

PLANNING & ZONING COMMISSION

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



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date September 10, 2020.

Application: (2020-02) Lands of Steve Axe Sr.

Applicant: Scott Illian
22285 Louise Street
Georgetown, DE 19947

Owner: Steve Axe Sr.
22027 Nascar Victory Lane
Georgetown, DE 19947

Site Location: Located on the north side of Bunting Road (S.C.R. 322) approximately 0.33 mile east of Kruger Road (S.C.R. 321) along an access easement named Nascar Victory Lane.

Current Use: Residential

Proposed Use: Residential

Comprehensive Land
Use Plan Reference: Low Density Area

Councilmanic
District: Mr. Wilson

School District: Indian River School District

Fire District: Georgetown Fire District

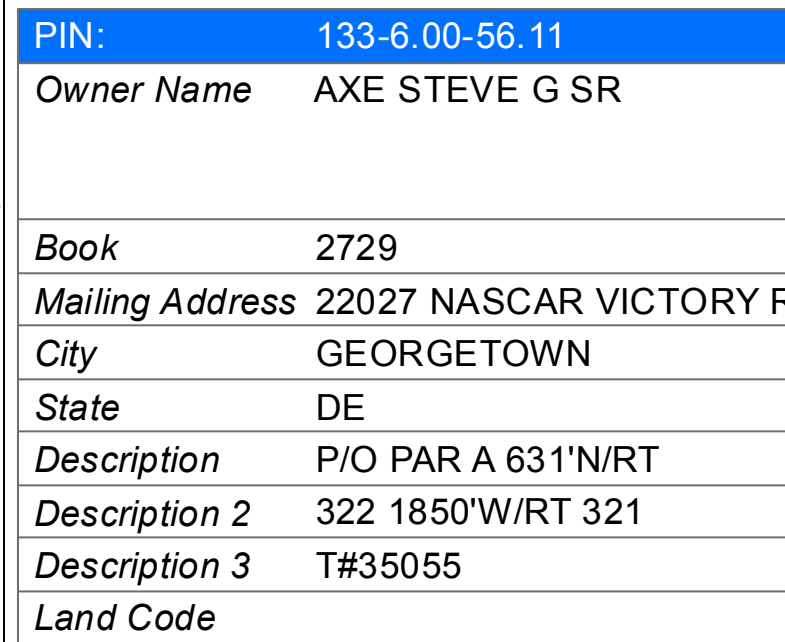
Sewer: Private, On-site septic

Water: Private, Well

Site Area: 5.00 acres +/-


Tax Map ID.: 133-6.00-56.11







polygonLayer
Override 1

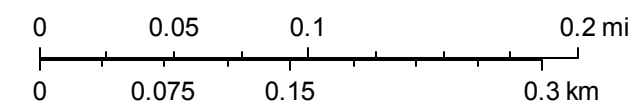
polygonLayer
Override 1

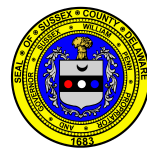
 Tax Parcels

 Streets

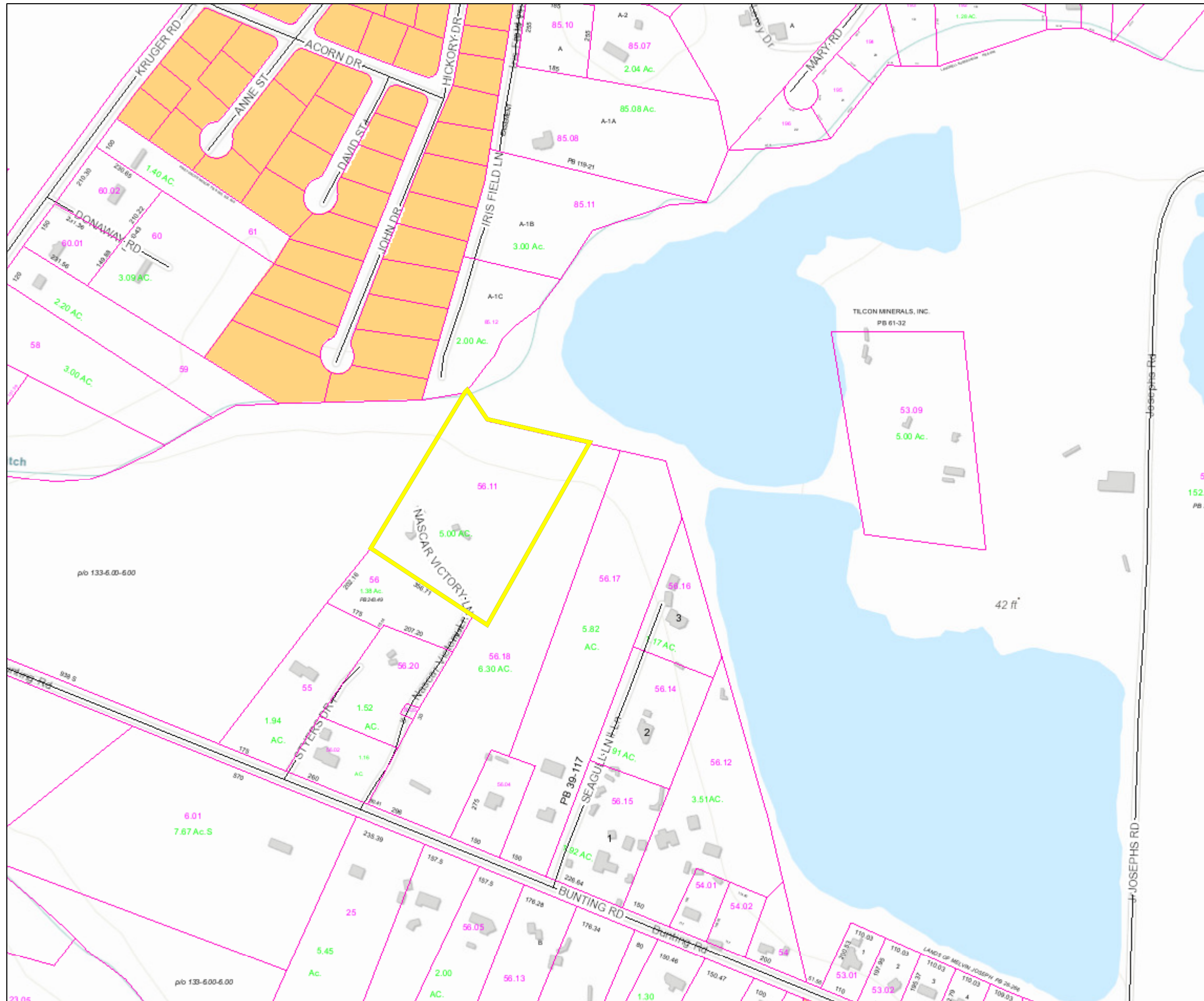
 County Boundaries

1:4,514





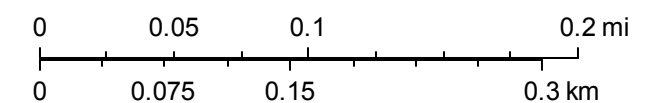
Sussex County



PIN:	133-6.00-56.11
Owner Name	AXE STEVE G SR
Book	2729
Mailing Address	22027 NASCAR VICTORY R
City	GEORGETOWN
State	DE
Description	P/O PAR A 631'N/RT
Description 2	322 1850'W/RT 321
Description 3	T#35055
Land Code	

polygonLayer
Override 1
polygonLayer
Override 1
Tax Parcels
Streets

1:4,514





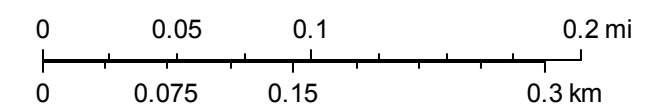
Sussex County



PIN:	133-6.00-56.11
Owner Name	AXE STEVE G SR
Book	2729
Mailing Address	22027 NASCAR VICTORY R
City	GEORGETOWN
State	DE
Description	P/O PAR A 631'N/RT
Description 2	322 1850'W/RT 321
Description 3	T#35055
Land Code	

- polygonLayer**
Override 1
- polygonLayer**
Override 1
- Tax Parcels
 - Streets
 - County Boundaries

1:4,514



File #: 2020-02

202000245

Sussex County Major Subdivision Application

Sussex County, Delaware

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

Type of Application: (please check applicable)

Standard: ☒

Cluster: ☐

ESDDOZ: ☐

Location of Subdivision:

222027 Nascar Victory Lane, Georgetown 19947

Proposed Name of Subdivision:

STEVE AXE, Sr.

Tax Map #: 1-33-06-56.11

Total Acreage: 5.00 AC

Zoning: AR-1 Density: — Minimum Lot Size: 1.24/- Number of Lots: 1
acres

Open Space Acres:

Water Provider: Well

Sewer Provider: Septic

Applicant Information

Applicant Name: SCOTT ILLIAN

Applicant Address: 22285 LOUISE ST.

City: GEORGETOWN State: DE Zip Code: 19947

Phone #: 302-542-2251 E-mail: SCOTTILLIAN@YAHOO.COM

Owner Information

Owner Name: STEVE AXE SR

Owner Address: 22027 NASCAR VICTORY LN

City: GEORGETOWN State: DE Zip Code: 19947

Phone #: 302 856-2546 E-mail:

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name:

Agent/Attorney/Engineer Address:

City: State: Zip Code:

Phone #: E-mail:



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

___ Completed Application

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

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

___ Provide Fee \$500.00

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

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

___ PLUS Response Letter (if required)

___ 51% of property owners consent if applicable

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

I also certify that I or an agent on 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

[Signature]

Date: 1/8/2020

Signature of Owner

[Signature]

Date: 1/8/2020

For office use only:

Date Submitted: 1/8/2020

Staff accepting application: ceh

Location of property: _____

Fee: \$500.00 Check #:

Application & Case #: 202000245

Date of PC Hearing: _____

Recommendation of PC Commission: _____



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

JENNIFER COHAN
SECRETARY

May 19, 2020

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

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
SCOTT & KAREN ILLIAN
Tax Parcel # 133-6.00-56.11
SCR322-BUNTING ROAD
Dagsboro Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated January 7, 2020 (last revised April 23, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of five (5) years. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's [Development Coordination Manual](#) and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

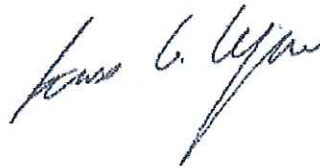
This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction

SCOTT & KAREN ILLIAN
Mr. Jamie Whitehouse
Page 2
May 19, 2020

to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

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

Sincerely,



Stephen Wright
Kent County Review Coordinator
Development Coordination

cc: Stephen Sellers, Miller Lewis
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Todd Sammons, Assistant Director
John Andrescavage, Sussex County Reviewer

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/24/2020**

APPLICATION: **2020-02 – Lands of Steve Axe Sr.**

APPLICANT: **Scott Illian**

FILE NO: **WSPA-5.01**

TAX MAP &
PARCEL(S): **133-6.00-56.11**

LOCATION: **Located on the north side of Bunting Road (SCR 322), approximately 0.33 mile east of Kruger Road (SCR321) along an access easement named Nascar Victory Lane.**

NO. OF UNITS: **2 lots**

GROSS
ACREAGE: **5.00+/-**

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 **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- ☐ 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 of land is in a Tier 3 area for sanitary sewer. Therefore, Sussex County Engineering Department does not have a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

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



OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-203468-MIS-02
Status: Approved as Submitted

Tax Parcel Number: 133-6.00-56.11
Date: 04/14/2020

Project

Scott & Karen Illian Subdivison
Unit #: 2 Lots
Steve Axe Senior Property

Bunting Road
Georgetown DE 19947

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 77 - Georgetown Fire Co Inc

Occupant Load Inside:
Occupancy Code: 9601

Applicant

Stephen M Sellers
1560 Road 535
Seaford, DE 19973

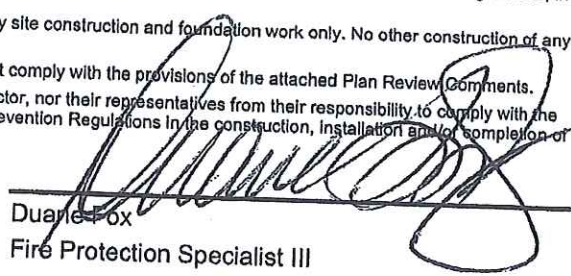
This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

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

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

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

This Plan Review Project was prepared by:


Duane Fox
Fire Protection Specialist III

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203468-MIS-02

Tax Parcel Number: 133-6.00-56.11

Status: Approved as Submitted

Date: 04/14/2020

PROJECT COMMENTS

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

1010 A The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.

1000 The site plans have been approved as submitted. The Office of DE State Fire Marshal has no objection to recordation.

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

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



561826

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

RECEIVED

DEC 02 2019

SITE EVALUATION – APPROVAL PAGEGROUNDWATER
SUSSEX COUNTY

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

Owner's Name: Steve Axe, Sr.**Lot/Parcel #:** N/A**Tax Map #:** 133-6.00-56.11 (P/O)**Initial Disposal System:** Capping Fill Low Pressure Pipe On-Site Wastewater Treatment and Disposal System (OWTDS) with Advanced Pretreatment meeting PSN3 requirements.**Location of Initial System:** In the immediate vicinity of Soil Boring (BOR) #1 (see plot drawing).**Depth to Limiting Zone:** 27 inches to indication of saturation/seasonal high water table.**Alternative Disposal System:** Elevated Sand Mound or Peat Biofilter OWTDS. Advanced Pretreatment meeting PSN3 requirements shall be incorporated.**Location of Alternative System:** In the immediate vicinity of BOR #2 and 3 (see plot drawing).**Depth to Limiting Zone:** 20 inches to indication of saturation/seasonal high water table.**Design Considerations and Comments:** See Exhibit O and P (Initial); Exhibit Q (Sand Mound); Exhibit BB and Guidance Documents Attachment 8 (Peat Biofilter). Maintain all isolation distances specified in Exhibit C. See Exhibit C for ways to reduce well isolation distances. Other disposal options include any innovative/alternative technologies approved by DNREC. See Report for additional design information.**Replacement Disposal System:** Same as above if space allows or a sand-lined upgrade in area of initial system.**Location of Replacement System:** Adjacent to Initial Disposal System.**Depth to Limiting Zone (Replacement System):** Same as above.**Instructions to Property Owner / Client**

1. Contact a Licensed Class C System Designer.
2. A permeability rate of **25 (Initial) and 40 (Alternative)** minutes per inch has been estimated based on the soils found on this site, guidelines set forth in the Regulations, and other factors. You may use the estimated rate or, at your expense, have a percolation test conducted. If you do not choose to use the estimated permeability rate, contact a Licensed Class A Percolation Tester. The depth, location, number and method of percolation test is to be determined by the Class D Soil Scientist.
3. If you have questions, call the evaluator at (302) 632-7548 or DNREC Sussex County (302) 856-4561; Kent County (302) 739-9947.
4. See attached Site Evaluation Report for additional information.

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

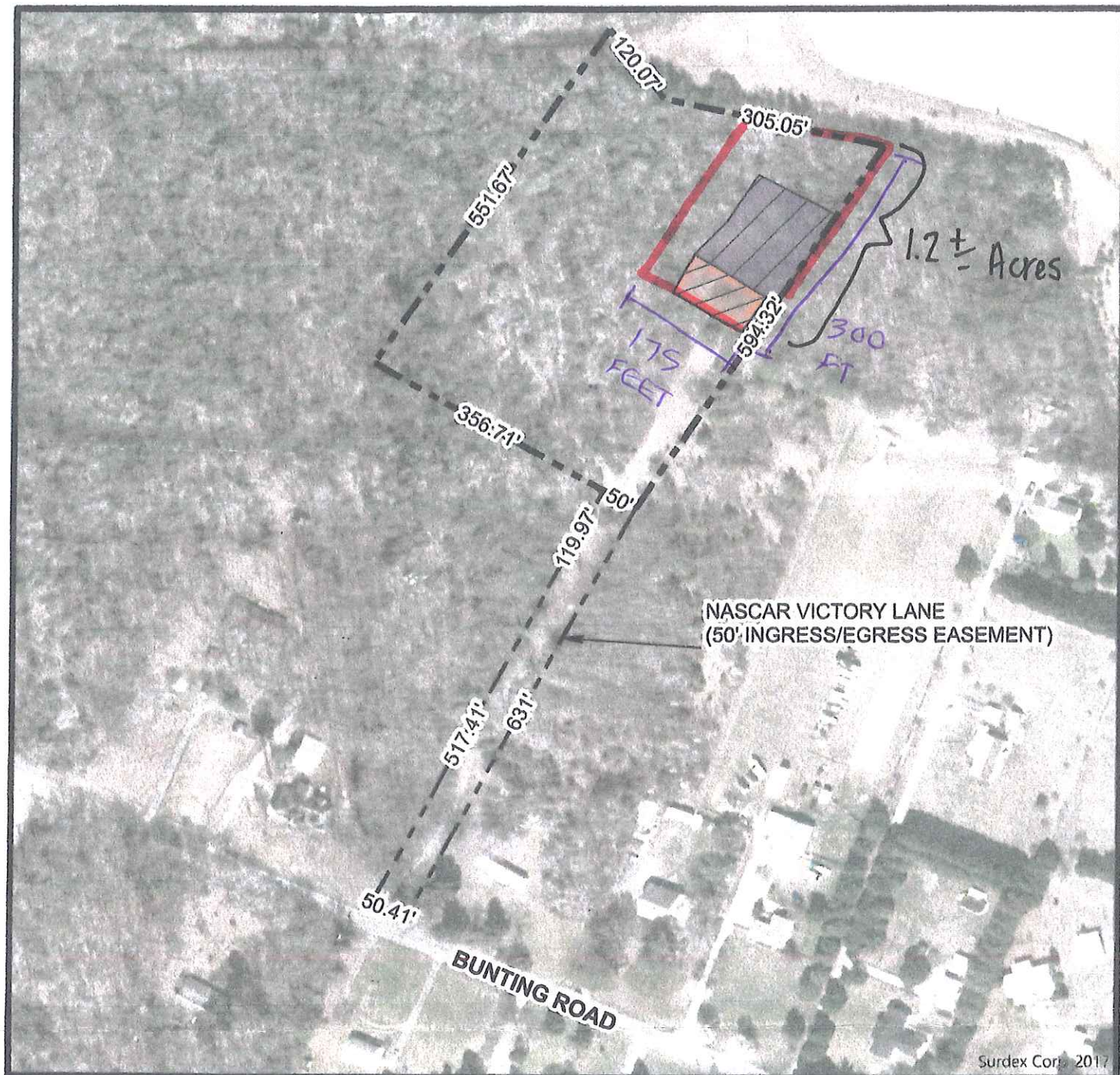
M. Josh Stallings

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

Field Checked _____

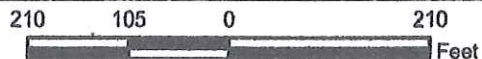
For Office Use OnlyDate 12/4/19DNREC Reviewing Soil ScientistExpiration Date 12/4/24

31 170219 1106 0705-40 SITE EVAL. 875.00



NOTE:

All wells within 150' of proposed OWTDS area shown on plan (unless otherwise noted).



SITE EVALUATION PLAN-2

STEVE AXE, SR.

22027 NASCAR VICTORY LANE

GEORGETOWN, DE 19947

TM: 133-6.00-56.11 (P/O)



Date: 11/25/2019

1 IN = 200 FT

Drawn: MJS

Project: ILAN001

Legend

- • — Property Line
- • — Property Line Adjacent
-  CFLPP Disposal Area
-  ESM Disposal Area





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

Date: 10/30/19

Tax ID Number: 133-6.0-56.11 (P/O)

Property Owner: Steve Axe, Sr.

Project Number: ILAN001

Property Location: 22027 Nascar Victory Lane, Georgetown, DE 19947

Profile #: BOR 1 Slope: 0-1% Estimated Permeability: 25 mpi

Profile Type: Soil Boring ☒ Test Pit ☐ GPS: N 38.637608 W -75.369125

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
A	0-1	10yr 3/2			LS	m	vfr
AE	1-5	10yr 4/3			LS	m	vfr
BE	5-8	10yr 5/6			LS	m	vfr
E	8-20	10yr 5/4			LS	m	vfr
Bt1	20-28	10yr 6/6			LS ⁺	1 Psbk	fr
Bt2	28-40	10yr 5/6	2.5yr 6/3 7.5yr 6/8	fzP Czd	LS ⁺	1 Psbk	fr
Bt3	40-48	2.5yr 6/4	5yr 5/8 2.5yr 6/2	mzP mzd	SL	1 msbk	fr
BC	48-62	10yr 6/6	2.5yr 6/2 7.5yr 5/8	fzP Czd	LS	m	vfr
C	62-72	2.5yr 7/6	2.5yr 7/4 10yr 5/8	Czd Czd	LS	m	vfr

Soil Classification: Aquic Arenic Hapludult

Relief: Gently Sloping

Depth to Limiting Zone: 28" to Kedor Features

Depth to Freewater: >72"

Comments:

Soil Scientist: M. Josh Stalling



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

Date: 10/30/19

Tax ID Number: 133-6.0-56.11 (P/O)

Property Owner: Steve Axe, Sr.

Project Number: ILAN001

Property Location: 22027 Nascar Victory Lane, Georgetown, DE 19947

Profile #: BOR 2

Slope: 0-1%

Estimated Permeability: 35 upi

Profile Type:

Soil Boring ☒

Test Pit ☐

GPS: N 38.63781 W -75.369067

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
A	0-2	10yr 5 3/2			LS	m	fr
AE	2-8	2.5yr 4 1/3			LS	m	fr
E	8-16	2.5yr 5 1/4			LS	m	vfr
Bt ₁	16-24	10yr 6 1/4			SL	1fsbL	fr
Bt ₂	24-32	10yr 6 1/6	2.5yr 6 1/3 7.5yr 5 1/8	C2P C2d	SL	m	fi°
BC	32-40	10yr 6 1/4	2.5yr 6 1/2 7.5yr 5 1/8	C2d C2P	LS	m	fr
C	40-64	2.5yr 6 1/4 10yr 7 1/6	2.5yr 6 1/2 5yr 5 1/8	m3d, P C2P	Stratified gr LcoS + coSL	m	fr
Cg	64-72	2.5yr 6 1/2	7.5yr 6 1/8	C2P	vgr LcoS	m	vfr

Soil Classification: Oxyaquic Hapludult

Relief: Gently Sloping

Depth to Limiting Zone: 24" to Redox Features

Depth to Freewater: 772"

Comments:

Soil Scientist:

M. Josh Stalling



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

Date: 10/30/19

Tax ID Number: 133-6.0-56.11 (P/O)

Property Owner: Steve Axe, Sr.

Project Number: ILAN001

Property Location: 22027 Nascar Victory Lane, Georgetown, DE 19947

Profile #: EOR 3 Slope: 0-1% Estimated Permeability: 40 mpi

Profile Type: Soil Boring ☒ Test Pit ☐ GPS: N 38.637972 W -75.368893

		Colors		Mottles Desc.			
Horizon	Depth (in.)	Matrix	Mottles	Ab. S. Con.	Texture	Structure	Consistence
A	0-1	10yr 3/2			LS	m	fr
AE	1-5	10yr 4/3			LS	m	fr
E	5-12	10yr 6/4			LS	m	fr
Bt1	12-20	10yr 5/4			SL	m	fr
Bt2	20-24	10yr 6/6	7.5yr 5/8	C1d	SL	m	fr
BC	24-30	10yr 5/4	2.5yr 7/2 7.5yr 5/8	C2d C1p	LS+	m	fr
C1	30-60	2.5yr 6/4 2.5yr 6/2	10yr 6/6 5yr 5/8	C2d,p C2p	Stratified LS, LioS, coSL	m	fr/fr
C2	60-72	2.5yr 6/3	10yr 6/8 2.5yr 6/1	C3p m3d	grcoSL	m	fr

Soil Classification: Oxyaquic Hapludult

Relief: Gently Sloping

Depth to Limiting Zone: 20" to Redox Conc

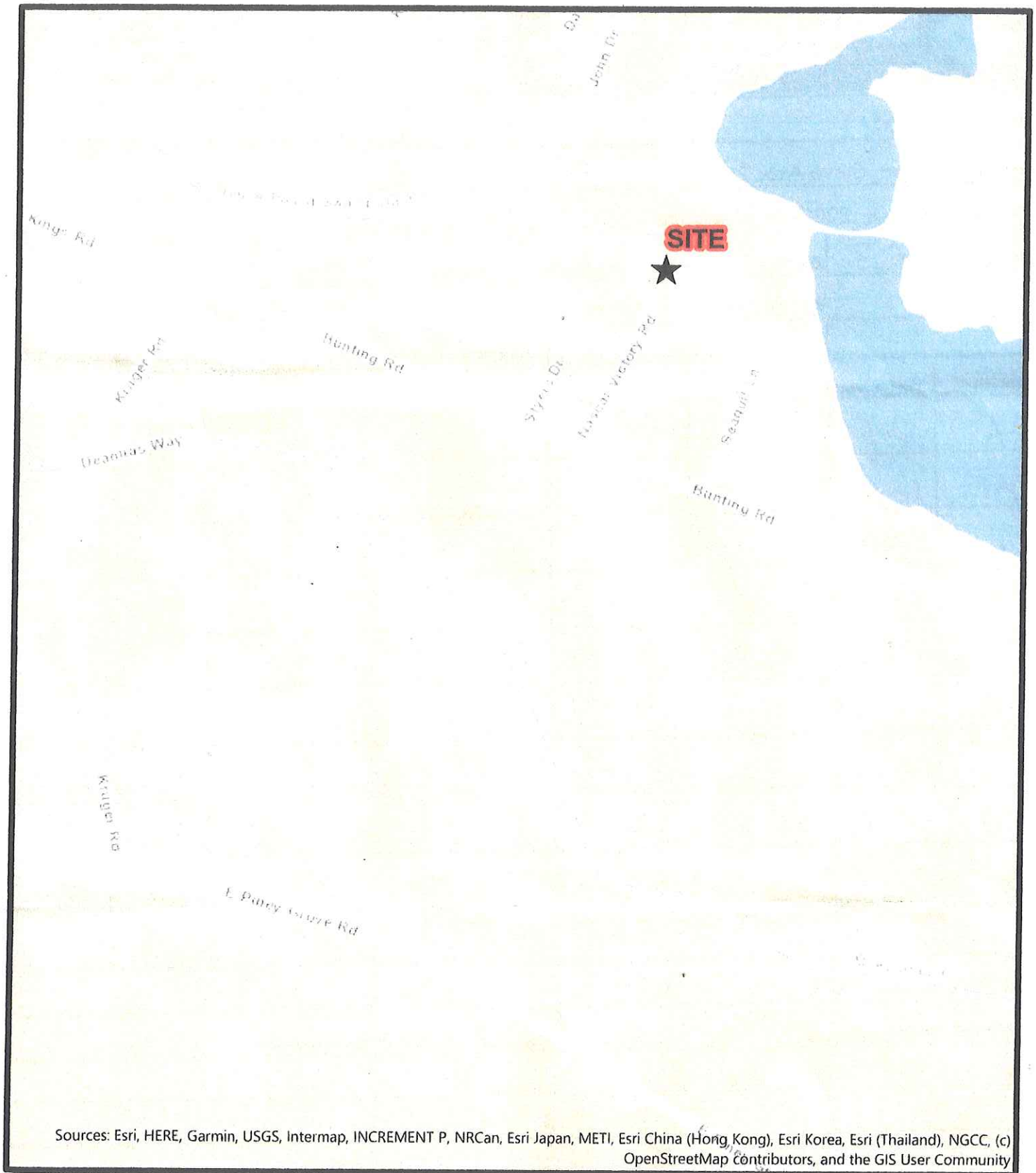
Depth to Freewater: >72"

Comments: 40 mpi due to firm subsoil

Soil Scientist:

M. Josh Stalling

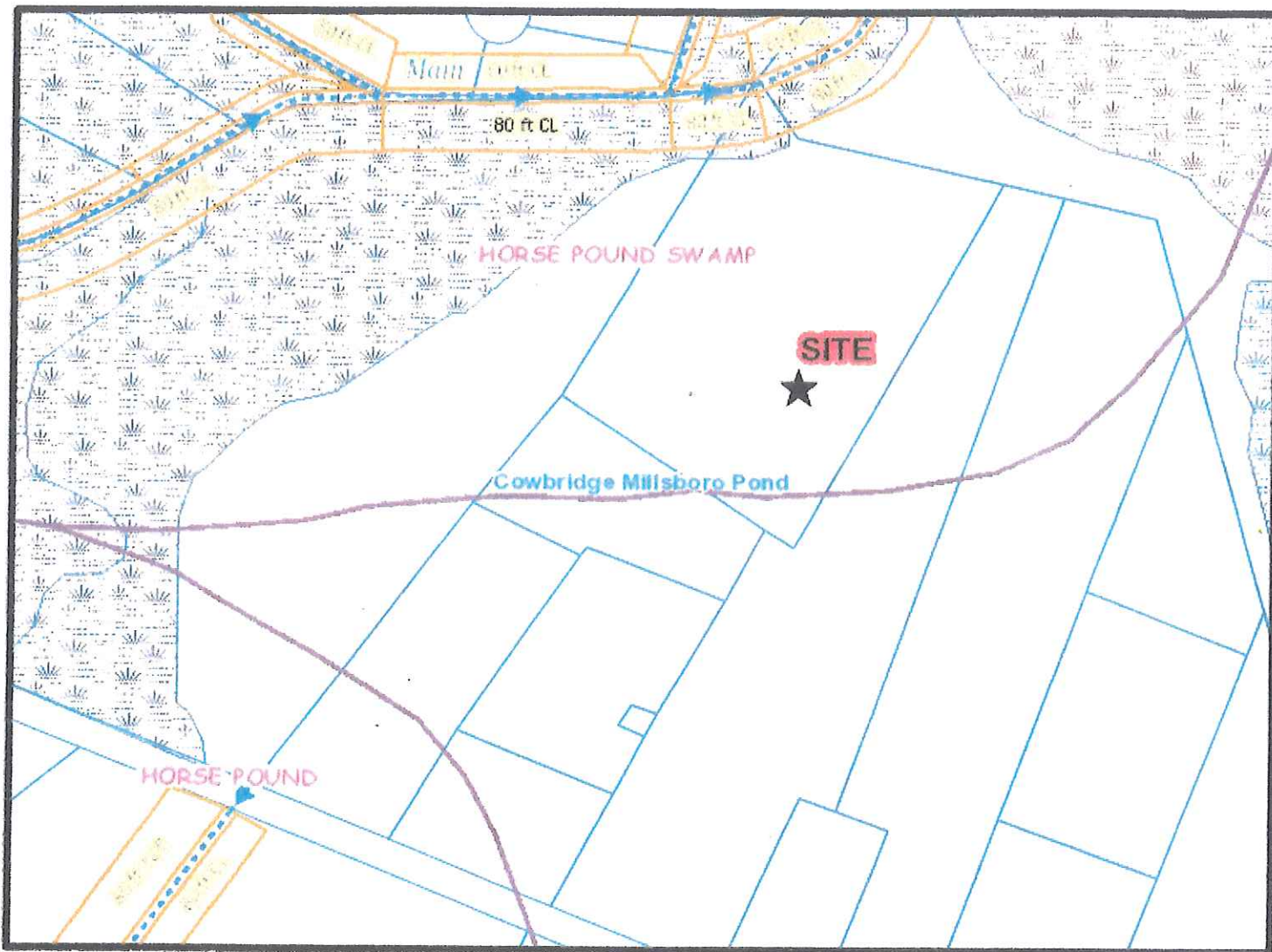
SITE LOCATION



0 0.07 0.15 0.3 Miles



DNREC MAPPING



Legend

— Sussex County Tax Parcel

DNREC Features

— Watersheds

Tax Ditch Segments

— 1 - 989

— 990

— 991 - 993

— 994 - 999

— Bay Building Line

— Ocean Building Line

— Extent of Right-of-Way

— Approx. Watershed Boundary

Groundwater Management Zones

— HSCA, 1 Zone

— Multiple, Zone A

— Multiple, Zone B

— SHWMB, 1 Zone

— SIRB, 1 Zone

— SIRB, Zone A

— SIRB, Zone B

— SIRB, Zone C

— TMB, 1 Zone

— TMB, Zone A

— TMB, Zone B

— GWPB, 1 Zone

FEMA Flood Maps

— X 500

— A

— AE

— AO

— VE

— Natural Areas(Final)

State Wetlands 2007

— Agriculture

— Estuarine Non-Vegetated

— Estuarine Vegetated

— Lacustrine

— Marine Non-vegetated

— Palustrine Emergent

— Palustrine Forested

— Palustrine Forested Deciduous

— Palustrine Forested Evergreen

— Palustrine Open Water/ Flats

— Palustrine Open Water/ Flats

— Palustrine Scrub/Shrub

— Palustrine Scrub/shrub

— Palustrine Tidal Emergent

— Palustrine Tidal Forested

— Palustrine Tidal Forested

— Palustrine Tidal Scrub/ Shrub

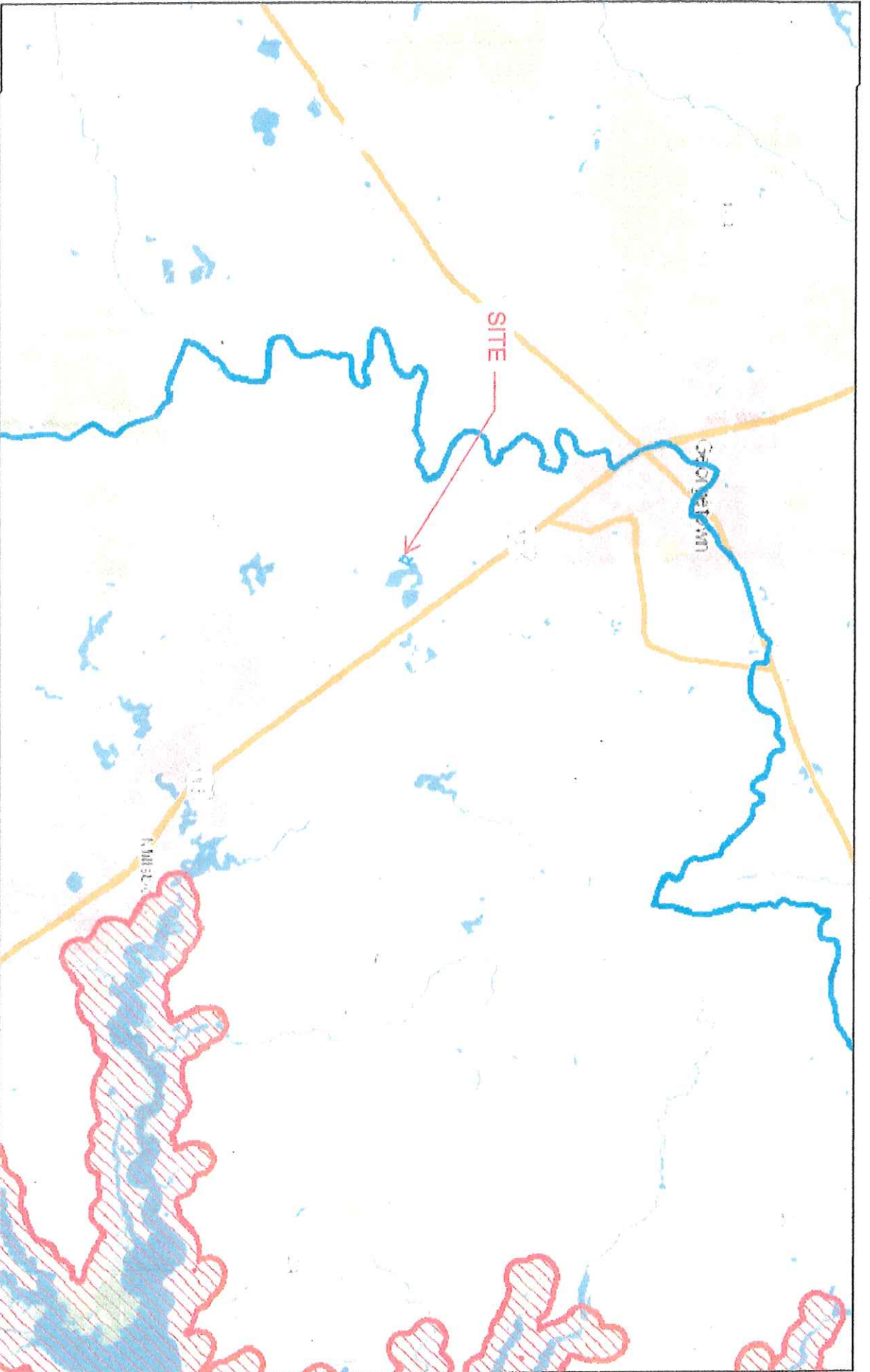
— Riverine Non-vegetated

— Riverine Vegetated

— Recharge Areas

— Wellhead Protection Areas

Inland Bays Pollution Control - PNS3



11/25/2019, 2:58:18 PM

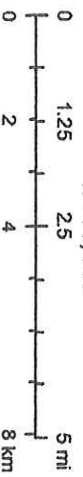
Tidal SWMP

Area Requiring Early Implementation of PNS3



Watershed Boundary

1:144,448



DNR/EC
FirstMap 2017

32785

002729 0074

TAX MAP #1-33-6.00-56.11

Prepared by: Moore & Rutt, P.A.

P.O. Box 554

Georgetown, DE 19947

Return to:

Steve G. Axe Sr.

RD 1, Box 136A

Georgetown, DE 19947

ORIGINAL

THIS DEED, made this 9th day of July, in the year of our
LORD Two Thousand Two,

BETWEEN **TIMOTHY J. MCDORMAN AND RENEE E. MCDORMAN** of
5301 Stiles Lane, Pace, Florida 32571, parties of the first part,

- AND -

STEVE G. AXE SR. of RD 1, Box 136 A, Georgetown,
Delaware 19947, party of the second part,

WITNESSETH, that the said parties of the first part, for and in consideration of the sum
of ONE DOLLAR (\$1.00) lawful money and other valuable considerations of the United States
of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the
said party of the second part,

ALL that certain tract, piece and parcel of land situate, lying and being in
Dagsboro Hundred, Sussex County and State of Delaware, located off the
northeasterly side of Route 322 and more particularly described together with
right of way for ingress and egress, as follows:

BEGINNING at a point 631.00 feet North 39 degrees 04 minutes 57 seconds East from an
iron pipe found in the northeasterly right of way line of route 322, said point being in line of
other lands of Brenda J. Thompson and the northeast corner of a 50 foot access road; thence
from this point of beginning, by and with the said other lands of Brenda J. Thompson North 44
degrees 11 minutes 41 seconds East a distance of 594.32 feet to an iron pipe found near a
ditch bank in line of lands now or formerly of Melvin L. Joseph; thence, turning and running by
and with said lands of Melvin L. Joseph, the following two courses and distances: (1) North
67 degrees 57 minutes 20 seconds West 305.05 feet to an iron pipe found; thence (2) running
North 28 degrees 19 minutes 31 seconds West 120.07 feet to a point in said ditch, crossing
over an iron pipe found at 10.55 feet; thence turning and running by and with lands now or
formerly of George F. and Ann M. Couch South 45 degrees 01 minutes 45 seconds West

Consideration:	132000.00	Exempt Code:A
County	State	Total
1980.00	1980.00	3960.00
counter	Date: 07/16/2002	

Page 1 of 3

#02729 #075

551.67 feet to an iron pipe found, crossing over an iron pipe at 44.56 feet; thence leaving said lands now or formerly of George F. and Ann M. Couch, and running South 50 degrees 55 minutes 03 seconds East 406.71 feet to point and place of beginning, said to contain 5.002 acres of land, more or less, as surveyed on April 27, 1999 by Adams-Kemp Associates, Registered land Surveyors together with any and all improvements located thereon.

TOGETHER WITH a right of way over lands of Gary Brinker et ux, Ada F. Brinker and Joseph C. Gordon, for ingress and egress more particularly described as follows: Beginning for the same at an iron pipe found in the northeasterly right of way line of Route 322, corner for lands of Brenda J. Thompson; ; thence by and with said Thompson lands, North 39 degrees 04 minutes 57 seconds East 631.0 feet to an iron pipe found, said pipe being a corner for this access road and for the southeast corner of lands described above; thence with said lands North 50 degrees 55 minutes 03 seconds West 50 feet to an iron pipe; thence turning and running South 39 degrees 04 minutes 57 seconds West 119.97 feet to a concrete monument; thence continuing South 39 degrees 04 minutes 57 seconds West 517.41 feet to a concrete monument in the northeasterly right of way line of Route 322; thence turning and running by and with the northeasterly right of way line of Route 322, South 58 degrees 11 minutes 36 seconds East 50.41 feet to pipe at point and place of beginning.

SUBJECT, HOWEVER, to the following restrictions to run with the land: No animals, livestock, or poultry of any kind shall be raised, bred or kept on the property conveyed by the within deed or any portion thereof, except that dogs, cats or other household pets may be kept provided they are not kept, bred or maintained for any commercial purpose.

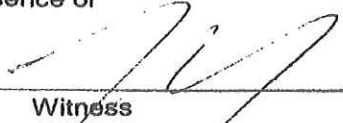
BEING the same land conveyed to Timothy J. McDorman and Renee E. McDorman by deed of Sharon L. Ayres dated April 30, 1999 filed for record in the Office of the Recorder of Deeds in and for Sussex County, Georgetown, Delaware in Deed Book 2383, page 24.

This deed is being executed by Janice Jones as Attorney In Fact for for Timothy J. McDorman pursuant to a Special Power of Attorney executed by Timothy J. McDorman dated June 28, 2002; and as Attorney in Fact for Renee E. McDorman pursuant to a Power of Attorney executed by Renee E. McDorman dated June 24, 2002, recorded herein.

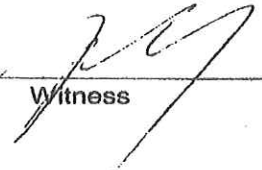
002729 0076

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

SIGNED, SEALED, DELIVERED,
and witnessed in the
presence of



Witness

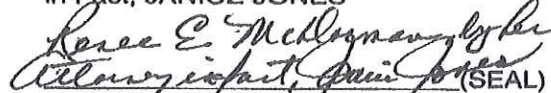


Witness



(SEAL)

TIMOTHY J. MCDORMAN, by his Attorney
in Fact, JANICE JONES



(SEAL)

RENEE E. MCDORMAN, by her Attorney
in Fact, JANICE JONES

STATE OF DELAWARE :
: ss.
COUNTY OF SUSSEX :

BE IT REMEMBERED, that on this 9th day of July, 2002,
personally appeared before me, the Subscriber, a Notary Public for the State and County
aforesaid, JANICE JONES, Attorney in Fact for TIMOTHY J. MCDORMAN AND RENEE E.
MCDORMAN, parties to this Indenture, known to me personally to be such, and she
acknowledged this Indenture to be their act and deed.

GIVEN under my hand and seal of office, the day and year aforesaid.

J. EVERETT MOORE, JR. ESQ.
ATTORNEY-NOTARY PUBLIC
Unif. Notarial Act 10 Del. C. 4323(a)(3)
Non Expiring Commission



NOTARIAL OFFICER

002729 0077

SPECIAL POWER OF ATTORNEY (REAL ESTATE SALE)

PREAMBLE: This is a **MILITARY POWER OF ATTORNEY** prepared pursuant to Title 10, United States Code, § 1044b, and executed by a person authorized to receive legal assistance from the military services. Federal law exempts this power of attorney from any requirement of form, substance, formality, or recording that is prescribed for powers of attorney by the laws of a state, the District of Columbia, or a territory, commonwealth, or possession of the United States. Federal law specifies that this power of attorney shall be given the same legal effect as a power of attorney prepared and executed in accordance with the laws of the jurisdiction where it is presented.

KNOW ALL PERSONS: That I, Timothy J. McDorman, currently residing at 5301 Stiles LN Pace, FL by this document do make and appoint Janice Jones, whose address is Century 21, 210 W Market St as my true and lawful attorney-in-fact to act as follows. **GRANTING** unto my said Attorney full power to: Georgetown DE

Sell, convey, transfer title to, execute deeds or conveyances, mortgage, hypothecate, pledge, quitclaim, or otherwise encumber or dispose of or to contract or agree for the disposal, or encumbrance of the following described land and improvements thereon located at RD1 Box 136A Georgetown DE, for such price, and on such terms as my said attorney-in-fact shall deem satisfactory, but not less than \$132,000 and for me, and in my name, to make, execute, acknowledge, and deliver, or receive, good and sufficient deeds and conveyances for the same, either with or without covenants and warranty. Tax Map Parcel 1-33 6.00-56.11

TERMINATION: This power shall remain in full force and effect until 31 July 2002, unless sooner revoked or terminated by me.

Notwithstanding my insertion of a specific expiration date herein, if on the above specified expiration date I shall be, or have been, carried in a military status of "missing", "missing-in-action" or "prisoner of war," then this power of attorney shall automatically remain valid and in full effect until sixty (60) days after I have returned to the United States Military control following termination of such status. This power of attorney shall not be affected by the disability of the principal.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this day, 28 June 2002

Timothy J. McDorman
Grantor's Signature

WITNESSED: Robert J. Rynsca

PRINT NAME:

NETPDTC Pensacola FL

PRINT ADDRESS:

Ronald P. Smith

PRINT NAME:

NETPDTC Pensacola FL

PRINT ADDRESS:

ACKNOWLEDGEMENT BY NOTARY PUBLIC

STATE OF _____, COUNTY OF _____, SS.

The foregoing instrument was acknowledged before me by _____ and the above named two witnesses, this _____ day of _____.

Print Name:
Notary Public

ACKNOWLEDGEMENT BY A PERSON AUTHORIZED TO ACT AS A NOTARY PURSUANT TO TITLE 10 U.S.C. 1044a

With the United States Armed Forces

At Pensacola, FL, the foregoing instrument was acknowledged before me by Timothy J. McDorman and the above named two witnesses, this 28 day of June 2002. I do further certify that I am a person in the service of the U.S. Armed Forces authorized the general powers of a notary public under Title 10 U.S.C. 1044a and JAGMAN Chapter IX.

Elizabeth D. Evett
ELIZABETH D. EVETT, LNC (SW), U.S. NAVY
Print Name, Grade, Armed Force

NO SEAL REQUIRED

NAVJAG Form 6801/13

002729 0078

SPECIAL POWER OF ATTORNEY (REAL ESTATE SALE)

KNOW ALL PERSONS: That I, Renee E. McDorman, currently residing at 2024 Ramblewood Dr. Rehoboth Beach DE, 19971 by this document do make and appoint Janice Jones as my true and lawful attorney-in-fact to act as follows, GRANTING unto my said Attorney full power to:

Sell, convey, transfer title to, execute deeds or conveyances, mortgage, hypothecate, pledge, quitclaim, or otherwise encumber or dispose of or to contract or agree for the disposal or encumbrance of the following described land and improvements thereon located at RD 1 Box 136-A Georgetown, DE 19947, for such price, and on such terms as my said attorney-in-fact shall deem satisfactory, but not less than \$132,000 and for me, and in my name to make, execute, acknowledge, and deliver, or receive, good and sufficient deeds and conveyances for the same, either with or without covenants and warranty.

TERMINATION: This power shall remain in full force and effect until July 31, 2002, unless sooner revoked or terminated by me.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on this day, June 24, 2002.

Renee E. McDorman
Grantor's Signature

WITNESSED:

Robert S. Saxon

WITNESSED:

Michael J. DeLoe

ACKNOWLEDGEMENT BY NOTARY PUBLIC

STATE OF Delaware COUNTY OF Sussex

The foregoing instrument was acknowledged before me by Renee E. McDorman and the above named two witnesses, this 24th day of June 2002.

Sally Ann Daisey
Print Name
Notary Public

SALLY ANN DAISEY
Notary Public, Delaware
Commission Expires April 30, 2003

RECORDED OF DEEDS
RICHARD H. PILL, II
02 JUL 16 AM 9:56
SUSSEX COUNTY
DOC. SURCHARGE PAID

Received

JUL 17 2002

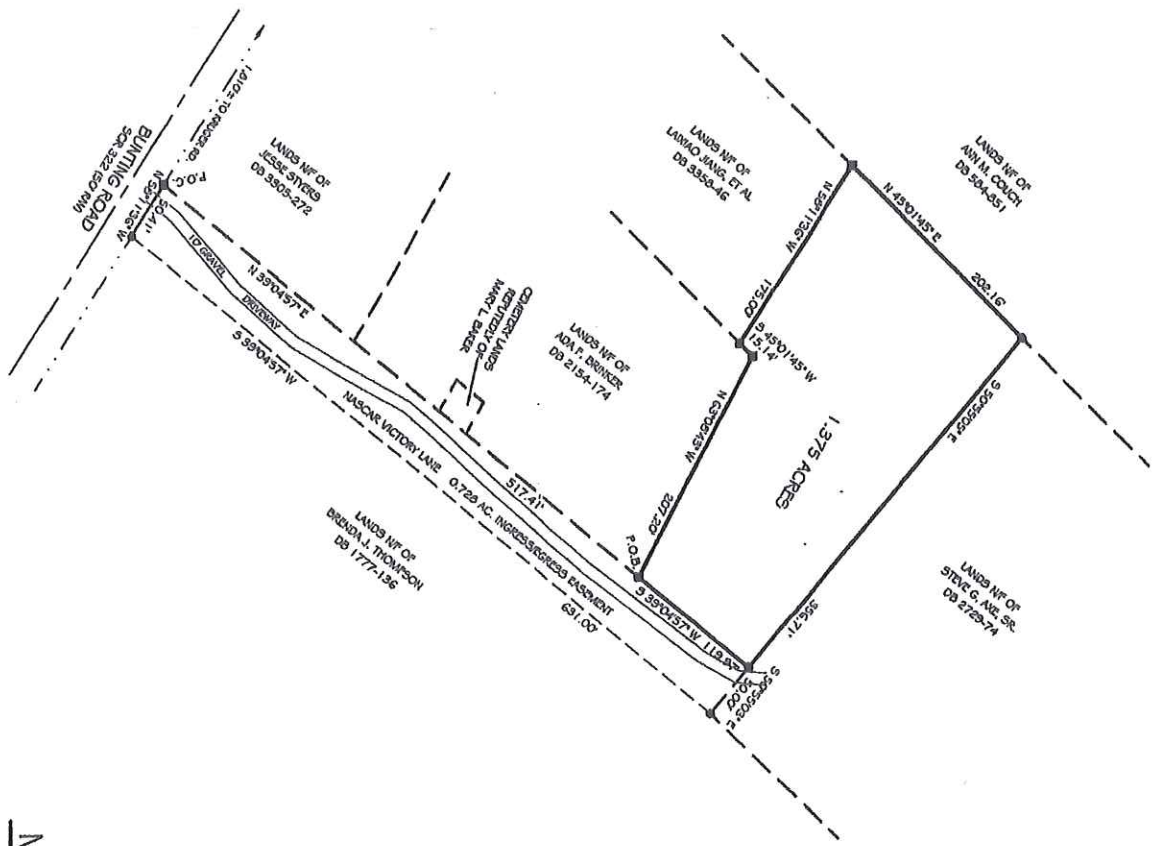
ASSESSMENT DIVISION
OF SUSSEX CTY.

BK: 243 PG: 49

9704



Recorder of Deeds
Sussex County
Mar 14-2017 13:52P
Sussex County
Dec. Surcharan Patil



- LEGEND
- CONCRETE MONUMENT FOUND
 - IRON PIPE FOUND

APPROVED
Boundary Survey
M & M Properties LLC
PLANNING & ZONING COMMISSION
JANUARY 12, 2017

BOUNDARY SURVEY FOR

M & M PROPERTIES LLC

MILNER LEWIS, INC.
LAND SURVEYING
1560 ADDLEFORD RD.
SEAFORD, DELAWARE 19773
PH: 302-629-9895 FAX: 302-629-2391

REGISTERED PROFESSIONAL LAND SURVEYOR
No. 524
JANUARY 12, 2017

HUNTERD	COUNTY	SUSSEX
DAKESBORO		
STATE		
DELAWARE		
DATE		
JAN 14 2017		
BY: D.K. MILLER		
FOR: M & M PROPERTIES		
1-33-6-56		

OFFICE: 1560 ADDLEFORD RD., SEAFORD, DE 19773
PHONE: 302-629-9895 FAX: 302-629-2391
E-MAIL: MLEWIS@MILNERLEWIS.COM
WWW.MILNERLEWIS.COM

11/25/2019

Property Search

PARID: 133-6.00-56.11

AXE STEVE G SR

ROLL: RP

22027 NASCAR VICTORY LN

Property Information

Property Location: 22027 NASCAR VICTORY LN
Unit:
City: GEORGETOWN
State: DE
Zip: 19947

Class: RES-Residential
Use Code (LUC): RT-RESIDENTIAL MH ON OWN LAND
Town: 00-None
Tax District: 133 - DAGSBORO
School District: 1 - INDIAN RIVER
Council District: 2-Wilson
Fire District: 77-Georgetown
Deeded Acres: 5.0000
Frontage: 0
Depth: .000
Irr Lot:
Zoning 1: AR-1-AGRICULTURAL/RESIDENTIAL
Zoning 2:
Plot Book Page: /PB

100% Land Value: \$10,000
100% Improvement Value: \$38,300
100% Total Value: \$48,300

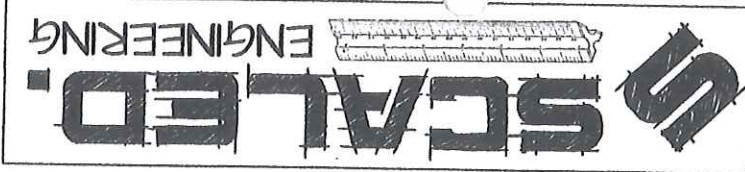
Legal

Legal Description: P/O PAR A 631'N/RT
322 1850'W/RT 321
T#35055

Owners

Owner	Co-owner	Address	City	State	Zip
AXE STEVE G SR		22027 NASCAR VICTORY RD	GEORGETOWN	DE	19947

- Legend**
- Property Line
 - Property Line
 - Adjacent
 - CFLPP
 - Disposal Area
 - ESM Disposal
 - Area



STEVE AXE, SR.
22027 NASCAR VICTORY LANE
GEORGETOWN, DE 19947
TM: 133-6.00-56.11 (P/O)
Date: 11/25/2019 1 IN = 200 FT
Drawn: MJS
Project: ILAN001

SITE EVALUATION PLAN-2



NOTE:
All wells within 150' of proposed OWTDS area shown on plan (unless otherwise noted).



Surdex Corp. 2017

MILNER LEWIS, INC. LAND SURVEYING

1560 MIDDLEFORD RD.

PH: 302-629-9895

• SEAFORD, DE. 19973

FAX: 302-629-2391

February 4, 2020

Sussex County Planning and Zoning Commission
2 The Circle
P. O. Box 589
Georgetown, DE. 19947

RE: STEVE G. AXE, SR.
MAJOR SUBDIVISION WAIVERS

Dear Mr. Whitehouse,

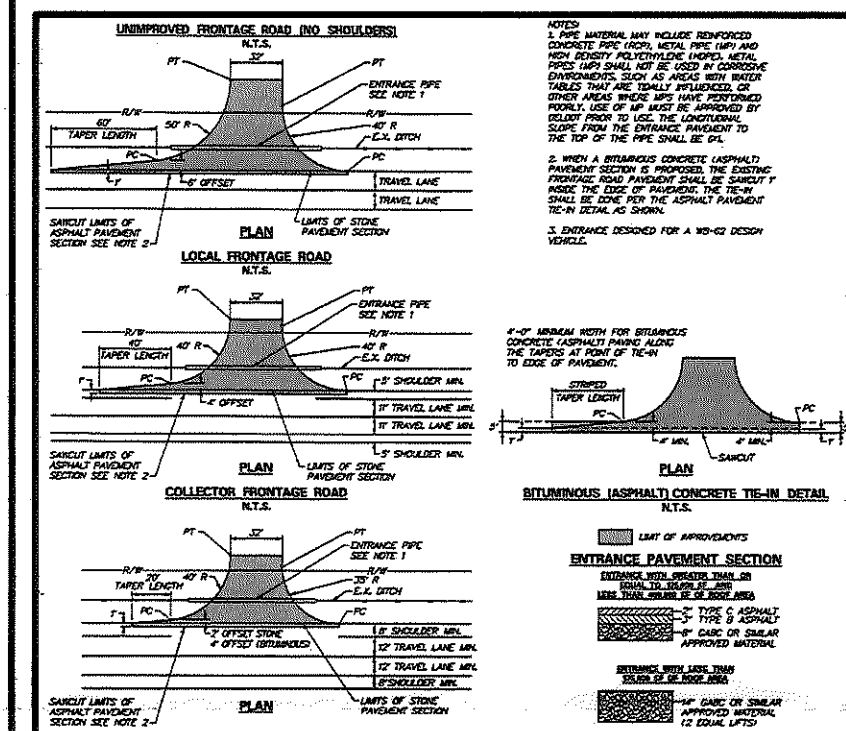
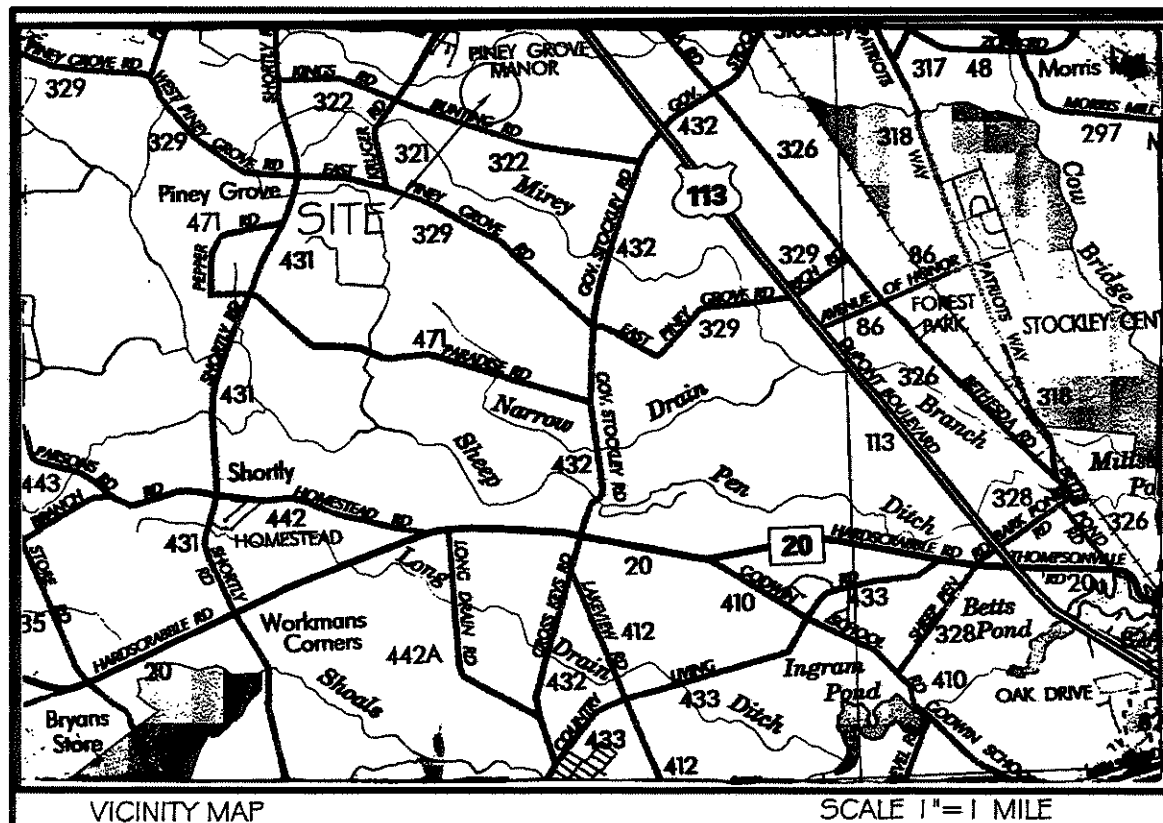
The subject major subdivision will be submitted to Planning and Zoning Commission soon. On behalf of the applicant we respectfully request a waiver of the topographic, 30' buffer zone and county street construction requirement due to the minimal number and size of the lot.

Please feel free to call or email with any questions you may have.

Sincerely,



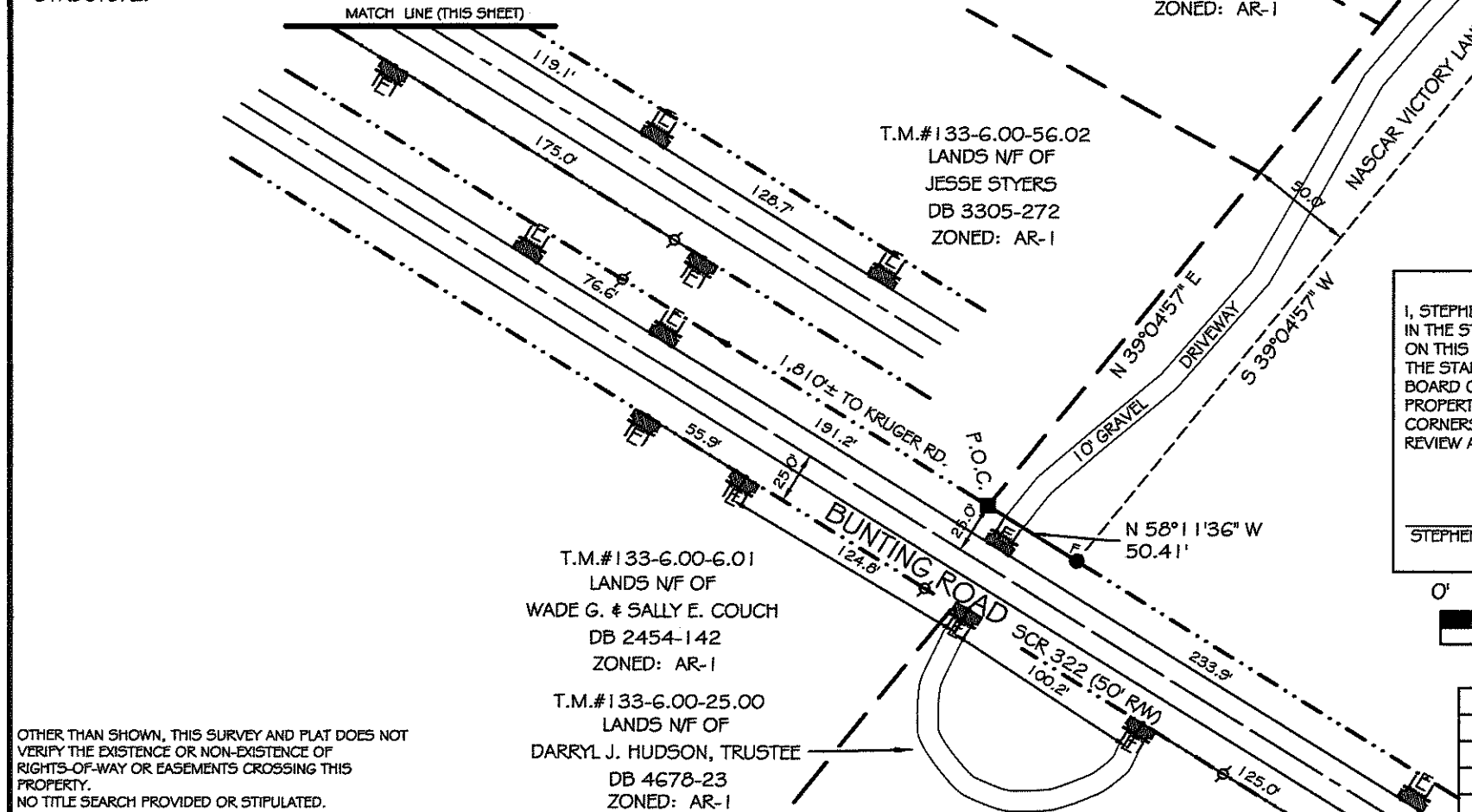
Dottie A. Morris, CSTIII



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

FIRE MARSHAL NOTES:

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



T.M.#133-6.00-6.00
LANDS N/F OF
ANN M. COUCH
DB 584-851
ZONED: AR-1

T.M.#133-6.00-56.00
LANDS N/F OF
ADA F. BRINKER
DB 2154-174
ZONED: AR-1

T.M.#133-6.00-55.00
LANDS N/F OF
HERBERT EGBERTS
DB 5100-322
ZONED: AR-1

T.M.#133-6.00-56.20
LANDS N/F OF
JUAN HERRERA & LEON MAURICIO
DB 4916-95
ZONED: AR-1

CEMETERY LANDS
REPUTEDLY OF
MARY L. BAKER
ZONED: AR-1

T.M.#133-6.00-56.02
LANDS N/F OF
JESSE STYERS
DB 3305-272
ZONED: AR-1

T.M.#133-6.00-6.01
LANDS N/F OF
WADE G. & SALLY E. COUCH
DB 2454-142
ZONED: AR-1

T.M.#133-6.00-25.00
LANDS N/F OF
DARRYL J. HUDSON, TRUSTEE
DB 4678-23
ZONED: AR-1

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

T.M.#133-6.00-53.00
LANDS N/F OF
STOCKLEY SAND GRAVEL LLC
DB 3786-19
ZONED: AR-1

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	23.56'	15.00'	90°00'00"	S 37°41'47" E	21.21'
C2	26.13'	15.00'	99°47'34"	S 57°12'00" W	22.95'

LINE	BEARING	DISTANCE
L1	N 07°18'13" E	120.34'
L2	S 82°41'47" E	30.00'
L3	S 07°18'13" W	55.00'
L4	S 72°54'13" E	20.00'
L5	S 17°05'47" W	30.00'
L6	S 07°18'13" W	22.42'
L7	N 45°48'19" W	30.22'
L8	N 72°54'13" W	12.23'

DATA COLUMN:

- T.M.#133-6.00-56.11
ZONING: AR-1
TRACT AREA: 5.0021 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 1 NEW (2 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: AGRICULTURAL
PROPOSED USE: AGRICULTURAL/RESIDENTIAL
ACCESS: S.C.R. 322 (BUNTING RD.)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED
AS PER FIRM #10005C0188K DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID SPEED LIMIT ON BUNTING RD. IS 50MPH (UNPOSTED)
- NOTES:
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 4. LOT 1 SHALL HAVE A SINGLE ACCESS TO SCR 322 VIA THE 50' WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAT.
 5. 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 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.
 6. THE MAINTENANCE OF THE 50 FOOT WIDE INGRESS/EGRESS EASEMENT SHALL BE SHARED EQUALLY BY THE OWNERS OF TAX MAP #133-6.00-PARCELS 56.00, 56.11 AND LOT #1 THEIR HEIRS AND/OR ASSIGNS.

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

WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN FOR VIRTUE OF: (CHECK APPLICABLE SECTION)

THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARMLAND, OR

X THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

OWNER SIGNATURE DATE

MAJOR SUBDIVISION PLAN FOR SCOTT & KAREN ILLIAN

OWNER: STEVE G. AXE, SR.
22027 NASCAR VICTORY RD.
GEORGETOWN, DE. 19947

SURVEY CLASS: SUBURBAN

**MILNER
LEWIS, INC.**

LAND SURVEYING

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

JANUARY 7, 2020

HUNDRED	COUNTY
DAGSBORO	SUSSEX
STATE	DRAWN BY
DELAWARE	D. A. MORRIS
REF.	DWG. NO.
DB 1487-53	M&M PROPERTIES 1-33-6-56