

**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date June 24, 2021

Application: Lockhaven (2020-08)

Applicant: Limitless Development Consulting, Inc.  
26412 Broadkill Road  
Milton, DE 19968

Owner: Lockhaven Farm, LLC  
26412 Broadkill Road  
Milton, DE 19968

Site Location: The property is lying on the west side of Round Pole Bridge (S.C.R. 257), approximately 0.48 mile west of Hudson Rd. (S.C.R. 258).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: 25 Single Family Lots as an AR-1 Standard Subdivision

Comprehensive Land Use Plan Reference: Low Density Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Milton Fire Company

Sewer: Private (On-Site Septic)

Water: Private (On-Site Well)

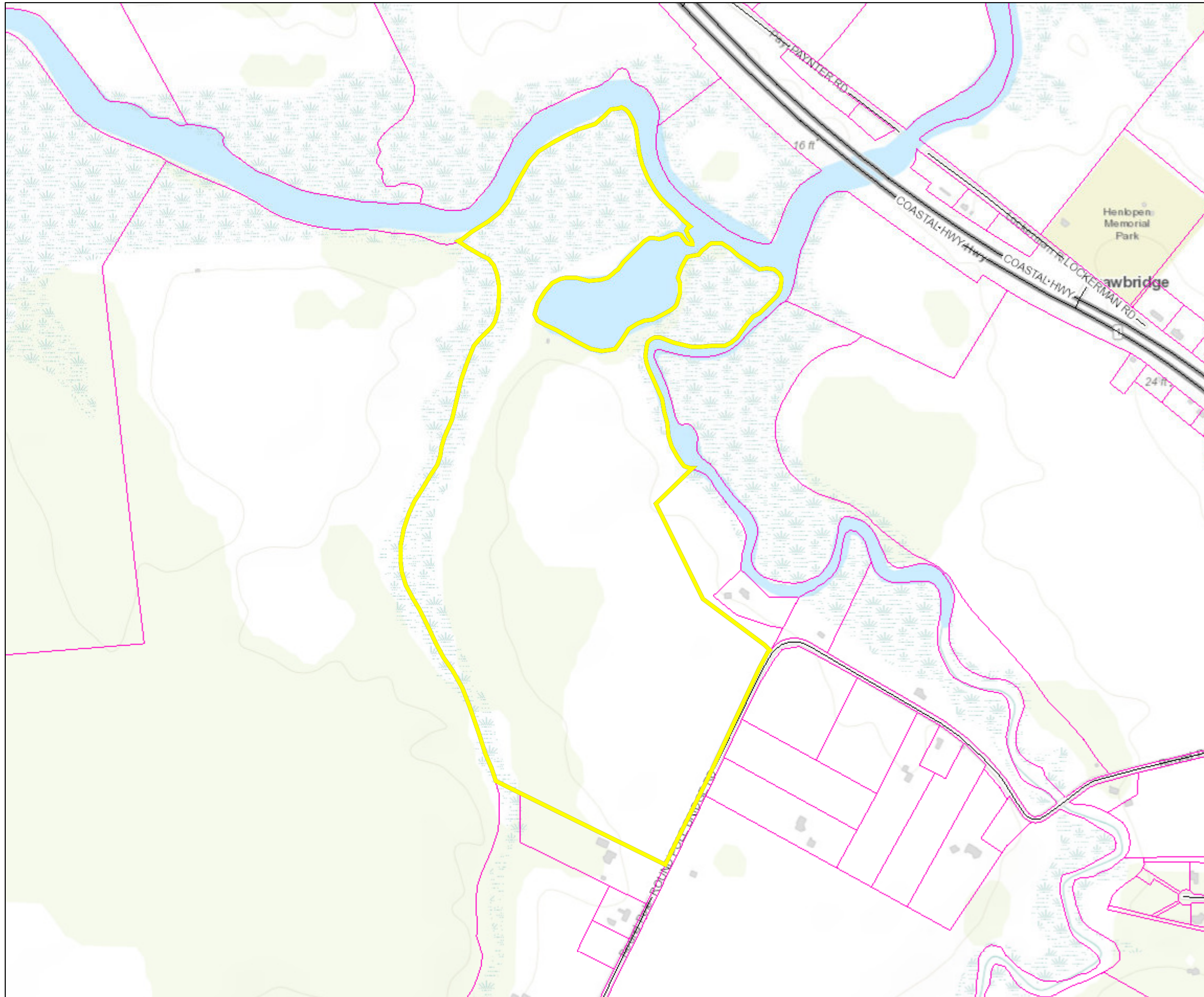
Site Area: 125.80 +/- acres

Tax Map ID.: 235-15.00-34.00





# Sussex County



<b>PIN:</b>	235-15.00-34.00	
<b>Owner Name</b>	LOCKHAVEN	FARM LLC
<b>Book</b>	4423	
<b>Mailing Address</b>	26412 BROADKILL ROAD	
<b>City</b>	MILTON	
<b>State</b>	DE	
<b>Description</b>	RD MILTON TO	
<b>Description 2</b>	DRAWBRIDGE VIA CAVE	
<b>Description 3</b>	NECK	
<b>Land Code</b>		

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Override 1

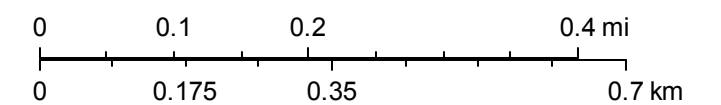
**polygonLayer**

Override 1

Tax Parcels

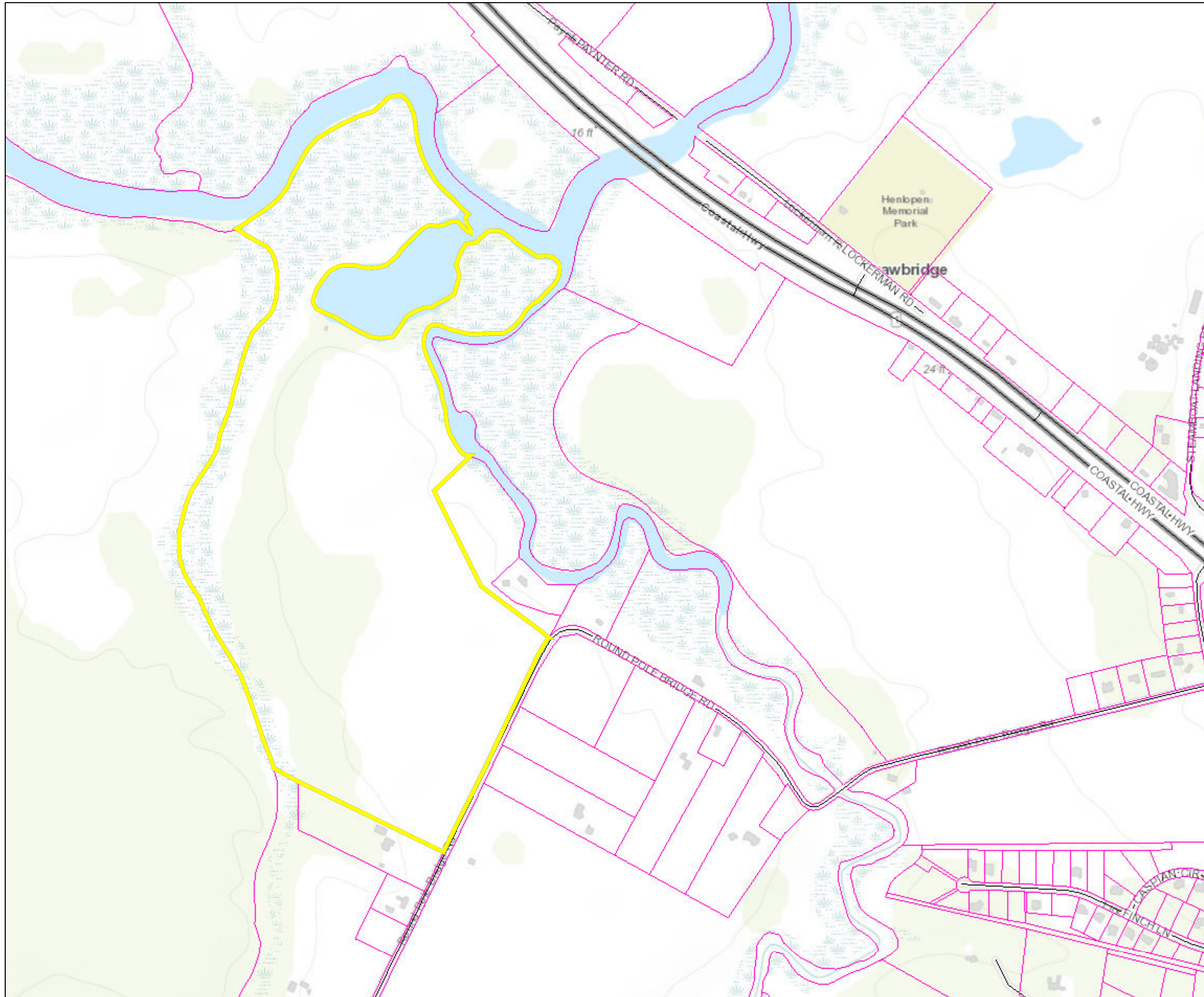
Streets

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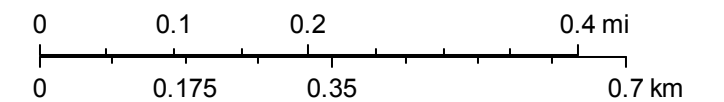
# Sussex County



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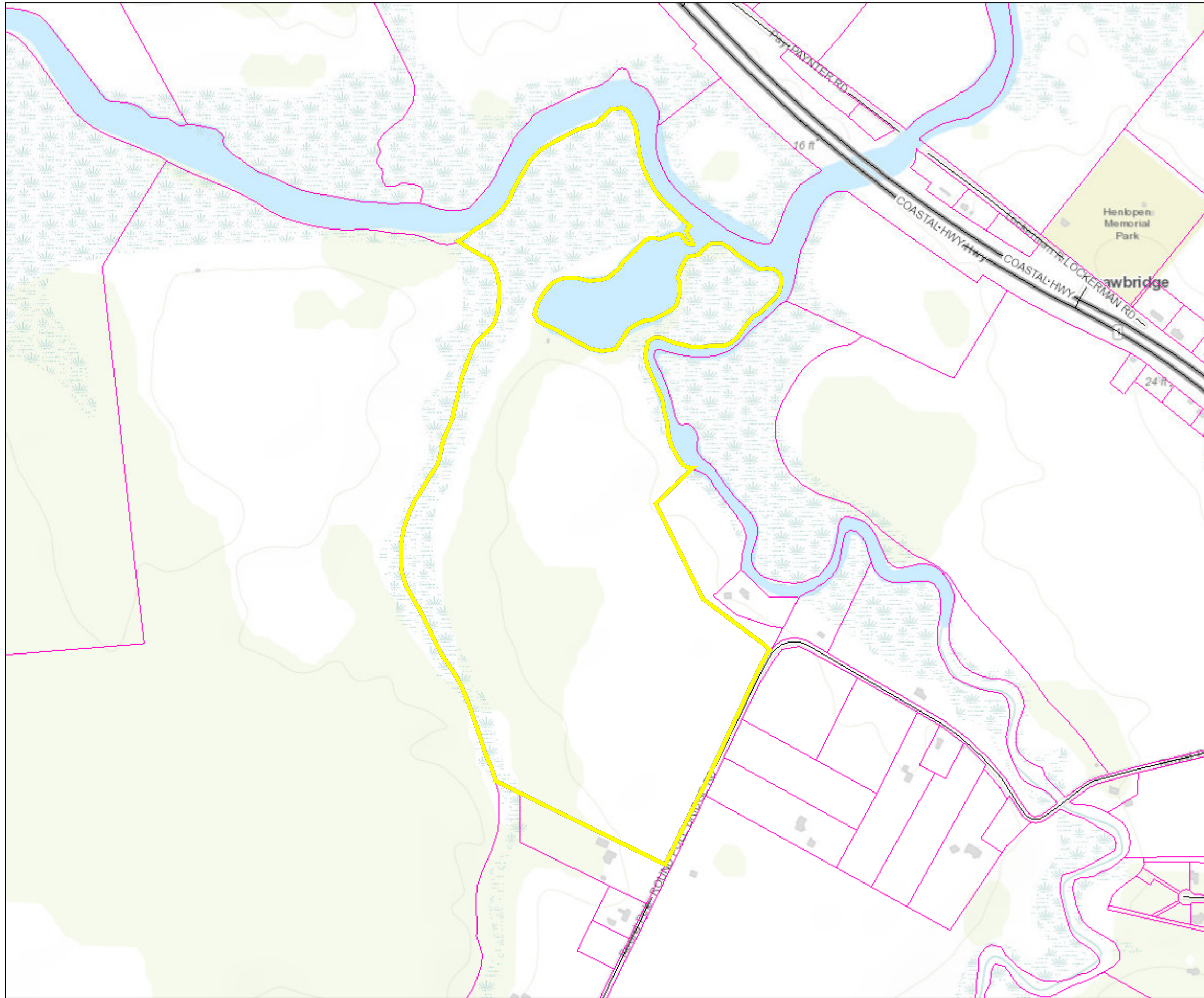
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- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries

1:9,028





# Sussex County



<b>PIN:</b>	235-15.00-34.00	
<b>Owner Name</b>	LOCKHAVEN	FARM LLC
<b>Book</b>	4423	
<b>Mailing Address</b>	26412 BROADKILL ROAD	
<b>City</b>	MILTON	
<b>State</b>	DE	
<b>Description</b>	RD MILTON TO	
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<b>Land Code</b>		

**polygonLayer**

Override 1

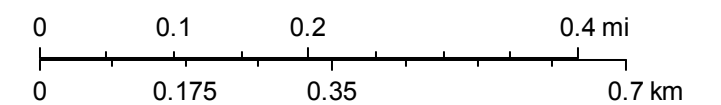
**polygonLayer**

Override 1

Tax Parcels

Streets

1:9,028



# 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:**

Round Pole Bridge Road, Milton, DE

**Proposed Name of Subdivision:**

Lockhaven

Tax Map #: 235-15.00-34.00 Total Acreage: 125.8

Zoning: AR-1 Density: 0.20 Minimum Lot Size: 1.69 Number of Lots: 25

Open Space Acres: 14.7

Water Provider: Private Well Sewer Provider: Private Septic

**Applicant Information**

Applicant Name: Limitless Development Consulting, Inc.  
Applicant Address: 26412 Broadkill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Owner Information**

Owner Name: Lockhaven Farm LLC  
Owner Address: 26412 Broadkill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Scaled Engineering Inc.  
Agent/Attorney/Engineer Address: 20246 Coastal Highway  
City: Rehoboth Beach State: DE Zip Code: 19971  
Phone #: (302) 236-3200 E-mail: carlton@scaledengineering.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application**
- Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
  - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
  - Provide compliance with Section 99-9.
  - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00**
- Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- PLUS Response Letter** (if required)
- 51% of property owners consent if applicable**

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

I also certify that I or an agent on 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: 5/4/21

**Signature of Owner**

\_\_\_\_\_

Date: 5/4/2021

**For office use only:**

Date Submitted: \_\_\_\_\_ Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: October 21, 2020

REVIEWING AGENCY: Delaware State Fire Marshals 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  
Desiree B. McCall, CFI, Sr. Fire Protection Specialist

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

RE: LOCKHAVEN (2020-08)

*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:

- a. **Fire Protection Water Requirements:**
  - Since the dwellings of the subdivision are proposed to be served by individual on-site wells (No Central or Public Water System within 1000' of property), set back and separation requirements will apply.
- b. **Fire Protection Features:**
  - The dock, if fueled boats, shall have fire department access via standpipe and fire department connection to provide fire fighting operations at the dock.
- 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 (entrance) to the subdivision from Round Pole Bridge Road must be constructed so all fire department apparatus may negotiate it. If a median or boulevard is to be used it must be designed so that fire apparatus can make left and right hand turns into 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.

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
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- 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](http://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***







October 20, 2020

Mr. Nick Torrance  
Sussex County Planning & Zoning Commission  
PO Box 417  
Georgetown, DE 19947

**Re:** Sussex County Technical Advisory Committee

Dear Mr. Torrance:

The Division of Public Health Office of Engineering is in receipt of the following applications:

1. **Application:**      *2020-08 Lockhaven*

This application does not indicate if central water or individual wells will supply water. *This project may require an Approval to Construct and an Approval to Operate from the Office of Engineering if 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.

Individual plumbing permits will be required for each home.

2. **Application:**      *2020-15 The Estuary at Oyster Rock*

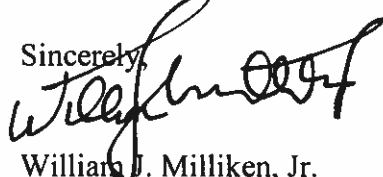
This application indicates central water will be supplied by Tidewater Utilities, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to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

Mr. Nick Torrance  
Sussex County Planning and Zoning  
October 20, 2020  
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,

A handwritten signature in black ink, appearing to read "William J. Milliken, Jr.", written over the word "Sincerely,".

William J. Milliken, Jr.  
Engineer III  
Office of Engineering

DEPARTMENT OF TRANSPORTATION  
COMMENTS FOR  
T.A.C./PLUS MEETING  
OF October 21, 2020

**Lands of Lockhaven**

**Tax Map # 235-15.00-34.00**

**SCR 257**

**Sussex County**

**TAC Review 2020-08 Lockhaven**

1. Please refer to the “*Development Coordination Manual*” manual for the design of the subdivision streets and/or entrance. The website for the manual is the following;  
  
<http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>
2. For all projects, any sub-station and/or wastewater facilities will be required to have access from the internal subdivision street with no direct access to the State maintained highway.
3. For all projects, a 20-foot wide buffer will be required from the edge of the stormwater management pond to the ultimate right-of-way of the County road. The ultimate right-of-way is based on the functional classification of the road.
4. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5.1.2: Frontage Easements, a 15-foot wide permanent easement will need to be established across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way for this road. The following note is required, “**A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat.**”
5. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.5: Dedication of Right-Of-Way and Easements, Figure 3.2.5-a Minimum Standards for Total Roadway Right-Of-Way, the project shall be subject to dedicate right-of-way in accordance to the minimum standards.
6. Referring to the “*Development Coordination Manuals*”, Chapter 3 – Record Plan Design, Section 3.2.4.1: Subdivision Street Right-Of-Way Monuments, right-of-way monuments are recommended to be furnished and placed along the private subdivision street.
7. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.2.4.2; Frontage Road Right-of-Way Monumentation, concerning the right-of-way markers being placed to provide a permanent reference for re-establishing the right-of-way and property corners along frontage roads. Due to the right-of-way dedication,

show and note the property corners markers that will need to be installed.

8. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5.5: Transit Facilities, transit facilities requirements shall be followed as required by DTC or DelDOT.
9. Referring to the “*Development Coordination Manual*”, under Chapter 3; Record Plan Design, Section 3.2.5.1.1 – Easements, if this development is proposing a neighborhood sign/structure, then a permanent easement shall be established at the entrance. The easement shall be located outside of any existing and/or proposed right-of-way. It will also need to be verified that the sign/structure does not pose a sight distance and/or safety hazard.
10. Metes and bounds and total areas need to be shown for any drainage easements. A minimum 20-foot wide drainage easement must be provided for storm drainage systems, open or closed, that fall outside the existing right-of-way or the drainage/utility easement. These easements shall be shown and noted on record plan.
11. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.5: Connectivity, connectivity requirements shall be followed for all development projects having access to state roads or proposing DelDOT maintained public road for subdivisions. Private or municipal streets should follow the local land use agency’s requirements for connectivity.
12. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2.1: Record Plan Content, the traffic generation diagram is required. See Figure 3-4-2-a: Traffic Generation Diagram for what is required.
13. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, adjacent existing features are required to be shown in accordance with Figure 3.4.2-b.
14. It will need to be noted on the Record Plan the type of off-site improvements and when the off-site improvements are warranted for this project.
15. Referring to the “*Development Coordination Manual*”, Chapter 2 – Traffic Analysis and Improvements, it will need to be determined if a Traffic Impact Study (T.I.S.), Area-Wide Study Fee or a Traffic Operational Analysis (T.O.A.) will be required.
16. As per the Delaware State Strategies for Policy and Spending Map, this project is located within Investment Level III or IV. Referring to the Departments Shared-Use Path/Sidewalk Policy a project an all Level III and Level IV areas are required to install a path/sidewalk along the property frontage if the project abuts to an existing facility. If the project does not abut an existing facility, it will be at the Subdivision Engineer’s discretion. No fee in lieu of construction will be required.

- a. Projects in all Level area that generate 2,000-trips or greater are required to install a path/sidewalk along the property frontage.
17. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.2.5 – Subdivision and Commercial Entrance Design Guidelines – Intersection Corner Radii, a separate turning template plan shall be provided to verify vehicles can safely enter/exit the entrance. The entrance shall be designed for the largest vehicle using the entrance.
  18. Please check to determine if any utilities will need to be relocated as part of this project.
  19. Standard General Notes have been updated and posted to the DelDOT Website. Please begin using the new versions. The notes can be found at the following website under the *Guidance* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  20. All PLUS/TAC comments shall be addressed prior to submitting the plans for review.
  21. Referring to the “*Development Coordination Manual*”, Chapter 6 – Construction Administration, Section 6.4.3: Commercial Entrances – Inspection and Acceptance, Figure 6.4.3-a: Construction Inspection Responsibilities, determine if the project is a Level 1 or Level 2 project and if an inspection agreement will be required.
  22. The Auxiliary Lane Spreadsheet has been posted to the DelDOT website. Use this spreadsheet to determine if auxiliary lanes are warranted. The Auxiliary Lane Spreadsheet can be found at the following website under the *Forms* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  23. Referring to the “*Development Coordination Manual*” under Chapter 5; Design Elements, Section 5.4 – Sight Distance, a sight distance triangle is required. A spreadsheet has been developed to assist with this task and can be found on the following website under the *Forms* tab;  
<http://www.deldot.gov/Business/subdivisions/index.shtml>
  24. Please refer to the “*Development Coordination Manual*” Chapter 3; Record Plan Design, Section 3.4.1 Commercial or Major Residential Subdivisions – Record Plan Application Process, concerning if a pre-submittal meeting is required.
  25. Effective August 1, 2015, all new and resubmittals shall be uploaded via the PDCA with any fees paid online via credit card or electronic check (ACH). The design firm making the submittal must create the project in the PDCA and upload all the required items to allow DelDOT to start the review process. Our website offers more detailed information,

including links to guidance about creating PDCA submittals. This information can be found at the following website under the PDCA section;

<http://www.deldot.gov/Business/subdivisions/index.shtml>

26. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4.2: Record Plan Submittal Requirements, an Initial Stage review fee shall be assessed to this project.

27. Referring to the “*Development Coordination Manual*”, Chapter 3 – Record Plan Design, Section 3.4: Commercial or Major Residential Subdivisions, a record plan shall be prepared prior to issuing “Letter of No Objection”. The Record plan submittal shall include the items listed on the Critical Items for Acceptance: Record Plan document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>

28. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, Section 4.3: Subdivision Construction Plan Submittal Requirements, the Construction Stage review fee shall be assessed to this project.

29. Referring to the “*Development Coordination Manual*”, Chapter 4 – Construction Plans, a subdivision/entrance plan shall be prepared prior to issuing subdivision/entrance approval. The Entrance/Construction/Subdivision plan submittal shall include the items listed on the Critical Items for Acceptance: Entrance/Construction/Subdivision Set Plans document that can be found at the following website under the *Guidance* tab;

<https://www.deldot.gov/Business/subdivisions/index.shtml>



Natural Resources  
Conservation Service

December 17, 2020

Georgetown  
Service Center

Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
Sussex County Courthouse  
Georgetown, DE 19947

21315 Berlin Road  
Unit 3  
Georgetown, DE  
19947

Voice 302.856.3990  
Fax 855.306.8272

**RE: Lockhaven  
24 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

RECEIVED  
DEC 28 2020  
SUSSEX COUNTY  
PLANNING & ZONING

- FmB Fort Mott loamy sand, 2 to 5 percent slopes
- IgA Ingleside sandy loam, 0 to 2 percent slopes
- LO Longmarsh and Indiantown soils, frequently flooded
- RoA Rosedale loamy sand, 0 to 2 percent slopes
- TP Transquaking and Mispillion soils, very frequently flooded, tidal

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
FmB	G1	Not limited	Not limited	Somewhat limited
IgA	Y2	Somewhat limited	Not limited	Very limited
LO	R3	Very limited	Very limited	Very limited
RoA	Y2	Somewhat limited	Not limited	Very limited
TP	R5	Very limited	Very 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.

**R3:**

These soils are alluvial soils that have a history of flooding. The hazard of potential flood damage and seasonal or fluctuating high water tables severely limits these soils for building use. The soil limitations are 1) soil is highly susceptible to frost action, 2) excavations are likely to fill with water in late winter or early spring, 3) delayed construction in spring - slow to dry out, 4) wet foundations or basements probable, and 5) potential flood damage.

**R5:**

Areas of tidal marsh, swamp, and shallow muck which remain extremely wet all or most of the year. Excavations are likely to fill with water in late winter or early spring. Delayed construction in the spring - slow to dry out. Wet basements or foundations probable. Hazard of temporary ponding of water in areas lacking outlets. Potential flood damage, or subject to wave and tidal action.

**Y2:**

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

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

Sincerely,

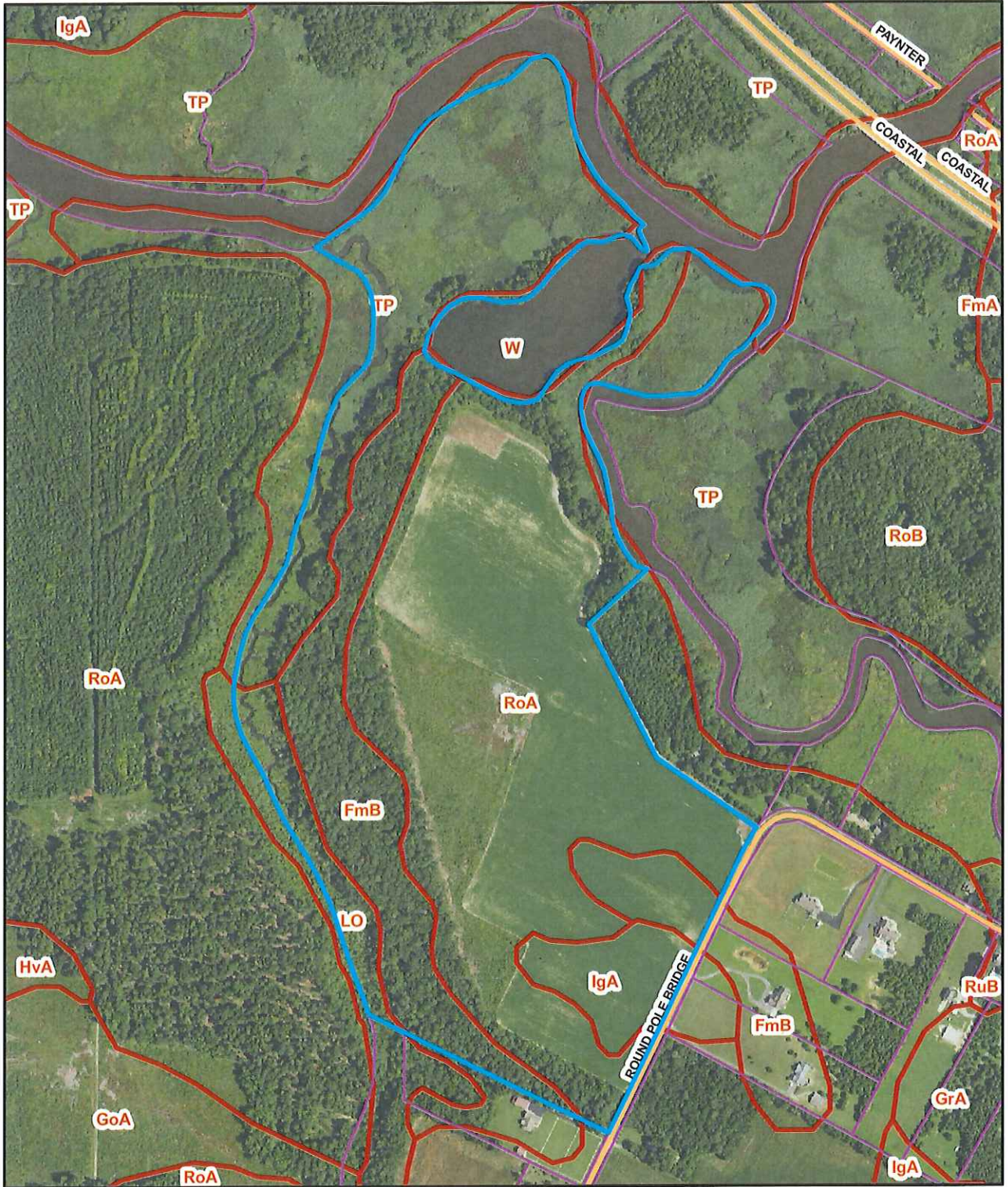


Thelton D. Savage  
District Conservationist  
USDA, Natural Resources Conservation Service

TDS/bh



2020-08  
TM #235-15.00-34.00  
Lockhaven



2020-08  
TM #235-15.00-34.00  
Lockhaven

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **5/5/2021**

APPLICATION: **2020-08 Lockhaven**

APPLICANT: **Roger Gross, Merestone Consultants, Inc.**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **235-16.00-45.01**

LOCATION: **North side of the current Oyster Rock subdivision and  
accessed off Sandbar Court**

NO. OF UNITS: **21 single family lots**

GROSS  
ACREAGE: **28.8 +/-**

RECEIVED

MAY 06 2021

SUSSEX COUNTY  
PLANNING & ZONING

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 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **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? **N/A**

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

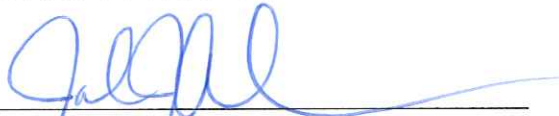
(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **Click or tap here to enter text.**

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

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

UTILITY PLANNING APPROVAL:



\_\_\_\_\_  
John J. Ashman  
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
No Permit Tech Assigned

## Lauren DeVore

---

**From:** Brockenbrough, Thomas (DeIDOT) <Thomas.Brockenbrough@delaware.gov>  
**Sent:** Monday, June 7, 2021 2:59 PM  
**To:** Lauren DeVore; McCabe, Richard (DeIDOT)  
**Subject:** RE: Lockhaven (2020-08) Preliminary Subdivision Plan - Traffic Impacts/DeIDOT Review

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Hi Lauren,

It's not clear to me why Lot 25 is "reserved" but assuming it is for a 25<sup>th</sup> house, we would expect 25 houses to generate 290 trips per day, 27 in the evening peak hour. In the context of our MOA, it would be "Negligible," meaning that no TIS or Area Wide Study Fee is required.

Bill

---

**From:** Lauren DeVore <lauren.devore@sussexcountyde.gov>  
**Sent:** Monday, June 07, 2021 2:46 PM  
**To:** Brockenbrough, Thomas (DeIDOT) <Thomas.Brockenbrough@delaware.gov>; McCabe, Richard (DeIDOT) <Richard.McCabe@delaware.gov>  
**Subject:** Lockhaven (2020-08) Preliminary Subdivision Plan - Traffic Impacts/DeIDOT Review

Good Afternoon, Bill & Steve,

I was wondering if DeIDOT had reviewed the Lockhaven (2020-08) Subdivision yet and if so, what the impact to surrounding roads would be (diminutive, require a TIS or if the developer is opting to pay the Area Wide Study Fee?)

I can't imagine that a subdivision of this size would require a TIS, but I will refer to you both as professionals and traffic experts for that. 😊

Any assistance, documentation or clarification you could provide is always appreciated.

I hope you both have a great week.

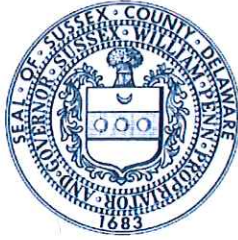
Best Regards,

-Lauren

## MAPPING & ADDRESSING

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)

(302) 855-1176 T  
(302) 853-5889 F



# Sussex County

DELAWARE  
sussexcountyde.gov

October 21, 2020

## Scaled Engineering

Attn: Jeff R Evans

RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Milton (235-15.00-34.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

## Lockhaven

Should you have any questions please contact the Sussex County Addressing Department at 302-853-5888 or 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning





**Lauren DeVore**

---

**From:** Denis S Le Digabel <denisledigabel@gmail.com>  
**Sent:** Thursday, June 10, 2021 9:23 PM  
**To:** PandZ@sussexcountyde.gov; Planning and Zoning  
**Subject:** Lockhaven Housing Development, Round Pole Bridge Road, Milton.  
**Categories:** Lauren

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Good Morning,

As a resident of Round Pole Bridge Road, I'm writing this to urge you to denied the application for the Lockhaven Housing Development, based on the following reasons.

1) Round Pole Bridge Road is a single lane narrow, twisty road, made of chip and tar, and a wooden bridge. It was never designed to handle the extra traffic that would be caused by this development, or the weight of the construction trucks that will damage the fragile surface of the road, that will in turn have to be fixed at taxpayer expense.

Furthermore the road is not wide enough, for opposite direction traffic between a construction truck and a car to pass, without one having to go in the grass, creating a safety hazard.

2) That development is right next to a branch of the Broadkill River, and parts of it floods under heavy rain or really high tide.

That development will not have access to public sewer and will instead rely on septic systems for waist.

What studies have been done, to guarantee that the waist will not find it way to the River or the underground well water sources we use?

Our water testing, already show an elevated level of Nitrates in our well water, we already use specialized filters at our own cost, but they do not remove all the Nitrates.

Nitrates is a known cause of Cancer, and the State of Delaware has an above average cancer rate.

In my opinion, approving more housing development anywhere, than in areas that have access to public sewer is irresponsible, and put the population that rely on well water at risk.

3) The development is trying to get an exemption from the 50 feet's buffer rule ( 50 feet is already less than the surrounding counties ) there is no justification for it, the Army Corp Of Engineers came to the same conclusion.

4) As the nonstop grows of housing development continues unabated, the wildlife has nowhere to go.

Over the last ten years, the amount of deers we see on our roadways has grown exponentially, to the point we now see them routinely during daylight hours, again creating a safety issue.

The amount of wildlife in my back yard continue to increase, with daily sightings of deers, foxes, raccoons, skunks, possums, turtles

( when not run over on the road ) during daylight hours.

Again the county official are looking the other way, and not addressing the problem, despite holding office to do just that, solving problems.

5) Population growth.

Opposition Exhibit

Sussex County is putting the cart before the horses, by allowing the population to grow above what the infrastructures of the county can support ( Sewers, Water treatment, Route 1 traffic, downtown parking, state parks above capacity). This in turn negatively impacts the quality of life, of the tax paying citizen that lives here.

I urge you to slowdown the population growth, until the infrastructure can catch up, as it is already behind p, and getting further behind by the day.

Denying housing development near wetland or at least reducing their size to what is actually sustainable, would be a good place to start.

Respectfully,

Denis Le Digabel  
28024 Round Pole Bridge Road, Milton, DE, 19968.

## Lauren DeVore

---

**From:** Denise Leathem <dhleathem@gmail.com>  
**Sent:** Monday, June 14, 2021 7:21 AM  
**To:** Planning and Zoning; Lauren DeVore  
**Cc:** Wayne Leathem  
**Subject:** Lockhaven Development Hearing 6-24-2021

Opposition  
Exhibit

**Categories:** Lauren

**CAUTION:** This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Members of the Planning and Zoning Commission and Ms. Devore:

As a near neighbor on Round Pole Bridge Road, we have concerns regarding the Lockwood development to be called Lockhaven and would like for these comments to be part of the June 24, 2021 Public Hearing.

- The 50-foot buffer of wetlands as shown on the plat should be increased to 100 feet.
- The ingress/egress access does not allow for sufficient acceleration or deceleration.
- Planning and Zoning needs to think about the cost of repairing this tar and chip road as construction vehicles will easily tear it up, especially in the hot summer months. Should these repairs be charged to the developer or to the taxpayer?
- The Round Pole Bridge tonnage has never been determined. It is currently a wooden deck bridge consisting of 6-foot by 6-foot beams, tar and chip over the top. Construction traffic will make this very dangerous as well as wrecking the bridge.
- This is a narrow road with no shoulders. The developer should bear the cost of these improvements at least for roadway fronting the proposed development as this road gets heavy bicycle and walking use.

Thank you for the opportunity to share our concerns.

Wayne and Denise Leathem  
27949 Round Pole Bridge Road  
Milton, DE 19968



## Lauren DeVore

---

**From:** janet ledigabel <jreganlinton@hotmail.com>  
**Sent:** Monday, June 14, 2021 5:55 PM  
**To:** Planning and Zoning  
**Cc:** Lauren DeVore  
**Subject:** RE: Lockhaven Subdivision Round Pole Bridge Road, Milton, DE

Opposition  
Exhibit

**Categories:** Lauren

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Good Day Ladies and Gentlemen of the Planning and Zoning Department and Commission,

I have a few concerns regarding the Lockhaven Development on Round Pole Bridge Road in Milton that is being developed by Don Lockwood, of Limitless Development and Consulting, Inc.

First, I would like an investigation by DELDOT regarding the condition of the road, which is not a paved asphalt road, it is tar and chip. This is not a properly maintained road and should be upgraded to proper standards before any new building is approved because the road is deteriorating on both sides of the road, crumbling into little chunks of tar and chip, making it skinnier and skinnier. It already has no shoulder and no centerline. With the curves in the road, one has to drive halfway into the oncoming lane to navigate the curves. Adding 25 homes will add to the deterioration of Round Pole Bridge Road, adding more traffic, congestion, and possibly car accidents or death.

2nd, Round Pole Bridge is a wooden bridge, not suitable for heavy construction trucks, and, it is a one-lane bridge, also adjacent to a curve. This is a serious problem as to what to do if the bridge collapses under heavy Construction trucks and could cause injury or death. If Mr. Lockwood proposed that the construction trucks use the Cave Neck Road entrance, who will patrol this? I would like information from DELDOT as to when the bridge was built, with what materials and the tonnage the bridge can hold.

3rd, the proposed entrance to the development is close to the sharpest curve on Round Pole Bridge Road, one of many. The road turns at a 90-degree angle very close to the entrance/exit from this proposed development. Adding more traffic north and southbound on the road with that dangerous curve is dangerous. I would like DELDOT to do an investigation/ traffic study. There is no suitable access to this development of 25 homes with a curve in the road there. Simply, the curve in the road cannot handle all the cars that will be entering and exiting with a 90-degree curve right there, several feet away from the proposed entrance.

4th, the intersections at Round Pole Bridge Road at Hudson Road, Round Pole Bridge Road at Cave Neck Road, Hudson Road at Rt 1, and Hudson Road at Cave Neck are DEATH TRAPS. No further development should even be considered by Planning and Zoning until further improvements on these roads have been implemented. We live here. Trying to get out of Round Pole Bridge Road through either access point, Hudson Road, or Cave Neck is a death trap. DELDOT has reported changes to these intersections, however, I repeat, no further development should be allowed until roadways are improved.

As you know, a Sussex County Commission has been formed dedicated to studying the effects of the buffer zone amidst the wetlands and developments, and the commission in the process of possibly expanding the buffer zone to a larger size. Mr. Lockwood has declared that the Lagoon was manmade and therefore exempt from the 50 ft buffer. In speaking with Hans Medlarz, his expertise says that Lagoon is influenced by the tides and is in fact in tidal waters. Ask any Round Pole Bridge Resident and we will tell you that at Low tide the reeds in the river can be seen and at High tide, the bridge is almost to water level. There is a difference of about 4 to 5 feet. Mr. Lockwood should not be allowed to have the Lagoon exempt from the buffer zone and sell houses to innocent buyers who will be further in a flood zone. This is unbelievable, selling a piece of wetlands buffer to make the almighty dollar. Furthermore, this development should not be approved until the Wetlands and Buffer working Group has concluded an investigation as to the effects of more houses, robbing the inhabitants of the natural wildlife, the birds, the fish. With the building of homes, where will the deer go? On the road? Or destroy the current property owner's lawns. Who will pay for this? Down Round Pole Bridge road 1 mile is a 130-acre parcel owned by the Nature Conservancy. How will this affect the nature trail/wildlife/ecosystem? Has Mr. Lockwood consulted with them? Any of those agencies?

I am requesting that this development should not be approved until the Sussex County Wetlands and Buffer Group, DelDOT, DENREC and the Nature Conservancy and the Center for the Inland Bays have studied this waterway for further reporting. I also ask that DENREC, and the Nature Conservancy, and DELDOT do a study on how the pollution from septic systems, wastewater systems, and bridge and traffic and condition of the road, will affect the existing residents of Round Pole Bridge Road. Mr. Lockwood has declared that 65 acres are wetlands, a 7-acre Lagoon, and acreage for roadways and a stormwater pond. This development will be approving 25 homes on 125 acres sounds delightful, but when you do that math, it really comes down to 25 homes on 50 acres. This is too dense for Round Pole Bridge Road and the ecosystems.

Lastly, we will have no natural resources left for our children, our children's children, our great-grandchildren if Planning and Zoning keep approving developments without consulting the environmental agencies on the ecosystems and wildlife. I believe it comes down to our elected officials first and foremost, but one person can start the change for the better.

Respectfully,

Janet Le Digabel  
28024 Round Pole Bridge Road  
Milton, DE 19968

**Lauren DeVore**

**From:** Sara Esposito <sara.b.esposito@gmail.com>  
**Sent:** Monday, June 14, 2021 3:51 PM  
**To:** Planning and Zoning; Lauren DeVore  
**Subject:** Re: Proposed Lockhaven Development

**Opposition  
Exhibit**

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I'm sorry, I'm not used to using Google on my desktop and accidentally hit send prematurely. Please see the entire letter below in bold.

Thank you,  
Sara Esposito  
28248 Round Pole Bridge Rd, Milton, DE 19968

**To Whom it May Concern,**

**While I am not generally enthralled with the idea of the proposed Lockhaven development on Round Pole Bridge Road, I do think the developer is doing the area justice by providing larger than required lots to fit in with the rural character of the roadway. However there are several concerns that I would like to share with you:**

- 1. Although the lagoon is manmade it is still tidally influenced by the Broadkill River. The buffer requirements should be examined by both DNREC and the Army Corps.**
- 2. A multi-modal path should be proposed along the road frontage.**
- 3. A traffic impact study should be performed to see the affects on:**
  - a. The existing wooden bridge over Beaverdam Creek. Particularly for heavy construction traffic**
  - b. The sharp 90 degree curves in the roadway just to the north of the proposed entrance and further south on Round Pole Bridge Road heading towards Cave Neck Road. The safety at these curves is already dangerous with multiple vehicle rollovers since we moved to the roadway in 2013..**
- 4. An updated septic evaluation should be completed.**

**Thank you for the opportunity to comment on the proposed subdivision,  
Sincerely,  
Sara Esposito  
28248 Round Pole Bridge Rd, Milton, DE 19968**

On Mon, Jun 14, 2021 at 3:41 PM Sara Esposito <sara.b.esposito@gmail.com> wrote:  
To Whom it May Concern,

While I am not generally enthralled with the idea of the proposed Lockhaven development on Round Pole Bridge Road, I do think the developer is doing the area justice by providing larger than required lots to fit in with the rural character of the roadway. However there are several concerns that I would like to share with you:

- Although the lagoon is manmade it is still tidally influenced by the Broadkill River. The buffer requirements should be examined by both DNREC and the Army Corps.
- A multi-modal path should be proposed along the road frontage.
- A traffic impact study should be performed to see the affects on:





**LFrom:** Lisa Cammy <lisamarkcammy90@gmail.com>  
**Sent:** Wednesday, June 16, 2021 2:59 PM  
**To:** Planning and Zoning; Lauren DeVore; chase.phillips@sussescountyde.gov  
**Subject:** Lockwood Development on Round Pole Bridge Road, Milton

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Good Afternoon,

We are writing to express our concerns regarding the proposed development of 25 homes by Don Lockwood on Round Pole Bridge Road.

We live directly across the road from where the entrance to the proposed development is planned and have several concerns as follows:

1. Our concern is for our loss of the quiet and peaceful enjoyment of our home and land. This development will now create a tremendous amount of traffic on this country road assuming a minimum of 2 cars per household equaling 50 cars. In addition, we noticed a boat ramp in the plans. Is this open to the public or for residents of the development only. This will also determine extra traffic. How does Mr. Lockwood plan to address this issue? As a condition, we would like for the developer to landscape a berm, to Sussex County Landscaping Standards, on our property as well as on the development property across the road.
2. What is being planned to improve the bridge? This bridge will not be able to withstand the constant traffic let alone the construction trucks for a sustained period of time.
3. What is being proposed to improve the road? Are there plans to widen and pave the road? Will we be compensated for loss of land needed to widen the road.

Unfortunately we are unable to attend the meeting in person and respectfully request that our concerns be considered and responded to.

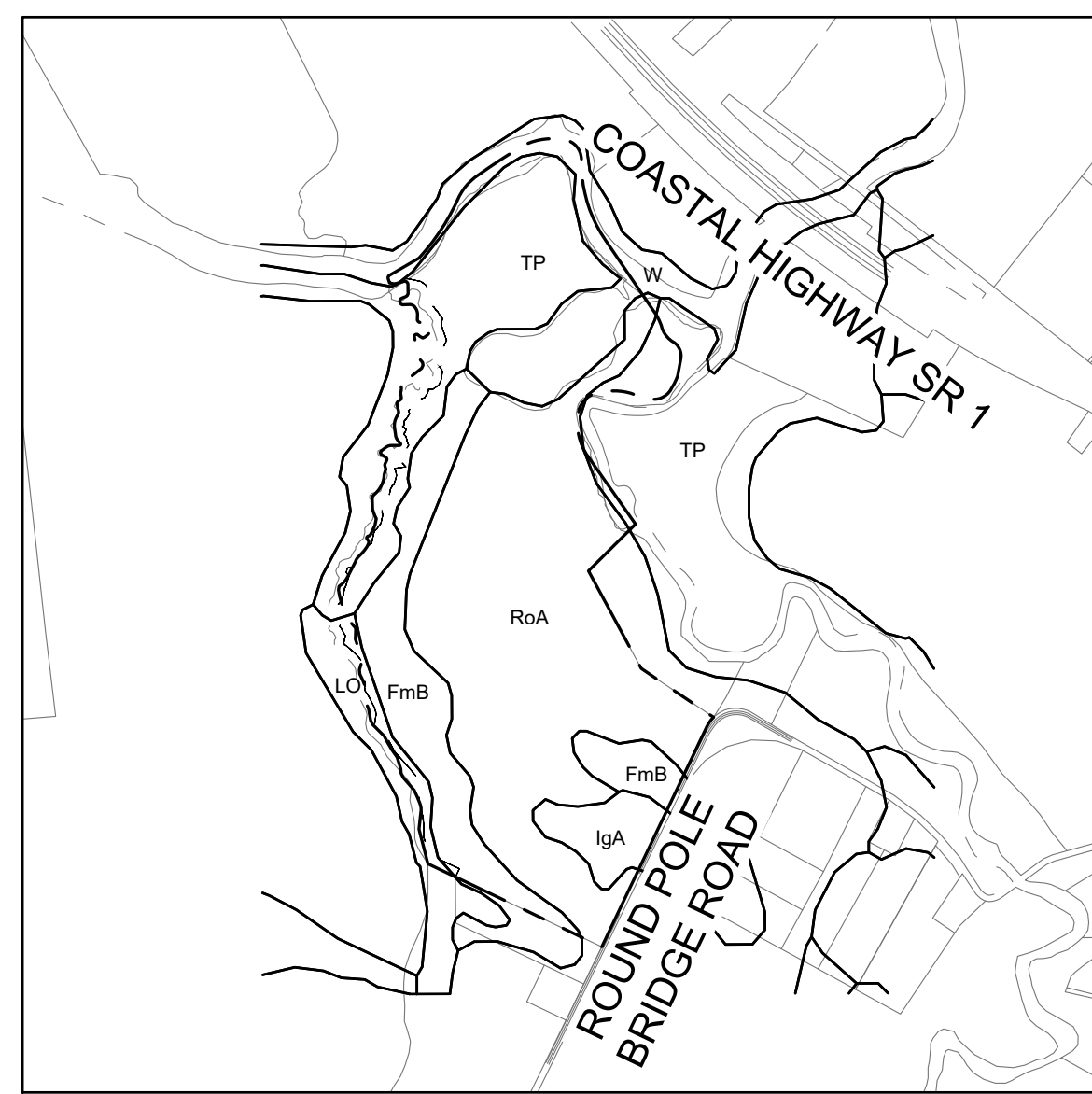
We may be reached via reply to this email or via phone at 302-664-1264.

Thank you for your time.

Mark and Lisa Cammy  
28120 Round Pole Bridge Road, Milton

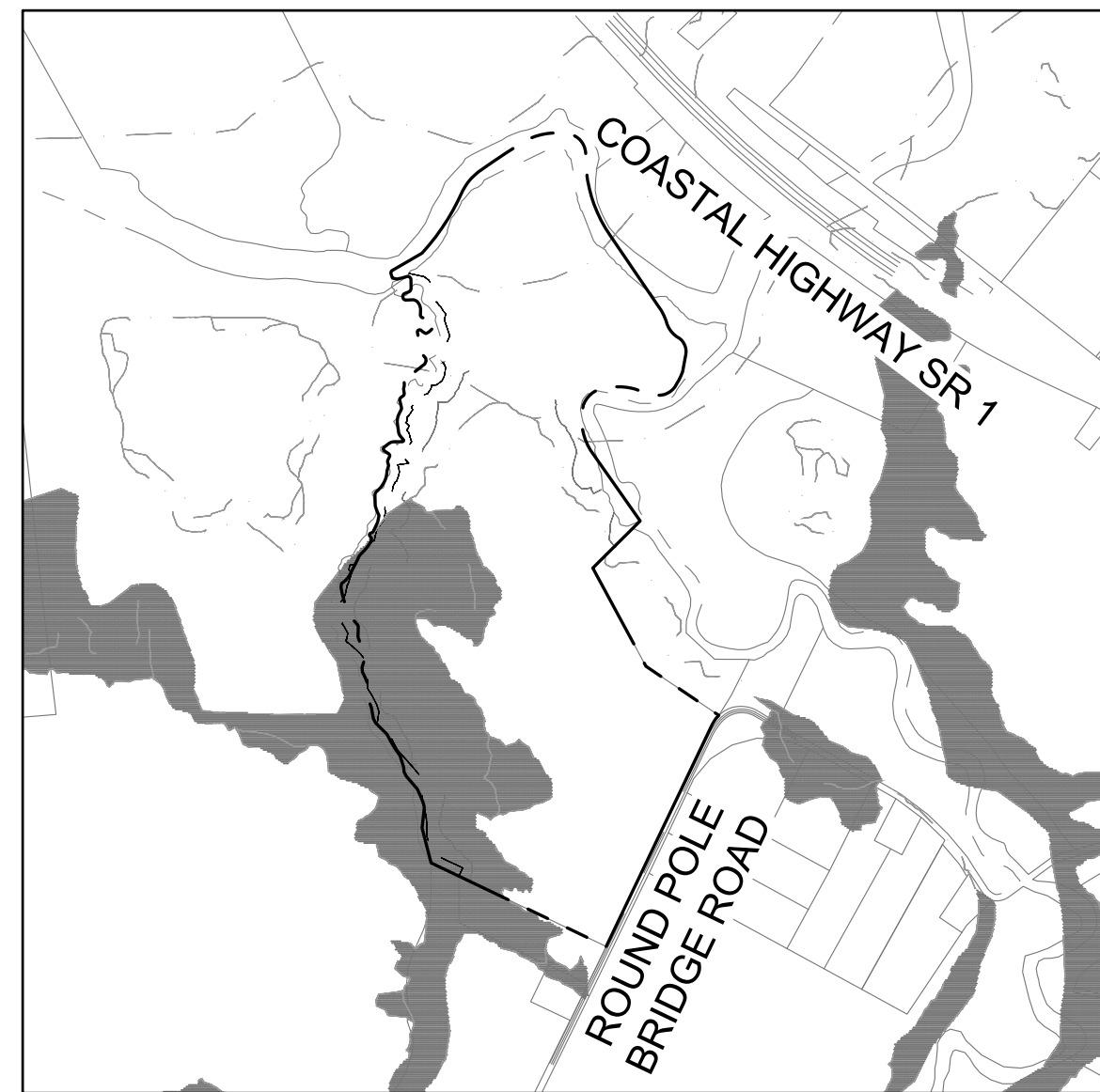
# LOCKHAVEN SUBDIVISION

SUSSEX COUNTY, DELAWARE  
 MAJOR SUBDIVISION PLAT  
 COUNTY PROJECT REFERENCE # 2020-08

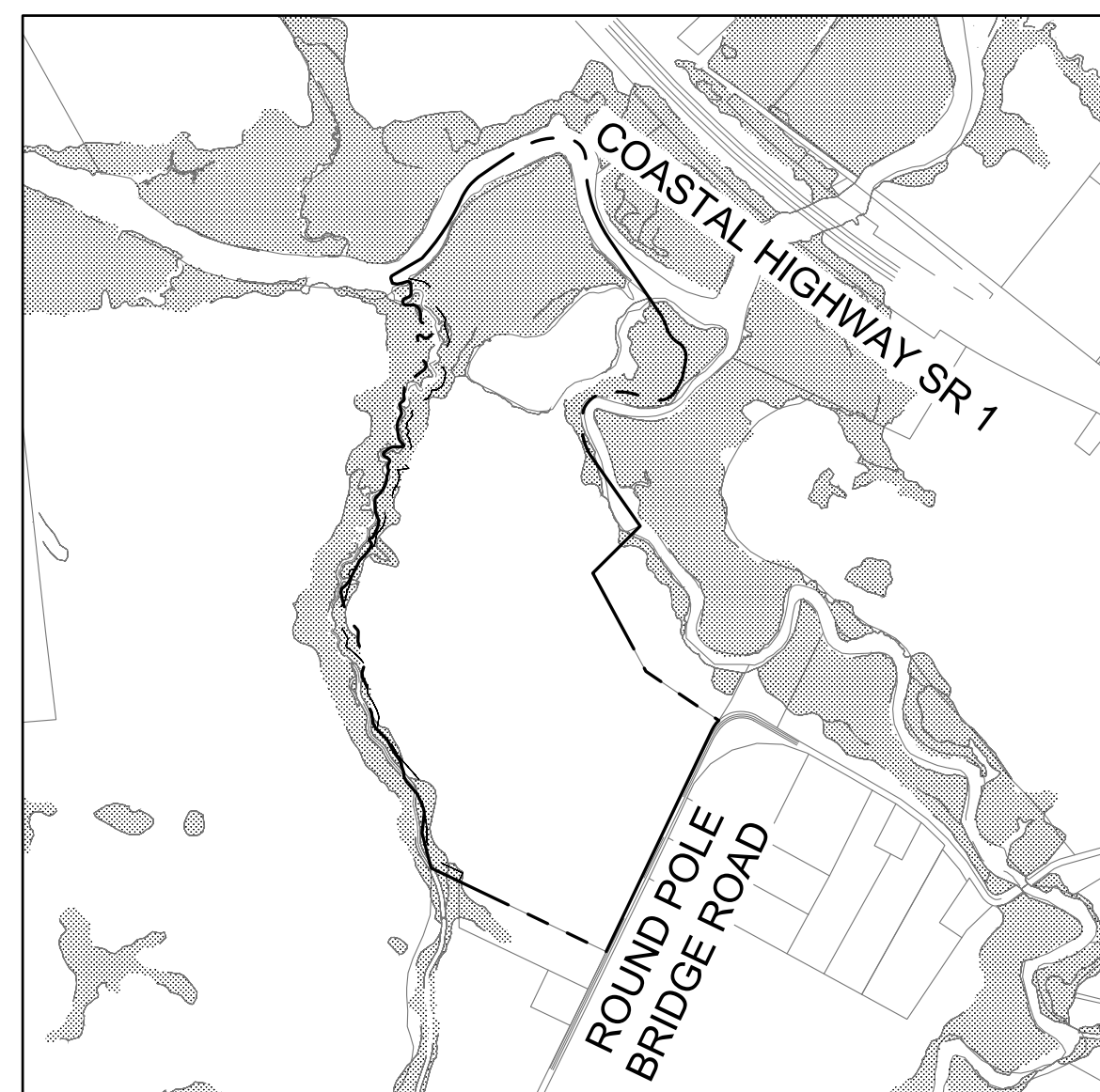


**SOILS MAP**  
 SCALE: 1" = 1,000'

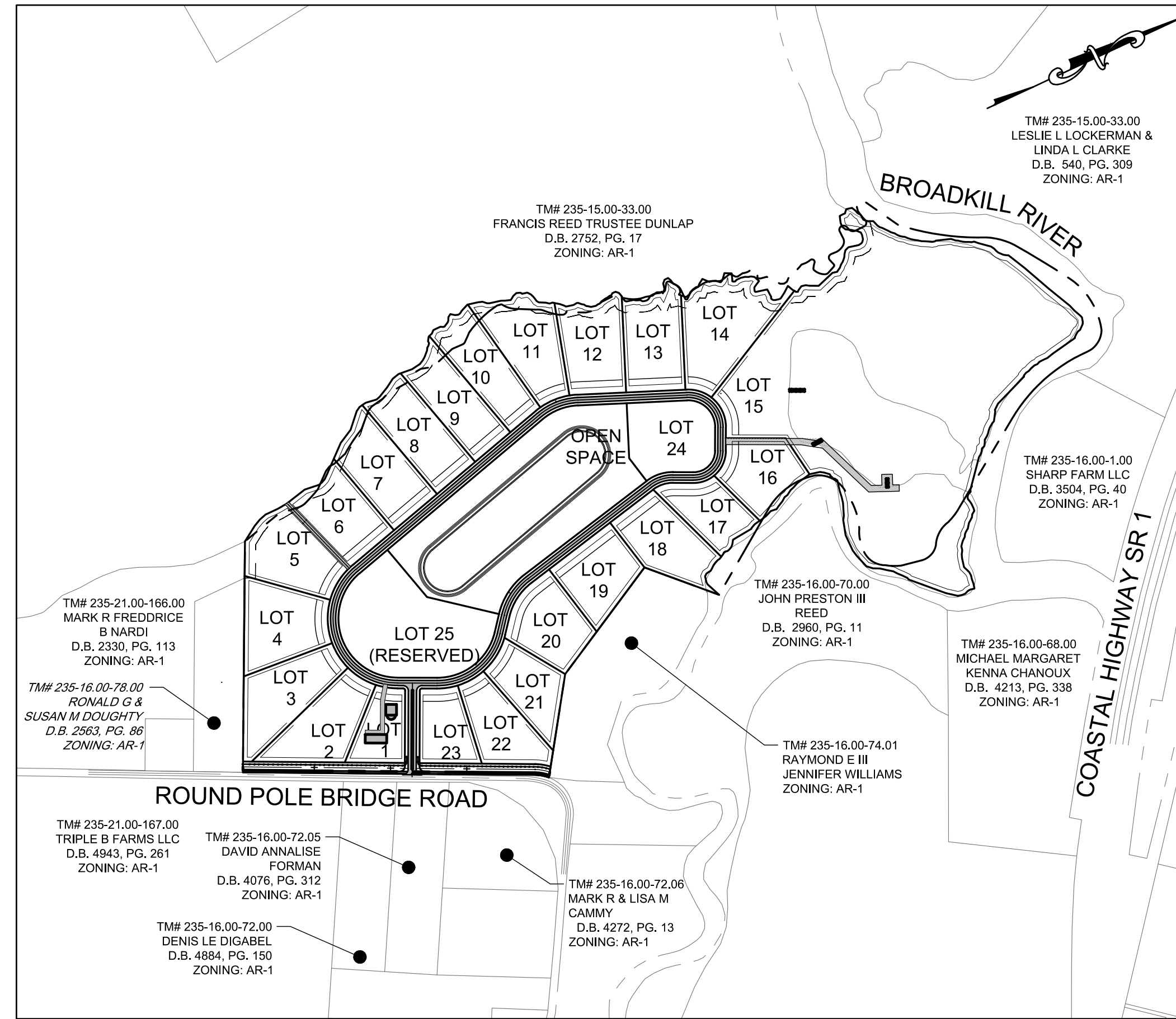
SYMBOL	NAME	SOIL GROUP
FmB	FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	BD
IgA	INGLESIDE SANDY LOAM, 0 TO 2 PERCENT SLOPES	A
RoA	ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
TP	TRANSQUAKING AND MISPLILION SOILS, VERY FREQUENTLY FLOODED, TIDAL	AD
W	WATER	-



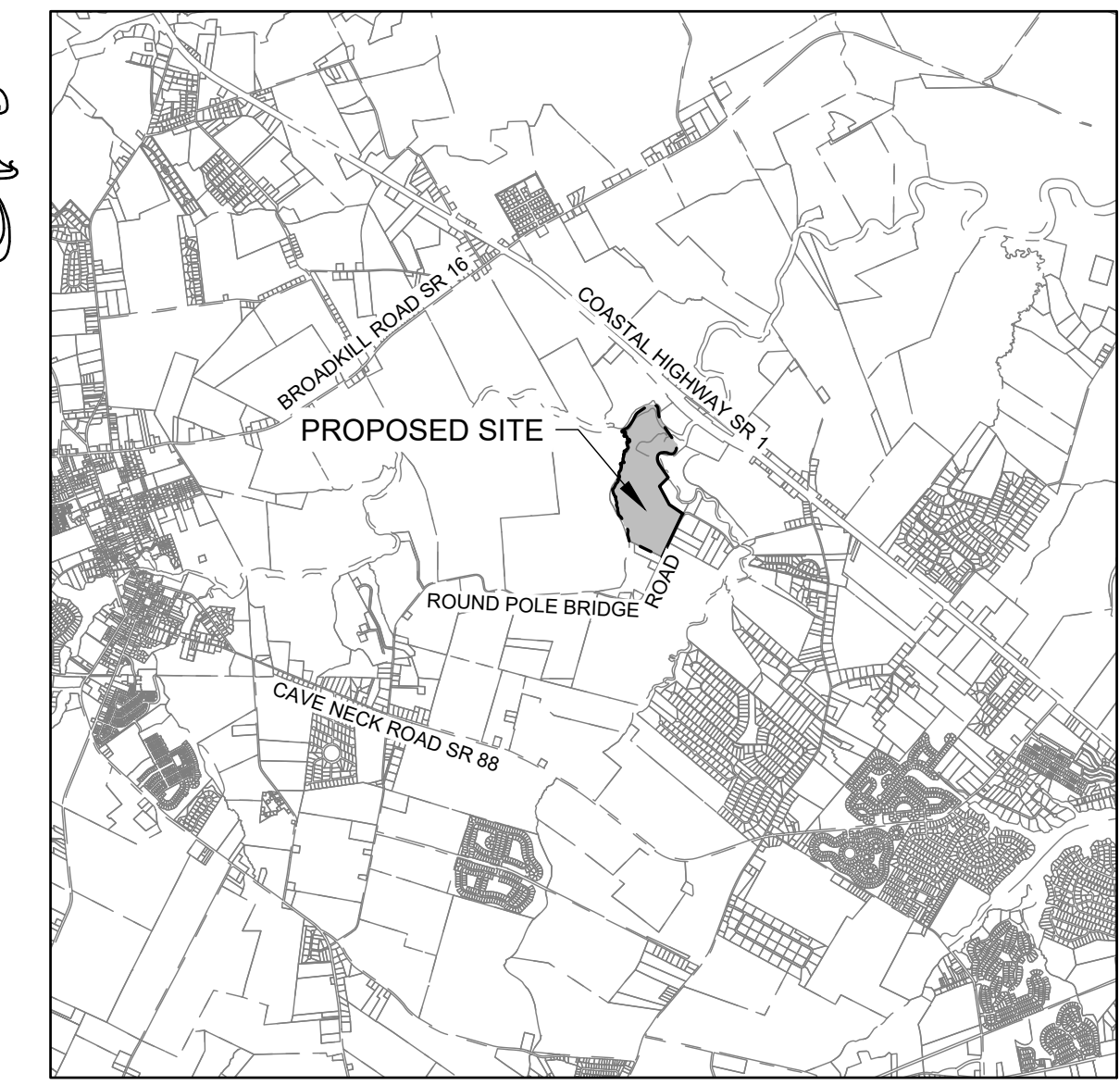
**FLOODPLAIN MAP**  
 SCALE: 1" = 1,000'



**WETLANDS MAP**  
 SCALE: 1" = 1,000'



**SITE OVERVIEW & ADJACENT ZONING**  
 SCALE: 1" = 500'



**LOCATION MAP**  
 SCALE: 1" = 1 MILE

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	---	---
SOIL BORING	---	---
WOODS	---	---
FENCE	---	---
SIDEWALK	---	---
BUILDING	---	---
WETLAND BUFFER	---	---
WETLAND AREA	---	---
FLOODPLAIN AREA	---	---

**INDEX OF DRAWINGS**

Sheet Number	Sheet Title
T-1	COVER SHEET
T-2	PROJECT NOTES
E-1	EXISTING FEATURES PLAN
O-1	OVERVIEW SHEET
C-1	PRELIMINARY SITE PLAN
C-2	PRELIMINARY SITE PLAN
C-3	PRELIMINARY SITE PLAN
C-4	PRELIMINARY SITE PLAN
C-5	PRELIMINARY SITE PLAN
C-6	PRELIMINARY SITE PLAN
C-7	PRELIMINARY SITE PLAN

**PROJECT TEAM**

**OWNER/DEVELOPER**  
 LIMITLESS DEVELOPMENT CONSULTING, INC.  
 26412 BROADKILL RD.  
 MILTON, DE 19968  
 302-684-4844

**SITE ENGINEER & SURVEYOR**  
 SCALED ENGINEERING, INC.  
 20246 COASTAL HIGHWAY  
 REHOBOTH BEACH, DE 19971  
 (302) 236-3600

LIMIT OF DISTURBANCE: \_\_\_ ACRES

**CALL Miss Utility of Delmarva  
 BEFORE YOU DIG  
 800-282-8555 or 811**

**OWNER(S) CERTIFICATION -  
 EROSION & SEDIMENT CONTROL**

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT. AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

LIMITLESS DEVELOPMENT CONSULTING, INC. DATE  
 26412 BROADKILL RD.  
 MILTON, DE 19968  
 302-684-4844

**WETLANDS STATEMENT**

SCALED ENGINEERING, INC. HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS PLAT TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBAQUEOUS LAND REGULATIONS AND SECTION 404 OF THE CLEAN WATER ACT. SCALED ENGINEERING, INC.'S REVIEW WAS CONDUCTED IN GENERAL ACCORDANCE WITH THE TECHNIQUES AND CRITERIA PROVIDED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL: ATLANTIC AND GULF COASTAL PLAN REGION (VERSION 2.0), DATED NOVEMBER 2010. NO WETLANDS OR WATERWAYS WERE OBSERVED WITHIN THE BOUNDARIES OF THIS PLAT. NO STATE OR FEDERAL JURISDICTIONAL APPROVAL WAS OBTAINED FOR THIS PROPERTY.

BRUCE B. BAGLEY, CPSS DATE

**SUSSEX COUNTY**

COMMISSION CHAIRMAN / SECRETARY DATE

COUNTY COUNCIL PRESIDENT DATE

**OWNER(S) CERTIFICATION**

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

LIMITLESS DEVELOPMENT CONSULTING, INC. DATE  
 26412 BROADKILL RD.  
 MILTON, DE 19968  
 302-684-4844

**ENGINEERS CERTIFICATION**

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

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) DATE  
 20246 COASTAL HIGHWAY  
 REHOBOTH BEACH, DE 19971

**GENERAL NOTES:**

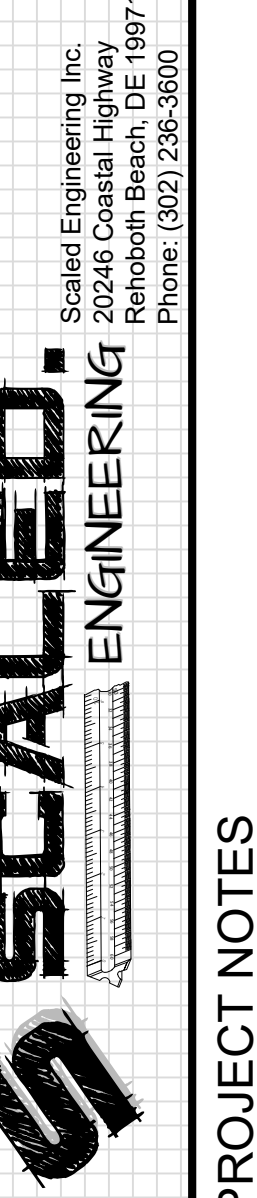
- STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCE SPECIFICALLY SHOWN ON THIS PLAN.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0481K, DATED MARCH 16, 2015; THE PROPERTY CONTAINS AREAS DESIGNATED AS ZONE "X" (SHADED) AND ZONE AE (AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD).
- WETLANDS DO EXIST ON THIS SITE AS SHOWN PER THE ONLINE DNRDC ENVIRONMENTAL NAVIGATOR.
- THE BOUNDARY, FLOODPLAIN, WETLAND AND TOPOGRAPHIC INFORMATION SHOWN IN THESE PLANS ARE BASED ON AVAILABLE ENVIRONMENTAL GIS DATA AND TAX MAPS. TOPOGRAPHIC & BOUNDARY SURVEY TO BE PERFORMED BY SCALED ENGINEERING, INC.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW, PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENT PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- FENCING IS PROPOSED ALONG RIGHT-OF-WAY ALONG ROUND POLE BRIDGE ROAD.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES RELATED TO THE RESIDENTIAL PROPERTIES, HOMEOWNERS' ASSOCIATION PROPERTIES AND ROAD RIGHT-OF-WAY WITHIN THE PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS REQUIRED BY SUSSEX COUNTY, DELAWARE. SHOULD THE OWNER OR OWNERS OF THE PROPERTY DEFAULT IN THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES, THE HOMEOWNERS' ASSOCIATION SHALL HAVE THE RIGHT TO MAINTAIN THE FACILITIES SUBJECT TO THE TERMS AND CONDITIONS OF THE COVENANTS.
- AMENITIES TO BE BUILT AS A SEPARATE PHASE.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO SUSSEX COUNTY.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- ALL UTILITY MATERIALS, INSTALLATION, TESTING AND INSPECTION SHALL BE PERFORMED IN ACCORDANCE WITH THE SUSSEX COUNTY "STANDARD SPECIFICATIONS FOR INSTALLATION OF UTILITY CONSTRUCTION PROJECTS AND SUBDIVISION PAVEMENT DESIGN", LATEST EDITION.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION MAY BE CONDUCTED BY THE OWNER AND ENGINEER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND

- MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    - OWNERS(S)
    - DELAWARE DEPARTMENT OF TRANSPORTATION (DelDOT)
    - SUSSEX CONSERVATION DISTRICT
    - STATE OF DELAWARE FIRE MARSHALS OFFICE
    - ELECTRIC PROVIDER
    - SCALED ENGINEERING INC.
  - THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE EXPENSE OF THE CONTRACTOR.
  - EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIP LINE AREA OF ANY TREE.
  - THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
  - THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
  - DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
  - THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
  - THE DNRDC SEDIMENT AND STORMWATER PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
  - REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
  - IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNRDC OR THE DELEGATED AGENCY.
  - FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
  - ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
  - AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNRDC WELL PERMITTING BRANCH.
  - APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
  - POST CONSTRUCTION VERIFICATION DOCUMENTS ARE TO BE SUBMITTED TO THE DNRDC SEDIMENT AND STORMWATER PROGRAM [OR, THE RELEVANT DELEGATED AGENCY] WITHIN 60-DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION.
  - APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
  - THE NOTICE OF INTENT FOR STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER A NPDES GENERAL PERMIT FOR THIS PROJECT IS # 5854. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES, A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNRDC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNRDC.
  - THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT ASSOCIATED WITH THE PROJECT, INCLUDING, BUT NOT LIMITED TO, PERFORMING WEEKLY SITE INSPECTIONS DURING CONSTRUCTION AND AFTER RAIN EVENTS, AND MAINTAINING WRITTEN LOGS OF THESE INSPECTIONS.
  - BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1.800.282.8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
  - THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT

- SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7. DEL. C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL 3.02.4.1-5 CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
  - DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS, SEED TAGS, SOIL AMENDMENT TAGS, ETC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIFY THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN. THE DEPARTMENT OR DELEGATED AGENCY MAY REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH SPECIFICATIONS PROVIDED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, OR ALTERNATIVE MEASURES THAT PROVIDE FUNCTIONAL EQUIVALENCY.
  - 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 THE ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. AGRICULTURAL USE PROTECTION NOTICE, AS REQUIRED BY SECTION 99-6(G) OF THE SUSSEX COUNTY CODE SHALL BE INCORPORATED IN THE DEED RESTRICTIONS AND ANY LEASES OR SOLE AGREEMENTS FOR ALL LOTS.
  - ALL DOCKS SHALL NOT PROJECT MORE THAN 10% THE WIDTH OF THE WATERWAY AND MUST COMPLY WITH APPLICABLE COUNTY ORDINANCES, STATE LAWS AND APPLICABLE REGULATIONS OF THE UNITED STATES ARMY CORPS OF ENGINEERS (§115-186(B)(1)).
  - LOTS 1-24 PER HOA RESTRICTIONS SHALL NOT BE SUBDIVIDED. REFER TO HOA DOCUMENTS FOR LOT 25 (RESERVED) USES AND RESTRICTIONS.

**SITE DATA:**

1. TAX MAP NUMBER:	235-15.00-34.00
2. DEED BOOK REF.:	DB 4423 PG 101
3. ZONING:	EXISTING PROPOSED AR-1 (AGRICULTURAL RESIDENTIAL) AR-1 (AGRICULTURAL RESIDENTIAL)
4. USE:	EXISTING PROPOSED AGRICULTURE RESIDENTIAL SUBDIVISION
5. AREA:	EXISTING PROPOSED 125.8 ACRES (BASED ON "CEDAR KNOLL SUBDIVISION" PLAN PB 72 PG 36 BY MILLER LEWIS, INC.) 125.8 ACRES (BASED ON "CEDAR KNOLL SUBDIVISION" PLAN PB 72 PG 36 BY MILLER LEWIS, INC.)
6. PROPOSED UNITS:	24 SINGLE FAMILY W/1 RESERVED LOT) - 25 TOTAL LOTS
7. PROPOSED CONSTRUCTION:	WOOD/CONCRETE BLOCK
8. COASTAL AREA:	PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE AREA
9. SOURCE WATER PROTECTION:	PROJECT IS NOT LOCATED WITHIN A
10. WELLHEAD PROTECTION AREA:	PROJECTS IS NOT LOCATED WITHIN THE "FAIR" GROUNDWATER RECHARGE AREA.
11. HEIGHT, AREA, AND BULK REQUIREMENTS (AR-1):	MAXIMUM HEIGHT 42 FT MINIMUM LOT AREA 32,670 SQ FT. MINIMUM LOT WIDTH (FEET) 100 FT MINIMUM LOT DEPTH (FEET) 100 FT
12. MINIMUM YARD REQUIREMENTS:	FRONT 30 FT (60 FT PER HOA RESTRICTIONS) CORNER YARD 15 FT SIDE 15 FT REAR 20 FT
13. OPEN SPACE:	A 0.69 AC B 0.56 AC C 13.50 AC
14. SITE AREA AND ACREAGE:	GROSS ACREAGE / NET DEVELOPMENT AREA 125.80 AC  LOTS 1-24 98.28 AC LOT 25 (RESERVED) 6.37 AC DELDOT R.O.W. DEDICATION 0.16 AC PRIVATE ROAD R.O.W. 6.24 AC TOTAL OPEN SPACE 14.75 AC (12%) TOTAL : 125.80 AC
15. IMPERVIOUS AREA:	ROADWAY OPEN SPACE A 0 AC OPEN SPACE B 0 AC OPEN SPACE C 0 AC LOTS 1-24 (20,000 SF ASSUMED PER LOT) 11.02 AC LOT 25 (RESERVED) (40,000 SF ASSUMED) 6.37 AC TOTAL
16. TOTAL WOODLAND:	30.84 AC
17. TOTAL CLEARING:	11.50 AC (37%)
18. WATER:	PRIVATE WELL
19. SEWER:	PRIVATE SEPTIC
20. FIRE DISTRICT:	MILTON
21. SCHOOL DISTRICT:	CAPE HENLOPEN
22. VERTICAL DATUM:	NAVD 88
23. HORIZONTAL DATUM:	NAV 83
24. WETLANDS DO EXIST ON THIS SITE AS SHOWN PER PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY.	
25. THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0167K ZONE X, MARCH 16, 2015.	



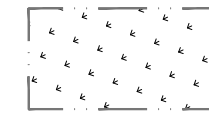
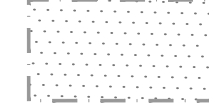
PROJECT NOTES

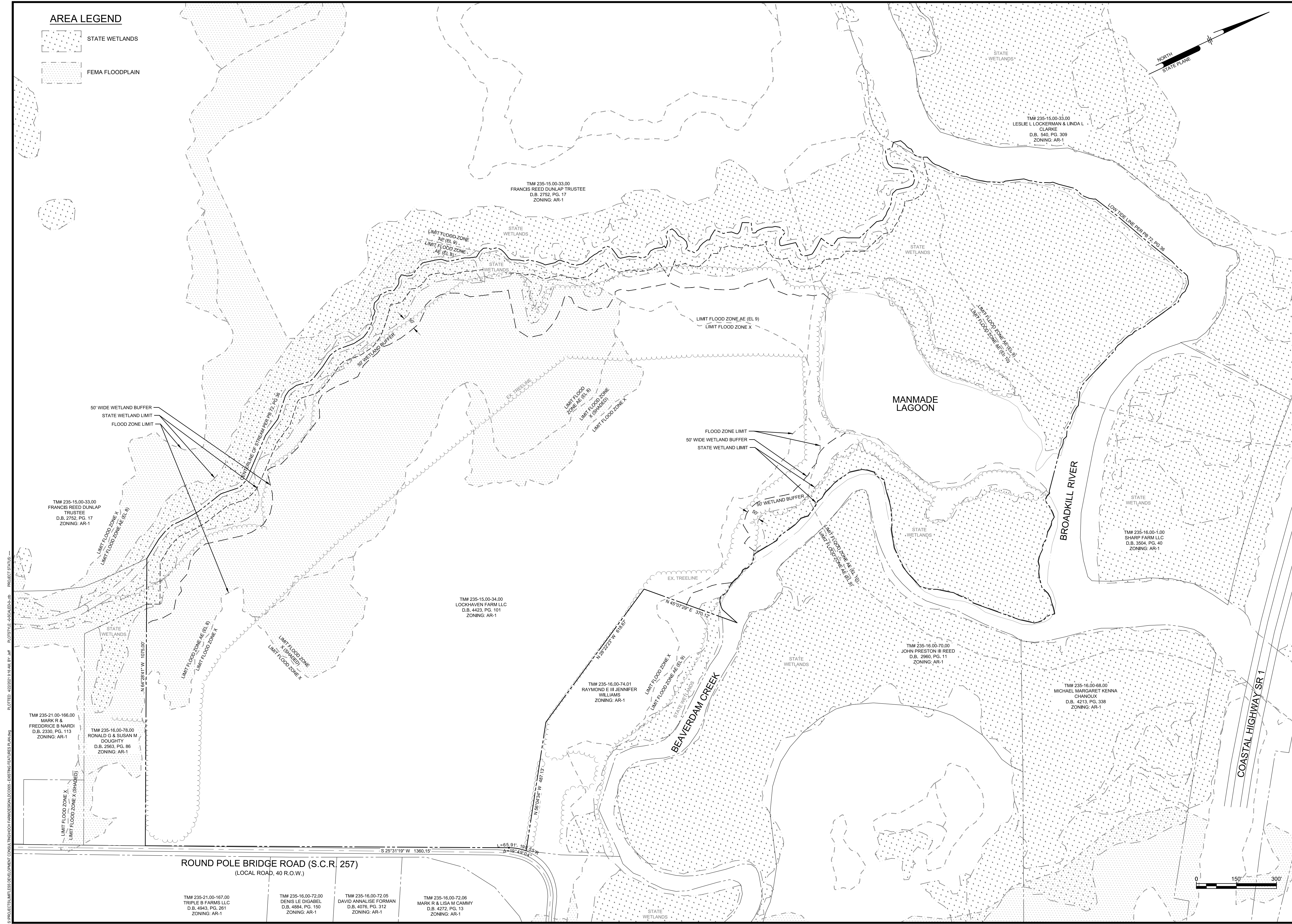
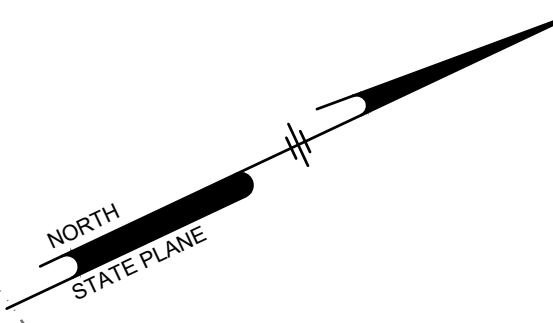
LOCKHAVEN  
TM: 235-15.00-34.00  
LIMITLESS DEVELOPMENT CONSULTING, LLC

Date:	APRIL 2021
Scale:	AS NOTED
Dwn.By:	JRE
Proj.No.:	LDC0005
Dwg.No.:	

T-2

**AREA LEGEND**

-  STATE WETLANDS
-  FEMA FLOODPLAIN



**ROUND POLE BRIDGE ROAD (S.C.R. 257)**  
(LOCAL ROAD, 40 R.O.W.)

- TM# 235-21.00-167.00  
TRIPLE B FARMS LLC  
D.B. 4943, PG. 281  
ZONING: AR-1
- TM# 235-16.00-72.00  
DENIS LE DIGABEL  
D.B. 4884, PG. 150  
ZONING: AR-1
- TM# 235-16.00-72.05  
DAVID ANNALISE FORMAN  
D.B. 4078, PG. 312  
ZONING: AR-1
- TM# 235-16.00-72.06  
MARK R & LISA M CAMMY  
D.B. 4272, PG. 13  
ZONING: AR-1

**SCALED ENGINEERING**  
Scaled Engineering Inc.  
2030 Highway 101  
RoboTech Beach, DE 19871  
Phone: (302) 236-3600

**EXISTING FEATURES PLAN**

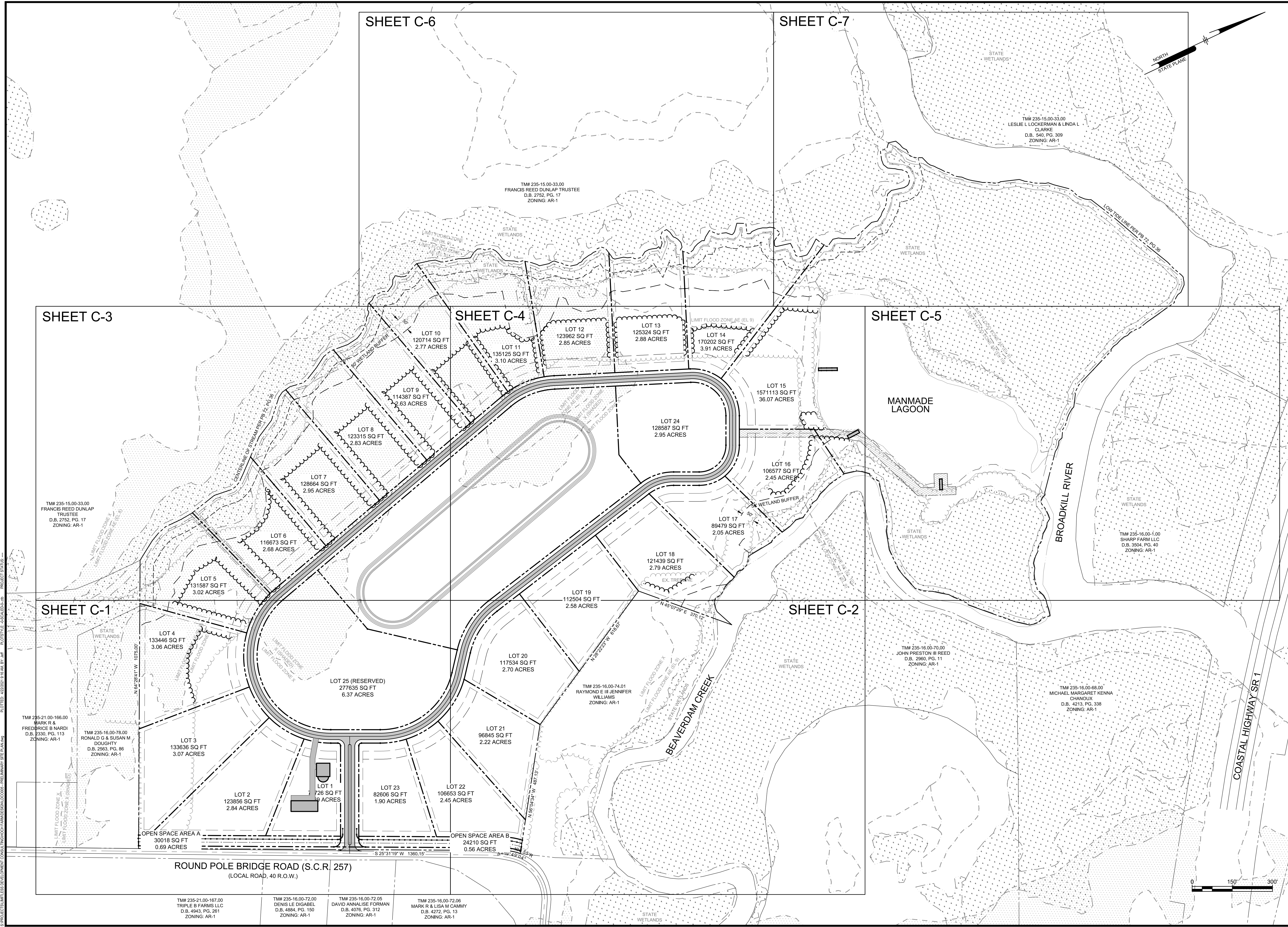
**LOCKHAVEN**  
**TM: 235-15.00-34.00**  
**LIMITLESS DEVELOPMENT CONSULTING, LLC**

Date: APRIL 2021  
Scale: 1" = 150'  
Dwn.By: JRE  
Proj.No.: LDCC005  
Dwg.No.:

**E-1**

S:\PROJECTS\LIMITLESS DEVELOPMENT CONSULTING\LOCKHAVEN\LOCK005 - EXISTING FEATURES PLAN.dwg PROJECT STATUS: PLOTTED: 4/22/21 1:14:45 PM BY: JRE PLOTTED: SCALED-08

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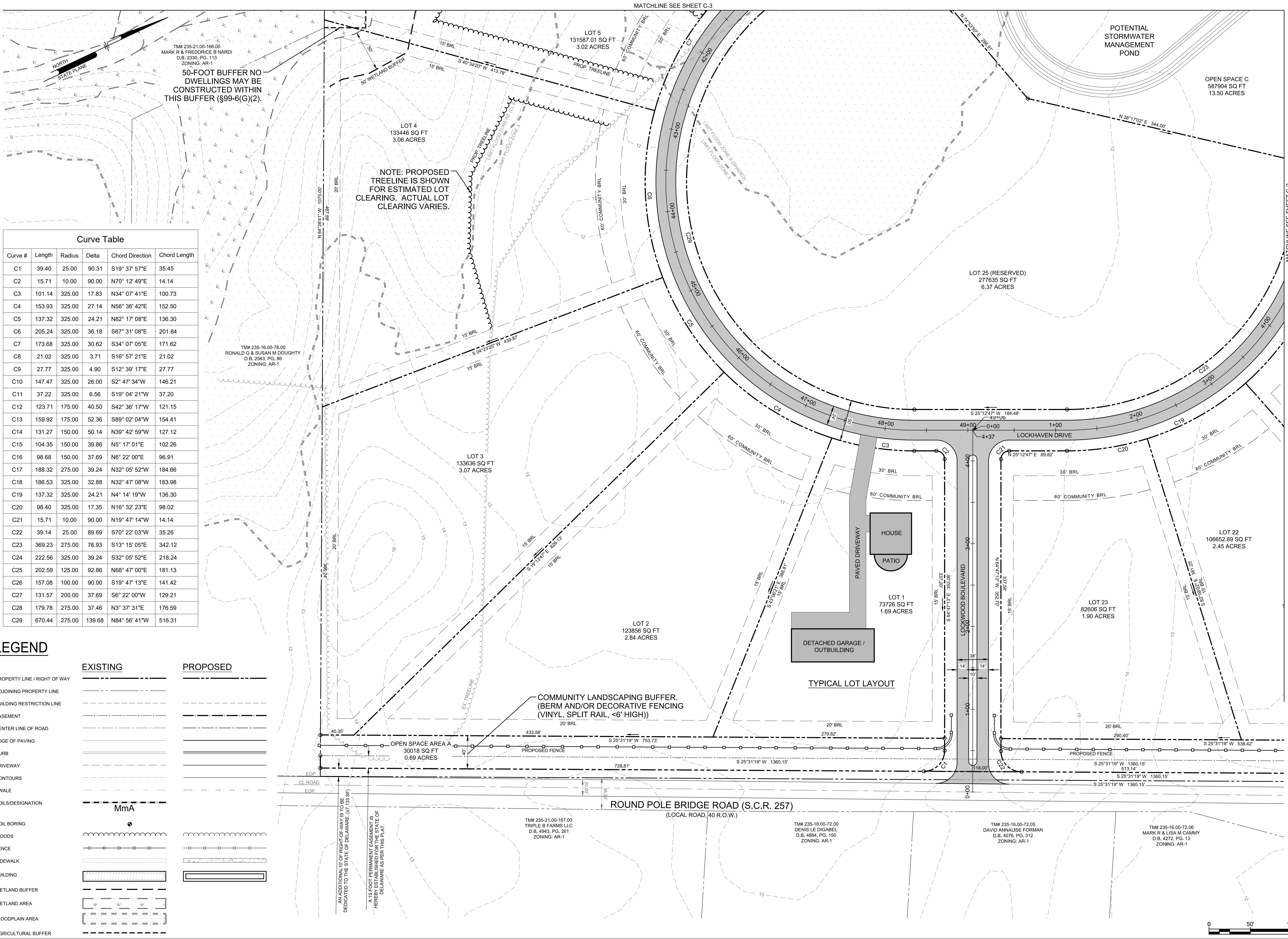


**LOCKHAVEN**  
**TM: 235-15.00-34.00**  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

**SCALED**  
 ENGINEERING

Scale: 1" = 150'  
 Date: APRIL 2021  
 Dwn By: JRE  
 Proj No.: LDCC005  
 Dwg No.: **0-1**

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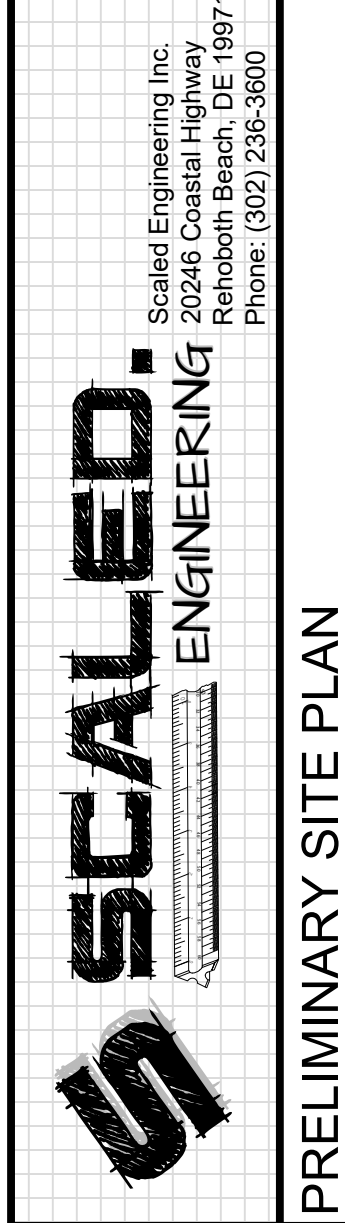
50-FOOT BUFFER NO DWELLINGS MAY BE CONSTRUCTED WITHIN THIS BUFFER (§99-6(G)(2)).

NOTE: PROPOSED TREELINE IS SHOWN FOR ESTIMATED LOT CLEARING. ACTUAL LOT CLEARING VARIES.

Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	39.40	25.00	90.31	S19° 37' 57"E	35.45
C2	15.71	10.00	90.00	N70° 12' 49"E	14.14
C3	101.14	325.00	17.83	N34° 07' 41"E	100.73
C4	153.93	325.00	27.14	N56° 36' 42"E	152.50
C5	137.32	325.00	24.21	N82° 17' 08"E	136.30
C6	205.24	325.00	36.18	S67° 31' 08"E	201.84
C7	173.68	325.00	30.62	S34° 07' 05"E	171.62
C8	21.02	325.00	3.71	S16° 57' 21"E	21.02
C9	27.77	325.00	4.90	S12° 39' 17"E	27.77
C10	147.47	325.00	26.00	S2° 47' 34"W	146.21
C11	37.22	325.00	6.56	S19° 04' 21"W	37.20
C12	123.71	175.00	40.50	S42° 36' 17"W	121.15
C13	159.92	175.00	52.36	S89° 02' 04"W	154.41
C14	131.27	150.00	50.14	N39° 42' 59"W	127.12
C15	104.35	150.00	39.86	N5° 17' 01"E	102.26
C16	98.68	150.00	37.69	N6° 22' 00"E	96.91
C17	188.32	275.00	39.24	N32° 05' 52"W	184.66
C18	186.53	325.00	32.88	N32° 47' 08"W	183.98
C19	137.32	325.00	24.21	N4° 14' 19"W	136.30
C20	98.40	325.00	17.35	N16° 32' 23"E	98.02
C21	15.71	10.00	90.00	N19° 47' 14"W	14.14
C22	39.14	25.00	89.69	S70° 22' 03"W	35.26
C23	369.23	275.00	76.93	S13° 15' 05"E	342.12
C24	222.56	325.00	39.24	S32° 05' 52"E	218.24
C25	202.59	125.00	92.86	N68° 47' 00"E	181.13
C26	157.08	100.00	90.00	S19° 47' 13"E	141.42
C27	131.57	200.00	37.69	S6° 22' 00"W	129.21
C28	179.78	275.00	37.46	N3° 37' 31"E	176.59
C29	670.44	275.00	139.68	N84° 56' 41"W	516.31

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	---	---
SOIL BORING	●	●
WOODS	---	---
FENCE	---	---
SIDEWALK	---	---
BUILDING	---	---
WETLAND BUFFER	---	---
WETLAND AREA	---	---
FLOODPLAIN AREA	---	---
AGRICULTURAL BUFFER	---	---

PROJECT: UNLIMITED DEVELOPMENT CONSULTING/ARCHITECTURE/ENGINEERING - PRELIMINARY SITE PLAN/DM  
 PLOTTED: 4/20/21 11:41 AM BY: JMK  
 PROJECT: UNLIMITED DEVELOPMENT CONSULTING/ARCHITECTURE/ENGINEERING - PRELIMINARY SITE PLAN/DM

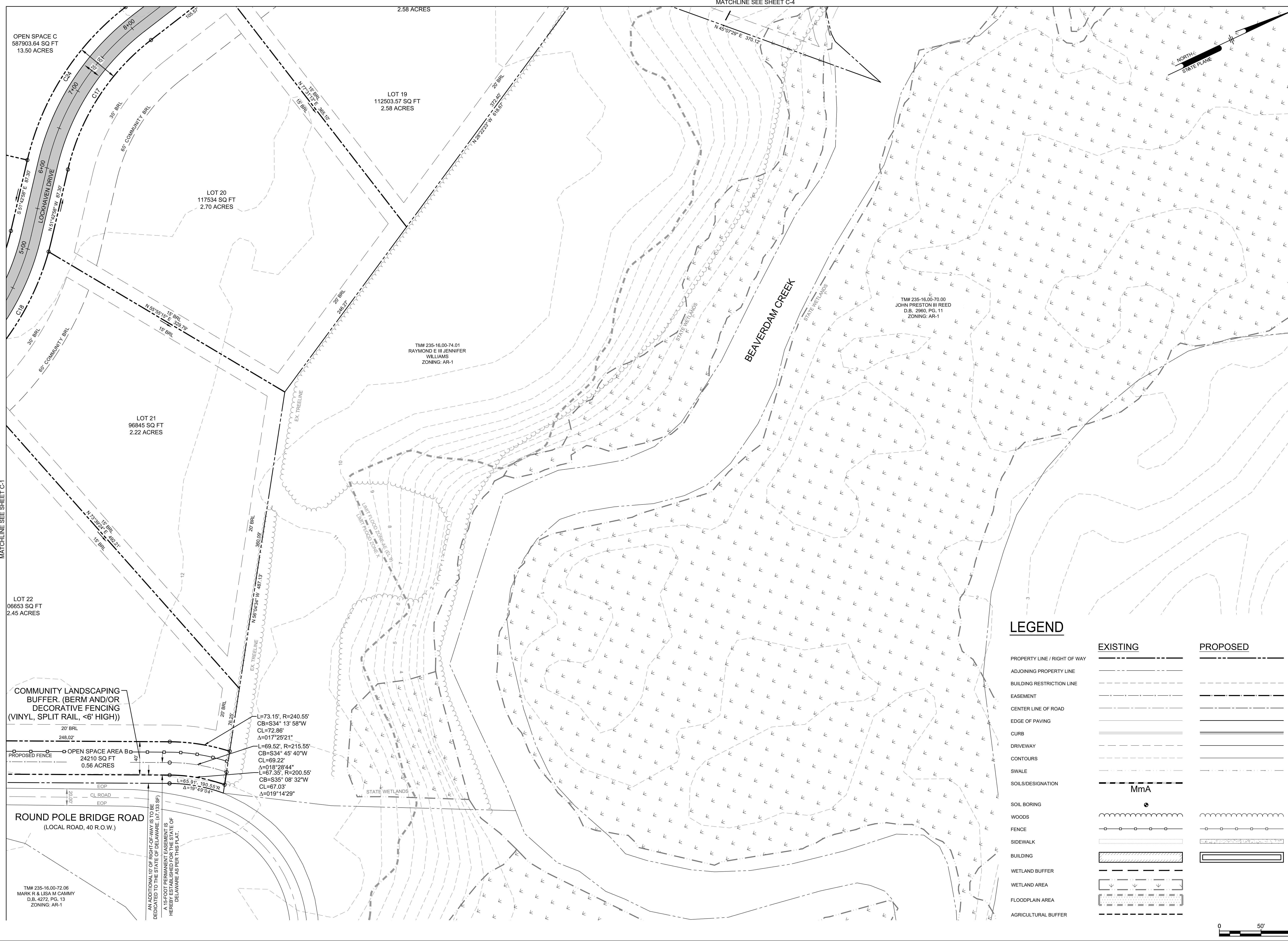


SCALED ENGINEERING  
 20300 Highway 101  
 Rehoboth Beach, DE 19871  
 Phone: (302) 236-3600

**LOCKHAVEN**  
 TM: 235-15.00-34.00  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021  
 Scale: 1" = 50'  
 Dwn.By: JRE  
 Proj.No.: LDC0005  
 Dwg.No.: C-1

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OPEN SPACE C  
587903.64 SQ FT  
13.50 ACRES

LOT 19  
112503.57 SQ FT  
2.58 ACRES

LOT 20  
117534 SQ FT  
2.70 ACRES

LOT 21  
96845 SQ FT  
2.22 ACRES

LOT 22  
06653 SQ FT  
2.45 ACRES

TMM 235-16.00-74.01  
RAYMOND E III JENNIFER  
WILLIAMS  
ZONING: AR-1

TMM 235-16.00-70.00  
JOHN PRESTON III REED  
D.B. 2960, PG. 11  
ZONING: AR-1

COMMUNITY LANDSCAPING  
BUFFER. (BERM AND/OR  
DECORATIVE FENCING  
(VINYL, SPLIT RAIL, <6' HIGH))

OPEN SPACE AREA B  
24210 SQ FT  
0.56 ACRES

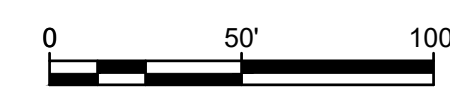
ROUND POLE BRIDGE ROAD  
(LOCAL ROAD, 40 R.O.W.)

TMM 235-16.00-72.06  
MARK R & LISA M CAMMY  
D.B. 4272, PG. 13  
ZONING: AR-1

AN ADDITIONAL 10' OF RIGHT-OF-WAY IS TO BE  
DEDICATED TO THE STATE OF DELAWARE (47,133 SF)  
A 15-FOOT PERMANENT EASEMENT IS  
RESERVED TO THE STATE OF  
DELAWARE AS PER THIS PLAN.

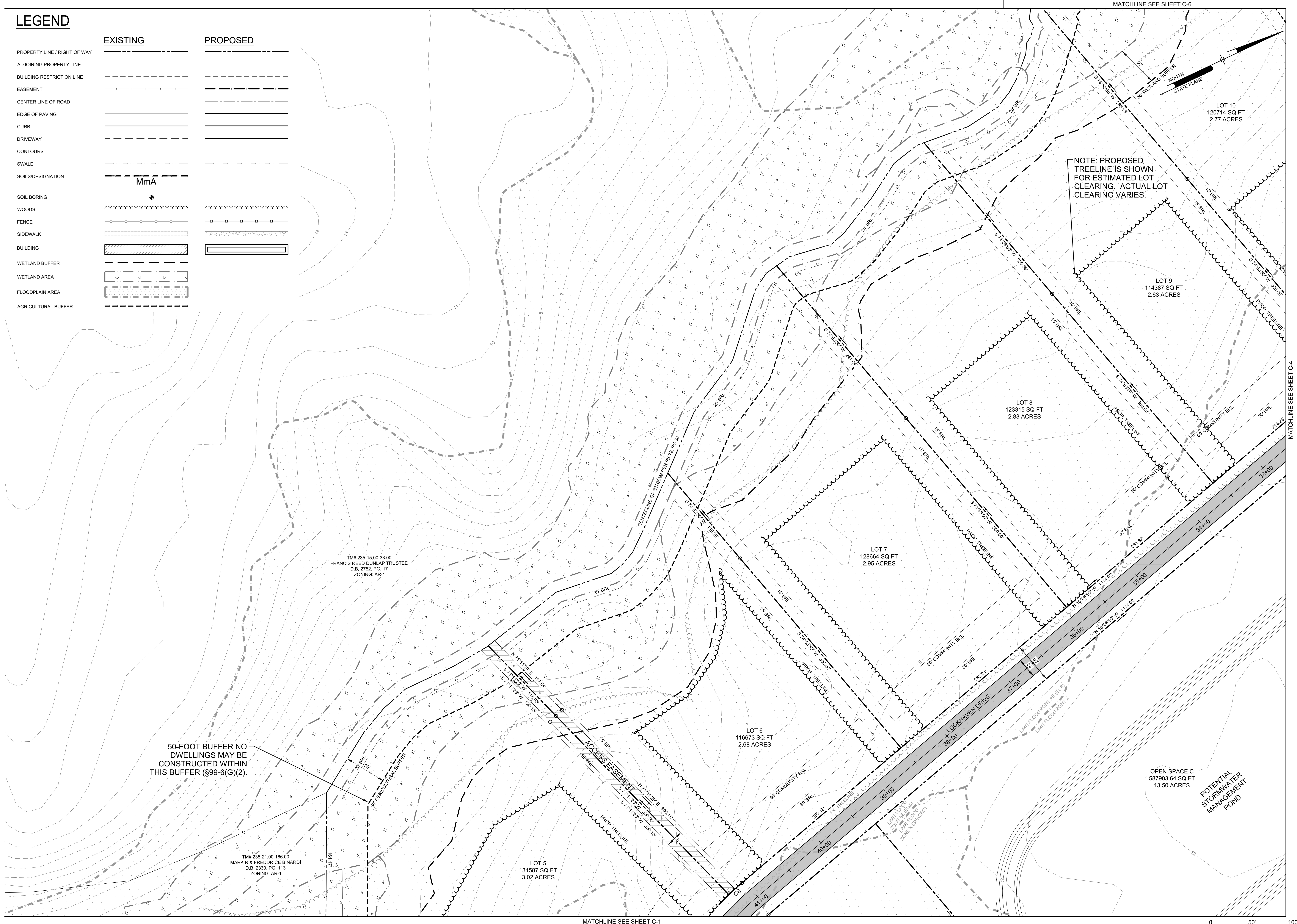
**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	[Solid Dashed Line]	[Dashed Line]
ADJOINING PROPERTY LINE	[Solid Line]	[Solid Line]
BUILDING RESTRICTION LINE	[Dashed Line]	[Dashed Line]
EASEMENT	[Dashed Line]	[Dashed Line]
CENTER LINE OF ROAD	[Dashed Line]	[Dashed Line]
EDGE OF PAVING	[Solid Line]	[Solid Line]
CURB	[Double Solid Line]	[Double Solid Line]
DRIVEWAY	[Double Solid Line]	[Double Solid Line]
CONTOURS	[Dashed Line]	[Dashed Line]
SWALE	[Dashed Line]	[Dashed Line]
SOILS DESIGNATION	[Dashed Line]	[Dashed Line]
	MmA	
SOIL BORING	[Symbol]	[Symbol]
WOODS	[Symbol]	[Symbol]
FENCE	[Symbol]	[Symbol]
SIDEWALK	[Symbol]	[Symbol]
BUILDING	[Symbol]	[Symbol]
WETLAND BUFFER	[Symbol]	[Symbol]
WETLAND AREA	[Symbol]	[Symbol]
FLOODPLAIN AREA	[Symbol]	[Symbol]
AGRICULTURAL BUFFER	[Symbol]	[Symbol]



**LEGEND**

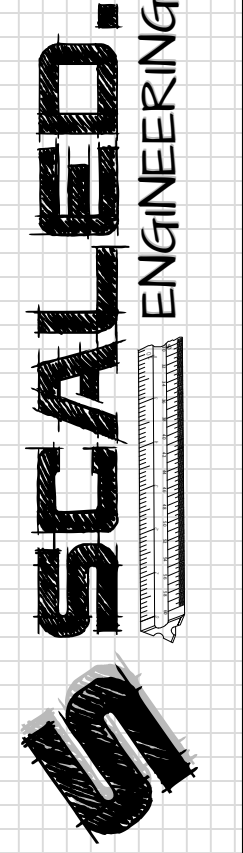
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PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
SOILS/DESIGNATION	MmA	MmA
SOIL BORING	○	○
WOODS	~	~
FENCE	□	□
SIDEWALK	---	---
BUILDING	▨	▨
WETLAND BUFFER	---	---
WETLAND AREA	---	---
FLOODPLAIN AREA	---	---
AGRICULTURAL BUFFER	---	---



50-FOOT BUFFER NO DWELLINGS MAY BE CONSTRUCTED WITHIN THIS BUFFER (\$99-6(G)(2).

NOTE: PROPOSED TREELINE IS SHOWN FOR ESTIMATED LOT CLEARING. ACTUAL LOT CLEARING VARIES.

PROJECT: TM# 235-15.00-34.00 - PRELIMINARY SITE PLAN - DATE: 04/20/21 - BY: JRE - PROJECT STATUS: PLOTTED - 4/20/21 11:48:34 AM



PRELIMINARY SITE PLAN

**LOCKHAVEN**

**TM: 235-15.00-34.00**

**LIMITLESS DEVELOPMENT CONSULTING, LLC**

Date: APRIL 2021  
 Scale: 1" = 50'  
 Dwn.By: JRE  
 Proj.No.: LDC0005  
 Dwg.No.:

**C-3**

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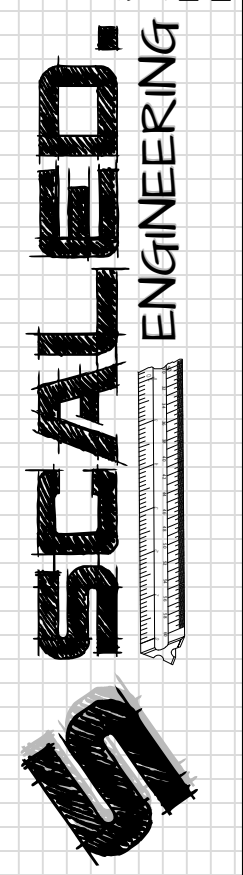
MATCHLINE SEE SHEET C-6

MATCHLINE SEE SHEET C-7



NOTE: PROPOSED TREELINE IS SHOWN FOR ESTIMATED LOT CLEARING. ACTUAL LOT CLEARING VARIES.

NOTE: LOCATION TO BE FIELD ADJUSTED BASED ON CONDITIONS. IF APPROVAL IS NEEDED FOR INSTALLATION - DEVELOPER WILL SEEK APPROVAL FOR INSTALLATION.



PRELIMINARY SITE PLAN

**LOCKHAVEN**  
 TM: 235-15.00-34.00  
 LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021  
 Scale: 1" = 50'  
 Dwn.By: JRE  
 Proj.No.: LDC0005  
 Dwg.No.:

**C-4**

S:\PROJECTS\LIMITLESS DEVELOPMENT CONSULTING\LOCKHAVEN\SCALED\0000 - PRELIMINARY SITE PLAN.dwg PLOTTED: 4/20/21 11:48:37 AM BY: JRE PROJECT STATUS: PROJECTS\LIMITLESS DEVELOPMENT CONSULTING\LOCKHAVEN\SCALED\0000 - PRELIMINARY SITE PLAN.dwg

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MATCHLINE SEE SHEET C-7

NORTH  
STATE PLANE

LOT 15  
1571113.48 SQ FT  
36.07 ACRES

MANMADE LAGOON

BROADKILL RIVER

BEAVERDAM CREEK

### LEGEND

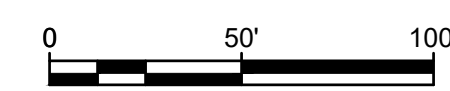
	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY		
ADJOINING PROPERTY LINE		
BUILDING RESTRICTION LINE		
EASEMENT		
CENTER LINE OF ROAD		
EDGE OF PAVING		
CURB		
DRIVEWAY		
CONTOURS		
SWALE		
SOILS/DESIGNATION		
	<b>MmA</b>	
SOIL BORING		
WOODS		
FENCE		
SIDEWALK		
BUILDING		
WETLAND BUFFER		
WETLAND AREA		
FLOODPLAIN AREA		
AGRICULTURAL BUFFER		

MATCHLINE SEE THIS SHEET

LOT 15  
1571113.48 SQ FT  
36.07 ACRES

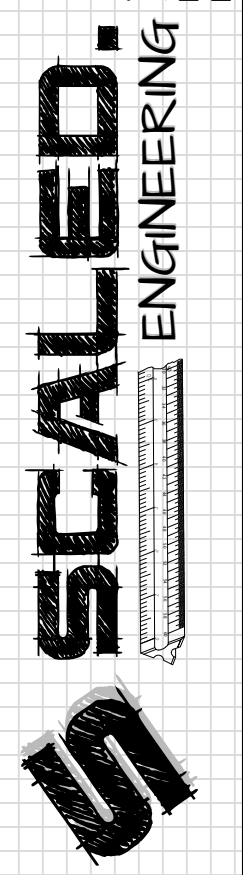
TM# 235-16.00-70.00  
JOHN PRESTON III REED  
D.B. 2960, PG. 11  
ZONING: AR-1

TM# 235-16.00-68.00



MATCHLINE SEE SHEET C-4

PROJECT: LIMITLESS DEVELOPMENT CONSULTING/HOCKEYRIDGE/LOCKHAVEN - PRELIMINARY SITE PLAN - PROJECT STATUS: PLOTTED: 4/20/21 9:17 AM BY: JRE PROJECT: SCALED-09



Scaled Engineering Inc.  
20300 Highway 101  
Rockwell Beach, DE 19871  
Phone: (302) 236-3600

PRELIMINARY SITE PLAN

LOCKHAVEN

TM: 235-15.00-34.00

LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021  
Scale: 1" = 50'  
Dwn.By: JRE  
Proj.No.: LDC0005  
Dwg.No.:

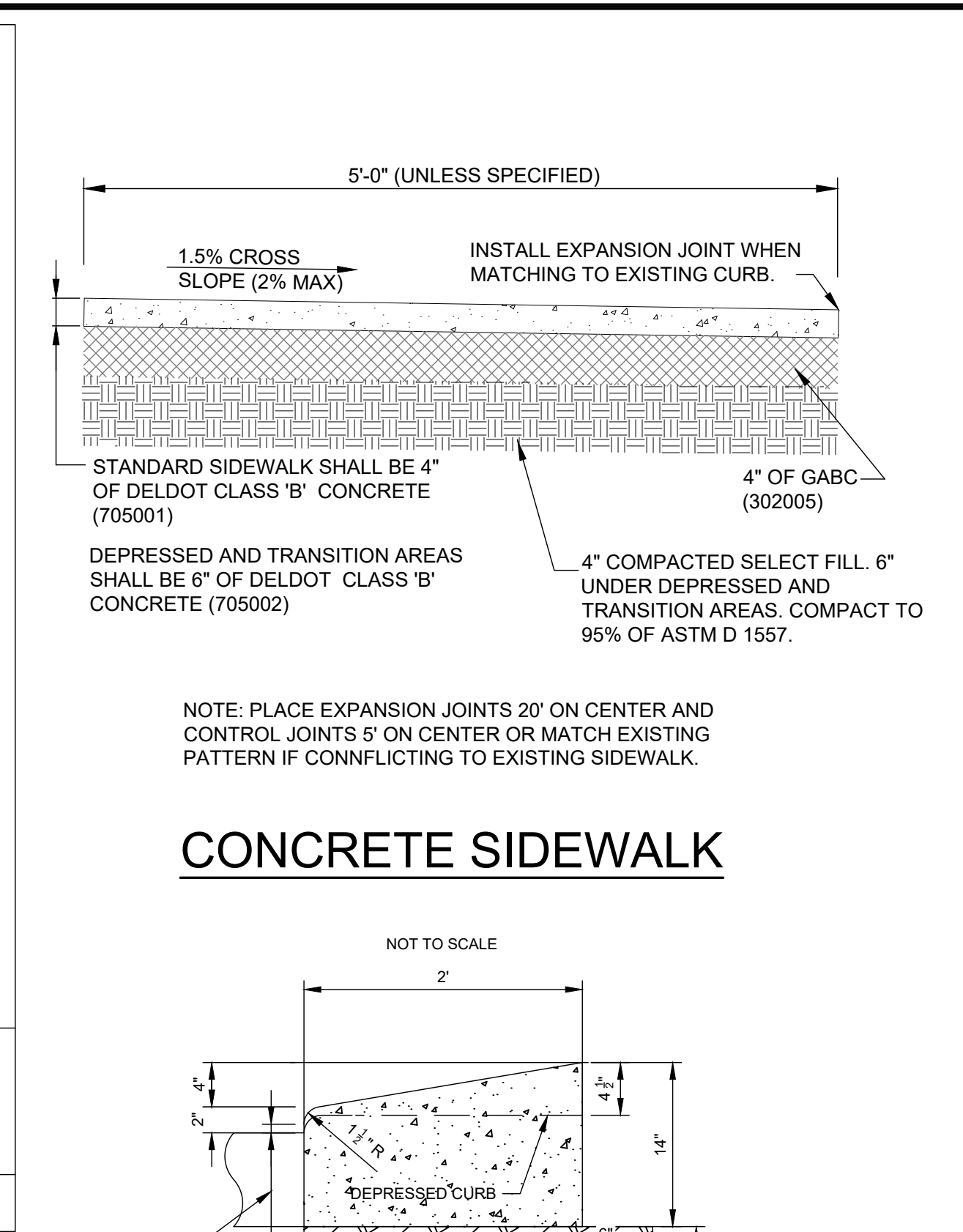
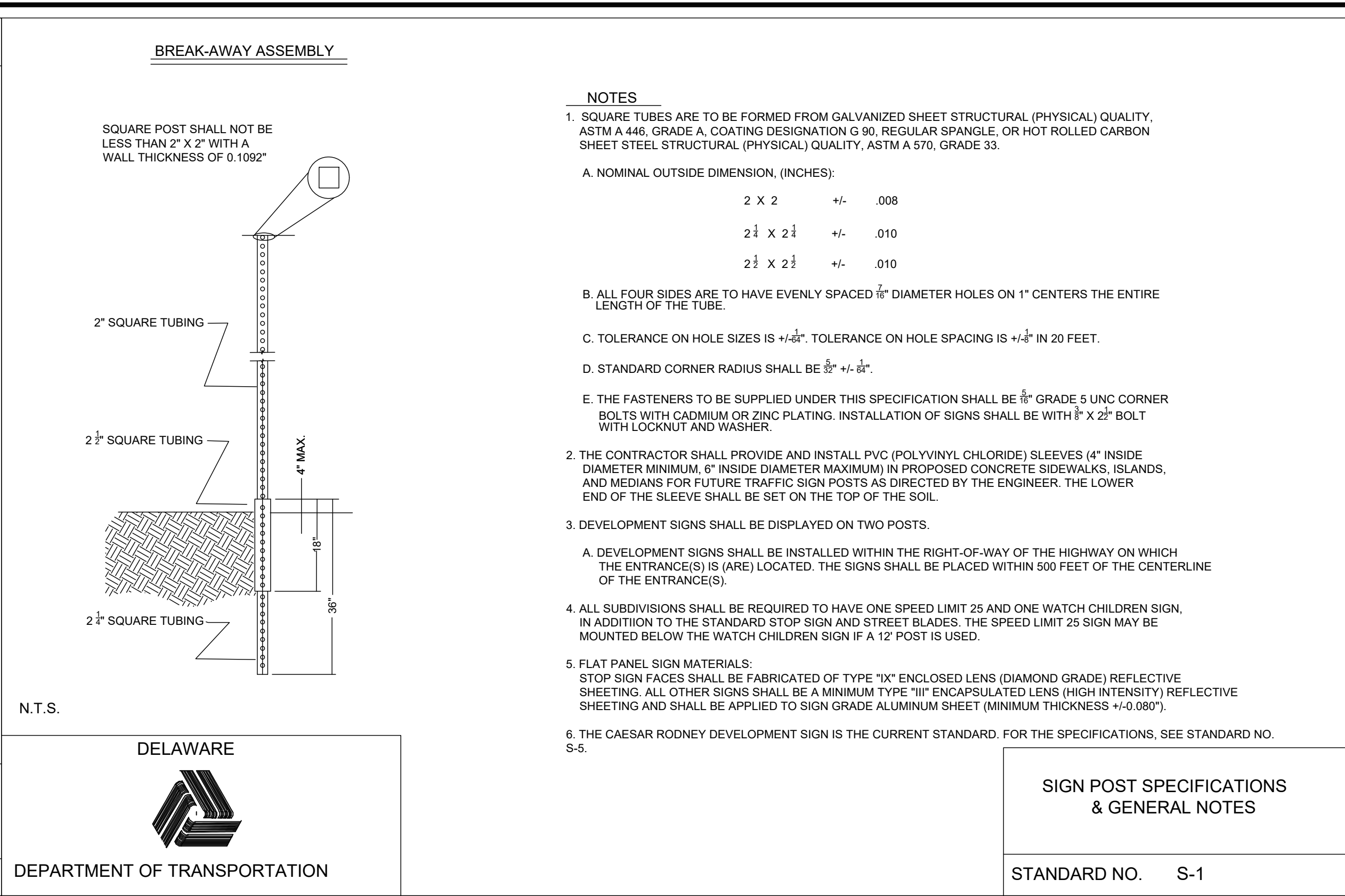
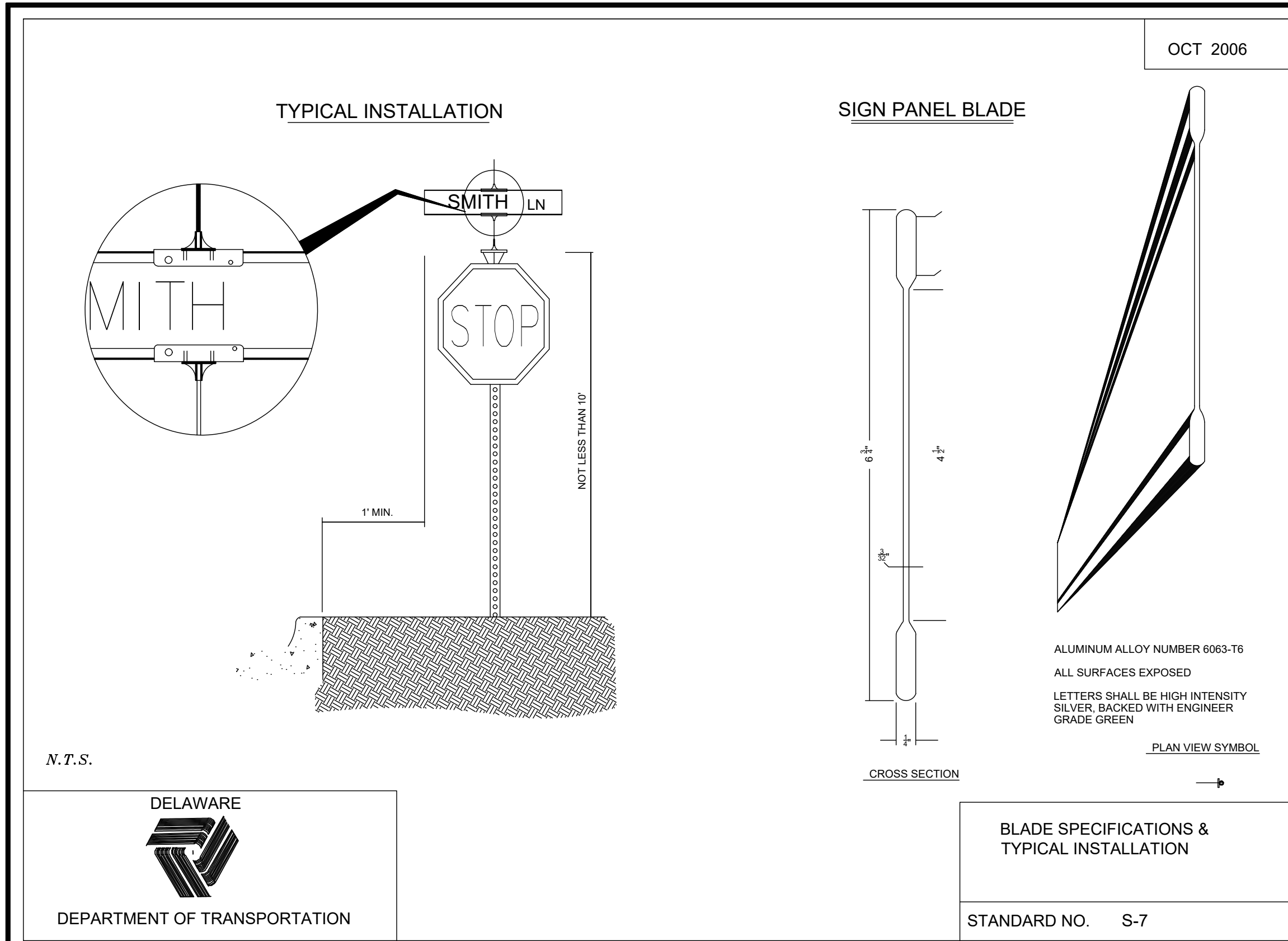
# C-5

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S:\PROJECTS\LIMITLESS DEVELOPMENT CONSULTING\HIGHWAY\SCALED\0200\0200 SITE DETAILS.dwg PLOTTED: 4/20/21 9:17 AM BY: JRE DATE: 4/20/21 9:17 AM BY: JRE



DEPARTMENT OF TRANSPORTATION

DEPARTMENT OF TRANSPORTATION

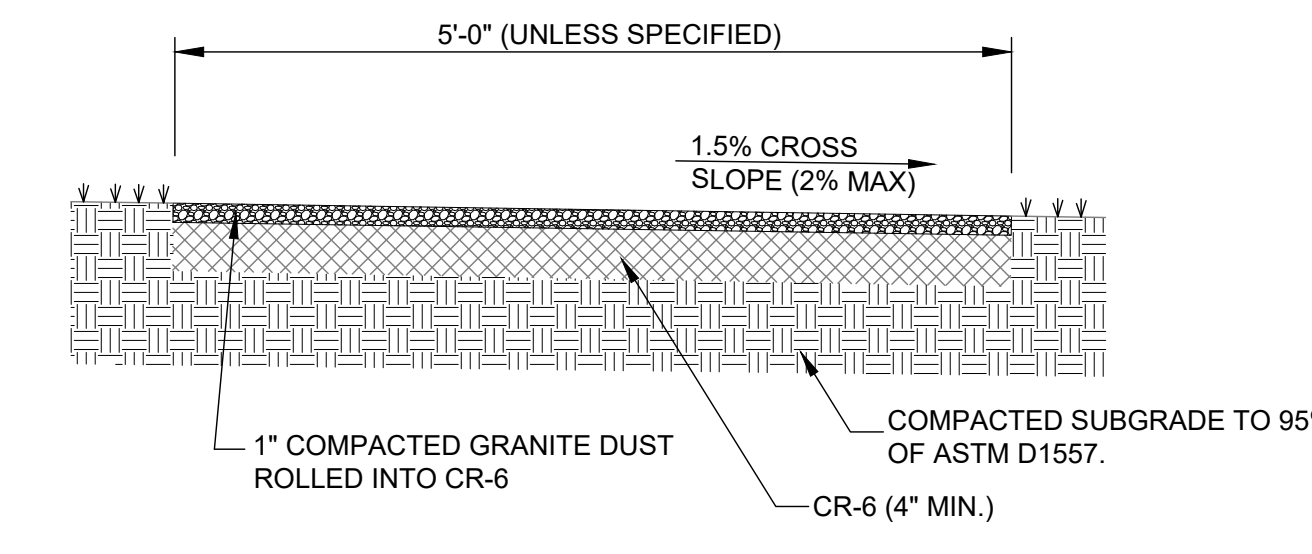
DEPARTMENT OF TRANSPORTATION

**STOP SIGN DETAIL**

**SIGN POST DETAIL**

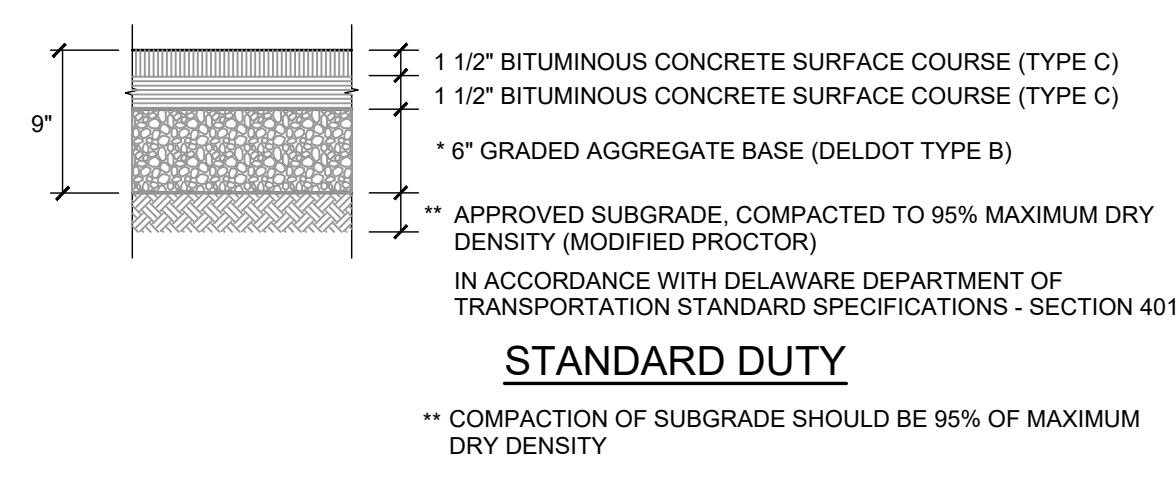
**CONCRETE SIDEWALK**

**P.C.C CURB TYPE 2**



**GRAVEL TRAIL**

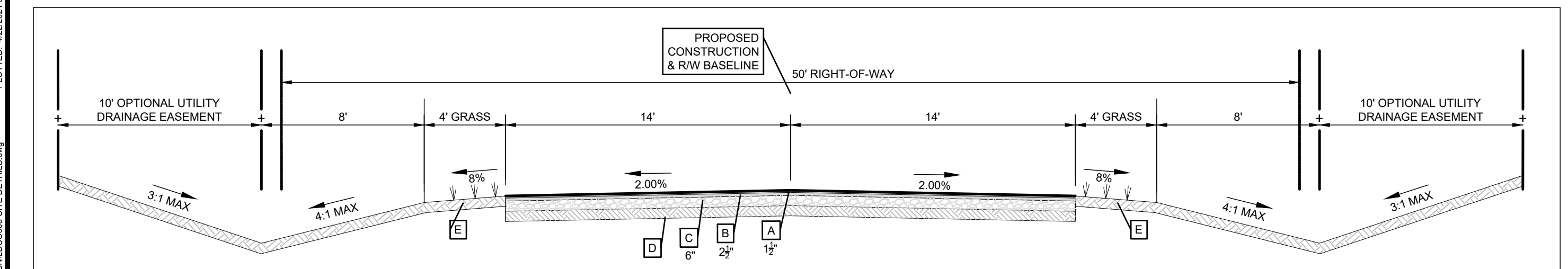
**CURB DETAIL**



**PAVING SECTION**

**MODIFIED P.C.C CURB TYPE 1-6**

**CURB DETAIL**



**TYPICAL SECTION - TYPE I OPEN DRAINAGE SUSSEX COUNTY STREET (PRIVATE)**

A	TYPE C SUPER PAVE, PG 64-22
B	TYPE B SUPER PAVE, PG 64-22
C	GRADED AGGREGATE BASE COURSE
D	SUBGRADE - SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD
E	TOPSOIL, 4" MIN. DEPTH

**CONSTRUCTION NOTES:**

- ROADWAY STAKEOUTS:
  - RIGHT-OF-WAY STAKES TO BE OFFSET A SIDE OF THE STAKE, MINIMUM OF FIVE (5) FEET OUTSIDE RIGHT-OF-WAY.
  - STATION NUMBERS TO BE INDICATED ON EACH.
  - CENTERLINE ROADWAY CUT AND CUT-LINE SHALL BE LOCATED ON THE SIDE OF THE STAKE WHICH FACES THE CENTERLINE. ALSO, A "CL" DESIGNATION SHALL BE INCLUDED.
  - THE SWALE CUT AND CUT-LINE SHALL BE INDICATED ON THE OUTSIDE OF THE STAKE, WHILE ALSO CONTAINING A "SW" DESIGNATION.
- THE CONTRACTOR SHALL PROVIDE TWO (2) WORKING DAYS NOTICE TO THE COUNTY INSPECTOR PRIOR TO PAVING. AT THIS TIME, THE INSPECTOR MAY REQUIRE THAT THE CONTRACTOR COMPLETE RELATED OR UNRELATED WORK ITEMS BEFORE PAVING BEGINS.
- SURFACE TREATMENT SHALL NOT BE APPLIED:
  - AFTER NOVEMBER 1 OR PRIOR TO APRIL 1, OR
  - WHEN THE TEMPERATURE IS BELOW 50°F, OR
  - ON ANY WET OR FROZEN SURFACE.
- HOT MIX SHALL NOT BE APPLIED:
  - WHEN TEMPERATURE IS BELOW 40°F, OR
  - ON ANY WET OR FROZEN SURFACE.
- FOR ALL WOODED AREAS, A SUFFICIENT AREA BEYOND THE RIGHT-OF-WAY LINE SHALL BE CLEARED AND GRUBBED, TO ALLOW PROPER GRADING OF THE ROADWAY SWALE AND BACKSLOPES.
- ALL DISTURBED AREAS MUST BE STABILIZED WITH 6-INCHES OF TOPSOIL, SEED AND MULCH.

Scaled Engineering Inc.  
20000  
Rehoboth Beach, DE 19871  
Phone: (302) 236-3600

TM: 235-15.00-34.00

LIMITLESS DEVELOPMENT CONSULTING, LLC

Date: APRIL 2021

Scale:

Dwn.By: JRE

Proj.No.: LDC0005

Dwg.No.:

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# LOCKHAVEN

(2020-08)

## PRELIMINARY MAJOR SUBDIVISION

TM: 235-15.00-34.00

ROUND POLE BRIDGE ROAD | SUSSEX COUNTY, DE



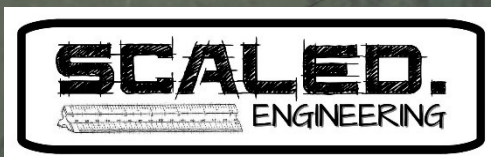
PROJECT  
SITE

### DEVELOPER:

LIMITLESS DEVELOPMENT CONSULTING, INC.  
26412 BROADKILL RD.  
MILTON, DE 19968

### ENGINEER | CONSULTANT:

SCALED ENGINEERING, INC.  
20246 COASTAL HIGHWAY  
REHOBOTH BEACH, DE 19971



© 2021 Google

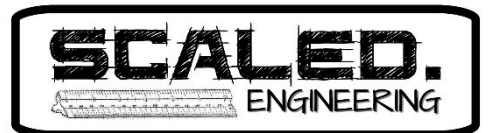
# **TABLE OF CONTENTS**

- A. Executive Summary**
- B. Data Column**
- C. Subdivision Application**
- D. Deed (Current)**
- E. Chapter 99-9(c) Response**
- F. Soil Feasibility Study**

## **Exhibits**

- 1. Sussex County Zoning Map**
- 2. 2020 State Strategies Map**
- 3. Flood Insurance Rate Map (FIRM) (FEMA)**
- 4. Future Land Use Map**
- 5. Aerial Maps**
  - a. 1961 Aerial Imagery (Firstmap) – No lagoon**
  - b. 1968 Aerial Imagery (Firstmap) – No lagoon**
  - c. 2017 Aerial Imagery (Firstmap) – Lagoon**
  - d. 2018 Aerial Imagery (Current – Firstmap) – Lagoon**
- 6. Residential Subdivision Plans (Large Format)**

**A.**





# **EXECUTIVE SUMMARY**

## **A. Land Use & Zoning**

- 1. Lockhaven - a Major Subdivision.**
- 2. The property is located on the North side of Round Pole Bridge Road, Southeast of Milton.**
- 3. The Owner of the property is Lockhaven Farm LLC.**
- 4. The Developer of the property is Limitless Development Consulting, Inc.**
- 5. The property is currently zoned AR-1. (Agricultural Residential District)**
- 6. The proposed application is a request for a Major Subdivision in the existing AR-1 (Agricultural Residential District).**
- 7. The property is in the Level 4 Area of the 2020 State Strategies Map.**
- 8. The property is in Low Density as depicted on the 2019 Future Land Use Map.**

## **B. Land Utilization**

- 1. The total acreage of the property is 125.8 acres of land per prior survey PB 72 PG 36 "Miller Lewes, Inc."**
- 2. The proposed community is to be designed for 25 single family lots (a density of 0.20 units/acre) with 14.75 acres (12%) of open space.**
- 3. The applicant requests a Major Subdivision.**
- 4. The proposed community will have a single access off Round Pole Bridge Road. DeIDOT will have the authority over Entrance location and approval.**
- 5. The property has 65.98 acres of wetlands located on site. Wetlands will remain undisturbed and protected by a 50' wetland buffer.**
- 6. The site consists of a 7.8 acre "Manmade" Lagoon, which was created between 1961 and 1968 during Route 1 bridge construction across the Broadkill River (See**

Aerial Exhibits). No buffer is proposed along this lagoon as it is manmade and will become an amenity to the properties along the lagoon. All construction of amenities such as docks, boat ramps, etc. into the lagoon would be properly permitted through the governing agencies.

7. The proposed community consists of active and passive open space. Most of the open space lies within the central area of the project and will consist of passive stormwater management as well as the possibility for active areas such as equestrian should the HOA choose to use this area for that purpose.

### **C. Environmental**

1. The property contains approximately 28.7 acres wetlands, and 100% of the wetlands will be preserved with the plan by use of a wetland buffer.
2. The property contains approximately 30.84 acres of woodlands, and over 60% of the woodland will be preserved with the plan.
3. The property is not located within a Wellhead Protection Area.
4. The property is not located in the “Fair” Groundwater Recharge Area

### **D. Traffic**

1. The developer will make improvements as required by DeIDOT for entrance approval.

### **E. Civil Engineering**

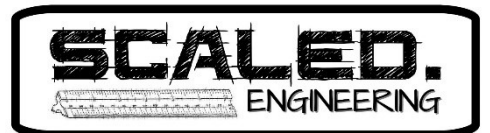
1. The internal roads will be privately maintained and will meet Sussex County Design Standards.
2. Drinking water will be provided by On-Site Wells

3. **On-Site Wastewater Treatment Systems (OWTS) will be designed and utilized for sewer disposal.**
4. **The stormwater management system will meet all State (DNREC) and Sussex Conservation District requirements through combination of Best Management Practices (BMP). The project may consist of some infiltration practices as well as wet detention.**
5. **The project is within the Cape Henlopen School District.**
6. **Fire protection will be provided by Milton Fire Department.**

**F. County Code Compliance**

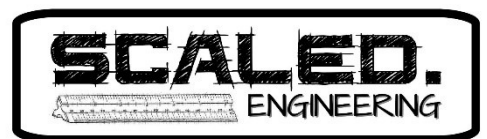
1. **Sussex County Code, Chapter 99-9C Response Letter**

**B.**



1. TAX MAP NUMBER: 235-15.00-34.00  
2. DEED BOOK REF.: DB 4423 PG 101  
3. ZONING: EXISTING AR-1 (AGRICULTURAL RESIDENTIAL)  
PROPOSED AR-1 (AGRICULTURAL RESIDENTIAL)  
4. USE: EXISTING AGRICULTURE  
PROPOSED RESIDENTIAL SUBDIVISION  
5. AREA: EXISTING 125.8 ACRES (BASED ON "CEDAR KNOLL SUBDIVISION" PB 72 PG 36 BY MILLER LEWIS, INC.)  
PROPOSED 125.8 ACRES (BASED ON "CEDAR KNOLL SUBDIVISION" PB 72 PG 36 BY MILLER LEWIS, INC.)  
6. PROPOSED UNITS: 24 SINGLE FAMILY (W/ 1 RESERVED LOT) – 25 TOTAL LOTS  
7. PROPOSED CONSTRUCTION: WOOD/CONCRETE BLOCK  
8. COASTAL AREA: PROJECT IS NOT LOCATED WITHIN THE COASTAL ZONE AREA  
9. SOURCE WATER PROTECTION: PROJECT IS NOT LOCATED WITHIN A SOURCE WATER PROTECTION AREA  
10. WELLHEAD PROTECTION AREA: PROJECTS IS NOT LOCATED WITHIN THE "FAIR" GROUNDWATER RECHARGE AREA.  
11. HEIGHT, AREA, AND BULK REQUIREMENTS (AR-1):  
MAXIMUM HEIGHT 42 FT  
MINIMUM LOT AREA 32,670 SQ FT.  
MINIMUM LOT WIDTH (FEET) 100 FT  
MINIMUM LOT DEPTH (FEET) 100 FT  
12. MINIMUM YARD REQUIREMENTS:  
FRONT 30 FT (60 FT PER HOA RESTRICTIONS)  
CORNER YARD 15 FT  
SIDE 15 FT  
REAR 20 FT  
13. OPEN SPACE: A 0.69 AC  
B 0.56 AC  
C 13.50 AC  
14. SITE AREA AND ACREAGE:  
GROSS ACREAGE / NET DEVELOPMENT AREA 125.80 AC  
  
LOTS 1-24 98.28 AC  
LOT 25 (RESERVED) 6.37 AC  
DELDOT R.O.W. DEDICATION 0.16 AC  
PRIVATE ROAD R.O.W. 6.24 AC  
TOTAL OPEN SPACE 14.75 AC (12%)  
TOTAL : 125.80 AC  
15. IMPERVIOUS AREA:  
ROADWAY AC  
OPEN SPACE A 0 AC  
OPEN SPACE B 0 AC  
OPEN SPACE C 0 AC  
LOTS 1-24 (20,000 SF ASSUMED PER LOT) 11.02 AC  
LOT 25 (RESERVED) (40,000 SF ASSUMED) 6.37 AC  
TOTAL AC  
16. TOTAL WOODLAND: 30.84 AC  
17. TOTAL CLEARING: 11.50 AC (37%)  
18. WATER: PRIVATE WELL  
19. SEWER: PRIVATE SEPTIC  
20. FIRE DISTRICT: MILTON  
21. SCHOOL DISTRICT: CAPE HENLOPEN  
22. VERTICAL DATUM: NAVD 88  
23. HORIZONTAL DATUM: NAV 83  
24. WETLANDS DO EXIST ON THIS SITE AS SHOWN PER THE U.S. FISH AND WILDLIFE NATIONAL WETLANDS INVENTORY.  
25. THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0167K ZONE X, MARCH 16, 2015.

C.



# 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:**

Round Pole Bridge Road, Milton, DE

**Proposed Name of Subdivision:**

Lockhaven

**Tax Map #:** 235-15.00-34.00 **Total Acreage:** 125.8

**Zoning:** AR-1 **Density:** 0.20 **Minimum Lot Size:** 1.69 **Number of Lots:** 25

**Open Space Acres:** 14.7

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

**Applicant Information**

Applicant Name: Limitless Development Consulting, Inc.  
Applicant Address: 26412 Broadkill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Owner Information**

Owner Name: Lockhaven Farm LLC  
Owner Address: 26412 Broadkill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-4844 E-mail: dal@lockwooddesigns.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Scaled Engineering Inc.  
Agent/Attorney/Engineer Address: 20246 Coastal Highway  
City: Rehoboth Beach State: DE Zip Code: 19971  
Phone #: (302) 236-3200 E-mail: carlton@scaledengineering.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- Completed Application**
- Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)**
  - Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
  - Provide compliance with Section 99-9.
  - Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00**
- Optional - Additional information for the Commission to consider** (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- PLUS Response Letter** (if required)
- 51% of property owners consent if applicable**

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

I also certify that I or an agent on 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: 5/4/21

**Signature of Owner**

\_\_\_\_\_

Date: 5/4/2021

**For office use only:**

Date Submitted: \_\_\_\_\_ Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_ Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_



**D.**

TAX MAP AND PARCEL #:  
2-35-15.00-34.00  
PREPARED BY & RETURN TO:  
Young Malmberg, P.A.  
30 The Green  
Dover, DE 19901  
File No. 15RE7367/CFM

No new survey requested or performed.

THIS DEED, made this 13<sup>th</sup> day of July, 2015,  
- BETWEEN -

TAC BEACON I, LLC, a Delaware limited liability company, of PO BOX 1855,  
Orange Park, FL 32067, Grantor

- AND -

LOCKHAVEN FARM L.L.C., a Delaware limited liability company, c/o 30 The Green,  
Dover, DE 19901, Grantee.

**WITNESSETH:** That the said Grantor, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, Grantor hereby grants and conveys unto the Grantee, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain piece, parcel and tract of land, situate, lying and being in Broadkill Hundred, Sussex County, State of Delaware, and being described more particularly:

BEGINNING at an iron pipe (set) on the northeasterly right of way line of Sussex County Road #257 (50'R/W); said pipe being situated a distance of 4,200 feet, more or less from Sussex County Road #258; thence with Sussex County Road #257 and along a curve to the left having a radius of 190.55 feet, the central angle being 19 degrees 49 minutes 01 second, the arc length being 65.91 feet, the chord bearing South 54 degrees 54 minutes 30 seconds West a distance of 65.58 feet to a point; thence continuing with Sussex County Road #257 South 45 degrees 00 minutes 00 seconds West, a distance of 1,360.15 feet to an iron pipe (found); thence with Lands of Wallace C. & Nancy G. Edmanson, now or formerly North 45 degrees 00 minutes 00 seconds West a distance of 1,075.00 feet, more or less, to a point; thence with the centerline of a stream and lands of Francis Reed Dunlap, now or formerly, a distance of 4,141.00 feet to a point;

AP

MS

thence with the low water line of Broadkill River and the low water line of Beaver Dam creek a distance of 4,259.00 feet, more or less, to a point; thence with Lands of Jenny L. Hoch, now or formerly, the following three (3) courses and distances: (1) South 64 degrees 36 minutes 10 seconds West a distance of 207.82 feet to an iron pipe (set); thence continuing the same courses a distance of 162.30 feet to an iron pipe (found); (2) South 08 degrees 53 minutes 42 seconds East a distance of 618.67 feet to an iron pipe (found); (3) South 36 degrees 35 minutes 53 seconds East a distance of 487.13 feet home to the point and place at beginning said to contain 125.8 acres of land, be the same more or less.

BEING part of the same lands and premises which were conveyed unto TAC Beacon I, LLC, by deed of Land-Lock, L.L.C., Bethany Grand, LLC and Darin A. Lockwood and Don Allen Lockwood, dated January 14, 2015, and recorded in the Office of the Recorder of Deeds, in and for Sussex County, Delaware, on January 20, 2015, in Deed Book 4354, Page 301.

TOGETHER with all the rights, title and interest of the Grantor in and all street roads and public places, opened or proposed, adjoining the said Land, and all easements and rights of way, public or private, now or hereafter used in connection with said Land.

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

IN WITNESS WHEREOF, the said TAC Beacon I, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Robert L. Supple Jr., an authorized member of TAC Beacon I, LLC, the day and year first above written.

**TAC BEACON I, LLC**

By: **Beacon Asset Managers, LLC**  
Authorized Member

By: **Pharos Funding, LLC**  
Manager

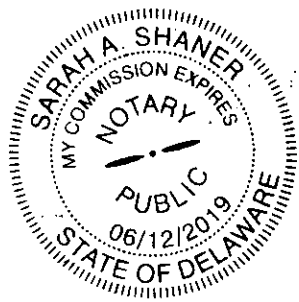
*Carah Thomas*  
Witness

BY: \_\_\_\_\_ (SEAL)  
Name: *Robert L. Supple Jr*  
Its: Manager

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 13th day of July, A.D. 2015, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Pharos Funding, LLC, Manager of TAC Beacon I, LLC, a Delaware limited liability company, by Robert L. Spadaro, its Manager party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Manager is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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



Sarah A. Shaner  
NOTARY PUBLIC  
My Commission Expires: 6-12-19

Consideration: 500,000.00

County	7,500.00
State	7,500.00
Town	Total 15,000.00
Received: Faith D Jul 21, 2015	

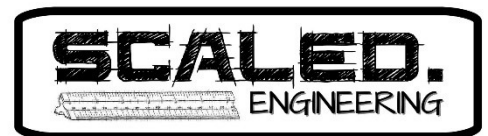
**RECEIVED**

JUL 21 2015

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

Recorder of Deeds  
Scott Dailey  
Jul 21, 2015 03:12P  
Sussex County  
Doc. Surcharge Paid

**E.**





May 3, 2021

Sussex County Planning & Zoning  
c/o Lauren DeVore  
2 The Circle  
Georgetown, DE 19947

Subject: Project No: (2020-08)  
Subdivision Request – TM: 235-15.00-34.00 (Lockhaven Subdivision)

Dear Miss DeVore,

On behalf of our client Don Lockwood (Limitless Development Consulting, Inc.), thank you for time reviewing the Preliminary Plans for the above Subdivision to be heard by the Planning Commission on May 13, 2021.

As required, the following considerations should be made with approval of a subdivision plan (**APPLICANT RESPONSES are in BOLD**) :

*§ 99-9 Public hearing on preliminary plat approval or disapproval.*

*C. In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following: [Added 7-8-1997 by Ord. No. 1152]*

*(1) Integration of the proposed subdivision into existing terrain and surrounding landscape.*

**LOTS PROPOSED HAVE AN AVERAGE ACREAGE OF OVER 2.5 ACRES IN SIZE (WITH THE SMALLEST BEING 1.69 AC. AND LARGEST BEING 3.91 AC.) A LARGER LOT AT 36.07 AC. IS PROPOSED WITH MANMADE LAGOON (BUT WAS NOT INCLUDED IN THE CALCULATION). THE LARGER LOT SIZE ALLOWS FOR SUFFICIENT SPACE BETWEEN BUILDINGS AND ADJACENT PARCELS CONSISTANT WITH THE ADJACENT RURAL COMMUNITY AND SURROUNDING AREAS. THE LARGER LOT SIZE ALSO ALLOW FOR MINIMAL GRADING, THEREFOR REDUCING TREE CLEARING AND CHANGING OF THE LANDSCAPE. TYPICAL FOR LOTS OF THIS SIZE, THEY WILL BE SERVICED BY ON-SITE WASTEWATER DISPOSAL SYSTEMS AND ON-SITE WELLS.**

*(2) Minimal use of wetlands and floodplains.*

**WETLANDS GENERALLY EXIST AT THE REAR OF THE LOTS IN WOODED CONDITION AS THE PROPERTY IS BOUNDED BY BEAVERDAM CREEK TO THE EAST AND ANOTHER PRONG OF THE BROADKILL RIVER TO THE NORTH. NO USE OF WETLANDS IS INTENDED BY THE SUBDIVISION PLAN AND WILL BE PRESERVED BY A PROPOSED 50' WETLAND BUFFER FOR ALL AREAS DETERMINED TO BE WETLANDS. TREE CLEARING BOUNDARIES HAVE BEEN CLEARLY IDENTIFIED ON THE PLANS TO FURTHER PROTECT THE NATURAL CONDITION OF THE WETLANDS ON-SITE. LARGER LOT SIZES ALLOW PLENTY OF ROOM FOR HOME CONSTRUCTION AND SEPTIC AREAS WITHOUT IMPACTING WETLANDS AND PROVIDING FOR EVEN GREATER SEPERATION BETWEEN DISTURBANCE AND BUFFER. THE PROPERTY DOES CONSIST OF A FOUR FLOODZONES (AE EL. 8), (AE EL. 9), (ZONE X-SHADED), AND (ZONE X-UNSHADED). SIMILAR TO THE WETLANDS AREAS, THE FLOOD ZONES GENERALLY EXIST AT THE REAR OF THE LOTS WHICH WILL BE IMPACTED THE LEAST. ANY AND**

**ALL COUNTY AND FEMA REGULATIONS SHOULD BE FOLLOWED DURING CONSTRUCTION TO ENSURE FLOODZONE REQUIREMENTS ARE MET FOR ANY LOT IMPACTED BY FLOODZONES. THE ROADS HAVE BEEN DESIGNED IN A WAY TO REDUCE THE IMPACT OF THE FLOODZONES AND WETLANDS.**

*(3) Preservation of natural and historical features.*

**NO HISTORICAL FEATURES ARE BEING DISTURBED AND LARGER LOT SIZES PROVIDE FOR PRESERVATION OF THE NATURAL FEATURES AND USE OF THE PROPERTY AS AGRICULTURAL / RESIDENTIAL.**

*(4) Preservation of open space and scenic views.*

**A LARGE AMOUNT OF OPEN SPACE IS BEING PROVIDED IN THE CENTER OF THE COMMUNITY FOR STORMWATER MANAGEMENT AND POTENTIAL USE BY THE HOMEOWNERS. THE NATURAL VIEWS OF THE PROPERTY ARE BEING PRESERVED BY REDUCING THE IMPACT TO TREE CLEARING AND PRESERVING THE VIEWS OF THE ADJACENT RIVER AND CREEKS. THE LOTS ARE ARRANGED TO TAKE ADVANTAGE OF THE SURROUNDING WOODS AND WATER.**

*(5) Minimization of tree, vegetation and soil removal and grade changes.*

**THE INTENT OF THE COMMUNITY IS TO PRESERVE THE NATURAL ENVIRONMENT WHILE ALLOWING THE PROPERTY TO BE USED RESIDENTIALLY. TREE CLEARING LINES HAVE BEEN CLEARLY IDENTIFIED ON THE PLAN TO PRESERVE AREAS OF TREES AT THE REAR OF LOTS AND TO MINIMIZE TREE CLEARING TO ONLY THE AREAS NECESSARY FOR HOME CONSTRUCTION. THE INTENT FOR THE MAJORITY OF LOTS PROPOSED IS TO HAVE A SECLUDED WOODED FEEL THAT BACK UP TO EXISTING WOODED WETLANDS AND NATURE. LARGER LOT SIZES ALLOW PLENTY OF ROOM FOR HOME CONSTRUCTION AND SEPTIC AREAS WITH MINIMAL GRADE CHANGES. ON-SITE SEPTIC AREAS WILL BE PRESERVED WITH NO GRADE CHANGE. NO SOIL REMOVAL IS ANTICIPATED OTHER THAN FOR STORMWATER MANAGEMENT AREAS AND ROADWAY CONSTRUCTION. THE INTENT IS TO UTILIZE ANY ACCESS SOIL ONSITE ALONG THE ROAD FRONTAGE TO SCREEN LOTS FROM THE MAIN ROADWAY WITH A BERM (IF ACCESS SOIL IS AVAILABLE).**

*(6) Screening of objectionable features from neighboring properties and roadways.*

**OPEN SPACE AREAS ALONG ROUND POLE BRIDGE ROAD (APPROXIMATELY 40' IN WIDTH) ARE BEING PROVIDED WITH A FENCE, LANDSCAPING, AND POTENTIAL BERM TO SCREEN THE PROPERTIES FROM VIEW OF THE ROADWAY. THE REMAINDER OF THE LOTS FACE THE INTERNAL ROADWAYS PROPOSED AND HAVE REAR LOTS THAT FACE EXISTING WOODS. TREE CLEARING LINE HAVE BEEN PROVIDED ON THE PLANS WITH THE INTENT THAT WOODED SCREENING BETWEEN LOTS SHOULD REMAIN TO THE EXTENT POSSIBLE.**

*(7) Provision for water supply.*

**WATER SUPPLY WILL BE FROM INDIVIDUAL ON-SITE WELLS.**

*(8) Provision for sewage disposal.*

**SEWAGE DISPOSAL WILL BE FROM INDIVIDUAL ON-SITE WASTEWATER DISPOSAL TREATMENT SYSTEMS (OWDTS) TO BE APPROVED BY DNREC. A FEASIBILITY STUDY HAS BEEN PROVIDED.**

*(9) Prevention of pollution of surface and groundwater.*

**STORMWATER MANAGEMENT MEETING ALL DNREC REGULATIONS (APPROVED BY SUSSEX CONSERVATION DISTRICT) WILL BE PROVIDED TO ENSURE IMPROVEMENTS ARE PROPERLY COLLECTED AND TREATED PRIOR TO RELEASE INTO THE SURFACE, GROUNDWATER, AND/OR ADJACENT WATERWAYS. NO OTHER POLLUTANTS ARE EXPECTED WITH ORDINARY SINGLE FAMILY HOME CONSTRUCTION. CONVENTIONAL CONSTRUCTION PRACTICES AND ALL STATE, COUNTY, & LOCAL REQUIREMENTS SHOULD BE FOLLOWED INCLUDING PROPER INDIVIDUAL SOIL FEASIBILITIES AND SEPTIC DESIGNS (APPROVED BY DNREC) FOR EACH RESIDENCE BASED ON DEPARTMENT SIZING REQUIREMENTS.**

*(10) 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.*

**STORMWATER MANAGEMENT AND EROSION/SEDIMENT CONTROL MEASURES MEETING ALL DNREC REGULATIONS (APPROVED BY SUSSEX CONSERVATION DISTRICT) WILL BE PROVIDED TO ENSURE IMPROVEMENTS ARE PROPERLY COLLECTED AND TREATED PRIOR TO RELEASE INTO THE SURFACE, GROUNDWATER, AND/OR ADJACENT WATERWAYS FOR THE CONSTRUCTION OF THE SUBDIVISION. EROSION AND SEDIMENT CONTROL MEASURES WILL ALSO BE REVIEWED BY THE SUSSEX CONSERVATION DISTRICT FOR INDIVIDUAL RESIDENTIAL (SINGLE FAMILY HOME) CONSTRUCTION. STANDARD PLAN APPLICATIONS WILL BE SUBMITTED AND FOLLOWED FOR EACH HOME. LARGER LOT SIZES ARE BEING PROVIDED THAN TYPICAL WHICH WILL MINIMIZE INCREASES IN RUNOFF, PROVIDE FOR MAXIMUM GROUNDWATER RECHARGE AND REDUCE FLOODING CONCERNS AS MORE GRASS/WOODS WILL EXIST BETWEEN PARCELS.**

*(11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways.*

**A SINGLE ACCESS POINT HAS BEEN SHOWN AND SHALL BE APPROVED BY DELDOT VIA LETTER OF NO OBJECTION AND FORMAL ENTRANCE APPROVAL PRIOR TO FINAL SUBDIVISION APPROVAL. A CIRCULAR ROADWAY/DRIVE HAS BEEN PROVIDED TO ENSURE SAFE VEHICULAR MOVEMENTS AND TO MAXIMIZE THE SERVICEABILITY OF EMERGENCY VEHICLES VERSUS A DEADEND STREET. THE NUMBER OF LOTS BEING MINIMAL FOR A PARCEL OF THIS SIZE ALSO CREATES FOR IMPROVED VEHICULAR AND PEDESTRIAN SAFETY.**

*(12) Effect on area property values.*

**NEWER, MORE MODERN HOMES FOLLOWING UPDATED BUILDING CODE REQUIREMENTS, ESPECIALLY WITH LARGER LOT SIZES SHOULD INCREASE ADJACENT PROPERTY VALUES AND PROVIDE FOR INCREASED COMPARISONS FOR THOSE TRYING TO SELL THEIR EXISTING ADJACENT HOMES.**

*(13) Preservation and conservation of farmland.*

**THE PROPOSAL IS FOR A LOW-DENSITY SUBDIVISION (LESS THAN 1/4 UNIT PER ACRE - 0.2). THAT IN ITSELF IS PRESERVING A MAJORITY OF WOODS AND PROVIDING LARGE AMOUNTS OF OPEN SPACE (GREATER THAN 10%). THE LARGE OPEN SPACE IN THE MIDDLE OF THE SUBDIVISION WILL REMAIN GRASS OR STORMWATER MANAGEMENT WITH THE ABILITY FOR HOMEOWNERS TO USE FOR AGRICULTURE OR PASTERLAND IF SO DESIRED AT A LATER DATE.**



*(14) Effect on schools, public buildings and community facilities.*

**NO NEARBY SCHOOLS, PUBLIC BUILDING, NOR COMMUNITY FACILITIES ARE INTENDED TO BE NEGATIVELY IMPACTED BY THE PROPOSAL. ADDITIONAL TAX BASIS SHOULD PROVIDE ADDITIONAL FUNDS TO THESE FACILITIES TO ALLOW FOR NECESSARY MEASURES SHOULD THERE BE ANY INCREASE IN LOAD FROM THESE LOTS. THE ANTICIPATED DRAW TO THESE LOTS ARE FOR EXISTING HOMEOWNERS/RESIDENTS LOOKING TO HAVE A LARGER THAN NORMAL LOT SIZE AND A SIZEABLE DWELLING WITH OUTBUILDINGS TO ACCOMMODATE THEIR NEEDS. THIS MAY INCLUDE FAMILIES BUT WILL BE THOSE LOOKING TO GIVE BACK TO AND IMPROVE THE COMMUNITY. REQUEST IS MINIMAL IN DENSITY.**

*(15) Effect on area roadways and public transportation.*

**NO AREA ROADWAYS NOR PUBLIC TRANSPORTATIONS ARE INTENDED TO BE NEGATIVELY IMPACTED BY THE PROPOSAL. ADDITIONAL TAX BASIS SHOULD PROVIDE ADDITIONAL FUNDS TO THESE FACILITIES TO ALLOW FOR NECESSARY MEASURES SHOULD THERE BE ANY INCREASE IN LOAD FROM THESE LOTS. REQUEST IS MINIMAL IN DENSITY.**

*(16) Compatibility with other area land uses.*

**OTHER ADJACENT AREA LAND USES ARE SIMILAR IN NATURE. LOT SIZES NEARBY ARE TYPICAL OF LOTS WITH THE ABILITY TO PROVIDE ON-SITE WASTEWATER MANAGEMENT (3/4 ACRE LOTS OR LARGER) AND FARMETTE STYLE PARCELS. LOTS PROPOSED ARE COMPATIBLE TO THOSE NEARBY.**

*(17) Effect on area waterways.*

**NO AREA WATERWAYS ARE INTENDED TO BE NEGATIVELY IMPACTED BY THE PROPOSAL. REQUEST IS MINIMAL IN DENSITY AND LARGER LOTS ARE BEING PROVIDED TO ALLOW FOR MAXIMUM GROUNDWATER RECHARGE ACROSS GRASS SURFACES BETWEEN PROPERTY(S). SINCE THE DENSITY IS LOW, MINIMAL NEW STREETS ARE BEING PROPOSED, AND LOT SIZES ARE GENERALLY 2+ ACRES IN SIZE; NEGLIGIBLE TO NO INCREASE IN RUNOFF IS ANTICIPATED AS THE EXISTING SURFACE WOULD BE CONSIDERED ROW CROP AND PROPOSED SURFACES WOULD CONSIST OF PREDOMINANTLY GRASS LAWN. ANY INCREASE WILL BE TREATED PRIOR TO RELEASE AND MEET ALL STORMWATER REQUIREMENTS BY SUSSEX CONSERVATION DISTRICT AND DNREC.**

Please feel free to contact me with any questions, concerns, or for additional information at (302) 236-3600 or [carlton@scaledengineering.com](mailto:carlton@scaledengineering.com)

Sincerely,

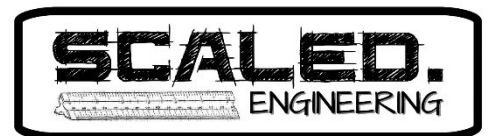


Carlton Savage, Jr.

Principal | Senior Engineer

Scaled Engineering Inc.

**F.**





STATE OF DELAWARE  
DEPARTMENT OF NATURAL RESOURCES  
& ENVIRONMENTAL CONTROL  
DIVISION OF WATER RESOURCES  
20653 DUPONT BLVD  
UNIT 5  
GEORGETOWN, DE 19947

December 17, 2015

Lockwood Design & Construction  
and Development Companies  
c/o Don A. Lockwood  
26412 Broadkill Road  
Milton, Delaware 19968

RE: Soil Feasibility Study  
Gaitlyn Farm  
Tax Map No.: 235-15.00-34.00

Dear Mr. Lockwood:

The Department of Natural Resources and Environmental Control (the Department) has received a submittal from Meridian Architects and Engineers (MAE) requesting a non-binding statement of feasibility for subdivision as required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014 (the Regulations).

The submittal consists of a report titled "Report of Soil Feasibility Study, Gaitlyn Farm, Tax Map # 2-35-15-34, Sussex County, Delaware," dated March 2006" prepared by Geo-Technology Associates, Inc (GTA). The report includes a written summary of the study, soil profile notes and the results of permeability testing. In addition, the report includes a plan titled "Preliminary Test Pit/Hand Auger Location and Soil Taxonomy Plan, Gaitlyn Farm, Sussex County, Delaware," dated March 2006, sheet 1 of 1, prepared by GTA and hereafter referred to as the Plan. Information shown by the Plan includes, but is not necessarily limited to, the boundaries of the evaluated area, the conceptual lot layout, test pit and hand soil boring locations, soil mapping units, permeability test locations and on-site topographic information at an apparent one-foot contour.

### ***Background Information***

The property is located along the northwest side of Brickyard Road (CR 257) about 2,000 feet west of Hudson Road (CR 258), Sussex County, Delaware. The property consists of 126 acres of which approximately 79 acres were reportedly evaluated by GTA. This 79-acre portion of the property will hereafter be referred to as the project site. The owner(s)/developer propose to subdivide the project site into 25 lots to be occupied by single-family homes and on-site wastewater treatment and disposal systems (OWTDS).

*Delaware's good nature depends on you!*

Based on information provided by GTA and a review of aerial photography the project site consists of agricultural land and woods. The project site is bordered by the Broadkill River to the north, Beaverdam Creek to the east, agriculture and residential land use to the south and an unnamed tributary off Broadkill River to the west.

### *Soils Investigations by GTA and Discussion*

Sixty-eight (68) observations (test pits and soil borings) and twelve (12) permeability tests were reportedly performed by GTA as part of the study. GTA delineated the project site into three areas being the HCGK-HCGI-KGEX complex, the HCGH-KGEL-LCFC complex and the HCGF-HCGE complex.

The HCGK-HCGI-KGEX complex has estimated limiting zones of 43 to 64 inches and estimated permeability rates of 20 to 35 minutes per inch (MPI). Three permeability tests were performed in this complex with measured rates of 3 to 16 MPI.

The HCGH-KGEL-LCFC complex has estimated limiting zones of 21 to 44 inches and estimated permeability rates of 20 to 65 MPI. Six permeability tests were performed in this complex with measured rates of 7 to 18 MPI.

The information above suggests that areas encompassed by the HCGK-HCGI-KGEX and HCGH-KGEL-LCFC complexes have limiting zones and permeability rates that conform to current Regulations and therefore, feasible for OWTDS.

The HCGF-HCGE complex has estimated limiting zones of 0 to 43 inches and estimated permeability rates of 20 to slower than 120 MPI. The estimated limiting zone of 43 inches is considered by the Department as an anomaly for this complex. Also, the observations with estimated limiting zones of zero inches are located outside proposed lot boundaries. The removal of these observations results in a limiting zone range of 7 to 22 inches which better represents this complex.

A review of soil profile notes for those observations located in the HCGF-HCGE complex suggests that proposed Lot 3 may not have sediments with limiting zones feasible for OWTDS. Therefore, proposed Lot 3 may need to be combined with proposed Lot 2 and/or 4.

Three permeability tests were performed in this complex at observations E9, G7 and H3 with measured rates of 240, 80 and 43 MPI, respectively. The rate of 240 MPI at E9 is suspect based on the observation by GTA that the water table rose above the base of the infiltration ring during the test which serves to disallow the infiltration into soil of water added as part of the test. The test at E9 was reportedly performed at a depth of 22 inches in sandy clay loam sediments (no consistence noted). Also, it is the Department's opinion that the measured rate of 80 MPI at G7 is unusual since the test was reportedly located in loamy sand sediments having friable consistence. It was reported that the water table was located just four inches below the depth of the test which may have served to limit downward movement of the water added as part of the test. The test at H3 is likely the most representative of this complex. GTA attempted to perform

the test at a depth of 22 inches, but the water table rose above the base of the infiltration ring forcing GTA to run the test at a shallower depth. The test was run at a depth of 16 inches in a sandy loam with friable consistence.

The Department reviewed soil profile notes for those observations within the HCGF-HCGE complex and determined that test pits/soil borings located on proposed lots encountered sediments with textures, structures and consistencies that are usually associated with estimated permeability rates that conform to regulatory requirements (rates of 120 MPI and faster). This is confirmed by the rates measured in sediments tested in both the HCGK-HCGI-KGEX and HCGH-KGEL-LCFC complexes. Tests were performed in similar sediments with measured rates of 3 to 18 MPI.

The information above suggests that certain portions of the areas encompassed by the HCGF-HCGE complex do not have limiting zones that conform to current Regulations and therefore, are not feasible for OWTDS. It is the opinion of the Department that permeability tests performed in this complex were compromised by the height of the water table during testing and that for the most part sediments in this complex that were encountered in areas encompassed by proposed lots likely have similar permeability rates as those measured in the other two complexes.

### *Conclusions*

- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, it appears that proposed Lots 1, 5 through 11 and 14 through 25 as shown by the Plan have sufficient area occupied by either the HCGK-HCGI-KGEX complex or HCGH-KGEL-LCFC complex to locate an initial OWTDS.
- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, it appears that proposed Lots 2, 4, 12 and 13 as shown by the Plan are located on the HCGF-HCGE complex which is marginal for on-site OWTDS. Sand Mounds and Innovative/Alternative OWTDS will be required based on estimated limiting zones.
- Based on information collected, analyzed and presented by GTA as part of the soil feasibility study, proposed Lot 3 will likely need to be combined with proposed Lots 2 and/or 4. No information contained by the study suggests that soils on proposed Lot 3 are feasible for an initial OWTDS.

### *Site Preparation*

Removal, disturbance or compaction of soils mapped as being feasible for OWTDS during any portion of the construction and building phase other than that necessary for system installation may result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of areas proposed for OWTDS. It is best to keep all areas proposed for OWTDS free from any form of disturbance by methods such as staking,

flagging or fencing. Tree clearing, if necessary, should be performed in accordance with current Department "Lot Clearing Guidelines." The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

***Future Requirements and Comments***

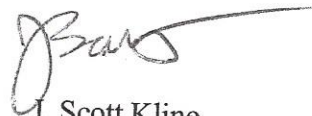
Prior to obtaining individual OWTDS construction permits complete site evaluation reports will be required for all lots in accordance with the Regulations. The Department requires one copy of the **Record Plat** following final subdivision approval by the Planning and Zoning Commission of Sussex County prior to processing and approving any site evaluations.

***Non-Binding Statement of Feasibility***

Based on the information prepared, analyzed and presented by GTA, it is the opinion of the Department that the proposed major subdivision as shown by the Plan would be feasible (at least an initial OWTDS on each proposed lot) in accordance with the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014, as long as judicious and coordinated use of land is exercised, areas delineated by GTA as being feasible for OWTDS as depicted by the Plan are accurate and if proposed Lot 3 is combined with proposed Lots 2 and/or 4.

**The comments in this letter are technical and are not intended to suggest that the Department 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 construct the development you indicate or any subdivision thereof on these lands.**

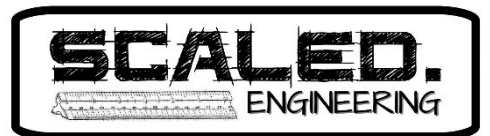
Sincerely,

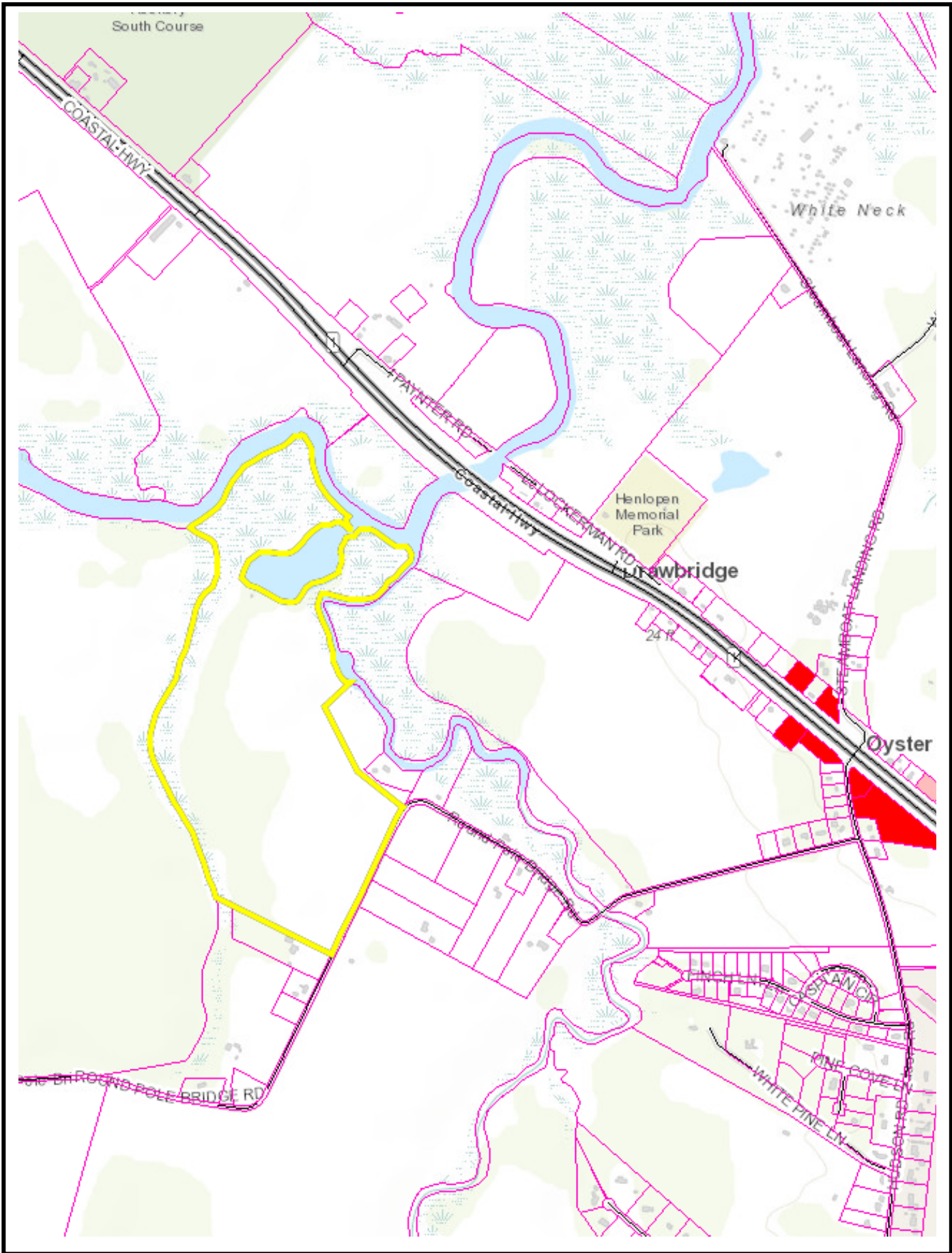


J. Scott Kline  
Environmental Scientist

Cc: file

# EXHIBITS



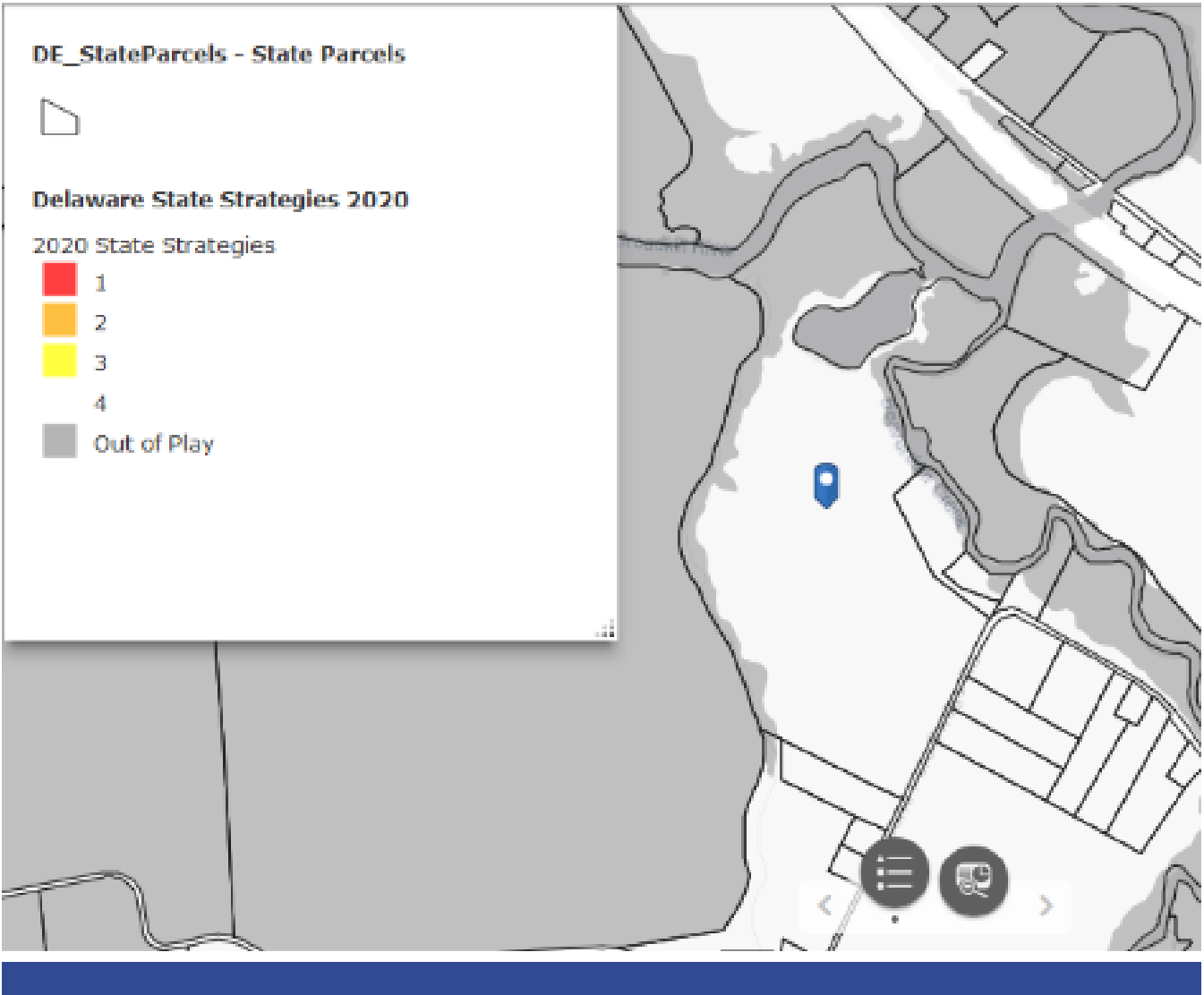


# ZONING MAP (CURRENT)

COURTESY OF SUSSEX COUNTY ONLINE MAPPING



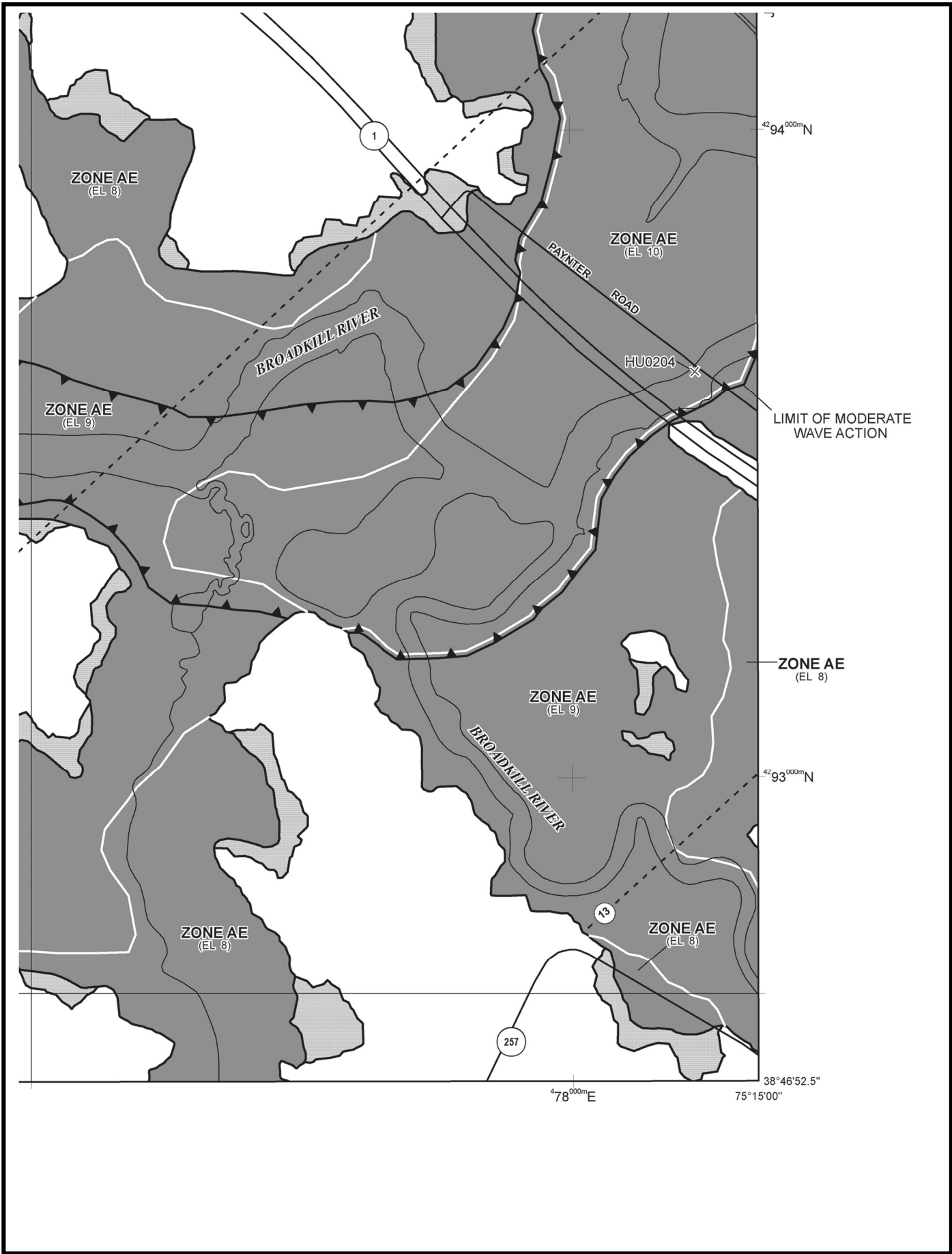




# 2020 STATE STRATEGIES

COURTESY OF OFFICE OF STATE PLANNING COORDINATION (DELAWARE.GOV)

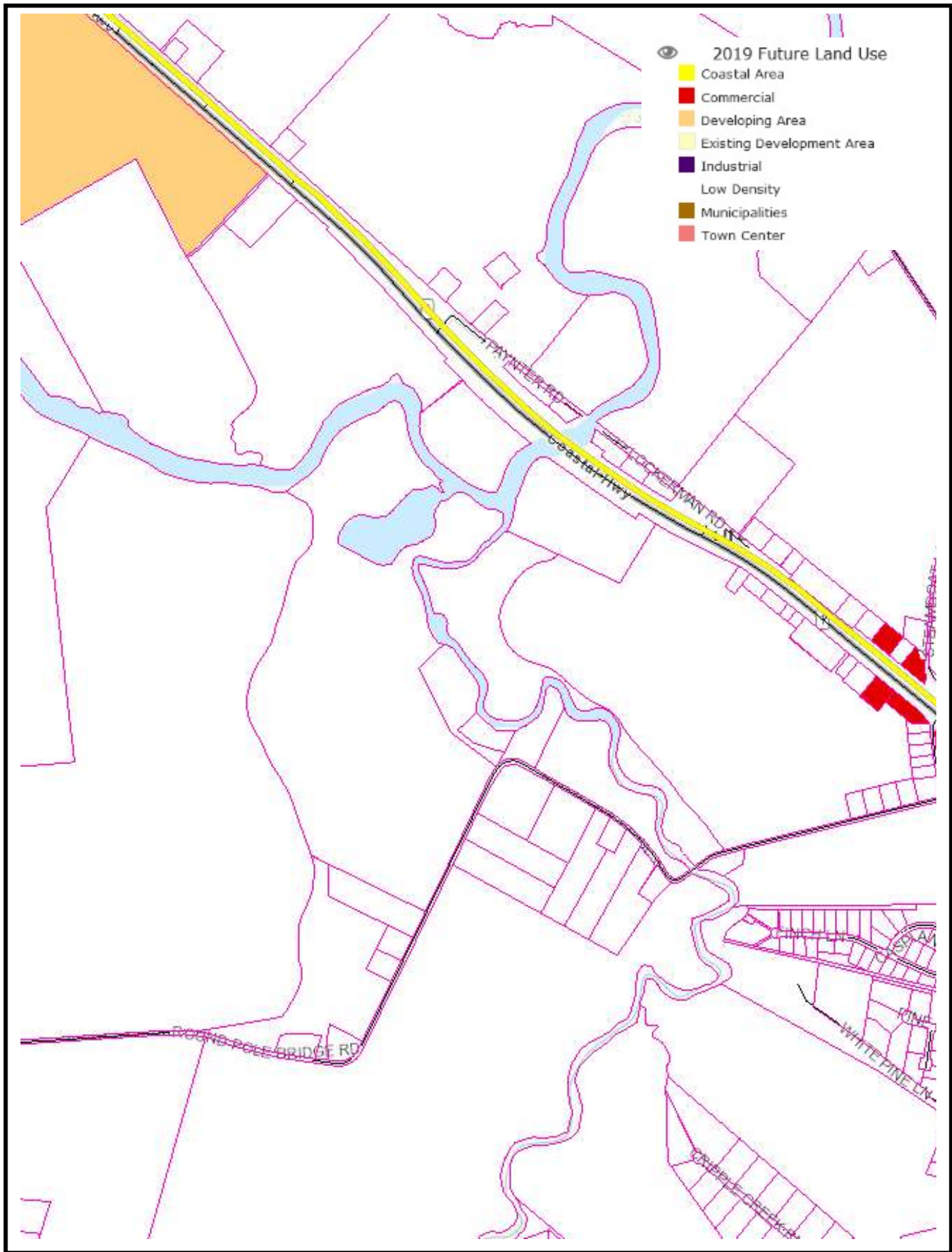




# FLOOD MAP (FIRM)

COURTESY OF FEMA – MAP NO. 10005C0167K





# FUTURE LAND USE MAP

COURTESY OF SUSSEX COUNTY ONLINE MAPPING





# 1961 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





# 1968 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





# 2017 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP





# 2018 AERIAL IMAGERY

IMAGE COURTESY OF DELAWARE FIRSTMAP

