

PLANNING & ZONING COMMISSION

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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

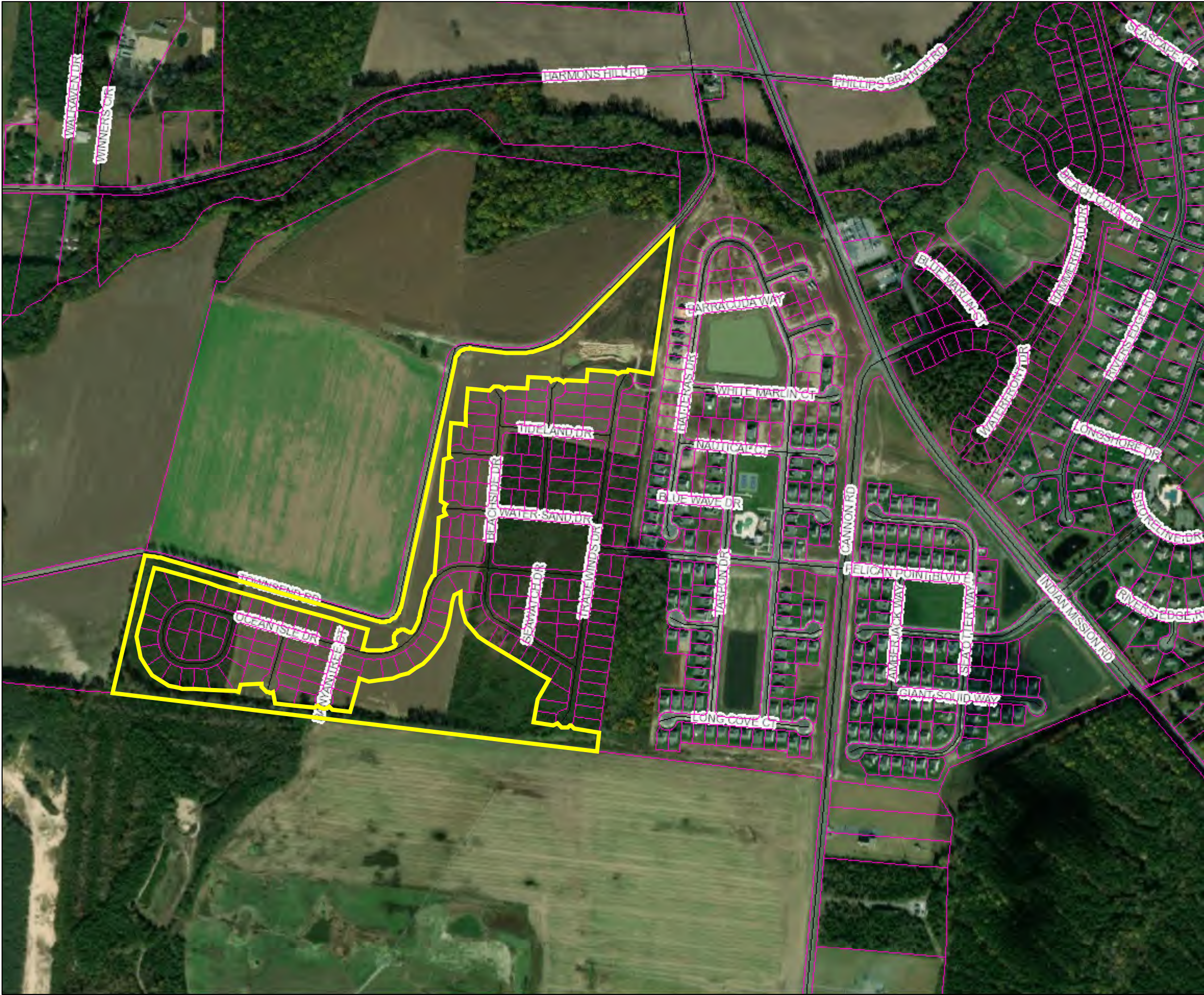
Site Area: 109.99 +/- acres

Tax Map ID.: 234-16.00-21.03, 21.07, 23.01, 1509.00-1697.00





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

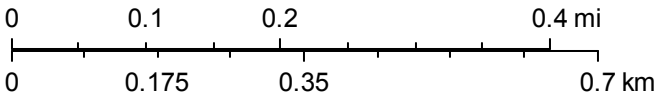
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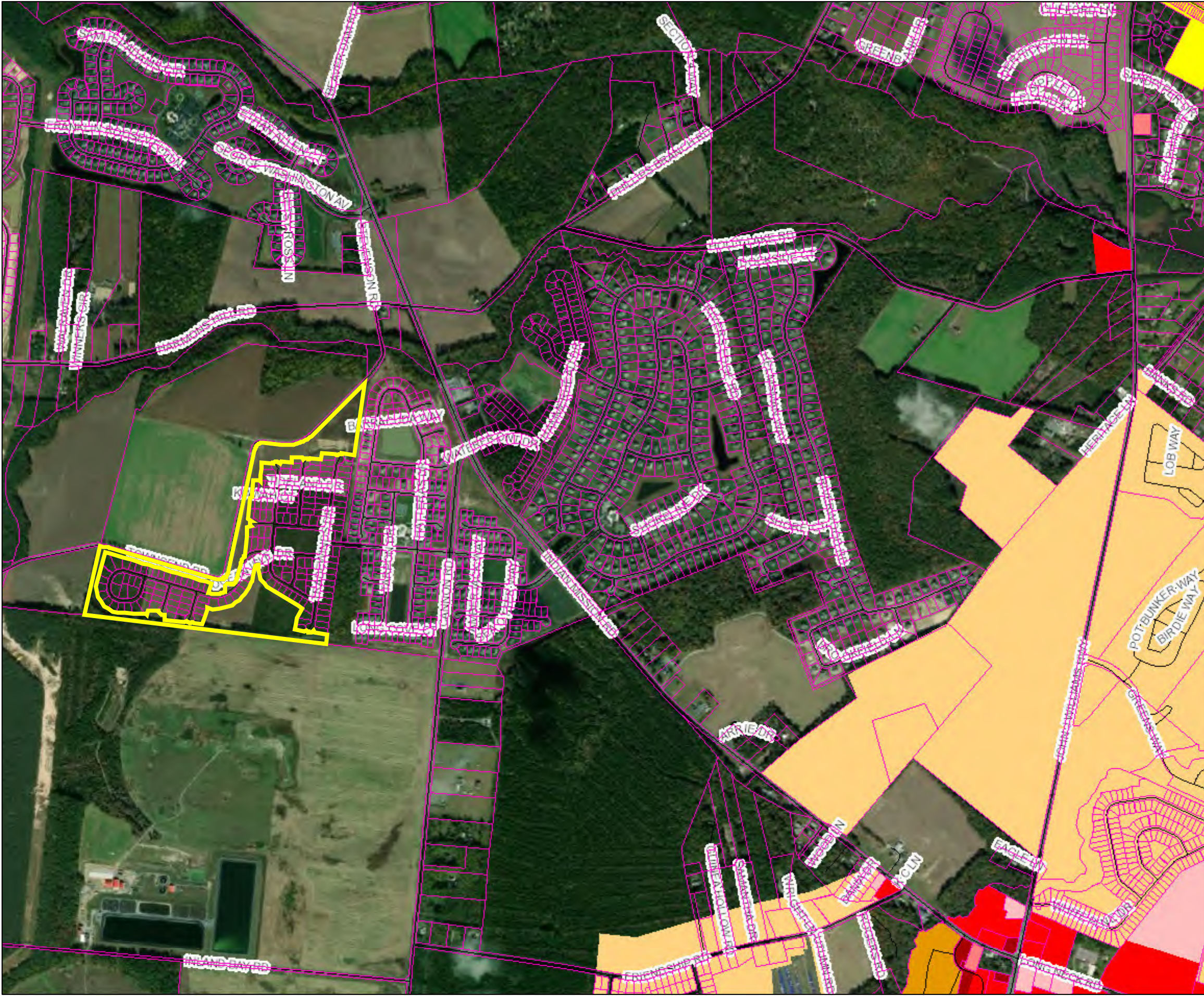
Tax Parcels

Streets

County Boundaries

1:9,028







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polygonLayer

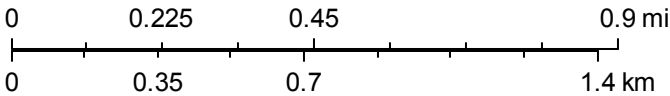
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polygonLayer

Override 1

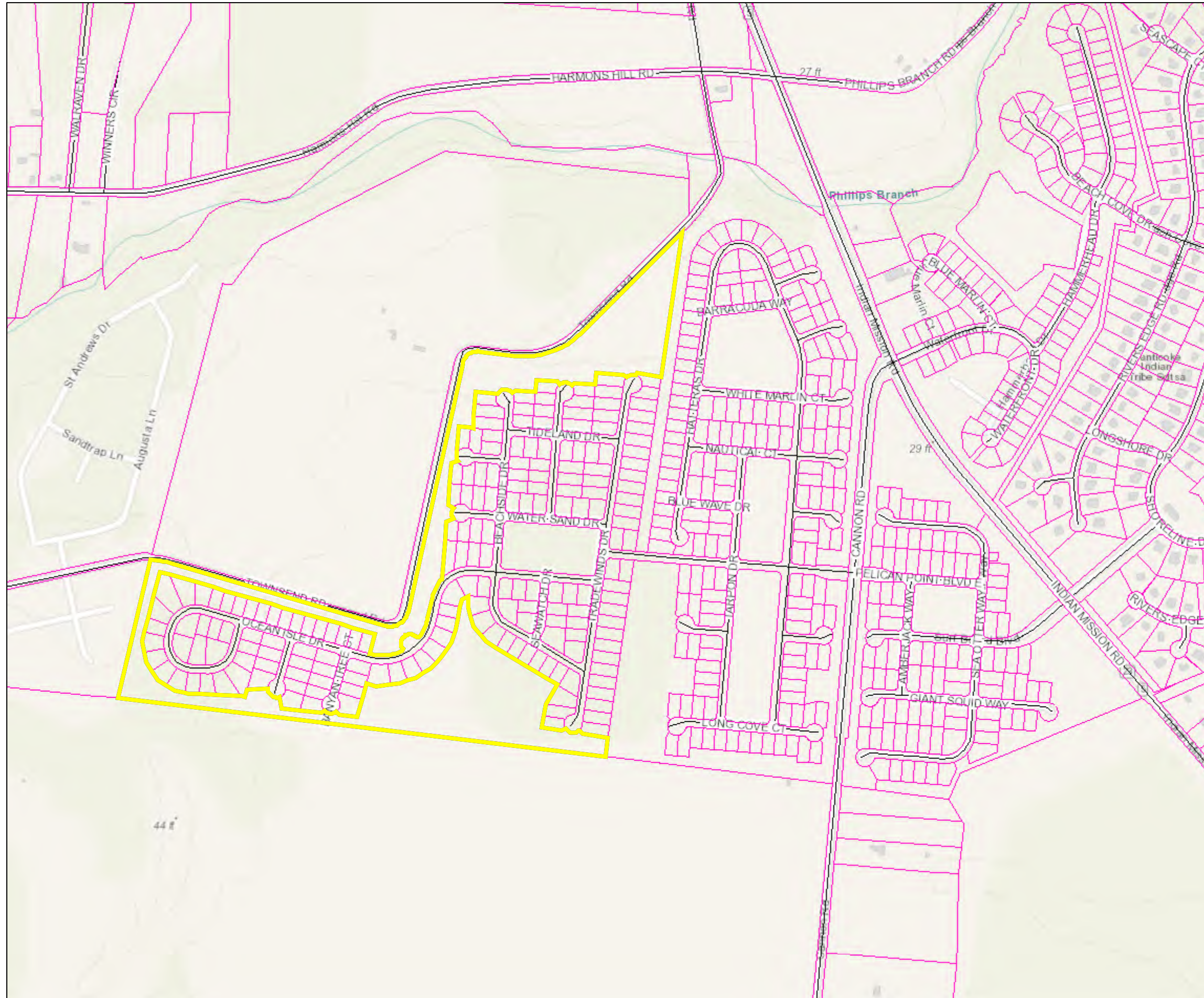
-  Tax Parcels
-  Streets

1:18,056





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	
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Land Code		


polygonLayer

Override 1

polygonLayer

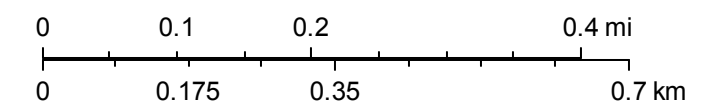
Override 1

 Tax Parcels

 Streets

 County Boundaries

1:9,028



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 Zip Code: 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)**
 - o 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**
 - o Provide compliance with Section 99-9.
 - o 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 my 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

Location of property: _____

Fee: \$500.00 Check #: 3563

Application & Case #: _____

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.



COUNTY ADMINISTRATIVE OFFICES WEST COMPLEX
22215 DUPONT BOULEVARD, PO BOX 589
GEORGETOWN, DELAWARE 19947

- 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 (SCRPP)
 - 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.

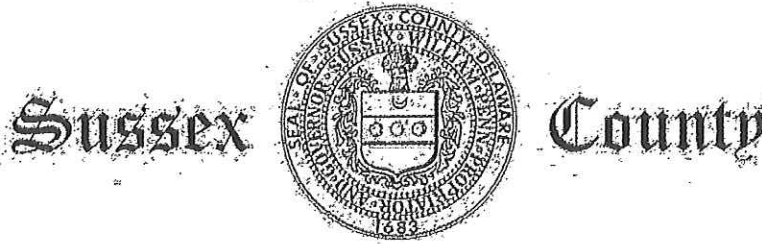
b. Deferral of Fees

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.



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:



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 689
GEORGETOWN, DELAWARE 19947

- Sussex County's Fair Housing Compliance Officer, Brandy Nauman, at bnauman@sussexcountype.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
sussexcountysde.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@sussexcountysde.gov.





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)

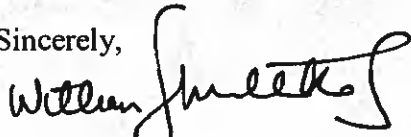
This application indicates central water will be supplied by Artesian Water Company, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval 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.

Ms. Christin Headley
Sussex County Planning & Zoning
December 30, 2019
Page 2

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



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,

A handwritten signature in blue ink, appearing to read "Thelton D. Savage".

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

TDS/bh

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 IP&M
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

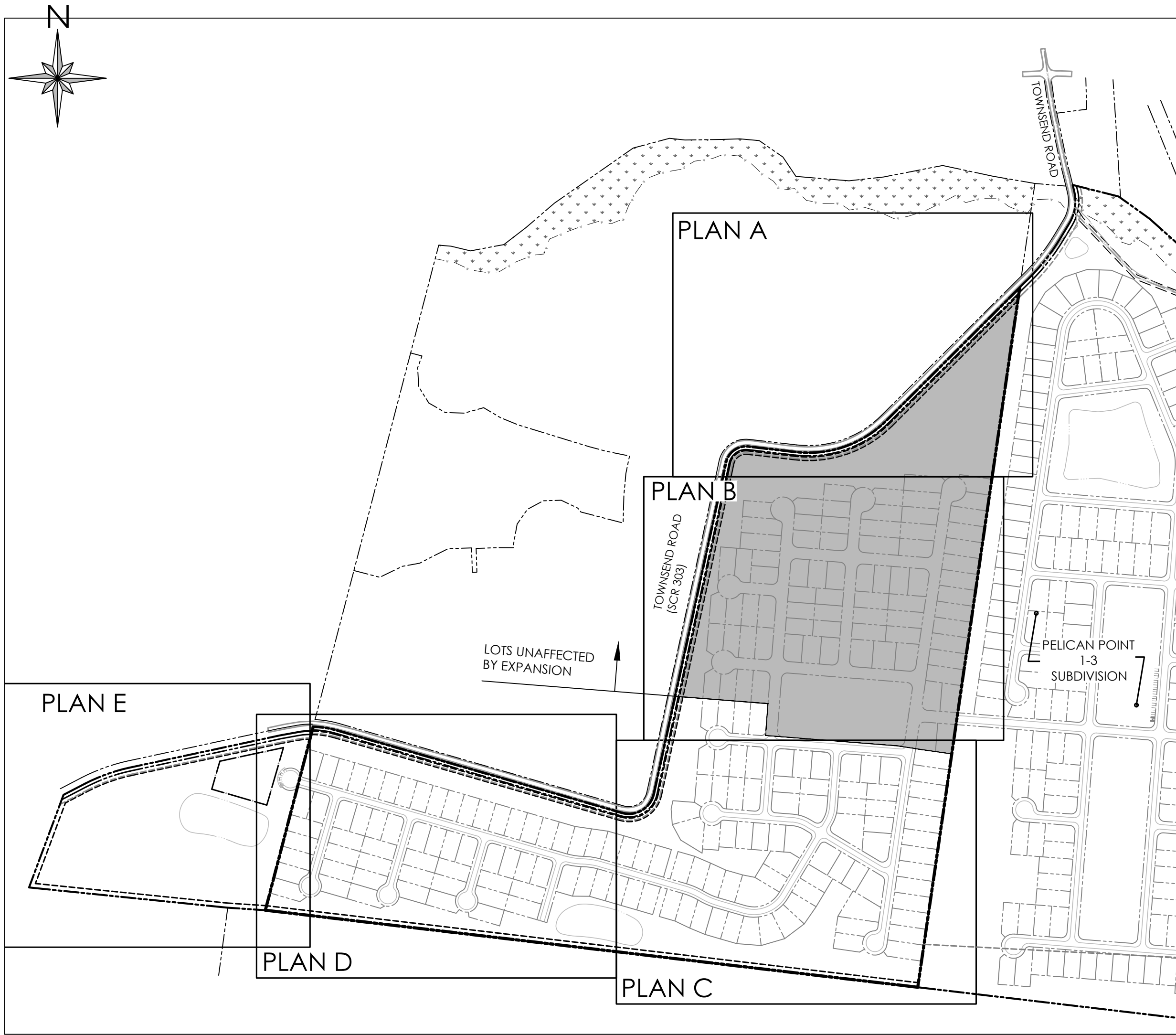
- SUSSEX COUNTY PROJECT REFERENCE # 2019-30

- PELICAN POINT PHASES 4 & 5 IS NOT LOCATED WITHIN ANY
TRANSPORTATION IMPROVEMENT DISTRICTS.

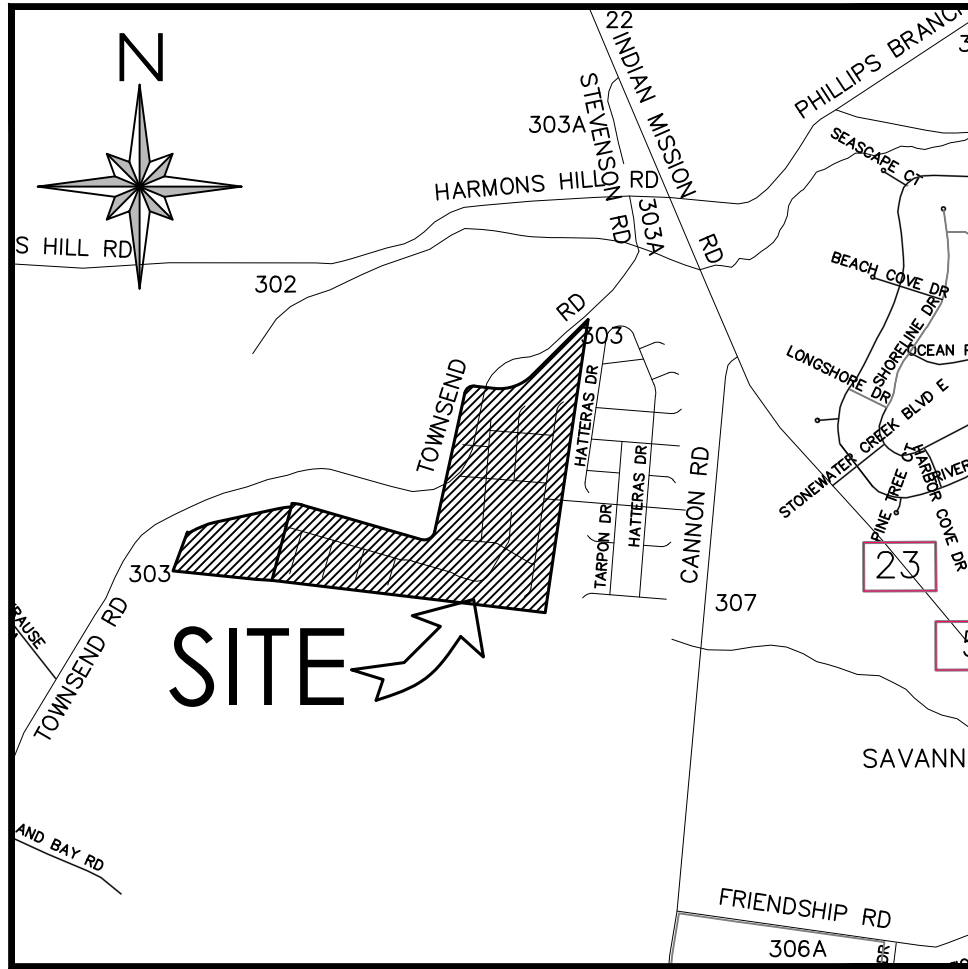
- PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA

- PORTIONS OF THE PROJECT ARE LOCATED WITHIN AN AREA OF
GOOD AND EXCELLENT GROUNDWATER RECHARGE POTENTIAL

REVISED PRELIMINARY SUBDIVISION PLAT
FOR
PELICAN POINT 4-5
SUSSEX COUNTY, DELAWARE
FOR
CANNON ROAD INVESTMENTS, LLC



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	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.

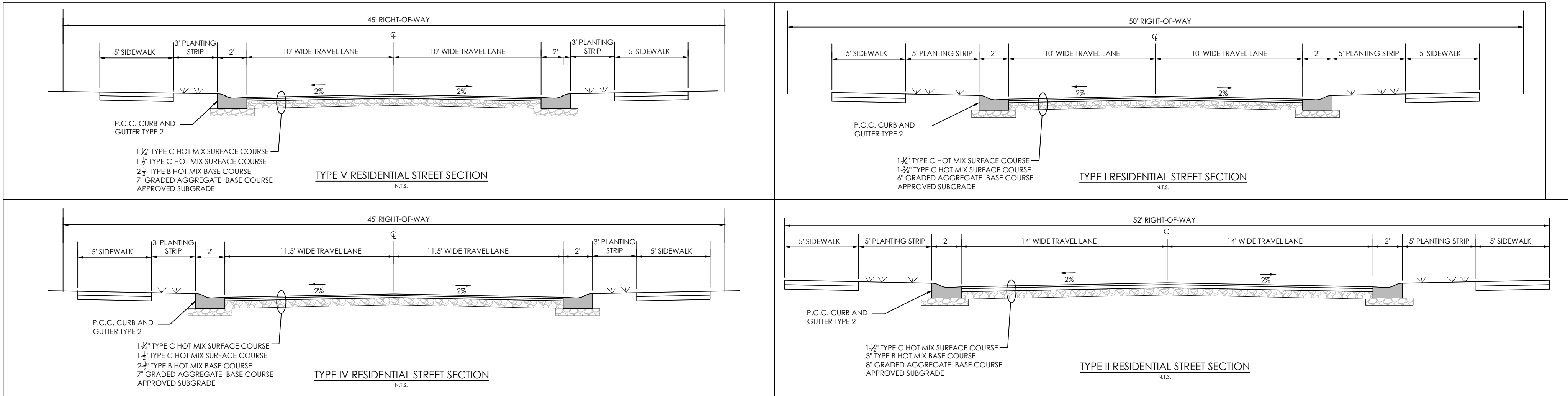
4. ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 10 FEET IN WIDTH.

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.



solutions
Engineering & Construction
Professional Services, LLC

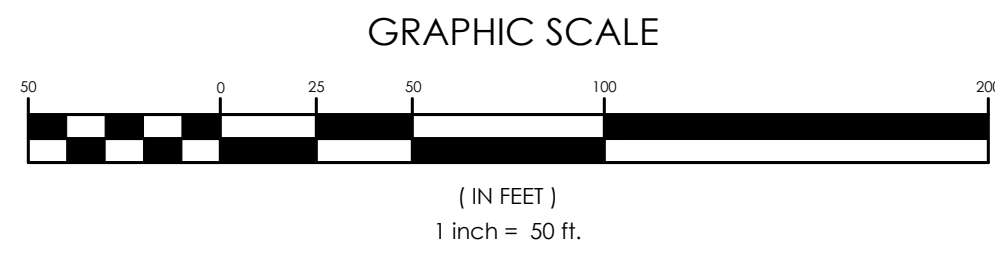
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
www.solutionsipem.com

JAMES P. ERIKSON
LICENSE
18287
DELAWARE
PROFESSIONAL ENGINEER
1-26-2021

NO.	DATE	REVISIONS	
		DESCRIPTION	ADDRESS P&Z COMMENTS
1	1/26/2021		

Pelican Point Phases 4-5
for
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/31/19	Scale:	AS SHOWN	Drawn By:	ML	Designed By:	JRE	Approved By:	JRE
Job Number:	G19009								
Sheet No.:		1							
File Name:		Cover.dwg							



03 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
www.solutionsipem.com

[illegible]

PLAN A

for

Pelican Point Phases 4-5

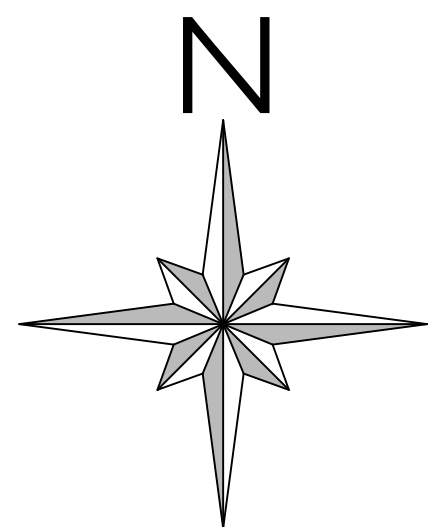
Sussex County, Delaware

Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scaler:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.:
3

File Name:
Plans.dwg



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)

EXISTING LOTS
UNAFECTED BY
EXPANSION

PROPOSED 20' WIDE
LANDSCAPED BUFFER STRIP

PROPOSED 50'
AGRICULTURAL
BUFFER

30' WIDE EASEMENT /
FOR FUTURE
PEDESTRIAN OR
EMERGENCY
ACCESS

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

PELICAN POINT BOULEVARD
(TYPE II PRIVATE ROAD)

solutions
integrated planning
engineering & management LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9211
www.solutionsipem.com

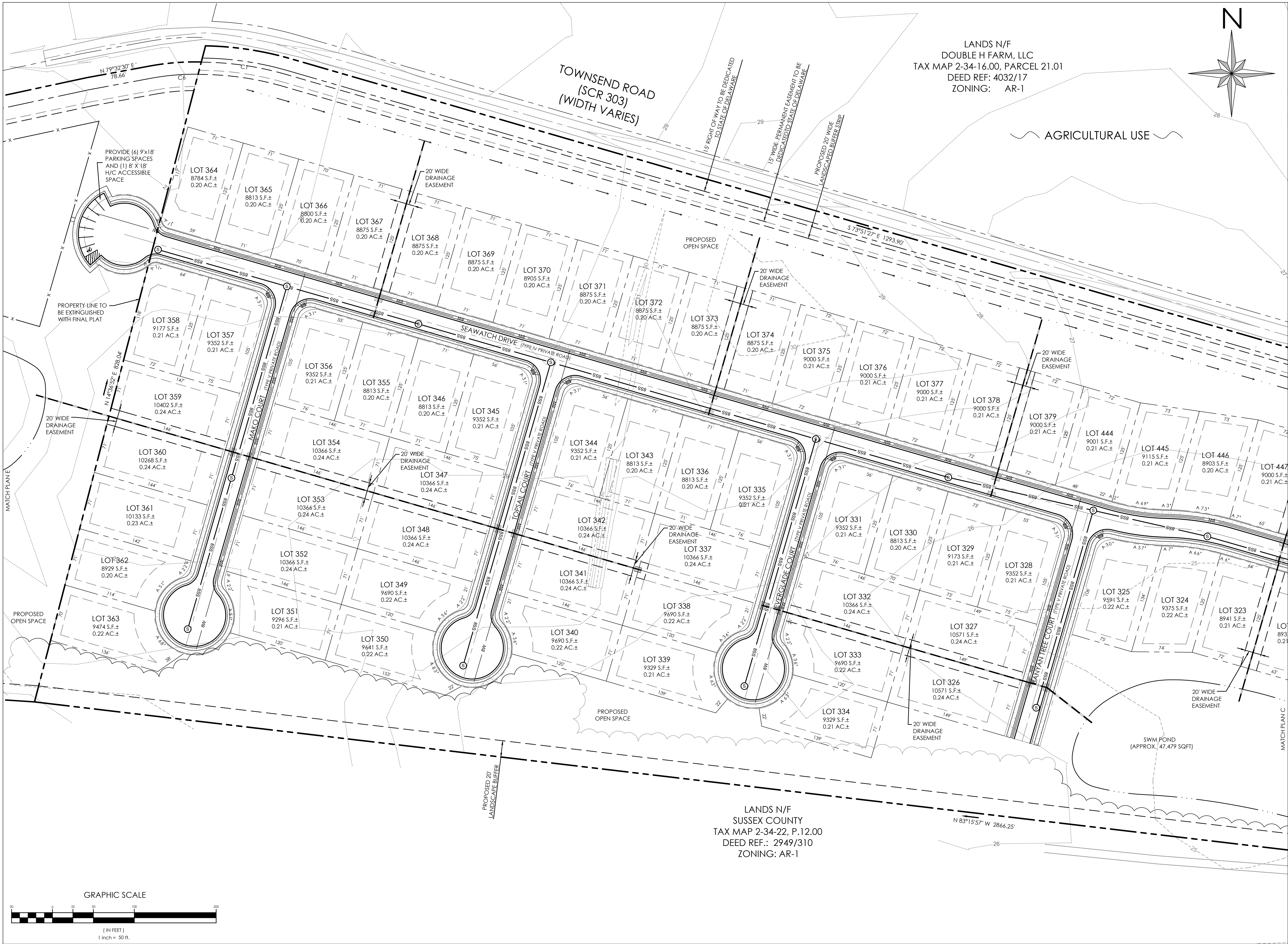
[illegible]

PLAN B
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
Checked By:	IDE

Sheet No.: 4

File Name: Plans.dwg



solutions
Engineering & Construction
Professional Services, LLC

303 North Bedford Street
Georgetown, DE 19947
T: 302.291.9215
www.solutionsperm.com



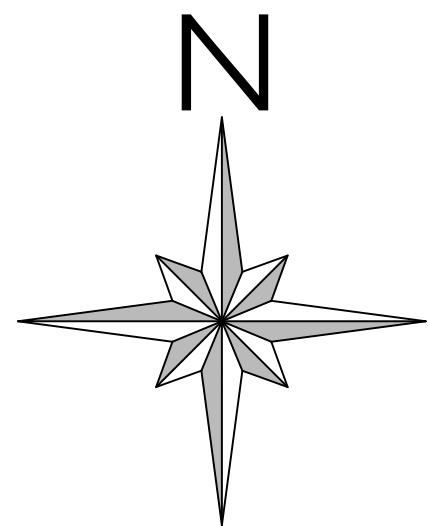
REVISIONS		DESCRIPTION
NO.	DATE	ADDRESS P&Z COMMENTS
1	1/26/2021	

PLAN D
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/31/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.:

File Name: Pelans.dwg



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' WIDE PERMANENT EASEMENT TO BE
DEDICATED TO STATE OF DELAWARE
15' RIGHT OF WAY TO BE DEDICATED
TO STATE OF DELAWARE

PROVIDE (6) 9'x18'
PARKING SPACES
AND (1) 8'x18'
H/C ACCESSIBLE
SPACE

PROPOSED OPEN SPACE

DOG PARK OR
PASSIVE
RECREATION AREA

4' MINIMUM HEIGHT
CHAINLINK
FENCING

SWM POND
(APPROX. 59,434 SQFT)

PROPERTY LINE TO
BE EXTINGUISHED
WITH FINAL PLAT

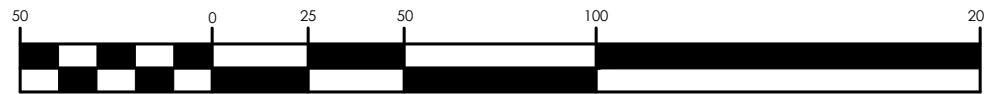
20' WIDE
DRAINAGE
EASEMENT

PROPOSED OPEN SPACE

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



(IN FEET)
1 inch = 50 ft.

solutions
Engineering & Construction
Professional Services, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.291.9215
www.solutionsperm.com



REVISIONS		DESCRIPTION
NO.	DATE	ADDRESS P&Z COMMENTS
1	1/26/2021	

for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/31/19
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

Stonewater
Creek

Pelican Point
Phases 1-3

Baywood
Greens

The Pines at
Long Neck

Carillon
Woods

Pelican Point Phases 4 & 5

Project Reference Material AR-1 Cluster



January 2021

for: Cannon Road Investments, 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

$109.987 \times 2.0 = 219$ 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. DeIDOT Improvements

A series of discussions were held with DeIDOT 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 DeIDOT 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 DeIDOT 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 DeIDOT 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.
 - o Greater that 20% of the site is set aside as open space.
 - o 20' perimeter landscape buffer.
- Single-family homes are permitted.
- The proposed density of 1.99 du/ac is in compliance 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:
 - o 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

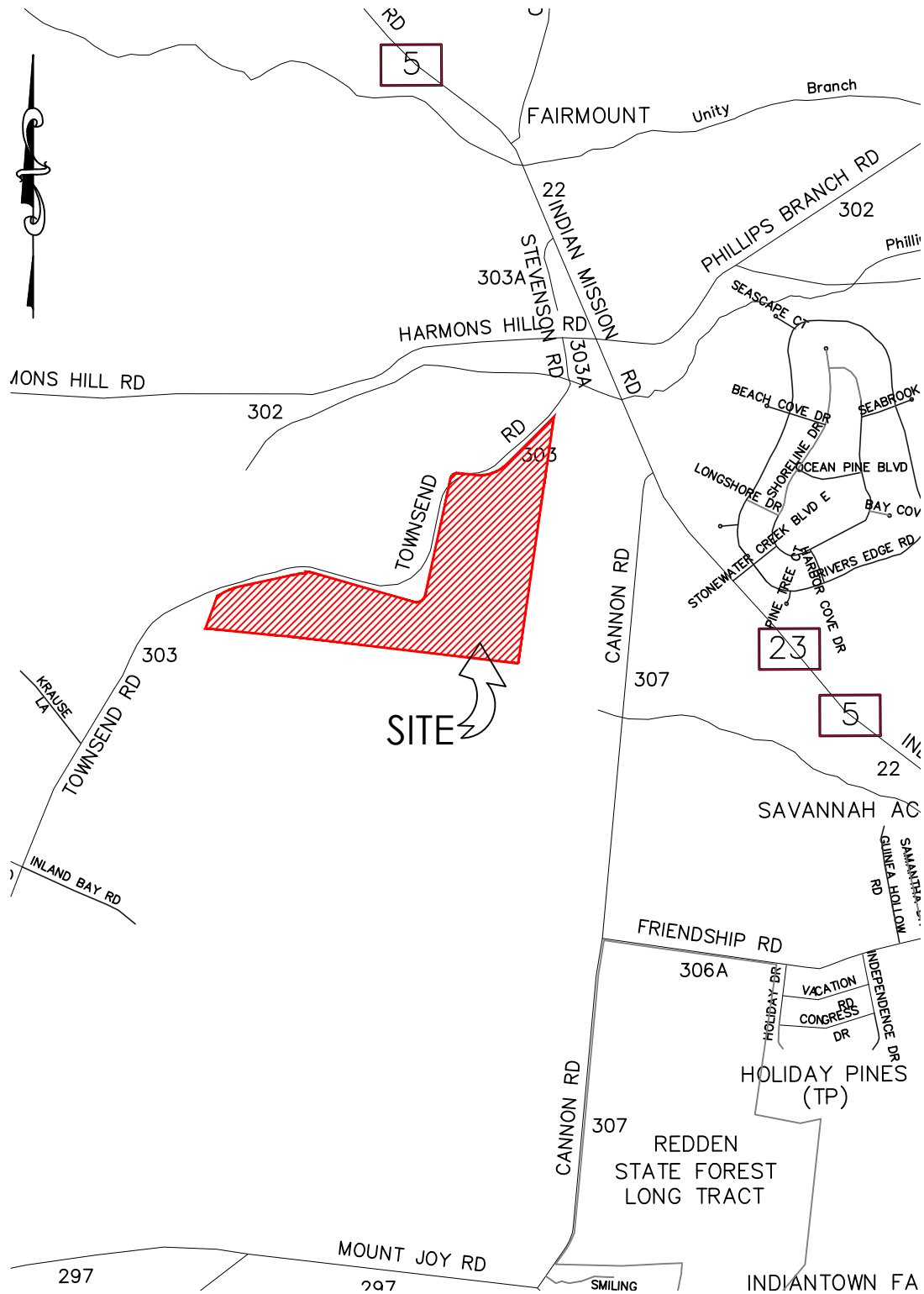
The proposed community of Pelican Point, Phase 4-5 will enhance the area with a well-planned design, upscale homes, amenities, and no negative impact on the land. The design preserves large amounts of open space while preserving attractive views within and into the community. The homes will have a neutral 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:

Wilmington

State:

DE

Zip:

19808

Phone:

302.999.9200

Fax:**Email:**

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:

Wilmington

State:

DE

Zip:

19808

Phone:

302.999.9200

Fax:**Email:**

delawaredevelopment1@gmail.com

8. Project Designer/Engineer:

Solutions IPEM Attn: Jim Eriksen, PE

Address:

303 North Bedford Street

City:

Georgetown

State:

DE

Zip:

19947

Phone:

302.297.9215

Fax:**Email:**

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 +/-): 109.99 Number of Residential Units: 219 Commercial square footage: 0

13. Present Zoning: AR-1 14. Proposed Zoning: AR-1

15. Present Use: Residential Subdivision / Farmland 16. Proposed Use: 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 ☒ No

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.

Signature of property owner

Date

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.



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

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 (roundabouts) 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 with 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,

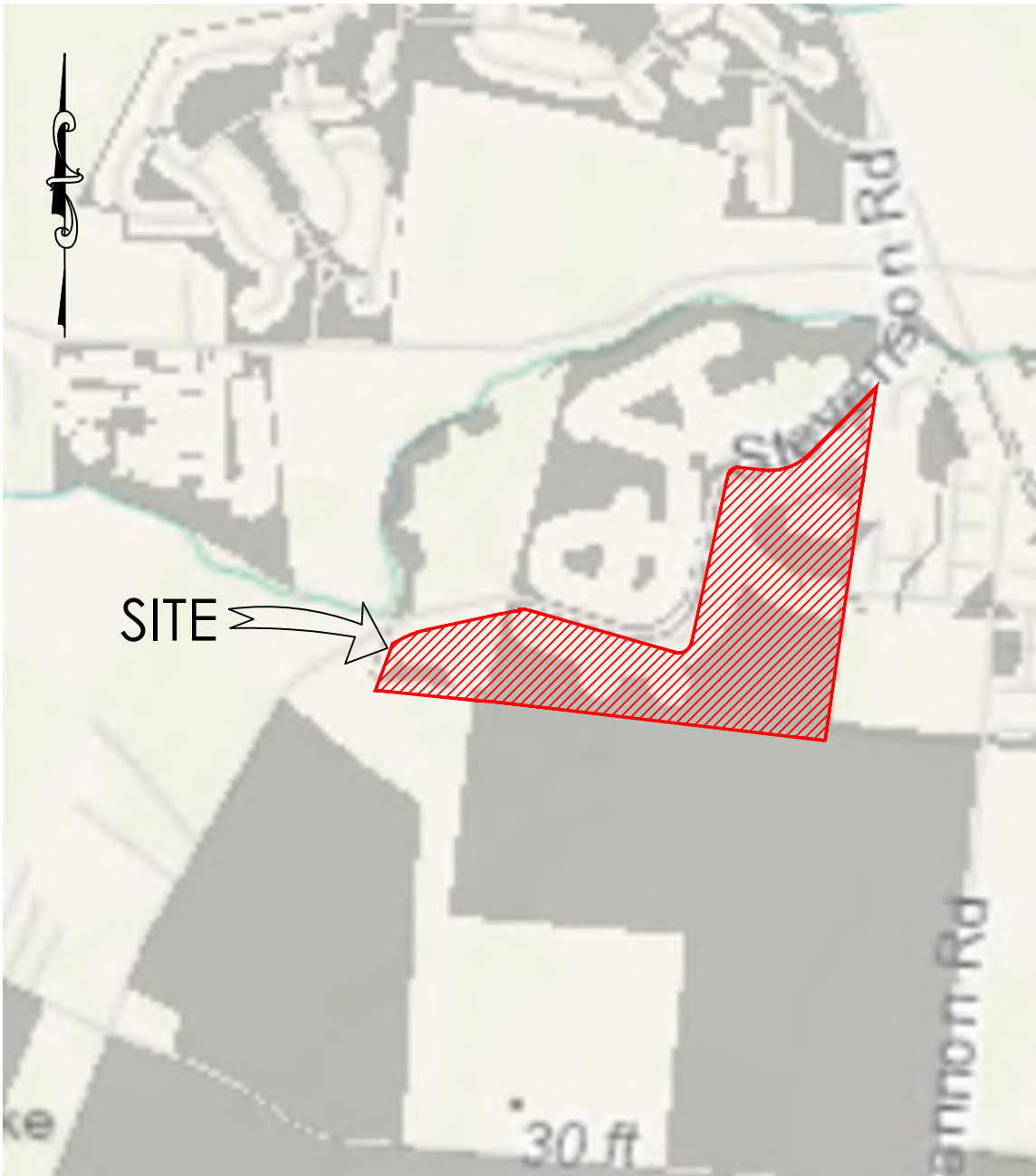
Solutions, IPEM



Jim Eriksen, PE



Figure 3
State Strategies for Policies and Spending Map



INVESTMENT LEVEL 4



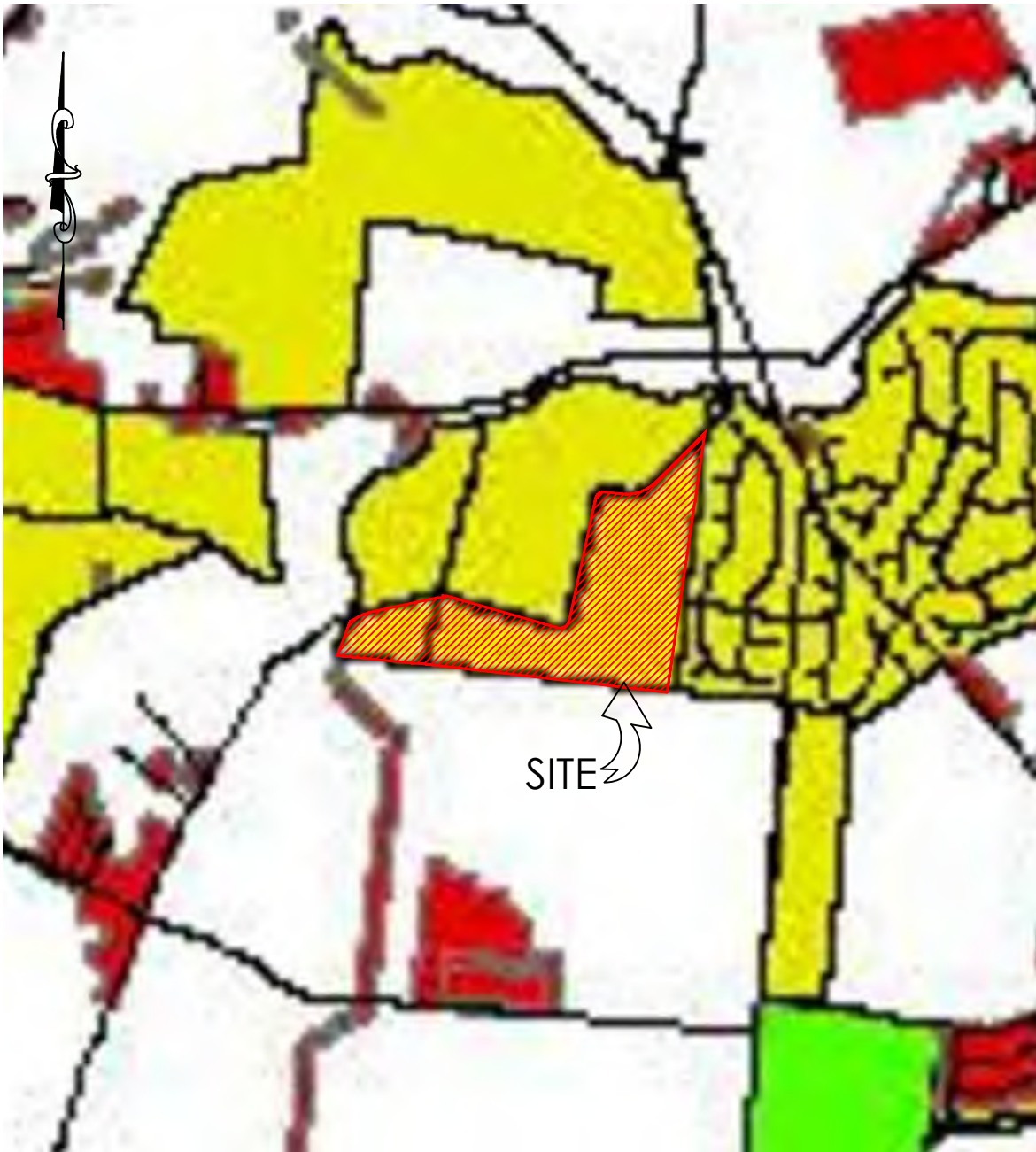
OUT OF PLAY

NOTE:
IMAGE TAKEN FROM DELAWARE
STATE STRATEGIES 2015
INTERACTIVE MAP.

PELICAN POINT EXPANSION



Figure 4
Developed and Protected Lands Map



DEVELOPED LANDS



PROTECTED LANDS



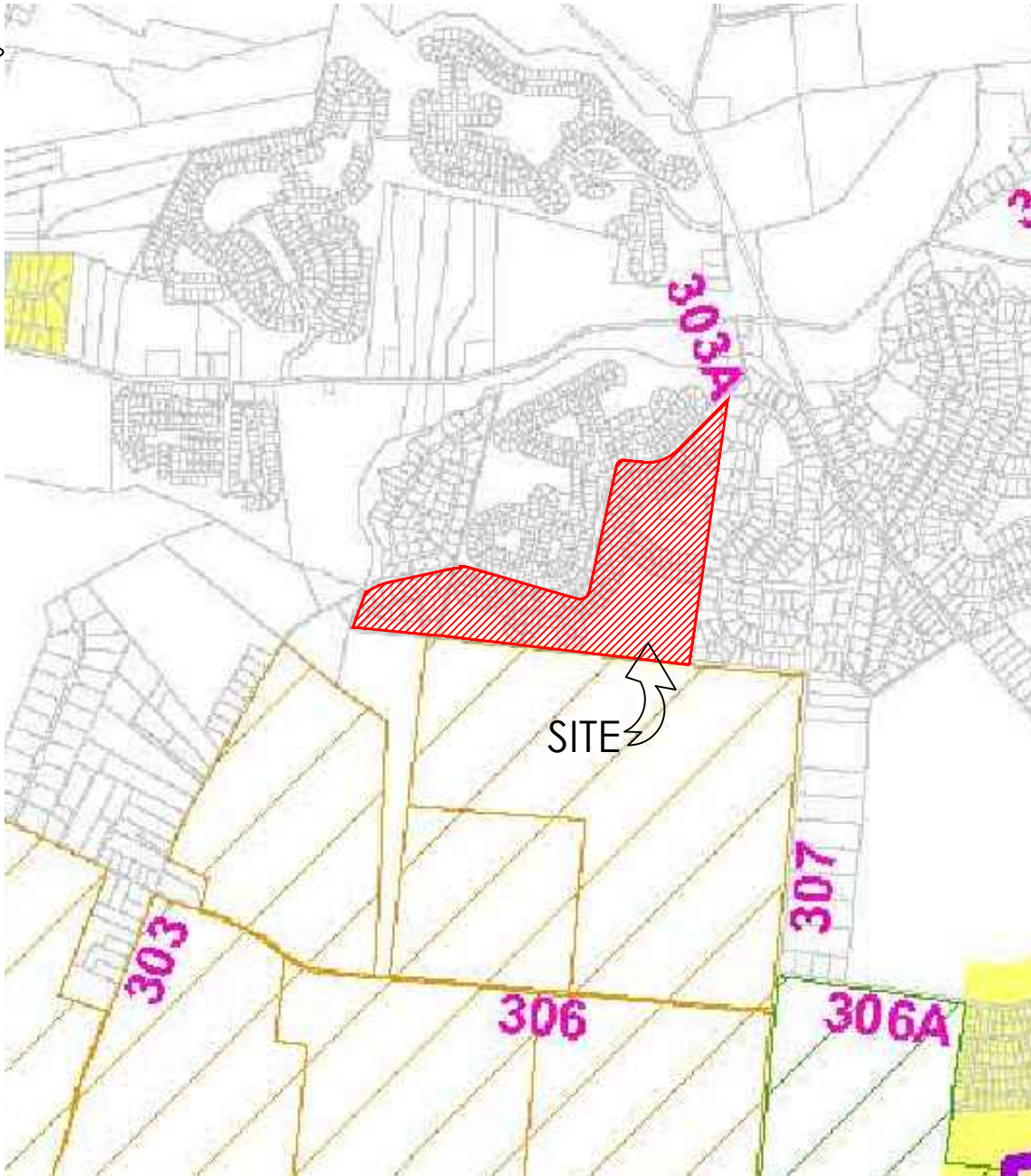
MAJOR PROPOSED DEVELOPMENTS

PELICAN POINT EXPANSION

Pelican Point



Figure 5
Zoning Map



AGRICULTURAL - AR-1



COUNTY LANDS

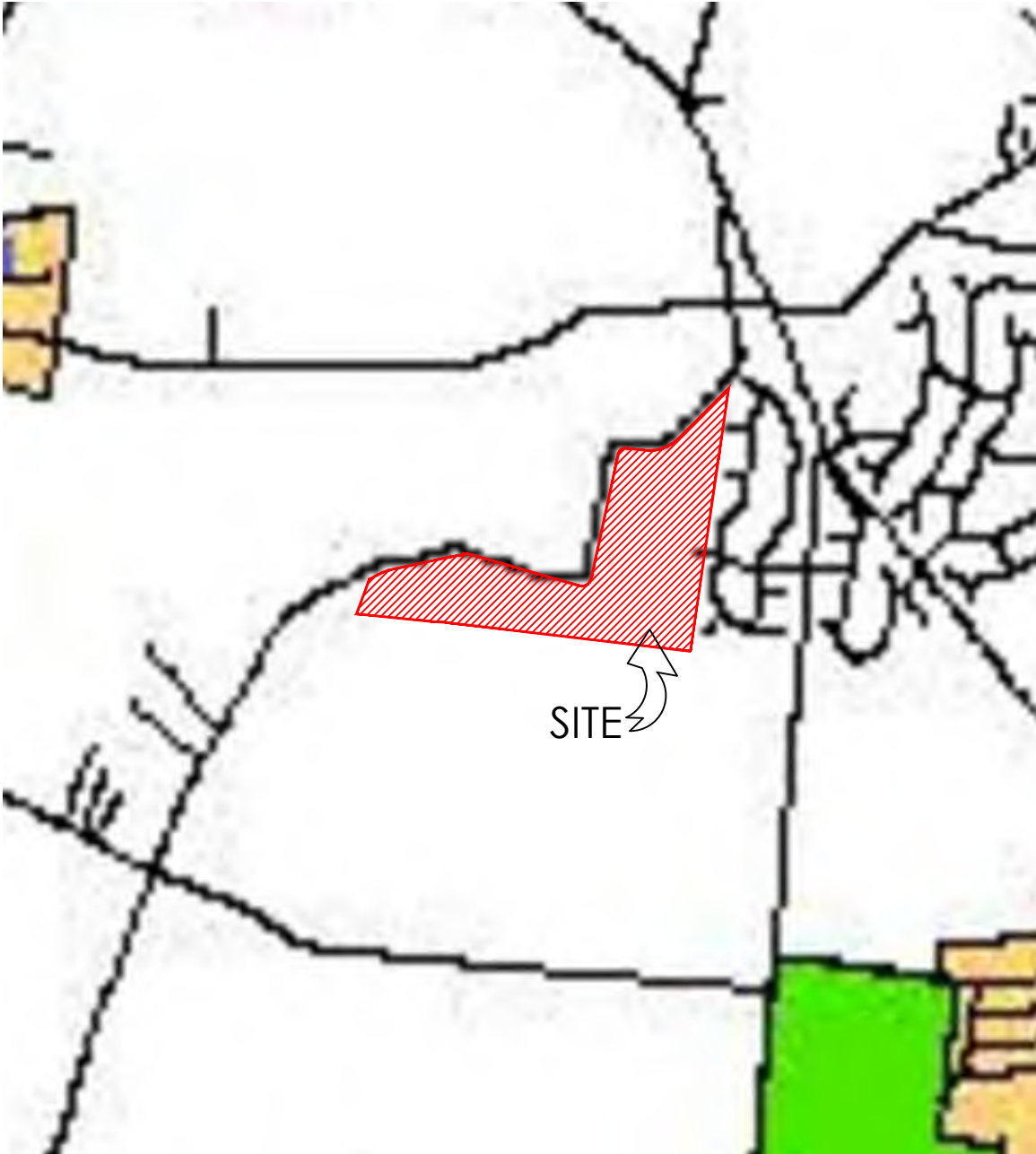


GENERAL RESIDENTIAL - GR

PELICAN POINT EXPANSION



Figure 6
Future Land Use Map



LOW DENSITY AREA



PROTECTED LANDS



MIXED RESIDENTIAL AREA

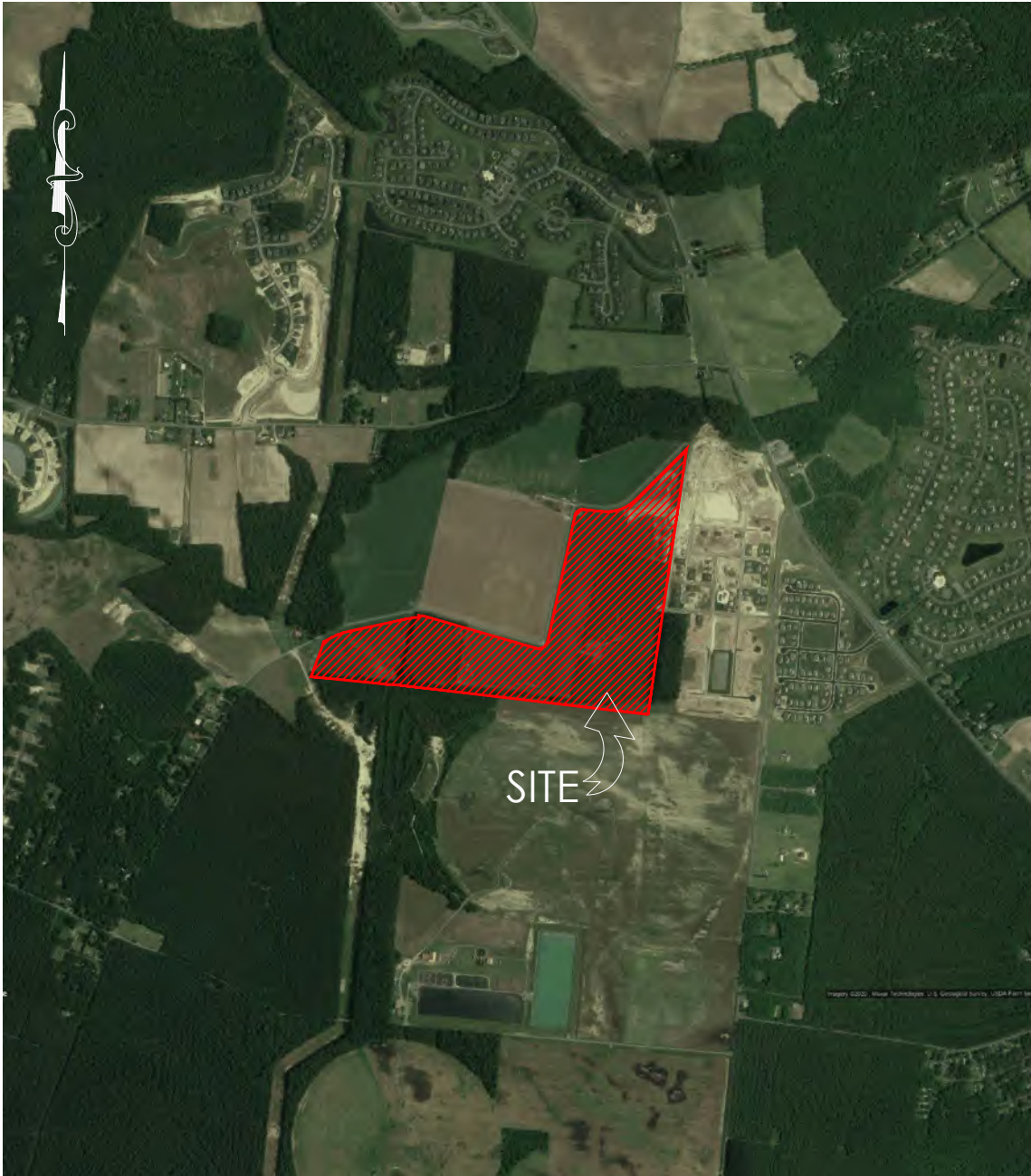
PELICAN POINT EXPANSION

Pelican Point



Figure 7
Aerial Photo of Site

AERIAL



PELICAN POINT EXPANSION

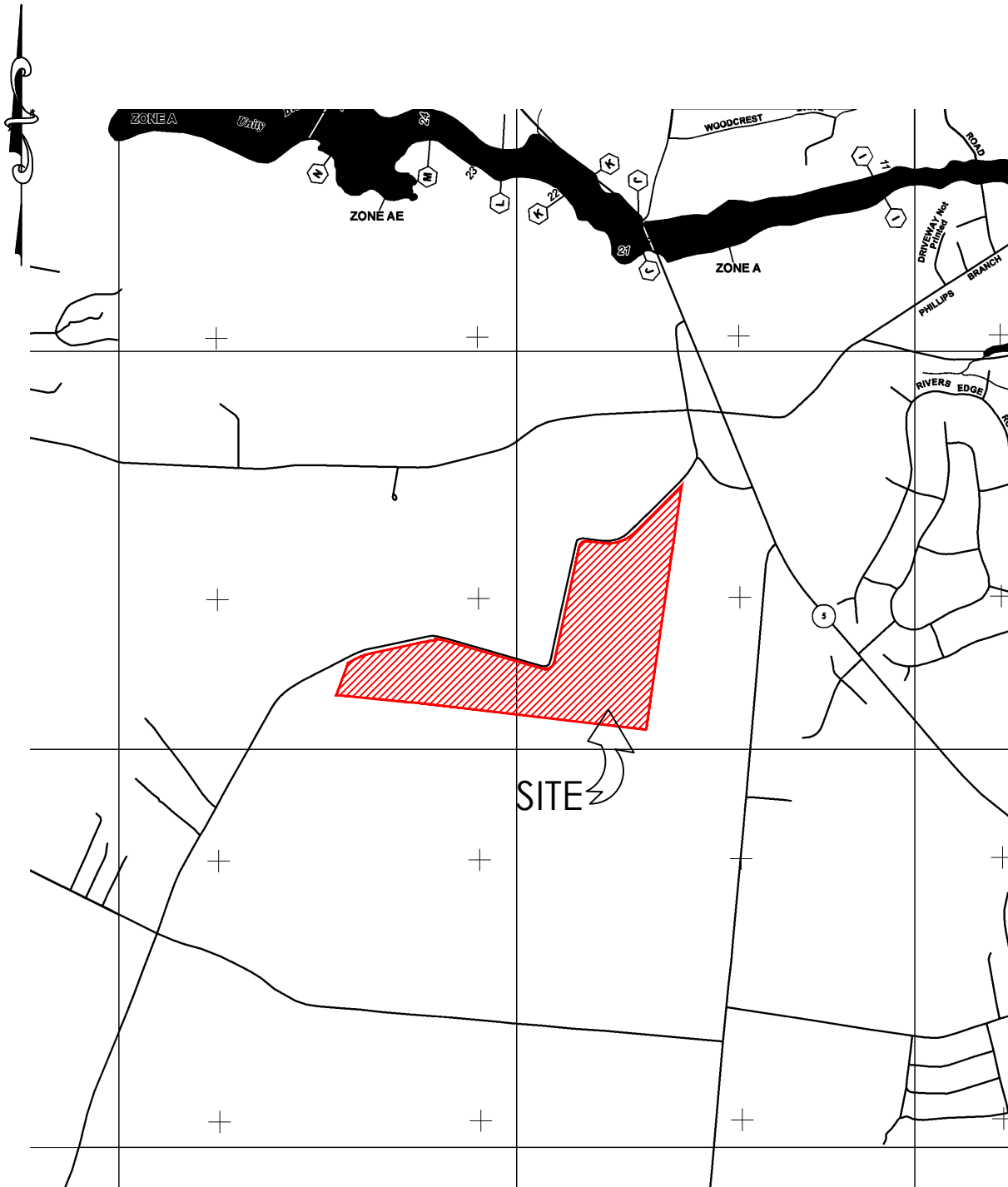


Pelican Point



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

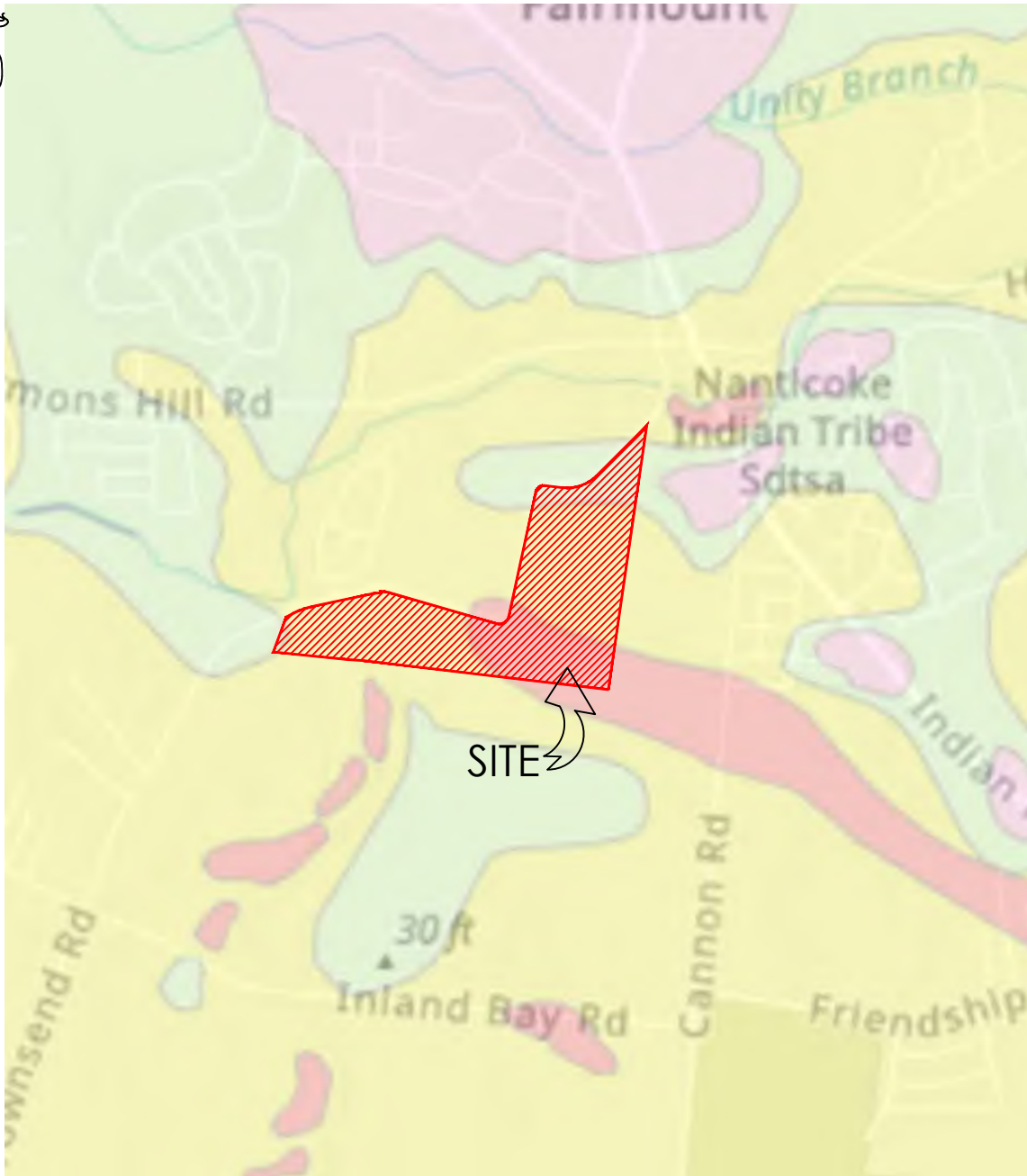




Figure 9
Groundwater Recharge Map



GROUNDWATER RECHARGE PLAN



- EXCELLENT GROUNDWATER RECHARGE
- GOOD GROUNDWATER RECHARGE
- FAIR GROUNDWATER RECHARGE
- POOR GROUNDWATER RECHARGE

PELICAN POINT EXPANSION



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



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.

Preliminary Subsurface Investigation and Geotechnical
Evaluation for Pelican Point and Stonewater Creek Phase 5
Indian Mission Road – Millsboro, Delaware

Our Job Number: 12618
February 12, 2013
Page Number: 6

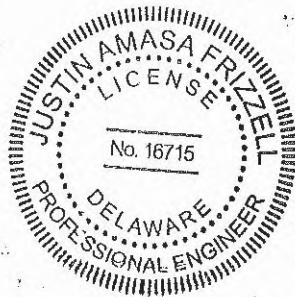
A copy of the test borings logs, laboratory test data and a boring location plan is enclosed for your reference. If you have any questions concerning this report, please feel free to contact us.

Very truly yours,

HARDIN-KIGHT ASSOCIATES, INC


Paul M. Till


Justin A. Frizzell, P.E.



cc: Jason Palkewicz – Solutions IPEM
Fran Kea – Solutions IPEM
w/attachments

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 1
Job #: 12618

Datum: -
Surf. Elev.: 14.48
Date Started: 12/18/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia.: -
Hole Diameter: 4"
Boring Method: HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
9.48	Tan/brown, moist, medium dense, fine to medium SAND with trace to little silt (SP/SM)	5.0	5	D	2-3-3	1	DS	12"	8" topsoil at surface
			5	D	5-7-7	2	DS	16"	
-0.52	Tan/yellow, moist to wet, medium dense, medium to fine SAND with trace to little silt & clay & trace fine gravel (SP/SM)	15.0	10	D	9-9-10	3	DS	14"	trace clay in S-3
			10	D	8-7-8	4	DS	16"	
			10	D	4-7-8	5	DS	16"	Water encountered at 8.5'
			15	D	6-7-10	6	DS	16"	Trace gravel in S-5
	Bottom of Boring - 15.0'		20						
			25						
			30						
			35						After 24 hours hole caved at 5.5'
			40						Water at 5.5' (Elev 8.98+/-)

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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 2
Job #: 12618

Datum	-	Hammer Wt.	140 Lbs.	Sampler	-	Foreman	RICH KIMES
Surf. Elev.	14.70	Hammer Drop	30 in.	Rock Core Dia.	-	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Hole Diameter	4"	Date Finished	12/18/12
				Boring Method	HSA/MD		

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
	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'
			35						Water at 5.0' (Elev 9.7+/-)
			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
DC - DRIVEN CASING
MD - MUD DRILLING

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 3
Job #: 12618

Datum: -
Surf. Elev.: 14.48
Date Started: 12/18/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia.: -
Hole Diameter: 4"
Boring Method: HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
4.48	Brown to orange/yellow, moist to wet, medium dense, fine to medium SAND with trace to little silt (SP/SM)	10.0	5	D	2-3-6	1	DS	14"	8" topsoil at surface
				D	7-7-7	2	DS	16"	
				D	8-8-8	3	DS	16"	
				D	8-10-9	4	DS	17"	Water encountered at 7.5'
-0.52	Tan/yellow, wet, medium dense, fine to medium SAND with some silt & some clay (SC)	15.0	10	D	7-10-14	5	DS	16"	clay lense in S-5
			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'
			40						Water at 5.5' (Elev 8.98+/-)

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 5.6 FT

Boring Method

HSA - HOLLOW STEM AUGERS
CFA - CONTINUOUS FLIGHT AUGERS
DC - DRIVEN CASING
MD - MUD DRILLING

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 4
Job #: 12618

Datum: -
Surf. Elev.: 21.79
Date Started: 12/18/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia.: -
Hole Diameter: 4"
Boring Method: HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
11.79	Tan/brown to orange, moist to wet, loose to medium dense, medium to fine SAND with some silt & trace clay (SM)	10.0	5	D	7-5-5	1	DS	12"	7" topsoil at surface wet at 6.5' Water encountered at 7.0'
				D	4-5-7	2	DS	16"	
				D	4-4-4	3	DS	16"	
				D	6-5-7	4	DS	18"	
6.79	Tan/yellow to grey, wet, medium dense, fine to medium SAND with some silt (SP/SM)	15.0	10	D	5-6-5	5	DS	18"	
			15	D	7-6-8	6	DS	16"	
	Bottom of Boring - 15.0'		20						After 24 hours hole caved at 5.5' Water at 5.0.' (Elev 16.79+/-)
			25						
			30						
			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
CFA - CONTINUOUS FLIGHT AUGERS
DC - DRIVEN CASING
MD - MUD DRILLING

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 5
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Sampler Rock Core Dia. -
Surf. Elev. 21.79 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/18/12 Pipe Size 2 in. Boring Method HSA/MD Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
11.79	Tan/brown to orange, moist to wet, loose to medium dense, medium to fine SAND with some silt & trace clay (SM)	10.0	5	D	3-4-4	1	DS	12"	7" topsoil at surface wet at 6.5' Water encountered at 7.0'
				D	5-4-5	2	DS	16"	
				D	4-5-5	3	DS	16"	
				D	5-6-7	4	DS	17"	
6.79	Tan/yellow to grey, wet, medium dense, fine to medium SAND with some silt (SP/SM)	15.0	10	D	4-5-6	5	DS	16"	
			15	D	6-5-7	6	DS	16"	
	Bottom of Boring - 15.0'		20						After 24 hours hole caved at 5.5' Water at 5.0' (Elev 16.79+/-)
			25						
			30						
			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
CFA - CONTINUOUS FLIGHT AUGERS
DC - DRIVEN CASING
MD - MUD DRILLING

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 6
Job #: 12618

Datum	-	Hammer Wt.	140 Lbs.	Sampler	-	Foreman	RICH KIMES
Surf. Elev.	22.68	Hammer Drop	30 in.	Rock Core Dia.	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Hole Diameter	HSA/MD	Date Finished	12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
15.18	Tan/brown, moist to wet, medium dense, fine to medium SAND with some silt (SM)	7.5	5	D	2-2-5	1	DS	16"	6" topsoil at surface
				D	5-5-5	2	DS	14"	
				D	5-5-5	3	DS	16"	
7.68	Tan to grey, wet, medium dense, fine to medium SAND with trace silt (SP/SM)	15.0	10	D	5-6-5	4	DS	16"	wet at 6.5' Water encountered at 7.5'
				D	5-6-7	5	DS	16"	
			15	D	4-7-9	6	DS	16"	
	Bottom of Boring - 15.0'		20						After 24 hours hole caved at 7.0' Water at 6.0' (Elev 16.68+/-)
			25						
			30						
			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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 7
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Sampler Rock Core Dia. -
Surf. Elev. 21.22 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/18/12 Pipe Size 2 in. Boring Method HSA/MD Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
	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						
			35						After 24 hours, hole caved at 3.5' , 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 ____ FT

Boring Method

HSA - HOLLOW STEM AUGERS
CFA - CONTINUOUS FLIGHT AUGERS
DC - DRIVEN CASING
MD - MUD DRILLING

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 8
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Rock Core Dia. -
Surf. Elev. 21.86 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/18/12 Pipe Size 2 in. Boring Method HSA/MD
Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
19.86	Tan/brown, moist, loose to medium dense, fine to medium SAND with some silt (SM)	5.0		D	2-3-4	1	DS	12"	10" topsoil at surface
				D	3-5-5	2	DS	12"	
6.86	Tan, moist to wet, medium dense, fine to medium SAND with trace to little silt & trace fine gravel (SP/SM)	15.0	5	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'
			15	D	15-18-20	6	DS	18"	trace fine gravel in S-6
	Bottom of Boring - 15.0'		20						
			25						
			30						
			35						
			40						After 24 hours hole caved at 5.0' , dry

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

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. 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					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
18.62	Brown/tan, moist, loose to medium dense, fine to medium SAND with some silt & trace clay (SM)	5.0		D	3-4-5	1	DS	10"	6" topsoil at surface
				D	8-8-9	2	DS	14"	
8.62	Tan/yellow to grey/white, moist to wet, loose, medium to very fine SAND with some silt (SM)	15.0	5	D	5-7-7	3	DS	14"	water encountered at 7.5'
				D	3-3-3	4	DS	12"	
			10	D	4-4-4	5	DS	14"	
			15	D	3-4-4	6	DS	14"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
			35						
			40						
									After 24 hours, hole caved at 5.5' Water at 5.5' (Elev 18.12+/-)

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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 10
Job #: 12618

Datum: -
Surf. Elev.: 23.92
Date Started: 12/17/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia.: -
Hole Diameter: 4"
Boring Method: HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
18.92	Brown to tan, moist, loose, fine to medium, silty SAND with trace clay (SM/SP)	5.0	5	D	3-5-7	1	DS	10"	8" topsoil at surface
				D	4-4-4	2	DS	12"	
8.92	Tan/yellow to grey, moist to wet, loose to medium dense, medium to fine SAND with little to some silt (SM)	15.0	10	D	5-4-5	3	DS	12"	Water encountered at 9.0'
				D	4-5-5	4	DS	14"	
				D	6-5-6	5	DS	15"	
				D	3-4-3	6	DS	15"	
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
			35						
			40						
									After 24 hours, hole caved at 6.0', dry (Elev 17.92+/-)

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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 11
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Sampler Rock Core Dia. -
Surf. Elev. 23.66 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/17/12 Pipe Size 2 in. Boring Method HSA/MD Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
18.66	Brown to tan, moist, medium dense, fine to medium, silty SAND with trace clay (SM)	5.0		D	4-4-6	1	DS	16"	10" topsoil at surface
				D	5-6-5	2	DS	18"	
8.66	Tan/yellow to grey, moist to wet, loose, medium to very fine SAND with little to some silt (SM)	15.0	5	D	5-6-6	3	DS	16"	Water encountered at 9.0'
				D	4-4-4	4	DS	16"	
			10	D	5-5-5	5	DS		
			15	D	5-5-5	6	DS		
	Bottom of Boring - 15.0'								
			20						
			25						
			30						
			35						
			40						
									After 24 hours, hole caved at 6.5' Water at 5.5' (Elev 18.16+/-)

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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 12
Job #: 12618

Datum	-	Hammer Wt.	140 Lbs.	Sampler	-	Foreman	RICH KIMES
Surf. Elev.	25.0+/-	Hammer Drop	30 in.	Rock Core Dia.	4"	Inspector	PMT & PMT2
Date Started	12/18/12	Pipe Size	2 in.	Hole Diameter	HSA	Date Finished	12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
20.0	Tan/brown, moist, loose to medium dense, fine to medium SAND with some silt (SM)	5.0	5	D	2-3-4	1	DS	14"	Boring off set 20' west 4" topsoil & rootmat at surface Gravel in S-3 at 5.5'
				D	7-6-6	2	DS	16"	
10.0	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)	15.0	10	D	10-16-14	3	DS	16"	
				D	10-11-11	4	DS	16"	
				D	6-10-9	5	DS	15"	
				D	5-6-7	6	DS	16"	
	Bottom of Boring - 15.0'		15						After 24 hours, hole caved at 5.5', dry
			20						
			25						
			30						
			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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 13
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Rock Core Dia. -
Surf. Elev. 25.0+/- Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/18/12 Pipe Size 2 in. Boring Method HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
17.5	Brown/tan, moist, medium dense, fine to medium SAND with some silt (SM)	7.5	5	D	3-6-14	1	DS	12"	boring location off-set 15' west
				D	12-12-12	2	DS	14"	10" topsoil at surface
				D	7-6-6	3	DS		Trace of fine gravel in S-4
10.0	Tan/yellow to white/grey, moist to wet, loose to medium dense, fine to medium SAND with some silt & trace fine gravel (SM)	15.0	10	D	8-9-8	4	DS		wet at 8.0'
				D	3-3-3	5	DS		
			15	D	3-4-5	6	DS		
	Bottom of Boring - 15.0'		20						
			25						
			30						
			35						After 24 hours, hole caved at 6.0'
			40						Water at 6.0'

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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 14
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Sampler Rock Core Dia. -
Surf. Elev. 25.35 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/18/12 Pipe Size 2 in. Boring Method HSA Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/18/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
20.35	Tan/brown to orange, moist, medium dense, fine to medium silty SAND (SM)	5.0		D	2-3-4	1	DS	14"	10" topsoil at surface
				D	8-7-8	2	DS	15"	
10.35	Tan/orange to grey/white, moist to wet, medium dense, fine to medium SAND with some silt (SM)	15.0	5	D	6-7-6	3	DS	15"	Water encountered at 9.0'
				D	5-5-5	4	DS	16"	
			10	D	8-8-10	5	DS	16"	
				D	4-4-5	6	DS	16"	
	Bottom of Boring - 15.0'		15						After 24 hours, hole caved at 5.5', dry
			20						
			25						
			30						
			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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 15
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Sampler Rock Core Dia. -
Surf. Elev. 29.20 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/17/12 Pipe Size 2 in. Boring Method HSA/MD
Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
22.2	Tan/orange, moist, loose, fine to medium, clayey SAND (SC)	7.0	5	D	2-4-4	1	DS	12"	clay lense in S-5 Dry at completion
				D	4-4-4	2	DS	16"	
				D	6-9-12	3	DS	15"	
14.2	Tan/yellow, moist to wet, medium dense to dense, medium to fine SAND with some silt & some clay (SC/SM)	15.0	10	D	7-18-15	4	DS	17"	
				D	7-9-12	5	DS	18"	
			15	D	3-5-14	6	DS	18"	
	Bottom of Boring - 15.0'		20						After 24 hours, hole caved at 4.0', dry
			25						
			30						
			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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 16
Job #: 12618

Datum: -
Surf. Elev.: 28.31
Date Started: 12/17/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia.: -
Hole Diameter: 4"
Boring Method: HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
23.31	Brown/orange, moist, medium dense medium to fine, silty SAND (SM)	5.0	5	D	3-5-5	1	DS	14"	10" topsoil at surface
				D	3-7-8	2	DS	14"	
	Tan to grey, moist to wet, medium dense to dense, fine to medium SAND with little to some silt & trace clay (SM)			D	4-6-6	3	DS	15"	clay in tip of S-3 at 6.5'
				D	13-17-17	4	DS	18"	
15.31		13.0	10	D	7-10-11	5	DS	16"	Dry at completion
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						
			35						After 24 hours, hole caved at 7.5', 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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 17
Job #: 12618

Datum: - Hammer Wt. 140 Lbs. Rock Core Dia. -
Surf. Elev. 26.29 Hammer Drop 30 in. Hole Diameter 4"
Date Started 12/17/12 Pipe Size 2 in. Boring Method HSA/MD
Foreman RICH KIMES
Inspector PMT & PMT2
Date Finished 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
21.29	Brown/orange, moist, medium dense, fine to medium SAND with some silt & trace clay	5.0	5	D	4-6-7	1	DS	14"	10" topsoil at surface
				D	5-6-5	2	DS	14"	
19.29	Tan, moist, medium dense, fine to medium SAND with trace silt	7.0		D	4-5-6	3	DS	15"	Trace of clay in tip of S-4
				D	7-10-8	4	DS	15"	
	Tan to grey, moist to wet, medium dense, fine to medium, silty SAND with trace clay (SM)		10	D	6-7-10	5	DS	16"	Water encountered at 13.0'
				D	3-6-7	6	DS	16"	
11.29	Bottom of Boring - 15.0'	15.0	15						After 24 hours, hole caved at 8.0', dry
			20						
			25						
			30						
			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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 18
Job #: 12618

Datum	-	Hammer Wt.	140 Lbs.	Sampler	-	Foreman	RICH KIMES
Surf. Elev.	23.24	Hammer Drop	30 in.	Rock Core Dia.	-	Inspector	PMT & PMT2
Date Started	12/17/12	Pipe Size	2 in.	Hole Diameter	4"	Date Finished	12/17/12
				Boring Method	HSA/MD		

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
19.24	Tan/brown, moist, loose, fine to medium, silty SAND with trace clay (SM)	4.0	0	D	2-2-4	1	DS	10"	10" topsoil at surface
			1	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"	
			7	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'
			35						Water at 6.0'
			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

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: -
Surf. Elev.: 22.94
Date Started: 12/17/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia.: -
Hole Diameter: 4"
Boring Method: HSA/MD

Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
18.94	Tan/brown to orange, moist, loose to medium dense, fine to medium, silty SAND with trace clay (SM/SC)	4.0	0	D	2-3-5	1	DS	12"	10" topsoil at surface
			1	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"	
			6	D	4-3-3	4	DS	14"	
			10	D	4-5-7	5	DS	15"	water encountered at 7.5'
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						
			35						After 24 hours, hole caved at 6.5'
			40						Water at 6.5'

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

Record of Soil Exploration

Contracted With: CANNON ROAD INVESTMENTS, LLC
Projects Name: PELICAN POINT & STONEWATER CREEK
Location: MILLSBORO, DELAWARE

Boring: B - 20
Job #: 12618

Datum: -
Surf. Elev.: 23.09
Date Started: 12/17/12
Hammer Wt.: 140 Lbs.
Hammer Drop: 30 in.
Pipe Size: 2 in.
Sampler: Rock Core Dia. -
Hole Diameter: 4"
Boring Method: HSA/MD
Foreman: RICH KIMES
Inspector: PMT & PMT2
Date Finished: 12/17/12

Elev.	Soil Description Color, Moisture, Density Plasticity, Size Proportions	Strata Depth	Depth Scale	Sample					Boring & Sample Notes
				Cond	Blows / 6"	No.	Type	Rec.	
19.09	Brown to tan, moist, loose to medium dense, fine to medium, silty SAND with trace clay (SM)	4.0		D	2-2-3	1	DS	10"	8" topsoil at surface
				D	6-10-13	2	DS	8"	
8.09	Tan/yellow to grey/white, moist to wet, loose to medium dense, fine to medium dense SAND with little to some silt (SM)	15.0	5	D	4-6-6	3	DS	12"	Mottling in S-4 Wet at 8.0' Water encountered at 10.0'
				D	3-4-3	4	DS	14"	
			10	D	5-5-5	5	DS	16"	
				D	3-5-7	6	DS	15"	
	Bottom of Boring - 15.0'		15						After 24 hours, hole caved at 6.5' Water at 6.5'
			20						
			25						
			30						
			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



 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
DRAWING:		CHECKED BY: PT
FILE:	HARDIN-KIGHT ASSOCIATES, INC. CONSULTING ENGINEERS	



Figure 11
Ability to Serve Letter (Artesian)



OVER 100 YEARS OF SUPERIOR SERVICE

Artesian Water Company



Artesian Wastewater Management



Artesian Utility Development



Artesian Water Pennsylvania



Artesian Water Maryland



Artesian Wastewater Maryland

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.

A handwritten signature in black ink, appearing to read "Adam Gould".

Adam Gould
Manager of Systems Planning and Design

Pelican Point



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

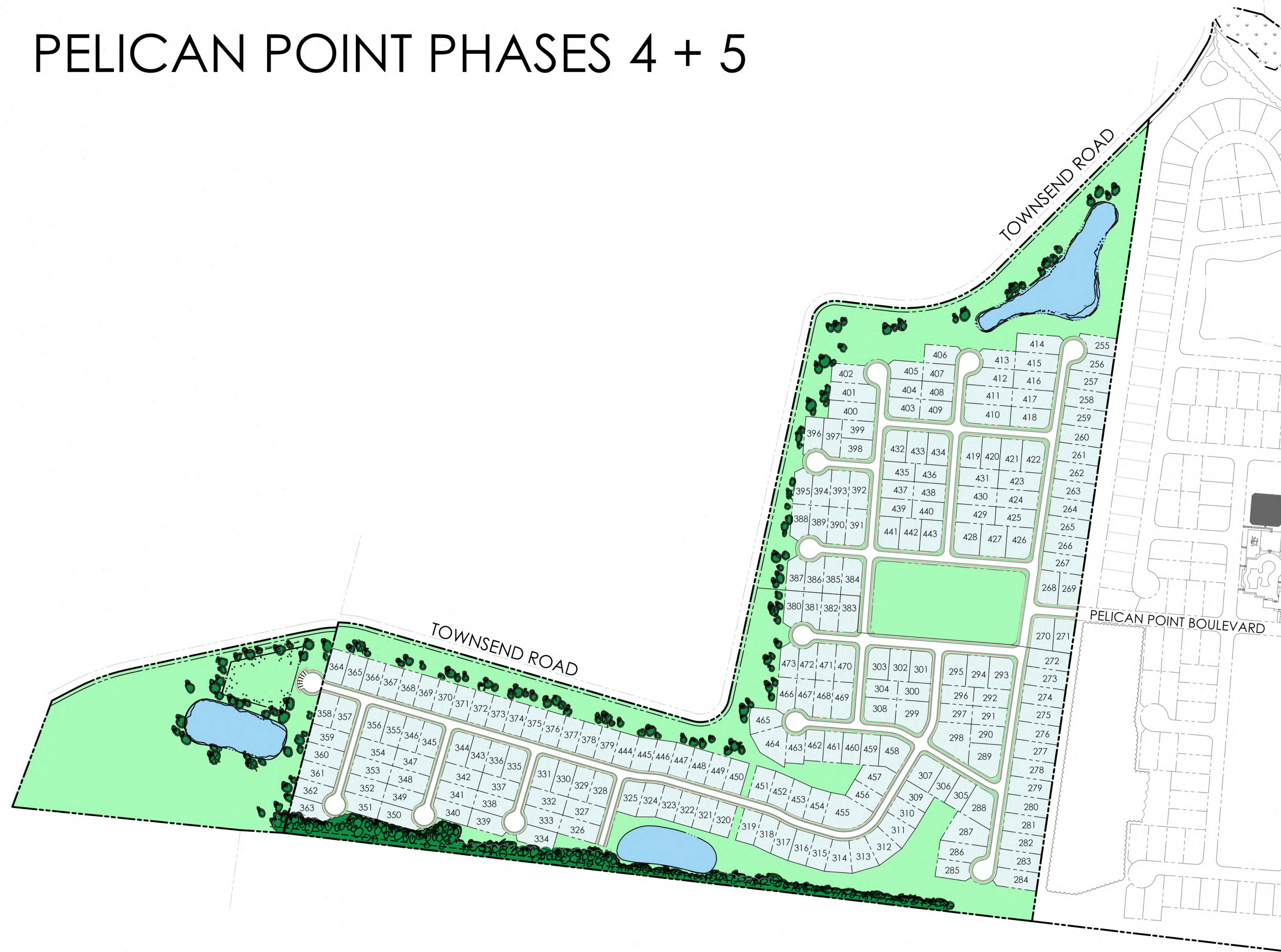
PROFESSIONAL SUMMARY

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



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:

Wilmington

State:

DE

Zip:

19808

Phone:

302.999.9200

Fax:**Email:**

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:

Wilmington

State:

DE

Zip:

19808

Phone:

302.999.9200

Fax:**Email:**

delawaredevelopment1@gmail.com

8. Project Designer/Engineer:

Solutions IPEM Attn: Jim Eriksen, PE

Address:

303 North Bedford Street

City:

Georgetown

State:

DE

Zip:

19947

Phone:

302.297.9215

Fax:**Email:**

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 +/-): 109.99 Number of Residential Units: 219 Commercial square footage: 0

13. Present Zoning: AR-1 14. Proposed Zoning: AR-1

15. Present Use: Residential Subdivision / Farmland 16. Proposed Use: Residential Subdivision

17. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility) Artesian
Service Provider Name:

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 ☒ No

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.

Signature of property owner

Date

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.

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 IP&M
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

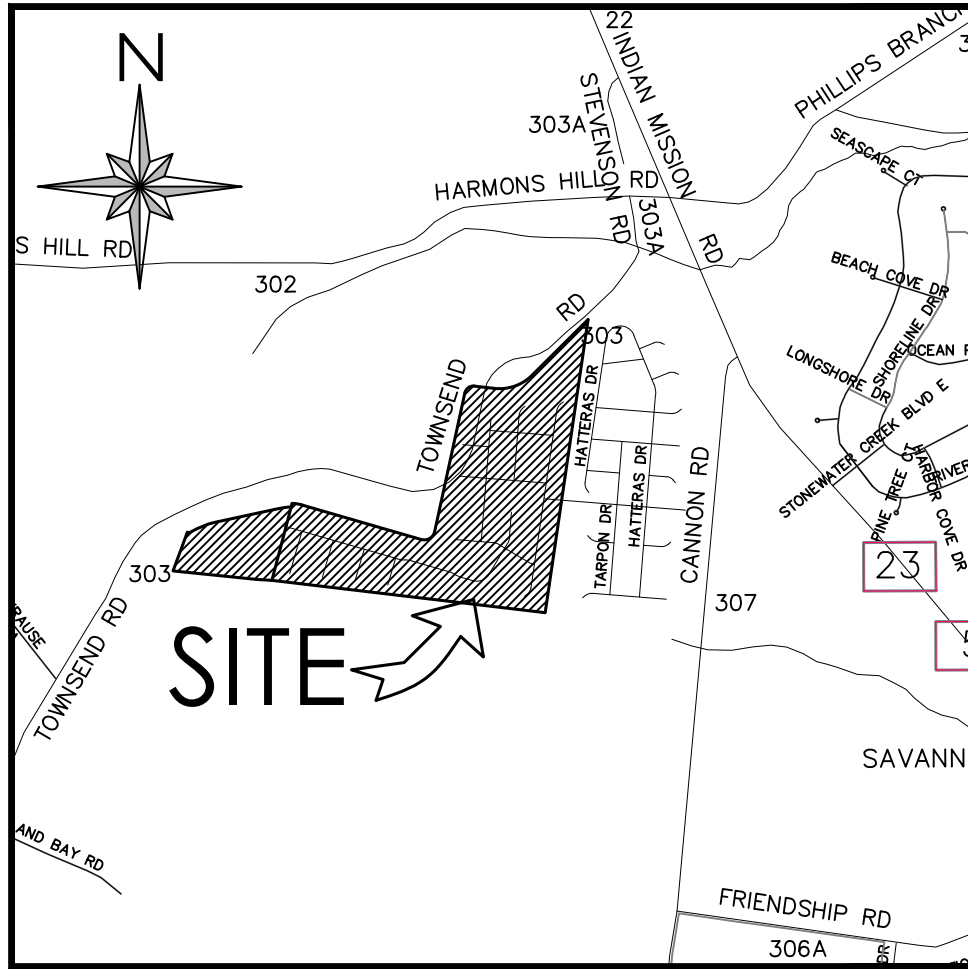
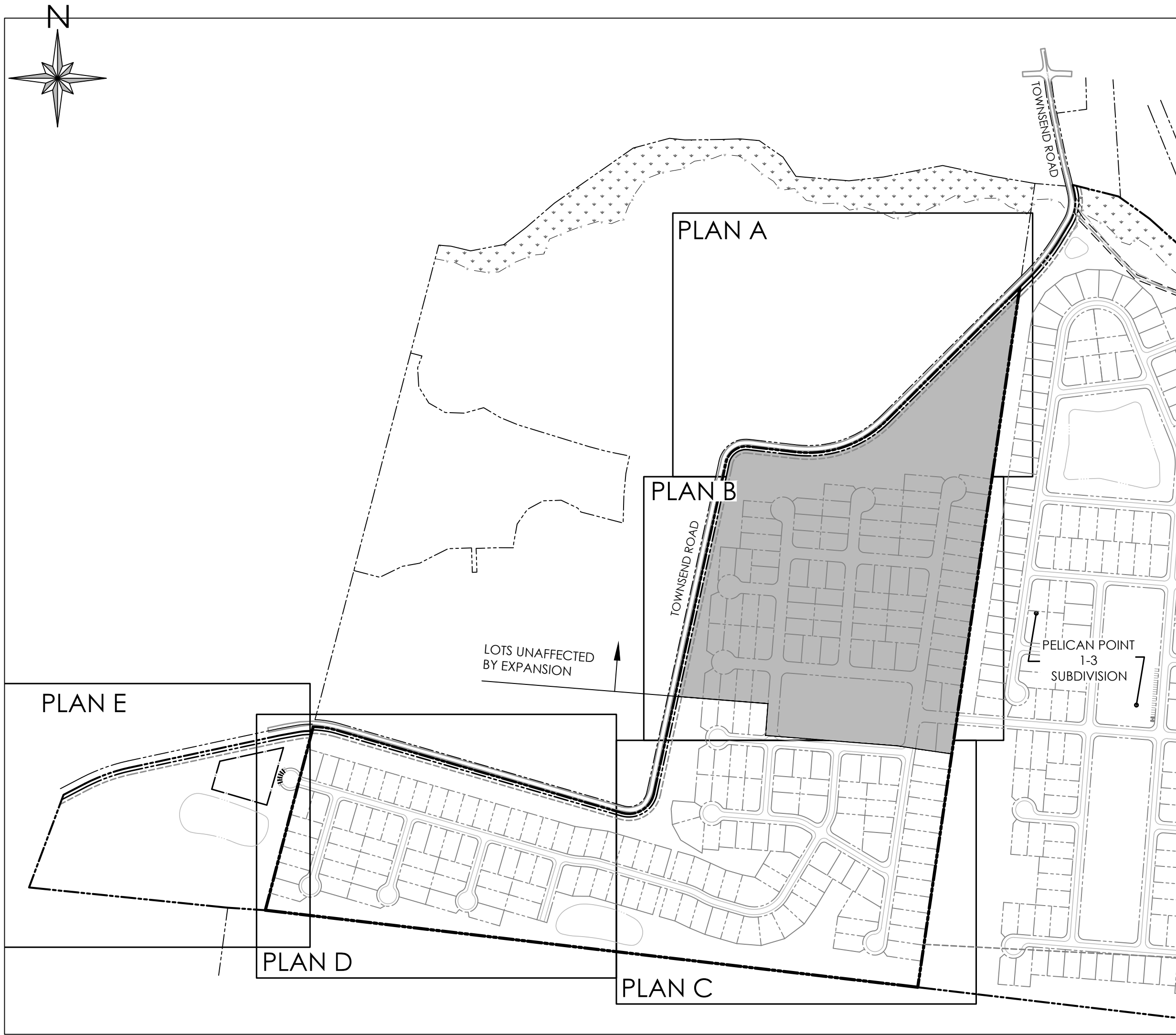
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY McCRONE,
INC. IN SEPTEMBER 2010. DELAWARE STATE PLAN COORDINATE
SYSTEM NAD 83/91.

- 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

REVISED PRELIMINARY SUBDIVISION PLAT
FOR
PELICAN POINT 4-5
SUSSEX COUNTY, DELAWARE
FOR
CANNON ROAD INVESTMENTS, LLC



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	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.

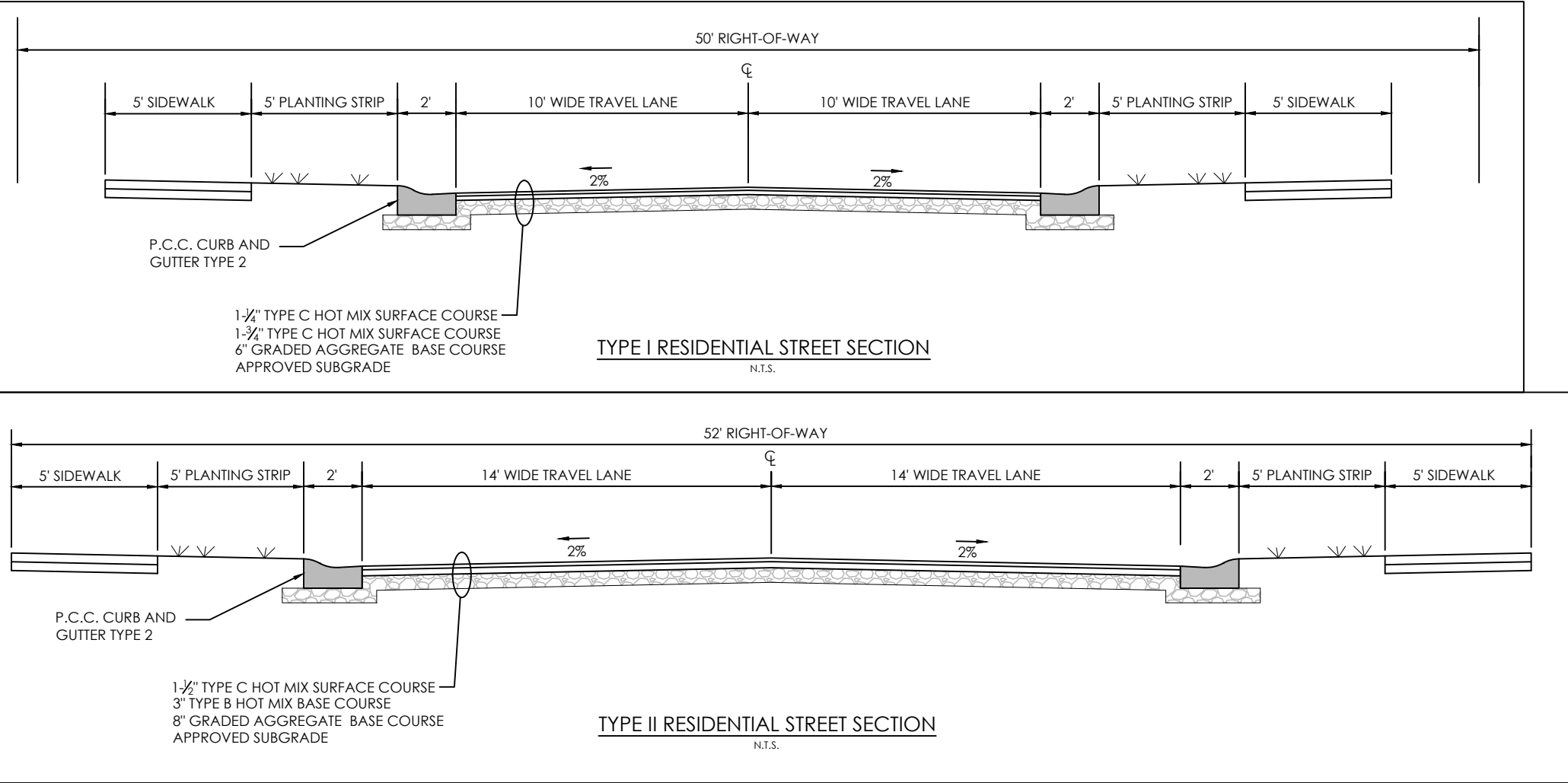
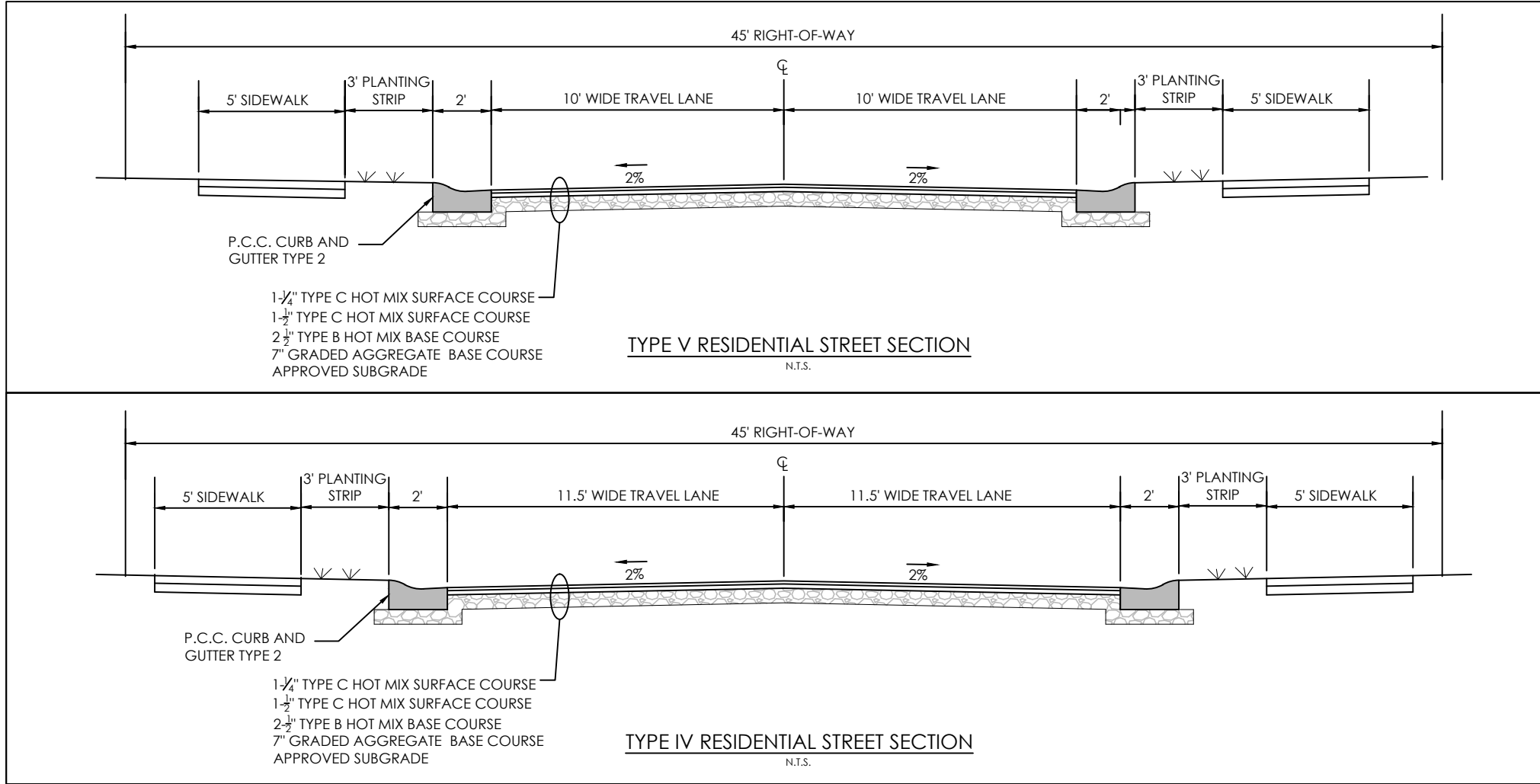
4. ALL SUBDIVISION LOTS SHALL HAVE FIVE FOOT WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER (RIGHT-OF-WAY AND OPEN SPACE) SHALL BE 10 FEET IN WIDTH.

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.



REVISIONS				
NO.		DATE	DESCRIPTION	
		</		

COVER SHEET

for

Pelican Point Phases 4-5

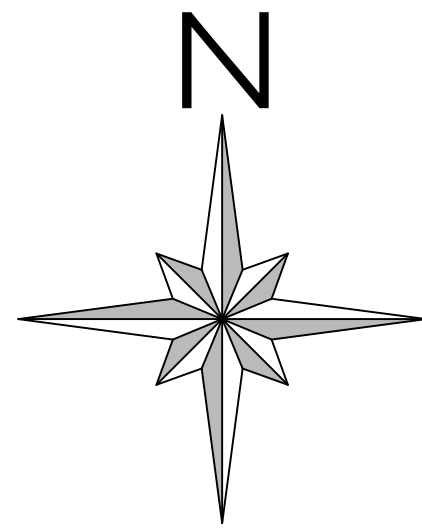
Sussex County, Delaware

Prepared for: Cannon Road Investments, LLC

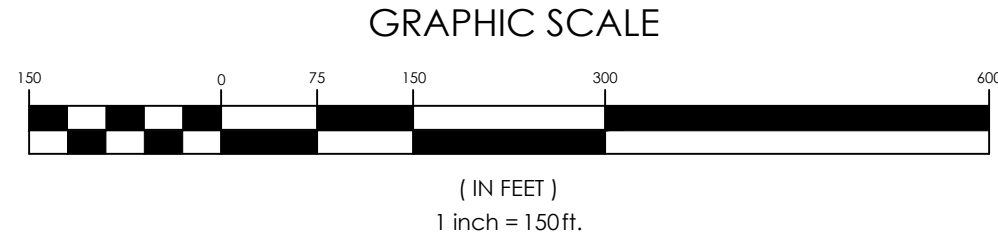
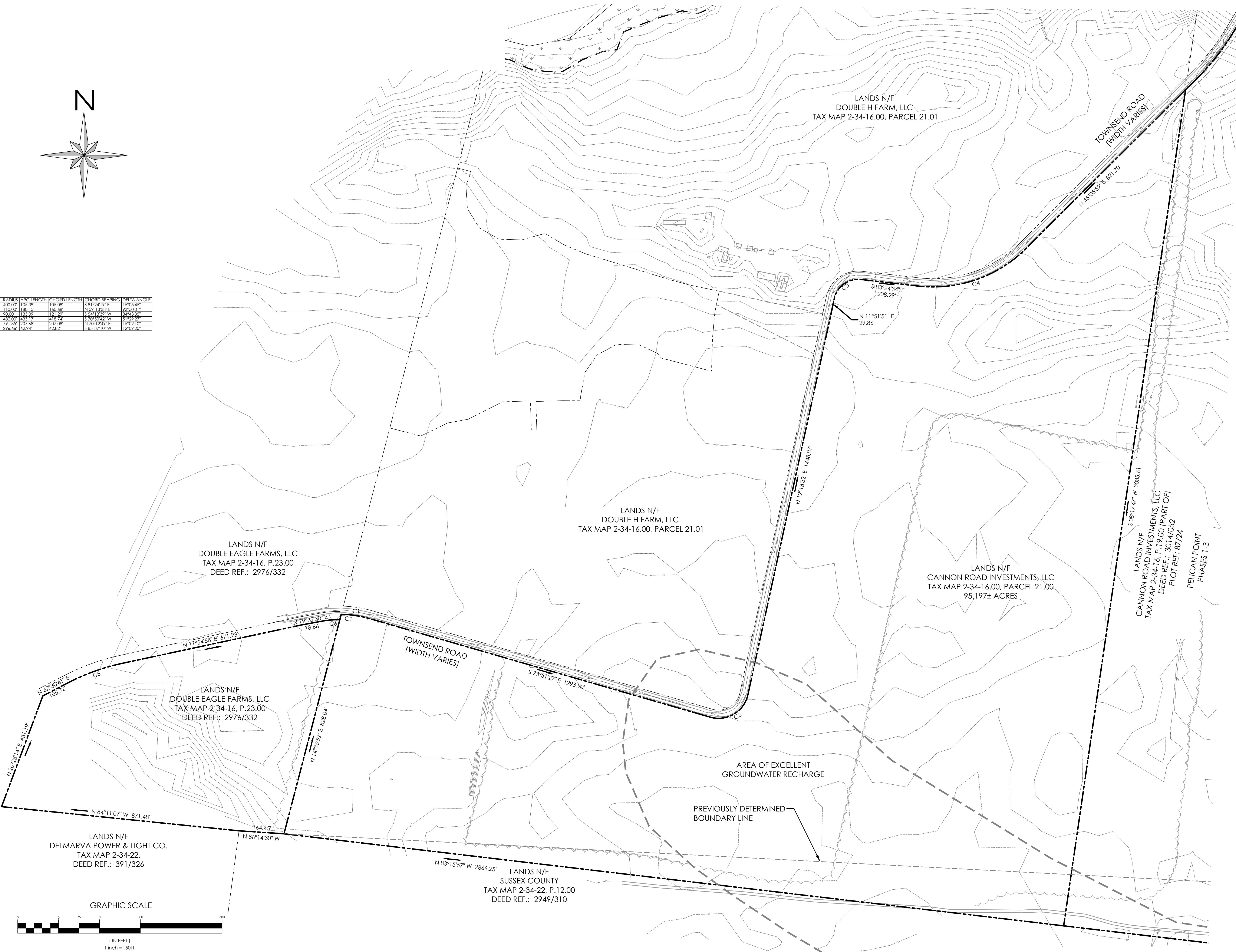
Date:	12/3/19
Job Number:	G19009
Scale:	AS SHOWN
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.: 1

File Name: Cover.dwg



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	100.00	105.99	105.00	S 81°24'19" E	15°00'45"
C2	110.00	180.15	160.68	N 59°13'33" E	93°50'01"
C3	20.00	133.09	121.29	S 54°13'39" W	84°43'35"
C4	482.00	433.17	418.74	S 70°52'42" W	51°22'27"
C5	791.35	207.68	207.08	N 70°12'49" E	15°02'10"
C6	296.66	162.94	162.82	S 65°37'10" W	12°09'20"



solutions
Engineering & Surveying
Professional Services, LLC

303 North Bedford Street
Georgetown, DE 19947
T. 302.291.9215
www.solutionsperm.com



REVISIONS		DESCRIPTION	
NO.	DATE		

EXISTING CONDITIONS
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 150'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.:
File Name: Plans.dwg



solutions
 Environmental Solutions
 a Division of Cannon Road Investments, LLC

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 Georgetown, DE 19947
 T. 302.297.9215
 www.solutionsperm.com



REVISIONS	
NO.	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



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Professional Engineering, LLC

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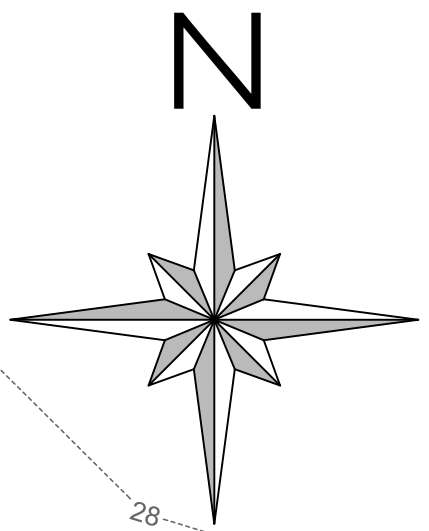
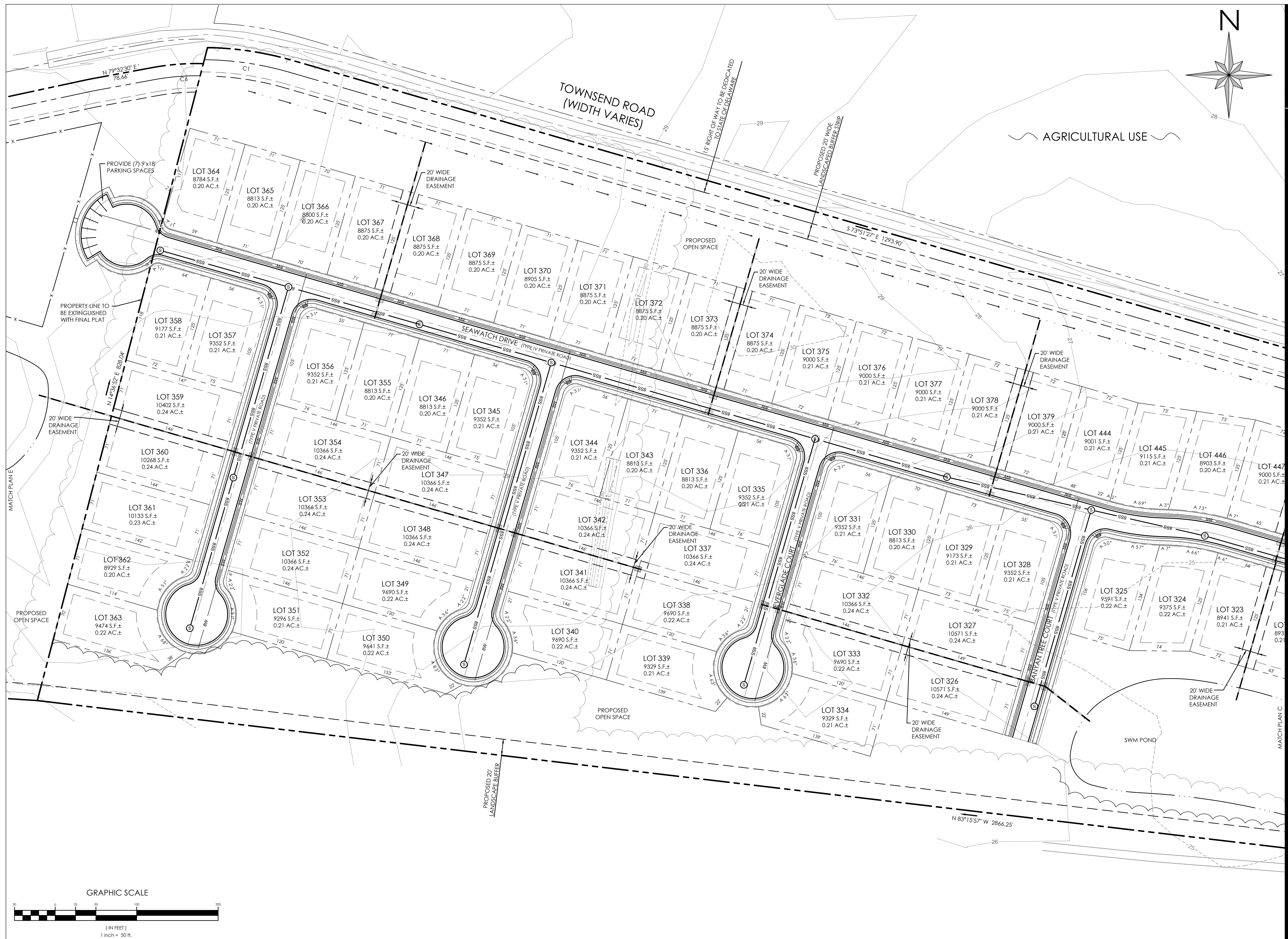


REVISIONS	
NO.	DESCRIPTION

PLAN B
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.:
File Name: Plans.dwg



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[illegible]

PLAN D

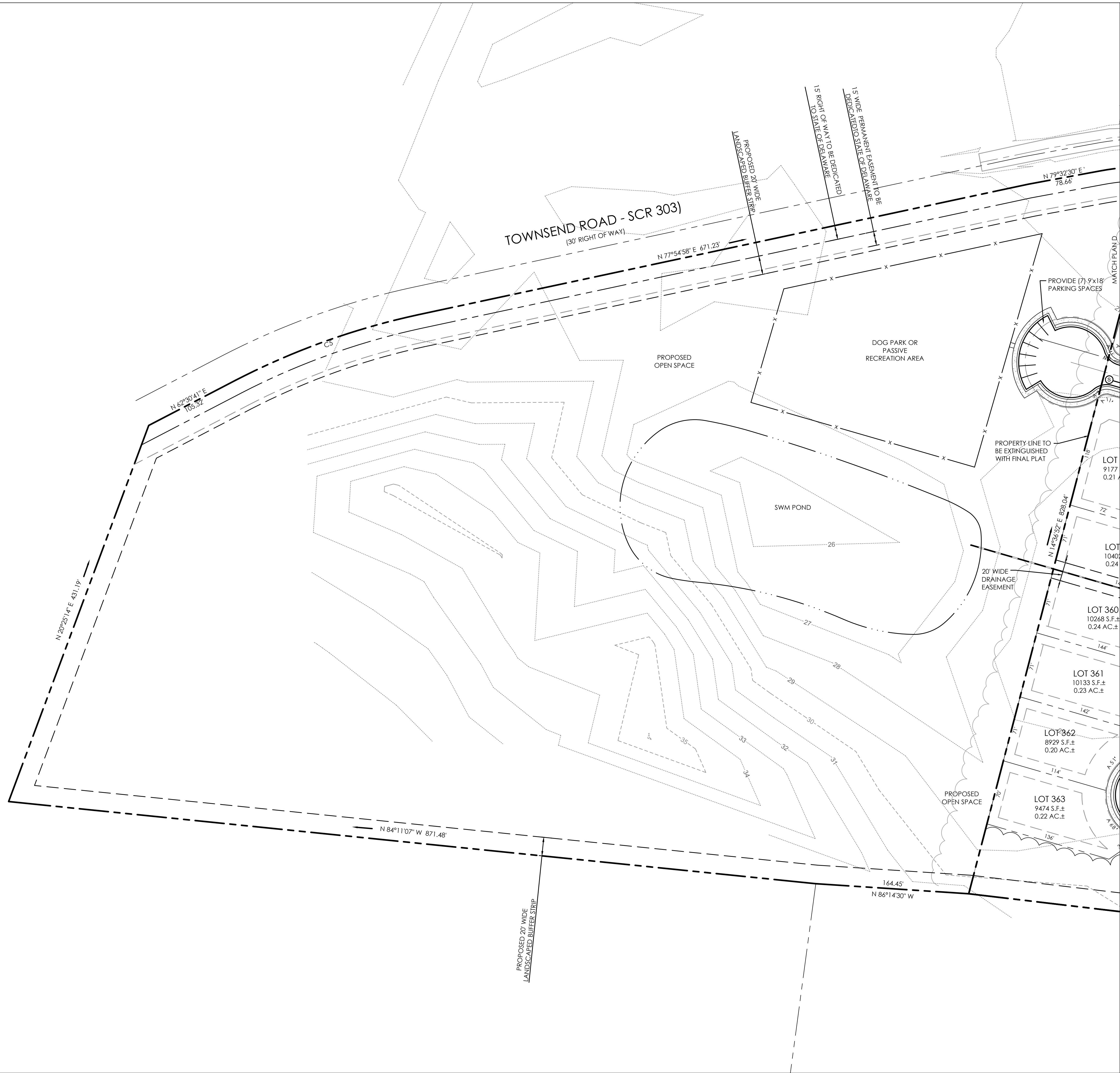
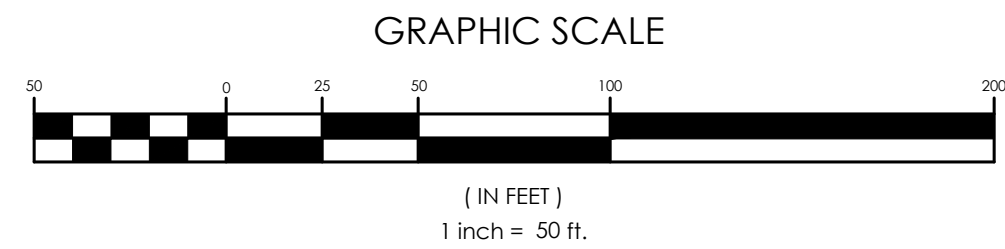
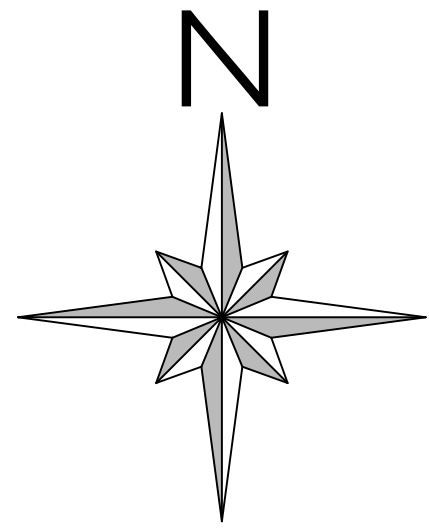
for
Pelican Point Phases 4-5
Sussex County, Delaware
Prepared for: Cannon Road Investments, LLC

Date:	12/3/19
Job Number:	G19009
Scale:	1" = 50'
Drawn By:	ML
Designed By:	JRE
Approved By:	JRE

Sheet No.:

File Name:

Plans.dwg



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REVISIONS		DESCRIPTION	
NO.	DATE		

PLANE 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

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

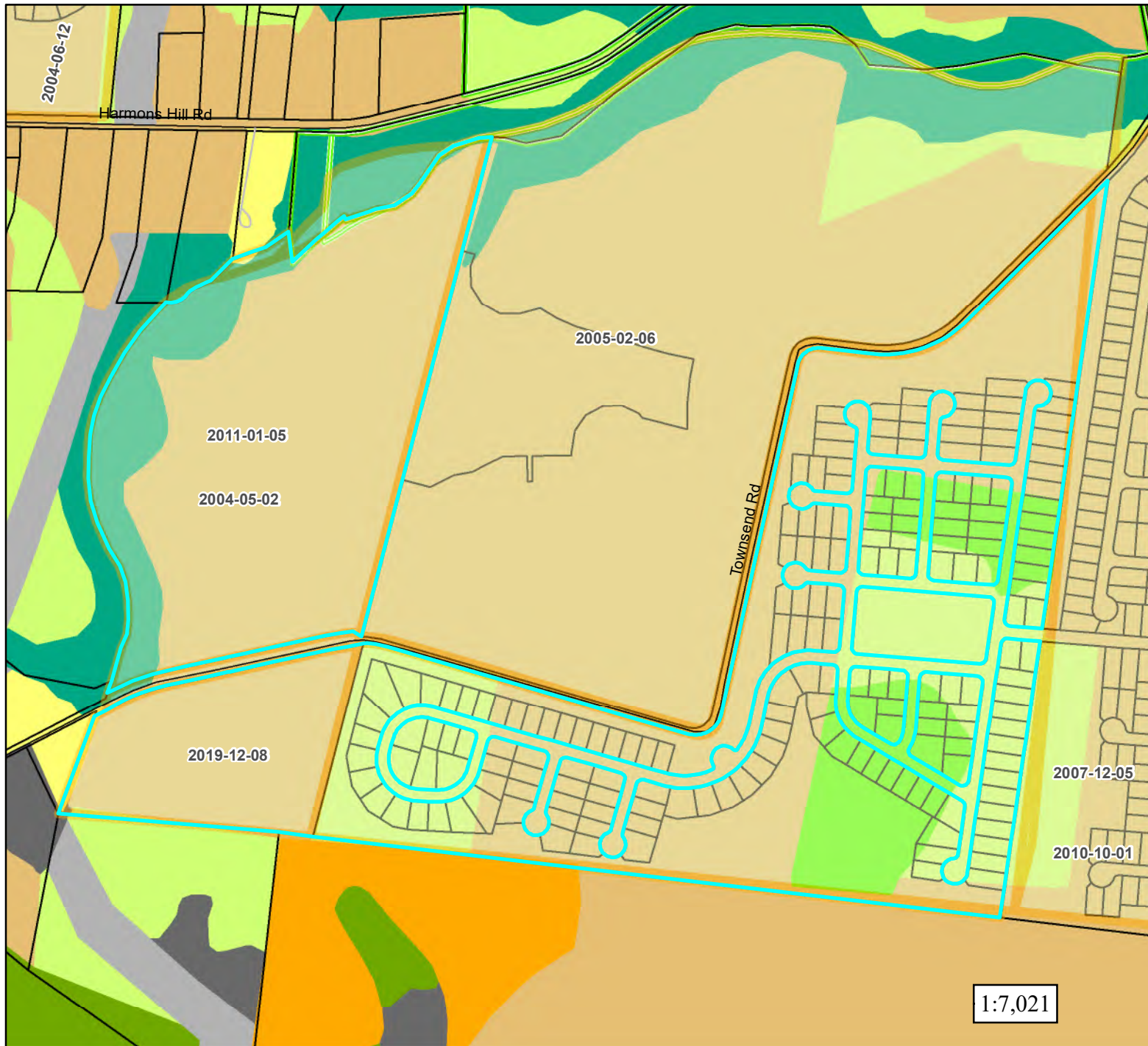
- Comp Plans
- All Other PLUS Reviews

Location Map



1:7,021

Preliminary Land Use Service (PLUS)



Pelican Point
2019-12-08

Legend

2012 Land Use LULC Category

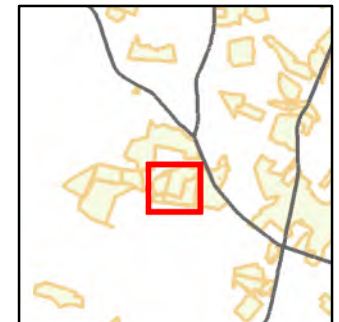
- 110
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- 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

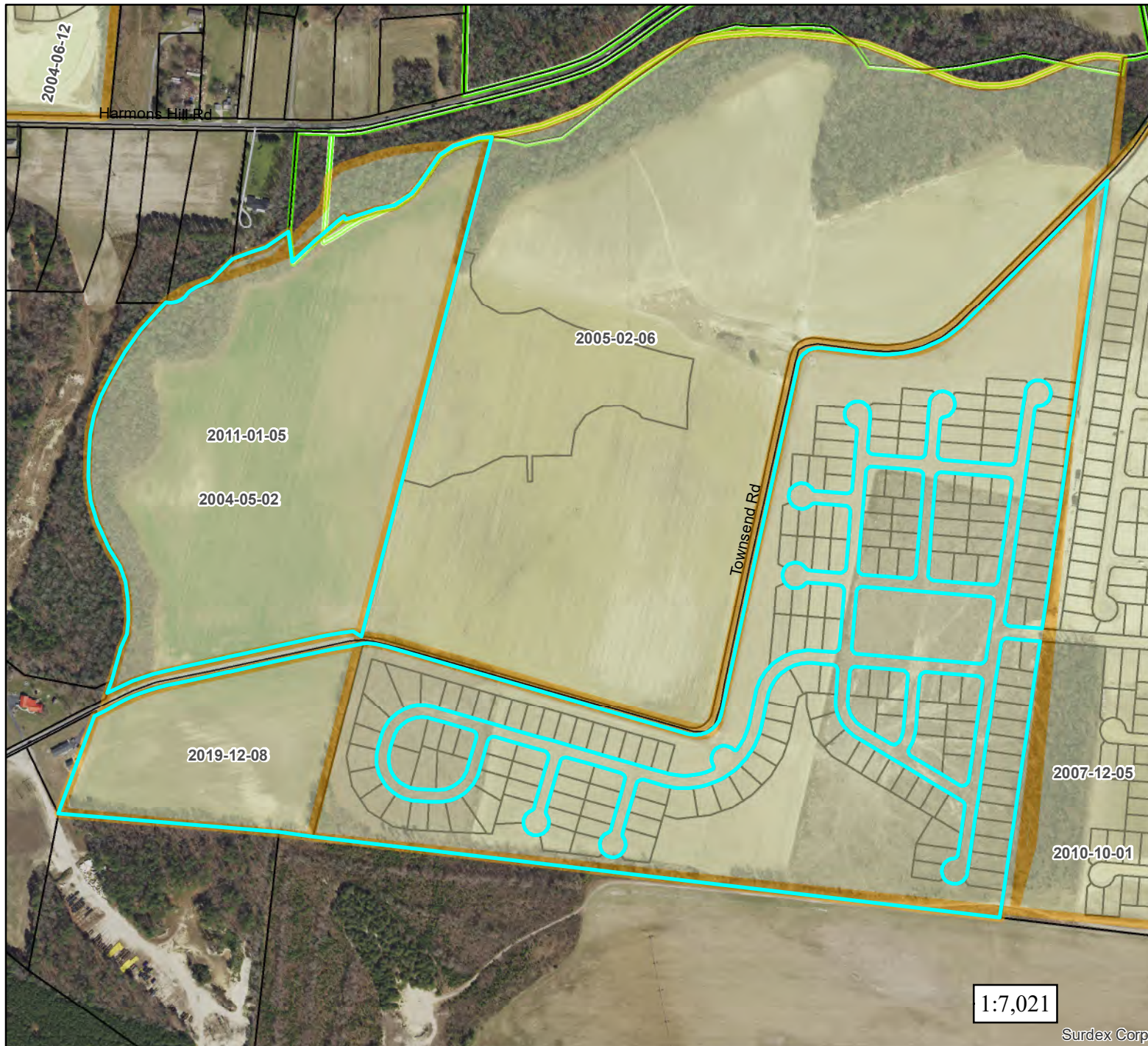
type

- Comp Plans
- All Other PLUS Reviews

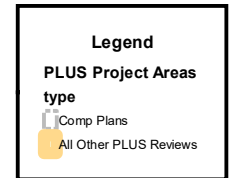
Location Map



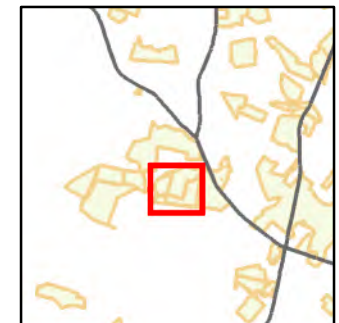
Preliminary Land Use Service (PLUS)



Pelican Point
2019-12-08



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 (roundabouts) 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

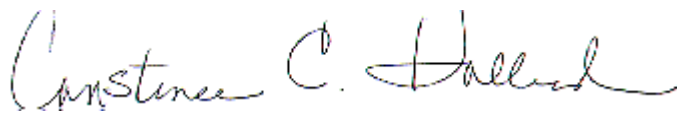
Sussex County – Contact Rob Davis 302-855-7820

- 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 with 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,

A handwritten signature in blue ink that reads "Constance C. Holland". The signature is fluid and cursive, with the first name "Constance" being more prominent than the last name "Holland".

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.

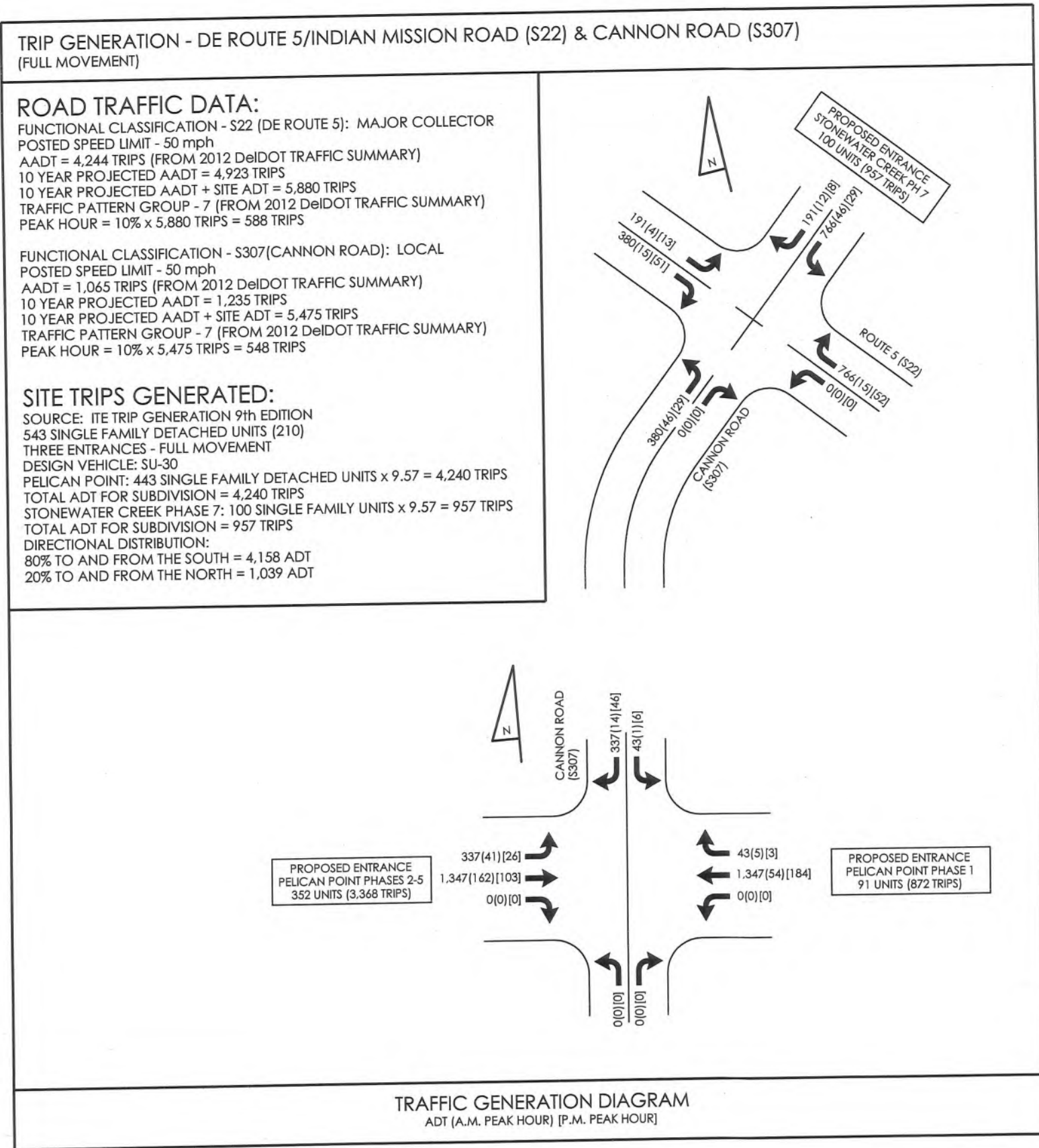
On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,

Brandy B. Nauman
*Housing Coordinator &
Fair Housing Compliance Officer*



COUNTY ADMINISTRATIVE OFFICES WEST COMPLEX
22215 DUPONT BOULEVARD | PO BOX 589
GEORGETOWN, DELAWARE 19947



DELDOT GENERAL NOTES:

- 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.
- Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight easement should be established and recorded with all affected property owners to maintain the required sight distance.
- Upon completion of the construction of the sidewalk or shared-use path across this project's frontage and physical connection to adjacent existing facilities, the developer, the property owners or both associated with this project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's "Shared-Use Path and/or Sidewalk Termination Policy".
- 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.
- 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.
- 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.
- For construction phasing see the construction phasing notes on the approved DelDOT entrance plan.

GENERAL NOTES:

- 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 BMPs. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION OF FACILITIES TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PRACTICES SHALL BE BY THE RESPECTIVE ORGANIZATION.
- 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.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT REGULATIONS.
- ALL FIRE LANES, FIRE HYDRANTS, FIRE LANE MARKINGS SHALL BE IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL REGULATIONS.
- 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.
- AGRICULTURAL LAND USE: AGRICULTURAL SUITABILITY HIGH.
- THIS SITE CONTAINS "404" NON-TIDAL WETLANDS AS FIELD DELINEATED BY ENVIRONMENTAL REGULATIONS CONSULTANTS, INC.
- 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.
- THE DEVELOPER SHALL PRESERVE ALL TREES EXCEPT WHERE NECESSARY TO CONSTRUCT ROADWAYS, UTILITIES, AND BUILDINGS.
- THE LOCATION OF STREET LIGHTS WILL BE DETERMINED BY THE ELECTRICAL SUPPLIER.
- 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.
- 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.
- THIS SUBDIVISION IS A 12 LOT EXTENSION TO THE PREVIOUSLY APPROVED 177 LOT SUBDIVISION (2003-47) FOR A TOTAL OF 189 LOTS.
- THIS SUBDIVISION IS A 21 LOT EXPANSION TO THE PREVIOUSLY APPROVED 233 LOT SUBDIVISION (2010-6) FOR A TOTAL OF 254 LOTS.
- THE OVERALL NUMBER OF LOTS FOR 2013-6 AND 2013-7 IS 443 LOTS AND PHASES 2-5 INCLUDE 356 LOTS.
- 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.

FINAL SUBDIVISION PLAT

FOR PELICAN POINT PHASES 2-5 SUSSEX COUNTY, DELAWARE FOR CANNON ROAD INVESTMENTS, LLC

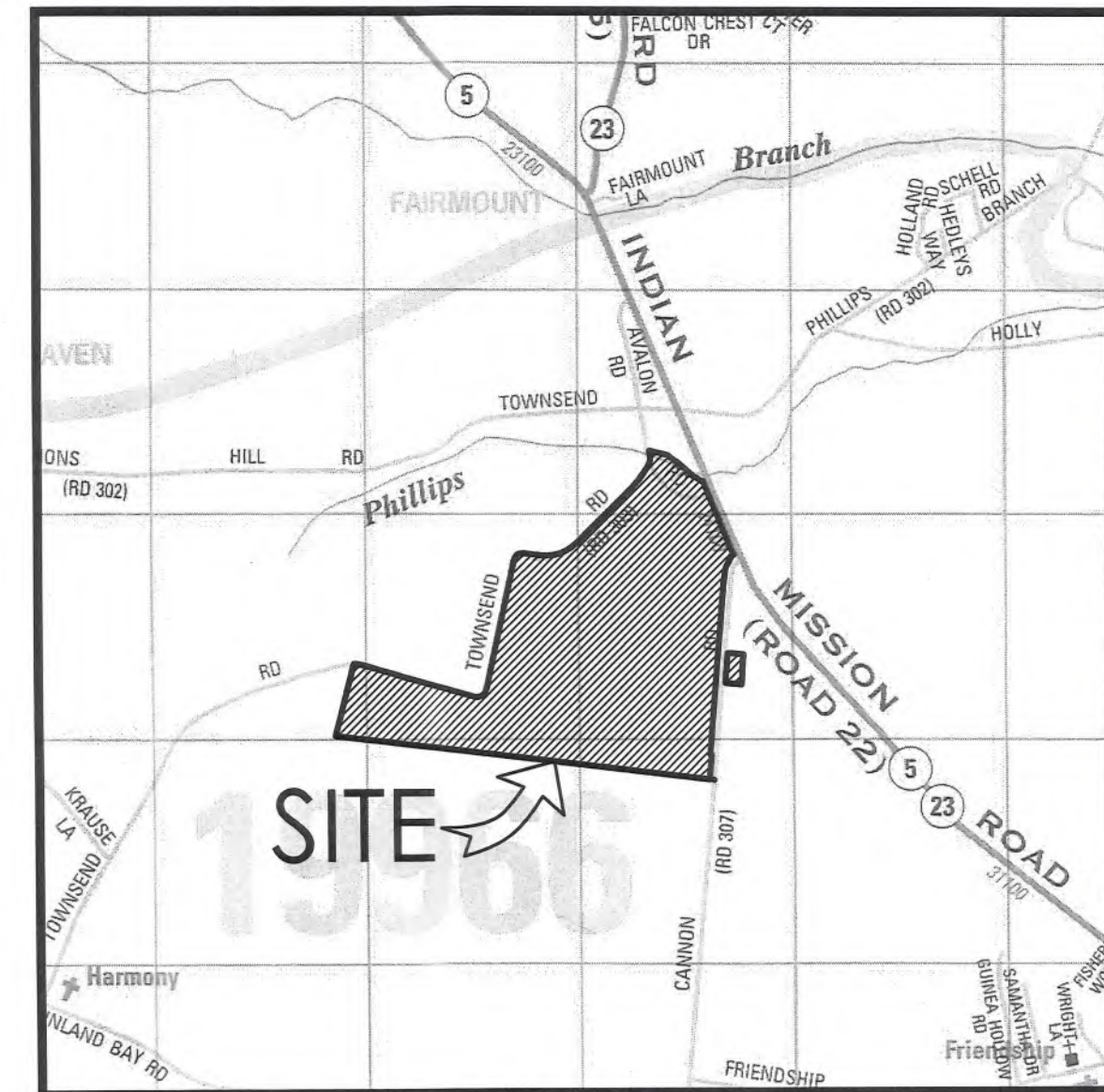


SITE DATA:

- OWNERS OF RECORD: CANNON ROAD INVESTMENTS, LLC
5149 WEST WOODMILL DRIVE SUITE 10
WILMINGTON, DE 19808
- 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
- DEED REFERENCE: BOOK 4032, PAGE 14
BOOK 3014, PAGE 52
- THE PROPERTY IS LOCATED WITHIN THE FOLLOWING FLOOD ZONE, PER FIRM MAP NUMBER 10005C0340K, REVISED MARCH 16, 2015:
 - ZONE X-A AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN
- NO TITLE SEARCH WAS REQUESTED OR STIPULATED.
- OTHER THAN SHOWN, THIS SURVEY DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS.
- EXISTING ZONING: AR-1
- LOT REQUIREMENTS: MINIMUM WIDTH = 60'
MINIMUM AREA = 7,500 S.F.
MINIMUM DEPTH = 100'
- MAXIMUM BUILDING HEIGHT: 42'
- TOTAL SITE AREA: 188.9 ACRES
NEW ROAD AREA: 29.2 ACRES
- NUMBER OF LOTS: 356
SINGLE FAMILY LOTS
- AVERAGE LOT SIZE: 9,545 S.F.
TOTAL AREA OF LOTS: 11,8328 ACRES
- SETBACKS: 25' FRONT
10' SIDE
10' REAR
- LINEAR FEET OF NEW ROADWAY: 25,000 FT ±
- WATER PROVIDER: ARTESIAN RESOURCES
- SEWER PROVIDER: ARTESIAN RESOURCES
- PRESENT USE: AGRICULTURAL LANDS
- PROPOSED USE: RESIDENTIAL SUBDIVISION
- ROADWAY CLASSIFICATION: ROUTE 5 (INDIAN MISSION ROAD) - MAJOR COLLECTOR
SCR 303 (TOWNSEND ROAD) - LOCAL ROAD
SCR 307 (CANNON ROAD) - LOCAL ROAD



APPROVED BY:	
 EDWARD M. LAUNAY PROFESSIONAL WETLAND SCIENTIST NO. 875 SOCIETY OF WETLAND SCIENTISTS (CORPS OF ENGINEERS) CERTIFIED WETLAND DELINEATOR WDC#P34MD05100368	 BARRY M. HALL REGISTERED No. 619 DIS. 12/15 PROFESSIONAL LAND SURVEYOR DELAWARE NO. 618
DATE: 8/21/15	DATE: 7/20/15



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	[Pattern]	N/A

RECORD PLAN

- COVER SHEET
- CONDITIONS OF APPROVAL
- TYPICAL ROAD SECTIONS
- RECORD PLAN A
- RECORD PLAN B
- RECORD PLAN C
- RECORD PLAN D
- RECORD PLAN E
- RECORD PLAN F
- RECORD PLAN G
- RECORD PLAN H
- RECORD PLAN I
- RECORD PLAN J

DEVELOPER'S 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, 9-24-1990, 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.

CANNON ROAD INVESTMENTS, LLC
5149 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
PROFESSIONAL LAND SURVEYOR
DELAWARE NO. 618

solutions
Integrated Planning
Engineering & Management, LLC

Fuller Hall ASSOCIATES, INC.
A Wholly Owned Subsidiary

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Georgetown, DE 19949
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Seal

Date

NO.	DATE	DESCRIPTION
1	5/5/15	DelDOT - LONO-4 (RECORD PLANT 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	AS SHOWN	HMB	HMB	JP
Scale:		Drawn By:		Designed By:		Approved By:	
Sheet No.:		File Name:					

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:

- There shall be no more than 233 lots within the subdivision.
- 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.
- 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.
- 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.
- Road naming and addressing shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- 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.
- 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.
- The developer shall maintain as many existing trees as possible. The undisturbed forested areas shall be shown on the Final Site Plan.
- No wetlands shall be included within any lots.
- A system of street lighting shall be established.
- As proposed by the Applicant, sidewalks shall be located on both sides of all

February 14, 2011
Page 2

- streets in the subdivision.
- 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.
- As provided by the Applicant, there shall be a 100-foot buffer from the non-tidal wetlands adjacent to the existing stream.
- 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.
- 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
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 Gandy
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.

July 23, 2004
Page 2

- 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
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

REVISONS		DESCRIPTION
NO.	DATE	
1	5/5/15	DelDOT - LONCO-4 RECORD PLAN REVIEW COMMENTS (DATED 4/28/15)
2	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

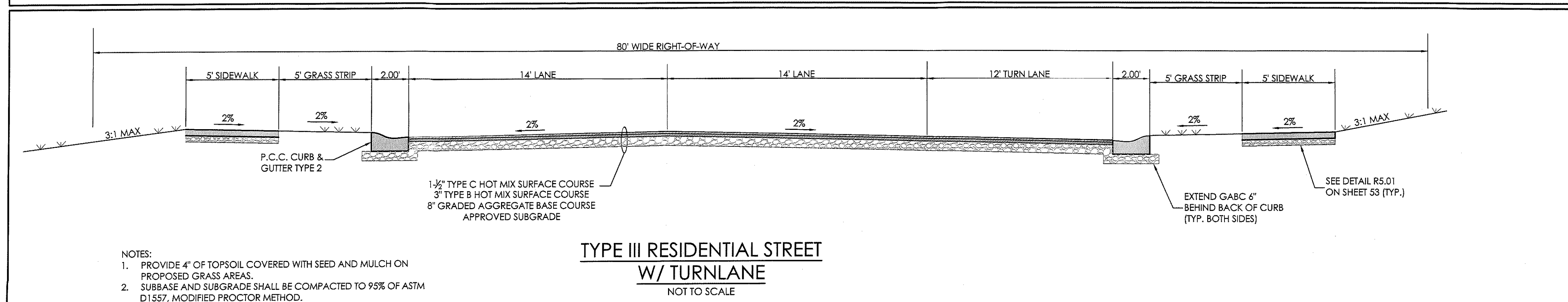
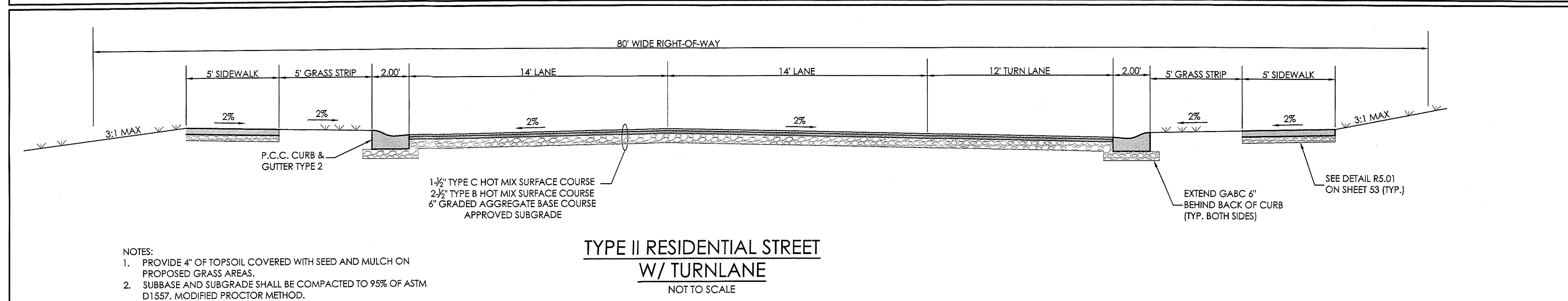
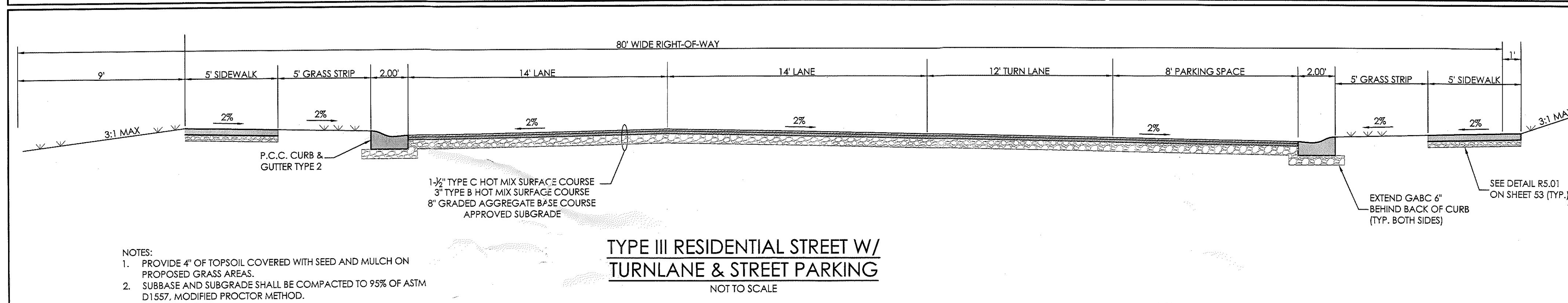
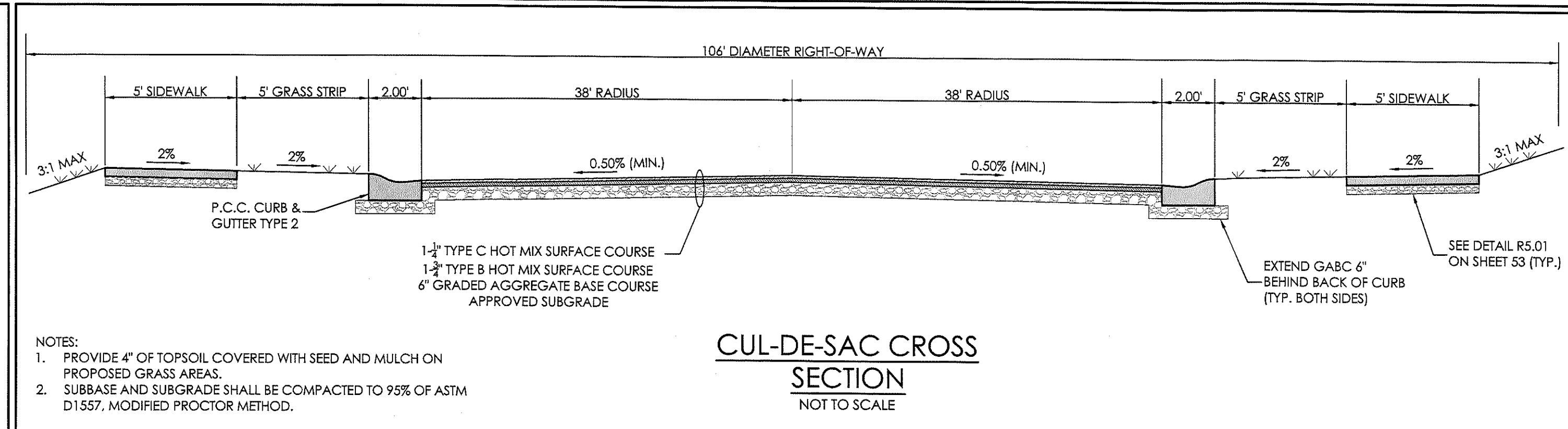
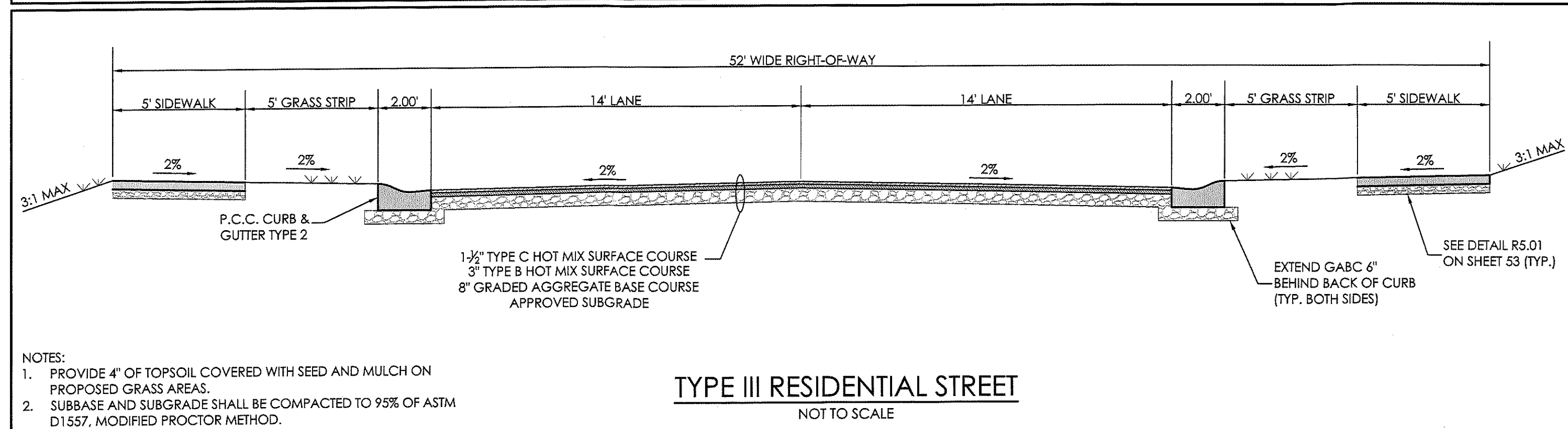
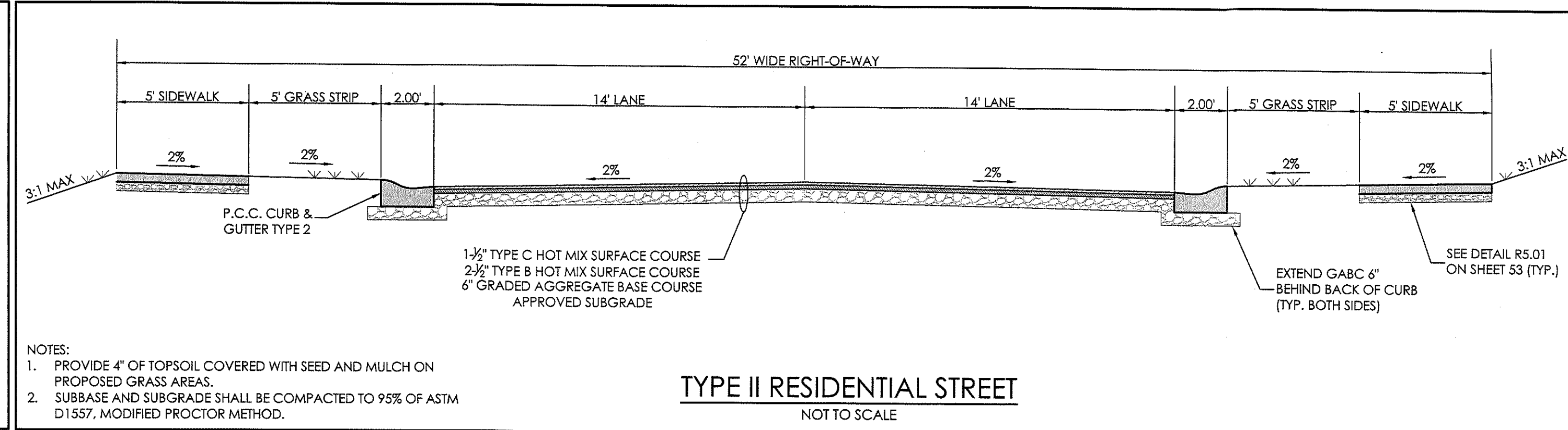
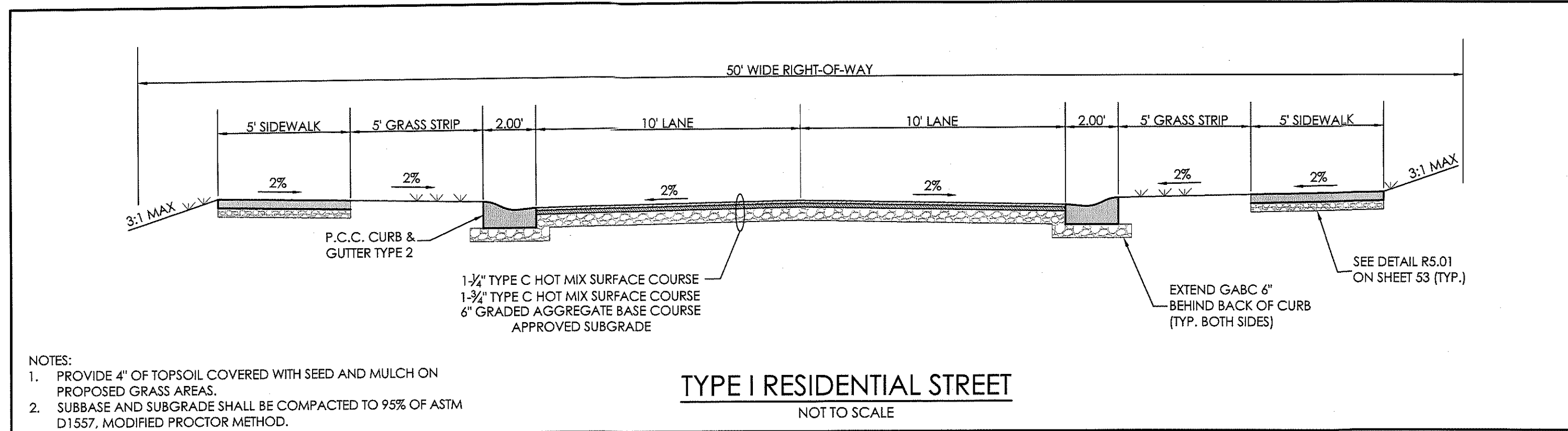
CONDITIONS OF APPROVAL
FINAL SUBDIVISION PLAT
FOR
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

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



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.

Seal
Date

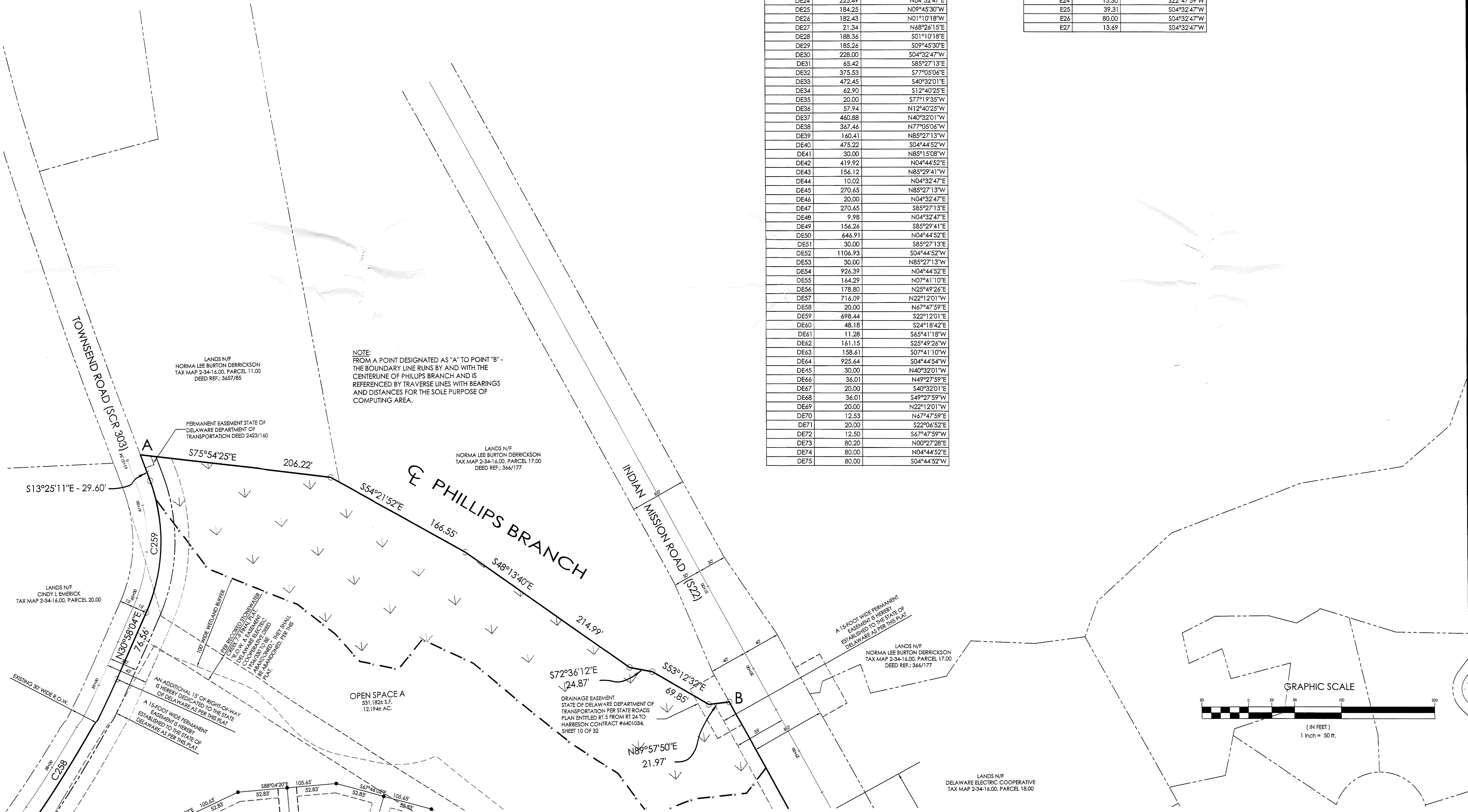
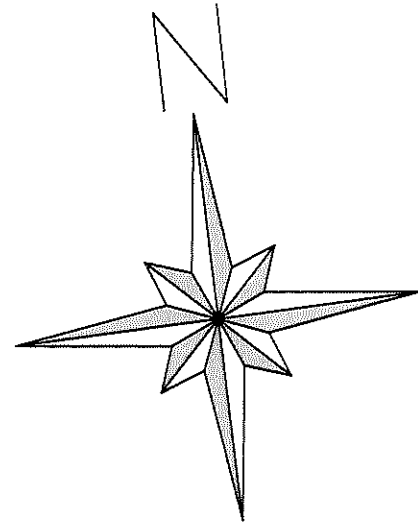
REVISIONS		DESCRIPTION
NO.	DATE	
1	5/5/15	DHDOT LONG-4 RECORD PLAN REVIEW COMMENTS (DATED 4/28/15)
2	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

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

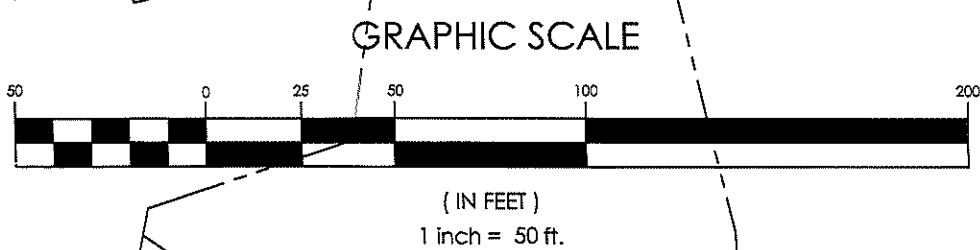
Sheet No.: **3**

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	12.63	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	DEDOT - LONOL (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: 120006

Scale: 1"= 50'

Drawn By: HHB

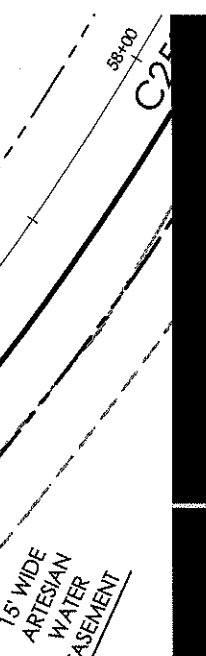
Designed By: HHB

Sheet No.:

File Name: FINAL PLAT

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C97	17.00	15.76	15.21	S 69°58'53" W	59°07'48"
C92	25.00	39.27	35.36	N 40°27'13" E	90°00'00"
C93	25.00	39.27	35.36	N 40°27'13" E	90°00'00"
C94	53.00	239.08	82.11	N 34°41'08" 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 50°25'26" W	100°45'44"
C99	25.00	45.92	39.73	N 49°27'47" W	100°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	42.62	30.35	N 45°40'02" E	74°45'08"
C104	25.00	32.62	30.35	S 51°25'34" E	71°45'08"
C105	225.00	105.05	104.08	S 08°49'37" E	2°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°25'34" E	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°25'34" E	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°25'48"
C137	25.00	39.27	35.36	S 50°33'35" W	90°00'00"
C138	125.00	138.76	138.75	N 27°21'39" W	93°56'12"
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°25'48"
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	41.71	S 12°01'11" W	93°44'59"
C144	125.00	167.89	175.85	S 35°29'28" W	76°51'27"
C145	125.00	224.81	195.11	N 53°30'32" W	103°02'43"
C146	125.00	196.85	176.78	N 10°50'50" E	90°00'00"
C147	25.00	39.27	35.36	S 28°59'10" E	90°00'00"
C148	53.00	54.54	54.25	S 72°00'54" E	61°30'29"
C149	53.00	54.54	54.25	N 16°58'54" E	61°30'29"
C150	53.00	37.13	31.02	S 49°21'31" E	34°04'13"
C151	53.00	37.13	34.40	N 82°43'42" E	61°45'21"
C152	53.00	58.30	55.40	N 55°59'46" W	63°01'25"
C153	53.00	47.25	45.70	S 68°57'15" W	51°04'32"
C154	53.00	31.77	31.25	N 62°28'51" E	34°04'13"
C155	53.00	61.05	59.07	S 65°52'07" W	61°07'39"
C156	53.00	61.50	59.11	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	S 69°46'23" W	60°40'55"
C160	53.00	32.03	31.45	S 38°45'4" E	34°38'59"
C161	53.00	67.05	54.34	N 82°11'02" E	61°41'09"
C162	53.00	56.44	53.98	N 68°28'47" W	61°13'59"
C163	53.00	37.45	36.68	S 61°39'56" 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°46'47" W	61°13'59"
C166	53.00	60.89	61.08	S 102°02'57" W	55°55'53"
C167	53.00	40.89	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	N 80°28'35" W	25°21'13"
C170	53.00	55.49	52.94	S 69°46'37" E	60°40'55"
C171	53.00	58.08	54.16	S 68°42'59" W	61°41'09"
C172	53.00	44.72	39.22	S 83°48'29" W	44°01'11"
C173	175.00	15.14	15.14	N 24°40'44" W	45°25'25"
C174	175.00	62.02	61.69	S 17°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 20°18'11" W	20°18'18"
C177	175.00	62.02	61.69	S 45°43'31" W	20°18'18"
C178	175.00	62.02	61.69	S 1°28'13" W	20°18'18"
C179	175.00	62.02	61.69	S 41°09'55" W	20°18'18"

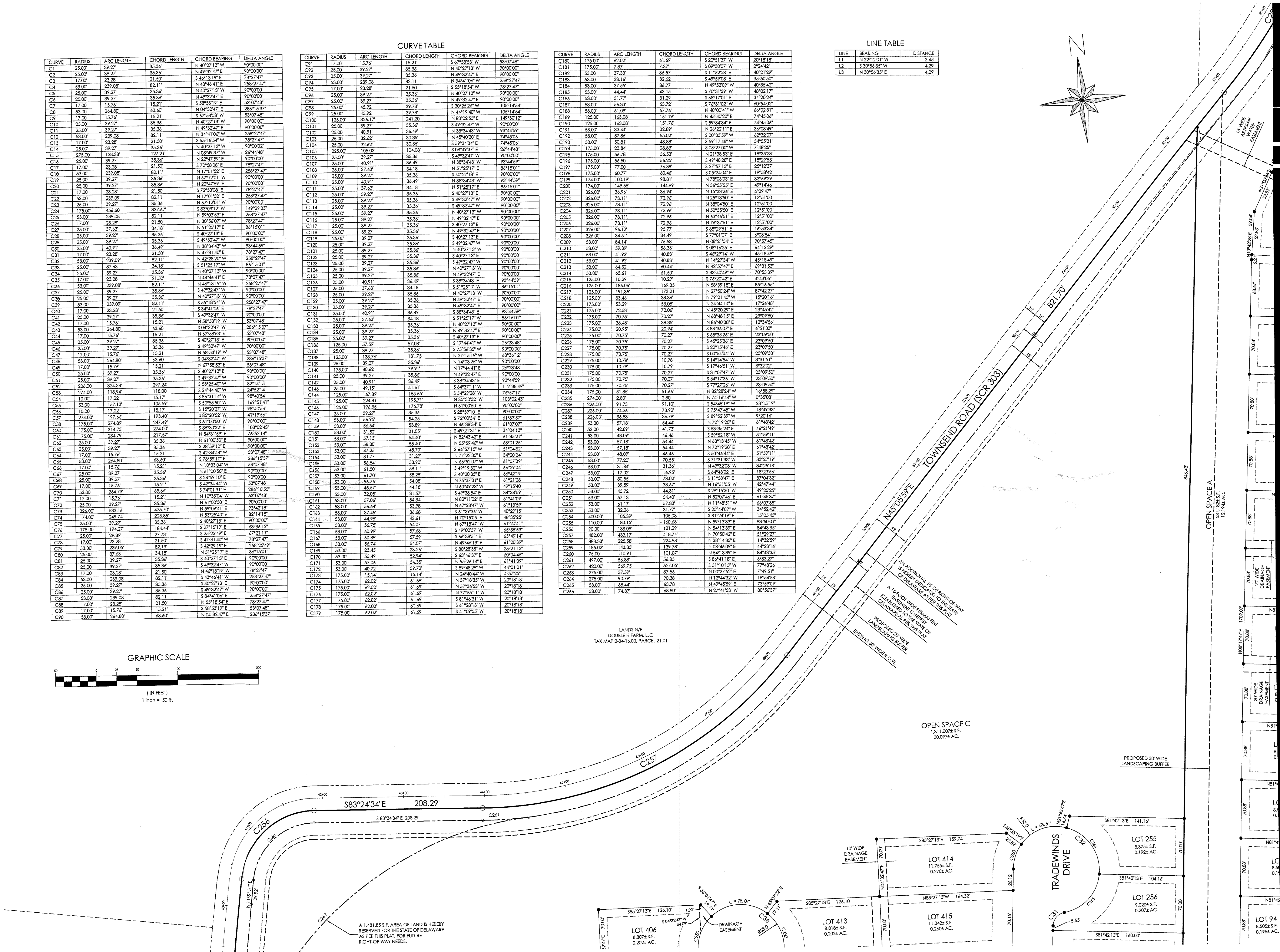
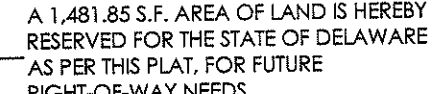
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L1	N 22°12'01" W	2.45
L2	S 30°56'35" W	4.29
L3	N 30°56'35" E	4.29



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REVISIONS		
NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DEDOT COMMENTS
2	5/6/15	DEDOT - LONO-4 (RECORD PLANT REVIEW COMMENTS [DATED 4/26/15])
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS [DATED 7/14/15]
.		

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HJB
Designed By:	HJB





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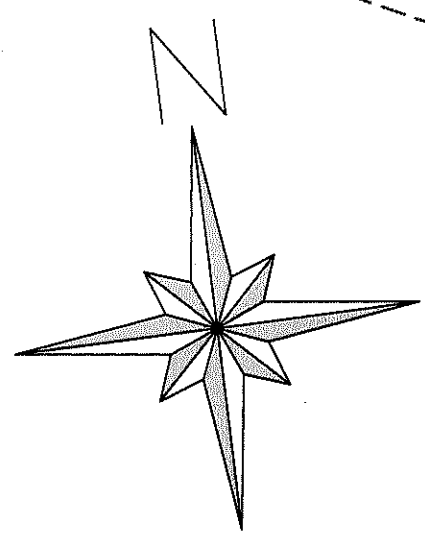
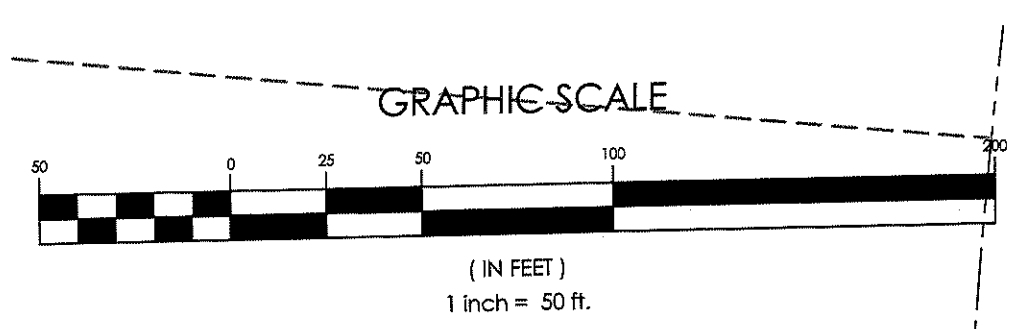
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NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DMDOT - LONCH-4 RECORD PLAN REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

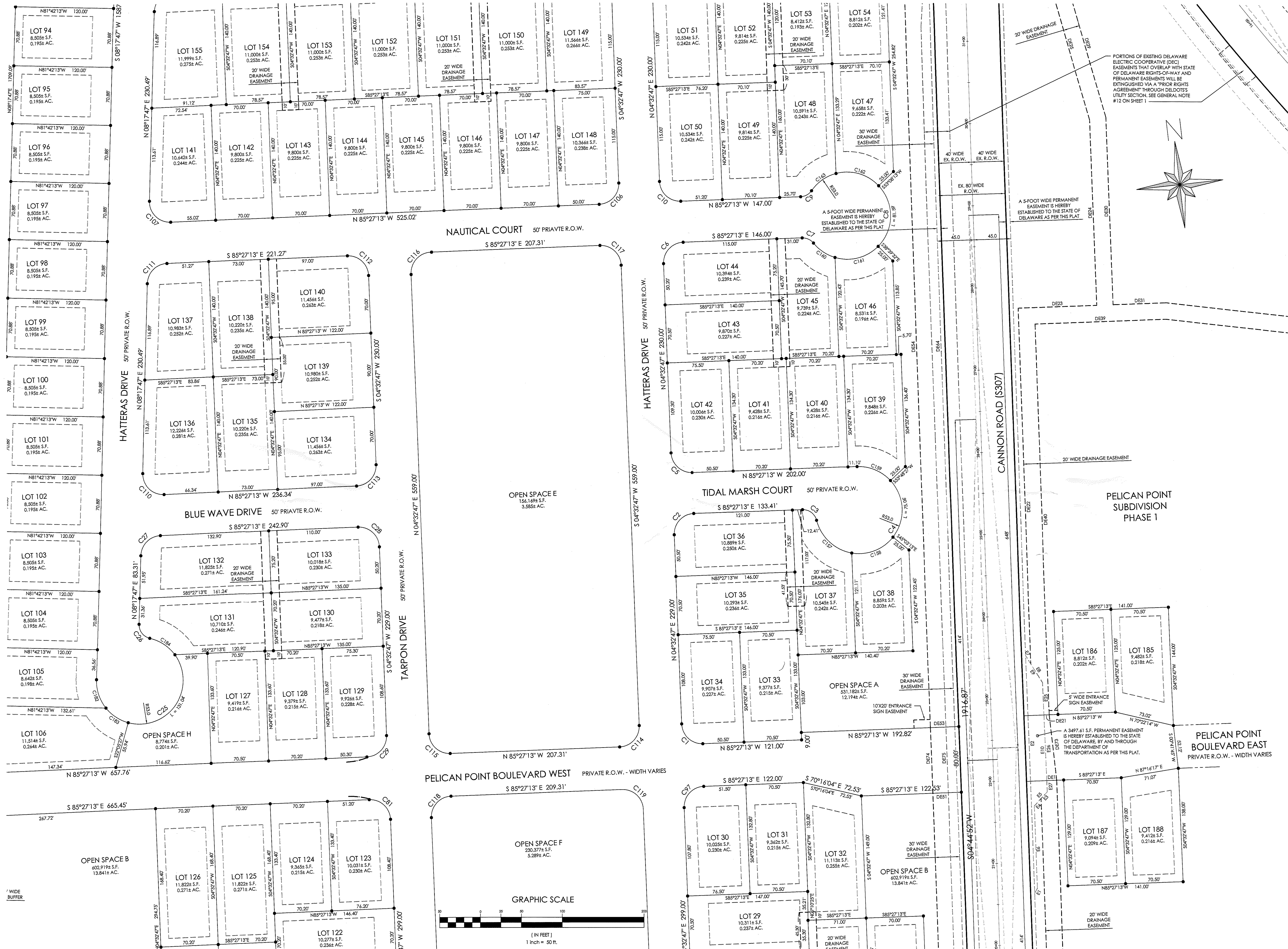
FINAL SUBDIVISION PLAT C
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

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



LANDS N/F
DOUBLE H FARM, LLC
TAX MAP 2-34-16.00, PARCEL 21.01





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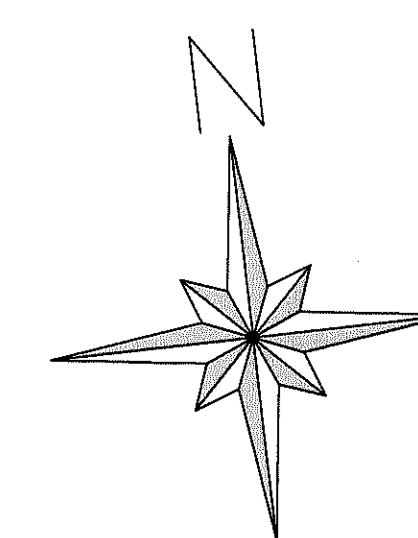
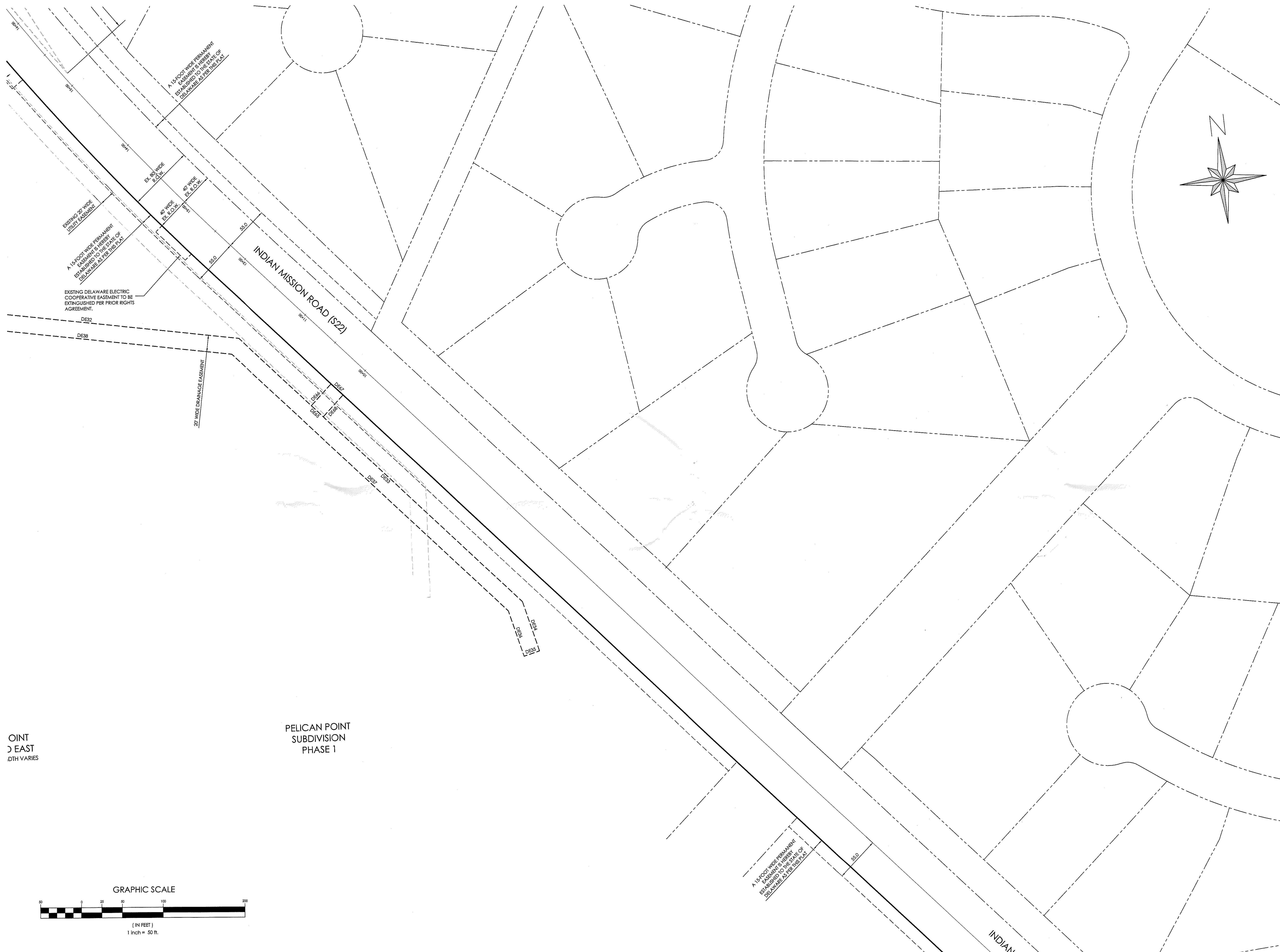
REVISIONS	
NO.	DATE
1	9-2-14
2	5/5/15
3	7/17/15

FINAL SUBDIVISION PLATE
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:	J.P.

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1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/6/15	DEDOT - LONO 4 (RECORD PLANT REVIEW COMMENTS [DATED 4/28/15])
3	7/11/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT F

for

PELICAN POINT PHASES 2-5

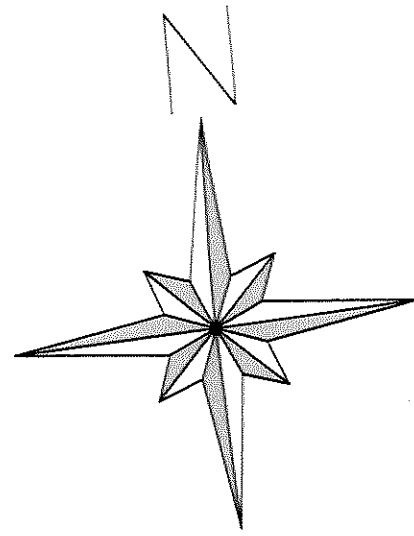
SUSSEX COUNTY, DELAWARE

Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
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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

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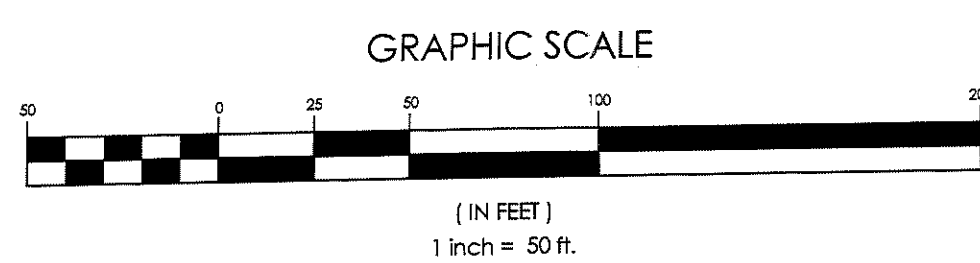
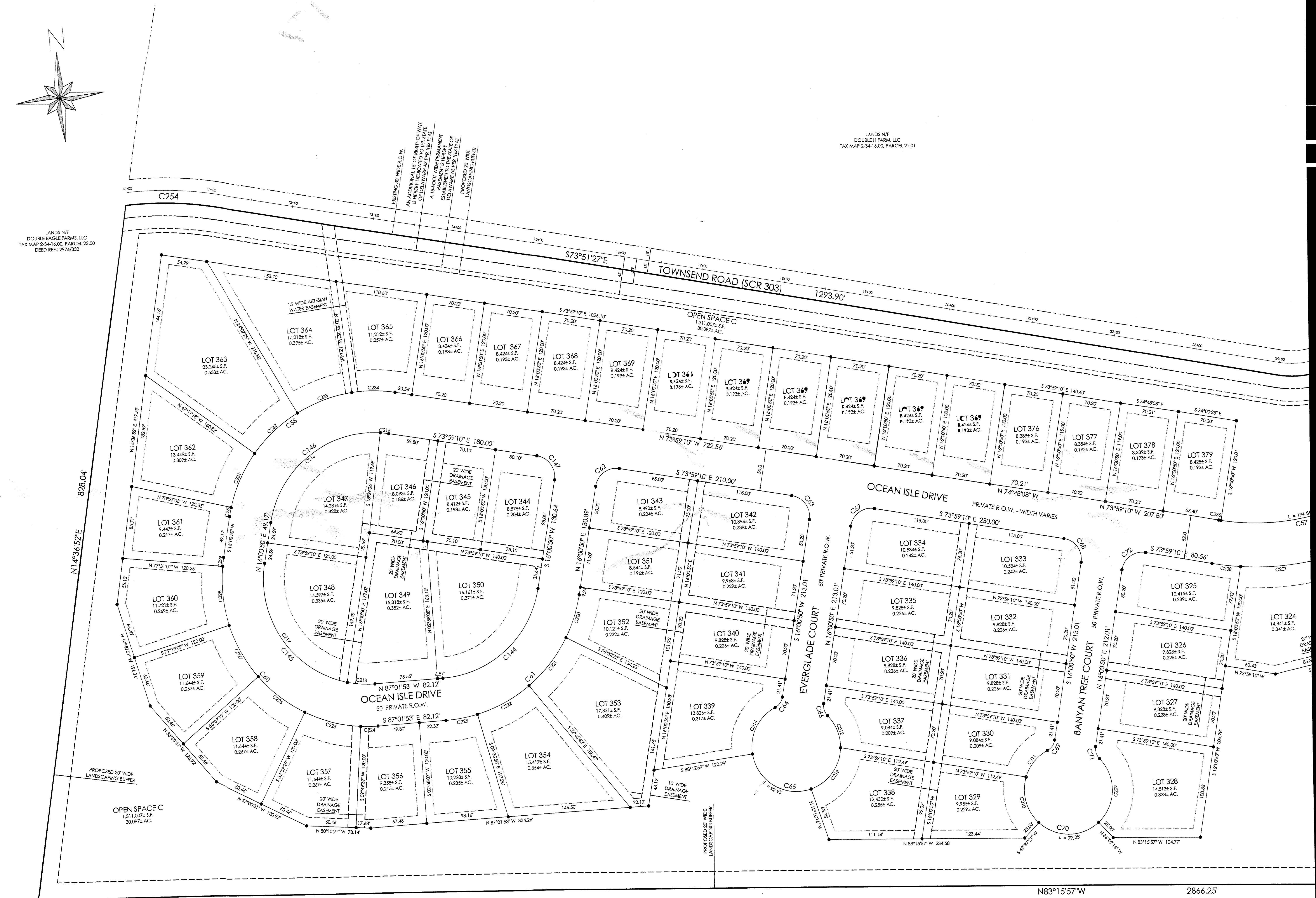
REVISIONS			DESCRIPTION
NO.	DATE	DESCRIPTION	ADDRESSED DEDOT COMMENTS
1	9-2-14	ADDRESSED DEDOT COMMENTS	ADDRESSED DEDOT COMMENTS
2	5/5/15	DEDOT LONO-4 (RECORD PLAN) REVIEW COMMENTS (DATED 7/16/15)	DEDOT LONO-4 (RECORD PLAN) REVIEW COMMENTS (DATED 7/16/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

FINAL SUBDIVISION PLAT G
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE

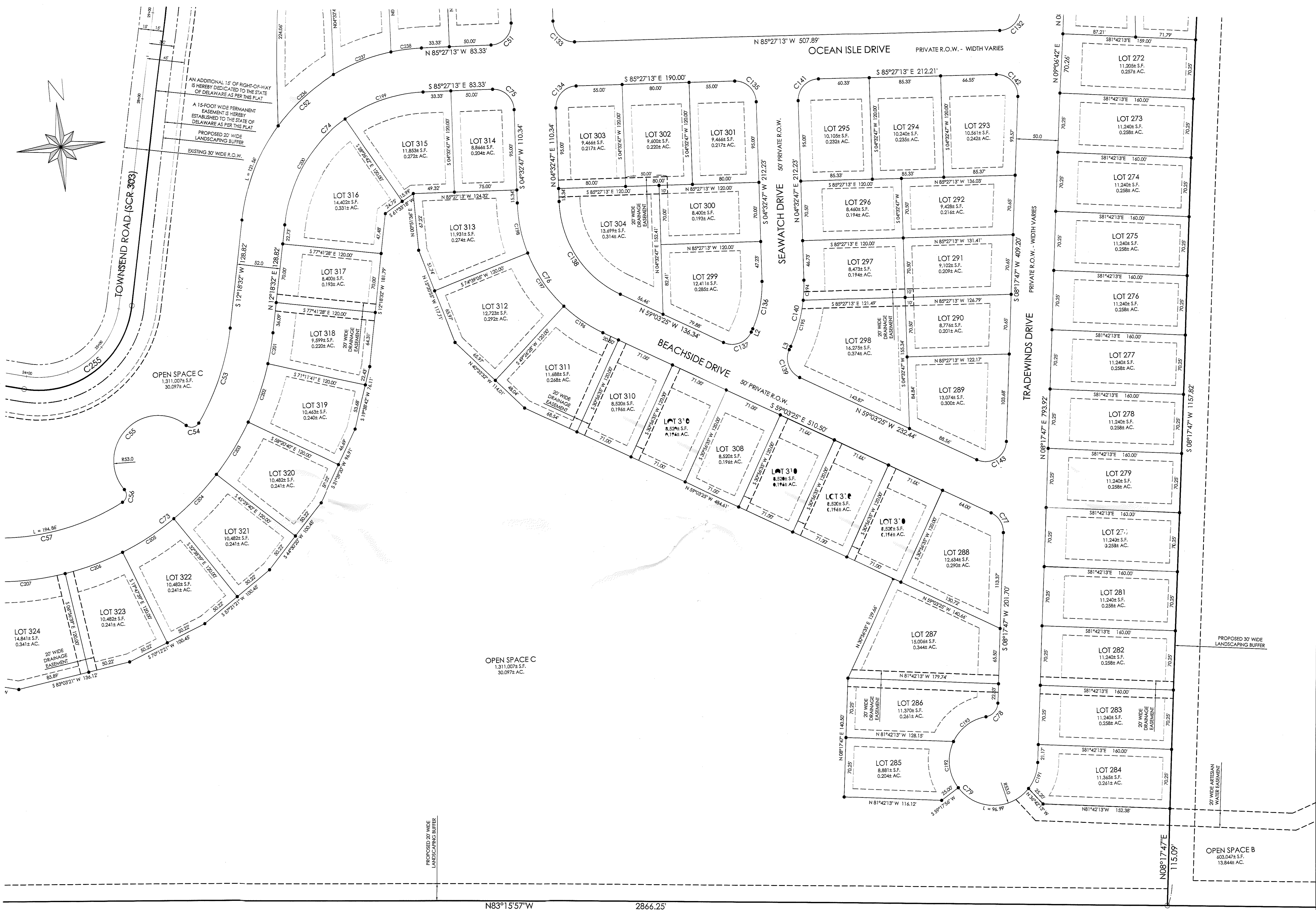
Date: 9-2-2014
Job Number: 12006
Scale: 1" = 50'
Drawn By: HHB

Sheet No.:

File Name: FINAL PLAT



LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22.00, PARCEL 12.00
DEED REF.: 2949/310



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NO.	DATE
1	9-2-14
2	5/5/15
3	7/17/15

NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELOT COMMENTS
2	5/5/15	DELOT - LONO - (RECORD PLAN) REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

for

PELICAN POINT PHASES 2-5

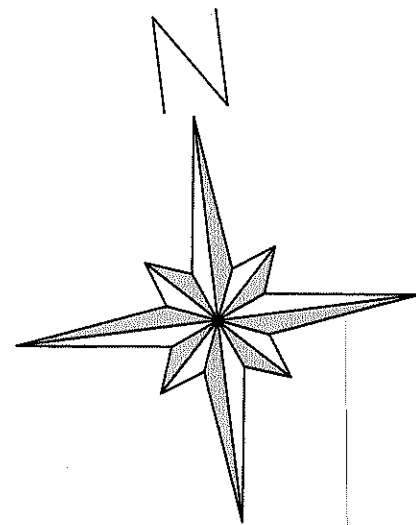
SUSSEX COUNTY, DELAWARE

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



LANDS N/F
SUSSEX COUNTY
TAX MAP 2-34-22.00, PARCEL 12.00
DEED REF.: 2949/310

GRAPHIC SCALE



LANDS N/F
NEW LIFE BIBLE FELLOWSHIP CHURCH
TAX MAP 2-34-22.00, PARCEL 13.12
DEED REF.: 3023/247

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REVISIONS		DESCRIPTION
NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DEED COMMENTS
2	5/5/15	DRD01 - LONG-4 RECORD PLAN REVIEW COMMENTS (DATED 4/28/15)
3	7/17/15	SUSSEX CO. PLANNING & ZONING REVIEW COMMENTS (DATED 7/16/15)

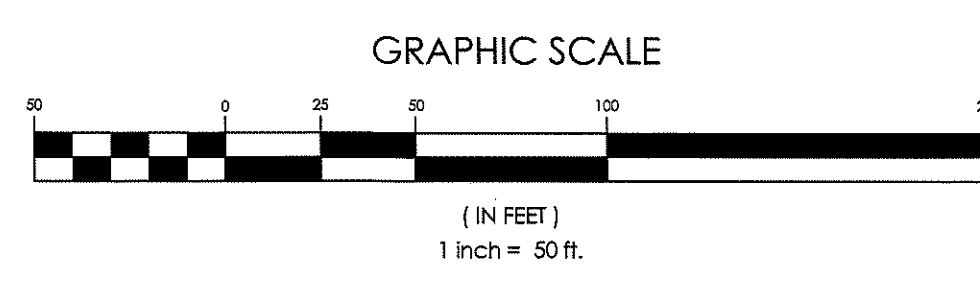
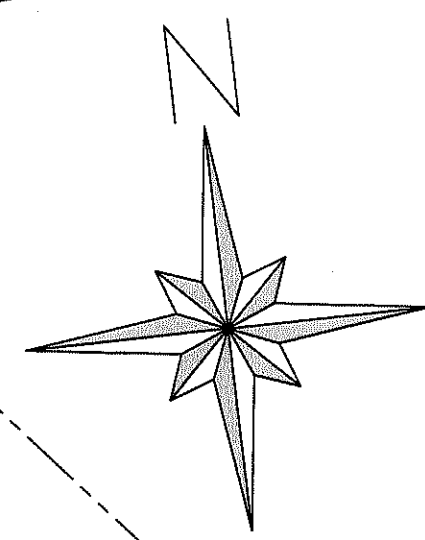
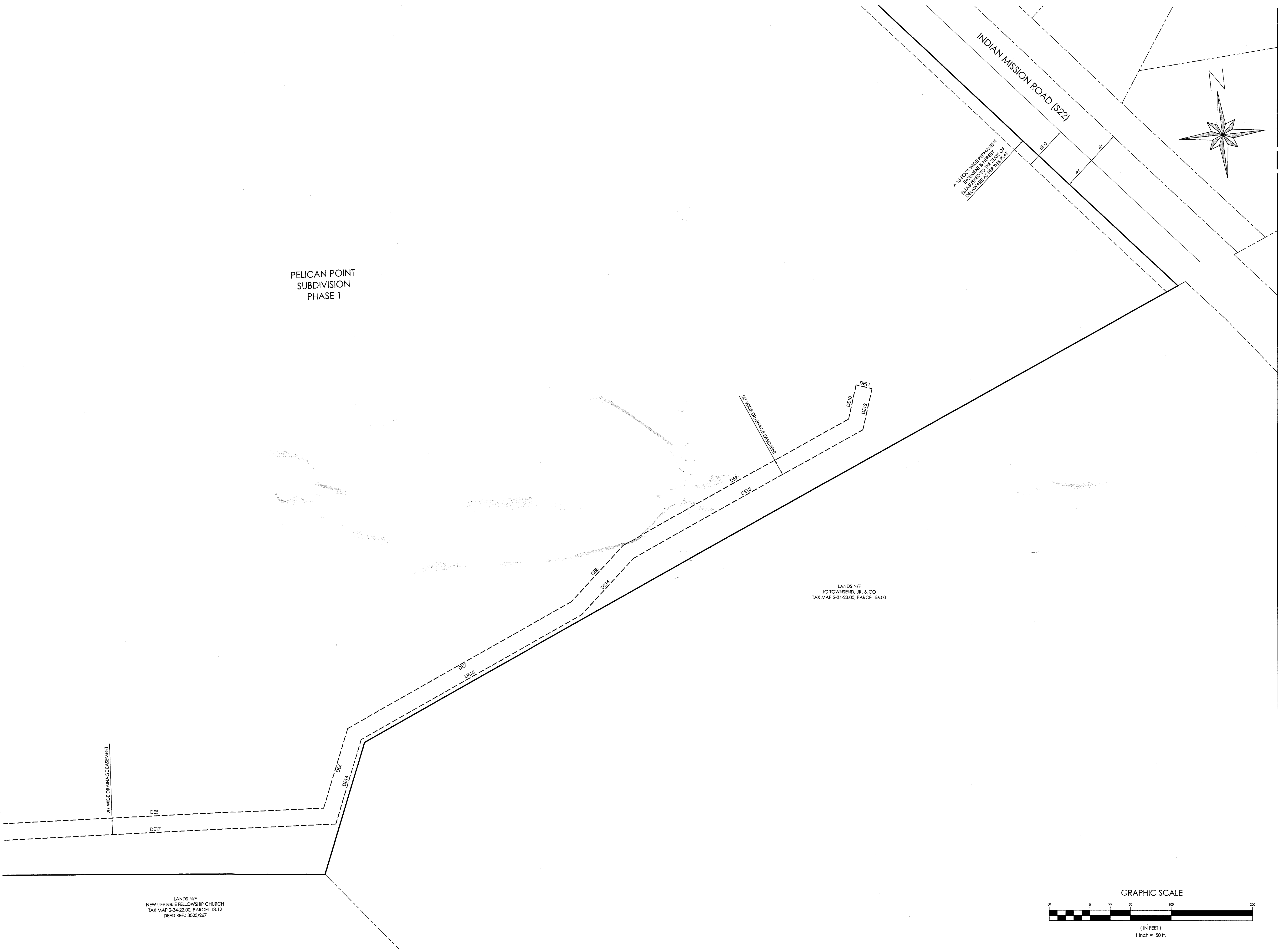
FINAL SUBDIVISION PLAT 1
for
PELICAN POINT PHASES 2-5
SUSSEX COUNTY, DELAWARE
Prepared for: Cannon Road Investments, LLC

Date:	9-2-2014
Job Number:	12006
Scale:	1"= 50'
Drawn By:	HHB
Designed By:	HHB
Approved By:	JP

Sheet No.:

12

File Name:
FINAL PLAT.dwg



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Seal _____
Date _____

REVISIONS		
NO.	DATE	DESCRIPTION
1	9-2-14	ADDRESSED DELDOT COMMENTS
2	5/5/15	DEDOT - LONG-4 (RECORD PLAN) REVIEW COMMENTS (DATED 4/29/15)
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.: _____

File Name: FINAL PLAT.dwg

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