PLANNING & ZONING COMMISSION

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





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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date December 10th, 2020.

Application: (2020-18) The Woodlands II

Applicant: Gulf-Stream Development

27 Atlantic Ave Ocean View, DE

Owner: Paul D. Jankovic

P.O. Box 3605

Ocean City, MD 21843

Site Location: Located on the east side of Brohawn Ave within the Carsyljan Acres

subdivision

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: 33 Single Family Lots

Comprehensive Land

Use Plan Reference: Coastal Area

Councilmatic

District: Mr. Rieley

School District: Indian River School District

Fire District: Milville Volunteer Fire District

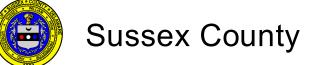
Sewer: Sussex County

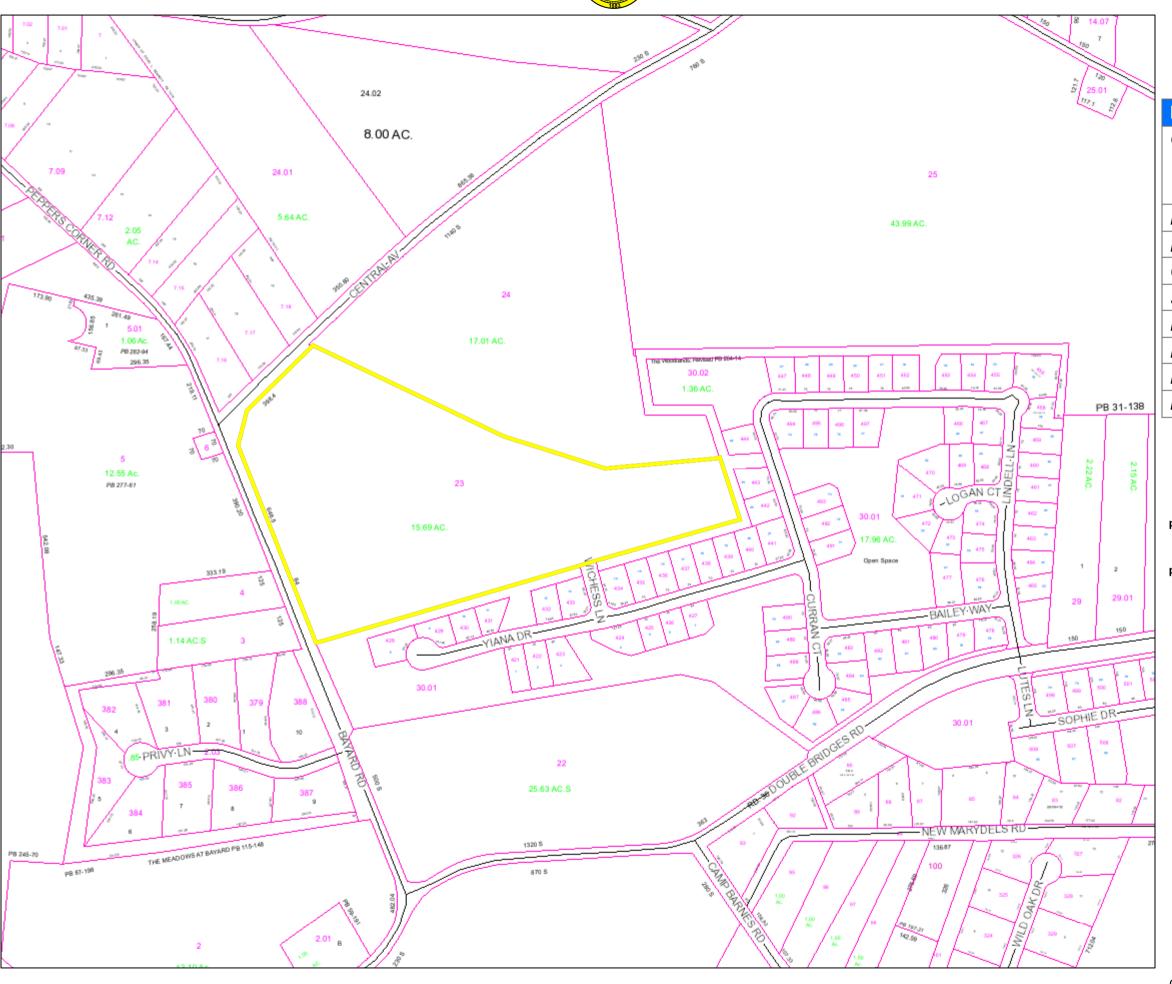
Water: Tidewater Utilities

Site Area: 16.52 acres +/-

Tax Map ID.: 134-19.00-23.00







PIN:	134-19.00-23.00
Owner Name	JANKOVIC PAUL D
Book	1831
Mailing Address	PO BOX 3605
City	OCEAN CITY
State	MD
Description	E.SIDE ROUTE 84
Description 2	15.69 ACRES
Description 3	WITH IMP.
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

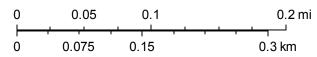
Tax Parcels

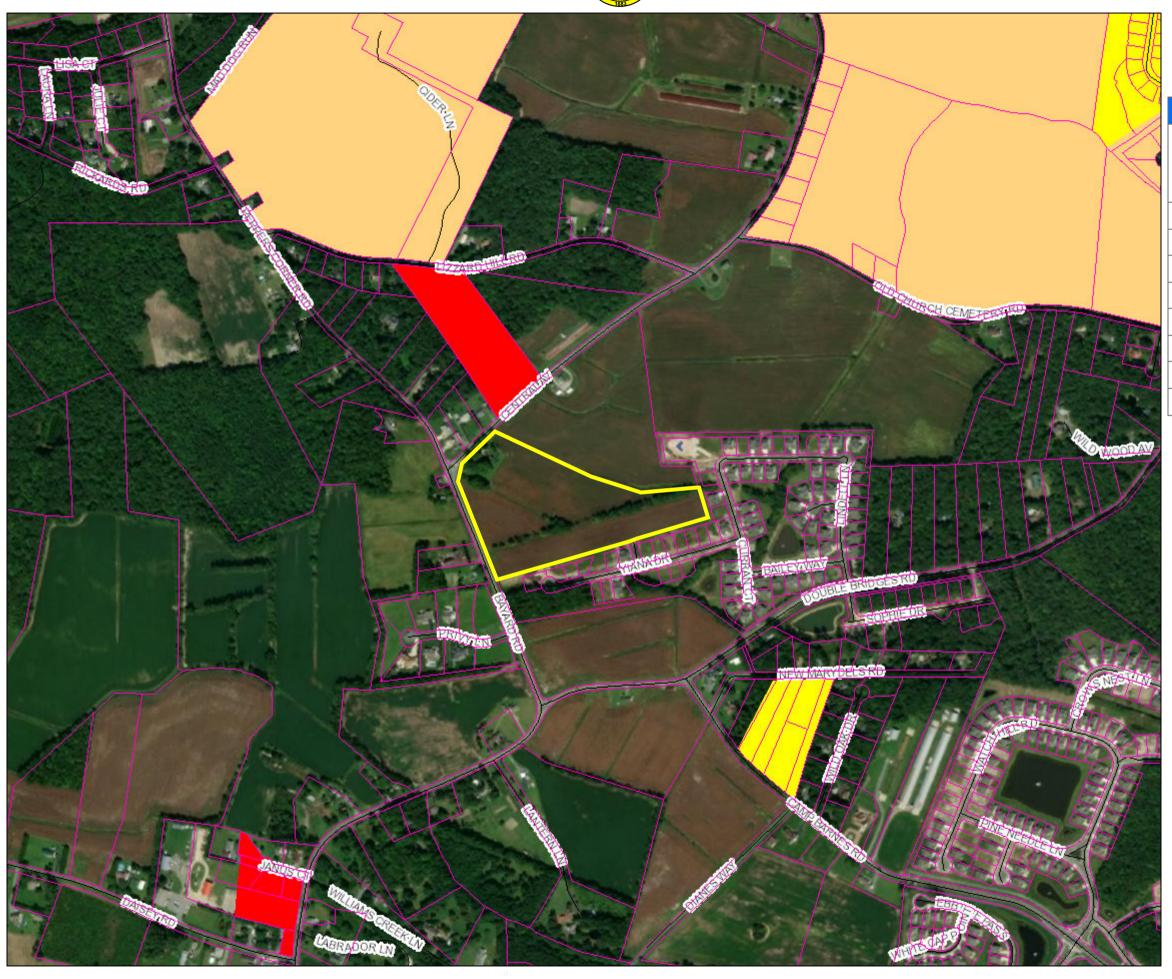
Streets

County Boundaries

Municipal Boundaries

1:4,514





PIN:	134-19.00-23.00
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Override 1

polygonLayer

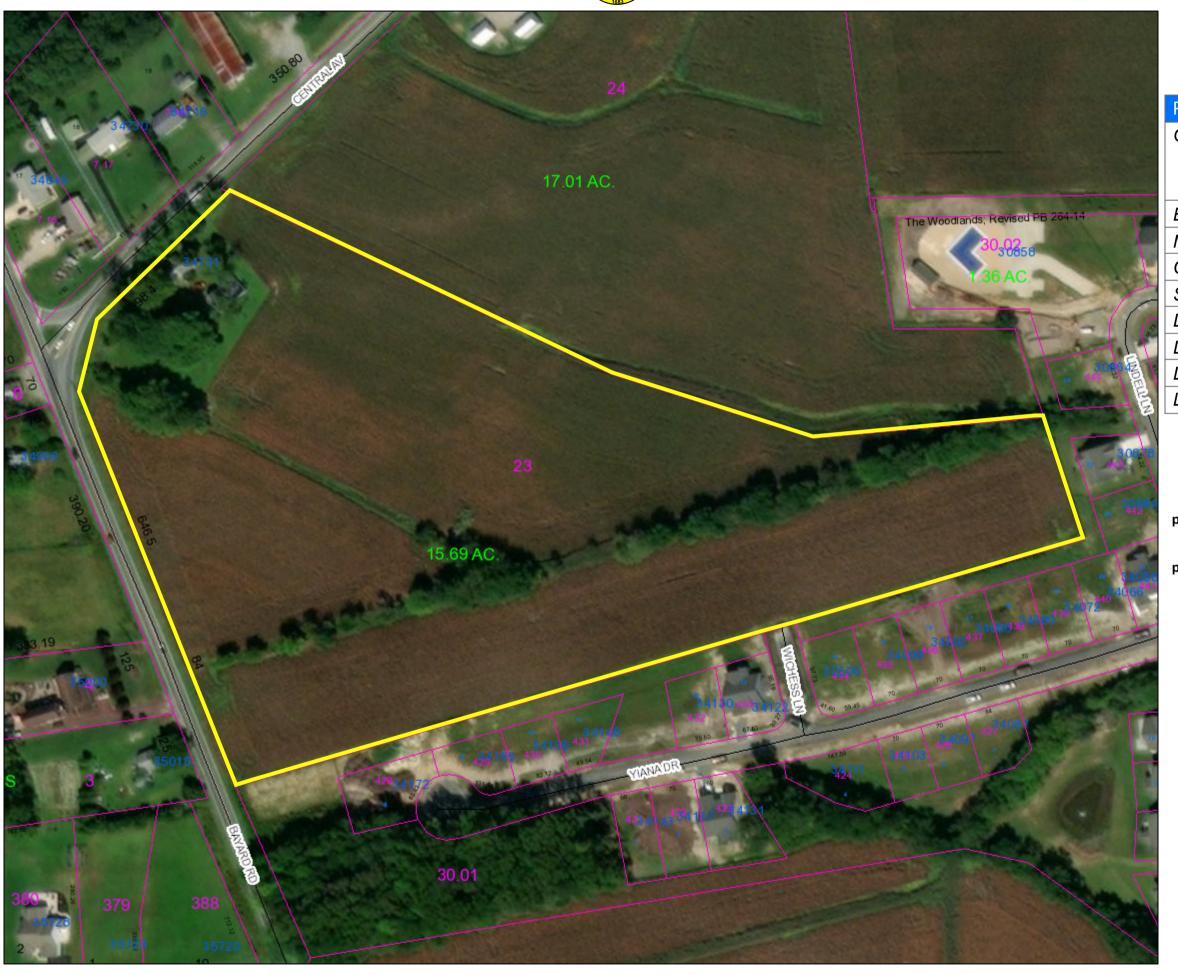
Override 1

Tax Parcels

Streets

1:9,028

0 0.1 0.2 0.4 mi 0 0.175 0.35 0.7 km



PIN:	134-19.00-23.00
Owner Name	JANKOVIC PAUL D
Book	1831
Mailing Address	PO BOX 3605
City	OCEAN CITY
State	MD
Description	E.SIDE ROUTE 84
Description 2	15.69 ACRES
Description 3	WITH IMP.
Land Code	

polygonLayer

Override 1

polygonLayer

Override 1

Tax Parcels

911 Address

0.0275

0.0425

Streets

County Boundaries

Municipal Boundaries

1:2,257

0.055 0.11 mi 0.085 0.17 km

File #:	
FIIE #:	

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: <u>✓</u>			
ESDDOZ:			
Location of Subdivision:			
Intersection of Bayard Ave. & Central Av	e.		
Proposed Name of Subdivision:			
The Woodlands II			
Tax Map #: 1-34-19.00-23.00	Total <i>F</i>	Acreage: 16.52	
Zoning: <u>AR-1</u> Density : <u>1.997</u>	Minimum Lot Size: 7500S	F Number of Lot	ts: 33
Open Space Acres: 6.23			
Tidewater Utilities		Succey County	
Water Provider: Tidewater Utilities	Sewer Provide	r: Sussex County	
Applicant Information			
Applicant Name: Gulf-stream Develop	ment		
Applicant Address: 27 Atlantic Ave.			
City: Ocean View	State: <u>DE</u>	ZipCode: <u>19970</u>	
Phone #: <u>(302)</u> 539-6178			
Owner Information			
Owner Name: Paul D. Jankovic			
Owner Address: P.O. Box 3605	4		
City: Ocean City	State: MD	Zip Code: 21843	
Phone #:			
Agent/Attorney/Engineer Informa	<u>tion</u>		
Agent/Attorney/Engineer Name:	Ron Sutton		
Agent/Attorney/Engineer Address:	55 West Main Street		
City: Middletown	State: <u>DE</u>	Zip Code: <u>19709</u>	
Phone #: (302) 547-2444	E mail: ron@cea-de 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-ma O Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topologoproposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24 O Provide compliance with Section 99-9. O Deed or Legal description, copy of proposed deed restrictions, soil feasibility study	ography,
\checkmark	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.	e gn
	PLUS Response Letter (if required)	
	51% of property owners consent if applicable	
	igned hereby certifies that the forms, exhibits, and statements contained in any papers or itted as a part of this application are true and correct.	
Zoning Comi questions to	y that I or an agent on by behalf shall attend all public hearing before the Planning and mission and any other hearing necessary for this application and that I will answer any o the best of my ability to respond to the present and future needs, the health, safety, exemience, order, prosperity, and general welfare of the inhabitants of Sussex County,	
Signature	Of Applicant/Agent/Attorney Date: 9-21-20	
Signature of	<u>of Owner</u> Date: 9/21/10	
		- -
Date of PC He	learing: Recommendation of PC Commission:	-

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

П	г	1	`	
		•	. 1	

Jamie Whitehouse

REVIEWER:

Chris Calio

RECEIVED

DATE:

11/24/2020

NOV 3 0 2020

APPLICATION:

2020-18 - The Woodlands II

SUSSEX COUNTY
PLANNING & ZONING

APPLICANT:

Gulf-Stream Development

FILE NO:

SPS-5.04

TAX MAP &

PARCEL(S):

134-19.00-23.00

LOCATION:

Located on the northeast side of Bayard Road and the southeast side of Central Avenue.

NO. OF UNITS:

33

GROSS

ACREAGE:

16.52

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

SEWER:

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

Yes

No 🗵

- a. If yes, see question (2).
- b. If no, see question (7).
- (2). Which County Tier Area is project in? Tier 2
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Noell Warren** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
 - Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? Yes
- (8). Comments: Click or tap here to enter text.
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning** at 302-855-1299 to apply
- (10). Is a Use of Existing Infrastructure Agreement Required? Yes

UTILITY PLANNING APPROVAL:

John J. Ashman

Director of Utility Planning

Xc: Hans M. Medlarz, P.E.

Lisa Walls Noell Warren

ENGINEERING DEPARTMENT

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





DELAWARE sussexcountyde.gov

HANS M. MEDLARZ, P.E. COUNTY ENGINEER

MICHAEL E. BRADY DIRECTOR OF PUBLIC WORKS

October 12, 2020

REF: T. A. C. COMMENTS

WOODLANDS II SEWER TIER 2

SUSSEX COUNTY ENGINEERING DEPARTMENT

SUSSEX COUNTY TAX MAP NUMBER

134-19.00 PARCEL 23.00 PROJECT CLASS – 1 AGREEMENT NO. 1154

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

PUBLIC WORKS DIVISION COMMENTS

- Proposed developments with private roads or projects required by the County to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
- 2. This project is not located within the limits of a Ground Water Management Zone (GMZ). Projects located within a GMZ must be forwarded to the County Engineer for review and comment.
- 3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
- 4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction on all plans.
- Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
- 6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50'.

The plans shall show and address the following items at minimum:



- 7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
- 8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
- 9. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.
- 10. The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.
- 11. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.
- 12. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
- 13. Indicate the location of all wetlands (both state and federal), in order to facilitate compliance with County, State and Federal requirements.
- 14. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project benchmarks, preferably at property perimeter corners, georeferenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
- 15. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.
- 16. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.
- 17. Provide the limits and elevations of the one hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary

- to determine the limits and elevations base flood. The design engineer must resolve discrepancies, if any, between surveyed topography and the FEMA Flood Insurance Rate Maps.
- 18. The pavement radius for all cul-de-sacs shall be no less than 38 feet in diameter or as otherwise required by the State Fire Marshall's office or the County Engineering Department.
- 19. The right-of-way of all cul-de-sacs shall be no less than 106 feet in diameter.
- 20. False berms shall not be utilized to create roadside drainage swale back slopes.
- 21. For parking lots and drives, provide spot elevations at the edge of pavement, right-of-way or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
- 22. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
- 23. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
- 24. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
- 25. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
- 26. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
- 27. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
- 28. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
- 29. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments

UTILITY PLANNING DIVISION COMMENTS

REVIEWER: Chris Calio

APPLICATION: 2020-18 – Woodlands II

APPLICANT: Paul D. Jankovic

FILE NO: MC-1.02

TAX MAP &

PARCEL(S): **134-19.00-23.00**

LOCATION: Southeast corner of Bayard Road (SCR 384) and Central

Avenue (Rt. 84).

NO. OF UNITS: 33

GROSS

ACREAGE: 15.69

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

SEWER:

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

Yes □ No ⊠

- a. If yes, see question (2).
- b. If no, see question (7).
- (2). Which County Tier Area is project in? Tier 2
- (3). Is wastewater capacity available for the project? Yes If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? Yes If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? **Yes**

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

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
 - Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? Yes
- (8). Comments: The proposed Subdivision is in a Tier 2 area for sewer service. It is contiguous to the existing Sussex County Unified Sanitary Sewer District (Miller Creek Area) and must annex into the district.
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? Yes

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

ENVIRONMENTAL ASSESSMENT & **PUBLIC FACILITY EVALUATION REPORT**

FOR

JANKOVIC PROPERTY (WOODLANDS II)

BALTIMORE HUNDRED SUSSEX COUNTY **DELAWARE**

PREPARED BY:



CIVIL ENGINEERING ASSOCIATES, LLC

55 West Main Street Middletown, DE 19709 (302) 376-8833

> DATE: September 2020

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A. EXECUTIVE SUMMARY

Introduction

This Report has been prepared in accordance with Chapter 115 – Zoning: Article XXV Supplementary Regulations, 194.3 Coastal Area of the Sussex County Code. This Report provides a summary of site specific information and accompanies the Preliminary Plans submittal, dated September 18, 2020.

Scope of Project:

The proposed project will include thirty-three (33) single family lots on the property known as the Jankovic Property located on Central Avenue in Frankford, Delaware. The existing zoning designation is AR-1. We are proposing to utilize the Cluster Development Option of the AR-1 Zoning District.

The project will involve typical construction activities associated with new roads, stormwater management facilities, home construction, and utility installation. The utilities for the site will consist of electric, telecommunications, sewer, and water services to each home. Stormwater management for the site will be provided by one (1) stormwater management area (Wet detention pond).

Drainage and Stormwater Runoff

Stormwater quality will be met by managing the Resource Protection Event (RPv) and quantity management will be met by managing the Conveyance Event and the Flooding Event (Cv and Fv) this will be achieved through the proposed stormwater management area and will be denoted on the plans as Stormwater Management Area. The proposed Stormwater Management Area will be a wet detention pond that will collect all of the runoff from the site. It will discharge into an existing ditch that is in good working condition.

The runoff from the areas that are being developed will be collected by several methods. Road runoff will be collected by the proposed storm drain system which outlets into the proposed stormwater management area. The runoff from the proposed lots will also be collected and directed to the proposed stormwater management areas by downspouts or by grass lined swales.

Potable Water

A connection to the adjacent subdivision's (Woodlands I) Tidewater Utilities facilities is expected. During the Sussex County approval process Water Plans will be submitted to Tidewater Utilities for approval as well. Once the Tidewater Utilities approves the connection, both domestic and fire flows will be provided.

Since 33 single family lots are being proposed an estimated consumption of 8,250 GPD is anticipated. (33 lots * 250 GPD = 8,250 GPD)

As it is expected to be served by the extension of the existing Tidewater Utilities facilities, no private wells are expected to be impacted.

Wastewater Treatment and Disposal

The proposed site lies within an existing Sussex County Sanitary Sewer District, it is anticipated to connect and be served by an existing gravity sewer line situated at the adjacent subdivision (Woodlands I). Ordinance No. 38 Plans will be submitted to the County for approval.

As it is anticipated to be served by the extension of the existing gravity sewer line situated at the adjacent subdivision, no impacts to the surrounding surface or ground waters are expected.

Impacts to Surrounding Roadways

The Woodlands II development is proposed to contain 33 single family detached homes. Based upon the latest Institute of Transportation Engineers Traffic Generation Manual, a single family home is anticipated to generate approximately 9.44 vehicle trips per day (1/2 entering the site, ½ leaving the site), and the site is anticipated to generate approximately 375 vehicle trips per day (187 entering, 188 leaving).

Based upon the 2018 DeIDOT Traffic Counts, Central Avenue currently carries 2,484 average annual daily vehicles. Therefore, it is anticipated that the Woodlands II development will not cause any adverse impacts to the surrounding road network.

Endangered or Threatened Species

Based upon a field investigation performed by consultant, Environmental Resources, Inc., the existence of any endangered or threatened species is not expected.

Preservation and Protection of Tidal and Non-Tidal Wetlands

A wetland delineation was performed by Edward M. Launay, Environmental Resources, Inc. in September 2018. Based on the delineation it was determined that no wetland exists on the site.

Open Space and Buffers

Under the designed layout of the proposed Woodlands II development approximately 6.23 acres are provided as open space. The total area of the site is 16.52 acres, which produces 37.7% of provided open space. This fulfills the required minimum open space of 30%.

In addition, forested buffer strips are being proposed north, south and east of the project site. These forested buffers strips will be composed of a mix of 70% deciduous shade trees and 30% evergreen trees. They will also follow the Sussex County code requirement of having a minimum total of 15 tress for every one-hundred foot length of buffer.

Proposed Public and Private Infrastructure

The proposed development will extend public water facilities to the site. Similarly, sewer facilities will also be extended to the site.

Economic & Recreational Benefits

The proposed development is anticipated to provide several economic benefits including:

- By extending the public water and sewer to the site will result in a possible expansion into adjacent properties and therefore possibly more developments.
- The proposed development is also anticipated to increase the tax base of Sussex County.

The proposed development is anticipated to provide several recreational benefits including:

- Large areas for recreational uses.
- An aesthetic wet pond with vast area around to sit.

Historic and Cultural Resources

There is no presence of any historic or cultural resources listed on the National register of Historic Places at the site.

Affirmation of Conformance with Sussex County Comprehensive Plan

The proposed development has been designed in accordance to the current Sussex County Comprehensive Plan.

Actions Taken to Mitigate Proposed Impacts of the Development

No negative impact to the environment and its surrounding community is projected to originate from the proposed development.



38173 DUPONT BOULEVARD P.O. BOX 169 SELBYVILLE, DE 19975 PHONE: 302-436-9637

FAX: 302-436-9639

September 19, 2018

ERI Project No. 806#0753

Mr. Jamie Whitehouse, Manager Department of Planning and Zoning, Sussex County 2 The Circle, P.O. Box 417 Georgetown, DE 19947

RE: Woodlands II, Jankovic Property Conceptual Site Plan

Dear Mr. Whitehouse,

I am writing you as the environmental consultant and professional wetland scientist working on the Woodlands II project for which a Conceptual Site Plan has been filed with your office. In your September 13 email to Mr. Jack Haese you requested some clarification in regard to a Jurisdictional Determination (No. JD – 066/18) letter dated June 21, 2018 from DNREC's Wetlands & Subaqueous Lands Section (WSLS). I wanted to respond to your request by providing this report about the WSLS letter as I worked with WSLS to obtain the letter and was present during their May 7, 2018 site visit. In addition, I have been working with DNREC's Drainage Sections to abandon the tax ditch right of way on the property, as well as prepare a report and plan to obtain a Jurisdictional Determination Letter from the Corps of Engineers as to the extent of federally regulated waters or wetlands on the site, if any.

To aid in my discussion of the site, I have enclosed the figure prepared by the WSLS illustrating their determination as to the extent of state regulated subaqueous lands (waters) provided as part of their June 21st letter (enclosed) upon which I have provided some additional labeling discussed herein. I have highlighted sections of the WSLS letter as they apply to particular ditches on the site as well. I have also provided a copy of the DNREC's Drainage Section Tax Ditch Map. As shown on that map the drainage ditch along the northeast Woodlands II property line is designated as Sub Prong 1 of the Beaver Dam Tax Ditch. As an aside I would let you know that ERI has filed a request with the Drainage Section to abandon the portion of this tax ditch within the Woodlands II site. The physical ditch does not extend to Central Ave (see WSLS Map) and provides little drainage benefit as it's function will be replaced by the future stormwater management plan within the Woodlands II project.

ERI agrees with the conclusions and observations of the WSLS Jurisdictional Determination Letter. On their plan the ditches designated in red which include two small ditches connecting into Sub Prong 1 were determined to be ephemeral features, which only exhibit flow during precipitation events (see yellow highlighting in letter). ERI notes that based upon study of historic aerial photography these ditches are man made channels excavated in uplands for agricultural purposes, draining only upland. DNREC determined these areas were not regulated subaqueous land. As such, these are not streams. For similar reasons, these features are not "Waters of the U.S." subject to regulation under the Corps of Engineers Regulatory Program. I would let you know that ERI is currently preparing and submitting a Jurisdictional Determination Request to the Corps of Engineers for this property which will provide confirmation of that fact.

In the WSLS Jurisdictional Determination, the easterly portion of the Sub Prong 1 Tax Ditch was designated in green. As stated in the WSLS letter (see green highlighting) this part of Sub Prong 1 was determined to be a state regulated subaqueous land, However, it was determined to have only intermittent flow.

In accordance with current Sussex County Code, a 50' buffer is required for streams with perennial (year-round) flow. Review of the current Woodlands II Conceptual Plan by Civil Engineering Associates, LLC. (CEA) shows that while not required, a 50-foot buffer to this designated subaqueous land has been provided exceeding code requirements.

In so far as possible federal regulation of the portion of Sub Prong 1 determined to be subaqueous land, since the WSLS has determined it to be state regulated subaqueous land with intermittent (seasonal) flow, the jurisdictional determination request ERI is submitting to the Corps will identify this portion of Sub Prong 1 as "Water of the U.S." However, it is possible that since Sub Prong 1 is a man-made feature excavated in upland, draining only uplands, the Corps may defer taking jurisdiction under current policies of that program.

In conclusion, the USGS Topographic Survey of the Woodlands II site shows three blue line features all of which are man made agriculture ditches based upon review of historic maps and photographs. Agricultural ditches in Sussex County are routinely illustrated as blue line features. Careful on-site evaluation is needed to determine if such features are streams.

ERI and DNREC's WSLS have carefully evaluated these features. It has been determined that only the easterly portion of the Sub Prong 1 tax ditch is a state regulated subaqueous land (stream) exhibiting only intermittent flow. Potential regulation of "Waters of the U.S." by the Corps of Engineers may be similar or less than that of the WSLS determination.

Under current Sussex County Code, only streams with perennial flow require a 50-foot buffer. The current Woodlands II Conceptual Plan proposes a buffer from the WSLS designated intermittent stream which exceeds Code requirements.

I trust this discussion has clarified the circumstance of existing conditions on this site and the findings of the WSLS. Upon your review, if you have any additional questions, I am available at your convenience.

Sincerely,

ENVIRONMENTAL RESOURCES, INC.

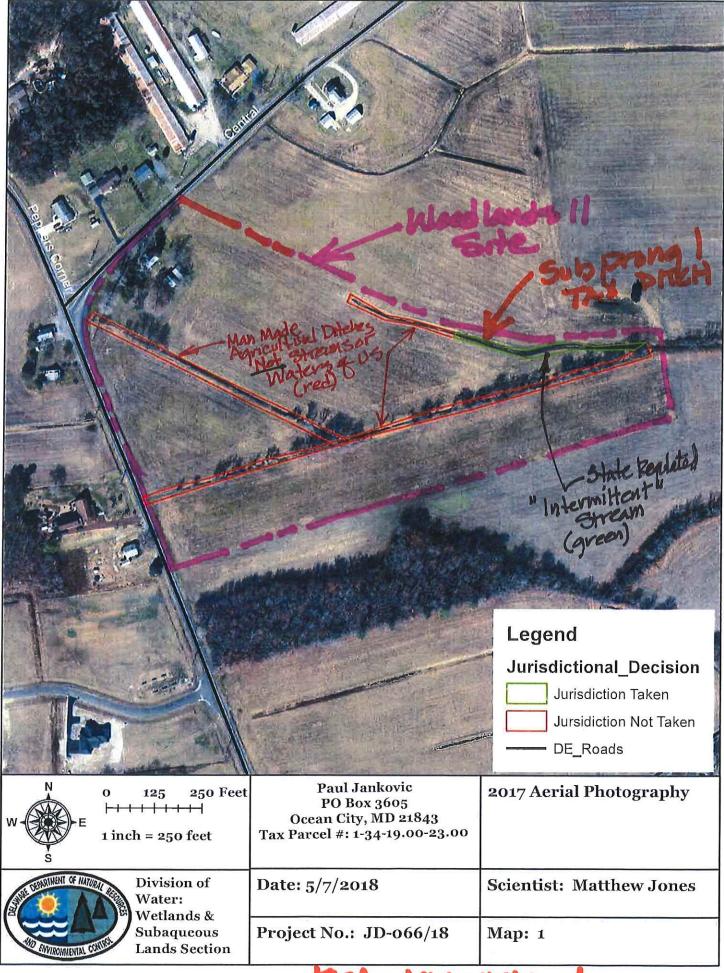
Edward M. Launay, Principal

Professional Wetland Scientist No. 875, Society of Wetland Scientists

Corps of Engineers' Wetland Delineator Certification No. WDCP93MD0510036B

Cc: Mr. Jack Haese, Insight Homes

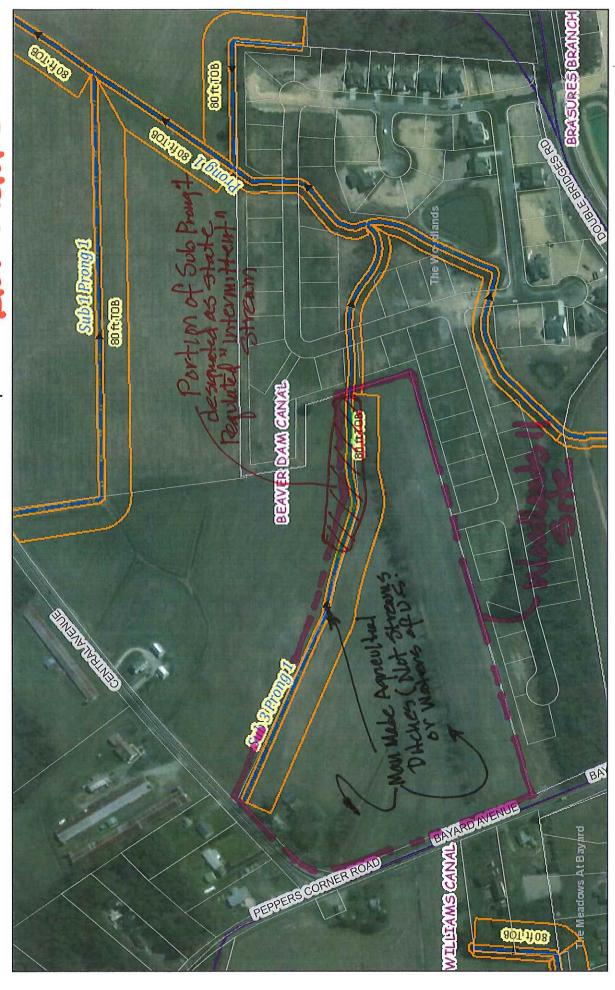
Mr. Ron Sutton, CEA, LLC.





Tax Ditch Web Map





April 25, 2018

DE_State_Parcels - Sussex Parcels Tax Ditch Segments

4 Tax Ditch Channel

Pond Feature

Approx. Watershed Boundary

Extent of Right-of-Way

Municipalities

Special Access ROW

Communities

Delaware Office of State Planning Coordination, Counties, DNREC, Division of Watershed Stewardship, Drainage Program, john.inkster@state.de.us,

0.12 mi

1.3,537 0.06

0.03

0.19 km

DNREC, Division of Watershed Stewardship, Drainage Program

These maps do not replace the official documents on file in the Prothonotary's Office, and are not to be used for engineering purposes.



STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL DIVISION OF WATER 89 KINGS HIGHWAY DOVER, DELAWARE 19901

WETLANDS & SUBAQUEOUS LANDS SECTION

TELEPHONE (302) 739-9943 FACSIMILE (302) 739-6304

June 21, 2018

Paul Jankovic PO Box 3605 Ocean City, MD 21843

Jurisdictional Determination No.: JD-066/18 RE: Subaqueous Lands Jurisdictional Determination At the northeast corner of Central Avenue & Bayard Road

Tax Parcel #: 1-34-19.00-23.00

Dear Mr. Jankovic:

At your request, an evaluation has been conducted regarding the above-referenced property to determine if features are subject to State jurisdiction pursuant to 7 <u>Del. C.</u>, Chapter 72, <u>The Subaqueous Lands Act</u> and the "Regulations Governing the Use of Subaqueous Lands".

The jurisdictional determination included a review of 1937, 1954, 1961, 1968, 1992, 2007, 2012 and 2017 aerial photography and 1992 and 2014 USGS topographic quadrangle maps and the 1931 War Department Topographic Map. In addition to the desktop review, a site visit was performed on May 7, 2018.

The property is drained by a southeast flowing channel which is part of the Beaver Dam Canal Tax ditch complex that connects downstream to Prong 1 of the Beaver Dam Canal complex. Additionally, there are two lateral ditches connected to this drainage feature as depicted on the plan. Soils on the site are predominantly comprised of the very poorly drained Mullica-Berryland soil complex. There is also a small inclusion of the poorly drained Hammonton soil series. Very poorly drained soils such as the Mullica-Berryland complex exhibit a water table at or near the soil surface during most of the growing season. Moderately well drained soils such as the Hammonton series exhibit a shallow water table periodically during the growing season. The Delaware Environmental Observing System recorded rainfall totaling .02 inches at the Bethany Beach-DE-NGTS monitoring station for the month of May 2018 and the site received 0.02 inches of rain 2 days prior to the site visit.

Drainage features are evident on this site on the earliest available aerial photography (produced in 1926), although most are not in the same configuration as currently exists. The drainage features on this site appear to have been altered by agricultural practices over the years resulting in the current configuration.

Jurisdiction was evaluated in the field by Matthew Jones of the WSLS. The methodology used was from the Delaware Stream Jurisdictional Determination Field Form Version 1.0, an adopted version of the North Carolina Division of Water Quality "Methodology for Identification of Intermittent and Perennial Streams and Their Origins, Version 4.11". The accompanying field form uses a scoring system

Delaware's good nature depends on you!

to award points based upon the observation of geomorphic, hydrologic and biological stream features. Utilizing this form, the drainage feature scored a 23.00, which indicates an intermittent feature. A score of 19 or higher would be needed to provide evidence of a jurisdictional feature. During the site visit WSLS representatives noticed that a portion of the southeast flowing channel on the above referenced parcel depicted in green was holding water. WSLS inspected the feature at several locations in close proximity of the above parcel and determined there was observable flow, presence of a continuous channel and bank, a thalweg indicative of sustained water flow, and wetland vegetation indicative of a low gradient, low velocity intermittent or perennial stream. The channel also flows through very poorly drained soils providing evidence that the channel receives groundwater discharge that sustains an annual extended period of baseflow.

Additionally, jurisdiction of the two (2) lateral channels was also evaluated in the field by Matthew Jones of the WSLS. The methodology used was from the Delaware Stream Jurisdictional Determination Field Form Version 1.0, an adopted version of the North Carolina Division of Water Quality "Methodology for Identification of Intermittent and Perennial Streams and Their Origins, Version 4.11". The accompanying field form uses a scoring system to award points based upon the observation of geomorphic, hydrologic and biological stream features. Utilizing this form, the drainage feature scored a 16.00, which indicates an ephemeral feature. A score of 19 or higher would be needed to provide evidence of a jurisdictional feature. During the site visit WSLS representatives noticed that the laterals channels on the above referenced parcel depicted in red were holding water. There was a substantial amount of litter and brush within the ditch of the above referenced property; therefore, the WSLS inspected the feature at several locations in close proximity of the above parcel and determined there was little to no water movement, lacking a definable thalweg, substantial leaf litter in the bed of the ditch, recent rain fall, the observation of woody shrubs within the feature, the presence of algae along the entire feature and the review of soil survey maps help designate the feature as a non-jurisdictional ditch.

Based on this review, the WSLS determined that a portion of the southeast flowing channel along the eastern boundary depicted in green to be jurisdictional and, consequently, subject to the Subaqueous Lands Act, 7 Del.C. Chapter 72 or the "Regulations Governing the Use of Subaqueous Lands" and jurisdiction over the above referenced feature will be taken by the Wetlands and Subaqueous Lands Section. This decision was based, in-part, on the presence of a continuous channel and bank, observable flow, a thalweg indicative of sustained water flow, and wetland vegetation indicative of a low gradient, low velocity intermittent or perennial stream. The channel also flows through very poorly drained soils providing evidence that the channel receives groundwater discharge that sustains an annual extended period of baseflow.

Consequently, the lateral channels depicted in red on the subject property are not subject to the Subaqueous Lands Act, 7 Del.C. Chapter 72 or the "Regulations Governing the Use of Subaqueous Lands". This decision was base, in-part, on the lack of a definable thalweg, substantial leaf litter in the bed of the ditch, recent rain fall, the observation of woody shrubs within the feature and the presence of algae.

This determination applies only to the feature (s) described above and as highlighted on the attached map and should not be construed as applying to any other water or wetland feature on or adjacent to the subject property. The jurisdictional feature is highlighted in red and the non-jurisdictional feature is highlighted in green on the attached map. This jurisdictional determination is valid and can be relied upon for a period of three (3) years from the date of this letter.

This letter does not exempt you from obtaining proper permits through the U.S. Army Corps of Engineers and other State or Government Agencies, if/as appropriate.

If you have any questions or need more information please feel free to call me at (302) 739-9943.

Sincerely,

Matthew Jones

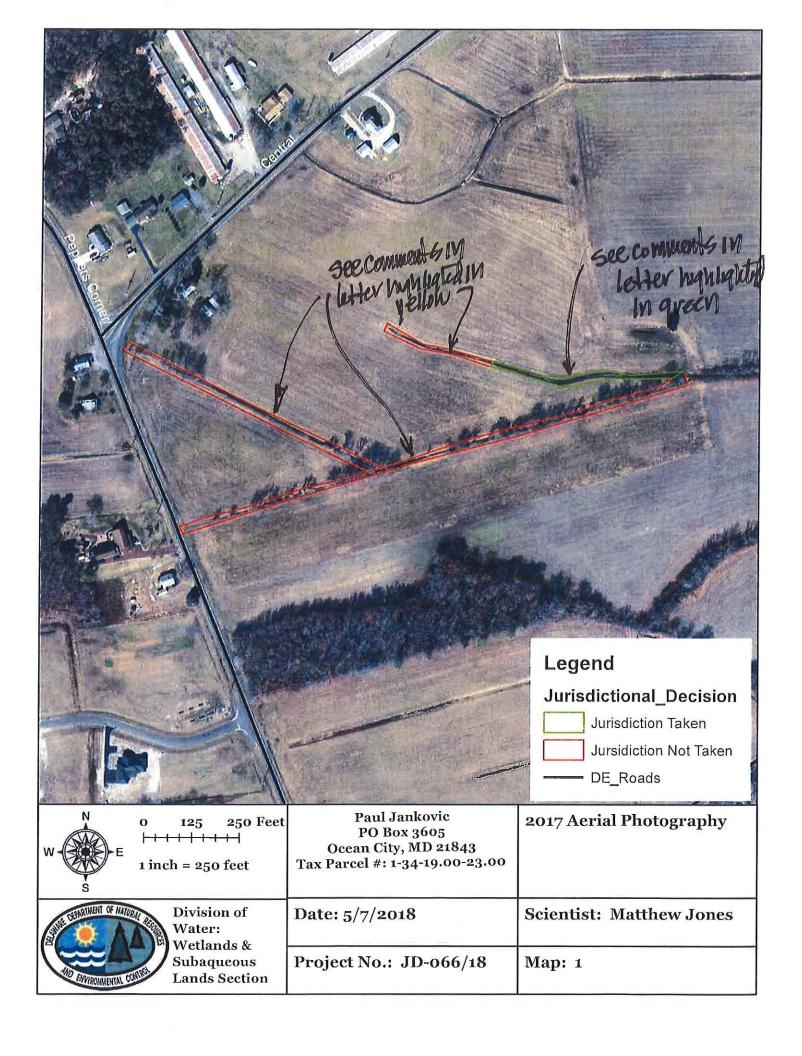
Environmental Scientist

Wetlands and Subaqueous Lands Section

CC: Tyler Brown, Section Manager, WSLS

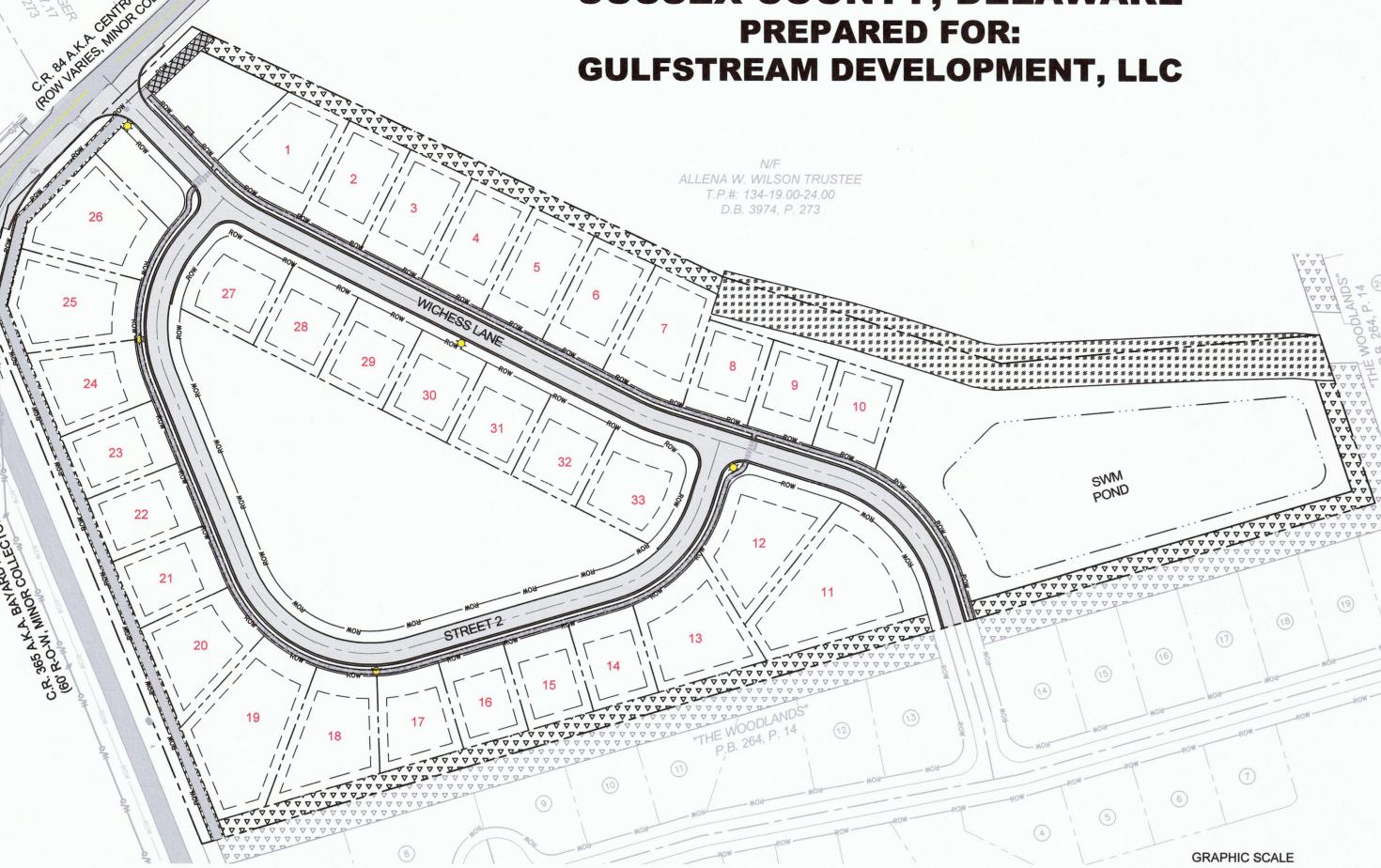
Enclosures: Map 1

Literature Cited: NC Division of Water Quality. 2010. *Methodology for Identification of Intermittent and Perennial Streams and their Origins, Version 4.11*. North Carolina Department of Environment and Natural Resources, Division of Water Quality. Raleigh, NC.



PRELIMINARY PLANS JANKOVIC PROPERTY

BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE PREPARED FOR:



OF PROJECT SITE OF PROJECT SITE F.E.M.A. FIRM MAP 10005C0495K & 10005C0513K **VICINITY MAP** SITE DATA:

	LLGLIND		1. F
DESCRIPTION	EXISTING	PROPOSED	
PAVEMENT			
ROAD CENTERLINE			
RIGHT-OF-WAY	ROW	ROW	2. [
PROPERTY LINE	CONTRACTOR		
SANITARY SEWER	8SS	8SS	
SANITARY SEWER MANHOLE	(S)	S	3. E
FLOW DIRECTION ARROW	-	-	
10' WIDE MULTI-MODAL PATH	N/A		
WATER LINE		8W	
FIRE HYDRANT	▶४ -	1	4. A
STORMDRAIN PIPE	SD SD	SD	
CATCH BASIN			
STREET LIGHTS	N/A	*	5. E
STREET SIGNS	N/A		6. F
FORESTED BUFFER			J. 7
BUILDING RESTRICTION LINE			
TREE LINE		~~~~~~	
TAX DITCH RIGHT OF WAY		N/A	
TAX DITCH BUFFER		14 44 44 44 44 44 44 44 44 44 44 44 44 4	

P.O. BOX 3605 OCEAN CITY, MD 21843 TAX PARCEL ID: 134-19.00-23.00

DEED REFERENCE: D.B. 1831, P. 21

GULFSTREAM DEVELOPMENT LLC 27 ATLANTIC AVE. OCEAN VIEW, DELAWARE 1997 (302) 539-6178

> CIVIL ENGINEERING ASSOCIATES 55 WEST MAIN STREET MIDDLETOWN, DE 19709 CONTACT: RONALD H. SUTTON,

> > SUSSEX CONSERVATION DISTRIC 23818 SHORTLY ROAD GEORGETOWN, DE 19947

ZONING: AR-1 (CLUSTER DEVELOPMENT)

> FRONT YARD - 25 FEET SIDE YARD - 10 FEET REAR YARD - 10 FEET CORNER FRONT SETBACK - 15 FEET MIN. LOT AREA - 7,500 S.F. MIN. LOT WIDTH - 60 FEET MIN. BUILDING HEIGHT - 42 FEET MAX. LOT COVERAGE - 35% **REQUIRED OPEN SPACE - 30%**

TOTAL AREA 719,771.72 S.F. +/- = 16.52 AC +/-LOT AREA 326,780.80 S.F. +/- = 7.50 AC. +/-54,625.27 S.F. +/- = 1.25 AC. +/-ROW/STREET AREA 121,609.86 S.F. +/- = 2.79 AC. +/-271381.05 S.F. +/- = 6.23 AC +/-OPEN SPACE

8. MIN. REQUIRED OPEN SPACE = 30% OPEN SPACE PROVIDED = 37.7% (6.23 AC/16.52 AC = 0.377)

MAX. LOTS PERMITTED = 33 PERMITTED LOTS = 719,771.72 S.F. / 21,780 = 33

33 LOTS/16.52 AC = 1.997 11.PARKING: OFF-STREET PARKING REQUIRED: 2 PER LOT OFF-STREET PARKING PROVIDED: 66+ PARKING SPACES

12. UTILITIES: WATER: TIDEWATER UTILITIES SANITARY SEWER: SUSSEX COUNTY

ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.

14. WETLANDS: A WETLAND DELINEATION WAS PERFORMED BY EDWARD M. LAUNAY ENVIRONMENTAL RESOURCES, INC. IN SEPTEMBER 2018. NO WETLAND EXIST ON THE SITE.

PER F.E.M.A FIRM MAPS 10005C0495K & 10005C0513K, EFFECTIVE MARCH 16, 2015, THE PARCEL IS NOT AFFECTED BY THE 100 YEAR FLOODPLAIN.

19. BOUNDARY AND TOPOGRAPHY:

10. DENSITY:

BOUNDARY & TOPOGRAPHY WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN APRIL 2020.

INDEX OF DR	RAWINGS
SHEET NUMBER	SHEET TITLE
T-1 EX-1 C-1 G-1 U-1 D-1 & D-2 RP-1 L-1	COVER SHEET, CONSTRUCTION & GENERAL NOTE EXISTING CONDITIONS PLAN SITE PLAN GRADING PLAN UTILITY PLAN CONSTRUCTION DETAILS RECORD PLAN LANDSCAPE PLAN

CONSTRUCTION NOTES:

- THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, TIDEWATER UTILITIES INCORPORATED (TUI) SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS.
- WATER LINES WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 48" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION

PHASES WITH THEM: TOWN OF MILLVILLE 1-302-539-0449 MISS UTILITIES. 1-800-282-8555

SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.

- CONTRACTOR SHALL CONTACT DELAWARE ELECTRIC COOPERATIVE AT 1-302-349-9090 PRIOR TO COMMENCING WORK WITHIN THE PROXIMITY OF OVERHEAD HIGH-VOLTAGE POWER LINES.
- ALL DRAINAGE STRUCTURES AND TRENCHES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.

TEMPORARY AND PERMANENT.

THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENT, BOTH

- 9. ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- 10. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
- WATER MAINS SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION FROM SANITARY SEWER. WHERE MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MAINTAINED, SANITARY SEWER MATERIALS SHALL BE WATER WORKS GRADE 150 PSI PRESSURE RATED PIPE MEETING AWWA STANDARDS. PRESSURE TEST RESULTS SHALL BE PROVIDED ON THE AS-BUILT DRAWINGS.
- 12. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
- 13. ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
- 14. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST PITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
- 15. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO STAKING OUT CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

GENERAL NOTES:

- MULTI-MODAL PATH SHALL BE MAINTAINED BY THE DEVELOPER. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITY OF THE MULTI-MODAL PATH.
- MAINTENANCE OF THE STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- 3. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AT IT DEEMS NECESSARY.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC INSPECTION.
- PUBLIC OPEN SPACE, GREEN SPACE, STORMWATER MANAGEMENT AREAS. SIDEWALKS, MULTI USE PATH AND STREETS NOT DEDICATED SHALL BE MAINTAINED BY THE DEVELOPER.
- 6. THE DEVELOPER HEREBY GRANTS A SEWER EASEMENT IN FAVOR OF SUSSEX COUNTY WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING SEWER THROUGH THE LANDS. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF SUSSEX COUNTY WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
- THE DEVELOPER HEREBY GRANTS A WATER EASEMENT IN FAVOR OF TIDEWATER UTILITIES, INC., WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING WATER SERVICE TO THE RESIDENTIAL AREAS SHOWN. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF TIDEWATER UTILITIES, INC. WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
- 8. ALL LOTS SHALL BE CONNECTED TO THE COMMUNITY-WIDE OPEN SPACE NETWORK VIA SIDEWALKS, PATHWAYS, AND/OR PUBLIC STREETS. A PLANNED OPEN SPACE OF ONE QUARTER ACRE OR LARGER - INCLUDING OPEN GREENS, POCKET PARKS, SEATING AREAS AND TRAILS - MUST BE WITHIN 1,500 FEET OF EVERY SINGLE-FAMILY DETACHED LOT MEASURED FROM THE CENTER OF THE LOT TO THE CENTER OF THE OPEN SPACE.
- 9. STREET LIGHTING DESIGN AND LAYOUT WILL BE PROVIDED BY DELAWARE ELECTRIC COOPERATIVE (DEC).
- 10. THE NEIGHBORING LANDS ARE MAINLY USED FOR AGRICULTURAL PURPOSES.
- 11. ANY FORM OF ACCESS FROM LOTS 19-26 TO BAYARD ROAD (S.C.R. 84) IS PROHIBITED.

CERTIFICATION OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE CONTRACT OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS HEREON AND NOT HERETOFORE DEDICATED ARE TO BE DEDICATED TO THE PUBLIC USE AND OWNERSHIP TRANSFERRED TO THE HOMEOWNERS ASSOCIATIONS VIA SEPARATE SUBSEQUENT DEED OF DEDICATION AND TRANSFER.

CERTIFICATION OF PLAN ACCURACY:

I RONALD H. SUTTON, JR. HEREBY CERTIFY 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE,



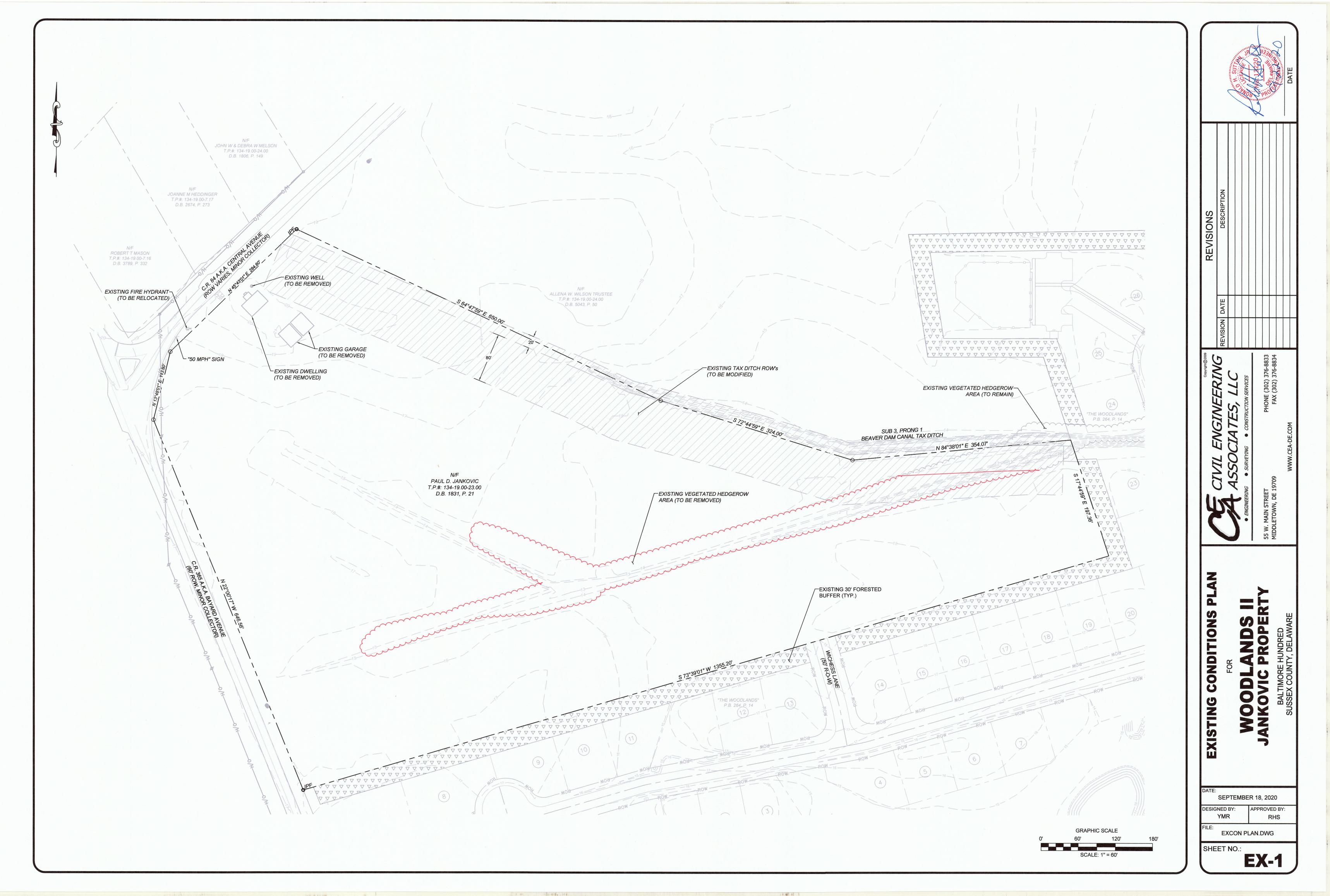
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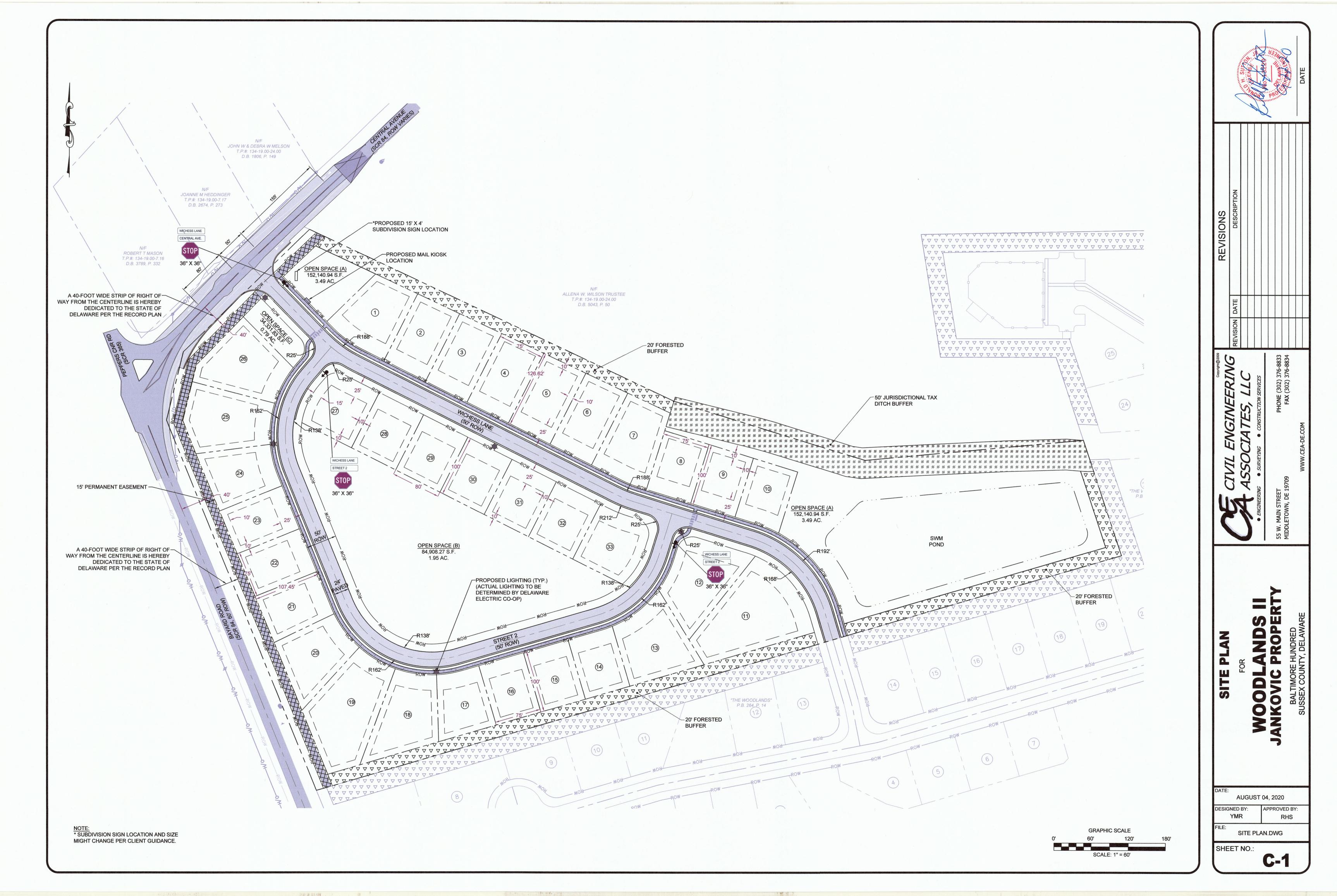
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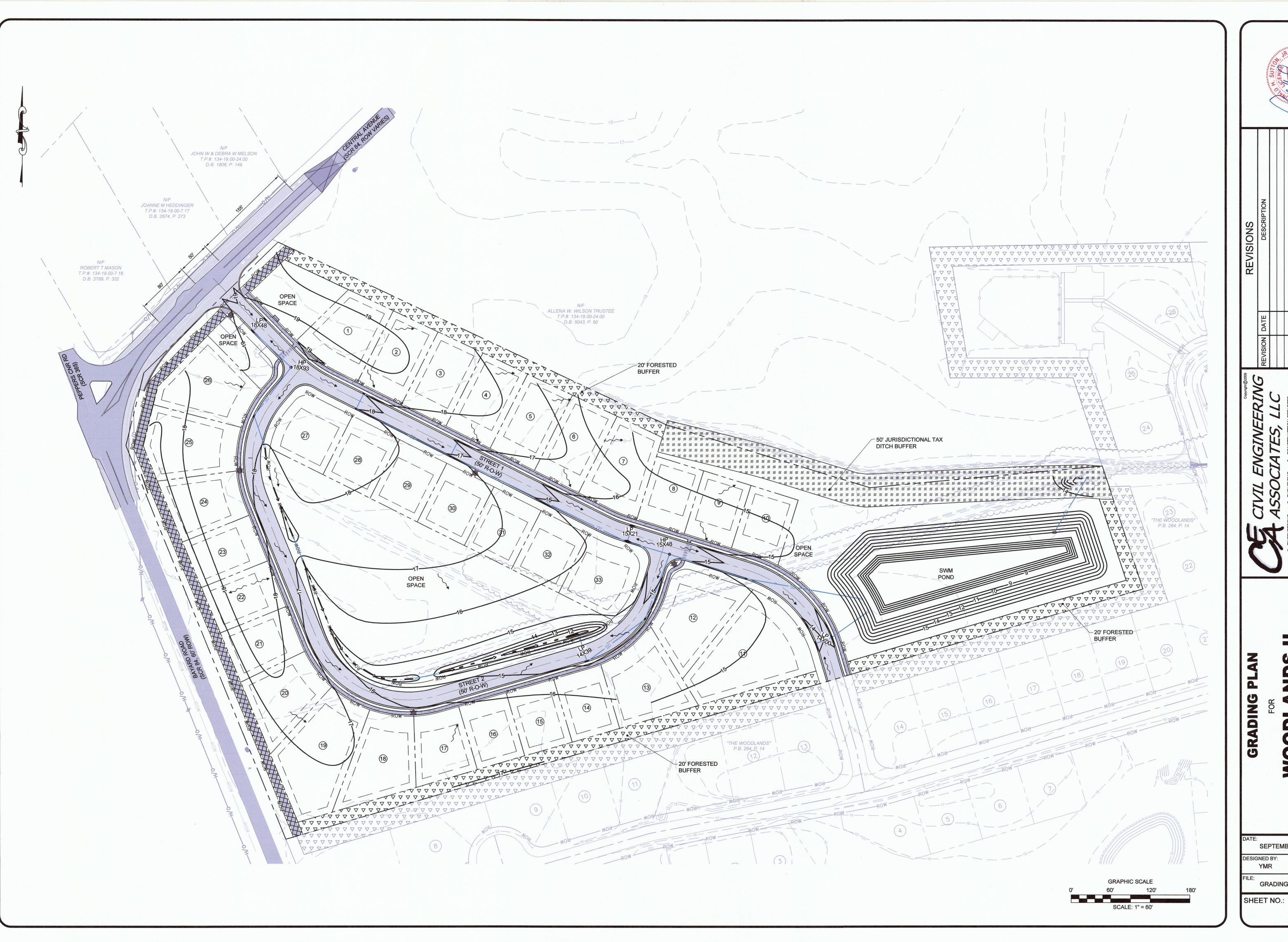
SEPTEMBER 18, 2020 APPROVED BY:

COVER SHEET.DWG

SHEET NO.:





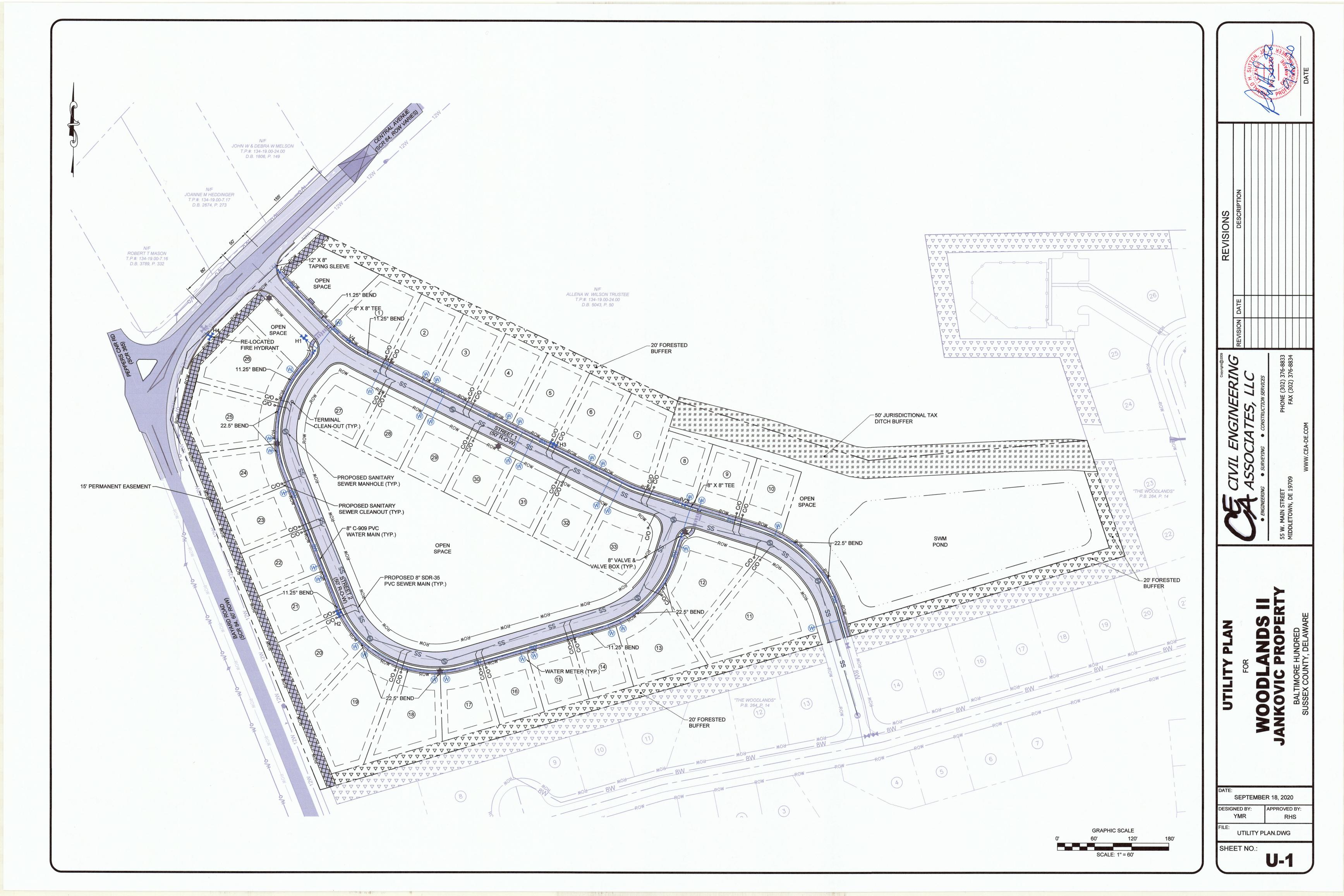


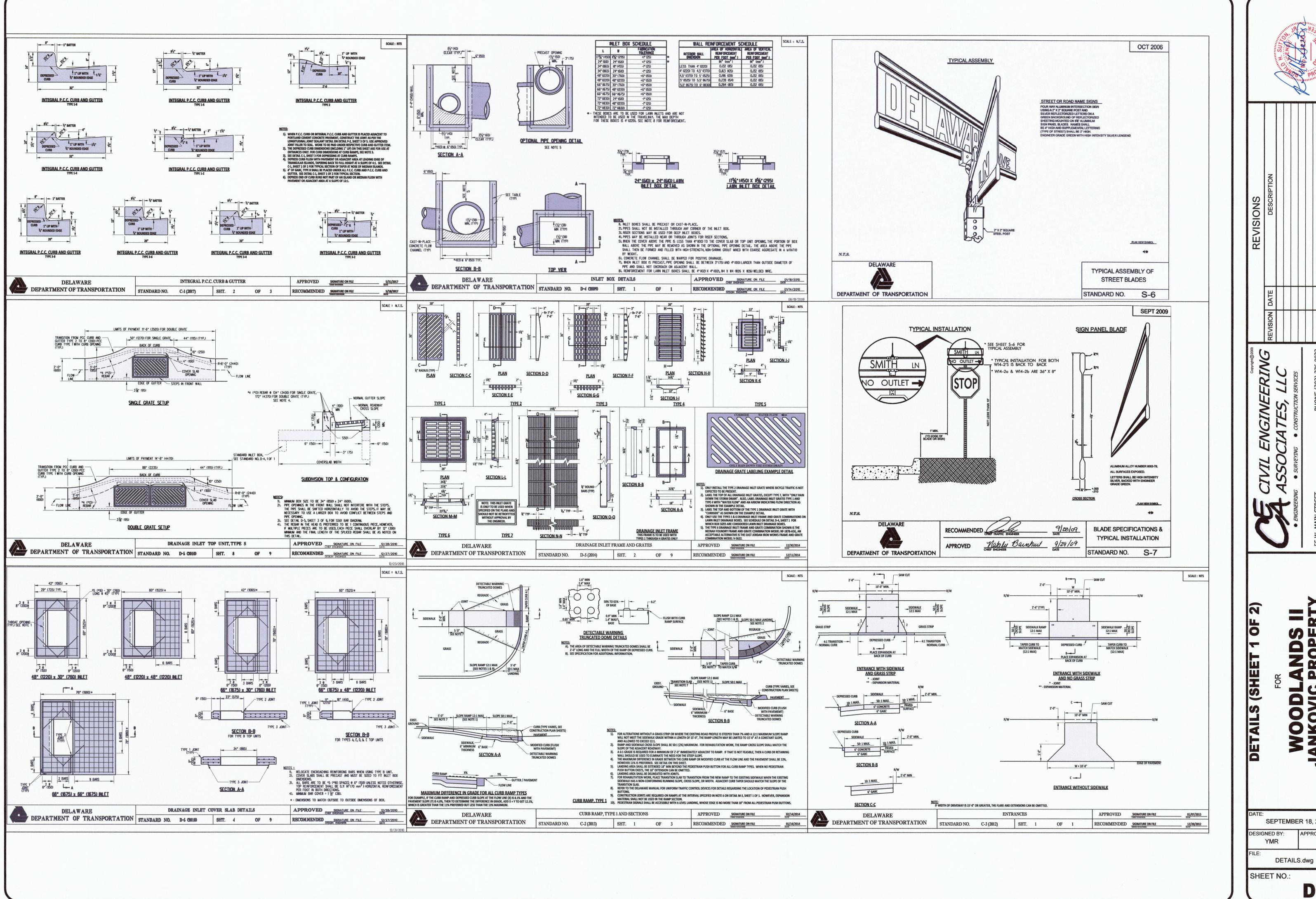


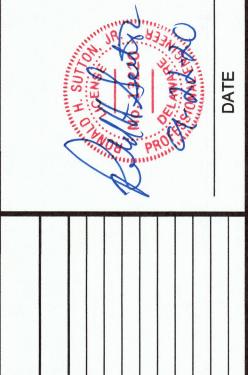
WOODL

SEPTEMBER 18, 2020 APPROVED BY:

GRADING PLAN.DWG





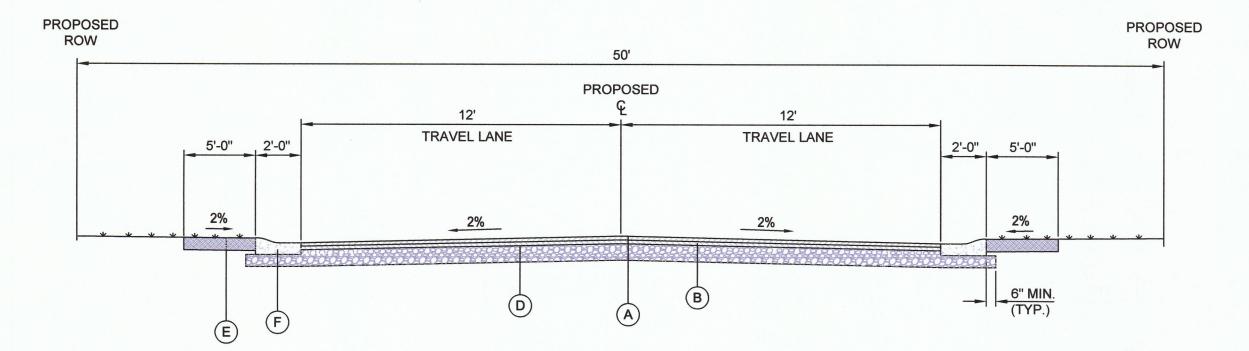


ROP 40

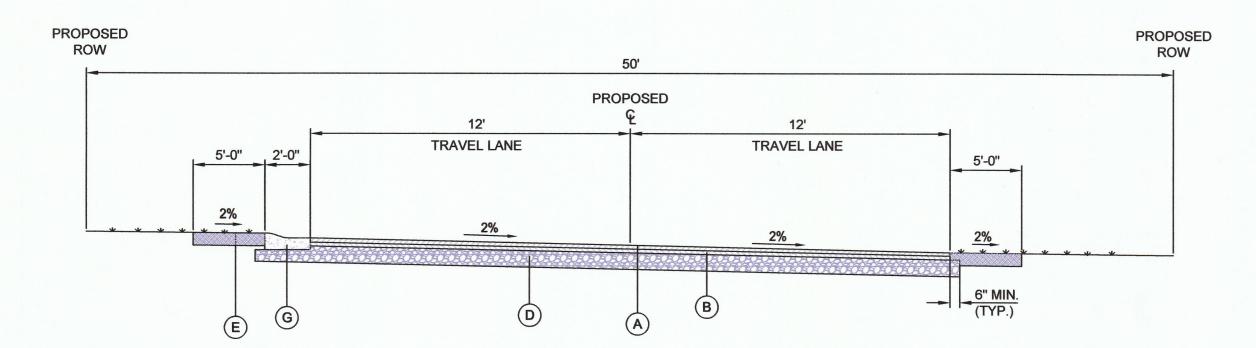
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SEPTEMBER 18, 2020 RHS

APPROVED BY:



WICHESS LANE SECTION



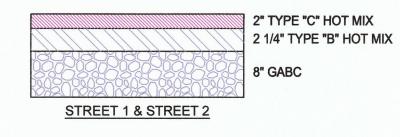
STREET 2 SUPER ELEVATED ROAD SECTION

LEGEND:

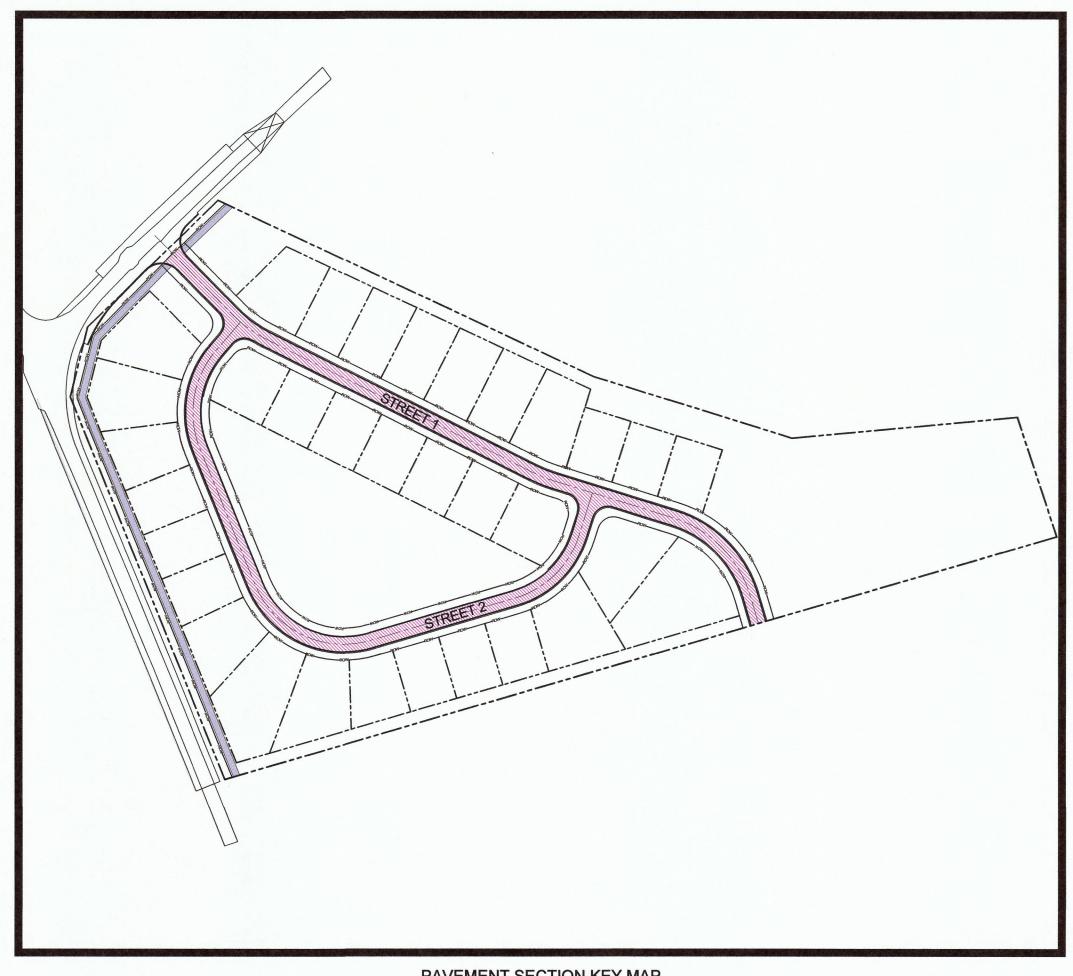
A ITEM 401651 - SUPERPAVE TYPE C. 160 GYRATION. PG 70-22 B ITEM 401654 - SUPERPAVE TYPE B. 160 GYRATION. PG 70-22 D ITEM 302007 - GRADED AGGREGATE BASE COURSE. TYPE B E GRASS STRIP (WIDTH AS NOTED) ITEM 733002 - TOPSOILING. 6" DEPTH ITEM 734013 - PERMANENT GRASS SEEDING. DRY GROUND ITEM - 735006 - MULCHING. STRAW F ITEM 701011 - INTEGRAL P.C.C. CURB AND GUTTER. TYPE 2 G ITEM 701011 - INTEGRAL P.C.C. CURB AND GUTTER. TYPE 2 (MODIFIED) (GUTTER PAN TO SLOPE TOWARDS ROAD)

NOTES:

- 1. THE DEVELOPER IS RESPONSIBLE FOR CORRECTIVE MEASURES ASSOCIATED WITH SLOPES LESS THAN 0.5%.
- 2. ALL FILL MATERIAL WITHIN THE PROPOSED RIGHT OF WAY SHALL MEET TYPE F MATERIAL SPECIFICATIONS AS REQUIRED BY DELDOT. MATERIAL SHALL BE PLACED IN SUCCESSIVE LAYERS, AND EACH LAYER SHALL BE PLACED IN A LEVEL, UNIFORM CROSS-SECTION, NOT TO EXCEED 8" IN DEPTH, LOOSE MEASUREMENT, UNLESS OTHERWISE APPROVED BY THE ENGINEER. EACH LAYER SHALL BE PROPERLY COMPACTED, AS HEREINAFER SPECIFIED, BEFORE STARTING THE NEXT LAYER.
- 3. COMPACTION SHALL CONTINUE UNTIL EACH LAYER IS THOROUGHLY AND UNIFORMLY COMPACTED TO THE FULL WIDTH OF THE EMBANKMENT AND TO 95% OR MORE OF THE MAXIMUM DENSITY OF THE SAME SOILS AS DETERMINED BY AASHTO T99 METHOD C, MODIFIED. THE DETERMINATION OF COMPLIANCE WITH FIELD COMPACTION REQUIREMENTS, AS SPECIFIED HEREIN, SHALL BE IN ACCORDANCE WITH THE FOLLOWING
 - (1) AASHTO T191, T238 AND T239, MODIFIED. FIELD DENSITY TESTS SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DENSITY MADE ON THE SAME SOILS. (2) AASHTO T99 METHOD C, MODIFIED, DETERMINATION OF MAXIMUM
 - DENSITY AND OPTIMUM MOISTURE CONTENT. (3) AASHTO T224, MODIFIED, BY COARSE PARTICLE CORRECTION METHOD.
- 4. COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED GEOTECHNICAL TESTING FIRM. ALL TESTING SHALL BE COMPLIANCE WITH CURRENT DELDOT REGULATIONS.



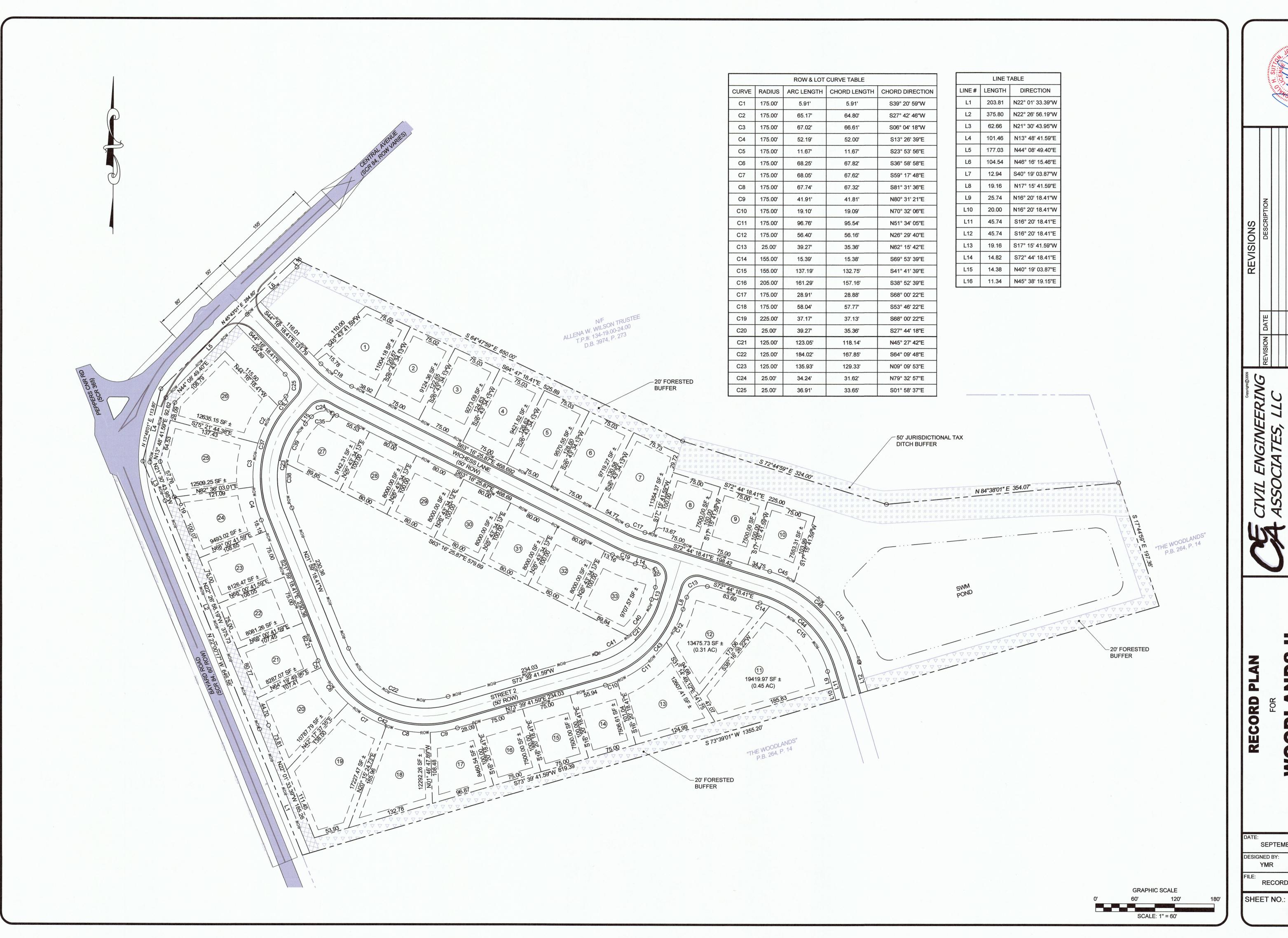
TYPICAL PAVEMENT SECTION



PAVEMENT SECTION KEY MAP SCALE: 1" = 150'

SEPTEMBER 18, 2020 DESIGNED BY: APPROVED BY:

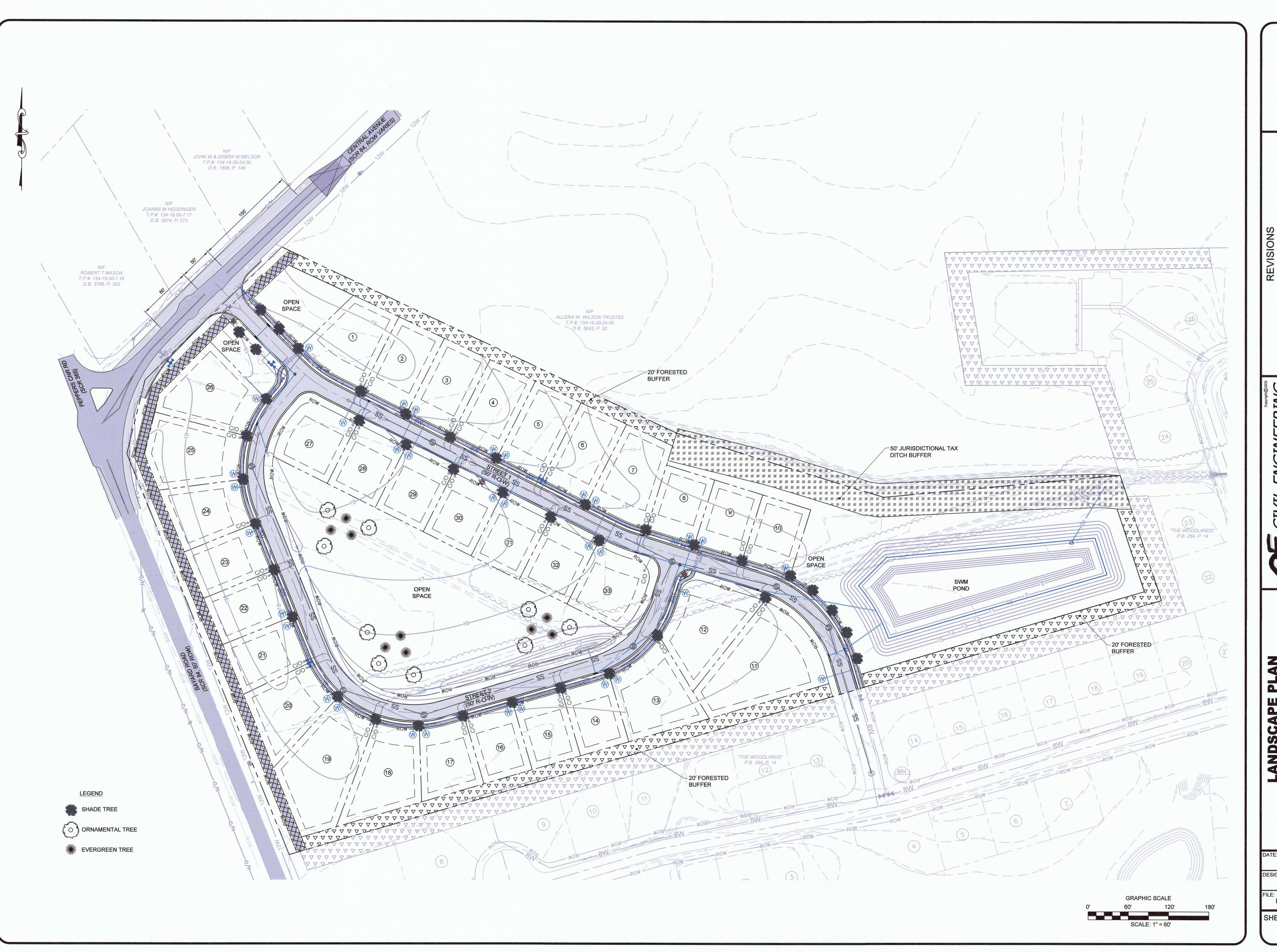
DETAILS.dwg SHEET NO.:





SEPTEMBER 18, 2020 APPROVED BY:

RECORD PLAN.DWG





SEPTEMBER 18, 2020 APPROVED BY:

LANDSCAPE PLAN.DWG