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

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GEORGETOWN, DE 19947
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Sussex County
Planning & Zoning Commission

AGENDA*

February 11, 2021

3:00 P.M.

PLEASE NOTE THAT THE MEETING WILL BE HELD AT THE FOLLOWING LOCATION: ROOM 540, CARTER PARTNERSHIP CENTER AT DELAWARE TECHNICAL COMMUNITY COLLEGE, 21179 COLLEGE DRIVE, GEORGETOWN, DE

PLEASE REVIEW THE MEETING LOCATION AND PARTICIPATION INSTRUCTIONS AT THE BOTTOM OF THE AGENDA

Call to Order

Approval of Agenda

Approval of Minutes – January 7, 2021

Other Business

Anchors Run (2018-13) KS
Revised Final Subdivision Plan

Ocean Meadows Amenities Plan KS
Amenities Plan

Roxana Apartments (S-20-32) BM
Preliminary Site Plan

Mission Gospel Family of God, Inc (S-19-43) KH
Preliminary Site Plan

Camp Arrowhead – Dining Hall Addition BM
Revised Preliminary Site Plan

Americana Bayside MR – RPC – Freeman Arts Pavillion BM
Revised Preliminary Site Plan

Lands of Richard K. & Joan E. Wilson KS
Minor Subdivision off a 50-ft easement

Lands of CNSEEm LLC & Charles G & Patricia A. Wagner KH
Minor Subdivision off a 50-ft easement

Lands of Mitchell HW
Minor Subdivision off a 14-ft easement

Old Business

Ord. 20-07 - Future Land Use Map
AN ORDINANCE TO AMEND THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN IN RELATION TO TAX PARCEL NO. 235-13.00-29.00, 29.01 & 235-14.00-570.00

C/Z 1923 Reed Farms, LLC KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a HI-1 Heavy Industrial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 67.31 acres, more or less. The property is lying on the west side of Gravel Hill Rd. (Rt. 30) approximately 309 feet south of Milton-Ellendale Hwy. (Rt. 16). 911 Address: 14888, 14866. & 14742 Gravel Hill Rd., Milton. Tax Parcels: 235-13.00-29.00, 29.01 & 235-14.00-570.00

C/U 2201 - Sun Leisure Point Resort, LLC (Pine Acres, Inc.) BM
An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a campground to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 8.0 acres, more or less. The property is lying on the south side of Dogwood Lane approximately 305 feet south of Radie Kay Lane, approximately 0.29 mile northeast of Long Neck Road. 911 Address: 25491 Dogwood Lane, Millsboro. Tax Parcels: 234-24.00-39.02 and 39.06.

2020-11 - Cardinal Grove KS
A cluster subdivision to divide 49.04 acres +/- into 98 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred and a portion within Lewes and Rehoboth Hundred, Sussex County. The property is lying on the west side of Beaver Dam Road (Route 23), approximately 0.31 mile south of Fisher Road (S.C.R. 262). Tax Parcel: 234-2.00-1.10. Zoning District: AR-1 (Agricultural Residential District).

C/Z 1891 - Chappell Farm, LLC KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium Density Residential District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.4 acres, more or less. The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

C/Z 1892 - Chappell Farm, LLC KS
An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-3 Heavy Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 8.53 acres, more or less. The property is lying on the northwest corner of Coastal Highway (Route

1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

C/U 2193 Chappell Farm, LLC KS

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family (128 units) to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 6.4 acres, more or less. The property is lying on the northwest corner of Coastal Highway (Route 1) and Cave Neck Road. 911 Address: 30511 Cave Neck Road, Milton. Tax Parcel: 235-23.00-1.02 (portion of).

Public Hearings

2021-07 – Carsyljan Acres KS

A standard subdivision to divide 0.58 acre +/- into 2 lots within the Carsyljan Acres Subdivision to be located on a certain parcel of land lying and being in Broadkill Hundred, Sussex County. The property is lying on the northeast side of Brohawn Ave., approximately 0.11-mile northeast of Sweetbriar Rd. (S.C.R. 261). Tax Parcel: 235-27.00-94.00. Zoning District: GR (General Residential District).

2019-30 Pelican Point 4-5 KS

A cluster subdivision to divide 109.99 acres +/- into 219 single family lots to be located within Pelican Point 2-5 subdivision on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is lying on the south and east sides of Townsend Rd. (S.C.R 303), approximately 750 ft. south of Harmons Hill Rd. (S.C.R. 302) and accessed off of Pelican Point Blvd. approximately 380 ft. west of Cannon Rd. (S.C.R 307). Tax Parcel: 234-16.00-21.03, 21.07, 23.01 and 234-16.00-1509.00 through 1697.00. Zoning District: AR-1 (Agricultural Residential District)

Recess

5:00 P.M.

C/U 2258 Bioenergy Development Group, LLC HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District to amend Conditional Use No. 1314 (Ordinance No. 1354) (as amended by Conditional Use No. 1691 (Ordinance No. 1865) and Conditional Use No. 1962 (Ordinance No. 2311)) to permit the processing and handling of poultry litter to include nutrient recovery for natural gas and electrical generation, to be located on a certain parcel of land lying and being in Broad Creek hundred, Sussex County, containing 228.88 acres, more or less. The property is lying on the west side of Seaford Rd. (Rt. 13A) approximately 0.2 mile north of Oneals Rd. (S.C.R. 485). 911 Address: 28338 Enviro Way, Seaford. Tax Parcels: 132-6.00-88.01 & 95.00, 132-11.00-41.00 & 41.02.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on February 4, 2021 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.

Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

PLEASE NOTE: The meeting is to be held at the following location: **Room 540, Carter Partnership Center at Delaware Technical Community College, 21179 College Drive, Georgetown, DE**

The public is encouraged to view the meeting on-line. Any person attending in-person will be required to go through a wellness and security screening, including a no-touch temperature check. The public will be required to wear a facial mask.

Seating capacity is limited and seating assignments will be enforced.

The meeting will be streamed live at **https://sussexcountyde.gov/council-chamber-broadcast**

The County is required to provide a dial-in telephone number for the public to comment during the appropriate time of the meeting. Note, the on-line stream experiences a 30-second delay. Any person who dials in by telephone should listen to the teleconference audio to avoid the on-line stream delay.

To join the meeting via telephone, please dial:

Conference Number: 1 302-394-5036

Conference Code: 570176

Members of the public joining the meeting on the telephone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.

The Planning & Zoning Commission meeting materials, including the "packet", are electronically accessible on the County's website at: **https://sussexcountyde.gov/**

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments shall be submitted by 4:00 P.M on Wednesday, February 10, 2021.

# # # #

JAMIE WHITEHOUSE, AICP, MRTPI
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jamie.whitehouse@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager, Lauren DeVore, Planner III, Christin Headley, Planner I, Nicholas Torrance, Planner I, and Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: January 14th, 2021
RE: Other Business for the February 11, 2021 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 February 11, 2021 Planning Commission meeting.

Anchors Run (2018-13) KS
Revised Final Subdivision Plan
This is a Revised 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). Final Subdivision Plan approval was granted by the Commission at its meeting of December 19, 2019. The changes include minor revisions to lot widths to better fit proposed house models, changes to the size of the formerly proposed stormwater management ponds and adding Open Space between Lots 167 and 168. The density remains unchanged. 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).

Ocean Meadows Amenities Plan KS
Amenities Plan
This is a Preliminary Amenities Plan for the Ocean Meadows subdivision (2018-28) which proposes a 2,518 square foot clubhouse, a pool, fencing, and twenty (20) parking spaces to be located off Heritage Road. Additionally, a landscaping plan for the property is included. This Preliminary Amenities Plan complies with the Sussex County Zoning Code and the Approved Conditions for the Subdivision. is eligible for preliminary and final approvals. Tax Parcel: 234-2.00-2.03. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Roxana Apartments (S-20-32) BM
Preliminary Site Plan
This is a Preliminary Site Plan for 125 multi-family apartment community. The community will consist of 6, 14,101 square foot buildings, a 4,750 square foot community center, a community pool, dog park, 274 parking spaces and other site improvements to be located on Roxana Road. Roxana Apartments attended PLUS on June 24th, 2020 and all comments dated July 23rd, 2020 have been addressed. Additionally, an Environmental Assessment and Public Facility Evaluation Report dated September 15th, 2020 has been supplied and all documents are provided with the electronic packet. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 134-12.00-330.00. Zoning: C-1 (General Commercial). Staff at awaiting agency approvals.

Mission Gospel Family of God Inc (S-19-43) KH

Preliminary Site Plan

This is a Preliminary Site Plan to convert an existing one-story building with a 950 square ft addition to a church with 35 parking spaces and other site improvements to be located off Cokesbury Rd (S.C.R. 529). This Preliminary Site Plan complies with the Sussex County Zoning Code and is eligible for Final Site Plan approval. Tax Parcel: 231-10.00-17.00. Zoning: GR (General Residential). Staff are in receipt of all agency approvals.

Camp Arrowhead – Dining Hall Addition BM

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the construction of a 1-story 10,328 square foot Dining Hall and Kitchen. The site is located off Camp Arrowhead Road, within the Camp Arrowhead Campground on Teamwork Trail. Camp Arrowhead Campground is an existing non-conforming use of the property. The Revised Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 234-18.00-42.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Americana Bayside MR-RPC – Freeman Arts Pavilion BM

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the construction of a 1,010-seat arts pavilion, including 876 parking spaces, and other related uses on a parcel consisting of 8.98 acres. The site is located on the south side of Signature Boulevard within the existing Americana Bayside development. At their meeting of Thursday, March 12, 2020, the Planning and Zoning Commission approved the Preliminary Subdivision Plan for the performing arts pavilion. Due to the current COVID-19 pandemic, the Freeman Stage had to significantly alter their plans for the 2020 season. Seats were previously sold in "pods" of four, with each pod maintaining the required 6-ft of separation distance. However, this option can only accommodate 400 patrons total and for this reason is unsustainable in the long term. To both address the need to accommodate additional patrons under the current Governor's Orders and CDC guidelines and ensure the success of the Freeman Stage, GMB has proposed a phasing plan which would allow for maintaining the same number of patrons as the existing stage could accommodate while the new stage is being constructed. The plan is called "Phase 1A" and has been added to the plans as "Phase 1A Temporary Site Plan." The Final Site Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcels: 533-19.00-36.01, 864.00, 866.00, 881.00 and 990.00. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all approvals and the Site Plan is therefore eligible for consideration as a Final Site Plan.

Lands of Richard K. & Joan E. Wilson KS

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the creation of one (1) lot off a proposed 50-foot wide access easement. Lot 1 shall measure 6.930 acre +/- and the residual lands shall measure 32.73 acres +/-. The property is located on the north west side of Bethel Concord Rd. (S.C.R. 485) and it does not exist within any County Transportation Improvement District. This Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. 911 Address: 26826 Bethel Concord Rd., Seaford. Tax Parcel: 132-7.00-54.00. Zoning: AR-1 (Agricultural Residential District) & C-1 (General Commercial District). Staff are awaiting agency approvals.

Lands of CNSEE, LLC & Charles G. & Patricia A. Wagner KH

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the creation of one (1) lot off an existing 50-foot wide access easement. Lot 1 shall measure 0.75 acre +/-, Lot 2 shall measure 1.054 acres +/- and the residual lands shall measure 7.40 acres +/-. The property is located on the eastern side of Cedar Neck Road (Rd. 206), and it does not exist within any County Transportation Improvement District. This Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. 911 Address: 690 3 & 6509 Cedar Neck Road, Milford. Tax Parcels: 330-11.00-73.01 & 73.03. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands of Mitchell HW

Minor Subdivision off a 14-ft Easement

This is a Minor Subdivision Plan for the creation of one (1) lot off a proposed 14-foot wide access easement that is sixty (60) feet in length. The proposed lot will measure 1.51 acres +/-, and the residual land will measure 2.80 acres, +/-. The property is located on the western side of Whaley's Road (S.C.R. 62), and it does not exist within any County Transportation Improvement District. This Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes and is eligible for preliminary and final approvals. 911 Address: 34894 Whaley's Road, Laurel. Tax Parcel: 332-10.00-11.00. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals and therefore the plan is eligible for approval as a Final Subdivision Plan.

RECORD PLAN

ANCHORS RUN

PROPOSED

RESIDENTIAL SUBDIVISION

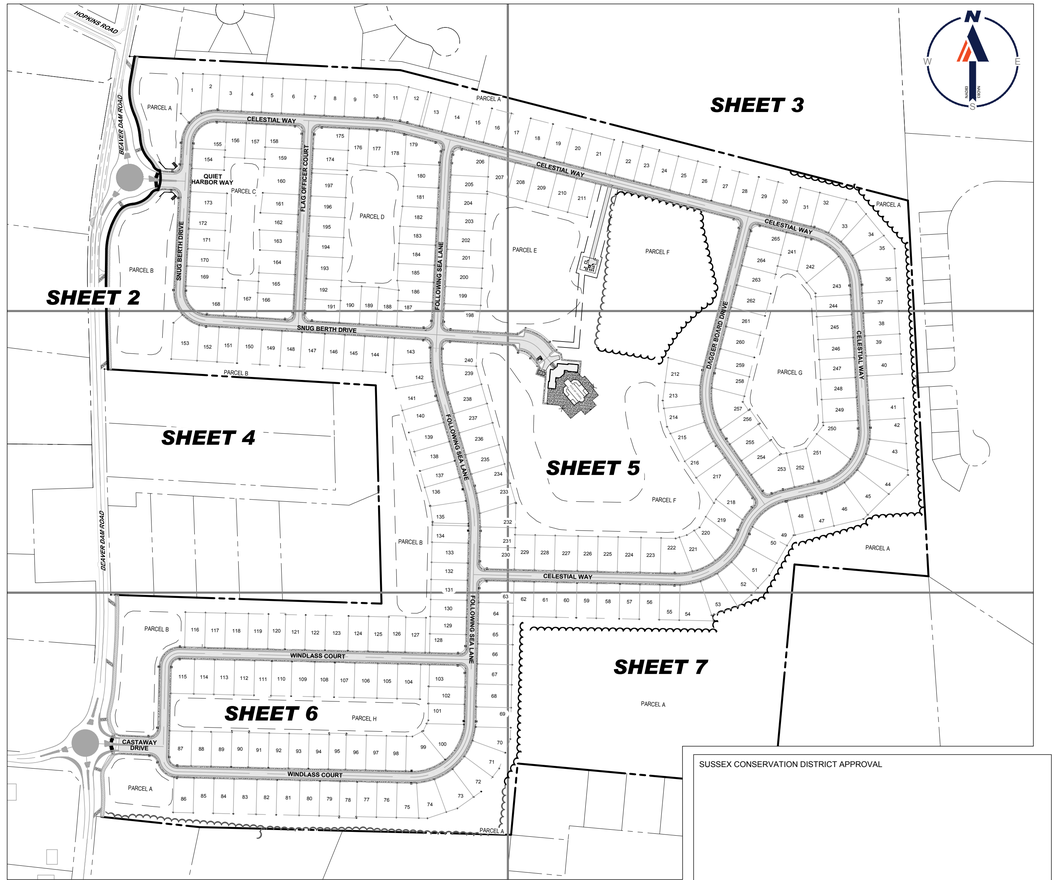
LOCATION OF SITE

BEAVER DAM RD

SUSSEX COUNTY, DELAWARE

INDIAN RIVER HUNDRED

TAX MAP 234-6.00-19.00 AND 234-6.00-20.01



250 125 62.5 0 250

1"= 250'

PREPARED BY

BOHLER

CONTACT: STEVEN T. FORTUNATO, P.E.

OWNER/DEVELOPER

ANCHOR'S RUN INVESTMENTS, INC
16255 SUSSEX HIGHWAY
BRIDGEVILLE, DE 19933
CONTACT: ROBERT LISLE
(302) 337-6967

STANDARD DRAWING LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB / TRANSITION CURB; DEPRESSED CURB AND GUTTER
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	X
120 / 125	CONTOUR LINE	120 / 125
TC 19.64 / GR 19.64	SPOT ELEVATIONS	TC $16.00 / BC $15.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	STM #
SL	SANITARY SEWER LATERAL	SL
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
C	UNDERGROUND CABLE LINE	C
	STORM SEWER	
S	SANITARY SEWER MAIN	S
	HYDRANT	
S	SANITARY MANHOLE	S
D	STORM MANHOLE	D
WM	WATER METER	
WV	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	E
T	TELEPHONE MANHOLE	T
EB	ELECTRIC BOX	EB
EP	ELECTRIC PEDESTAL	EP
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	

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.
22. ALL UTILITY EASEMENTS SHOWN ARE TO BE DEDICATED TO THE HOMEOWNERS ASSOCIATION, UNLESS OTHERWISE NOTED.

CONDITIONS OF APPROVAL

1. THERE SHALL BE NO MORE THAN 265 LOTS WITHIN THE SUBDIVISION.
2. THE DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION TO BE RESPONSIBLE FOR MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
3. 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.
4. 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.
5. 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.
6. THE DEVELOPMENT SHALL COMPLY WITH ALL DELDOT ENTRANCE AND ROADWAY IMPROVEMENT REQUIREMENTS.
7. THE SUBDIVISION SHALL BE SERVED BY CENTRAL SEWER PROVIDED BY SUSSEX COUNTY.
8. THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
9. NO LOTS SHALL CONTAIN ANY WETLANDS AND THE FINAL SITE PLAN AND THE RESTRICTIVE COVENANTS SHALL CONTAIN THE REQUIRED "WETLANDS NOTICE."
10. 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.
11. THE DEVELOPER SHALL COMPLETE ALL AMENITIES PRIOR TO THE ISSUANCE OF THE 100TH RESIDENTIAL BUILDING PERMIT.
12. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
13. SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF ALL INTERNAL STREETS IN THE DEVELOPMENT.
14. 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.
15. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

PLANNING AND ZONING COMMISSION

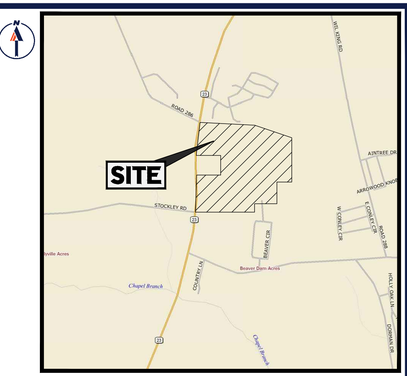
APPROVED BY SUSSEX COUNTY COUNCIL

PRESIDENT OF THE SUSSEX COUNTY COUNCIL

SUSSEX CONSERVATION DISTRICT APPROVAL

SHEET INDEX

SHEET TITLE	SHEET NUMBER
RECORD COVER SHEET	1
RECORD PLAN	2
RECORD PLAN	3
RECORD PLAN	4
RECORD PLAN	5
RECORD PLAN	6
RECORD PLAN	7



LOCATION MAP

SCALE: 1" = 2000'
PLAN REFERENCE:
DELOME STREET ATLAS 2009
COPYRIGHT 2008

PROJECT NOTES

1. THE PURPOSE OF THIS PLAN IS TO SHOW THE DEVELOPMENT OF A 265 LOT RESIDENTIAL SUBDIVISION, A CLUBHOUSE, AND ASSOCIATED SURROUNDING SITE IMPROVEMENTS AND UTILITY SERVICES. THIS IS A REVISION TO A PREVIOUSLY RECORDED RECORD PLAN. THIS PLAN IS INTENDED TO SHOW REVISED INTERIOR LOT LINES, DIMENSIONS, AND SIZES.
2. THIS PLAN SUPERSEDES, IN PART, THE FINAL SUBDIVISION PLAN FOR ANCHORS RUN, DATED 6/18/2019 AND RECORDED ON 1/28/2020 IN THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY, STATE OF DELAWARE, DOCUMENT # 202000004162.
3. TAX MAP PARCEL NO.: 234-6.00-19.00 AND 234-6.00-20.01
4. EXISTING ZONING: AR-1 (AGRICULTURAL RESIDENTIAL COASTAL OVERLAY ZONE)
5. PROPOSED ZONING: AR-1 (AGRICULTURAL RESIDENTIAL COASTAL OVERLAY ZONE)
6. EXISTING USE: VACANT/WOODED
7. PROPOSED USE: RESIDENTIAL SUBDIVISION
8. TOTAL SITE AREA: 132.71± AC
9. DENSITY:
   PROVIDED: 265 SINGLE FAMILY UNITS/132.71 A.C = 1.99
   MAXIMUM ALLOWABLE DENSITY: 2.00
10. SITE AREA:

R.O.W.:	14.58± AC
LOTS:	55.69± AC
DELDOT DEDICATION:	2.20± AC
PARCEL/OPEN AREA:	60.24± AC
TOTAL:	132.71± AC
TOTAL IMPERVIOUS:	57.10± AC (43%)
TOTAL PERVIOUS:	75.61± AC (57%)

11. SWM POND/OPEN SPACE AREAS:

PARCEL A:	24.12± AC
PARCEL B:	9.05± AC
PARCEL C:	1.46± AC
PARCEL D:	1.97± AC
PARCEL E:	3.61± AC
PARCEL F:	14.43± AC
PARCEL G:	2.89± AC
PARCEL H:	2.71± AC
TOTAL:	60.24± AC

12. INVESTMENT LEVEL: 4
13. OWNER/DEVELOPER:

    ANCHORS RUN INVESTMENT, INC
    ROBERT LISLE
    16255 SUSSEX HIGHWAY
    BRIDGEVILLE, DE 19933
    (302) 337-6967

14. ENGINEER:

    BOHLER
    18958 COASTAL HWY, SUITE D
    REHOBOTH BEACH, DE 19971
    (302) 644-1155

15. DATUM:
    HORIZONTAL: NAD 83 (DELAWARE STATE PLANE GRID)
    VERTICAL: NAVD 88
16. EXISTING GROSS ACREAGE: ±5,780,848 SF (132.71AC)
    PROPOSED GROSS ACREAGE: ±5,780,848 SF (132.71AC)
17. THIS PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE .02% CHANCE ANNUAL FLOODPLAIN) PER FIRM MAP NUMBER 10050330J, LAST REVISED: MARCH 16, 2015.
18. REFERENCE PREVIOUSLY APPROVED FINAL SUBDIVISION PLAN BY PARKER & ASSOCIATES, DATED 06/18/19.
19. TOTAL AREA OF WETLANDS ON SITE: ±0.21AC.
20. TOTAL FORESTED AREA TO BE PRESERVED: ±17.54 AC.
21. TOTAL FORESTED AREA TO BE REMOVED: ±13.04 AC.
22. THIS PROPERTY IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.
23. THIS PROPERTY IS LOCATED WITHIN AN AREA OF "POOR" AND "FAIR" GROUNDWATER RECHARGE POTENTIAL

CERTIFICATION OF OWNERSHIP

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

ROB LISLE / KEVIN BROZYNA — DATE
ANCHOR'S RUN INVESTMENT, INC.
16255 SUSSEX HIGHWAY
BRIDGEVILLE, DE 19933
P: (302) 337-6967

CERTIFICATION OF ACCURACY (ENGINEER)

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

STEVEN T. FORTUNATO, P.E. — DATE
BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
P: (302)644-1155 / F: (302)703-3173

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES

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1	1/29/21	PER PLANNING AND ZONING COMMENTS	JRA / STF

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PROJECT No.:	DE190040
DRAWN BY:	JRA
CHECKED BY:	STF
DATE:	12/08/20
CAD I.D.:	RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED
RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD COVER SHEET

SHEET NUMBER:

1

REVISION 1 - 1/29/21

Jan 29, 2021
C:\PROGRAMDATA\BOHLER\CS\2020\TEMP\ACPUBLISH_21845\DE190040_RP - 1---LAYOUT 1-COVER
JRA

HOPKINS ROAD

BEAVER DAM ROAD

CELESTIAL WAY

QUITE HARBOR WAY

SNUG BERTH DRIVE

FLAG OFFICER COURT

FOLLOWING SEA LANE

SNUG BERTH DRIVE

PROP.PROPERTY LINE (TYP.)

EX. PROPERTY LINE (TYP.)

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

PROPOSED 10' SHARED USE PATH

SEE PREVIOUSLY APPROVED PLANS BY PARKER & ASSOCIATES, INC. FOR ALL ENTRANCE DESIGN

PROP. R.O.W

15' PERMANENT EASEMENT DEDICATED TO THE STATE OF DELAWARE

PARCEL A SWM POND/OPEN SPACE 24.12± ACRES

PARCEL B SWM POND/OPEN SPACE 9.05± ACRES

PARCEL C SWM POND/OPEN SPACE 1.46± ACRES

PARCEL D SWM POND/OPEN SPACE 1.97± ACRES

PARCEL A SWM POND/OPEN SPACE 24.12± ACRES

N/F MATTHEW T. COTTRELL TM 234-6.00-18.01DB DB 3736/303 ZONE:MR

N/F PHILIP R. ARCHAMBAULT TM 234-6.00-452.00 DB 2937/312 ZONE:MR

N/F JOHN H. & VALERIE A. YERGER TM 234-6.00-454.00 DB 2835/233 ZONE:MR

N/F KEITH AND PATRICIA J. IRWIN TM 234-6.00-453.00 DB 2968/308 ZONE:MR

N/F OAK CREST FARMS PROPERTY OWNERS ASSOC. TM 234-6.00-621.00 PLAT 74/99 & 74/100 ZONE:MR

N/F OAK CREST FARMS PROPERTY OWNERS ASSOC. TM 234-6.00-624.00 PLAT 74/99 & 74/100 ZONE:MR

N/F JACQUELINE K. FITZGERALD TM 234-6.00-464.00 DB 2893/143 ZONE:MR

N/F KATHRYN B. SUZANNE TM 234-6.00-465.00 DB 4513/342 ZONE:MR

CLUBHOUSE CIRCLE ZONE: MR

N/F HARRY B. CLEGG III TM 234-6.00-466.00 DB 4351/213 ZONE: MR

N/F OAK CREST FARMS PROPERTY OWNERS ASSOC. TM 234-6.00-623.00 PLAT 74/99 & 74/100 ZONE:MR

N/F MORRIS JOSEPH M. 234-5.00-44.05 DB 3936/211 ZONE: AR-1

COUNTY RD. 23 SCR 285 MAJOR COLLECTOR - 6/W VARIES (TO BE RELOCATED)

PROP.PROPERTY

MATCHLINE - SHEET 4

MATCHLINE - SHEET 3

S87°05'25"E 139.03'

S87°05'25"E 790.60'

622.24'

557.54'

553.94'

555.00'

50 25 12.5 0 50

1"= 50'

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PROJECT No.:	DE19040
DRAWN BY:	JRA
CHECKED BY:	STF
DATE:	12/08/20
CAD I.D.:	RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

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REHOBOTH BEACH, DE 19971
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Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

2

REVISION 1 - 1/29/21

Jan 29, 2021
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JA

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

EX. PROPERTY LINE (TYP.)

PROP. PROPERTY LINE (TYP.)

20' LANDSCAPE BUFFER (TYP.)

10' REAR SETBACK (TYP)

10' SIDE SETBACK (TYP)

20' UTILITY EASEMENT

25' FRONT SETBACK (TYP)

N/F
OAK CREST FARMS PROPERTY OWNERS ASSOC.
TM 234-6.00-623.00
PLAT 74/99 & 74/100
ZONE:MR

S75°35'25"E
1830.65'

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

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

CELESTIAL WAY

44' ROW

24'

17 8,435 SF
18 9,640 SF
19 8,435 SF
20 8,435 SF
21 9,640 SF
22 8,435 SF
23 7,530 SF
24 8,435 SF
25 8,435 SF
26 9,640 SF
27 8,435 SF
28 8,435 SF
29 8,435 SF
30 9,640 SF
31 8,435 SF
32 9,881 SF
33 9,470 SF
34 10,130 SF
35 12,075 SF
36 9,739 SF
37 8,435 SF
38 9,640 SF

208 8,435 SF
209 9,640 SF
210 8,435 SF
211 8,435 SF

261 8,435 SF
262 9,640 SF
263 8,435 SF
264 8,435 SF
265 9,506 SF
241 8,435 SF
242 12,497 SF
243 13,256 SF
244 8,435 SF
245

N14°24'56"E 5.00'

N75°35'04"W 482.88'

498.17'

R=25.00'
Δ=089°59'59"
L=39.27'
CHB=N30°35'04"W
CHD=35.36'

513.00' (TOTAL)

185.94' (TOTAL)

710.80' (TOTAL)

1468.46' (TOTAL)

1315.00'

S03°07'58"E

PARCEL A
SWM POND/OPEN SPACE
24.12± ACRES

PARCEL E
SWM POND/OPEN SPACE
3.61± ACRES

PARCEL F
SWM POND/OPEN SPACE
14.43± ACRES

PROPOSED PUMP STATION DESIGNED BY OTHERS

75' X 75' UTILITY EASEMENT

PROPOSED FENCE

APPROXIMATE LOCATION OF EXISTING TREELINE TO REMAIN

APPROXIMATE LOCATION OF PROPOSED TREELINE

10' PERMANENT EASEMENT (TYP.)

PROP. PROPERTY LINE (TYP.)

EX. PROPERTY LINE (TYP.)

20' FORESTED BUFFER (SEE NOTE #4) (TYP.)

20' LANDSCAPE BUFFER (TYP.)

N/F
MICHAEL H. & JACQUELINE A. ZILLOX
TM 234-6.00-648.00
DB 3903/333
ZONE:AR-1

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

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

N/F
T. CONNOR
5.00-650.00
DB 278/272
ZONE:AR-1

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

MATCHLINE - SHEET 2

MATCHLINE - SHEET 5

50 25 12.5 0 50
1"= 50'

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PROJECT No.:	DE190040
DRAWN BY:	JRA
CHECKED BY:	STF
DATE:	12/08/20
CAD I.D.:	RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

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REHOBOTH BEACH, DE 19971
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Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

3

REVISION 1 - 1/29/21

Jan 29, 2021
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MATCHLINE - SHEET 2

MATCHLINE - SHEET 5

MATCHLINE - SHEET 6

SNUG BERTH DRIVE

FOLLOWING SEA LANE

BEAVER DAM ROAD

COUNTY RD. 21 SCR 285 MAJOR COLLECTOR - R/W VARIES (TO BE RELOCATED)

PROP.PROPERTY LINE (TYP.)

EX. PROPERTY LINE (TYP.)

PARCEL B
SWM POND/OPEN SPACE
9.05± ACRES

937.41'
N86°33'41"W
12.18'

20' FORESTED BUFFER (TYP.)

20' LANDSCAPE BUFFER (TYP.)

10' REAR SETBACK (TYP)

10' SIDE SETBACK (TYP)

25' FRONT SETBACK (TYP)

20' UTILITY EASEMENT

10' UTILITY EASEMENT (1,350± SF)

UTILITY EASEMENT (264± SF)

10' PERMANENT EASEMENT (TYP.)

15' CORNER SETBACK (TYP)

10' REAR SETBACK (TYP)

N/F
KIMBERLY A. STRATTON
TM 234-6.00-22.04DB DB
4528/142
ZONE:AR-1

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

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

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

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

N/F
JEFFREY G. TRAYWICK
TM 234-6.00-20.10
DB 3828/270
ZONE:AR-1

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

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

762.55'
N01°29'48"W

50 25 12.5 0 50
1"= 50'

Jan 29, 2021
C:\PROGRAMDATA\BOHLER\C202020\TEMP\ACPUBLISH_21848\DE190040 - RP - 1---LAYOUT 4
JA

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PROJECT No.: DE190040
DRAWN BY: JRA
CHECKED BY: STF
DATE: 12/08/20
CAD I.D.: RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

4

REVISION 1 - 1/29/21

MATCHLINE - SHEET 3

MATCHLINE - SHEET 4

MATCHLINE - SHEET 7

DAGGER BOARD DRIVE

CELESTIAL WAY

FUTURE STREET CONNECTOR

PROP. CLUBHOUSE

POOL (BY OTHERS)

PARCEL G
SWM POND/OPEN SPACE
2.89± ACRES

PARCEL F
SWM POND/OPEN SPACE
14.43± ACRES

PARCEL A
SWM POND/OPEN SPACE
24.12± ACRES

PROP PROPERTY LINE (TYP.)

EX. PROPERTY LINE (TYP.)

20' LANDSCAPE BUFFER (TYP.)

20' FORESTED BUFFER (SEE NOTE #4) (TYP.)

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

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

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

N/F
OAKWOOD VILLAGE AT LEWES LLC
TM 234-6.00-23.01
DB 3256/173
ZONE:AR-1

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

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

N/F
REGIDOR A. VERZOSA
TM 234-6.00-656.00
DB 4156/13
ZONE:AR-1

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

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

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

469.88'
N84°57'07"W

50 25 12.5 0 50
1"= 50'

Jan 29, 2021
C:\PROG\MDAT\BOHLER\C3D2020\TEMP\ACPUBLISH_21848\E1E90040_RP - 1---LAYOUT 5
JRA

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
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PERMITTING SERVICES
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PROJECT No.:	DE190040
DRAWN BY:	JRA
CHECKED BY:	STF
DATE:	12/08/20
CAD I.D.:	RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

5

REVISION 1 - 1/29/21

MATCHLINE - SHEET 4

MATCHLINE - SHEET 7

BEAVER DAM ROAD

FOLLOWING SEA LANE

WINDLASS COURT

CASTAWAY DRIVE

PARCEL B
SWM POND/OPEN SPACE
9.05± ACRES

PARCEL A
SWM POND/OPEN SPACE
24.12± ACRES

PARCEL H
SWM POND/OPEN SPACE
2.71± ACRES

N/F
NULL
TM 234-5.00-44.08
DB 3418/292
ZONE:AR-1

N/F
BMM & MLP
TM 234-5.00-44.09
ZONE:AR-1

N/F
BUSH JEFFERY
TM 234-5.00-53.08
DB 4803/298
ZONE:AR-1

N/F
GREGORY W. BUNTING
TM 234-5.00-52.00
PLAT 57/117
ZONE:AR-1

N/F
GREGORY W. BUNTING
TM 234-6.00-20.07
PLAT 20/27
ZONE:AR-1

N/F
LIGE THOMAS & DEBORAH J. HARMON
TM 234-6.00-20.02
DB 2429/68
ZONE:AR-1

50 25 12.5 0 50
1"= 50'

Jan 29, 2021
C:\PROGRAMDATA\BOHLERCS\2020\TEMP\ACPUBLISH_21848\DE190040 - RP - 1---LAYOUT 6

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	1/29/21	PER PLANNING AND ZONING COMMENTS	JRA / STF

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PROJECT No.: DE190040
DRAWN BY: JRA
CHECKED BY: STF
DATE: 12/08/20
CAD I.D.: RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

6

REVISION 1 - 1/29/21

CELESTIAL WAY

FOLLOWING SEA LANE

MATCHLINE - SHEET 5

MATCHLINE - SHEET 6

63 8,903 SF
62 8,435 SF
61 9,640 SF
60 8,435 SF
59 8,435 SF
58 9,640 SF
57 8,435 SF
56 8,435 SF
55 8,439 SF
54 12,387 SF
53 10,199 SF
52 10,518 SF
64 9,038 SF
65 8,435 SF
66 8,435 SF
67 8,435 SF
68 9,640 SF
69 8,441 SF
70 8,608 SF
71 9,623 SF
72 9,630 SF

20' UTILITY EASEMENT
10' SIDE SETBACK (TYP.)
25' FRONT SETBACK (TYP)
10' PERMANENT EASEMENT (TYP.)
PROP. PROPERTY LINE (TYP.)
APPROXIMATE LOCATION OF PROP. TREELINE(TYP.)
EX. 8,444 SF DELINEATED PALUSTRINE FORESTED WETLANDS
EXISTING WOODED AREA TO BE REDUCED
PARCEL A
SWM POND/OPEN SPACE
24.12± ACRES
EX. PROPERTY LINE (TYP.)
20' LANDSCAPE BUFFER (TYP.)
20' FORESTED BUFFER (SEE NOTE #4) (TYP.)
EX. TREELINE TO REMAIN (TYP.)

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

N/F
ATHUR DEAN BETTS JR.
TM 234-11.00-482.00
DB 3226/183
ZONE:AR-1

N/F
HENRY C. GLOWIAK JR.
TM 234-11.00-483.00
DB 2351/21
ZONE:AR-1

N/F
HENRY C. GLOWIAK JR.
TM 234-11.00-484.00
DB 2654/16
ZONE:AR-1

N/F
TIMOTHY MAGEE
TM 234-11.00-485.00
DB 2654/16
ZONE:AR-1

N/F
DAVID F. & BARBARA A. RICHMAN
TM 234-11.00-486.00
DB 2050/225
ZONE:AR-1

N/F
SUZANNE ZELTMAN
TM 234-11.00-1.00
DB 3441/147
ZONE:AR-1

N/F
GREGORY W. BUNTING
TM 234-6.00-20.07
PLAT 20/27
ZONE:AR-1

50 25 12.5 0 50
1"= 50'

Jan 29, 2021
C:\PROGRAMDATA\BOHLER\C3D2020\TEMP\ACPUBLISH_21848\DE190040 - RP - 1----LAYOUT 7
JRA

BOHLER

SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL SCIENCE
PERMITTING SERVICES
TRANSPORTATION SERVICES

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REVISIONS

REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	1/29/21	PER PLANNING AND ZONING COMMENTS	JRA / STF

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PROJECT No.:	DE190040
DRAWN BY:	JRA
CHECKED BY:	STF
DATE:	12/08/20
CAD I.D.:	RP - 1

PROJECT:

RECORD PLAN

FOR

ANCHORS RUN

PROPOSED RESIDENTIAL SUBDIVISION

INDIAN RIVER HUNDRED
BEAVER DAM ROAD,
SUSSEX COUNTY, DE
TAX MAP: 234-6.00-19.00
AND 234-6.00-20.01

BOHLER

18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:

RECORD PLAN

SHEET NUMBER:

7

REVISION 1 - 1/29/21

SITE DATA:

1. TAX MAP NUMBER: 2-34-2.00-2.03
2. OWNER NAME: ESTATES AT CEDAR GROVE, LLC
5950 SYMPHONY WOODS RD, SUITE 408
COLUMBIA, MD 21044
3. DEVELOPER NAME: STONEMARK VENTURES LLC
12154 HAYLAND FARM WAY
ELLICOTT CITY, MD 21044
4. PARKING REQUIREMENTS:
REQUIRED: NO CODE REQUIREMENTS
PROPOSED: 20 SPACES WITH 2 HANDICAPPED SPACES INCLUDED
5. TOWN/HUNDRED/COUNTY: LEWES / INDIAN RIVER / SUSSEX
6. CURRENT ZONING: AR-1 AGRICULTURAL RESIDENTIAL
7. PROPOSED ZONING: AR-1 (CLUSTER)
8. PRESENT USE: SINGLE-FAIMILY RESIDENTIAL SUBDIVISION/POOL AND CLUBHOUSE
9. PROPOSED USE: SINGLE-FAIMILY RESIDENTIAL SUBDIVISION/POOL AND CLUBHOUSE
10. REQUIRED SETBACKS (B.R.L.): AR-1 WITH CENTRAL SEWER & WATER
DEPTH OF FRONT YARD (FEET) 25'
DEPTH OF CORNER FRONT YARD 15'
WIDTH OF SIDE YARD (FEET) 10'
DEPTH OF REAR YARD (FEET) 10'
11. WATER SUPPLIER: PUBLIC - TIDEWATER ENVIRONMENTAL SERVICES, INC. (115-25 E.(7))
12. SANITARY SEWER PROVIDER: PUBLIC - TIDEWATER ENVIRONMENTAL SERVICES, INC. (115-25 E.(7))
13. SECTION 89 - SOURCE WATER PROPERTY: A. SUBJECT PROPERTY IS WITHIN AN AREA OF "POOR" GROUND WATER RECHARGE
B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
14. STREETS: PRIVATE (99-18 E.)
15. POSTED SPEED LIMIT (BEAVER DAM RD): 50 MPH
16. STATE INVESTMENT AREA: LEVEL 4
17. PROPOSED BUILDING HEIGHT: LESS THAN 42 FEET
18. SITE AREA AND ACREAGE:

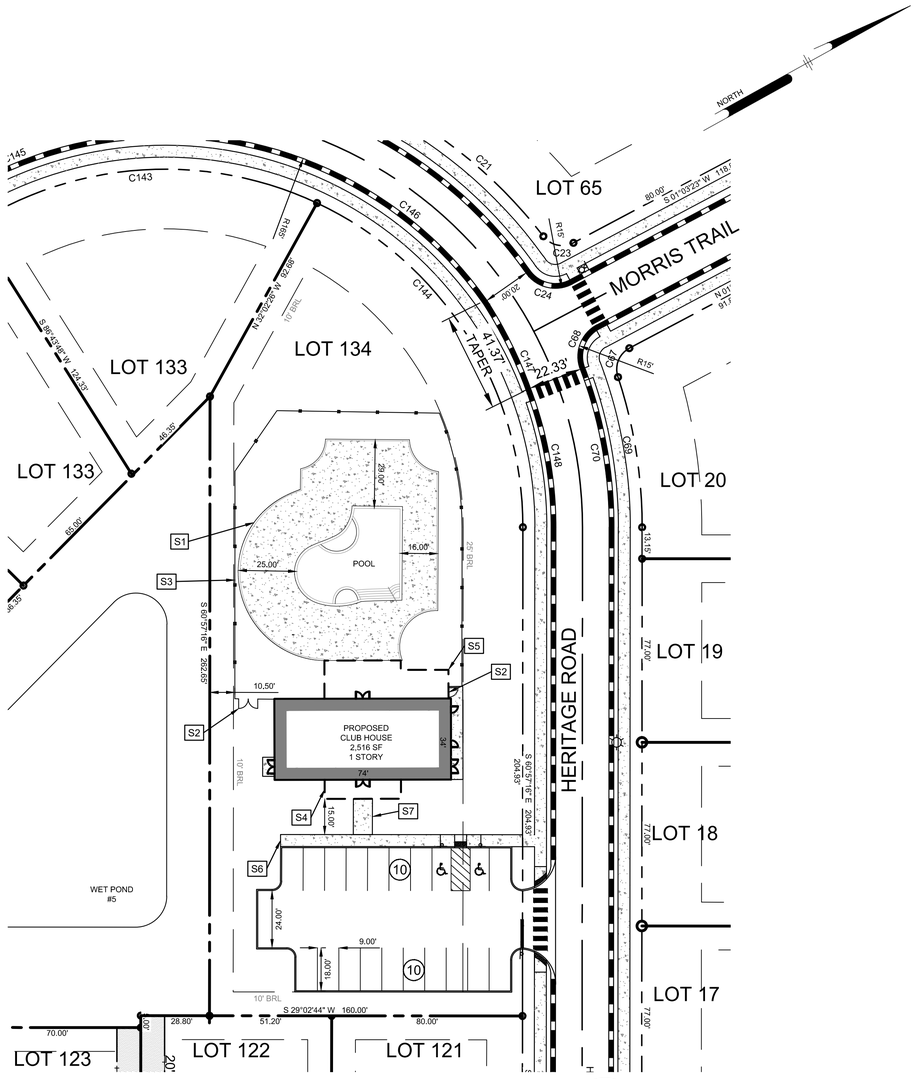
STORMWATER MANAGEMENT AREA	0.00 AC
IMPERVIOUS:	0.39 AC
GRASS	0.69 AC
EX FORESTED ACREAGE	0.00 AC
TOTAL	0.91 AC

19. NET DEVELOPMENT: 0.91 AC (AMENITIES AREA ONLY)
20. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
LONGITUDE: W075.123134 LATITUDE: N038.424601
21. WETLAND AREA: 0.00 AC. ±
22. PROPOSED DISCHARGE LOCATION: BUNDICKS BRANCH/
REHOBOTH BAY
23. WATERSHED: REHOBOTH BAY
24. DATUM: HORIZONTAL = NAD 83
VERTICAL = NAVD 88
25. FLOOD ZONE: BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS (FIRM) 10005C0330 J, EFFECTIVE DATE JANUARY 6, 2005, THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN ZONE X (UNSHADED), WHICH IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

GENERAL NOTES

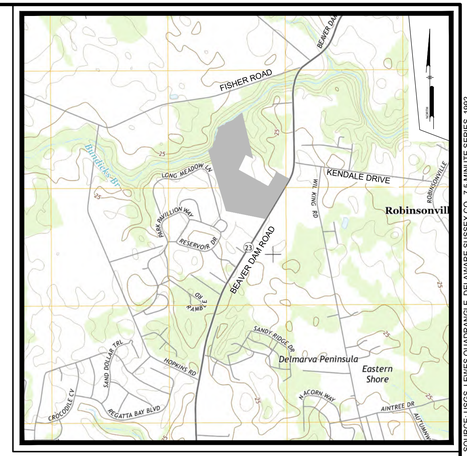
1. PROPOSED BUILDING CONSTRUCTION TYPE. (NFPA TYPE V (000) WOOD FRAME).
2. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
3. LOCK BOX REQUIRED, CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
4. WATER SUPPLY: PUBLIC-TIDEWATER ENVIRONMENTAL SERVICES,INC
5. SANITARY SEWER PROVIDER: PUBLIC-TIDEWATER ENVIRONMENTAL SERVICES, INC.
6. POOL HOUSE DETAILS,
   - 6.1. BUILDING SQUARE FOOTAGE = 2,516.00'
   - 6.2. TOTAL STORIES = 1 STORY BUILDING
   - 6.3. TOTAL HEIGHT = 42 FEET MAX
7. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
8. ALL PROPOSED SIGNAGE WILL REQUIRE A SEPARATE PERMIT FROM THE COUNTY.

PRELIMINARY / FINAL AMENITIES PLAN WITHIN THE EXISTING OCEAN MEADOWS



PLAN VIEW: BLOWUP OF POOL AND CLUBHOUSE AREA — 1 / SP1

0 30' 60'



LOCATION MAP

Scale: 1" = 2000'

SOURCE: USGS, LEWES QUADRANGLE, DELAWARE-SUSSEX CO., 7.5-MINUTE SERIES, 1992

LEGEND

- PROPOSED CLUBHOUSE
- PROPOSED CONCRETE PATIO DECKING AND SIDEWALK
- PROPOSED POOL FENCING
- R.O.W. LINE
- CENTERLINE OF ROAD
- BUILDING RESTRICTION LINE
- PROPOSED EDGE OF PAVEMENT

KEYED NOTES

S1	POOL AND CONCRETE DECK
S2	4' HIGH POOL GATE TO HAVE PANIC GATE DEVICE.
S3	4' HIGH PERIMETER BLACK ALUMINUM FENCE.
S4	COVERED PATIO (256 SF)
S5	COVERED PATIO (752 SF)
S6	5' WIDE CONCRETE SIDEWALK
S7	8' WIDE CONCRETE SIDEWALK

DEVELOPER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE LEGAL 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 DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

STONEMARK VENTURES, LLC. DATE
12154 HAYLAND FARM WAY
ELLICOTT CITY, MARYLAND 21044
(410) 861-7159

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

SIGNATURE DATE
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

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

OCEAN MEADOWS
SUSSEX COUNTY - INDIAN RIVER HUNDRED
BEAVER DAM ROADS (SCR 285) LEWES, DE
TAX MAP: 234-2.00-2.03

AMENITIES SITE PLAN

STONEMARK VENTURES, LLC.
12154 HAYLAND FARM WAY
ELLICOTT CITY, MARYLAND 21044

BY	NO.	DATE

REVISIONS

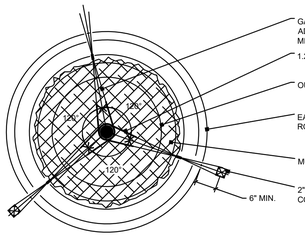
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI 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	SMVSX19001
DATE	2021-01-14
DRAWING SCALE	1"=30'
DRAWN BY	TPM
APPROVED BY	AMD

CS-1801

SHEET 1 OF 2

PROJECT STATUS: —
PLOTSTYLE: Pennoni NCS.stb
PLOTTED: 1/27/2021 1:17 PM, BY: Logan Shockley
U:\Accounts\SMVSX\SMVSX19001 - Ocean Meadows Expansion\DESIGN_SHEETS\CS-1801.dwg



GALVANIZED TENSION GUY WIRE (TYP.). PROVIDE BID ADD ALTERNATE FOR TURNBUCKLES OR OTHER METHODS TO MAINTAIN WIRE TENSION.

1.25" WIDE NYLON STRAP OR RUBBER CHAFING GUARD.

OUTSIDE EDGE OF ROOTBALL

EARTHEN SAUCER RING SET 6" MIN. FROM OUTSIDE EDGE OF ROOTBALL.

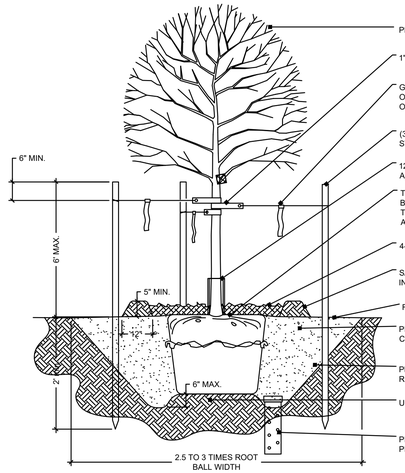
MULCHED INTERIOR OF SAUCER RING.

2"X2"X24" CEDAR WOOD STAKE (TYP.). REMOVE AFTER TWO COMPLETE GROWING SEASONS.

6" MIN.

PLAN

NOTE: SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN TREES AND UTILITY FACILITIES SO AS TO NOT HINDER USE OR ACCESS TO SAID FACILITIES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITES PRIOR TO DIGGING.



PRUNE TREE CANOPY AT TIME OF STAKE REMOVAL.

1" X 16" NYLON TIE STRAP OR RUBBERIZED CHAFING GUARD.

GALVANIZED TENSION WIRE SET LEVEL W/ WARNING FLAGS ON EACH WIRE. PROVIDE BID ALTERNATE FOR TUNBUCKLES OR OTHER MEANS TO MAINTAIN WIRE TENSION.

(3) 8' LONG GREEN METAL "T" OR 3"ø PINE STAKES. REMOVE STAKES AFTER 2 FULL GROWING SEASONS.

12" HEIGHT TRUNK BASE SHIELD OF 6" CORRUGATED PIPE OR APPROVED EQUAL.

TOP OF ROOT BALL SET TO MEET FINISHED GRADE. REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL. REMOVE ALL NYLON STRING, PLASTIC LINERS AND OTHER SYNTHETIC MATERIALS.

4-5" DEPTH MULCH INSIDE SAUCER RING.

SAUCER RING 6" MIN. FROM OUTSIDE EDGE OF ROOTBALL. WATER INSIDE OF RING TWICE TO SETTLE PIT BACKFILL.

FINISHED GRADE.

PIT BACKFILL MIX PER SPECIFICATIONS AND/OR NOTES. APPLY FERTILIZERS CLEAR OF TREE ROOTBALL.

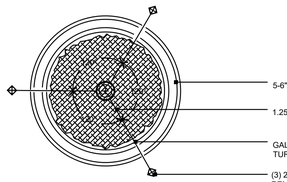
PLANT PIT HOLE WALLS TO BE SCARIFIED. DEPTH AS NEEDED TO SET TOP OF ROOTBALL FLUSH WITH FINISH GRADE.

UNDISTURBED EARTH

PIT SUMP AS NEEDED PER SOIL PERK TEST. INSTALL 6" DIA. PVC PERF. PIPE FILLED W/ 3/4" GRAVEL.

SECTION

A CANOPY TREE PLANTING AND GUYING
N.T.S.



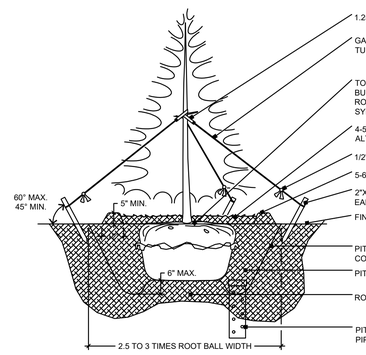
5-6" SOIL WATERING SAUCER RING.

1.25" WIDE NYLON STRAP OR RUBBER CHAFING GUARD.

GALVANIZED TENSION STAKE WIRE. PROVIDE BID ADD ALTERNATE OF TURNBUCKLES OR OTHER METHOD TO MAINTAIN WIRE TENSION.

(3) 2"X2"X24" CEDAR WOOD STAKES, SPACED EQUALLY ABOUT TREE. REMOVE AFTER TWO COMPLETED GROWING SEASONS.

PLAN



1.25" WIDE NYLON STRAP OR RUBBER CHAFING GUARD.

GALVANIZED TENSION GUY WIRE. PROVIDE BID ADD ALTERNATE OF TURNBUCKLES TO MAINTAIN WIRE TENSION.

TOP OF ROOT BALL SET FLUSH WITH FINISHED GRADE. REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM THE TOP 1/3 OF THE ROOTBALL. REMOVE ALL NYLON STRING, PLASTIC LINERS AND OTHER SYNTHETIC MATERIALS.

4-5" DEPTH MULCH PER NOTES AND/OR SPECIFICATIONS. BID ADD ALTERNATE OF 1" DEPTH COMPOST BELOW 3-4" DEPTH MULCH.

1/2" X 18" WHITE PVC WARNING COVER OR WARNING FLAGS.

5-6" SOIL SAUCER RING.

2"X2"X24" CEDAR WOOD STAKE, SET 12" MIN. INTO UNDISTURBED EARTH.

FINISHED GRADE WITH ADJACENT PLANTING TREATMENT.

PIT WALLS SCARIFIED. PIT DEPTH AS NEED SO THAT TRUNK WET COLLAR MATCHES SURROUNDING FINISHED GRADE.

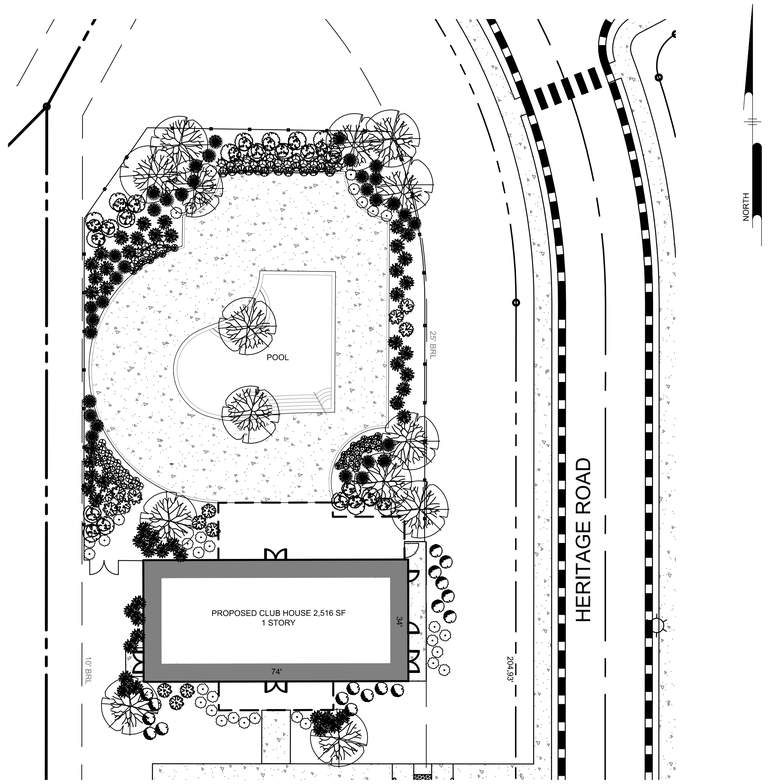
PIT BACKFILL PER NOTES AND/OR SPECIFICATIONS.

ROOT BALL SET ATOP UNDISTURBED EARTH.

PIT SUMP AS NEEDED PER SOIL PERK TEST. INSTALL 6" DIA. PVC PERF. PIPE FILLED W/ 3/4" GRAVEL.

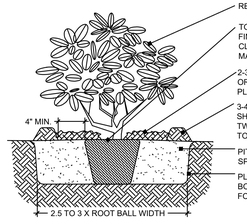
SECTION

B EVERGREEN TREE PLANTING AND STAKING
N.T.S.



PLAN VIEW: LANDSCAPE PLAN FOR POOL AND CLUBHOUSE AREA

1
CS2001



REMOVE ALL TAGS AND LABELS

TOP OF ROOT BALL SET TO MATCH FINISHED GRADE. APPLY FERTILIZER CLEAR OF SHRUB TRUNK PER MANUFACTURER SPECIFICATIONS.

2-3" DEPTH MULCH INSIDE SAUCER RING OR CONTINUOUS MULCHING FOR MASS PLANTINGS

3-4" SOIL SAUCER RING FOR #5 GAL SHRUBS AND LARGER. WATER RING TWICE PRIOR TO MULCHING IN ORCER TO SETTLE ROOT BALL INTO SOIL MIX.

PIT BACKFILL MIX PER NOTES AND/OR SPECIFICATIONS

PLANTING PIT W/ SCARIFIED SIDES AND BOTTOM. SEE PIT SIZE CHART BELOW FOR MINIMUM WIDTH

SHRUB SIZE	MIN. PIT WIDTH
#1 GALLON	18"
#3 GALLON	30"
#5 GALLON	42"

C SHRUB PLANGING
N.T.S.

LANDSCAPE CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409 DATE
PENNONI ASSOCIATES INC.
18072 DAVIDSON DR
MILTON, DE 19968

Landscape

Quantity	Symbol	Description	Part Number
Annuals-Perennials			
10		Bee Balm 1 Gallon	
17		Black-Eyed Susan 1 Gallon	
47		Caryopteris 'Longwood Blue' 1 gal.	
14		Coneflower, White Swan Each	
Ornamental Grasses			
34		Maiden Grass 2 gal	
Shrubs Over 4 Feet			
26		American Cranberry, Dwarf 5 gal.	
Shrubs Under 4 Feet			
53		Abelia, Kaleidoscope 3 gal.	
18		Azalea, 'Delaware Valley ' 3 Gallon	
34		Boxwood, 'Korean Green Gem' 1 Gallon	
14		Weigela 3 Gallon	
Trees			
14		Crape Myrtle 5 gallon	

LANDSCAPE NOTES:

1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT
2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS
3. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.
4. MULCH:
   - 4.1. NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
   - 4.2. APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUNDCOVER AND PERENNIAL BEDS.
   - 4.3. APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
   - 4.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.
5. FINE GRADING:
   FINE GRADE ALL GROUNDCOVER AND SHRUB BED PRIOR TO PLANTING, HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN ½" DIAMETER.
6. TOPSOIL:
   CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS. 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUNDCOVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.
7. PLANT PITS AND BACKFILL:
   - 7.1. ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL.
   - 7.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
   - 7.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
   - 7.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP ⅓ OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
   - 7.5. STANDARD PIT BACKFILL SHALL CONSIST OF ⅓ NATIVE SOIL, ⅓ COMPOST, AND ⅓ SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF ⅓ NATIVE SOIL, ⅓ COMPOST, AND ⅓ SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
   - 7.6. AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 8" WIDER THAN THE ROOT BALL.
   - 7.7. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.
8. TREE STAKING AND GUYING
   ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.
9. FERTILIZERS:
   FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THOUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.
10. LANDSCAPE DRAINAGE:
    THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.
11. SEEDED AREAS:
    THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.
12. MAINTENANCE PERIOD AND GUARANTEE:
    CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.
13. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:
    A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING: AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.
14. PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP
    A. A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
    70% DECIDUOUS SPECIES
    30% EVERGREEN SPECIES
15. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
16. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN, AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
17. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
18. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
19. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
20. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
21. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
22. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
23. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
24. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
25. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.
26. THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.
27. THE ACTUAL STREET TREE LOCATION SHALL BE COORDINATED DURING LOT CONSTRUCTION. STREET TREES SHALL BE LOCATED WITHIN A 20 FEET OF THE LOCATION SHOWN ON THE PLANS. A 10-FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL WATER AND SEWER LATERALS.
28. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
29. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.
30. THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.
31. THE FORESTED AND/OR LANDSCAPE BUFFER 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.
32. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION; PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.
33. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.

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

OCEAN MEADOWS
SUSSEX COUNTY - INDIAN RIVER HUNDRED
BEAVER DAM ROADS (SCR 285) LEWES, DE
TAX MAP: 234-2.00-2.00

STONEMARK VENTURES, LLC.
12154 HAYLAND FARM WAY
ELLICOTT CITY, MARYLAND 21044

LANDSCAPE PLAN NOTES AND DETAILS

BY	REVISIONS	NO.	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	SMVSX19001
DATE	2019-04-01
DRAWING SCALE	1"=
DRAWN BY	TPM/MP
APPROVED BY	AMD

CS2001

SHEET 2 OF 2

U:\Accounts\SMVSX\SM\SX19001 - Ocean Meadows Expansion\DESIGN_SHEETS\CS-2001.dwg PLOTTED: 12/7/2021 2:06 PM, BY: Logan Strickland PLOTSTYLE: Pennoni MCS.ctb PROJECT STATUS: —

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT

Plan Review Number: 2021-04-205938-MJS-01
Status: Approved as Submitted

Tax Parcel Number: 234-2.00-2.00
Date: 01/29/2021

Project

Clubhouse and Pool

Ocean Meadows (was Dellwood Estates)

Beaver Dam Road
Lewes DE 19958

Scope of Project

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

Occupant Load Inside:
Occupancy Code:

Applicant

Alan Decktor
18072 Davidson Drive
Milton, DE 19968

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:

Desiree McCall

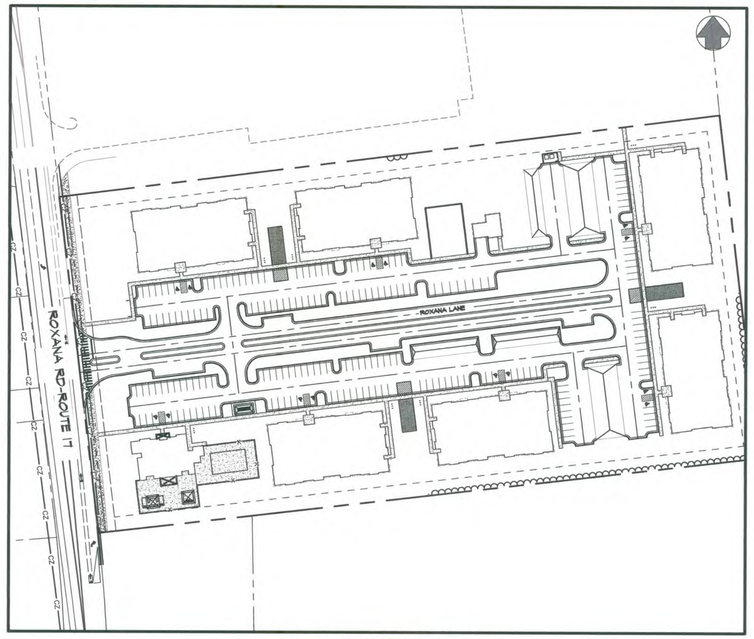
FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-205938-MJS-01 **Tax Parcel Number:** 234-2.00-2.00
Status: Approved as Submitted **Date:** 01/29/2021

PROJECT COMMENTS

1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1040 A	This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
1180 A	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
1190 A	Separate plan submittal is required for the building(s) proposed for this project.
1130 A	Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Part I, Section 4 4.2 and Part III, Chapter 3). Results are to be forwarded to this Agency for review.
1501 A	If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.

PEAK MANAGEMENT
ROXANA APARTMENTS
SUSSEX COUNTY, DELAWARE
PRELIMINARY PLAN
SUSSEX COUNTY PLANNING #S-20-32



SITE OVERVIEW
SCALE: 1" = 100'

LOCATION MAP
SCALE: 1" = 1,000'

SITE DATA

1. PROJECT TITLE/NAME: ROXANA APARTMENTS
   ADDRESS: ROXANA RD
   OCEAN VIEW, DE 19970
2. TAX PARCEL: 134-12.00-330.00
3. DEVELOPER: PEAK MANAGEMENT, LLC.
   4969 MERCANTILE RD, SUITE K
   NOTTINGHAM, MARYLAND 21236
   ATT.: TERESA ROSIER – VICE PRESIDENT
   PHONE: (410) 248-5100
4. ZONING INFORMATION: EXISTING ZONING: C-1
   PROPOSED ZONING: C-1
5. LAND USE INFORMATION: EXISTING USE: AGRICULTURE
   PROPOSED USE: MULTIFAMILY RESIDENTIAL
6. NET DEVELOPMENT COMPUTATIONS: TOTAL SITE AREA = 10.464 AC.±
   TOTAL ROAD R/W = 0.110 AC.± (DELDOT)
   NET DEVELOPMENT ACREAGE: SITE AREA – (STATE WETLANDS + COMM. + STREET R/W)
   10.464 AC.± – (0 AC.± + 0 AC + 0.110 AC.±) = 10.354 AC.±
   GROSS DENSITY: 125 UNITS/10.464 AC.± = 11.95 UNITS/AC.±
   NET DENSITY: 125 UNITS/10.354 AC.± = 12.07 UNITS/AC.±
7. OPEN SPACE: REQUIRED [SECTION 99.21(D)]:
   25% X 10.354 AC.± = 2.58 AC.±
   PROPOSED = 5.02 AC.±
   PASSIVE = 4.80 AC.±
   ACTIVE* = 0.22 AC.±
   *ACTIVE SPACE INCLUDES COMMUNITY CENTER POOL AREA
8. PARKING ANALYSIS: PARKING REQUIRED: 125 UNITS X 2 SP/DU = 250 SP
   PARKING PROVIDED: 125 UNITS X 2 SP/DU + 24 = 274 SP
   LOADING SPACES PROVIDED: 4 LOADING SPACES
9. PROPOSED UNITS: 125 APARTMENTS
10. BULK AREA REQUIREMENTS: SINGLE FAMILY ATTACHED CONDOMINIUMS (TOWNHOMES)
    FRONT SETBACK: 40'
    REAR SETBACK: 10'
    SIDE YARD SETBACK: 10'
    DISTANCE BETWEEN BLDGS.: 40'
    MAX. BLDG. HT: 42'
    PARKING SPACE REQUIRED: 2 SP PER UNIT
11. FOREST COVER:

EXIST. FOREST:	1.84 AC. ±	(17.59% OF TOTAL PARCEL)
FOREST CLEARED:	1.84 AC. ±	(17.59%)
FOREST REMAINING:	0 AC. ±	(0%)
AFFORESTATION:	0 AC. ±	(0%)
PROPOSED TOTAL:	0 AC. ±	

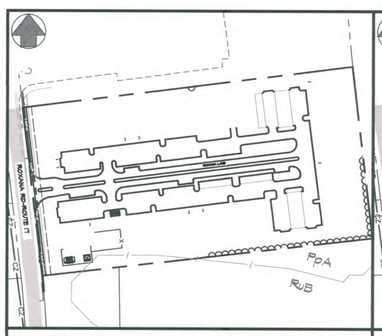
12. WATER SERVICE: TIDEWATER UTILITIES, INC. – PUBLIC
13. SANITARY SEWER: SUSSEX COUNTY – PUBLIC
14. NO PORTIONS OF THIS SITE LIE WITHIN FLOOD ZONE A AND ZONE AE, PER FEMA No. 10005C04 EFFECTIVE MARCH 16, 2015
15. ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MRA ASSOCIATES, INC. (05/01/2020) AND TOPOGRAPHIC SURVEY PROVIDED BY MRA ASSOCIATES, INC. (05/05/2020). HORIZONTAL AND VERTICAL DATUM IS DELAWARE STATE PLANE NAD83/88.
16. PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION
17. 50 MPH SPEED LIMIT ALONG ROXANA RD. (RTE. 17)

INDEX OF DRAWINGS

Sheet Number	Sheet Title
PP-1	TITLE
PP-2	GENERAL NOTES AND DETAILS
PP-3	PRELIMINARY PLAN

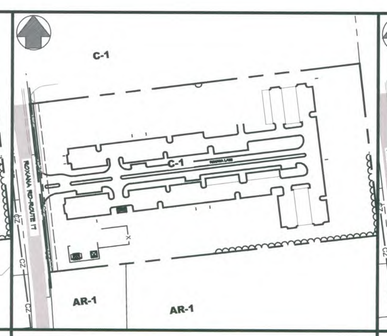
LEGEND

- EXISTING PROPERTY LINE
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING SOILS LINE



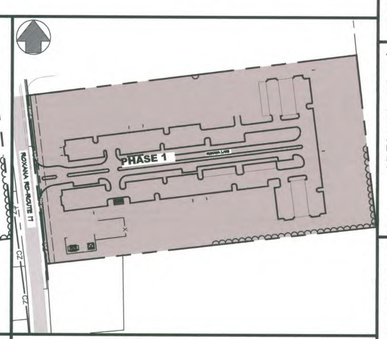
SOILS MAP
SCALE: 1" = 200'

PpA	PEPPERBOX LOAMY SAND, 2-5% SLOPES	
RuB	RUNCLINT LOAMY SAND, 2-5% SLOPES	



ZONING MAP
SCALE: 1" = 200'

C-1	GENERAL COMMERCIAL
AR-1	AGRICULTURE RESIDENTIAL



PHASING MAP
SCALE: 1" = 200'

THE PROJECT WILL BE APPROVED AS A SINGLE PHASE PROJECT.

OWNER'S PLAN DEVELOPMENT APPROVAL:

I, as owner of the properties shown, hereby approve these plans for development as shown or otherwise noted.

John E. Evans 1-21-21
Date

CFL ENTERPRISES, INC
76 WEST AVENUE
OCEAN VIEW, DELAWARE 19970
ATTN: LOREN E. EVANS - PRESIDENT
EMAIL: LORAO818@GMAIL.COM

DEVELOPER'S PLAN DEVELOPMENT APPROVAL:

I, as developer of the properties shown, hereby approve these plans for development as shown or otherwise noted.

Date

PEAK MANAGEMENT, LLC
4969 MERCANTILE ROAD, SUITE K
NOTTINGHAM, MARYLAND 21236
ATTN: MS. TERESA ROSIER - VP
EMAIL: TROSIER@HILLMGT.COM

WETLANDS STATEMENT

Geo-Technology Associates, Inc. (GTA) has conducted a field review within the boundaries of this plat to evaluate the presence or absence of potential state and federal jurisdictional wetlands for the purposes of Delaware wetland and subaqueous land regulations and section 404 of the Clean Water Act. GTA's review was conducted in general accordance with the techniques and criteria provided in the 1987 Corps of Engineers Wetlands Delineation Manual and The Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0), dated November 2010. The limits of the wetlands were evaluated in the field by GTA personnel using best professional judgement. No wetlands or waterways were observed within the boundaries of this plat. No state or federal jurisdictional approval was obtained for this property.

Andy Stansfield
Geo-Technology Associates, Inc.
Date

ENGINEER'S CERTIFICATION

I, the undersigned, hereby certify that I am a registered professional engineer in the state of Delaware and that the plan shown and described hereon, other than the property boundary and topography, is true and correct to the accuracy required by accepted standards and practices and by the Sussex County Subdivision and Land Development regulations to the extent that it describes the proposed manner and layout of this subdivision.

1/21/21
Date

KENNETH M. USAB, P.E.
DE LICENSE No. #10832

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
8 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
302-855-5734

PROPERTY OWNER:
BONARD B. TIMMONS, JR. & LOREN E. EVANS
C/O LOREN E. EVANS, PRESIDENT
CFL ENTERPRISES, INC.
76 WEST AVENUE
OCEAN VIEW, DELAWARE 19970
PHONE: (302) 542-0813

DEVELOPER:
PEAK MANAGEMENT, LLC.
4969 MERCANTILE RD, SUITE K
NOTTINGHAM, MARYLAND 21236
ATTN.: TERESA ROSIER, VICE PRESIDENT
PHONE: (410) 248 - 5100

PEAK MANAGEMENT
ROXANA APARTMENTS
PRELIMINARY PLAN
OCEAN VIEW, DELAWARE
BALTIMORE HUNDRED
SUSSEX COUNTY, DE

KENNETH MARTIN USAB REGISTERED No. 10832 PROFESSIONAL ENGINEER DELAWARE 1/21/2021

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
20570	KMR	1/11/21

SHEET TITLE: TITLE

SHEET NUMBER: PP-1

G:\20570-Peak Management\PLANNING\PLOT\Preliminary Plan\20570-Title.dwg, 1/14/2021 7:48:11 AM, CBuczkowski, 1:1, Copyright 2021 Morris & Ritchie Associates, Inc.

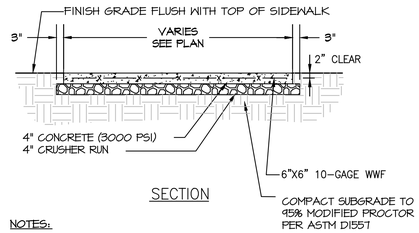
CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (811) AT LEAST (3) WORKING DAYS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
2. ALL MATERIALS & WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS & SPECIFICATIONS.
3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND PROJECT SPECIFICATIONS.
4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
   A. NATELLI COMMUNITIES, INC. 301-590-7320
   B. SUSSEX COUNTY ENGINEERING DEPARTMENT 302-855-7718
   C. TIDEWATER UTILITIES 302-945-9880
   D. SUSSEX CONSERVATION DISTRICT 302-856-2105
   E. DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL 302-856-5488
5. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR EASEMENT RIGHT-OF-WAY. ANY DISTURBED AREAS BEYOND THE EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
6. INFORMATION SHOWN HEREIN IS BASED UPON FIELD RUN TOPOGRAPHY DATED 05/05/20 BY MORRIS AND RITCHIE ASSOCIATES, INC. HORIZONTAL AND VERTICAL DATUM IS NAD83.
7. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR UTILITY INSTALLATION. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.
8. DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
10. ROUGH GRADING SHALL BE COMPLETE PRIOR TO THE CONSTRUCTION OF WATER & SEWER SYSTEMS.
11. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.
12. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.
13. CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITIES, STORMDRAINS, PAVING AND ALL OTHER SITE WORK INCLUDED IN THESE PLANS. ALL STAKEOUT WORK IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE.
14. CONTRACTOR TO MAINTAIN MINIMUM OF 3.5 FEET OF COVER OVER ALL NEW WATER LINES AS MEASURED FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
15. SEWER LINES SHALL HAVE MINIMUM VERTICAL CLEARANCE OF 18 INCHES FROM WATER MAINS AT CROSSINGS. MAINTAIN A 10 FOOT MINIMUM PLAN SEPARATION BETWEEN SEWER AND WATER MAINS. SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 6 INCHES FROM OTHER UTILITIES. IF THESE CLEARANCES CAN NOT BE MAINTAINED, THEN PROVISIONS FOR PROPERLY ENCASING THE PIPE IN CONCRETE MUST BE PROVIDED.
16. LATERALS SHALL BE 6 INCHES IN DIAMETER, WITH VERTICAL CLEANOUTS OF 6 INCHES IN DIAMETER. AND TO HAVE A MINIMUM OF 3' OF COVER FROM SUSSEX COUNTY CLEANOUT TO MAIN LINE.
17. ALL GRAVITY SEWER PIPES SHALL BE PVC SDR 35. FOR PIPE SLOPES SEE SANITARY SEWER PROFILES.
18. FORCE MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE CLASS DR 18 FOR SIZES 4" THROUGH 12" IN ACCORDANCE WITH AWWA C900, DR 18 FOR SIZES 14" THROUGH 24" IN ACCORDANCE WITH AWWA C905 AND 3" AND SMALLER SHALL BE PVC 1120 (SDR 21) IN ACCORDANCE WITH ASTM 2241. THE OUTSIDE DIAMETER OF SDR 18 SHALL BE EQUIVALENT TO CAST IRON PIPE. PVC PIPE SHALL HAVE AN INTEGRAL BELL WITH RUBBER GASKETED JOINT AS LISTED IN THE AWWA C900/C905 STANDARD. PIPE COUPLINGS SHALL BE MARKED AND FACTORY TESTED IN ACCORDANCE WITH AWWA C900/C905.

    PIPE FITTINGS SHALL BE DUCTILE IRON COMPACT OR STANDARD MECHANICAL JOINY FITTINGS IN CONFORMANCE WITH THE APPLICABLE PORTIONS OF ANSI/AWWA C153/A21.53. ALL FITTINGS SHALL BE CEMENT-MORTAR-LINED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. LUG BOLTS SHALL BE HIGH STRENGTH, LOW ALLOY STEEL, MINIMUM YIELD STRENGTH OF 45,000 PSI.
19. MATERIAL OF CONSTRUCTION FOR SEWER FORCE MAINS SHALL BE AS NOTED ON THE DRAWINGS. FORCE MAIN SHALL BE INSTALLED AS PROFILED TO PREVENT FORMATION OF UNANTICIPATED HIGH POINTS IN THE INSTALLATION.
20. ALL SEWER LINES MUST BE SUCCESSFULLY TESTED, PRIOR TO FINAL ACCEPTANCE.
21. ALL PUBLIC OR SUSSEX COUNTY SANITARY SEWER CONSTRUCTION PERFORMED SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38, THESE PLANS AND ALL APPLICABLE CONSTRUCTION PERMITS.
22. ALL DROP MANHOLES TO BE 5'-0" IN DIAMETER.
23. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL ANGLE MAY VARY DUE TO FIELD CONDITIONS. USE OF ADDITIONAL FITTINGS SHALL BE AUTHORIZED BY THE ENGINEER.
24. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
25. ALL DISTURBED AREAS IN THE STATED RIGHT OF WAY, BUT NOT IN THE PAVEMENT SECTION MUST BE TOPSOILED (6" MINIMUM), FERTILIZED, MULCHED, AND SEEDED.
26. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE M.U.T.C.D. MANUAL, MOST CURRENT EDITION.
27. ALL PROPOSED STORM DRAIN DESIGNATED AS "RCP" IS TO BE REINFORCED CONCRETE CIRCULAR PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PROFILES FOR SPECIFIC PIPE CLASS.
28. ALL LENGTHS OF PIPE ARE MEASURED HORIZONTALLY FROM CENTER LINES OF INLETS, MANHOLES OR FITTINGS. ACTUAL TRUE LENGTHS OF PIPES ARE TO BE DETERMINED IN THE FIELD.
29. WHERE SPECIFIED, HDPE STORM DRAIN PIPE SHALL BE ADS N-12 (SMOOTH INTERIOR) PIPE WITH ADS PRO-LINK WT (BELL/BELL COUPLER) FOR WATER TIGHT CONNECTIONS. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
30. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING, AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFIRM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER INSTALLATION REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT PROPER LINE AND GRADE IS ESTABLISHED WITHIN TRENCH BEDDING PRIOR TO PLACEMENT OF PIPE AND THAT PROPER MATERIALS ARE USED AND COMPACTION IS ACHIEVED DURING HAUNCHING AND INITIAL BACKFILL. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SUITABILITY OF MATERIALS USED AND PROPER COMPACTION. ANY DEVIATION IN LINE AND GRADE OR OBVIOUS JOINT SEPARATION SHALL BE CORRECTED PRIOR TO ESTABLISHMENT OF FINAL SUBGRADE AND PAVEMENT SURFACE. THE CONTRACTOR SHALL TAKE EVERY CARE TO ENSURE CORRECT PIPE INSTALLATION.
31. UNLESS OTHERWISE SPECIFIED ALL ROADWAY INLETS SHALL HAVE A TYPE 1 INLET GRATE AND TYPE C TOP UNIT PER DELDOT STANDARDS, CURRENT REVISION.
32. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.

GENERAL NOTES

1. DEVELOPMENT ACCESS DRIVEWAYS ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY REGULATIONS.
2. MAINTENANCE OF THE ACCESS DRIVEWAYS WITHIN THIS DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE AND SUSSEX COUNTY ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE ACCESS DRIVEWAYS.
3. MAINTENANCE OF THE STORM WATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
4. THE PROPOSED ENTRANCE/EXIT IS CONCEPTUAL ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.



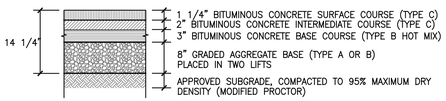
SECTION

NOTES:

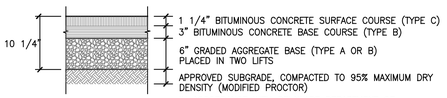
1. MAXIMUM SIDEWALK SLOPE IS 5.0%.
2. MAXIMUM CROSS SLOPE IS 2.0%.
3. SIDEWALK TO BE SCRIBED IN 5' SQUARES (INCREMENTS).
4. EXPANSION JOINTS ACROSS THE SIDEWALK NOT MORE THAN 15' APART
5. 1/2" PRE-FORMED BITUMINOUS EXPANSION JOINT MATERIAL IN EXPANSION JOINTS TO BE 1/4" BELOW SURFACE OF SIDEWALK.
6. CONCRETE TO BE MIX 2. (3000 P.S.I.)
7. TYPE IV POLYURETHANE BONDED RECYCLED RUBBER PREFORMED EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHERE SIDEWALKS ARE ADJACENT TO CURBING.

CONCRETE SIDEWALK

NOT TO SCALE



HEAVY DUTY *

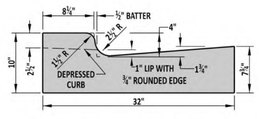


STANDARD DUTY *

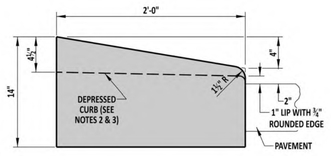
* FINAL SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER IN FIELD.
* COMPACTION OF SUBGRADE SHOULD BE 95% OF MAXIMUM DRY DENSITY

PAVING SECTIONS

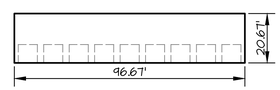
NOT TO SCALE



INTEGRAL P.C.C. CURB AND GUTTER
TYPE 1-4

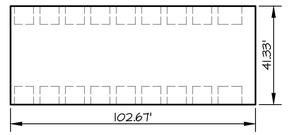


P.C.C. CURB
TYPE 2



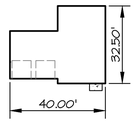
9 CAR GARAGE BUILDING

SCALE: 1"=30'



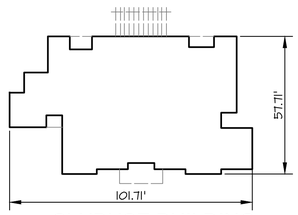
18 CAR GARAGE BUILDING

SCALE: 1"=30'



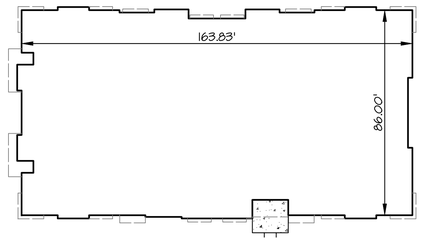
MAINTENANCE / OFFICE BUILDING

SCALE: 1"=30'



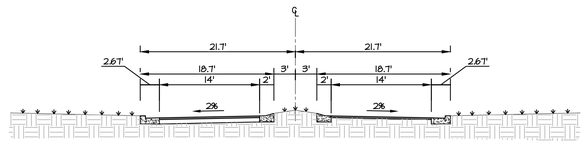
CLUBHSE BUILDING

SCALE: 1"=30'



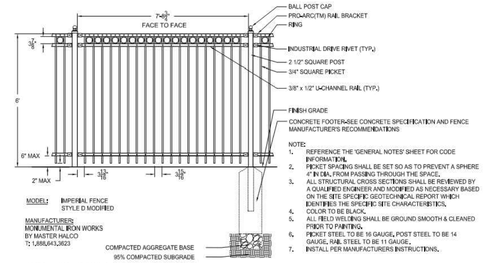
TYPICAL APARTMENT BUILDING

SCALE: 1"=30'

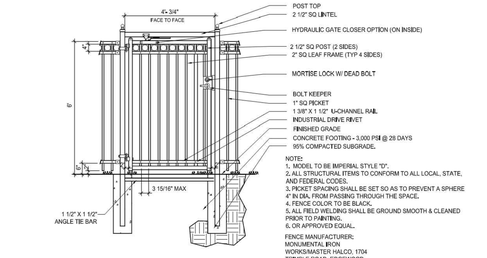


1 TYPICAL ROXANA LANE SECTION

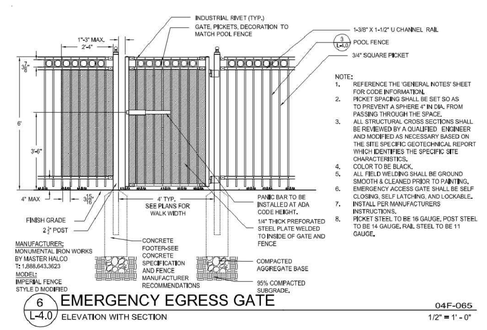
SCALE: 1" = 10'



3 L-4.0 POOL FENCE ELEVATION WITH SECTION — 04B-242 — 1/2" = 1'-0"



9 L-4.0 6' PEDESTRIAN GATE SECTION/ELEVATION — 04B-243 — 1/2" = 1'-0"



6 L-4.0 EMERGENCY EGRESS GATE ELEVATION WITH SECTION — 04F-065 — 1/2" = 1'-0"

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

8 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
302-855-5734

PROPERTY OWNER:
BONARD B. TIMMONS, JR. & LOREN E. EVANS

C/O LOREN E. EVANS, PRESIDENT
CFL ENTERPRISES, INC.
76 WEST AVENUE
OCEAN VIEW, DELAWARE 19970
PHONE: (302) 542-0813

DEVELOPER:
PEAK MANAGEMENT, LLC.

4969 MERCANTILE RD, SUITE K
NOTTINGHAM, MARYLAND 21236
ATTN.: TERESA ROSIER, VICE PRESIDENT
PHONE: (410) 248 - 5100

PEAK MANAGEMENT ROXANA APARTMENTS

PRELIMINARY PLAN

OCEAN VIEW, DELAWARE

BALTIMORE HUNDRED

SUSSEX COUNTY, DE

KENNETH MARTIN WARFEL — REGISTERED — No. 19332 — PRELIMINARY — PROFESSIONAL ENGINEER

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
20570	KMR	1/11/21

SHEET TITLE

GENERAL NOTES AND DETAILS

SHEET NUMBER

PP-2

G:\20570-Peak Management\PLANNING\PLOT\Preliminary Plan\20570- General Notes & Details.dwg, 1/21/2021 11:07:46 AM, CBuczkowski
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LANDS OF
HOCKER'S SUPER CENTER PROPERTIES LLC
134-12.00-330.01

WELLHEAD PROTECTION AREA

EX. PAVEMENT

PROPOSED LIMIT OF CLEARING (TYP.)

6' VINYL FENCE

20' LANDSCAPE BUFFER

DUMPSTER ENCLOSURE / TRASH COMPACTOR HT.: 8'-0"

6' VINYL FENCE W/GATE

BIKE RACK

10' BLDG SETBACK

N 82° 48' 22" E 944.21'

EX. SWM FACILITY

END 6' VINYL FENCE

SWM AREA

COMMUNITY OPEN SPACE

GARAGE (TYP) BLDG. HT. 13'-6"

BUILDING #3
20 APARTMENT UNITS
14101 S.F.
BLDG. HT. 42'-0"

6' VINYL FENCE

FUTURE 15' DELDOT PE

BUILDING #1
21 APARTMENT UNITS
14101 S.F.
BLDG. HT. 42'-0"

BUILDING #2
21 APARTMENT UNITS
14101 S.F.
BLDG. HT. 42'-0"

MAINTENACE
1045 S.F.
BLDG. HT. 14'-0"

DOG PARK
3705 S.F.

10' SHARED USE PATH

5' CONCRETE WALK

25' EP TO EP

PR 8" WAT

PUMP STATION

LOADING/UNLOADING 12'X40' TYP.

9' X 18' PARKING SPACES (TYP)

PR 8" SAN

ROXANA LANE

LOADING/UNLOADING 12'X40'(TYP.)

14' EP TO EP

PR 8" MAT

LOADING/ UNLOADING 12'X10'

24' EP TO EP

25' FL TO FL

BUILDING #4
21 APARTMENT UNITS
14101 S.F.
BLDG. HT. 42'-0"

PROP. TREE LINE

ENTRANCE BOULEVARD

ROXANA ROUTE 1

PR 2" FORCE MAIN

P0755
ELEV.=11.68

BIKE RACK

COMMUNITY MAILBOX

COMMUNITY CENTER
4750 S.F.
BLDG. HT. 18'-0"

COMMUNITY POOL
1488 S.F.

DECK

BUILDING #6
21 APARTMENT UNITS
14101 S.F.
BLDG. HT. 42'-0"

EMERGENCY ACCESS (TYP.)

BUILDING #5
21 APARTMENT UNITS
14101 S.F.
BLDG. HT. 42'-0"

GARAGE (TYP)

COMMUNITY OPEN SPACE

10' DELDOT R/W DEDICATION

EX. 40' BLDG SETBACK

GRILL STATION

FIREPLACE KIOSK

6' METAL FENCE

END 6' VINYL FENCE

P0752
ELEV.=15.00

LANDS OF
HOCKER FAMILY PROPERTIES, LLC
134-12.00-370.02

S 83° 23' 08" W 943.69'

20' LANDSCAPE BUFFER

LANDS OF
HOCKER FAMILY PROPERTIES, LLC
134-12.00-370.00

PROPOSED LIMIT OF CLEARING (TYP.)

NORTH

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONTOURS
- PROPOSED LOT NUMBER
- EXISTING WOODLANDS LINE
- WOODLAND PRESERVATION LINE
- PROPOSED CONC. WALK
- EXTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE
- EXISTING PAVED ROAD
- PROPOSED PAVED ROAD
- PROPOSED SANITARY SEWER, MANHOLE
- PROPOSED WATER LINE, VALVE, HYDRANT
- PROPOSED EASEMENT
- PARKING SPACE COUNT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

G:\20570-Peak Management\PLANNING\PLOT\Preliminary Plan\20570-Preliminary Plan.dwg, 1/22/2021 3:12:42 PM, CBuczkowski

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MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

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PEAK MANAGEMENT
ROXANA APARTMENTS

PRELIMINARY PLAN

OCEAN VIEW, DELAWARE

BALTIMORE HUNDRED

SUSSEX COUNTY, DE

KENNETH MARTIN WARFEL
REGISTERED
No. 20332
PROFESSIONAL ENGINEER
DELAWARE
12/22/2021

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
20570	KMR	1/11/21

SHEET TITLE

PRELIMINARY PLAN

SHEET NUMBER

PP-3

ENVIRONMENTAL ASSESSMENT AND PUBLIC FACILITY EVALUATION REPORT FOR ROXANA APARTMENTS

(TAX PARCEL 134-12.00-330.00)

MORRIS & RITCHIE ASSOCIATES, INC.

ARCHITECTS, ENGINEERS, PLANNERS, SURVEYORS, & LANDSCAPE ARCHITECTS

8 West Market Street
Georgetown, Delaware 19947
(302) 855-5734 • (302) 855-0157 (FAX)
www.mragta.com
MRA 20570

September 15, 2020

INTRODUCTION

This Environmental Assessment and Public Facility Evaluation Report was prepared for Peak Management, LLC, pursuant to County Code § 115-194.3 requirements for the Roxana Apartments Project, Near Millville, Delaware. The project site (Tax Parcel 134-12.00-330.00) is located on Roxana Road (SR 17), approximately 600 feet south of the intersection of Roxana Road with Atlantic Avenue (SR 26). Hocker's Super Center and Walgreens are both located on the parcel adjacent to the North. The parcel's proposed access will be via a single entrance on Roxana Road. Refer to the proposed site plan attached as Exhibit 1.

The project is located in the Coastal Area. The Sussex County Comprehensive Plan states "While Coastal Areas are considered Growth Areas, the County encourages only appropriate forms of concentrated new development in these areas, especially when environmental features are in play." There are no significant environmental concerns specific to the existing site that will be compounded by proposed development. The development will meet or exceed all State and County regulations.

The project site is presently zoned C-1 and is in a Level 2 Service Area according to the DE Office of State Planning State Strategies Map. The proposed project will connect to existing nearby public utility services, and is close to Atlantic Avenue, all of which satisfy the County's growth guidelines.

The project has recently been reviewed through the Delaware Office of State Planning (DEOSP) PLUS review process. Responses to the PLUS comments are included with this report as Exhibit 2.

CRITERIA EVALUATION

Each item in the County Code § 115-194.3 is listed in ***bold italicized text*** followed by a summary addressing each item as follows:

(a) Proposed drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals.

The effect on overall stormwater quality and quantity will be greatly improved by the development of this property as an apartment complex when compared to the former agricultural and livestock uses.

The existing conditions of the site are primarily characterized by agricultural operations. Approximately 1/6th of the site is wooded, containing fence indicating a previous livestock pen. Access to the existing site is via Roxana Road. The existing site is not currently served by any utilities (public or private). An existing stormwater management facility is located north of the site on the adjacent parcel. The wet pond manages runoff from a significant portion of the adjacent commercial center site. The site is relatively flat, allowing runoff to sheet flow to the existing wet pond on the adjacent property to the North. The wet pond was constructed prior to the February 2019 Delaware Sediment and Stormwater Regulations and discharges into the Garner Tax Ditch through a series of open and closed drainage systems and across the DelDOT right-of-way along Atlantic Avenue.

Redevelopment of this parcel is anticipated to substantially improve water quality by emphasizing infiltration practices in the final design. These infiltration practices are considered to be the most effective means for nutrient reduction and promote groundwater recharge.

The proposed stormwater quality facilities will provide for treatment related to petroleum hydrocarbons and other pollutants as indicated in the Delaware Post Construction Stormwater BMP Standards & Specifications (February 2019).

Immediately connecting the proposed development to the County wastewater treatment facilities will also substantially reduce the discharge of nutrients and other pollutants to the wellhead protection area on the existing site.

The Roxana Apartments project will utilize a variety of BMP facilities to include, but not limited to, infiltration basin, infiltration trenches, underground storage, and bioretention. The feasibility of each type of facility is currently being evaluated and will be coordinated with the Sussex Conservation District.

Additionally, pre-treatment measures (as required by the February 2019 Delaware Sediment and Stormwater Regulations) such as filter strips and sheet flow through buffer areas are being considered for implementation in the design. The result will be a reduction in nitrogen and phosphorous significantly greater than the minimum 40 percent reductions for the Inland Bays Watershed.

(b) Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.

The Roxana Apartments will be served by a potable water system supplied by the Tidewater Utilities Water Company (TUI), a franchised water purveyor in the State of Delaware. All water service infrastructure design will be in accordance with the Department of Natural Resources and Environmental Control standards and specifications for public water providers. Private irrigation wells, approved by DNREC, may be used for landscape irrigation for the Community open space areas, where irrigation systems are provided.

(c) Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.

The Roxana Apartments will be served by Sussex County Wastewater Facilities. A Sewer Concept Evaluation request was submitted to Sussex County Engineering. County Engineering has indicated the there are several options for connecting to the existing County System and that adequate capacity is available for the proposed project. It is expected a County force main and on-site pump station will be required.

(d) Analysis of the increase in traffic and the effect on the surrounding roadway system.

The proposed project has direct access to Roxanna Road which has adequate capacity for the proposed project, consistent with the current zoning and the Level 2 designation on the State Strategies Map. The Applicant has been coordinating with DelDOT on the required frontage and entrance improvement. The Applicant will pay the Area Wide Study Fee to DelDOT and make contributions to off-site improvements specified by DelDOT as applicable.

The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.

No State listed resources were identified by DNREC during the PLUS review process. It is our opinion that the highly disturbed / developed condition of the existing conditions and surrounding development makes it unlikely that State or Federally listed resources will be impacted.

(f) The preservation and protection from loss of any tidal or non-tidal wetlands on the site.

A jurisdictional wetland evaluation was completed by Geo-Technology Associates, Inc. (GTA) on January 6, 2020 indicating the absence of jurisdictional waters of the US, including wetlands on the existing site. This determination is included with this report as Exhibit 3.

(g) Provisions for open space as defined in § 115-4.

While the Zoning code for C-1 zoned parcels does not address open space requirements, County Code § 99-21 does require open space for residential land development. Per the Code reference, the site is required to provide open space at a minimum rate of 25 percent. The current preliminary design for the subject parcel provides more than 40 (+/-) percent open space. Open space areas are shown on the enclosed site plan included as Exhibit 1. A sidewalk network will connect to the required Shared Use Path along Roxana Road and a private connection to the adjacent property to the North as requested by DelDOT and Sussex County Planning Staff. The project also proposes a dog park and courtyard areas between each pair of apartment buildings. The clubhouse/leasing office will also include a pool area.

(h) A description of provisions for public and private infrastructure.

The Roxana Apartments will be connected to the existing Sussex County wastewater treatment collection and treatment infrastructure facilities. The on-site facilities will be designed and constructed according to County design and construction standards.

The proposed parcels will be served by a potable water system supplied by Tidewater Utilities Water Company (TUI), a franchised water purveyor in the State of Delaware. Private irrigation wells, approved by DNREC, may be used for landscape irrigation for the Community open space areas where irrigation systems are provided.

The road system within the community will be private, designed and constructed and maintained by the private property owner.

(i) Economic, recreational or other benefits.

Residents of the Roxana Apartments will have access to the Community amenities that include outdoor active and passive as well as indoor active and passive recreational opportunities. Outdoor active spaces currently include, but will not necessarily be limited to a recreational pool and dog park. Outdoor passive spaces will include courtyard areas between each pair of apartment buildings. The clubhouse/leasing office will include fitness equipment.

Substantial environmental benefits result from the connection of proposed site to the public water and sewer infrastructure as previously described.

(j) The presence of any historic or cultural resources that are listed on the National Register of Historic Places.

There are no known historic or cultural resources, such as an archeological site or National Register listed property, on this parcel as confirmed by the State Historic Preservation Office during the PLUS review.

(k) An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.

The Application as proposed for the Roxana Apartments endeavors to comply in every way with the spirit and intent of the Sussex County Comprehensive Plan.

(l) Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with the Comprehensive Plan.

Significant research has been completed to identify possible impacts, which have guided preliminary design efforts that account for mitigation. Agency processes such as DNREC's Stormwater Assessment Study and DelDOT's pre-submittal and scoping meetings help to identify potential issues, such as those described above, prior to any significant design work. By virtue of complying with agency regulations, such as the February 2019 Delaware Sediment and Stormwater Regulations, the Applicant will meet or exceed all standards for required mitigation. No further impacts are anticipated as the project will comply with all local and state regulations.

EXHIBIT 1

PRELIMINARY SITE PLAN

PEAK MANAGEMENT
ROXANA APARTMENTS
SUSSEX COUNTY, DELAWARE
PRELIMINARY PLAN
SUSSEX COUNTY PLANNING #XXXX

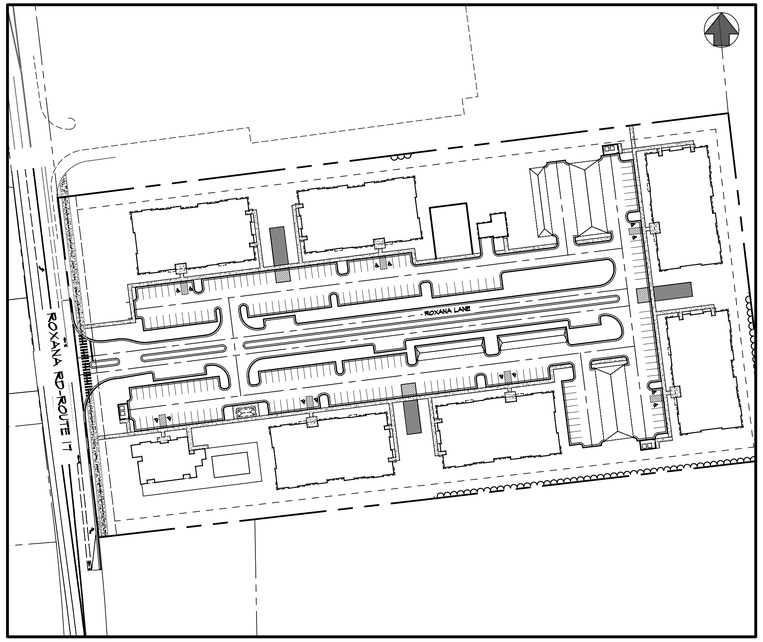
LOCATION MAP
SCALE: 1" = 1,000'

SITE DATA

1. PROJECT TITLE/NAME: ROXANA APARTMENTS
   ADDRESS: ROXANA RD
   OCEAN VIEW, DE 19970
2. TAX PARCEL: 134-12.00-330.00
3. DEVELOPER: PEAK MANAGEMENT, LLC.
   4969 MERCANTILE RD, SUITE K
   NOTTINGHAM, MARYLAND 21236
   ATT.: TERESA ROSIER – VICE PRESIDENT
   PHONE: (410) 248-5100
4. ZONING INFORMATION: EXISTING ZONING: C-1
   PROPOSED ZONING: C-1
5. LAND USE INFORMATION: EXISTING USE: AGRICULTURE
   PROPOSED USE: MULTIFAMILY RESIDENTIAL
6. NET DEVELOPMENT COMPUTATIONS:
   TOTAL SITE AREA = 10.464 AC.±
   TOTAL ROAD R/W = 0.110 AC.± (DELDOT)
   NET DEVELOPMENT ACREAGE: SITE AREA – (STATE WETLANDS + COMM. + STREET R/W)
   10.464 AC.± – (0 AC.± + 0 AC + 0.110 AC.±) = 10.354 AC.±
   GROSS DENSITY: 125 UNITS/10.464 AC.± = 11.95 UNITS/AC.±
   NET DENSITY: 125 UNITS/10.464 AC.± = 11.95 UNITS/AC.±
7. OPEN SPACE: REQUIRED [SECTION 99.21(D)]:
   25% X 10.464 AC.± = 2.61 AC.±
   PROPOSED = 5.02 AC.±
   PASSIVE = 4.80 AC.±
   ACTIVE* = 0.22 AC.±
   *ACTIVE SPACE INCLUDES COMMUNITY CENTER POOL AREA
8. PARKING ANALYSIS: PARKING REQUIRED: 125 UNITS X 2 SP/DU = 250 SP
   PARKING PROVIDED: 125 UNITS X 2 SP/DU + 24 = 274 SP
   LOADING SPACES PROVIDED: 4 LOADING SPACES
9. PROPOSED UNITS: 125 APARTMENTS
10. BULK AREA REQUIREMENTS: SINGLE FAMILY ATTACHED CONDOMINIUMS (TOWNHOMES)
    FRONT SETBACK: 40'
    REAR SETBACK: 10'
    SIDE YARD SETBACK: 10'
    DISTANCE BETWEEN BLDGS.: 40'
    MAX. BLDG. HT: 42'
    PARKING SPACE REQUIRED: 2 SP PER UNIT
11. FOREST COVER:

EXIST. FOREST:	1.84	AC. ± (17.59% OF TOTAL PARCEL)
FOREST CLEARED:	1.84	AC. ± (17.59%)
FOREST REMAINING:	0	AC. ± (0%)
AFFORESTATION:	0	AC. ± (0%)
PROPOSED TOTAL:	0	AC. ±

12. WATER SERVICE: TIDEWATER UTILITIES, INC. – PUBLIC
13. SANITARY SEWER: SUSSEX COUNTY – PUBLIC
14. THIS SITE LIES WITHIN FLOOD ZONE A AND ZONE AE, PER FEMA No. 10005C0495K, EFFECTIVE MARCH 16, 2015
15. ALTA/ACSM LAND TITLE SURVEY PROVIDED BY MRA ASSOCIATES, INC. (05/01/2020) AND TOPOGRAPHIC SURVEY PROVIDED BY MRA ASSOCIATES, INC. (05/05/2020). HORIZONTAL AND VERTICAL DATUM IS DELAWARE STATE PLANE NAD83/88.
16. PROPOSED BUILDING CONSTRUCTION: WOOD CONSTRUCTION
17. 50 MPH SPEED LIMIT ALONG ROXANA RD. (RTE. 17)



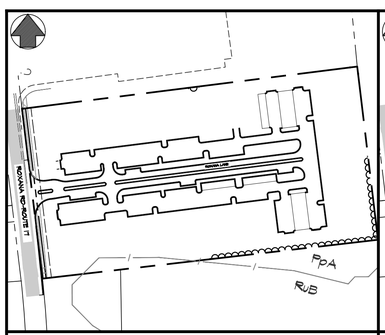
SITE OVERVIEW
SCALE: 1" = 100'

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING SOILS LINE

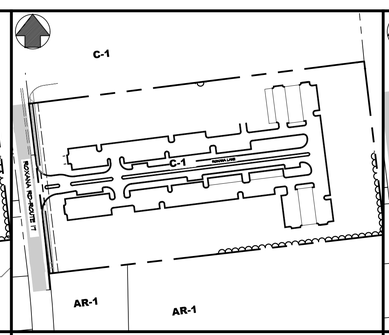
INDEX OF DRAWINGS

Sheet Number	Sheet Title
PP-1	TITLE
PP-2	GENERAL NOTES AND DETAILS
PP-3	PRELIMINARY PLAN



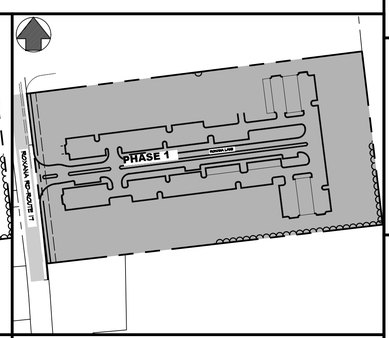
SOILS MAP
SCALE: 1" = 200'

RpA	PEPPERBOX LOAMY SAND, 2-5% SLOPES
RuB	RUNCLINT LOAMY SAND, 2-5% SLOPES



ZONING MAP
SCALE: 1" = 200'

C-1	GENERAL COMMERCIAL
AR-1	AGRICULTURE RESIDENTIAL



PHASING MAP
SCALE: 1" = 200'

THE PROJECT WILL BE APPROVED AS A SINGLE PHASE PROJECT.

OWNER'S PLAN DEVELOPMENT APPROVAL:

I, as owner of the properties shown, hereby approve these plans for development as shown or otherwise noted.

Date

CFL ENTERPRISES, INC
76 WEST AVENUE
OCEAN VIEW, DELAWARE 19970
ATTN: LOREN E. EVANS - PRESIDENT
EMAIL:LORA0813@GMAIL.COM

DEVELOPER'S PLAN DEVELOPMENT APPROVAL:

I, as developer of the properties shown, hereby approve these plans for development as shown or otherwise noted.

Date

PEAK MANAGEMENT, LLC
4969 MERCANTILE ROAD, SUITE K
NOTTINGHAM, MARYLAND 21236
ATTN: MS. TERESA ROSIER - VP
EMAIL:TROSIER@HILLMGT.COM

WETLANDS STATEMENT

Geo-Technology Associates, Inc. (GTA) has conducted a field review within the boundaries of this plat to evaluate the presence or absence of potential state and federal jurisdictional wetlands for the purposes of Delaware wetland and subaqueous land regulations and section 404 of the Clean Water Act. GTA's review was conducted in general accordance with the techniques and criteria provided in the 1987 Corps of Engineers Wetlands Delineation Manual and The Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0), dated November 2010. The limits of the wetlands were evaluated in the field by GTA personnel using best professional judgement. No wetlands or waterways were observed within the boundaries of this plat. No state or federal jurisdictional approval was obtained for this property.

Andy Stansfield
Geo-Technology Associates, Inc.

Date

ENGINEER'S CERTIFICATION

I, the undersigned, hereby certify that I am a registered professional engineer in the state of Delaware and that the plan shown and described hereon, other than the property boundary and topography, is true and correct to the accuracy required by accepted standards and practices and by the Sussex County Subdivision and Land Development regulations to the extent that it describes the proposed manner and layout of the subdivision.

KENNETH M. USAB, P.E.
DE LICENSE No. #10832

Date

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
8 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
302-855-5734

PROPERTY OWNER:
BONARD B. TIMMONS, JR. & LOREN E. EVANS
C/O LOREN E. EVANS, PRESIDENT
CFL ENTERPRISES, INC.
76 WEST AVENUE
OCEAN VIEW, DELAWARE 19970
PHONE: (302) 542-0813

DEVELOPER:
PEAK MANAGEMENT, LLC.
4969 MERCANTILE RD, SUITE K
NOTTINGHAM, MARYLAND 21236
ATTN.: TERESA ROSIER, VICE PRESIDENT
PHONE: (410) 248 - 5100

PEAK MANAGEMENT
ROXANA APARTMENTS
PRELIMINARY PLAN
OCEAN VIEW, DELAWARE
SUSSEX COUNTY, DE
BALTIMORE HUNDRED

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
20570	KMR	09/15/20

SHEET TITLE
TITLE

SHEET NUMBER
PP-1

CONSTRUCTION NOTES

1. CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (811) AT LEAST (3) WORKING DAYS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.

2. ALL MATERIALS & WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS & SPECIFICATIONS.

3. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND PROJECT SPECIFICATIONS.

4. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
   A. NATELLI COMMUNITIES, INC. 301-590-7320
   B. SUSSEX COUNTY ENGINEERING DEPARTMENT 302-855-7718
   C. TIDEWATER UTILITIES 302-945-8880
   D. SUSSEX CONSERVATION DISTRICT 302-856-2105
   E. DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL 302-856-5488

5. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR EASEMENT RIGHT-OF-WAY. ANY DISTURBED AREAS BEYOND THE EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.

6. INFORMATION SHOWN HEREIN IS BASED UPON FIELD RUN TOPOGRAPHY DATED 05/05/20 BY MORRIS AND RITCHIE ASSOCIATES, INC. HORIZONTAL AND VERTICAL DATUM IS NAD83.

7. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR UTILITY INSTALLATION. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNER'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE.

8. DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.

10. ROUGH GRADING SHALL BE COMPLETE PRIOR TO THE CONSTRUCTION OF WATER & SEWER SYSTEMS.

11. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACKFILLING TRENCHES.

12. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.

13. CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITIES, STORMDRAINS, PAVING AND ALL OTHER SITE WORK INCLUDED IN THESE PLANS. ALL STAKEOUT WORK IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE.

14. CONTRACTOR TO MAINTAIN MINIMUM OF 3.5 FEET OF COVER OVER ALL NEW WATER LINES AS MEASURED FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.

15. SEWER LINES SHALL HAVE MINIMUM VERTICAL CLEARANCE OF 18 INCHES FROM WATER MAINS AT CROSSINGS. MAINTAIN A 10 FOOT MINIMUM PLAN SEPARATION BETWEEN SEWER AND WATER MAINS. SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 6 INCHES FROM OTHER UTILITIES. IF THESE CLEARANCES CAN NOT BE MAINTAINED, THEN PROVISIONS FOR PROPERLY ENCASING THE PIPE IN CONCRETE MUST BE PROVIDED.

16. LATERALS SHALL BE 6 INCHES IN DIAMETER, WITH VERTICAL CLEANOUTS OF 6 INCHES IN DIAMETER. AND TO HAVE A MINIMUM OF 3' OF COVER FROM SUSSEX COUNTY CLEANOUT TO MAIN LINE.

17. ALL GRAVITY SEWER PIPES SHALL BE PVC SDR 35. FOR PIPE SLOPES SEE SANITARY SEWER PROFILES.

18. FORCE MAIN SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE CLASS DR 18 FOR SIZES 4" THROUGH 12" IN ACCORDANCE WITH AWWA C900, DR 18 FOR SIZES 14" THROUGH 24" IN ACCORDANCE WITH AWWA C905 AND 3" AND SMALLER SHALL BE PVC 1120 (SDR 21) IN ACCORDANCE WITH ASTM 2241. THE OUTSIDE DIAMETER OF SDR 18 SHALL BE EQUIVALENT TO CAST IRON PIPE. PVC PIPE SHALL HAVE AN INTEGRAL BEL WITH RUBBER GASKETED JOINT AS LISTED IN THE AWWA C900/C905 STANDARD. PIPE COUPLINGS SHALL BE MARKED AND FACTORY TESTED IN ACCORDANCE WITH AWWA C900/C905.

    PIPE FITTINGS SHALL BE DUCTILE IRON COMPACT OR STANDARD MECHANICAL JOINY FITTINGS IN CONFORMANCE WITH THE APPLICABLE PORTIONS OF ANSI/AWWA C153/A21.53. ALL FITTINGS SHALL BE CEMENT-MORTAR-LINED IN ACCORDANCE WITH ANSI/AWWA C104/A21.4. LUG BOLTS SHALL BE HIGH STRENGTH, LOW ALLOY STEEL, MINIMUM YIELD STRENGTH OF 45,000 PSI.

19. MATERIAL OF CONSTRUCTION FOR SEWER FORCE MAINS SHALL BE AS NOTED ON THE DRAWINGS. FORCE MAIN SHALL BE INSTALLED AS PROFILED TO PREVENT FORMATION OF UNANTICIPATED HIGH POINTS IN THE INSTALLATION.

20. ALL SEWER LINES MUST BE SUCCESSFULLY TESTED, PRIOR TO FINAL ACCEPTANCE.

21. ALL PUBLIC OR SUSSEX COUNTY SANITARY SEWER CONSTRUCTION PERFORMED SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 38, THESE PLANS AND ALL APPLICABLE CONSTRUCTION PERMITS.

22. ALL DROP MANHOLES TO BE 5'-0" IN DIAMETER.

23. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL ANGLE MAY VARY DUE TO FIELD CONDITIONS. USE OF ADDITIONAL FITTINGS SHALL BE AUTHORIZED BY THE ENGINEER.

24. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.

25. ALL DISTURBED AREAS IN THE STATED RIGHT OF WAY, BUT NOT IN THE PAVEMENT SECTION MUST BE TOPSOILED (6" MINIMUM), FERTILIZED, MULCHED, AND SEEDED.

26. ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE M.U.T.C.D. MANUAL, MOST CURRENT EDITION.

27. ALL PROPOSED STORM DRAIN DESIGNATED AS "RCP" IS TO BE REINFORCED CONCRETE CIRCULAR PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PROFILES FOR SPECIFIC PIPE CLASS.

28. ALL LENGTHS OF PIPE ARE MEASURED HORIZONTALLY FROM CENTER LINES OF INLETS, MANHOLES OR FITTINGS. ACTUAL TRUE LENGTHS OF PIPES ARE TO BE DETERMINED IN THE FIELD.

29. WHERE SPECIFIED, HDPE STORM DRAIN PIPE SHALL BE ADS N-12 (SMOOTH INTERIOR) PIPE WITH ADS PRO-LINK WT (BELL/BELL COUPLER) FOR WATER TIGHT CONNECTIONS. REFER TO PLAN AND PROFILES FOR MATERIALS USED.

30. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING, AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFIRM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER INSTALLATION REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT PROPER LINE AND GRADE IS ESTABLISHED WITHIN TRENCH BEDDING PRIOR TO PLACEMENT OF PIPE AND THAT PROPER MATERIALS ARE USED AND COMPACTION IS ACHIEVED DURING HAUNCHING AND INITIAL BACKFILL. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SUITABILITY OF MATERIALS USED AND PROPER COMPACTION. ANY DEVIATION IN LINE AND GRADE OR OBVIOUS JOINT SEPARATION SHALL BE CORRECTED PRIOR TO ESTABLISHMENT OF FINAL SUBGRADE AND PAVEMENT SURFACE. THE CONTRACTOR SHALL TAKE EVERY CARE TO ENSURE CORRECT PIPE INSTALLATION.

31. UNLESS OTHERWISE SPECIFIED ALL ROADWAY INLETS SHALL HAVE A TYPE 1 INLET GRATE AND TYPE C TOP UNIT PER DELDOT STANDARDS, CURRENT REVISION.

32. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.

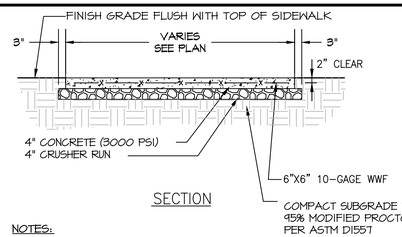
GENERAL NOTES

1. DEVELOPMENT ACCESS DRIVEWAYS ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH COUNTY REGULATIONS.

2. MAINTENANCE OF THE ACCESS DRIVEWAYS WITHIN THIS DEVELOPMENT WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE AND SUSSEX COUNTY ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE ACCESS DRIVEWAYS.

3. MAINTENANCE OF THE STORM WATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.

4. THE PROPOSED ENTRANCE/EXIT IS CONCEPTUAL ONLY AND IS SUBJECT TO REVIEW AND APPROVAL BY DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.



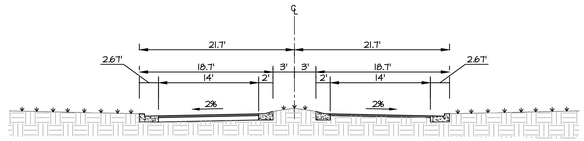
SECTION

NOTES:

1. MAXIMUM SIDEWALK SLOPE IS 5.0%.
2. MAXIMUM CROSS SLOPE IS 2.0%.
3. SIDEWALK TO BE SCRIBED IN 5' SQUARES (INCREMENTS).
4. EXPANSION JOINTS ACROSS THE SIDEWALK NOT MORE THAN 15' APART
5. 1/2" PRE-FORMED BITUMINOUS EXPANSION JOINT MATERIAL IN EXPANSION JOINTS TO BE 1/4" BELOW SURFACE OF SIDEWALK.
6. CONCRETE TO BE MIX 2. (3000 P.S.I.)
7. TYPE IV POLYURETHANE BONDED RECYCLED RUBBER PREFORMED EXPANSION JOINT MATERIAL SHALL BE INSTALLED WHERE SIDEWALKS ARE ADJACENT TO CURBING.

CONCRETE SIDEWALK

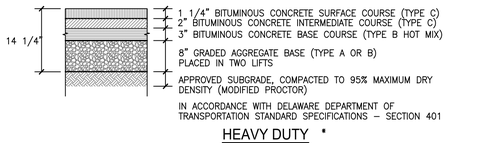
NOT TO SCALE



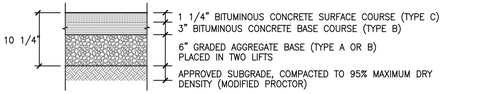
1

TYPICAL ROXANA LANE SECTION

SCALE: 1" = 10'



HEAVY DUTY *

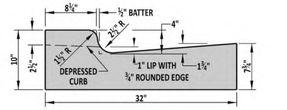


STANDARD DUTY *

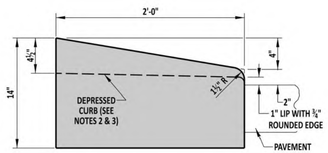
* FINAL SECTION TO BE DETERMINED BY GEOTECHNICAL ENGINEER IN FIELD.
* COMPACTION OF SUBGRADE SHOULD BE 95% OF MAXIMUM DRY DENSITY

PAVING SECTIONS

NOT TO SCALE



INTEGRAL P.C.C. CURB AND GUTTER
TYPE 1-4



P.C.C. CURB
TYPE 2

MRA
MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS
8 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
302-855-5734

PROPERTY OWNER:
BONARD B. TIMMONS, JR. & LOREN E. EVANS
C/O LOREN E. EVANS, PRESIDENT
CFL ENTERPRISES, INC.
76 WEST AVENUE
OCEAN VIEW, DELAWARE 19970
PHONE: (302) 542-0813

DEVELOPER:
PEAK MANAGEMENT, LLC.
4969 MERCANTILE RD, SUITE K
NOTTINGHAM, MARYLAND 21236
ATTN.: TERESA ROSIER, VICE PRESIDENT
PHONE: (410) 248 - 5100

PEAK MANAGEMENT ROXANA APARTMENTS

PRELIMINARY PLAN
OCEAN VIEW, DELAWARE
SUSSEX COUNTY, DE
BALTIMORE HUNDRED

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
20570	KMR	09/15/20

SHEET TITLE
GENERAL NOTES AND DETAILS

SHEET NUMBER
PP-2

LANDS OF
HOCKER'S SUPER CENTER PROPERTIES LLC
134-12.00-330.01

WELLHEAD PROTECTION AREA

EX. PAVEMENT

PROPOSED LIMIT OF CLEARING (TYP.)

6' VINYL FENCE

20' LANDSCAPE BUFFER

10' BLDG SETBACK

N 82° 48' 22" E 944.21'

END 6' VINYL FENCE

EX. SWM FACILITY

SWM AREA

FUTURE 15' DELDOT PE

BUILDING #1
21 APARTMENT UNITS
14090 S.F.

COMMUNITY OPEN SPACE

BUILDING #2
21 APARTMENT UNITS
14090 S.F.

DOG PARK
3705 S.F.

MAINTENANCE
1045 S.F.

COMMUNITY OPEN SPACE

GARAGE (TYP)

6' VINYL FENCE W/GATE

DUMPSTER ENCLOSURE

10' BLDG SETBACK

BUILDING #3
20 APARTMENT UNITS
14090 S.F.

6' VINYL FENCE

10' SHARED USE PATH

PR 2" FORCE MAIN

PR PUMP STATION

5' CONCRETE WALK

PR 8" WAT

PR 8" SAN

9' X 18' PARKING SPACES (TYP)

LOADING/UNLOADING 12'X40' TYP.

ROXANA LANE

25' EP TO EP

14' EP TO EP

24' EP TO EP

25' FL TO FL

LOADING/UNLOADING 12'X40'(TYP.)

9' X 18' PARKING SPACES (TYP)

PROP. TREE LINE

ENTRANCE BOULEVARD

ROXANA ROUTE 17

LOADING/ UNLOADING 12'X10'

DUMPSTER ENCLOSURE

BUILDING #4
21 APARTMENT UNITS
14090 S.F.

10' SHARED USE PATH

10' DELDOT R/W DEDICATION

COMMUNITY MAILBOX

BUILDING #6
21 APARTMENT UNITS
14090 S.F.

EMERGENCY ACCESS (TYP.)

BUILDING #5
21 APARTMENT UNITS
14090 S.F.

GARAGE (TYP)

COMMUNITY CENTER
4750 S.F.

COMMUNITY POOL
1488 S.F.

DECK

SWM AREA

COMMUNITY OPEN SPACE

EX. 40' BLDG SETBACK

10' BLDG SETBACK

6' VINYL FENCE

DUMPSTER ENCLOSURE

PROPOSED LIMIT OF CLEARING (TYP.)

S 83° 23' 08" W 943.69'

20' LANDSCAPE BUFFER

END 6' VINYL FENCE

LANDS OF
HOCKER FAMILY PROPERTIES, LLC
134-12.00-370.02

LANDS OF
HOCKER FAMILY PROPERTIES, LLC
134-12.00-370.00

LEGEND

- EXISTING PROPERTY LINE
- PROPOSED R/W LINE
- PROPOSED LOT LINE
- PROPOSED BUILDING SETBACK LINE
- EXISTING CONTOURS
- PROPOSED LOT NUMBER
- EXISTING WOODLANDS LINE
- WOODLAND PRESERVATION LINE
- PROPOSED CONC. WALK
- EXTERIOR PROPERTY LINE
- INTERIOR PROPERTY LINE
- EXISTING PAVED ROAD
- PROPOSED PAVED ROAD
- PROPOSED SANITARY SEWER, MANHOLE
- PROPOSED WATER LINE, VALVE, HYDRANT
- PROPOSED EASEMENT
- PARKING SPACE COUNT

GRAPHIC SCALE

40 0 20 40 80 160

(IN FEET)
1 inch = 40 ft.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, PLANNERS, SURVEYORS, AND LANDSCAPE ARCHITECTS

8 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
302-855-5734

PROPERTY OWNER:

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PHONE: (410) 248 - 5100

PEAK MANAGEMENT
ROXANA APARTMENTS

PRELIMINARY PLAN

OCEAN VIEW, DELAWARE

BALTIMORE HUNDRED

SUSSEX COUNTY, DE

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NO.	REVISION	DATE

JOB NO.	DRAWN BY	ISSUED
20570	KMR	09/15/20

SHEET TITLE

PRELIMINARY PLAN

SHEET NUMBER

PP-3

EXHIBIT 2

PLUS COMMENTS AND RESPONSE LETTER

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

July 23, 2020

Ken Usab, P.E.
Morris & Ritchie Associates, Inc.
8 West Market Street
Georgetown, DE 19947

RE: PLUS review 2020-06-04; Peak Management LLC – Roxana Apartments

Dear Mr. Usab:

Thank you for meeting with State agency planners on June 24, 2020 to discuss the proposed plans for the Peak Management LLC -Roxana Apartments project. According to the information received you are seeking review of a proposed site plan for a 125-unit subdivision on 10.464 acres along Roxana Road in Sussex County.

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

Strategies for State Policies and Spending

This project is located in Investment Level 2 according to the *Strategies for State Policies and Spending*. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. State investments will support growth in these areas. Our office has no objections to the proposed rezoning and development of this project in accordance with the County codes and ordinances.

This parcel is located adjacent to the Town of Millville. The owner should consider annexing into the Town of Millville.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The site access on Roxana Road (Delaware Route 17) must be designed in accordance with DelDOT's Development Coordination Manual.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.6.1 of the Manual addresses the location of entrances onto the State-maintained road system. Preliminarily the entrance location is acceptable as proposed.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. The PLUS application shows 904 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual, and assuming 125 units of Mid-Rise Multi-Family Housing, DelDOT estimates that the total daily trips generated would be 680 vehicle trip ends per day and that the trip generation during the weekday evening peak hour would be 55 vehicle trip ends. Therefore, the plan does meet the warrants for a TIS.

  Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as $10 per daily trip or, in this case, $6,800. AWS Fees are used to fund traffic studies, not to build improvements.

  DelDOT anticipates requiring the developer to enter signal agreements for the intersections of Roxana Road with Atlantic Avenue (Delaware Route 26) and Burbage Road (Sussex Road 353).

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Burbage Road. By this regulation, this dedication is to provide a minimum of 40 feet from the physical centerline of Roxana Road. The following right-of-way dedication note is

required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Roxana Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:

    - Depiction of all existing entrances within 600 feet of the entrance on Roxana Road.
    - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

- Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. DelDOT recommends that the applicant contact the owners of the adjoining parcels to the north and south and, if they are amenable, provide driveway connections or, if that is not negotiable, bicycle and pedestrian connections so that apartment residents could access development on those parcels without using Roxana Road.

  More specifically. DelDOT recommends a connection to the north approximately where the future County pump station is proposed, so that apartment residents would access the shopping center near one of the storefronts, and a connection to the south where the emergency access is proposed between Buildings 5 and 6. The connection to the north is of particular importance because Delaware Transit Corporation contemplates providing bus service on Atlantic Avenue (Delaware Route 26) and the connection would allow residents to walk through the shopping center parking lot to reach a bus stop.

- Section 3.5.4.2 of the Manual addresses requirements for shared-use paths and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT will require a path along the frontage on Roxana Road. On the north end, the path should extend to the driveway of the adjoining shopping center and terminate there with a curb ramp.

- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Roxana Road.

- Section 5.2.4 of the Manual addresses entrance widths. As shown on the plan accompanying the PLUS application, the entrance appears to be too wide.

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml. The shopping center to the north of this site is planning an expansion that would necessitate the extension of their right turn lane and the start of that lane could affect the design of the subject development's entrance.

- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Wellhead Protection Area

- DNREC reviewers have determined that this parcel intersects a wellhead protection area (WHPA), located in the area of building #1. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. Wellhead Protection Areas are delineated by the DNREC Division of Water and constitute a critical area as defined under Chapter 92, Title 29 of the Delaware Code. As such, WHPA's are protected under local ordinances. Sussex County has set limits to the amount of impervious cover and land use practices that can occur within these areas.

- The applicant must comply with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

Stormwater Management

- For projects greater than 5,000 square feet, a detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site.

- There has been 1 drainage complaint reported to DNREC associated with the adjacent parcel near the southeast corner of this project parcel.

- The applicant must contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The applicant / consultant should submit

the Stormwater Assessment Study to the Sussex Conservation District and schedule a project application meeting prior to moving forward with the stormwater and site design. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through the Sussex Conservation District.

Tax Ditch

- Based on DNREC mapping, the Millville Tax Ditch and the associated right-of-way is located adjacent to the project parcel's southern boundary.

- The developer must contact the DNREC Drainage Program to discuss the existing tax ditch rights-of-way prior to the Sussex Conservation District project application meeting. Please contact Michele Garner at (302) 855-1930 to discuss the existing tax ditch rights-of-way.

Water Quality and TMDLs

- This project is located within in the *low nutrient reduction* zone of the greater Inland Bays watershed. A Total Maximum Daily Load (TMDL) is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. The TMDL for the *low reduction* zone of the Inland Bays watershed calls for 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- While the soils are well drained and prime farmland, the nearest water source is over 350 meters away, beyond the distance considered for prehistoric sites. Prehistoric archaeological potential is low. There seems to be a house just off the site in the 1937 aerial and topographic maps, but it is no longer there in the 1954 aerial. While there are more houses shown in that area on the Beers Atlas Map of 1868, it looks like that area has been consistently plowed and possibly like there has been some landscaping activities there, likely leading to destroyed context for any archaeological remains of the house. Historic archaeological potential is low to moderate.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section

106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped **(but in no way required)** that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Roxana Road.

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019, and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/.

Department of Natural Resources and Environmental Control – Michael Tholstrup 735-3352

Stormwater Management

- Any area designated as a drainage/utility easement should be designated as open space. Any drainage/utility easement should not have structures, decks, buildings, sheds, kennels, or fences, within the easement, to allow for future drainage maintenance. Additionally, any trees or shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.

- The applicant should contact a licensed (Delaware Class D- Site Evaluator) soil scientist to make a site-specific assessment of the soils on this site. A list of Class D licensees can be obtained here: https://data.delaware.gov/Energy-and-Environment/Class-D-Site-

Evaluator-Licensees-Based-on-Licensed/6vjq-34rp. Questions regarding licensed professionals should be directed to Dawn Dryden at (302) 739-9948.

Water Quality and TMDLs

- To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and the amount of impervious cover, as well as increasing the use of green infrastructure. The Inland Bays Pollution Control Strategy (PCS) and regulations can be reviewed here: http://regulations.delaware.gov/documents/November2008c.pdf.

- Employ green-technology storm water management and rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater.

- A project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: http://cast.chesapeakebay.net/Documentation/ModelDocumentation

Low Impact and Sustainable Development Recommendations

The following strategies and resources are provided to help reduce these impacts to our natural resources while supporting development goals.

Clean Transportation

- Install electric vehicle charging infrastructure. Consumers are increasingly choosing electric vehicles and lack of charging infrastructure is a barrier for those that wish to drive an electric vehicle but live in apartment complexes. Installing this infrastructure is cost effective when incorporated into a project plan, and the Division of Climate, Coastal, & Energy offers incentives of up to 90% of the station cost. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/cleantransportation).

Energy Efficiency, and Renewable Energy Sources

- Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution. Renewable energy infrastructure such as solar or geothermal will further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for

funding through the Division of Climate, Coastal, & Energy (www.de.gov/greenenergy, www.de.gov/eeif).

Solid Waste reduction

- The applicant should consider the use of recycled materials, such as reclaimed asphalt pavement, to reduce landfill waste, heat island effects on paved surfaces, and pavement costs.

- Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.

Air Pollution Reduction

- Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.

- Air pollution is also directly related to increased motorized transportation activity. Incorporating nonmotorized connectivity and installing bicycle racks where feasible will help to facilitate non-vehicular travel modes.

State Housing Authority – Contact: Jonathan Adkins-Taswell 739-0245

- DSHA supports the site plan for 125-unit multi-family apartments on 10.46 acres along Roxana Road outside the Town of Millville in Sussex County. This is an excellent location for a more affordable housing product. As a result, DSHA recommends that Sussex county embrace the opportunity to approve this proposal permitting residents to live close to their jobs, as well as, access the resources and benefits this area provides.
- This Proposal provides Sussex County an excellent opportunity to facilitate a more affordable housing product in the Coastal Resort Area. The need for housing affordable to the many county residents who work in this resort economy is acute and well documented. This proposal is located in a great location with high value markets, offering economic opportunity, high performing schools, and supportive infrastructure that help household succeed. Unfortunately, these same areas contain little affordable housing. DSHA encourages the County and developer to work together, perhaps through participation in the County's Moderately Priced Housing Unit program, to incorporate a variety of housing options and prices so that more Sussex County residents can benefit from the many resources and benefits this area provides.
- DSHA encourages the site layout and quality design measures that creates desirable rental units which are vital to any well-balanced community, the intensity of the proposal warrants design measures to create human-scaled, and pedestrian-oriented community. Incorporating attractive streetscapes, community recreation areas, visually appealing façade treatments,

significant landscaping and pedestrian-oriented measures will help the proposal to integrate well into the larger Comprehensive plan.

Delaware Transit Corporation (DTC) – Contact: Jared Kauffman 576-6062

- A direct pedestrian pathway is needed from the apartments into the shopping center. Not only will this provide non-motorized access between the two, it will also create a pedestrian pathway to SR 26, which DART is currently investigating on how to provide service.

Sussex County Housing – Contact: Brandy Nauman 855-7779

- Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

- For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

- The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.

- Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County Planning

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

September 14, 2020

State of Delaware
Office of State Planning Coordination
Haslet Armory - Third Floor
122 Martin Luther King, Jr. Boulevard South
Dover, Delaware 19901

ATTN: Ms. Constance C. Holland, AICP

RE: Peak Management LLC – Roxana Apartments
PLUS Review 2020-06-04
MRA 20570

Dear Ms. Holland:

This letter is pursuant to your letter dated July 23, 2020 and the meeting with State agency planners on June 24, 2020, to discuss the proposed plans for Roxana Apartments, in Sussex County, Delaware. We reviewed all comments and offer the following response to each comment.

Each comment in your letter is shown in *italicized text* followed by our written responses on behalf of the Applicant, Roxana Apartments:

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

Response: The Applicant will comply with applicable Federal State and local regulations. The Applicant understands that the project is in Sussex County and will need to comply with any and all regulations / restrictions set forth by the County.

"Strategies for State Policies and Spending"

- *This project is located in Investment Level 2 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. State investments will support growth in these areas. Our office has no objections to the proposed rezoning and development of this project in accordance with the County codes and ordinances.*
- *This parcel is located adjacent to the Town of Millville. The owner should consider annexing into the Town of Millville.*

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- *The site access on Roxana Road (Delaware Route 17) must be designed in accordance with DelDOT's Development Coordination Manual.*

  Response: The Applicant is aware the site access must be designed in accordance with DelDOT's Development Coordination Manual.

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.*

  Response: A pre-submittal meeting will be requested prior to plan submission.

- *Section 1.6.1 of the Manual addresses the location of entrances onto the State-maintained road system. Preliminarily the entrance location is acceptable as proposed.*

  Response: Comment Acknowledged.

- *Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

  Response: Applicable DelDOT fee will be paid.

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. The PLUS application shows 904 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual, and assuming 125 units of Mid-Rise Multi-Family Housing, DelDOT estimates that the total daily trips generated would be 680 vehicle trip ends per day and that the trip generation during the weekday evening peak hour would be 55 vehicle trip ends. Therefore, the plan does meet the warrants for a TIS.*

  Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as $10 per daily trip or, in this case, $6,800. AWS Fees are used to fund traffic studies, not to build improvements

  DelDOT anticipates requiring the developer to enter signal agreements for the intersections of Roxana Road with Atlantic Avenue (Delaware Route 26) and Burbage Road (Sussex Road 353).

  Response: The Applicant will work closely with DelDOT for the required intersection improvements.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Burbage Road. By this regulation, this dedication is to provide a minimum of 40 feet from the physical centerline of Roxana Road. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."*

  Response: The site does not front along Burbage Road, the site has frontage along Roxana Rd. A right turn lane has been constructed on Burbage Road eastbound at the intersection Roxana Road.

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Roxana Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide*

permanent easement is hereby established for the State of Delaware, as per this plat."

Response: A 15" DelDOT permanent easement will be provided along the property frontage (Roxana Rd – Rte. 17).

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*
    - *Depiction of all existing entrances within 600 feet of the entrance on Roxana Road.*
    - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.*

Response: An entrance exists 350'+/- north of the proposed entrance to Hocker's Market and another entrance exists 569' south of the proposed site to a private drive (Red Fox Lane) that will be shown on the Record Plan.

- *Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. DelDOT recommends that the applicant contact the owners of the adjoining parcels to the north and south and, if they are amenable, provide driveway connections or, if that is not negotiable, bicycle and pedestrian connections so that apartment residents could access development on those parcels without using Roxana Road.*

  More specifically. DelDOT recommends a connection to the north approximately where the future County pump station is proposed, so that apartment residents would access the shopping center near one of the storefronts, and a connection to the south where the emergency access is proposed between Buildings 5 and 6. The connection to the north is of particular importance because Delaware Transit Corporation contemplates providing bus service on Atlantic Avenue (Delaware Route 26) and the connection would allow residents to walk through the shopping center parking lot to reach a bus stop.

  Response: The Applicant has contacted the adjacent property owner and will provide a private pedestrian access connection to the adjacent commercial parcel property line as requested. The adjacent property owner was not open to consideration of an internal vehicular driveway connection or pedestrian connection to the property to the south. The Applicant is also concerned about providing a direct public pedestrian connection through the private apartment community for security reasons. The are very willing to construct the public shared use path along the project frontage.

- *Section 3.5.4.2 of the Manual addresses requirements for shared-use paths and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT will require a path along the frontage on Roxana Road. On the north end, the path should extend to the driveway of the adjoining shopping center and terminate there with a curb ramp.*

  Response: A shared use path is provided along the site frontage along Roxana Road. A sidewalk / path does not exist to the north or south end of the site. The applicant will seek an easement to terminate the shared use path at the existing curb cut for the southerly entrance to the commercial shopping center. In the event that the easement from the adjacent property owner is not feasible, the Applicant will follow DelDOT's termination policy.

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Roxana Road.*

  Response: Stormwater management facilities (SWM) for the site and will respect the 20' minimum criteria except for SWM filter strips and bioswales which may be sited

within 20 feet of the State ROW.

- *Section 5.2.4 of the Manual addresses entrance widths. As shown on the plan accompanying the PLUS application, the entrance appears to be too wide.*

  Response: The site entrance width is 16' entering the site and the exit width is 24' to accommodate both left hand and right turns leaving the site.

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml. The shopping center to the north of this site is planning an expansion that would necessitate the extension of their right turn lane and the start of that lane could affect the design of the subject development's entrance.*

  Response: Comment acknowledged.

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be.*

  Response: Comment acknowledged.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrop 735-3352

Wellhead Protection Area

- *DNREC reviewers have determined that this parcel intersects a wellhead protection area (WHPA), located in the area of building #1. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. Wellhead Protection Areas are delineated by the DNREC Division of Water and constitute a critical area as defined under Chapter 92, Title 29 of the Delaware Code. As such, WHPA's are protected under local ordinances. Sussex County has set limits to the amount of impervious cover and land use practices that can occur within these areas.*

  Response: MRA contacted DNREC's Source Water Assessment and Protection Program and spoke with Douglas Rambo. The WHPA for this site relates to an unconfined aquifer providing no more than 50,000 GPD of water. Under Sussex County code, the "safe zone" for this site is 20 feet from the center of the WHPA. The proposed buildings are outside that buffer and will meet Sussex County's requirements for impervious coverage and recharge within the area between the safe zone and the edge of the WHPA. The site is current designed at 48.3%+/- impervious coverage within this area. MRA will provide an environmental assessment report reflecting site infiltration back into groundwater.

- *The applicant must comply with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.*

  Response: Comment acknowledged.

Stormwater Management

- *For projects greater than 5,000 square feet, a detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site.*

  Response: *D*etailed sediment and stormwater plans and associated application will be submitted to Sussex County Soil Conservation District for review and approval.

- *There has been 1 drainage complaint reported to DNREC associated with the adjacent parcel near*

the southeast corner of this project parcel.

Response: MRA will review the existing drainage patterns and impacts on the surrounding properties and address any issues in conformance with applicable County, State and Federal regulations.

- *The applicant must contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The applicant / consultant should submit the Stormwater Assessment Study to the Sussex Conservation District and schedule a project application meeting prior to moving forward with the stormwater and site design. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through the Sussex Conservation District.*

  Response: A pre-application meeting will be coordinated with SCD prior to plan and application submission.

Tax Ditch

- *Based on DNREC mapping, the Millville Tax Ditch and the associated right-of-way is located adjacent to the project parcel's southern boundary.*

  Response: The majority of the project site fall within the Millville tax ditch boundary area. No part of the maintenance right-of-way is located within the site.

- *The developer must contact the DNREC Drainage Program to discuss the existing tax ditch rights-of-way prior to the Sussex Conservation District project application meeting. Please contact Michele Garner at (302) 855-1930 to discuss the existing tax ditch rights-of-way.*

  Response: Comment acknowledged.

Water Quality and TMDLs

- *This project is located within in the low nutrient reduction zone of the greater Inland Bays watershed. A Total Maximum Daily Load (TMDL) is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. The TMDL for the low reduction zone of the Inland Bays watershed calls for 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions.*

  Response: The stormwater management design will confirm with TMDL requirements for this watershed per applicable regulations.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- *While the soils are well drained and prime farmland, the nearest water source is over 350 meters away, beyond the distance considered for prehistoric sites. Prehistoric archaeological potential is low. There seems to be a house just off the site in the 1937 aerial and topographic maps, but it is no longer there in the 1954 aerial. While there are more houses shown in that area on the Beers Atlas Map of 1868, it looks like that area has been consistently plowed and possibly like there has been some landscaping activities there, likely leading to destroyed context for any archaeological remains of the house. Historic archaeological potential is low to moderate.*

  Response: Comment acknowledged.

- *If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).*

  Response: Comment acknowledged.

- *If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov*

  Response: Comment acknowledged.

Recommendations/Additional Information

- *The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Roxana Road.*

  Response: A direct access to the proposed County pump station will be provided within the site.

- *The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.*

  Response: All comments will be addressed accordingly prior to plan review.

- *Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019, and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/.*

  Response: The applicable standard general notes will be utilized for any additional submittals.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrop 735-3352

Stormwater Management

- *Any area designated as a drainage/utility easement should be designated as open space. Any drainage/utility easement should not have structures, decks, buildings, sheds, kennels, or fences, within the easement, to allow for future drainage maintenance. Additionally, any trees or shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.*

  Response: Comment acknowledged.

- *The applicant should contact a licensed (Delaware Class D- Site Evaluator) soil scientist to make a site-specific assessment of the soils on this site. A list of Class D licensees can be obtained here: https://data.delaware.gov/Energy-and-Environment/Class-D-Site-Evaluator-Licensees-Based-on-Licensed/6vjq-34rp. Questions regarding licensed professionals should be directed to Dawn Dryden at (302) 739-9948.*

  Response: Geo-Technology Assoc, Inc. will be performing a site soil evaluation for the project.

Water Quality and TMDLs

- *To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and the amount of impervious cover, as well as increasing the use of green infrastructure. The Inland Bays Pollution Control Strategy (PCS) and regulations can be reviewed here: http://regulations.delaware.gov/documents/November2008c.pdf.*

  Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

- *Employ green-technology storm water management and rain gardens (in lieu of open-water*

management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater.

Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

- *A project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: http://cast.chesapeakebay.net/Documentation/ModelDocumentation.*

  Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

Low Impact and Sustainable Development Recommendations

The following strategies and resources are provided to help reduce these impacts to our natural resources while supporting development goals.

Clean Transportation

- *Install electric vehicle charging infrastructure. Consumers are increasingly choosing electric vehicles and lack of charging infrastructure is a barrier for those that wish to drive an electric vehicle but live in apartment complexes. Installing this infrastructure is cost effective when incorporated into a project plan, and the Division of Climate, Coastal, & Energy offers incentives of up to 90% of the station cost. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/cleantransportation).*

  Response: Comment acknowledged. The applicant will consider installing the electric charging stations.

Energy Efficiency, and Renewable Energy Sources

- *Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution. Renewable energy infrastructure such as solar or geothermal will further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy (*www.de.gov/greenenergy, www.de.gov/eeif).

  Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

Solid Waste Reduction

- *The applicant should consider the use of recycled materials, such as reclaimed asphalt pavement, to reduce landfill waste, heat island effects on paved surfaces, and pavement costs.*

  Response: Comment acknowledged.

- *Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.*

  Response: Comment acknowledged.

Air Pollution Reduction

- *Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.*

  Response: Comment acknowledged.

- *Air pollution is also directly related to increased motorized transportation activity. Incorporating nonmotorized connectivity and installing bicycle racks where feasible will help to facilitate non-vehicular travel modes.*

  Response: Comment acknowledged.

State Housing Authority – Contact: Jonathan Adkins-Taswell 739-0245

- *DSHA supports the site plan for 125-unit multi-family apartments on 10.46 acres along Roxana Road outside the Town of Millville in Sussex County. This is an excellent location for a more affordable housing product. As a result, DSHA recommends that Sussex county embrace the opportunity to approve this proposal permitting residents to live close to their jobs, as well as, access the resources and benefits this area provides.*

  Response: Comment acknowledged.

- *This Proposal provides Sussex County an excellent opportunity to facilitate a more affordable housing product in the Coastal Resort Area. The need for housing affordable to the many county residents who work in this resort economy is acute and well documented. This proposal is located in a great location with high value markets, offering economic opportunity, high performing schools, and supportive infrastructure that help household succeed. Unfortunately, these same areas contain little affordable housing. DSHA encourages the County and developer to work together, perhaps through participation in the County's Moderately Priced Housing Unit program, to incorporate a variety of housing options and prices so that more Sussex County residents can benefit from the many resources and benefits this area provides.*

  Response: Comment acknowledged.

- *DSHA encourages the site layout and quality design measures that creates desirable rental units which are vital to any well-balanced community, the intensity of the proposal warrants design measures to create human-scaled, and pedestrian-oriented community. Incorporating attractive streetscapes, community recreation areas, visually appealing façade treatments, significant landscaping and pedestrian-oriented measures will help the proposal to integrate well into the larger Comprehensive plan.*

  Response: Comment acknowledged.

Delaware Transit Corporation (DTC) – Contact: Jared Kauffman 576-6062

- *A direct pedestrian pathway is needed from the apartments into the shopping center. Not only will this provide non-motorized access between the two, it will also create a pedestrian pathway to SR 26, which DART is currently investigating on how to provide service.*

  Response: The Applicant will be providing a multi-use path along Roxana Road and is working the parcel owner north of the property regarding inter-connection access.

Sussex County Housing – Contact: Brandy Nauman 855-7779

- *Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.*

  Response: Comment acknowledged.

- *For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.*

  Response: Comment acknowledged.

- *The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.*

  Response: Comment acknowledged.

- *Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.*

  Response: Comment acknowledged.

On behalf of the Applicant, we thank the Office of State Planning and other State Departments for their comments. If you should have any questions or require additional information, please do not hesitate to contact me at (302) 855-5734, or via email at kusab@mragta.com.

Respectfully Submitted,
MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth M. Usab, P.E.
Principal

Enclosures

CC: Sussex County Planning & Zoning
Teresa Rosier

C:\Users\kusab\Documents\MRA\20570 Peak Mgmt - Timmons Site\CORRESPONDENCE\LETTERS\LTR 200728 Holland PLUS Plan Response Letter.docx

EXHIBIT 3

WETLANDS DETERMINATION

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND
ENVIRONMENTAL CONSULTANTS

A Practicing Geoprofessional Business Association Member Firm

January 6, 2020

Peak Management, LLC
4969 Mercantile Road, Suite K
Nottingham, Maryland 21236

Attn: Ms. Teresa Rosier

Re: Preliminary Wetland Evaluation Summary Letter
Timmons Property
Sussex County, Delaware

Pursuant to your request, Geo-Technology Associates, Inc. (GTA) has performed a Preliminary Wetland Evaluation of the above referenced subject property, which is located east of Roxana Road (Route 17) in the Millville area of Sussex County, Delaware. The subject property is identified as Sussex County Parcel 134-12.00-330.00 and encompasses approximately 10.48 acres.

In January 2020, a Wetland Scientist from GTA performed a Preliminary Wetland Evaluation at the subject property. GTA evaluated the subject property for potential jurisdictional wetlands and/or waters, in general accordance with Title 33 of the Code of Federal Regulations (CFR) Parts 328 and 329, definitions of waters of the United States, and the three-parameter criteria as set forth in the *1987 Corps of Engineers Wetlands Delineation Manual* Technical Report Y-87-1 and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0)*, dated November 2010. Wetland indicators include the presence/absence of hydric soils, hydrophytic vegetation, and hydrology. This letter and the accompanying *Preliminary Wetland Evaluation Plan* summarize the findings of GTA's review.

At the time of GTA's field evaluation, the subject property consisted primarily of agricultural fields with well-drained soils. GTA also observed upland wooded areas in the central and southeastern portions of the site consisting primarily of eastern redcedar (*Juniperus virginiana*, FACU), black cherry (*Prunus serotina*, FACU) Japanese honeysuckle (*Lonicera japonica*, FACU), and multiflora rose (*Rosa multiflora*, FACU). Soils within these wooded areas were well-drained and lacked hydric soil indicators. On the northern boundary of the subject property GTA observed an apparent stormwater management facility that exhibited indicators of wetland hydrology, hydrophytic vegetation, and hydric soils. Based on a review of aerial imagery, the stormwater management facility was constructed between 1999 and 2002. The stormwater management facility appears to be excavated from uplands, wholly drains

uplands and, in GTA's professional opinion, should not be considered state or federal jurisdictional.

As a result of GTA's review of the subject property, it is GTA's professional opinion that no jurisdictional "waters of the U.S.," including wetlands, are on the subject property. Our conclusions regarding this site have been based on observations of existing conditions, professional experience in the area with similar projects, and generally accepted professional environmental practice under similar circumstances. Seasonal fluctuations in precipitation or weather conditions can result in differences in the perception of hydrologic conditions, which can alter GTA's evaluation of wetlands/waterways. It is important to note that this delineation is GTA's professional opinion, only. Decisions regarding the official jurisdictional status of wetlands/waterways are made by federal, state and / or local regulatory agencies.

Should you have questions or require additional information, please contact this office at (410) 515-9446.

Sincerely,
GEO-TECHNOLOGY ASSOCIATES, INC.

Tracie Boyer
Environmental Scientist

Andy Stansfield
Vice President

TAB/MAJ/TAS
31191636
L:\Shared\Project Files\2019\31191860 - Timmons Property\WET\Reports - Permitting\Wetland Delineation Report\31191860 - PWE Summary.doc

Attachments:

Preliminary Wetland Evaluation for Timmons Property, dated January 6, 2020

GENERAL INFORMATION

1. LOCATION: EAST OF ROXANA ROAD (DE ROUTE 17) IN THE MILLVILLE AREA OF SUSSEX COUNTY, DELAWARE.
2. PLAN PREPARED FOR: PEAK MANAGEMENT, LLC
   4969 MERCANTILE ROAD, SUITE K
   NOTTINGHAM, MARYLAND 21236
   ATTN: MS. TERESA ROSIER
3. PLAN PREPARED BY: GEO-TECHNOLOGY ASSOCIATES, INC. (GTA)
   3445-A BOX HILL CORPORATE CENTER DRIVE
   ABINGDON, MARYLAND 21009
   ATTN: MRS. TRACIE BOYER
4. AREA OF REVIEW: APPROXIMATELY 10.48 ACRES
5. THE SUBJECT SITE IS IDENTIFIED AS SUSSEX COUNTY TAX PARCEL 134-12.00-330.00.
6. INFORMATION SHOWN ON THIS PLAN IS PRELIMINARY AND NOT MEANT FOR ENGINEERING OR CONSTRUCTION PURPOSES.
7. PROPERTY BOUNDARIES AND TOPOGRAPHIC INFORMATION SHOWN HEREON WERE OBTAINED FROM THE SUSSEX COUNTY GIS MAPPING APPLICATIONS. THE 2018 AERIAL IMAGERY WAS OBTAINED FROM GOOGLE EARTH.
8. ACCORDING TO FEMA FIRM MAP NUMBER 10005C0495K, EFFECTIVE MARCH 16, 2015, THE SUBJECT SITE IS NOT LOCATED WITHIN A 100-YEAR FLOODPLAIN.
9. SOILS SHOWN ON THIS PLAN WERE ADAPTED FROM THE UNITED STATES DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY, ACCESSED ON JANUARY 6, 2020. AVAILABLE ONLINE AT <HTTP://WWW.MD.NRCS.USDA.GOV/TECHNICAL/SOILS.HTML>.
10. THE PRELIMINARY WETLAND EVALUATION WAS PERFORMED BY GTA IN JANUARY 2020.
11. AS A RESULT OF THE REVIEW OF THE SITE, IT IS GTA'S PROFESSIONAL OPINION THAT THERE ARE NO JURISDICTIONAL "WATERS OF THE U.S.", INCLUDING WETLANDS, PRESENT WITHIN THE REVIEW AREA.
12. GTA'S CONCLUSIONS REGARDING THIS SITE HAVE BEEN BASED ON OBSERVATIONS OF EXISTING CONDITIONS, PROFESSIONAL EXPERIENCE, AND GENERALLY ACCEPTED PROFESSIONAL ENVIRONMENTAL PRACTICE UNDER SIMILAR CIRCUMSTANCES. SEASONAL VEGETATION CYCLES AND FLUCTUATIONS IN PRECIPITATION OR WEATHER CONDITIONS CAN RESULT IN DIFFERENCES IN THE PERCEPTION OF HYDROLOGIC CONDITIONS AND THE PRESENCE OF PREDOMINANTLY HYDROPHYTIC VEGETATION, WHICH CAN ALTER GTA'S EVALUATION OF WETLANDS/WATERWAYS.
13. IT IS IMPORTANT TO NOTE THAT THIS EVALUATION IS GTA'S PROFESSIONAL OPINION, ONLY. DECISIONS REGARDING THE OFFICIAL JURISDICTIONAL STATUS OF WETLANDS/WATERWAYS ARE MADE BY FEDERAL, STATE, AND/OR LOCAL REGULATORY AGENCIES.
14. THIS PLAN WAS PREPARED BY GTA FOR THE SOLE AND EXCLUSIVE USE OF PEAK MANAGEMENT, LLC. ANY REPRODUCTION OF THIS PLAN BY ANY OTHER PERSON WITHOUT THE EXPRESSED WRITTEN PERMISSION OF GTA AND PEAK MANAGEMENT, LLC IS UNAUTHORIZED, AND SUCH USE IS AT SOLE RISK OF THE USER.

SOILS CHART

SYMBOL[1]	NAME/DESCRIPTION[1]	HYDRIC SOIL[2]	HYDRIC COMPONENT[2]	PERCENTAGE OF MAPPING UNIT[2]	POSITION IN LANDSCAPE[2]
PpA	PEPPERBOX LOAMY SAND, 0-2% SLOPES	NO	-	-	-
RuB	RUNCLINT LOAMY SAND, 2-5% SLOPES	YES	HURLOCK, DRAINED	5	DEPRESSIONS, SWALES, FLATS

1. U. S. DEPARTMENT OF AGRICULTURE, NATURAL RESOURCES CONSERVATION SERVICE'S WEB SOIL SURVEY, ON JANUARY 6, 2020, AT <HTTP://WWW.MD.NRCS.USDA.GOV/TECHNICAL/SOILS.HTML>
2. HYDRIC SOILS INFORMATION AVAILABLE FROM THE STATE SOIL DATA ACCESS HYDRIC SOILS LIST, AT <HTTPS://WWW.NRCS.USDA.GOV/INTERNET/FSE_DOCUMENTS /NRCSEPRD1316619.HTML#REPORTREF>. ACCESSED JANUARY 6, 2019.

LEGEND

- SUBJECT SITE
- EXISTING PROPERTY BOUNDARY
- EXISTING 1' CONTOUR
- PpA / RuB — APPROXIMATE SOIL BOUNDARY
- APPROXIMATE LIMITS OF STORMWATER MANAGEMENT FACILITY

0' 15' 30' 60' 120'

SCALE: 1"=60'

NORTH

GEO-TECHNOLOGY ASSOCIATES, INC.
GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS
3445-A BOX HILL CORPORATE CENTER DRIVE
ABINGDON, MARYLAND 21009
410-515-9446
FAX: 410-515-4895
WWW.GTAENG.COM

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PRELIMINARY WETLAND EVALUATION

TIMMONS PROPERTY

SUSSEX COUNTY, DELAWARE

DATE	REVISIONS

JOB NO:	31191860
SCALE:	1"=60'
DATE:	JANUARY 6, 2020
DRAWN BY:	TAB
DESIGN BY:	TAB
REVIEW BY:	MAJ/TAS
SHEET:	1 OF 1

MORRIS & RITCHIE ASSOCIATES, INC.

ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS,
AND LANDSCAPE ARCHITECTS

September 14, 2020

State of Delaware
Office of State Planning Coordination
Haslet Armory - Third Floor
122 Martin Luther King, Jr. Boulevard South
Dover, Delaware 19901

ATTN: Ms. Constance C. Holland, AICP

RE: Peak Management LLC – Roxana Apartments
PLUS Review 2020-06-04
MRA 20570

Dear Ms. Holland:

This letter is pursuant to your letter dated July 23, 2020 and the meeting with State agency planners on June 24, 2020, to discuss the proposed plans for Roxana Apartments, in Sussex County, Delaware. We reviewed all comments and offer the following response to each comment.

Each comment in your letter is shown in *italicized text* followed by our written responses on behalf of the Applicant, Roxana Apartments:

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

Response: The Applicant will comply with applicable Federal State and local regulations. The Applicant understands that the project is in Sussex County and will need to comply with any and all regulations / restrictions set forth by the County.

"Strategies for State Policies and Spending"

- *This project is located in Investment Level 2 according to the Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and State plans in the near-term future. State investments will support growth in these areas. Our office has no objections to the proposed rezoning and development of this project in accordance with the County codes and ordinances.*
- *This parcel is located adjacent to the Town of Millville. The owner should consider annexing into the Town of Millville.*

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- *The site access on Roxana Road (Delaware Route 17) must be designed in accordance with DelDOT's Development Coordination Manual.*

  Response: The Applicant is aware the site access must be designed in accordance with DelDOT's Development Coordination Manual.

- *Pursuant to Section 1.3 of the Manual, a Pre-Submittal meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.*

  Response: A pre-submittal meeting will be requested prior to plan submission.

- *Section 1.6.1 of the Manual addresses the location of entrances onto the State-maintained road system. Preliminarily the entrance location is acceptable as proposed.*

  Response: Comment Acknowledged.

- *Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.*

  Response: Applicable DelDOT fee will be paid.

- *Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. The PLUS application shows 904 vehicle trip ends per day. Using the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual, and assuming 125 units of Mid-Rise Multi-Family Housing, DelDOT estimates that the total daily trips generated would be 680 vehicle trip ends per day and that the trip generation during the weekday evening peak hour would be 55 vehicle trip ends. Therefore, the plan does meet the warrants for a TIS.*

  Section 2.2.2.2 of the Development Coordination Manual provides that for developments generating less than 2000 vehicle trip ends per day and less than 200 vehicle trip ends per hour in any hour of the day, DelDOT may accept an Area Wide Study (AWS) Fee in lieu of the TIS if the local government does not require a TIS. The AWS Fee is calculated as $10 per daily trip or, in this case, $6,800. AWS Fees are used to fund traffic studies, not to build improvements

  DelDOT anticipates requiring the developer to enter signal agreements for the intersections of Roxana Road with Atlantic Avenue (Delaware Route 26) and Burbage Road (Sussex Road 353).

  Response: The Applicant will work closely with DelDOT for the required intersection improvements.

- *As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Burbage Road. By this regulation, this dedication is to provide a minimum of 40 feet from the physical centerline of Roxana Road. The following right-of-way dedication note is required, "An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."*

  Response: The site does not front along Burbage Road, the site has frontage along Roxana Rd. A right turn lane has been constructed on Burbage Road eastbound at the intersection Roxana Road.

- *In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on Roxana Road. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, "A 15-foot wide*

permanent easement is hereby established for the State of Delaware, as per this plat."

Response: A 15" DelDOT permanent easement will be provided along the property frontage (Roxana Rd – Rte. 17).

- *Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:*
  - *Depiction of all existing entrances within 600 feet of the entrance on Roxana Road.*
  - *Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.*

Response: An entrance exists 350'+/- north of the proposed entrance to Hocker's Market and another entrance exists 569' south of the proposed site to a private drive (Red Fox Lane) that will be shown on the Record Plan.

- *Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. DelDOT recommends that the applicant contact the owners of the adjoining parcels to the north and south and, if they are amenable, provide driveway connections or, if that is not negotiable, bicycle and pedestrian connections so that apartment residents could access development on those parcels without using Roxana Road.*

  More specifically. DelDOT recommends a connection to the north approximately where the future County pump station is proposed, so that apartment residents would access the shopping center near one of the storefronts, and a connection to the south where the emergency access is proposed between Buildings 5 and 6. The connection to the north is of particular importance because Delaware Transit Corporation contemplates providing bus service on Atlantic Avenue (Delaware Route 26) and the connection would allow residents to walk through the shopping center parking lot to reach a bus stop.

  Response: The Applicant has contacted the adjacent property owner and will provide a private pedestrian access connection to the adjacent commercial parcel property line as requested. The adjacent property owner was not open to consideration of an internal vehicular driveway connection or pedestrian connection to the property to the south. The Applicant is also concerned about providing a direct public pedestrian connection through the private apartment community for security reasons. The are very willing to construct the public shared use path along the project frontage.

- *Section 3.5.4.2 of the Manual addresses requirements for shared-use paths and sidewalks. For projects in Level 1 and 2 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is mandatory. DelDOT will require a path along the frontage on Roxana Road. On the north end, the path should extend to the driveway of the adjoining shopping center and terminate there with a curb ramp.*

  Response: A shared use path is provided along the site frontage along Roxana Road. A sidewalk / path does not exist to the north or south end of the site. The applicant will seek an easement to terminate the shared use path at the existing curb cut for the southerly entrance to the commercial shopping center. In the event that the easement from the adjacent property owner is not feasible, the Applicant will follow DelDOT's termination policy.

- *In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Roxana Road.*

  Response: Stormwater management facilities (SWM) for the site and will respect the 20' minimum criteria except for SWM filter strips and bioswales which may be sited

within 20 feet of the State ROW.

- *Section 5.2.4 of the Manual addresses entrance widths. As shown on the plan accompanying the PLUS application, the entrance appears to be too wide.*

  Response: The site entrance width is 16' entering the site and the exit width is 24' to accommodate both left hand and right turns leaving the site.

- *In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at http://www.deldot.gov/Business/subdivisions/index.shtml. The shopping center to the north of this site is planning an expansion that would necessitate the extension of their right turn lane and the start of that lane could affect the design of the subject development's entrance.*

  Response: Comment acknowledged.

- *In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be.*

  Response: Comment acknowledged.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrop 735-3352

Wellhead Protection Area

- *DNREC reviewers have determined that this parcel intersects a wellhead protection area (WHPA), located in the area of building #1. A WHPA is the surface and subsurface area surrounding a water well, or wellfield supplying a public water system through which contaminants are likely to reach such well, or wellfield. Wellhead Protection Areas are delineated by the DNREC Division of Water and constitute a critical area as defined under Chapter 92, Title 29 of the Delaware Code. As such, WHPA's are protected under local ordinances. Sussex County has set limits to the amount of impervious cover and land use practices that can occur within these areas.*

  Response: MRA contacted DNREC's Source Water Assessment and Protection Program and spoke with Douglas Rambo. The WHPA for this site relates to an unconfined aquifer providing no more than 50,000 GPD of water. Under Sussex County code, the "safe zone" for this site is 20 feet from the center of the WHPA. The proposed buildings are outside that buffer and will meet Sussex County's requirements for impervious coverage and recharge within the area between the safe zone and the edge of the WHPA. The site is current designed at 48.3%+/- impervious coverage within this area. MRA will provide an environmental assessment report reflecting site infiltration back into groundwater.

- *The applicant must comply with all County and municipal codes that affect public drinking water supply WHPA's. For more information regarding wellhead protection areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.*

  Response: Comment acknowledged.

Stormwater Management

- *For projects greater than 5,000 square feet, a detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site.*

  Response: Detailed sediment and stormwater plans and associated application will be submitted to Sussex County Soil Conservation District for review and approval.

- *There has been 1 drainage complaint reported to DNREC associated with the adjacent parcel near*

the southeast corner of this project parcel.

Response: MRA will review the existing drainage patterns and impacts on the surrounding properties and address any issues in conformance with applicable County, State and Federal regulations.

- *The applicant must contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The applicant / consultant should submit the Stormwater Assessment Study to the Sussex Conservation District and schedule a project application meeting prior to moving forward with the stormwater and site design. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through the Sussex Conservation District.*

  Response: A pre-application meeting will be coordinated with SCD prior to plan and application submission.

Tax Ditch

- *Based on DNREC mapping, the Millville Tax Ditch and the associated right-of-way is located adjacent to the project parcel's southern boundary.*

  Response: The majority of the project site fall within the Millville tax ditch boundary area. No part of the maintenance right-of-way is located within the site.

- *The developer must contact the DNREC Drainage Program to discuss the existing tax ditch rights-of-way prior to the Sussex Conservation District project application meeting. Please contact Michele Garner at (302) 855-1930 to discuss the existing tax ditch rights-of-way.*

  Response: Comment acknowledged.

Water Quality and TMDLs

- *This project is located within in the low nutrient reduction zone of the greater Inland Bays watershed. A Total Maximum Daily Load (TMDL) is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. The TMDL for the low reduction zone of the Inland Bays watershed calls for 40 percent reduction in nitrogen and phosphorus from baseline conditions. The TMDL also calls for a 40 percent reduction (17 percent for marine waters) in bacteria from baseline conditions.*

  Response: The stormwater management design will confirm with TMDL requirements for this watershed per applicable regulations.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- *While the soils are well drained and prime farmland, the nearest water source is over 350 meters away, beyond the distance considered for prehistoric sites. Prehistoric archaeological potential is low. There seems to be a house just off the site in the 1937 aerial and topographic maps, but it is no longer there in the 1954 aerial. While there are more houses shown in that area on the Beers Atlas Map of 1868, it looks like that area has been consistently plowed and possibly like there has been some landscaping activities there, likely leading to destroyed context for any archaeological remains of the house. Historic archaeological potential is low to moderate.*

  Response: Comment acknowledged.

- *If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).*

  Response: Comment acknowledged.

- *If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: www.achp.gov*

  Response: Comment acknowledged.

Recommendations/Additional Information

- *The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Roxana Road.*

  Response: A direct access to the proposed County pump station will be provided within the site.

- *The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.*

  Response: All comments will be addressed accordingly prior to plan review.

- *Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019, and March 25, 2019. The notes can be found at https://www.deldot.gov/Business/subdivisions/.*

  Response: The applicable standard general notes will be utilized for any additional submittals.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrop 735-3352

Stormwater Management

- *Any area designated as a drainage/utility easement should be designated as open space. Any drainage/utility easement should not have structures, decks, buildings, sheds, kennels, or fences, within the easement, to allow for future drainage maintenance. Additionally, any trees or shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.*

  Response: Comment acknowledged.

- *The applicant should contact a licensed (Delaware Class D- Site Evaluator) soil scientist to make a site-specific assessment of the soils on this site. A list of Class D licensees can be obtained here: https://data.delaware.gov/Energy-and-Environment/Class-D-Site-Evaluator-Licensees-Based-on-Licensed/6vjq-34rp. Questions regarding licensed professionals should be directed to Dawn Dryden at (302) 739-9948.*

  Response: Geo-Technology Assoc, Inc. will be performing a site soil evaluation for the project.

Water Quality and TMDLs

- *To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and the amount of impervious cover, as well as increasing the use of green infrastructure. The Inland Bays Pollution Control Strategy (PCS) and regulations can be reviewed here: http://regulations.delaware.gov/documents/November2008c.pdf.*

  Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

- *Employ green-technology storm water management and rain gardens (in lieu of open-water*

management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed minimally, for the management of stormwater.

Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

- *A project's TMDL nutrient and bacteria loading rates should be determined at the preliminary project design phase of development. Both the Nutrient Load Assessment protocol and the Chesapeake Bay program model are tools that have been developed to assess changes in nutrient loading (e.g., nitrogen and phosphorus), thus providing governmental entities with quantitative information about the project's impacts on baseline water quality and help them design and implement the most environmentally-effective practices. The Chesapeake Bay program model can be found here: http://cast.chesapeakebay.net/Documentation/ModelDocumentation.*

Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

Low Impact and Sustainable Development Recommendations

The following strategies and resources are provided to help reduce these impacts to our natural resources while supporting development goals.

Clean Transportation

- *Install electric vehicle charging infrastructure. Consumers are increasingly choosing electric vehicles and lack of charging infrastructure is a barrier for those that wish to drive an electric vehicle but live in apartment complexes. Installing this infrastructure is cost effective when incorporated into a project plan, and the Division of Climate, Coastal, & Energy offers incentives of up to 90% of the station cost. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/cleantransportation).*

Response: Comment acknowledged. The applicant will consider installing the electric charging stations.

Energy Efficiency, and Renewable Energy Sources

- *Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution. Renewable energy infrastructure such as solar or geothermal will further reduce pollution created from offsite generation. Energy efficiency upgrades for your project may be eligible for funding through the Division of Climate, Coastal, & Energy (www.de.gov/greenenergy, www.de.gov/eeif).*

Response: Comment acknowledged. The project design will conform to all applicable Sussex County, State and Federal regulations.

Solid Waste Reduction

- *The applicant should consider the use of recycled materials, such as reclaimed asphalt pavement, to reduce landfill waste, heat island effects on paved surfaces, and pavement costs.*

Response: Comment acknowledged.

- *Include space for recycling dumpsters within the preliminary site design stage. These can be placed adjacent to trash dumpsters.*

Response: Comment acknowledged.

Air Pollution Reduction

- *Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.*

  Response: Comment acknowledged.

- *Air pollution is also directly related to increased motorized transportation activity. Incorporating nonmotorized connectivity and installing bicycle racks where feasible will help to facilitate non-vehicular travel modes.*

  Response: Comment acknowledged.

State Housing Authority – Contact: Jonathan Adkins-Taswell 739-0245

- *DSHA supports the site plan for 125-unit multi-family apartments on 10.46 acres along Roxana Road outside the Town of Millville in Sussex County. This is an excellent location for a more affordable housing product. As a result, DSHA recommends that Sussex county embrace the opportunity to approve this proposal permitting residents to live close to their jobs, as well as, access the resources and benefits this area provides.*

  Response: Comment acknowledged.

- *This Proposal provides Sussex County an excellent opportunity to facilitate a more affordable housing product in the Coastal Resort Area. The need for housing affordable to the many county residents who work in this resort economy is acute and well documented. This proposal is located in a great location with high value markets, offering economic opportunity, high performing schools, and supportive infrastructure that help household succeed. Unfortunately, these same areas contain little affordable housing. DSHA encourages the County and developer to work together, perhaps through participation in the County's Moderately Priced Housing Unit program, to incorporate a variety of housing options and prices so that more Sussex County residents can benefit from the many resources and benefits this area provides.*

  Response: Comment acknowledged.

- *DSHA encourages the site layout and quality design measures that creates desirable rental units which are vital to any well-balanced community, the intensity of the proposal warrants design measures to create human-scaled, and pedestrian-oriented community. Incorporating attractive streetscapes, community recreation areas, visually appealing façade treatments, significant landscaping and pedestrian-oriented measures will help the proposal to integrate well into the larger Comprehensive plan.*

  Response: Comment acknowledged.

Delaware Transit Corporation (DTC) – Contact: Jared Kauffman 576-6062

- *A direct pedestrian pathway is needed from the apartments into the shopping center. Not only will this provide non-motorized access between the two, it will also create a pedestrian pathway to SR 26, which DART is currently investigating on how to provide service.*

  Response: The Applicant will be providing a multi-use path along Roxana Road and is working the parcel owner north of the property regarding inter-connection access.

Sussex County Housing – Contact: Brandy Nauman 855-7779

- *Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.*

  Response: Comment acknowledged.

- *For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.*

  Response: Comment acknowledged.

- *The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.*

  Response: Comment acknowledged.

- *Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.*

  Response: Comment acknowledged.

On behalf of the Applicant, we thank the Office of State Planning and other State Departments for their comments. If you should have any questions or require additional information, please do not hesitate to contact me at (302) 855-5734, or via email at kusab@mragta.com.

Respectfully Submitted,
MORRIS & RITCHIE ASSOCIATES, INC.

Kenneth M. Usab, P.E.
Principal

Enclosures

CC: Sussex County Planning & Zoning
Teresa Rosier

CLUBHOUSE

RESIDENTIAL

NO SCALE
DECEMBER 16 2020
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ROXANA APARTMENTS

OCEAN VIEW, DELAWARE

PEAK MANAGEMENT

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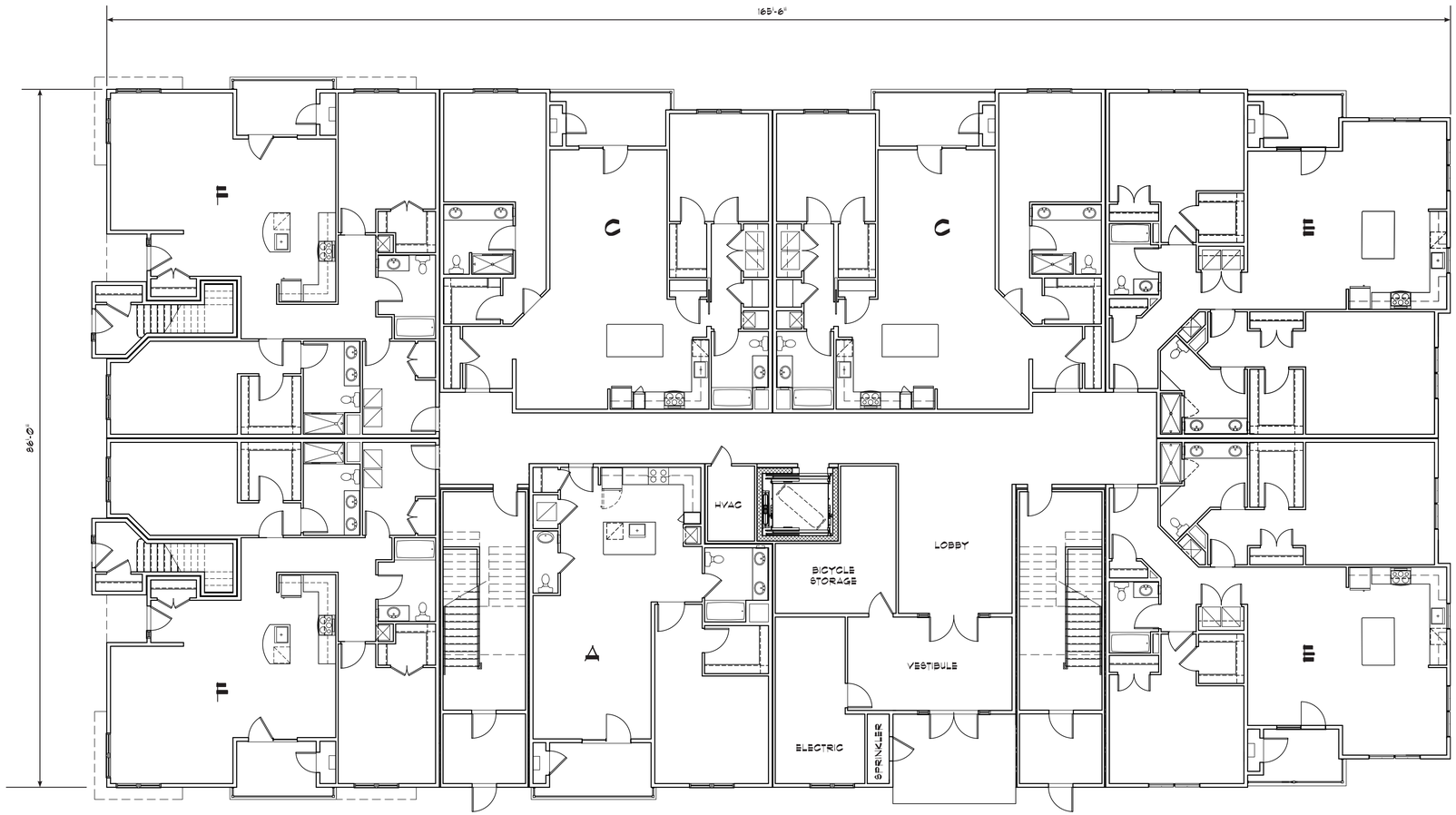

FIRST FLOOR PLAN

1/8"=1'-0"
JANUARY 4, 2021
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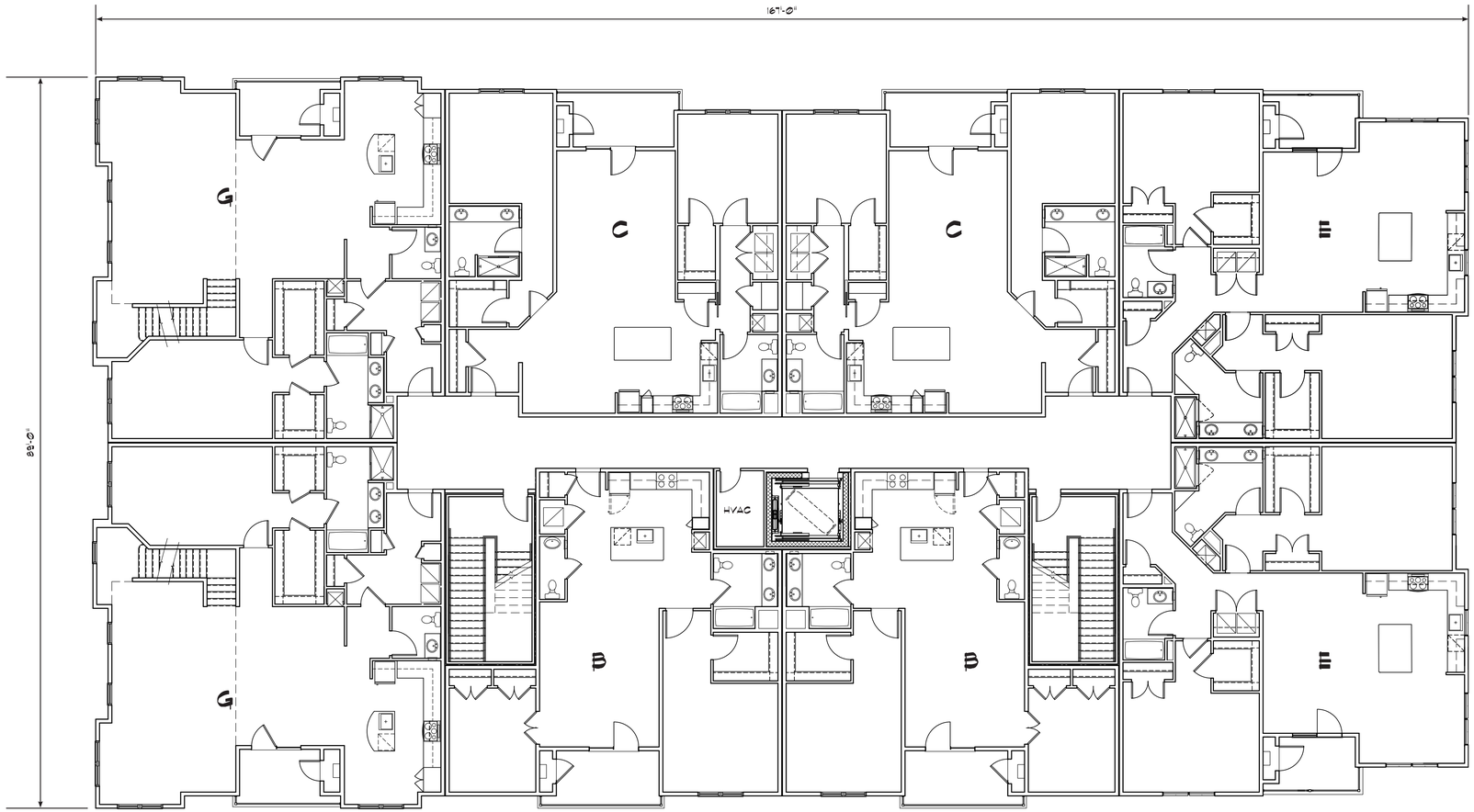

SECOND FLOOR PLAN

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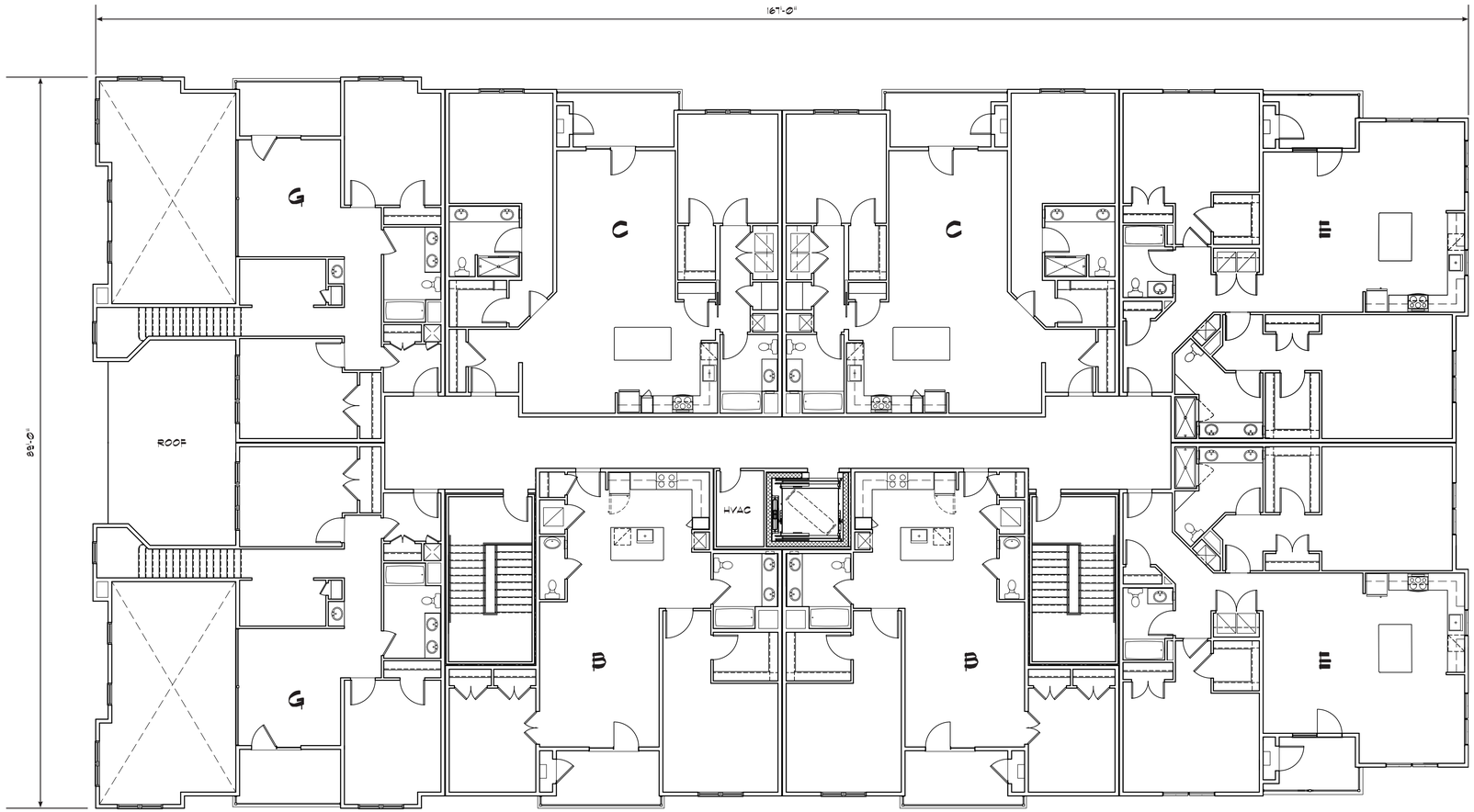

THIRD FLOOR PLAN

1/8"=1'-0"
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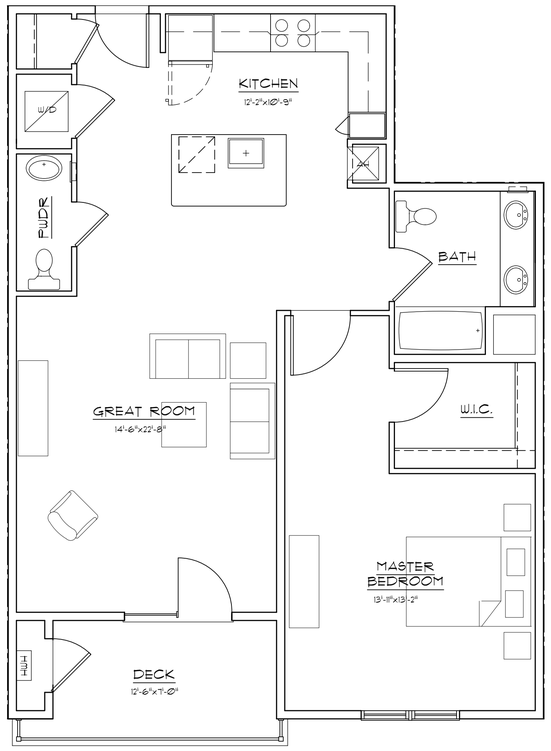

1041 GROSS SQ. FT.
974 NET SQ. FT.
92 SQ. FT. DECK

UNIT A

1216 GROSS SQ. FT.
1139 NET SQ. FT.
92 SQ. FT. DECK

UNIT B

1/4"=1'-0"
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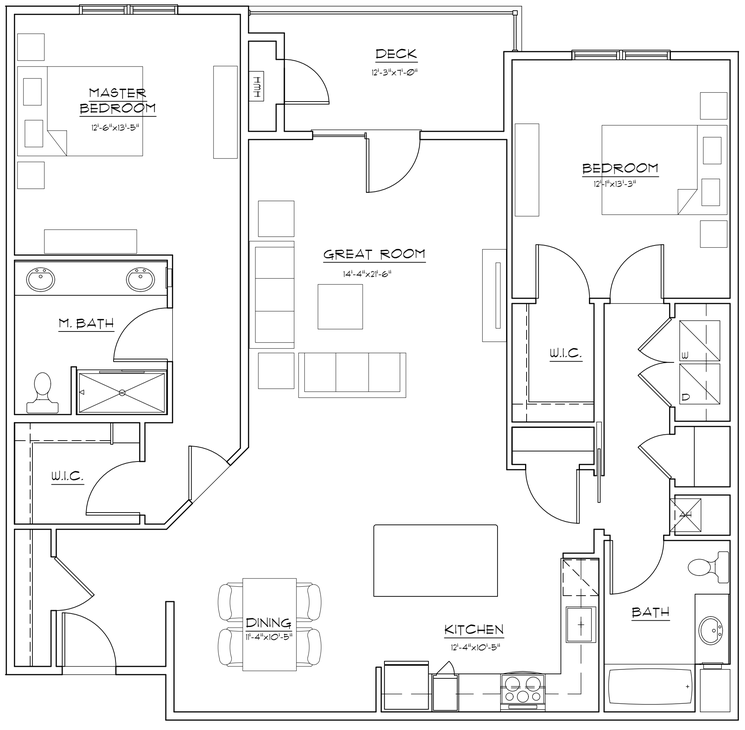
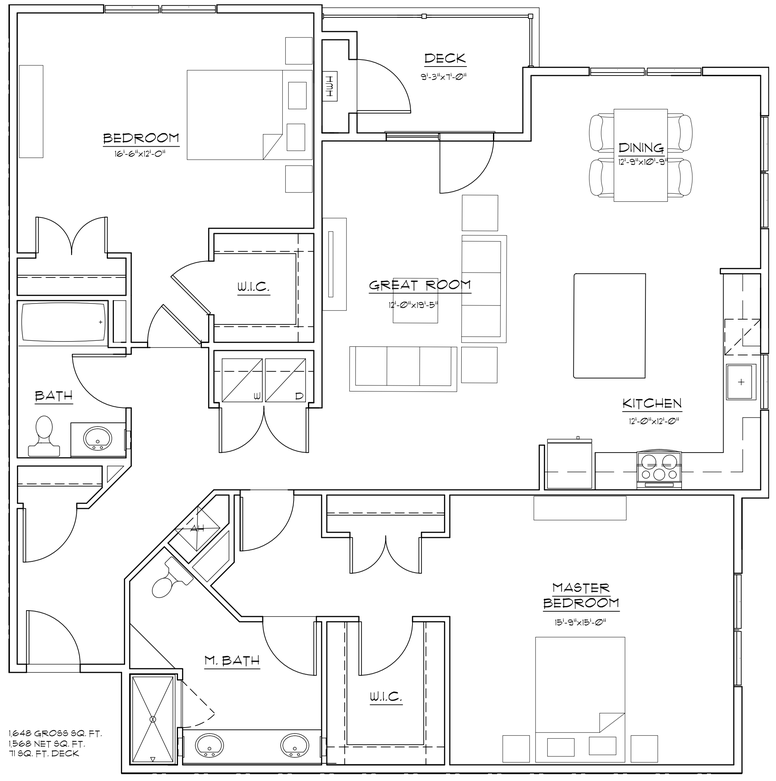


1488 GROSS SQ. FT.
1395 NET SQ. FT.
91 SQ. FT. DECK

UNIT C



1648 GROSS SQ. FT.
1568 NET SQ. FT.
71 SQ. FT. DECK

UNIT E

1/4"=1'-0"
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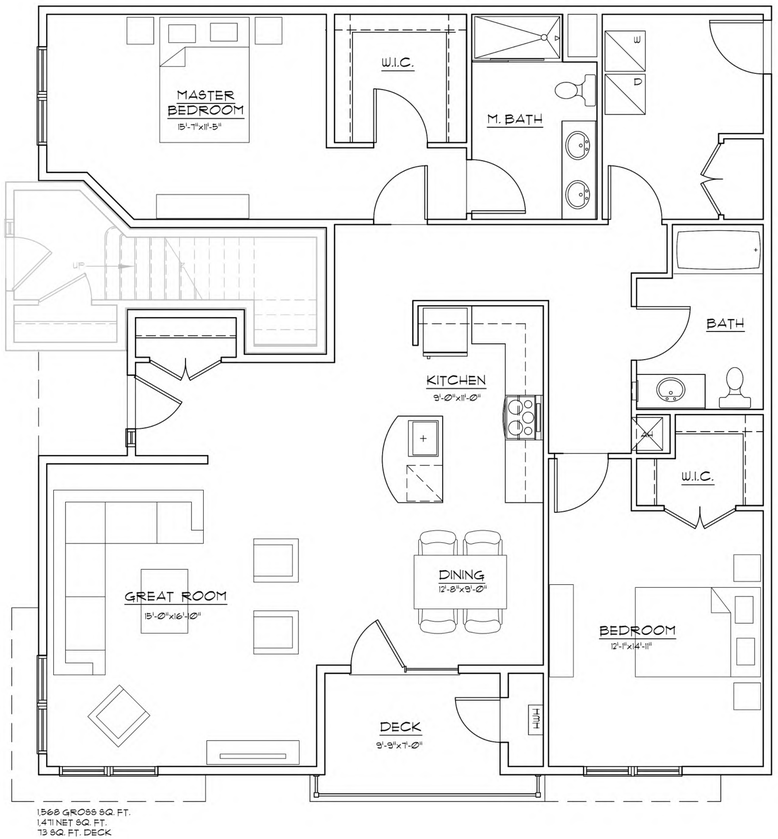
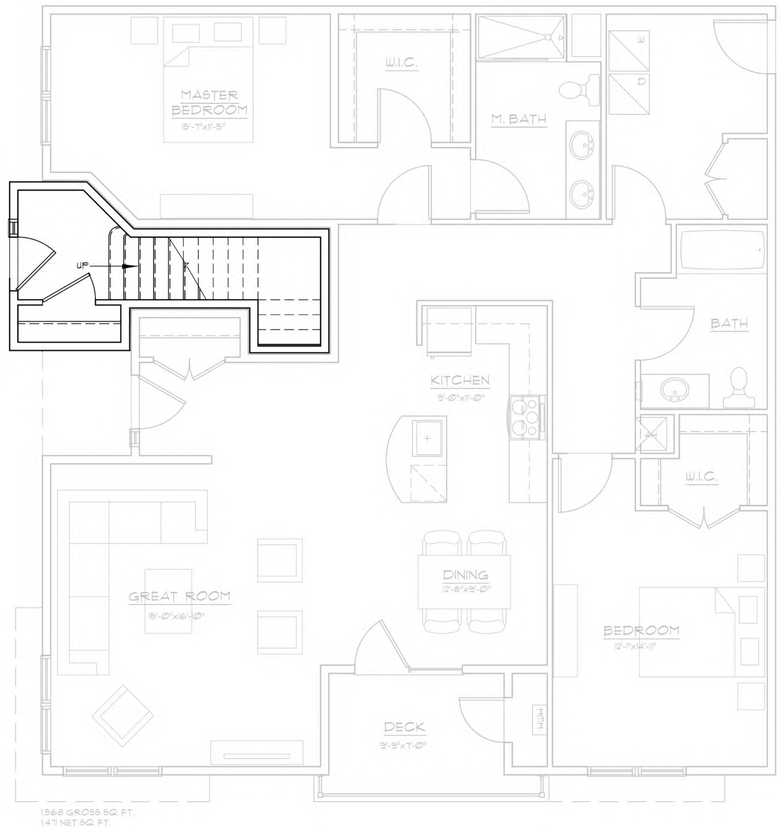


1568 GROSS SQ. FT.
1471 NET SQ. FT.
73 SQ. FT. DECK

UNIT F



1568 GROSS SQ. FT.
1471 NET SQ. FT.

UNIT G

FIRST FLOOR

1/4"=1'-0"
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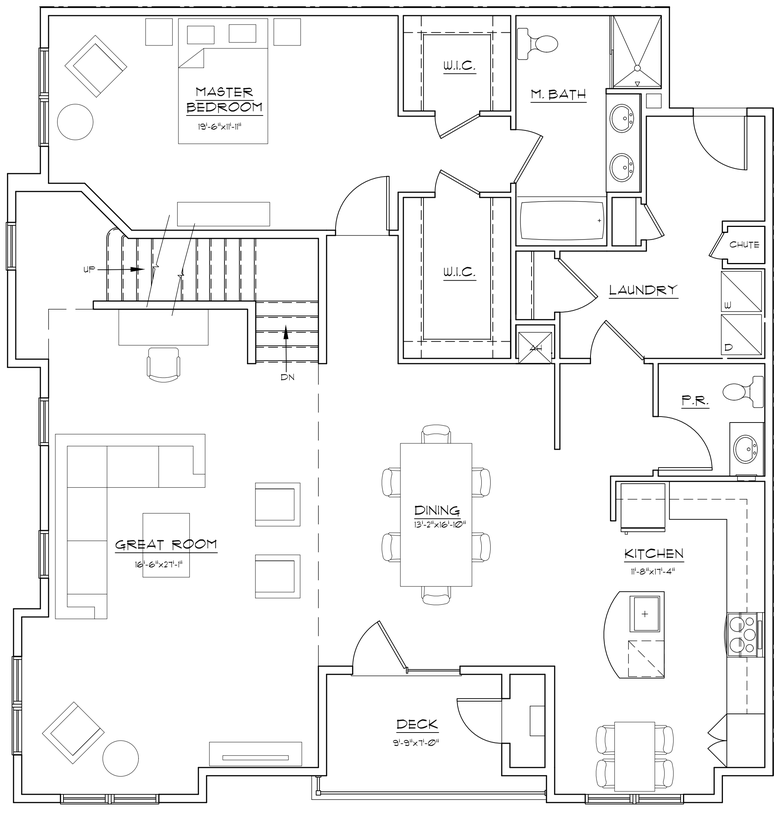
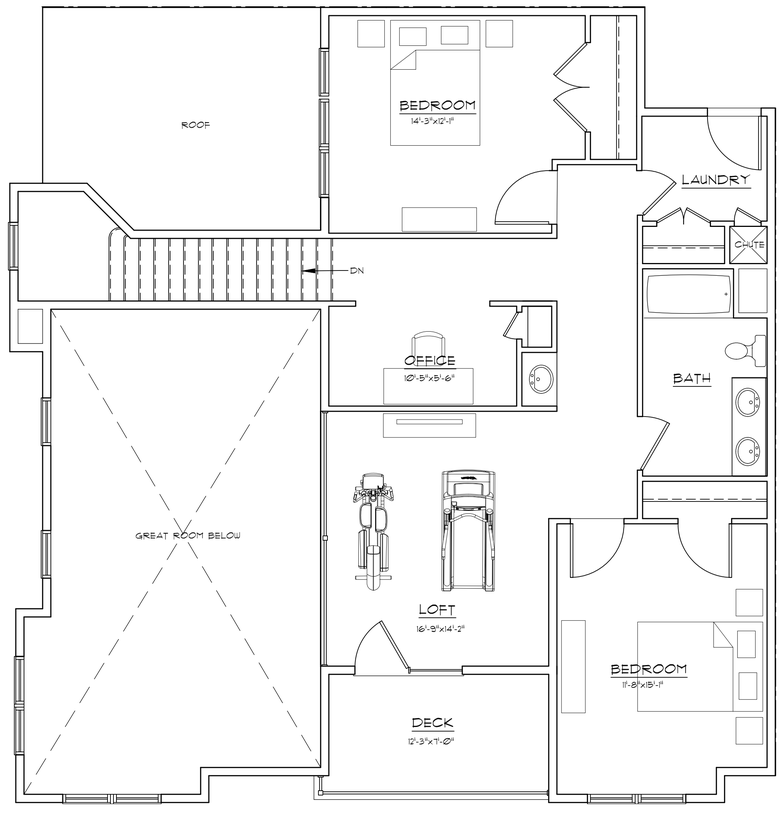


2,85Ø GROSS SQ. FT.
2,678 NET SQ. FT.
16Ø SQ. FT. DECK

UNIT G
SECOND FLOOR



UNIT G
THIRD FLOOR

1/4"=1'-Ø"
JANUARY 4, 2021
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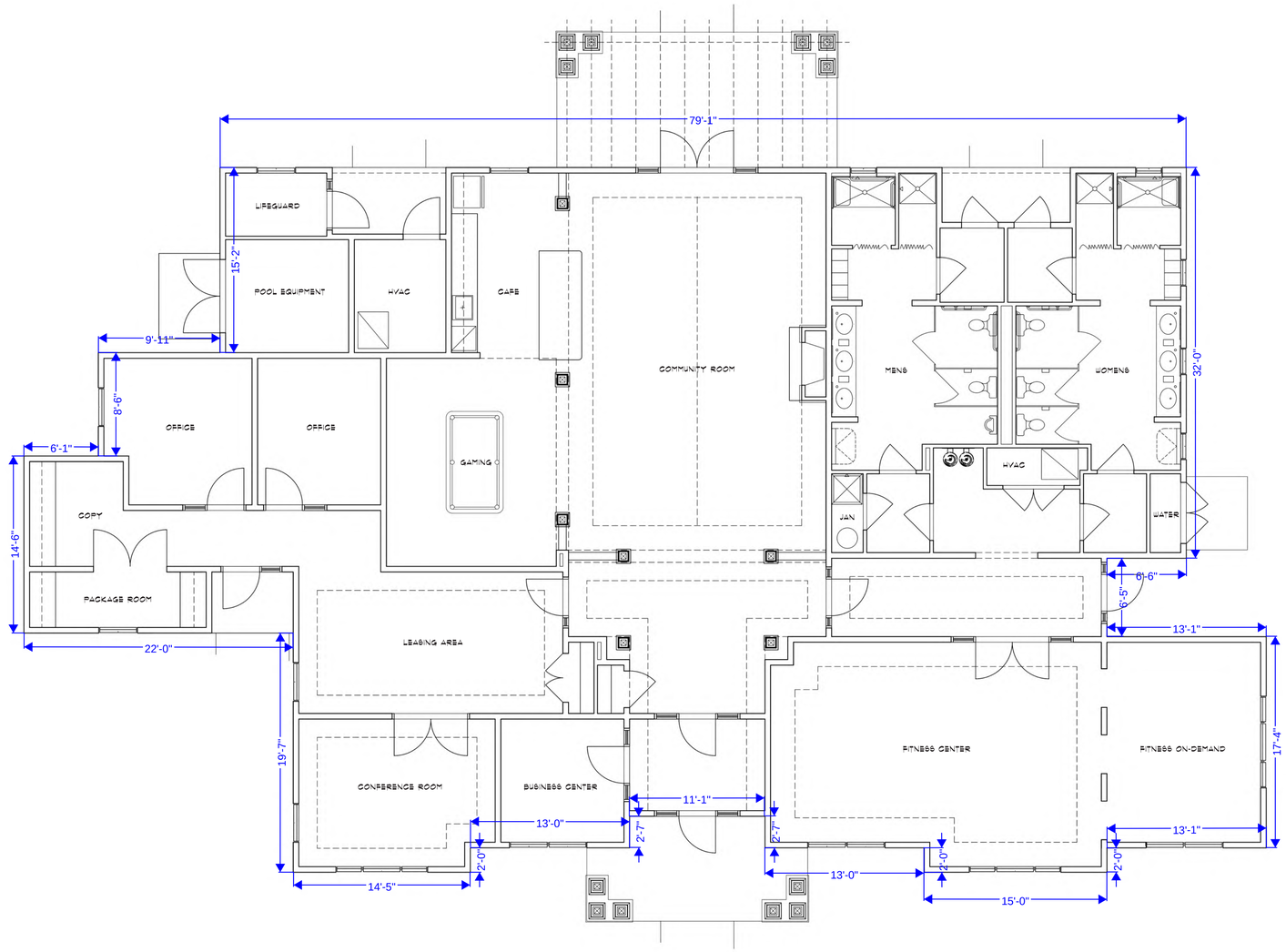

CLUBHOUSE FLOOR PLAN

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DECEMBER 16 2020
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ROXANA APARTMENTS

OCEAN VIEW, DELAWARE

PEAK MANAGEMENT

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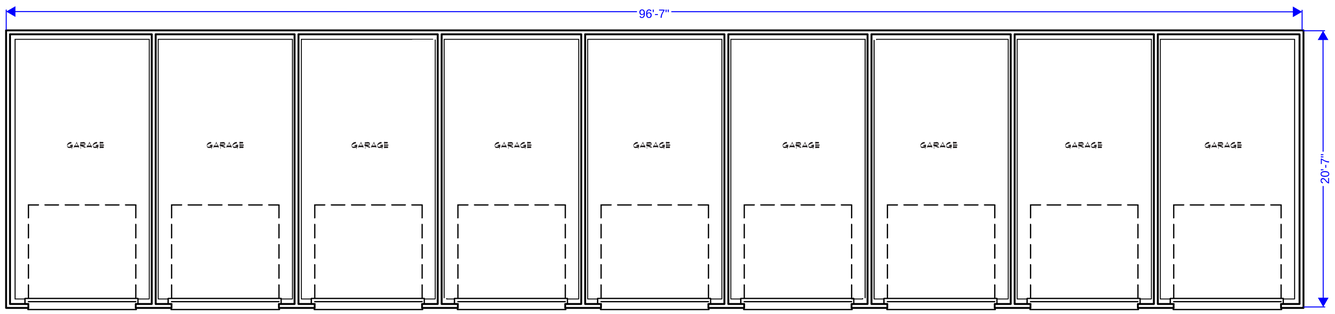

9 CAR GARAGE PLAN

18 CAR GARAGE PLAN

3/16"=1'-0"
DECEMBER 16, 2020
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ROXANA APARTMENTS

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PEAK MANAGEMENT

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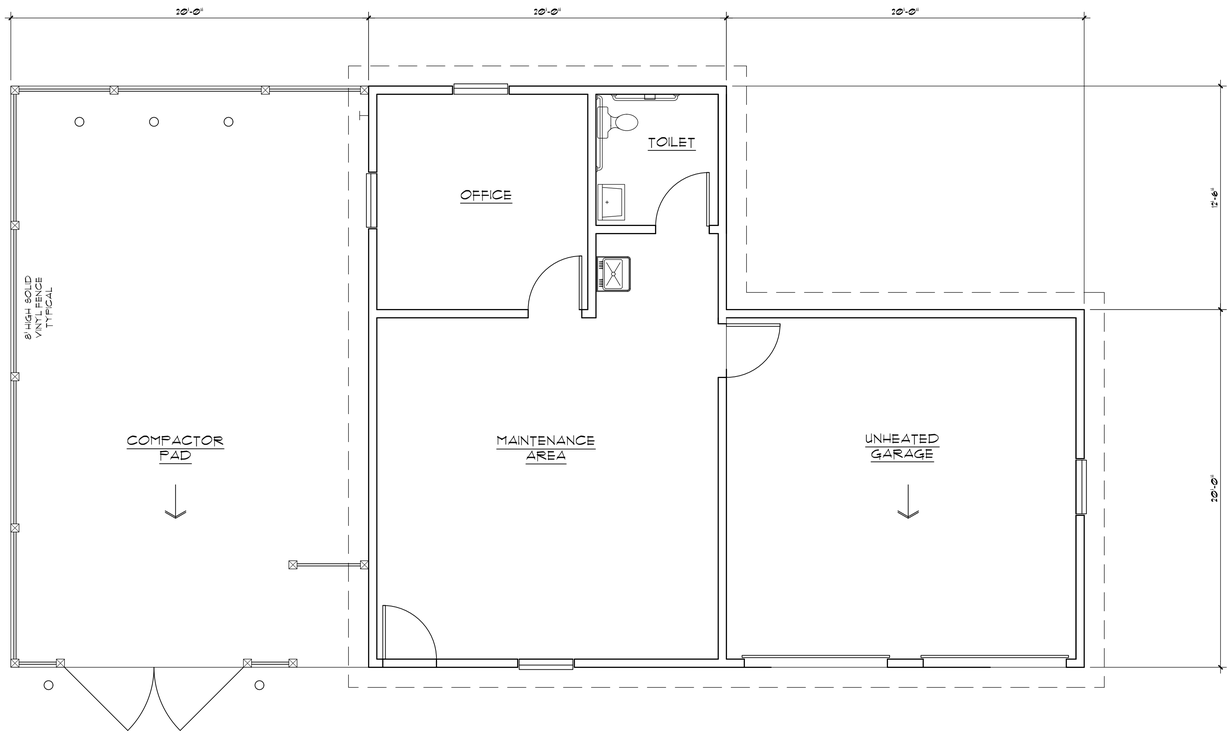
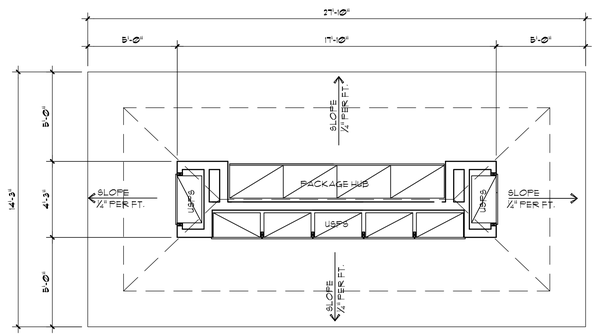
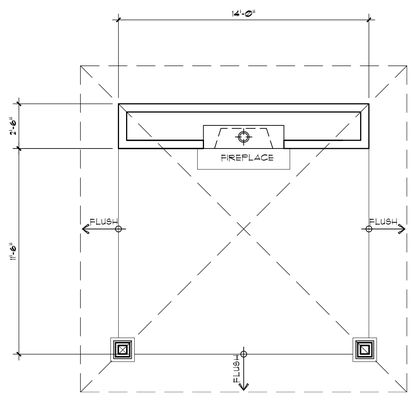
Wall, New Jersey, 07719
856.429.2001



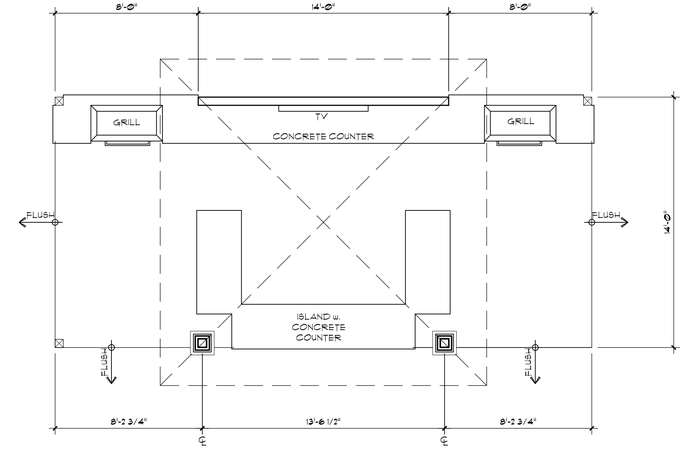
MAINTENANCE BUILDING



MAIL KIOSK



FIREPLACE PAVILLION



GRILLING STATION

1/4"=1'-0"
JANUARY 4 2021
© 2021 - GATE 17 ARCHITECTURE, LLC

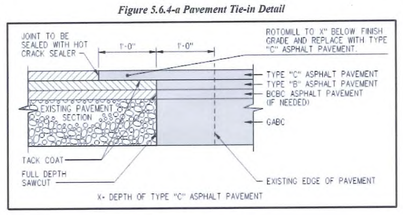
ROXANA APARTMENTS

OCEAN VIEW, DELAWARE

PEAK MANAGEMENT

GATE 17 architecture
2045 Route 35
Wall, New Jersey, 07719
856.429.2001

Figure 5.6.4-a Pavement Tie-in Detail



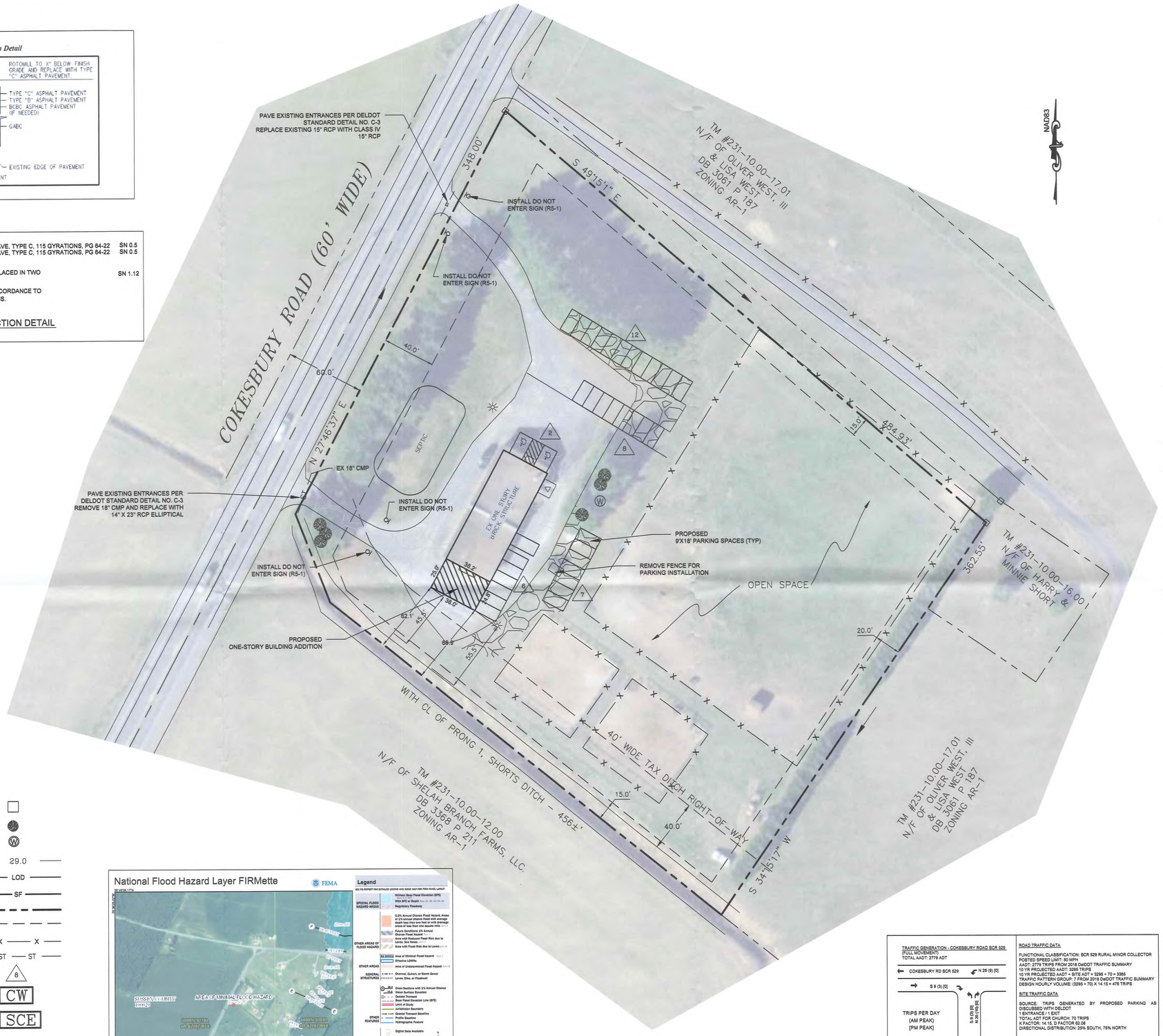
1 1/4" 401001: BITUMINOUS CONCRETE, SUPERPAVE, TYPE C, 115 GYRATIONS, PG 64-22 — SN 0.5
1 1/2" 401002: BITUMINOUS CONCRETE, SUPERPAVE, TYPE C, 115 GYRATIONS, PG 64-22 — SN 0.5
2 1/4" 401010: SUPERPAVE TYPE B PG 64-22

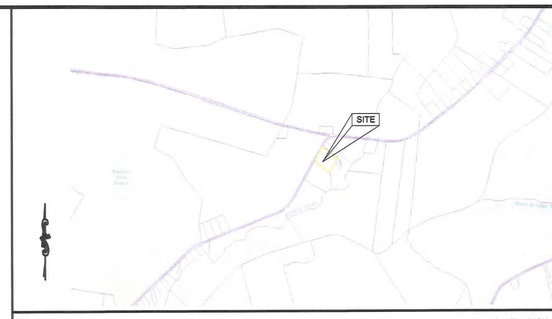
8" GRADED AGGREGATE BASE COURSE, PLACED IN TWO 4" LIFTS. — SN 1.12

NOTE: SUBGRADE SHALL BE PREPARED IN ACCORDANCE TO DEL. D.O.T. STANDARD SPECIFICATIONS.

PR. SN=3.12

MINIMUM ENTRANCE PAVEMENT SECTION DETAIL
(NOT TO SCALE)





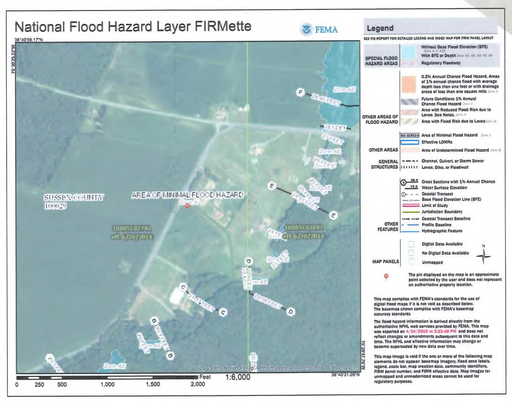
LOCATION MAP — SCALE: 1 INCH =

PLAN DATA:

PARCEL I.D. No	*	2-31-10.00-17.00
PLAT REFERENCE	*	D.B. 4903, PAGE 344
ZONING DISTRICT	*	AR-1
MAXIMUM BUILDING HEIGHT	*	<35 FEET
ROADWAY CLASSIFICATION	*	SCR 529 (LOCAL ROAD)
SEWAGE DISPOSAL	*	INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEM (PRIVATE) SEWERAGE IS SUBJECT TO APPROVAL OF THE THE DELAWARE STATE DEPAR OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	*	INDIVIDUAL ON-SITE WELLS (PRIVATE) WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTME NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
OWNER	*	MISSION GOSPEL FAMILY OF GOD 11366 SECOND STREET BRIDGEVILLE, DE 19933
LOT AREA RATIONALE	*	GROSS AREA = 3.891 ACRES NET DEVELOPMENT AREA = +/-8136 SF
EXISTING USE	*	VETERINARY CLINIC
PROPOSED USE	*	CHURCH
REQUIRED PARKING	*	1 SPACE PER 4 SEATS X 132 SEATS = 33 SPACES
PROPOSED PARKING	*	35 SPACES
(TID) PROXIMITY	*	SITE IS NOT LOCATED WITHIN DELDOT TIS
FEMA FLOODMAP	*	ZONE X, AREA OF MINIMAL FLOOD HAZARD PER FIRM PANEL 10005C0270L
WETLANDS NOTE	*	NO STATE OR FEDERAL WETLANDS OBSERVED ON SITE

LEGEND

CONCRETE MONUMENT	□
TREE	
WELL	W
CONTOUR	29.0
LIMIT OF DISTURBANCE	LOD
SILT FENCE	SF
PROPERTY LINE	
BUILDING RESTRICTION LINE	
FENCELINE	X X
STORMPIPE	ST ST
NUMBER OF PARKING STALLS	8
CONCRETE WASHOUT	CW
CONCRETE WASHOUT	SCE
TEMPORARY SOIL STOCKPILE	TSS
EX GRAVEL	
PR GRAVEL	



TRAFFIC GENERATION - COKESBURY ROAD SCR 529
(FULL MOVEMENT)
TOTAL AADT: 2779 ADT

COKESBURY RD SCR 529 — N 28 (9) [0]
S 9 (3) [1]
TRIPS PER DAY (AM PEAK) (PM PEAK)
S 23 (8) [0]
S 23 (8) [0]

ROAD TRAFFIC DATA

FUNCTIONAL CLASSIFICATION: SCR 529 RURAL MINOR COLLECTOR
POSTED SPEED LIMIT: 50 MPH
AADT: 2779 TRIPS FROM 2018 DelDOT TRAFFIC SUMMARY
10 YR PROJECTED AADT: 3266 TRIPS
10 YR PROJECTED AADT + SITE ADT = 3266 + 70 = 3365
TRAFFIC PATTERN GROUP: 7 FROM 2018 DelDOT TRAFFIC SUMMARY
DESIGN HOURLY VOLUME: (3295 x 70) X 14.15 = 476 TRIPS

SITE TRAFFIC DATA

SOURCE: TRIPS GENERATED BY PROPOSED PARKING AS DISCUSSED WITH DELDOT
1 ENTRANCE / 1 EXIT
TOTAL ADT FOR CHURCH: 70 TRIPS
K FACTOR: 14.15, D FACTOR 82.08
DIRECTIONAL DISTRIBUTION: 28% SOUTH, 75% NORTH

0' 20' 40' 80' 120'
SCALE: 1" = 40'

ENGINEER'S CERTIFICATION

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

JOHN B. ROACH, JR., P.E. — DATE 1/14/2021

REVISED PER P&Z COMMENTS DATED 11/12/2019
REVISED PER DELDOT COMMENTS DATED 6/26/2020
REVISED PER DELDOT COMMENTS DATED 8/16/2020
REVISED PER DELDOT COMMENTS DATED 3/27/2020

FINAL SITE PLAN
MISSION GOSPEL FAMILY OF GOD, I

ALSO KNOWN AS:
14274 COKESBURY ROAD
SITUATE IN:
NANTICOKE HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX MAP#: 231-10.00-17.00

JOHN B. ROACH Engineering LLC
22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-856-1565

Drawn By: JBR	Date: 9-16
Scale: 1" = 40'	Sheet 1/1

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

JENNIFER COHAN
SECRETARY

July 27, 2020

Mr. Polo Lopez
Mission Gospel Family of God
11366 2nd Street
Bridgeville, Delaware 19933

SUBJECT: **Authorization to Apply** for a Permit for Entrance Construction
Mission Gospel Family of God
Tax Parcel # 231-10.00-17.00
SCR529-COKESBURY ROAD
Nanticoke Hundred, Sussex

Dear Mr. Polo Lopez:

The Delaware Department of Transportation (DelDOT) has reviewed your request, dated January 3, 2020, to obtain a Letter of No Contention (LONC) to use an existing commercial building and site entrance for the above referenced project. In coordination with the South District Public Works Office we have determined that your project will require some modifications or enhancements to meet current regulatory requirements. We have therefore determined that this project is eligible to obtain a Permit for Entrance Construction (PEC) to make these modifications. The PEC will include a list of items that must be addressed, as well as requirements for bonding to perform work, where needed, within the State of Delaware right-of-way (ROW). This approval shall be valid for a period of **one (1) year**.

Please note: Your Permit for Entrance Construction must be obtained from the South District Public Works Office, before you can start any construction.

The following conditions are provided with this response letter:

1) Site shall have access from the existing entrance located on Cokesbury Road (SCR 529).
2) Only the modifications/construction or traffic pattern changes that are itemized and authorized under the PEC will be permitted. Please coordinate with the DelDOT Public Works Office regarding the scope, location and limits of the following items, as well any other items listed in the PEC:

   a) Install "Do Not Enter" signs in accordance with the Delaware MUTCD and DelDOT Standard Construction Detail T-15. Refer to the Site Plan, dated September 16, 2019 (last revised June 26, 2020), for the sign locations.

   b) Improve the existing entrances in accordance with current DelDOT regulations, standard specifications, and standard details. Refer to the Site Plan dated September 16, 2019 (last revised June 26, 2020) for the required improvements.

3) DelDOT reserves the right to review, modify or revoke this authorization letter and PEC and require additional entrance upgrades in the future if proposed activities create traffic conflicts, safety concerns or operational issues.

4) The property owner is responsible to:

   a. Submit information to DelDOT, regarding any future operational or site changes, (including but not limited to: rezoning, site layout changes, changes in use, entrance modifications, expanded/additional uses, new uses, etc.). Changes of this nature may alter the flow and/or volume of traffic and could require a new PEC, LONC or formal review for Approvals and/or Permits.

   b. Establish and maintain clear sight lines at the entrance. There shall be no placement of structures, signs, objects, items for sale or parking of vehicles within State ROW or entrance limits. Shrubbery, Plantings, trees and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited.

5) The property owner and applicant are responsible to coordinate with DelDOT Outdoor Advertising & Roadside Control at (302) 853-1327, for information on obtaining specific permits for sign installation on private property. Permits for Utilities construction within State right-of-way require separate permit applications please contact DelDOT's South District at (302) 853-1345.

The Department would like to thank you for your submittal.

Please contact the South District Public Works Office at (302) 853-1340, for their assistance in obtaining the PEC. <u>No construction or modification</u> listed under Item 2 is allowed in advance of the DelDOT Public Works Office issuance of the Permit for Entrance Construction.

Sincerely,

Susanne K. Laws
Sussex County Review Coordinator,
Development Coordination

cc: Daniel Roach, John B. Roach Engineering, LLC
Jamie Whitehouse, Sussex County Planning & Zoning Commission
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez Norwood, South District Public Works manager
William Kirsch, South District Entrance Permit Supervisor
James Argo, South District Project Reviewer
Wendy L. Polasko, Process and Quality Control Engineer
John Andrescavage, Sussex County Reviewer

Sussex Conservation District
23181 Shortly Road
Georgetown, DE 19947
302-856-2105
https://www.sussexconservation.org

APPLICATION FOR STANDARD PLAN APPROVAL

NON-RESIDENTIAL CONSTRUCTION WITH LESS THAN 1.0 ACRE DISTURBED

Applicability Criteria

1. The disturbed area for construction of the improvements will not exceed 1.0 acre.
2. Within the disturbed area, the pre-development land use is not classified as forest.
3. For project site locations within an area previously managed for stormwater quantity and quality under an approved Sediment and Stormwater Plan, the post construction condition meets the original stormwater design criteria.
4. For project site locations within an area previously unmanaged for stormwater quantity and quality under an approved Sediment and Stormwater Plan, one of the following is met:
   a. Comparison of the existing parcel curved number (CN) based upon the Department's 2017 aerial photography to the proposed CN for the parcel after non-residential construction results in less than one whole number change in the CN, OR
   b. No new impervious area is proposed as a result of construction.

Site Information

Project Name: MISSION GOSPEL FAMILY of GOD
Site Location: 14274 LOKESBURY RD, GEORGETOWN
Previous Plan Name: N/A
Previous Plan Approval Number: N/A
Tax Parcel ID: 231-10.00-17.00

Parcel Total Acres (nearest 0.1ac): 3.891 ACRES
Disturbed Acres (nearest 0.1ac): 0.18 AC (7155SF)
Proposed Impervious Area (square feet): 0.16 AC (~~8136 SF~~)
Wooded area to be cleared: NONE
Pre CN: 75.68 Post CN: 76.27

Applicant Information

Owner: MISSION GOSPEL FAMILY of GOD
Mailing Address: 11366 SECOND STREET
BRIDGEVILLE, DE 19933
Owner Phone: 302-339-5585
Owner Email: lopezconstructionllc@live.com

Applicant: PAUL LOPEZ
Mailing Address: 11366 SECOND STREET
BRIDGEVILLE, DE 19933
Applicant Phone: 302-339-5585
Applicant Email: lopezconstructionllc@live.com

Approval Information (for office use only)

Approval # 2020-1025 Fee Paid: $ 500.00
Approved by: [signature] Approval Date: 9/30/20
Title: Program Manag Expiration Date: 9/30/25

Standard Conditions

1. Discharges from rooftops will be disconnected using one of the following methods or another method approved by the Department or Delegated Agency:
    a. Individual downspouts will discharge to lawn or landscape area.
    b. Discharges from downspouts will be collected to discharge to a rain garden.
    c. Discharges from downspouts will be collected in rain barrels or cisterns for reuse.
2. Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable.
3. Unless waived in writing by the Department or Delegated Agency a construction site stormwater management plan in accordance with Department or Delegated Agency guidance for this Standard Plan shall be followed. The attached checklist has been developed to serve as guidance for preparing the construction site stormwater management plan.
4. Approval of this Standard Plan does not relieve the applicant from complying with any and all federal, state, county or municipal laws and regulations.

Stabilization Conditions

1. Following initial soil disturbance or redisturbance, temporary or permanent stabilization with seed and mulch shall be completed within 14 calendar days to the surface of all disturbed areas not actively under construction.
2. Specific stabilization recommendations may be found in the Delaware Erosion and Sediment Control Handbook, 3.4.3 Standard and Specifications for Vegetative Stabilization.

Applicant Certification

I, the undersigned, certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

Applicant Signature:_____ Date:_____

Applicant Printed Name:_____ Title:_____

THIS STANDARD PLAN APPLICATION FORM MUST BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION

Sussex Conservation District
23181 Shortly Road
Georgetown, DE 19947
302-856-2105
https://www.sussexconservation.org

Standard Plan for Non-Residential Construction <1.0 acre Disturbed
Plan Review Checklist

DATE RECEIVED: _____ **PROJECT NUMBER:** _____

PROJECT NAME: _____

- ☑ Scale bar
- ☑ Legend
- ☑ Parcel information, including the following:
  - ☑ Site address or location
  - ☑ Tax parcel ID
  - ☑ Parcel size in acres
  - ☑ Wetland delineation line, if applicable
  - ☑ Floodplain line, if applicable
  - ☑ Tax ditch rights-of-way, if applicable
  - ☑ Building setback line, if applicable
  - ☑ Any other easements or rights-of-way, if applicable
- ☑ Project information, including the following:
  - ☑ Estimated disturbed area
  - ☑ Existing and proposed grading
  - ☑ Existing and proposed pervious and impervious area
  - ☑ Construction sequence, including notification, construction of perimeter controls, and vegetative stabilization.
  - ☑ Construction site stormwater BMP standard details, including construction site waste management and spill control and concrete washout
  - ☑ Vegetated stabilization requirements
- ☑ Owner contact information
- ☑ Signed owner certification as follows: "I, the undersigned, certify that all land clearing, construction and development shall be done pursuant to the approved standard plan and that responsible personnel (i.e., Blue Card Holder) involved in the land disturbance will have a Certification of Training prior to initiation of the project, at a DNREC sponsored or approved training course for the control of erosion and sediment during construction. In addition, I grant the DNREC Sediment and Stormwater Program and/or the relevant Delegated Agency the right to conduct on-site reviews."

Standard Plan for Non-Residential Construction <1.0 acre Disturbed

Plan Review Checklist

- ☑ General notes
  - ☑ The DNREC Sediment and Stormwater Program (or Delegated Agency) shall be notified in writing 5 days prior to commencing with construction. Failure to do so constitutes a violation of the approved Sediment and Stormwater Management Plan.
  - ☑ Review and/or approval of the Sediment and Stormwater Management Plan shall not relieve the contractor from his or her responsibilities for compliance with the requirements of the Delaware Sediment and Stormwater Regulations, nor shall it relieve the contractor from errors or omissions in the approved plan.
  - ☑ If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by DNREC or the Delegated Agency.
  - ☑ Following soil disturbance or redisturbance, permanent or temporary stabilization shall be completed for all perimeter sediment controls, soil stockpiles, and all other disturbed or graded areas on the project site within 14 calendar days unless more restrictive Federal requirements apply.
  - ☑ All erosion and sediment control practices shall comply with the Delaware Erosion and Sediment Control Handbook, latest edition.
  - ☑ At any time a dewatering operation is used, it shall be previously approved by the Agency Construction Site Reviewer for a non-erosive point of discharge, and a dewatering permit should be approved by the DNREC Well Permitting Branch.
  - ☑ Approval of a Sediment and Stormwater Management Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.
  - ☑ The contractor shall at all times protect against sediment or debris laden runoff or wind from leaving the site. Perimeter controls shall be checked daily and adjusted or repaired to fully contain and control sediment from leaving the site. Accumulated sediment shall be removed when it has reached half of the effective capacity of the control. In addition, the contractor may need to adjust or alter measures in times of adverse weather conditions, or as directed by the Agency Construction Site Reviewer.
  - ☑ Best available technology (BAT) shall be employed to manage turbid discharges in accordance with requirements of 7. Del C. Ch 60, Regulations Governing the Control of Water Pollution, Section 9.1.02, known as Special Conditions for Stormwater Discharges Associated with Construction Activities, and DNREC policies, procedures, and guidance.

Document# 20200000003171 BK: 19 PG: 225
Recorder of Deeds, Scott Dailey On 2/4/2020 at 10:40:04 AM Sussex County, DE
Doc Surcharge Paid

CERTIFIED AS A TRUE COPY
Attest: Myrtle A. Thomas
Prothonotary
Per: B. C.
Clerk

Prepared by: DNREC
Division of Watershed Stewardship
Return to: 21309 Berlin Road, Unit 6
Georgetown, DE 19947

SHORTS TAX DITCH C.A. #06M-11-029

COURT ORDER CHANGE NO. 7
(SUSSEX COUNTY)

WHEREAS, the present owner of Property No. 5 of the Shorts Tax Ditch desires to change the widths of the construction, major and minor maintenance rights-of-way on Prong 1 (P1) as follows:

	Construction, Major & Minor Maintenance ROW (looking upstream)	
Stations	Left	Right
P1 4+79 to 9+28	‡	40 ft TOB

‡All rights-of way extents for tax ditches not modified by this Court Order Change are to remain as previously recorded; and

WHEREAS, tax ditch rights-of-way include the cross-section of the ditch; and

WHEREAS, future construction and major maintenance costs will not be materially affected; and

WHEREAS, the landowner of Property No. 5 has requested to be permitted to place a driveway within the 40 ft top of bank rights-of-way and to be no less than 20 ft from the top of bank, and agree that any damage which may occur during maintenance activities is the responsibility of the landowner; and

WHEREAS, the landowner of Property No. 9 shall be responsible for assuring that this Court Order Change is filed with the Recorder of Deeds for Sussex County; and

WHEREAS, no other landowners are involved;

NOW, THEREFORE, I the undersigned, landowner of Property No. 5 of the Shorts Tax Ditch, hereby agree to the changes in the widths of the construction, major and minor maintenance rights-of-way, as described above on Prong 1 (P1) and as shown on the drawing attached hereto and made a part of this agreement, and are permitted to place a driveway within the 40 ft top of bank rights-of-way and to be no less than 20 ft from the top of bank and agree that any damage which may occur during maintenance activities will be the responsibility of the landowner; and further agree to be responsible for assuring that this Court Order Change is filed with the Recorder of Deeds for Sussex County.

ecorder of Deeds, Scott Dailey On 2/4/2020 at 10:40:04 AM Sussex County, DE
oc Surcharge Paid

Michele L Sawyer — Witness
1/6/2020 — Date
Asarael Soto — Asarael Soto, Pastor, Mission Gospel Family of God Inc.
(prop. 5) 231-10.00-17.00

Robin Weinkam — Witness Robin Weinkam
2/19/20 — Date
Robert L. Lambden
Chairman, Shorts Tax Ditch

Robin Weinkam — Witness Robin Weinkam
7/20/19 — Date
Harold Carmean
Manager, Shorts Tax Ditch

APPROVED: DIVISION OF WATERSHED STEWARDSHIP

1-9-2020 — Date
Terry L. Deputy, Director
Division of Watershed Stewardship

ecorder of Deeds, Scott Dailey On 2/4/2020 at 10:40:04 AM Sussex County, DE
oc Surcharge Paid

Shorts Tax Ditch

Court Order Change No. 7 (Sussex County)

C.A. #06M-11-029

Change in Construction, Major and Minor Maintenance Rights-of-Way on Prong 1 (P1) from Sta 4+79 to Sta 9+28 on the Right Side Looking Upstream

DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL

Division of Watershed Stewardship

	Construction/Major & Minor Maintenance ROW (looking upstream)	
Stations	Left	Right
P1 4+79 to 9+28	‡	40 ft TOB

‡ All rights-of-way extents for tax ditches not modified by this Court Order Change are to remain as previously recorded.

Tax Ditch ROW includes the cross-section of the ditch and are measured from the CL or TOB as noted in the table above.

Abbreviations	
Court Order Change	COC
Rights-of-Way	ROW
Top of Bank	TOB
Center from ditch/pipe	CL
feet	ft
Station	Sta

LEGEND

- Approximate Property Line
- Property Code (148A)
- Channel Name Main
- Tax Ditch Existing
- Tax Ditch Change
- Tax Ditch ROW Change

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT

Plan Review Number: 2020-04-204423-MJS-01
Status: Approved as Submitted

Tax Parcel Number: 231-10.00-17.00
Date: 08/12/2020

Project

Church Addition

Mission Gospel Family of God

14274 Cokesbury Road
Georgetown DE 19947

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 87 - Seaford Volunteer Fire Dept Inc

Occupant Load Inside:
Occupancy Code: 9629

Applicant

John Roach
22184 Melson Road
Georgetown, DE 19947

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

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

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

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

This Plan Review Project was prepared by:

Dennett Pridgeon

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-204423-MJS-01 **Tax Parcel Number:** 231-10.00-17.00
Status: Approved as Submitted **Date:** 08/12/2020

PROJECT COMMENTS

1002 A **This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.**

1013 A **Per Fire Flow Table 1, the following occupancies: Assembly Shall not exceed 5,000 aggregate gross square footage; shall not exceed 15' or one story; OR Shall not exceed 10,000 aggregate gross square footage; shall not exceed 30' or two stories; In eithercase, the Assembly occupancy shall have a minimum setback of 15' from all property lines and 10' setback from exposure hazards on the same property.**

1408 A **All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on thepremises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).**

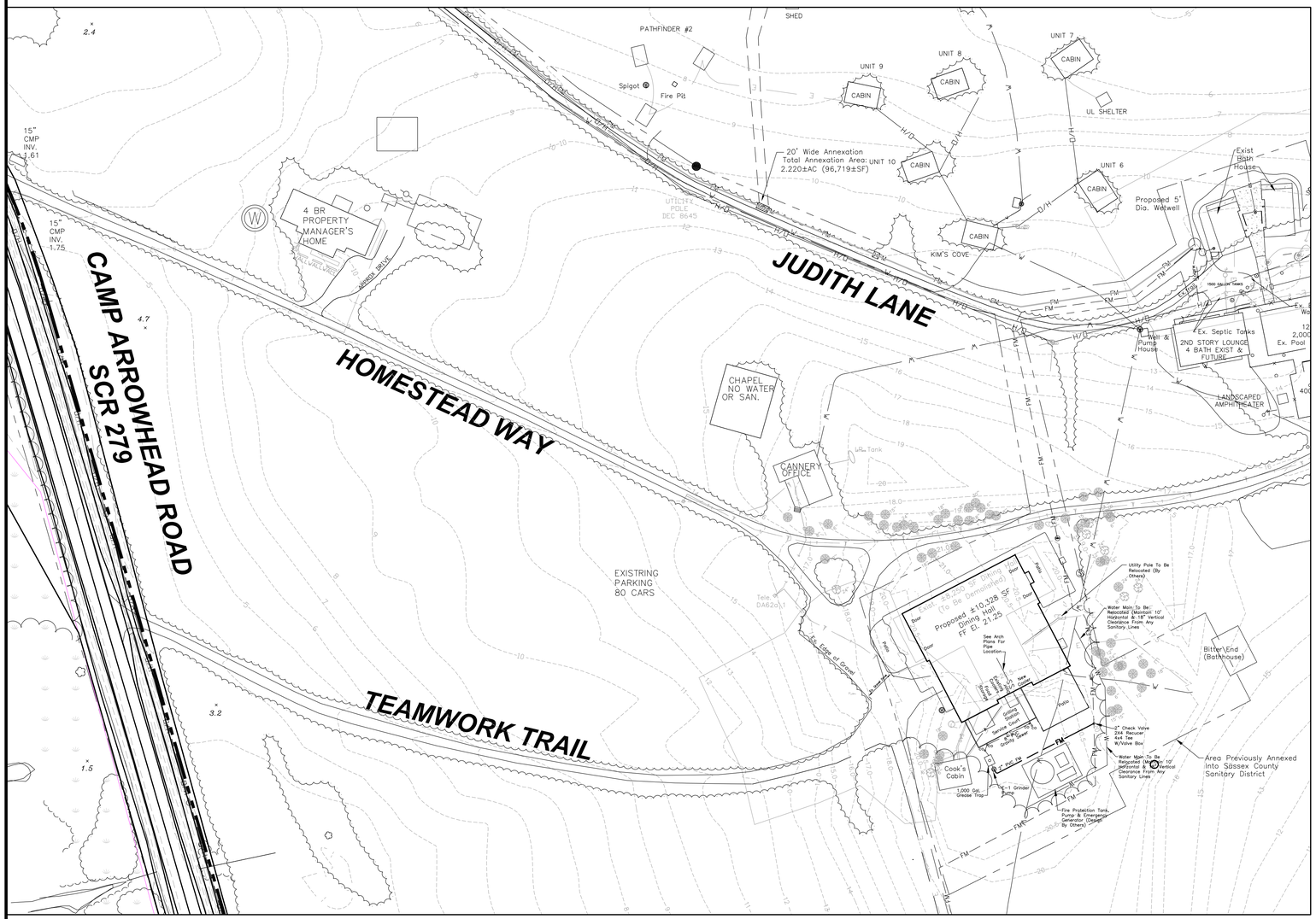
1091 A **Emergency Services Access to buildings shall comply with DSFPR Regulation 705, Chapter 5, Section 3.0.**

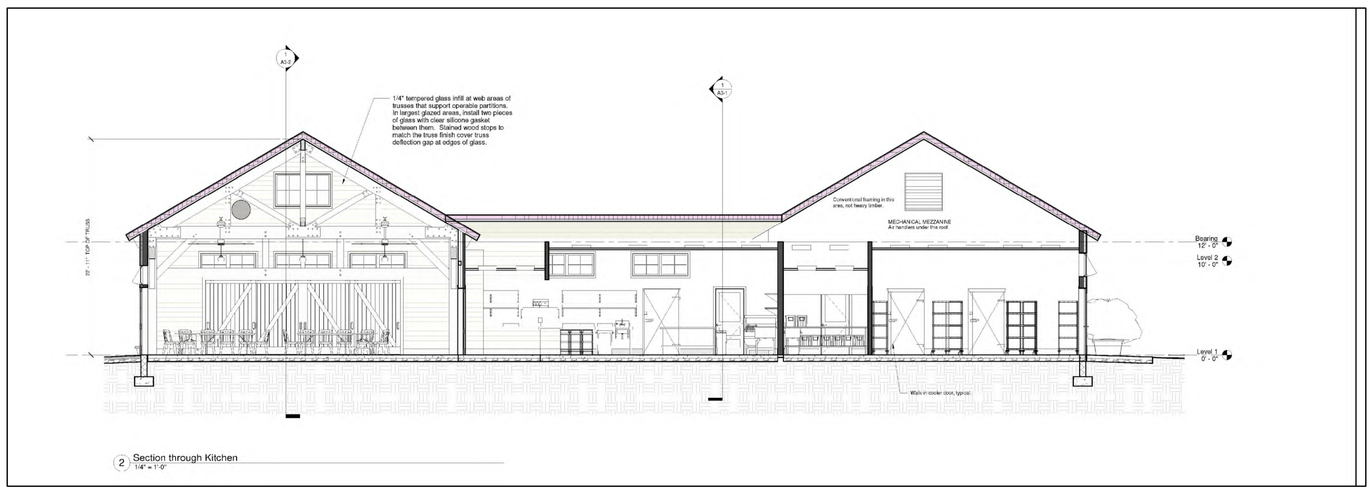
1092 A **Perimeter Access is that portion of the building that is accessible by emergency services personnel and is within 100 feet of a street and capable of supporting fire ground operations. (DSFPR Regulation 705, Chapter 5, Section 1.4.1). Perimeter Access minimum width shall be 15 feet measured from the face of the building at grade with a maximum slope of ten percent (10%). Plantings and utility services (includes condenser units, transformers, etc.) shall be permitted within the perimeter access, providedthey do not interfere with the emergency services fire ground operations. (DSFPR Regulation 705, Chapter 5, Sections 3.5 and 4.5). If a physical barrier (fence, pond, steep slope, etc) prevents access, that portion of the building perimeter shallnot be included in the calculation of Percent of Perimeter Access. (DSFPR Regulation 705, Chapter 5, Sections 3.5.1 and 4.5.1).**

1180 A **This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.**

1190 A **Separate plan submittal is required for the building(s) proposed for this project.**

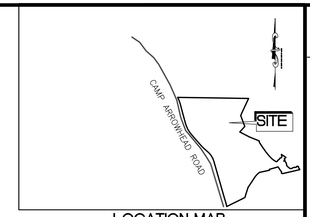
2500 A **A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.**





LEGEND

- = PROPERTY LINE
- = EXISTING EDGE OF PAVEMENT
- 10.0 = EXISTING CONTOUR
- = EXISTING ROAD CENTERLINE
- = BUILDING RESTRICTION LINE
- = PROPERTY CORNER FOUND
- = EXISTING WELL
- = SEPTIC TANK AND DOSING CHAMBER
- = SEPTIC CLEANOUT
- = EXISTING WATER MAIN
- = EXISTING SANITARY FORCEMAIN
- = PROPOSED WATER MAIN
- = PROPOSED GRAVITY SANITARY
- = PROPOSED SANITARY FORCEMAIN



LOCATION MAP
1" = 0.5 Mile

SITE DATA

1.	CURRENT ZONING:	AR-1 Ag
	Tax Parcel Number (INVESTMENT LEVEL 4)	234-18.00-42.00
2.	ZONING	
	CURRENT:	AR-1
	PROPOSED:	AR-1
	FRONTAGE ROAD SPEED LIMIT	25 MPH
	TOTAL AREA	2,830,167± SF 107,730±ACRES
	PROJECT AREA	33,830.5± SF 0.78±ACRES
3.	TOTAL UNITS	1 BUILDING (DINING HALL/KITCHEN)
4.	STREETS	TO REMAIN PRIVATE
5.	ACCESS	PRIVATE
6.	MAINTENANCE	STREETS TO BE MAINTAINED BY OWNER AND/OR HOMEOWNERS ASSOCIATION
7.	SETBACKS	FRONT: 40', SIDE: 15', REAR: 20'
8.	FLOOD PLAIN	REF: FIRM Number 10005C0342K (3/16/2015)
9.	WATER	PRIVATE ON-SITE WELLS
10.	SANITARY SEWER - CURRENT NEW DINING HALL	SUSSEX COUNTY & ON-SITE SEPTIC SUSSEX COUNTY
11.	STORMWATER MANAGEMENT	QUANTITY/QUALITY TREATMENT ON-SITE
12.	Survey Control	Horz. NAD 83 Vert. NAD 88
13.	TRANSPORTATION IMPROVEMENT DISTRICT	HENLOPEN TID (UNDER DEVELOPMENT) IS OUTSIDE THE LIMITS OF THIS PROJECT

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

GENERAL PROJECT

1. OWNER/DEVELOPER:
Episcopal Diocese of Delaware
Judith Gregory,Agent
913 Wilson Road
Wilmington, De 19803
Phone 302-256-0374

2. CIVIL/SITE ENGINEER:
Michael S. Cotten, P.E.
Cotten Engineering, LLC
10087 Concord Road
Seaford, Delaware 19973
302-628-9164

3. Tax Map Number: 234-18.00-42.00 (2020 State Strategies Investment Level 4)

4. Existing Zoning: AR-1

5. Current Use: Camp Facility

6. Proposed Use: Camp Facility

7. This project is located at the east side of Camp Arrowhead Road (SCR 279) approximately 12,200 feet south of the South Drive.

8. Based upon Flood Insurance Rate Map FIRM Number 10005C0342K, Revised March 16, 2015, (Zone AE (El. 6)), Unshaded With 0.2% Annual Chance Flood.

9. Water Supplier: Private On-Site Wells

10. Sanitary Sewer: Private On-Site Septic and Sussex County Sewer.

11. All buildings are 1 story or less and 42' or less in height.

12. Prior to any construction activities, permits and/or approvals are required from:
a) Sussex Conservation District.....(302) 856-7219
b) Fire Marshal.....(302) 856-5298
c) Sussex County Utility Construction Division.....(302) 855-7717
d) Delaware Health & Social Services-Division of Health.....(302) 739-7431
e) Sussex County Assessment Office.....(302) 855-7824
f) Sussex County Planning and Zoning.....(302) 855-7878
g) DNREC Sewer Division.....(302) 739-5931
h) DelDOT.....(302) 856-1340

13. The topography shown on these documents is at one foot contour intervals. Topographic data was provided by wings aerial mapping co., inc. dated Oct. 7, 2004 and in the field by Cotten Engineering, LLC during 2016. Topographic information is subject to change due to ongoing construction activities.

14. Class "C" Survey

15. This survey does not certify to the location and/or existance of easements and Right-of-Ways crossing subject property as no Title Search was provided.

16. This property is located within the vicinity of land used primarily for agricultural purposes on which normal agricultural uses and activities have been afforded the highest priority use status. It can be anticipated that such agricultural uses and activities may now or in the future involve noise, dust, manure and other odors. The use of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenience which may result from such normal agricultural uses and activities.

17. All entrances shall conform to the State of Delaware Department of Transporation (DelDOT) standards and regulations for subdivision streets and State Highway Access and will be subject to it's approval.

18. Shubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight distance triangle established on this plan. If the established departure sight distance triangle area is outside the Right-of-Way or projects onto an adjacent property owner's land, a Sight Easement shall be established and recorded with all affected property owners in order to maintain the required sight distance.

Record/Site Plans
GENERAL NOTES
*(*Last revised March 21, 2019)*

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 R/W unless the plans are compliant with Section 3.7 of the Development Coordination Manual (DCM).

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.

OWNER/DEVELOPER'S CERTIFICATION

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

EPISCOPAL DIOCESE OF DELAWARE DATE
JUDITH GREGORY,AGENT
913 WILSON ROAD
WILMINGTON, DE 19803
Phone 302-256-0374

ENGINEER'S CERTIFICATION

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

MICHAEL S. COTTEN, P.E. DATE
COTTEN ENGINEERING LLC
10087 CONCORD ROAD
SEAFORD, DELAWARE 19973
PHONE/FAX (302) 628-9164

WETLANDS CERTIFICATION

I HEREBY CERTIFY THE PROPOSED DISTURBED AREA DEPICTED ON THIS PLAN DOES NOT CONTAIN ANY FEDERAL OR STATE JURISDICTIONAL WETLANDS.

MICHAEL S. COTTEN, P.E. DATE
COTTEN ENGINEERING LLC
10087 CONCORD RD
SEAFORD, DELAWARE 19973
PHONE/FAX (302) 628-9164

#	
1.	
2.	
3.	
4.	
5.	
6.	

NEW DINING HALL
FINAL SITE PLAN

COTTEN ENGINEERING LLC
CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL PLANNING
CONSULTANTS
10087 CONCORD RD
SEAFORD DE. 19973
PH: (302) 628-9164
FAX: (302) 628-9164

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

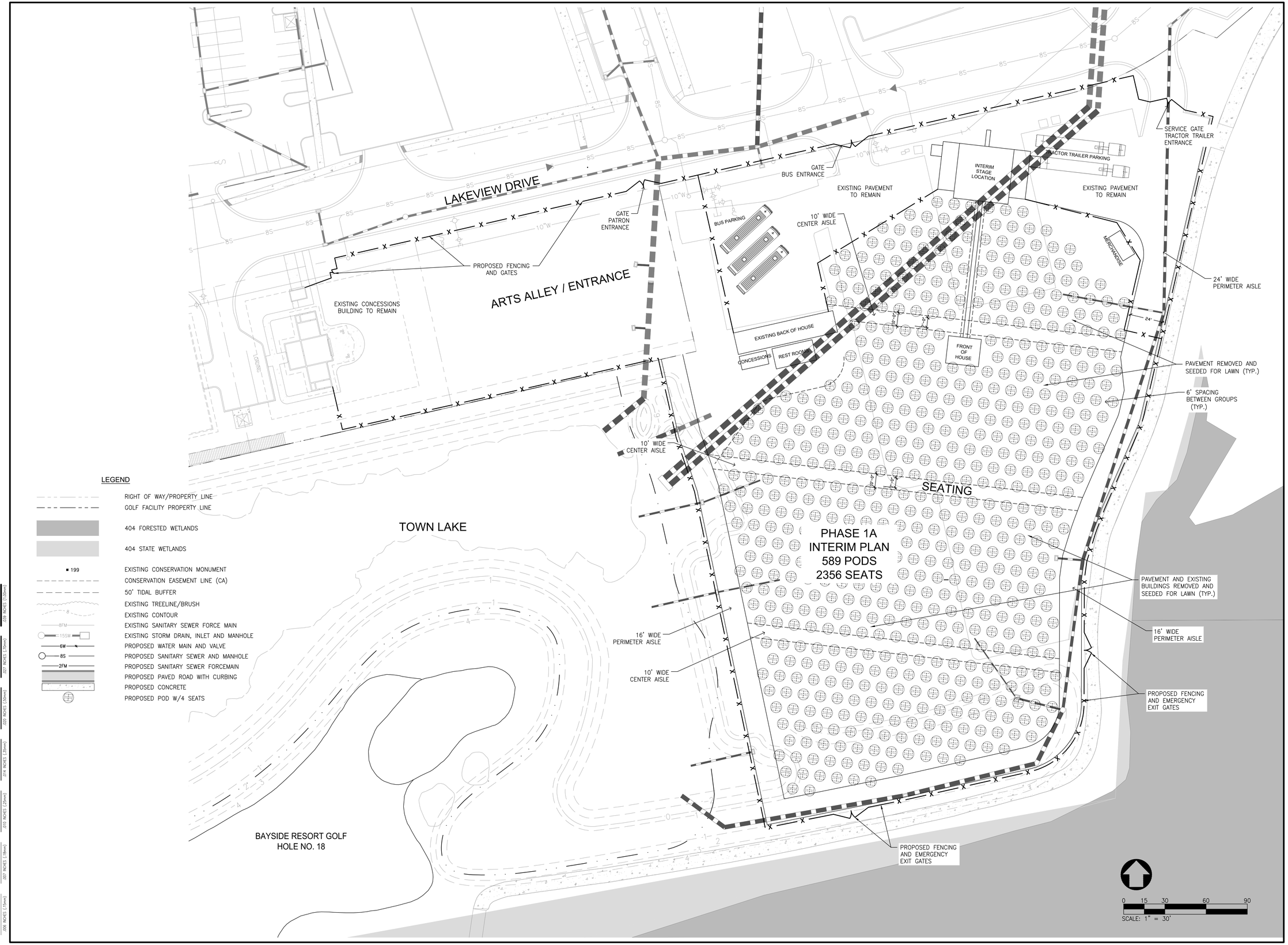
CAMP ARROWHEAD
THE EPISCOPAL CHURCH
DIOCESE OF DELAWARE

INDIAN RIVER HUNDRED
TM# 234-18.00-42.00 145± ACRES
SUSSEX COUNTY DELAWARE

SCALE:	AS SHOWN
DESIGNED:	CE
PLANNED:	CE
DRAWN:	KBK
DATE:	8/20/2020
JOB:	15-016

SHEET NO. P-1

I:\2015-Projects\15-016 CAMP ARROW HEAD\dwg\15-016 Dwg\Half-Site Plan.dwg, 10/7/2021 12:20:05 PM



LEGEND

- RIGHT OF WAY/PROPERTY LINE
- GOLF FACILITY PROPERTY LINE
- 404 FORESTED WETLANDS
- 404 STATE WETLANDS
- ■ 199 EXISTING CONSERVATION MONUMENT
- CONSERVATION EASEMENT LINE (CA)
- 50' TIDAL BUFFER
- EXISTING TREELINE/BRUSH
- 8 EXISTING CONTOUR
- 8FM EXISTING SANITARY SEWER FORCE MAIN
- 15SW EXISTING STORM DRAIN, INLET AND MANHOLE
- 6W PROPOSED WATER MAIN AND VALVE
- 8S PROPOSED SANITARY SEWER AND MANHOLE
- 2FM PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED PAVED ROAD WITH CURBING
- PROPOSED CONCRETE
- PROPOSED POD W/4 SEATS

PRINTS ISSUED FOR:
APPROVAL AND RECORDATION

NO.	REVISIONS	DATE

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

AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION PHASE 1A INTERIM SITE PLAN

SCALE : 1" = 30'	SHEET NO.
DESIGN BY : TMG	
DRAWN BY : TMG	FSP-5A
CHECKED BY :	
GMB FILE : 150078	
DATE : SEPT 2020	

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G:\Projects\1997\97058-JV\Drawings\Golf Clubhouse and Stage\Working Sets\FSP AND Plot Files\FSP-5A FAP INTERIM Site Plan.dwg, 9/25/2020 10:39 AM, Terry M. Gundry

PLOT CODE
PEN1-RED 200 INCHES (10mm) PEN2-WHITE
PEN3-YELLOW 207 INCHES (10mm) PEN4-GREEN
PEN5-BLUE 207 INCHES (10mm) PEN6-CYAN
PEN7-GREY 214 INCHES (10mm) PEN8-ORANGE
PEN9-MAGENTA 207 INCHES (10mm) PEN10-WHITE
PEN11-GREEN 209 INCHES (10mm)

AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION

SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION
REVISED
FINAL SITE PLANS

GMB FILE NO. 150078/97058-J

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 5-33-19.00 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

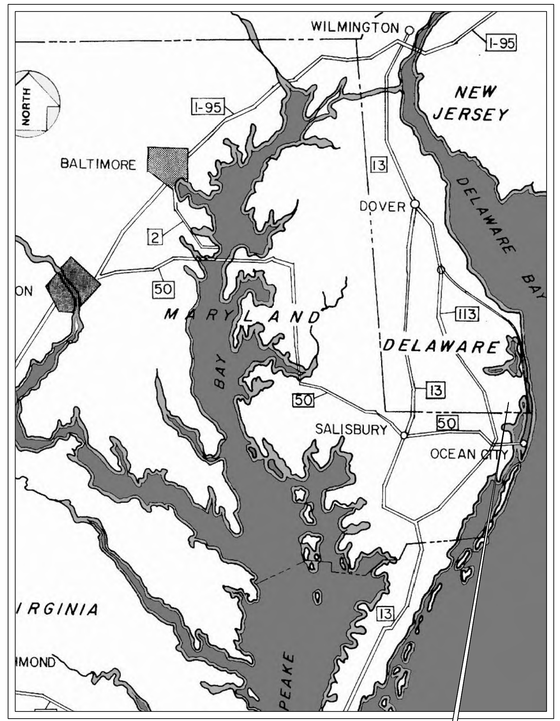
ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.

PLOT CODE
PENV-WHITE 139 ACRES (100mm)
PENV-MAGENTA 227 ACRES (150mm)
PENV-BLUE 220 ACRES (150mm)
PENV-CYAN 874 ACRES (150mm)
PENV-GREEN 816 ACRES (150mm)
PENV-YELLOW 220 ACRES (150mm)
PENV-RED 706 ACRES (150mm)

LIST OF DRAWINGS

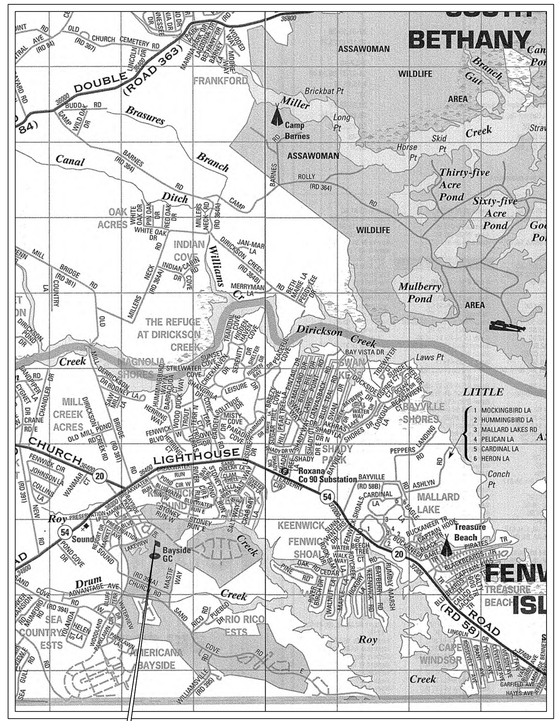
FSP-1	COVER SHEET
FSP-4	KEY PLAN
FSP-5	FINAL SITE PLAN PHASE 1B & 2
FSP-5A	INTERIM PHASE 1A TEMPORARY SITE PLAN
FSP-6	PHASE 1B STAGE AND BOH SITE PLAN

SEE PLANS RECORDED ON 11/23/2020, BK 327, PG 19.



VICINITY MAP
SCALE: 1" = 20 MILES

AMERICANA BAYSIDE



PROJECT LOCATION

LOCATION MAP
SCALE: 1" = 2000'

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

SEPTEMBER 2020

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.

OWNER/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.

PATTI GRIMES DATE
FREEMAN ARTS PAVILION, INC.
PROPOSED T.M. 533-19.00-881.00

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. 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.
3. 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.
4. ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
5. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY TIDEWATER UTILITIES, INC. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
6. 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.
7. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT.
8. TIDAL OR NON-TIDAL WETLANDS EXIST ON THE BAYSIDE PROPERTY. SECTION 404 WETLAND ACTIVITIES 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. WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE.

   THERE ARE NO WETLANDS SITUATED ON THIS PARCEL.
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.
10. 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.

SITE INFORMATION:

AT THEIR MEETING OF THURSDAY, NOVEMBER 12, 2020 THE PLANNING AND ZONING COMMISSION APPROVED THE REVISED PRELIMINARY SITE PLAN FOR THE AMERICANA BAYSIDE – FREEMAN ARTS PAVILION FOR THE CONSTRUCTION OF A 1,010 FIXED-SEAT AND ACCOMPANYING LAWN SEATING PROPOSED ARTS PAVILION, INCLUDING 876 PARKING SPACES AND OTHER RELATED USES ON A PARCEL CONSISTING OF 8.98 ACRES. THE APPROVED MASTER PLAN ALLOWS FOR A 4,000-PATRON AMPHITHEATER. THE PROPERTY ZONED MEDIUM DENSITY RESIDENTIAL, RESIDENTIAL PLANNED COMMUNITY (MR-RPC). THE REVISED PRELIMINARY SITE PLAN DEPICTING THE AMENDED "POD" LAYOUT AND INCLUDED IN THE PLANS AS "PHASE 1A TEMPORARY SITE PLAN" WAS APPROVED SUBJECT TO THE CURRENT GOVERNOR'S ORDERS AND CDC GUIDELINES. THE FINAL SITE PLAN WAS ALSO APPROVED BY THE COMMISSION UNDER THE CONDITION THAT, IF THE SITE PLAN WERE TO BE SUBSTANTIALLY AMENDED, A REVISED SITE PLAN WOULD BE REQUIRED TO BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

THE PRELIMINARY SITE PLAN FOR THE AMERICANA BAYSIDE – FREEMAN ARTS PAVILION WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 12, 2020. THE ARTS PAVILION AND ACCESSORY BUILDING LOCATIONS WERE PREVIOUSLY APPROVED FORMALLY AT THE DECEMBER 16, 2015 PLANNING COMMISSION MEETING ON MASTER PLAN MP-7. THE ARTS PAVILION WAS SHOWN PRIOR TO THAT ON MASTER PLAN REVISION MP-2 (MAY 19, 2010) AND LABELED AS THE JMF FOUNDATION FOR PERFORMING ARTS (50,000-80,000 SF) AND SUBSEQUENT MASTER PLANS HENCE FORTH.

OWNER/DEVELOPER: FREEMAN ARTS PAVILION, INC/JOSHUA M. FREEMAN FOUNDATION
T.M. 533-19.00-881.00; DEED BOOK 3701 PAGE 109
31556 WINTERBERRY PARKWAY
SELBYVILLE, DE 19975
CONTACT: PATTI GRIMES
302-436-3015

ENGINEER: GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MD 21801
CONTACT: STEVE MARSH
410-742-3115 (PHONE)
410-548-5790 (FAX)

ZONING CLASSIFICATION: MR-RPC
PRESENT USE: GOLF FACILITIES, PARKING LOT, RIGHT OF WAY AND FREEMAN STAGE
PROPOSED USE: PERFORMING ARTS STAGE AND LAWN SEATING

FLOOD INFORMATION: ZONE X AND SPECIAL FLOOD HAZARD AREA ZONE AE 4
PER FEMA MAP 10005C0653K, REVISED MARCH 16, 2015

AREA DISTURBED

TOTAL BAYSIDE GOLF FACILITY P36.01 AREA: ± 372.79 ACRES PROPOSED: ± 368.98 ACRES
±3.81 ACRES TO CONVEYED TO FREEMAN ARTS PAVILION, INC.

CARL M FREEMAN FOUNDATION P864: ± 3.36 ACRES PROPOSED: ± 3.22 ACRES
±0.14 ACRES TO BE CONVEYED TO FREEMAN ARTS PAVILION, INC.

CARL M FREEMAN FOUNDATION P866: ± 0.42 ACRES PROPOSED: ± 0.50 ACRES

CARL M FREEMAN FOUNDATION P881: ± 0.52 ACRES PROPOSED: ± 5.27 ACRES
±5.27 ACRES TO CONVEYED TO FREEMAN ARTS PAVILION, INC
±0.10 ACRES TO BE CONVEYED TO PARCEL 866

CMF BAYSIDE, LLC P990: ±3.55 ACRES PROPOSED: ± 2.67 ACRES
0.88 ACRES TO BE CONVEYED TO FREEMAN ARTS PAVILION, INC.

PROPOSED TOTAL FREEMAN ARTS PAVILION AREA: P864 + P866 + P881= ± 8.98 ACRES
TOTAL BAYSIDE LAND AREA (INCLUDING GOLF): ± 931.24 ACRES

BUILDING RESTRICTIONS:
THERE ARE NO REQUIRED SETBACKS WITHIN THE GOLF FACILITY BOUNDARY OR WITHIN TOWN CENTER LOTS

MAXIMUM BUILDING HEIGHT 52' WITH NO LIVING SPACE ABOVE 42'. SEE PLANNING AND ZONING DESIGN CONDITIONS DATED SEPTEMBER 23, 2003 THIS SHEET.

CONSERVATION AREAS ARE EASEMENTS APPROVED BY PLANNING AND ZONING DECEMBER 13, 2010 AND RECORDED JULY 15, 2010 PLOT BOOK 153, PAGE 77. THE PURPOSE OF THE CONSERVATION EASEMENT IS TO ASSURE THE EASEMENT AREA WILL BE MAINTAINED AND RETAINED FOREVER IN A NATURAL, SCENIC, AND OPEN SPACE CONDITION, AND TO PREVENT ANY USE OF THE EASEMENT AREA THAT WILL SIGNIFICANTLY IMPAIR OR INTERFERE WITH THE CONSERVATION VALUE OF THE AREA.

4000 PATRONS
REQUIRED PARKING:
COVERED SEATING (FIXED) = 730 SEATS
COVERED SEATING (REMOVABLE) = 200 SEATS
VIP SEATING = 80 SEATS
TOTAL 1010 SEATS

1/4 SEATS (1010/4) = 252.5 SPACES

LAWN AREA 29,345/50 SF = 587 SPACES

TOTAL REQUIRED: 840 SPACES
HANDICAP PARKING (2% OF TOTAL)= 17 SPACES (18 PROVIDED)

PROVIDED PARKING: 876 SPACES TOTAL
18 HANDICAP SPACES
14 LARGE PASSENGER VEHICLE SPACES

APPROVED _____ BY _____
DATE

SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

NO.	REVISIONS	DATE

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

AMERICANA BAYSIDE
Joshua M. Freeman
FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION
COVER SHEET

SCALE	: AS NOTED
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150078
DATE	: SEPT 2020

SHEET NO.
FSP-1

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PARCEL P

ROUTE 20

ROUTE 54

HARRIS TEETER

McDONALD'S /CVS

KEENWICK SOUND

NORTH POND

FOUNDERS AVENUE

INSPIRATION CIRCLE

DESTINATION DRIVE

FREEMAN FOUNDATION OFFICE

N/F THE CARL M. FREEMAN FOUNDATION, LLC
T.M. 533-19.00-777.00
DB 3701/109

N/F LANDS OF CMF BAYSIDE, LLC
T.M. 533-19.00-37.00
DB 2235/187

PROPOSED GOLF CLUBHOUSE (UNDER CONSTRUCTION)

WELCOME CTR & POST OFFICE

BAYSIDE PHASE 1

NORTH HAVEN DRIVE

SIGNATURE BOULEVARD

RESORT DRIVE

RECREATIONAL CENTER

AMERICANA PARKWAY

N/F THE CARL M. FREEMAN FOUNDATION, LLC
T.M. 533-19.00-864.00
DB 3701/109

N/F LANDS OF SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01
PLATTED AS PARCEL 39, 19.73 ACRES

DESTINATION DRIVE

SIGNATURE BOULEVARD

N/F LANDS OF CMF BAYSIDE, LLC
T.M. 533-19.00-865.01
DB 2235/187

LAKEVIEW DRIVE

EXISTING CONCESSIONS

PROPOSED FREEMAN ARTS PAVILION

PROPOSED PARCEL
FREEMAN ARTS PAVILION, LLC
T.M. 533-19.00-881.00

N/F LANDS OF SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01
PLATTED AS PARCEL 41.01, 126.18 ACRES

OPEN SPACE LOT 6001

OPEN SPACE LOT 6000

LOT 90

OLD POSTAL WAY

TOWN LAKE

RESORT DRIVE

LAKEVIEW DRIVE

0 50 100 200 300
SCALE: 1" = 100'

PRINTS ISSUED FOR:
APPROVAL AND RECORDATION

NO.	REVISIONS	DATE

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AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION
KEY PLAN

SCALE	: 1" = 100'
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150078
DATE	: SEPT 2020

SHEET NO.
FSP-4

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PLOT CODE
PEN1-RED 209 INCHES (5.0mm)
PEN2-YELLOW 207 INCHES (5.0mm)
PEN3-GREEN 201 INCHES (5.0mm)
PEN4-CYAN 074 INCHES (5.0mm)
PEN5-BLUE 207 INCHES (5.0mm)
PEN6-MAGENTA 207 INCHES (5.0mm)
PEN7-WHITE 039 INCHES (5.0mm)

G:\Projects\1997\97058-A\Drawings\golf clubhouse and stage\working sets\Vpp and plot files\FSP-4 FAIP KEY PLAN.dwg, 11/13/2020 1:01 PM, Terry M. Gundry

LEGEND

- RIGHT OF WAY/PROPERTY LINE
- GOLF FACILITY PROPERTY LINE
- 404 FORESTED WETLANDS
- 404 STATE WETLANDS
- ▪ 199 — EXISTING CONSERVATION MONUMENT
- CONSERVATION EASEMENT LINE (CA)
- 50' TIDAL BUFFER
- EXISTING TREELINE/BRUSH
- 8 — EXISTING CONTOUR
- 8FM — EXISTING SANITARY SEWER FORCE MAIN
- 15SW — EXISTING STORM DRAIN, INLET AND MANHOLE
- 6W — PROPOSED WATER MAIN AND VALVE
- 8S — PROPOSED SANITARY SEWER AND MANHOLE
- 2FM — PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED PAVED ROAD WITH CURBING
- PROPOSED CONCRETE

NORTH HAVEN DRIVE

SIGNATURE BOULEVARD

AMERICANA PARKWAY

LAKEVIEW DRIVE

N/F BAYSIDE SPORTS CLUB, LLC
T.M. 533-19.00-865.00
DB 2235/187

N/F LANDS OF CMF BAYSIDE, LLC
T.M. 533-19.00-865.01
DB 2235/187

N/F LANDS OF SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01
PLATTED AS PARCEL 39, ±19.73 ACRES

16 EXISTING PARKING SPACES

10 EXISTING PARKING SPACES

PROPOSED LARGE PASSENGER VEHICLE PARKING 14 SPACES

16 EXISTING PARKING SPACES

FAP PHASE 2

N/F THE CARL M. FREEMAN FOUNDATION, LLC
T.M. 533-19.00-864.00
DB 3701/109

EXISTING PARKING LOT TO BE RECONSTRUCTED & RECONFIGURED IN PHASE 2 WITH ~330 SPACES

PROPOSED PARCEL BOUNDARY

BAYSIDE PHASE 1

PROPOSED HANDICAP PARKING 14 REGULAR PLUS 4 VAN ACCESSIBLE SPACES

PROPOSED 8' FENCE AND EXIT GATE

EXISTING LAKEVIEW DRIVE TO BE RECONSTRUCTED FOR NEW TRAFFIC FLOW PATTERN

PROPOSED MAIN ENTRY PLAZA WITH BOLLARDS

BIKE RACKS

MET/ENT PLAZA

PROPOSED 8' FENCE AND SERVICE GATE

SERVICE GATE

ADMINISTRATIVE & MAINTENANCE BLDG

NORTH RESTROOMS

BOX OFFICE

VOLUNTEER CORRAL

RIGHT OF WAY TO BE DEDICATED TO FREEMAN FOUNDATION

N/F LANDS OF SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01
PLATTED AS PARCEL 41.01,
126.18 ACRES

86

BAYSIDE RESORT GOLF HOLE NO. 1

MAIN CONCESSIONS

FOOD & BEV

BALCONY LAWN 2,736 SF

FAP PHASE 1B

PROPOSED PARCEL 881.00 BOUNDARY

GRAND LAWN 29,028 SF

EXISTING CONCESSIONS BUILDING TO REMAIN

PROPOSED 6' HIGH FENCE AND GATES

FOOD TRUCKS COURTYARD

RAMP UP

EAST RESTROOMS

LOTLINE TO BE ELIMINATED AND PARCEL TO EXPAND

PROPOSED DRINK RAIL ALONG BULKHEAD AND POND EDGE

VIP BOXES

VIP BOXES

COVERED FIXED SEATING

REMOVABLE SEATING

VIP DECK

VIP F&B BATH

STAGE

LOADING

EAST CONCESSION

PROPOSED FENCE CENTERED ON RETAINING WALLS

TOWN LAKE

PROPOSED FENCE AND SECURITY GATES

BOH BACK OF HOUSE

BAYSIDE RESORT GOLF HOLE NO. 18

85

87

89

0 25 50 100 150
SCALE: 1" = 50'

PRINTS ISSUED FOR:
APPROVAL AND RECORDATION

NO.	REVISIONS	DATE

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

AMERICANA BAYSIDE

Joshua M. Freeman FOUNDATION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION
FINAL SITE PLAN

SCALE	: 1" = 50'
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150078
DATE	: SEPT 2020

SHEET NO.
FSP-5

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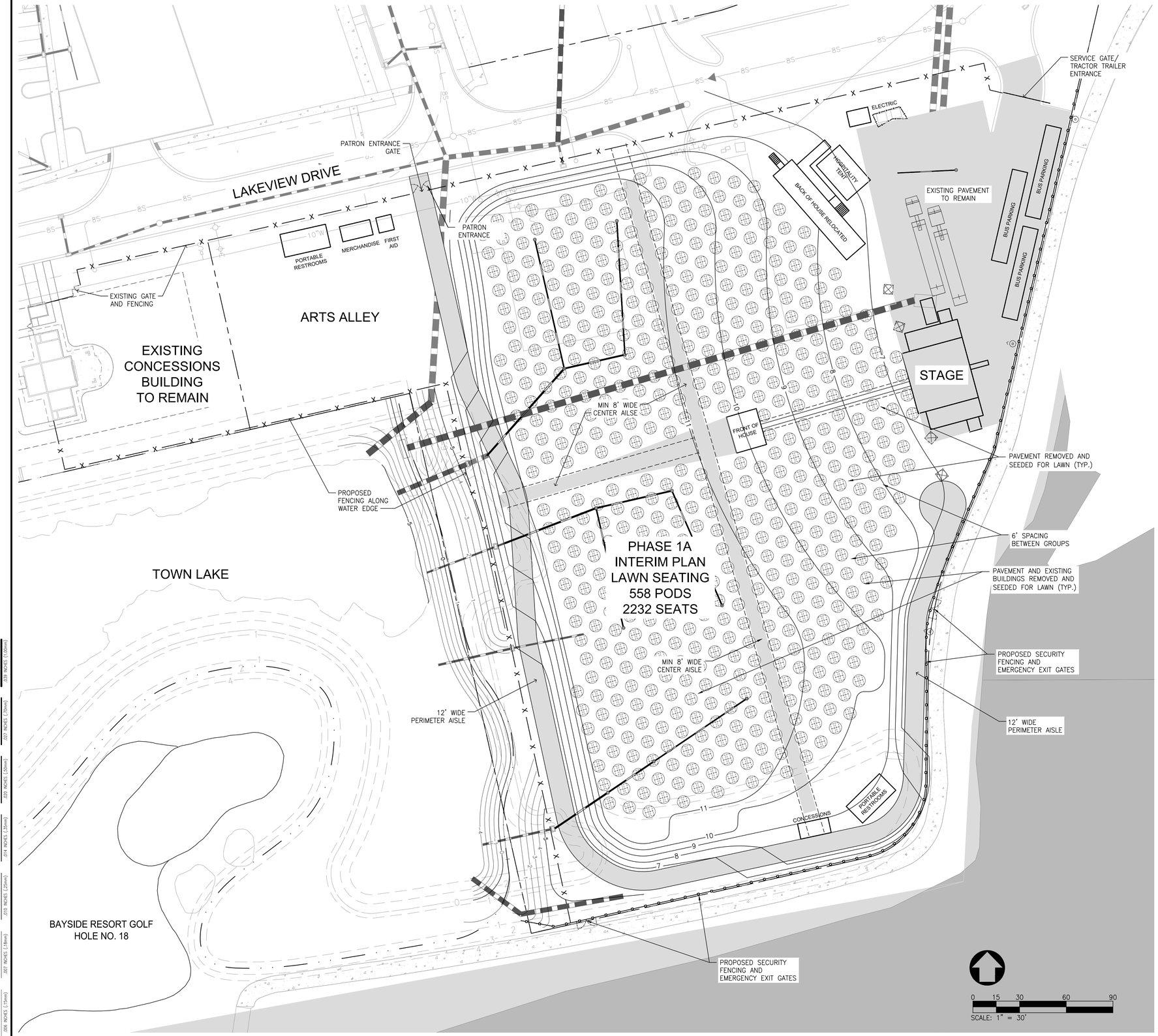
g:\Projects\199\V07058—JV\Drawings\golf clubhouse and stage\working sets\fsp and plat fsp\FSP-5 FAP Site Plan.dwg, 11/13/2020 1:02 PM, Terry M. Gundry

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)



LEGEND

- RIGHT OF WAY/PROPERTY LINE
- GOLF FACILITY PROPERTY LINE
- 404 FORESTED WETLANDS
- 404 STATE WETLANDS
- 199 — EXISTING CONSERVATION MONUMENT
- CONSERVATION EASEMENT LINE (CA)
- 50' TIDAL BUFFER
- EXISTING TREELINE/BRUSH
- 8 — EXISTING CONTOUR
- 8FM — EXISTING SANITARY SEWER FORCE MAIN
- 15SW — EXISTING STORM DRAIN, INLET AND MANHOLE
- 6W — PROPOSED WATER MAIN AND VALVE
- 8S — PROPOSED SANITARY SEWER AND MANHOLE
- 2FM — PROPOSED SANITARY SEWER FORCEMAIN
- PROPOSED PAVED ROAD WITH CURBING
- PROPOSED CONCRETE
- PROPOSED POD W/4 SEATS

SITE INFORMATION:

AT THEIR MEETING OF THURSDAY, NOVEMBER 12, 2020 THE PLANNING AND ZONING COMMISSION APPROVED THE REVISED PRELIMINARY SITE PLAN FOR THE AMERICANA BAYSIDE – FREEMAN ARTS PAVILION FOR THE CONSTRUCTION OF A 1,010 FIXED-SEAT AND ACCOMPANYING LAWN SEATING PROPOSED ARTS PAVILION, INCLUDING 876 PARKING SPACES AND OTHER RELATED USES ON A PARCEL CONSISTING OF 8.98 ACRES. THE APPROVED MASTER PLAN ALLOWS FOR A 4,000-PATRON AMPHITHEATER. THE PROPERTY ZONED MEDIUM DENSITY RESIDENTIAL, RESIDENTIAL PLANNED COMMUNITY (MR-RPC). THE REVISED PRELIMINARY SITE PLAN DEPICTING THE AMENDED "POD" LAYOUT AND INCLUDED IN THE PLANS AS "PHASE 1A TEMPORARY SITE PLAN" WAS APPROVED SUBJECT TO THE CURRENT GOVERNOR'S ORDERS AND CDC GUIDELINES. THE FINAL SITE PLAN WAS ALSO APPROVED BY THE COMMISSION UNDER THE CONDITION THAT, IF THE SITE PLAN WERE TO BE SUBSTANTIALLY AMENDED, A REVISED SITE PLAN WOULD BE REQUIRED TO BE SUBMITTED FOR THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

THE PRELIMINARY SITE PLAN FOR THE AMERICANA BAYSIDE – FREEMAN ARTS PAVILION WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 12, 2020. THE ARTS PAVILION AND ACCESSORY BUILDING LOCATIONS WERE PREVIOUSLY APPROVED FORMALLY AT THE DECEMBER 16, 2015 PLANNING COMMISSION MEETING ON MASTER PLAN MP-7. THE ARTS PAVILION WAS SHOWN PRIOR TO THAT ON MASTER PLAN REVISION MP-2 (MAY 19, 2010) AND LABELED AS THE JMF FOUNDATION FOR PERFORMING ARTS (50,000-80,000 SF) AND SUBSEQUENT MASTER PLANS HENCE FORTH.

POD SEATING ARRANGEMENT SHOWN ON THIS PLAN APPROVED BY THE OFFICE OF THE STATE FIRE MARSHAL, 01/19/2021.

BACK OF HOUSE TRAILER LOCATION APPROVED ADMINISTRATIVELY FOR SPECIAL USE EXCEPTION ON 01/21/2021, ORIGINAL SUE # 11728.

PRINTS ISSUED FOR:
APPROVAL AND RECORDATION

NO.	REVISIONS	DATE
	STAGE LOCATION	01/21/21

GMB
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www.gmbnet.com

AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION PHASE 1A INTERIM SITE PLAN

SCALE	: 1" = 30'
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150078
DATE	: JAN 2021

SHEET NO.
FSP-5A

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G:\Projects\1997\97058-\Drawings\Golf Clubhouse and Shops\Working Sets\FSP AND Plat FAP\FSP-5A FAP INTERM Site Plan 012121.dwg, 1/27/2021 4:23 PM, Katja Kalinski
PEN-RED 206 INCHES (.14mm)
PEN-YELLOW 207 INCHES (.13mm)
PEN-GREEN 201 INCHES (.25mm)
PEN-CYAN 214 INCHES (.03mm)
PEN-BLUE 201 INCHES (.15mm)
PEN-MAGENTA 207 INCHES (.09mm)
PEN-WHITE 709 INCHES (1.00mm)
PLOT CODE

BAYSIDE PHASE 1

FAP PHASE 1B

TOWN LAKE

BAYSIDE RESORT GOLF HOLE NO. 18

EXISTING PARKING LOT TO REMAIN AND BE RECONFIGURED & RECONSTRUCTED IN PHASE 2

LAKEVIEW DRIVE RIGHT OF WAY TO BE DEDICATED TO FREEMAN FOUNDATION

PROPOSED 8' FENCE AND SERVICE GATE

PROPOSED ENCLOSED DUMPSTERS

SERVICE GATE

ADMINISTRATIVE & MAINTENANCE BLDG

NORTH RESTROOMS

BOX OFFICE

EXISTING LAKEVIEW DRIVE TO BE RECONSTRUCTED FOR NEW TRAFFIC FLOW PATTERN

PROPOSED MAIN ENTRY PLAZA WITH BOLLARDS

PROPOSED 8' FENCE AND EXIT GATE

VOLUNTEER CORRAL

TICKET/ENTRY PLAZA

LAKEVIEW DRIVE

MAIN CONCESSIONS

FOOD & BEV

BALCONY LAWN 1,146 SF

FOOD TRUCKS

COURTYARD

EXISTING CONCESSIONS BUILDING TO REMAIN

FESTIVAL LAWN

RAMP UP

GRAND LAWN 29,028 SF

EAST RESTROOMS

42" WELDED WIRE FENCE WITH DRINK RAIL AND LIGHTS

TOWN LAKE TO BE RE-GRADED TO PROVIDE SOFTER POND EDGE

VIP BOXES

VIP BOXES

COVERED FIXED SEATING

EAST CONCESSION

PROPOSED FENCE ON EXISTING RETAINING WALL TO BE 8' FROM FINISHED GRADE OF ASPHALT

VIP DECK

REMOVABLE SEATING

EMERGENCY EXIT

VIP F&B BATH

STAGE

LOADING

PROPOSED FENCE CENTERED ON RETAINING WALL TO BE 8' FROM FINISHED GRADE OF ASPHALT

42" WELDED WIRE FENCE AND SECURITY GATE

BOH BACK OF HOUSE

EXISTING GOLF CART PATH TO REMAIN

8' WELDED WIRE FENCE

EMERGENCY EXIT

0 15 30 60 90

SCALE: 1" = 30'

s:\Projects\1997\97058-x\Drawings\golf clubhouse and stage\working sets\Vsp and plot fsp\FSP-5 FAP Site Plan.dwg, 11/13/2020 1:05 PM, Terry M. Gundry

PLOT CODE

PEN-RED	PEN-YELLOW	PEN-GREEN	PEN-BLUE	PEN-CYAN	PEN-MAGENTA	PEN-WHITE
.009 INCHES (.23mm)	.007 INCHES (.17mm)	.011 INCHES (.28mm)	.003 INCHES (.08mm)	.014 INCHES (.35mm)	.021 INCHES (.53mm)	.039 INCHES (1.00mm)

PRINTS ISSUED FOR: APPROVAL AND RECORDATION

NO.	REVISIONS	DATE

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AMERICANA BAYSIDE

Joshua M. Freeman FOUNDATION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION
PHASE 1B
STAGE & BOH
SITE PLAN

SCALE	: 1" = 30'
DESIGN BY	: TMG
DRAWN BY	: TMG
CHECKED BY	:
GMB FILE	: 150078
DATE	: SEPT 2020

SHEET NO.
FSP-6

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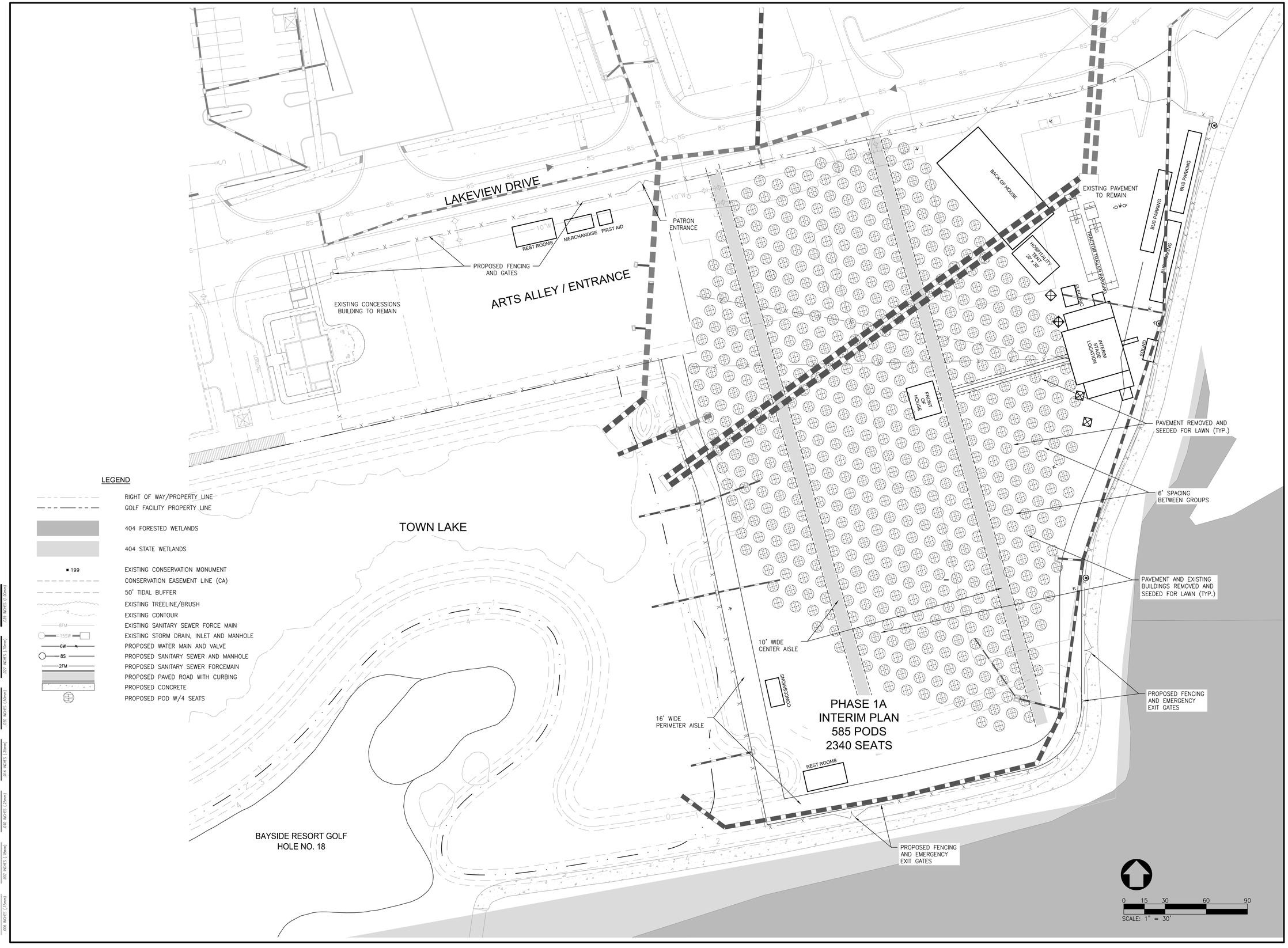

PRINTS ISSUED FOR:
APPROVAL AND
RECORDATION

NO.	REVISIONS	DATE

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AMERICANA BAYSIDE
Joshua M. Freeman
FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION PHASE 1A INTERIM SITE PLAN

SCALE : 1" = 30'	SHEET NO.
DESIGN BY : TMG	FSP-5A
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 150078	
DATE : SEPT 2020	

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G:\Projects\1997\97058-JV\Drawings\Golf Clubhouse and Stage\Working Sets\FSP AND Plot FAP\FSP-5A FAP INTERIM Site Plan 11202020.dwg, 11/6/2020 10:09 AM, Katja Kolinski
PEN1-RED 256 INCHES (15mm)
PEN2-YELLOW 207 INCHES (12mm)
PEN3-GREEN 010 INCHES (.25mm)
PEN4-CYAN 014 INCHES (.35mm)
PEN5-BLUE 031 INCHES (.50mm)
PEN6-MAGENTA 027 INCHES (.70mm)
PEN7-WHITE 039 INCHES (1.00mm)
PLOT CODE

GMB
GEORGE, MILES & BUHR, LLC

ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
FAX: 410.548.5790

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com

January 28, 2021

Sussex County Planning and Zoning Department
PO Box 589
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: Freeman Arts Pavilion – Revised Final Site Plan incl. Phase 1A Interim Site Plan
Tax Map 5-33-19.00-881.00
GMB Project No. R150078.00

Dear Lauren:

Please accept this letter and formal Revised Final Site Plan (including Revised Phase 1A Interim Plan) approval request as a follow up to our call regarding the referenced project.

I offer the following comments:

1. Final Site Plan approval including a Phase 1A Interim Plan was granted by the Planning Commission at their November 12, 2020 meeting. At that meeting, we believe it was the intent of the Planning Commission to allow some flexibility in the "pod" arrangement to meet the operational challenges associated with the COVID-19 pandemic.
2. That being said, the Phase 1A Interim Site Plan has been modified to allow easier access, and seating pods have been rearranged. We felt it would be appropriate to submit a Revised Final Site Plan for the record
3. Pod seating arrangement shown on this plan was approved by the State Fire Marshal on January 19, 2021.
4. Back of house trailer location was approved for Special Use Exception on January 21, 2021, original SUE # 11728.
5. Kindly reference your Notice of Decision letter dated November 16, 2020. We would also like it noted for the record that the Final Site Plan approved for the ultimate Freeman Arts Pavilion was for one thousand and ten (1010) fixed seats with accompanying lawn seating in the amphitheater, and that the approved Master Plan allows for approximately 4000 patrons, as detailed in your letter.
6. Per our previous conversation, please schedule us for the February 11, 2021 Planning Commission meeting.

Thanks Lauren. As always, we appreciate your help.

Sincerely,

Stephen L. Marsh, P.E.
Sr. Vice President

SLM/sh

Enclosures: Revised Final Site Plan incl. Phase 1A Interim Site Plan (PDF)

cc: Joshua M. Freeman Foundation
Attn: Ms. Patti Grimes (w/o encl.)

JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

AGRICULTURAL USE PROTECTIONS:

1) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
2) NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES.

GENERAL NOTES:

1) CLASS "B", SUBURBAN SURVEY
2) SOURCE OF TITLE: DEED BOOK 2623, PAGE 164
3) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
4) ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER AND/OR CONTRACTOR WITH THE APPROPRIATE REGULATORY AUTHORITY
5) THIS PROPERTY FALLS WITHIN THE LIMITS OF ZONE "X" AS PER THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP 10005C0420K, EFFECTIVE DATE MARCH 16, 2015
6) AS PER THE NATIONAL WETLANDS INVENTORY MAPS AVAILABLE ONLINE, THIS PROPERTY IS IMPACTED BY WETLANDS
7) COUNTY SETBACKS:
   FRONT: 40'
   SIDE: 15'
   REAR: 20'

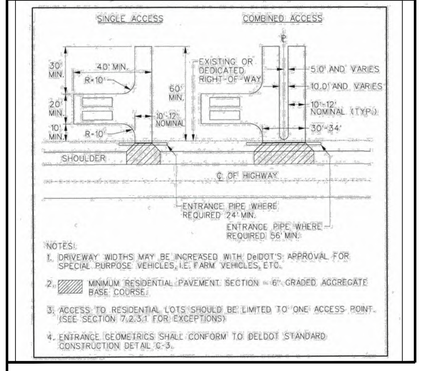
DATA COLUMN:

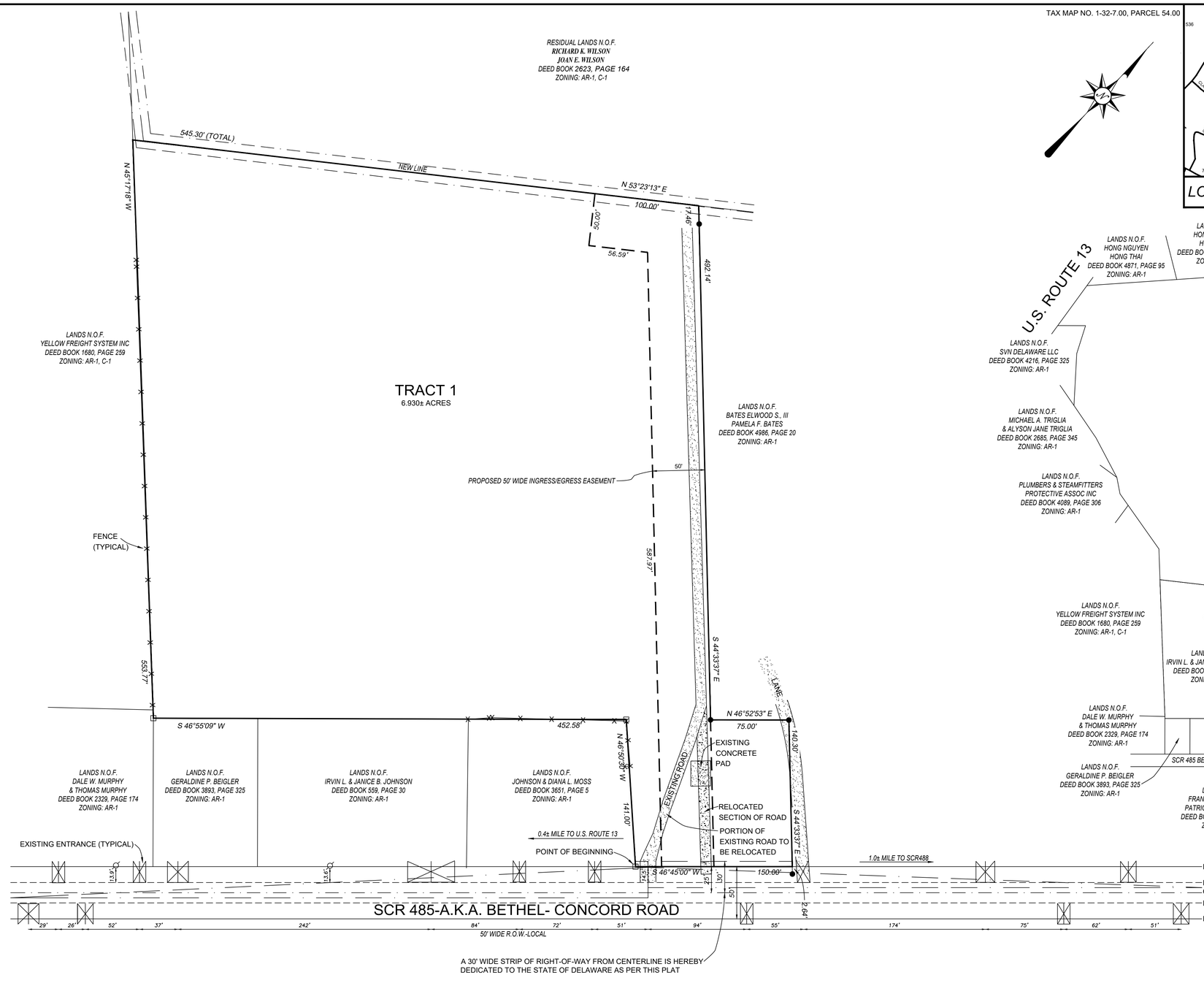
1) OWNER: RICHARD K. & JOAN E. WILSON
   23054 PARK AVENUE
   GEORGETOWN, DE 19947
2) CLASS "B", SUBURBAN SURVEY
3) SOURCE OF TITLE: DEED BOOK 2623, PAGE 164
4) OTHER THAN SHOWN HEREON, THIS SURVEY PLOT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS REQUESTED OR PERFORMED.
5) TOTAL NUMBER OF LOTS: EXISTING: 1; PROPOSED: 2
6) TOTAL FRONTAGE: 150.00' ON SCR 485
7) GROSS ACREAGE: 39.66± ACRES (PER TAX MAP)
8) RESIDUAL AREA: 32.73± ACRES
9) ZONING: CR-1 & C-1
10) PRESENT USE: AGRICULTURAL
11) PROPOSED USE: AGRICULTURAL/RESIDENTIAL
12) WATER: ON SITE WELL
13) SEPTIC: ON SIRE SEPTIC
14) POSTED SPEED LIMIT: 50MPH
15) THIS PROPERTY DOES NOT FALL WITHIN A TRANSPORTATION IMPROVEMENT DISTRICT

DELDOT NOTES:

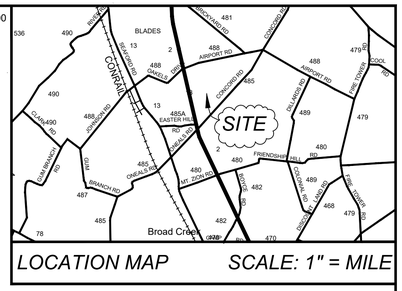
1) ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
2) SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
3) IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4) TRACT 1 SHALL USE THE EXISTING SINGLE ACCESS FROM SCR 485, AS SHOWN HEREON.

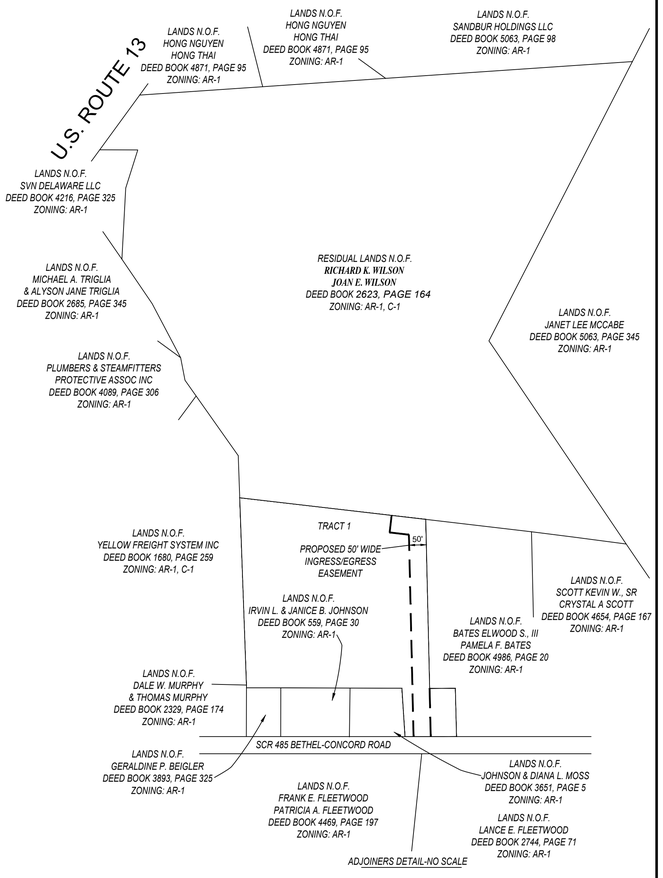
RESIDENTIAL ACCESS DESIGN REQUIREMENT:





TAX MAP NO. 1-32-7.00, PARCEL 54.00





CONCEPT SUBDIVISION PLAN

PREPARED FOR

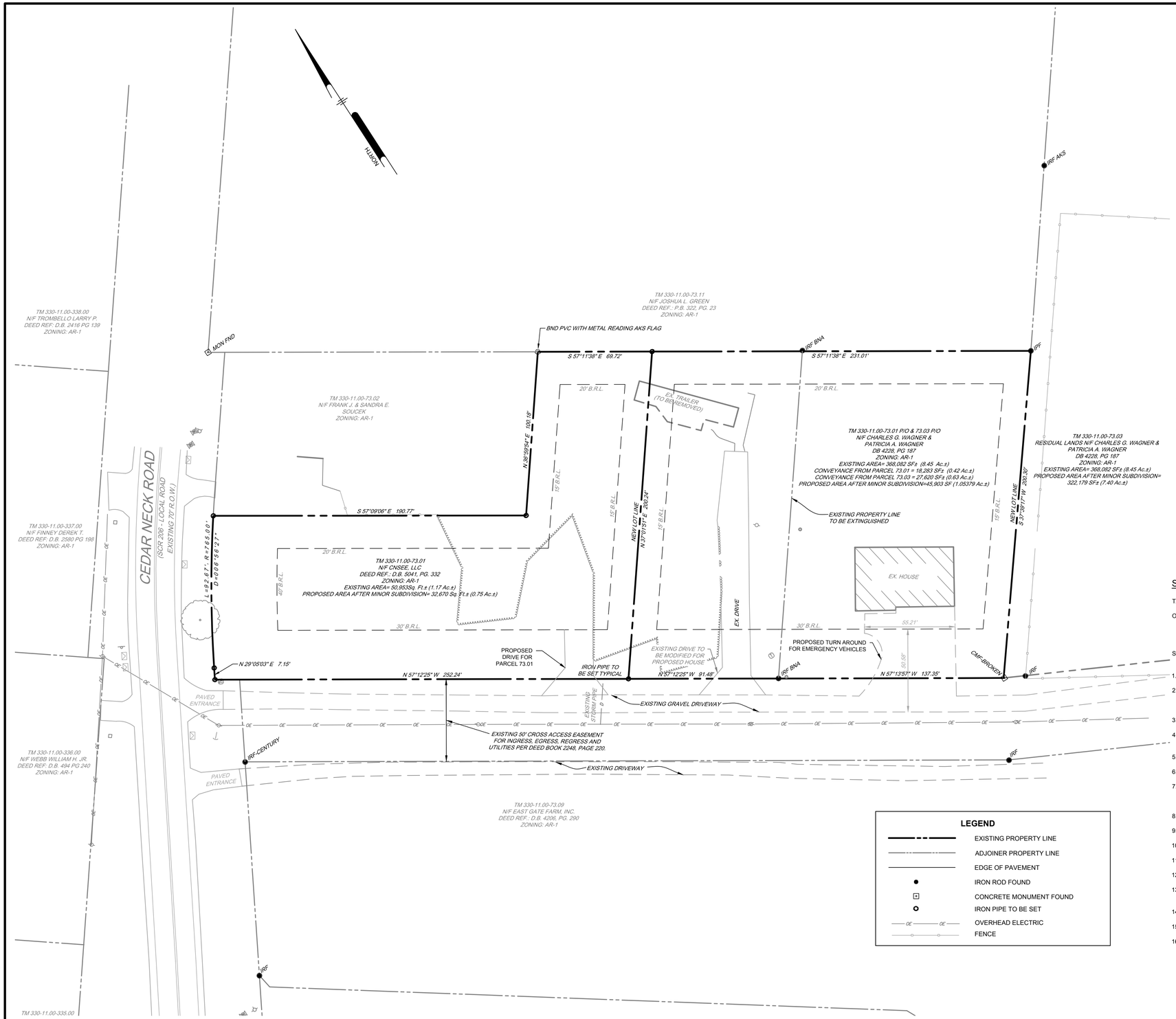
RICHARD K. WILSON
JOAN E. WILSON

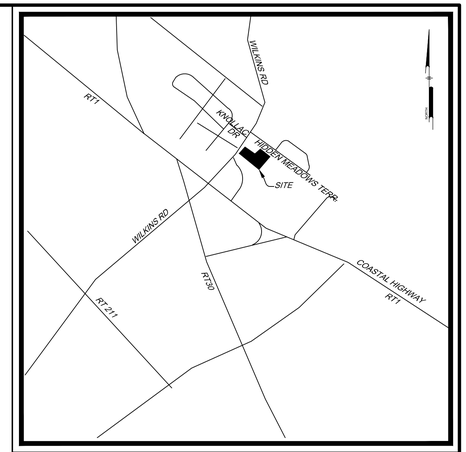
SITUATE IN: BROAD CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

Karins and Associates
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
NEWARK, DE ♦ GEORGETOWN, DE
www.karinsengineering.com
128 WEST MARKET STREET
GEORGETOWN, DELAWARE 19947
PHONE: (302) 858-4331 FAX: (302) 629-2175

OWNER: RICHARD K. & JOAN E. WILSON 23054 PARK AVENUE GEORGETOWN, DE 19947	APPROVED: _____ PROFESSIONAL LAND SURVEYOR
SURVEY BY: CJA	SCALE: 1" = 50' (0 50 100)
DESIGNED BY:	
DRAWN BY: MBK	DATE: 12-16-2020 SHEET 1 OF 1
CHECKED BY: RBK	DRAWING NO. G 1118-D.dwg

date | checked | revisions





LOCATION MAP

Scale: 1" = 2000'

GENERAL NOTES :

1. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. DEED REFERENCE: DEED BOOK 5041, PAGE 332 AND IS ALSO THE RESULT OF A FIELD SURVEY BY PENNONI ASSOCIATES INC. DATED AUGUST 12, 2020.
2. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED. OTHER THAN THOSE SHOWN.
3. THESE PROPERTIES APPEAR ON SUSSEX COUNTY TAX MAP AS 330-11.00-73.01, 330-11.00-73.03.
4. THERE ARE NO WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
5. THE PROPERTIES ARE LOCATED IN ZONE "X" ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0044K MAP REVISED MARCH 16, 2015. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. (NO IMPACT).
6. THIS PROPERTIES ARE LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THESE PROPERTIES IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.
7. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
8. AN EXISTING 50' WIDE CROSS ACCESS EASEMENT IS SHOWN ON THIS PLAT AS REFERENCED PER DEED BOOK 2248, PAGE 220. THE PROPERTY OWNER WILL UPDATE DEED TO INCLUDE PROPOSED LOTS FOR ACCESS AND MAINTENANCE RESPONSIBILITIES.

SITE DATA:

TAX MAP NUMBERS : 330-11.00-73.01

OWNER INFO: CNSEE, LLC
6503 CEDAR NECK ROAD
MILFORD, DE 19963

SITE ADDRESS : 6509 CEDAR NECK ROAD
CEDAR CREEK HUNDRED

1. EXISTING TOTAL ACREAGE: 1.16972 ACRES±
2. PROPOSED ACREAGE: 0.7500 ACRES±
   PARCEL - REMAINING: 0.7500 ACRES±
3. AREA AFFECTED BY ADJUSTMENT: 0.42 ACRES±
4. TOTAL NUMBER OF LOTS: 1 EXISTING
   1 PROPOSED
5. MONUMENTS FOUND: 1
6. MONUMENTS TO BE SET: 6
7. FUTURE LAND USE AREA: LOW DENSITY
   (SUSSEX COUNTY COMPREHENSIVE PLAN, JUNE 2018)
8. ZONING: AR-1
9. PRESENT USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. SEWER PROVIDER: ON-SITE PRIVATE SEPTIC
12. WATER PROVIDER: ON-SITE PRIVATE WELL
13. DISTANCE TO NEAREST INTERSECTION: 1,025'± (ROUTE 1)
14. PROXIMITY TO (TID): N/A
15. POSTED SPEED LIMIT: 40 MPH
16. BUILDING RESTRICTION LINES:
    FRONT - 30 FEET
    40 FEET (COUNTY ROAD)
    SIDE - 15 FEET
    REAR - 20 FEET

SITE DATA:

TAX MAP NUMBERS : 330-11.00-73.01 P/O & 73.03 P/O

OWNER INFO: CHARLES G. WAGNER &
PATRICIA A. WAGNER , TRUSTEES
6503 CEDAR NECK ROAD
MILFORD, DE 19963

SITE ADDRESS : 6503 CEDAR NECK ROAD
CEDAR CREEK HUNDRED

1. EXISTING TOTAL ACREAGE: 8.45 ACRES±
2. PROPOSED ACREAGE: 7.40 ACRES±
   PARCEL - NEW : 1.05 ACRES±
3. AREA AFFECTED BY ADJUSTMENT:
   PARCEL 73.01: 0.42 ACRES±
   PARCEL 73.03: 0.63 ACRES±
4. TOTAL NUMBER OF LOTS: 1 EXISTING
   2 PROPOSED
5. MONUMENTS FOUND: 4
6. MONUMENTS TO BE SET: 0
7. FUTURE LAND USE AREA: LOW DENSITY
   (SUSSEX COUNTY COMPREHENSIVE PLAN, JUNE 2018)
8. ZONING: AR-1
9. PRESENT USE: RESIDENTIAL
10. PROPOSED USE: RESIDENTIAL
11. SEWER PROVIDER: ON-SITE PRIVATE SEPTIC
12. WATER PROVIDER: ON-SITE PRIVATE WELL
13. DISTANCE TO NEAREST INTERSECTION: 1,025'± (ROUTE 1)
14. PROXIMITY TO (TID): N/A
15. POSTED SPEED LIMIT: 40 MPH
16. BUILDING RESTRICTION LINES:
    FRONT - 30 FEET
    SIDE - 15 FEET
    REAR - 20 FEET

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

CNSEE, LLC DATE

3509 CEDAR NECK ROAD
MILFORD, DE 19963
302-381-0026

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

CHARLES G. WAGNER DATE

PATRICIA A. WAGNER DATE

3509 CEDAR NECK ROAD
MILFORD, DE 19963
302-381-0026

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

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

TM: 330-11.00-73.01, LANDS N/F OF CNSEE, LLC
TM: 330-11.00-73.03, LANDS N/F OF CHARLES G. WAGNER & PATRICIA A. WAGNER, TRUSTEES

6503, 6509 CEDAR NECK ROAD
CEDAR CREEK HUNDRED, MILFORD, DE 19963

MINOR SUBDIVISION PLAN

CNSEE, LLC
6503 CEDAR NECK ROAD
MILFORD, DE 19963

NO.	DATE	REVISIONS	BY
			KMD

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	CPWAG18001
DATE	2020-12-18
DRAWING SCALE	1" = 30'
DRAWN BY	KMD
APPROVED BY	AMD

SHEET 1 OF 1

PROJECT STATUS: —
PLOTSTYLE: Pennoni MCS.stb
PLOTTED: 12/7/2021 1:25 PM, BY: Logan Strickland
L:\Accounts\CPWAG\CPWAG18001 - Gateway Village\ES\SKNV\CPWAG18001-V-SP.dwg

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT

Plan Review Number: 2021-04-205893-MIS-01
Status: Approved as Submitted

Tax Parcel Number: 330-11.00-73.01
Date: 01/26/2021

Project

Charles Wagner Subdivision

Charles Wagner Subdivision

6503 Cedar Neck Road
Milford DE 19963

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: Carlisle Fire Co.

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Charles Wagner
3509 Cedar Neck Road
Milford, DE 19963

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

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

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

A final inspection is required.

This Plan Review Project was prepared by:

Dennett Pridgeon

FIRE PROTECTION PLAN REVIEW COMMENTS

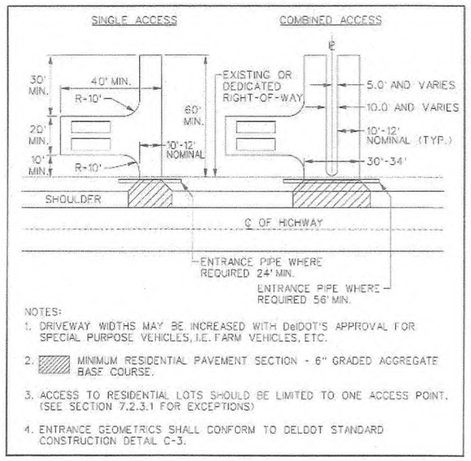
Plan Review Number: 2021-04-205893-MIS-01
Tax Parcel Number: 330-11.00-73.01
Status: Approved as Submitted
Date: 01/26/2021

PROJECT COMMENTS

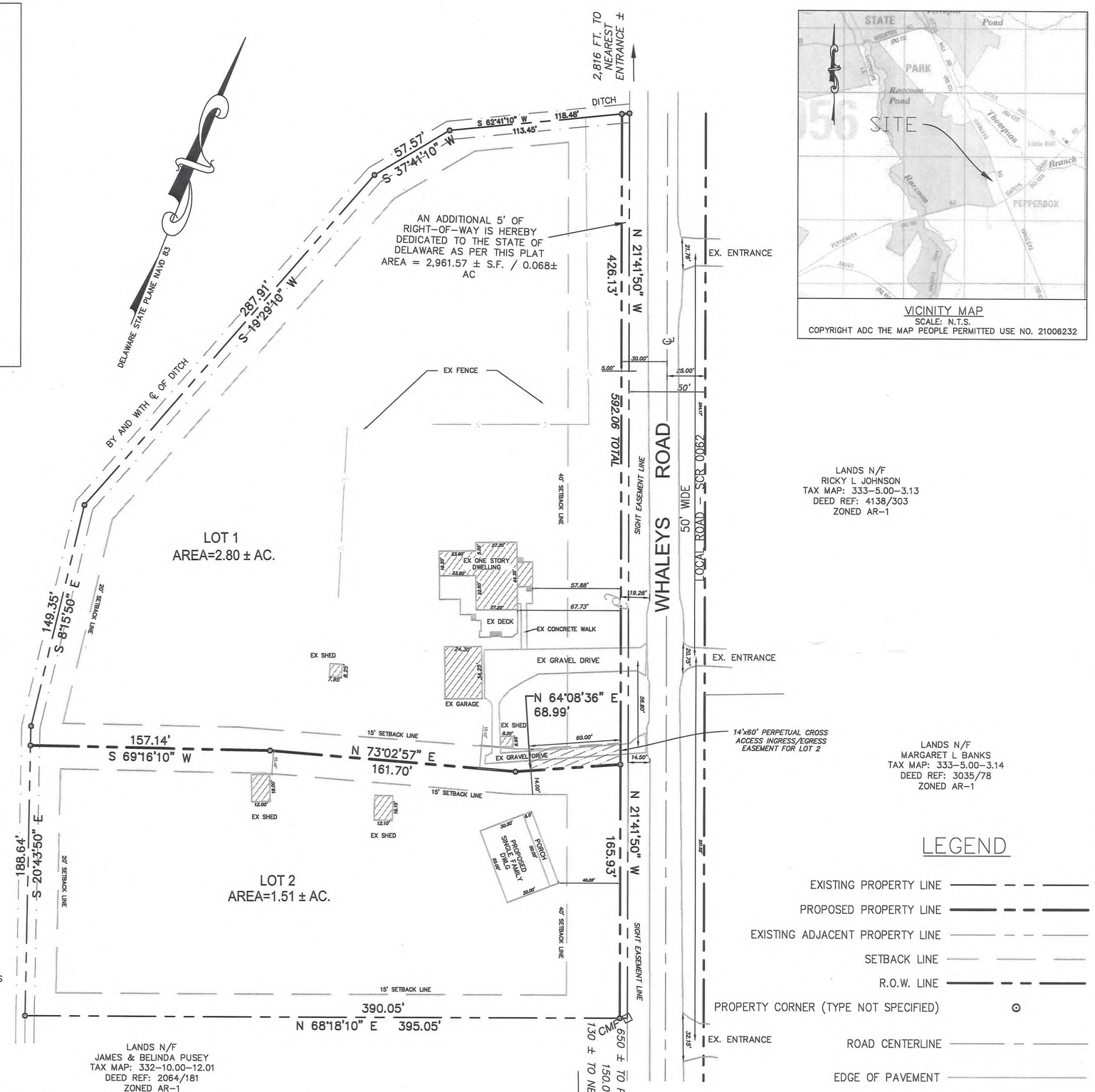
1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1010 A	The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3).Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
1011 A	Per Fire Flow Table 1, the following occupancies: One and Two Family Detached Dwellings, Multi Family & Other Residential, Rowhouses & Townhouses Shall not exceed 10,000 aggregate gross square footage; shall not exceed 35"" or three stories; and Shallhave a minimum setback of 15"" from all property lines and 10"" setback from exposure hazards on the same property. Additionally, Rowhouses & Townhouses shall have an internal fire separation of two hour fire rated walls per SFPR Part II, Chapter 2.
1408 A	All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on thepremises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).
1093 A	In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shallbe able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).

1171 A	Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver.Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.
2500 A	A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.

Figure 7.2.3.3-a Residential Access Design Requirements



NOTES:
1. DRIVEWAY WIDTHS MAY BE INCREASED WITH DelDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
2. MINIMUM RESIDENTIAL PAVEMENT SECTION - 6" GRADED AGGREGATE BASE COURSE.
3. ACCESS TO RESIDENTIAL LOTS SHOULD BE LIMITED TO ONE ACCESS POINT. (SEE SECTION 7.2.3.1 FOR EXCEPTIONS)
4. ENTRANCE GEOMETRICS SHALL CONFORM TO DELDOT STANDARD CONSTRUCTION DETAIL C-3.



LANDS N/F
STATE OF DELAWARE DNREC
TAX MAP: 332-10.00-9.02
DEED REF: 1931/231
ZONED AR-1

LANDS N/F
JAMES & BELINDA PUSEY
TAX MAP: 332-10.00-12.01
DEED REF: 2064/181
ZONED AR-1

LANDS N/F
RICKY L JOHNSON
TAX MAP: 333-5.00-3.13
DEED REF: 4138/303
ZONED AR-1

LANDS N/F
MARGARET L BANKS
TAX MAP: 333-5.00-3.14
DEED REF: 3035/78
ZONED AR-1

VICINITY MAP
SCALE: N.T.S.
COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 21006232

NOTES:
1. OWNER: JERRY E & CHRISTINE MITCHELL
   34894 WHALEYS ROAD
   LAUREL, DELAWARE 19956
   TAX ID: 332-10.00-11.00

   SURVEYOR: McCRONE, INC.
   119 NAYLOR MILL ROAD, SUITE 6
   SALISBURY, MD 21801
   CONTACT: MARK BENZIN
   (410) 548-1492
   FAX (410) 548-2055
2. DEED & PLAT REF: 1652/276
3. ZONED AR-1
   SETBACKS - 40' FRONT, 15' SIDE AND 20' REAR
4. LOT DATA: 1 EXISTING LOT DIVIDED INTO 2 LOTS - TOTAL AREA 4.378 ± AC
   LOT 1 - 2.777 ± AC
   LOT 2 - 1.533 ± AC
   ROAD DEDICATION - 0.068 ± AC
5. WATER AND SEWER PROVIDER - INDIVIDUAL ON-SITE WELLS AND SEPTIC SYSTEMS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND DELAWARE DIVISION OF HEALTH
6. THESE LOTS ARE LOCATED IN FLOOD ZONE "X" UNSHADED, PER FIRM MAP NO. 10005C0440K, MAP REVISED MARCH 16, 2015.
7. CMF = CONCRETE MONUMENT FOUND
8. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
9. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT
10. LOT 1 HAS ACCESS TO SCR062 VIA EXISTING GRAVEL DRIVE. LOT 2 SHALL HAVE ACCESS TO SCR062 VIA THE 14'X60' PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT ALONG SOUTHERLY LINE OF LOT 1
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. PRESENT USE - YARD/VACANT. PROPOSED USE IS SINGLE FAMILY RESIDENTIAL LOT
13. WHALEYS ROAD IS LISTED AS 50 MPH, UNPOSTED

LEGEND

EXISTING PROPERTY LINE
PROPOSED PROPERTY LINE
EXISTING ADJACENT PROPERTY LINE
SETBACK LINE
R.O.W. LINE
PROPERTY CORNER (TYPE NOT SPECIFIED)
ROAD CENTERLINE
EDGE OF PAVEMENT
UTILITY POLE

GRAPHIC SCALE

50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

SURVEYOR'S CERTIFICATION

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

Mark C Benzin 12/03/2020
SIGNATURE DATE

OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED. WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

Christine L Mitchell 12/2/20
SIGNATURE DATE

MARK C BENZIN REGISTERED SURVEYOR No. 820 DELAWARE PROFESSIONAL LAND SURVEYOR

SEAL 12/3/2020
DATE

McCRONE
● Engineering ● Environmental Sciences
● Construction Services ● Land Planning & Surveying
ANNAPOLIS ● CENTREVILLE ● ELKTON ● SALISBURY
119 NAYLOR MILL ROAD, SUITE 6
SALISBURY, MD 21801
PHONE 410-548-1492 * FAX 410-548-2055
www.mccroneengineering.com

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REVISIONS			
REV. #	DATE	DESCRIPTION
1	10.14.20	ADDRESS DelDOT
2	11.13.20	ADDRESS DelDOT
3	12.2.20	ADDRESS DelDOT

DATE: 08/12/2020
JOB NUMBER: D2200074
SCALE: 1" = 50'
DRAWN BY: SG & MB
DESIGNED BY:
APPROVED BY: MB
FOLDER REFERENCE:

MINOR SUBDIVISION PLAT
OF
TAX PARCEL 332-10.00-11.00
34894 WHALEYS RD
LITTLE CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

Prepared For: SAVINI CUSTOM HOMES

SHEET NO.:

FILE NO.:

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

December 22, 2020

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

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
Mitchell Minor Subdivision
Tax Parcel # 332-10.00-11.00
SCR00062-WHALEYS ROAD
Little Creek (Sussex) Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated August 12, 2020 (last revised December 2, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

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

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

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

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

Sincerely,

Susanne K. Laws
Sussex County Review Coordinator
Development Coordination

cc: Mark Benzin, McCrone, Inc.
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, Subdivision Engineer
John Andrescavage, Sussex County Reviewer

STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

January 17, 2020 February 4, 2021

Jamie Whitehouse, AICP
Sussex County
Department of Planning and Zoning
P.O. Box 589
Georgetown, DE 19947

RE: PLUS review 2020-12-05; Sussex County Comprehensive Plan Amendment

RE: PENNONI'S RESPONSE TO PLUS REVIEW DATED JANUARY 17, 2021 (2020 TYPO)

Dear Mr. Whitehouse:

Pennoni, on behalf of Reed Farms, LLC, the applicant for the rezoning application prompting the Sussex County Comprehensive Future Land Use Plan amendment responds to the comments made during the December 16, 2020 PLUS Meeting and the following comments generated from the above-referenced meeting. Thank you for allowing our comments to be made part of the record.

Thank you for meeting with State agency planners on December 16, 2020 to discuss the proposed Comprehensive Plan Amendment for Sussex County. This amendment would change the Future Land Use Map for several parcels from AR-1 to HI-I

Please note that additional changes to the plan could result in additional comments from the State. Additionally, the comments below reflect only issues that are the responsibility of the agencies that were represented at the meeting.

Office of State Planning Coordination — Contact Dorothy Morris 739-3090

- The office has concerns with the plan amendment because is within a Level 4 area according to the 2020 Strategies for State Policies and Spending. In Investment Level 4 Areas, the State's investments and policies should retain the rural landscape, preserve open spaces and farmlands, support farmland-related industries, and establish defined edges to more concentrated development.

We are not certain of the State's concern with this plan amendment as presented. The State's Investment maps contained within the Strategies for State Policies and Spending document are not parcel-based, and, therefore, it is necessary to thoroughly investigate the constraints of particular land parcels for each application, even though they may be contained in one of the growth-oriented investment levels of the Strategies for State Policies and Spending.

> With that said, we understand that Investment Level 4 Areas may be the location for certain uses that because of their specific requirements are not appropriate for location elsewhere. Such uses, expected to be limited in number, could involve public safety or other uses that require their location outside designated investment areas. Industrial activity would be limited, except where specific requirements of major employers may dictate an exception for a use, which, because of specific siting and potential conflicts with neighboring uses, should not be placed elsewhere. We saw this site plan in August and at that time expressed concerns about the storage space and stand-alone flex sites.

According to the Future Land Use Plan for Sussex County, Industrial Uses are almost always located on the verge of Developing Areas and near transportation resources such as arterial roadways or railroads. This proposed project follows the same pattern, evidenced by a number of factors. First, the properties are located next to existing Heavy Industrial zoned uses and a Developing Area. The Developing Area located across Route 30 is zoned for High Density Residential and General Commercial uses according to the current Sussex County Zoning Map. In addition, the properties south of this parcel are currently zoned Heavy Industrial (HI-1) and are home to Baker Petroleum and Wyoming Millworks. Furthermore, Iron Works, Inc., located north of the site at the intersection of Routes 30 and 16, is currently zoned General Commercial. Second, transportation resources surround the property. Route 30 is designated as a Truck Route (Alt Route 5) by existing DelDOT signage on Route 16. Route 16 is a major collector. The existing Delmarva Central Railroad line is located between Baker Petroleum and Reed Farms. Both the highways and the railroad serve as the transportation infrastructure necessary for the existing and proposed uses. Finally, the proposed use will require a work force. The project is located approximately 1 mile from the municipal town limits of Milton and within ½ mile of the Town Center on the 2019 Future Land Use Plan of Sussex County. The proximity of these areas could potentially serve as an important employment base for this site, resulting in a short commute time for those employees.

> Because of its location in a Level 4 area but along the railway, the State would support this as an Ag Industrial Site and we urge the county to consider a conditional use for the balance of the site to ensure that the additional uses toward the front of the site relate to agriculture. Allowing stand alone uses such as retail sales, veterinary offices, etc. would be out of compliance with the Strategies for State Policies and Spending in a Level 4 area. We again urge the County to consider an Agricultural Zone to be used in the future to ensure that the land needed to move goods produced by farmer is available.

What are some of the Ag Industrial uses the State would recommend putting within the property that would suggest the need for a Conditional Use? The State fails to make these recommendations. Pursuant to the Sussex County Zoning Code, *the purpose of a Conditional Use is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan.*

The Reed Farm property is within an area with existing HI-1, HR-1, C-1 and B-1 zoned parcels and existing commercial and industrial uses, with access to both Delaware Route 30, a major collector north-south roadway and Delaware Route 16, a major collector east-west roadway in Sussex County, and is adjacent to the Delmarva Central Railroad line, with existing spur connections to Baker Petroleum and Wyoming Mill Works making it an appropriate site for HI-1 zoning on its own merits and generally consistent with the Future Land Use Plan.

The State's response states that allowing certain uses such as, retail sales, veterinary offices, etc "would be out of compliance with the Strategies for State Policies and Spending in a Level 4 area." However, Level 4 Areas are primarily Low Density and AR-1 Agricultural Residential lands within Sussex County. First, permitted uses allowed on AR-1 land are Commercial Dog Kennels and Hospitals or Clinics for Large or Small Animals as well as retail sales of greenhouses, orchards, and nurseries that the State says it is trying to discourage. Second, the 2019 Comprehensive Plan contains Table 4-5-2, Zoning Districts Applicable to Future Land Use Categories, which the plan describes as "*a tool* for assisting with determining which zoning districts are applicable to each future land use category". In the table it states that in a Low-Density area of the County, B-2 Business Community District and C-2 Medium Commercial District are applicable zoning districts and therefore uses permitted within these districts, i.e., veterinary clinics (offices) and retail sales would be in compliance within a Low Density, Level 4 area of the County.

> In addition, the state asks that the County consider creating a process to review comprehensive plan amendments on a scheduled basis, possible once or twice a year. While the state understands that the counties will, from time to time, have amendments that need to be considered we remind the County that this is a 10 year planning document that was adopted after a much input from municipalities, business, developers, and residents within the county. The plan that was ultimately adopted was intended to be a guide book to show the developers and residents of Sussex County how and where the County intends to grow. To amend the document sporadically can undermine that process.

We concur with the State noting that the Comprehensive Plan is a "guide book" and is referred to as a *"tool"* for assisting with determining which zoning districts are applicable to each future land use category and that future rezoning's should also "*generally"* be consistent with the Future Land Use Plan. The Plan further states that each land use proposal the County receives should be reviewed on its own merit to determine if the proposal is consistent with the Future Land Use Map and does not have a negative impact on the surrounding area or the County in general. Sussex County contains approximately 938 square miles of real estate with approximately 168,500 tax parcels; therefore, every parcel was not reviewed on its individual constraints and benefits when considering growth-oriented investment levels and areas for future development.

Department of Transportation — Contact Bill Brockenbrough 760-2109

- DelDOT has no comments on the subject comprehensive plan amendment. In August 2020, in response to a PLUS application pertaining to the rezoning that the subject amendment would enable, DelDOT provided detailed comments. A copy of those comments is attached. Then, as now, however, De1DOT's comments are oriented primarily to the site plans that would follow if the County approves the amendment and rezoning.

We provided our responses to DelDOT's comments in our October 30, 2020 PLUS response to comments received. We look forward to working with DelDOT on future planning of roadway improvements for the project.

Department of Natural Resources and Environmental Control — Beth Krumrine 735-3480

- The parcels of interest are in Delaware State Strategies Level 4 lands, located directly west of Milton on Route 16 (Milton Ellendale Highway). The application indicates rezoning from Agricultural Residential (AR-1) Zoning District to Heavy Industrial Zoning District (HI-1). According to Sussex County Code § 115-109, "The purpose of this district is to provide for a variety of industrial operations but to restrict or prohibit those industries which have characteristics likely to produce serious adverse effects within or beyond the limits of the district. Certain potentially hazardous industries are permitted only after public hearings and review to assure protection of the public interest and surrounding property and persons. It is the intention of the district to preserve the land in the district for industrial use and to exclude new residential or commercial development, except for certain specified uses deemed appropriate adjuncts to industrial operations."

This property is located in a Level 4 area and is immediately adjacent to Level 2 and Level 3 areas. In Sussex County there are areas where county growth areas can be expanded for applications that can demonstrate good logic and rationale for the County's zoning. In some cases, they are in State Investment Level 4 areas. This property is located west of Milton (1 mile from the municipal town limits of Milton and within ½ mile of the Town Center), not only on Route 16 (Milton Ellendale Highway) but also on the west side of Delaware Route 30 (Gravel Hill Road) and adjacent to the existing Delmarva Central Railroad line. For DNREC's additional information, Route 30 is designated as a Truck Route (Alt Route 5). In addition, the properties south of this parcel are currently zoned Heavy Industrial (HI-1) and are home to Baker Petroleum and Wyoming Millworks. Furthermore, Iron Works, Inc. is located north of the site, at the intersection of Routes 30 and 16, and is currently zoned General Commercial. The existing Delmarva Central Railroad line is located between Baker Petroleum and Reed Farms.

> The 2019 comprehensive plan did not propose industrial development in this area. The rezoning to HI-1 represents a significant departure from the land use proposed for this area in the March 2019 Sussex County Comprehensive Development Plan. Heavy Industrial uses will require infrastructure such as roads, transit, water, and wastewater.

The State is correct that the Comprehensive Plan did not propose industrial development in this Low-Density, Level 4 area, which is why the applicant petitioned the County to update the Future Land Use Map as part of its rezoning application for this property. The application and supporting documentation and testimony submitted and presented before the County provides the logic and rationale for the County to determine the rezoning for this property. It is important to note that the land use classifications within the Future Land Use Plan are not zoning districts, and the classifications can include multiple zoning districts within them. The Plan outlines that multiple zoning districts can be appropriate in a given planning area, depending on a variety of circumstances that may be relevant to a particular parcel of land in that planning area. DNREC should understand that it is important to recognize that other factors come into play when determining which zoning districts are appropriate for each land use classification. The following factors are described in the Comprehensive Plan as important for determining an area's land use classification:

Proximity to an incorporated municipality or a municipal annexation area.

The property is 1 mile from the municipal town limits of Milton and within ½ mile of the Town Center

Presence of existing public sewer and public water service nearby.

The property is located within Tidewater Utilities CPCN and has availability to connect to an Artesian Force Main that is located within the property along the entire Delaware Route 30 frontage of the of the property. Public water could easily be served by the Town of Milton, Tidewater Utilities or Artesian for both fire protection and domestic water.

Plans by the County to provide public sewage service within five years.

The property is located within Sussex County's Tier 3 Coordinated CPCN Area and is located within Tidewater Utilities CPCN and has access to Artesian's Public Sewer.

Location on or near a major road or intersection.

The property has access to both Delaware Route 30, a major collector north-south roadway and Delaware Route 16, a major collector east-west roadway in Sussex County.

Character and intensity of surrounding development, including proposed development.

The property is within an area with existing HI-1, HR-1, C-1 and B-1 zoned parcels and existing commercial and industrial uses and is adjacent to the Delmarva Central Railroad line. The Developing Area located across Route 30 is zoned for High Density Residential and General Commercial uses according to the current Sussex County Zoning Map. In addition, the properties south of this parcel are currently zoned Heavy Industrial (HI-1) and are home to Baker Petroleum and Wyoming Millworks. Furthermore, Iron Works, Inc. is located north of the site, at the intersection of Routes 30 and 16, and is currently zoned General Commercial.

Location relative to major preserved lands.

The property is approximately 4,200-feet east of and across Delaware Route 16 from Agricultural Easements. As DNREC is aware, these parcels serve as the wastewater disposal area for the Artesian Wastewater Management, Inc. Regional Sewer Plant.

Location of water bodies.

The property is not located near any water bodies; however, the property is located approximately 1,500-feet north of Brittingham Branch and Pemberton Branch.

Rezoning should consider infrastructure development needs, which should also be addressed in the comprehensive plan or master plan. Please consider further collaboration and dialogue with other entities about the infrastructure investments that would be necessary to support industrial activities in this area. This includes the potential secondary effects of industrial development, as well as potential public transit needs, job centers, and bike paths/trails.

DNREC should refer to the OSPC PLUS comments dated September 24, 2020, to which Pennoni responded dated October 30, 2020 and which were made part of the County record through the public hearing process.

Likewise, existing neighborhoods are located immediately to the southeast of the area of interest. Local residents should be afforded opportunities to engage in designing the future uses of these areas in a robust and meaningful way. For this reason, rezoning of this area should be contemplated in the comprehensive development plan or a separate master planning process.

The property is located across Delaware Route 30 from one (1) existing neighborhood, known as Pemberton, and a few larger residential strip lots.

In summary, DNREC reviewers feel that additional planning efforts are necessary before proceeding with a rezoning of this area for the following reasons:

- Located in level 4
- Need to address such changes in the comp plan
- Lack of transportation options for employees
- Existing neighborhoods nearby

The particular facts of this application (location, existing zoning and uses, proximity to two major collector roads and the railroad line and the ability to connect to public sewer and water), as well as the above responses and prior October 30, 2020 responses, support the requested HI-1 rezoning. This information and the responses establish that the rezoning would be, at a minimum, "generally" consistent with the Future Land Use Plan, particularly since the purpose of the plan is to serve as a guide for future development and is only identified as a "tool" to assist in making such determination.

Wastewater Permitting — Small Systems

- Expired permits held with the DNREC Ground Water Discharges Section exist on the site. These systems must be abandoned properly if no longer in use. Notify DNREC Groundwater Discharges Section of any changes by reaching out to the Sussex County Branch at (302) 856-4561 (https://dnrec.alpha.delaware.gov/water/groundwater/septic-systems/).

  For any future permitting of Small Wastewater Systems, site evaluations must be performed by a Delaware licensed Class D Soil Scientist to determine the type of disposal system allowed under current regulations and site conditions. A list of licensed Class D soil scientists can be found at the following website: https://www.dnrec.delaware.gov/wr/Information/GWDInfo/Documents/Class%20D%20list.pdf

  Expired permits:

- 235-13.00-29.00
  - Gravity system permit (Small Systems) is expired, dated January 27, 2001.
  - A site evaluation completed by a licensed Class D Soil Scientist expired on January 19,2005.
- 235-13.00-29.01
  - There is an active permit that will expire on January 24, 2021 for a capping filled pressure dosed system (Small Systems).
  - The site evaluation will expire on January 2", 2023.
- 235-14.00-570.00
  - There are no existing permits or site evaluations under this taxparcel.

Natural Area Located Within Near Vicinity

- The Broadkill River Natural Area exists immediately to the south of the parcels of interest. Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware. Should the parcels ultimately be rezoned, site design should reduce environmental impacts near Natural Areas by avoiding impacts to sensitive areas such as wetlands and forest habitat.

We are NOT "immediately" next to the Broadkill River Natural Area, "immediately", referring to adjacent. We are located approximately 1,500-feet north of this area and have no direct surface connection to the branches located within this Natural Area. Also, two (2) existing Industrial uses are located between our property and the Broadkill River Natural Area as well as the States Emergency Operation Tower. Stormwater for this property will primarily be infiltration Green Technology-type stormwater Best Management Practices which will help with groundwater recharge as well as not impact sensitive wetland and forest habitat that is not located within this property but further south from this property.

Once a decision has been reached on this proposed comprehensive plan amendment, please forward a copy of the plan amendment to the Office of State Planning Coordination for our records. The plan amendment must include the adopting resolution or ordinance, a revised version of any maps that were updated as well as any text that was approved in amending the comprehensive plan. If the amendment is not approved by the town, please notify the office so we can update our records.

Thank you for the opportunity to review this Comprehensive Plan amendment. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland, AICP
Director, Office of State Planning Coordination

Mark H. Davidson, VP
Principal Land Planner - Pennoni

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
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date February 11, 2021.

Application:	(2021-07) Carsyljan Acres
Applicant:	Jennifer Knighton 4008 Hillcrest Road Baltimore, MD 21225
Owner:	Jennifer Knighton 4008 Hillcrest Road Baltimore, MD 21225
Site Location:	Located on the east side of Brohawn Ave within the Carsyljan Acres subdivision
Current Zoning:	General Residential (GR)
Proposed Use:	2 Single Family Lots
Comprehensive Land Use Plan Reference:	Coastal Area
Councilmatic District:	Mr. Schaeffer
School District:	Cape Henlopen School District
Fire District:	Lewes Fire District
Sewer:	Septic
Water:	Well
Site Area:	0.5848 acres +/-
Tax Map ID.:	235-27.00-94.00

EQUAL HOUSING OPPORTUNITY

Sussex County

PIN:	235-27.00-94.00
Owner Name	NOLT JEFFREY F & JENNIFER K
Book	3361
Mailing Address	121 S. LINWOOD AVE
City	BALTIMORE
State	MD
Description	RD MILTON TO LEWES
Description 2	LOT 13B T#38027
Description 3	CARSYLJAN ACRES
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

Streets

County Boundaries

Municipal Boundaries

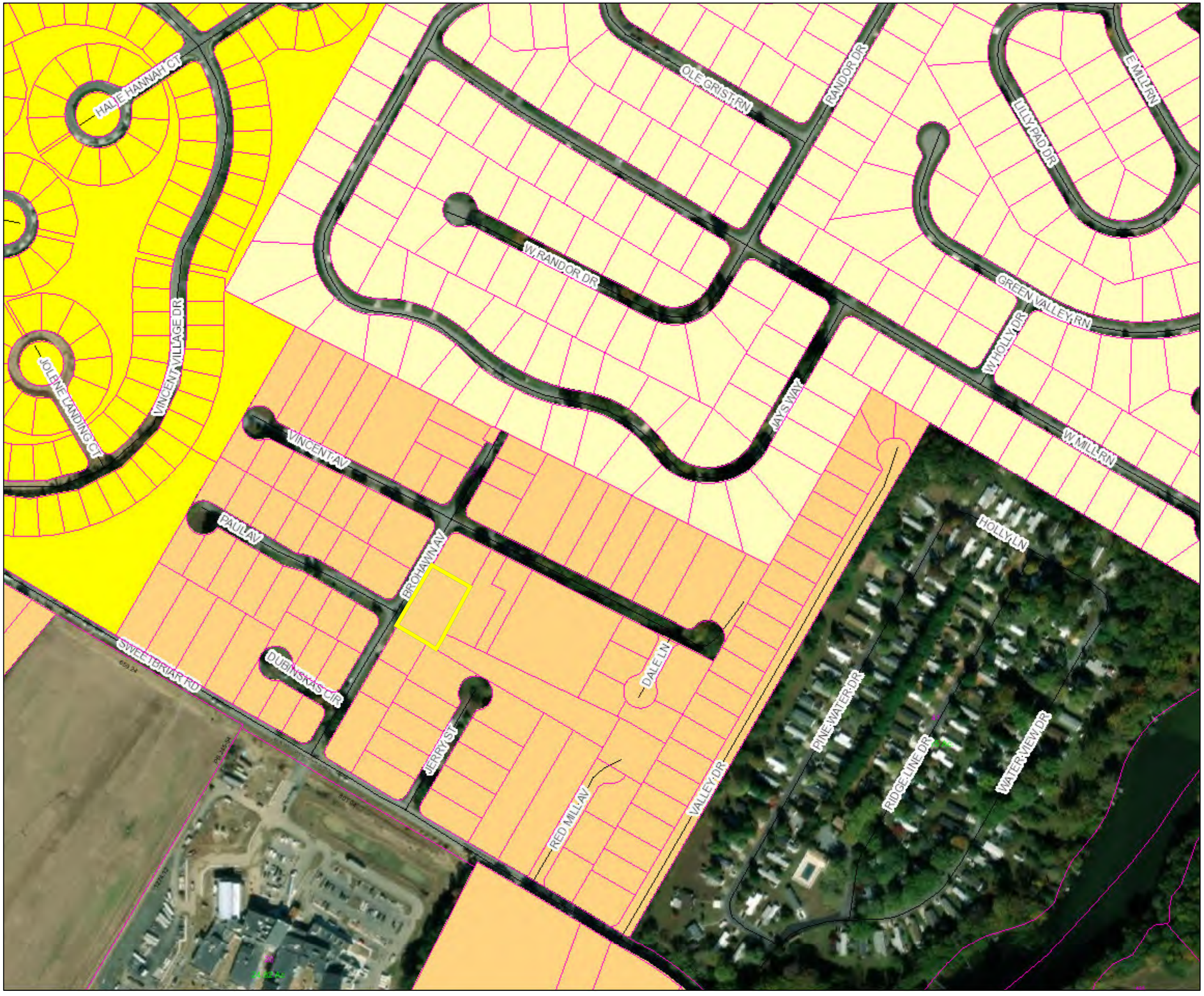
1:1,128

0 0.0125 0.025 0.05 mi

0 0.02 0.04 0.08 km

November 19, 2020

Sussex County



PIN:	235-27.00-94.00
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Description 3	CARSYLJAN ACRES
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

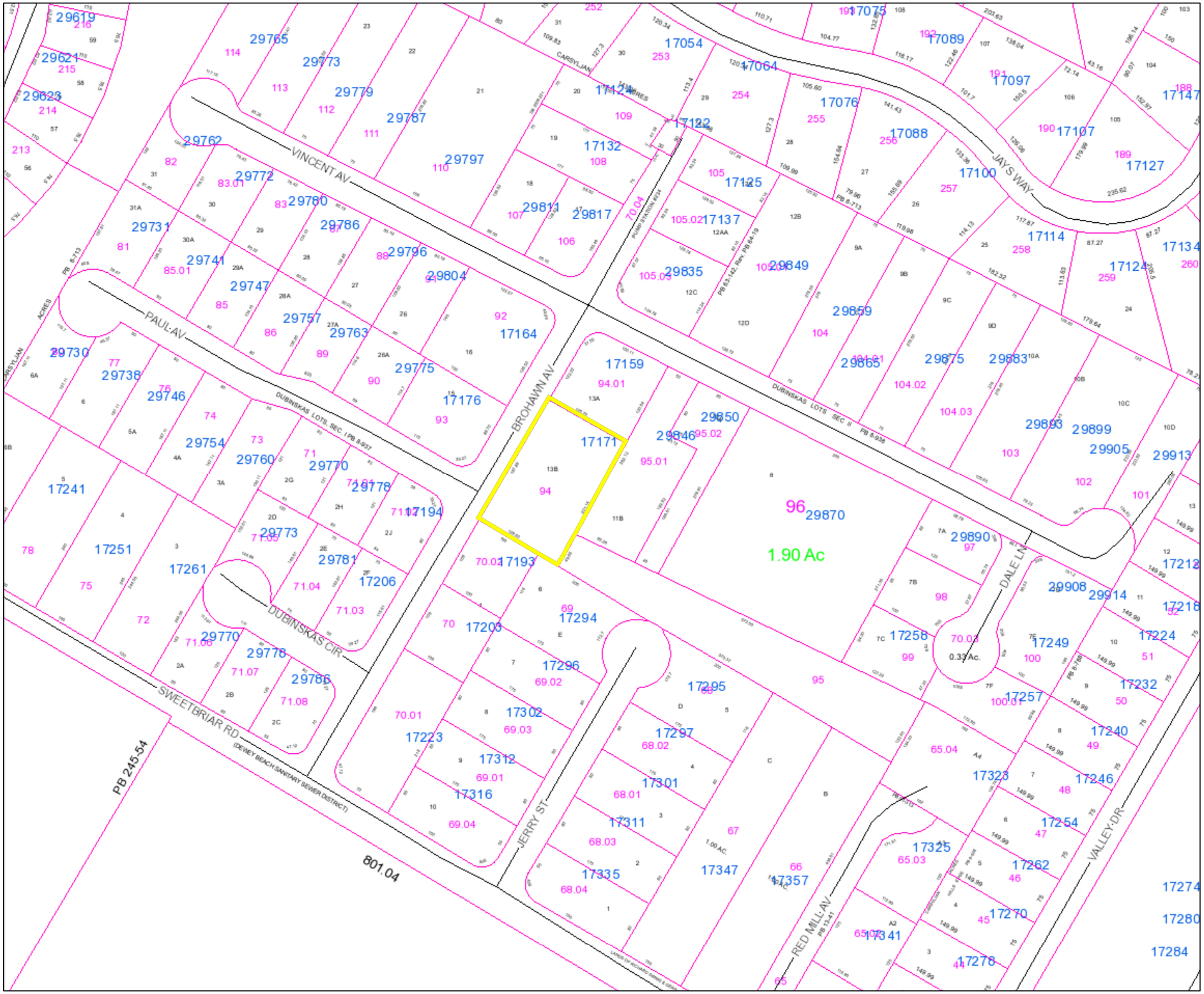
1:4,514

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

November 19, 2020

Sussex County



PIN:	235-27.00-94.00
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City	BALTIMORE
State	MD
Description	RD MILTON TO LEWES
Description 2	LOT 13B T#38027
Description 3	CARSYLJAN ACRES
Land Code	

polygonLayer
Override 1

polygonLayer
Override 1
Tax Parcels
911 Address
Streets
County Boundaries
Municipal Boundaries

1:2,257

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

November 19, 2020

File #: 2021-07
2020163334

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:
17171 Brohawn Avenue (part of Carsyljan Acres - Lot 13B)

Proposed Name of Subdivision:
Carsyljan Acres

Tax Map #: 2-35-27.00-94.00 **Total Acreage:** 0.5848

Zoning: GR **Density:** ___ **Minimum Lot Size:** 0.5848 **Number of Lots:** 1 plus residu

Open Space Acres: N/A

Water Provider: Individual on site **Sewer Provider:** Individual on site

Applicant Information

Applicant Name: Jennifer Knighton
Applicant Address: 4008 Hillcrest Road
City: Baltimore State: MD ZipCode: 21225
Phone #: 410-627-3830 E-mail: keiserwiser@aol.com

Owner Information

Owner Name: Jennifer Knighton
Owner Address: 4008 Hillcrest Road
City: Baltimore State: MD Zip Code: 21225
Phone #: 410-627-3830 E-mail: keiserwiser@aol.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Merestone Consultants, Inc.
Agent/Attorney/Engineer Address: 33516 Crossing Avenue Suite 1 Five Points Square
City: Lewes State: DE Zip Code: 19958
Phone #: 302-226-5880 E-mail: bob.nash@merestoneconsultants.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

Robert W. Nash Date: 8/24/2020

Signature of Owner

_____ Date: _____

For office use only:

Date Submitted: 12/29/2020 Fee: $500.00 Check #: waved

Staff accepting application: CeL Application & Case #: 2020016334

Location of property: _____

Date of PC Hearing: Feb 11, 2021 Recommendation of PC Commission: _____

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **11/24/2020**

APPLICATION: **2020-12 – Carsyljan Acres**

APPLICANT: **Jennifer Knighton**

FILE NO: **OM-9.04**

TAX MAP & PARCEL(S): **235-27.00-94.00**

LOCATION: **On the east side of Brohawn Ave within the Carsyljan Acres subdivision**

NO. OF UNITS: **2**

GROSS ACREAGE: **0.5848**

RECEIVED
NOV 30 2020
SUSSEX COUNTY
PLANNING & ZONING

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** 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 **Christine Fletcher** 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 current parcel has one 6-inch lateral. If the subdivision of the parcel is approved, another parcel will have to be installed at owner's expense. There is currently a structure on the parcel. A system connection charge will be due for the newly created parcel.**

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

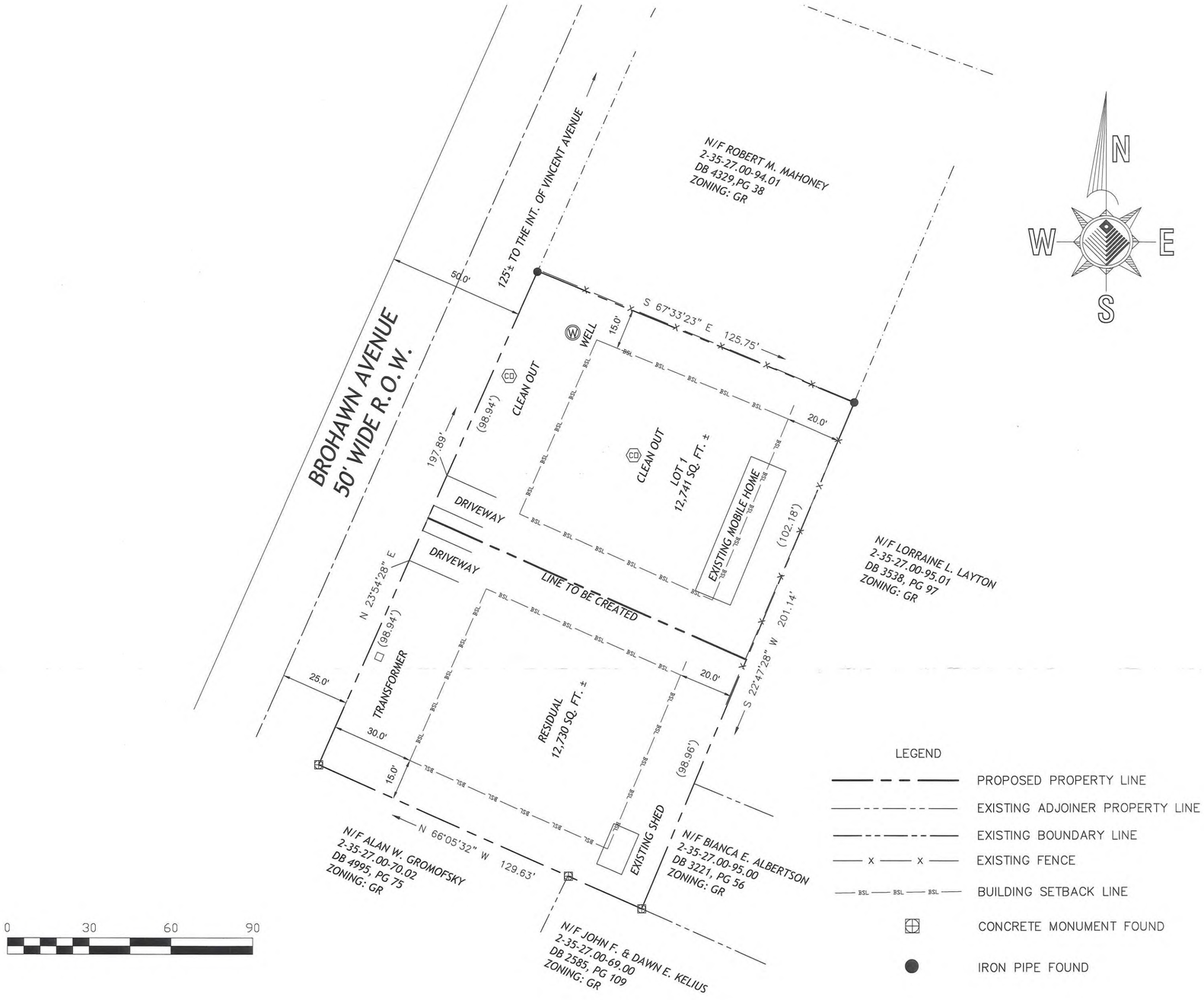
(10). Is a Use of Existing Infrastructure Agreement Required? **No**

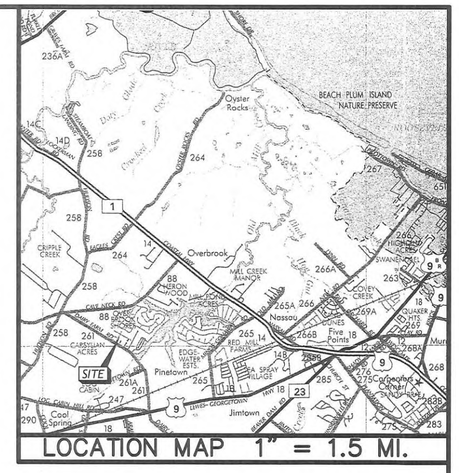
UTILITY PLANNING APPROVAL:

John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Lisa Walls
Christine Fletcher

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





LOCATION MAP 1" = 1.5 MI.

SITE DATA

- TAX MAP PARCEL.....2-35-27.00-94.00
- GROSS AREA.....25,471 SQ.FT.±
- LOT AREA.....12,741 SQ.FT.±
- RESIDUAL AREA.....12,730 SQ.FT.±
- ZONING.....GR
- PRESENT USE.....RESIDENTIAL
- PROPOSED USE.....RESIDENTIAL
- POSTED SPEED LIMIT.....25 MPH
- FUNCTIONAL CLASSIFICATION.....LOCAL ROAD
- SEWER.....INDIVIDUAL ON SITE
- WATER.....INDIVIDUAL ON SITE
- NUMBER OF LOTS.....1 PROPOSED PLUS RESIDUE
- PROXIMITY TO TID.....NO

OWNER OF RECORD
JOHN WHALES
121 SOUTH LINWOOD AVENUE
BALTIMORE, MD 21224
443-858-8529

LEGEND

- PROPOSED PROPERTY LINE
- EXISTING ADJOINER PROPERTY LINE
- EXISTING BOUNDARY LINE
- EXISTING FENCE
- BUILDING SETBACK LINE
- CONCRETE MONUMENT FOUND
- IRON PIPE FOUND

LOT 1 AND RESIDUE SHALL HAVE ACCESS TO BROHAWN AVENUE WITH COMBINED ENTRANCES AS DEPICTED ON THIS PLAT.

THIS SITE IS NOT IMPACTED BY A FLOOD HAZARD AREA PER F.I.R.M. 10005C0188K EFFECTIVE 3/16/2015.

SURVEYOR'S CERTIFICATION

I, ROBERT W. NASH, P.L.S. #551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROBERT W. NASH, PLS 551 DATE

OWNERS CERTIFICATION

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

AUTHORIZED SIGNATURE DATE

JOHN WHALES
SUBDIVISION

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS
5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PH: 302-992-7900
FAX: 302-992-7911
33516 CROSSING AVE.
FIVE POINTS SQUARE UNIT 1
LEWES, DE 19958
PH: 302-226-5880
FAX: 302-226-5883

BROADKILL HUNDRED
SUSSEX COUNTY, DELAWARE
DATE: 15 JULY 2020
W.O.: 24683L
SCALE: 1"=30'
F.B.: 24683L
DRAWN BY: TML
T.M.: 2-35-27.00-94.00
DISK:

Property Subdivision
7171 Brohawn Lane
Lot 13B
Lewes, DE 19958

January 10, 2020
Jennifer Knighton & Jeffrey Nolt
Residential Property

Planning and Zoning Department 2 The Circle
PO Box 417
Georgetown, DE 19947
Phone: (302) 855-7878 Fax: (302) 854-5079
sussexcountyde.gov

Purchased September 8, 2006

Due to life changes (marriage,etc) both parties are interested in dividing the property and creating homes on their part of the divided property. It will in no way affect any other property. Seeking 51% of Carsyljan Acres residence.

Name: Cindy Gromofsky (Alan) Phone: 914-216-2789
Address: 17193 Brohawn
Email: cingromo@gmail.com

Name: VICTOR MARTINEZ Phone: 302-218-3501
Address: 29811 Vincent Ave Lewes DE 19958
Email: Vmmustang@verizon.net (OWNS 3 PROPERTIES IN COMMUNITY)

Name: FRANCES DRENNAN Phone: 302 420-3277
Address: 29809 Vincent Ave. Lewes De 19958
Email: drennanf@gmail.com

Name: CAROL FRIEND Phone: 302-542-7826
Address: 29796 Vincent Ave. Lewes DE 19958
Email: CLFRIEND62@comcast.net (OWNS MULTIPLE PROPERTIES)

Michael Houssock Jr

Name: Michael Houssock Phone: 570-262-9479

Address: 29859 Vincent AVE Lewes Delaware

Email: Mhouse@epix.xlet

Name: Tanya Schuler Phone: 302-381-8224

Address: 29875 Vincent Avenue, Lewes DE 19958

Email: delbooger@yahoo.com

Name: Michael Mundy Phone: 302-37?-9417

Address: 29893 Vincent Ave

Email: ~~HH~~ mEMUNDY56@gmail.com

Name: Dallas Wingate Phone: 302-644-0746

Address: 29905 VINCENT AVE, LEWES De

Email: dwingate21@comcast.net.

Name: Barbara Keith Phone: 302 260 2074

Address: 29773 Vincent Ave Lewes, De. 19958

Email: blayton52@comcast.net

Name: ROBERT DAVISON Phone: 302-567-8226

Address: 17041 SWEET BRIAR

Email: ROBDAVISONUV@GMAIL

Name: Georgie Penny Phone: 936-662-7374

Address: 17362 Jerry St. lewes, DE

Email: georgiepenny@gmail.com

Name: OSCAR L BUNDICK Phone: 302-645-2095

Address: 29780 VINCENT AVE

Email: OSCAR17301@AOL.COM

Name: NANCY KERPER Phone: 610-750-4999

Address: 29779 Vincent Ave.

Email: NKERPER2330@COMCAST.NET

Name: Ernie Hopkins Phone: 302 584 554

Address: 29787 Vincent Ave Lewes De

Email: ~~ernie~~

Name: LORRAINE COOK Phone: 302-727-8208

Address: 17175 Brohawn Ave Lewes, De.

Email:

Name: ROBERT R LAYTON Phone: (2 Lots)

Address: 29850 VINCENT AVE

Email:

Name: Jeany Argo Phone: 684-8646

Address: 29835 Vincent Ave. (3 Lots)

Email:

Name: Linda LaMarre Phone: 302-644-2918

Address: 29778 Paul Ave

Email:

Name: [illegible] Phone: 302-645-8061

Address: 29775 Paul Ave Lewes, De 19958

Email: —

Name: Rose Spurlock Phone: —

Address: 29763 Paul Ave Lewes 19958

Email: —

Name: FRANK KOZAK Phone: 302 645 4589

Address: 17223 BROWN AVE LEWES DE

Email: —

Name: Jean Leonard Phone: —

Address: 17184 Brohawn Ave, Lewes, DE

Email: —

Name: Jamie Sockrider Phone: 542-2918

Address: 29747 Paul AV

Email: JamieSockrider77 gmail

Name: Jeff Tull Phone: 302-562-0950

Address: 29730 Paul Ave

Email: Jeff.tull313@gmail.com

Name: Robert Tull Phone: 220 8112

Address: —

Email: —

Name: Scott Schvartz Phone: 3022187474

Address: 17164 Brohawn Ave, Lewes, DE 19958

Email: RnKRoofing@gmail.com

Name: Tina McCarter Phone:

Address: 17176 Brohawn Ave, Lewes, DE 19958

Email: Scottirall@gmail.com

Name: Robert Mahoney Phone: 2156924759

Address: 17159 Brohawn Ave, Lewes DE 19958

Email: mahoneyr@verizon.net

Name: Donna Winegar Phone: 302-381-~~773~~ 7334

Address: 17323 Red Mill Ave Lewes

Email: N/A

Name: William Boyer Phone: (302) 597-1957

Address: 17160 Valley Dr.

Email: Wboyer@udel.edu

Name: ~~Betty~~ Mossie Phone: (302) 644-0215

Address: 17262 Valley Dr Lewes, DE

Email:

Name: Phone:

Address:

Email:

Property Subdivision
7171 Brohawn Lane
Lot 13B
Lewes, DE 19958

January 10, 2020
Jennifer Knighton & Jeffrey Nolt
Residential Property

Planning and Zoning Department 2 The Circle
PO Box 417
Georgetown, DE 19947
Phone: (302) 855-7878 Fax: (302) 854-5079
sussexcountyde.gov

Purchased September 8, 2006

Due to life changes (marriage,etc) both parties are interested in dividing the property and creating homes on their part of the divided property. It will in no way affect any other property. Seeking 51% of Carsyljan Acres residence.

Name: Amy Burton Phone: 302-373-2202
Address: 17312 Jerry St
Email: Amybb@comcast.net

Name: Mary Dibold Phone: 302-593-0703
Address: 29781 Dubvkas Circle
Email:

Name: Linda Ward Phone: 302-645-9656
Address: 17359 Sweet Briar Rd
Email:

Name: Timothy Davidson Phone: 302 259 43
Address: 17362 Sweet Briar
Email:

Name: Cindy Hutchinson Phone: 302-236-0819

Address: 17325 Red Mill Ave Lewes DE

Email: CindyDuAl

Name: [illegible] Phone: 302-247 24[illegible]

Address: 17246 Valley Lewes DE

Email:

Name: Tammy Miller Phone: 570-971-5634

Address: 17304 Pine Water Drive

Email:

Name: Warren & Linda Lane Phone: 302-353-1928

Address: 17297 Pine Water Dr.

Email:

Name: [illegible] Phone: 302-670-7056

Address: 17252 Pine Water Dr

Email:

Name: Victoria Allen Phone: 302-200-948[illegible]

Address: 17176 Pine Water Dr

Email:

Name: Phone:

Address:

Email:

Name: Lisa Dinatale Phone: 301-922-4833

Address: 30350 So. Mill Run, Milton 19968

Email: CPTBUD@aol.com

Name: JUDI JABARA Phone: 5762366577

Address: 17075 Jays Way Milton RED CREEK FA

Email: jjabara@ptd.net

Name: Kimberly Potter Phone: 302.236.9950

Address: 17075 Jays Way

Email: Kimby01@comcast.net

Name: Jeff WAKEFIELD Phone: 302 645-1489

Address: 17114 JAYS WAY MILTON DE 19968

Email: JWAKE@UDEL.EDU

Name: Joan Gray Phone: 302-345-4262

Address: 17100 Jays Way Milton DE 19968

Email:

Name: Marta Phone: 302 645 7534

Address: 17107 Jays Way

Email: KDMARTA32@GMAIL.COM

Name: Phone:

Address:

Email:

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

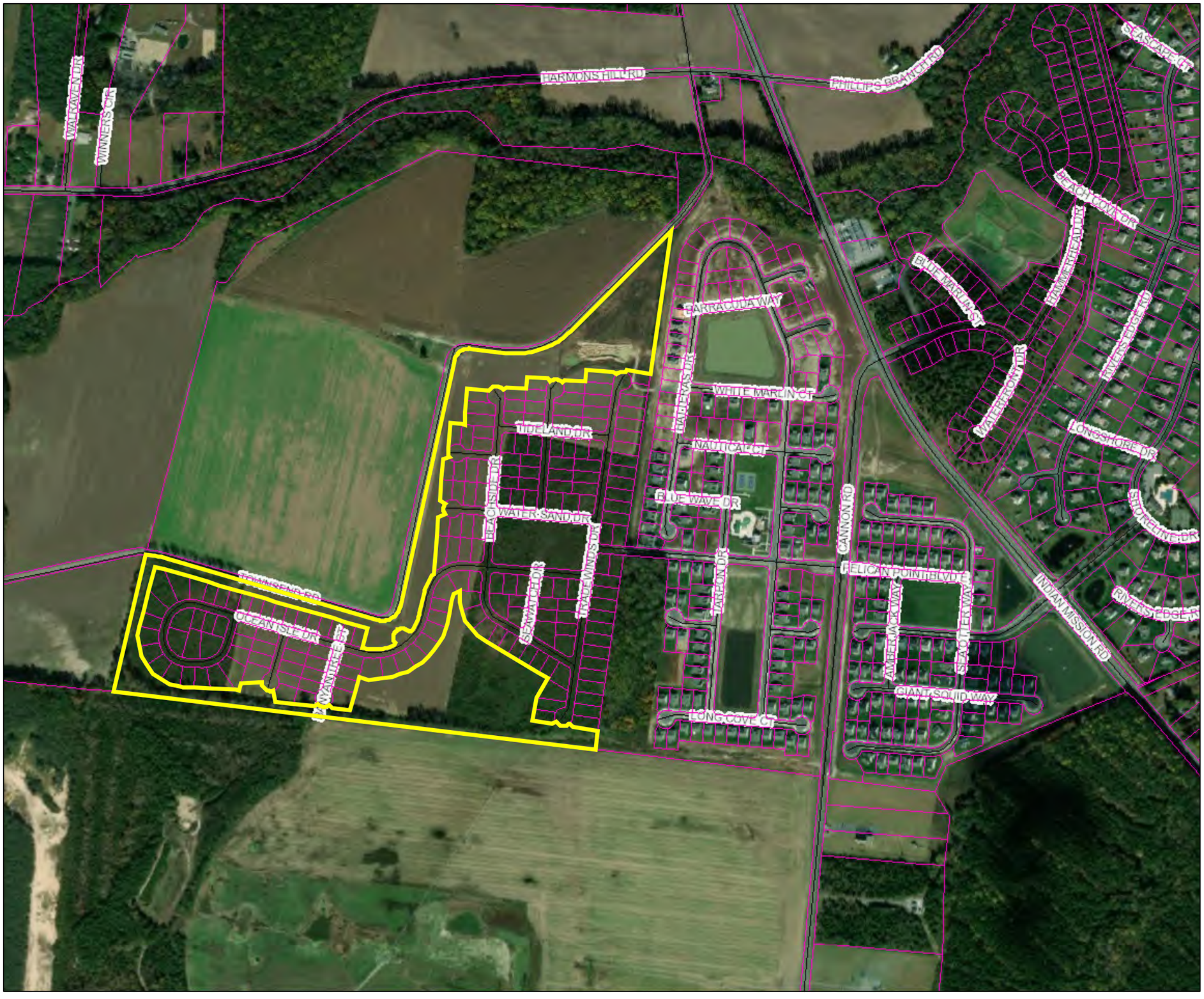
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date February 11th, 2021

Application:	Pelican Point 4-5 (2019-30)
Applicant:	Cannon Road Investments, LLC 5169 West Woodmill Drive Suite 10 Wilmington, DE 19808
Owner:	Cannon Road Investments, LLC 5169 West Woodmill Drive Suite 10 Wilmington, DE 19808
Site Location:	West side of Canon Road (S.C.R. 307) directly behind Pelican Point 1-3
Current Zoning:	Agricultural Residential (AR-1) Zoning District
Proposed Use:	219 Single Family Lots as an AR-1 Cluster Subdivision
Comprehensive Land Use Plan Reference:	Low Density Area
Councilmanic District:	Mr. Schaeffer
School District:	Indian River School District
Fire District:	Indian River Fire Company – Station No. 80
Sewer:	Artesian
Water:	Artesian
Site Area:	109.99 +/- acres
Tax Map ID.:	234-16.00-21.03, 21.07, 23.01, 1509.00-1697.00

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	234-16.00-21.03
Owner Name	CANNON ROAD INVESTMENTS LLC
Book	0
Mailing Address	5169 W WOODMILL DR STE
City	WILMINGTON
State	DE
Description	PELICAN POINT
Description 2	PH 2-5 OPEN SPACE C
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

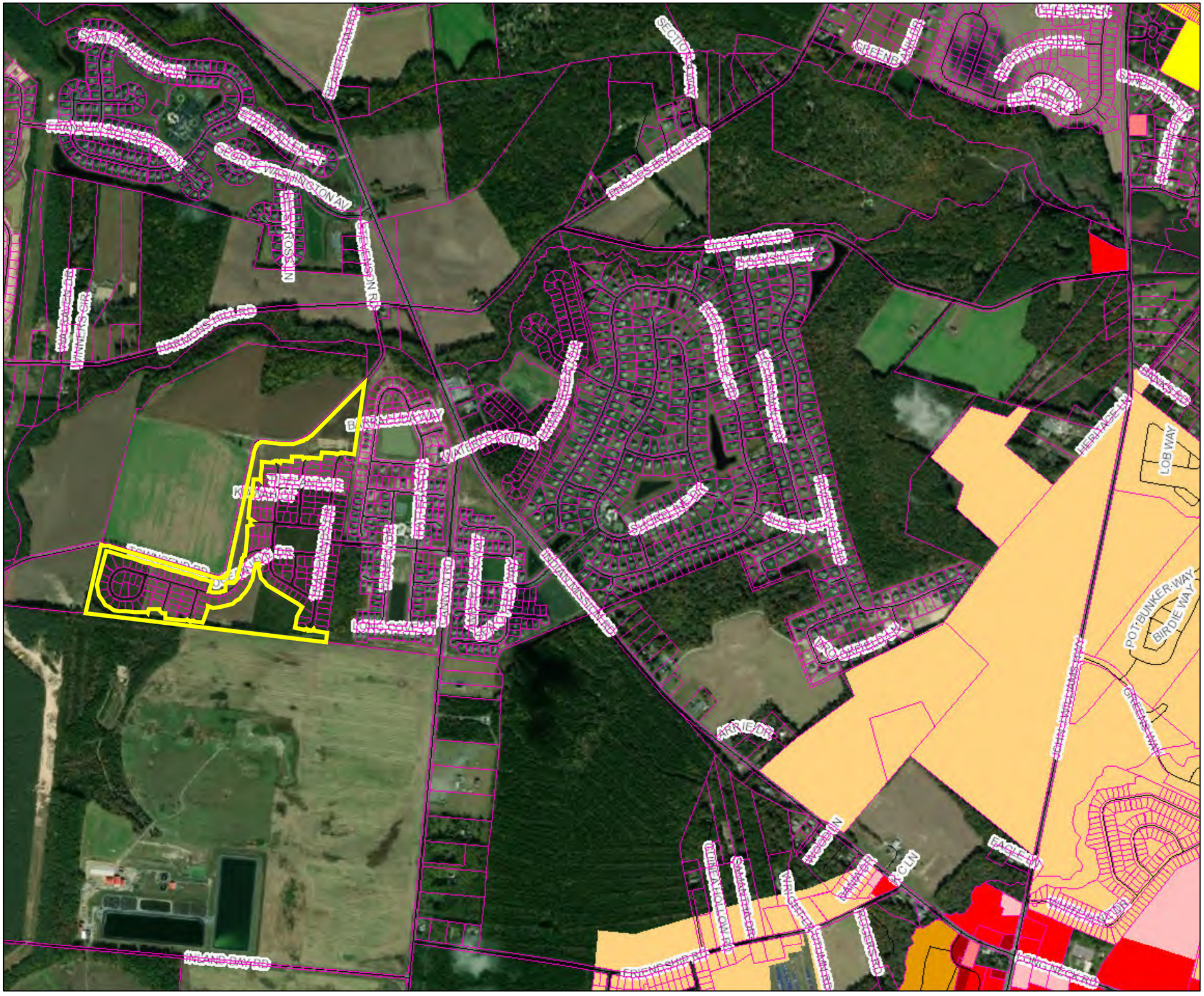
1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

January 14, 2021

Sussex County



PIN:	234-16.00-21.03
Owner Name	CANNON ROAD INVESTMENTS LLC
Book	0
Mailing Address	5169 W WOODMILL DR STE
City	WILMINGTON
State	DE
Description	PELICAN POINT
Description 2	PH 2-5 OPEN SPACE C
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

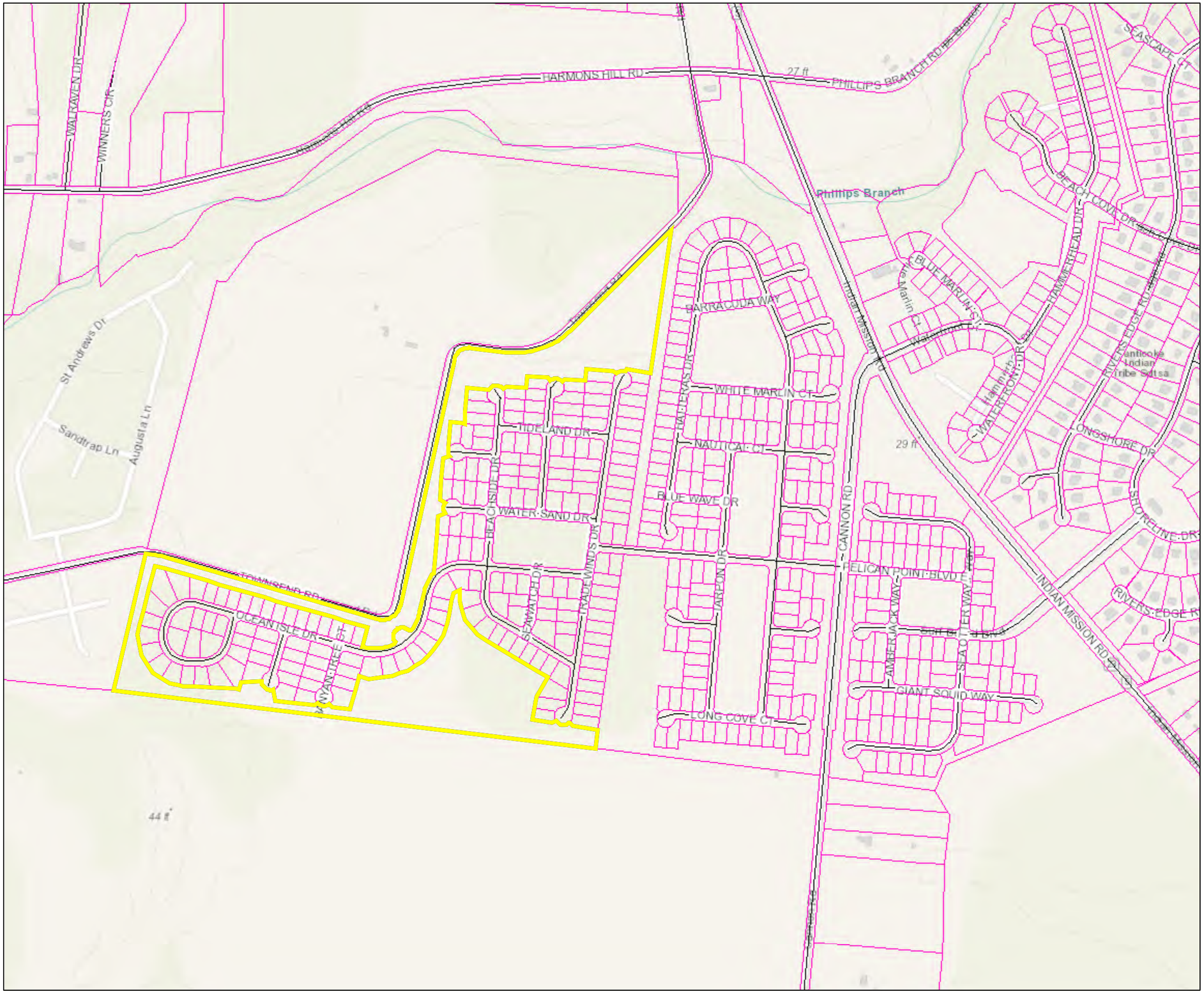
1:18,056

0 0.225 0.45 0.9 mi

0 0.35 0.7 1.4 km

January 20, 2021

Sussex County



PIN:	234-16.00-21.03
Owner Name	CANNON ROAD INVESTMENTS LLC
Book	0
Mailing Address	5169 W WOODMILL DR STE
City	WILMINGTON
State	DE
Description	PELICAN POINT
Description 2	PH 2-5 OPEN SPACE C
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

January 14, 2021

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

updated application

RECEIVED

JAN 22 2021

SUSSEX COUNTY
PLANNING & ZONING

(front page only)

Type of Application: (please check applicable)

Standard: __
Cluster: ✓
ESDDOZ: __

Location of Subdivision:

Cannon Road (adjacent to Pelican Point 1-3)

Proposed Name of Subdivision:

Pelican Point 4-5

Tax Map #: 2-34-16.00, Parcels 21.03, 21.07, 23.01, 1509 through 1697 **Total Acreage:** 109.99 acres (+/-)

Zoning: AR-1 **Density:** 1.99 units/acre **Minimum Lot Size:** 7,500 sqft **Number of Lots:** 219

Open Space Acres: 44.22 acres (+/-)

Water Provider: Artesian Resources **Sewer Provider:** Artesian Resources

Applicant Information

Applicant Name: Cannon Road Investments, LLC
Applicant Address: 5169 West Woodmill Drive, Suite 10
City: Wilmington State: DE ZipCode: 19808
Phone #: (302) 999-9200 E-mail: DelawareDevelopment1@gmail.com

Owner Information

Owner Name: Cannon Road Investments, LLC
Owner Address: 5169 West Woodmill Drive, Suite 10
City: Wilmington State: DE Zip Code: 19808
Phone #: (302) 999-9200 E-mail: DelawareDevelopment1@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Dennis Schrader
Agent/Attorney/Engineer Address: 107 W. Market Street/P.O. Box 690
City: Georgetown State: DE Zip Code: 19947
Phone #: (302) 256-0010 E-mail: dschrader@morrisjames.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: 12/4/19

Signature of Owner

_____ Date: 12/4/19

For office use only:
Date Submitted: 12/5/19
Staff accepting application: CEH
Fee: $500.00 Check #: 3563
Application & Case #: _____
Location of property: _____

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

COMMUNITY
DEVELOPMENT & HOUSING
BRAD D. WHALEY
DIRECTOR
(302) 855-7777 T
(302) 854-5397 F

Sussex County
DELAWARE
sussexcountyde.gov

Affordable Housing Support Policy

I. Mission Statement

It is Sussex County's mission to promote non-discrimination and affirmatively further fair and equal housing opportunities for all, and further, to inform housing developers and the general public that the County supports the development of affordable housing opportunities in Sussex County.

II. Affordable Housing Subdivisions

Sussex County promotes racially/ethnically diverse, mixed income, affordable housing in all areas under its jurisdiction. Accordingly, Developers are encouraged to provide affordable housing opportunities to Sussex County residents in all new developments, affirmatively market those affordable housing units to diverse populations, and meet with the surrounding residents early in the development approval process.

III. Affordable Housing Defined

a. **Homeownership:** Sussex County considers an affordable housing project to be a housing project in which any portion thereof is designed or intended to serve households earning less than 125 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:

   i. Seeking participation in Sussex County's Moderately Priced Housing Unit (MPHU) Program
   ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
   iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
   iv. Applying for a Section 523 or 524 Rural Housing Site Loan through the U.S. Department of Agriculture (USDA) Rural Development
   v. Sussex County Habitat for Humanity
   vi. Milford Housing Development Corporation
   vii. Community Land Trust
   viii. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

b. **Rental:** Sussex County considers an affordable rental housing project to be a rental housing project in which any portion thereof is designed or intended to serve households earning less than 80 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:

i. Seeking participation in the Sussex County Rental Program (SCRP)
ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
iv. Applying for funding by DSHA's Low Income Housing Tax Credits (LIHTC) program
v. Applying for Multi-Family Mortgage Revenue Bond Program (MFMRB) financing through DSHA
vi. Applying for a Rural Rental Housing Loan through USDA Rural Development
vii. Applying for a Guaranteed Rental Housing Loan through USDA Rural Development
viii. Community Land Trust
ix. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

IV. Affordable Housing Project Support

a. Letter of Support

Sussex County will provide conditional letters of support to developers of affordable housing projects seeking financing opportunities, provided that the project qualifies under the definitions above. Further, support letters for affordable rental housing projects will only be authorized if the project is proposed in an Area of Opportunity, as defined by DSHA in Exhibit A. For further information regarding impacted areas versus areas of opportunity, please contact Karen Horton with DSHA at (302) 739-4263. **Note:** Letters of support do not exempt the developer from the County's planning and zoning process, nor guarantee approval through that process.

b. Deferral of Fees

Sussex County desires to encourage the construction of affordable housing for low- and moderate-income households. The County finds that the up-front payment of sewer impact fees for affordable residential housing development creates a barrier to such development and desires to ease the barrier by deferring the time for payment of the fees.

Projects must qualify under Sussex County Code (§110-94) and Delaware State Code (Title 9, Chapter 81, Sections 8105, 8106, and 8110). Qualifying projects will not be assessed connection charges for County sewer. However, once the property is

transferred or sold to a non-qualifying buyer, those deferred charges will be immediately due and payable within 30 days.

It is incumbent upon the affordable housing developer to submit evidence of their qualifying status to the County's Assessment Department to ensure that they benefit from this affordable housing incentive.

Sussex County

FAIR HOUSING POLICY

It is the policy of Sussex County to comply with the Fair Housing Act, as amended, (42 U.S.C. §§ 3601-3619) and the Delaware Fair Housing Act (6 Del. C. Ch. 46), by ensuring that its zoning and land use decisions do not discriminate against persons based on race, color, religion, national origin, handicap/disability, familial status, sex, creed, marital status, age, sexual orientation, or gender identity. This policy means that, among other things, the County and all its officials, agents and employees will not discriminate in any aspect of housing based on these protected characteristics, including by:

(a) making unavailable or denying a dwelling to any person based on a protected characteristic;

(b) discriminating against any person in the terms, conditions or privileges of a dwelling, or in the provision of services or facilities in connection therewith based on a protected characteristic;

(c) Making, printing, or publishing, or causing to be made, printed, or published any notice, statement, or advertisement, with respect to a dwelling that indicates any preference, limitation, or discrimination based on a protected characteristic;

(d) Representing to persons because of a protected characteristic that any dwelling is not available when such dwelling is in fact so available;

(e) interfering with any person in the exercise or enjoyment of, or on account of his having exercised or enjoyed, or on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right protected by the Fair Housing Act;

(f) interfering with the funding, development, or construction of any affordable housing units because of a protected characteristic; and

(g) discriminating on the basis of race or color in any aspect of the administration of its zoning, land use, or building ordinances, policies, practices, requirements, or processes relating to the use, construction, or occupancy of dwellings.

Any person who believes that any of the above policies have been violated by the County may contact:

EQUAL HOUSING OPPORTUNITY

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

- Sussex County's Fair Housing Compliance Officer, Brandy Nauman, at bnauman@sussexcountyde.gov or (302) 855-7777.
- the U.S. Department of Housing and Urban Development at 1-888-799-2085, or
- the U.S. Department of Justice at 1-800-896-7743 or (202) 514-4713.

It is also the policy of Sussex County to ensure that conduct at public hearings regarding land use and zoning adhere to the intentions of the Fair Housing Policy as outlined above. Legal counsel representing County Council, the Board of Adjustment, and the Planning & Zoning Commission will read the following statement prior to the start of all public hearings:

- "Sussex County, in its zoning and land use decisions, does not discriminate against persons based on race, color, religion, national origin, handicap/disability, familial status, sex, creed, marital status, age, sexual orientation, or gender identity. Public comments made on the basis of bias and stereotype concerning people within these protected classes will not be taken into consideration by the County in its deliberations."

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

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Technical Advisory Committee
From: Christin Headley, Planning Technician
Date: December 19, 2019
RE: Major Subdivision

The Sussex County Planning and Zoning Office has received two (2) applications 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 **Thursday, February 20, 2020.**

1.) **2019-29 – Scenic Manor** - This is a cluster subdivision. The cluster subdivision is for the creation of three-hundred nineteen (319) single family lots. The property is located on both sides of Mulberry Knoll Rd, south of the intersection with Rt. 24. Tax Parcel: 334-18.00-43.00 Zoning: AR-1 (Agricultural Residential District). Owner: Thomas Best & Sons, Inc.

2.) **2019-30 – Pelican Point (Phases 4-5)** - This is a cluster subdivision. The cluster subdivision is for the creation of two-hundred nineteen (219) single family lots. The property is located on Cannon Rd., adjacent to Pelican (Point Phases 1-3). Tax Parcels: 234-16.00, Parcels 21.03, 21.07, P/O 23.00, & 1509 through 1697 Zoning: AR-1 (Agricultural Residential District). Owner: Cannon Road Investments, LLC.

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.

DELAWARE HEALTH AND SOCIAL SERVICES
Division of Public Health

Office of Engineering
Phone: (302) 741-8640
Fax: (302) 741-8641

December 30, 2019

Ms. Christin Headley
Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947

Re: Sussex County Technical Advisory Committee

Dear Ms. Headley:

The Division of Public Health Office of Engineering is in receipt of the following applications:

1. ***Application:*** ***2019-29 Scenic Manor***

This application indicates central water will be supplied by Tidewater Utilities, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for this project, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for construction. An Approval to Operate will be issued after all applicable requirements are met.

2. ***Application:*** ***2019-30 Pelican Point (Phases 4-5)***

This application indicates central water will be supplied by Artesian Water Company, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for this project, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for construction. An Approval to Operate will be issued after all applicable requirements are met.

Please do not hesitate to contact me at 302-741-8646 with questions or comments.

Sincerely,

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

ENGINEERING DEPARTMENT

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

Sussex County
DELAWARE
sussexcountyde.gov
HANS M. MEDLARZ, P.E.
COUNTY ENGINEER
MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

January 13, 2020

REF: **T. A. C. COMMENTS**
PELICAN POINT – PHASES 4-5
SEWER TIER 3
SUSSEX COUNTY ENGINEERING DEPARTMENT
SUSSEX COUNTY TAX MAP NUMBER
234-16.00 PARCELS 21.03,21.07 & P/O 1509.00 THRU 1697.00
AGREEMENT NO. 893-11

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

PUBLIC WORKS DIVISION COMMENTS

1. The proposed phase numbers conflict with existing phase numbers and must be modified to be consistent with the existing phasing plan on file with the Engineering Department.

2. Proposed developments with private roads or projects required by the County to conform to the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.

3. This project is not located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.

4. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.

5. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction on all plans.

6. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.

7. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50'.

The plans shall show and address the following items at minimum:

8. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.

9. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.

10. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.

11. The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.

12. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.

13. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.

14. Indicate the location of all wetlands (both state and federal), to facilitate compliance with County, State and Federal requirements.

15. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project bench marks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.

16. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.

17. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.

18. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947, phone number 302-856-4561 subject to mass grading operations for documented approval.

19. Provide the limits and elevations of the one-hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the base flood limits and elevations. The design engineer must resolve discrepancies, if any, between surveyed topography and the FEMA Flood Insurance Rate Maps.

20. The roads shall meet or exceed the requirements of Sussex County Code, Chapter 99, Section 99-18, Street Design Standards.

21. “Dead end” or “stub” roads greater than three-hundred (300) feet in length shall have a vehicular turn-around meeting or exceeding the requirements of State Fire Marshall and Sussex County.

22. False berms shall not be utilized to create roadside drainage swale back slopes.

23. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.

24. Provide and show the locations and details of all ADA compliant accessible routes and ramp features.

25. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.

26. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.

27. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.

28. Provide statements concerning any proposed deed restrictions to be imposed by the owner.

29. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and

identification of areas subject to periodic flooding.

30. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.

31. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

UTILITY PLANNING DIVISION COMMENTS

REVIEWER: **Chris Calio**

APPLICATION: **2019-30 – Pelican Point phases 4-5**

APPLICANT: Cannon Road Investment, LLC

FILE NO: NCPA-5.03

TAX MAP & PARCEL(S): **234-16.00-21.03, 21.07, p/o 23.00, 1509.00-1697.00**

LOCATION: **West side of Cannon Road.**

NO. OF UNITS: 219

GROSS ACREAGE: 109.987

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? No If yes, how many? N/A. Is it likely that additional SCCs will be required? **No** If yes, the current System Connection Charge Rate is **Choose an item.** 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 subdivision is in a Tier 3 service area, and the Sussex County Engineering Department does not have a schedule to provide sanitary sewer service. The proposed subdivision is covered by a CPCN for wastewater with Artesian Wastewater Management, Inc.**

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

(10). Is a Use of Existing Infrastructure Agreement Required? **N/A**

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

Sussex County, Delaware
Technical Advisory Committee

Comment Sheet

****

DATE OF REVIEW: January 3, 2020

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: PELICAN POINT PHASE 4-5 (2019-30)

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 Pelican Point Blvd, Tradewinds Dr, and Beachside Dr 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
   - Square footage of each structure (Total of all Floors)
   - 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

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

February 3, 2020

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

RE: Pelican Point
219 single family lots

Dear Ms. Cornwell:

Soils within the delineated area on the enclosed map are:

DnA	Downer loamy sand, 0 to 2 percent slopes
EvD	Evesboro loamy sand, 5 to 15 percent slopes
FhA	Fort Mott-Henlopen complex, 0 to 2 percent slopes
PpA	Pepperbox loamy sand, 0 to 2 percent slopes
RoA	Rosedale 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
DnA	G1	Not limited	Not limited	Not limited
EvD	Y3	Somewhat limited	Somewhat limited	Very limited
FhA	G1	Not limited	Not limited	Somewhat limited/Not limited
PpA	Y2	Very limited	Somewhat limited	Very limited
RoA	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.

G1:
These soils are on nearly level to strongly sloping (0-10% slopes), well drained, mostly permeable soils. As sites for large commercial, industrial, institutional, and residential developments, these soils have fewer limitations than any other soils in the state. Slopes are favorable, and grading can be done without difficulty. Foundation conditions are generally good. Grasses, trees, and do well. Principal soil limitations: No apparent soil limitations for conventional uses.

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.

Y3:
Strongly sloping to steep (5-15% slopes) excessively drained, very sandy, rapidly permeable soils. These are the same kind of soils as in subclass G2 but are more sloping. Slopes moderately limit their use for residential developments, but available moisture for lawns, trees, shrubs, and gardens is severely limited, especially if the soil has been graded.

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

REVISED PRELIMINARY SUBDIVISION PLAT
FOR
PELICAN POINT 4-5
SUSSEX COUNTY, DELAWARE
FOR
CANNON ROAD INVESTMENTS, LLC

SITE DATA:

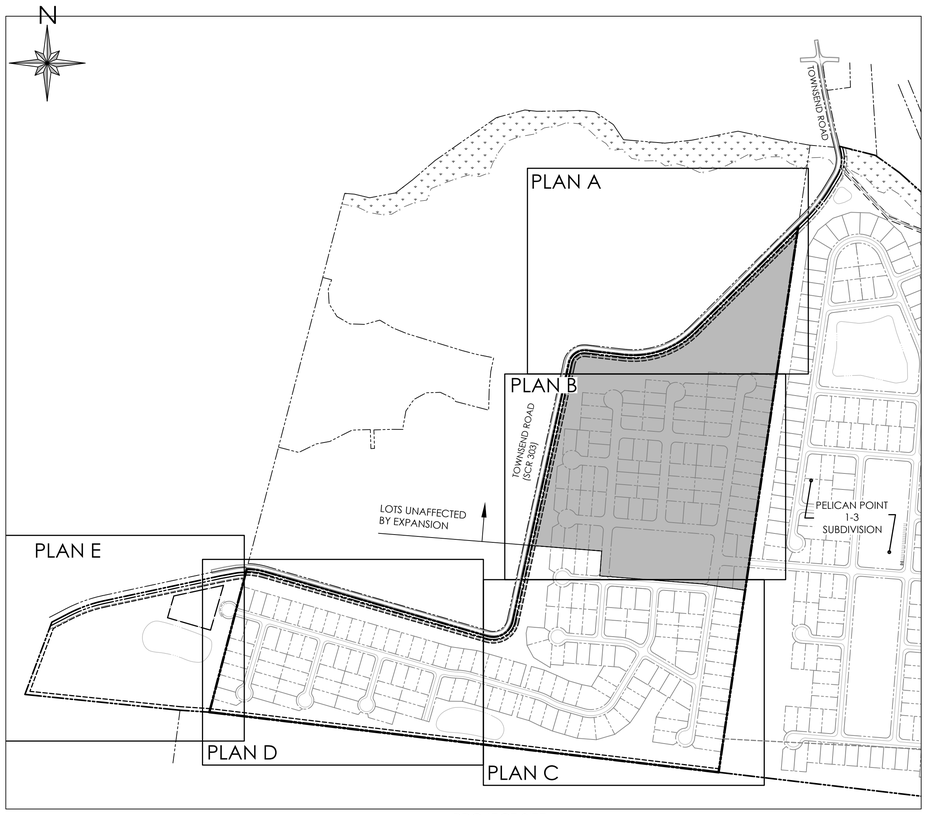
OWNER/ APPLICANT/ DEVELOPER: CANNON ROAD INVESTMENTS, LLC
5169 WEST WOODMILL DRIVE
SUITE 10
WILMINGTON, DE 19808
PHONE: 302.999.9200
FAX: 302.999.9257
CONTACT: ROB ALLEN

ENGINEER: SOLUTIONS IPEM
303 N. BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JAMES ERIKSON, PE

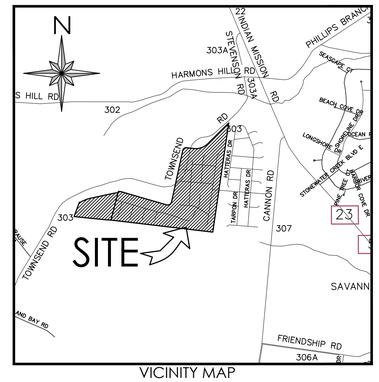
- TAX MAP:
  2-34-16.00
  PARCELS: 21.03, 21.07, 23.01, 1509 THROUGH 1697
  SITE AREA = 109.987 ± ACRES
- PROPOSED USE:
  219 SINGLE FAMILY CLUSTER LOTS
  MIN. LOT AREA = 7,500 S.F.
  MIN. LOT WIDTH = 60'
- EXISTING ZONING:
  AR-1
- BUILDING SETBACKS:
  FRONT: 25'
  SIDE: 10' (15' FOR CORNER LOT)
  REAR 10'
  MAXIMUM BUILDING HEIGHT: 42'
- FLOOD ZONE:
  THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FIRM MAP NUMBER 10005C0340K, MAP REVISED MARCH 16, 2015.
- SOIL TYPES:
  EvA - EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES
  EvB - EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 2 TO 5 PERCENT SLOPES
  RuA - RUMFORD LOAMY SAND, 0 TO 2 PERCENT SLOPES
- WATER SUPPLY:
  ARTESIAN RESOURCES
- SANITARY SEWER:
  ARTESIAN RESOURCES
- GROSS AREA = 109.987 AC.±
  PROPOSED SUBDIVISION R.O.W. = 14.636 AC.±
  PROPOSED RESIDENTIAL LOT AREA = 51.135 AC.±
  PROPOSED OPEN SPACE = 44.216 AC.± (40.2%)
- EXISTING WOODED AREA = 3.5 AC (+/-)
  (SITE WAS CLEARED UNDER PREVIOUS PLAT)
  WOODLANDS TO REMAIN = 2.5 AC (+/-)
  (SUBJECT TO STORMWATER MANAGEMENT REQUIREMENTS)
- EXISTING WETLAND AREA = 0.0 AC (+/-)
- PROPOSED DENSITY = 1.99 LOTS/ACRE
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY McCRONE, INC. IN SEPTEMBER 2010. DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91.
- BOUNDARY SHOWN HEREIN PROVIDED BY CYPRESS SURVEYS, LLC. DATED APRIL 2013 AND MERIDIAN ARCHITECTS AND ENGINEERS (PARCEL 234-16.00-23.01) DATED MAY 2005
- SUSSEX COUNTY PROJECT REFERENCE # 2019-30
- PELICAN POINT PHASES 4 & 5 IS NOT LOCATED WITHIN ANY TRANSPORTATION IMPROVEMENT DISTRICTS.
- PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA
- PORTIONS OF THE PROJECT ARE LOCATED WITHIN AN AREA OF GOOD AND EXCELLENT GROUNWATER RECHARGE POTENTIAL

SHEET INDEX

1	COVER SHEET
2	EXISTING CONDITIONS
3	PLAN A
4	PLAN B
5	PLAN C
6	PLAN D
7	PLAN E



PROJECT SITE
SCALE: 1" = 400'



VICINITY MAP
SCALE: 1" = 2,000'±

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
EASEMENT HATCH		N/A
SETBACK LINE		
R.O.W. LINE		
PROPERTY CORNER (NOT SPECIFIED)	⊙	N/A
CONCRETE MONUMENT FOUND	*CMF* □	CMS □
IRON PIPE FOUND	*IPF* ●	N/A
SPOT ELEV. LABEL	N/A	19.25
MAJOR CONTOUR		N/A
MINOR CONTOUR		N/A
ROAD CENTERLINE		
EDGE OF CONCRETE		
EDGE OF PAVEMENT		
PAINT STRIPE		N/A
CURB		
SIDEWALK		
SIDEWALK HATCH		
EDGE OF POND		
STORM MANHOLE	Ⓓ	Ⓓ
CURB INLET		
STORM PIPE	SD	
SANITARY MANHOLE	Ⓢ	Ⓢ
SANITARY PIPE	SS	SS
WATER PIPE	W	W
FIRE HYDRANT		
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE		N/A
TREE LINE		
PART OF SUBDIVISION UNAFFECTED BY EXPANSION	N/A	

NOTES:
1. ALL ON-SITE STREETS (INCLUDING PAVEMENT, CURBING AND SIDEWALK) ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE HOMEOWNER'S ASSOCIATION.

2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE HOMEOWNER'S ASSOCIATION.

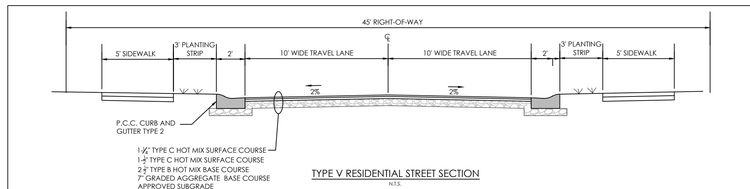
3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

4. ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 10 FEET IN WIDTH.

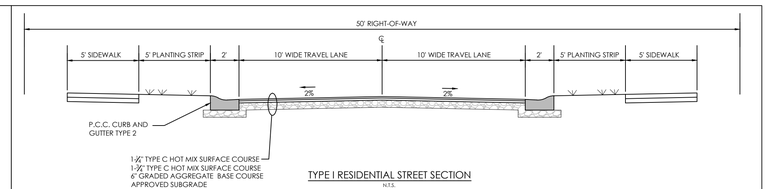
5. STREETLIGHTS SHALL BE PROVIDED.

6. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.

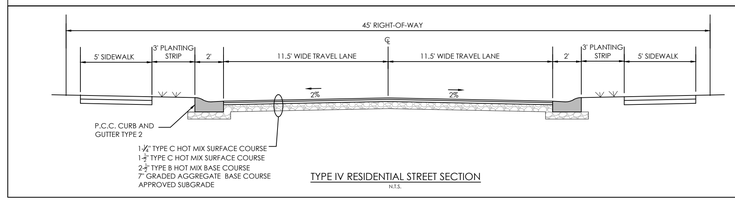
PURPOSE STATEMENT
ADD TAX MAP 234-16.00-23.00 (15.24 AC.±) TO THE EXISTING PELICAN POINT 4-5 SUBDIVISION (SUB NO.). LOTS ARE INCREASED BY 30. DENSITY REMAINS UNCHANGED.



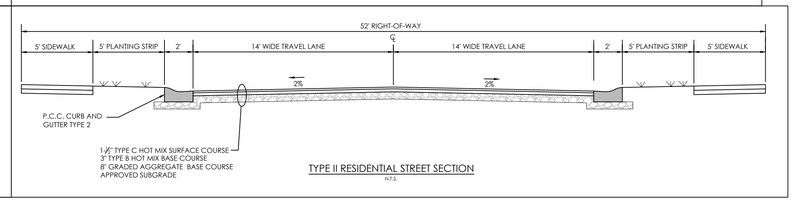
TYPE V RESIDENTIAL STREET SECTION
N.T.S.



TYPE I RESIDENTIAL STREET SECTION
N.T.S.



TYPE IV RESIDENTIAL STREET SECTION
N.T.S.



TYPE II RESIDENTIAL STREET SECTION
N.T.S.

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JAMES R. ERIKSON
LICENSE
18287
DELAWARE
PROFESSIONAL ENGINEER
1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/2021	ADDRESS P&Z COMMENTS

COVER SHEET
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	AS SHOWN
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 1

File Name: Cover.dwg

N

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	105.39'	105.08'	S 81°24'19" E	15°05'45"
C2	110.00'	180.15'	160.68'	N 59°13'33" E	93°50'01"
C3	90.00'	133.09'	121.29'	S 54°13'39" W	84°43'35"
C4	482.00'	433.17'	418.74'	S 70°50'42" W	51°29'27"
C5	791.35'	207.68'	207.08'	N 70°17'49" E	15°02'10"
C6	296.66'	62.94'	62.82'	S 85°37'10" W	12°09'20"

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01
ZONING: AR-1

TOWNSEND ROAD
(SCR 303)
(WIDTH VARIES)

N 43°05'59" E 821.70'

C3

S 83°24'34" E
208.29'

C4

N 11°51'51" E
29.86'

N 12°18'32" E 1448.87'

S 08°17'47" W 3885.61'

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16, P.19.00 (PART OF)
DEED REF.: 3014/052
PLOT REF: 87/24
ZONING: AR-1

PELICAN POINT
PHASES 1-3

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-16, P.23.00
DEED REF.: 5040/304
ZONING: AR-1

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01
DEED REF: 4032/17
ZONING: AR-1

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16.00, PARCEL 21.00
95.197± ACRES

N 79°37'30" E
78.66'

C2

C1

N 77°54'58" E 671.23'

TOWNSEND ROAD
(SCR 303)
(WIDTH VARIES)

S 73°51'27" E 1293.90'

C5

N 69°30'41" E
105.32'

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16, P.23.01
DEED REF.: 5217/35
ZONING: AR-1

N 14°36'52" E 828.04'

N 20°25'14" E 431.19'

AREA OF EXCELLENT
GROUNDWATER RECHARGE

PREVIOUSLY DETERMINED
BOUNDARY LINE

N 84°11'07" W 871.48'

164.45'

N 86°14'30" W

LANDS N/F
DELMARVA POWER & LIGHT CO.
TAX MAP 2-34-22,
DEED REF.: 391/326
ZONING: AR-1

N 83°15'57" W 2866.25'

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22, P.12.00
DEED REF.: 2949/310
ZONING: AR-1

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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LICENSE
18287
DELAWARE
PROFESSIONAL ENGINEER
1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/2021	ADDRESS P&Z COMMENTS

EXISTING CONDITIONS
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19.009
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 2

File Name: Plans.dwg

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

AGRICULTURAL USE

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01
ZONING: AR-1

TOWNSEND ROAD (SCR 303)
(WIDTH VARIES)

N 45°05'59" E 831.70'

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

PROPOSED 50' WIDE AGRICULTURAL BUFFER

15' WIDE PERMANENT EASEMENT TO BE DEDICATED TO STATE OF DELAWARE

15' RIGHT OF WAY TO BE DEDICATED TO STATE OF DELAWARE

PROPOSED OPEN SPACE

SWM POND
(APPROX. 90,824 SQFT)

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16, P.19.00 (PART OF)
DEED REF.: 3014/052
PLOT REF: 87/24
ZONING: AR-1

PELICAN POINT
PHASES 1-3

C3

S 83°24'34" E 208.29'

C4

N 11°51'51" E
29.86'

PROPOSED
OPEN SPACE

MATCH PLAN B

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JAMES R. ERIKSEN
LICENSE
18287
STATE OF DELAWARE
PROFESSIONAL ENGINEER

1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/2021	ADDRESS P&Z COMMENTS

PLAN A
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 3

File Name: Plans.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N

LANDS N/F
E H FARM, LLC
-16.00, PARCEL 21.01
REF: 4032/17
NG: AR-1

AGRICULTURAL USE

TOWNSEND ROAD
(SCR 303)
(WIDTH VARIES)

N 12°18'32" E 1446.87'

EXISTING LOTS UNAFFECTED BY EXPANSION

MATCH PLAN A

MATCH PLAN C

PROPOSED OPEN SPACE

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

PROPOSED 50' AGRICULTURAL BUFFER

30' WIDE EASEMENT FOR FUTURE PEDESTRIAN OR EMERGENCY ACCESS

LOT 395 8776 S.F.± 0.20 AC.±
LOT 394 8633 S.F.± 0.20 AC.±
LOT 393 9800 S.F.± 0.22 AC.±
LOT 392 10366 S.F.± 0.24 AC.±
LOT 402 8800 S.F.± 0.20 AC.±
LOT 401 12126 S.F.± 0.28 AC.±
LOT 400 12320 S.F.± 0.28 AC.±
LOT 396 8765 S.F.± 0.20 AC.±
LOT 397 9666 S.F.± 0.22 AC.±
LOT 399 8400 S.F.± 0.19 AC.±
LOT 398 8866 S.F.± 0.20 AC.±
LOT 406 8807 S.F.± 0.20 AC.±
LOT 405 8638 S.F.± 0.20 AC.±
LOT 407 8400 S.F.± 0.19 AC.±
LOT 404 8400 S.F.± 0.19 AC.±
LOT 408 8400 S.F.± 0.19 AC.±
LOT 403 8866 S.F.± 0.20 AC.±
LOT 409 8866 S.F.± 0.20 AC.±
LOT 432 9466 S.F.± 0.22 AC.±
LOT 433 9600 S.F.± 0.22 AC.±
LOT 434 9466 S.F.± 0.22 AC.±
LOT 435 8400 S.F.± 0.19 AC.±
LOT 436 8400 S.F.± 0.19 AC.±
LOT 437 8400 S.F.± 0.19 AC.±
LOT 438 8400 S.F.± 0.19 AC.±
LOT 439 8400 S.F.± 0.19 AC.±
LOT 440 8400 S.F.± 0.19 AC.±
LOT 441 9466 S.F.± 0.22 AC.±
LOT 442 9600 S.F.± 0.22 AC.±
LOT 443 9466 S.F.± 0.22 AC.±
LOT 388 8776 S.F.± 0.20 AC.±
LOT 389 8633 S.F.± 0.20 AC.±
LOT 390 9800 S.F.± 0.22 AC.±
LOT 391 10366 S.F.± 0.24 AC.±
LOT 387 8497 S.F.± 0.20 AC.±
LOT 386 8633 S.F.± 0.20 AC.±
LOT 385 9800 S.F.± 0.22 AC.±
LOT 384 10366 S.F.± 0.24 AC.±
LOT 380 8888 S.F.± 0.20 AC.±
LOT 381 8703 S.F.± 0.20 AC.±
LOT 382 9870 S.F.± 0.23 AC.±
LOT 383 10489 S.F.± 0.24 AC.±
LOT OPEN 157221 S.F.± 3.609 AC.±
LOT 414 11755 S.F.± 0.27 AC.±
LOT 413 8818 S.F.± 0.20 AC.±
LOT 415 11342 S.F.± 0.26 AC.±
LOT 412 10750 S.F.± 0.25 AC.±
LOT 416 11021 S.F.± 0.25 AC.±
LOT 411 12320 S.F.± 0.28 AC.±
LOT 417 10699 S.F.± 0.25 AC.±
LOT 410 13066 S.F.± 0.30 AC.±
LOT 418 10992 S.F.± 0.25 AC.±
LOT 419 9008 S.F.± 0.21 AC.±
LOT 420 8662 S.F.± 0.20 AC.±
LOT 421 9728 S.F.± 0.22 AC.±
LOT 422 10044 S.F.± 0.23 AC.±
LOT 431 10386 S.F.± 0.24 AC.±
LOT 423 11189 S.F.± 0.26 AC.±
LOT 430 10386 S.F.± 0.24 AC.±
LOT 424 10867 S.F.± 0.25 AC.±
LOT 429 10386 S.F.± 0.24 AC.±
LOT 425 10546 S.F.± 0.24 AC.±
LOT 428 11734 S.F.± 0.27 AC.±
LOT 427 11868 S.F.± 0.27 AC.±
LOT 426 11285 S.F.± 0.26 AC.±
LOT 255 8375 S.F.± 0.19 AC.±
LOT 256 9020 S.F.± 0.21 AC.±
LOT 257 11200 S.F.± 0.26 AC.±
LOT 258 11200 S.F.± 0.26 AC.±
LOT 259 11200 S.F.± 0.26 AC.±
LOT 260 11200 S.F.± 0.26 AC.±
LOT 261 11200 S.F.± 0.26 AC.±
LOT 262 11200 S.F.± 0.26 AC.±
LOT 263 11200 S.F.± 0.26 AC.±
LOT 264 11200 S.F.± 0.26 AC.±
LOT 265 11200 S.F.± 0.26 AC.±
LOT 266 11200 S.F.± 0.26 AC.±
LOT 267 11165 S.F.± 0.26 AC.±
LOT 268 9617 S.F.± 0.22 AC.±
LOT 269 10017 S.F.± 0.23 AC.±
LOT 270 10010 S.F.± 0.23 AC.±
LOT 271

BEACHSIDE DRIVE (TYPE I PRIVATE ROAD)
KIAWAH COURT (TYPE I PRIVATE ROAD)
SPRUCE POINT DRIVE (TYPE I PRIVATE ROAD)
TIDELAND DRIVE (TYPE I PRIVATE ROAD)
WATER SAND DRIVE (TYPE I PRIVATE ROAD)
TRADEWINDS DRIVE (TYPE I PRIVATE ROAD)
PELICAN POINT BOULEVARD (TYPE II PRIVATE ROAD)

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16, P. 19.00 (PART OF)
DEED REF.: 3014/052
PLOT REF: 87/24
ZONING: AR-1

PELICAN POINT
PHASES 1-3

S 08°17'47" W 3085.61'

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PROFESSIONAL ENGINEER
1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/2021	ADDRESS P&Z COMMENTS

PLAN B

Pelican Point Phases 4-5

for

Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19.009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 4

File Name: Plans.dwg

AGRICULTURAL USE

N

TOWNSEND ROAD (SCR 303) (WIDTH VARIES)

MATCH PLAN C

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

PROPOSED 50' AGRICULTURAL BUFFER

15' WIDE PERMANENT EASEMENT TO BE DEDICATEDTO STATE OF DELAWARE

15' RIGHT OF WAY TO BE DEDICATED TO STATE OF DELAWARE

PROPOSED OPEN SPACE

OCEAN ISLE DRIVE (TYPE II PRIVATE ROAD)

BEACHSIDE DRIVE (TYPE I PRIVATE ROAD)

SEAWATCH DRIVE (TYPE IV PRIVATE ROAD)

FLAMINGO DRIVE (TYPE V PRIVATE ROAD)

LADEWINDS DRIVE (TYPE I PRIVATE ROAD)

EXISTING LOTS UNAFFECTED BY EXPANSION

20' WIDE DRAINAGE EASEMENT

LOT 448 9000 S.F.± 0.21 AC.±
LOT 449 9000 S.F.± 0.21 AC.±
LOT 450 9000 S.F.± 0.21 AC.±
LOT 451 9375 S.F.± 0.22 AC.±
LOT 452 9263 S.F.± 0.21 AC.±
LOT 453 9241 S.F.± 0.21 AC.±
LOT 454 9471 S.F.± 0.22 AC.±
LOT 455 17597 S.F.± 0.40 AC.±
LOT 456 8875 S.F.± 0.20 AC.±
LOT 457 11232 S.F.± 0.26 AC.±
LOT 458 12121 S.F.± 0.28 AC.±
LOT 459 8342 S.F.± 0.19 AC.±
LOT 460 8342 S.F.± 0.19 AC.±
LOT 461 8342 S.F.± 0.19 AC.±
LOT 462 8318 S.F.± 0.19 AC.±
LOT 463 7774 S.F.± 0.18 AC.±
LOT 464 13194 S.F.± 0.30 AC.±
LOT 465 10045 S.F.± 0.23 AC.±
LOT 466 8888 S.F.± 0.20 AC.±
LOT 467 8703 S.F.± 0.20 AC.±
LOT 468 9870 S.F.± 0.23 AC.±
LOT 469 10489 S.F.± 0.24 AC.±
LOT 470 10414 S.F.± 0.24 AC.±
LOT 471 9800 S.F.± 0.22 AC.±
LOT 472 8633 S.F.± 0.20 AC.±
LOT 473 8497 S.F.± 0.20 AC.±
LOT 299 12937 S.F.± 0.297 AC.±
LOT 300 8575 S.F.± 0.197 AC.±
LOT 301 9766 S.F.± 0.224 AC.±
LOT 302 9600 S.F.± 0.22 AC.±
LOT 303 9466 S.F.± 0.22 AC.±
LOT 304 8400 S.F.± 0.19 AC.±
LOT 308 10847 S.F.± 0.25 AC.±
LOT 309 8875 S.F.± 0.20 AC.±
LOT 310 8875 S.F.± 0.20 AC.±
LOT 311 9695 S.F.± 0.22 AC.±
LOT 312 10272 S.F.± 0.24 AC.±
LOT 313 10272 S.F.± 0.24 AC.±
LOT 314 10272 S.F.± 0.24 AC.±
LOT 315 8984 S.F.± 0.21 AC.±
LOT 316 8868 S.F.± 0.20 AC.±
LOT 317 8899 S.F.± 0.20 AC.±
LOT 318 9101 S.F.± 0.21 AC.±
LOT 319 8875 S.F.± 0.20 AC.±
LOT 320 9015 S.F.± 0.21 AC.±
LOT 321 8938 S.F.± 0.21 AC.±
LOT 322 7 S.F.± AC.±
LOT 290 8776 S.F.± 0.20 AC.±
LOT 291 9102 S.F.± 0.21 AC.±
LOT 292 9427 S.F.± 0.22 AC.±
LOT 293 10561 S.F.± 0.24 AC.±
LOT 294 10240 S.F.± 0.24 AC.±
LOT 295 10405 S.F.± 0.239 AC.±
LOT 296 8636 S.F.± 0.198 AC.±
LOT 297 8649 S.F.± 0.199 AC.±
LOT 298 16489 S.F.± 0.379 AC.±
LOT 289 13074 S.F.± 0.30 AC.±
LOT 307 11393 S.F.± 0.26 AC.±
LOT 306 8520 S.F.± 0.20 AC.±
LOT 305 8520 S.F.± 0.20 AC.±
LOT 288 12634 S.F.± 0.29 AC.±
LOT 287 15006 S.F.± 0.34 AC.±
LOT 286 11370 S.F.± 0.26 AC.±
LOT 285 8881 S.F.± 0.20 AC.±
LOT 284 11365 S.F.± 0.26 AC.±
LOT 283 11240 S.F.± 0.26 AC.±
LOT 282 11240 S.F.± 0.26 AC.±
LOT 281 11240 S.F.± 0.26 AC.±
LOT 280 11240 S.F.± 0.26 AC.±
LOT 279 11240 S.F.± 0.26 AC.±
LOT 278 11240 S.F.± 0.26 AC.±
LOT 277 11240 S.F.± 0.26 AC.±
LOT 276 11240 S.F.± 0.26 AC.±
LOT 275 11240 S.F.± 0.26 AC.±
LOT 274 11240 S.F.± 0.26 AC.±
LOT 273 11240 S.F.± 0.26 AC.±
LOT 272 11205 S.F.± 0.26 AC.±
0.23 AC.±
9635 S.F.± 0.22 AC.±

MATCH PLAN D

SWM POND (APPROX. 47,479 SQFT)

PROPOSED OPEN SPACE

PROPOSED OPEN SPACE

PROPOSED 20' LANDSCAPE BUFFER

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22, P.12.00
DEED REF.: 2949/310
ZONING: AR-1

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16, P.19.00 (PART OF)
DEED REF.: 3014/052
PLOT REF: 87/24
ZONING: AR-1

PELICAN POINT
PHASES 1-3

N 83°15'57" W 2866.25'

S 68°17'47" W 3085.61'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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JAMES R. ERIKSEN
LICENSE
18287
DELAWARE
PROFESSIONAL ENGINEER
1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/24/2021	ADDRESS P&Z COMMENTS

PLAN C
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date: 12/3/19
Job Number: G19009
Scale: 1" = 50'
Drawn By: ML
Designed By: JRE
Approved By: JRE

Sheet No.: 5

File Name: Plans.dwg

N

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01
DEED REF: 4032/17
ZONING: AR-1

AGRICULTURAL USE

TOWNSEND ROAD
(SCR 303)
(WIDTH VARIES)

15' RIGHT OF WAY TO BE DEDICATED TO STATE OF DELAWARE

15' WIDE PERMANENT EASEMENT TO BE DEDICATED TO STATE OF DELAWARE

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

N 79°32'30" E
78.66'

S 73°51'27" E 1293.90'

PROVIDE (6) 9'x18' PARKING SPACES AND (1) 8' X 18' H/C ACCESSIBLE SPACE

PROPERTY LINE TO BE EXTINGUISHED WITH FINAL PLAT

N 14°36'52" E 828.04'

20' WIDE DRAINAGE EASEMENT

MATCH PLAN E

PROPOSED OPEN SPACE

20' WIDE DRAINAGE EASEMENT

PROPOSED OPEN SPACE

SEAWATCH DRIVE (TYPE IV PRIVATE ROAD)

MAKO COURT (TYPE V PRIVATE ROAD)

TOPSAIL COURT (TYPE V PRIVATE ROAD)

SEAFARER COURT (TYPE V PRIVATE ROAD)

BANYAN TREE COURT (TYPE V PRIVATE ROAD)

LOT 364 8784 S.F.± 0.20 AC.±
LOT 365 8813 S.F.± 0.20 AC.±
LOT 366 8800 S.F.± 0.20 AC.±
LOT 367 8875 S.F.± 0.20 AC.±
LOT 368 8875 S.F.± 0.20 AC.±
LOT 369 8875 S.F.± 0.20 AC.±
LOT 370 8905 S.F.± 0.20 AC.±
LOT 371 8875 S.F.± 0.20 AC.±
LOT 372 8875 S.F.± 0.20 AC.±
LOT 373 8875 S.F.± 0.20 AC.±
LOT 374 8875 S.F.± 0.20 AC.±
LOT 375 9000 S.F.± 0.21 AC.±
LOT 376 9000 S.F.± 0.21 AC.±
LOT 377 9000 S.F.± 0.21 AC.±
LOT 378 9000 S.F.± 0.21 AC.±
LOT 379 9000 S.F.± 0.21 AC.±
LOT 444 9001 S.F.± 0.21 AC.±
LOT 445 9115 S.F.± 0.21 AC.±
LOT 446 8903 S.F.± 0.20 AC.±
LOT 447 9000 S.F.± 0.21 AC.±
LOT 358 9177 S.F.± 0.21 AC.±
LOT 357 9352 S.F.± 0.21 AC.±
LOT 359 10402 S.F.± 0.24 AC.±
LOT 360 10268 S.F.± 0.24 AC.±
LOT 361 10133 S.F.± 0.23 AC.±
LOT 362 8929 S.F.± 0.20 AC.±
LOT 363 9474 S.F.± 0.22 AC.±
LOT 356 9352 S.F.± 0.21 AC.±
LOT 355 8813 S.F.± 0.20 AC.±
LOT 354 10366 S.F.± 0.24 AC.±
LOT 353 10366 S.F.± 0.24 AC.±
LOT 352 10366 S.F.± 0.24 AC.±
LOT 351 9296 S.F.± 0.21 AC.±
LOT 346 8813 S.F.± 0.20 AC.±
LOT 345 9352 S.F.± 0.21 AC.±
LOT 347 10366 S.F.± 0.24 AC.±
LOT 348 10366 S.F.± 0.24 AC.±
LOT 349 9690 S.F.± 0.22 AC.±
LOT 350 9641 S.F.± 0.22 AC.±
LOT 344 9352 S.F.± 0.21 AC.±
LOT 343 8813 S.F.± 0.20 AC.±
LOT 342 10366 S.F.± 0.24 AC.±
LOT 341 10366 S.F.± 0.24 AC.±
LOT 340 9690 S.F.± 0.22 AC.±
LOT 336 8813 S.F.± 0.20 AC.±
LOT 335 9352 S.F.± 0.21 AC.±
LOT 337 10366 S.F.± 0.24 AC.±
LOT 338 9690 S.F.± 0.22 AC.±
LOT 339 9329 S.F.± 0.21 AC.±
LOT 331 9352 S.F.± 0.21 AC.±
LOT 330 8813 S.F.± 0.20 AC.±
LOT 329 9173 S.F.± 0.21 AC.±
LOT 328 9352 S.F.± 0.21 AC.±
LOT 332 10366 S.F.± 0.24 AC.±
LOT 327 10571 S.F.± 0.24 AC.±
LOT 333 9690 S.F.± 0.22 AC.±
LOT 326 10571 S.F.± 0.24 AC.±
LOT 334 9329 S.F.± 0.21 AC.±
LOT 325 9591 S.F.± 0.22 AC.±
LOT 324 9375 S.F.± 0.22 AC.±
LOT 323 8941 S.F.± 0.21 AC.±

20' WIDE DRAINAGE EASEMENT

PROPOSED 20' LANDSCAPE BUFFER

MATCH PLAN C

SWM POND
(APPROX., 47,479 SQFT)

N 83°15'57" W 2866.25'

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22, P.12.00
DEED REF.: 2949/310
ZONING: AR-1

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

solutions
303 North Bedford Street
Georgetown, DE 19947
T: 302.297.9215
www.solutionsipem.com

JAMES R. ERIKSEN
LICENSE
18287
DELAWARE
PROFESSIONAL ENGINEER
1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/2021	ADDRESS P&Z COMMENTS

PLAN D
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 6

File Name: Plans.dwg

N

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-16, P.23.00
DEED REF.: 5040/304
ZONING: AR-1

TOWNSEND ROAD (SCR 303)
(30' RIGHT OF WAY)

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

15' RIGHT OF WAY TO BE DEDICATED TO STATE OF DELAWARE

15' WIDE PERMANENT EASEMENT TO BE DEDICATED TO STATE OF DELAWARE

N 79°32'30" E
78.66'

N 77°54'58" E 671.23'

C5

N 62°30'41" E
105.32'

N 20°23'14" E 431.19'

PROPOSED OPEN SPACE

DOG PARK OR PASSIVE RECREATION AREA

PROVIDE (6) 9'x18' PARKING SPACES AND (1) 8' X 18' H/C ACCESSIBLE SPACE

MATCH PLAN D

4' MINIMUM HEIGHT CHAINLINK FENCING

PROPERTY LINE TO BE EXTINGUISHED WITH FINAL PLAT

SWM POND
(APPROX. 59,434 SQFT)

20' WIDE DRAINAGE EASEMENT

N 14°34'35" E 828.04'

LOT 360
10268 S.F.±
0.24 AC.±

LOT 361
10133 S.F.±
0.23 AC.±

LOT 362
8929 S.F.±
0.20 AC.±

LOT 363
9474 S.F.±
0.22 AC.±

PROPOSED OPEN SPACE

N 84°11'07" W 871.48'

164.45'
N 86°14'30" W

LANDS N/F
DELMARVA POWER & LIGHT CO.
TAX MAP 2-34-22,
DEED REF.: 391/326
ZONING: AR-1

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

solutions
303 North Bedford Street
Georgetown, DE 19947
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JAMES R. ERIKSEN
LICENSE
18287
STATE OF DELAWARE
PROFESSIONAL ENGINEER
1-26-2021

REVISIONS

NO.	DATE	DESCRIPTION
1	1/26/2021	ADDRESS P&Z COMMENTS

PLAN E
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 7

File Name: Plans.dwg

Independence
Liberty
Weatherby
Pelican Point Phases 1-3
Stonewater Creek
Baywood Greens
The Pines at Long Neck
Carillon Woods
Pineview Ln
Samuel Adams Cir
Harmons Hill Rd
Rd 301
Mariners Way
Pinewater Dr
Creekview Dr
Big Oak Ln
Friendship Dr
Canal Dr
Shady Ln
Shoreline Dr
Rivers Edge Rd
Pot Bunker Way
Back Nine Way
Stevenson Pl
Krause Ln
Mastermark Ln
Johnson Rd
Townsend Rd
Inland Bay Rd
Cannon Rd
Friendship Rd
Indian Mission Rd
Guinea Hollow
Samantha Ln
Wright Ln
Vacation Rd
Congress Dr
Cherry Dr
White Pine Dr
Long Neck Cir
Long Spoon Way
Greens Way
Banks Rd
Long Neck Rd
Plaza Drive
Bayshore Dr
School Ln
5
24
23
Google Earth

Pelican Point Phases 4 & 5

Project Reference Material
AR-1 Cluster

January 2021

for: Cannon Road Investments, LLC

solutions
Integrated Planning
Engineering & Management, LLC

Project Team

APPLICANT/DEVELOPER: **Cannon Road Investments, LLC**

Contact: Mr. Rob Allen
5169 West Woodmill Drive, Suite 10
Wilmington, DE 19808
Telephone: 302.999.9200
Email: delawaredevelopment1@gmail.com

CIVIL ENGINEER/
LAND PLANNER **Solutions IPEM LLC**

Contact: Mr. Jim Eriksen
303 North Bedford Street
Georgetown, DE 19947
Telephone: 302.297.9215
Email: jeriksen@solutionsipem.com

ATTORNEY: **Morris James LLP**

Contact: Mr. Dennis L Schrader, Esq.
107 West Market Street
Georgetown, DE 19947
Telephone: 302.856.0010
Email: dschrader@morrisjames.com

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Resumes:

Jim Eriksen, PE

Pelican Point

I. Executive Summary

Pelican Point, Phase 4-5 is a proposed 109.987 acre Cluster Subdivision composed of 219 single-family detached homes on individual lots. The site is located South of Townsend Road adjacent to the existing Pelican Point Community. The land is currently zoned AR-1.

The subdivision was previously approved in July of 2013, received final approval and is currently under construction. The purposed of this revised restated plat is to add TM 234-16, P/O P 23 to the subdivision and increase the lots appropriately. The original approved plan consisted of 189 residential lots at a density of 1.99 du/ac (95.197 ac), while the revised plat has 219 residential lots at a density of 1.99 du/ac (109.987 ac).

Pelican Point, Phase 4-5 is located within Investment Level 4 of the State Strategies for Policies and Spending Map.

The proposed community provides 219 homes on roads within private rights-of-way with curb and gutter and sidewalks, street lights and preserved wooded and wetland areas. The project contains a total of 44.216 +/- acres (42%) of interconnected open space.

A centrally located recreation facility is provided within the previously-approved Phases 1-3 which includes a pool, clubhouse, outdoor lounge, child play area and multi-use courts.

Proposed Density and Calculations:

Allowable Homes Calculation (AR-1 Cluster):
2.0 homes/acre
109.987 x 2.0 = 219 homes

Proposed Homes:
219 Homes

Actual Density:
219 / 109.987 = 1.99 homes/acre

In conclusion, the proposed community has been thoughtfully planned to achieve a superior living environment for future residents. This plan provides appealing amenities that will result in sustainable property values with neutral to positive impacts on property values in nearby neighborhoods while promoting the health, safety and welfare of the citizens of Sussex County.

Project Overview

A. Boundary Plat, Topographic & Non-Tidal Wetlands Survey

A boundary survey for the currently-approved Pelican Point Phases 4 & 5 property was prepared by Solutions IPEM, LLC and Cypress Surveys. The boundary for parcel 234-16.00-23.01, which is the expanded area was performed by Meridian Architects and Engineers. The total area of the property is 109.987 +/- acres. No wetlands exist within the proposed cluster subdivision.

B. Overview of Current Site Conditions

The property for the proposed Pelican Point, Phase 4-5 community is located South of Townsend Road adjacent to the existing Pelican Point community. The proposed development is in the vicinity of the residential communities of Stonewater Creek and Independence. The site is currently being developed as Pelican Point. The expanse area is current a farm field.

The property is located within flood zone X, (areas determined to be outside the 2.0% annual chance floodplain), per map number 10005C0 Panel 0340K, map revised March 16, 2015. The site is located within areas of excellent, good and fair groundwater recharge potential.

A soils report was prepared by Hardin-Kight. to determine depth to ground water and storm water feasibility. The depth to seasonal high ground water is approximately 4-7 feet below grade.

C. Land Plan and Amenities

The land plan takes into account:

- Existing site conditions
- Stormwater outfalls
- Adjacent communities
- Existing roadways
- Current housing trends

- Recreational needs

The resultant plan has:

- 20’ perimeter setback to property lines as a planted buffer. All lots have a minimum 40’ buffer from the outbounds of the subdivision, with a 50’ min. buffer to setback lines.
- Sidewalks along the roadways that connect to the multi-modal path along the property frontage and the existing Pelican Point community.
- Main recreation facility (located within existing Pelican Point) including:
    - Pool
    - Clubhouse
    - Multi-purpose courts
    - Outdoor lounge
    - Tot lot
- Streetlights.
- Community mailbox cluster.
- School bus stop.
- An efficient stormwater management system that acts as an amenity.

D. DelDOT Improvements

A series of discussions were held with DelDOT officials concerning area roadway improvements related to Pelican Point, Phase 4-5 specifically with regard to off-site transportation improvements and frontage improvements. The existing entrance on Cannon Road will be utilized.

E. Preliminary Land Use Service (PLUS)

A concept plan for Pelican Point, Phase 4-5 was presented to PLUS in December of 2019. A response letter was provided to PLUS which addressed their comments point by point.

F. Sanitary Sewer Planning Area

The Pelican Point, Phase 4-5 community is served by Artesian Resources. Several meetings have been held with Artesian to discuss serving the project. It has been confirmed that Artesian has the ability to serve the Pelican Point, Phase 4-5 community.

II. Compliance with Applicable Regulations

A. Compliance with AR-1 (Agricultural Residential District)

The project is located within the AR-1 zone. The site is being developed with residential lots lies within the AR-1 zone and will meet the requirements of the AR-1 Cluster as existed at the time of application.

The proposed land use is in conformity with the Zoning Ordinance which allows 2.0 dwelling units per acre based on the gross site area.

Purpose: Pelican Point, Phase 4-5 conforms with the purpose of the AR-1 code in as much as it is a low density residential community that protects water resources, watersheds, forest area and scenic views. Specific design elements include:

- Tot lots and parks are provided for the homeowner use in the community.
- Recreation facilities such as community building, pool, are provided in the community
- Sidewalks and a connection to the multi modal path are provided.
- No wetlands are impacted.
- There are no wellhead protection areas on the property.
- The site is within the excellent, good, and fair groundwater recharge areas.

Permitted Uses: The AR-1 allows the proposed single-family cluster development.

Permitted Accessory Uses: The zoning allows outdoor amenities for use of occupants and their guests.

Conditional Uses: Pelican Point, Phase 4-5 is not applying for any conditional uses.

Special Use Exceptions: Pelican Point, Phase 4-5 is not applying for any special use exceptions.

Permitted Signs: All proposed development signage will conform to the regulations provided in 115-159.2.

Height, Area and Bulk Requirements: The height, area and bulk requirements are established by the requirements set forth in the AR-1 zoning article. The following is a summary of the lot dimensions and setbacks for Pelican Point, Phase 4-5, all of which are in conformity with County requirements:

Single Family Lots -

Minimum Lot Area = 7,500 S.F.
Minimum Lot Width = 60'
Front Yard = 25’ (15’ Corner Lot)
Side Yard = 10’
Rear Yard = 10’
Maximum Building Height = 42’

B. Statement of Compliance with Chapter 99, Sussex County Subdivision of Land

Chapter 99-9 (C)
The proposed development plan has taken into consideration all items listed within the Subdivision of Land – Chapter 99, Section C within the Sussex County Code and complies with it in the following manner:

1. "Integration of the proposed subdivision into existing terrain and surrounding landscape."

a. The Developer has taken great effort to utilize the additional land as open space. The proposed location of storm water management facilities was also based on extensive soils borings and a soil report.

b. Forested non-tidal wetlands have been preserved.

c. A minimum 20' landscaped buffer with additional space for storm water management, forest and/or wetland preservation has been provided adjacent to all surrounding property lines.

d. The proposed lots within the community are a minimum of 40' from the outbounds of the Pelican Point development with a 50' buffer to building setback lines.

2. "Minimal use of wetlands and floodplains."

a. No wetlands exist in Pelican Point Phases 4 & 5.

b. All of the proposed lots are located within flood Zone X (unshaded), areas determined to be outside the 0.2% annual chance floodplain.

3. "Preservation of natural and historic features."

a. There are no known historic sites.

b. The roadway system, stormwater features and lots were designed in such a way to minimize impacts/disturbance of steep slopes.

4. "Preservation of open space and scenic views."

a. The majority of the additional land added to the project is being preserved as open space.

5. "Minimization of tree, vegetation, and soil removal and grade changes."

a. Disturbance to the site will be limited to only those areas required for homes, roads, storm water management and utility installation. All undisturbed vegetation that is compatible with native vegetation shall remain.

b. Grade changes to the site shall be limited to those necessary to provide positive drainage and proper cover over utilities.

6. ***"Screening of objectionable features from neighboring properties and roadways."***

    a. Screening of objectionable features on the site from adjacent properties and roadways shall be provided utilizing the required 30' landscaped buffer around the perimeter of the site or existing forested areas and storm water management facilities where those exist.

    b. The proposed lots within the community are a minimum of 40' from the outbounds of the Pelican Point development.

7. ***"Provision for water supply."***

    a. Artesian will provide potable water and fire protection for the development.

8. ***"Provision for sewage disposal."***

    a. The Pelican Point, Phase 4-5 community wastewater service will be provided by Artesian.

9. ***"Provision for solid waste disposal."***

    a. Arrangements will be made with a commercial trash hauler to provide trash collection for Pelican Point, Phase 4-5.

10. ***"Prevention of surface and groundwater pollution."***

    a. All runoff from the Pelican Point, Phase 4-5 site will be directed via the closed road section and storm drain network into a storm water management system consisting of Best Management Practices (BMP) for treatment and discharge. The storm water management facilities will be designed in accordance with Delaware / Sussex County standards.

    b. Ultimately, through post-development design, runoff will receive better treatment than during pre-development conditions. The project will meet the current storm water management regulations as required by DNREC.

    c. A soils report was prepared to determine locations where infiltration BMP's could be utilized. Additional soils testing will be done pursuant with DNREC standards.

11. ***"Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized."***

    a. As stated above, stormwater management quality and quantity will be provided by a storm water management system consisting of Best Management Practices (BMP) for treatment and discharge. The BMP's will be designed per Delaware / Sussex County standards. The stormwater collection/treatment system will be adequately sized to prevent flooding.

b. Erosion and sediment control will be provided by methods approved by the Sussex Conservation District. An erosion and sediment control plan will be prepared and submitted for review.

12. "Provision for safe vehicular and pedestrian movement within the site and to adjacent ways."

a. Any entrance improvements associated with the site shall be designed per current DelDOT standards.

b. To promote pedestrian traffic within the development, 5' sidewalks are provided along both sides of the road.

c. All roads will be designed in accordance with Sussex County standards.

13. "Effect on area property values."

a. It is expected that the proposed Pelican Point, Phase 4-5 community will cause current property values to remain the same if not increase the value of the properties in the area. Great attention has been paid to the detail and aesthetic qualities of the plan, the livability of the community and amenities provided.

14. "Preservation and conservation of farmland."

a. The proposed subdivision will not adversely affect adjacent farmland due to landscaped buffers and other natural wooded areas that separate the community from farmland.

15. "Effect on schools, public buildings, and community facilities."

a. Pelican Point, Phase 4-5 will have no adverse effect on schools, public buildings and community facilities as demonstrated by the PLUS comments.

b. Community amenities will include the Pelican Point clubhouse, pool and pickleball courts. In addition, Pelican Point, Phase 4-5 includes several open space areas for other active and passive uses.

16. "Effect on area roadways and public transportation."

a. A series of meetings was held with DelDOT officials concerning area roadway improvements related to Pelican Point, Phase 4-5 specifically with regard to off-site transportation improvements and frontage improvements. The improvements requirements are similar to the previously-approved DelDOT plans, which include:

- Right and left turn lanes at the entrance on Cannon Road.
- Cannon Road travel lanes and shoulders will be widened.
- Right and left turn lanes will be provided at the intersection of Cannon Road and Indian Mission Road.
- Financial contributions to intersection improvements.

17. "Compatibility with Other Land Uses."

a. The land use was previously deemed compatible by the County with the approval of the prior subdivision plan. This expansion is identical in density to the originally approved project and is a continuation of the cluster subdivision that is currently being constructed in Pelican Point Phases 1-3. The project is also relatively adjacent to other residential cluster communities of Stonewater Creek Phase 7, Independence, Liberty, and Weatherby thus being compatible in density, home style and land use.

18. "Effect on Area Waterways."

a. Runoff will be treated for water quality and quantity prior to discharge.

C. Statement of Conformity with Sussex County, Delaware, Comprehensive Plan Update, March 2019

Chapter 4 Future Land Use:

The site is located within the Low Density Area and complies as follows:

- The proposed land plan addresses environmental concerns.
    - Greater that 20% of the site is set aside as open space.
    - 20' perimeter landscape buffer.
- Single-family homes are permitted.
- The proposed density of 1.99 du/ac is incompliance with the 2 du/ac as appropriate in this location.
- Central water and sewer will be available to the site.

Chapter 5 Conservation:

The proposed community complies with the Conservation section as follows:

- The site complies with surface water runoff requirements.
- There are no well head protection areas within the proposed site.
- The area of the site that is designated as an excellent groundwater recharge area will be designed within compliance of applicable zoning codes.
- Wetlands are not present on Pelican Point, Phase 4-5.
- No lots are proposed within any existing wetlands.
- No flood zones exist on-site.
- Central water and sewer will be available to the site.

Chapter 6 Recreation and Open Space:

The proposed community complies with the Recreation and Open Space section as follows:

- The site is located within Region 5 of the Delaware Statewide Comprehensive Outdoor Recreation Plan and provides the following:
    - High Priorities:
        - Swimming pools
        - Picnic Areas
        - Walking/jogging paths (multi-modal)

        - Bike paths (multi-modal)
    - Moderate Priorities:
        - Tennis (pickleball) courts
- In addition, the community provides:
    - Gathering areas
    - Sidewalks

Chapter 7 Utilities:

The proposed community complies with the Utilities section as follows:

- Water will be provided by Artesian who has the CPCN for the project.
- The Pelican Point, Phase 4-5 community wastewater service will be provided by Artesian.
- Adequate areas are provided for stormwater management and stormwater drainage.
- It is anticipated that solid waste collection will be by a licensed commercial hauler.

Chapter 8 Housing:

The proposed community complies with the Housing section as follows:

- The community is located North of the Long Neck region and will provide housing for retirees as well as those working in the County.

Chapter 9 Economic Development:

The proposed community complies with the Economic Development section as follows:

- This development project will directly provide employment/opportunities in:
    - Construction
    - Professional, Business and IT Services
    - Finance, Insurance and Real Estate
    - Utilities
- The development will also indirectly provide job opportunities in:
    - Leisure and Hospitality
    - Education and Healthcare

Chapter 10 Historic Preservation:

The proposed community complies with the Historic Preservation section as follows:

- There are no known historic sites located on the site.

Chapter 12 Community Design:

The proposed community complies with the Community Design section as follows:

- The proposed community is a cluster subdivision, which is widely used in AR-1 zoning.
- Both buffer and internal street trees are proposed.
- Street lighting will be provided.
- Sidewalks are proposed on both side of the roadways.
- The lot sizes within the cluster make rear garages impossible and side loads very unlikely.
- The narrower right-of-way allows for homes to be placed closer to the road.
- The proposed homes will be limited to 42’ in height.
- No variances to the required setbacks are proposed.

- Although no direct connection of walking trails or bicycle paths to the existing adjacent communities is possible, the community will connect to multi-modal paths within DelDOT's right-of-way.
- The entrance to the community will be landscaped.
- Cross walks will be provided.
- Landscape/forested buffers will be provided along the perimeter.
- Utilities are proposed to be underground.
- Street signage will be provided throughout the community.

Chapter 13 Mobility Element:

The proposed community complies with the Mobility Element section as follows:

- Entrance, roadway and off-site improvements necessitated by DelDOT will be designed and constructed per DelDOT standards.

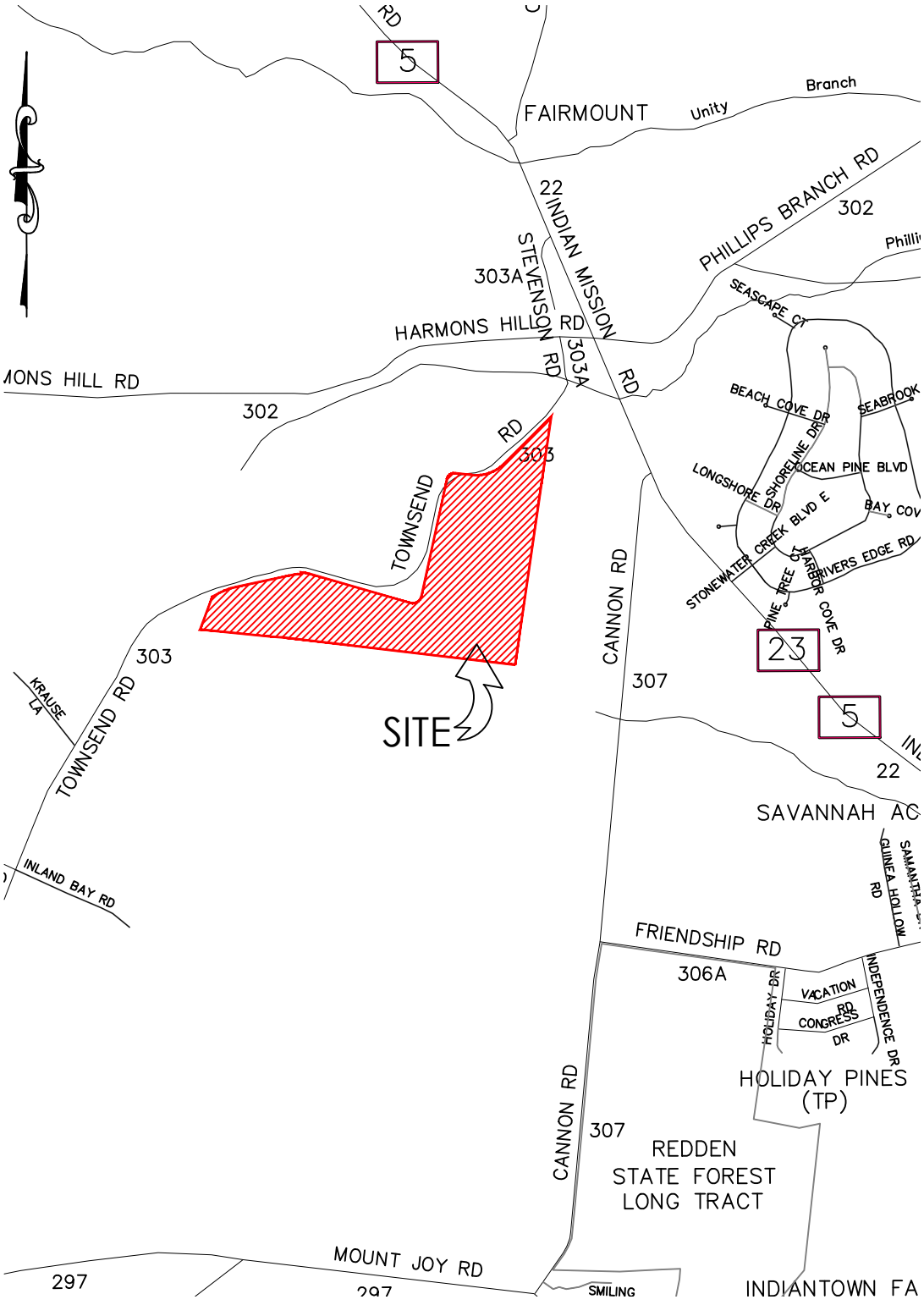
III. Conclusion

The proposed community of Pelican Point, Phase 4-5 will enhance the area with a well-planned design, upscale homes, amenities, and no negative impact on the land. The design preserves large amounts of open space while preserving attractive views within and into the community. The homes will have a neutral to positive impact on the value of the surrounding neighborhoods and will provide the County with additional tax revenue. Passive amenities include existing woodlands and wetlands on-site. Active amenities include pool, tot lot, clubhouse, and pickleball as well as dedicated open spaces for other activities. The design also preserves and enhance existing views through non-disturbance and accentuating certain features of the existing terrain.

The proposed Community of Pelican Point, Phase 4-5 meets the standards set forth by the County and State and will provide a superior living environment for future residents without placing a burden on the County, State or taxpayers to serve this community.

Figure 1
Area Vicinity Map

VICINITY MAP



PELICAN POINT EXPANSION

Figure 2
PLUS Application and Response Letter

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination
122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): _____
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name:
Pelican Point 4-5 - Revised

2. Location (please be specific):
South and East of Townsend Road, near Route 5 in Sussex County.

3. Parcel Identification #: 234-16, P 21.03, 21.07, P/O 23, 1509-1697

4. County or Local Jurisdiction Name: where project is located: Sussex

5. If contiguous to a municipality, are you seeking annexation:
No

6. Owner's Name:
Cannon Road Investments, LLC Attn: Rob Allen

Address:
5169 West Woodmill Drive, Suite 10

City:	State:	Zip:
Wilmington	DE	19808

Phone:	Fax:	Email:
302.999.9200		delawaredevelopment1@gmail.com

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**:
Cannon Road Investments, LLC Attn: Rob Allen

Address:
5169 West Woodmill Drive, Suite 10

City:	State:	Zip:
Wilmington	DE	

Phone:	Fax:	Email:
302.999.9200		delawaredevelopment1@gmail.com

8. Project Designer/Engineer:
Solutions IPEM Attn: Jim Eriksen, PE

Address:
303 North Bedford Street

City:	State:	Zip:
Georgetown	DE	19947

Phone:	Fax:	Email:
302.297.9215		jeriksen@solutionsipem.com

9. **Please Designate a Contact Person, including phone number, for this Project:**
Jim Eriksen, PE

Information Regarding Site:

10. Type of Review: ☐ Rezoning, if not in compliance with certified comprehensive plan ☐ Site Plan Review ■ Subdivision

11. Brief Explanation of Project being reviewed: Expansion of existing Pelican Point 4-5 residential subdivision.

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. Yes 2004-01-05, 2004-05-02, 2005-10-01, & 2010-10-01

12. Area of Project (Acres +/-):	Number of Residential Units:	Commercial square footage:
109.99	219	0

13. Present Zoning:	14. Proposed Zoning:
AR-1	AR-1
15. Present Use:	16. Proposed Use:
Residential Subdivision / Farmland	Residential Subdivision

17. Water: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Artesian

Will a new public well be located on the site? ☐ Yes ■ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Artesian

Will a new community wastewater system be located on this site? ☐ Yes ■ No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
Primary residence for families and retirees.

20. Environmental impacts:

How many forested acres are presently on-site? How many forested acres will be removed?
0 (land was cleared during previous subdivision construction)

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ■ No

Are the wetlands: ☐ Tidal Acres:
☐ Non-tidal Acres:

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corps of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? No

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? ☐ Yes ■ No

22. List the proposed method(s) of stormwater management for the site:
Wet ponds, swales, filter strips, etc.

23. Is open space proposed? ■ Yes ☐ No If "Yes," how much? Acres: 44

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater, wildlife habitat, passive recreation.

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ■ No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 2,125

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 5%

26. Will the project connect to state maintained roads? ■ Yes ☐ No Through Pelican Point 1-3

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
Connection to existing Pelican Point 1-3

28. Are there existing sidewalks? ☐ Yes ☐ No; bike paths ☐ Yes ■ No
Are there proposed sidewalks? ■ Yes ☐ No; bike paths ☐ Yes ☒

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ■ Yes ☐ No Through Pelican Point 1-3

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ■ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ■ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ■ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☐ Yes ■ No
Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ■ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

RKPW — 12/4/19
Signature of property owner — Date

RKPW — 12/4/19
Signature of Person completing form (If different than property owner) — Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at plus@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact The Office of State Planning Coordination at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

solutions
Integrated Planning
Engineering & Management, LLC

August 13, 2020

Mrs. Constance C. Holland, AICP, State Planning Director
Haslet Armory
122 Martin Luther King Jr. Blvd. South
Dover, DE 19901

RE: PLUS review 2019-12-08; Pelican Point

Dear Mrs. Holland:

Please allow this letter to serve as our response to the PLUS review of the Pelican Point project. Answers to comments have been provided following each comment taken directly from your comment letter for ease of use. Our responses are in red and a different font for ease in review.

Thank you for meeting with State agency planners on December 18, 2019 to discuss the Pelican Point project. According to the information received you are seeking review of a 219-unit expansion of an existing subdivision on 109.99 acres along Townsend Road in Level 4 in Sussex County.

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

Response: The developers will comply with all Federal, State and local regulations regarding the development of this property. The developer will comply with any and all regulations/restrictions set forth by Sussex County.

Strategies for State Policies and Spending

This project represents land development that will result in 219 residential units in an Investment Level 4 area according to the *2015 Strategies for State Policies and Spending.*

Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4 areas. These areas are

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303 North Bedford Street • Georgetown, DE 19947
3003 Merritt Mill Road • Salisbury, MD 21804

comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

Because the development is inconsistent with the *Strategies for State Policies and Spending*, the State cannot support the proposed development.

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

Response: It is noted that this is subdivision is in a level 4 investment area. The Pelican Point subdivision originally received final approval in 2008 (prior to the 2010 and 2015 map updates). Public sanitary sewer and potable water are available on-site, and other phases of the subdivision is currently under construction. The newly expanded area was similarly a previously-approved subdivision.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The site entrance on Cannon Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

  The developer should provide an analysis of the existing entrance to show whether it would still meet current standards with the addition of 30 lots and submit plans for an updated entrance design if necessary. DelDOT will consider requests for design deviations in their review of those plans.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?080220 17.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 2,125 vehicle trip ends per day. DelDOT finds a slightly higher number, 2,139 vehicle trip ends per day corresponds to the 219 dwellings that would be in Pelican Point Phases 4 and 5 with the proposed addition. Looking only at the 30-lot increase, DelDOT calculates 343

vehicle trip ends per day, 26 and 32 vehicle trip ends per hour during the weekday AM and PM peak hours on Cannon Road, respectively. On the basis of the 30-lot increase a TIS is not required.

Response: The developers will comply with DelDOT requirements.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Excellent Groundwater Recharge Areas

- DNREC maps indicate that this project intersects with an Excellent Groundwater Recharge Area. An Excellent Ground-Water Recharge Area is any area where soils and sedimentary deposits have the best ability to transmit water vertically from the ground surface to the water table. Excellent Groundwater Recharge Areas are protected under local (County/Municipal) ordinances. County and municipal ordinances have set limits to the amount of impervious cover and land use practices that can occur within these areas. It is up to the applicant to make sure that their project complies with all County and municipal codes that affect excellent groundwater recharge areas. For more information regarding excellent groundwater recharge areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

Response: It is understood that the project will need to comply with applicable ground water recharge regulations.

Forest Preservation

- A visual analysis of our historical database indicated that the forest block proposed to be developed has likely maintained some degree of forest cover since 1937. This constitutes the potential for a mature forest and thus the potential for rare, threatened, or endangered species that rely on this type of habitat.

- Cumulative forest loss and forest fragmentation throughout the state is of utmost concern to the Division of Fish and Wildlife, which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and Delaware State Code, Title 7). Due to an overall lack of regulatory protection, the Division relies on landowners and/or the entity that approves projects (i.e. counties and municipalities) to consider implementing best management practices that will help minimize forest loss and fragmentation. Forests provide important natural services that maintain health and quality of life for Delawareans including climate control, carbon sequestration, erosion control, maintenance of clean water, and flood control

Recommendations:

- Tree clearing should be limited to the necessary acreage needed for the footprint of any proposed structures to be erected.

- Reduce impacts to nesting birds and other wildlife species that utilize forests for breeding by not conducting tree clearing activities from April 1st to July 31st. This would only protect those

species during one breeding season, because once trees are cleared the result is an overall loss of habitat.

- Maintain any forested corridors or links that may exist to adjacent properties.

- Given the benefit that forests provide for erosion control and flood abatement, tree removal should be minimized for the purposes of stormwater management. This could include configuring the site plan to construct stormwater management facilities in non-forested areas, reducing the proposed number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the Division of Watershed Stewardship.

- The proposed site plan currently depicts disturbance to forested wetlands. To protect the function and integrity of wetlands, a minimum 100-foot buffer should be left intact around the perimeter of any wetland habitats (either perennial or seasonal). Upland buffers serve as habitat for many terrestrial species that are dependent on forested wetland habitats for a portion of their annual life cycle. Buffers are an integral component of aquatic and wetland habitats that serve to reduce the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.

Response: A wetland delineation has been performed for the Pelican Point subdivision. Tree clearing will be limited as feasible and planting buffers will be provided as required by Sussex County.

Conservation Design:

- We recommend that forest fragmentation be minimized as much as possible by designing the project to conserve larger forest blocks and corridors rather than smaller, isolated blocks, and that conservation design be considered for this project.

- For more information related to any of the above conservation efforts (forest survey, specimen trees, etc.), our program botanist, Bill McAvoy, would gladly assist in the consultation of these efforts. Bill can be contacted at (302) 735-8668 or William.McAvoy@delaware.gov.

Response: The recommendation is noted.

Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as

construction inspection will be coordinated through Sussex Conservation District. Contact Jessica Watson at the Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees.

Response: It is understood that a storm water management and sediment & erosion control plan will be required. It will be designed to meet current stormwater regulations.

Total Maximum Daily Load (TMDL) and excess nutrients

- Total Maximum Daily Loads (TMDLs) exist for most of the State's water bodies. A TMDL is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and increasing the use of green infrastructure.

- The Inland Bays Pollution Control Strategy (PCS) and the accompanying regulations were finalized by order of the DNREC Secretary on October 2008. The PCS regulations can be reviewed at http://regulations.delaware.gov/documents/November2008c.pdf. Background information about the PCS with guidance documents and mapping tools can be retrieved here: http://www.dnrec.state.de.us/water2000/Sections/Watershed/ws/ib_pcs.htm

- A nutrient management plan is required under the *Delaware Nutrient Management law (3 Del. Chapter 22)* for all persons or entities who apply nutrients to lands or areas of open space in excess of 10 acres. This project's open space may exceed this 10-acre threshold. Please contact the Delaware Nutrient Management Program at (302) 739-4811 for further information concerning compliance requirements – or, view the following web link for additional information: http://dda.delaware.gov/nutrients/index.shtml

- Based on soils survey mapping update, Klej, Askecksy, and Mullica are the primary soil mapping units of concern mapped on subject parcel. These soil mapping units are poorly drained to very poorly drained wetland associated (hydric) soils that have severe limitations for development.

- DNREC strongly discourages building on hydric soils because they are functionally important source of water storage (functions as a "natural sponge"); the loss of water storage through excavation, filling, or grading of intact native hydric soils increases the probability for more frequent and destructive flooding events (further compounded by sea-level rise due to climate change). The probability for flooding is further compounded by increases in surface imperviousness as building density in the area increases over time. Moreover, destruction of hydric soils increases the amount pollutant runoff (i.e., hydric soils sequester and detoxify pollutants) which contributes to lower observed water quality in regional waterbodies and wetlands.

Recommendations:

- Therefore, the applicant should delineate these soils and avoid construction activities within the areas. Contact a licensed (Delaware Class D) soil scientist to make a site-specific

assessment of the soils on this site. A list of licensed soil scientists can be obtained from the Ground Water Discharges Branch at (302) 739-9947.

- Compliance with the TMDL nutrient and bacterial reduction requirements specified for the Inland Bays watershed can be facilitated by adherence to the strategies and requirements described in the Inland Bays PCS, and the implementation of the following recommended best management practices:

- Conduct a United Army Corps of Engineers approved wetlands delineation (USACE) by a qualified soil scientist (Delaware licensed Class-D soil scientist) before commencing any construction activities. Statewide wetland mapping project (SWMP) and NRCS soil survey mapping suggests that hydric soils and wetlands (non-tidal) are present in in subject parcel. A field based site-specific wetlands delineation by a licensed soil scientist is recommended to more precisely assess the presence of hydric soils and wetlands in this parcel (prior to obtaining the recommended approval from the USACE). A list of licensed Class D soil scientists can be obtained at the following web link: http://www.dnrec.delaware.gov/wr/Information/GWDInfo/Pages/GroundWaterDischargesLicensesandLicensees.aspx

- Establish a vegetated buffer of at least 100 feet from the adjoining wetlands and waterbodies. Based on a review of existing buffer research by Castelle et al. (Castelle, A. J., A. W. Johnson and C. Conolly. 1994. Wetland and Stream Buffer Requirements – A Review. J. Environ. Qual. 23: 878-882.), an adequately-sized buffer that effectively protects wetlands and streams, in most circumstances, is about 100 feet in width. In recognition of this research and the need to protect water quality, the Watershed Assessment Section recommends that the applicant maintain/establish said 100-foot vegetated buffer (planted in native vegetation) from all waterbodies (including all ditches and ponds) and all non-tidal (USACE approved wetlands delineation) and tidal wetlands (State-approved wetlands delineation for State-regulated tidal wetlands, if and where applicable). It is apparent from the conceptual lot layout that the applicant intends to maintain/establish a buffer width considerably narrower than the 100-foot buffer width that we recommend.

- Employ green-technology storm water management and rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed for their intended function - that is, the management of stormwater - not for the creation of additional pond acreage to enhance property/aesthetic values.

- Make use of pervious paving materials (when compatible with concerns for the protection of excellent recharge areas and/or well-head protection areas via assessment by a DNREC hydrogeologist) instead of conventional paving materials to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers are especially recommended for areas designated for parking.

- Assess nutrient and bacterial pollutant loading at the preliminary project design phase. To this end, the Watershed Assessment Section has developed a methodology known as the "Nutrient Load Assessment protocol." The protocol is a tool used to assess changes in nutrient loading

(e.g., nitrogen and phosphorus) resulting from the conversion of individual or combined land parcels to a changed or different land use(s); thus providing applicants and governmental entities with quantitative information about the project's impact(s) on baseline water quality.

Response: The developers will comply with applicable stormwater management regulations.

Nuisance Wildlife

- To deter waterfowl from taking up residence in the stormwater ponds, DNREC reviewers recommend planting the surrounding open space with a mix of native wildflower plantings (to be planted in accordance with the Sediment and Stormwater Plan approval agency requirements). In addition to deterring nuisance waterfowl, the native wildflower mix will also serve to attract bees, butterflies, and other pollinators, and reduce run-off, which can contain oil and other pollutants from the parking areas. DNREC's botanist, Bill McAvoy, would gladly assist in drafting a list of plants suitable for this site. Bill can be contacted at (302) 735-8668 or William.McAvoy@delaware.gov.

- Mosquito control issues are increasing as developments infringe on wetland areas which often lead to increased demands by the public for mosquito control services. These services are often underfunded as local property taxes do not support the State's mosquito control services. As a result, Homeowner's Associations (HOA) often inherit the burden of dealing with mosquito issues. The developer and homeowner's association should be aware of the following considerations: (1) achieving good mosquito control in an environmentally compatible manner requires technical knowledge, (2) the HOA will need concurrence from all their homeowners/residents for if, how, when and where any mosquito treatments will be done, (3) controlling mosquitoes can be quite costly and an on-going problem, and (4) the HOA should be aware that there can be liability issues that their treatment activities might cause, particularly in regard to any claims of chemical trespass, misapplications, or adverse impacts to human health or the environment from insecticide exposures. If the applicant has any questions regarding mosquito control issues, they can contact Dr. Bill Meredith, Mosquito Control Administrator at (302) 739- 9917.

Response: Noted.

Sustainable Development Recommendations

- The applicant should consider the use of recycled, energy efficient materials, and renewable energy infrastructure.

- The Division of Climate, Coastal, & Energy offers incentives for clean transportation and energy efficiency. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/greenenergy, www.de.gov/cleantransportation, www.de.gov/eeif).

Response: Noted.

State Historic Preservation Office – Contact Carlton Hall 736-7400

- The Delaware SHPO does not recommend or support development in a Level 4 area.
- There no known archaeological sites or known National Register-listed or eligible properties on the parcel. The area was historically used for agriculture and most likely lumbering. There is low potential for archaeological data to be present.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).
- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Response: The developer is aware of Delaware's Unmarked Human Burials and Human Skeletal Remains Law and will proceed accordingly should an unknown burial site or remains be encountered during the development process.

Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037

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:

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.
- Where a water distribution system is proposed for townhouse type dwellings it shall be capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

Response: The development will be designed to meet the required fire protection water requirements.

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 so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from the main thoroughfare must be constructed so fire department apparatus may negotiate it. If a "center island" is placed at an entrance into the subdivision, it shall be arranged in such a manner that it will not adversely affect quick and unimpeded travel of fire apparatus into the subdivision. Where traffic circles (round-abouts) are located in the subdivision, they too are to be arranged in such a manner that they will not adversely affect quick and unimpeded travel of fire apparatus throughout the subdivision. Additionally, where trees are to be situated adjacent to travel roads in the subdivision, some forethought should be exercised regarding how future growth of the trees may affect fire department travel throughout the subdivision.
- 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.

Response: The development will be designed to meet the required accessibility requirements.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

Response: Fuel and bulk container locations, if provided, will be included in the plans.

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"
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Townhouse 2-hr separation wall details shall be shown on site plans
- Maximum Height of Buildings (including number of stories)

- Provide Road Names, even for County Roads

Response: All required notations will be provided on the construction plans.

Sussex County – Contact Rob Davis 302-855-7820

- The project is within a Tier 3 area for wastewater planning. Sussex County does not expect to provide sanitary sewer service within the area proposed for industrial operations and uses. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility as proposed.

- In addition to the comments above our office has received a letter from Brandy Nauman, Sussex County Housing Coordinator & Fair Housing Compliance Officer. A copy of that letter is enclosed wit this letter.

Response: The developer acknowledges that Sussex County does not provide sanitary sewer service. Sewer will be provided by a private utility company.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

This concludes our response. If you have any questions, please contact us at your convenience.

Sincerely,

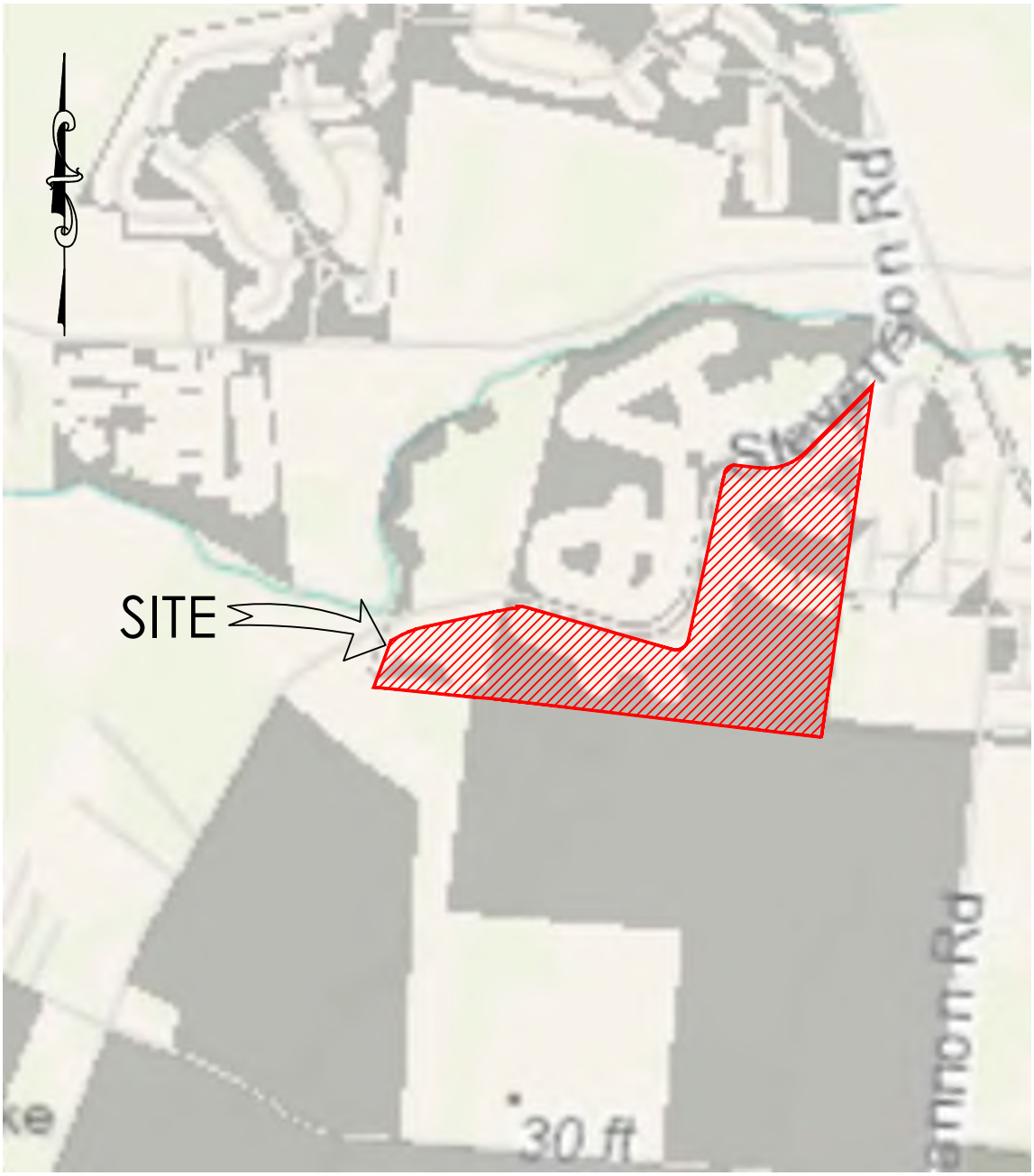
Solutions, IPEM

Jim Eriksen, PE

• T: 302.297.9215
• T: 410.572.8833
• E: ideas@solutionsipem.com

303 North Bedford Street • 3003 Merritt Mill Road
Georgetown, DE 19947 • Salisbury, MD 21804

Figure 3
State Strategies for Policies and Spending Map



INVESTMENT LEVEL 4

OUT OF PLAY

NOTE:
IMAGE TAKEN FROM DELAWARE STATE STRATEGIES 2015 INTERACTIVE MAP.

PELICAN POINT EXPANSION

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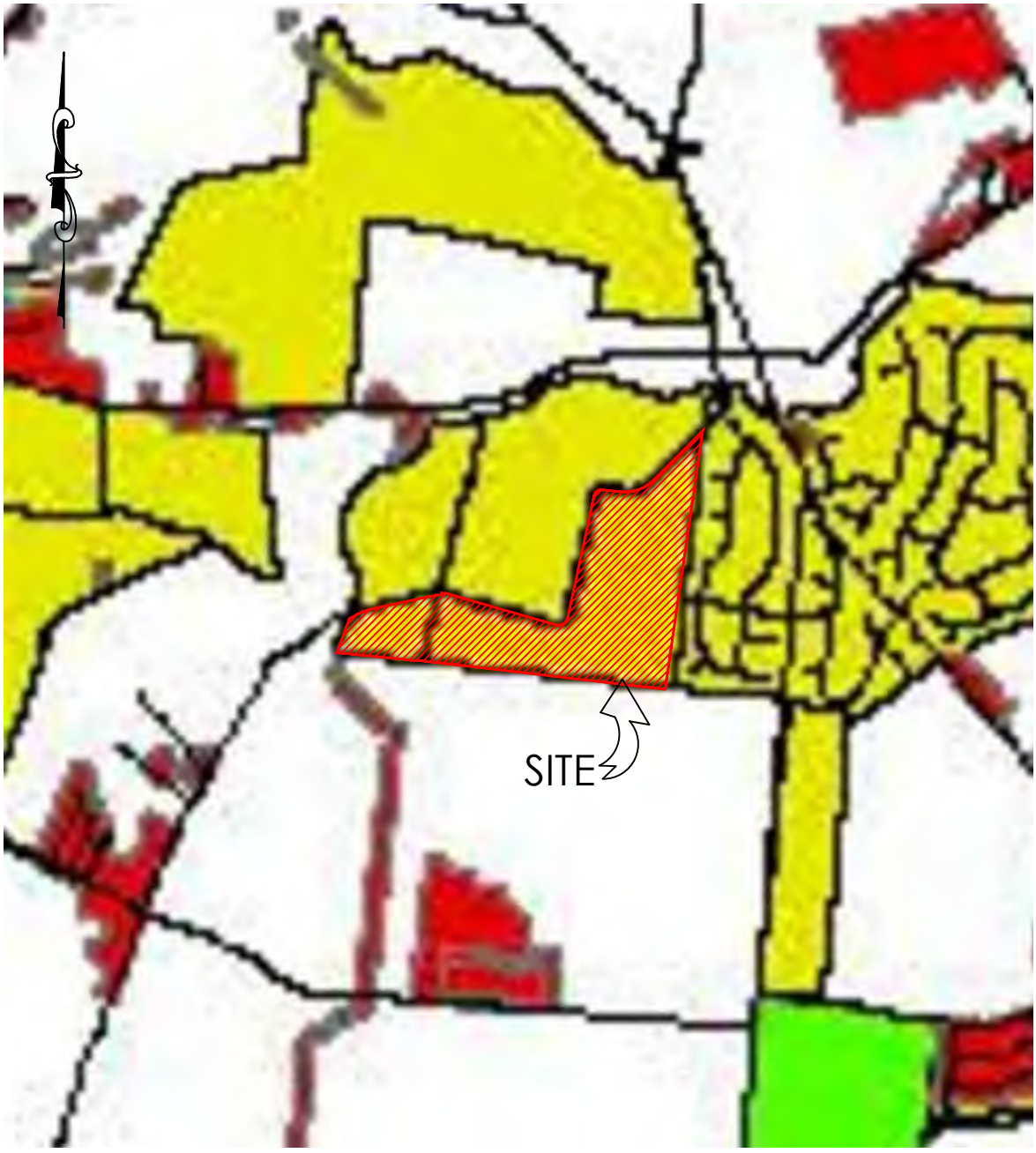
Figure 4
Developed and Protected Lands Map

DEVELOPED AND PROTECTED LANDS



DEVELOPED LANDS

PROTECTED LANDS

MAJOR PROPOSED DEVELOPMENTS

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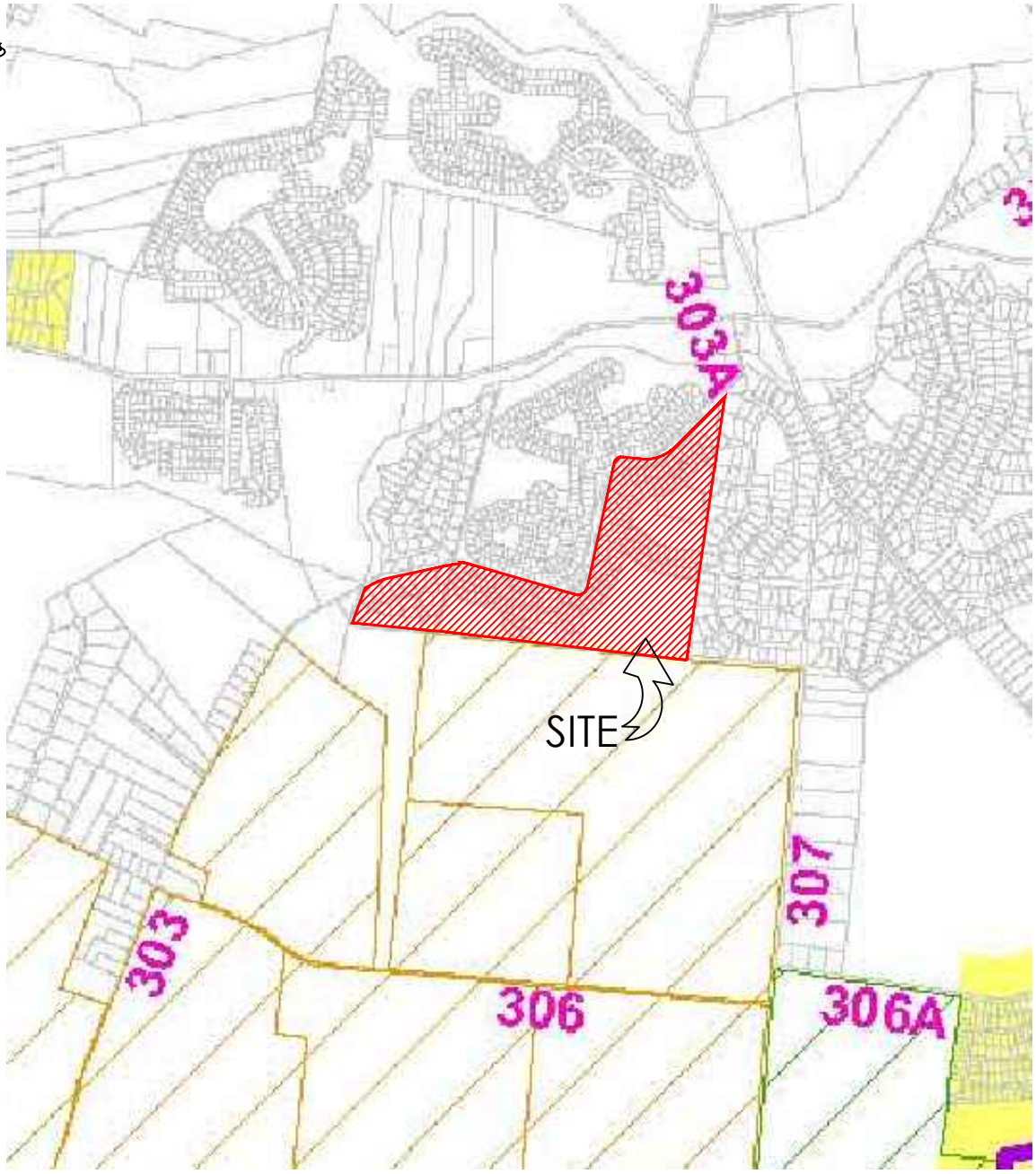
Figure 5
Zoning Map

ZONING MAP



AGRICULTURAL - AR-1

COUNTY LANDS

GENERAL RESIDENTIAL - GR

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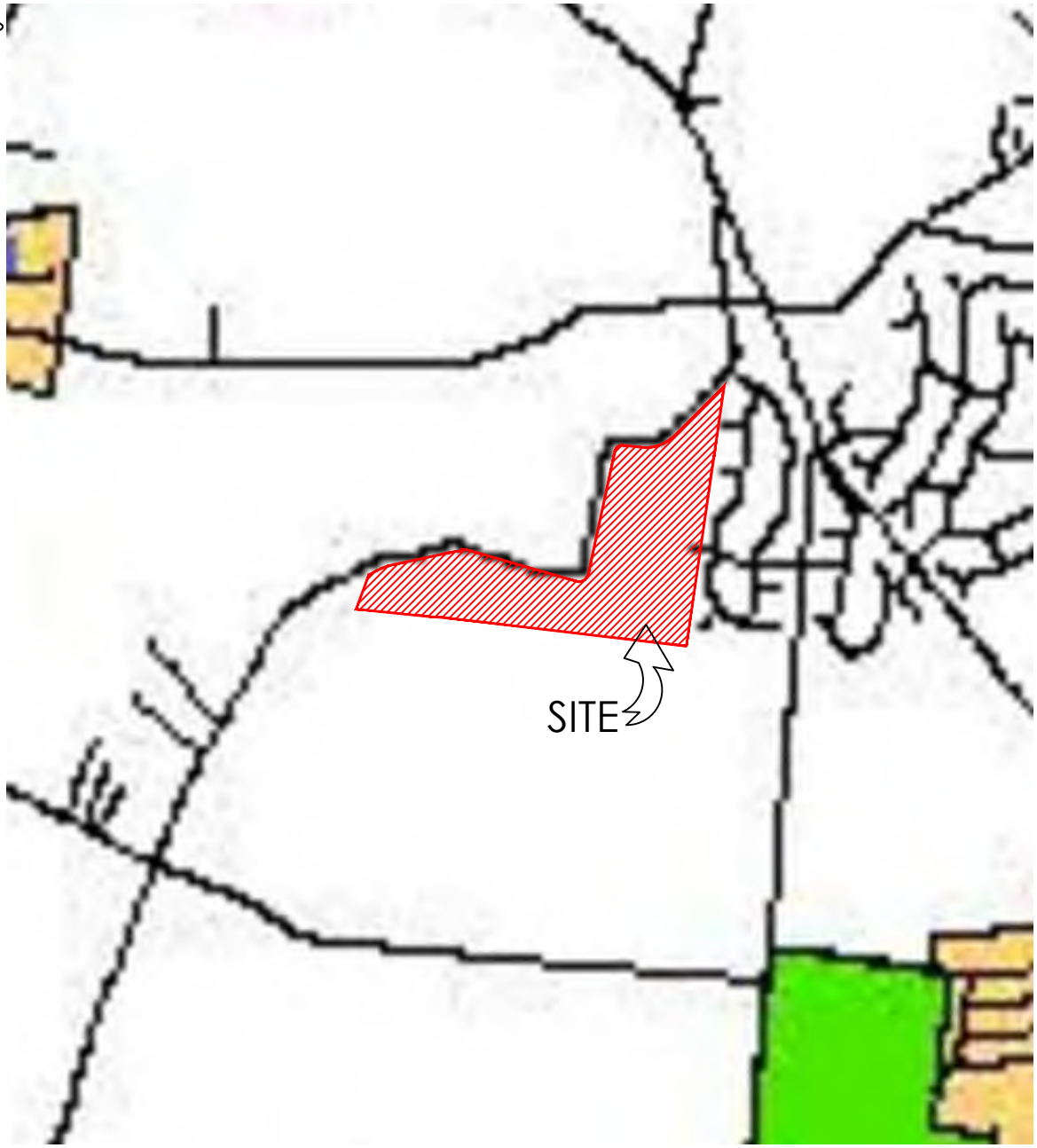
Figure 6
Future Land Use Map

FUTURE LAND USE PLAN



LOW DENSITY AREA

MIXED RESIDENTIAL AREA

PROTECTED LANDS

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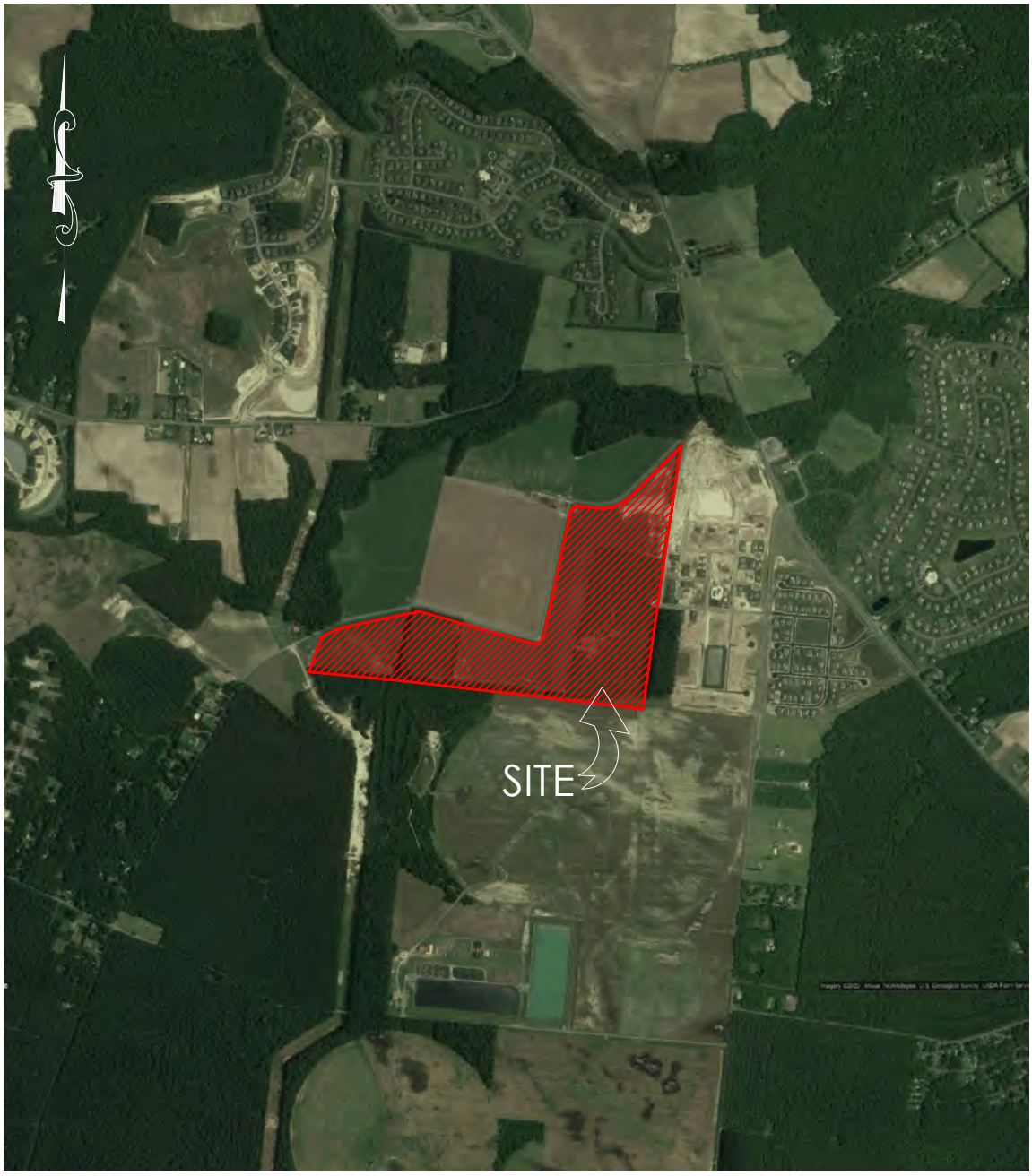
Figure 7
Aerial Photo of Site

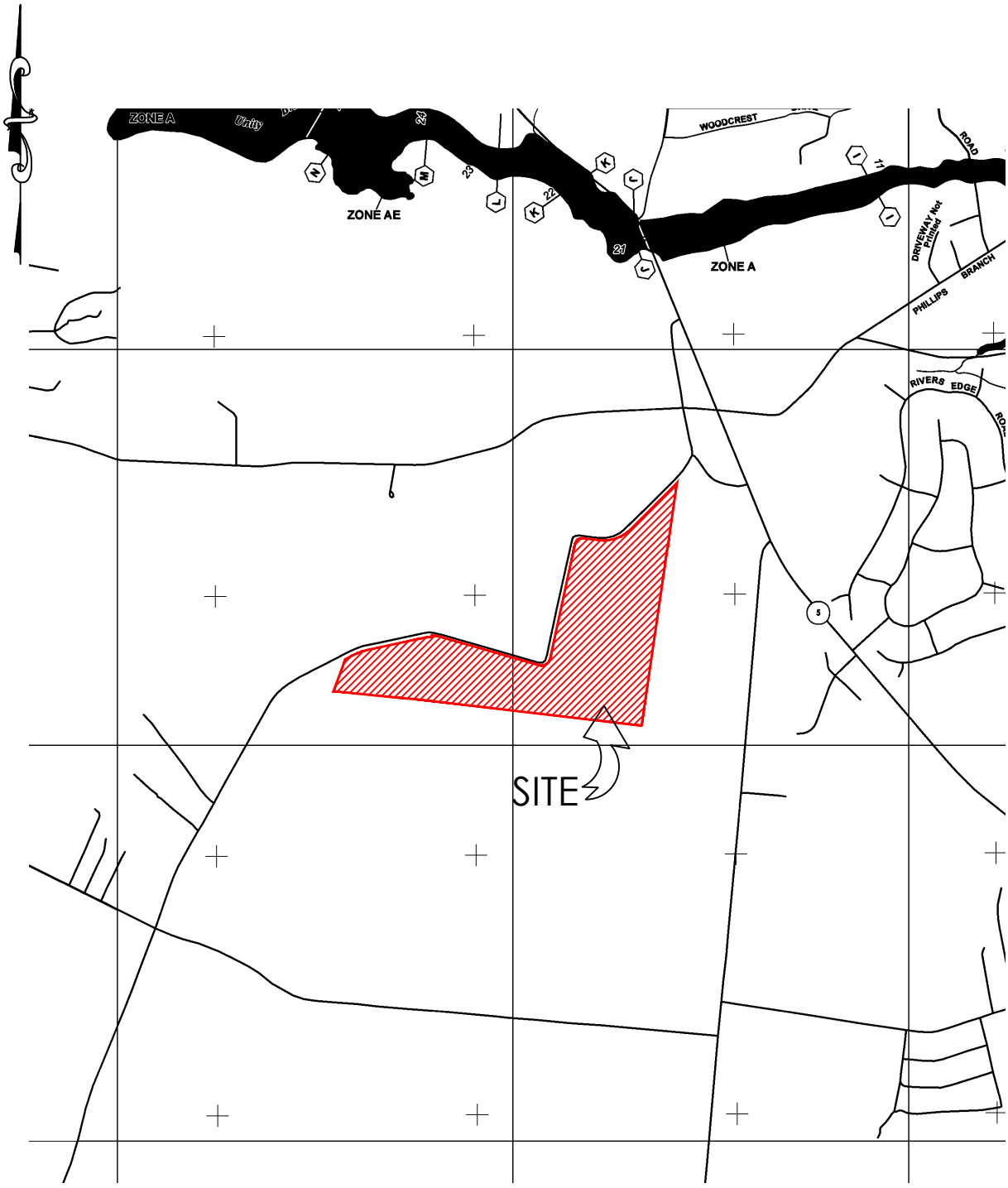
AERIAL



PELICAN POINT EXPANSION

Figure 8
Floodplain Map

FLOOD MAP



PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP 10005C0340K, MAP REVISED MARCH 16, 2015.

PELICAN POINT EXPANSION

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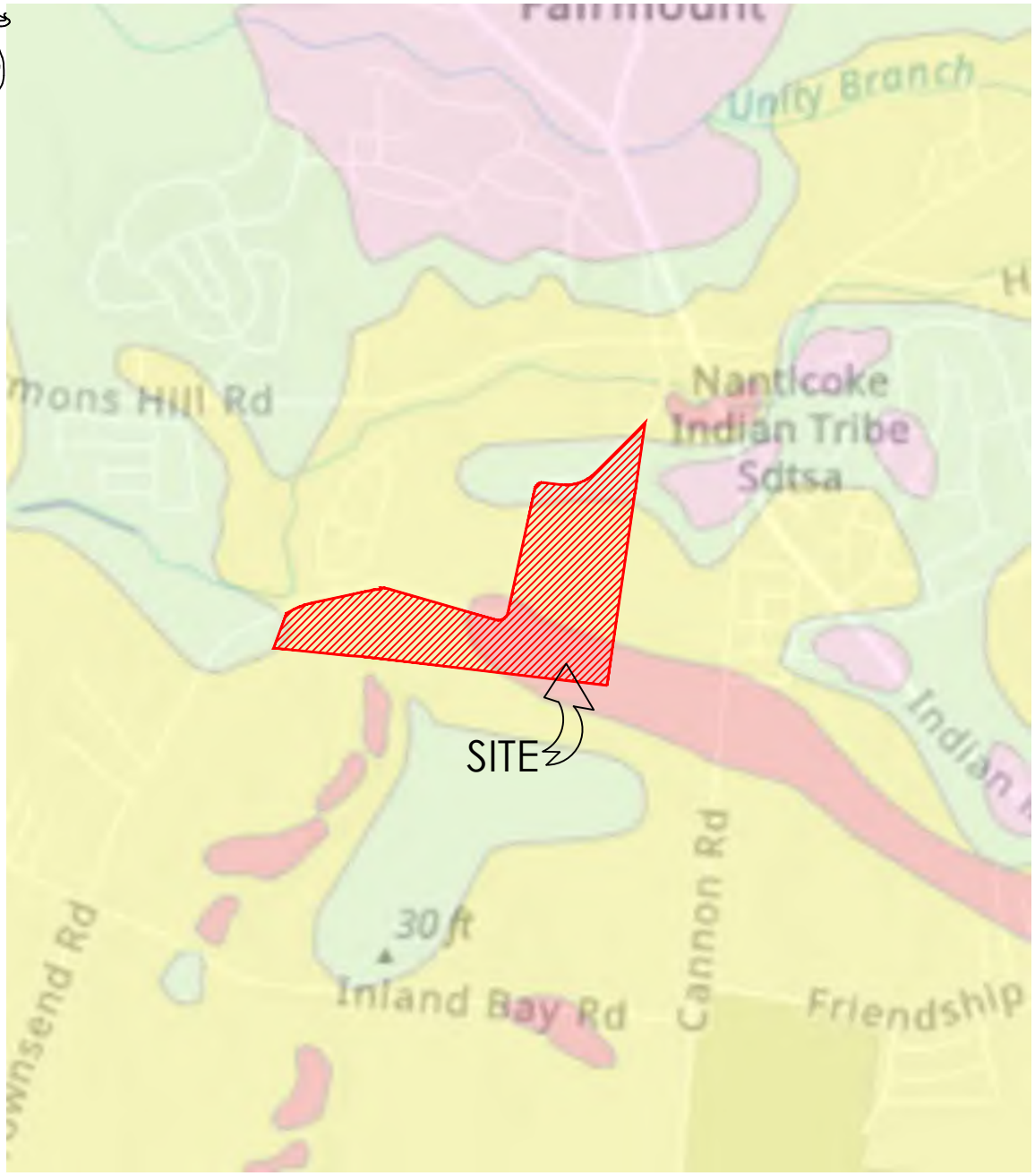
Figure 9
Groundwater Recharge Map

GROUNDWATER RECHARGE PLAN



EXCELLENT GROUNDWATER RECHARGE

GOODGROUNDWATER RECHARGE

FAIR GROUNDWATER RECHARGE

POOR GROUNDWATER RECHARGE

PELICAN POINT EXPANSION

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Pelican Point

Figure 10
Soils Summary

PELICAN POINT & STONEWATER CREEK PHASE 5

Indian Mission Road, Millsboro, Delaware

Preliminary Subsurface Investigation

and Geotechnical Evaluation

PREPARED FOR: **CANNON ROAD INVESTMENTS, LLC**
5169 West Woodmill Drive
Suite 10
Wilmington, Delaware 19808

PREPARED BY: **HARDIN-KIGHT ASSOCIATES, INC**
12515 Caterpillar Lane
Ocean City Industrial Park
Bishopville, Maryland 21813
410-352-5001

HARDIN
KIGHT
ASSOCIATES,
INC.

February 12, 2013 Our Job No.: 12618

CANNON ROAD INVESTMENTS, LLC
5169 West Woodmill Drive
Suite 10
Wilmington, Delaware 19808

Attention: Mr. Randy Mitchell and Mr. Mark Handler

Reference: Preliminary Subsurface Investigation and Geotechnical Evaluation for Pelican Point and Stonewater Creek Phase 5
Indian Mission Road - Millsboro, Delaware

Dear Mr. Mitchell and Mr. Handler:

In accordance with our proposal, we have completed a preliminary subsurface investigation and geotechnical evaluation for the Pelican Point and Stonewater Creek projects planned for development on Indian Mission Road in Millsboro, Delaware. This investigation was performed to evaluate the general soil and groundwater conditions in the area of the storm-water management ponds planned for excavation on the subject properties and develop preliminary recommendations for site development. This investigation included performance of standard penetration test borings and field infiltration testing. Our findings, analysis and preliminary recommendations are presented herein.

SITE DESCRIPTION

Two subject properties are included under this investigation; Pelican Point and Phase 5 of the Stonewater Creek Community. The subject properties are located north of Delaware Route 24, on the east and west side of Delaware Route 5 (Indian Mission Road) in Millsboro, Delaware. The Pelican Point site consists of approximately 219 acres of farm and woodlands lying between Delaware Route 5 and Sussex County Road 303A. The Pelican Point property is bisected by Cannon Road and is bordered by Delaware Route 5 to the east, Sussex County Road 303A to the west and undeveloped properties to the north and south. Stonewater Creek is an existing single family community located on the east side of Delaware Route 5, just south of the intersection of Cannon Road. Phase 5 Stonewater Creek is an expansion to the south of the existing community and consists of approximately 41 acres of undeveloped woodlands situated between the existing Baywood Greens Golf Course and Phase 6 of the Stonewater Creek Community currently under development. At the time of this investigation the ground surface was dry and easily supported the test drilling equipment.

PROPOSED CONSTRUCTION

We understand that site development will include a single family subdivision with associated roadways, utilities and storm-water management (SWM) ponds. We understand that the SWM Ponds will be designed as retention basins and the excavated soils will be used for construction of controlled compacted fill for building pads and roadways. At the time of this investigation site development plans were not available.

INVESTIGATION

In order to evaluate the subsurface conditions a total of twenty (20) standard penetration test borings were drilled and six (6) field infiltration tests were conducted. The borings were drilled within the proposed SWM ponds at locations established by survey provided by Solutions IPEM, Site Engineer. The test borings are identified as Boring B-1 through Boring B-20. The borings were drilled to depths of fifteen feet below the existing ground surface with standard penetration tests taken at close intervals to ten feet below the surface, and at five foot intervals thereafter. Standard penetration testing involves driving a 2-inch O.D., 1-inch I.D., split spoon sampler with a 140-pound hammer free-falling 30-inches. The SPT N-value, given as blows per foot (BPF), is defined as the total number of blows required to drive the sampler from 6-inches to 18-inches. Split spoon samples were obtained and transported to our laboratory for review and classification. The samples were visually identified in general accordance with Standard Practice for Description and Identification of Soils (Visual-Manual Procedure) ASTM Designation: D-2488. The locations of the borings are shown on the attached location plan labeled as Figure 1.

Field infiltration tests were conducted at Test Boring locations B-1, B-2, B-3, and B-9, B-10 and B-11 at the elevations established by Solutions IPEM. The findings and test data of the infiltration tests are attached for your use.

GEOLOGY

According to the Geologic Map of the Fairmount and Rehoboth Beach Quadrangles, Delaware, K.W. Ramsey, 2011, the surficial unit is the Lynch Heights Formation. In the area of the site the Lynch Heights Formation consists of heterogeneous deposits of reddish-brown, pale yellow, and light gray, silty clayey, very coarse to fine sand grading to gravelly sand and even in places to sandy gravel. In the area of the site the Lynch Height Formation is a thin <10 feet layer which may be missing in many places. Underlying the Lynch Heights Formation is the Beaverdam Formation.

The Beaverdam Formation consists of stacked up to five foot thick beds of very coarse, sand and gravel, which commonly fine upwards to a fine to medium sand and rarely to very fine silty sand or silty clay. The predominate lithology at the surface is a white to

mottled light gray and reddish brown, silty to clayey, fine to coarse sand. In a few places near the land surface, but more commonly in the subsurface are beds ranging from 2 to 20 feet thick of finely laminated very fine sand and silty clay. The Beaverdam ranges from 50 to 100 feet thick in the mapped area. In a Delaware Geologic Survey boring, a little over a mile to the south southwest of the site, the Beaverdam Formation is 115 feet thick.

FINDINGS

The soil and groundwater conditions encountered are consistent with the geology as described above. Topsoil at the surface was found to range from 4-inches to 10-inches thick. Below the topsoil the soils encountered consist primarily of sand with varying amounts of silt and clay. The sands are generally silty and clayey at the ground surface and become clean with depth. The near surface sands, from the existing surface to depths of 4 to 7 feet below the existing surface, contain some clay. The underlying sands become clean below depths of 7 to 10 feet below the surface. The standard penetration test resistance 'N' values indicate that the sands can be characterized as loose to medium dense.

Groundwater was encountered at depths of 6 to 10 feet below the current ground surface. After 24 hours, the depth to groundwater was recorded at 5 to 7 feet below the surface.

ANALYSIS / DISCUSSION

Based on the findings at the boring locations, the site is satisfactory for the proposed development given that the following geotechnical recommendations are followed.

Considering the characteristics of the near surface silty sands encountered on this site, we recommend that earthwork grading be planned for the dry season. In the event that site grading occurs during the wet season, we anticipate that the majority of the near surface silty sands will become unstable under the weight of earthmoving equipment. During the wet season, the near surface silty soils may become unworkable, and if disturbed by construction equipment, may require undercut/over-excavation or alternative stabilization methods.

The soils encountered appear satisfactory for use as controlled fill provided the natural moisture content of the materials are dried to within 2% of the optimum moisture content for compaction. Moisture conditioning (drying) the excavated materials below the groundwater will be required. During the wet season, it will not be practical to use the near surface silty materials as structural fill. It will be difficult to dry and manipulate the silty materials due to the amount of fines (material passing a 200 sieve) in the soils. During the wet season, it may be cost effective to stockpile the silty soils for use as fill during the dry season, or place the silty materials in non-structural fill areas or in areas planned for development at later phases.

The depth to groundwater will impact site development, pond excavation and utility construction. De-watering will be required for excavations made below a depth of about 5 feet below the existing ground surface. De-watering will be required for borrow excavation at the SWM Ponds. The effectiveness of the de-watering operation will impact the quality of the soil materials excavated from the ponds, and the degree of drying required to achieve moisture contents within 2% of the optimum moisture content for compaction.

Based on our findings we have prepared the following preliminary recommendations for site development. The recommendations are considered preliminary pending our review of the final site development and construction drawings.

PRELIMINARY RECOMMENDATIONS

Site Preparation and Earthwork Grading

1. We recommend that earthwork grading be planned for the dry season.

2. We recommend that areas to receive fill be stripped of vegetation and topsoil prior to placing fill. The limits of stripping must extend a minimum of 5 feet beyond structure limits and 2 feet beyond pavement limits. We recommend that the ground surface to receive fill be proofrolled with a loaded tandem axle dump truck and approved by the geotechnical engineer prior to placement of fill.

3. We recommend that structural fill be placed and compacted in uniform 8" thick layers. The material used for fill construction should meet the classification of SP, SM, SC, SW, GM, GP, and GW in accordance with USCS. We recommend that the excavated borrow be moisture conditioned to within 2% of optimum for compaction. We recommend that fill below structures and pavements be compacted to a minimum of 95% of the dry maximum densities determined by the standard moisture density relationship test (ASTM D-698). We recommend that all fill placements be monitored by a geotechnical engineer or his representative.

4. We recommend that the maximum slope (cut or fill) not exceed 2:1 horizontal to vertical.

5. We recommend that the contract documents include provisions for the contractor to provide aerating/drying the excavated soils from the SWM Ponds. We anticipate that de-watering will be required for excavations below a depth of about 5 feet.

6. We recommend that site development, borrow excavation and construction of structural fill be monitored by the geotechnical engineer or his representative.

7. We recommend that we be given the opportunity to review the final grading plans and construction drawings as they become available.

Construction Inspection and Testing

We recommend that the owner retain the services of a geotechnical engineer to:

1. Monitor site development and earthwork grading operations including approval of the ground surface prior to placement of fill, proofrolling, and performance of compaction tests.

2. Observe foundation construction, including inspection of the footing excavations, and perform penetration tests to confirm subfoundation soil suitability, to a minimum depth of 3 feet below the bottom of the footing.

CONCLUSIONS

Based on the findings of this investigation, the site is satisfactory for the proposed development. The soil materials present in the areas designated as Stormwater Management Ponds are satisfactory for borrow excavation. We anticipate that the excavated soils will require drying prior to compaction. The quality of the materials and degree of manipulation required to achieve satisfactory moisture contents for compaction will depend upon the effectiveness of the de-watering operation maintained during borrow excavation and the time of year of construction.

We recommend that we be given the opportunity to review construction drawings as they become available.

The recommendations included in this report are based on the findings at the test boring locations and the understanding that we will be retained to monitor site development and fill construction.

LIMITATIONS

This report was prepared in accordance with generally accepted practice for geotechnical engineering in this area. It is intended for the use of the client for the specific site, as shown on the boring location plan. The recommendations are based on the general description of the site development as characterized above. If the project is substantially modified, this office should be notified so that we can review our recommendations to determine what impact the changes will have.

The soil and water conditions discussed herein represent the conditions encountered at the locations of the exploratory borings as shown on the boring location plan. Variations in the soils between the boring locations and below the depths explored should be anticipated.

A copy of the test borings logs, laboratory test data and a boring location plan is enclosed for your reference. If you have any questions concerning this report, please feel free to contact us.

Very truly yours,

HARDIN-KIGHT ASSOCIATES, INC

Paul M. Till

Justin A. Frizzell, P.E.

JUSTIN AMASA FRIZZELL
LICENSE
No. 16715
DELAWARE
PROFESSIONAL ENGINEER

cc: Jason Palkewicz – Solutions IPEM
Fran Kea – Solutions IPEM
w/attachments

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 1
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	14.48	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown, moist, medium dense, fine to medium SAND with trace to little silt (SP/SM)			D	2-3-3	1	DS	12"	8" topsoil at surface
				D	5-7-7	2	DS	16"	
9.48		5.0	5						
	Tan/yellow, moist to wet, medium dense, medium to fine SAND with trace to little silt & clay & trace fine gravel (SP/SM)			D	9-9-10	3	DS	14"	trace clay in S-3
				D	8-7-8	4	DS	16"	
			10	D	4-7-8	5	DS	16"	Water encountered at 8.5'
									Trace gravel in S-5
-0.52		15.0	15	D	6-7-10	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
									After 24 hours hole caved at 5.5'
			35						Water at 5.5' (Elev 8.98+/-)
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER 24 HRS 5.5 FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 2
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	14.70	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Tan/brown to orange/brown, moist to wet, medium dense, fine to medium SAND with trace to little silt & trace fine gravel (SP/SM)			D	2-3-3	1	DS	14"	4" topsoil at surface
				D	4-6-7	2	DS	14"	
			5	D	8-8-10	3	DS	16"	trace fine gravel in tip of S-3
				D	4-6-7	4	DS		wet at 8.0'
			10	D	7-10-11	5	DS		water encountered at 9.0'
-0.30		15.0	15	D	6-8-11	6	DS		
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours hole caved at 5.0'
									Water at 5.0' (Elev 9.7+/-)
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER 24 HRS 5.0 FT

Boring Method
- HSA - HOLLOW STEM AUGERS
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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 3
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	14.48	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Brown to orange/yellow, moist to wet, medium dense, fine to medium SAND with trace to little silt (SP/SM)			D	2-3-6	1	DS	14"	8" topsoil at surface
				D	7-7-7	2	DS	16"	
			5	D	8-8-8	3	DS	16"	
				D	8-10-9	4	DS	17"	Water encountered at 7.5'
4.48		10.0	10						
	Tan/yellow, wet, medium dense, fine to medium SAND with some silt & some clay (SC)			D	7-10-14	5	DS	16"	clay lense in S-5
-0.52		15.0	15	D	8-9-19	6	DS	18"	clay lense in S-6
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
			35						After 24 hours hole caved at 5.5'
									Water at 5.5' (Elev 8.98+/-)
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER 24 HRS 5.5 FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 4
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	21.79	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Tan/brown to orange, moist to wet, loose to medium dense, medium to fine SAND with some silt & trace clay (SM)			D	7-5-5	1	DS	12"	7" topsoil at surface
				D	4-5-7	2	DS	16"	
			5	D	4-4-4	3	DS	16"	wet at 6.5'
				D	6-5-7	4	DS	18"	Water encountered at 7.0'
11.79		10.0	10						
	Tan/yellow to grey, wet, medium dense, fine to medium SAND with some silt (SP/SM)			D	5-6-5	5	DS	18"	
6.79		15.0	15	D	7-6-8	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours hole caved at 5.5'
									Water at 5.0.'
									(Elev 16.79+/-)
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS 5.0 FT

Boring Method
- HSA - HOLLOW STEM AUGERS
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Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 5
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	21.79	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown to orange, moist to wet, loose to medium dense, medium to fine SAND with some silt & trace clay (SM)			D	3-4-4	1	DS	12"	7" topsoil at surface
				D	5-4-5	2	DS	16"	
			5	D	4-5-5	3	DS	16"	wet at 6.5'
				D	5-6-7	4	DS	17"	Water encountered at 7.0'
11.79		10.0	10						
	Tan/yellow to grey, wet, medium dense, fine to medium SAND with some silt (SP/SM)			D	4-5-6	5	DS	16"	
6.79		15.0	15	D	6-5-7	6	DS	16"	
	Bottom of Boring - 15.0'		20						
			25						
			30						After 24 hours hole caved at 5.5'
			35						Water at 5.0' (Elev 16.79+/-)
			40						

Sampler Type
DS - DRIVEN SPLIT SPOON
PT - PRESSED SHELBY TUBE
CA - CONTINUOUS FLIGHT AUGER
RC - ROCK CORE

Sample Conditions
D - DISINTEGRATED
I - INTACT
U - UNDISTURBED
L - LOST

Ground Water Depth
AT COMPLETION ___FT
AFTER___HRS_____FT
AFTER___24 HRS__5.0__FT

Boring Method
HSA - HOLLOW STEM AUGERS
CFA - CONTINUOUS FLIGHT AUGERS
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STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 6
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	22.68	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Tan/brown, moist to wet, medium dense, fine to medium SAND with some silt (SM)			D	2-2-5	1	DS	16"	6" topsoil at surface
				D	5-5-5	2	DS	14"	
			5	D	5-5-5	3	DS	16"	
15.18		7.5							
	Tan to grey, wet, medium dense, fine to medium SAND with trace silt (SP/SM)			D	5-6-5	4	DS	16"	wet at 6.5'
			10	D	5-6-7	5	DS	16"	Water encountered at 7.5'
7.68		15.0							
			15	D	4-7-9	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
									After 24 hours hole caved at 7.0'
			35						Water at 6.0'
									(Elev 16.68+/-)
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__6.0___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 7
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	21.22	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Tan/brown to grey, moist to wet, loose to dense, fine to medium SAND with little to trace silt (SP/SM)			D	2-2-5	1	DS	14"	8" topsoil at surface
				D	4-5-5	2	DS	12"	
			5	D	3-4-5	3	DS	14"	water at 6.5'
				D	4-4-4	4	DS	15"	
			10	D	8-10-10	5	DS	14"	
6.22		15.0	15	D	10-21-20	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 3.5' , dry
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_____FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

Hardin-Kight Associates, Inc.
12515 Caterpillar Lane
Bishopville, Maryland 21813

Office: 410-352-5001
Fax: 410-352-3228
www.hardin-kightassociates.com

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 8
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	21.86	Hammer Drop	30 In.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 In.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown, moist, loose to medium dense, fine to medium SAND with some silt (SM)			D	2-3-4	1	DS	12"	10" topsoil at surface
				D	3-5-5	2	DS	12"	
19.86		5.0	5						
	Tan, moist to wet, medium dense, fine to medium SAND with trace to little silt & trace fine gravel (SP/SM)			D	5-4-5	3	DS	14"	wet at 6.5' .water encountered at 7.5'
				D	7-7-8	4	DS	15"	
			10	D	20-21-21	5	DS	16"	running sand at 10.0'
6.86		15.0		D	15-18-20	6	DS	18"	trace fine gravel in S-6
			15						
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours hole caved at 5.0' , dry
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_ dry___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 9
Job #: 12618

Datum	-	Hammer Wt.	140 Lbs.	Sampler Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	23.62	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Brown/tan, moist, loose to medium dense, fine to medium SAND with some silt & trace clay (SM)			D	3-4-5	1	DS	10"	6" topsoil at surface
				D	8-8-9	2	DS	14"	
18.62		5.0	5						
	Tan/yellow to grey/white, moist to wet, loose, medium to very fine SAND with some silt (SM)			D	5-7-7	3	DS	14"	
				D	3-3-3	4	DS	12"	water encountered at 7.5'
			10	D	4-4-4	5	DS	14"	
8.62		15.0	15	D	3-4-4	6	DS	14"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
									After 24 hours, hole caved at 5.5' Water at 5.5' (Elev 18.12+/-)
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_ 5.5____FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 10
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	23.92	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Brown to tan, moist, loose, fine to medium, silty SAND with trace clay (SM/SP)			D	3-5-7	1	DS	10"	8" topsoil at surface
				D	4-4-4	2	DS	12"	
18.92		5.0	5						
	Tan/yellow to grey, moist to wet, loose to medium dense, medium to fine SAND with little to some silt (SM)			D	5-4-5	3	DS	12"	
				D	4-5-5	4	DS	14"	Water encountered at 9.0'
			10	D	6-5-6	5	DS	15"	
8.92		15.0	15	D	3-4-3	6	DS	15"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 6.0', dry (Elev 17.92+/-)
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_ dry____FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 11
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	23.66	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Brown to tan, moist, medium dense, fine to medium, silty SAND with trace clay (SM)			D	4-4-6	1	DS	16"	10" topsoil at surface
				D	5-6-5	2	DS	18"	
18.66		5.0	5	D	5-6-6	3	DS	16"	
	Tan/yellow to grey, moist to wet, loose, medium to very fine SAND with little to some silt (SM)			D	4-4-4	4	DS	16"	Water encountered at 9.0'
			10	D	5-5-5	5	DS		
8.66		15.0	15	D	5-5-5	6	DS		
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 6.5'
									Water at 5.5' (Elev 18.16+/-)
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__5.5___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 12
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	25.0+/-	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown, moist, loose to medium dense, fine to medium SAND with some silt (SM)			D	2-3-4	1	DS	14"	Boring off set 20' west
				D	7-6-6	2	DS	16"	4" topsoil & rootmat at surface
20.0		5.0	5						
	Tan/yellow to grey/white, moist to wet, dense to medium dense, fine to medium SAND with little to some silt & trace fine gravel (SM)			D	10-16-14	3	DS	16"	Gravel in S-3 at 5.5'
				D	10-11-11	4	DS	16"	
			10	D	6-10-9	5	DS	15"	
10.0		15.0	15	D	5-6-7	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 5.5', dry
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_ dry___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 13
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	25.0+/-	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Brown/tan, moist, medium dense, fine to medium SAND with some silt (SM)			D	3-6-14	1	DS	12"	boring location off-set 15' west
				D	12-12-12	2	DS	14"	10" topsoil at surface
			5	D	7-6-6	3	DS		
17.5		7.5						.	Trace of fine gravel in S-4
	Tan/yellow to white/grey, moist to wet, loose to medium dense, fine to medium SAND with some silt & trace fine gravel (SM)			D	8-9-8	4	DS		
			10	D	3-3-3	5	DS		wet at 8.0'
10.0		15.0		D	3-4-5	6	DS		
	Bottom of Boring - 15.0'		15						
			20						
			25						
			30						After 24 hours, hole caved at 6.0'
									Water at 6.0'
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__6.0___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 14
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	25.35	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Boring Method	HSA	Date Finished	12/18/12

Elev.	Soil Description (Color, Moisture, Density Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown to orange, moist, medium dense, fine to medium silty SAND (SM)			D	2-3-4	1	DS	14"	10" topsoil at surface
20.35		5.0		D	8-7-8	2	DS	15"	
	Tan/orange to grey/white, moist to wet, medium dense, fine to medium SAND with some silt (SM)		5	D	6-7-6	3	DS	15"	
				D	5-5-5	4	DS	16"	Water encountered at 9.0'
			10	D	8-8-10	5	DS	16"	
10.35		15.0		D	4-4-5	6	DS	16"	
	Bottom of Boring - 15.0'		15						
			20						
			25						
			30						
			35						After 24 hours, hole caved at 5.5', dry
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__dry___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

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Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 15
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	29.20	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/orange, moist, loose, fine to medium, clayey SAND (SC)			D	2-4-4	1	DS	12"	
				D	4-4-4	2	DS	16"	
			5	D	6-9-12	3	DS	15"	
22.2		7.0							
	Tan/yellow, moist to wet, medium dense to dense, medium to fine SAND with some silt & some clay (SC/SM)			D	7-18-15	4	DS	17"	
			10	D	7-9-12	5	DS	18"	clay lense in S-5
14.2		15.0		D	3-5-14	6	DS	18"	Dry at completion
	Bottom of Boring - 15.0'		15						
			20						
			25						
			30						After 24 hours, hole caved at 4.0', dry
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__dry___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 16
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	28.31	Hammer Drop	30 In.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 In.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Brown/orange, moist, medium dense medium to fine, silty SAND (SM)			D	3-5-5	1	DS	14"	10" topsoil at surface
				D	3-7-8	2	DS	14"	
23.31		5.0	5	D	4-6-6	3	DS	15"	clay in tip of S-3 at 6.5'
	Tan to grey, moist to wet, medium dense to dense, fine to medium SAND with little to some silt & trace clay (SM)			D	13-17-17	4	DS	18"	
			10	D	7-10-11	5	DS	16"	Dry at completion
15.31		13.0							
13.31	Grey, wet, medium dense, fine to medium SAND with some silt (SM)	15.0	15	D	8-11-9	6	DS	17"	
	Bottom of Boring - 15.0'		20						
			25						
			30						After 24 hours, hole caved at 7.5', dry
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_ dry_____FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

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Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 17
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	26.29	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Brown/orange, moist, medium dense, fine to medium SAND with some silt & trace clay			D	4-6-7	1	DS	14"	10" topsoil at surface
				D	5-6-5	2	DS	14"	
21.29		5.0	5						
	Tan, moist, medium dense, fine to medium SAND with trace silt			D	4-5-6	3	DS	15"	
19.29		7.0							
	Tan to grey, moist to wet, medium dense, fine to medium, silty SAND with trace clay (SM)			D	7-10-8	4	DS	15"	Trace of clay in tip of S-4
			10	D	6-7-10	5	DS	16"	
									Water encountered at 13.0'
11.29		15.0	15	D	3-6-7	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 8.0', dry
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__dry_FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

Hardin-Kight Associates, Inc.
12515 Caterpillar Lane
Bishopville, Maryland 21813

Office: 410-352-5001
Fax: 410-352-3228
www.hardin-kightassociates.com

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 18
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	23.24	Hammer Drop	30 In.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 In.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown, moist, loose, fine to medium, silty SAND with trace clay (SM)			D	2-2-4	1	DS	10"	10" topsoil at surface
19.24		4.0		D	5-4-5	2	DS	14"	
	Tan/yellow to grey/white, moist to wet, loose to medium dense, fine to medium SAND with little to some silt (SM)		5	D	5-5-5	3	DS	15"	
				D	2-2-3	4	DS	14"	
			10	D	4-4-5	5	DS	16"	Water encountered at 10.0'
8.24		15.0	15	D	4-5-11	6	DS	15"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 6.0' Water at 6.0'
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__6.0___FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 19
Job #: 12618

Datum	-	Hammer Wt.	140 Lbs.	Sampler Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	22.94	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description (Color, Moisture, Density, Plasticity, Size Proportions)	Strata Depth	Depth Scale	Sample Cond	Blows / 6"	No.	Type	Rec.	Boring & Sample Notes
	Tan/brown to orange, moist, loose to medium dense, fine to medium, silty SAND with trace clay (SM/SC)			D	2-3-5	1	DS	12"	10" topsoil at surface
18.94		4.0		D	6-7-7	2	DS	14"	
	Tan/yellow to grey/white, loose, fine to medium SAND with little to some silt (SM)		5	D	6-5-4	3	DS	14"	
				D	4-3-3	4	DS	14"	water encountered at 7.5'
			10	D	4-5-7	5	DS	15"	
9.44		13.5							
7.94	Grey/white, wet, loose, very fine, silty SAND (SM)	15.0	15	D	6-7-8	6	DS	16"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						After 24 hours, hole caved at 6.5'
									Water at 6.5'
			35						
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
- L - LOST

Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS__6.5__FT

Boring Method
- HSA - HOLLOW STEM AUGERS
- CFA - CONTINUOUS FLIGHT AUGERS
- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

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Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 20
Job #: 12618

Sampler

Datum	-	Hammer Wt.	140 Lbs.	Rock Core Dia.	-	Foreman	RICH KIMES
Surf. Elev.	23.09	Hammer Drop	30 in.	Hole Diameter	4"	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Boring Method	HSA/MD	Date Finished	12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample Cond	Sample Blows / 6"	Sample No.	Sample Type	Sample Rec.	Boring & Sample Notes
	Brown to tan, moist, loose to medium dense, fine to medium, silty SAND with trace clay (SM)			D	2-2-3	1	DS	10"	8" topsoil at surface
19.09		4.0		D	6-10-13	2	DS	8"	
	Tan/yellow to grey/white, moist to wet, loose to medium dense, fine to medium dense SAND with little to some silt (SM)		5	D	4-6-6	3	DS	12"	
				D	3-4-3	4	DS	14"	Motteling in S-4 Wet at 8.0'
			10	D	5-5-5	5	DS	16"	Water encountered at 10.0'
8.09		15.0	15	D	3-5-7	6	DS	15"	
	Bottom of Boring - 15.0'		20						
			25						
			30						
			35						After 24 hours, hole caved at 6.5' Water at 6.5'
			40						

Sampler Type
- DS - DRIVEN SPLIT SPOON
- PT - PRESSED SHELBY TUBE
- CA - CONTINUOUS FLIGHT AUGER
- RC - ROCK CORE

Sample Conditions
- D - DISINTEGRATED
- I - INTACT
- U - UNDISTURBED
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Ground Water Depth
- AT COMPLETION ___FT
- AFTER___HRS_____FT
- AFTER___24 HRS_____FT

Boring Method
- HSA - HOLLOW STEM AUGERS
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- DC - DRIVEN CASING
- MD - MUD DRILLING

STANDARD PENETRATION TEST - DRIVING 2" OD SAMPLER WITH 140# HAMMER FALLING 30": COUNT MADE AT 6" INTERVALS

BORING LOCATIONS

FIGURE 1

PROJECT: 12618	PELICAN POINT & STONEWATER CREEK MILLSBORO, DELAWARE BORING LOCATION PLAN		DATE: 2-2013
SCALE: N.T.S.			DRAWN BY: AB
			CHECKED BY: PT
DRAWING:	FILE:	HARDIN-KIGHT ASSOCIATES, INC. CONSULTING ENGINEERS	

Figure 11
Ability to Serve Letter (Artesian)

January 26, 2021

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

RE: Pelican Point Expansion Subdivision Ability to Serve Letter
Parcels: 2-34-16.00, 21.03, 21.07, P/O 23.00, 1509 through 1697

With reference to your request concerning Water and Wastewater Service (collectively, "Service") for the proposed Pelican Point Expansion Project on Townsend Road in Indian River Hundred, Sussex County, Delaware known as Tax Parcel Numbers reference above (the "Property"), please be advised as follows:

Subject to the following conditions, Artesian Water Company, Inc. and Artesian Wastewater Management, Inc. (collectively, "Artesian") are willing and able to provide Service to the Property that meets all applicable State of Delaware, Delaware Department of Natural Resources and Environmental Control, and Sussex County standards. Artesian currently has the water and sewer Certificates of Public Convenience and Necessity ("CPCN's") from the Delaware Public Service Commission (the "Commission").

Based on current conditions and subject to the development entity and Artesian entering Water and Wastewater Service Agreements (collectively, "Agreements") that addresses the financial terms of the provision of Service for the Property, in accordance with Artesian's tariff as approved by the Delaware Public Service Commission as amended from time to time, Artesian is willing and able to provide the required Service for this Property.

This letter shall expire if Agreements are not executed within one year of the date of this letter.

Yours very truly,

ARTESIAN WATER COMPANY, INC.

Adam Gould
Manager of Systems Planning and Design

Resumes

Jim Eriksen, Professional Engineer
Principal of Engineering

EDUCATION

BS, Civil Eng., 2007
University of Delaware

REGISTRATIONS

- Professional Engineer
  MD # 42438
- Professional Engineer
  DE # 18287

MEMBERSHIPS

- American Society of Civil Engineers

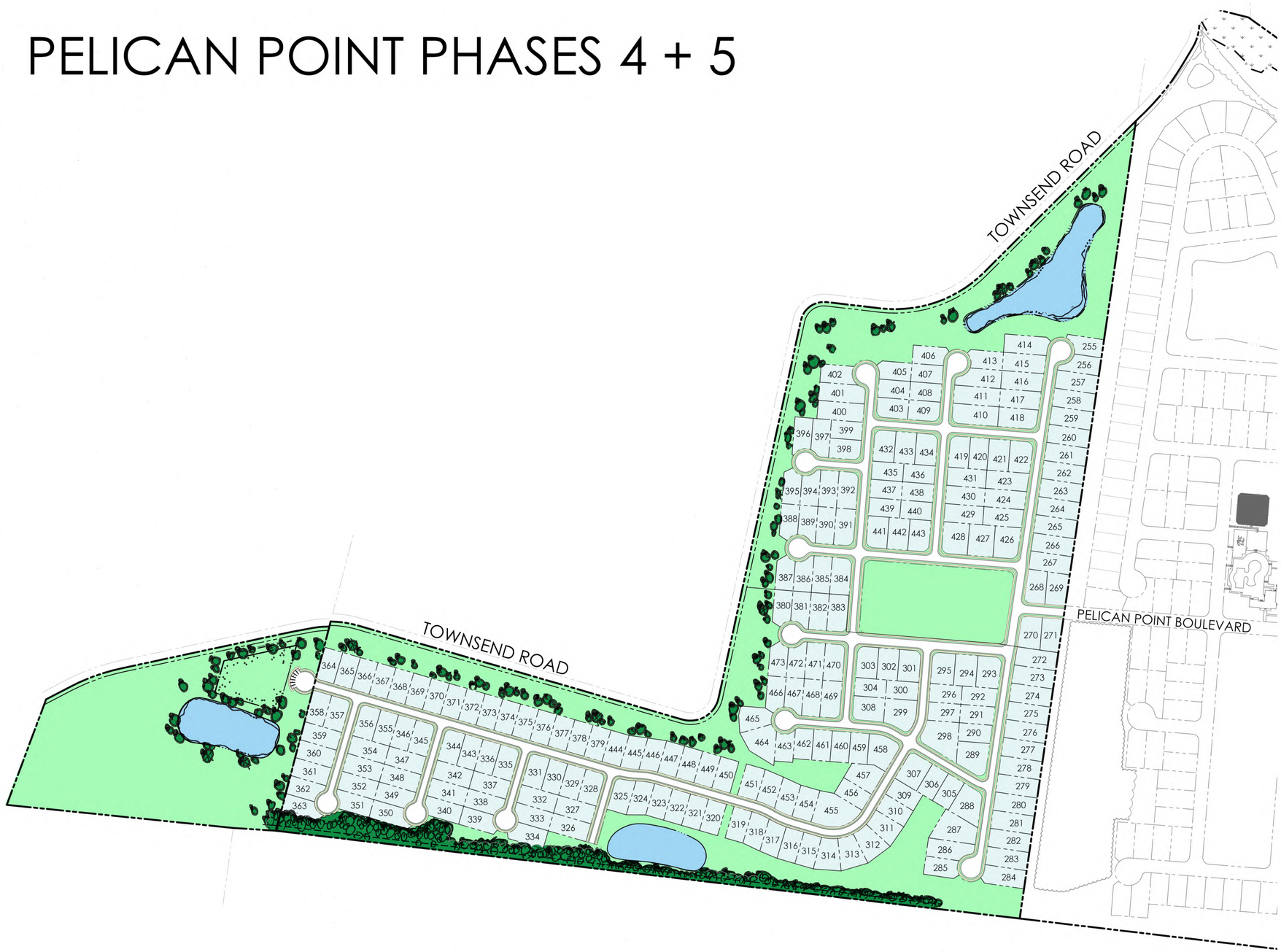
PROFESSIONAL SUMMARY

Mr. Eriksen a Professional Engineer and Project Manager with licenses in Maryland and Delaware, with over 10 years of experience successfully overseeing all phases of planning, engineering and survey projects for government and private-sector clients. He is a highly skilled team leader and engineer with an extensive, diverse experience. His attention to detail and effective communication allows him to maintain the big picture while ensuring that the nuances of the design are both functional and clearly illustrated.

SPECIAL PROJECT EXPERIENCE

- **Middle Creek, Sussex County, DE** – Project Manager in charge of preparation of construction drawings and plats for a 314 lot residential subdivision on Angola Road in Lewes, Delaware. Plans included roadway, grading, sediment and erosion control, potable water, gravity sanitary sewer, and sanitary pump station
- **Lefty's Alley and Eats** – Civil engineer project manager in charge of preparation of construction drawings and site plans for a 32,940 square foot family entertainment center and adequate parking facilities. The stormwater facility design for this site also included oversizing for future improvements on adjoining sites.
- **Headwater Cove, Sussex County, DE –** Prepared construction drawings and plats for a 163 unit residential subdivision on Dorman Road. Plans included roadway, grading, sediment and erosion control, potable water, gravity sanitary sewer and sanitary pump station.
- **Belle Terre, Sussex County DE –** The civil engineer project manager for this design of a 269 lot residential subdivision and amenities located on Mulberry Knoll Road in Lewes, Delaware. Plans included roadway, grading, sediment and erosion control, potable water, gravity sanitary sewer, and sanitary pump station.

PELICAN POINT PHASES 4 + 5



solutions
Integrated Planning
Engineering & Management, LLC

303 North Bedford Street
Georgetown, DE 19947

Tel: 302.297.9215
www.solutionsipem.com

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2019-12-08

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4/Out of Play

1. Project Title/Name:
Pelican Point 4-5 - Revised

2. Location (please be specific):
South and East of Townsend Road, near Route 5 in Sussex County.

3. Parcel Identification #: 234-16, P 21.03, 21.07, P/O 23, 1509-1697

4. County or Local Jurisdiction Name: where project is located: Sussex

5. If contiguous to a municipality, are you seeking annexation:
No

6. Owner's Name:
Cannon Road Investments, LLC Attn: Rob Allen

Address:
5169 West Woodmill Drive, Suite 10

City:	State:	Zip:
Wilmington	DE	19808

Phone:	Fax:	Email:
302.999.9200		delawaredevelopment1@gmail.com

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**:
Cannon Road Investments, LLC Attn: Rob Allen

Address:
5169 West Woodmill Drive, Suite 10

City:	State:	Zip:
Wilmington	DE	

Phone:	Fax:	Email:
302.999.9200		delawaredevelopment1@gmail.com

8. Project Designer/Engineer:
Solutions IPEM Attn: Jim Eriksen, PE

Address:
303 North Bedford Street

City:	State:	Zip:
Georgetown	DE	19947

Phone:	Fax:	Email:
302.297.9215		jeriksen@solutionsipem.com

9. **Please Designate a Contact Person, including phone number, for this Project:**
Jim Eriksen, PE

Information Regarding Site:

10. Type of Review: ☐ Rezoning, if not in compliance with certified comprehensive plan ☐ Site Plan Review ■ Subdivision

11. Brief Explanation of Project being reviewed: Expansion of existing Pelican Point 4-5 residential subdivision.

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. Yes 2004-01-05, 2004-05-02, 2005-10-01, & 2010-10-01

12. Area of Project (Acres +/-):	Number of Residential Units:	Commercial square footage:
109.99	219	0

13. Present Zoning:	14. Proposed Zoning:
AR-1	AR-1
15. Present Use:	16. Proposed Use:
Residential Subdivision / Farmland	Residential Subdivision

17. Water: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Artesian

Will a new public well be located on the site? ☐ Yes ■ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ■ Public (Utility)
Service Provider Name: Artesian

Will a new community wastewater system be located on this site? ☐ Yes ■ No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
Primary residence for families and retirees.

20. Environmental impacts:

How many forested acres are presently on-site? How many forested acres will be removed?
0 (land was cleared during previous subdivision construction)

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☐ Yes ■ No

Are the wetlands: ☐ Tidal Acres:
☐ Non-tidal Acres:

If "Yes", have the wetlands been delineated? ☐ Yes ☐ No

Has the Army Corps of Engineers signed off on the delineation? ☐ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☐ No If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? No

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? ☐ Yes ■ No

22. List the proposed method(s) of stormwater management for the site:
Wet ponds, swales, filter strips, etc.

23. Is open space proposed? ■ Yes ☐ No If "Yes," how much? Acres: 44

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Stormwater, wildlife habitat, passive recreation.

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes ■ No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 2,125

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Less than 5%

26. Will the project connect to state maintained roads? ■ Yes ☐ No Through Pelican Point 1-3

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
Connection to existing Pelican Point 1-3

28. Are there existing sidewalks? ☐ Yes ☐ No; bike paths ☐ Yes ■ No
Are there proposed sidewalks? ■ Yes ☐ No; bike paths ☐ Yes ☒

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? ■ Yes ☐ No Through Pelican Point 1-3

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? ☐ Yes ■ No

Has this site been evaluated for historic and/or cultural resources? ☐ Yes ■ No

Would you be open to a site evaluation by the State Historic Preservation Office? ☐ Yes ■ No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? ☐ Yes ■ No
Person to contact to arrange visit: _____ phone number: _____

31. Are any federal permits, licensing, or funding anticipated? ☐ Yes ■ No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

RKPW — 12/4/19
Signature of property owner — Date

RKPW — 12/4/19
Signature of Person completing form (If different than property owner) — Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at plus@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact The Office of State Planning Coordination at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

REVISED PRELIMINARY SUBDIVISION PLAT
FOR
PELICAN POINT 4-5
SUSSEX COUNTY, DELAWARE
FOR
CANNON ROAD INVESTMENTS, LLC

SITE DATA:

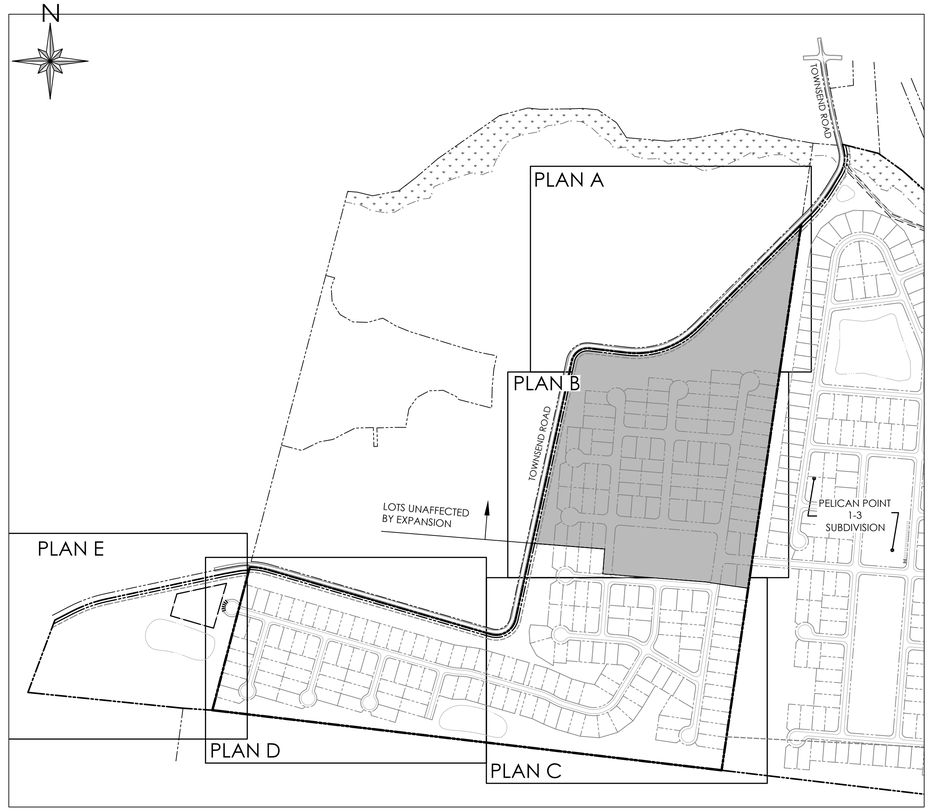
OWNER/ APPLICANT/ DEVELOPER: CANNON ROAD INVESTMENTS, LLC
5169 WEST WOODMILL DRIVE
SUITE 10
WILMINGTON, DE 19808
PHONE: 302.999.9200
FAX: 302.999.9257
CONTACT: ROB ALLEN

ENGINEER: SOLUTIONS IPEM
303 N. BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JAMES ERIKSON, PE

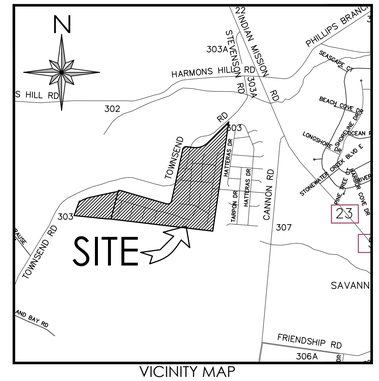
- TAX MAP:
  2-34-16.00
  PARCELS: 21.03, 21.07, P/O 23.00, 1509 THROUGH 1697
  SITE AREA = 109.987 ± ACRES
- PROPOSED USE:
  219 SINGLE FAMILY CLUSTER LOTS
  MIN. LOT AREA = 7,500 S.F.
  MIN. LOT WIDTH = 60'
- EXISTING ZONING:
  AR-1
- BUILDING SETBACKS:
  FRONT: 25'
  SIDE: 10' (15' FOR CORNER LOT)
  REAR 10'
  MAXIMUM BUILDING HEIGHT: 42'
- FLOOD ZONE:
  THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (UNSHADED), (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), PER FIRM MAP NUMBER 10005C0340K, MAP REVISED MARCH 16, 2015.
- SOIL TYPES:
  EvA - EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 0 TO 2 PERCENT SLOPES
  EvB - EVESBORO LOAMY SAND, LOAMY SUBSTRATUM, 2 TO 5 PERCENT SLOPES
  RuA - RUMFORD LOAMY SAND, 0 TO 2 PERCENT SLOPES
- WATER SUPPLY:
  ARTESIAN RESOURCES
- SANITARY SEWER:
  ARTESIAN RESOURCES
- GROSS AREA = 109.987 AC.±
  PROPOSED SUBDIVISION R.O.W. = 14.636 AC.±
  PROPOSED RESIDENTIAL LOT AREA = 51.135 AC.±
  PROPOSED OPEN SPACE = 44.216 AC.± (40.2%)
  WOODED AREA = 0.0 AC.± (CLEARED UNDER PREVIOUS PLAT)
  -SUBJECT TO STORMWATER REQUIREMENTS
- PROPOSED DENSITY = 1.99 LOTS/ACRE
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY McCRONE, INC. IN SEPTEMBER 2010. DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91.
- BOUNDARY SHOWN HEREIN PROVIDED BY CYPRESS SURVEYS, LLC, DATED APRIL 2013.

SHEET INDEX

1 COVER SHEET
2 EXISTING CONDITIONS
3 PLAN A
4 PLAN B
5 PLAN C
6 PLAN D
7 PLAN E



PROJECT SITE
SCALE: 1" = 400'



VICINITY MAP
SCALE: 1" = 2,000'±

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
EASEMENT HATCH		N/A
SETBACK LINE		
R.O.W. LINE		
PROPERTY CORNER (NOT SPECIFIED)	⊙	N/A
CONCRETE MONUMENT FOUND	*CMF* □	CMS □
IRON PIPE FOUND	*IPF* ●	N/A
SPOT ELEV. LABEL	N/A	19.25
MAJOR CONTOUR		N/A
MINOR CONTOUR		N/A
ROAD CENTERLINE		
EDGE OF CONCRETE		
EDGE OF PAVEMENT		
PAINT STRIPE		N/A
CURB		
SIDEWALK		
SIDEWALK HATCH		
EDGE OF POND		
STORM MANHOLE	Ⓓ	Ⓓ
CURB INLET		
STORM PIPE	SD	
SANITARY MANHOLE	Ⓢ	Ⓢ
SANITARY PIPE	SS	SS
WATER PIPE	W	W
FIRE HYDRANT		
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE		N/A
TREE LINE		
PART OF SUBDIVISION UNAFFECTED BY EXPANSION	N/A	

NOTES:
1. ALL ON-SITE STREETS (INCLUDING PAVEMENT, CURBING AND SIDEWALK) ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE HOMEOWNER'S ASSOCIATION.

2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE HOMEOWNER'S ASSOCIATION.

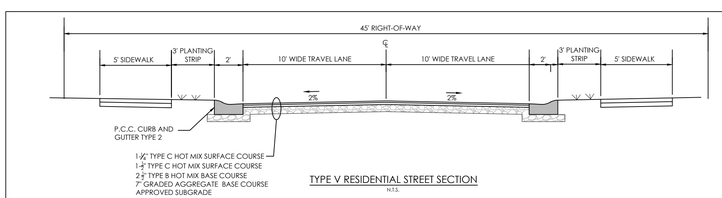
3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

4. ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 10 FEET IN WIDTH.

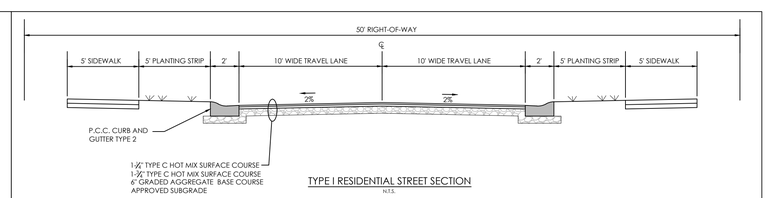
5. STREETLIGHTS SHALL BE PROVIDED.

6. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.

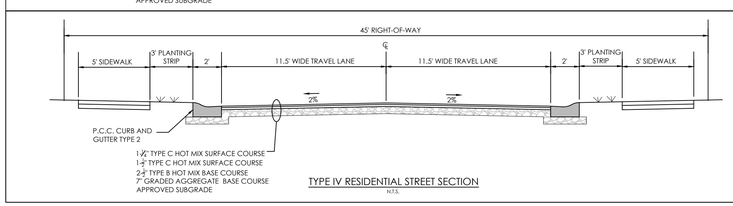
PURPOSE STATEMENT
ADD PART OF TAX MAP 234-16.00-23.00 (AC.±) TO THE EXISTING PELICAN POINT 4-5 SUBDIVISION (SUB NO.). LOTS ARE INCREASED BY 30. DENSITY REMAINS UNCHANGED.



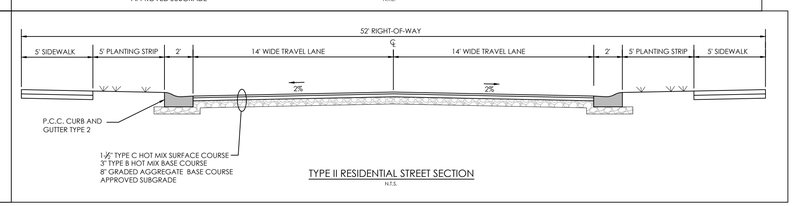
TYPE V RESIDENTIAL STREET SECTION
N.T.S.



TYPE I RESIDENTIAL STREET SECTION
N.T.S.



TYPE IV RESIDENTIAL STREET SECTION
N.T.S.



TYPE II RESIDENTIAL STREET SECTION
N.T.S.

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JAMES R. ERIKSON
LICENSED
No. 12481
DELAWARE
PROFESSIONAL ENGINEER
12/5/2019

REVISIONS

NO.	DESCRIPTION	DATE

COVER SHEET
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	AS SHOWN
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 1

File Name: Cover.dwg

N

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	400.00'	105.39'	105.08'	S 81°24'19" E	15°05'45"
C2	110.00'	180.15'	160.68'	N 59°13'35" E	93°50'01"
C3	90.00'	133.09'	121.29'	S 54°13'39" W	84°43'35"
C4	482.00'	433.17'	418.74'	S 70°50'42" W	51°29'27"
C5	791.35'	207.68'	207.08'	N 70°17'49" E	15°02'10"
C6	296.66'	62.94'	62.82'	S 85°37'10" W	12°09'20"

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01

TOWNSEND ROAD
(WIDTH VARIES)

N 43°05'59" E 821.70'

C6

S 83°24'34" E
208.29'

C4

N 11°51'51" E
29.86'

N 12°18'32" E 1448.87'

S 08°17'47" W 3885.61'

LANDS N/F
DOUBLE EAGLE FARMS, LLC
TAX MAP 2-34-16, P.23.00
DEED REF.: 2976/332

N 79°37'30" E
78.66'

C2

C1

N 77°54'58" E 671.23'

C5

N 69°30'41" E
105.32'

N 20°25'14" E 431.19'

LANDS N/F
DOUBLE EAGLE FARMS, LLC
TAX MAP 2-34-16, P.23.00
DEED REF.: 2976/332

N 14°36'52" E 828.04'

TOWNSEND ROAD
(WIDTH VARIES)

S 73°51'27" E 1293.90'

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16.00, PARCEL 21.00
95.197± ACRES

LANDS N/F
CANNON ROAD INVESTMENTS, LLC
TAX MAP 2-34-16, P.19.00 (PART OF)
DEED REF.: 3014/052
PLOT REF: 87/24

PELICAN POINT
PHASES 1-3

AREA OF EXCELLENT
GROUNDWATER RECHARGE

PREVIOUSLY DETERMINED
BOUNDARY LINE

N 84°11'07" W 871.48'

164.45'
N 86°14'30" W

N 83°15'57" W 2866.25'

LANDS N/F
DELMARVA POWER & LIGHT CO.
TAX MAP 2-34-22,
DEED REF.: 391/326

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22, P.12.00
DEED REF.: 2949/310

GRAPHIC SCALE

150 0 75 150 300 600

(IN FEET)
1 inch = 150ft.

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JAMES R. ERIKSEN
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No. 12881
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PROFESSIONAL ENGINEER
12/5/2019

REVISIONS

NO.	DATE	DESCRIPTION

EXISTING CONDITIONS
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19.009
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 2

File Name: Plans.dwg

N

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

AGRICULTURAL USE

TOWNSEND ROAD (WIDTH VARIES)

N 45°03'59" E 821.70'

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

Pond 2
2 YR EL = 20.80
10 YR EL = 22.24
100 YR EL = 24.51
WS = 20.00

C3

S 83°24'34" E 208.29'

C4

MATCH PLAN B

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JAMES R. ERIKSEN
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NO. 12881
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PROFESSIONAL ENGINEER
12/5/2019

REVISIONS

NO.	DATE	DESCRIPTION

PLAN A
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 3

File Name: Plans.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

N

AGRICULTURAL USE

MATCH PLAN A

TOWNSEND ROAD (WIDTH VARIES)

N 12°10'32" E 1,440.87'

S 08°17'47" W 3085.61'

BEACHSIDE DRIVE (TYPE I PRIVATE ROAD)

SPRUCE POINT DRIVE (TYPE I PRIVATE ROAD)

TIDELAND DRIVE (TYPE I PRIVATE ROAD)

TRADEWINDS DRIVE (TYPE I PRIVATE ROAD)

KIAWAH COURT (TYPE I PRIVATE ROAD)

WATER SAND DRIVE (TYPE I PRIVATE ROAD)

PELICAN POINT BOULEV (TYPE II PRIVATE ROA

LOT 395 8776 S.F.± 0.20 AC.±
LOT 394 8633 S.F.± 0.20 AC.±
LOT 393 9800 S.F.± 0.22 AC.±
LOT 392 10366 S.F.± 0.24 AC.±
LOT 388 8776 S.F.± 0.20 AC.±
LOT 389 8633 S.F.± 0.20 AC.±
LOT 390 9800 S.F.± 0.22 AC.±
LOT 391 10366 S.F.± 0.24 AC.±
LOT 387 8497 S.F.± 0.20 AC.±
LOT 386 8633 S.F.± 0.20 AC.±
LOT 385 9800 S.F.± 0.22 AC.±
LOT 384 10366 S.F.± 0.24 AC.±
LOT 396 8765 S.F.± 0.20 AC.±
LOT 397 9666 S.F.± 0.22 AC.±
LOT 398 8866 S.F.± 0.20 AC.±
LOT 399 8400 S.F.± 0.19 AC.±
LOT 400 12320 S.F.± 0.28 AC.±
LOT 401 12126 S.F.± 0.28 AC.±
LOT 402 8800 S.F.± 0.20 AC.±
LOT 403 8866 S.F.± 0.20 AC.±
LOT 404 8400 S.F.± 0.19 AC.±
LOT 405 8638 S.F.± 0.20 AC.±
LOT 406 8807 S.F.± 0.20 AC.±
LOT 407 8400 S.F.± 0.19 AC.±
LOT 408 8400 S.F.± 0.19 AC.±
LOT 409 8866 S.F.± 0.20 AC.±
LOT 410 13066 S.F.± 0.30 AC.±
LOT 411 12320 S.F.± 0.28 AC.±
LOT 412 10750 S.F.± 0.25 AC.±
LOT 413 8818 S.F.± 0.20 AC.±
LOT 414 11755 S.F.± 0.27 AC.±
LOT 415 11342 S.F.± 0.26 AC.±
LOT 416 11021 S.F.± 0.25 AC.±
LOT 417 10699 S.F.± 0.25 AC.±
LOT 418 10992 S.F.± 0.25 AC.±
LOT 255 8375 S.F.± 0.19 AC.±
LOT 256 9020 S.F.± 0.21 AC.±
LOT 257 11200 S.F.± 0.26 AC.±
LOT 258 11200 S.F.± 0.26 AC.±
LOT 259 11200 S.F.± 0.26 AC.±
LOT 260 11200 S.F.± 0.26 AC.±
LOT 261 11200 S.F.± 0.26 AC.±
LOT 262 11200 S.F.± 0.26 AC.±
LOT 263 11200 S.F.± 0.26 AC.±
LOT 264 11200 S.F.± 0.26 AC.±
LOT 265 11200 S.F.± 0.26 AC.±
LOT 266 11200 S.F.± 0.26 AC.±
LOT 267 11165 S.F.± 0.26 AC.±
LOT 268 9617 S.F.± 0.22 AC.±
LOT 269 10017 S.F.± 0.23 AC.±
LOT 270 10010 S.F.±
LOT 271
LOT 419 9008 S.F.± 0.21 AC.±
LOT 420 8662 S.F.± 0.20 AC.±
LOT 421 9728 S.F.± 0.22 AC.±
LOT 422 10044 S.F.± 0.23 AC.±
LOT 423 11189 S.F.± 0.26 AC.±
LOT 424 10867 S.F.± 0.25 AC.±
LOT 425 10546 S.F.± 0.24 AC.±
LOT 426 11285 S.F.± 0.26 AC.±
LOT 427 11868 S.F.± 0.27 AC.±
LOT 428 11734 S.F.± 0.27 AC.±
LOT 429 10386 S.F.± 0.24 AC.±
LOT 430 10386 S.F.± 0.24 AC.±
LOT 431 10386 S.F.± 0.24 AC.±
LOT 432 9466 S.F.± 0.22 AC.±
LOT 433 9600 S.F.± 0.22 AC.±
LOT 434 9466 S.F.± 0.22 AC.±
LOT 435 8400 S.F.± 0.19 AC.±
LOT 436 8400 S.F.± 0.19 AC.±
LOT 437 8400 S.F.± 0.19 AC.±
LOT 438 8400 S.F.± 0.19 AC.±
LOT 439 8400 S.F.± 0.19 AC.±
LOT 440 8400 S.F.± 0.19 AC.±
LOT 441 9466 S.F.± 0.22 AC.±
LOT 442 9600 S.F.± 0.22 AC.±
LOT 443 9466 S.F.± 0.22 AC.±
LOT OPEN 157221 S.F.± 3.609 AC.±
LOT 380 8888 S.F.± 0.20 AC.±
LOT 381 8703 S.F.± 0.20 AC.±
LOT 382 9870 S.F.± 0.23 AC.±
LOT 383 10489 S.F.± 0.24 AC.±

EXISTING LOTS UNAFFECTED BY EXPANSION

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

30' WIDE EASEMENT FOR FUTURE PEDESTRIAN OR EMERGENCY ACCESS

MATCH PLAN C

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12/5/2019

REVISIONS

NO.	DESCRIPTION	DATE

PLAN B
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19069
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 4

File Name: Plans.dwg

MATCH PLAN C

AGRICULTURAL USE

N

TOWNSEND ROAD (WIDTH VARIES)

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

PROPOSED OPEN SPACE

OCEAN ISLE DRIVE (TYPE II PRIVATE ROAD)

EXISTING LOTS UNAFFECTED BY EXPANSION

BEACHSIDE DRIVE (TYPE I PRIVATE ROAD)

SEAWATCH DRIVE (TYPE IV PRIVATE ROAD)

SEAWATCH DRIVE (TYPE IV PRIVATE ROAD)

SEAWATCH DRIVE (TYPE IV PRIVATE ROAD)

SEAWATCH DRIVE (TYPE V PRIVATE ROAD)

TRADEWINDS DRIVE (TYPE I PRIVATE ROAD)

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

LOT 272
11205 S.F.±
0.26 AC.±

LOT 273
11240 S.F.±
0.26 AC.±

LOT 274
11240 S.F.±
0.26 AC.±

LOT 275
11240 S.F.±
0.26 AC.±

LOT 276
11240 S.F.±
0.26 AC.±

LOT 277
11240 S.F.±
0.26 AC.±

LOT 278
11240 S.F.±
0.26 AC.±

LOT 279
11240 S.F.±
0.26 AC.±

LOT 280
11240 S.F.±
0.26 AC.±

LOT 281
11240 S.F.±
0.26 AC.±

LOT 282
11240 S.F.±
0.26 AC.±

LOT 283
11240 S.F.±
0.26 AC.±

LOT 284
11365 S.F.±
0.26 AC.±

LOT 285
8881 S.F.±
0.20 AC.±

LOT 286
11370 S.F.±
0.26 AC.±

LOT 287
15006 S.F.±
0.34 AC.±

LOT 288
12634 S.F.±
0.29 AC.±

LOT 289
13074 S.F.±
0.30 AC.±

LOT 290
8776 S.F.±
0.20 AC.±

LOT 291
9102 S.F.±
0.21 AC.±

LOT 292
9427 S.F.±
0.22 AC.±

LOT 293
10561 S.F.±
0.24 AC.±

LOT 294
10240 S.F.±
0.24 AC.±

LOT 295
10405 S.F.±
0.239 AC.±

LOT 296
8636 S.F.±
0.198 AC.±

LOT 297
8649 S.F.±
0.199 AC.±

LOT 298
16489 S.F.±
0.379 AC.±

LOT 299
12937 S.F.±
0.297 AC.±

LOT 300
8575 S.F.±
0.197 AC.±

LOT 301
9766 S.F.±
0.224 AC.±

LOT 302
9600 S.F.±
0.22 AC.±

LOT 303
9466 S.F.±
0.22 AC.±

LOT 304
8400 S.F.±
0.19 AC.±

LOT 305
8520 S.F.±
0.20 AC.±

LOT 306
8520 S.F.±
0.20 AC.±

LOT 307
11393 S.F.±
0.26 AC.±

LOT 308
10847 S.F.±
0.25 AC.±

LOT 309
8875 S.F.±
0.20 AC.±

LOT 310
8875 S.F.±
0.20 AC.±

LOT 311
9695 S.F.±
0.22 AC.±

LOT 312
10272 S.F.±
0.24 AC.±

LOT 313
10272 S.F.±
0.24 AC.±

LOT 314
10272 S.F.±
0.24 AC.±

LOT 315
8984 S.F.±
0.21 AC.±

LOT 316
8868 S.F.±
0.20 AC.±

LOT 317
8899 S.F.±
0.20 AC.±

LOT 318
9101 S.F.±
0.21 AC.±

LOT 319
8875 S.F.±
0.20 AC.±

LOT 320
9015 S.F.±
0.21 AC.±

LOT 321
8938 S.F.±
0.21 AC.±

LOT 322
7 S.F.±
AC.±

LOT 448
9000 S.F.±
0.21 AC.±

LOT 449
9000 S.F.±
0.21 AC.±

LOT 450
9000 S.F.±
0.21 AC.±

LOT 451
9375 S.F.±
0.22 AC.±

LOT 452
9263 S.F.±
0.21 AC.±

LOT 453
9241 S.F.±
0.21 AC.±

LOT 454
9471 S.F.±
0.22 AC.±

LOT 455
17597 S.F.±
0.40 AC.±

LOT 456
8875 S.F.±
0.20 AC.±

LOT 457
11232 S.F.±
0.26 AC.±

LOT 458
12121 S.F.±
0.28 AC.±

LOT 459
8342 S.F.±
0.19 AC.±

LOT 460
8342 S.F.±
0.19 AC.±

LOT 461
8342 S.F.±
0.19 AC.±

LOT 462
8318 S.F.±
0.19 AC.±

LOT 463
7774 S.F.±
0.18 AC.±

LOT 464
13194 S.F.±
0.30 AC.±

LOT 465
10045 S.F.±
0.23 AC.±

LOT 466
8888 S.F.±
0.20 AC.±

LOT 467
8703 S.F.±
0.20 AC.±

LOT 468
9870 S.F.±
0.23 AC.±

LOT 469
10489 S.F.±
0.24 AC.±

LOT 470
10414 S.F.±
0.24 AC.±

LOT 471
9800 S.F.±
0.22 AC.±

LOT 472
8633 S.F.±
0.20 AC.±

LOT 473
8497 S.F.±
0.20 AC.±

9635 S.F.±
0.22 AC.±

0.23 AC.±

MATCH PLAN D

SWM POND

PROPOSED OPEN SPACE

PROPOSED OPEN SPACE

20' WIDE DRAINAGE EASEMENT

PROPOSED 20' LANDSCAPE BUFFER

S 06°37'47" W 3065.61'

N 83°15'57" W 2866.25'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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JAMES R. ERIKSEN
LICENSED
DELAWARE
PROFESSIONAL ENGINEER

12/5/2019

REVISIONS

NO.	DATE	DESCRIPTION

PLAN C

for

Pelican Point Phases 4-5

Sussex County, Delaware

Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 5

File Name: Plans.dwg

N

TOWNSEND ROAD
(WIDTH VARIES)

15' RIGHT OF WAY TO BE DEDICATED TO STATE OF DELAWARE

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

AGRICULTURAL USE

N 79°32'30" E
78.66'

C1

C6

S 73°51'27" E 1293.90'

PROVIDE (7) 9'x18' PARKING SPACES

20' WIDE DRAINAGE EASEMENT

PROPOSED OPEN SPACE

PROPERTY LINE TO BE EXTINGUISHED WITH FINAL PLAT

N 14°36'52" E 828.04'

20' WIDE DRAINAGE EASEMENT

MATCH PLAN E

SEAWATCH DRIVE (TYPE IV PRIVATE ROAD)

TYPE V PRIVATE ROAD

TYPE V PRIVATE ROAD

TYPE V PRIVATE ROAD

TYPE V PRIVATE ROAD

RIVERGLADE COURT (TYPE V PRIVATE ROAD)

BANYAN TREE COURT (TYPE V PRIVATE ROAD)

8W

SSB

LOT 364
8784 S.F.±
0.20 AC.±

LOT 365
8813 S.F.±
0.20 AC.±

LOT 366
8800 S.F.±
0.20 AC.±

LOT 367
8875 S.F.±
0.20 AC.±

LOT 368
8875 S.F.±
0.20 AC.±

LOT 369
8875 S.F.±
0.20 AC.±

LOT 370
8905 S.F.±
0.20 AC.±

LOT 371
8875 S.F.±
0.20 AC.±

LOT 372
8875 S.F.±
0.20 AC.±

LOT 373
8875 S.F.±
0.20 AC.±

LOT 374
8875 S.F.±
0.20 AC.±

LOT 375
9000 S.F.±
0.21 AC.±

LOT 376
9000 S.F.±
0.21 AC.±

LOT 377
9000 S.F.±
0.21 AC.±

LOT 378
9000 S.F.±
0.21 AC.±

LOT 379
9000 S.F.±
0.21 AC.±

LOT 444
9001 S.F.±
0.21 AC.±

LOT 445
9115 S.F.±
0.21 AC.±

LOT 446
8903 S.F.±
0.20 AC.±

LOT 447
9000 S.F.±
0.21 AC.±

LOT 358
9177 S.F.±
0.21 AC.±

LOT 357
9352 S.F.±
0.21 AC.±

LOT 359
10402 S.F.±
0.24 AC.±

LOT 356
9352 S.F.±
0.21 AC.±

LOT 355
8813 S.F.±
0.20 AC.±

LOT 346
8813 S.F.±
0.20 AC.±

LOT 345
9352 S.F.±
0.21 AC.±

LOT 354
10366 S.F.±
0.24 AC.±

LOT 347
10366 S.F.±
0.24 AC.±

LOT 344
9352 S.F.±
0.21 AC.±

LOT 343
8813 S.F.±
0.20 AC.±

LOT 336
8813 S.F.±
0.20 AC.±

LOT 335
9352 S.F.±
0.21 AC.±

LOT 360
10268 S.F.±
0.24 AC.±

LOT 361
10133 S.F.±
0.23 AC.±

LOT 353
10366 S.F.±
0.24 AC.±

LOT 348
10366 S.F.±
0.24 AC.±

LOT 342
10366 S.F.±
0.24 AC.±

LOT 337
10366 S.F.±
0.24 AC.±

LOT 331
9352 S.F.±
0.21 AC.±

LOT 330
8813 S.F.±
0.20 AC.±

LOT 329
9173 S.F.±
0.21 AC.±

LOT 328
9352 S.F.±
0.21 AC.±

LOT 362
8929 S.F.±
0.20 AC.±

LOT 352
10366 S.F.±
0.24 AC.±

LOT 349
9690 S.F.±
0.22 AC.±

LOT 341
10366 S.F.±
0.24 AC.±

LOT 338
9690 S.F.±
0.22 AC.±

LOT 332
10366 S.F.±
0.24 AC.±

LOT 327
10571 S.F.±
0.24 AC.±

LOT 325
9591 S.F.±
0.22 AC.±

LOT 324
9375 S.F.±
0.22 AC.±

LOT 323
8941 S.F.±
0.21 AC.±

LOT 363
9474 S.F.±
0.22 AC.±

LOT 351
9296 S.F.±
0.21 AC.±

LOT 350
9641 S.F.±
0.22 AC.±

LOT 340
9690 S.F.±
0.22 AC.±

LOT 339
9329 S.F.±
0.21 AC.±

LOT 333
9690 S.F.±
0.22 AC.±

LOT 326
10571 S.F.±
0.24 AC.±

LOT 334
9329 S.F.±
0.21 AC.±

PROPOSED OPEN SPACE

PROPOSED OPEN SPACE

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

SWM POND

MATCH PLAN C

PROPOSED 20' LANDSCAPE BUFFER

N 83°15'57" W 2866.25'

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

solutions
Engineering, Surveying & Environmental, LLC
303 North Bedford Street
Georgetown, DE 19947
T: 302.297.9215
www.solutionsipem.com

JAMES R. ERIKSEN
LICENSED
DELAWARE
PROFESSIONAL ENGINEER
12/5/2019

REVISIONS

NO.	DATE	DESCRIPTION

PLAN D
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 6

File Name: Plans.dwg

N

TOWNSEND ROAD - SCR 303)
(30' RIGHT OF WAY)

PROPOSED 20' WIDE LANDSCAPED BUFFER STRIP

15' RIGHT OF WAY TO BE DEDICATED TO STATE OF DELAWARE

15' WIDE PERMANENT EASEMENT TO BE DEDICATED TO STATE OF DELAWARE

N 79°32'30" E
78.66'

N 77°54'58" E 671.23'

C5

N 62°30'41" E
105.32'

N 20°25'14" E 431.19'

PROPOSED
OPEN SPACE

DOG PARK OR
PASSIVE
RECREATION AREA

PROVIDE (7) 9'x18'
PARKING SPACES

MATCH PLAN D

PROPERTY LINE TO
BE EXTINGUISHED
WITH FINAL PLAT

SWM POND

20' WIDE
DRAINAGE
EASEMENT

N 14°34'52" E 828.04'

LOT
9177
0.21 A

LOT
10402
0.24

LOT 360
10268 S.F.±
0.24 AC.±

LOT 361
10133 S.F.±
0.23 AC.±

LOT 362
8929 S.F.±
0.20 AC.±

LOT 363
9474 S.F.±
0.22 AC.±

PROPOSED
OPEN SPACE

N 84°11'07" W 871.48'

164.45'
N 86°14'30" W

PROPOSED 20' WIDE
LANDSCAPED BUFFER STRIP

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

solutions
Engineering, LLC
Environmental Management, LLC

303 North Bedford Street
Georgetown, DE 19947
T: 302.297.9215
www.solutionsipem.com

JAMES R. ERIKSEN
LICENSED
NO. 12858
DELAWARE
PROFESSIONAL ENGINEER

12/5/2019

REVISIONS

NO.	DATE	DESCRIPTION

PLAN E
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19069
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 7

File Name: Plans.dwg

Preliminary Land Use Service (PLUS)

Pelican Point
2019-12-08

Legend

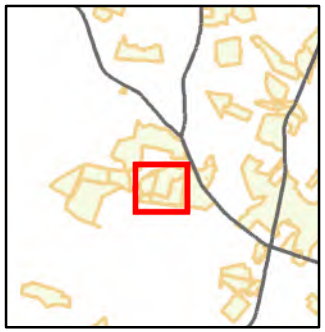
2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

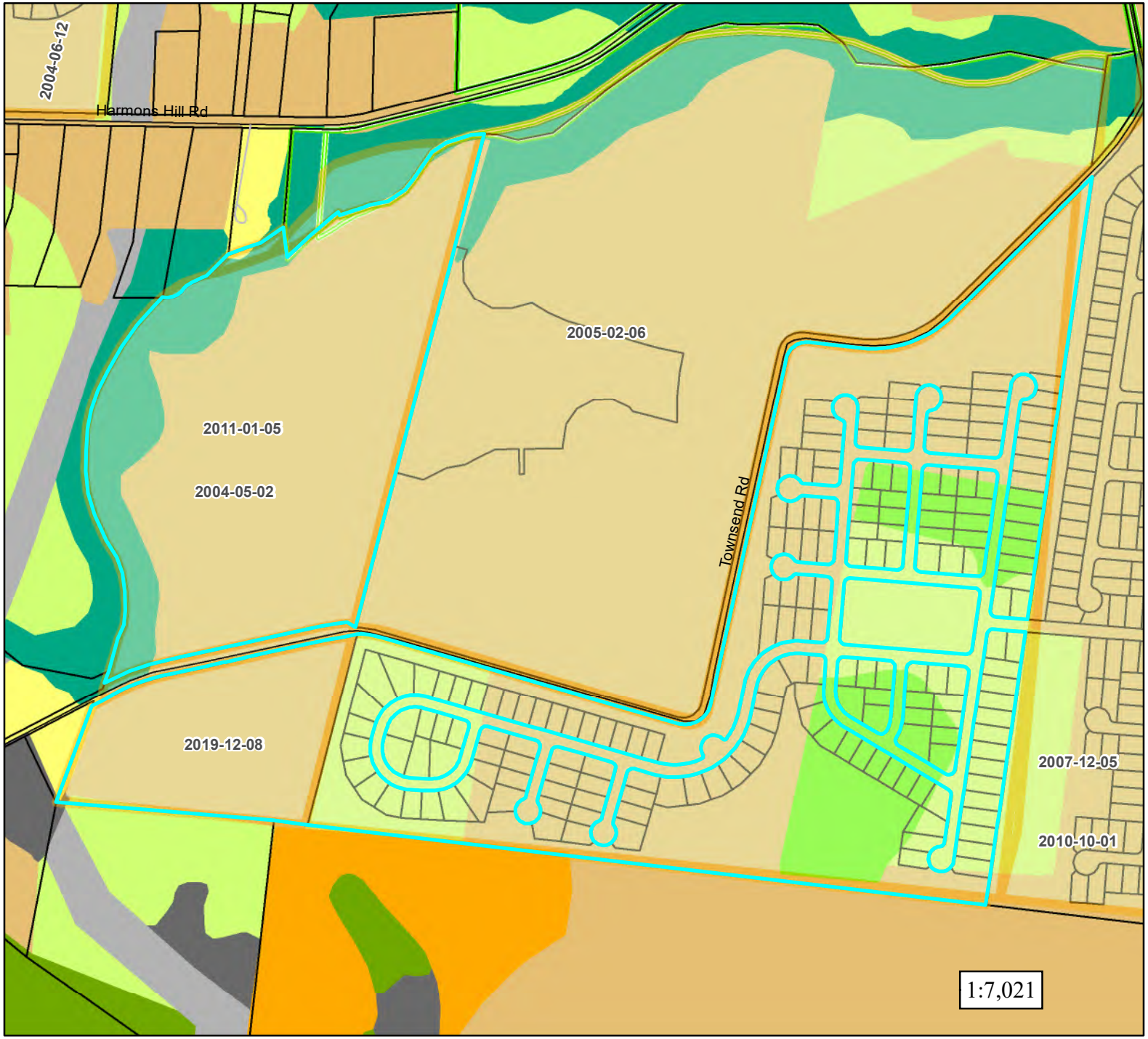
PLUS Project Areas type

- Comp Plans
- All Other PLUS Reviews

Location Map



Preliminary Land Use Service (PLUS)



Pelican Point
2019-12-08

Legend

2012 Land Use

LULC Category

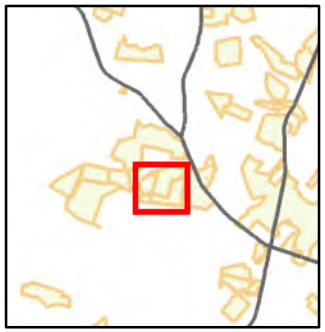
- 110
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

PLUS Project Areas

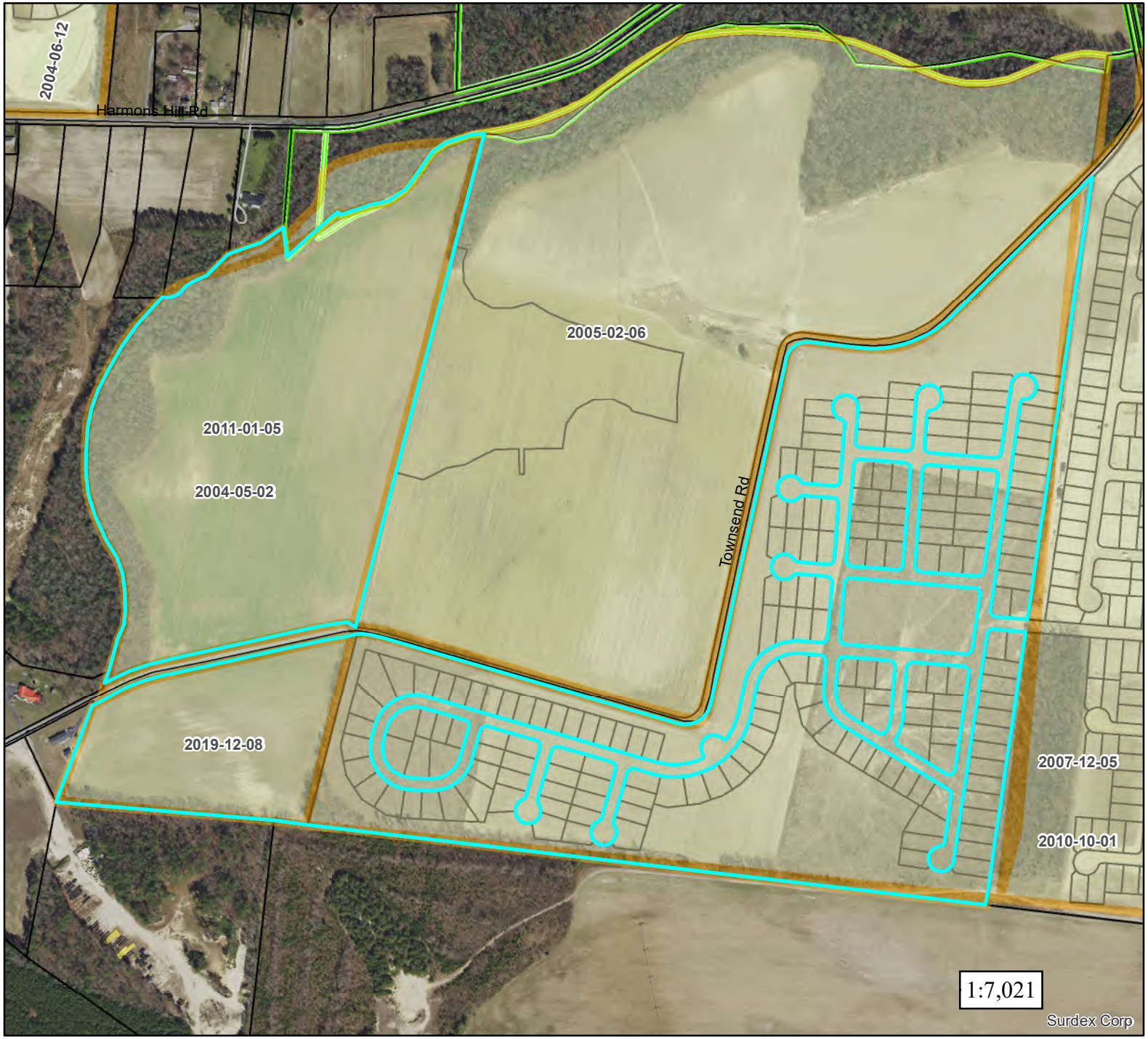
type

- Comp Plans
- All Other PLUS Reviews

Location Map



Preliminary Land Use Service (PLUS)

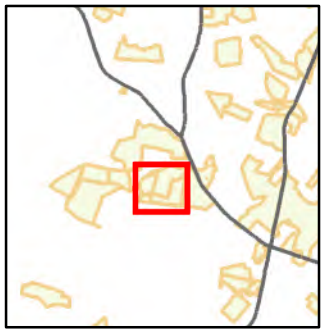


Pelican Point
2019-12-08

Legend

PLUS Project Areas
type
Comp Plans
All Other PLUS Reviews

Location Map



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

January 21, 2020

Mr. Jim Erickson, P.E.
Solutions IPEM
303 North Bedford Street
Georgetown, DE 19947

RE: PLUS review 2019-12-08; Pelican Point

Dear Mr. Erickson:

Thank you for meeting with State agency planners on December 18, 2019 to discuss the Pelican Point project. According to the information received you are seeking review of a 219-unit expansion of an existing subdivision on 109.99 acres along Townsend Road in Level 4 in Sussex County.

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

Strategies for State Policies and Spending

- This project represents land development that will result in 219 residential units in an Investment Level 4 area according to the *2015 Strategies for State Policies and Spending*. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New development activities and suburban development are not supported in Investment Level 4 areas. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

  Because the development is inconsistent with the *Strategies for State Policies and Spending*, the State cannot support the proposed development.

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

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Bill Brockenbrough 760-2109

- The site entrance on Cannon Road must be designed in accordance with DelDOT's Development Coordination Manual, which is available at http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes.

  The developer should provide an analysis of the existing entrance to show whether it would still meet current standards with the addition of 30 lots and submit plans for an updated entrance design if necessary. DelDOT will consider requests for design deviations in their review of those plans.

- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 2,125 vehicle trip ends per day. DelDOT finds a slightly higher number, 2,139 vehicle trip ends per day corresponds to the 219 dwellings that would be in Pelican Point Phases 4 and 5 with the proposed addition. Looking only at the 30-lot increase, DelDOT calculates 343 vehicle trip ends per day, 26 and 32 vehicle trip ends per hour during the weekday AM and PM peak hours on Cannon Road, respectively. On the basis of the 30-lot increase a TIS is not required.

Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352

Excellent Groundwater Recharge Areas

- DNREC maps indicate that this project intersects with an Excellent Groundwater Recharge Area. An Excellent Ground-Water Recharge Area is any area where soils and sedimentary deposits have the best ability to transmit water vertically from the ground surface to the water table. Excellent Groundwater Recharge Areas are protected under local (County/Municipal) ordinances. County and municipal ordinances have set limits to the amount of impervious cover and land use practices that can occur within these areas. It is up to the applicant to make sure that their project complies with all County and municipal codes that affect excellent groundwater recharge areas. For more information regarding excellent groundwater recharge areas please contact the DNREC Source Water Assessment and Protection Program at (302) 739-9945.

Forest Preservation

- A visual analysis of our historical database indicated that the forest block proposed to be developed has likely maintained some degree of forest cover since 1937. This constitutes the potential for a mature forest and thus the potential for rare, threatened, or endangered species that rely on this type of habitat.

- Cumulative forest loss and forest fragmentation throughout the state is of utmost concern to the Division of Fish and Wildlife, which is responsible for conserving and managing the states wildlife (see www.fw.delaware.gov and Delaware State Code, Title 7). Due to an overall lack of regulatory protection, the Division relies on landowners and/or the entity that approves projects (i.e. counties and municipalities) to consider implementing best management practices that will help minimize forest loss and fragmentation. Forests provide important natural services that maintain health and quality of life for Delawareans including climate control, carbon sequestration, erosion control, maintenance of clean water, and flood control

Recommendations:

- Tree clearing should be limited to the necessary acreage needed for the footprint of any proposed structures to be erected.

- Reduce impacts to nesting birds and other wildlife species that utilize forests for breeding by not conducting tree clearing activities from April 1st to July 31st. This would only protect those species during one breeding season, because once trees are cleared the result is an overall loss of habitat.

- Maintain any forested corridors or links that may exist to adjacent properties.

- Given the benefit that forests provide for erosion control and flood abatement, tree removal should be minimized for the purposes of stormwater management. This could

include configuring the site plan to construct stormwater management facilities in non-forested areas, reducing the proposed number and/or size of ponds, or employing alternative methods that do not require tree removal. Options should be discussed with project engineers or with the Division of Watershed Stewardship.

- The proposed site plan currently depicts disturbance to forested wetlands. To protect the function and integrity of wetlands, a minimum 100-foot buffer should be left intact around the perimeter of any wetland habitats (either perennial or seasonal). Upland buffers serve as habitat for many terrestrial species that are dependent on forested wetland habitats for a portion of their annual life cycle. Buffers are an integral component of aquatic and wetland habitats that serve to reduce the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.

Conservation Design:

- We recommend that forest fragmentation be minimized as much as possible by designing the project to conserve larger forest blocks and corridors rather than smaller, isolated blocks, and that conservation design be considered for this project.

- For more information related to any of the above conservation efforts (forest survey, specimen trees, etc.), our program botanist, Bill McAvoy, would gladly assist in the consultation of these efforts. Bill can be contacted at (302) 735-8668 or William.McAvoy@delaware.gov.

Stormwater Management

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the Sussex Conservation District to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan as soon as practicable. The site topography, soils mapping, pre and post development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through Sussex Conservation District. Contact Jessica Watson at the Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees.

Total Maximum Daily Load (TMDL) and excess nutrients

- Total Maximum Daily Loads (TMDLs) exist for most of the State's water bodies. A TMDL is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and increasing the use of green infrastructure.

- The Inland Bays Pollution Control Strategy (PCS) and the accompanying regulations were finalized by order of the DNREC Secretary on October 2008. The PCS regulations can be reviewed at http://regulations.delaware.gov/documents/November2008c.pdf. Background information about the PCS with guidance documents and mapping tools can be retrieved here: http://www.dnrec.state.de.us/water2000/Sections/Watershed/ws/ib_pcs.htm

- A nutrient management plan is required under the *Delaware Nutrient Management law (3 Del. Chapter 22)* for all persons or entities who apply nutrients to lands or areas of open space in excess of 10 acres. This project's open space may exceed this 10-acre threshold. Please contact the Delaware Nutrient Management Program at (302) 739-4811 for further information concerning compliance requirements – or, view the following web link for additional information: http://dda.delaware.gov/nutrients/index.shtml

- Based on soils survey mapping update, Klej, Askecksy, and Mullica are the primary soil mapping units of concern mapped on subject parcel. These soil mapping units are poorly drained to very poorly drained wetland associated (hydric) soils that have severe limitations for development.

- DNREC strongly discourages building on hydric soils because they are functionally important source of water storage (functions as a "natural sponge"); the loss of water storage through excavation, filling, or grading of intact native hydric soils increases the probability for more frequent and destructive flooding events (further compounded by sea-level rise due to climate change). The probability for flooding is further compounded by increases in surface imperviousness as building density in the area increases over time. Moreover, destruction of hydric soils increases the amount pollutant runoff (i.e., hydric soils sequester and detoxify pollutants) which contributes to lower observed water quality in regional waterbodies and wetlands.

Recommendations:

- Therefore, the applicant should delineate these soils and avoid construction activities within the areas. Contact a licensed (Delaware Class D) soil scientist to make a site-specific assessment of the soils on this site. A list of licensed soil scientists can be obtained from the Ground Water Discharges Branch at (302) 739-9947.

- Compliance with the TMDL nutrient and bacterial reduction requirements specified for the Inland Bays watershed can be facilitated by adherence to the strategies and requirements described in the Inland Bays PCS, and the implementation of the following recommended best management practices:

    - Conduct a United Army Corps of Engineers approved wetlands delineation (USACE) by a qualified soil scientist (Delaware licensed Class-D soil scientist) before commencing any construction activities. Statewide wetland mapping

project (SWMP) and NRCS soil survey mapping suggests that hydric soils and wetlands (non-tidal) are present in in subject parcel. A field based site-specific wetlands delineation by a licensed soil scientist is recommended to more precisely assess the presence of hydric soils and wetlands in this parcel (prior to obtaining the recommended approval from the USACE). A list of licensed Class D soil scientists can be obtained at the following web link: http://www.dnrec.delaware.gov/wr/Information/GWDInfo/Pages/GroundWaterDischargesLicensesandLicensees.aspx

- Establish a vegetated buffer of at least 100 feet from the adjoining wetlands and waterbodies. Based on a review of existing buffer research by Castelle et al. (Castelle, A. J., A. W. Johnson and C. Conolly. 1994. Wetland and Stream Buffer Requirements – A Review. J. Environ. Qual. 23: 878-882.), an adequately-sized buffer that effectively protects wetlands and streams, in most circumstances, is about 100 feet in width. In recognition of this research and the need to protect water quality, the Watershed Assessment Section recommends that the applicant maintain/establish said 100-foot vegetated buffer (planted in native vegetation) from all waterbodies (including all ditches and ponds) and all non-tidal (USACE approved wetlands delineation) and tidal wetlands (State-approved wetlands delineation for State-regulated tidal wetlands, if and where applicable). It is apparent from the conceptual lot layout that the applicant intends to maintain/establish a buffer width considerably narrower than the 100-foot buffer width that we recommend.

- Employ green-technology storm water management and rain gardens (in lieu of open-water management structures) to mitigate or reduce nutrient and bacterial pollutant runoff. If open-water stormwater management is selected for use, they should be employed for their intended function - that is, the management of stormwater - not for the creation of additional pond acreage to enhance property/aesthetic values.

- Make use of pervious paving materials (when compatible with concerns for the protection of excellent recharge areas and/or well-head protection areas via assessment by a DNREC hydrogeologist) instead of conventional paving materials to help reduce the amount of water and pollutant runoff draining to adjoining streams and wetlands. Pervious pavers are especially recommended for areas designated for parking.

- Assess nutrient and bacterial pollutant loading at the preliminary project design phase. To this end, the Watershed Assessment Section has developed a methodology known as the “Nutrient Load Assessment protocol.” The protocol is a tool used to assess changes in nutrient loading (e.g., nitrogen and phosphorus) resulting from the conversion of individual or combined land parcels to a changed

or different land use(s); thus providing applicants and governmental entities with quantitative information about the project's impact(s) on baseline water quality.

Nuisance Wildlife

- To deter waterfowl from taking up residence in the stormwater ponds, DNREC reviewers recommend planting the surrounding open space with a mix of native wildflower plantings (to be planted in accordance with the Sediment and Stormwater Plan approval agency requirements). In addition to deterring nuisance waterfowl, the native wildflower mix will also serve to attract bees, butterflies, and other pollinators, and reduce run-off, which can contain oil and other pollutants from the parking areas. DNREC's botanist, Bill McAvoy, would gladly assist in drafting a list of plants suitable for this site. Bill can be contacted at (302) 735-8668 or William.McAvoy@delaware.gov.

- Mosquito control issues are increasing as developments infringe on wetland areas which often lead to increased demands by the public for mosquito control services. These services are often underfunded as local property taxes do not support the State's mosquito control services. As a result, Homeowner's Associations (HOA) often inherit the burden of dealing with mosquito issues. The developer and homeowner's association should be aware of the following considerations: (1) achieving good mosquito control in an environmentally compatible manner requires technical knowledge, (2) the HOA will need concurrence from all their homeowners/residents for if, how, when and where any mosquito treatments will be done, (3) controlling mosquitoes can be quite costly and an on-going problem, and (4) the HOA should be aware that there can be liability issues that their treatment activities might cause, particularly in regard to any claims of chemical trespass, misapplications, or adverse impacts to human health or the environment from insecticide exposures. If the applicant has any questions regarding mosquito control issues, they can contact Dr. Bill Meredith, Mosquito Control Administrator at (302) 739-9917.

Sustainable Development Recommendations

- The applicant should consider the use of recycled, energy efficient materials, and renewable energy infrastructure.

- The Division of Climate, Coastal, & Energy offers incentives for clean transportation and energy efficiency. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (www.de.gov/greenenergy, www.de.gov/cleantransportation, www.de.gov/eeif).

State Historic Preservation Office – Contact Carlton Hall 736-7400

- The Delaware SHPO does not recommend or support development in a Level 4 area.

- There no known archaeological sites or known National Register-listed or eligible properties on the parcel. The area was historically used for agriculture and most likely lumbering. There is low potential for archaeological data to be present.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037

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:

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.

- Where a water distribution system is proposed for townhouse type dwellings it shall be capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 800 feet spacing on centers are required.

- The infrastructure for fire protection water shall be provided, including the size of water mains.

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 so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from the main thoroughfare must be constructed so fire department apparatus may negotiate it. If a "center island" is placed at an entrance into the subdivision, it shall be arranged in such a manner that it will not adversely affect quick and unimpeded travel of fire apparatus into the subdivision. Where traffic circles (round-abouts) are located in the subdivision, they too are to be arranged in such a manner that they will not adversely affect quick and unimpeded travel of fire apparatus throughout the subdivision. Additionally, where trees are to be situated adjacent to travel roads in the subdivision, some forethought should be exercised regarding how future growth of the trees may affect fire department travel throughout the subdivision.

- 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.

Gas Piping and System Information:

- Provide type of fuel proposed and show locations of bulk containers on plan.

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"
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Townhouse 2-hr separation wall details shall be shown on site plans
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

Sussex County – Contact Rob Davis 302-855-7820

- The project is within a Tier 3 area for wastewater planning. Sussex County does not expect to provide sanitary sewer service within the area proposed for industrial operations and uses. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility as proposed.

- In addition to the comments above our office has received a letter from Brandy Nauman, Sussex County Housing Coordinator & Fair Housing Compliance Officer. A copy of that letter is enclosed wit this letter.

Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

Constance C. Holland, AICP
Director, Office of State Planning Coordination

CC: Sussex County Planning
Enclosure

BRANDY BENNETT NAUMAN
HOUSING COORDINATOR &
FAIR HOUSING COMPLIANCE OFFICER
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountyde.gov

Sussex County
DELAWARE
sussexcountyde.gov

December 19, 2019

Mr. Jim Erikson
Solutions IPEM
303 N. Bedford Street
Georgetown, DE 19947

RE: Pelican Point – PLUS Review (PLUS 2019-12-08)

Dear Mr. Erikson,

Sussex County endeavors to promote non-discrimination and affordable housing whenever possible throughout the County. In this regard, the developer and associated financial institutions are encouraged to provide and finance affordable housing opportunities to Sussex County residents in all new developments, and affirmatively market those affordable housing units to diverse populations.

For questions about opportunities available for affordable housing projects within Sussex County, please consult Sussex County's "Affordable Housing Support Policy". The policy along with other resources are available on the County's Affordable & Fair Housing Resource Center website: www.sussexcountyde.gov/affordable-and-fair-housing-resource-center. The County's Community Development & Housing Department can advise about existing affordable housing opportunities in Sussex County and the appropriate County Department to contact regarding specific development issues concerning future affordable housing projects within Sussex County.

The Community Development & Housing Department can also explain and assist with any financial support or incentives that may be available to a project from federal, state and county sources, as well as private funding sources that also promote affordable housing in Sussex County.

Please understand that all residential projects, including Affordable Housing Projects are subject to the applicable provisions of the Sussex County Subdivision and Zoning Codes, and the approval processes set forth in those Codes.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,

Brandy B. Nauman
Housing Coordinator &
Fair Housing Compliance Officer

EQUAL HOUSING OPPORTUNITY

FINAL SUBDIVISION PLAT

FOR

PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE

FOR

CANNON ROAD INVESTMENTS, LLC

TRIP GENERATION - DE ROUTE 5/INDIAN MISSION ROAD (S22) & CANNON ROAD (S307)
(FULL MOVEMENT)

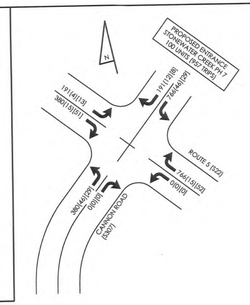
ROAD TRAFFIC DATA:

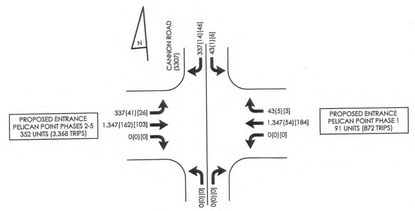
FUNCTIONAL CLASSIFICATION - S22 (DE ROUTE 5): MAJOR COLLECTOR
POSTED SPEED LIMIT - 50 mph
AADT = 4,244 TRIPS (FROM 2012 DelDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 4,923 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 5,880 TRIPS
TRAFFIC PATTERN GROUP - 7 (FROM 2012 DelDOT TRAFFIC SUMMARY)
PEAK HOUR = 10% x 5,880 TRIPS = 588 TRIPS

FUNCTIONAL CLASSIFICATION - S307(CANNON ROAD): LOCAL
POSTED SPEED LIMIT - 50 mph
AADT = 1,065 TRIPS (FROM 2012 DelDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1,235 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 5,475 TRIPS
TRAFFIC PATTERN GROUP - 7 (FROM 2012 DelDOT TRAFFIC SUMMARY)
PEAK HOUR = 10% x 5,475 TRIPS = 548 TRIPS

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION 9th EDITION
543 SINGLE FAMILY DETACHED UNITS (210)
THREE ENTRANCES - FULL MOVEMENT
DESIGN VEHICLE: SU-30
PELICAN POINT: 443 SINGLE FAMILY DETACHED UNITS x 9.57 = 4,240 TRIPS
TOTAL ADT FOR SUBDIVISION = 4,240 TRIPS
STONEWATER CREEK PHASE 7: 100 SINGLE FAMILY UNITS x 9.57 = 957 TRIPS
TOTAL ADT FOR SUBDIVISION = 957 TRIPS
DIRECTIONAL DISTRIBUTION:
80% TO AND FROM THE SOUTH = 4,158 ADT
20% TO AND FROM THE NORTH = 1,039 ADT





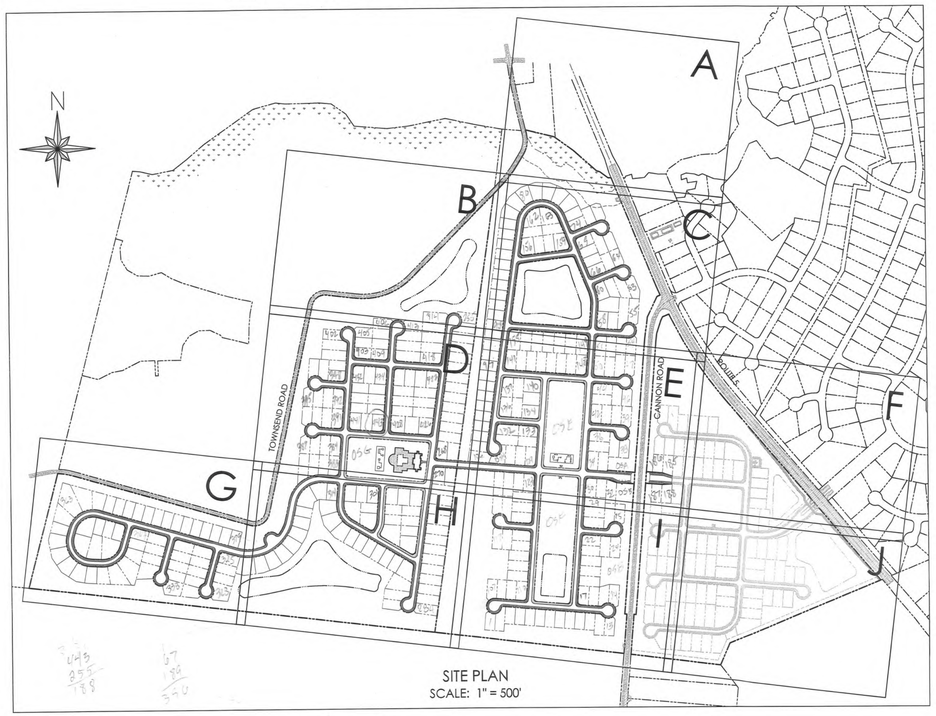
TRAFFIC GENERATION DIAGRAM
ADT (A.M. PEAK HOUR) [P.M. PEAK HOUR]

DELDOT GENERAL NOTES:

1. All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Standards and Regulations for Subdivision Streets and State Highway Access and shall be subject to its approval.
2. Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
3. 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".
4. 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.
5. 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 for the sidewalk and/or shared use path.
6. All lots shall have access from the internal subdivision street. Direct access to Route 5 (Indian Mission Road), SCR 303 (Townsend Road) and SCR 307 (Cannon Road) will not be permitted.
7. For construction phasing see the construction phasing notes on the approved DelDOT entrance plan.

GENERAL NOTES:

1. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. A SIGNIFICANT PORTION OF THE SITE IS TO BE TREATED BY MULTIPLE TIERED BMP'S. MAINTENANCE OF THE ONSITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION OF FACILITIES TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PRACTICES SHALL BE BY THE RESPECTIVE ORGANIZATION.
2. 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.
3. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT REGULATIONS.
4. ALL FIRE LANES, FIRE HYDRANTS, FIRE LANE MARKINGS SHALL BE IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL REGULATIONS.
5. ALL SUBDIVISION LOTS MUST HAVE A FIVE FOOT WIDE UTILITY EASEMENT ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG THE PERIMETER BOUNDARIES OF THE SUBDIVISION MUST BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
6. AGRICULTURAL LAND USE: AGRICULTURAL SUITABILITY HIGH.
7. THIS SITE CONTAINS "404" NON-TIDAL WETLANDS AS FIELD DELINEATED BY ENVIRONMENTAL REGULATIONS CONSULTANTS, INC.
8. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE, WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
9. THE DEVELOPER SHALL PRESERVE ALL TREES EXCEPT WHERE NECESSARY TO CONSTRUCT ROADWAYS, UTILITIES, AND BUILDINGS.
10. THE LOCATION OF STREET LIGHTS WILL BE DETERMINED BY THE ELECTRICAL SUPPLIER.
11. THE INTERIOR STREET DESIGN SHALL BE IN ACCORDANCE WITH OR EXCEED SUSSEX COUNTY STREET DESIGN REQUIREMENTS. STREET DESIGN SHALL INCLUDE SIDEWALKS ON BOTH SIDES OF THE STREET AND STREET LIGHTING.
12. PORTIONS OF EXISTING DELAWARE ELECTRIC COOPERATIVE (DEC) EASEMENTS THAT OVERLAP WITH STATE OF DELAWARE RIGHTS-OF-WAY AND PERMANENT EASEMENTS WILL BE EXTINGUISHED VIA A "PRIOR RIGHTS AGREEMENT" THROUGH DELDOT'S UTILITY SECTION.
13. THIS SUBDIVISION IS A 12 LOT EXTENSION TO THE PREVIOUSLY APPROVED 177 LOT SUBDIVISION (2003-47) FOR A TOTAL OF 189 LOTS.
14. THIS SUBDIVISION IS A 21 LOT EXPANSION TO THE PREVIOUSLY APPROVED 233 LOT SUBDIVISION (2010-6) FOR A TOTAL OF 254 LOTS.
15. THE OVERALL NUMBER OF LOTS FOR 2013-6 AND 2013-7 IS 443 LOTS AND PHASES 2-5 INCLUDE 356 LOTS.
16. EACH FUTURE DEED FOR PARCELS IN THE PROPOSED DEVELOPMENT SHOULD NOTE THAT THE DEVELOPMENT ADJOINS FUTURE WASTEWATER TREATMENT FACILITIES AND THAT INDUSTRIAL TYPE USES ON THOSE LANDS SHOULD BE ANTICIPATED.



SITE PLAN
SCALE: 1" = 500'

SITE DATA:

1. OWNERS OF RECORD: CANNON ROAD INVESTMENTS, LLC
5169 WEST WOODMILL DRIVE SUITE 10
WILMINGTON, DE 19808

2. TAX REFERENCE: TAX MAP 2-34-16.00, PARCEL 21.00
TAX MAP 2-34-16.00-19.07
TAX MAP 2-34-16.00-892.00

3. DEED REFERENCE: BOOK 4032, PAGE 14
BOOK 3014, PAGE 52

4. THE PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE, PER FIRM MAP NUMBER 10005C0340K, REVISED MARCH 16, 2015:
- ZONE X-AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN

5. NO TITLE SEARCH WAS REQUESTED OR STIPULATED.

6. OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS.

7. EXISTING ZONING: AR-1

8. LOT REQUIREMENTS: MINIMUM WIDTH = 60'
MINIMUM AREA = 7,500 S.F.
MINIMUM DEPTH = 100'

9. MAXIMUM BUILDING HEIGHT: 42'

10. TOTAL SITE AREA: 188.9 ACRES±
NEW ROAD AREA: 29.2 ACRES±

11. SINGLE FAMILY LOTS
NUMBER OF LOTS: 356
AVERAGE LOT SIZE: 9,545 S.F.
TOTAL AREA OF LOTS: 11.8328 ACRES
SETBACKS: 25' FRONT
10' SIDE
10' REAR

12. LINEAR FEET OF NEW ROADWAY: 25,000 FT.±

13. WATER PROVIDER: ARTESIAN RESOURCES

14. SEWER PROVIDER: ARTESIAN RESOURCES

15. PRESENT USE: AGRICULTURAL LANDS

16. PROPOSED USE: RESIDENTIAL SUBDIVISION

17. ROADWAY CLASSIFICATION: ROUTE 5 (INDIAN MISSION ROAD) - MAJOR COLLECTOR
SCR 303 (TOWNSEND ROAD) - LOCAL ROAD
SCR 307 (CANNON ROAD) - LOCAL ROAD

VICINITY MAP
ADC USE # 21003216
SCALE: 1" = 2,000'

LEGEND

	EXISTING	PROPOSED
PROPERTY LINE	———	———
EASEMENT LINE	— — — —	— — — —
SETBACK LINE	———	———
R.O.W. LINE	— - — - —	———
EDGE OF WETLAND	—\/—	N/A
WETLAND HATCH		N/A

RECORD PLAN

1 COVER SHEET
2 CONDITIONS OF APPROVAL
3 TYPICAL ROAD SECTIONS
4 RECORD PLAN A
5 RECORD PLAN B
6 RECORD PLAN C
7 RECORD PLAN D
8 RECORD PLAN E
9 RECORD PLAN F
10 RECORD PLAN G
11 RECORD PLAN H
12 RECORD PLAN I
13 RECORD PLAN J

APPROVED
SEDIMENT CONTROL & STORMWATER MANAGEMENT
Reviewed by:_____ Date:_____
Approved by: [signature] Date: 7/20/15

APPROVED
Final Subdivision Approval Phases 2-5 Only
per RATS TRAFFIC memo dated
SUSSEX COUNTY 8/27/15
PLANNING & ZONING COMMISSION

APPROVED BY:

[signature] 8/27/15
SECRETARY OF PLANNING COMMISSION DATE

[signature] 8-25-15
PRESIDENT OF COUNTY COUNCIL 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 JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3 (a)(8), Waters of the U.S. Definition/CECW-OR, 10-7-1991, Questions and Answers on the 1987 COE Manual/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

[signature] 8/11/15
EDWARD M. LAUNAY DATE
PROFESSIONAL WETLAND SCIENTIST NO. 875
SOCIETY OF WETLAND SCIENTISTS
(CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B)

DEVELOPER'S CERTIFICATION

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

[signature] 7/20/15
CANNON ROAD INVESTMENTS, LLC DATE
5169 WEST WOODMILL DRIVE
WILMINGTON, DE 19808

SURVEYOR'S CERTIFICATION

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

SOLUTIONS INTEGRATED PLANNING, ENGINEERING & MANAGEMENT, LLC
by BARRY M. HALL, AGENT

BARRY M. HALL REGISTERED No. 618 DELAWARE PROFESSIONAL LAND SURVEYOR

[signature] 7-27-15
BARRY M. HALL DATE
PROFESSIONAL LAND SURVEYOR
DELAWARE NO. 618

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Date

REVISIONS

NO.	DATE	DESCRIPTION
1	5/5/15	DelDOT - LOND-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
2	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

COVER SHEET

FINAL SUBDIVISION PLAT
FOR
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	2-11-2015
Job Number:	12006
Scale:	AS SHOWN
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 1

File Name: COVER.dwg

PELICAN POINT 1-3 CONDITIONS OF APPROVAL

Sussex County
Planning & Zoning Commission
P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)

Robert C. Wheatley
Michael B. Johnson
Rodney Smith
Martin L. Ross
Irwin G. Burton, III
Lawrence B. Lank, Director

February 14, 2011

Cannon Road Investments, LLC
5169 West Woodmill Drive, Suite 10
Wilmington, DE 19808

RE: Subdivision # 2010-6 - - Cannon Road Investments, LLC
Pelican Point Phases 1 - 3 Subdivision

Dear Sirs,

Please be advised that on February 10, 2011 the Sussex County Planning and Zoning Commission granted preliminary record plan approval, with conditions, for the above referenced 233-lot cluster subdivision application. **Preliminary approval is valid for a three-year period. This is based on Ordinance No. 2052, which was adopted by the Sussex County Council on June 2, 2009. Please be advised that time extensions will not be considered any longer.** The conditions of this preliminary approval are:

A. There shall be no more than 233 lots within the subdivision.
B. The Applicant shall form a homeowners' association responsible for the perpetual maintenance of streets, roads, buffers, storm water management facilities, erosion and sedimentation control facilities and other common areas.
C. The storm water management system shall meet or exceed the requirements of the State and County. It shall be constructed and maintained using Best Management Practices.
D. All entrances shall comply with all of DelDOT's requirements, and an area for a school bus stop shall be established. The location of the school bus stop shall be coordinated with the local school district.
E. Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
F. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all storm water management areas and erosion and sedimentation control facilities.
G. A Buffer as required by Ordinance shall be shown along the perimeter of the subdivision. The Final Site Plan shall contain all of the landscaping and vegetation to be included in the buffer areas.
H. The developer shall maintain as many existing trees as possible. The undisturbed forested areas shall be shown on the Final Site Plan.
I. No wetlands shall be included within any lots.
J. A system of street lighting shall be established.
K. As proposed by the Applicant, sidewalks shall be located on both sides of all

streets in the subdivision.
L. The subdivision shall be served by a central sewer system as defined by Sussex County Ordinance, designed in accordance with Sussex County Engineering Department and DNREC specifications.
M. As provided by the Applicant, there shall be a 100-foot buffer from the non-tidal wetlands adjacent to the existing stream.
N. This Preliminary Approval is contingent upon the applicant submitting a revised Preliminary Site Plan either depicting or noting the conditions of this approval on it. Staff shall approve the revised Plan upon confirmation that the conditions of approval have been depicted or noted on it.
O. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

As previously stated, preliminary record plan approval is valid for a three-year period. Final record plan approval shall be subject to the review and approval of the Planning and Zoning Commission upon receipt of all agency approvals. The following approvals are required for this project: DelDOT, Department of Agriculture, DNREC, Indian River School District, Office of the State Fire Marshal, Sussex Conservation District, Sussex County Engineering and Sussex County Mapping and Addressing.

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

Sincerely,

Shane Abbott
Assistant Director

cc: Dennis L. Schrader, Esquire, Wilson, Halbrook and Bayard
Frank Kea, Solutions, IPEM
Mike Brady, Division of Public Works

PELICAN POINT 4-5 CONDITIONS OF APPROVAL

Sussex County
Planning & Zoning Commission
P.O. Box 417
Georgetown, DE 19947
302-855-7878
302-854-5079 (Fax)

John L. Allen, Chairman
Robert C. Wheatley, Vice-Chairman
W. Layton Johnson
Ronald P. Lynch
Benjamin Gordy
Lawrence B. Lank, Director

July 23, 2004

Mark Handler and Randy Mitchell
Cannon Road Investments, L.L.C.
5169 West Woodmill Drive, Suite 10
Wilmington, DE 19808

RE: Subdivision #2003 – 47
Stonewater Creek Phases 7, 8, & 9

Dear Sirs,

Please be advised that on July 22, 2004 the Sussex County Planning and Zoning Commission granted preliminary record plan approval for the above referenced 215-lot subdivision application with conditions. Preliminary approval is valid for a one-year period. The conditions of approval are as follows:

- Agricultural buffers shall be provided in accordance with the Subdivision Ordinance, if necessary.
- The Applicant shall cause to be formed a homeowners' association to be responsible for the maintenance of streets, roads, any forested buffers, stormwater management facilities, and other common areas.
- The Applicant shall use every effort to protect and maintain any mature trees outside of the roadway and house site areas.
- Central water and a central community sewer system will be constructed as permitted by the County Zoning Ordinance and as regulated by DNREC.
- The stormwater management system shall meet or exceed the requirements of the State and County.
- The use of a central community sewer system and stormwater management system shall maximize ground water recharge and erosion and sediment control measures and shall comply with all State and County requirements.
- All entrances shall comply with all of DelDOT's requirements.

- On the final site plan, all buffers shall be indicated.
- On the final site plan, all existing woodlands shall be clearly delineated.
- A system of street lighting shall be provided by the Applicant, and the location of the streetlights shall be shown on the final site plan.
- The existing cemetery area will be delineated and remain undisturbed. The cemetery shall be maintained by the Home Owners Association. A public access way shall be established from Osprey Cove Drive to the cemetery.

Final approval shall be subject to the review and approval by the Planning and Zoning Commission upon receipt of all agency approvals and or permits. The following approvals and or permits are required for this project: DelDOT, DNREC, Department of Agriculture, Office of the State Fire Marshal, Sussex Conservation District, and Sussex County Engineering.

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

Sincerely,

Shane Abbott
Assistant Director

Cc: Jim Fuqua, Fuqua & Yori
Jason Palkewicz, McCrone, Inc.
Steve McCabe, Division of Public Works

Tax Map #: 2-34-16.00-19.00

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Date

REVISIONS

NO.	DATE	DESCRIPTION
1	5/5/15	DelDOT - LOMC-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
2	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

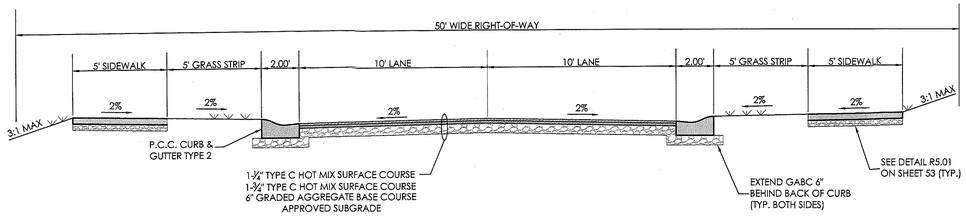
CONDITIONS OF APPROVAL

FINAL SUBDIVISION PLAT
FOR
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	2-11-2015
Job Number:	12006
Scale:	NONE
Drawn By:	HAH
Designed By:	HAH
Approved By:	JP

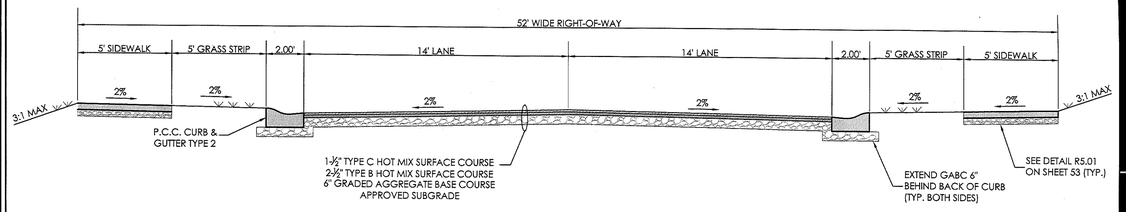
Sheet No.: 2

File Name: DETAILS.dwg



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.

TYPE I RESIDENTIAL STREET
NOT TO SCALE



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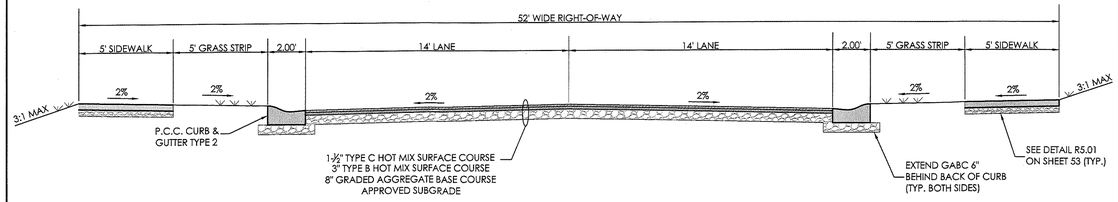
TYPE II RESIDENTIAL STREET
NOT TO SCALE



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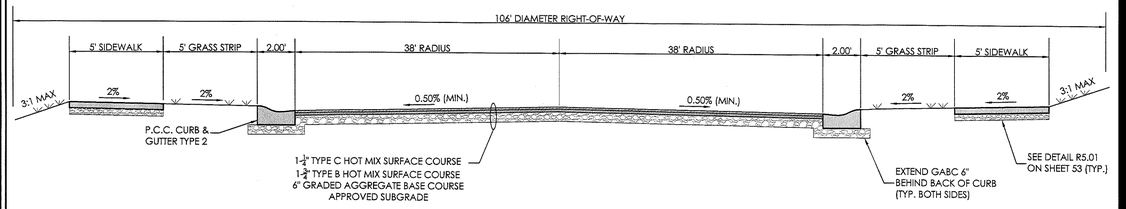
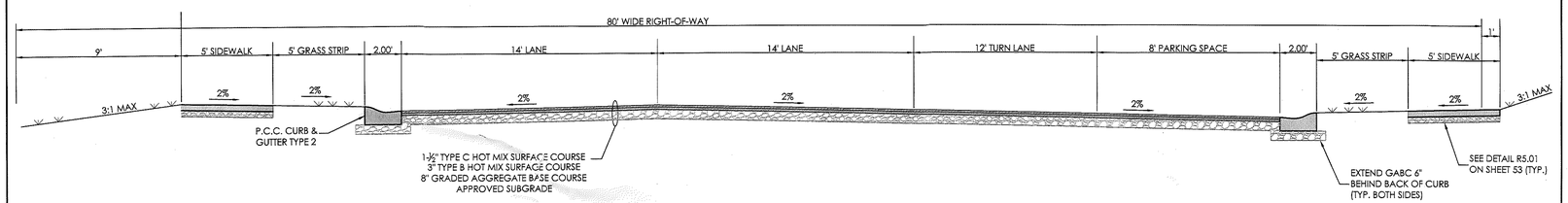
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

TYPE III RESIDENTIAL STREET
NOT TO SCALE



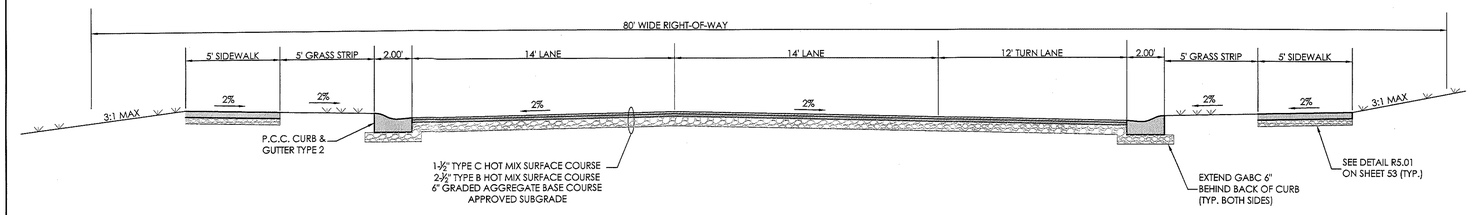
NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

CUL-DE-SAC CROSS SECTION
NOT TO SCALE



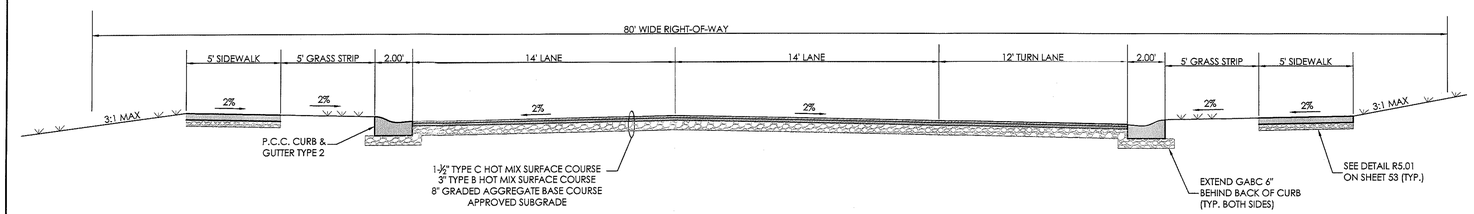
NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

TYPE III RESIDENTIAL STREET W/ TURNLANE & STREET PARKING
NOT TO SCALE



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.

TYPE II RESIDENTIAL STREET W/ TURNLANE
NOT TO SCALE



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.

TYPE III RESIDENTIAL STREET W/ TURNLANE
NOT TO SCALE

NOTE: ALL SIDEWALKS, SHOWN ON PLAN MUST BE INSTALLED PER THE APPROVED PLAN IN CONJUNCTION WITH PRIVATE STREET. STREET SECTIONS SHOWN HEREON ARE SUBJECT TO ENGINEERING REVISIONS.

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Date

REVISIONS

NO.	DATE	DESCRIPTION
1	5/5/15	DelDOT - LONO-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
2	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

TYPICAL ROAD SECTIONS

FINAL SUBDIVISION PLAT
FOR
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	2-11-2015
Job Number:	12006
Scale:	NONE
Drawn By:	HAH
Designed By:	HAH
Approved By:	JP

Sheet No.: 3

File Name: DETAILS.dwg

DRAINAGE EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
DE1	12.14	S85°15'08"E
DE2	1130.42	S04°44'52"W
DE3	14.44	S39°06'00"E
DE4	140.35	S82°56'53"E
DE5	431.29	S85°27'13"E
DE6	101.47	N23°38'57"E
DE7	315.39	N67°39'05"E
DE8	93.77	N49°38'10"E
DE9	318.04	N67°39'05"E
DE10	42.60	N19°29'33"E
DE11	20.00	S70°30'27"E
DE12	51.54	S19°29'33"W
DE13	323.81	S67°39'05"W
DE14	93.77	S49°38'10"W
DE15	310.48	S67°39'05"W
DE16	107.63	S23°38'57"W
DE17	445.76	N85°27'13"W
DE18	149.04	N82°57'07"W
DE19	30.54	N39°06'00"W
DE20	1116.84	N04°44'52"E
DE21	6.43	N85°15'08"W
DE22	495.15	N04°44'52"E
DE23	96.38	S85°27'13"E
DE24	225.49	N04°32'47"E
DE25	184.25	N09°45'30"W
DE26	182.43	N01°10'18"W
DE27	21.34	N68°26'15"E
DE28	188.36	S01°10'18"E
DE29	185.26	S09°45'30"E
DE30	228.00	S04°32'47"W
DE31	65.42	S85°27'13"E
DE32	375.53	S77°05'06"E
DE33	472.45	S40°32'01"E
DE34	62.90	S12°40'25"E
DE35	20.00	S77°19'35"W
DE36	57.94	N12°40'25"W
DE37	460.88	N40°32'01"W
DE38	367.46	N77°05'06"W
DE39	160.41	N85°27'13"W
DE40	475.22	S04°44'52"W
DE41	30.00	N85°15'08"W
DE42	419.92	N04°44'52"E
DE43	156.12	N85°29'41"W
DE44	10.02	N04°32'47"E
DE45	270.65	N85°27'13"W
DE46	20.00	N04°32'47"E
DE47	270.65	S85°27'13"E
DE48	9.98	N04°32'47"E
DE49	156.26	S85°29'41"E
DE50	646.91	N04°44'52"E
DE51	30.00	S85°27'13"E
DE52	1106.93	S04°44'52"W
DE53	30.00	N85°27'13"W
DE54	926.39	N04°44'52"E
DE55	164.29	N07°41'10"E
DE56	178.80	N25°49'26"E
DE57	716.09	N22°12'01"W
DE58	20.00	N67°47'59"E
DE59	698.44	S22°12'01"E
DE60	48.18	S24°18'42"E
DE61	11.28	S65°41'18"W
DE62	161.15	S25°49'26"W
DE63	158.61	S07°41'10"W
DE64	925.64	S04°44'54"W
DE45	30.00	N40°32'01"W
DE66	36.01	N49°27'59"E
DE67	20.00	S40°32'01"E
DE68	36.01	S49°27'59"W
DE69	20.00	N22°12'01"W
DE70	12.53	N67°47'59"E
DE71	20.00	S22°06'52"E
DE72	12.50	S67°47'59"W
DE73	80.20	N00°27'28"E
DE74	80.00	N04°44'52"E
DE75	80.00	S04°44'52"W

DELDOT EASEMENT LINE TABLE		
LINE	LENGTH	BEARING
E1	7.00	S34°44'52"W
E2	289.65	N04°44'52"E
E3	11.18	S49°44'27"W
E4	12.02	S49°44'27"W
E5	23.20	S49°44'27"W
E6	100.51	S04°44'52"W
E7	12.00	S25°15'08"E
E8	26.87	S25°15'08"E
E9	38.87	S25°15'08"E
E10	133.00	S04°32'47"W
E11	45.19	N04°44'52"E
E12	54.25	N07°12'05"E
E13	5.14	N17°59'03"E
E14	94.78	S04°44'52"W
E15	10.23	S24°44'52"W
E16	6.62	N68°26'15"E
E17	10.21	S24°18'42"E
E18	38.91	S26°46'43"E
E19	5.94	N46°47'52"W
E20	30.55	N26°45'58"W
E21	14.19	N43°40'16"W
E22	13.30	S67°12'01"E
E23	23.28	S22°12'01"E
E24	13.30	S22°47'59"W
E25	39.31	S04°32'47"W
E26	80.00	S04°32'47"W
E27	13.69	S04°32'47"W

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REVISIONS

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LONO-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT A

for

PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB

Sheet No.:

File Name: FINAL PLAT.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C2	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C3	17.00'	23.28'	21.50'	S 46°13'19" E	78°27'47"
C4	53.00'	239.08'	82.11'	N 43°46'41" E	258°27'47"
C5	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C6	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C7	17.00'	15.76'	15.21'	S 58°53'19" E	53°07'48"
C8	53.00'	264.80'	63.60'	N 04°32'47" E	286°15'37"
C9	17.00'	15.76'	15.21'	S 67°58'53" W	53°07'48"
C10	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C11	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C12	53.00'	239.08'	82.11'	N 34°41'06" W	258°27'47"
C13	17.00'	23.28'	21.50'	S 55°18'54" W	78°27'47"
C14	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'02"
C15	275.00'	128.38'	127.21'	N 08°49'37" W	26°44'48"
C16	25.00'	39.27'	35.36'	N 22°47'59" E	90°00'00"
C17	17.00'	23.28'	21.50'	S 72°58'08" E	78°27'47"
C18	53.00'	239.08'	82.11'	N 17°01'52" E	258°27'47"
C19	25.00'	39.27'	35.36'	N 67°12'01" W	90°00'00"
C20	25.00'	39.27'	35.36'	N 22°47'59" E	90°00'00"
C21	17.00'	23.28'	21.50'	S 72°58'08" E	78°27'47"
C22	53.00'	239.09'	82.11'	N 17°01'52" E	258°27'47"
C23	25.00'	39.27'	35.36'	N 67°12'01" W	90°00'00"
C24	175.00'	456.60'	337.67'	S 83°03'12" W	149°29'33"
C25	53.00'	239.08'	82.11'	N 59°03'53" E	258°27'47"
C26	17.00'	23.28'	21.50'	N 30°56'07" W	78°27'47"
C27	25.00'	37.63'	34.18'	N 51°25'17" E	86°15'01"
C28	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C29	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C30	25.00'	40.91'	36.49'	N 38°34'43" W	93°44'59"
C31	17.00'	23.28'	21.50'	N 47°51'40" E	78°27'47"
C32	53.00'	239.09'	82.11'	N 42°28'20" W	258°27'47"
C33	25.00'	37.63'	34.18'	S 51°25'17" W	86°15'01"
C34	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C35	17.00'	23.28'	21.50'	N 43°46'41" E	78°27'47"
C36	53.00'	239.08'	82.11'	N 46°13'19" W	258°27'47"
C37	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C38	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C39	53.00'	239.09'	82.11'	S 55°18'54" W	258°27'47"
C40	17.00'	23.28'	21.50'	S 34°41'06" E	78°27'47"
C41	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C42	17.00'	15.76'	15.21'	N 58°53'19" W	53°07'48"
C43	53.00'	264.80'	63.60'	S 04°32'47" W	286°15'37"
C44	17.00'	15.76'	15.21'	N 67°58'53" E	53°07'48"
C45	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C46	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C47	17.00'	15.76'	15.21'	N 58°53'19" W	53°07'48"
C48	53.00'	264.80'	63.60'	S 04°32'47" W	286°15'37"
C49	17.00'	15.76'	15.21'	N 67°58'53" E	53°07'48"
C50	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C51	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C52	226.00'	324.38'	297.24'	S 53°25'40" W	82°14'15"
C53	274.00'	118.94'	118.00'	S 24°44'40" W	24°52'14"
C54	10.00'	17.22'	15.17'	S 86°31'14" W	98°40'54"
C55	53.00'	157.13'	105.59'	S 50°55'55" W	169°51'41"
C56	10.00'	17.22'	15.17'	S 15°20'27" W	98°40'54"
C57	274.00'	197.66'	193.40'	S 85°20'52" W	41°19'56"
C58	175.00'	274.89'	247.49'	S 61°00'50" W	90°00'00"
C60	175.00'	314.73'	274.00'	S 33°53'27" E	103°02'43"
C61	175.00'	234.79'	217.57'	N 54°31'59" E	76°52'14"
C62	25.00'	39.27'	35.36'	N 61°00'50" E	90°00'00"
C63	25.00'	39.27'	35.36'	S 28°59'10" E	90°00'00"
C64	17.00'	15.76'	15.21'	S 42°34'44" W	53°07'48"
C65	53.00'	264.80'	63.60'	S 73°59'10" E	286°15'37"
C66	17.00'	15.76'	15.21'	N 10°33'04" W	53°07'48"
C67	25.00'	39.27'	35.36'	N 61°00'50" E	90°00'00"
C68	25.00'	39.27'	35.36'	S 28°59'10" E	90°00'00"
C69	17.00'	15.76'	15.21'	S 42°34'44" W	53°07'48"
C70	53.00'	264.73'	63.66'	S 74°01'31" E	286°10'55"
C71	17.00'	15.76'	15.21'	N 10°33'04" W	53°07'48"
C72	25.00'	39.27'	35.36'	N 61°00'50" E	90°00'00"
C73	326.00'	533.16'	475.70'	N 59°09'41" E	93°42'18"
C74	174.00'	249.74'	228.85'	N 53°25'40" E	82°14'15"
C75	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C76	175.00'	194.27'	184.44'	S 27°15'19" E	63°36'12"
C77	25.00'	29.39'	27.73'	S 25°22'49" E	67°21'11"
C78	17.00'	23.28'	21.50'	S 47°31'40" W	78°27'47"
C79	53.00'	239.05'	82.13'	S 42°29'19" E	258°25'49"
C80	25.00'	37.63'	34.18'	N 51°25'17" E	86°15'01"
C81	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C82	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C83	17.00'	23.28'	21.50'	N 46°13'19" W	78°27'47"
C84	53.00'	239.08'	82.11'	S 43°46'41" W	258°27'47"
C85	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C86	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C87	53.00'	239.08'	82.11'	S 34°41'06" E	258°27'47"
C88	17.00'	23.28'	21.50'	N 55°18'54" E	78°27'47"
C89	17.00'	15.76'	15.21'	S 58°53'19" E	53°07'48"
C90	53.00'	264.80'	63.60'	N 04°32'47" E	286°15'37"

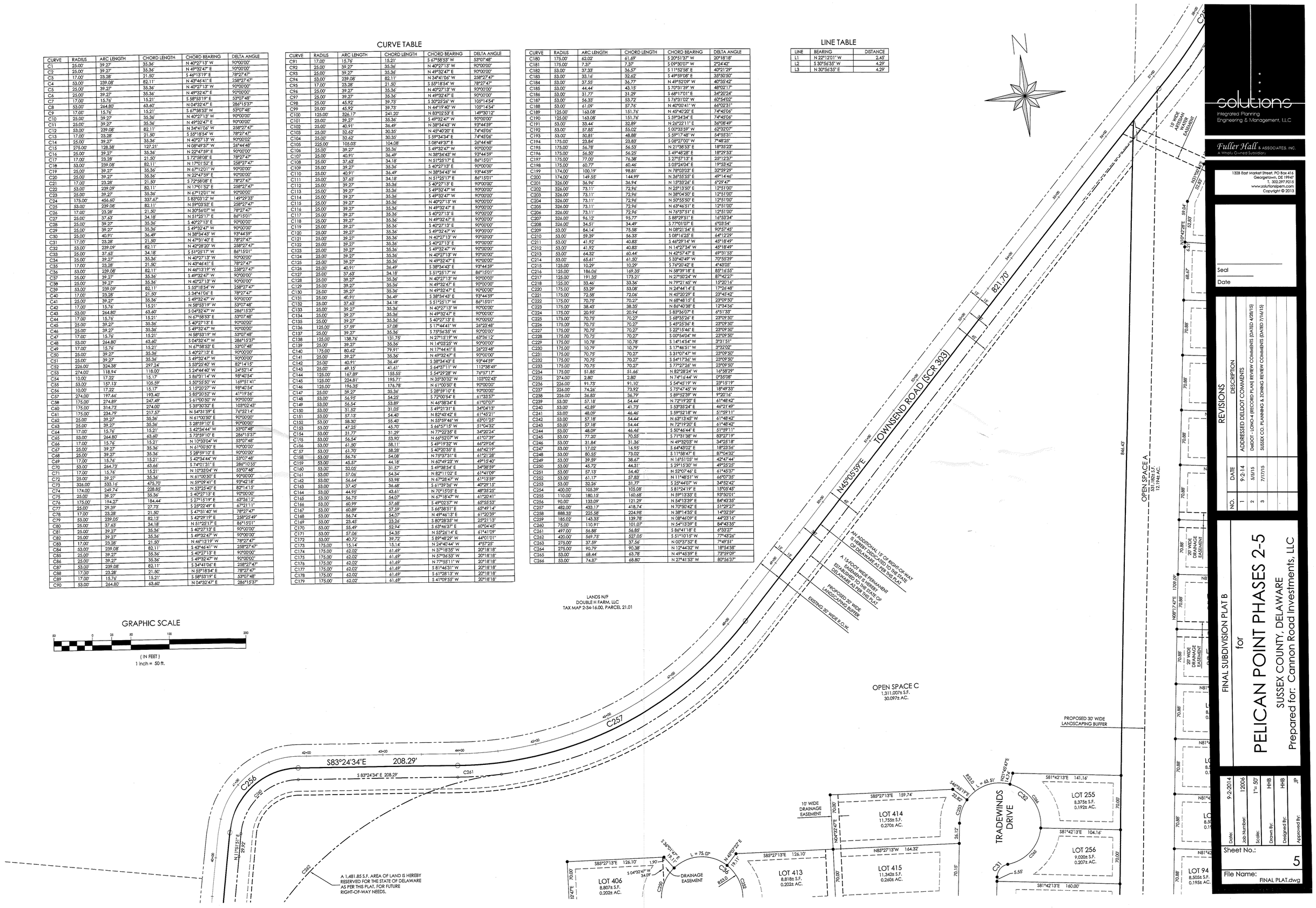
CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C91	17.00'	15.76'	15.21'	S 67°58'53" W	53°07'48"
C92	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C93	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C94	53.00'	239.08'	82.11'	N 34°41'06" W	258°27'47"
C95	17.00'	23.28'	21.50'	S 55°18'54" W	78°27'47"
C96	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C97	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C98	25.00'	45.92'	39.73'	S 30°25'26" W	105°14'54"
C99	25.00'	45.92'	39.73'	N 44°19'40" W	105°14'54"
C100	125.00'	326.17'	241.20'	N 83°02'53" E	149°30'12"
C101	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C102	25.00'	40.91'	36.49'	N 38°34'43" W	93°44'59"
C103	25.00'	32.62'	30.35'	N 45°40'20" E	74°45'06"
C104	25.00'	32.62'	30.35'	S 59°34'34" E	74°45'06"
C105	225.00'	105.03'	104.08'	S 08°49'37" E	26°44'48"
C106	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C107	25.00'	40.91'	36.49'	N 38°34'43" W	93°44'59"
C108	25.00'	37.63'	34.18'	N 51°25'17" E	86°15'01"
C109	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C110	25.00'	40.91'	36.49'	N 38°34'43" W	93°44'59"
C111	25.00'	37.63'	34.18'	N 51°25'17" E	86°15'01"
C112	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C113	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C114	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C115	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C116	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C117	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C118	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C119	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C120	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C121	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C122	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C123	25.00'	39.27'	35.36'	S 49°32'47" W	90°00'00"
C124	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C125	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C126	25.00'	40.91'	36.49'	S 38°34'43" E	93°44'59"
C127	25.00'	37.63'	34.18'	S 51°25'17" W	86°15'01"
C128	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C129	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C130	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C131	25.00'	40.91'	36.49'	S 38°34'43" E	93°44'59"
C132	25.00'	37.63'	34.18'	S 51°25'17" W	86°15'01"
C133	25.00'	39.27'	35.36'	N 40°27'13" W	90°00'00"
C134	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C135	25.00'	39.27'	35.36'	S 40°27'13" E	90°00'00"
C136	125.00'	57.59'	57.08'	S 17°44'41" W	26°23'48"
C137	25.00'	39.27'	35.36'	S 75°56'35" W	90°00'00"
C138	125.00'	138.76'	131.75'	N 27°11'19" W	63°36'12"
C139	25.00'	39.27'	35.36'	N 14°03'25" W	90°00'00"
C140	175.00'	80.62'	79.91'	N 17°44'41" E	26°23'48"
C141	25.00'	39.27'	35.36'	N 49°32'47" E	90°00'00"
C142	25.00'	40.91'	36.49'	S 38°34'43" E	93°44'59"
C143	25.00'	49.15'	41.61'	S 44°37'11" W	112°38'49"
C144	125.00'	167.89'	155.55'	S 54°29'28" W	76°57'17"
C145	125.00'	224.81'	195.71'	N 35°30'32" W	103°02'43"
C146	125.00'	196.35'	176.78'	N 61°00'50" E	90°00'00"
C147	25.00'	39.27'	35.36'	S 28°59'10" E	90°00'00"
C148	53.00'	56.95'	54.25'	S 72°00'54" E	61°33'57"
C149	53.00'	56.54'	53.89'	N 46°38'34" E	61°07'07"
C150	53.00'	31.52'	31.05'	S 49°21'31" E	34°04'13"
C151	53.00'	57.13'	54.40'	N 82°43'42" E	61°45'21"
C152	53.00'	58.30'	55.40'	N 58°59'46" W	63°01'25"
C153	53.00'	47.25'	45.70'	S 66°57'15" W	51°04'32"
C154	53.00'	31.77'	31.29'	N 77°22'35" E	34°20'24"
C155	53.00'	56.54'	53.90'	N 66°52'07" W	61°07'39"
C156	53.00'	61.50'	58.11'	S 49°19'32" W	66°29'04"
C157	53.00'	61.70'	58.28'	S 40°20'35" E	66°42'19"
C158	53.00'	56.76'	54.08'	N 75°37'31" E	61°21'28"
C159	53.00'	45.57'	44.18'	N 60°49'23" W	49°15'40"
C160	53.00'	32.05'	31.57'	S 49°38'54" E	34°38'59"
C161	53.00'	57.05'	54.34'	N 82°11'02" E	61°41'09"
C162	53.00'	56.64'	53.98'	N 67°28'47" W	61°13'59"
C163	53.00'	37.45'	36.68'	S 61°39'36" W	40°29'15"
C164	53.00'	44.95'	43.61'	N 70°15'05" E	48°35'25"
C165	53.00'	56.75'	54.07'	N 67°18'47" W	61°20'41"
C166	53.00'	60.99'	57.68'	S 49°02'57" W	65°55'53"
C167	53.00'	60.89'	57.59'	S 66°38'51" E	65°49'14"
C168	53.00'	56.74'	54.07'	N 49°46'13" E	61°20'39"
C169	53.00'	23.45'	23.26'	S 80°28'35" W	25°21'13"
C170	53.00'	55.49'	52.94'	S 63°46'37" E	60°00'45"
C171	53.00'	57.06'	54.35'	N 53°26'14" E	61°41'09"
C172	53.00'	40.72'	39.72'	S 89°48'29" W	44°01'01"
C173	175.00'	15.14'	15.14'	N 24°40'44" W	4°57'25"
C174	175.00'	62.02'	61.69'	N 37°18'35" W	20°18'18"
C175	175.00'	62.02'	61.69'	N 57°36'53" W	20°18'18"
C176	175.00'	62.02'	61.69'	N 77°55'11" W	20°18'18"
C177	175.00'	62.02'	61.69'	S 81°46'31" W	20°18'18"
C178	175.00'	62.02'	61.69'	S 61°28'13" W	20°18'18"
C179	175.00'	62.02'	61.69'	S 41°09'55" W	20°18'18"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C180	175.00'	62.02'	61.69'	S 20°51'37" W	20°18'18"
C181	175.00'	7.37'	7.37'	S 09°30'07" W	2°24'42"
C182	53.00'	37.33'	36.57'	S 11°52'58" E	40°21'29"
C183	53.00'	33.16'	32.62'	S 49°59'08" E	35°50'50"
C184	53.00'	37.55'	36.77'	N 49°52'09" W	40°35'42"
C185	53.00'	44.44'	43.15'	S 70°31'39" W	48°02'17"
C186	53.00'	31.77'	31.29'	S 68°17'01" E	34°20'24"
C187	53.00'	56.35'	53.72'	S 76°31'02" W	60°54'02"
C188	53.00'	61.09'	57.76'	N 40°00'41" W	66°02'31"
C189	125.00'	163.08'	151.76'	N 45°40'20" E	74°45'06"
C190	125.00'	163.08'	151.76'	S 59°34'34" E	74°45'06"
C191	53.00'	33.44'	32.89'	N 26°22'11" E	36°08'49"
C192	53.00'	57.85'	55.02'	S 00°33'59" W	62°32'07"
C193	53.00'	50.81'	48.88'	S 59°17'48" W	54°55'31"
C194	175.00'	23.84'	23.83'	S 08°27'00" W	7°48'25"
C195	175.00'	56.78'	56.53'	N 21°38'53" E	18°35'23"
C196	175.00'	56.50'	56.25'	S 49°48'28" E	18°29'53"
C197	175.00'	77.00'	76.38'	S 27°57'13" E	25°12'37"
C198	175.00'	60.77'	60.46'	S 05°24'04" E	19°53'42"
C199	174.00'	100.19'	98.81'	N 78°03'03" E	32°59'29"
C200	174.00'	149.55'	144.99'	N 36°55'55" E	49°14'46"
C201	326.00'	36.96'	36.94'	N 15°33'26" E	6°29'47"
C202	326.00'	73.11'	72.96'	N 25°13'50" E	12°51'00"
C203	326.00'	73.11'	72.96'	N 38°04'50" E	12°51'00"
C204	326.00'	73.11'	72.96'	N 50°55'50" E	12°51'00"
C205	326.00'	73.11'	72.96'	N 63°46'51" E	12°51'00"
C206	326.00'	73.11'	72.96'	N 76°37'51" E	12°51'00"
C207	326.00'	96.12'	95.77'	S 88°29'51" E	16°53'34"
C208	326.00'	34.51'	34.49'	S 77°01'07" E	6°03'54"
C209	53.00'	84.14'	75.58'	N 08°21'54" E	90°57'45"
C210	53.00'	59.39'	56.33'	S 08°16'25" E	64°12'29"
C211	53.00'	41.92'	40.83'	S 46°29'14" W	45°18'49"
C212	53.00'	41.92'	40.83'	N 14°27'34" W	45°18'49"
C213	53.00'	64.32'	60.44'	N 42°57'47" E	69°31'33"
C214	53.00'	65.61'	61.50'	S 33°40'49" W	70°55'39"
C215	125.00'	10.29'	10.29'	S 76°20'42" E	4°43'05"
C216	125.00'	186.06'	169.35'	N 58°39'18" E	85°16'55"
C217	125.00'	191.35'	173.21'	N 27°50'24" W	87°42'27"
C218	125.00'	33.46'	33.36'	N 79°21'45" W	15°20'16"
C220	175.00'	53.29'	53.08'	N 24°44'14" E	17°26'48"
C221	175.00'	72.58'	72.06'	N 45°20'29" E	23°45'42"
C222	175.00'	70.75'	70.27'	N 68°46'15" E	23°09'50"
C223	175.00'	38.43'	38.35'	N 86°40'38" E	12°34'56"
C224	175.00'	20.95'	20.94'	S 83°36'07" E	6°51'33"
C225	175.00'	70.75'	70.27'	S 68°35'26" E	23°09'50"
C226	175.00'	70.75'	70.27'	S 45°25'36" E	23°09'50"
C227	175.00'	70.75'	70.27'	S 22°15'46" E	23°09'50"
C228	175.00'	70.75'	70.27'	S 00°54'04" W	23°09'50"
C229	175.00'	10.78'	10.78'	S 14°14'54" W	3°31'51"
C230	175.00'	10.79'	10.79'	S 17°46'51" W	3°32'02"
C231	175.00'	70.75'	70.27'	S 31°07'47" W	23°09'50"
C232	175.00'	70.75'	70.27'	S 54°17'36" W	23°09'50"
C233	175.00'	70.75'	70.27'	S 77°27'26" W	23°09'50"
C234	175.00'	51.85'	51.66'	N 82°28'24" W	16°58'29"
C235	274.00'	2.80'	2.80'	N 74°16'44" W	0°35'08"
C236	226.00'	91.73'	91.10'	S 54°45'19" W	23°15'19"
C237	226.00'	74.26'	73.92'	S 75°47'45" W	18°49'33"
C238	226.00'	36.83'	36.79'	S 89°52'39" W	9°20'16"
C239	53.00'	57.18'	54.44'	N 72°19'20" E	61°48'42"
C240	53.00'	42.89'	41.73'	S 33°35'24" E	46°21'49"
C241	53.00'	48.09'	46.46'	S 59°52'18" W	51°59'11"
C242	53.00'	57.18'	54.44'	N 63°13'45" W	61°48'42"
C243	53.00'	57.18'	54.44'	N 72°19'20" E	61°48'42"
C244	53.00'	48.09'	46.46'	S 50°46'44" E	51°59'11"
C245	53.00'	77.20'	70.55'	S 71°51'38" W	83°27'19"
C246	53.00'	31.84'	31.36'	N 49°32'03" W	34°25'18"
C247	53.00'	17.02'	16.95'	S 64°43'02" E	18°23'56"
C248	53.00'	80.55'	73.02'	S 11°58'47" E	87°04'32"
C249	53.00'	39.59'	38.67'	N 16°51'05" W	42°47'44"
C250	53.00'	45.72'	44.31'	S 29°15'30" W	49°25'25"
C251	53.00'	57.13'	54.40'	N 52°07'46" E	61°45'37"
C252	53.00'	61.17'	57.83'	N 11°48'51" W	66°07'35"
C253	53.00'	32.26'	31.77'	S 25°44'07" W	34°52'42"
C254	400.00'	105.39'	105.08'	S 81°24'19" E	15°05'45"
C255	110.00'	180.15'	160.68'	N 59°13'33" E	93°50'01"
C256	90.00'	133.09'	121.29'	N 54°13'39" E	84°43'35"
C257	482.00'	433.17'	418.74'	N 70°50'42" E	51°29'27"
C258	888.33'	225.58'	224.98'	N 38°14'35" E	14°32'59"
C259	185.02'	143.33'	139.78'	N 08°46'09" E	44°23'16"
C260	75.00'	110.91'	101.07'	N 54°13'39" E	84°43'35"
C261	497.00'	56.88'	56.85'	S 86°41'18" E	6°33'27"
C262	420.00'	569.75'	527.05'	S 51°10'15" W	77°43'26"
C263	275.00'	37.59'	37.56'	N 00°37'52" E	7°49'51"
C264	275.00'	90.79'	90.38'	N 12°44'32" W	18°54'58"
C265	53.00'	68.44'	63.78'	N 49°45'59" E	73°59'09"
C266	53.00'	74.87'	68.80'	N 27°41'53" W	80°56'37"

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 22°12'01" W	2.45'
L2	S 30°56'35" W	4.29'
L3	N 30°56'35" E	4.29'



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Date

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LOND-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT B
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1" = 50'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 5

File Name: FINAL PLAT.dwg

LOT 79 10.157± S.F. 0.233± AC.
LOT 78 10.157± S.F. 0.233± AC.
LOT 77 10.157± S.F. 0.233± AC.
LOT 80 10.157± S.F. 0.233± AC.
LOT 76 10.157± S.F. 0.233± AC.
LOT 81 10.157± S.F. 0.233± AC.
LOT 75 8,871± S.F. 0.204± AC.
LOT 72 8,496± S.F. 0.195± AC.
LOT 73 8,520± S.F. 0.196± AC.
LOT 82 10.157± S.F. 0.233± AC.
LOT 74 8,971± S.F. 0.206± AC.
LOT 163 12,940± S.F. 0.297± AC.
LOT 162 12,940± S.F. 0.297± AC.
LOT 83 8,682± S.F. 0.199± AC.
LOT 160 9,828± S.F. 0.226± AC.
LOT 161 9,828± S.F. 0.226± AC.
LOT 84 8,505± S.F. 0.195± AC.
LOT 159 11,191± S.F. 0.257± AC.
LOT 158 8,520± S.F. 0.196± AC.
LOT 157 8,520± S.F. 0.196± AC.
LOT 156 11,191± S.F. 0.257± AC.
LOT 85 8,505± S.F. 0.195± AC.
LOT 86 8,505± S.F. 0.195± AC.
LOT 87 8,505± S.F. 0.195± AC.
LOT 88 8,505± S.F. 0.195± AC.
LOT 89 8,505± S.F. 0.195± AC.
LOT 90 8,505± S.F. 0.195± AC.
LOT 91 8,505± S.F. 0.195± AC.
LOT 92 8,505± S.F. 0.195± AC.
LOT 93 8,505± S.F. 0.195± AC.
LOT 94 8,505± S.F. 0.195± AC.
LOT 155 11,000± S.F. 0.253± AC.
LOT 154 11,000± S.F. 0.253± AC.
LOT 153 11,000± S.F. 0.253± AC.
LOT 152 11,000± S.F. 0.253± AC.
LOT 151 11,000± S.F. 0.253± AC.
LOT 150 11,000± S.F. 0.253± AC.
LOT 149 11,566± S.F. 0.266± AC.
LOT 69 9,406± S.F. 0.216± AC.
LOT 70 10,870± S.F. 0.250± AC.
LOT 71 8,692± S.F. 0.200± AC.
LOT 68 8,460± S.F. 0.194± AC.
LOT 64 8,396± S.F. 0.193± AC.
LOT 67 8,460± S.F. 0.194± AC.
LOT 65 8,404± S.F. 0.193± AC.
LOT 66 8,971± S.F. 0.206± AC.
LOT 60 9,437± S.F. 0.217± AC.
LOT 61 9,848± S.F. 0.226± AC.
LOT 62 10,560± S.F. 0.242± AC.
LOT 63 10,426± S.F. 0.239± AC.
LOT 59 13,876± S.F. 0.319± AC.
LOT 56 14,010± S.F. 0.322± AC.
LOT 55 12,263± S.F. 0.282± AC.
LOT 58 8,926± S.F. 0.205± AC.
LOT 57 8,496± S.F. 0.195± AC.
LOT 51 10,554± S.F. 0.242± AC.
LOT 52 9,814± S.F. 0.225± AC.
LOT 53 8,412± S.F. 0.193± AC.
LOT 54 8,812± S.F. 0.202± AC.
OPEN SPACE A 531,182± S.F. 12.194± AC.
OPEN SPACE D 228,347± S.F. 5.242± AC.
WILD DUNES COURT 50' PRIVATE R.O.W.
BARRACUDA WAY 50' PRIVATE R.O.W.
HATTERAS DRIVE 50' PRIVATE R.O.W.
WIND SURFING COURT 50' PRIVATE R.O.W.
WHITE MARLIN COURT 50' PRIAVTE R.O.W.
INDIAN MISSION ROAD (S22)
CANNON ROAD (S307)
LANDS N/F DELAWARE ELECTRIC COOPERATIVE TAX MAP 2-34-16.00, PARCEL 18.00
LANDS N/F HM CONNECTIONS, LLC TAX MAP 2-34-16.00, PARCEL 19.02
EXISTING DELAWARE ELECTRIC COOPERATIVE EASEMENT TO BE EXTINGUISHED PER PRIOR RIGHTS AGREEMENT.
100' WIDE WETLAND BUFFER
PER RECORDED STONEWATER CREEK 7.5 FOOT WIDE ACCESS & EASEMENT FROM DELAWARE ELECTRIC COOPERATIVE DEED 1956/336 TO BE ABANDONED. THIS EASEMENT SHALL BE ABANDONED, PER THIS PLAT.
A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT.
A 307.44 S.F. PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE, BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AS PER THIS PLAT.
A 123.70 S.F. PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE, BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AS PER THIS PLAT.
A 5-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT.
A 227.55 S.F. PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE, BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AS PER THIS PLAT.
PORTIONS OF EXISTING DELAWARE ELECTRIC COOPERATIVE (DEC) ELECTRIC EASEMENT THAT OVERLAP WITH STATE OF DELAWARE ROUTE 1/SR1 WAY AND PERMANENT EASEMENTS WILL BE EXTINGUISHED VIA PRIOR RIGHTS AGREEMENT THROUGH DELDOT'S UTILITY SECTION. SEE GENERAL NOTE #12 ON SHEET 1
EXISTING 20' WIDE UTILITY EASEMENT
20' WIDE DRAINAGE EASEMENT
15' WIDE AMERICAN WATER EASEMENT
GRAPHIC SCALE
(IN FEET) 1 inch = 50 ft.

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Date

REVISIONS

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/6/15	DelDOT - LONG-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT C
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 6

File Name: FINAL PLAT.dwg

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01

A 1,481.85 S.F. AREA OF LAND IS HEREBY RESERVED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR FUTURE RIGHT-OF-WAY NEEDS.

N 12°18'32" E 275.42'

TOWNSEND ROAD (SCR 303)

1448.87'

N12°18'32"E

15' WIDE JOINT USE UNDERGROUND WATER EASEMENT

AN ADDITIONAL 15' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

EXISTING 30' WIDE R.O.W.

PROPOSED 20' WIDE LANDSCAPING BUFFER

OPEN SPACE C
1,311,007± S.F.
30.097± AC.

OPEN SPACE C
1,311,007± S.F.
30.097± AC.

KIAWAH COURT 50' PRIVATE R.O.W.

BEACHSIDE DRIVE 50' PRIVATE R.O.W.

TIDELAND DRIVE 50' PRIVATE R.O.W.

SPRUCE POINT DRIVE 50' PRIVATE R.O.W.

WATER SAND DRIVE 50' PRIVATE R.O.W.

OCEAN ISLE DRIVE PRIVATE R.O.W. - WIDTH VARIES

TRADEWINDS DRIVE PRIVATE R.O.W. - WIDTH VARIES

PELICAN POINT BOULEVARD WEST 50' PRIVATE R.O.W.

OPEN SPACE A
531,182± S.F.
12.194± AC.

OPEN SPACE B
602,919± S.F.
13.841± AC.

OPEN SPACE G
157,221± S.F.
3.609± AC.

PROPOSED 30' WIDE LANDSCAPING BUFFER

DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

20' WIDE DRAINAGE EASEMENT

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Date

REVISIONS

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LGNO-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT D

for

PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB

Sheet No.:

File Name: FINAL PLAT.d

LOT 94
8,505± S.F.
0.195± AC.

LOT 95
8,505± S.F.
0.195± AC.

LOT 96
8,505± S.F.
0.195± AC.

LOT 97
8,505± S.F.
0.195± AC.

LOT 98
8,505± S.F.
0.195± AC.

LOT 99
8,505± S.F.
0.195± AC.

LOT 100
8,505± S.F.
0.195± AC.

LOT 101
8,505± S.F.
0.195± AC.

LOT 102
8,505± S.F.
0.195± AC.

LOT 103
8,505± S.F.
0.195± AC.

LOT 104
8,505± S.F.
0.195± AC.

LOT 105
8,642± S.F.
0.198± AC.

LOT 106
11,514± S.F.
0.264± AC.

HATTERAS DRIVE 50' PRIVATE R.O.W.

LOT 155
11,999± S.F.
0.275± AC.

LOT 154
11,000± S.F.
0.253± AC.
20' WIDE DRAINAGE EASEMENT

LOT 153
11,000± S.F.
0.253± AC.

LOT 152
11,000± S.F.
0.253± AC.

LOT 151
11,000± S.F.
0.253± AC.
20' WIDE DRAINAGE EASEMENT

LOT 150
11,000± S.F.
0.253± AC.

LOT 149
11,566± S.F.
0.266± AC.

LOT 141
10,642± S.F.
0.244± AC.

LOT 142
9,800± S.F.
0.225± AC.

LOT 143
9,800± S.F.
0.225± AC.

LOT 144
9,800± S.F.
0.225± AC.

LOT 145
9,800± S.F.
0.225± AC.

LOT 146
9,800± S.F.
0.225± AC.

LOT 147
9,800± S.F.
0.225± AC.

LOT 148
10,366± S.F.
0.238± AC.

NAUTICAL COURT 50' PRIAVTE R.O.W.

LOT 137
10,983± S.F.
0.252± AC.

LOT 138
10,220± S.F.
0.235± AC.

20' WIDE DRAINAGE EASEMENT

LOT 140
11,456± S.F.
0.263± AC.

LOT 139
10,980± S.F.
0.252± AC.

LOT 136
12,226± S.F.
0.281± AC.

LOT 135
10,220± S.F.
0.235± AC.

LOT 134
11,456± S.F.
0.263± AC.

BLUE WAVE DRIVE 50' PRIAVTE R.O.W.

LOT 132
11,825± S.F.
0.271± AC.
20' WIDE DRAINAGE EASEMENT

LOT 133
10,018± S.F.
0.230± AC.

LOT 131
10,710± S.F.
0.246± AC.

LOT 130
9,477± S.F.
0.218± AC.

LOT 127
9,419± S.F.
0.216± AC.

LOT 128
9,379± S.F.
0.215± AC.

LOT 129
9,926± S.F.
0.228± AC.

OPEN SPACE H
8,774± S.F.
0.201± AC.

TARPON DRIVE 50' PRIVATE R.O.W.

OPEN SPACE E
156,169± S.F.
3.585± AC.

PELICAN POINT BOULEVARD WEST PRIVATE R.O.W. - WIDTH VARIES

OPEN SPACE F
230,377± S.F.
5.289± AC.

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

OPEN SPACE B
602,919± S.F.
13.841± AC.

LOT 126
11,822± S.F.
0.271± AC.

LOT 125
11,822± S.F.
0.271± AC.

LOT 124
9,365± S.F.
0.215± AC.

LOT 123
10,031± S.F.
0.230± AC.

LOT 122
10,277± S.F.
0.236± AC.

LOT 51
10,534± S.F.
0.242± AC.

LOT 52
9,814± S.F.
0.225± AC.

LOT 53
8,412± S.F.
0.193± AC.
20' WIDE DRAINAGE EASEMENT

LOT 54
8,812± S.F.
0.202± AC.

LOT 50
10,534± S.F.
0.242± AC.

LOT 49
9,814± S.F.
0.225± AC.

LOT 48
10,591± S.F.
0.243± AC.

LOT 47
9,658± S.F.
0.222± AC.
30' WIDE DRAINAGE EASEMENT

PORTIONS OF EXISTING DELAWARE ELECTRIC COOPERATIVE (DEC) EASEMENTS THAT OVERLAP WITH STATE OF DELAWARE RIGHTS-OF-WAY AND PERMANENT EASEMENTS WILL BE EXTINGUISHED VIA A "PRIOR RIGHTS AGREEMENT" THROUGH DELDOT'S UTILITY SECTION. SEE GENERAL NOTE #12 ON SHEET 1

20' WIDE DRAINAGE EASEMENT

40' WIDE EX. R.O.W.

40' WIDE EX. R.O.W.

EX. 80' WIDE R.O.W.

A 5-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

A 5-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

HATTERAS DRIVE 50' PRIVATE R.O.W.

LOT 44
10,394± S.F.
0.239± AC.

20' WIDE DRAINAGE EASEMENT

LOT 45
9,739± S.F.
0.224± AC.

LOT 46
8,531± S.F.
0.196± AC.

LOT 43
9,870± S.F.
0.227± AC.

LOT 42
10,006± S.F.
0.230± AC.

LOT 41
9,428± S.F.
0.216± AC.

LOT 40
9,428± S.F.
0.216± AC.

LOT 39
9,848± S.F.
0.226± AC.

CANNON ROAD (S307)

TIDAL MARSH COURT 50' PRIVATE R.O.W.

LOT 36
10,889± S.F.
0.250± AC.

LOT 35
10,293± S.F.
0.236± AC.

LOT 37
10,545± S.F.
0.242± AC.

LOT 38
8,859± S.F.
0.203± AC.

LOT 34
9,907± S.F.
0.227± AC.

LOT 33
9,377± S.F.
0.215± AC.

OPEN SPACE A
531,182± S.F.
12.194± AC.

30' WIDE DRAINAGE EASEMENT

10'X20' ENTRANCE SIGN EASEMENT

1916.87'

LOT 30
10,025± S.F.
0.230± AC.

LOT 31
9,362± S.F.
0.215± AC.

LOT 32
11,113± S.F.
0.255± AC.

OPEN SPACE B
602,919± S.F.
13.841± AC.

LOT 29
10,311± S.F.
0.237± AC.

20' WIDE DRAINAGE EASEMENT

PELICAN POINT SUBDIVISION PHASE 1

LOT 186
8,812± S.F.
0.202± AC.

LOT 185
9,482± S.F.
0.218± AC.

5' WIDE ENTRANCE SIGN EASEMENT

A 3497.61 S.F. PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE, BY AND THROUGH THE DEPARTMENT OF TRANSPORTATION AS PER THIS PLAT.

PELICAN POINT BOULEVARD EAST PRIVATE R.O.W. - WIDTH VARIES

LOT 187
9,094± S.F.
0.209± AC.

LOT 188
9,412± S.F.
0.216± AC.

20' WIDE DRAINAGE EASEMENT

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Date

REVISIONS

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LONG-4 (RECORD PLAN) REVIEW COMMENTS (DATED: 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT E
for

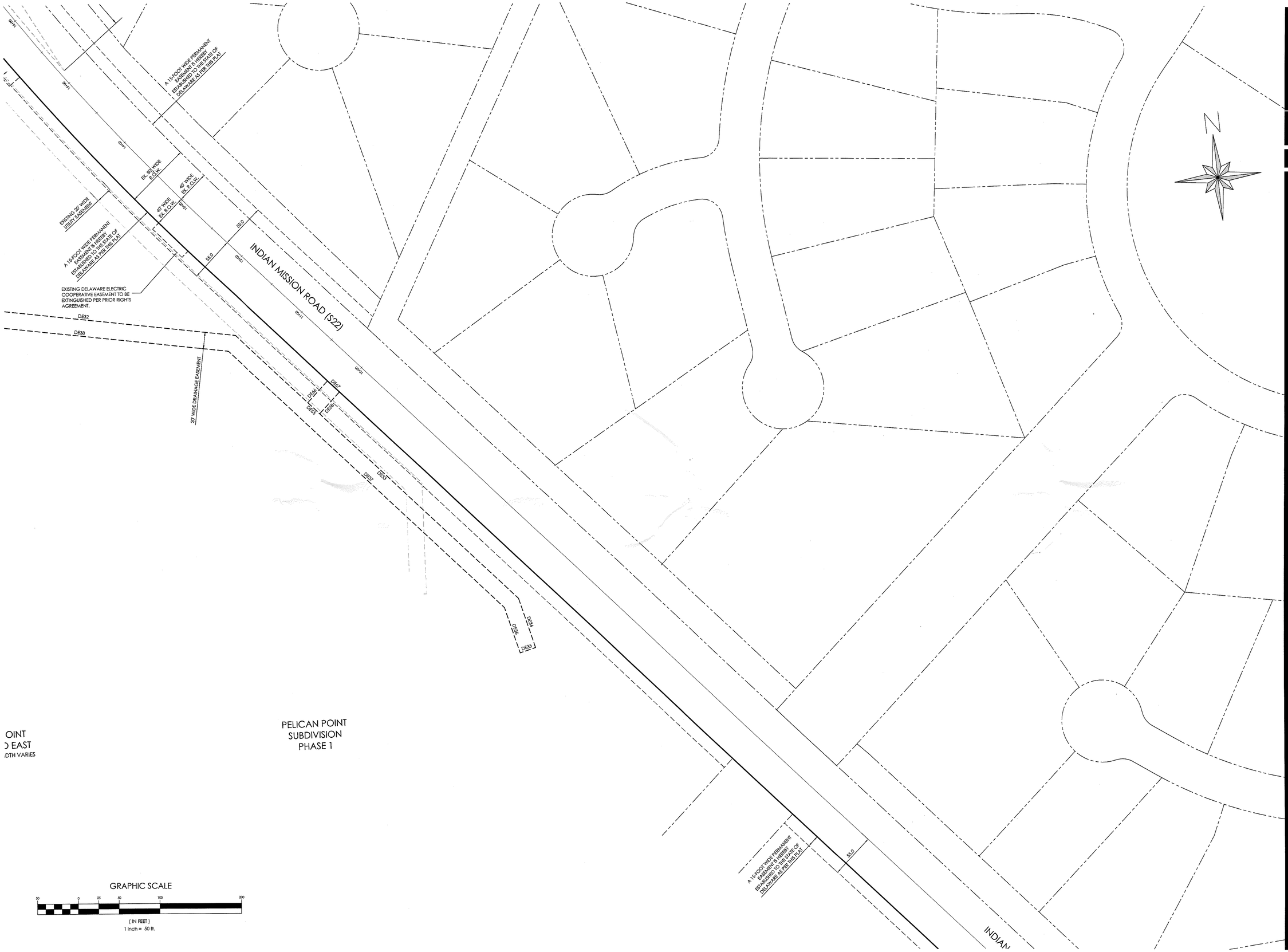
PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 8

File Name: FINAL PLAT.dwg



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REVISIONS

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3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT F
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 9

File Name: FINAL PLAT.dwg

LANDS N/F
DOUBLE EAGLE FARMS, LLC
TAX MAP 2-34-16.00, PARCEL 23.00
DEED REF.: 2976/332

LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01

EXISTING 30' WIDE R.O.W.

AN ADDITIONAL 15' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

PROPOSED 20' WIDE LANDSCAPING BUFFER

C254

10+00 11+00 12+00 13+00 14+00 15+00 16+00 17+00 18+00 19+00 20+00 21+00 22+00 23+00 24+00

S73°51'27"E 1293.90'

TOWNSEND ROAD (SCR 303)

15' WIDE ARTESIAN WATER EASEMENT

LOT 363 23.245± S.F. 0.533± AC.

LOT 364 17,218± S.F. 0.395± AC.

LOT 365 11,212± S.F. 0.257± AC.

LOT 366 8,424± S.F. 0.193± AC.

LOT 367 8,424± S.F. 0.193± AC.

LOT 368 8,424± S.F. 0.193± AC.

LOT 369 8,424± S.F. 0.193± AC.

OPEN SPACE C
1,311,007± S.F.
30.097± AC.

S 73°59'10" E 1026.10'

LOT 376 8,389± S.F. 0.193± AC.

LOT 377 8,354± S.F. 0.192± AC.

LOT 378 8,389± S.F. 0.193± AC.

LOT 379 8,425± S.F. 0.193± AC.

S 73°59'10" E 140.40'

S 74°48'08" E

S 74°00'25" E

N 73°59'10" W 722.56'

N 74°48'08" W

N 73°59'10" W 207.80'

828.04'

N14°36'50"E

LOT 362 13,449± S.F. 0.309± AC.

LOT 361 9,447± S.F. 0.217± AC.

LOT 360 11,721± S.F. 0.269± AC.

LOT 359 11,644± S.F. 0.267± AC.

LOT 358 11,644± S.F. 0.267± AC.

LOT 357 11,644± S.F. 0.267± AC.

LOT 356 9,358± S.F. 0.215± AC.

LOT 355 10,228± S.F. 0.235± AC.

LOT 354 15,417± S.F. 0.354± AC.

LOT 347 14,281± S.F. 0.328± AC.

LOT 346 8,093± S.F. 0.186± AC.

LOT 345 8,412± S.F. 0.193± AC.

LOT 344 8,878± S.F. 0.204± AC.

LOT 348 14,597± S.F. 0.335± AC.

LOT 349 15,318± S.F. 0.352± AC.

LOT 350 16,161± S.F. 0.371± AC.

S 73°59'10" E 180.00'

20' WIDE DRAINAGE EASEMENT

OCEAN ISLE DRIVE
50' PRIVATE R.O.W.

S 87°01'53" E 82.12'

N 87°01'53" W 82.12'

N 87°01'53" W 334.26'

N 80°10'21" W 78.14'

OPEN SPACE C
1,311,007± S.F.
30.097± AC.

PROPOSED 20' WIDE LANDSCAPING BUFFER

LOT 343 8,890± S.F. 0.204± AC.

LOT 342 10,394± S.F. 0.239± AC.

LOT 351 8,544± S.F. 0.196± AC.

LOT 341 9,968± S.F. 0.229± AC.

LOT 352 10,121± S.F. 0.232± AC.

LOT 340 9,828± S.F. 0.226± AC.

LOT 339 13,826± S.F. 0.317± AC.

LOT 353 17,821± S.F. 0.409± AC.

S 73°59'10" E 210.00'

S 16°00'50" E 130.89'

S 16°00'50" W 213.01'

S 56°52'22" E 134.22'

S 88°12'59" W 120.29'

10' WIDE DRAINAGE EASEMENT

EVERGLADE COURT
50' PRIVATE R.O.W.

OCEAN ISLE DRIVE
PRIVATE R.O.W. - WIDTH VARIES

S 73°59'10" E 230.00'

LOT 334 10,534± S.F. 0.242± AC.

LOT 333 10,534± S.F. 0.242± AC.

LOT 335 9,828± S.F. 0.226± AC.

LOT 332 9,828± S.F. 0.226± AC.

LOT 336 9,828± S.F. 0.226± AC.

LOT 331 9,828± S.F. 0.226± AC.

LOT 337 9,084± S.F. 0.209± AC.

LOT 330 9,084± S.F. 0.209± AC.

LOT 338 12,430± S.F. 0.285± AC.

LOT 329 9,955± S.F. 0.229± AC.

BANYAN TREE COURT
50' PRIVATE R.O.W.

N 16°00'50" E 212.01'

S 16°00'50" W 213.01'

S 73°59'10" E 80.56'

LOT 325 10,415± S.F. 0.239± AC.

LOT 324 14,841± S.F. 0.341± AC.

LOT 326 9,828± S.F. 0.226± AC.

LOT 327 9,828± S.F. 0.226± AC.

LOT 328 14,513± S.F. 0.333± AC.

N 73°59'10" W

S 16°00'50" W 265.78'

N 83°15'57" W 234.58'

N 83°15'57" W 104.77'

L = 92.98'

L = 79.35'

N83°15'57"W 2866.25'

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22.00, PARCEL 12.00
DEED REF.: 2949/310

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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REVISIONS

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LONG-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT G

for

PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE

Date: 9-2-2014
Job Number: 12006
Scale: 1"= 50'
Drawn By: HHB

Sheet No.:

File Name: FINAL PL

N

AN ADDITIONAL 15' OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

PROPOSED 20' WIDE LANDSCAPING BUFFER

EXISTING 30' WIDE R.O.W.

TOWNSEND ROAD (SCR 303)

OCEAN ISLE DRIVE — PRIVATE R.O.W. - WIDTH VARIES

SEAWATCH DRIVE — 50' PRIVATE R.O.W.

TRADEWINDS DRIVE — PRIVATE R.O.W. - WIDTH VARIES

BEACHSIDE DRIVE — 50' PRIVATE R.O.W.

OPEN SPACE C
1,311,007± S.F.
30.097± AC.

OPEN SPACE B
603,047± S.F.
13.844± AC.

LOT 272 — 11,205± S.F. 0.257± AC.
LOT 273 — 11,240± S.F. 0.258± AC.
LOT 274 — 11,240± S.F. 0.258± AC.
LOT 275 — 11,240± S.F. 0.258± AC.
LOT 276 — 11,240± S.F. 0.258± AC.
LOT 277 — 11,240± S.F. 0.258± AC.
LOT 278 — 11,240± S.F. 0.258± AC.
LOT 279 — 11,240± S.F. 0.258± AC.
LOT 280 — 11,240± S.F. 0.258± AC.
LOT 281 — 11,240± S.F. 0.258± AC.
LOT 282 — 11,240± S.F. 0.258± AC.
LOT 283 — 11,240± S.F. 0.258± AC.
LOT 284 — 11,365± S.F. 0.261± AC.
LOT 285 — 8,881± S.F. 0.204± AC.
LOT 286 — 11,370± S.F. 0.261± AC.
LOT 287 — 15,006± S.F. 0.344± AC.
LOT 288 — 12,634± S.F. 0.290± AC.
LOT 289 — 13,074± S.F. 0.300± AC.
LOT 290 — 8,776± S.F. 0.201± AC.
LOT 291 — 9,102± S.F. 0.209± AC.
LOT 292 — 9,428± S.F. 0.216± AC.
LOT 293 — 10,561± S.F. 0.242± AC.
LOT 294 — 10,240± S.F. 0.235± AC.
LOT 295 — 10,105± S.F. 0.232± AC.
LOT 296 — 8,460± S.F. 0.194± AC.
LOT 297 — 8,473± S.F. 0.194± AC.
LOT 298 — 16,275± S.F. 0.374± AC.
LOT 299 — 12,411± S.F. 0.285± AC.
LOT 300 — 8,400± S.F. 0.193± AC.
LOT 301 — 9,466± S.F. 0.217± AC.
LOT 302 — 9,600± S.F. 0.220± AC.
LOT 303 — 9,466± S.F. 0.217± AC.
LOT 304 — 13,699± S.F. 0.314± AC.
LOT 310 — 8,520± S.F. 0.196± AC.
LOT 311 — 11,688± S.F. 0.268± AC.
LOT 312 — 12,723± S.F. 0.292± AC.
LOT 313 — 11,931± S.F. 0.274± AC.
LOT 314 — 8,866± S.F. 0.204± AC.
LOT 315 — 11,853± S.F. 0.272± AC.
LOT 316 — 14,402± S.F. 0.331± AC.
LOT 317 — 8,400± S.F. 0.193± AC.
LOT 318 — 9,599± S.F. 0.220± AC.
LOT 319 — 10,463± S.F. 0.240± AC.
LOT 320 — 10,482± S.F. 0.241± AC.
LOT 321 — 10,482± S.F. 0.241± AC.
LOT 322 — 10,482± S.F. 0.241± AC.
LOT 323 — 10,482± S.F. 0.241± AC.
LOT 324 — 14,841± S.F. 0.341± AC.

20' WIDE DRAINAGE EASEMENT

PROPOSED 20' WIDE LANDSCAPING BUFFER

20' WIDE ARTESIAN WATER EASEMENT

N83°15'57"W 2866.25'

N08°17'47"E 115.09'

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22.00, PARCEL 12.00
DEED REF.: 2949/310

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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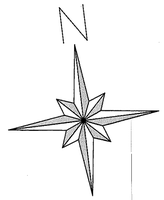
NO.	DATE	REVISIONS DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LOND-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT H
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB

Sheet No.: 11

File Name: FINAL PLAT.dwg



LOT 118
9,156± S.F.
0.210± AC.

LOT 119
10,900± S.F.
0.250± AC.

LOT 122
10,277± S.F.
0.236± AC.

LOT 121
10,277± S.F.
0.236± AC.

20' WIDE DRAINAGE EASEMENT

LOT 120
10,875± S.F.
0.250± AC.

N 85°27'13" W 134.41'

BEACH CLUB COURT 50' PRIVATE R.O.W.

S 85°27'13" E 203.00'

LOT 117
10,366± S.F.
0.238± AC.

LOT 116
10,293± S.F.
0.236± AC.

LOT 115
9,756± S.F.
0.224± AC.

LOT 114
9,236± S.F.
0.212± AC.

LOT 113
10,293± S.F.
0.236± AC.

LOT 112
10,293± S.F.
0.236± AC.

LOT 111
10,293± S.F.
0.236± AC.

LOT 107
9,764± S.F.
0.224± AC.

LOT 108
9,380± S.F.
0.215± AC.

LOT 109
9,380± S.F.
0.215± AC.

LOT 110
10,050± S.F.
0.231± AC.

N 85°27'13" W 203.00'

LONG COVE COURT 50' WIDE R.O.W.

S 85°27'13" E 680.72'

LOT 1
8,575± S.F.
0.197± AC.

LOT 2
10,676± S.F.
0.245± AC.

LOT 3
8,424± S.F.
0.193± AC.

LOT 4
8,424± S.F.
0.193± AC.

LOT 5
8,424± S.F.
0.193± AC.

LOT 6
8,424± S.F.
0.193± AC.

LOT 7
8,424± S.F.
0.193± AC.

LOT 8
8,424± S.F.
0.193± AC.

20' WIDE DRAINAGE EASEMENT

LOT 9
8,424± S.F.
0.193± AC.

LOT 10
8,424± S.F.
0.193± AC.

LOT 11
8,424± S.F.
0.193± AC.

LOT 12
10,146± S.F.
0.233± AC.

LOT 13
8,779± S.F.
0.202± AC.

N85°27'13"W 631.80'

S87°01'38"E 140.45'

OPEN SPACE B
602,919± S.F.
13.841± AC.

PROPOSED 30' WIDE LANDSCAPING BUFFER

20' WIDE ARTESIAN WATER EASEMENT

N83°15'57"W 1340.83'

OPEN SPACE F
230,377± S.F.
5.289± AC.

TARPON DRIVE 50' PRIVATE R.O.W.

N 04°32'47" E 840.50'

S 04°32'47" W 840.50'

HATTERAS DRIVE 50' PRIVATE R.O.W.

N 04°32'47" E 441.50'

S 04°32'47" W 441.50'

LOT 29
10,311± S.F.
0.237± AC.

LOT 28
10,293± S.F.
0.236± AC.

LOT 27
10,845± S.F.
0.249± AC.

LOT 26
11,051± S.F.
0.254± AC.

LOT 25
9,171± S.F.
0.210± AC.

N 85°27'13" W 134.41'

SURFSIDE COURT 50' PRIVATE R.O.W.

S 85°27'13" E 203.00'

LOT 22
9,756± S.F.
0.224± AC.

LOT 23
10,293± S.F.
0.236± AC.

LOT 24
10,366± S.F.
0.238± AC.

LOT 21
9,236± S.F.
0.212± AC.

LOT 20
10,293± S.F.
0.236± AC.

LOT 19
10,293± S.F.
0.236± AC.

LOT 18
10,293± S.F.
0.236± AC.

LOT 17
10,050 S.F.
0.231± AC.

LOT 16
9,380± S.F.
0.215± AC.

LOT 15
9,343± S.F.
0.214± AC.

LOT 14
9,942± S.F.
0.228± AC.

N 85°27'13" W 137.00'

OPEN SPACE B
602,919± S.F.
13.841± AC.

30' WIDE DRAINAGE EASEMENT

EX. DELAWARE ELECTRIC COOPERATIVE EASEMENT TO BE EXTINGUISHED PER PRIOR RIGHTS AGREEMENT

40' WIDE DRAINAGE EASEMENT

A 5-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

CANNON ROAD (S307)

20' WIDE DRAINAGE EASEMENT

A 5-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

20' WIDE DRAINAGE EASEMENT

40' WIDE EX. R.O.W.

40' WIDE EX. R.O.W.

EX. 80' WIDE R.O.W.

S87°01'53"E 15.02'

S04°45'44"W 276.45'

EX. 50' WIDE R.O.W.

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

20' WIDE DRAINAGE EASEMENT

30' WIDE PROPOSED R.O.W.

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

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED TO THE STATE OF DELAWARE AS PER THIS PLAT

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

25' WIDE EXISTING R.O.W.

PELICAN POINT SUBDIVISION PHASE 1

LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22.00, PARCEL 12.00
DEED REF.: 2949/310

LANDS N/F
NEW LIFE BIBLE FELLOWSHIP CHURCH
TAX MAP 2-34-22.00, PARCEL 13.12
DEED REF.: 3023/267

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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REVISIONS

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2	5/5/15	DelDOT - LON0-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/14/15)

FINAL SUBDIVISION PLAT I

for

PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE

Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.: 12

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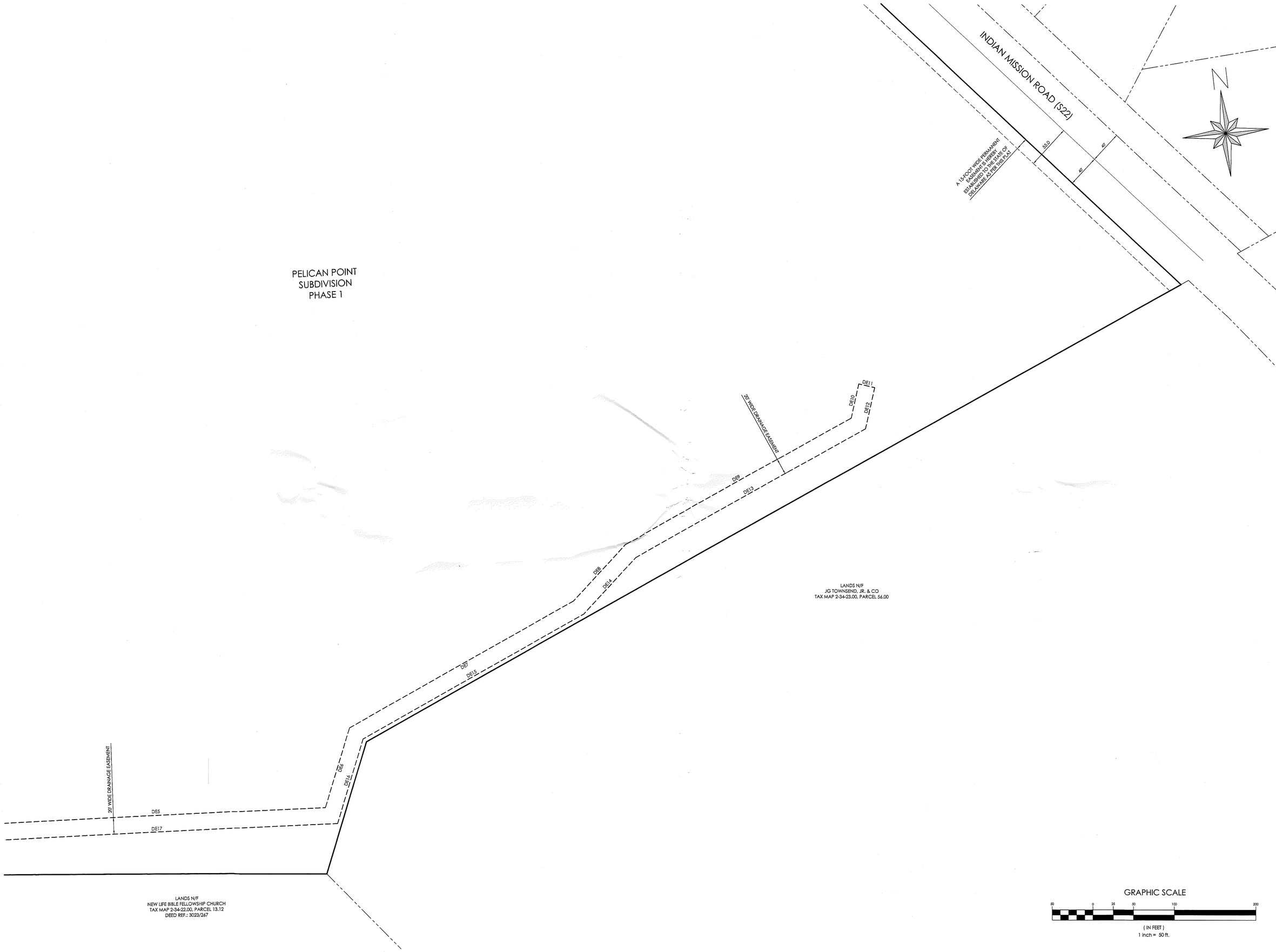

solutions
Integrated Planning
Engineering & Management, LLC

Fuller Hall & ASSOCIATES, IN
A Wholly Owned Subsidiary

1328 East Market Street, PO Box 41
Georgetown, DE 1994
T.: 302.297.921
www.solutionsipem.com
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Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DelDOT - LCNO-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT J

for

PELICAN POINT PHASES 2-5

SUSSEX COUNTY, DELAWARE

Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB

Sheet No.: 1

File Name: FINAL PLAT.dw

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

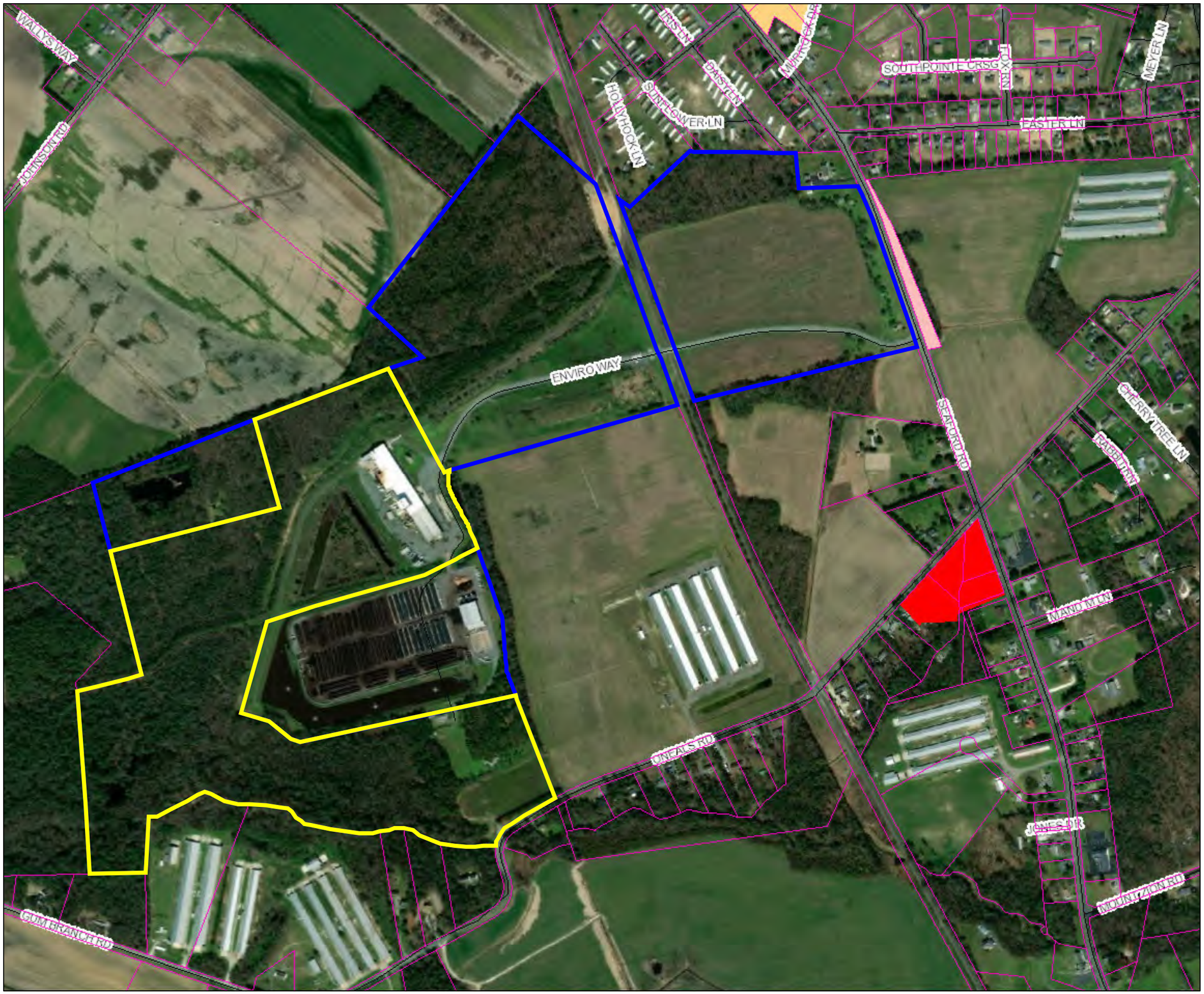
Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date February 11th, 2020.

Application:	CU 2258 Bioenergy Development Group, LLC
Applicant:	Bioenergy Development Group, LLC 50 State Circle Annapolis, MD 21401
Owner:	BDG DE LLC 50 State Circle Annapolis, MD 21401
Site Location:	Lying on the west side of Seaford Road (Route 13A), approximately 0.2 mile north of Oneals Road (S.C.R. 485)
Current Zoning:	AR-1 Agricultural Residential Zoning District
Proposed Use:	Amend CU 1314 (as amended by CU's 1691 and 1692) to permit the processing and handling of poultry litter to include nutrient recovery for natural gas and electrical generation
Comprehensive Land Use Plan Reference:	Industrial
Councilmatic District:	Mr. Vincent
School District:	Seaford School District
Fire District:	Blades Fire District
Sewer:	Private, On-Site
Water:	Private, On-Site
Site Area:	228.88 acres +/-
Tax Map ID.:	132-6.00-88.01, 95.00 & 132-11.00-41.00, 41.02

EQUAL HOUSING OPPORTUNITY

Sussex County



PIN:	132-11.00-41.00
Owner Name	BDG DE LLC
Book	5195
Mailing Address	50 STATE CIR
City	ANNAPOLIS
State	MD
Description	NW/RT 487
Description 2	1555'NE/RT 487 SW/50
Description 3	EASEMENT ENVIRO WAY
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

1:9,028

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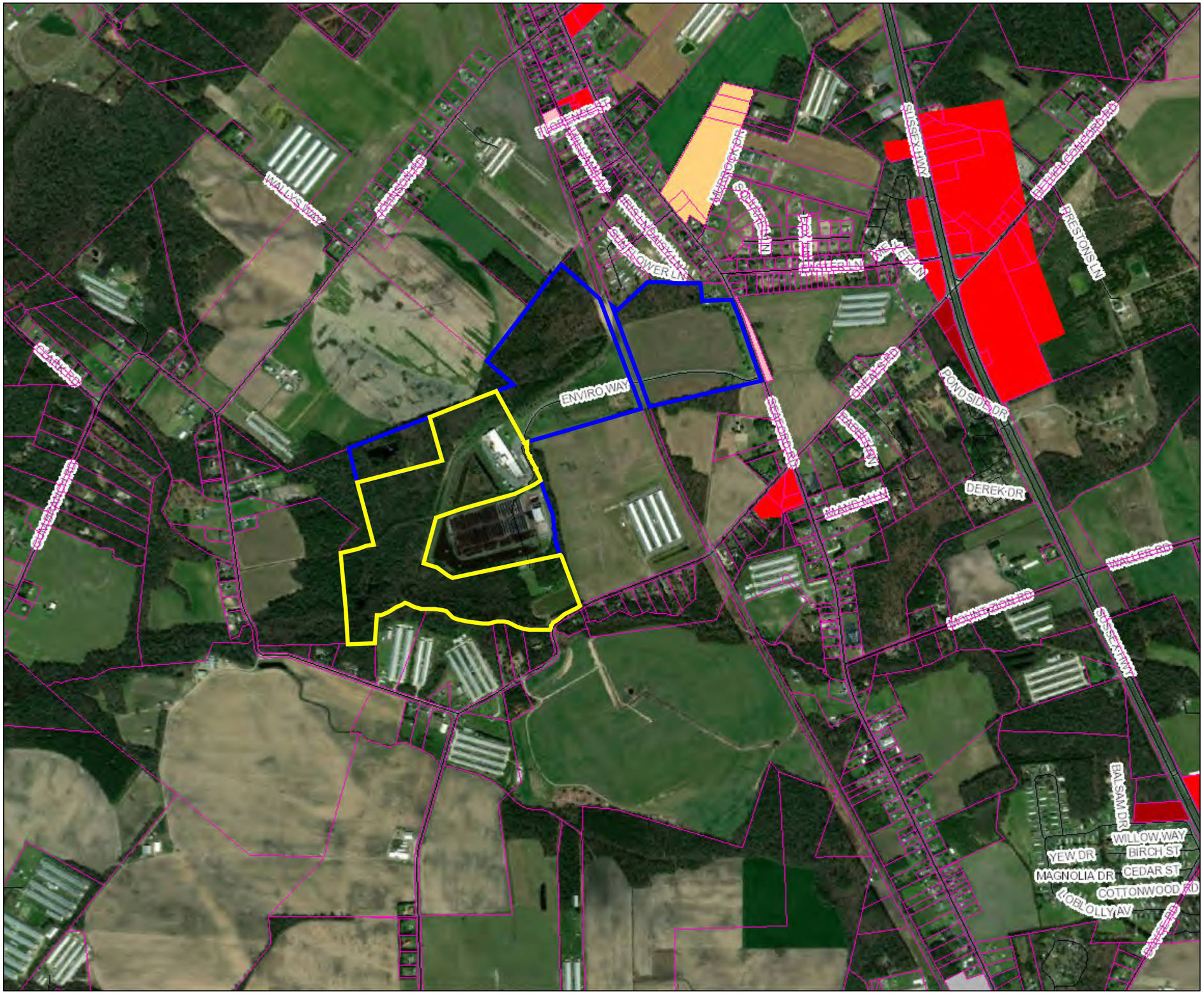
0 0.175 0.35 0.7 km

January 20, 2021

Sussex County



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polygonLayer

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polygonLayer

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Tax Parcels

Streets

January 20, 2021

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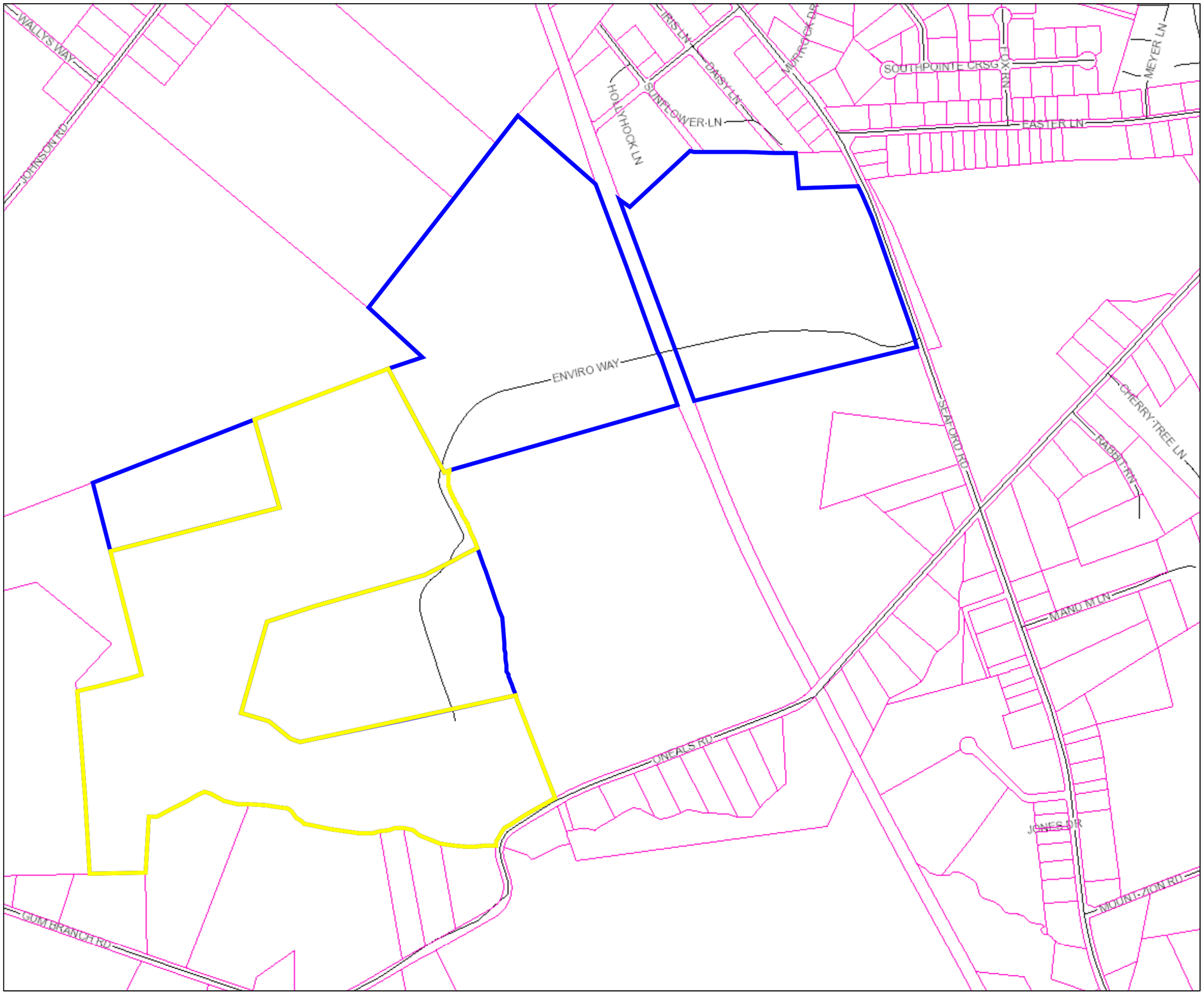
Sussex County



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polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

Streets

County Boundaries

Municipal Boundaries

1:9,028

0 0.1 0.2 0.4 mi

0 0.175 0.35 0.7 km

January 20, 2021

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

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Christin Scott, Planner I
CC: Vince Robertson, Assistant County Attorney and applicant
Date: February 5, 2021
RE: Staff Analysis for CU 2258 Bioenergy Development Group, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2258 Bioenergy Development Group, LLC to be reviewed during the February 11, 2021 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 Tax Parcels 132-6.00-88.01, 95.00 & 132-11.00-41.00, 41.02 to amend CU 1314 (as amended by CU's 1691 and 1692) to permit the processing and handling of poultry litter to include nutrient recovery for natural gas and electrical generation to be located at 28338 Enviro Way, Seaford. The parcels are located on the west side of Seaford Rd. (Rt. 13A), approximately 0.2 mile north of Oneals Rd. (S.C.R. 485). Each separate parcel combines for a total acreage of 228.88 acres +/-. the Applicant has submitted a Conceptual Site Plan showing the additional buildings and structures associated with the proposed use, and the floor areas associated with the additional buildings. The existing floor area of 69,120 sf. is proposed to be increased to 72,620 sf.

There are 3 related Conditional Use Applications for the parcels, CU 1314, CU 1691 & CU 1692. CU 1314 requested a micro-nutrient plant for poultry litter and was approved by the Sussex County Council on December 21, 1999 through Ordinance No. 1354. CU 1691 was a request to amend CU 1314 to a micro-nutrient plant with related truck entrance and rail spur for the processing and handling of poultry litter and was approved by the Sussex County Council on July 25, 2006 through Ordinance No. 1865. CU 1692 was a request to amend the conditions of approval of CU 1691 and CU 1314 and was approved by the Sussex County Council on August 1, 2006 through Ordinance No. 1866.

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 parcels have a designation of "Industrial." The surrounding and adjacent properties located to the north, south, east, and west of the subject properties lie within the "Low Density" Future Land Use Map designation.

As outlined within the 2018 Sussex County Comprehensive Plan, Industrial Areas are lands devoted to concentrations of larger industrial uses including heavier industry, light industry, warehousing, and flex space. Appropriate development in these areas could take the form of conventional

industrial parks or planned business parks with a unified design that incorporate a combination of light industry and other business uses. Large, more intensive stand-alone industrial uses should also be directed to these areas.

The subject properties are zoned Agricultural Residential (AR-1). The adjoining parcels to the north, south, east and west are all zoned Agricultural Residential (AR-1). The properties to the south along Seaford Rd. (Rt. 13A) are zoned General Commercial (C-1).

Since 2011, there has been one additional Conditional Use application, as well as the applications mentioned above, within a 1-mile radius of the application site. Conditional Use No. 1940 to allow for a physical training studio and gym. This application was approved by the Sussex County Council on September 11, 2012 through Ordinance No. 2276-A

Based on the analysis of the land use, surrounding zoning and uses, the Conditional use to amend CU 1314 (as amended by CU's 1691 and 1692) to permit the processing and handling of poultry litter to include nutrient recovery for natural gas and electrical generation, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: _____

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

TM No.132-6.00-88.01 and 95.00 and 132-11.00-41.00 and 41.02

Type of Conditional Use Requested:
Amend CU 1314 (as amended by CUs 1691 and 1962) to permit the processing and handling of poultry litter to include nutrient recovery for natural gas and elctrical generation

Tax Map #: See above **Size of Parcel(s):** 228.88 a. +/-

Current Zoning: AR-1 **Proposed Zoning:** CU **Size of Building:** _____

Land Use Classification: Industrial

Water Provider: on site **Sewer Provider:** on site

Applicant Information

Applicant Name: Bioenery Development Group, LLC
Applicant Address: 50 State Circle
City: Annapolis State: MD ZipCode: 21401
Phone #: _____ E-mail: pettinger@bioenergydevco.com

Owner Information

Owner Name: BDG DE LLC
Owner Address: same as above
City: _____ State: _____ Zip Code: _____
Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Dennis L. Schrader
Agent/Attorney/Engineer Address: P.O. Box 690
City: Georgetown State: DE Zip Code: 19947
Phone #: (302) 856-0010 E-mail: dschrader@morrisjames.com

Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

✔ **Completed Application**

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

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

✔ **Provide Fee $500.00**

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

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

___ **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: 12.2.2020

Signature of Owner

Date: _____

For office use only:

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

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Subdivision: _____

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

Date of CC Hearing: _____ Decision of CC: _____

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

JENNIFER COHAN
SECRETARY

January 16, 2020

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 **Bioenergy Development Group, LLC** conditional use application, which we received on December 17, 2019. This application is for an approximately 198.48-acre assemblage of parcels (Tax Parcels: 132-6.00-88.01, 132-6.00-95.00 & 132-11.00-41.00). The subject land is located on the north side of Oneals Road (Sussex Road 485) and west of Seaford Road (Sussex Road 13), approximately 350 feet southwest of the intersection of Seaford Road and Easter Hill Road (Sussex Road 485A), south of the City of Seaford. The subject land is currently zoned AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Seaford Road where the subject land is located, which is from the south Blades limits to the north Laurel limits, is 5,960 vehicles per day. As the subject land also has frontage along Oneals Road, the annual average daily traffic volume along that road segment is 1,937 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.

T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jamie Whitehouse, Planning & Zoning Manager, Sussex County Planning & Zoning
Bioenergy Development Group, LLC, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

DUFFIELD ASSOCIATES
Soil, Water & the Environment

Duffield Associates, Inc.
1060 South Governors Ave., Suite 101
Dover, DE 19904
Phone: 302.674.9280
Fax: 302.674.1099
duffnet.com

April 10, 2020

Via Electronic Mail

Mr. Jamie Whitehouse, AICP, MRTPI
Director, Department of Planning & Zoning
Sussex County
2 The Circle, P.O. Box 417
Georgetown, DE 19947

RE: Bioenergy Development Group
Anaerobic Digester and Related Site Improvements
28338 Enviro Way, Seaford, Delaware 19973

Dear Mr. Whitehouse:

On behalf of our client BioEnergy Development Group (BDG), attached please find a preliminary site plan submission for the subject project. We are requesting review of the preliminary site plan at the next available Planning and Zoning Commission meeting. Representatives of BDG and Duffield Associates, Inc. (Duffield) will be in attendance to provide statements and answer questions that you or the Commission may have. Please include the following project summary in your review and provide a copy to the Commission with the preliminary site plan. Our team, along with BDG, has participated in several meetings with various regulatory agencies in order to understand the full scope of permits required for this project. Those permits or approvals are noted in *italics* below.

PROJECT SUMMARY

BDG currently owns and operates an existing composting operation, formerly known as Perdue AgriRecycle, located at 28338 Enviro Way, Seaford, DE 19973 which sits on approximately 220 acres in Sussex County, DE. The existing composting operation is permitted to process a combined 30,000 tons per year of Dissolved Air Floatation wastes (DAF), hatchery and poultry litter, producing and selling approximately 15,000 tons of organic compost per year.

The location was also the site of a poultry litter pelletizing plant operated by Perdue and originally permitted to take in 110,000 tons of poultry waste materials. Perdue had ceased pelletizing operations prior to acquisition of the site by BDG.

Using the former pelletizing plant and its existing operations building as well as surrounding supportive infrastructure, BDG is developing a poultry industry centric anaerobic digester (AD) which will process up to 200,000 metric tons per year of poultry DAF and additional poultry industry waste (generated by Perdue and other industry companies). The AD will produce approximately 430,000 MMBtus per year of clean, renewable natural gas (RNG). The RNG will be sold and injected on-site into the natural gas pipeline distribution system displacing an equal amount of fossil fuel derived natural gas. Chesapeake Utilities Corporation is currently envisioned as BDG's partner regarding RNG.

Anaerobic digesters produce a biogas which is rich in methane (CH_4) that will be cleaned and upgraded to pipeline natural gas quality standards and used as clean and sustainable RNG. The biogas contaminants removed during the cleaning and upgrading process include moisture, particulates, oils, volatile organic compounds (VOC), carbon dioxide (CO_2), and hydrogen sulfide (H_2S). The moisture removed is collected and processed with other process wastewater through an on-site wastewater pre-treatment plant for discharge. Particulates, oils, some of the VOCs and H_2S are trapped in an activated carbon media in an enclosed vessel. Once trapped, there is no potential release of these contaminants. Media is replaced as needed when saturated and the contaminated media is taken to a landfill for disposal and is considered a non-hazardous waste. The remaining VOCs are destroyed with a small amount of unrecovered methane in a tail gas from the treatment system, which is either thermally oxidized or burned in the flare. CO_2 is recovered for sale as a co-product.

In addition to RNG, the AD Facility will recover: 1) approximately 90 million cubic feet per year of carbon dioxide (CO_2) that will be made available to the commercial market for sale; and 2) 31,000 tons per year of a nutrient rich solids digestate. The digestate, a class A Compost in its own right, will be incorporated within the facility's current and ongoing compost process creating an organically rich and natural soil amendment. BDG is also expecting to increase the amount of material composted on site beyond the current permitted limit of 30,000 tons of varied materials.

State and Local Economic Impact – The existing compost facility currently employs 12 people with responsibilities that range from: mechanic to pile turner to environmental manager. The anaerobic digestor at completion is envisioned to expand our staffing needs to approximately 50 individuals from the community with jobs that range from engineering and operation to trucking, maintenance and operations.

Additionally, the site will become a learning center focused on the agricultural jobs of the future. BDG plans to partner with University of Delaware both in extending current relationships at the Carvel campus as well as extending their reach to bring research staff to the facility on specific projects of interest of the agricultural community. And as a long-term community resident, BDG also plans to extend this academic exchange to include work with the Delaware Technical Community College and high schools in the area.

In terms of direct expense, a shovel ready project such as proposed for this facility has a budget of of over $25 million. Roughly half of this budget is directed at local trades from construction to concrete, fencing to project design.

Traffic – As part of the development of the existing operation, the site entrance was designed to accommodate 82 vehicles per day entering and exiting the facility. A Service Level Evaluation has been prepared by DelDOT and provided to Sussex County on January 16, 2020. We believe that existing trip allowances are sufficient to accommodate the needs of the new project; therefore, we will be working with *DelDOT to obtain a Letter of No Objection or Contention.*

Wastewater – Sanitary wastewater is currently treated and discharged using an existing on-site wastewater system. Moving forward up to approximately 37.5 million gallons per year of process

wastewater will be generated directly by the AD process and supporting facilities. Process wastewater will be collected and refined using on-site pretreatment system, then, based on water balance and discharge limits, incorporated into Sussex County's wastewater collection system. Initial and very positive discussions are ongoing with the County to create a new sewer district that will include a pumping station and force main to transmit wastewater to the Blades Sanitary Sewer District and subsequently to the City of Seaford for final treatment and discharge. As part of this process, we will work with the County and DNREC to obtain an *Approval for the Construction of a Wastewater Conveyance System.*

Water Supply – Process and potable water for the facility is currently provided by an on-site water supply well. *Future water needs associated with the AD process are currently under evaluation and may require, though not envisioned, the facility to seek approvals from DNREC for additional on-site well(s).*

Air Permitting and Odor Mitigation – The Facility has a current air permit with the State of Delaware, APC-2016/0093. This *air permit will be modified and updated* to incorporate new potential point sources of air emissions from three and possibly a fourth optional source:

1) A new flare which burns the biogas when the biogas upgrade system is not available due to repairs and maintenance. The flare is expected to operate no more than 900 hours each year.

2) A natural gas fired, boiler to provide thermal energy for process heat in the Facility to heat materials within the digester. The boiler will utilize appropriate air pollution control technology.

3) Thermal oxidizer for destruction of tail gas.

4) An optional combined heat and power system capable of producing about 2 MW of electricity may be added to the facility during early design but is not likely.

Potential Odor issues will be mitigated through controlled handling of feedstock materials. Solid feedstock materials for the AD will be delivered to, and transferred within, the existing operations building, which is a closed, negative pressure space that utilizes biofilters for removal of noxious odors. Solid materials will be piped into the AD from inside the operations building. Liquid materials will be transferred via a closed piping system located outside the building.

New AD storage and process tankage – Upgrades to the facility will include new above ground process and storage tanks associated with the AD. All tanks are closed and covered vessels, the area around the AD tankage will be a stone surface:

1) One equalization tank designed to hold 165,000 – 170,000 gallons of DAF slurry, (11 – 13% solids and 87 – 89% water);

2) Four anaerobic digester tanks each designed to hold approximately 1.3 million gallons of the same mixture of DAF sludge and water;

3) Two secondary fermentation tanks also each designed to hold approximately 1.3 million gallons of a mixture of 6% digested solids and water;

4) One fixed roof biogas tank with approximately 500,000 cubic feet of biogas storage capacity.

We are working to obtain a Resource Recovery Facility Permit from DNREC for the AD.

Pressure vessels – Besides the boiler used for process heating, no other pressure rated vessels are anticipated in the design and construction of the Facility.

On-site chemicals – Minimal chemical storage totaling less than 10,000 gallons is required on site and will consist primarily of boiler and water treatment chemicals and small amounts of oils and lubricating grease for equipment.

Other construction or paving – The existing building has been unused for some time and requires some normal maintenance. BDG plans to renovate the both exterior skin and roof. Planned renovations inside the building are related to installation of equipment, structures, piping and other supported infrastructure needed to process feed stocks and products in a manner similar to the former pelletizing facility.

Outside of the building, total land disturbance including grading and paving is estimated to be from 5 to 10 acres based on the anticipated site layout; however, a large portion of the disturbed area associated with the current project will be related to modifications to existing disturbed lands. This will include paving an approximate 1,500-foot length of the existing entrance road, reducing the potential generation of dust and insuring efficient and safe traffic flow. Minor grading operations are contemplated near the existing site entrance to create a reception area including visitor parking and a small security office. Larger grading operations will occur west of the operations building, where the AD process equipment, piping and tankage will be constructed. In addition, existing stormwater management ponds will be modified and relocated in this area.

Other planned improvements include installation of new security fencing, new landscaping, and new signage at the site entrance. No lighting improvements are planned at this time.

Stormwater Management – A NPDES general permit for industrial stormwater is in place for the composting operation and BDG has submitted a Notice of Intent to implement system enhancements. BDG is prepared to implement plans previously developed by Perdue, through its consultant McCrone, and approved by DNREC to make modifications to the outlet structure of the stormwater facility that serves the composting operation. Aerators, per the approved plan, will be installed in the stormwater pond to facilitate evaporation and enhance storage capacity with the goal of minimizing surface water discharges.

New construction/land disturbance amounts will determine what, if any, additional stormwater infrastructure may be needed to meet regulatory requirements. Existing stormwater management facilities located west of the existing building and new AD tankage will be relocated and enlarged.

These improvements will require a *Detailed Sediment and Stormwater Management Plan permit from the Sussex Conservation District.*

In addition to improvements in our current storm water management program, BDG will incorporate best management practices (BMPs) when using available land owned by the facility. This could include, but not be limited to:

- Assuring nutrient management plans are developed and implemented for tilled acreage.
- Identifying opportunities for creation of buffer areas to water/wetland features on site.
- Planting winter cover crops where practicable.
- Utilizing native vegetation in plantings.

Beyond any BMPs implemented on-site, the process of anaerobic digestion and associated pasteurization will remove pathogens from soil amendments produced from the facility site. Ultimately, the processing of waste streams from state and regional poultry operations will reduce the amount of DAF wastes, poultry litter, and associated nutrients that have historically been land applied in Delaware and surrounding states.

Wetlands – Wetlands are located on the property, but are not located within the areas where construction will occur. *We will provide confirmation of no impact to wetlands as part of our final site plan submission*.

Federal Permits – No federal permits are anticipated and no federal funding or grants are required for the construction and operations of the Facility. Any federal permitting associated with installation of the natural gas pipeline to the facility will be led by and coordinated by Chesapeake Utilities Corporation

We trust this information is adequate for your review and look forward to your working with your office on this project. Please do not hesitate to contact us at (302) 239-6634 if you have any additional questions or require additional information.

Sincerely,

DUFFIELD ASSOCIATES, INC.

Stephen J Gorski

Stephen J. Gorski, P.E.
Senior Project Manager

MEF/SCH:
12393ED.0420-Environmental Request Letter.COR

SUPPORT EXHIBIT

STATE OF DELAWARE
DEPARTMENT OF AGRICULTURE
2320 SOUTH DUPONT HIGHWAY
DOVER, DELAWARE 19901
AGRICULTURE.DELAWARE.GOV

MICHAEL T. SCUSE
SECRETARY
KENNETH M. BOUNDS
DEPUTY SECRETARY

TELEPHONE: (302) 698-4500
TOLL FREE: (800) 282-8685
FAX: (302) 697-6287

February 2, 2021

Robert C. Wheatley, Chairman
Sussex County Planning and Zoning Commission
2 The Circle
Georgetown, DE 19947

Dear Chairman Wheatley,

On behalf of the Delaware Department of Agriculture, I am pleased to provide a letter of support for the proposed organics recycling project by Bioenergy DevCo (BDC) at the former Perdue AgrirRcycle facility. Bioenergy's proposal is in perfect alignment with the Department's mission to promote the viability of food, fiber, and agricultural industries in Delaware through quality services that protect the general public's health and welfare and enhance the environment, health, and welfare of the general public. This project provides a sustainable solution for organic waste produced by the poultry industry, Delaware's most significant agricultural sector.

Delaware's poultry industry supports more than 20,000 jobs, directly and indirectly, while generating a $3.5 billion economic impact to our state. Ranked first in the nation, Sussex County produces more than 200 million broilers per year. Growing and processing broilers at this scale result in a significant amount of poultry litter and DAF sludge. The selection by BDC to locate their project in Sussex County is vital. Their commitment to investing more than $40 million in repurposing and upgrading the former Perdue AgriRecycle facility will create a state-of-the-art facility dedicated to sustainable nutrient management, renewable energy, healthy soil products, and the creation of jobs for our residents.

The BDC project represents an opportunity to help transition the poultry industry to a more sustainable future. This project will recycle organic poultry waste and convert it into fossil-free biogas through proven anaerobic digestion technology used on farms across the United States. This biogas will then be cleaned and processed into pipeline-quality renewable natural gas and delivered to Delawareans through a partnership with Chesapeake Utilities. This important project not only benefits our residents and the environment but also serves as an innovative solution to agricultural waste that will help sustain and strengthen Delaware's agricultural industry for generations to come.

Sincerely,

Michael T Scuse

Michael T. Scuse
Secretary of Agriculture

SENATE
STATE OF DELAWARE
411 LEGISLATIVE AVENUE
DOVER, DELAWARE 19901

SUPPORT EXHIBIT

January 27, 2021

Robert C. Wheatley, Chairman
Sussex County Planning and Zoning Commission
2 The Circle
Georgetown, DE 19947

Dear Chairman Wheatley,

Please accept this letter of support for Bioenergy DevCo's proposed organics recycling project at the former Perdue Agrirecycle facility near Seaford, which will create renewable natural gas from agricultural wastes such as poultry litter and DAF using proven anaerobic digestion technology. Agriculture is Delaware's No. 1 industry and poultry farming and processing are an important part of Sussex County's economic fiber and rural heritage. Sussex County farmers produce more than 200 million broilers per year, and the poultry industry supports more than 20,000 jobs and generates $3.5 Billion in annual economic impact in the State of Delaware.

Bioenergy's project supports the poultry industry and our farmers by offering a local and more environmentally sustainable disposable alternative for the waste organics produced from raising and processing chickens. This project to repurpose and upgrade the former Perdue facility represents a more than $40 million investment by Bioenergy in Sussex County and will create a state-of-the-art facility - known as the Bioenergy Innovation Center - dedicated to sustainable nutrient management, renewable energy production, and healthy soil products. In addition to creating job, this project will serve as an anchor for green economic development in Sussex County and the State of Delaware.

Perdue's original mission for this facility was to help the poultry industry on the Delmarva peninsula manage residual organics in an environmentally smart manner. Bioenergy's proposed organics recycling project is in full keeping with this mission, and we are pleased to hear that Bioenergy has entered long-term relationships with Perdue to process its organic wastes into raw biogas and Chesapeake Utilities for the delivery of clean renewable gas within our communities.

With these benefits in mind, we urge the Planning and Zoning Commission to approve any permits and conditional use amendments necessary for this important project to move forward in Sussex County. Thank you for your consideration.

Respectfully,

Gerald W. Hocker
Delaware State Senator, Minority Leader
20th Senatorial District

Brian G. Pettyjohn
Delaware State Senator, Minority Whip
19 Senatorial District

Ernesto B. Lopez
Delaware State Senator
6th Senatorial District

Bryant L. Richardson
Delaware State Senator
21st Senatorial District

David L. Wilson
Delaware State Senator
18th Senatorial District

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Thursday, February 4, 2021 1:49 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 4, 2021 - 1:49pm

Name: Nancy Jeanne Hannigan
Email address: NJHANNIGAN@YAHOO.COM
Phone number: 3025436446
Subject: Conditional Use Permit #1962
Message: I am writing to ask that the Commission VOTE NO regarding Conditional Use Permit #1962, to expand producing methane gas from farm waste. I am a retired chemist and see 2 major problems with the proposal: (1) the process would consume unacceptable quantities of fresh water for limited benefit, and negatively impact water quality (2) methane gas is highly explosive and would pose significant risk to area residents.

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Thursday, February 4, 2021 7:37 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 4, 2021 - 7:37am

Name: Clark
Email address: clarkleitner@yahoo.com
Phone number: 3025027291
Subject: BioGas Capture and Refining Facility
Message: We need the complete assessment of how much fresh water will be needed to process, where the fresh water will come from, and what is the strategy to dispose of said water which wil be filled high levels of nitrogen and phosphorus.

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Wednesday, February 3, 2021 3:09 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 3, 2021 - 3:08pm

Name: Ellen Homsey
Email address: ehomsey@yahoo.com
Phone number: 3026559493
Subject: Conditional use permit #1964
Message: My view: this is an environmentally and socially reckless, short-sighted, and destructive proposal and unworthy of the the Planning and Zoning Commission.

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Wednesday, February 3, 2021 5:10 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 3, 2021 - 5:10pm

Name: Nancy Fifer
Email address: guss46@verizon.net
Phone number: 3026446829
Subject: pollution
Message: are we not trying to reduce the pollution of our planet? This idea is atrocious!

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Wednesday, February 3, 2021 6:09 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 3, 2021 - 6:08pm

Name: KAREN A DESANTIS
Email address: kadesantis@comcast.net
Phone number: 3022125630
Subject: Bioenergy Development Group and Perdue Farm's proposal to be heard on Feb.11
Message: Hello, Thank you for all you do for the community. I want to express my concern about the Bioenergy Development Group and Perdue Farm's proposal for treating farm waste from our area and from other states. I hope the request is declined. Considering the current state of our water and the unbelieveable amount of new construction, it would be irresponsible to encourage more use of our water for processing out of state waste and putting that used water back into our land. I am willing to reduce my chicken eating to once a week to help deal with this issue! Seriously, I think we need start to take care of our people and note become a dumping ground for other states or for big companies. Thank you for your consideration.

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Wednesday, February 3, 2021 8:23 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Wednesday, February 3, 2021 - 8:23pm

Name: Denise Giacoia
Email address: denisegiacoia55@gmail.com Phone number: 9086190900
Subject: BioGas Capture and Refining Facility
Message: We need to make sure there will be a traffic study. There should be an investigation on what the long term effect on people's health, impact to water, and impact to tourist community. This site is right next to watersheds that need to be cleaned up and this will just add to this problem. The project is not totally transparent. Does not show gas emissions, the trucks that can explode....this is to Polly Annerish! In addition, there needs to be more conditions around this build since it is larger than just a composting site. This will impact the value of our homes and can impact the growth in more households that will move to this state.

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Thursday, February 4, 2021 11:49 AM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 4, 2021 - 11:48am

Name: Debbi Zarek
Email address: debbi.zarek@gmail.com
Phone number: 3024634271
Subject: No permit for a BioGas Capture and Refining Facility
Message:
Hello,
I am writing to let you know I oppose the permit for a BioGas Capture and Refining Facility in Sussex county. This is exactly what we DON'T need. I am always surprised that more is not being done about the chicken waste run off in Sussex county. Last year there were articles in the News Journal about contaminated water around a poultry factor. Water needed to be given to these residents. The waste from a poultry factory can be devasting for a community as it ruins their water. Having Delaware be the site to take in other factories waste is crazy! We need less poultry factories and less chicken waste in Delaware, not more. Please vote no for the permit. Honestly, we should be having a campaign to decrease chicken intake as it is disasterous to our environment.

Thank you for your time,
Debbi Zarek, MD, FACP, Owner
Progressive Health of Delaware
302-543-5454
3521 Silverside Rd, Ste 2J
Quillen Bldg.
Wilmington, DE 19810
Fax 302-327-4200
https://us-west-2.protection.sophos.com?d=progressivehealthproject.com&u=aHR0cHM6Ly93d3cucHJvZ3Jlc3NpdmVoZWFsdGhwcm9qZWN0LmNvbS9wcm9ncmVzc2l2ZS1oZWFsdGgtb2YtZGVsYXdhcmU=&i=NWY0NTE2ZjM3OTk3OGIwZjc0MDhkYTAy&t=MWdIdDE3UTYyakhUUXZtWU5iSnRNcEF6ZGZMWXZFNGVtMGRUOVZDaVR4ND0=&h=6137563e4672489e992604d07f31d794

Opposition Exhibit

Nick Torrance

From: webmaster@sussexcountyde.gov on behalf of Sussex County DE <webmaster@sussexcountyde.gov>
Sent: Thursday, February 4, 2021 12:36 PM
To: Planning and Zoning
Subject: Submission from: Planning & Zoning Commission contact form

RECIPIENTS: Jamie Whitehouse

Submitted on Thursday, February 4, 2021 - 12:36pm

Name: Claire Simmers
Email address: simmersca@gmail.com
Phone number: 4844597029
Subject: Planning and Zoning Feb 11 Meeting
Message:
I oppose any approval for the Bio-energy permit application for an anaerobic digestive and biogas usage. Bio Energy Development Group, LLC C/U 2258

Description of Request:
AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT TO AMEND CONDITIONAL USE NO. 1314 (ORDINANCE NO. 1354) (AS AMENDED BY CONDITIONAL USE NO. 1691 (ORDINANCE NO. 1865) AND CONDITIONAL USE NO. 1962 (ORDINANCE NO. 2311)) TO PERMIT THE PROCESSING AND HANDLING OF POULTRY LITTER TO INCLUDE NUTRIENT RECOVERY FOR NATURAL GAS AND ELECTRICAL GENERATION, TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN BROAD CREEK HUNDRED, SUSSEX COUNTY, CONTAINING 228.88 ACRES, MORE OR LESS.

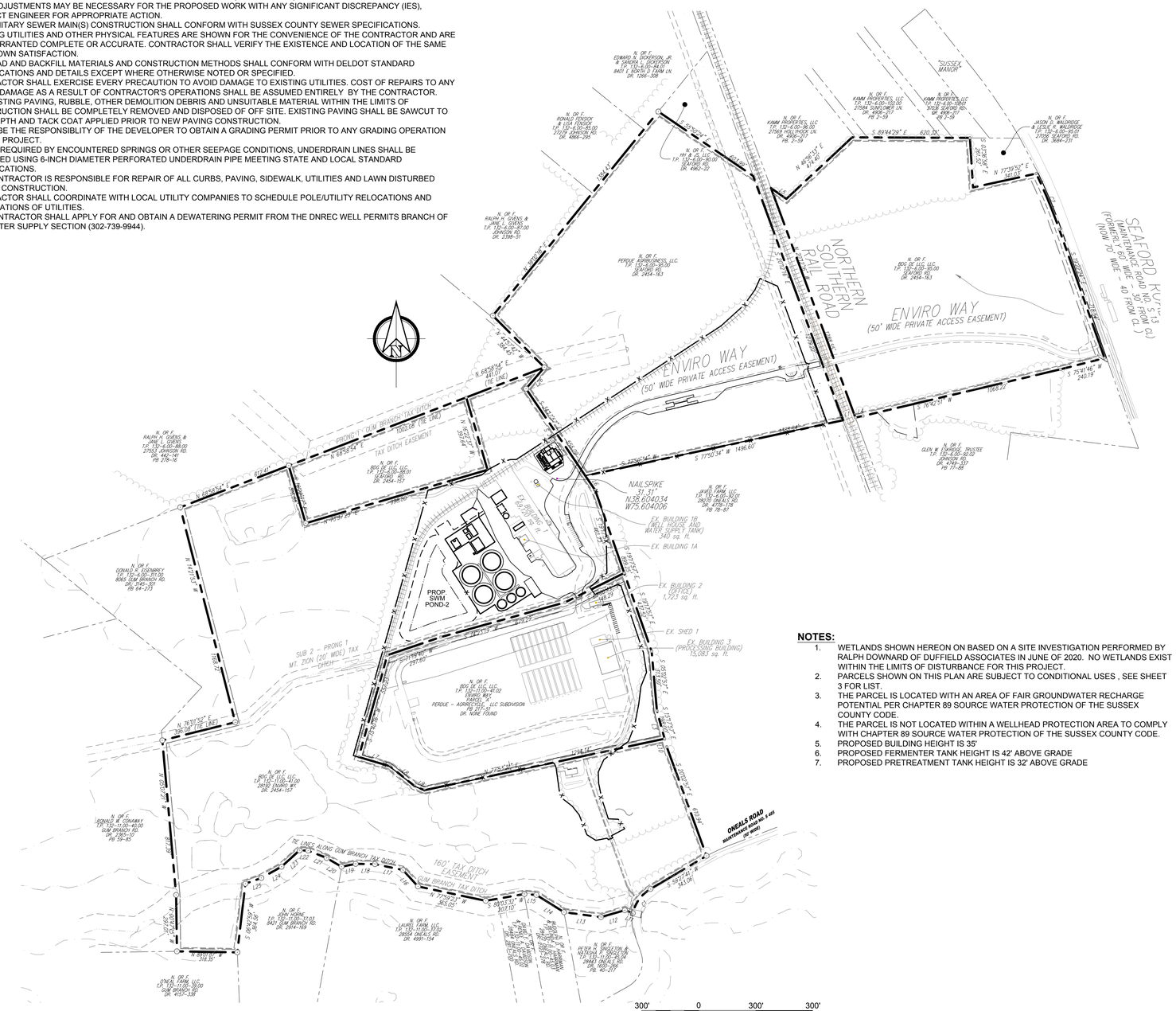
The location is in a sensitive area surrounded by wetlands and flanked by a low-income community and not industrially zoned. This isn't either agricultural use or residential so is inconsistent with the current zoning for this land. This is an industrial process that involves a small refinery and natural gas pipelines, and trucking. Nutrient recovery for natural gas and electrical generation is an industrial process.
This mega-anaerobic digester will bring in waste from all over the region, in addition to the waste we produce here in Delaware, up to 200,000 tons of waste annually. According to industry experts, it takes around 3,800 gallons of fresh water to digest 1 ton of dry poultry waste. That means this facility could require millions of gallons of fresh water to operate. The facility would then have to manage this water afterward as it is contaminated with extremely high levels of nitrogen and phosphorus. As of now, it is not clear how the facility will handle this waste stream and the contaminants contained within.
Certainly, spraying this water on local fields or injecting it into local wastewater management systems could be the tipping point for the already high levels of nitrogen pollution in the area that has led to many sources of water becoming unsafe and local waterways being destroyed.

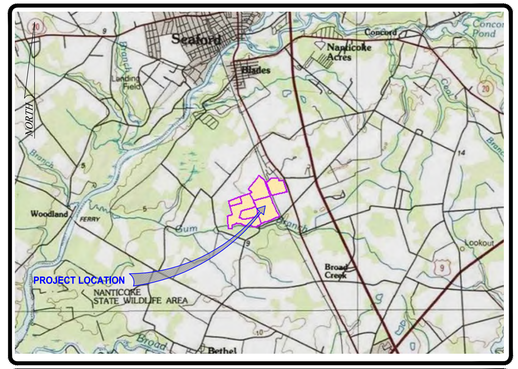
BIOENERGY DEVELOPMENT GROUP, LLC
FINAL SITE PLANS

BLADES, SUSSEX COUNTY, DELAWARE

SITE CONSTRUCTION NOTES:

1. TAX MAP: 132-6.00-88.01, 132-6.00-95.00, 132-11.00-41.00, 132-11.00-41.02
2. ZONING: AR-1
3. WATER SERVICE: EXISTING PRIVATE WELL
4. TOPOGRAPHIC AND BOUNDARY SURVEY PERFORMED BY THE PELSA COMPANY, DATED JUNE 26, 2020.
5. FLOOD ZONE DESIGNATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X AND HAS BEEN DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FIRM MAP NO.10005C0401 K, PANEL NO. 401 OF 660, DATED MARCH 16, 2015.
6. PROTECTION OF BURIED UTILITIES: ONCE PERMITTED CONSTRUCTION, THE CONTRACTOR SHALL BE REQUIRED TO NOTIFY MISS UTILITY NO LESS THAN 48 HOURS PRIOR TO STARTING WORK (1-800-282-8555).
7. FIELD ADJUSTMENTS MAY BE NECESSARY FOR THE PROPOSED WORK WITH ANY SIGNIFICANT DISCREPANCY (IES), CONTACT ENGINEER FOR APPROPRIATE ACTION.
8. ALL SANITARY SEWER MAIN(S) CONSTRUCTION SHALL CONFORM WITH SUSSEX COUNTY SEWER SPECIFICATIONS.
9. EXISTING UTILITIES AND OTHER PHYSICAL FEATURES ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT WARRANTED COMPLETE OR ACCURATE. CONTRACTOR SHALL VERIFY THE EXISTENCE AND LOCATION OF THE SAME TO HIS OWN SATISFACTION.
10. ALL ROAD AND BACKFILL MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM WITH DELDOT STANDARD SPECIFICATIONS AND DETAILS EXCEPT WHERE OTHERWISE NOTED OR SPECIFIED.
11. CONTRACTOR SHALL EXERCISE EVERY PRECAUTION TO AVOID DAMAGE TO EXISTING UTILITIES. COST OF REPAIRS TO ANY UTILITY DAMAGE AS A RESULT OF CONTRACTOR'S OPERATIONS SHALL BE ASSUMED ENTIRELY BY THE CONTRACTOR.
12. ALL EXISTING PAVING, RUBBLE, OTHER DEMOLITION DEBRIS AND UNSUITABLE MATERIAL WITHIN THE LIMITS OF CONSTRUCTION SHALL BE COMPLETELY REMOVED AND DISPOSED OF OFF SITE. EXISTING PAVING SHALL BE SAWCUT TO FULL DEPTH AND TACK COAT APPLIED PRIOR TO NEW PAVING CONSTRUCTION.
13. IT WILL BE THE RESPONSIBLITY OF THE DEVELOPER TO OBTAIN A GRADING PERMIT PRIOR TO ANY GRADING OPERATION ON THIS PROJECT.
14. WHERE REQUIRED BY ENCOUNTERED SPRINGS OR OTHER SEEPAGE CONDITIONS, UNDERDRAIN LINES SHALL BE INSTALLED USING 6-INCH DIAMETER PERFORATED UNDERDRAIN PIPE MEETING STATE AND LOCAL STANDARD SPECIFICATIONS.
15. THE CONTRACTOR IS RESPONSIBLE FOR REPAIR OF ALL CURBS, PAVING, SIDEWALK, UTILITIES AND LAWN DISTURBED DURING CONSTRUCTION.
16. CONTRACTOR SHALL COORDINATE WITH LOCAL UTILITY COMPANIES TO SCHEDULE POLE/UTILITY RELOCATIONS AND INSTALLATIONS OF UTILITIES.
17. THE CONTRACTOR SHALL APPLY FOR AND OBTAIN A DEWATERING PERMIT FROM THE DNREC WELL PERMITS BRANCH OF THE WATER SUPPLY SECTION (302-739-9944).





MAP: USGS — LOCATION MAP — SCALE: 1" = 6000'

GENERAL NOTE					
1. Tax Parcel No:		132-6.00-88.01	132-6.00-95.00	132-11.00-41.00	132-11.00-41.02
2. Source of Title		DR. 2454-157	DR. 2454-163	DR. 2454-157	SEPARATE DEED NOT RECORDED REFER TO PB 220-49
3. Supporting Documents:					
4. Parcel Address		OFF ENVIRO WAY SEAFORD, DE 19973	SEAFORD ROAD SEAFORD, DE 19973	28338 ENVIRO WAY SEAFORD, DE 19973	ENVIRO WAY SEAFORD, DE 19973
5. Zoning:	SUSSEX COUNTY, DELAWARE				
	Zoned:	AR-1	AR-1	AR-1	AR-1
	Lot Area (Septic)	32,670 SQ. FT.	32,670 SQ. FT.	32,670 SQ. FT.	32,670 SQ. FT.
	Lot Width (Septic)	100' (150' FRONTING ROAD)	100' (150' FRONTING ROAD)	100' (150' FRONTING ROAD)	100' (150 FRONTING ROAD)
	Lot Depth (Septic)	100'	100'	100'	100'
	Front Yard:	40'	40'	40'	40'
	Side Yard:	15'	15'	15'	15'
	Rear Yard:	20'	20'	20'	20'
	Lot Width Minimum:	100' (150' FRONTING ROAD)	100' (150' FRONTING ROAD)	100' (150' FRONTING ROAD)	100' (150' FRONTING ROAD)
	Height Maximum:	42'	42'	42'	42'
	Landscape Buffer:	40'	40'	40'	40'
		A ZONING CERTIFICATION LETTER OR REPORT WAS NOT RECEIVED FOR THIS SURVEY. THE ZONING SHOWN HEREON IS FROM A CURSORY REVIEW OF THE ZONING CODE OF SUSSEX COUNTY, DELAWARE, CHAPTER 115, ARTICLE IV, SECTION 115-25 (AS OF JULY 25, 2019). NOTE: IT IS STRONGLY ADVISED TO CONTACT THE JURISDICTIONAL CONTROLLING AUTHORITIES FOR UP TO DATE INFORMATION, INTERPRETATIONS AND VERIFICATION OF THE MOST RECENT ZONING CODE, ASSOCIATED REGULATIONS AND RECENTLY PROPOSED ORDINANCES.			
					TOTAL
6. Areas:	Site	435,600+/-SF (10.00+/-AC)	3,956,990 40+/-SF (90.84+/-AC)	4,253,198 40+/-SF (97.64+/-AC)	1,159,567 20+/-SF (26.62+/-AC)	9,805,356.0+/-SF (225.10+/-AC)
	Existing					
	Buildings			BLDG 1: 69,120 +/- SF BLDG 1A: 1,602 +/- SF	BLDG 2: 1,723 +/- SF BLDG 3: 15,083 +/- SF	87,528 +/- SF (2.01+/-AC)
	Stormwater Mgmt.			72,831 +/- SF (1.67+/-AC)	182,513 +/- SF (4.18+/-AC)	255,344 +/- SF (5.85+/-AC)
	Open Space	435,600+/-SF (10.00+/-AC)	3,869,187 15+/-SF (88.82+/-AC)	4,067,244.54+/-SF (93.37+/-AC)	365,895.45+/-SF (8.35+/-AC)	8,735,727.14+/-SF (200.54+/-AC)
	Other Impervious		87,803.25+/-SF (2.02+/-AC)	42,400.86+/-SF (0.97+/-AC)	596,552.75+/-SF (13.69+/-AC)	726,756.86+/-SF (16.68+/-AC)
	Proposed					
	Buildings		MAINT/STORAGE BLDG 3,500 SF FILL STATION (BIO REACTOR AREA): 170 SF			3,670 SF (0.08+/-AC)
	Stormwater Mgmt.			60,136.46+/- SF (1.38+/-AC)	182,513 +/- SF (4.18+/-AC)	242,649.46+/- SF (5.57+/-AC)
	Open Space	435,600+/-SF (10.00+/-AC)	3,869,187 15+/-SF (88.82+/-AC)	3,965,835.72+/-SF (91.04+/-AC)	365,895.45+/-SF (8.35+/-AC)	8,634,318.32+/-SF (198.22+/-AC)
	Other Impervious		87,803.25+/-SF (2.02+/-AC)	153,038.22+/-SF (3.51+/-AC)	596,552.75+/-SF (13.69+/-AC)	837,394.22+/-SF (19.22+/-AC)
7. Parking Data:	Existing Spaces					15 (INCL. 1 ADA SP.)
	Proposed Spaces	3,670 +/- SF GFA @ 1 PARKING SPACE / 200 SF GFA				18 (INCL. 1 ADA SP.)
						33 SPACES TOTAL
		THE EXISTING PARKING SPACE COUNT REFERS TO MARKED SPACES ONLY. THE SITE HAS SIGNIFICANT AREAS OF PAVEMENT CONSISTING OF GRAVEL, ASPHALT AND DIRT THAT COULD BE USED FOR PARKING.				
8. Total Disturbed Area:		394,722.12+/-SF (9.06+/-AC)				
9. Flood Zone Designations:		FLOOD ZONE DESIGNATION: SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) AND HAS BEEN DETERMINED TO BE OUTSIDE OF THE 100 YEAR FLOODPLAIN PER FIRM MAP NO.10005C0401 K, PANEL NO. 401 OF 660, DATED MARCH 16, 2015 (REVISED)				
10. Record Plans:		NONE	NONE	NONE	PB 217-49	
		A PORTION OF THIS PROPERTY IS SHOWN ON THE RECORD MINOR SUBDIVISION PLAN TITLED: "SUBDIVISION OF THE LANDS OF PERDUE - AGRIRECYCLE, LLC", IN PLAT BOOK 217, PAGE 49, DATED JULY 17, 2015.				
11. Utilities:		COMCAST: No Response VERIZON: No Response DELMARVA POWER UTILIQUEST: No Response CHESAPEAKE UTILITIES: Response Received. Utilities Exhibit Provided and plotted. CROWN CASTLE: No Response PLEASE NOTE THAT OTHER UTILITIES, NOT READILY VISIBLE, NOT SHOWN ON THE PLANS OR UTILITIES PLACED BY THIRD PARTY AGENTS, MAY BE PRESENT.				
12. Vertical Datum:		NAVD 88 NAVD				
13. Bearing Reference:		NAD 83, DELAWARE STATE PLANE				
14. Owner Data:		BIOENERGY DEVELOPMENT GROUP, LLC 9250 BENDIX ROAD COLUMBIA, MD 21045				
15. Water Service:		EXISTING PRIVATE WELL				
16. Sewer Service:		EXISTING SEPTIC TO BE ABANDONED. PROPOSED PUBLIC SYSTEM (NEW SUSSEX COUNTY DISTRICT)				

NOTES:

1. WETLANDS SHOWN HEREON ON BASED ON A SITE INVESTIGATION PERFORMED BY RALPH DOWNARD OF DUFFIELD ASSOCIATES IN JUNE OF 2020. NO WETLANDS EXIST WITHIN THE LIMITS OF DISTURBANCE FOR THIS PROJECT.
2. PARCELS SHOWN ON THIS PLAN ARE SUBJECT TO CONDITIONAL USES , SEE SHEET 3 FOR LIST.
3. THE PARCEL IS LOCATED WITH AN AREA OF FAIR GROUNDWATER RECHARGE POTENTIAL PER CHAPTER 89 SOURCE WATER PROTECTION OF THE SUSSEX COUNTY CODE.
4. THE PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA TO COMPLY WITH CHAPTER 89 SOURCE WATER PROTECTION OF THE SUSSEX COUNTY CODE.
5. PROPOSED BUILDING HEIGHT IS 35'
6. PROPOSED FERMENTER TANK HEIGHT IS 42' ABOVE GRADE
7. PROPOSED PRETREATMENT TANK HEIGHT IS 32' ABOVE GRADE

SHEET LIST

SHEET C1	INDEX SHEET
SHEET C2	EXISTING CONDITIONS/DEMOLITION PLAN
SHEET C3	OVERALL SITE PLAN
SHEET C4	SITE PLAN
SHEET C5	SITE PLAN
SHEET C6	SITE PLAN
SHEET C7	GRADING PLAN
SHEET C8	GRADING PLAN
SHEET C9	GRADING PLAN
SHEET C10	UTILITY PLAN
SHEET C11	STORM DRAIN TABLES AND PROFILES
SHEET C12	SITE DETAILS
SHEET C13	FIRE MARSHAL PLAN - OVERALL SITE PLAN
SHEET C14	FIRE MARSHAL PLAN - SITE PLAN
SHEET C15	FIRE MARSHAL PLAN - SITE PLAN
SHEET L1	LANDSCAPE PLAN
SHEET L2	LANDSCAPE DETAILS AND NOTES

ABBREVIATIONS:

ADJ	ADJOINER
BLDG	BUILDING
C.L.F.	CHAIN LINK FENCE
COH	CHIMNEY OVERHANG
CONC	CONCRETE
DH	DRILLHOLE
FOH	FLOOR OVERHANG
IP	IRON PIPE/PIN
MON	MONUMENT
PL	PROPERTY LINE
POB	POINT OF BEGINNING
ROH	ROOF OVERHANG
R/W	RIGHT-OF-WAY
WOH	WINDOW OVERHANG
MEG	MATCH EXISTING GRADE

EXISTING LEGEND

- PROPERTY LINE
- ADJOINER PROPERTY LINE
- CONTOUR
- SPOT ELEVATION
- EASEMENT
- GAS LINE
- FORCE MAIN
- WATER LINE
- ASPHALT
- CONCRETE
- GRAVEL
- RAIL ROAD
- TREELINE

PROPOSED LEGEND

- PROPOSED FENCE
- PROPOSED EASEMENT
- PROPOSED CONTOUR
- PROPOSED FORCE MAIN
- PROPOSED WATER
- PROPOSED GAS
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- PROPOSED ELECTRIC
- 4" HEAVY DUTY ASPHALT OVERLAY
- FULL DEPTH HEAVY DUTY ASPHALT
- PROPOSED GABC
- PROPOSED CONCRETE
- LIMIT OF DISTURBANCE
- PROPOSED SPOT ELEVATION
- MATCH EXISTING GRADE

OWNER'S CERTIFICATION:

I, BIOENERGY DEVELOPMENT GROUP, LLC, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

_____ _____, 2020

PROPERTY OWNER DATE

ENGINEER'S CERTIFICATION:

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

30 NOVEMBER, 2020 _____

DATE STEPHEN J. GORSKI, P.E.
REGISTRATION # 12625

SUSSEX COUNTY CONERVATION DISTRICT

APPROVED: SUSSEX COUNTY CONSERVATION DISTRICT.

_____ _____

NAME DATE

SUSSEX COUNTY CERTIFICATION

APPROVED: THE COUNTY PLANNING AND ZONING COMMISSION OF SUSSEX COUNTY.

_____ _____

NAME DATE

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: SJG
FILE NAME: 01-LG12393CF.dwg
DESIGNED BY: SCH/JJL
DRAWN BY: SMC/JJL
STEPHEN J. GORSKI, P.E.
STATE: DELAWARE P.E.# 12625

No.	REVISION	CHK'D BY

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9250 BENDIX ROAD
COLUMBIA, MD 21045

INDEX SHEET
FINAL SITE PLAN
BIOENERGY DEVELOPMENT GROUP, LLC
SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: AS SHOWN
PROJECT NO. 12393.CF
SHEET: C1 OF 17

EXISTING CONDITIONS / DEMOLITION PLAN

FINAL SITE PLAN

BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: 1" = 200'
PROJECT NO. 12393.CF
SHEET: C2 OF 17

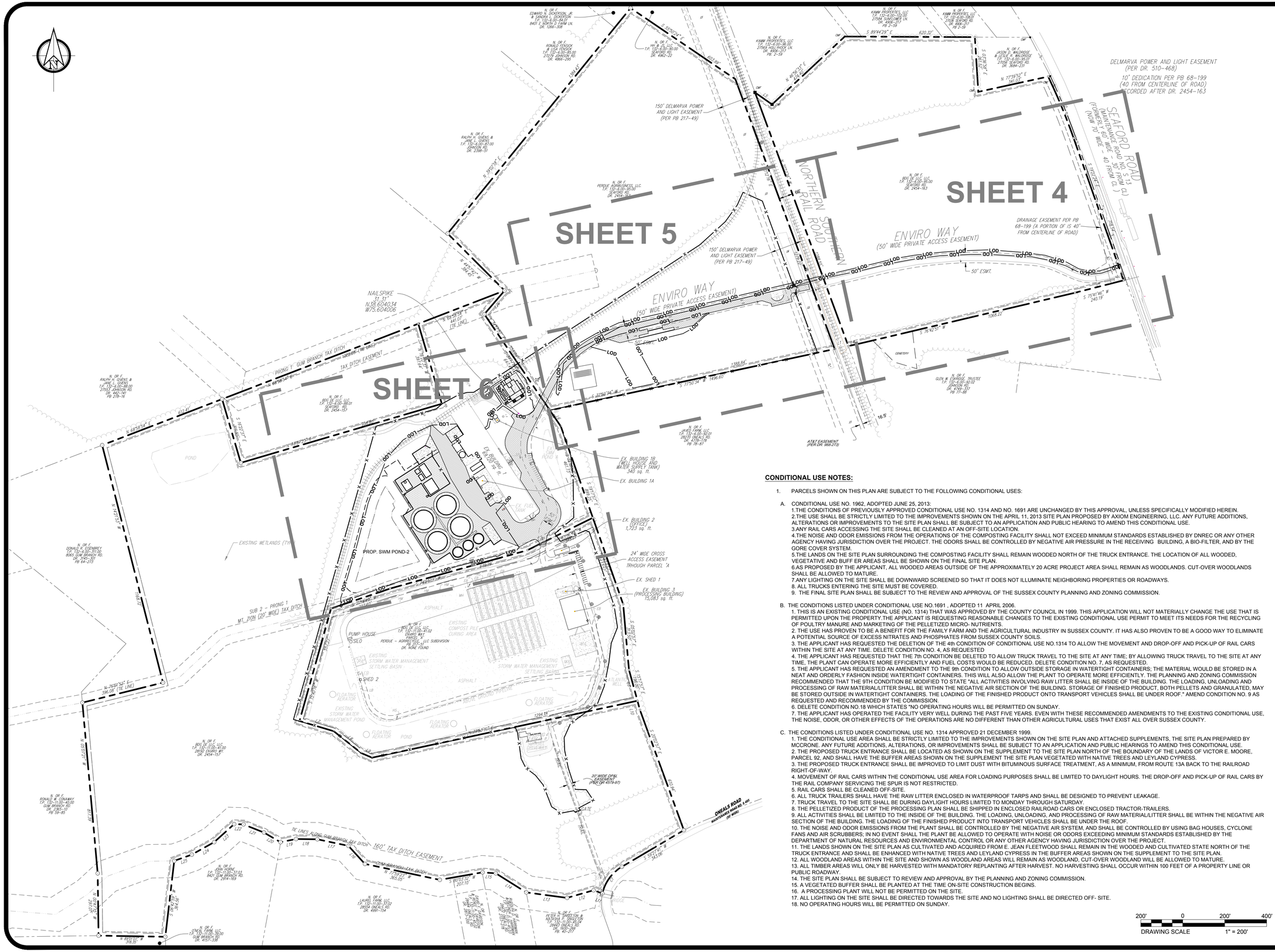
OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9259 BENDIX ROAD
COLUMBIA, MD 21045

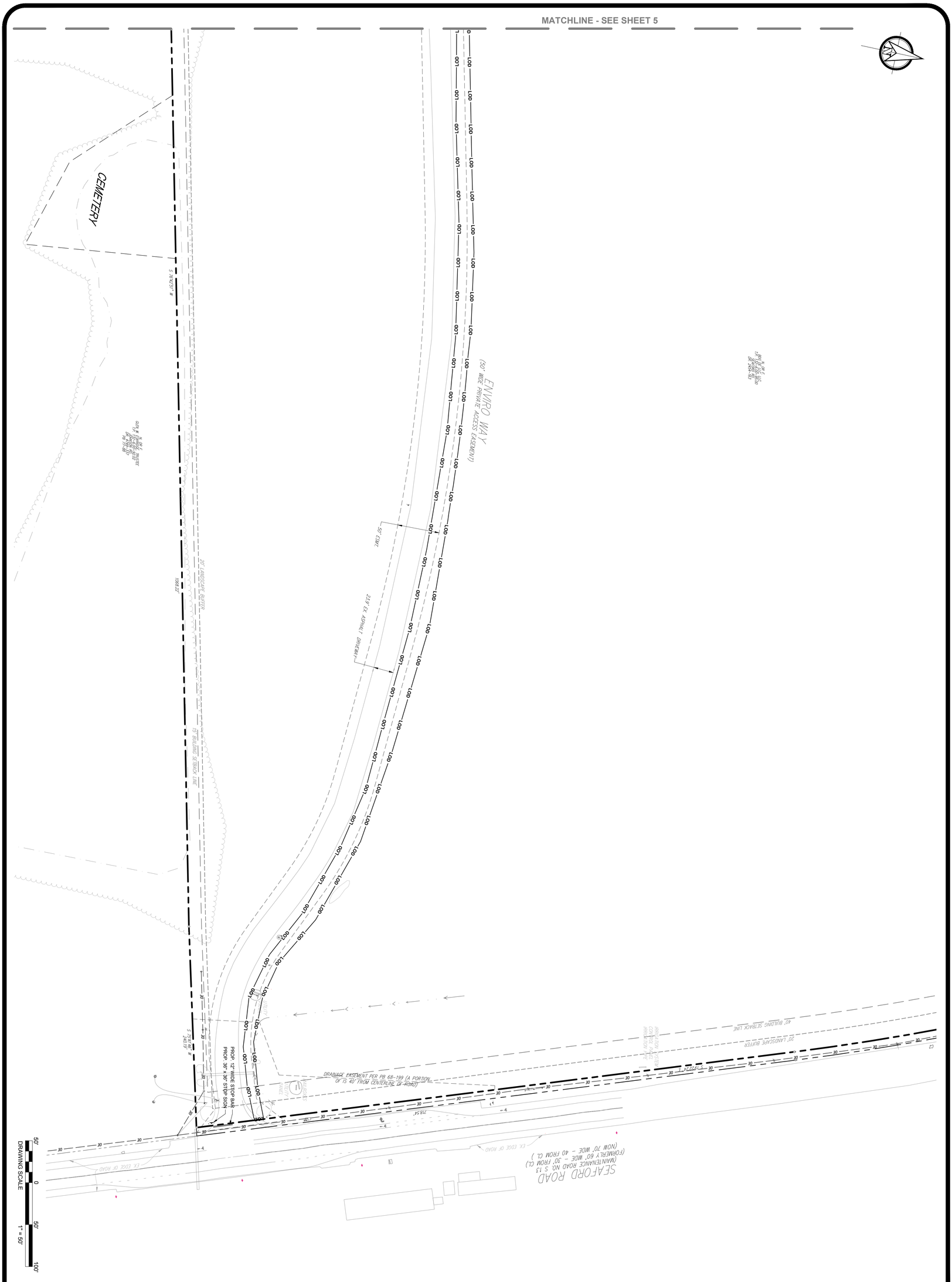
No.	REVISION	CHK'D BY DATE

DESIGNED BY: SCH/JJL
CHECKED BY: SJG
DRAWN BY: SMC/JJL
FILE NAME: 02-LG12393CF-ExstDemo

STEPHEN J. GORSKI, P.E.
STATE: DELAWARE P.E.#:12625

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
FAX 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM


SHEET 4
SHEET 5
SHEET 6
SEAFORD ROAD
(FORMERLY MAINTENANCE ROAD NO. 5.1)
(NOW 70' WIDE - 40' FROM ℄)
NORTHERN SOUTHERN RAILROAD
ENVIRO WAY
(50' WIDE PRIVATE ACCESS EASEMENT)
DELMARVA POWER AND LIGHT EASEMENT
(PER DR. 510-468)
10' DEDICATION PER PB 68-199
(40 FROM CENTERLINE OF ROAD)
RECORDED AFTER DR. 2454-163
150' DELMARVA POWER AND LIGHT EASEMENT (PER PB 217-49)
DRAINAGE EASEMENT PER PB 68-199 (A PORTION OF 15.40' FROM CENTERLINE OF ROAD)
50' ESMT.
NAILSPIKE
31.31'
N38,604034
W75,604006
PRONG 1 GUM BRANCH TAX DITCH
TAX DITCH EASEMENT
EX. BUILDING 1B (WELL HOUSE AND WATER SUPPLY TANK) 340.92 ft.
EX. BUILDING 1A
EX. BUILDING 2 (OFFICE) 1,723 sq. ft.
EX. BUILDING 3 (PROCESSING BUILDING) 15,083 sq. ft.
EX. SHED 1
24' WIDE CROSS ACCESS EASEMENT THROUGH PARCEL 'A'
PROP. SWM POND-2
EXISTING WETLANDS (TYP.)
PUMP HOUSE
SILO
SHED 2
EXISTING COMPOST PILE CURING AREA
EXISTING STORM WATER MANAGEMENT SETTLING BASIN
EXISTING STORM WATER MANAGEMENT POND
FLOATING AERATOR
POND
ASPHALT
PLANTING WELL
20' WIDE DP&L EASEMENT (PER DR. 4979-017)
GATE
ONEALS ROAD
(MAINTENANCE ROAD NO. 5.4A)
(50' WIDE)
TIE LINES ALONG GUM BRANCH TAX DITCH
160' TAX DITCH EASEMENT
GUM BRANCH TAX DITCH
AT&T EASEMENT (PER DR. 868-373)
CEMETERY
BRIDGE
N. OR F.
EDWARD N. DICKERSON, JR. & SANDRA L. DICKERSON
T.P. 132-6.00-84.01
8401 E. NORTH D FARM LN.
DR. 1266-358
N. OR F.
RONALD TENDICK & LISA TENDICK
T.P. 132-6.00-85.00
27279 JOHNSON RD.
DR. 4866-296
N. OR F.
HH & G, LLC
T.P. 132-6.00-90.00
SEAFORD RD.
DR. 4962-72
N. OR F.
KAMM PROPERTIES, LLC
T.P. 132-6.00-86.00
27566 HOLLYHOCK LN.
DR. 4908-317
PB 2-59
N. OR F.
KAMM PROPERTIES, LLC
T.P. 132-6.00-106.00
27538 SEAFORD RD.
DR. 4908-317
PB 2-59
N. OR F.
JASON D. WALDRIDGE & 132-6.00-84.02 WALDRIDGE
27506 SEAFORD RD.
DR. 3684-231
N. OR F.
RALPH H. OWENS, & JANE C. OWENS
T.P. 132-6.00-91.00
27527 JOHNSON RD.
DR. 2398-31
N. OR F.
PERDUE AGRIBUSINESS, LLC.
T.P. 132-6.00-92.00
SEAFORD RD.
DR. 2454-163
N. OR F.
BDG DE LLC, LLC
T.P. 132-11.00-92.00
28192 EVARO WY.
DR. 2454-163
N. OR F.
BDG DE LLC, LLC
T.P. 132-11.00-41.00
28192 EVARO WY.
DR. 2454-157
N. OR F.
RONALD W. CRAWAY
T.P. 132-11.00-40.00
GUM BRANCH RD.
DR. 2365-10
PB 59-45
N. OR F.
DONALD R. OSENBRIX
T.P. 132-6.00-87.00
8065 GUM BRANCH RD.
DR. 3145-301
PB 64-273
N. OR F.
JOHN THORNE
T.P. 132-11.00-37.03
8401 GUM BRANCH RD.
DR. 2914-169
N. OR F.
LAUREL FARM, LLC
T.P. 132-11.00-37.02
28554 ONEALS RD.
DR. 4991-154
N. OR F.
ONEALS FARM, LLC
T.P. 132-11.00-39.00
GUM BRANCH RD.
DR. 4157-158
N. OR F.
GLEN R. EVERIDGE, TRUSTEE
T.P. 132-6.00-92.02
JOHNSON RD.
DR. 4749-137
PB 77-88
N. OR F.
JAMES FARM, LLC
T.P. 132-6.00-92.01
28078 ONEALS RD.
DR. 4778-178
PB 78-67
N. OR F.
PETSON A. PETSON JR & MARTHA A. PETSON
28443 ONEALS RD.
DR. 1510-179
PB 40-279
N 77°39'50" E 511.05'
S 89°44'29" E 620.10'
S 75°47'46" W 240.19'
N 89°55'08" E 441.0' (TIE LINE)
N 70°04'52" E 196.05' (TIE LINE)
N 89°55'08" W 1,689.44'
S 89°55'08" E 1,689.44'
N 45°34'40" W 384.45'
S 37°59'14" W 1,636.60'
S 75°50'34" W 1,388.84'
S 76°40'21" W 1,065.22'
S 89°55'08" E 1,294.11'
S 89°55'08" E 1,414.94'
N 89°55'08" W 1,414.94'
N 89°55'08" W 1,414.94'
N 89°55'08" W



SITE PLAN

FINAL SITE PLAN

BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.CF
SHEET: C4 OF 17

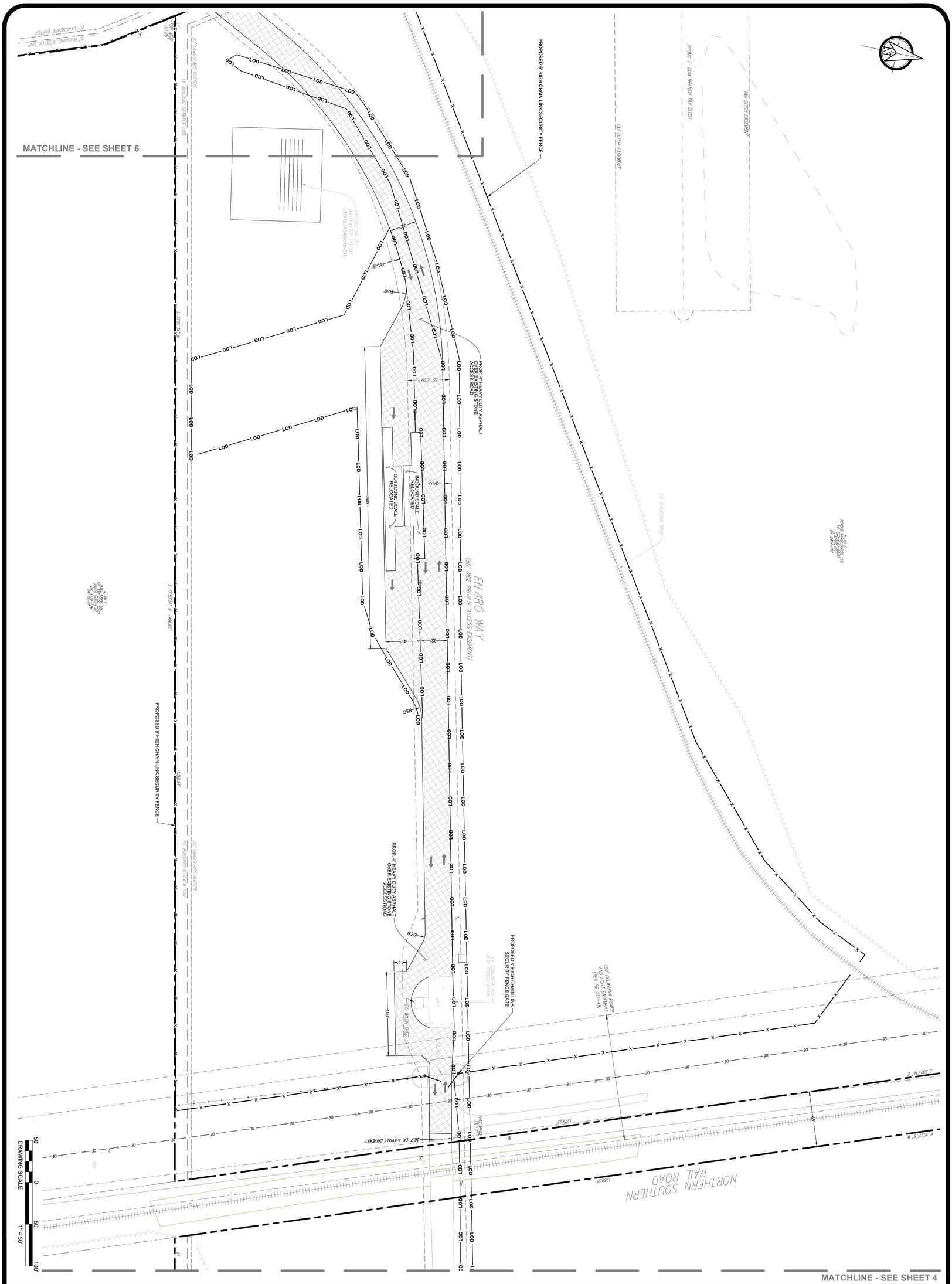
OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9250 BENDIX ROAD
COLUMBIA, MD 21045

No.	REVISION	CHK'D BY DATE

DESIGNED BY: SCH/JJL
CHECKED BY: SJG
DRAWN BY: SMC/JJL
FILE NAME: 03-06-LG12393CF Site

STEPHEN J. GORSKI, P.E.
STATE: DELAWARE P.E.#:12625

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
FAX 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM



SITE PLAN

FINAL SITE PLAN

BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.CF
SHEET: C5 OF 17

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9259 BENDIX ROAD
COLUMBIA, MD 21045

No.	REVISION	CHK'D BY DATE

DESIGNED BY: SCH/JJL
CHECKED BY: SJG
DRAWN BY: SMC/JJL
FILE NAME: 03-06-LG\12393CF Site

STEPHEN J. GORSKI, P.E.
STATE: DELAWARE P.E.#:12625

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5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
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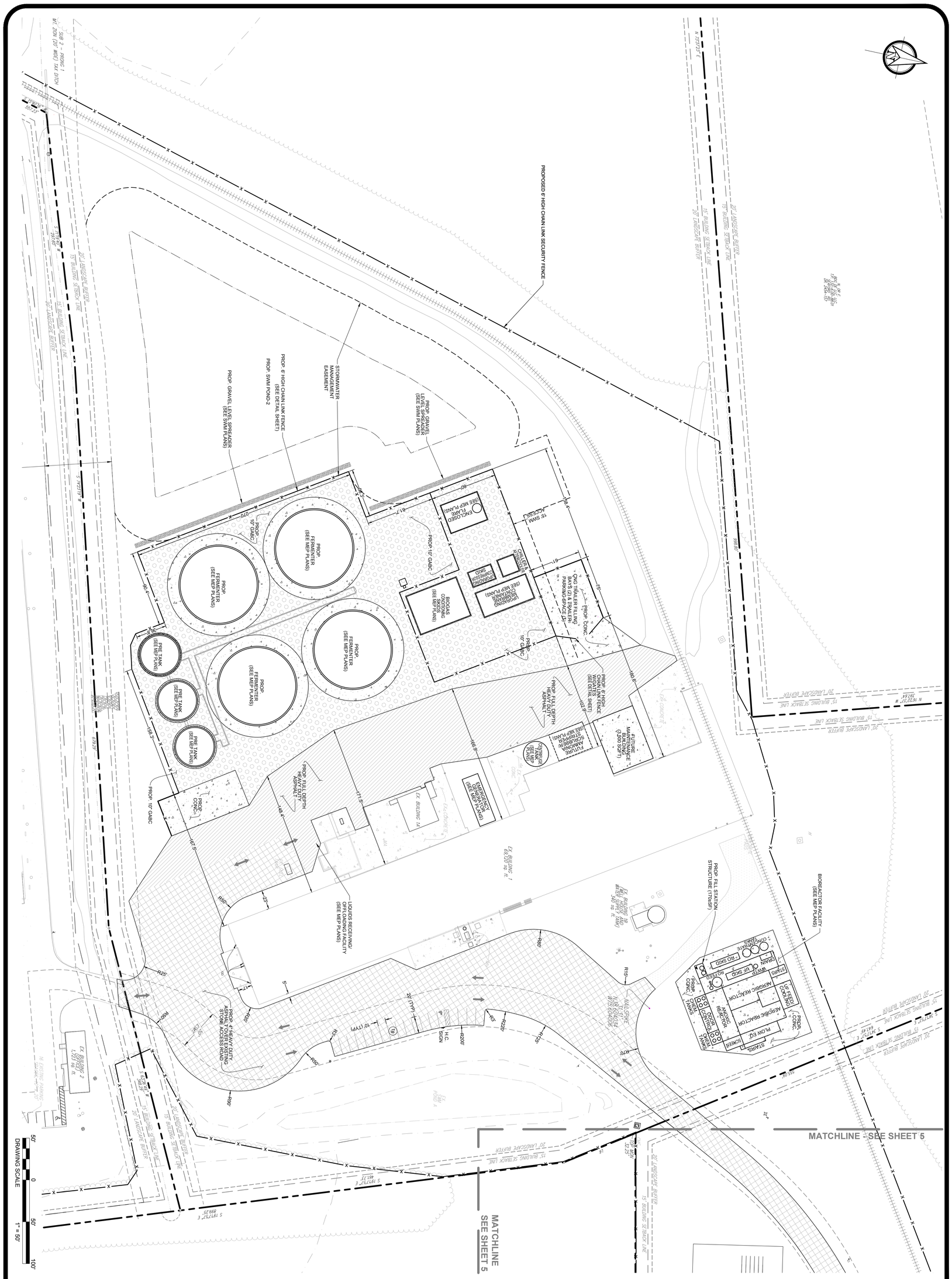
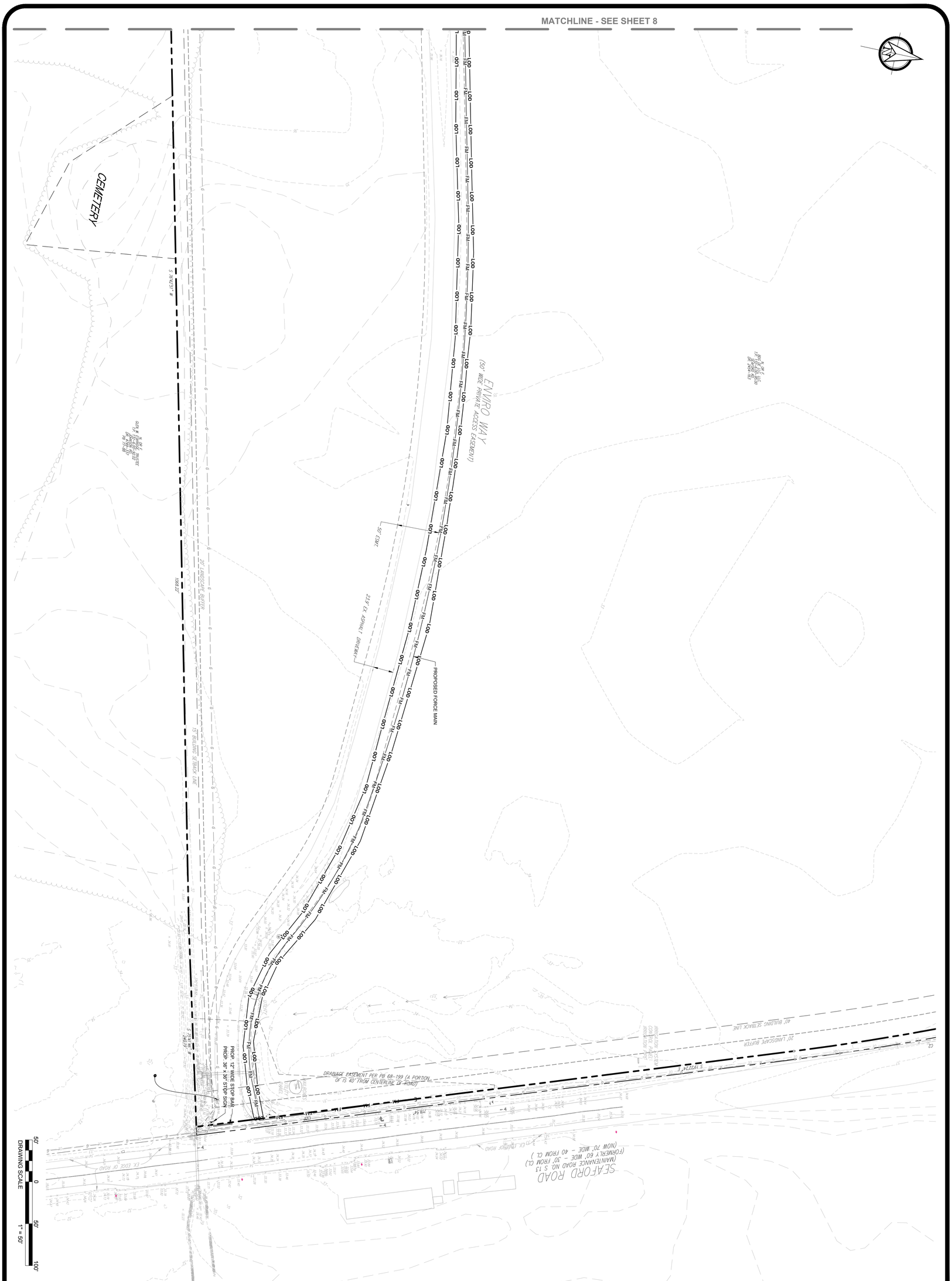

PROPOSED 6' HIGH CHAIN LINK SECURITY FENCE
STORMWATER MANAGEMENT EASEMENT
PROP. GRAVEL LEVEL SPREADER (SEE SWM PLANS)
PROP. 6' HIGH CHAIN LINK FENCE (SEE DETAIL SHEET)
PROP. SWM POND-2
PROP. GRAVEL LEVEL SPREADER (SEE SWM PLANS)
PROP. 10' GABC
PROP. CONC.
PROP. FERMENTER (SEE MEP PLANS)
PROP. FERMENTER (SEE MEP PLANS)
PROP. FERMENTER (SEE MEP PLANS)
PROP. FERMENTER (SEE MEP PLANS)
PRE TANK (SEE MEP PLANS)
PRE TANK (SEE MEP PLANS)
PRE TANK (SEE MEP PLANS)
PROP. CONC.
PROP. 10' GABC
PROP. FULL DEPTH ASPHALT
PROP. 10' GABC
PROP. CONC.
PROP. CONC.
PROP. 15' SWM ACCESS
PROP. CONC.
PROP. 6' HIGH CHAIN LINK FENCE (SEE DETAIL SHEET)
PROP. FULL DEPTH ASPHALT
FUTURE MAINTENANCE BUILDING (2,500 SQFT.)
EMERGENCY GENERATOR (SEE MEP PLANS)
LIQUID & BIOSOLID OFFLOADING FACILITY (SEE MEP PLANS)
PROP. 4" HEAVY DUTY ASPHALT/ STONE ACCESS ROAD
H.C. SIGN
PROP. FILL STATION STRUCTURE (1743SF)
BIOREACTOR FACILITY (SEE MEP PLANS)
AEROBIC REACTOR
AEROBIC REACTOR
PLCW EQ
SCREEN
STAIRS
STAIRS
WWTP
UF SKID
NO SKID
2 CONCRETE TANKS
CONC. PAD
CONC. PAD
CONC. PAD



GRADING PLAN

FINAL SITE PLAN

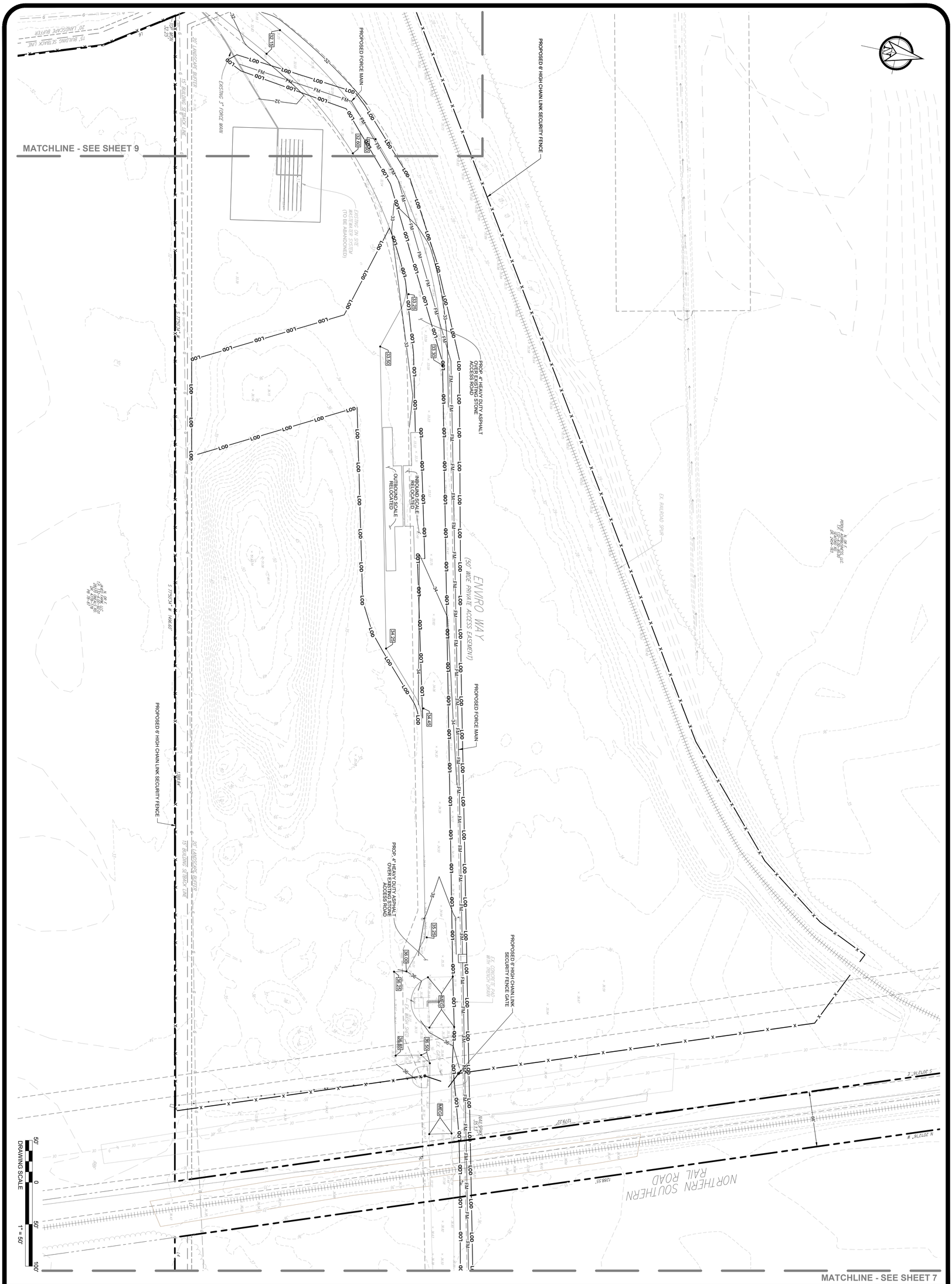
BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.CF
SHEET: C7 OF 17

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9250 BENDIX ROAD
COLUMBIA, MD 21045

No.	REVISION	CHK'D BY DATE



GRADING PLAN

FINAL SITE PLAN

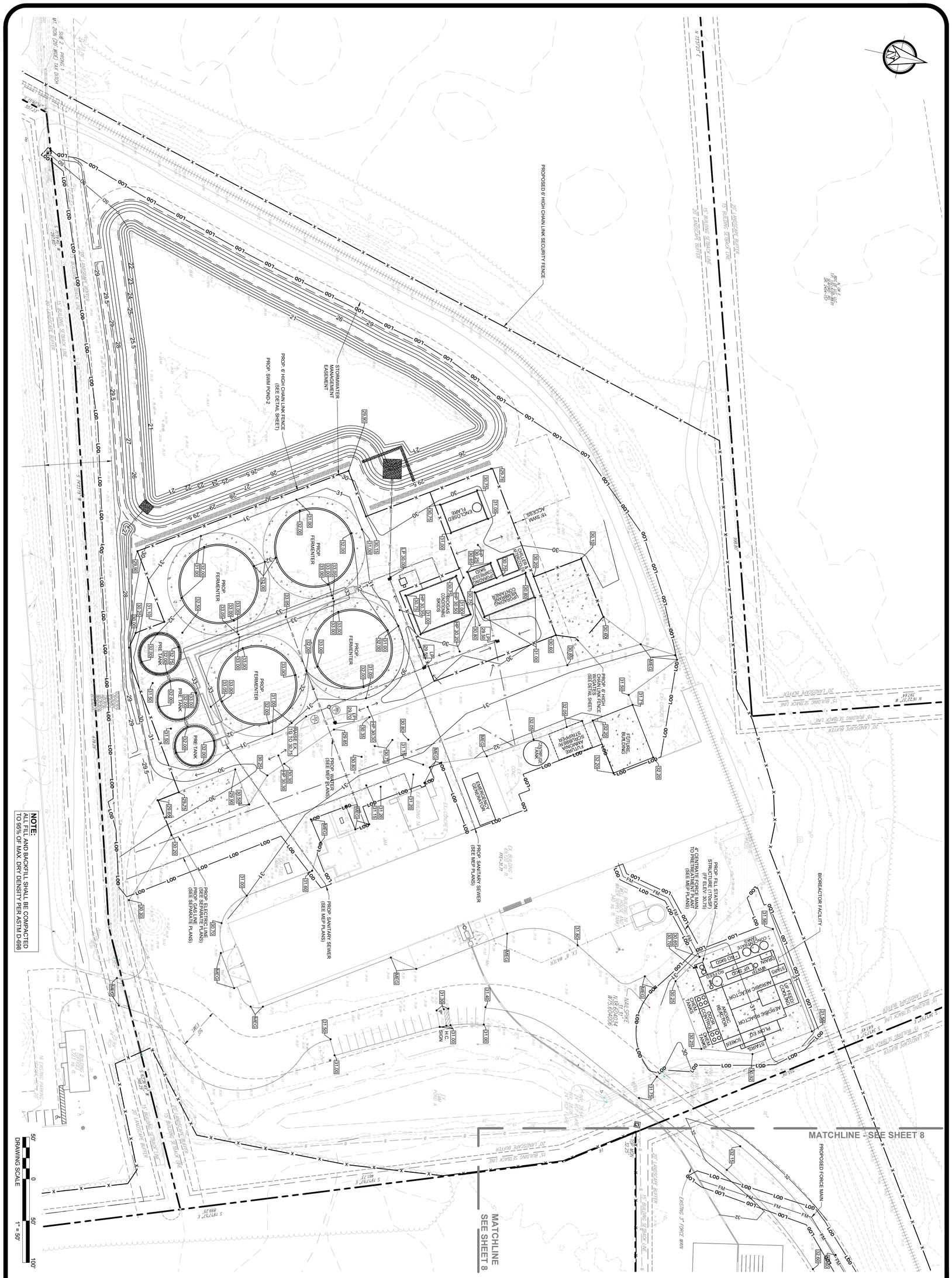
BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.CF
SHEET: C8 OF 17

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9259 BENDIX ROAD
COLUMBIA, MD 21045

No.	REVISION	CHK'D BY DATE



GRADING PLAN

FINAL SITE PLAN

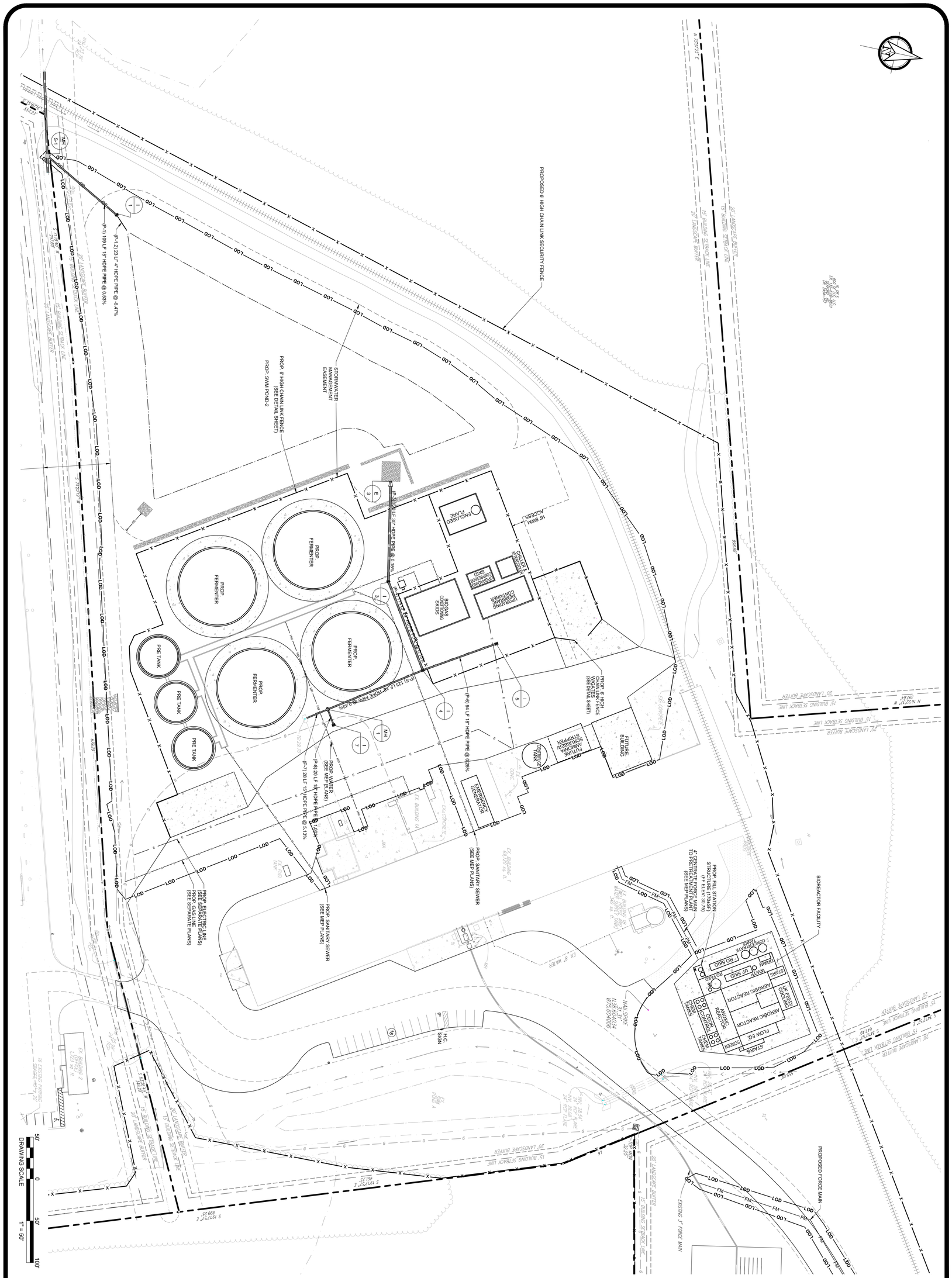
BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.CF
SHEET: C9 OF 17

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9259 BENDIX ROAD
COLUMBIA, MD 21045

No.	REVISION	CHK'D BY DATE



UTILITY PLAN

FINAL SITE PLAN

BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

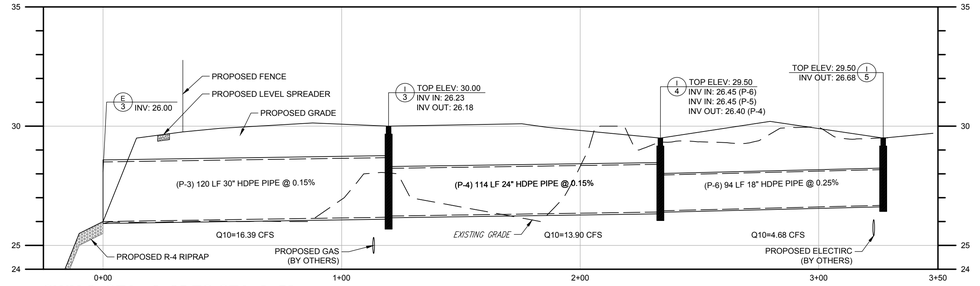
DATE: 30 NOVEMBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.CF
SHEET: C10 OF 17

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9259 BENDIX ROAD
COLUMBIA, MD 21045

No.	REVISION	CHK'D BY DATE

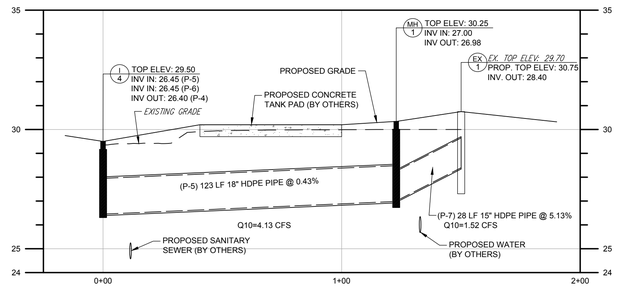
STORM DRAINAGE STRUCTURE SCHEDULE						
NAME	BOX DESCRIPTION	TOP UNIT	GRATE	T.G. ELEV.	INVERT(S) IN	INVERT(S) OUT
E-3	30 IN FLARED END SECTION				26.00 (P-3 - 30")	
I-3	34 X 24 INLET	TYPE C	SINGLE - TYPE 1	30.00	26.23 (P-4 - 24")	26.18 (P-3 - 30")
I-4	34 X 24 INLET	TYPE C	SINGLE - TYPE 1	29.50	26.45 (P-5 - 18") 26.45 (P-6 - 18")	26.40 (P-4 - 24")
I-5	34 X 24 INLET	TYPE C	SINGLE - TYPE 1	29.50		26.68 (P-6 - 18")
I-7	34 X 24 INLET	TYPE C	SINGLE - TYPE 1	29.70		27.20 (P-8 - 15")
MH-1	48 X 30 BOX MH	MH	SINGLE - MH	30.25	27.00 (P-7 - 15") 27.00 (P-8 - 15")	26.98 (P-5 - 18")
EX-1				30.75		28.40 (P-7 - 15")

STORM DRAINAGE PIPE SCHEDULE								
PIPE	FROM	TO	SIZE	TYPE	LENGTH	SLOPE	INVERT ELEVATION IN	INVERT ELEVATION OUT
P3	3	E-3	30"	HDPE PIPE	120 LF	0.15%	26.18	26.00
P4	4	3	24"	HDPE PIPE	114 LF	0.15%	26.40	26.23
P5	MH1	4	18"	HDPE PIPE	123 LF	0.43%	26.98	26.45
P6	5	4	18"	HDPE PIPE	93 LF	0.25%	26.68	26.45
P7		MH1	15"	HDPE PIPE	27 LF	5.13%	28.40	27.00
P8	7	MH1	15"	HDPE PIPE	20 LF	1.00%	27.20	27.00



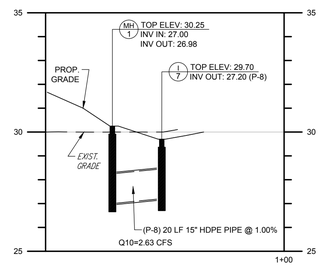
SWM 2: STA. -0+25 TO STA. 3+50

SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'



SWM 3: STA. -0+25 TO STA. 2+00

SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'



SWM 1: STA. 0+00 TO STA. 1+00

SCALE: HORIZONTAL 1" = 30', VERTICAL 1" = 3'

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

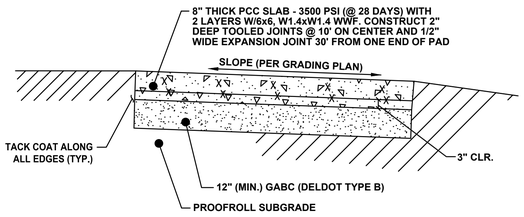
CHECKED BY: SJG
FILE NAME: 10_11-LG12393CF.dgn
DESIGNED BY: JTO/JJL
DRAWN BY: JTO/JJL
STEPHEN J. GORSKI, P.E.
STATE: DELAWARE P.E.#:12625

No.	REVISION	CHK'D BY DATE
-	-	-
-	-	-

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9250 BENDIX ROAD
COLUMBIA, MD 21045

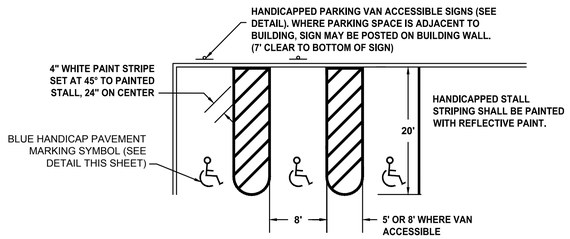
STORM DRAIN TABLES AND PROFILES
FINAL SITE PLAN
BIOENERGY DEVELOPMENT GROUP, LLC
SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: AS SHOWN
PROJECT NO. 12393.CF
SHEET: C11 OF 17



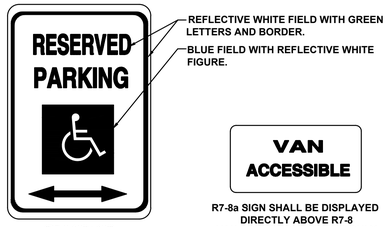
DETAIL: CONCRETE PAVEMENT

SCALE: NOT TO SCALE



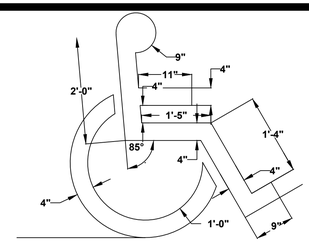
DETAIL: HANDICAPPED PARKING STALL

SCALE: NOT TO SCALE



DETAIL: ACCESSIBLE PARKING SIGN (R7-8)

SCALE: NOT TO SCALE



DETAIL: HANDICAP PVMT MARKING SYMBOL

SCALE: NONE

DETAIL: HEAVY DUTY ASPHALT PAVEMENT

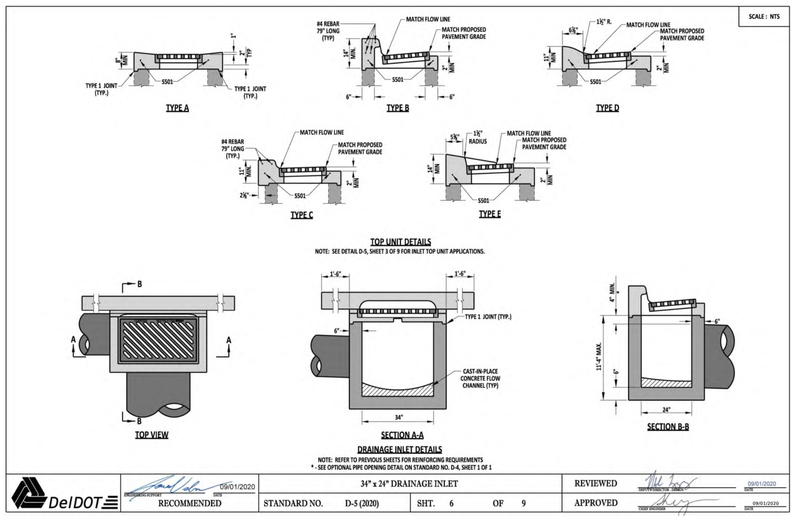
SCALE: NOT TO SCALE

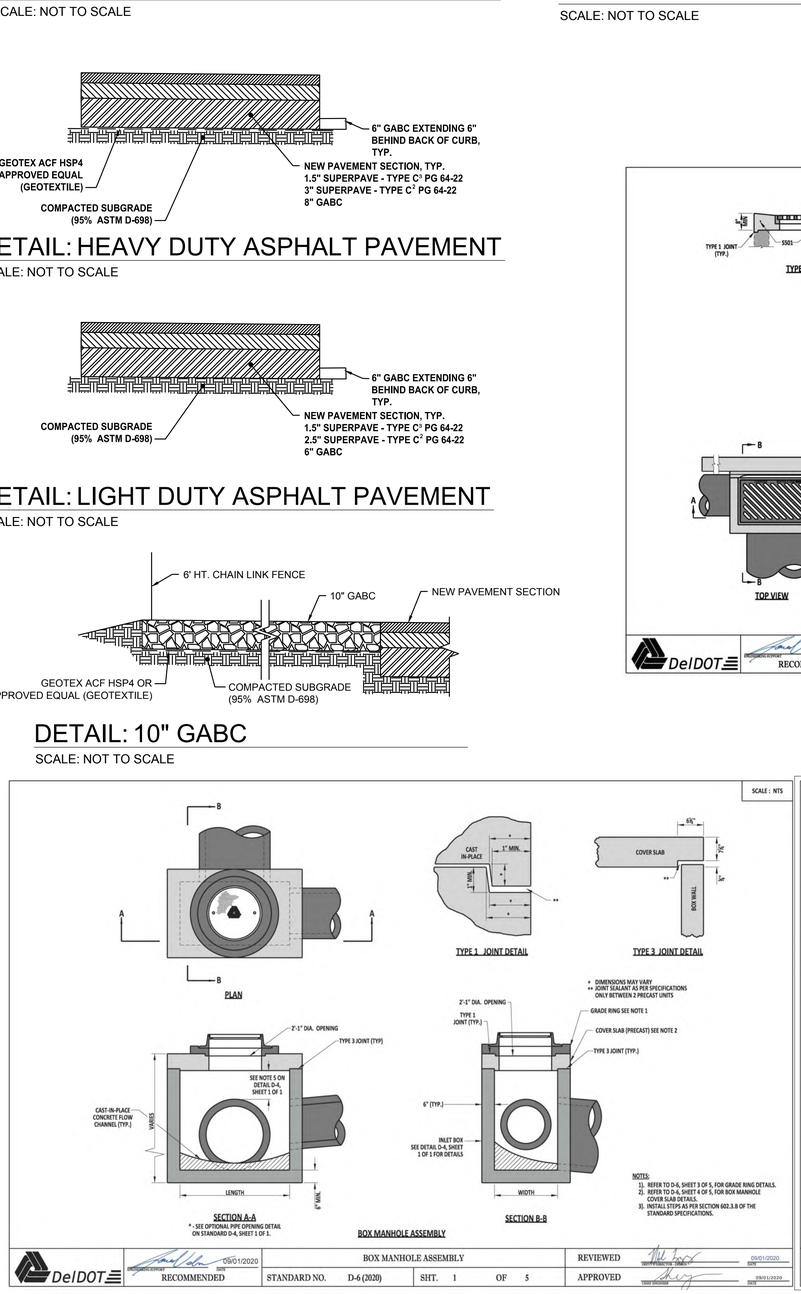
DETAIL: LIGHT DUTY ASPHALT PAVEMENT

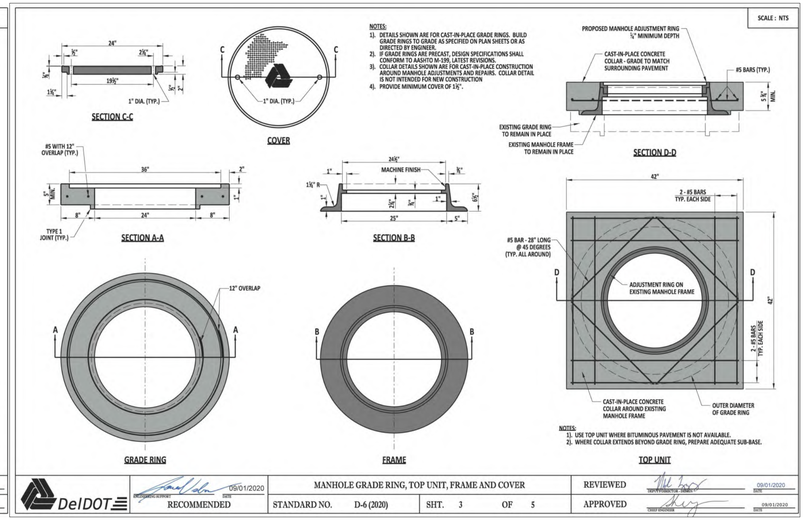
SCALE: NOT TO SCALE

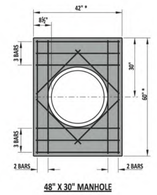
DETAIL: 10" GABC

SCALE: NOT TO SCALE









SIGN SIZE: 36" X 36"
COLOR: LEGEND AND BORDER — WHITE (REFLECTORIZED)
BACKGROUND — RED (REFLECTORIZED)

DETAIL: STOP SIGN (R1-1)

SCALE: NOT TO SCALE

DUFFIELD ASSOCIATES
Soil, Water & the Environment
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OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
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CHK'D BY: DJW
REVISION
No.
DESIGNED BY: SCH/JJL
DRAWN BY: SMC/JJL
CHECKED BY: SJG
FILE NAME: 12-LG12393CF-D6
STEPHEN J. GORSKI, P.E.
STATE: DELAWARE P.E.#:12625

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9250 BENDIX ROAD
COLUMBIA, MD 21045

SITE DETAILS
FINAL SITE PLAN
BIOENERGY DEVELOPMENT GROUP, LLC
SUSSEX COUNTY ~ DELAWARE

DATE: 30 NOVEMBER 2020
SCALE: AS SHOWN
PROJECT NO. 12393.CF
SHEET: C12 OF 17

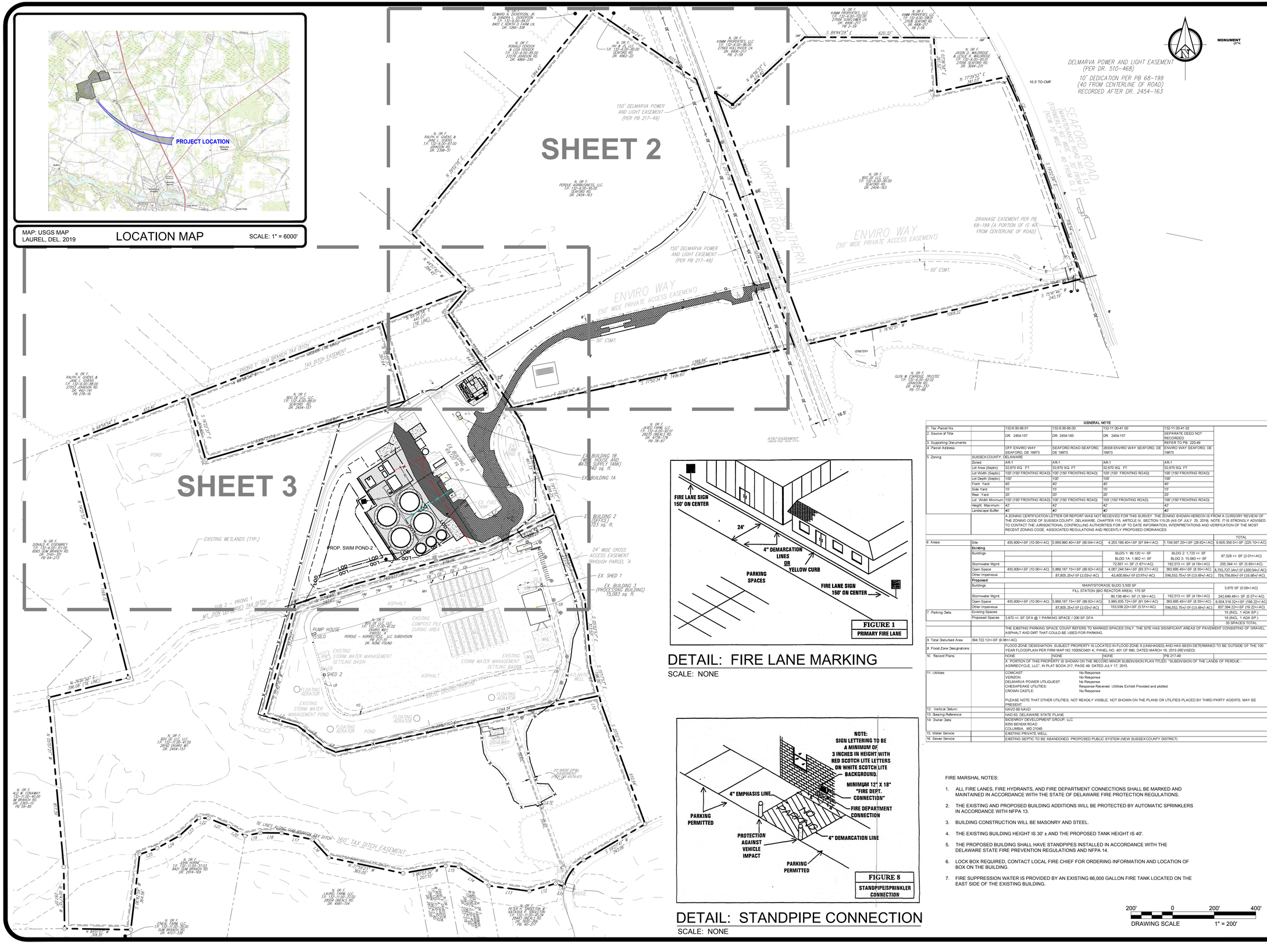
MAP: USGS MAP
LAUREL, DEL. 2019

LOCATION MAP

SCALE: 1" = 6000'

SHEET 2

SHEET 3


N, OR F
EDWARD N. DICKERSON, JR. & DAVID A. DICKERSON
TP: 132-6.00-88.01
8401 E. NORTH D TAHM LN.
DR. 1286-338
N, OR F
RONALD TRADER & LISA TRADER
T.P. 132-6.00-95.00
27279 JOHNSON RD.
DR. 4866-255
N, OR F
HH & CO. LLC
T.P. 132-6.00-90.00
SEAFORD RD.
DR. 4942-22
N, OR F
KIMM PROPERTIES, LLC
TP: 132-6.00-39.00
27569 HOLLYHOCK LN.
DR. 4902-37
PB: 1-59
N, OR F
KIMM PROPERTIES, LLC
T.P. 132-6.00-102.00
27554 SUNFLOWER LN.
DR. 4906-217
PB: 2-59
N, OR F
JASON D. MALDRIDGE & LESLIE K. MALDRIDGE
TP: 132-6.00-95.01
27706 SEAFORD RD.
DR. 3684-231
N, OR F
RALPH H. GVENS & JANE L. GVENS
T.P. 132-6.00-91.00
27512 JOHNSON RD.
DR. 2398-33
N, OR F
PERDUE AGRIRECYCLE, LLC
TP: 132-6.00-92.00
SEAFORD RD.
DR. 2454-163
N, OR F
BDG DE LLC, LLC
T.P. 132-11.00-90.00
SEAFORD RD.
DR. 2454-163
N, OR F
BDG DE LLC, LLC
T.P. 132-11.00-41.00
28338 ENVIRO WAY
DR. 2454-157
N, OR F
GLEN W. SHOCKLEY, TRUSTEE
T.P. 132-6.00-97.02
JOHNSON RD.
DR. 4749-227
PB 77-88
N, OR F
JAMES FARM, LLC
T.P. 132-6.00-92.01
28010 ENEAS RD.
DR. 4778-179
PB 19-67
N, OR F
DONALD E. OSBNERY
TP: 132-6.00-91.00
8065 GUM BRANCH RD.
DR. 3143-301
PB 64-273
N, OR F
ALD. W. CONAWAY
TP: 132-6.00-93.00
SEAFORD RD.
DR. 2365-107
PB 59-85
N, OR F
JOHN HORNE
T.P. 132-6.00-93.01
8431 GUM BRANCH RD.
DR. 2974-169
N, OR F
LAUREL FARM, LLC
TP: 132-11.00-37.02
28654 DEEKS RD.
DR. 4691-154
N, OR F
PETER D. SHOCKLEY & KATHLEEN A. SHOCKLEY
28455 DEEKS RD.
DR. 4645-82
PB: 80-207
N, OR F
LAUREL FARM, LLC
TP: 132-11.00-41.00
28654 DEEKS RD.
DR. 4691-154
N, OR F
BDG DE LLC, LLC
T.P. 132-11.00-41.00
28150 ENVIRO WY.
DR. 2454-157
N, OR F
BDG DE LLC, LLC
T.P. 132-11.00-41.00
ENVIRO WAY
SEAFORD, DE
DR. 2454-157
N, OR F
PERDUE AGRIRECYCLE, LLC SUBDIVISION
PB 217-49
DR. NONE FOUND
SEAFORD ROAD (FORMERLY RT. 20) (MAINTENANCE ROAD NO. 5) (VARIABLE WIDTH - 30' FROM ℄) (KNOW TO WIDEN - 40' FROM ℄)
NORTHERN RAILROAD
ENVIRO WAY
(50' WIDE PRIVATE ACCESS EASEMENT)
150' DELMARVA POWER AND LIGHT EASEMENT (PER PB 217-49)
DELMARVA POWER AND LIGHT EASEMENT (PER DR. 510-468)
10' DEDICATION PER PB 68-199 (40 FROM CENTERLINE OF ROAD) RECORDED AFTER DR. 2454-163
DRAINAGE EASEMENT PER PB 68-199 (A PORTION OF IS 40' FROM CENTERLINE OF ROAD)
50' ESMT.
CEMETERY
PROJECT GUM BRANCH TAX DITCH
TAX DITCH EASEMENT
PROP. SWM POND-1
PROP. SWM POND-2
EX. BUILDING 1A
EX. BUILDING 1B (WELL HOUSE AND WATER SUPPLY TANK) 140 sq. ft.
EX. BUILDING 2 (OFFICE) 723 sq. ft.
EX. BUILDING 3 (PROCESSING BUILDING) 10,083 sq. ft.
EX. SHED 1
EX. SHED 2
24' WIDE CROSS ACCESS EASEMENT THROUGH PARCEL 'A'
EXISTING WETLANDS (TYP.)
EXISTING STORM WATER MANAGEMENT SETTLING BASIN
EXISTING STORM WATER MANAGEMENT POND
EXISTING COMPOST PILE CURING AREA
EXISTING ASPHALT DRIVEWAY
EXISTING GRAVEL DRIVEWAY
EXISTING GRAVEL ACCESS ROAD
PROP. 20' WIDE GRAVEL ACCESS ROAD
PROP. 20' WIDE DRAINAGE EASEMENT (PER DR 4579-97)
PROP. 20' WIDE GRAVEL ACCESS ROAD
PROP. 6' WIDE GRAVEL ACCESS ROAD
PROP. 6' WIDE GRAVEL ACCESS ROAD
PROP. 6

MATCHLINE - SEE SHEET 3
PROPOSED 6' HIGH CHAIN LINK SECURITY FENCE
PROP. 4" HEAVY DUTY ASPHALT OVER EXISTING STONE ACCESS ROAD
PROP. FIRE LANE SIGN
EXISTING GW SITE MONITOR PER SYSTEM TO BE ABANDONED
150' (TYP.)
ENVIRO WAY
50' WIDE PRIVATE ACCESS EASEMENT
PROPOSED 6' HIGH CHAIN LINK SECURITY FENCE
HOLLAND TAVERN ROAD
N 20°31'16" W
1284.41'
1284.41'
1284.41'

PROPOSED 6' HIGH CHAIN LINK SECURITY FENCE
STORMWATER MANAGEMENT EASEMENT
PROP. SWM POND 2
PROP. FERTIGATION SHED
40' HEIGHT
SOILS STORAGE BUILDING
EMERGENCY GENERATOR
PROP. WATER (SEE MEP PLANS)
LOUDS RECEIVING OFF LOADING FACILITY (SEE MEP PLANS)
EX. F.D.C.
PROP. FIRE LANE SIGN
MATCHLINE - SEE SHEET 2
PROP. 4" HEAVY DUTY ASPHALT OVER EXISTING ACCESS ROAD
EXISTING WETLANDS (TYP.)
POND
100' LOD ESMENT
EX. 100' DRAINAGE & UTILITY EASEMENT
EX. 30' DRAINAGE & UTILITY EASEMENT
EX. 40' DRAINAGE & UTILITY EASEMENT
EX. 50' DRAINAGE & UTILITY EASEMENT
EX. 60' DRAINAGE & UTILITY EASEMENT
EX. 80' DRAINAGE & UTILITY EASEMENT
EX. 100' DRAINAGE & UTILITY EASEMENT
EX. 150' DRAINAGE & UTILITY EASEMENT
EX. 200' DRAINAGE & UTILITY EASEMENT
EX. 250' DRAINAGE & UTILITY EASEMENT
EX. 300' DRAINAGE & UTILITY EASEMENT
EX. 350' DRAINAGE & UTILITY EASEMENT
EX.

PLANT LIST TREES AND SHRUBS								
KEY	OPTION 1 QUANTITY	OPTION 2 QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	COMMENTS	TYPE
CANOPY TREES								
ACA	-	4	ACER CAMPESTRE	HEDGE MAPLE	2.5-3" CAL.	B&B		CANOPY
ARA	8	6	ACER RUBRUM 'ARMSTRONG'	ARMSTRONG RED MAPLE	2.5-3" CAL.	B&B		CANOPY
QPA	7	4	QUERCUS PALUSTRUS	PIN OAK	2.5-3" CAL.	B&B		CANOPY
PA	-	4	PLATANUS × ACERIFOLIA 'BLOODGOOD'	BLOODGOOD PLANETREE	2.5-3" CAL.	B&B		CANOPY
UNDERSTORY TREES								
AC	19	14	AMELANCHIER CANADENSIS	SHADBLOW SERVICEBERRY	6-7' HT.	B&B		UNDERSTORY
CC	12	14	CERCIS CANADENSIS	EASTERN REDBUD	6-7' HT.	B&B		UNDERSTORY
LI	12	16	LAGERSTROEMIA INDICA	CREPE MYRTLE	6-7' HT.	B&B		UNDERSTORY
EVERGREEN TREES								
IO	24	27	ILEX OPACA	AMERICAN HOLLY	5-6' HT.	B&B		EVERGREEN
JV	24	27	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5-6' HT.	B&B		EVERGREEN
PS	24	27	PINUS STROBUS	WHITE PINE	5-6' HT.	B&B		EVERGREEN
PV	24	27	PINUS VIRGINIA	VIRGINIA PINE	5-6' HT.	B&B		EVERGREEN
TO	25	27	THUJA OCCIDENTALIS 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5-6' HT.	B&B		EVERGREEN
SHRUBS								
CS	-	41	CORNUS SERICEA 'ALLEMANS'	ALLEMANS REDOSIER DOGWOOD	30-36" HT.	5 GAL.	5' O.C.	SHRUB
IG	-	27	ILEX GLABRA	INKBERRY	30-36" HT.	5 GAL.	5' O.C.	SHRUB
IVW	-	33	ILEX VERTICILLATA 'WINTER RED'	WINTER RED WINTERBERRY	30-36" HT.	5 GAL.	5' O.C.	SHRUB
MP	-	51	MYRICA PENSYLVANICA	NORTHERN BAYBERRY	30-36" HT.	5 GAL.	5' O.C.	SHRUB
VP	-	46	VIBURNUM PLICATUM TOMENTOSUM	DOUBLEFILE VIBURNUM	30-36" HT.	5 GAL.	5' O.C.	SHRUB

17-IO, 17-JV, 17-PS, 17-PV, 19-TO
PLANT IN GROUPS OF 5-10 WITH THE SAME SPECIES

LANDSCAPE BUFFER

7-IO, 7-JV, 7-PS, 7-PV, 6-TO
PLANT IN GROUPS OF 5-10 WITH THE SAME SPECIES

150' DELMARVA POWER AND LIGHT EASEMENT (PER PB 217-49)

ENVIRO WAY
(50' WIDE PRIVATE ACCESS EASEMENT)

NAILSPIKE 35.13

EX. GATE

EX. WASH SHED

Y DUTY ASPHALT EXISTING STONE ACCESS ROAD

WATER

TACK LINE

EXISTING TREES (TYP)
(APPROX. LOCATION AND SIZE)

LANDSCAPE BUFFER

27-IO, 27-JV, 27-PS, 27-PV, 27-TO
PLANT IN GROUPS OF 5-10 WITH THE SAME SPECIES

7-VP
9-IG
11-MP
11-IVW
10-VP
9-MP
13-CS
8-MP
8-CS
6-MP, 7-VP
10-IG, 9-IVW
7-VP
6-IVW
11-MP
6-VP
11-CS
3-VP
8-IG
3-VP
6-MP
3-VP
9-CS
7-IVW

SEAFORD ROAD
(MAINTENANCE ROAD NO. 5.13)
(FORMERLY 60' WIDE - 30' FROM ℄)
(NOW 70' WIDE - 40' FROM ℄)

EXISTING TREES (TYP)
(APPROX. LOCATION AND SIZE)

ENVIRO WAY
(50' WIDE PRIVATE ACCESS EASEMENT)

UTILITY PANEL

PROP. 12" WIDE STOP BAR
PROP. 36" x 36" STOP SIGN

BACK LINE

S 75°41'46" W
240.19'

50' 0 50' 100'
DRAWING SCALE 1" = 50'

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: JGF
DESIGNED BY: JJL
DRAWN BY: JJL
FILE NAME: LND12393.CF
JOHN G. FELLOWS, R.L.A
STATE: DELAWARE R.L.A.#:194

No.	REVISION	CHK'D BY
-	-	-

OWNER: BIOENERGY DEVELOPMENT GROUP, LLC
9250 BENDIX ROAD
COLUMBIA, MD 21045

LANDSCAPE PLAN

BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 15 OCTOBER 2020
SCALE: 1" = 50'
PROJECT NO. 12393.EA
SHEET: L1 OF 2

LANDSCAPE NOTES

1. MULCH ALL TREE PITS. PLANT BEDS, AND GROUND COVER AREAS WITH A MINIMUM 3" DEPTH (AFTER SETTLEMENT) OF MULCH OR AS NOTED: SHREDDED HARDWOOD MULCH SHALL BE USED FOR ALL TREE PITS AND SHRUB BEDS.
2. THIS DRAWING TO BE USED FOR LANDSCAPE DEVELOPMENT PURPOSES ONLY.
3. ALL TREE STAKING, GUYING, AND WRAPPING SHALL BE REMOVED AFTER ONE YEAR.
4. ALL SHRUB, FLOWER, AND GROUND COVER BEDS SHALL BE PITCHED OR CROWNED TO ASSURE A MINIMUM SURFACE PITCH OF 3% FOR POSITIVE SURFACE DRAINAGE.
5. ALL PROPOSED LANDSCAPE PLANT MATERIAL TO BE GUARANTEED FOR A PERIOD OF THREE YEARS FROM THE DATE OF ACCEPTANCE, AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH, EXCEPT FOR DEFECTS RESULTING FROM NEGLECT BY OWNER, ABUSE OR DAMAGE BY OTHERS, OR UNUSUAL PHENOMENA OR INCIDENTS WHICH ARE BEYOND LANDSCAPE INSTALLER CONTROL. CONTRACTOR, IF NOT MAINTAINING THE PROPERTY DURING THE GUARANTEE PERIOD, SHALL BE RESPONSIBLE FOR MAKING MONTHLY INSPECTIONS AND ISSUING WRITTEN REPORTS DETAILING ANY MAINTENANCE PRACTICES HE OBSERVES WHICH WOULD IN ANYWAY NEGATE HIS GUARANTEE OBLIGATION.
6. ALL AREAS BEYOND THE LIMIT OF LAWN/GROUNDCOVER THAT ARE DISTURBED BY CONSTRUCTION OPERATIONS SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITION AND/OR TO COMPLY WITH STANDARDS INDICATED ON THE SOIL EROSION AND SEDIMENT CONTROL PLAN.
7. ALL TREES ADJACENT TO CURBS (OR EDGE OF PAVEMENT) SHALL BE PLACED 5'-0" AWAY FROM THE CURB FACE MEASURED TO THE CENTERLINE OF THE TREE TRUNK. IF PLACED IN THE MEDIAN ISLAND, THEY SHALL BE CENTERED IN THE SPACE BETWEEN THE CURBS OR AS NOTED ON THE LANDSCAPE PLAN. ALL TREES PLANTED ADJACENT TO PEDESTRIAN WALKWAYS SHALL BE BRANCHED AT 7' INITIALLY.
8. NO PLANT MATERIAL ABOVE 24" WILL BE INSTALLED WITHIN ANY APPROVED SIGHT TRIANGLE.
9. PLANT BACKFILL MIX SHALL CONTAIN THE FOLLOWING:
   1 PART AMENDED TOPSOIL (SCREENED) WITH FERTILIZATION AS REQUIRED BELOW:

   AMENDED TOPSOIL: SHALL BE WITHOUT ADMIXTURE OF SUBSOIL OF SLAG AND SHALL BE FREE OF STONES, LUMPS, PLANTS OR THEIR ROOTS, STICKS AND EXTRANEOUS MATTER, AND SHALL NOT BE MOVED, PLACED OR USED WHILE IN FROZEN OR MUDDY CONDITION. TOPSOIL SHALL HAVE AN ACIDITY RANGE OF pH 5.0 TO 7.0 AND SHALL CONTAIN NOT LESS THAN 5% ORGANIC MATTER AS DETERMINED BY THE "WALKLEY-BLACK METHOD" (COLORIMETRIC VERSION). SUFFICIENT LIMESTONE SHALL BE ADDED TO TOPSOIL USED TO BRING SOIL TO RANGE OF pH 6.0 TO pH 6.5. THERE SHALL BE A MINIMUM OF 12" OF TOPSOIL (AFTER SETTLEMENT) IN ALL PLANT BEDS, OR GROUND COVER AREAS AND 3" IN ALL FINE LAWN, SEEDED AREAS OR AS CALLED FOR. AREAS WHERE PAVING HAS BEEN REMOVED TO PROVIDE LAWN OR PLANTING BED AREA SHALL BE ROTOTILLED TO A DEPTH OF AT LEAST 12 INCHES PRIOR TO PLACING TOPSOIL.

   FERTILIZATION: 1. FOR TREES, SHRUBS AND ALL GROUND COVER (HERBACEOUS AND CONIFEROUS): "TERRA-SORB" AG AT THE RATE OF 32 OZ PER CUBIC YARD OF SOIL MIX.
   2. FOR TREES AND SHRUBS (EXCLUDING CONIFEROUS GROUND COVER): PHC HEALTHY START 3-4-3 ORGANIC FERTILIZER/SOIL CONDITIONER, SHALL BE APPLIED AT 1/2 LB. PER TRUNK DIAMETER (CAL. INCH) FOR TREES. FOR SHRUBS USE THE FOLLOWING TABLE:

PLANT SIZE	RATE CUPS	LBS.	#PLANT BAG
1 GALLON	1/2	1/4	100
5 GALLON	1	1/2	50
15 GALLON	2	1	25
24" BALL/BOX	3	1 1/2	16
36" BALL/BOX	5	2 1/2	10
42" BALL/BOX	6	3	8
54" BALL/BOX	8	4	6
72" BALL/BOX	10	5	5

FOR HERBACEOUS AND CONIFEROUS GROUND COVER: DRY ROOTS 2 SHALL BE APPLIED AT THE FOLLOWING RATES:

CONIFEROUS GROUND COVER:

PLANT SIZE	RATE CUPS	LBS.	#PLANT BAG
15-18" B&B	1 1/2	3/4	37

HERBACEOUS GROUND COVER: 20LBS./1000 SQUARE FEET.

FOR LAWN AND SEEDED AREAS: 10-6-4 50% ORGANIC FERTILIZER AT THE RATE OF 20LBS. PER 1,000 SQUARE FEET (OR AS REQUIRED BY TOPSOIL ANALYSIS REPORT).

10. ALL PLANT MATERIAL MUST COMPLY WITH THE RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 "STANDARD FOR NURSERY STOCK".
11. PLANT QUANTITIES ARE GIVEN FOR COMPARISON PURPOSES ONLY. CONTRACTOR IS RESPONSIBLE FOR CONFIRMING PLANT COUNTS AND SHALL BE RESPONSIBLE FOR PROVIDING ALL PLANT MATERIAL SHOWN ON THE DRAWING. ANY DISCREPANCIES BETWEEN PLANT SCHEDULE QUANTITIES AND PLANS SHALL IMMEDIATELY BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION PRIOR TO SUBMISSION OF BID. NO SUBSTITUTIONS OF TYPE OF PLANT MATERIAL OR SIZES OF PLANT MATERIAL WILL BE ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT. ANY CHANGES TO AN APPROVED LANDSCAPE PLAN MUST BE AUTHORIZED BY THE LANDSCAPE ARCHITECT.
12. APPLY ANTI-DESICCANT PRIOR TO THE ONSET OF WINTER AND AGAIN IN MID-WINTER, USING POWER SPRAY TO PROVIDE AN ADEQUATE FILM OVER TRUNKS, BRANCHES, STEMS, TWIGS, AND FOLIAGE. IF DECIDUOUS TREES OR SHRUBS ARE MOVED IN FULL-LEAF, SPRAY WITH ANTI-DESICCANT AT NURSERY BEFORE MOVING AND AGAIN TWO WEEKS AFTER INSTALLATION.
13. ALL PLANTED TREES, SHRUBS, GROUND COVERS AND ANNUAL FLOWERS, SHALL BE MAINTAINED UNTIL FINAL ACCEPTANCE OF THE COMPLETED CONTRACT, OR WHEN INSTALLATION IS ACCEPTED AND MAINTENANCE IS TRANSFERRED TO OWNER. MAINTENANCE SHALL INCLUDE WATERING, CULTIVATING, CONTROL OF INSECTS, FUNGUS, AND OTHER HORTICULTURAL OPERATIONS NECESSARY FOR THE PROPER GROWTH OF ALL PLANT MATERIAL.
14. PLANT LOCATIONS SHOWN ON THE PLAN ARE APPROXIMATE AND SUBJECT TO FIELD AND UTILITY LOCATIONS.
15. PERMANENT SEEDING MIX PER DNREC STANDARD DETAIL DE-ESC 3.4.3. REFER TO SEDIMENT AND STORMWATER PLANS, SHEET 6 OF 9. ALL PERVIOUS AREAS THAT DO NOT RECEIVE SHREDDED HARDWOOD MULCH SHALL BE SEEDED ACCORDING TO THE TABLE BELOW.

PERMANENT SEEDING AND SEEDING DATES (cont.)

Mix No.	Seeding Mixtures: Certified Seed [3] / Poorly Drained Soils	Seeding Rate [1]: lbs/Ac	lb/1000 sq.ft.	Optimum Seeding Dates [2] (O = Optimum Planting Period, A = Acceptable planting Period): Coastal Plain 2/1-4/30	Coastal Plain 5/1-8/14	Coastal Plain 8/15-10/31	Piedmont 3/1-4/30	Piedmont 5/1-7/31	Piedmont 8/1-10/31	All [4] 10/31- 2/1	Remarks
14	Creeping Red Fescue Rough Bluegrass or Chewings Fescue	50 90	1.15 2.1	O	A	O	O	A	O		Shade tolerant, moisture tolerant.

1. When hydroseeding is the choosen method of application, the total rate of seed should be increased by 25%.
2. Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment to reflect local conditions.
3. All seed shall meet the minimum purity and maximum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Section 1, Chapter 24, Title 3 of the Delaware Code.
4. Cool season species may be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.
5. All leguminous seed must be inoculated.
6. Warm season grass mix and Reed Canary Grass cannot be mowed more than 4 times per year.
7. Warm season grasses require a soil temperature of at least 50 degrees in order to germinate, and will remain dormant untill then.

TREE PROTECTION NOTES

1. LIMIT OF WORK LINE TO BE DELINEATED BY SNOW FENCING OR APPROVED EQUAL. ALL TREES IDENTIFIED AS BEING PRESERVED FOR CREDIT SHALL BE FENCED ALONG OR BEYOND THEIR DRIP LINE. SEE TREE PROTECTION DETAIL ON THIS SHEET.
2. PROTECTIVE FENCING TO BE SNOW FENCING OR EQUIVALENT TO PROTECT VEGETATION FROM HEAVY MACHINERY OR CONSTRUCTION OPERATIONS.
3. PROTECTIVE FENCING TO BE ERECTED BEFORE EXCAVATION AND REMOVED UPON COMPLETION OF GRADING.

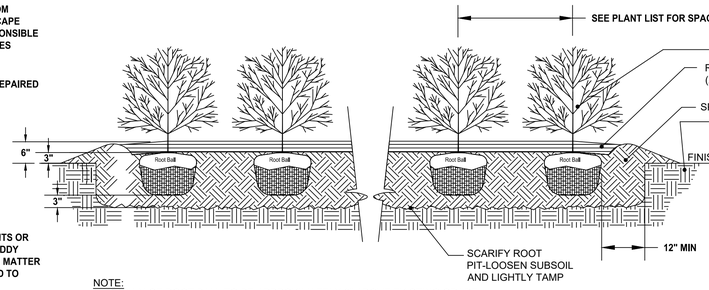
RECOMMENDED SEASONAL COLOR VARIETIES:

ANNUALS
- SPRING
  - PANSIES
  - SNAPDRAGON
  - DUSTY MILLER
- SUMMER
  - GERANIUMS
  - MARIGOLDS
  - IMPATIENTS
- FALL / WINTER
  - PANSIES
  - CHRYSANTHEMUMS
  - ORNAMENTAL KALE / CABBAGE

PERENNIALS
- SUMMER PHLOY
- COMMON THRIFT
- SHASTA DAISY
- THREAD - LEAVED COREOPSIS
- ENGLISH LAVENDER
- PERENNIAL SALVIA
- AUTUMN STONE CROP

CONTRACTOR NOTES

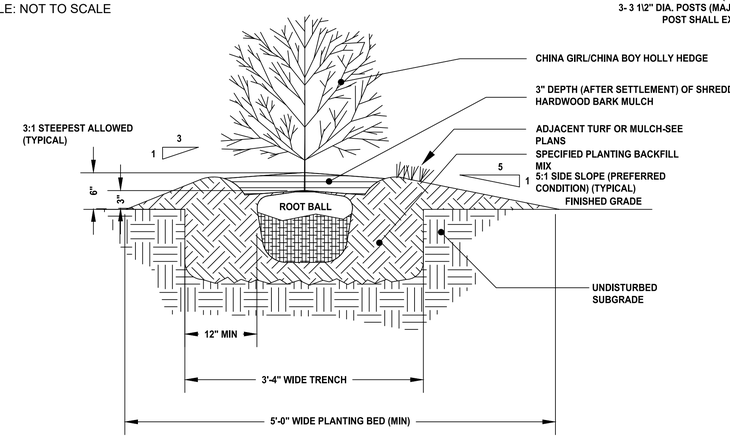
1. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES REGARDING LANDSCAPING.
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ESTABLISH A HEALTHY STAND OF GRASS ON ALL SEEDED AREAS.
3. GENERAL CONTRACTOR IS TO CLEAN ENTIRE SITE OF ALL CONSTRUCTION DEBRIS AND RAKE ENTIRE SITE.



NOTE:
1. CROWN OF ROOT BALL TO BE APPROXIMATELY 3" ABOVE EXISTING GRADE.
2. REMOVE COLLAR ROPES AND BURLAP FROM TOP 1/3 OF ROOT BALL.
3. HEDGE PLANTING TRENCH SHALL BE CONTINUOUS FOR ENTIRE LENGTH OF HEDGE.

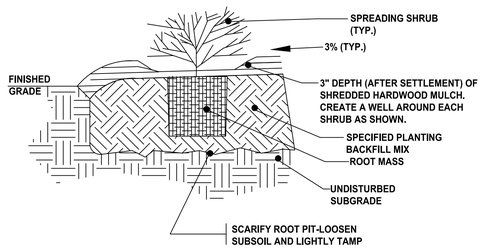
DETAIL: HEDGE PLANTING

SCALE: NOT TO SCALE



DETAIL: HEDGE PLANTING CROSS SECTION

SCALE: NOT TO SCALE



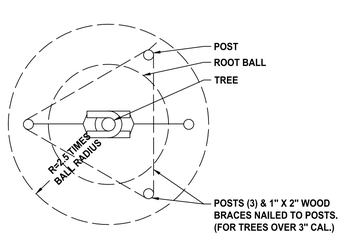
1. CROWN OF ROOT MASS TO BE SLIGHTLY ABOVE EXISTING GRADE. IF DRAINAGE IS QUESTIONABLE NOTIFY LANDSCAPE ARCHITECT IMMEDIATELY FOR DECISION.
2. FOR BARE ROOT SHRUBS: THIN BRANCHES AND FOLIAGE (NOT ALL END TIPS) BY 1/3 RETAINING NORMAL PLANT SHAPE. (BARE ROOT PLANTS ONLY).
3. FOR CONTAINER SHRUBS: REMOVE POT, CHECK ROOT SYSTEM. IF THERE ARE ANY SIGNS OF BEING ROOT BOUND, SLASH ROOT MASS (WITH A SHARP KNIFE) VERTICALLY IN 4 EQUIDISTANT LOCATIONS.
4. FOR BALLED AND BURLAPPED SHRUBS: REMOVE COLLAR ROPES AND TOP 1/3 OF BURLAP. 5. CROWN OR SLOPE ALL SHRUB BEDS TO ASSURE A MIN. PITCH OF 3%.

SHRUB PLANTING DETAIL

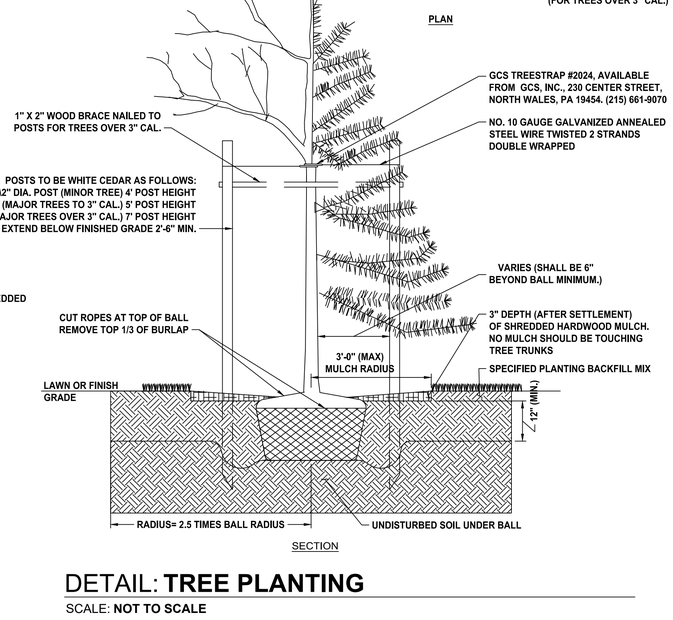
NOT TO SCALE

PLANTING NOTES:

1. CROWN OF ROOT BALL SHALL BEAR SAME RELATION (OR SLIGHTLY ABOVE) TO FINISHED GRADE AS IT BORE TO PREVIOUS GRADE.
2. DO NOT DAMAGE MAIN ROOTS OR DESTROY ROOT BALL WHEN INSTALLING TREE SUPPORT POSTS.
3. REMOVE HOSE AND POST AT END OF GUARANTEE PERIOD (OR NO LONGER THAN 12 MONTHS)
4. CONTRACTOR TO PROVIDE PROTECTION AGAINST DEER RUB/RUT WHICH IS NOT DIRECTLY ATTACHED TO TRUNK. (AS APPROVED)



PLAN



SECTION

DETAIL: **TREE PLANTING**

SCALE: **NOT TO SCALE**

STORM DRAIN INSPECTION AND MAINTENANCE

CATCH BASINS AND ROOF DRAIN CLEANOUTS:

CATCH BASINS AND ROOF DRAIN CLEANOUTS SHOULD BE INSPECTED SEMI-ANNUALLY. ROOF DRAINS SHOULD BE CLEARED OF ANY OBSERVED DEBRIS. CATCH BASIN INSERTS SHOULD BE INSPECTED AT LEAST SEMI-ANNUALLY OR AFTER LARGE STORM EVENTS. SEDIMENT SHALL BE REMOVED DURING THE SEMI-ANNUAL INSPECTION. FILTER STRIPS SHOULD BE REPLACED WHEN THEIR CAPACITY IS REACHED.

TRENCH DRAINS:

TRENCH DRAINS SHALL BE INSPECTED SEMI-ANNUALLY, ACCUMULATED SEDIMENT AND DEBRIS MUST BE REMOVED BY PRESSURE WASHING OR OTHER APPROPRIATE MEANS TO ALLOW RUNOFF TO FREELY ENTER THE TRENCH DRAIN AT ALL TIMES.

BIORETENTION AREA INSPECTION AND MAINTENANCE:

1. THERE SHOULD BE SEMI-ANNUAL REGULAR INSPECTIONS OF THE FACILITY. ONCE BEFORE GROWTH EMERGES IN THE SPRING, AND ONCE AT SEED DISPERSAL IN THE FALL. JUST BEFORE NEW GROWTH EMERGES IN THE SPRING, CUT DOWN STANDING STALKS OF HERBACEOUS MATERIAL TO 12 INCHES. TO ELIMINATE COMPETITION FROM INVASIVE PLANTS AND UNDESIRABLE WOODY VEGETATION, SELECTIVELY APPLY APPROPRIATE HERBICIDE WITH A CUT STUMP APPLICATOR OR DIRECTED FOLIAR SPRAYS. PRUNE TREES AND SHRUBS AS NEEDED EVERY FALL.
2. THE FACILITY SHOULD BE INSPECTED AFTER STORM EVENTS GREATER THAN 2 INCHES. RESEED AND/OR REPLANT AS REQUIRED BASED UPON INSPECTION FINDINGS. FOR WOODY MATERIAL, INSPECT FOR PESTS AND ICE DAMAGE.
3. WHERE SEDIMENT FOREBAYS ARE PROVIDED, REMOVE SEDIMENTS ACCUMULATED IN THE FOREBAY ONCE IT IS HALF FILLED.
4. REMOVE ALL VISIBLE ACCUMULATIONS OF SEDIMENT ON TOP OF THE MULCH LAYER WITH A FLAT SHOVEL. RAKE TO PROMOTE INFILTRATION. ADD MULCH IN SPRING AS NEEDED TO MAINTAIN 3 INCH MULCH LAYER.
5. STABILIZE ERODED AREAS AND REPLANT AS NECESSARY.
6. THE SOIL SHOULD BE TESTED ANNUALLY TO ENSURE PROPER PH, AND ADJUSTED WITH LIMESTONE IF IT IS DETERMINED TO BE TOO ACIDIC. IF REQUIRED, FERTILIZER SHOULD ONLY BE APPLIED IN THE FALL.

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COLUMBIA, MD 21045

LANDSCAPE DETAILS AND NOTES

BIOENERGY DEVELOPMENT GROUP, LLC

SUSSEX COUNTY ~ DELAWARE

DATE: 15 OCTOBER 2020
SCALE:
PROJECT NO. 12393.EA
SHEET: L2 OF 2

BIOENERGY DEVCO

BIOENERGY DEVCO

CONDITIONAL USE EXHIBIT BOOK

C.U. NO. 2258

FEBRUARY 11, 2021

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INTRODUCTION

APPLICANTS

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ABOUT BIOENERGY DEVCO

Bioenergy Devco (BDC) is a Maryland-based developer of anaerobic digestion (AD) facilities, committed to bringing leading European technology to North America. BDC's technology division, BTS Biogas, boasts 20+ years of global experience, financing, designing, building, and operating anaerobic digesters on four continents. BDC guarantees performance of the more than 220 facilities it has developed and the more than 150 plants it services worldwide.

BDC owns and operates the Bioenergy Innovation Center (BIC), a successful composting facility that receives poultry residuals and manufactures high quality organic compost distributed throughout the region. As a complement to this facility, BDC is constructing a state-of-the-art anaerobic digestor. The combined compost and AD operation will be dedicated to minimizing environmental impact of excess organics created by the poultry industry and enriching the land, while creating new opportunities for farmers around the Delmarva peninsula. The addition of an anaerobic digestion system will enhance the facility's outputs to include renewable energy and digestate that can be used as a soil amendment.

ABOUT ANAEROBIC DIGESTION

Anaerobic digestion (AD) is a safe and common process that uses microbes to break down organic materials into important and valuable end-products – renewable energy and an organic soil amendment. This widely adopted technology is used worldwide, with approximately 50 million ADs in operation across the globe, ranging from small backyard digesters to large digesters common at wastewater treatment sites, farms, and food processing facilities. The AD facility being developed at BIC, while innovative, is hardly a new or untested technology[1].

Europe is widely considered the leader in AD technology, and its implementation has been propelled by the establishment of rigorous environmental regulations for waste disposal and demand for renewable energy. While Europe is considered the industry leader, AD has a growing global footprint. There are approximately two million AD facilities worldwide that are considered industrial, similar in operation and design to what is being proposed at BIC.[2] In fact, this promising technology is already at work in the Delmarva region. Existing local facilities and commercial operations that utilize AD include, but are not limited, to:

- Millennium Farms Digester - 6 Buck Harbor Road, Pocomoke City, MD 21851
- Dogfish Head Brewery - 6 Cannery Village Center, Milton, DE 19968
- Wilmington Wastewater Treatment Plant - E 12th St & Hay Rd, Wilmington, DE 19809
- HRSD - Atlantic Sewage Treatment Plant - 645 Firefall Drive, Virginia Beach, VA 23454
- Chesapeake-Elizabeth WPCF - 5332 Shore Drive, Virginia Beach, VA 23455

The Delmarva peninsula and the residents of Sussex County have faced many challenges related to organics management. AD provides much needed alternatives to land application and land filling of organic materials. Traditionally, much of this material has been spread on farmland; however, the long term environmental and community impacts of this practice make it necessary to explore new approaches. Land applying these materials in large scale causes odor nuisances for communities and causes harmful nutrient buildup in farm soils that leach into surface and ground water. These excessive nutrients end up in drinking water and in our watersheds, posing serous risks to public health and the environment.

AD provides an alternative to spreading raw organic materials on farmland. Much in the tradition of the site's past uses of composting and pelletizing, the facility being developed will recycle this material into safe and sustainable products. However, this facility will maximize environmental benefit beyond previous uses by employing state of the art AD technology. In addition to exporting soil amendments, the Bioenergy Innovation Center will also export renewable natural gas, a clean, low-carbon fuel not derived from fossil fuels. This renewable natural gas will be injected into the natural gas pipeline, fueling local homes and businesses.

---

[1] Yousuf, A., Khan, M. R., Pirozzi, D., & Ab Wahid, Z. (2016). Financial sustainability of biogas technology: Barriers, opportunities, and solutions. *Energy Sources, Part B: Economics, Planning, and Policy*, *11*(9), 841-848.

[2] Vasco-Correa, J., Khanal, S., Manandhar, A., & Shah, A. (2018). Anaerobic digestion for bioenergy production: Global status, environmental and techno-economic implications, and government policies. *Bioresource technology*, *247*, 1015-1026.

Figure 1 - General description of anaerobic digestion, detailing inputs and outputs.

SITE PAST USE

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REGIONAL NUTRIENT MANAGEMENT

A common misconception is that BIC is aggregating organic waste and therefore nutrients, thus increasing the nutrient loading into nearby creeks, streams, and watersheds. The facility recycles organic material that would typically be applied on agricultural land within the Nanticoke and Chesapeake watersheds, and manufactures soil amendments that are being distributed to lands in need of added nutrients outside of these watersheds. This net export of nutrients reduces the current load impacting the Nanticoke River and the Chesapeake Bay.

Materials that will be disposed of at BIC contain significant amounts of excess nitrogen, 1m pounds of which would have been land applied in the Chesapeake Bay watershed and 700k pounds that would have been applied in the Nanticoke River watershed. BIC will receive and process these organic materials, preventing these quantities of N from being land applied in these watersheds.

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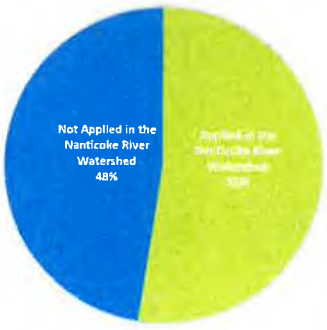


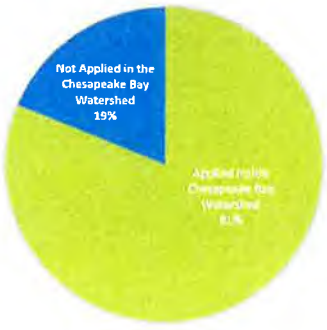
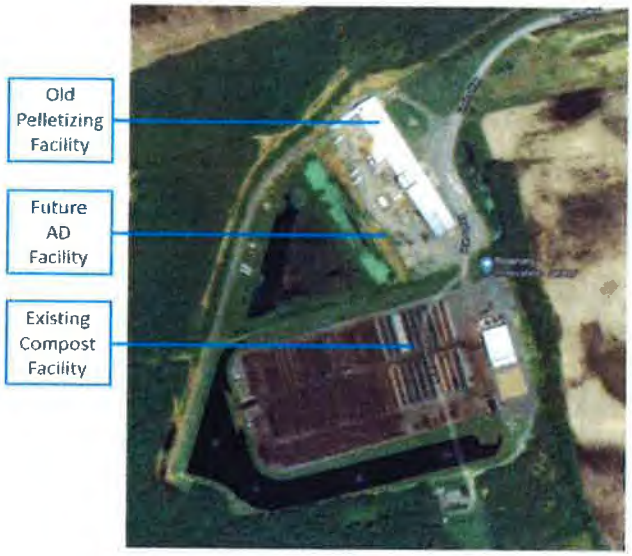


Figure 2 - Breakdown of whether compost was sold and distributed inside or outside the Chesapeake Bay and Nanticoke River watersheds.

While 2/3 of the compost sold in 2020 remained inside the Chesapeake Bay watershed, the vast majority, 95%, was transported outside the Nanticoke River watershed. This shows that the facility acts as a net exporter of nutrients by receiving in nutrients that would otherwise be applied in their raw form within local watersheds and distributes those excess nutrients out of local watersheds bolstering nutrient management initiative and improving outcomes for local ecosystems.

FACILITY OPERATIONS OVERVIEW



BIC is currently a successful composting facility. The facility is permitted to receive, process, and recycle 30,000 tons per year of poultry residuals and manufactures about 18,000 tons per year of high-quality organic compost. That compost is being used in local gardens and farms and distributed to agricultural and horticultural business in the mid-Atlantic region.

BDC is proposing to build an AD facility in the rear of the old pelletizing facility. The rear yard and some of the existing stormwater pond will be replaced with four above ground tanks. A portion of the old pelletizing facility will be repurposed for the operation of the AD. A microbiology lab and associated feedstock testing facility, spare parts warehouse, and administrative offices will also occupy the old pelletizing building.

Feedstocks will continue to be brought into the facility from the main entrance of Enviro Way, off Alt-13. Trucks are weighed and directed to the AD receiving building, which is on the south side of the pelletizing building and previously used for the receiving of poultry litter. The receiving building is

completely enclosed, under negative pressure to capture odors. Inside, trucks will empty, be weighed a second time, and then leave the site via Enviro Way.

The material will then be pumped into the one of three exteriors above-ground mixed storage tanks, material is the pumped into one of the four digester tanks. All these tanks are completely enclosed, containing both the material and any odors. The tanks are heated and the contents constantly mixed. Inside, micro-organisms break down the material.

The microorganisms release biogas, a mixture of methane, carbon dioxide, water vapor, and other trace gasses (minor quantities of hydrogen sulfide and ammonia) which are captured and scrubbed. Biogas is collected from these tanks. Chesapeake Utilities will be responsible for cleaning the gas to reach renewable natural gas quality and injecting it into the natural gas pipeline.

After about one month in the digesters, the material, now called digestate, has been broken down and is removed. Digestate is a liquid organic soil amendment and can be used to improve soil fertility and plant growth in farmland. However, since we have established markets for compost, BIC will use a centrifuge to remove excess water from the digestate. The digestate solids will be transferred to the composting facility, where it will be further processed with ground wood waste to make the same organic compost that is produced and marketed today. The water separated from the digestate will be processed in an on-site wastewater pre-treatment system before being transferred to a local wastewater facility for ultimate discharge.

BENEFITS

EMPLOYMENT

The BIC currently employs eleven full time positions with an annual payroll of approximately $750,000 per year. All employees are full-time with benefits, and our staff includes equipment operators, mechanics, office, and management staff.

The construction of the AD employs 40-45 people. Long term BDC projects roughly 30 additional employees for the future AD facility and 11 employees for the compost facility.

In the future, the Bioenergy Innovation Center will expand its workforce, where in addition to the equipment operators, mechanics, and administrative staff that we currently employ, we look to employ environmental technicians and microbiologists.

The Bioenergy Innovation Center will also support dozens of other employees through the contracting with local vendors for transportation, specialized equipment maintenance, and other regularly performed services.

We take pride in our ability to offer long-term careers with living wages and proudly employ people who have been working on the site for many years. BDC is working with DelTech to hire within the community. BDC offers full-time employment with healthcare and benefits packages. The positions will range from entry-level mechanics to more experienced facility operators, qualified lab technicians, and many others.

ENVIRONMENT

INTRODUCTION

Anaerobic digestion (AD) is a holistic environmental solution at the heart of the circular economy. AD leverages natural microbial processes to extend the useful lifecycle of organics by converting waste streams to valuable resources. AD technology mimics nature's processes of breaking down organic molecules relying on bacteria to decompose organic waste in the absence of oxygen.
This process produces biogas (a renewable fuel) and digestate (an organic soil fertilizer, amendment, or additive). The process allows for a truly circular approach to recycling excess organic waste, creating renewable energy, and returning nutrients and carbon back to the soil. This approach has significant impacts on reducing greenhouse gas (GHG) emissions, making AD a vital tool in reversing the effects of climate change.

AD offers a solution to the atmospheric emissions from three sectors responsible for most GHG emissions: energy, waste, and agriculture [3]. A typical AD project such as the BIC that uses organic residuals diverted from landfills can:

1. Divert **114,185 US tons** of organic residuals from landfills
2. Provide renewable energy equal with the annual electricity use of **7,504 US houses**
3. Reduce the carbon emissions equal to taking out of the streets permanently **7,808 cars**
4. Have the same carbon sequestration impact that a forested area equal to **56 times the size of Central Park area.**

Environmental evaluation and analysis are performed with the Life Cycle Assessment (LCA) framework, which is an EN ISO 14040 standardized process with specific rules and guidelines. LCA analysis assess environmental impacts associated with all the stages of a product's life, from raw material extraction through materials processing, manufacture, distribution, and use [4].

LCA analysis of AD technology in different countries and from various independent researchers highlight the multiple environmental benefits of the AD technology in comparison with alternative options. AD is recognized as the best option for various organic residues (organic food waste, food industry residues, litter and MSW) in terms of Renewable Energy output, Global Warming Potential and Eutrophication Potential [5] [6] [7] [8].

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[3] EPA (2020, December 04). Sources of Greenhouse Gas Emissions. Retrieved January 30, 2021, from https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions

[4] Krishna, I. M., Manickam, V., Shah, A., & Davergave, N. (2017). *Environmental management: science and engineering for industry*. Butterworth-Heinemann.

[5] Evangelisti, S., Lettieri, P., Borello, D., & Clift, R. (2014). Life cycle assessment of energy from waste via anaerobic digestion: a UK case study. *Waste management*, *34*(1), 226-237.

[6] Beausang, C., McDonnell, K., & Murphy, F. (2020). Anaerobic digestion of poultry litter–A consequential life cycle assessment. *Science of The Total Environment*, *735*, 139494.

[7] Chaya, W., & Gheewala, S. H. (2007). Life cycle assessment of MSW-to-energy schemes in Thailand. *Journal of Cleaner Production*, *15*(15), 1463-1468.

[8] Cremiato, R., Mastellone, M. L., Tagliaferri, C., Zaccariello, L., & Lettieri, P. (2018). Environmental impact of municipal solid waste management using Life Cycle Assessment: The effect of anaerobic digestion, materials recovery and secondary fuels production. *Renewable Energy*, *124*, 180-188.

ENVIRONMENTAL BENEFITS - SOIL HEALTH

The state of Delaware faces several challenges related to waste with far reaching environmental impacts. The Delaware Solid Waste Authority estimates that the state generates a considerable amount of recyclable organic materials – including food and yard waste – each year. Representing nearly 25% of Delaware's municipal solid waste stream, most of this organic material is disposed of through unsustainable means – primarily landfills.[9]

An estimated 30-40% of these recyclables have typically been discarded during initial agricultural processing or handled on-site through farm-operated composting facilities[10] Delaware's thousands of acres of phosphorus-enriched farmland in Sussex and Kent counties, as well as the state's challenges with nitrogen-laden fertilizer operations south of the Chesapeake and Delaware Canal, speak to the urgent need for new more sustainable waste solutions[11]. The Bioenergy Innovation center will be taking in organic waste from the Delmarva region and diverting waste from some of the regions overburdened waste infrastructure.

The Anerobic Digester operations at the Bioenergy Innovation Center (BIC) will result in a net decrease in nutrient loading to both the Nanticoke and Chesapeake watersheds. This is because:

1. The facility aggregates organic wastes that would typically be applied on agricultural land in proximity to the Nanticoke and Chesapeake watersheds, and manufactures soil amendments that are being distributed and used outside of these watersheds in areas where these nutrients are needed. This net export of nutrients reduces the current load currently being loaded into Nanticoke River and the Chesapeake Bay.

2. The processes of anaerobic digestion and composting breaks down nutrients from raw feedstocks to stabilized soil amendment which promotes the overall soil health. A healthy soil can naturally manage the nutrients more effectively which results on lower nutrient runoffs and higher nutrient absorption from crops and plants. Anaerobic digestion and compost convert soluble, inorganic nutrients in feedstocks into insoluble, organic nutrients in soil amendments which have lower BOD (Biochemical Oxygen Demand). The nutrients are released slowly in these soil amendments, increasing the likelihood of plant uptake, and decreasing the loading into ground and surface waters. Therefore, the environmental and human health impacts of applying of these nutrients is reduced when you compost or anaerobically digest them compared to applying the raw feedstock.

3. DAF sludge, when directly applied to farmland, creates conditions that do not favor plant growth and nutrient uptake. This is because of the physical properties of DAF sludge, and these conditions do not exist with digestate or compost. Therefore, BIC will be producing soil amendments that promote plant growth and plant nutrient uptake, thereby reducing nutrients

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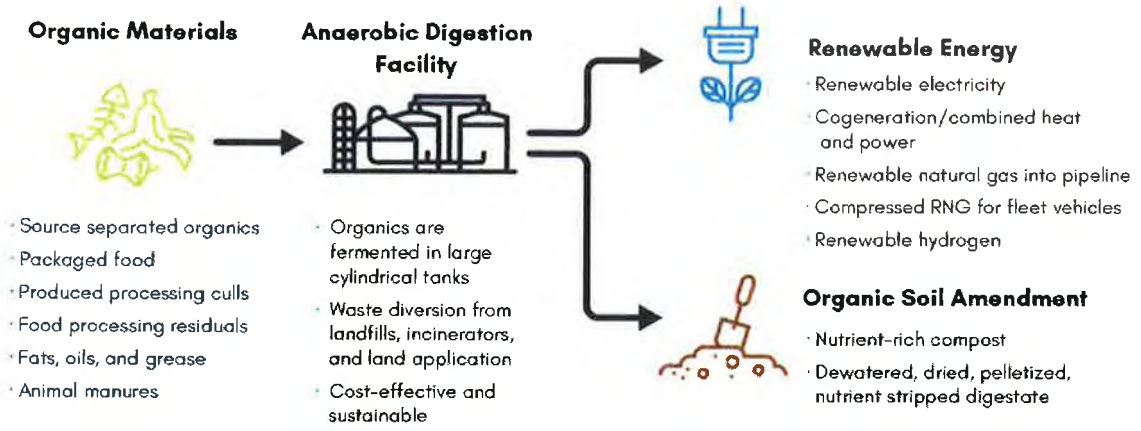
[9] Analysis of Organics Diversion Alternatives Report to the Delaware Solid Waste Authority. (2017, September). Retrieved from https://dswa.com/wp-content/uploads/2015/02/Final-Report-to-DSWA-Organics-Analysis-September-8-2017.pdf

[10] USDA Food Waste FAQs. (n.d.). Retrieved from https://www.usda.gov/foodwaste/faqs#:~:text=In%20the%20United%20States%2C%20food,worth%20of%20food%20in%202010.

[11] Amato, H. K., Wong, N. M., Pelc, C., Taylor, K., Price, L. B., Altabet, M., ... & Graham, J. P. (2020). Effects of concentrated poultry operations and cropland manure application on antibiotic resistant Escherichia coli and nutrient pollution in Chesapeake Bay watersheds. *Science of The Total Environment*, *735*, 139401.



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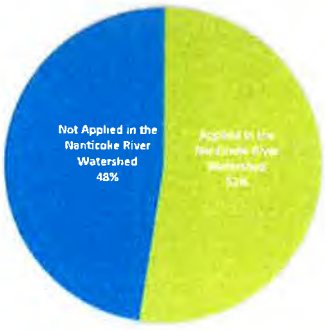

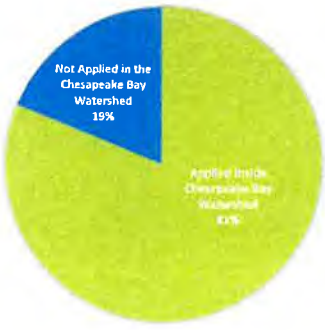

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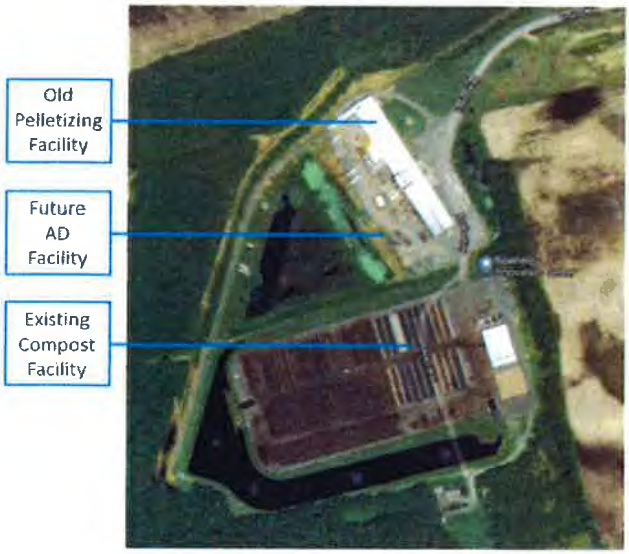

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Feedstocks will continue to be brought into the facility from the main entrance of Enviro Way, off Alt-13. Trucks are weighed and directed to the AD receiving building, which is on the south side of the pelletizing building and previously used for the receiving of poultry litter. The receiving building is

completely enclosed, under negative pressure to capture odors. Inside, trucks will empty, be weighed a second time, and then leave the site via Enviro Way.

The material will then be pumped into the one of three exteriors above-ground mixed storage tanks, material is the pumped into one of the four digester tanks. All these tanks are completely enclosed, containing both the material and any odors. The tanks are heated and the contents constantly mixed. Inside, micro-organisms break down the material.

The microorganisms release biogas, a mixture of methane, carbon dioxide, water vapor, and other trace gasses (minor quantities of hydrogen sulfide and ammonia) which are captured and scrubbed. Biogas is collected from these tanks. Chesapeake Utilities will be responsible for cleaning the gas to reach renewable natural gas quality and injecting it into the natural gas pipeline.

After about one month in the digesters, the material, now called digestate, has been broken down and is removed. Digestate is a liquid organic soil amendment and can be used to improve soil fertility and plant growth in farmland. However, since we have established markets for compost, BIC will use a centrifuge to remove excess water from the digestate. The digestate solids will be transferred to the composting facility, where it will be further processed with ground wood waste to make the same organic compost that is produced and marketed today. The water separated from the digestate will be processed in an on-site wastewater pre-treatment system before being transferred to a local wastewater facility for ultimate discharge.

BENEFITS

EMPLOYMENT

The BIC currently employs eleven full time positions with an annual payroll of approximately $750,000 per year. All employees are full-time with benefits, and our staff includes equipment operators, mechanics, office, and management staff.

The construction of the AD employs 40-45 people. Long term BDC projects roughly 30 additional employees for the future AD facility and 11 employees for the compost facility.

In the future, the Bioenergy Innovation Center will expand its workforce, where in addition to the equipment operators, mechanics, and administrative staff that we currently employ, we look to employ environmental technicians and microbiologists.

The Bioenergy Innovation Center will also support dozens of other employees through the contracting with local vendors for transportation, specialized equipment maintenance, and other regularly performed services.

We take pride in our ability to offer long-term careers with living wages and proudly employ people who have been working on the site for many years. BDC is working with DelTech to hire within the community. BDC offers full-time employment with healthcare and benefits packages. The positions will range from entry-level mechanics to more experienced facility operators, qualified lab technicians, and many others.

ENVIRONMENT

INTRODUCTION

Anaerobic digestion (AD) is a holistic environmental solution at the heart of the circular economy. AD leverages natural microbial processes to extend the useful lifecycle of organics by converting waste streams to valuable resources. AD technology mimics nature's processes of breaking down organic molecules relying on bacteria to decompose organic waste in the absence of oxygen.
This process produces biogas (a renewable fuel) and digestate (an organic soil fertilizer, amendment, or additive). The process allows for a truly circular approach to recycling excess organic waste, creating renewable energy, and returning nutrients and carbon back to the soil. This approach has significant impacts on reducing greenhouse gas (GHG) emissions, making AD a vital tool in reversing the effects of climate change.

AD offers a solution to the atmospheric emissions from three sectors responsible for most GHG emissions: energy, waste, and agriculture [3]. A typical AD project such as the BIC that uses organic residuals diverted from landfills can:

1. Divert **114,185 US tons** of organic residuals from landfills
2. Provide renewable energy equal with the annual electricity use of **7,504 US houses**
3. Reduce the carbon emissions equal to taking out of the streets permanently **7,808 cars**
4. Have the same carbon sequestration impact that a forested area equal to **56 times the size of Central Park area.**

Environmental evaluation and analysis are performed with the Life Cycle Assessment (LCA) framework, which is an EN ISO 14040 standardized process with specific rules and guidelines. LCA analysis assess environmental impacts associated with all the stages of a product's life, from raw material extraction through materials processing, manufacture, distribution, and use [4].

LCA analysis of AD technology in different countries and from various independent researchers highlight the multiple environmental benefits of the AD technology in comparison with alternative options. AD is recognized as the best option for various organic residues (organic food waste, food industry residues, litter and MSW) in terms of Renewable Energy output, Global Warming Potential and Eutrophication Potential [5 6 7 8].

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[3] EPA (2020, December 04). Sources of Greenhouse Gas Emissions. Retrieved January 30, 2021, from https://www.epa.gov/ghgemissions/sources-greenhouse-gas-emissions

[4] Krishna, I. M., Manickam, V., Shah, A., & Davergave, N. (2017). *Environmental management: science and engineering for industry*. Butterworth-Heinemann.

[5] Evangelisti, S., Lettieri, P., Borello, D., & Clift, R. (2014). Life cycle assessment of energy from waste via anaerobic digestion: a UK case study. *Waste management*, *34*(1), 226-237.

[6] Beausang, C., McDonnell, K., & Murphy, F. (2020). Anaerobic digestion of poultry litter–A consequential life cycle assessment. *Science of The Total Environment*, *735*, 139494.

[7] Chaya, W., & Gheewala, S. H. (2007). Life cycle assessment of MSW-to-energy schemes in Thailand. *Journal of Cleaner Production*, *15*(15), 1463-1468.

[8] Cremiato, R., Mastellone, M. L., Tagliaferri, C., Zaccariello, L., & Lettieri, P. (2018). Environmental impact of municipal solid waste management using Life Cycle Assessment: The effect of anaerobic digestion, materials recovery and secondary fuels production. *Renewable Energy*, *124*, 180-188.

ENVIRONMENTAL BENEFITS - SOIL HEALTH

The state of Delaware faces several challenges related to waste with far reaching environmental impacts. The Delaware Solid Waste Authority estimates that the state generates a considerable amount of recyclable organic materials – including food and yard waste – each year. Representing nearly 25% of Delaware's municipal solid waste stream, most of this organic material is disposed of through unsustainable means – primarily landfills.[9]

An estimated 30-40% of these recyclables have typically been discarded during initial agricultural processing or handled on-site through farm-operated composting facilities[10] Delaware's thousands of acres of phosphorus-enriched farmland in Sussex and Kent counties, as well as the state's challenges with nitrogen-laden fertilizer operations south of the Chesapeake and Delaware Canal, speak to the urgent need for new more sustainable waste solutions[11]. The Bioenergy Innovation center will be taking in organic waste from the Delmarva region and diverting waste from some of the regions overburdened waste infrastructure.

The Anerobic Digester operations at the Bioenergy Innovation Center (BIC) will result in a net decrease in nutrient loading to both the Nanticoke and Chesapeake watersheds. This is because:

1. The facility aggregates organic wastes that would typically be applied on agricultural land in proximity to the Nanticoke and Chesapeake watersheds, and manufactures soil amendments that are being distributed and used outside of these watersheds in areas where these nutrients are needed. This net export of nutrients reduces the current load currently being loaded into Nanticoke River and the Chesapeake Bay.

2. The processes of anaerobic digestion and composting breaks down nutrients from raw feedstocks to stabilized soil amendment which promotes the overall soil health. A healthy soil can naturally manage the nutrients more effectively which results on lower nutrient runoffs and higher nutrient absorption from crops and plants. Anaerobic digestion and compost convert soluble, inorganic nutrients in feedstocks into insoluble, organic nutrients in soil amendments which have lower BOD (Biochemical Oxygen Demand). The nutrients are released slowly in these soil amendments, increasing the likelihood of plant uptake, and decreasing the loading into ground and surface waters. Therefore, the environmental and human health impacts of applying of these nutrients is reduced when you compost or anaerobically digest them compared to applying the raw feedstock.

3. DAF sludge, when directly applied to farmland, creates conditions that do not favor plant growth and nutrient uptake. This is because of the physical properties of DAF sludge, and these conditions do not exist with digestate or compost. Therefore, BIC will be producing soil amendments that promote plant growth and plant nutrient uptake, thereby reducing nutrients

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[9] Analysis of Organics Diversion Alternatives Report to the Delaware Solid Waste Authority. (2017, September). Retrieved from https://dswa.com/wp-content/uploads/2015/02/Final-Report-to-DSWA-Organics-Analysis-September-8-2017.pdf

[10] USDA Food Waste FAQs. (n.d.). Retrieved from https://www.usda.gov/foodwaste/faqs#:~:text=In%20the%20United%20States%2C%20food,worth%20of%20food%20in%202010.

[11] Amato, H. K., Wong, N. M., Pelc, C., Taylor, K., Price, L. B., Altabet, M., ... & Graham, J. P. (2020). Effects of concentrated poultry operations and cropland manure application on antibiotic resistant Escherichia coli and nutrient pollution in Chesapeake Bay watersheds. *Science of The Total Environment*, *735*, 139401.

that would leach into ground or surface waters. And which is further effective in nutrient reduction when combined with the current compost being sold by our Bioenergy Innovation Center.

ENVIRONMENTAL HEALTH – WATER QUALITY

The macronutrients in raw feedstocks and finished BIC products come in different forms. Nitrogen, the leading driver of eutrophication of the Chesapeake Bay and drinking water pollutant, can be found in soluble, inorganic forms such as nitrate (NO^-_3) or bound in large organic molecules such as humic acid. BIC plays an important role in converting these nutrients from soluble, inorganic forms that quickly leach into surface and groundwater into insoluble, organic forms that become plant available or in a more plant-compatible form (NH^+_4), reducing the likelihood of transport. That is possible also due to the overall soil health improvement as it is described below[12]. Further evaluation and analysis can calculate and quantify the number of pounds of either N or P in each of their forms, and BIC should be credited the difference when calculating the nutrients, the facility is offsetting.

ENVIRONMENTAL BENEFITS – ALTERNATIVES TO LAND APPLICATION

The BDC AD offers an alternative to the land application of raw poultry by-products on farmland. Residents of Sussex County are too familiar with the unpleasant pervasive smell of land application. Instead of those materials being spread, sprayed, or injected into farm soil, they will be transported to the Bioenergy Innovation Center and recycled in an enclosed, contained system.

Raw poultry by-products contain pathogens that can pose serious public health impacts, including Salmonella and E. Coli. When these by-products are land applied, theses pathogens can contaminate water and our drinking supply. The high heat of the AD and composting process kills these pathogens, and our compost is routinely tested to ensure that the amount of these pathogens meets state requirements.

Furthermore, repeated land application of raw poultry by-products causes long-term soil fertility problems. While poultry by-products do have high nitrogen content and can be used as a nutrient source for plants, they also contain high levels of grease and oil. When applied to farmland, these high levels of grease and oil create a high oxygen demand and potentially anaerobic conditions in the soil, all which negatively affect plant growth. On the contrary, in the case of compost and digestate from AD that uses poultry by-products as feedstock, grease and oils have already been through biological degradation. Thus, digestate or compost from the same feedstock does not cause such severe anaerobic soil conditions in the soil, which promotes the health of the soil and its ability to manage the nutrients in a natural undisturbed way[13].

Another problem related to direct land application of raw poultry by-products is the physical clogging of the soil and obstruction of water flow. Long-term application of the high fat and oil content of sludge can lead to physical clogging of the soil. As a result, water cannot flow through the soil and plants cannot grow. In contrast, compost and digestate from AD derived from DAF sludge, grease and oils

[12] Möller, K., & Müller, T. (2012). Effects of anaerobic digestion on digestate nutrient availability and crop growth: A review. *Engineering in Life Sciences*, *12*(3), 242-257.

[13] Simpson, T. W. (1991). Agronomic use of poultry industry waste. *Poultry Science*, *70*(5), 1126-1131.

undergo degradation and are broken down to allow for the flow of water and nutrients. As a result, there is no potential long-term risk of soil clogging with the use of digestate and compost. The resulting healthy soil can manage the nutrients in a natural undisturbed way.

COMMUNITY ENGAGEMENT

BDC welcomes the opportunity to engage with local communities and show how our anaerobic digestion facilities will bring a more sustainable approach to regional organics processing and renewable energy generation – all while producing better soil, water, and air quality outcomes for our collective environment.

The BIC has made donations to the Spade and Trowel Garden Club of Seaford, the Delaware Food Bank, and other local organizations to foster community engagement and involvement. On November 21, 2020, BDC hosted a Discovery Day event at the BIC with both in-person and virtual attendance options. The purpose of the event was to educate and provide transparency to the community about existing and future facility operations, environmental benefits, and any other topics of interest to attendees.

The BIC has partnered with the University of Delaware for a compost study and is in discussions with other local educational institutions about job pathways program partnerships.

BDC will continue to engage with local organizations and community members as part of its Community Engagement Program and welcomes all interested parties for tours and site visits. We also look forward to providing a space for future job training and research.

DESIGN CONSIDERATIONS

TRAFFIC

All incoming truck traffic will access the site from Seaford Road and turn onto Enviro Way. All Trucks leaving the site will use Enviro Way and turn onto Seaford Road. A separate administrative entrance is planned to be constructed to allow access to the site from Oneals Road. This administrative entrance will be used by all visitors and employees, and thus limit the Seaford Road entrance to commercial truck traffic. BDC anticipates approximately a forty (40) trucks per day of organic feedstock material delivered to the Site for both the anaerobic digester and the composting facility. It is anticipated another five (5) trucks per day will move finished digestate solids and/or compost. Total vehicle trips per day are expected at less than 200 and therefore a traffic impact analysis was not required by DelDOT. A permit for entrance construction has been issued by DelDOT.

ODOR

During the design phase, the design team evaluates odor control using a holistic approach. Odor control measures are site specific and can include a combination of negative pressure, carbon filters placed on vents and dilution stacks, depending on the needs of a specific project. Our facilities are designed so that all food waste/solid waste is received in an enclosed Process Building with an air ventilation system designed to prevent odors from escaping. The air ventilation systems are designed to remove odors

from the building and the elimination or the sufficient dilution of odors prior to being released into the surrounding environment. Biofilters and dilution exhaust fans are proven technologies that are currently used in the design of BDC Facilities. Inbound and outbound vehicles transporting material to our facilities would be required to tarp and/or containerize food waste, digestate and other material loads from the point of origin to the facility.

DUST

Gravel roads will be wetted by truck throughout construction and operation of the Facility to minimize and control dust. As in the previous operation of this site, feedstock including chicken litter is offloaded and handled inside a closed building with dust mitigation and environmental controls to facilitate collection of air born dust in the air.

NOISE

Noise emitting devices, such as back up alarms on heavy equipment will be confined to the facility and contained within structures to limit the noise pollution beyond the property boundary.

GAS AND SAFETY

We certify all facilities to comply with all required safety and emission standards. BDC and its technology partner BTS have an exemplary safety record. In over 20 years and more than 225 Plants worldwide a BTS digester has never exploded. BTS technology has maintained this excellent safety record by proactively defining any potential explosion risk areas and ensuring use of certified tools and redundant safety measures (i.e., pressure relief systems) to prevent accidents. The anaerobic digestion process is completely enclosed process and monitored continuously with instrumentation reporting to a plant-wide integrated controls and automation system and by daily visual inspections. Sampling ports allow operators to collect samples of the materials in the digester for lab analysis to ensure the digester is operating for optimal performance and ensure the safety of facility workforce and the surrounding community.

AIR QUALITY AND EMISSIONS

The facility is designed in compliance with all local air quality and odor control ordinances. Air ventilation systems are built into the facility to remove odors from the building and allow for elimination or significant dilution of odors/contaminants prior to any release into the air surrounding the facility. Our 20 plus year history clearly illustrates an excellent track record in preventing fugitive emissions from digestate. BTS biogas plants are designed for optimal digestion/degradation of organic matter in the Digesters and capture of biogas produced which ensures minimal fugitive emissions. Materials received are processed immediately and incorporated in enclosed systems restricting emissions release. Covered storage tanks and digesters maximize gas capture for processing. Therefore, the storage tanks have a covering that captures the rest of biogas (more or less 55% methane) and sending it to the CHP/upgrading.

GROUNDWATER

The Property is located within the Coastal Plain Physiographic Province, which is characterized by flat to gently sloping land surfaces underlain by sedimentary deposits. Mapping by the Delaware Geological Survey (2010) indicates that the project site is just south of the Georgetown Quadrangle Geologic Map which indicates that the area south of Georgetown is underlain in succession by sediments of the Beaverdam and Cat Hill Formations. The United States Geological Survey, Hydrologic Investigations Atlas (1968) maps a groundwater elevation contour of 40 feet above MSL west of the Property and a groundwater elevation contour of 30 feet above MSL east to southeast of the Property, suggesting a groundwater flow direction of east to southeast across the Property. While groundwater elevations vary seasonably, the groundwater elevation contours suggest a depth to groundwater of six feet below ground surface on the north end of the Property to approximately two feet below ground surface on the south end of the Property near Horse Pound Swamp Ditch. A detailed discussion of subsurface and ground water conditions is included in the BDC Hydrogeologic Assessment Report submitted as part of permit request.

STORMWATER

There are four existing ponds on the site. Impervious surfaces include the existing building and associated gravel and asphalt areas. The site generally drains to five analysis points. About half of the site drains west towards an existing pond on the property. The rest of the site drains west towards the edge of property. Three offsite drainage areas have also been identified. All three areas drain toward the existing on-site ponds. A detailed discussion of existing and proposed stormwater management facilities is included in the Stormwater Management Report.

WASTEWATER PRETREATMENT

The facility does not require use of fresh water for waste processing. The wastewater or liquid fraction from the digestate if not recycled back into the anaerobic digestion process is pre-treated before discharge using a membrane bioreactor, ultrafiltration and reverse osmosis. The wastewater treatment program consists of two equally sized systems, when fully built out, they are each designed to treat approximately 140,000 gallons per day. The wastewater passes through a mix tank and into an anoxic reactor via screening and micro-screening to remove particulate or suspended solids. After the anoxic reactor, the wastewater passes through two aerobic reactor tanks in parallel where antifoam sprayers are used as needed and then is stored in the ultrafiltration feed tank for a short duration. From the UF feed tank, the liquid is pumped into and treated by an ultrafiltration unit followed by treatment with a reverse osmosis unit. The wastewater is then cooled and stored for discharge to Sussex County via a forced main connection from the plant to the Sussex County wastewater system. The total discharge to Sussex County is estimated to be 60,000 gallons per day when plant is fully built out. The wastewater makeup while being finalized will readily meet all county standards and we are currently in discussions with Sussex County about becoming a customer and utilizing a County facility for discharge.

ENGINEERING CONSIDERATIONS

SITE PERMITTING

TRAFFIC

The average daily estimated traffic coming to and leaving the site were projected at less than the 200 trips per day, below the threshold that would trigger a traffic impact analysis required by the Department of Transportation. Vehicles using the site include employees, feedstock delivery, product pick up, wastewater transport, natural gas transport. DelDOT has issued an Entrance Improvements approval.

SEDIMENT AND STORMWATER

Sussex Conservation District has approval final sediment and stormwater plans for the project. The stormwater facility that separately serves the former pelletizing plant will be redesigned and reconstructed to accommodate the construction of the proposed tank farm and process equipment associated with the anaerobic digester. The existing outfall from the stormwater pond will be utilized. The proposed stormwater management design will utilize one proposed wet extended detention pond facility and one existing wet extended detention pond facility to reduce peak runoff from the Site. A wet pond is proposed in lieu of infiltration and bioretention practices due to a high ground water table. Improvements to the anaerobic digester area do not result in feedstock or product exposed to weather.

STORMWATER (INDUSTRIAL)

The existing stormwater pond serving the compost area is being upgraded under plans developed by Perdue, as the past owner of the site, approved by DNREC and implemented by BDC. Enhancements include installation of aerators to assist with evaporation and raising of weir to enhance storage capacity. Nutrient offsets are being developed for potential discharge from pond. The industrial stormwater plan will be updated post construction under the National Pollution Discharge Elimination System program and will include specific steps forward surrounding the entire parcel.

WATER SUPPLY

The Facility is currently served by on-site water supply wells that include an irrigation well, public wells, domestic well, and a production well that serves the facility's fire suppression system. Water supply needs are expected to be met using existing wells and accordingly, an allocation permit is not expected to be needed.

WASTEWATER

The wastewater generated from the anaerobic digestion process will be treated using a purpose-built treatment plant. Effluent quality from the treatment facility will meet Sussex County Public Sewer

Discharge Standards. Wastewater volumes are expected to be up to 60,000 gallons per day at full operation with effluent being recycled back into the anaerobic digestion process thereby essentially eliminating the need for supplement water from on-sit water supply. Treated wastewater will be trucked to a Sussex County facility for discharge. BDC is currently evaluating options for connection to local municipal system.

AIR

The facility will utilize equipment that produces air emissions and require permits from DNREC. There are three units; a standby generator for use when electricity is not available from the grid, a thermal oxidizer that will provide conditioning as part of the renewable natural gas processing system and a flare that will be used as a backup for treatment of gases. All three units are considered minor emissions sources under DNREC regulations.

RESOURCE RECOVERY FACILITY PERMIT

The facility will require a Resource Recovery Facility Permit pursuant to the Delaware Regulations Governing Solid Waste administered by DNREC and will be applicable to both the composting and anaerobic digestion operations. Composting is currently operating under a composting permit issued by DNREC. The current permit application is under review by DNREC.

Elements of the application include an engineering report, operations plan, recycling analysis, closure plan, financial assurance in the event of closure and an environmental assessment. The application also includes a hydrogeological assessment of the soils and groundwater on the site.

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:
Cannon Road (adjacent to Pelican Point 1-3)

Proposed Name of Subdivision:
Pelican Point 4-5

Tax Map #: 2-34-16.00, Parcels 21.03, 21.07, 23.01, 1509 through 1697 Total Acreage: 109.99 acres (+/-)

Zoning: AR-1 **Density:** 1.99 units/acre **Minimum Lot Size:** 7,500 sqft **Number of Lots:** 219

Open Space Acres: 44.22 acres (+/-)

Water Provider: Artesian Resources **Sewer Provider:** Artesian Resources

Applicant Information

Applicant Name: Cannon Road Investments, LLC
Applicant Address: 5169 West Woodmill Drive, Suite 10
City: Wilmington State: DE ZipCode: 19808
Phone #: (302) 999-9200 E-mail: DelawareDevelopment1@gmail.com

Owner Information

Owner Name: Cannon Road Investments, LLC
Owner Address: 5169 West Woodmill Drive, Suite 10
City: Wilmington State: DE Zip Code: 19808
Phone #: (302) 999-9200 E-mail: DelawareDevelopment1@gmail.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Dennis Schrader
Agent/Attorney/Engineer Address: 107 W. Market Street/P.O. Box 690
City: Georgetown State: DE Zip Code: 19947
Phone #: (302) 256-0010 E-mail: dschrader@morrisjames.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

_____ Date: 12/4/19

Signature of Owner

_____ Date: 12/4/19

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: _____

COMMUNITY
DEVELOPMENT & HOUSING
BRAD D. WHALEY
DIRECTOR
(302) 855-7777 T
(302) 854-5397 F

Sussex County
DELAWARE
sussexcountyde.gov

Affordable Housing Support Policy

I. Mission Statement

It is Sussex County's mission to promote non-discrimination and affirmatively further fair and equal housing opportunities for all, and further, to inform housing developers and the general public that the County supports the development of affordable housing opportunities in Sussex County.

II. Affordable Housing Subdivisions

Sussex County promotes racially/ethnically diverse, mixed income, affordable housing in all areas under its jurisdiction. Accordingly, Developers are encouraged to provide affordable housing opportunities to Sussex County residents in all new developments, affirmatively market those affordable housing units to diverse populations, and meet with the surrounding residents early in the development approval process.

III. Affordable Housing Defined

a. **Homeownership:** Sussex County considers an affordable housing project to be a housing project in which any portion thereof is designed or intended to serve households earning less than 125 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:
   i. Seeking participation in Sussex County's Moderately Priced Housing Unit (MPHU) Program
   ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
   iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
   iv. Applying for a Section 523 or 524 Rural Housing Site Loan through the U.S. Department of Agriculture (USDA) Rural Development
   v. Sussex County Habitat for Humanity
   vi. Milford Housing Development Corporation
   vii. Community Land Trust
   viii. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

b. **Rental:** Sussex County considers an affordable rental housing project to be a rental housing project in which any portion thereof is designed or intended to serve households earning less than 80 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:

i. Seeking participation in the Sussex County Rental Program (SCRP)
ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
iv. Applying for funding by DSHA's Low Income Housing Tax Credits (LIHTC) program
v. Applying for Multi-Family Mortgage Revenue Bond Program (MFMRB) financing through DSHA
vi. Applying for a Rural Rental Housing Loan through USDA Rural Development
vii. Applying for a Guaranteed Rental Housing Loan through USDA Rural Development
viii. Community Land Trust
ix. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

IV. Affordable Housing Project Support

a. Letter of Support

Sussex County will provide conditional letters of support to developers of affordable housing projects seeking financing opportunities, provided that the project qualifies under the definitions above. Further, support letters for affordable rental housing projects will only be authorized if the project is proposed in an Area of Opportunity, as defined by DSHA in Exhibit A. For further information regarding impacted areas versus areas of opportunity, please contact Karen Horton with DSHA at (302) 739-4263. **Note**: Letters of support do not exempt the developer from the County's planning and zoning process, nor guarantee approval through that process.

b. Deferral of Fees

Sussex County desires to encourage the construction of affordable housing for low- and moderate-income households. The County finds that the up-front payment of sewer impact fees for affordable residential housing development creates a barrier to such development and desires to ease the barrier by deferring the time for payment of the fees.

Projects must qualify under Sussex County Code (§110-94) and Delaware State Code (Title 9, Chapter 81, Sections 8105, 8106, and 8110). Qualifying projects will not be assessed connection charges for County sewer. However, once the property is

transferred or sold to a non-qualifying buyer, those deferred charges will be immediately due and payable within 30 days.

It is incumbent upon the affordable housing developer to submit evidence of their qualifying status to the County's Assessment Department to ensure that they benefit from this affordable housing incentive.