

JAMIE WHITEHOUSE, AICP  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



COUNTY ADMINISTRATIVE OFFICES  
2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DELAWARE

**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 October 28<sup>th</sup>, 2021

Application: Graywood Springs (2021-10)

Applicant: Double DB, LP  
507 North York Street Suite 2D  
Mechanicsburg, PA 17055

Owner: Nancy M. Richards Heirs  
14675 Oyster Rocks Road  
Milton, DE 19968

Site Location: East side of Oyster Rocks Road in Milton

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

Proposed Use: 38 Single Family Lot Cluster Subdivision

Comprehensive Land  
Use Plan Reference: Low Density

Councilmanic  
District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Lewes Fire Company

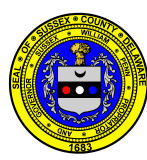
Sewer: On-Site Septic

Water: Tidewater

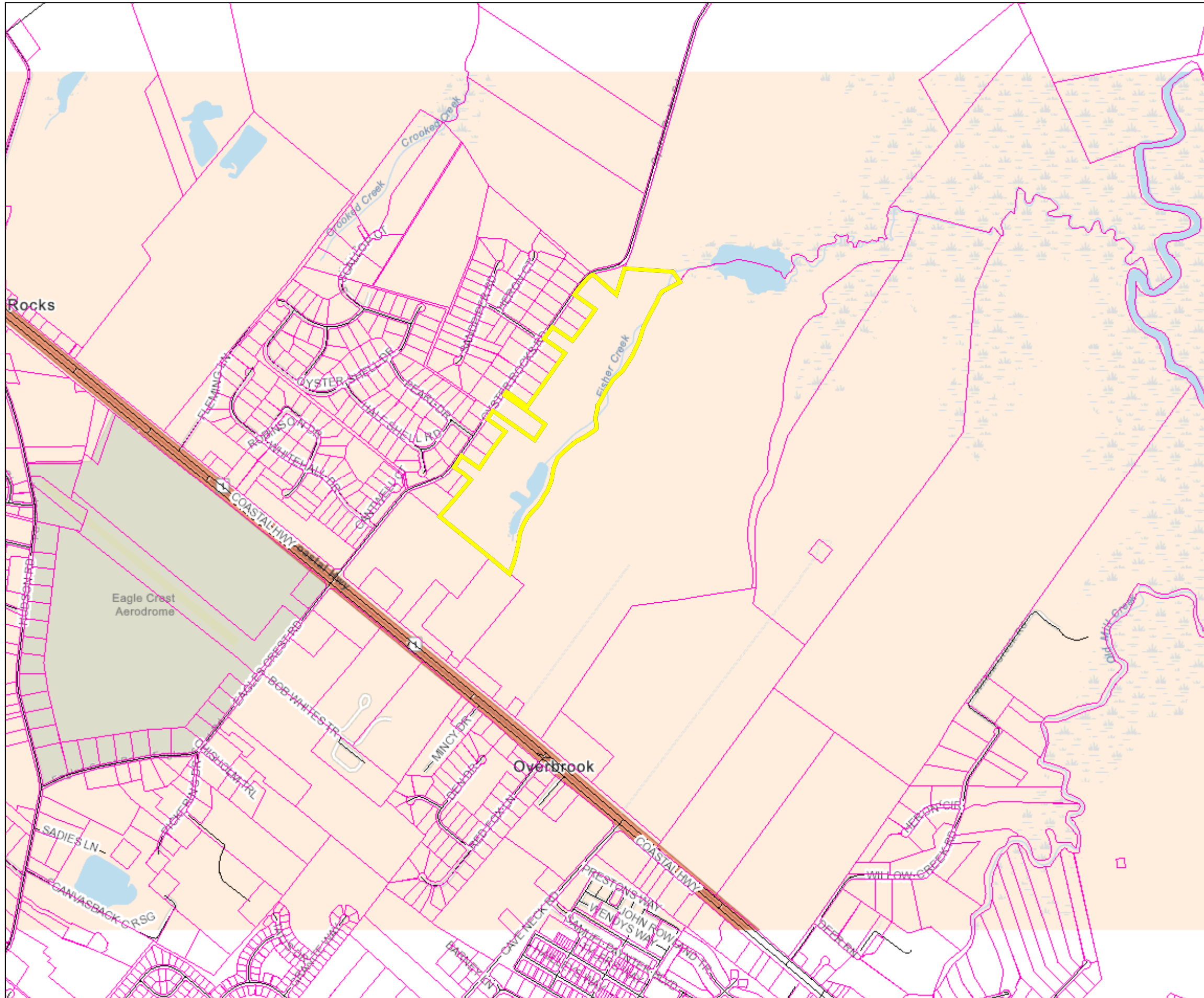
Site Area: 58.11 +/- acres

Tax Map ID.: 235-16.00-40.00





# Sussex County



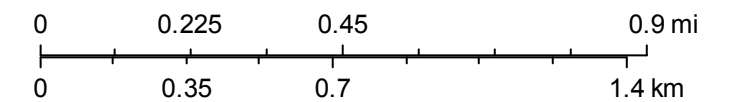
<b>PIN:</b>	235-16.00-40.00
<b>Owner Name</b>	RICHARDS NANCY M HRS
<b>Book</b>	2022
<b>Mailing Address</b>	14675 OYSTER ROCKS RD
<b>City</b>	MILTON
<b>State</b>	DE
<b>Description</b>	SE/RD 264
<b>Description 2</b>	2360 NE/RT 1
<b>Description 3</b>	FX
<b>Land Code</b>	

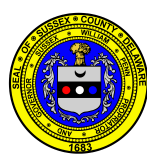
- polygonLayer**

  - Override 1
- polygonLayer**

  - Override 1
- ⋯ Tax Parcels
- Streets
- ⋯ County Boundaries
- Municipal Boundaries

1:18,056





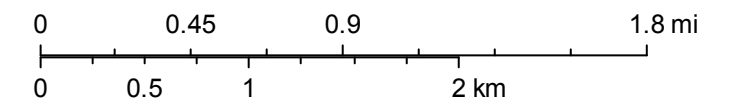
# Sussex County

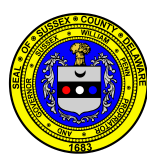


<b>PIN:</b>	235-16.00-40.00
<b>Owner Name</b>	RICHARDS NANCY M HRS
<b>Book</b>	2022
<b>Mailing Address</b>	14675 OYSTER ROCKS RD
<b>City</b>	MILTON
<b>State</b>	DE
<b>Description</b>	SE/RD 264
<b>Description 2</b>	2360 NE/RT 1
<b>Description 3</b>	FX
<b>Land Code</b>	

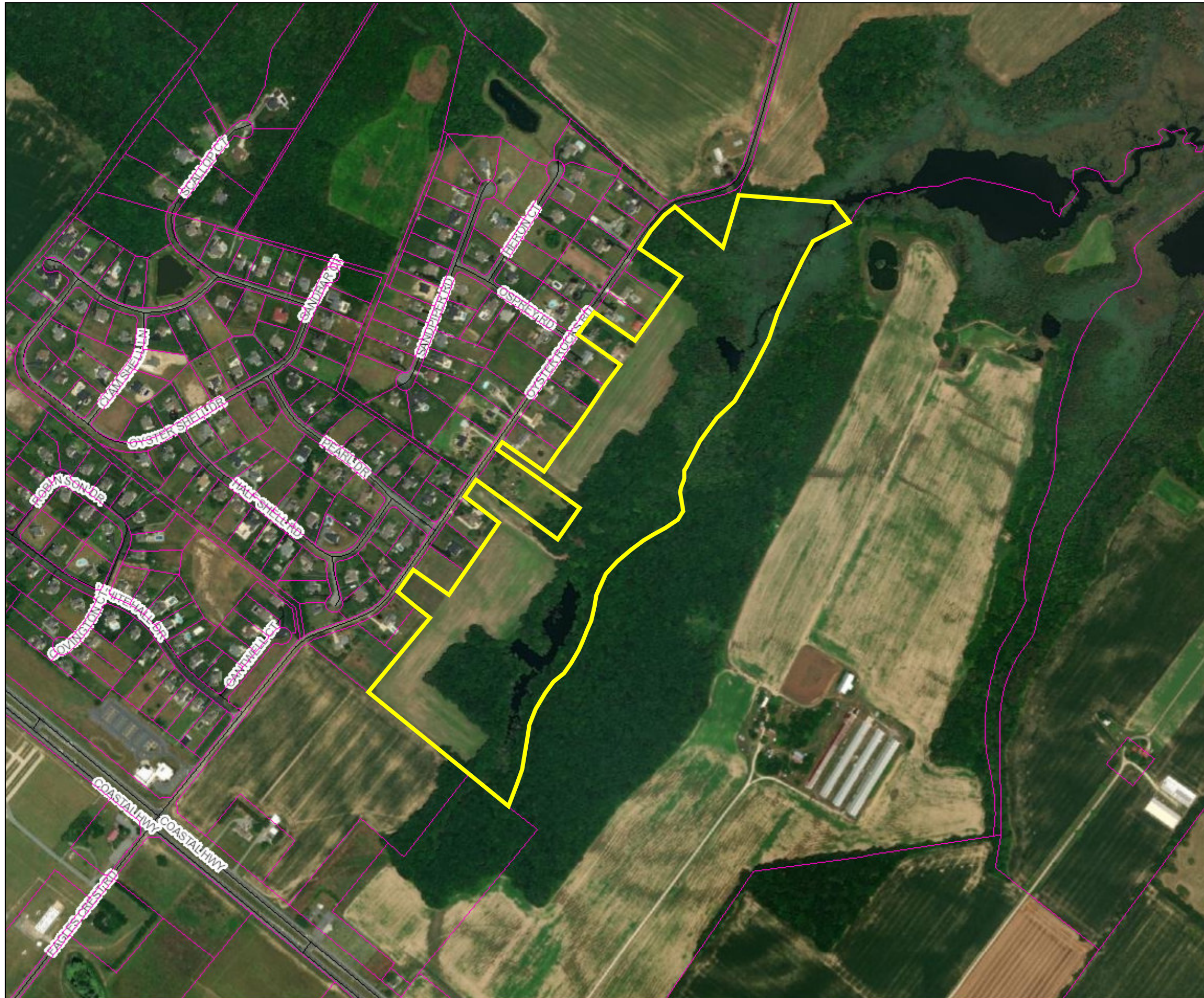
- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets

1:36,112





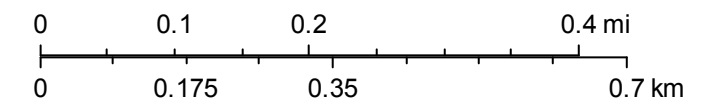
# Sussex County



<b>PIN:</b>	235-16.00-40.00
<b>Owner Name</b>	RICHARDS NANCY M HRS
<b>Book</b>	2022
<b>Mailing Address</b>	14675 OYSTER ROCKS RD
<b>City</b>	MILTON
<b>State</b>	DE
<b>Description</b>	SE/RD 264
<b>Description 2</b>	2360 NE/RT 1
<b>Description 3</b>	FX
<b>Land Code</b>	

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

1:9,028



File #: 2021-10  
Pre-App Date: \_\_\_\_\_

# Sussex County Major Subdivision Application 202016348

## 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:

Coastal Area:

### Location of Subdivision:

Oyster Rocks Road +/- 2,650 feet east from Route One intersection

### Proposed Name of Subdivision:

Graywood Springs

Tax Map #: 235-16.00-40.00 Total Acreage: 58.11

Zoning: AR Density: 0.65 Minimum Lot Size: 21,780 Number of Lots: 38

Open Space Acres: \_\_\_\_\_

Water Provider: Tidewater Utilities Sewer Provider: On-Site Individual Lot Septic Systems

### Applicant Information

Applicant Name: Double DB, LP

Applicant Address: 507 North York Street, Suite 2D

City: Mechanicsburg State: PA Zip Code: 17055

Phone #: (717) 461-9995 E-mail: admin@DBLPRE.com

### Owner Information

Owner Name: Nancy M. Richards Heirs

Owner Address: 14675 Oyster Rocks Road

City: Milton State: DE Zip Code: 19968

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

### Agent/Attorney/Engineer Information

Landscape Architect

Agent/Attorney/Engineer Name: Jeff Clark, RLA - Land Tech Land Planning, LLC

Agent/Attorney/Engineer Address: Taggart Professional Building, Suite 202; 32895 S. Coastal Highway

City: Bethany Beach State: DE Zip Code: 19930

Phone #: (302) 539-2366 E-mail: jeffc@landtechllc.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

**Completed Application**

**Provide ten (10) 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.**

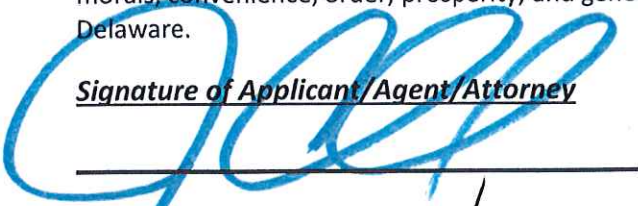
**PLUS Response Letter** (if required)  **Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)

**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.

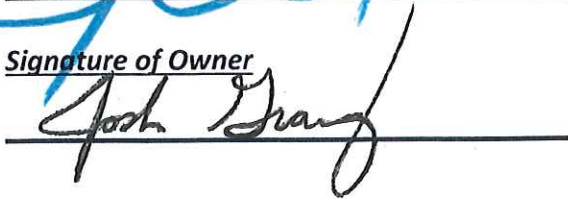
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 11/25/2020

Signature of Owner



Date: 11/25/2020

*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: \_\_\_\_\_



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

December 2, 2020

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Double DB, LP – Oyster Rocks Road** conditional use application, which we received on October 30, 2020. This application is for an approximately 64.33-acre parcel (Tax Parcel: 235-16.00-40.00). The subject land is located on the southeast side of Oyster Rocks Road (Sussex Road 264), approximately 1,900 feet northeast of Delaware Route 1. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop 39 single-family detached houses.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Oyster Rocks Road where the subject land is located are 1,060 and 1,364 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: Double DB, LP, Applicant

Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **10/7/2021**

APPLICATION: **2021-10 Graywood Springs**

APPLICANT: **Double DB, LP**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **235-16.00-40.00**

LOCATION: **East side of Oyster Rocks Road**

NO. OF UNITS: **38**

GROSS  
ACREAGE: **58.11**

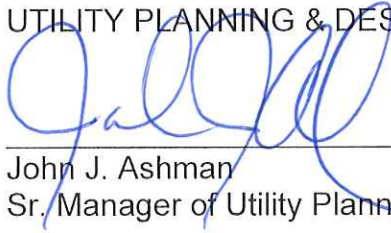
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

**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? **No** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** 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: **The proposed subdivision is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



---

John J. Ashman  
Sr. Manager of Utility Planning & Design Review

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



STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

December 18, 2020

Mr. Jeff Clark, RLA  
Land Tech Land Planning, LLC  
Taggart Professional Center, Suite 202  
32895 South Coastal Highway  
Bethany Beach, DE 19930

RE: PLUS review 2020-11-04; Graywood Springs Subdivision

Dear Mr. Clark:

Thank you for meeting with State agency planners on November 18, 2020 to discuss the Graywood Springs Subdivision project. According to the information received you are seeking review of a proposed 39-unit subdivision on 58.11 acres along Oyster Rocks Road in Level 4 in Sussex County.

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

### **Strategies for State Policies and Spending**

This project represents a residential development within a Level 4 area according to the 2020 Strategies for State Policies and Spending. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New residential development activities are not supported in Investment Level 4 areas. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

Because the development is inconsistent with the 2020 *Strategies for State Policies and Spending*, the State does not support the development of this parcel.

**With that said, the comments in this letter are technical, and are not intended to suggest that the State supports this development. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to build on this property.**

### **Code Requirements/Agency Permitting Requirements**

#### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The site access on Oyster Rocks Road (Sussex Road 264) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.delDOT.gov/Business/subdivisions/index.shtml?dc=changes>.
- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at [https://www.delDOT.gov/Business/subdivisions/pdfs/Meeting\\_Request\\_Form.pdf?08022017](https://www.delDOT.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017).
- In accordance with Sections 1.6.7 and 7.2.3.2 of the Manual, DelDOT will require that all lots, including Lot 1, be accessed by way of the subdivision street system rather than by Oyster Rocks Road.
- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.
- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 438 vehicle trip ends per day. Using the 10<sup>th</sup> edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT calculates this number as 437 and estimates the weekday morning and evening peak hour trip ends at 32 and 41, respectively.

The purpose of a TIS is to determine what off-site improvements are needed to support a proposed development. DelDOT anticipates requiring the developer to improve Oyster Rocks Road, within the limits of their projected frontage, to meet DelDOT's Local Road standards, which include 11-foot lanes and 5-foot shoulders. Per the definition in Section 1.8 of the Development Coordination Manual, those limits are from the south limits of the Lydia J. Richardson property (Tax Parcel No. 235-16.00-41.00) frontage to a point just north of the S curve north of their frontage. Questions regarding this requirement should be directed to the Sussex County Review Coordinator, Ms. Susanne Laws. Ms. Laws may be reached at [Susanne.Laws@delaware.gov](mailto:Susanne.Laws@delaware.gov) or (302) 760-2128.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Oyster Rocks Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, **"An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**
- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**
- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
  - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
  - Depiction of all existing entrances within 600 feet of the entrance on Oyster Rocks Road.
  - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- In accordance with Section 3.8 of the Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along Oyster Rocks Road.
- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.
- In accordance with Section 5.14 of the Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.
- From the discussion at the PLUS meeting, DelDOT understands that the proposed stub street at the west end of the development would allow for a future interconnection to the

adjoining parcel. DelDOT supports such interconnections as being consistent with Section 3.5 of the Manual.

- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Oyster Rocks Road.
- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.
- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 25, 2019. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>.

**Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

**Concerns Identified Within the Development Footprint**

**Special Flood Hazard Area**

According to the newest Flood Insurance Rate Maps (FIRM), more than half of this site is situated within a Special Flood Hazard Area, specifically within the 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Areas identified on the site lie within zones AE8, AE9, and AE10. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced, and homeowners with mortgages may be required to purchase flood insurance.

- The applicant must comply with local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://maps.dnrec.delaware.gov/floodplanning/default.html>.
- DNREC Reviewers recommend conducting a hydrologic study for this due to concerns with buildings proposed on and/or adjacent to floodplain areas.

Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921.  
Website: <http://www.dnrec.delaware.gov/swc/Drainage/Pages/Flooding.aspx>

**Sea Level Rise**

A large portion of this site is vulnerable to permanent inundation as a result of sea level rise. Lots with proposed housing in the northeastern end of the site are anticipated to see impacts at 1-

foot of sea level rise. By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. In addition to permanent inundation of low-lying land, higher tide levels caused by sea level rise will result in increasing frequency and severity of tidal flooding.

- In areas within 3-5 feet of mean sea level, avoid construction of permanent structures and infrastructure. All infrastructure and structures on site should incorporate the effects of sea level rise through the expected lifespan of the structures. This may include increasing freeboard of structures, ensuring that critical infrastructure is elevated to withstand future sea level rise, construction of flood control measures, and incorporating green infrastructure for flood control.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.

Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/climate-change/flood-risk-avoidance/>

### **Stormwater Management**

This project/site has met the minimum threshold of 5000 square feet of land disturbing activity under the DNREC Sediment and Stormwater Program.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. The plan review agency is the Sussex Conservation District.
- Additionally, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.state.de.us/eNOI/default.aspx>) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.
- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.
- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: <https://www.sussexconservation.org/>



General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).  
Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.

### **Water Quality (Pollution Control Strategies)**

Pollution Control Strategies have been developed for the following watersheds in Delaware: Appoquinimink, Broadkill, Christina Basin, Inland Bays, Mispillion and Cedar, Murderkill, Nanticoke, St. Jones, and Upper Chesapeake. Such strategies were created because surface water failed to meet water quality standards for nutrients and sediment.

- This site lies within the Broadkill River Watershed. Consult with the appropriate plan review agency (Sussex Conservation District) to determine if stricter stormwater management standards may apply for development projects in this area.

### **Hydrologic Soils Group**

Hydrologic Soil Group A/D soils (poorly drained) have been identified at the northeastern portion of the site. These soil types are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.  
E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).  
Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.

### **Drainage Recommendations**

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project. Environmental permits or exemptions may be required by the County Conservation District, U.S. Army Corp of Engineers, or the DNREC Sediment and Stormwater Program prior to clearing and/or excavating ditch channels.
- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.
- **Any area designated as a drainage/utility easement should be open space and not owned by the individual landowners.**
- **Any drainage/utility easement owned by an individual landowner should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted**

**within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.**

Contact: DNREC Drainage Program at (302) 855-1930.

Website:

<http://www.dnrec.delaware.gov/swc/Pages/DrainageTaxDitchWaterMgt.aspx>

### **Wetlands**

Maps from the Statewide Wetlands Mapping Project indicate the presence of freshwater forested wetlands on much of the site, specifically the eastern portion, along the stream to the east, and the entire northern portion of the site. The site also contains some estuarine wetlands (tidal wetlands) in the most northerly end of the site. According to the application, a wetland delineation has been completed (submitted to USACE, awaiting sign-off). Two freshwater ponds also exist along the eastern edge of the property.

- If the project proposes to disturb (dredge or fill) subaqueous lands or state regulated wetlands, a delineation of waterways and wetlands is required, as well as associated authorizations and permits. An application for a permit must be submitted to the DNREC Wetlands and Subaqueous Lands Section for review and approval. To apply for a wetland permit online, please visit their website:  
<https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/permits/>
- A wetland Jurisdictional Determination (JD) is recommended and may be required in certain cases. A JD should be completed by a consultant or a representative of the DNREC Wetlands and Subaqueous Lands Section to ensure there are no impacts to wetlands. Please contact the DNREC Wetlands and Subaqueous Lands Section for more information. Apply for the JD through the following website:  
[http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional\\_Determination\\_and\\_Map\\_Change\\_Request\\_Form.pdf](http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional_Determination_and_Map_Change_Request_Form.pdf)
- For a list of consultants and engineers who can conduct wetland delineations, please visit the DNREC Wetlands and Subaqueous Lands Section link:  
<http://www.dnrec.delaware.gov/wr/Documents/WLSL/Consultant%20List.pdf>
- Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.  
Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>
- If the project proposes to disturb (dredge or fill) wetlands under the jurisdiction of the U.S. Army Corps of Engineers, a delineation of waterways and wetlands is required, as well as permits or other authorizations. In certain circumstances, additional certifications from DNREC Wetlands & Subaqueous Lands Section will be required as part of the U.S. Army Corps of Engineers permit process.

- For a list of consultants and engineers who can conduct wetland delineations, please visit the DNREC Wetlands and Subaqueous Lands Section link:  
<http://www.dnrec.delaware.gov/wr/Documents/WSLS/Consultant%20List.pdf>
- Contact: U.S. Army Corps of Engineers (Dover Office) at  
[DoverRegulatoryFieldOffice@usace.army.mil](mailto:DoverRegulatoryFieldOffice@usace.army.mil) or (267) 240-5278.  
Website: <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit/>
- Schedule a meeting through the DNREC Joint Permit Processing (JPP), which are held on the 3<sup>rd</sup> Thursday of every month. In order for your project to be seen through the JPP, you must submit the request through the following website:  
[http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional\\_Determination\\_and\\_Map\\_Change\\_Request\\_Form.pdf](http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional_Determination_and_Map_Change_Request_Form.pdf)
- Recommendations for buffers are prescribed below under the heading, Vegetated Buffer Zones.

### **Vegetated Buffer Zones**

Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.

- The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes. Buffers appear to meet minimum requirements and are indicated on the plan set.
- Incorporate a 100-foot vegetated buffer zone from the edge of wetlands (tidal and non-tidal) and all waterways (streams, ditches, ponds etc.) to protect water quality.
- Vegetated buffer zones should be left undisturbed during construction and should be identified outside of the Limit of Disturbance (LOD) on the engineering plans. In some instances, stormwater outfalls, conveyances, and emergency spillways may cross through these zones, and will require temporary disturbance during construction.
- Vegetated buffer zones should be deeded as community open space. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.
- Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is

shrinking due to development and climate change.

- In general, grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.  
Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information>

### **Delaware Ecological Network**

The forested portion of the property is located within the Delaware Ecological Network. This network is made up of interconnecting natural areas of significant ecological value. Forest disturbances on this site could jeopardize habitat beyond the parcel boundary.

- Avoid removing forested areas within the Delaware Ecological Network. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality. Forests also provide shading and cooling, while reduce carbon that contributes to climate change.

Contact: DNREC Wildlife Species Conservation and Research Program at (302) 735-3600.  
Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>

### **Old Growth Forest**

An analysis of historical data indicates that the forest area proposed for development has maintained some degree of forest cover since 1937, meaning that it can be considered a mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat.

- A forest assessment should be conducted to confirm that mature forest resources exist on the property and to delineate their boundaries. Additionally, a forest assessment would include the identification of specimen trees and forest-dependent wildlife. If mature forests are found, these areas should be conserved to the maximum extent practicable.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.  
Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>

### **Natural Areas**

The forested eastern portion of the parcel is located within a state Natural Areas designation (Great Marsh Natural Area). Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware.

Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.

- Reduce environmental impacts near Natural Areas by avoiding impacts to sensitive areas such as wetlands and forest habitat. Where possible, design site features to avoid the removal of contiguous tracts of forests.
- The developer could also investigate dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.

Contact: DNREC Planning Preservation and Development Section at (302) 739-9235.  
Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/>

### **Wildlife Displacement**

Development of this site is anticipated to displace local wildlife. Wildlife displaced by encroaching development may become a nuisance for homeowners.

- Future residents are not permitted to discharge firearms within 100 yards (approximately 300 feet) of any occupied dwelling or building to hunt or remove nuisance wildlife.
- Deer, groundhogs, and rabbits will browse on gardens, yards, and ornamental landscaping. Developers can avoid conflicts with future residents and most wildlife by maintaining large blocks of forest, as opposed to small pockets of wooded areas within a 300-foot safety zone.

Contact: DNREC Division of Fish and Wildlife at (302) 739-9912.  
Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/wildlife/>

### **Mosquitoes**

The project lies within a zone that will be impacted by mosquitoes due to its location near large expanses of wetlands and salt marshes.

- Mosquito control issues are increasing as developments infringe on wetland areas, often leading to increased demands by the public for mosquito control services. These control services can be provided at no charge to homeowners and other entities by the state's Mosquito Control Section, or by a private company licensed in this area of specialty.

Contact: DNREC Division of Fish and Wildlife at (302) 739-9917. Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/mosquito-control/>

### **Wastewater Permitting – Small Systems**

An expired small systems wastewater disposal permit (gravity system) exists for the site, dated July 19<sup>th</sup>, 1996. The applicant indicated that each single-family house would have its own individual on-site wastewater disposal system (septic). Thirty-nine systems have been proposed

for this site, and only one lot has been evaluation by a licensed Class D Soil Scientist (dated February 24<sup>th</sup>, 2015) under Tax Parcel 2-35-16-40.00 1X (Lot 1).

- A Site Evaluation must be conducted for all lots, performed by a Delaware licensed Class D Soil Scientist to determine the type of disposal system allowed under current regulations and site conditions.
- A list of licensed Class D soil scientists can be found at the following website:  
<http://www.dnrec.delaware.gov/wr/Information/GWDInfo/Documents/Class%20D%20list.pdf>

Contact: DNREC Groundwater Discharges Section for proposed projects in Kent and New Castle Counties at (302) 739-9947 and for projects proposed in Sussex County at (302) 856-4561.

Website: <https://dnrec.alpha.delaware.gov/water/groundwater/septic-systems/>

#### **Additional Sustainable Practices**

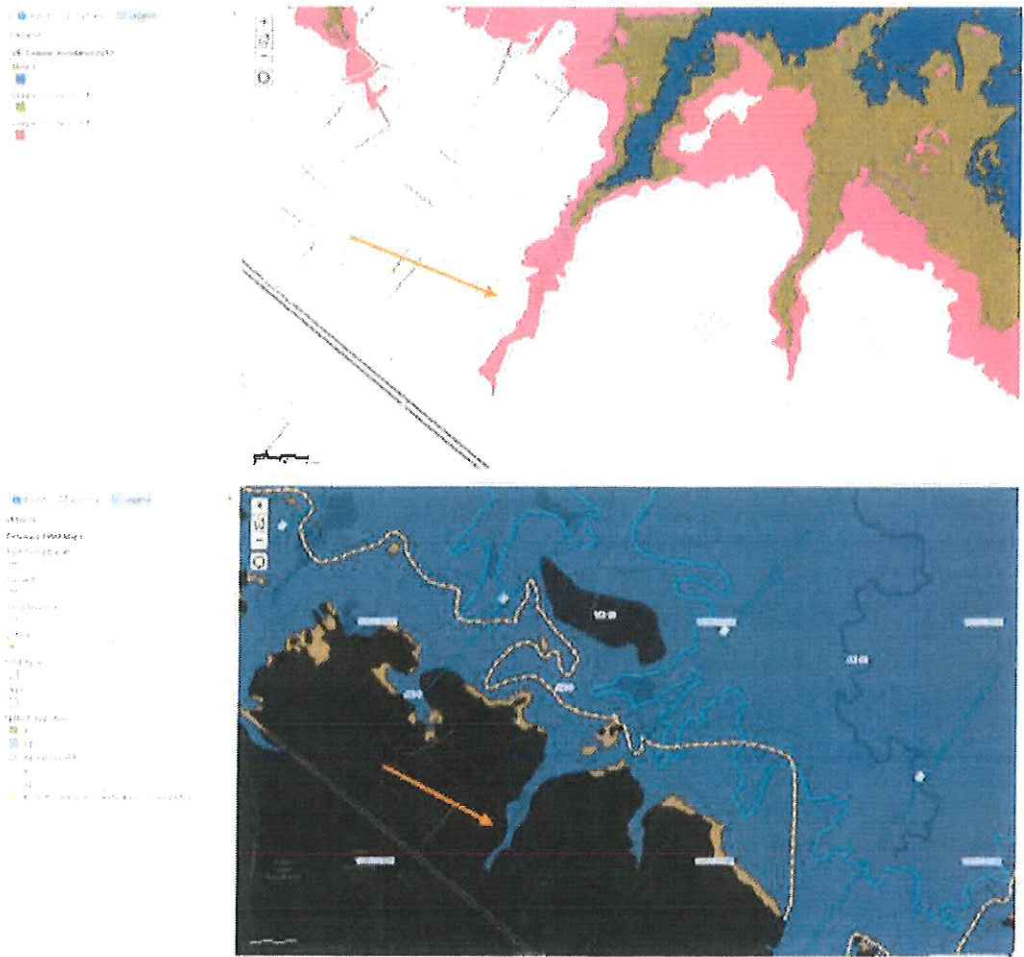
- Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution.
- Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.

#### **State Historic Preservation Office – Contact Carlton Hall 736-7400**

- The Delaware SHPO does not recommend developing in Level 4 areas. Prehistoric archaeological potential is moderate. Most of the soils are excessively drained on a gentle slope, but they are not prime farmland. The parcel is within favorable limits to Fisher Creek, however, I can't find any info on if that is fresh or saltwater (it shoots off from the marsh, so it could be either). There is a prehistoric site across the creek from the parcel, which could mean there are other comparable sites around this area.
- Historic archaeological potential is low to moderate. Much of the parcel hasn't appeared to have changed throughout the years. There are several historic farmsteads around the area, but not on the parcel. There may be associated remains from those farmhouses.
- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

**Delaware Emergency Management Agency – Contact Philip Cane 659-2325**

- Depending on the specific location, DEMA is not recommending the build/construction of this project without any major mitigation strategy geared towards inundation resiliency of inundation regions due to proximity to inundation zones in accordance with the 2017 Delaware Coastal Inundation map. As shown in the map below, the location could fall within both a 7ft and 3ft Coastal Inundation zones. As a brief explanation, if the water levels rise by 3 feet, the green section will be underwater. At 7 ft, those sections in purple will be under water. Further, FEMA FIRM Maps indicate the location and that region are located in a high-risk area with an AE designation (AE 9). FEMA’s AE designations describe flood zones that present a 1% annual chance of flooding (100-year flood plain) and a 26% chance of flooding over the life of a 30-year mortgage and therefore would require mandatory flood insurance. As such, construction would require the elevation of the lowest floor to be at or above the zone’s base flood elevation (BFE). It should be noted that enclosed areas below the BFE cannot be used as living spaces and all electrical, plumbing and HVAC equipment must be elevated to or above the area’s BFE.



**Delaware State Fire Marshall's Office – Contact Duane Fox 259-703**

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:

**Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

**Accessibility:**

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

**Gas Piping and System Information:**

- Provide type of fuel proposed and show locations of bulk containers on plan.

**Required Notes:**

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads
- Although not a requirement of the State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider the benefits of home sprinkler protection in dwellings. The Office of the State Fire Marshal also reminds home builders that they are obligated to comply with requirements of Subchapter III of Chapter 36 of



Title 6 of the Delaware Code which can be found at the following website:  
<http://delcode.delaware.gov/title6/c036/sc03/index.shtml>

- 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.

**Department of Agriculture – Contact: Milton Melendez 698-4534**

- The proposed project is adjacent to a property protected through the State's Agricultural Lands Preservation Program (DSWA District S-07-11-250 Parcel 234-10.00-15.00, 234-16.00-12.00). Therefore, the activities conducted on this preserved property are protected by the agricultural use protections outlined in Title 3, Del. C., Chapter 9. These protections effect adjoining developing properties. The 300-foot notification requirement affects all new deeds in a subdivision located in whole or part within 300 feet of an Agricultural District/Easement. Please take note of these restrictions as follows:

§ 910. Agricultural use protections.

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

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

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees (68 Del. Laws, c. 118, § 2.).

- In addition, if any wells are to be installed, Section 4.01(A)(2) of the Delaware Regulations Governing the Construction and Use of Wells will apply. This regulation states:

(2) For any parcel, lot, or subdivision created or recorded within fifty (50) feet of, or within the boundaries of, an Agricultural Lands Preservation District (as defined in Title 3, Del. C., Chapter 9); all wells constructed on such parcels shall be located a minimum of fifty (50) feet from any boundary of the Agricultural Lands Preservation District. This requirement does not apply to parcels recorded prior to the implementation date of these Regulations. However, it is recommended that all wells be placed the maximum distance possible from lands which are or have been used for the production of crops which have been subjected to the application of land applied federally regulated chemicals.

- The Department of Agriculture strongly encourages the developer to work with the Department's Forestry Section during the design and implementation of the project to plant an effective forested buffer between the proposed residential development and existing preserved properties. It is important that suitable tree species be selected and planted to create an effective mitigation barrier between this new development and the existing agricultural operation enrolled in the Agricultural Lands Preservation Program. This farm generates dust, noise and odors that new residents may not be familiar with.

**Sussex County Planning & Zoning – Contact Lauren DeVore 855-7878**

- The applicant is required to participate in a pre-application meeting with Planning and Zoning staff. Please contact the Department of Planning and Zoning at (302)855-7878 or reach out to Lauren DeVore at [lauren.devore@sussexcountyde.gov](mailto:lauren.devore@sussexcountyde.gov) to schedule a pre-application meeting. Following submission to the County, staff would undertake review of the Preliminary Site Plan, where more detailed comments would be provided to the applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only. Please note that these are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of the formal application process.

- The proposed density of 0.67 dwelling units per acre appear to comply with Code requirements for the AR-1 Zoning District which allow for up to 2 units per acre.
- The property is located within two Flood Zones, the 0.2 percent annual chance flood hazard and the AE Flood Zone.
- The proposed plan includes 1 acre of open space. This appears to meet the minimum open space required for less than 2-5 DU/AC per §99-21(D) “Public sites and open spaces.”
- It is noted that there is only one-way-in, one-way-out access to the property. The Planning and Zoning Commission generally desire more than one entrance or an easement for emergency access purposes in the event of an emergency occurring on the parcel.
- Please clarify if any amenities will be provided for the subdivision. Additionally, a t-shape may be required for the stub roads proposed on the west side of the site to facilitate an adequate turning radius for emergency vehicles.
- Please note that the parcel to the south of the subject parcel is within an Agricultural Easement. Therefore, a 50-ft buffer will be required from all lands in active agriculture per §99- 6(G)(2) of the Sussex County Code.
- Staff also encourages coordination with the local school district regarding the provision of a school bus pad or stop.
- Please also confirm whether mail will be centralized or not.

**Sussex County Housing – Contact: Brandy Nauman 855-7779**

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

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

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

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

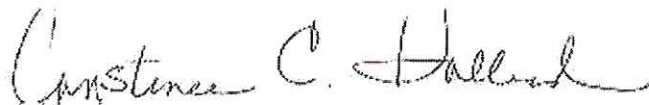
**Sussex County Engineering Department – Contact Chris Calio 855-1299**

- The proposed project is located within a Tier 4 for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

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

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

Sincerely,



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

CC: Sussex County

# **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

## **GRAYWOOD SPRINGS SUBDIVISION**

---

### **SUBDIVISION CONSIDERATIONS**

#### **CHAPTER 99-9 ORDINANCE 1152**

---

#### **INTEGRATION OF PROPOSED SUBDIVISION INTO EXISTING TERRAIN AND SURROUNDING LANDSCAPE**

- The Graywood Springs Subdivision site is bound on the north and east by wooded Federal and DNREC jurisdictional wetlands that are associated with the headwaters of Fisher Creek, a tributary to the Broadkilm River. The centerline meanderings of the Fisher Creek form the eastern boundary of the property. Both the Federal and DNREC jurisdictional wetlands have been professionally delineated and surveyed as a prerequisite to land use planning for this site. To the east of Fisher Creek on the opposite bank are open and cleared lands that are actively farmed with alternating row crops of corn and soy beans.
- The Graywood Springs Subdivision property consists of 24.93 acres of upland agricultural fields, 14.38 acres of forested upland, 10.66 acres of State of Delaware (DNREC) regulated wetlands and 8.14 acres of “Waters of the U.S.” for a total site area of 58.11 acres as surveyed by True North Land Surveying in March of 2020. The agricultural fields on the Graywood Springs Subdivision site were not actively tilled during the 2020 growing season.
- To the south and abutting the Graywood Springs Subdivision site is open agricultural land that is presently actively tilled and managed for row crop farming.

## DESIGN SUMMARY AND SUPPLEMENTAL DATA

---

### GRAYWOOD SPRINGS SUBDIVISION

- The western boundary of Graywood Springs Subdivision is formed by and abuts fourteen (14) single family lots which front on and have direct access to Oyster Rocks Road. Most of the road frontage lots have been improved with single family residences, each with individual on-site septic systems and wells. Further west and abutting Oyster Rocks Road are several large subdivisions developed approximately twelve to fifteen years ago. These residential developments include Covington Chase Subdivision, Oyster Rock Subdivision and Osprey Landing Subdivision.
- Both the Federal jurisdictional forested wetland areas and the DNREC jurisdictional wetlands as delineated on the Graywood Springs Subdivision will be adequately buffered from the single-family home land use and remain in their natural condition and not be disturbed as a part of subdivision construction.
- An Open Space Management Plan prepared by a qualified professional shall outline a detailed strategy to maintain the native trees and shrubs within existing natural wetland areas and developer planted landscape buffer areas.
- The Open Space Management Plan will be implemented by landscape maintenance professionals under contract to the Graywood Springs Subdivision Home Owner's Association as required by the subdivision restrictive covenants.
- No lots within Graywood Springs Subdivision shall have direct access onto the road frontage of any State maintained routes or public roads.
- The Graywood Springs Subdivision land use plan illustrates an alternative private street connection to the undeveloped agricultural lands to the south, should that land ever be developed into residential homesites.
- The extension of public water into the Graywood Springs Subdivision site will present an opportunity for some adjoining land owners to connect to these two public utilities and abandon on-site wells. Bringing public water to this new subdivision,

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

however, will not “require” neighboring homes to connect if they choose not to.

- The Graywood Springs Subdivision design results in an excess of 10 acres of open space to be actively managed by professional maintenance companies under contract to the home-owners association.
- The low residential density planned for Graywood Springs Subdivision will result in less than 1 dwellings per acre (0.65 du/acre) which is less than but generally in keeping with the low-density character of the surrounding area.
- All streets, sidewalks and site grading infrastructure will be designed, constructed and inspected for conformance to all Sussex County Engineering Department standards and specifications.
- All grading, drainage and storm water management facilities will be designed, constructed and inspected for conformance to Sussex Conservation District and DNREC standards and specifications.
- All water service infrastructure will be designed to Tidewater Utilities standards and specifications and inspected by the State Fire Marshal’s Office for conformance to State Fire Prevention Regulations.
- All on-site septic systems will be designed, constructed and inspected for conformance to the on-site wastewater treatment and disposal system DNREC regulations.

### **MINIMAL USE OF WETLANDS AND FLOODPLAINS**

- The Graywood Springs Subdivision site has been evaluated for the existence of regulated wetlands in early 2020 by Mr. Edward Launay with Environmental Resources, Inc, a recognized qualified professional wetland scientist.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

- The conclusions reached in the full wetland delineation report by Environmental Resources, Inc. will be attached in the Supplemental Data Book and made a part of the subdivision application.
- No approvals from involved State and Federal regulatory agencies will be needed for subdivision construction. No lots contain any State or Federal wetlands within their boundaries and both jurisdictional wetlands are adequately buffered from the boundaries of all proposed new residential lots.
- The entire Graywood Springs Subdivision site as mapped on Flood Insurance Rate Map (FIRM) Numbers 10005C0187K, 188K & 189K (Maps Revised March 16, 2015) is in Zone X and Zone AE. A copy of the current FIRM shall be included within the Supplemental Data Book made a part of this application.

### **PRESERVATION OF NATURAL AND HISTORIC FEATURES**

- The Graywood Springs Subdivision site was reviewed in November of 2020 by the State Historic Preservation Office as a part of the PLUS process. Their report stated that historic archaeological potential for this property is low to moderate.
- The Graywood Springs Subdivision site will result in the creation of both active and passive open space areas within the subdivision boundaries.
- Passive open recreational spaces are confined to areas surrounding stormwater ponds that will primarily serve as opportunities for residents and their guests for walks and pet exercise. Within these wooded areas, beyond clearing for SWM purposes, further clearing, disturbance, or altering of vegetation shall be permitted except the removal of dead and dying trees which pose a threat to the public safety. Where required, the 30' new landscape buffer



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

areas will be vegetated in conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department.

- The guidelines for preparation of the landscape buffer are found in the Sussex County Code. Maintenance of landscape buffer areas will follow the direction of qualified arborists under contract to the Graywood Springs Subdivision home owner's association.
- A central open space area near the gateway interior street intersection to Graywood Springs Subdivision will be used more actively by the residents and their guests. This active area will have adequate area for a mixture of selected tot play equipment, and opportunities for horseshoes, boce ball, and BBQ equipment with outdoor weather protected seating. A development of this size would not be able to sustain the economic burden of more extensive active recreation facilities such as a swimming pool or community center.
- An Open Space Management Plan will be developed by a qualified professional that will outline the program for perpetual plant maintenance, fertilizer and pesticide applications. The open space maintenance will be accomplished by qualified individuals and firms specializing in this field and under contract to the Graywood Springs Subdivision home owner's association. The Graywood Springs Subdivision restrictive covenants will require the homeowners to engage a qualified professional to implement the Open Space Management Plan.

### **PRESERVATION OF OPEN SPACE AND SCENIC VIEWS**

- The Graywood Springs Subdivision site will result in the creation of both active and passive open space areas within the subdivision boundaries.
- Passive open recreational spaces are confined to areas surrounding stormwater ponds that will primarily serve as opportunities for



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **MINIMIZATION OF TREE, VEGETATION, AND SOIL REMOVAL AND GRADE CHANGES**

- Within wooded areas, beyond clearing for SWM purposes, street and home construction no further clearing, disturbance, or altering of vegetation shall be permitted except the removal of dead and dying trees which pose a threat to the public safety. Where required, the 30' new landscape buffer areas will be vegetated in conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department.
- The guidelines for preparation of the landscape buffer are found in the Sussex County Code. Maintenance of landscape buffer areas will follow the direction of qualified arborists under contract to the Graywood Springs Subdivision home owner's association.
- A central open space area near the gateway interior street intersection to Graywood Springs Subdivision will be used more actively by the residents and their guests. This active area will have adequate space to accommodate tot-lot play equipment, and opportunities for horseshoes, bocce ball, and BBQ equipment with outdoor weather protected seating.
- The site is largely open and not forested except for those areas along the perimeter to the north and east. To the maximum extent possible, the existing upland forested areas of the site are preserved as buffers to neighboring properties and for views from off-site into the new subdivision.
- The existing woodland area of the pre-developed site is 10.2 acres. After development, 4.6 acres of that woodland will remain.
- The subdivision site grading and drainage design follows the general contour of the existing pre-developed site except areas that are proposed for excavation as wet ponds and open swales to convey stormwater across the site.



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**  
**GRAYWOOD SPRINGS SUBDIVISION**

---

**PROVISION FOR SEWAGE DISPOSAL**

- Sewage disposal proposed for Graywood Springs Subdivision lots will be individual on-site septic systems. Prior to preparing a land use plan for the subdivision, a complete reconnaissance of existing soils from a septic suitability perspective was conducted by Atlantic Resource Management, qualified and licensed Delaware soil scientists.
- Each lot in Graywood Springs Subdivision was configured to contain adequate suitable soils for the construction of an on-site septic system in conformance with the stringent DNREC regulations governing this construction.
- A matrix has been prepared and made a part of this subdivision application which identifies the specific type of on-site septic system that can be supported on each numbered lot proposed.

**PREVENTION OF POLLUTION OF SURFACE AND  
GROUNDWATER**

- The storm water management design at Graywood Springs Subdivision will utilize a system of wet ponds, bio-filters, and grassed waterways for the management of post development runoff volumes to address State of Delaware mandated water quality standards. Ultimately, all storm water runoff from Graywood Springs Subdivision will find its way into the Fisher Creek tributary of the Broadkilm River. As required by law, all drainage and storm water management design documents and computations will be scrutinized by the Sussex Conservation District prior to issuance of any permits for land disturbing activities. The quality of storm water discharges from the designed residential development will be improved above and beyond that which was being discharged from the previously existing agricultural operation.

(E) (E)

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

**MINIMIZATION OF EROSION AND SEDIMENTATION,  
CHANGES IN GROUNDWATER LEVELS, OF INCREASED  
RATES OF RUNOFF, OF POTENTIAL FOR FLOODING AND  
DESIGN OF DRAINAGE SO THAT GROUNDWATER  
RECHARGE IS MAXIMIZED**

- The storm water management design at Graywood Springs Subdivision will utilize a system of wet ponds, bio-filters, and grassed waterways for the management of post development runoff volumes to address State of Delaware mandated water quality standards. Ultimately, all storm water runoff from Graywood Springs Subdivision will find its way into the Fisher Creek tributary of the Broadkiln River. As required by law, all drainage and storm water management design documents and computations will be scrutinized by the Sussex Conservation District prior to issuance of any permits for land disturbing activities. The quality of storm water discharges from the designed residential development will be improved above and beyond that which was being discharged from the previously existing agricultural operation.

**PROVISION FOR SAFE VEHICULAR AND PEDESTRIAN  
MOVEMENT WITHIN THE SITE AND TO ADJACENT WAYS**

- Based upon comments offered at the PLUS meeting for this application, the Graywood Springs Subdivision site is not required by the Delaware Department of Transportation (DelDOT) to undertake a Traffic Impact Study (TIS) to assess the need for any off-site improvements to public roads. The recommendations for off-site improvements by DelDOT staff and DelDOT regulations will become necessary as a part of the commercial subdivision entrance permit process.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

- The commercial subdivision entrance permit will insure, to DelDOT standards, that safe auto and bicycle vehicular and pedestrian movements will occur as a part of this new subdivision construction.
- The Graywood Springs Subdivision design incorporates a continuous paved sidewalk network throughout the neighborhood connecting residents to each other and to site amenities including walking trails.

#### **EFFECT ON AREA PROPERTY VALUES**

- The Graywood Springs Subdivision plan is based upon the principals of sound land use planning and landscape architecture.
- Home sites are configured by design to adequately buffer the existing Oyster Rocks Road stripped lots from those being proposed in the new subdivision. The rear of lots proposed within Graywood Springs Subdivision will not directly abut the rear of existing lots along Oyster Rock Road but will be separated by a minimum 30' buffer.
- The gateway to this small subdivision presents a tree lined street overlooking a wooded backdrop with an open storm water pond and community park as views entering the new community.
- For the above reasons, this new well-planned community will command an above market home sale price and re-sale price which will serve as a positive effect on those properties in the immediate neighborhood.

#### **PRESERVATION AND CONSERVATION OF FARMLAND**

- The Graywood Springs Subdivision site will not neither preserve or conserve farmland.

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**  
**GRAYWOOD SPRINGS SUBDIVISION**

---

**EFFECT ON SCHOOLS, PUBLIC BUILDINGS AND  
COMMUNITY FACILITIES**

- The Graywood Springs Subdivision site with new single family detached homes is likely to attract both retiree and first-time home buyers with children as residents. The relatively small (38 homes) size of Graywood Springs Subdivision and the projected demographic of the buyers would limit the impacts of future residents upon existing schools.
- During the commercial entrance permit process with DeIDOT, the applicant will be required to coordinate this new development with the public school transportation staff to learn if a school bus stop is appropriate and required at this location.
- The residents in this new neighborhood would be welcomed by local merchants, restaurants and faith-based organizations to contribute to the overall wellbeing of the community.

**EFFECT ON AREA ROADWAYS AND PUBLIC  
TRANSPORTATION**

- The Graywood Springs Subdivision developer submitted a Service Level Evaluation Request (SLER) Form to the Sussex P&Z Office in connection with this application in November of 2020. We await a response from DeIDOT.
- All commercial subdivision entrance improvements as well as all off-site improvements within the public DeIDOT right of way shall be constructed and inspected as directed and approved by DeIDOT.



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **COMPATABILITY WITH OTHER AREA LAND USES**

- The low residential density planned for Graywood Springs Subdivision will result in less than 1 dwellings per acre (0.65 du/acre) which is less than but generally in keeping with the low-density, ½ to ¾ acre lot character of the surrounding area.
- Growth in the form of new residential subdivision communities have been progressing along Oyster Rocks Road for the last 12 – 15 years.
- The western boundary of Graywood Springs Subdivision is formed by and abuts fourteen (14) single family lots which front on and have direct access to Oyster Rocks Road. Most of the road frontage lots have been improved with single family residences, each with individual on-site septic systems and wells. Further west and abutting Oyster Rocks Road are several large subdivisions developed approximately twelve to fifteen years ago. These residential developments include Covington Chase Subdivision, Oyster Rock Subdivision and Osprey Landing Subdivision.

#### **EFFECT ON AREA WATERWAYS**

- All construction activities within the Graywood Springs Subdivision site shall adhere to detailed plans and specifications prepared by Delaware licensed professional engineers contained within a Stormwater Management Plan with Sediments and Erosion Control provisions approved by the Sussex Conservation District. The Sussex Conservation District requires all site disturbances to be under inspection by DNREC staff to insure compliance with approved stormwater management designs and specifications. Therefore, the development of Graywood Springs Subdivision will have taken the necessary precautions to assure

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

there are no negative water quality or quantity effect on the Fisher Creek tributary.

- An Open Space Management Plan prepared by a qualified professional under agreement with the Graywood Springs Subdivision homeowner's association will monitor the applications of fertilizers and pesticide treatments within the community. Proper management of these fertilizer and pesticide applications may result in less water quality impact to tax ditch drainage systems than the pre-developed condition of active agriculture.

September 1, 2021

ERI Project No. 0286#0970

Mr. Jeff Clark, RLA  
Land Tech Land Planning, LLC.  
32895 South Coastal Highway, Suite 202  
Bethany Beach, Delaware 19930

**RE: Presence / Absence of Federal / State  
Endangered, Threatened & Rare Species Review  
Greywood Springs – Proposed Residential Community  
Tax Map Parcels 235-16.00-4.00 (58.11 acres)  
Broadkill Hundred, Sussex County, Delaware**

Dear Mr. Clark,

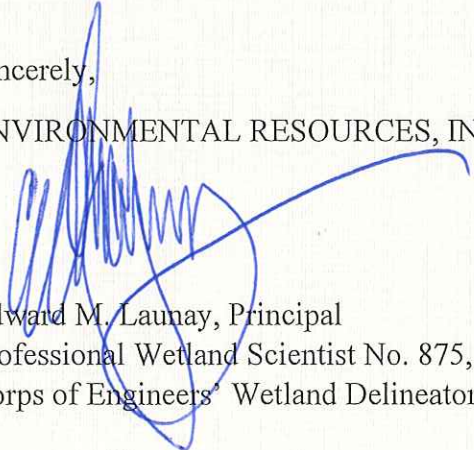
Environmental Resources, Inc. (ERI) is writing you regarding the 58.11 acre Greywood Springs property which is being proposed for a single family home residential development. I previously completed a consultation with the U.S. Fish & Wildlife Services (USFWS) with respect to the presence or absence of any federally listed threatened or endangered species or their critical habitats subject to the Endangered Species Act of 1970. The enclosed USFWS letter dated November 21, 2020, concluded that none are present on the property.

In regard to any state species of concern, none were listed in the December 8, 2020, DNREC Division of Fish & Wildlife letter from their Species Conservation and Research Program Office.

In addition, based upon my extensive review and numerous site inspections of the Greywood Springs property, I observed no federal or state threatened or endangered species or their critical habitats present. Should you have any 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



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
Chesapeake Bay Ecological Services Field Office  
177 Admiral Cochrane Drive  
Annapolis, MD 21401-7307

Phone: (410) 573-4599 Fax: (410) 266-9127

<http://www.fws.gov/chesapeakebay/>

<http://www.fws.gov/chesapeakebay/endsppweb/ProjectReview/Index.html>

In Reply Refer To:

November 21, 2020

Consultation Code: 05E2CB00-2021-SLI-0255

Event Code: 05E2CB00-2021-E-00620

Project Name: Oyster Rocks Road - Richardson Heirs - 235-16.00-40.00

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. This species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 *et seq.*).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 *et seq.*), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2)(c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 *et seq.*), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List
- USFWS National Wildlife Refuges and Fish Hatcheries
- Wetlands

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**Chesapeake Bay Ecological Services Field Office**

177 Admiral Cochrane Drive

Annapolis, MD 21401-7307

(410) 573-4599

## Project Summary

Consultation Code: 05E2CB00-2021-SLI-0255

Event Code: 05E2CB00-2021-E-00620

Project Name: Oyster Rocks Road - Richardson Heirs - 235-16.00-40.00

Project Type: DEVELOPMENT

Project Description: Proposed residential subdivision on Uplands

Project Location:

Approximate location of the project can be viewed in Google Maps: <https://www.google.com/maps/place/38.78068449861237N75.21718167634462W>



Counties: Sussex, DE

---

## Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list.

Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. Note that 1 of these species should be considered only under certain conditions.

IPaC does not display listed species or critical habitats under the sole jurisdiction of NOAA Fisheries<sup>1</sup>, as USFWS does not have the authority to speak on behalf of NOAA and the Department of Commerce.

See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

- 
1. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

## Birds

NAME	STATUS
Eastern Black Rail <i>Laterallus jamaicensis ssp. jamaicensis</i> No critical habitat has been designated for this species. This species only needs to be considered under the following conditions: <ul style="list-style-type: none"> <li>▪ Potential habitat for Black Rail exists in this area.</li> </ul> Species profile: <a href="https://ecos.fws.gov/ecp/species/10477">https://ecos.fws.gov/ecp/species/10477</a>	Threatened

## Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

---



## USFWS National Wildlife Refuge Lands And Fish Hatcheries

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS OR FISH HATCHERIES WITHIN YOUR PROJECT AREA.

---

# Wetlands

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

## ESTUARINE AND MARINE DEEPWATER

- [E1UBL](#)

## ESTUARINE AND MARINE WETLAND

- [E2EM1P](#)
- [E2EM5P](#)

## FRESHWATER FORESTED/SHRUB WETLAND

- [PFO1E](#)
- [PFO4/1S](#)
- [PFO1R](#)
- [PSS1Fh](#)
- [PSS1R](#)

## FRESHWATER POND

- [PUBHh](#)
- [PUBV](#)

## RIVERINE

- [R2UBFx](#)



STATE OF DELAWARE  
**DEPARTMENT OF NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL**

DIVISION OF FISH & WILDLIFE  
RICHARDSON & ROBBINS BUILDING  
89 KINGS HIGHWAY  
DOVER, DELAWARE 19901

DIRECTOR'S  
OFFICE

PHONE  
(302) 739-9910

December 8, 2020

Edward Launay  
ERI Consultants  
28173 Dupont Boulevard  
Selbyville, DE 19975

*Re: ERI 2020 Oyster Rocks Road, Tax Parcel No. 235-16.00-40.00*

Dear Ed Launay:

Thank you for contacting the Species Conservation and Research Program (SCRCP) about information on rare, threatened and endangered species, unique natural communities, and other significant natural resources as they relate to the above referenced project. Project details were not yet available at this stage, so the comments below are a response to a general inquiry. Please contact SCRCP again for more project specific recommendations when those details become available.

*State Natural Heritage Site*

A review of our database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities at this project site. As a result, at present, this project does not lie within a State Natural Heritage Site, nor does it lie within a Delaware National Estuarine Research Reserve which are two criteria used to identify "Designated Critical Resource Waters" in the Army Corps of Engineers (ACOE) Nationwide Permit General Condition No. 22. A copy of this letter shall be included in any permit application or pre-construction notification submitted to the Army Corps of Engineers for activities on this property.

*Fisheries*

After reviewing the project description, it does not appear that any waterways will be impacted; therefore, there are no fisheries concerns at present.

*State Natural Area*

The proposed project area occurs within Delaware's Natural Areas Inventory. State Natural Areas are composed of areas of land and/or water, whether in public or private ownership, which

***We Bring You Delaware's Great Outdoors  
through Science and Service***

have retained or reestablished its natural character (although it need not be undisturbed), has unusual flora or fauna, or has biotic, geological, scenic or archaeological features of scientific or educational value. If you require further information about this area for your planning, please contact Melanie Cucunato at 856-332-3872 or [Melanie.Cucunato@delaware.gov](mailto:Melanie.Cucunato@delaware.gov).

#### *Forests*

Cumulative forest loss and forest fragmentation throughout the state is of utmost concern to the Division of Fish and Wildlife. While project plans were not yet available, we would recommend that any future development at this site avoid clearing the forests to the greatest extent possible. These forests serve as a buffer to the wetlands present on the parcel. Buffers are an integral component of aquatic and wetland habitats that serve to reduce the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.

#### *Mosquito Nuisance Issue*

Wetlands adjacent to this project provide a vast area for mosquito breeding. Adult mosquitoes are not constrained by wetland boundaries and will certainly exist within the area of the development. This may lead to increased demands for mosquito control service, going beyond what DNREC- Division of Fish and Wildlife, Mosquito Control Section currently has the budget or resources to provide. Impact to the State's allocation of public funds for mosquito control services may be a consequence of approving a development within proximity to mosquito breeding habitat. If the applicant has any questions regarding mosquito control issues, they can contact Dr. Bill Meredith, Mosquito Control Administrator at 739-9917.

We are continually updating our records on Delaware's rare, threatened and endangered species, unique natural communities and other significant natural resources. If the start of the project is delayed more than a year past the date of this letter, please contact us again for the latest information.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Katie Kadlubar  
*Environmental Review Coordinator*  
Phone: (302) 735-8665  
6180 Hay Point Landing Road  
Smyrna, DE 19977

(See invoice on next page)

JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Technical Advisory  
Committee From: Nick Torrance, Planner I  
Date: December 30<sup>th</sup>, 2020  
RE: Major Subdivision

---

**PLEASE NOTE: As a new shared email system has been put in place; if emailing your response, please send to the following email: [PANDZ@SUSSEXCOUNTYDE.GOV](mailto:PANDZ@SUSSEXCOUNTYDE.GOV)**

The Sussex County Planning and Zoning Office has received five (5) applications for major subdivisions that requires review by the Sussex County Technical Advisory Committee. Please review the application and provide comments back to the Planning and Zoning Office on or before **March 5<sup>th</sup>, 2021**.

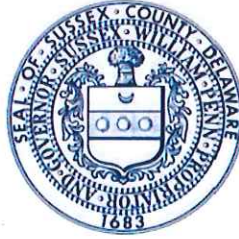
**2021-06 – Coral Crossing-** This is a cluster subdivision. The cluster subdivision is for the creation of three-hundred and fifteen (315) single family lots. The property is located on the southwest side of Robinsonville (S.C.R 277) approximately 0.65 mile south of Kendale Rd (S.C.R. 287) Tax Parcels: 234-6.00-67.00 & 84.00. Zoning: AR-1 (Agricultural Residential District). Owner: Double DB, LP

**2021-08– The Knoll-** This is a cluster subdivision. The cluster subdivision is for the creation of thirty-three (33) single family lots. The property is located on the east side of Irons Ln. (S.C.R. 348) approximately 0.44 mile north of Holts Landing Road (S.C.R 346). Tax Parcel: 134-7.00-163.00. Zoning: AR-1 (Agricultural Residential District). Owner: Irons Knoll, LLC

**2021-09– Brookland Farm-** This is a cluster subdivision. The cluster subdivision is for the creation of ninety-two (92) single family lots. The property is located on the southeast corner of Bayard Rd (S.C.R 384) and Evans Rd (S.C.R 383). Tax Parcel: 533-11.00-87.00. Zoning: AR-1 (Agricultural Residential District). Owner: Brookland Farm Properties, LLC

**2021-10– Graywood Springs-** This is a cluster subdivision. The cluster subdivision is for the creation of thirty-eight (38) single family lots. The property is located on the east side of Oyster Rocks Road (S.C.R 264) approximately 0.5 mile north of Coastal Highway (Route 1) . Tax Parcel: 235-16.00-40.00. Zoning: AR-1 (Agricultural Residential District). Owner: Nancy M. Richards Heirs

JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



# Sussex County

DELAWARE  
sussexcountyde.gov

**CZ 1937– Wil King Station** - This is an RPC subdivision. The subdivision is for the creation of seventy-six (76) single family lots. The property is located directly north of the Oyster Rock Subdivision with a proposed connection from Sandbar Ct. Tax Parcels: 234-6.00-26.00, 26.01, 26.02, 26.03, 26.05, & 59.19. Zoning: AR-1 & GR (Agricultural and General Residential Districts). Proposed Zoning: MR-RPC (Medium Density Residential District – Residential Planned Community. Owners: Sarah and Leon Harmon, Mildred Harmon, Daniel and Sara Snipes, Rodney Harmon & Kenneth Linton

Please feel free to contact the office with any questions at (302) 855-7878 during normal business hours 8:30am-4:30pm Monday through Friday.

## Nick Torrance

---

**From:** Terri Dukes  
**Sent:** Thursday, December 31, 2020 3:23 PM  
**To:** Nick Torrance  
**Subject:** RE: TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

Nick, All but Brookland Farm has been approved.

---

**From:** Nick Torrance <nicholas.torrance@sussexcountyde.gov>  
**Sent:** Thursday, December 31, 2020 1:07 PM  
**To:** Beth Krumrine <beth.krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; eileen.butler@delaware.gov; James Sullivan <James.Sullivan@delaware.gov>; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; kgabbard@chpk.com; megan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Mike Brady <MBRADY@sussexcountyde.gov>; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisaaacs@sussexcountyde.gov>; susanne.laws@delaware.gov; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

All,

Sussex County Planning Office has received five (5) applications that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before March 5<sup>th</sup>, 2021.

Please feel free to contact me with any questions.

Thanks,

**PLEASE NOTE: As a new shared email system has been put in place; if emailing your response, please send to the following email: [PANDZ@SUSSEXCOUNTYDE.GOV](mailto:PANDZ@SUSSEXCOUNTYDE.GOV)**

*Nick Torrance*

Planner I

Department of Planning and Zoning

(302) 855-7878

2 The Circle

P.O. Box 417

Georgetown, DE 19947

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: January 6, 2021

REVIEWING AGENCY: Delaware State Fire Marshal's Office, Sussex Office

INDIVIDUAL REVIEWERS: Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services  
Dennett E. Pridgeon, CFPS, CFPE, CFI, Sr. Fire Protection Specialist  
Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist  
Desiree B. McCall, CFI, Sr. Fire Protection Specialist

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

RE: GRAYWOOD SPRINGS (2021-10)

*The reasons and conditions applied to this project and their sources are itemized below:*

\*\*\*\*\*

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

b. **Fire Protection Features:**

➤

c. **Accessibility**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Oyster Rocks Road must be constructed so fire department apparatus may negotiate it.



- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
  - Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
  - The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
  - The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.
- d. **Gas Piping and System Information:**
- Provide type of fuel proposed, and show locations of bulk containers on plan.
- e. **Required Notes:**
- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
  - Proposed Use
  - Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
  - National Fire Protection Association (NFPA) Construction Type
  - Maximum Height of Buildings (including number of stories)
  - Note indicating if building is to be sprinklered
  - Name of Water Provider
  - Letter from Water Provider approving the system layout
  - Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.statefiremarshal.delaware.gov](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***

**Nick Torrance**

2021-10

**From:** Dickerson, Troy <TDickerson@delaware.coop>  
**Sent:** Thursday, January 7, 2021 3:37 PM  
**To:** Planning and Zoning  
**Subject:** RE: TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

**Categories:** Nick

**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 Afternoon,

Everyone one of the subdivisions that were sent are within DEC's service territory. We have adequate facilities in the area to serve the proposed subdivisions.

Thanks!!!

**Troy W. Dickerson, P.E.**  
Assistant V.P. of Engineering  
Voice: (302) 349-3125  
Cell: (302) 535-9048  
Fax: (302) 349-5891  
[tdickerson@delaware.coop](mailto:tdickerson@delaware.coop)



---

**From:** Nick Torrance  
**Sent:** Thursday, December 31, 2020 1:07 PM  
**To:** Beth Krumrine <beth.krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; eileen.butler@delaware.gov; James Sullivan <James.Sullivan@delaware.gov>; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; kgabbard@chpk.com; megan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Mike Brady <MBRADY@sussexcountyde.gov>; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisaaacs@sussexcountyde.gov>; susanne.laws@delaware.gov; Dickerson, Troy <TDickerson@delaware.coop>; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

All,

Sussex County Planning Office has received five (5) applications that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before March 5<sup>th</sup>, 2021.

Please feel free to contact me with any questions.

Thanks,

**PLEASE NOTE: As a new shared email system has been put in place; if emailing your response, please send to the following email: [PANDZ@SUSSEXCOUNTYDE.GOV](mailto:PANDZ@SUSSEXCOUNTYDE.GOV)**

*Nick Torrance*

Planner I

Department of Planning and Zoning

(302) 855-7878

2 The Circle

P.O. Box 417

Georgetown, DE 19947



**DELAWARE HEALTH AND SOCIAL SERVICES**  
Division of Public Health

Office of Engineering  
Phone: (302) 741-8640  
Fax: (302) 741-8641

January 14, 2021

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:

- Applications:**
  - 2021-06 – Coral Crossing**
  - 2021-08– The Knoll**
  - 2021-09- Brookland Farm**
  - 2021-10- Graywood Springs**
  - CZ 1937- Will King Station**

These applications indicate central water will be supplied by Tidewater Utilities, Inc. *These projects require an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for these projects, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for construction. Approvals 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 a white background.

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

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 from these agencies shall be supplied to Sussex County by the developer.

**UTILITY PLANNING DIVISION COMMENTS**

REVIEWER: **Chris Calio**

APPLICATION: **2021-10 – Graywood Springs**

APPLICANT: **Doubled DB, LP**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **235-16.00-40.00**

LOCATION: **Located on the east side of Oyster Rocks Road (SCR 264),  
approximately 0.5 mile north of Coastal Highway (Route 1)**

NO. OF UNITS: **38**

GROSS  
ACREAGE: **58.11**

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

**SEWER:**

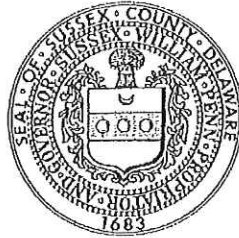
- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?  
Yes  No
- a. If yes, see question (2).  
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 4**
- (3). Is wastewater capacity available for the project? **N/A** If not, what 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? **No** If yes, the current System Connection Charge Rate is **Choose an item.** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed subdivision is with the Tier 4 area for sanitary sewer service. The Sussex County Engineering Department does not have a schedule to provide sanitary sewer service to this parcel.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

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.

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov  
HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER  
MICHAEL E. BRADY  
DIRECTOR OF PUBLIC WORKS

January 8, 2021

REF: **T. A. C. COMMENTS  
GRAYWOOD SPRINGS  
SEWER TIER 4  
SUSSEX COUNTY ENGINEERING DEPARTMENT  
SUSSEX COUNTY TAX MAP NUMBER  
235-16.00 PARCEL 40.00  
PROJECT CLASS-3  
AGREEMENT NO. 1162**

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

### PUBLIC WORKS DIVISION COMMENTS

1. Proposed developments with private roads or projects required to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
  - a. Private road needs to meet or exceed road pavement design as specified in Chapter 99-18 H.
  - b. Extend road along lot 8 to have full frontage access.
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.
5. 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'.



- (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 **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? **Already Completed, See Attached**
- (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.



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. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.
18. 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.
19. 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.
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



United States Department of Agriculture

Natural Resources  
Conservation  
Service

February 15, 2021

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: Graywood Springs  
Broadkill Hundred  
38 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

DnA	Downer loamy sand, 0 to 2 percent slopes
DnB	Downer loamy sand, 2 to 5 percent slopes
DoA	Downer sandy loam, 0 to 2 percent slopes
DoB	Downer sandy loam, 2 to 5 percent slopes
HmA	Hammonton loamy sand, 0 to 2 percent slopes
IeA	Ingleside loamy sand, 0 to 2 percent slopes
IeB	Ingleside loamy sand, 2 to 5 percent slopes
Ma	Manahawkin muck, frequently flooded
Pk	Puckum muck, frequently flooded
RuA	Runclint loamy sand, 0 to 2 percent slopes
RuB	Runclint loamy sand, 2 to 5 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
DnA	G1	Not limited	Not limited	Not limited
DnB	G1	Not limited	Not limited	Not limited
DoA	G1	Not limited	Not limited	Not limited
DoB	G1	Not limited	Not limited	Not limited
HmA	Y2	Very limited	Somewhat limited	Very limited
IeA	Y2	Somewhat limited	Not limited	Very limited

IeB	Y2	Somewhat limited	Not limited	Very limited
Ma	R5	Very limited	Very limited	Very limited
Pk	R5	Very limited	Very limited	Very limited
RuA	Y2	Somewhat limited	Not limited	Very limited
RuB	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

**"Not limited"** indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

**"Somewhat limited"** indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

**"Very limited"** indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

**G1:**

These soils are on nearly level to strongly sloping (0-10% slopes), well drained, mostly permeable soils. As sites for large commercial, industrial, institutional, and residential developments, these soils have fewer limitations than any other soils in the state. Slopes are favorable, and grading can be done without difficulty. Foundation conditions are generally good. Grasses, trees, and do well. Principal soil limitations: No apparent soil limitations for conventional uses.

**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.

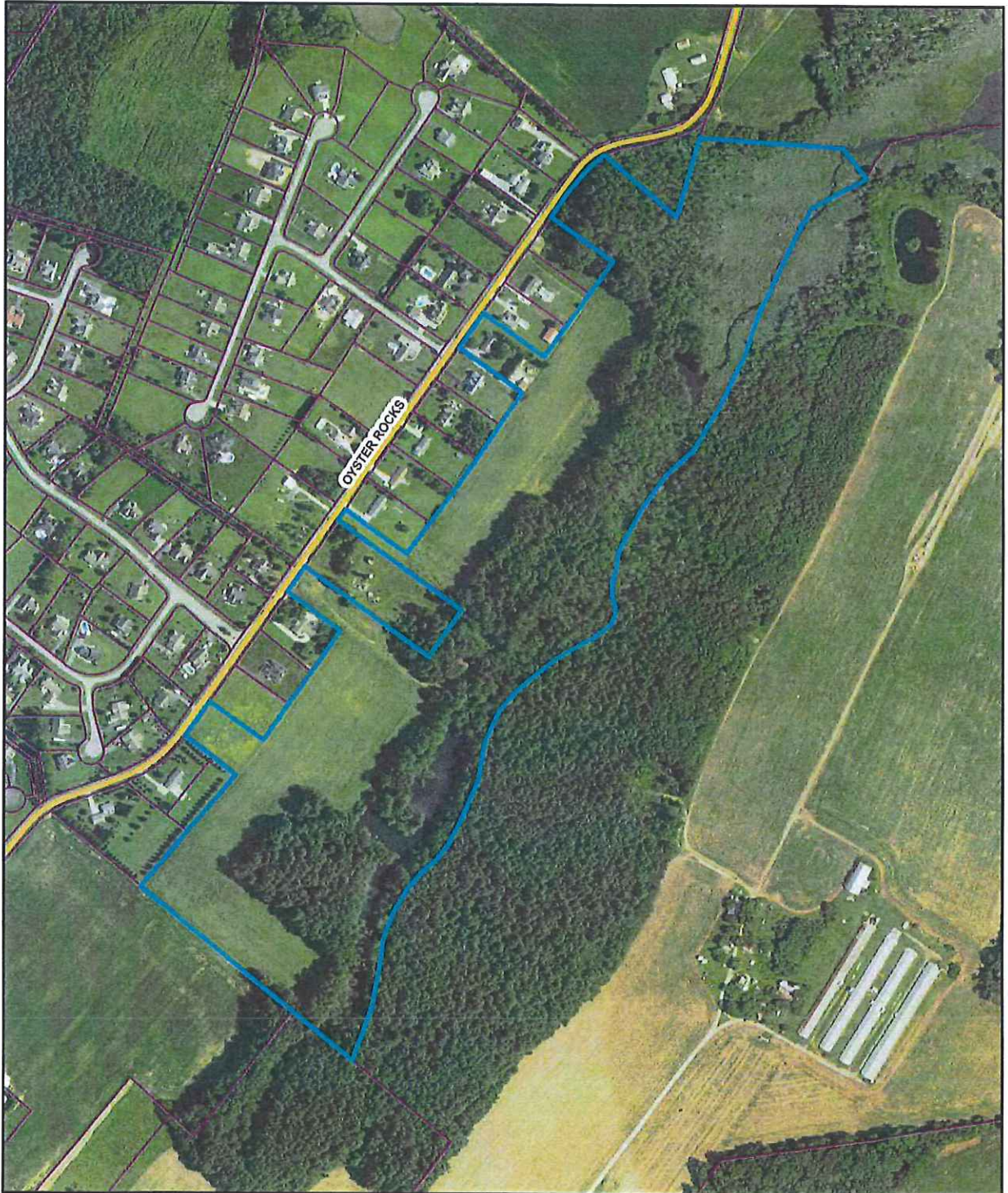
The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the 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,

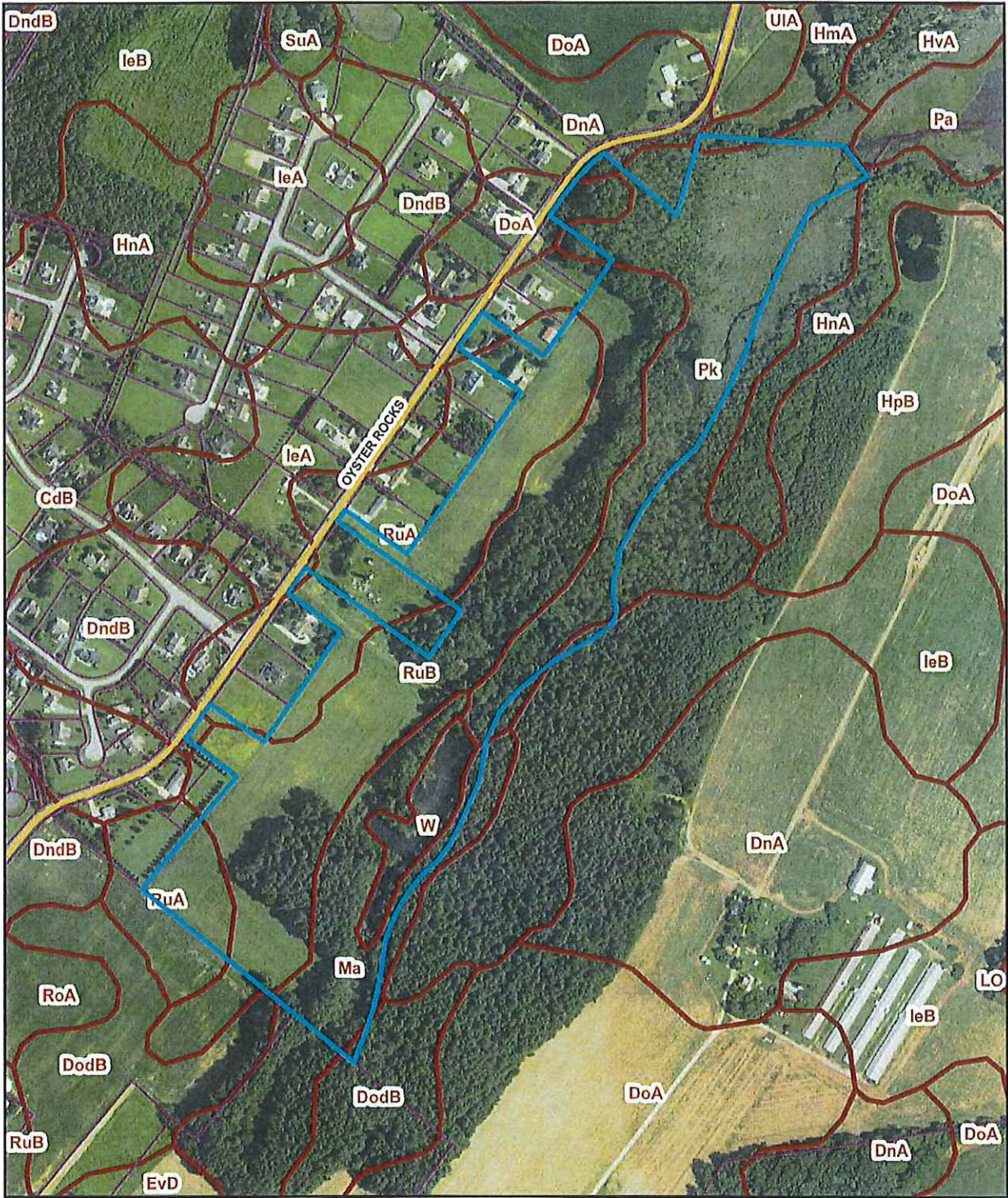


Thelton D. Savage  
District Conservationist  
USDA, Natural Resources Conservation Service

TDS/bh



2021-10  
TM #235-16.00-40.00  
Graywood Springs



2021-10  
TM #235-16.00-40.00  
Graywood Springs

## Nick Torrance

---

**From:** Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>  
**Sent:** Wednesday, March 3, 2021 10:36 AM  
**To:** Planning and Zoning  
**Subject:** FW: TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station  
**Attachments:** 2021-09 Brookland Farm Subdivision Plan.pdf; 2021-10 Graywood Springs Subdivision Plan.pdf; CZ 1937 Double DB, LP (Wil King Station) Subdivision Plan.pdf

**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,

DNREC's Division of Waste and Hazardous Substances has reviewed the applications for Project #s 2021-06, 2021-08, 2021-09, 2021-10 and CZ 1937 and has no comments on any of them.

Thank you,

Mindy Anthony  
Planner IV  
DNREC-Div. of Waste & Hazardous Substances  
89 Kings Hwy  
Dover, DE 19901  
Phone: 302-739-9466  
Fax: 302-739-5060  
[Mindy.Anthony@delaware.gov](mailto:Mindy.Anthony@delaware.gov)

Integrity. Respect. Openness. Customer Focus. Quality.



<https://de.gov/recycling>  
[www.facebook.com/delawarerecycles](https://www.facebook.com/delawarerecycles)

---

**From:** Nick Torrance <nicholas.torrance@sussexcountyde.gov>  
**Sent:** Monday, January 04, 2021 10:44 AM  
**To:** Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Butler, Eileen M. (DNREC) <Eileen.Butler@delaware.gov>; Sullivan, James C. (DNREC) <James.Sullivan@delaware.gov>; Cinelli, Jennifer (DeIDOT) <jennifer.cinelli@delaware.gov>; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; kgabbard@chpk.com; Crystall, Meghan (DNREC) <Meghan.Crystall@delaware.gov>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Mike Brady <MBRADY@sussexcountyde.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Subdivision (MailBox Resources) <Subdivision@delaware.gov>; Susan Isaacs <sisaaacs@sussexcountyde.gov>; Laws, Susanne K (DeIDOT) <Susanne.Laws@delaware.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station



All,

Sussex County Planning Office has received five (5) applications that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before March 5<sup>th</sup>, 2021. This may be a duplicate email to some, but I received quite a few returned emails for the size being too large to send. So I will be sending out 2 separate emails. Please look for both.

Please feel free to contact me with any questions.

Thanks,

**PLEASE NOTE: As a new shared email system has been put in place; if emailing your response, please send to the following email: [PANDZ@SUSSEXCOUNTYDE.GOV](mailto:PANDZ@SUSSEXCOUNTYDE.GOV)**

*Nick Torrance*

*Nick Torrance*

Planner I  
Department of Planning and Zoning  
(302) 855-7878  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947



DELAWARE DEPARTMENT OF  
**AGRICULTURE**

2320 SOUTH DUPONT HIGHWAY  
DOVER, DELAWARE 19901  
AGRICULTURE.DELAWARE.GOV

TELEPHONE: (302) 698-4500  
TOLL FREE: (800) 282-8685  
FAX: (302) 697-6287

March 5, 2021

Nick Torrance, Planner I  
Planning & Zoning Commission  
P.O. Box 417  
Georgetown, Delaware 19947

**Subject: Preliminary Plans for Graywood Springs Subdivision**

Dear Mr. Torrance,

Thank you for providing preliminary plans for Graywood Springs subdivision submitted by George, Miles & Buhr, LLC Architects and Engineers. The plans submitted to our section dated December 2020 are sufficient to meet the Sussex County Planning and Zoning Forested Buffer Ordinance.

The Delaware Forest Service recommends the plans reflect tree planting specifications and that the ISA ANSI A300 best management practices are followed for newly installed trees. DFS recommends planting a 70/30 mix of hardwood and evergreen tree species. There are several tree species that are not recommended for planting in the state due to their invasive nature or the susceptibility to pests and diseases. These species are listed on our department website.

The Delaware Forest Service has no further comment to Graywood Springs preliminary subdivision plans dated December 2020 at this time.

If you have any questions please feel free to contact me at [taryn.davidson@delaware.gov](mailto:taryn.davidson@delaware.gov).

Sincerely,

Taryn Davidson  
Urban Forestry Program  
Delaware Forest Service

## Nick Torrance

---

**From:** Cullen, Kathleen M <kathleen\_cullen@fws.gov>  
**Sent:** Monday, March 8, 2021 11:11 AM  
**To:** Planning and Zoning  
**Subject:** FWS review of multiple subdivisions

**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.

Hi-

This email is regarding the following subdivisions: Coral Crossing, The Knoll, Brookland Farm, Graywood Springs, and Wil King Station. There are no federally listed species at any of these locations, so no further Section 7 consultation is needed. You can fill out the Online Certification Letter if further documentation is needed: <https://www.fws.gov/chesapeakebay/saving-wildlife/project-review/online-certification-letter.html>

Our office is currently teleworking for the foreseeable future, so there may be delays in mail pick up. For future projects, the fastest way to get a response is to submit through IPaC: <https://ecos.fws.gov/ipac/>. Please let me know if you have any questions!

Thank you,  
Kathleen

Kathleen Cullen  
U.S. Fish & Wildlife Service - Chesapeake Bay Field Office  
177 Admiral Cochrane Dr., Annapolis MD, 21401  
410-573-4579 - [kathleen\\_cullen@fws.gov](mailto:kathleen_cullen@fws.gov)

# GRAYWOOD SRPINGS

## PRELIMINARY SITE PLAN AR-1 CLUSTER SUBDIVISION SUSSEX COUNTY, DELAWARE

GMB File No. 200195

### SITE DATA:

OWNER: NANCY M. RICHARDS HRS  
14675 OYSTER ROCKS RD  
MILTON, DE 19968

DEVELOPER / APPLICANT: DOUBLE DB, LP  
507 NORTH YORK ST.  
SUITE 2D  
MECHANICSBURG, PA 17055

LANDSCAPE ARCHITECT: LAND TECH LAND PLANNING, LLC  
TAGARTY PROFESSIONAL CENTER  
32895 SOUTH COASTAL HWY, SUITE 202  
BETHANY BEACH, DE  
PHONE: 302.539.2366  
CONTACT: JEFF CLARK, RLA

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC  
206 WEST MAIN ST.  
SALISBURY, MD 21801  
PHONE: 410.742.3115  
CONTACT: STEPHEN L. MARSH, P.E.

TAX MAP: 235-16.00-40.00

DEED REFERENCE: 2022/327

EXISTING ZONING: AR-1 AGRICULTURE RESIDENTIAL

PROPOSED ZONING: AR-1 CLUSTER - DEVELOPMENT OPTION FOR LOTS USING AN ON-SITE SEPTIC SYSTEM

COMPREHENSIVE PLAN MAP: LOW DENSITY

### PROPOSED SITE DATA

TOTAL SITE AREA: 58.11 ACRES  
FEDERAL WETLANDS: 8.14 ACRES  
DNREC WETLANDS: 10.86  
GROSS AREA: 47.45 ACRES  
GROSS AREA REDUCED 25%: 35.59 ACRES  
REDUCED GROSS/32,670 SF: 47 LOTS ALLOWABLE  
LOTS PROPOSED: 38  
MINIMUM ALLOWABLE LOT SIZE: 21780 SF  
MINIMUM LOT SIZE PROPOSED: 21780 SF  
OPEN SPACE PROPOSED: 10.17 ACRES (18%)  
ROAD AREA (IMPERVIOUS): ±112,532 SQ.FT. (±4.4%)

### UNIT COUNT

SINGLE FAMILY LOTS: 38  
REQUIRED PARKING: 76  
PROVIDED PARKING: 76

### BUILDING SETBACKS

MAX BUILDING HEIGHT: 42'  
FRONT: 30'  
SIDE: 15'  
REAR: 20'

### FLOOD ZONE:

FLOOD INFORMATION: SPECIAL HAZARD AREA ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FIRM MAP 1000500187K DATED MARCH 16, 2015.

### UTILITIES

WATER: TIDEWATER UTILITIES, INC.  
SEWER: ON SITE

### OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT THE SUSSEX CONSERVATION DISTRICT OR THEIR DESIGNATED AGENT SHALL HAVE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER: NANCY RICHARDS OR HEIRS  
DATE:

### LANDSCAPE ARCHITECT'S CERTIFICATION:

"I, JEFFREY A. CLARK, RLA HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT 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 PLANNING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

JEFFREY A. CLARK, RLA  
OWNER, LAND TECH LAND PLANNING, LLC.  
DATE:

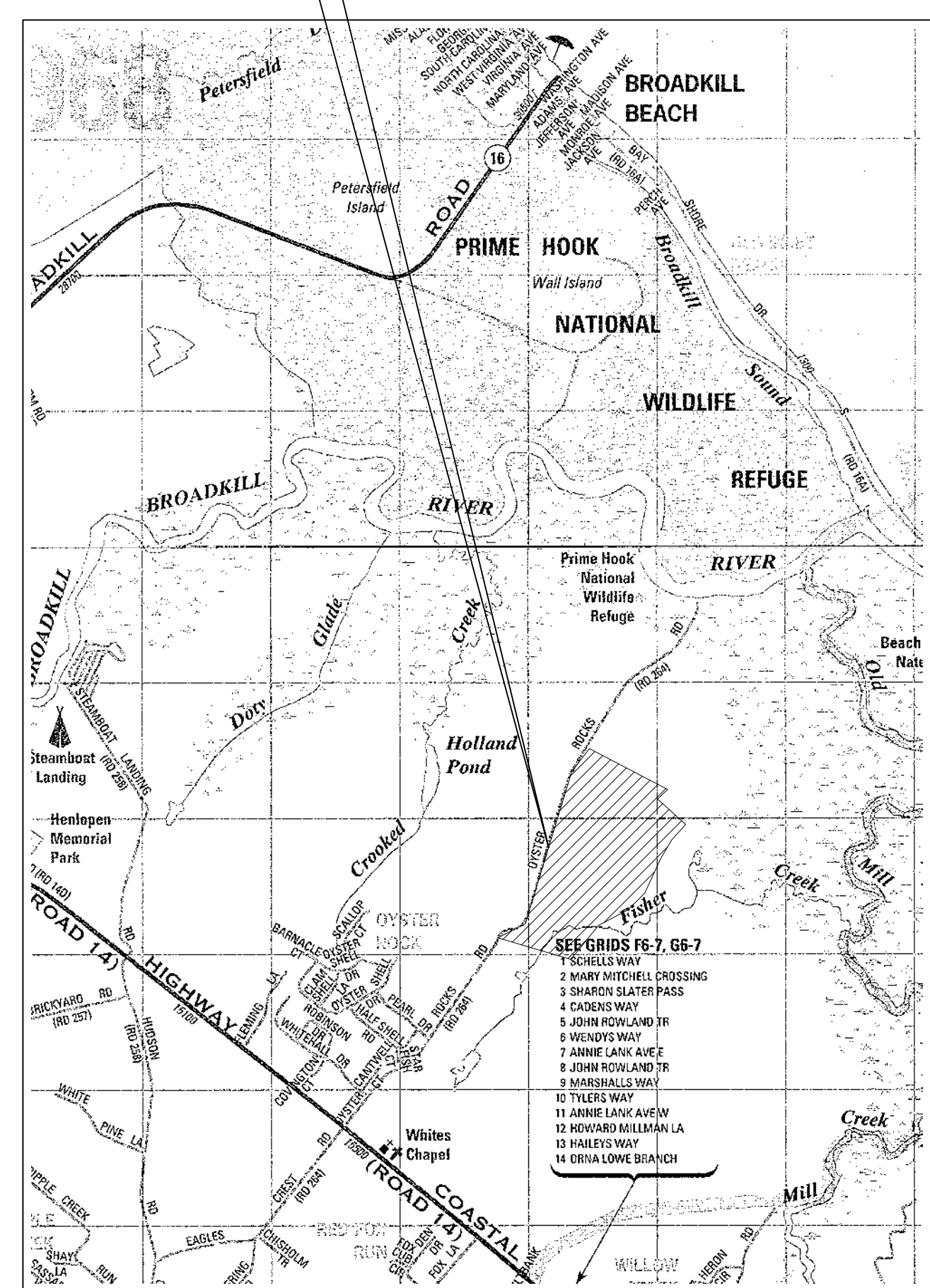
### ENGINEER'S CERTIFICATION:

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

ENGINEER: SENIOR VICE PRESIDENT, GEORGE, MILES & BUHR, LLC.  
DATE:

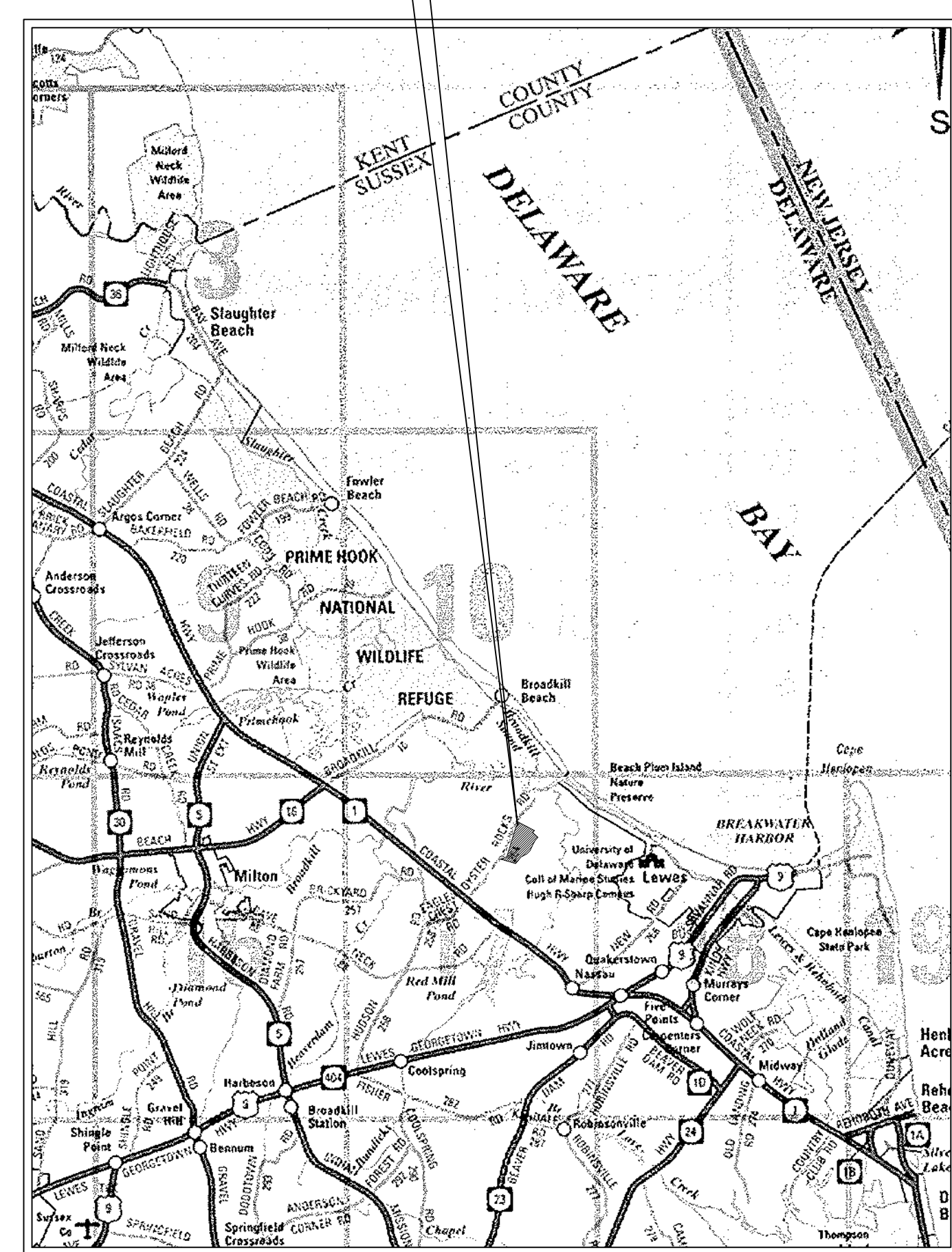
APPROVED BY: SUSSEX COUNTY SOIL CONSERVATION DISTRICT

PROJECT AREA



LOCATION MAP  
SCALE: 1" = 1,000'

PROJECT AREA



VICINITY MAP  
SCALE: 1" = 1 MILE

### GENERAL NOTES:

- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY GREEN TECHNOLOGIES, AND BMP FACILITIES SUCH AS DETENTION PONDS, MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNERS.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE RESIDENTS OF GREYWOOD SPRINGS.
- TOPOGRAPHY SHOWN HEREIN PER LIDAR DATA, DELAWARE STATE PLANE COORDINATE SYSTEM NAD 83/91 AND NAVD88 VERTICAL DATUM.
- BOUNDARY SHOWN HEREIN PROVIDED BY TRUE NORTH LAND SURVEYING DATED 3/19/2020.
- THIS SITE CONTAINS FEDERAL OR STATE OF DELAWARE JURISDICTIONAL WETLANDS.

PSP 1.0	COVER SHEET
PSP 2.0	EXISTING CONDITIONS
PSP 3.0	BOUNDARY SURVEY
PSP 4.0	PRELIMINARY SITE PLAN KEY SHEET
PSP 4.1	PRELIMINARY SITE PLAN
PSP 4.2	PRELIMINARY SITE PLAN
PSP 5.0	SITE PLAN RENDERING
APPROVED _____ BY _____	SUSSEX COUNTY COUNCIL PRESIDENT
APPROVED _____ BY _____	SUSSEX COUNTY PLANNING AND ZONING COMMISSION

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	⊙	N/A
CONCRETE MONUMENT FOUND	⊠	⊠
IRON PIPE FOUND	⊠	N/A
CONTOUR	---	---
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	▨	▨
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	⊠	⊠
STORM PIPE	SD	SD
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	SS	SS
WATER PIPE	W	W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE	⊙	N/A
TREE LINE	---	---
FLOOD ZONES	---	---

PRINTS ISSUED FOR: PRELIMINARY APPROVAL

DATE	REVISIONS	NO.

PREPARED BY: LAND TECH LAND PLANNING, LLC

32895 SOUTH COASTAL HIGHWAY, SUITE 202  
BETHANY BEACH, DELAWARE 19802  
PHONE: (302) 539-2366

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

GRAYWOOD SPRINGS SUBDIVISION  
SUSSEX COUNTY, DELAWARE

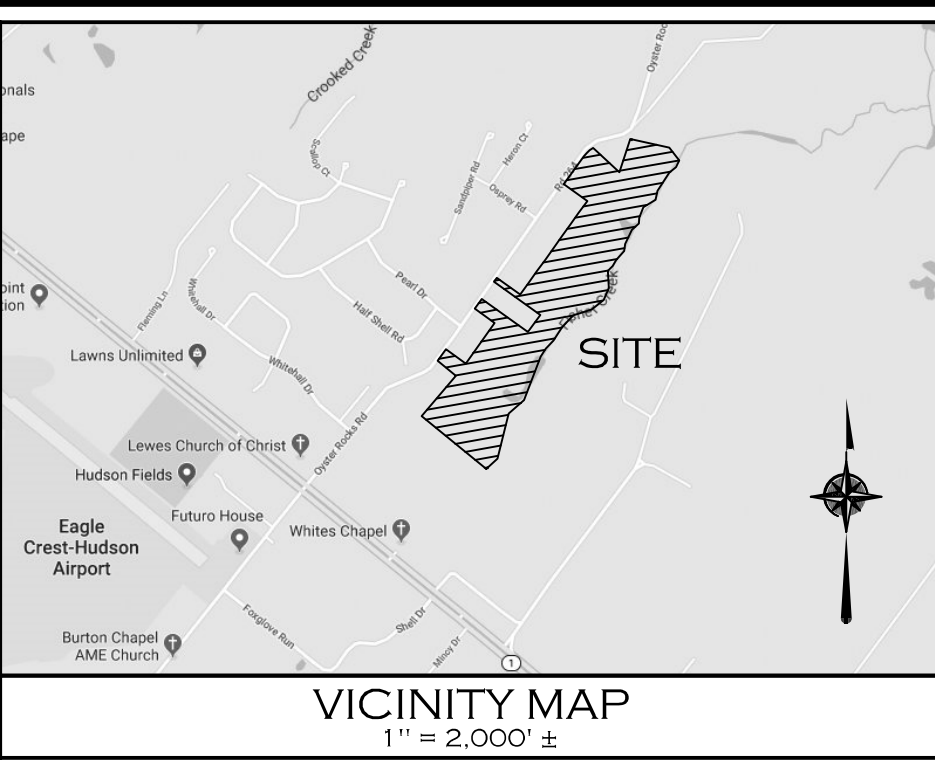
COVER SHEET

SCALE: AS SHOWN	SHEET NO.
DESIGN BY: JAC	PSP1.0
DRAWN BY: KK	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: DEC 2020	

© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC

C:\Projects\2020\200195 Oyster Rocks Final Site Plan\Drawings\Working Sets\Preliminary Site Plan\PS1-1 COVER SHEET.dwg, 12/17/2020 5:06 PM, jeffp.kalinski



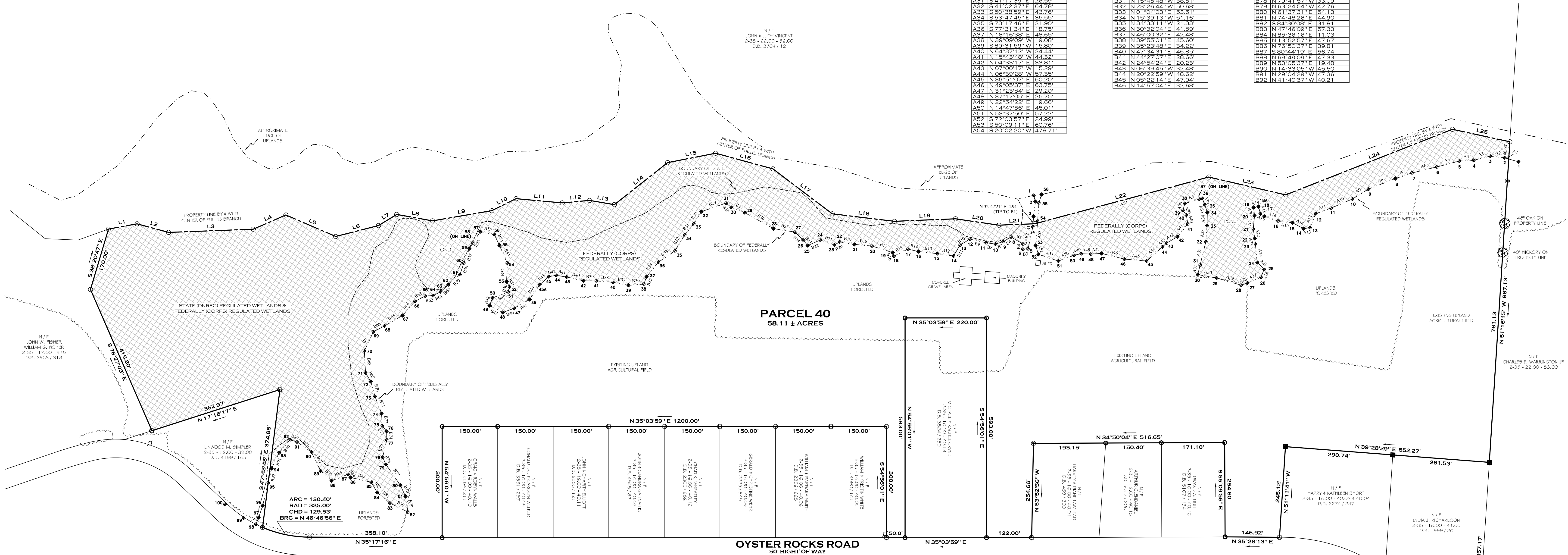
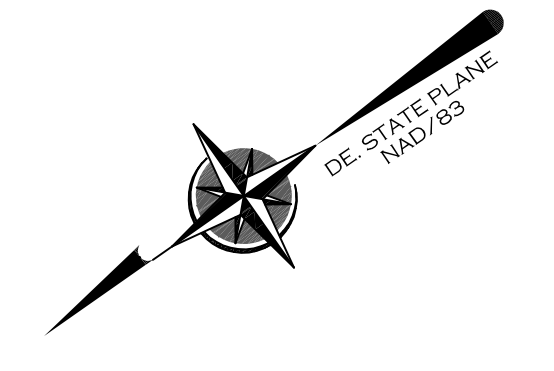


LINE	BEARING	DISTANCE
L1	S 24° 35' 22" W	178.63
L2	S 50° 18' 03" W	88.22
L3	S 32° 53' 22" W	228.77
L4	S 11° 32' 05" W	196.07
L5	S 58° 23' 33" W	146.62
L6	S 20° 46' 20" W	119.17
L7	S 03° 32' 59" W	157.65
L8	S 45° 19' 32" W	98.28
L9	S 25° 17' 59" W	162.52
L10	S 05° 48' 28" W	173.19
L11	S 40° 16' 44" W	125.23
L12	S 29° 53' 47" W	174.30
L13	S 44° 46' 23" W	167.48
L14	S 03° 08' 41" E	183.23
L15	S 23° 58' 48" W	131.99
L16	S 07° 18' 18" W	1160.33
L17	S 72° 10' 59" W	201.24
L18	S 41° 54' 54" W	168.80
L19	S 32° 43' 59" W	1165.14
L20	S 43° 24' 22" W	118.37
L21	S 32° 47' 21" W	97.31
L22	S 20° 02' 20" W	486.10
L23	S 48° 06' 54" W	213.31
L24	S 13° 35' 41" W	483.83
L25	S 47° 20' 30" W	158.76

LINE	BEARING	DISTANCE
A1	N 50° 59' 28" E	11.55
A2	N 41° 52' 06" E	39.08
A3	N 20° 58' 36" E	146.20
A4	N 31° 58' 37" E	38.90
A5	N 20° 20' 10" E	62.78
A6	N 21° 36' 44" E	17.60
A7	N 16° 20' 32" E	47.18
A8	N 13° 33' 30" E	78.56
A9	N 03° 38' 39" E	50.68
A10	N 11° 53' 00" E	62.57
A11	N 15° 09' 00" E	44.11
A12	N 32° 42' 39" W	40.80
A13	N 26° 45' 42" E	17.60
A14	N 63° 20' 26" E	33.81
A15	N 41° 50' 12" E	39.31
A16	N 53° 48' 00" E	39.20
A17	N 68° 24' 40" E	12.57
A18	N 69° 37' 02" E	20.03
A19	N 24° 43' 00" E	13.57
A20	N 61° 42' 43" W	22.39
A21	N 49° 05' 52" W	56.06
A22	N 64° 21' 39" W	25.83
A23	N 61° 05' 56" W	15.11
A24	N 60° 37' 03" W	49.63
A25	S 90° 31' 02" W	26.85
A26	N 33° 24' 41" W	22.88
A27	N 12° 19' 20" E	39.60
A28	N 16° 05' 40" E	19.66
A29	N 51° 17' 51" E	68.73
A30	N 45° 14' 09" E	51.82
A31	S 41° 17' 39" E	26.59
A32	S 41° 02' 37" E	64.78
A33	S 30° 38' 59" E	43.76
A34	S 53° 47' 45" E	35.55
A35	S 73° 17' 46" E	21.90
A36	S 77° 31' 34" E	18.75
A37	N 18° 16' 38" E	48.85
A38	N 39° 09' 09" W	19.08
A39	S 89° 31' 59" W	15.80
A40	N 64° 37' 11" W	24.44
A41	N 15° 43' 48" W	44.32
A42	N 04° 33' 17" E	33.81
A43	N 07° 00' 17" W	15.29
A44	N 06° 39' 28" W	57.35
A45	N 39° 51' 07" E	60.20
A46	N 49° 05' 37" E	63.75
A47	N 31° 23' 34" E	69.20
A48	N 37° 17' 05" E	25.75
A49	N 22° 54' 22" E	19.66
A50	N 14° 47' 56" E	45.01
A51	N 53° 37' 50" E	57.22
A52	S 72° 03' 57" E	24.99
A53	S 50° 09' 11" E	60.76
A54	S 20° 02' 20" W	478.71

LINE	BEARING	DISTANCE
B1	N 50° 46' 52" W	8.18
B2	N 42° 42' 05" W	60.83
B3	N 31° 16' 18" E	13.99
B4	S 54° 20' 48" E	13.95
B5	N 65° 23' 10" E	37.04
B6	N 05° 29' 22" E	23.00
B7	N 17° 40' 36" E	21.53
B8	N 42° 54' 17" E	25.47
B9	N 27° 45' 17" E	44.72
B10	N 04° 10' 21" E	31.23
B11	N 24° 32' 02" W	34.20
B12	N 43° 14' 53" E	44.69
B13	N 41° 22' 22" E	50.97
B14	N 48° 15' 04" E	29.29
B15	N 08° 16' 36" E	42.46
B16	S 73° 46' 45" E	10.34
B17	N 52° 32' 45" E	58.46
B18	N 40° 32' 11" E	47.92
B19	N 44° 31' 11" E	40.23
B20	N 05° 03' 29" E	16.34
B21	N 54° 01' 54" E	40.62
B22	N 11° 22' 04" E	38.91
B23	N 85° 41' 24" E	19.65
B24	N 78° 53' 32" E	30.50
B25	N 44° 19' 06" E	58.61
B26	N 64° 04' 03" E	88.63
B27	N 56° 58' 18" E	39.54
B28	N 73° 48' 37" E	177.70
B29	N 16° 04' 54" E	70.42
B30	N 23° 04' 03" W	38.88
B31	N 15° 45' 48" W	38.51
B32	N 23° 26' 44" W	50.68
B33	N 01° 04' 03" E	53.51
B34	N 15° 39' 13" W	51.16
B35	N 34° 33' 11" W	21.33
B36	N 30° 32' 04" E	41.59
B37	N 46° 00' 32" E	42.48
B38	N 39° 55' 01" E	45.60
B39	N 35° 23' 48" E	34.22
B40	N 47° 34' 31" E	46.85
B41	N 44° 27' 07" E	28.66
B42	N 24° 54' 24" E	20.23
B43	N 06° 39' 45" W	36.48
B44	N 20° 22' 59" W	48.52
B45	N 05° 22' 14" E	47.94
B46	N 14° 57' 04" E	32.68

LINE	BEARING	DISTANCE
B47	N 62° 28' 34" E	40.13
B48	S 34° 01' 56" E	22.48
B49	S 14° 18' 16" W	44.86
B50	S 40° 02' 02" E	14.08
B51	S 83° 17' 40" E	16.27
B52	S 53° 06' 13" E	50.08
B53	S 78° 35' 05" E	52.20
B54	S 80° 18' 03" E	32.81
B55	N 46° 11' 09" E	38.21
B56	N 21° 59' 34" W	54.63
B57	N 34° 09' 41" W	41.63
B58	N 36° 17' 10" W	33.03
B59	N 05° 46' 50" W	41.43
B60	N 07° 48' 54" W	25.41
B61	N 09° 17' 31" E	23.10
B62	N 31° 01' 47" E	20.88
B63	N 08° 03' 11" E	31.29
B64	N 13° 41' 37" W	50.64
B65	N 04° 54' 41" E	56.39
B66	N 07° 28' 02" E	33.93
B67	N 29° 46' 44" W	57.32
B68	N 58° 08' 11" W	59.01
B69	N 83° 39' 21" W	27.57
B70	N 70° 46' 04" W	41.28
B71	N 76° 02' 17" W	50.13
B72	N 57° 39' 47" W	32.83
B73	S 86° 21' 21" W	18.98
B74	N 56° 01' 43" W	23.23
B75	N 41° 33' 01" W	48.21
B76	N 79° 33' 53" W	21.27
B77	N 89° 42' 50" W	68.43
B78	N 79° 41' 57" W	33.08
B79	N 63° 24' 54" W	42.76
B80	N 61° 37' 31" E	54.13
B81	N 74° 48' 26" E	44.90
B82	S 84° 30' 08" E	31.81
B83	N 47° 46' 09" E	57.33
B84	N 55° 58' 16" E	111.33
B85	N 13° 52' 57" E	47.67
B86	N 76° 50' 37" E	39.81
B87	N 80° 44' 19" E	56.74
B88	N 69° 49' 08" E	47.33
B89	N 53° 05' 37" E	19.48
B90	N 14° 33' 05" W	45.50
B91	N 29° 04' 59" W	47.36
B92	N 41° 40' 37" W	40.21



**GENERAL NOTES**

- CLASSIFICATION OF SURVEY: SUBURBAN
- NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

**LAND SURVEYOR CERTIFICATION**

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

BRADLEY A. ABSHER DATE  
PROFESSIONAL LAND SURVEYOR # 735

**WETLAND STATEMENT**

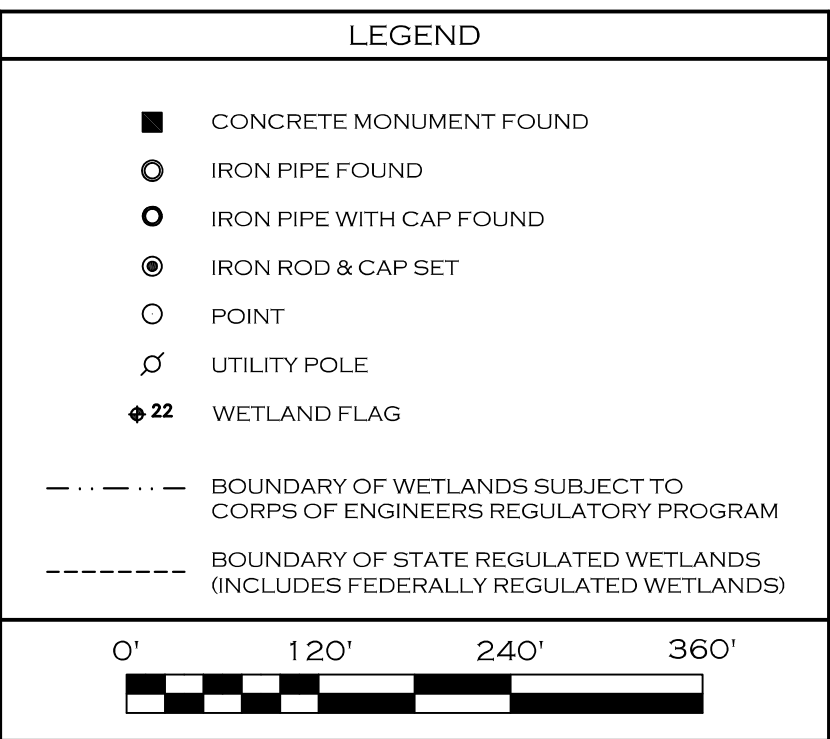
I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.36(a)(8)) WATERS OF THE U.S. DEFINITION/CEC-WOR, 10-7-1991, QUESTIONS AND ANSWERS TO THE 1987 COE MANUAL/CEC-WOR, 9-26-1990, RGL 90-7/CEC-WOR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-108

EDWARD M. LAUNAY, PWS No. 875 DATE  
SOCIETY OF WETLANDS SCIENTISTS  
CORPS OF ENGINEERS, CERTIFIED WETLAND  
DELINEATOR WDCP93MD0510036B

**ACREAGE TABLE**

UPLAND AGRICULTURAL FIELDS	= 24.93 ± ACRES
UPLAND FORESTED	= 14.38 ± ACRES
STATE (DNREC) REGULATED WETLANDS (ALL STATE REGULATED WETLANDS FEDERALLY REGULATED WETLANDS)	= 10.66 ± ACRES
WATERS OF U.S. INCLUDING WETLANDS (EXCLUDES STATE REGULATED WETLAND AREA)	= 8.14 ± ACRES
TOTAL SITE AREA	= 58.11 ± ACRES



TAX MAP # 2-35 - 16.00 - 40.00

STATE DELAWARE  
COUNTY SUSSEX  
HUNDRED BROADKILL  
TOWN ---  
DEED REF. 2022 / 327  
PLAT REF. ---  
DRAWN BY CJP  
DATE 02 / 24 / 20  
REVISED 03 / 19 / 20  
SCALE 1" = 120'  
SURVEY # DE - 06204

**BOUNDARY SURVEY & WATERS OF U.S. INCLUDING WETLANDS SUBJECT TO CORPS OF ENGINEERS REGULATORY PROGRAM**

LANDS OF  
**NANCY M. RICHARDS HEIRS**

14675 OYSTER ROCKS ROAD, MILTON, DE 19968



PEN1-RED	0.01 INCHES (1.0mm)
PEN2-YELLOW	0.01 INCHES (1.0mm)
PEN3-GREEN	0.01 INCHES (1.0mm)
PEN4-BLUE	0.01 INCHES (1.0mm)
PEN5-CYAN	0.01 INCHES (1.0mm)
PEN6-MAGENTA	0.01 INCHES (1.0mm)
PEN7-BLACK	0.01 INCHES (1.0mm)
FWH-WHITE	0.01 INCHES (1.0mm)
FWH2-WHITE	0.01 INCHES (1.0mm)
FWH3-WHITE	0.01 INCHES (1.0mm)
FWH4-WHITE	0.01 INCHES (1.0mm)
FWH5-WHITE	0.01 INCHES (1.0mm)
FWH6-WHITE	0.01 INCHES (1.0mm)
FWH7-WHITE	0.01 INCHES (1.0mm)
FWH8-WHITE	0.01 INCHES (1.0mm)
FWH9-WHITE	0.01 INCHES (1.0mm)
FWH10-WHITE	0.01 INCHES (1.0mm)
FWH11-WHITE	0.01 INCHES (1.0mm)
FWH12-WHITE	0.01 INCHES (1.0mm)
FWH13-WHITE	0.01 INCHES (1.0mm)
FWH14-WHITE	0.01 INCHES (1.0mm)
FWH15-WHITE	0.01 INCHES (1.0mm)
FWH16-WHITE	0.01 INCHES (1.0mm)
FWH17-WHITE	0.01 INCHES (1.0mm)
FWH18-WHITE	0.01 INCHES (1.0mm)
FWH19-WHITE	0.01 INCHES (1.0mm)
FWH20-WHITE	0.01 INCHES (1.0mm)
FWH21-WHITE	0.01 INCHES (1.0mm)
FWH22-WHITE	0.01 INCHES (1.0mm)
FWH23-WHITE	0.01 INCHES (1.0mm)
FWH24-WHITE	0.01 INCHES (1.0mm)
FWH25-WHITE	0.01 INCHES (1.0mm)
FWH26-WHITE	0.01 INCHES (1.0mm)
FWH27-WHITE	0.01 INCHES (1.0mm)
FWH28-WHITE	0.01 INCHES (1.0mm)
FWH29-WHITE	0.01 INCHES (1.0mm)
FWH30-WHITE	0.01 INCHES (1.0mm)
FWH31-WHITE	0.01 INCHES (1.0mm)
FWH32-WHITE	0.01 INCHES (1.0mm)
FWH33-WHITE	0.01 INCHES (1.0mm)
FWH34-WHITE	0.01 INCHES (1.0mm)
FWH35-WHITE	0.01 INCHES (1.0mm)
FWH36-WHITE	0.01 INCHES (1.0mm)
FWH37-WHITE	0.01 INCHES (1.0mm)
FWH38-WHITE	0.01 INCHES (1.0mm)
FWH39-WHITE	0.01 INCHES (1.0mm)
FWH40-WHITE	0.01 INCHES (1.0mm)
FWH41-WHITE	0.01 INCHES (1.0mm)
FWH42-WHITE	0.01 INCHES (1.0mm)
FWH43-WHITE	0.01 INCHES (1.0mm)
FWH44-WHITE	0.01 INCHES (1.0mm)
FWH45-WHITE	0.01 INCHES (1.0mm)
FWH46-WHITE	0.01 INCHES (1.0mm)
FWH47-WHITE	0.01 INCHES (1.0mm)
FWH48-WHITE	0.01 INCHES (1.0mm)
FWH49-WHITE	0.01 INCHES (1.0mm)
FWH50-WHITE	0.01 INCHES (1.0mm)



PRINTS ISSUED FOR: PRELIMINARY APPROVAL	
DATE	
REVISIONS	
NO.	
<p>LAND PLANNING, LLC 3200E SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19937 PHONE: (302) 339-2366</p>	
<p>GEORGE, MILES &amp; BUHR, LLC ARCHITECTS &amp; ENGINEERS SALISBURY - BALTIMORE - SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com</p>	
<p>GRAYWOOD SPRINGS SUBDIVISION SUSSEX COUNTY, DELAWARE</p>	
<p>KEY SHEET</p>	
SCALE: 1" = 200'	SHEET NO.
DESIGN BY: JAC	PSP4.0
DRAWN BY: KK	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: DEC 2020	
© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC	

PEN1-RED	0.01 INCHES (1.0mm)	PEN1-WHITE	0.01 INCHES (1.0mm)
PEN2-BLUE	0.01 INCHES (1.0mm)	PEN2-WHITE	0.01 INCHES (1.0mm)
PEN3-YELLOW	0.01 INCHES (1.0mm)	PEN3-WHITE	0.01 INCHES (1.0mm)
PEN4-ORANGE	0.01 INCHES (1.0mm)	PEN4-WHITE	0.01 INCHES (1.0mm)
PEN5-RED	0.01 INCHES (1.0mm)	PEN5-WHITE	0.01 INCHES (1.0mm)
PEN6-BLUE	0.01 INCHES (1.0mm)	PEN6-WHITE	0.01 INCHES (1.0mm)
PEN7-YELLOW	0.01 INCHES (1.0mm)	PEN7-WHITE	0.01 INCHES (1.0mm)
PEN8-ORANGE	0.01 INCHES (1.0mm)	PEN8-WHITE	0.01 INCHES (1.0mm)
PEN9-BLUE	0.01 INCHES (1.0mm)	PEN9-WHITE	0.01 INCHES (1.0mm)
PEN10-YELLOW	0.01 INCHES (1.0mm)	PEN10-WHITE	0.01 INCHES (1.0mm)
PEN11-ORANGE	0.01 INCHES (1.0mm)	PEN11-WHITE	0.01 INCHES (1.0mm)
PEN12-BLUE	0.01 INCHES (1.0mm)	PEN12-WHITE	0.01 INCHES (1.0mm)
PEN13-YELLOW	0.01 INCHES (1.0mm)	PEN13-WHITE	0.01 INCHES (1.0mm)
PEN14-ORANGE	0.01 INCHES (1.0mm)	PEN14-WHITE	0.01 INCHES (1.0mm)
PEN15-BLUE	0.01 INCHES (1.0mm)	PEN15-WHITE	0.01 INCHES (1.0mm)
PEN16-YELLOW	0.01 INCHES (1.0mm)	PEN16-WHITE	0.01 INCHES (1.0mm)
PEN17-ORANGE	0.01 INCHES (1.0mm)	PEN17-WHITE	0.01 INCHES (1.0mm)
PEN18-BLUE	0.01 INCHES (1.0mm)	PEN18-WHITE	0.01 INCHES (1.0mm)
PEN19-YELLOW	0.01 INCHES (1.0mm)	PEN19-WHITE	0.01 INCHES (1.0mm)
PEN20-ORANGE	0.01 INCHES (1.0mm)	PEN20-WHITE	0.01 INCHES (1.0mm)
PEN21-BLUE	0.01 INCHES (1.0mm)	PEN21-WHITE	0.01 INCHES (1.0mm)
PEN22-YELLOW	0.01 INCHES (1.0mm)	PEN22-WHITE	0.01 INCHES (1.0mm)
PEN23-ORANGE	0.01 INCHES (1.0mm)	PEN23-WHITE	0.01 INCHES (1.0mm)
PEN24-BLUE	0.01 INCHES (1.0mm)	PEN24-WHITE	0.01 INCHES (1.0mm)
PEN25-YELLOW	0.01 INCHES (1.0mm)	PEN25-WHITE	0.01 INCHES (1.0mm)
PEN26-ORANGE	0.01 INCHES (1.0mm)	PEN26-WHITE	0.01 INCHES (1.0mm)
PEN27-BLUE	0.01 INCHES (1.0mm)	PEN27-WHITE	0.01 INCHES (1.0mm)
PEN28-YELLOW	0.01 INCHES (1.0mm)	PEN28-WHITE	0.01 INCHES (1.0mm)
PEN29-ORANGE	0.01 INCHES (1.0mm)	PEN29-WHITE	0.01 INCHES (1.0mm)
PEN30-BLUE	0.01 INCHES (1.0mm)	PEN30-WHITE	0.01 INCHES (1.0mm)
PEN31-YELLOW	0.01 INCHES (1.0mm)	PEN31-WHITE	0.01 INCHES (1.0mm)
PEN32-ORANGE	0.01 INCHES (1.0mm)	PEN32-WHITE	0.01 INCHES (1.0mm)
PEN33-BLUE	0.01 INCHES (1.0mm)	PEN33-WHITE	0.01 INCHES (1.0mm)
PEN34-YELLOW	0.01 INCHES (1.0mm)	PEN34-WHITE	0.01 INCHES (1.0mm)
PEN35-ORANGE	0.01 INCHES (1.0mm)	PEN35-WHITE	0.01 INCHES (1.0mm)
PEN36-BLUE	0.01 INCHES (1.0mm)	PEN36-WHITE	0.01 INCHES (1.0mm)
PEN37-YELLOW	0.01 INCHES (1.0mm)	PEN37-WHITE	0.01 INCHES (1.0mm)
PEN38-ORANGE	0.01 INCHES (1.0mm)	PEN38-WHITE	0.01 INCHES (1.0mm)
PEN39-BLUE	0.01 INCHES (1.0mm)	PEN39-WHITE	0.01 INCHES (1.0mm)
PEN40-YELLOW	0.01 INCHES (1.0mm)	PEN40-WHITE	0.01 INCHES (1.0mm)
PEN41-ORANGE	0.01 INCHES (1.0mm)	PEN41-WHITE	0.01 INCHES (1.0mm)
PEN42-BLUE	0.01 INCHES (1.0mm)	PEN42-WHITE	0.01 INCHES (1.0mm)
PEN43-YELLOW	0.01 INCHES (1.0mm)	PEN43-WHITE	0.01 INCHES (1.0mm)
PEN44-ORANGE	0.01 INCHES (1.0mm)	PEN44-WHITE	0.01 INCHES (1.0mm)
PEN45-BLUE	0.01 INCHES (1.0mm)	PEN45-WHITE	0.01 INCHES (1.0mm)
PEN46-YELLOW	0.01 INCHES (1.0mm)	PEN46-WHITE	0.01 INCHES (1.0mm)
PEN47-ORANGE	0.01 INCHES (1.0mm)	PEN47-WHITE	0.01 INCHES (1.0mm)
PEN48-BLUE	0.01 INCHES (1.0mm)	PEN48-WHITE	0.01 INCHES (1.0mm)
PEN49-YELLOW	0.01 INCHES (1.0mm)	PEN49-WHITE	0.01 INCHES (1.0mm)
PEN50-ORANGE	0.01 INCHES (1.0mm)	PEN50-WHITE	0.01 INCHES (1.0mm)



N/F  
JOHN W. FISHER  
WILLIAM G. FISHER  
235-17.00-318  
D.B. 2963/318

N/F  
LINWOOD M. SIMPLER  
235-16.00-39.00  
D.B. 4199/165

N/F  
CRAIG & ROBIN WALLS  
235-16.00-40.10  
D.B. 3384/211

N/F  
RONALD SR. &  
CAROLYN WELKER  
235-16.00-40.09  
D.B. 3531/297

N/F  
JOHN & CHARITY ELLIOTT  
235-16.00-40.11  
D.B. 2353/121

N/F  
JOHN & SANDRA GALINATIS  
235-16.00-40.07  
D.B. 4845/82

N/F  
CHAD K. WHEATLEY  
235-16.00-40.12  
D.B. 2305/286

N/F  
GERALD & CHRISTINE WEHR  
235-16.00-40.09  
D.B. 2225/348

N/F  
WILLIAM & KRISTIN WHITE  
235-16.00-40.05  
D.B. 4890/161

N/F  
WILLIAM & KRISTIN WHITE  
235-16.00-40.05  
D.B. 4890/161

N/F  
MICHAEL & RACHEL CRINE  
235-16.00-40.14  
D.B. 3524/250

N/F  
HARVEY  
DIANE LAWHEAD  
235-16.00-40.01  
D.B. 459/300

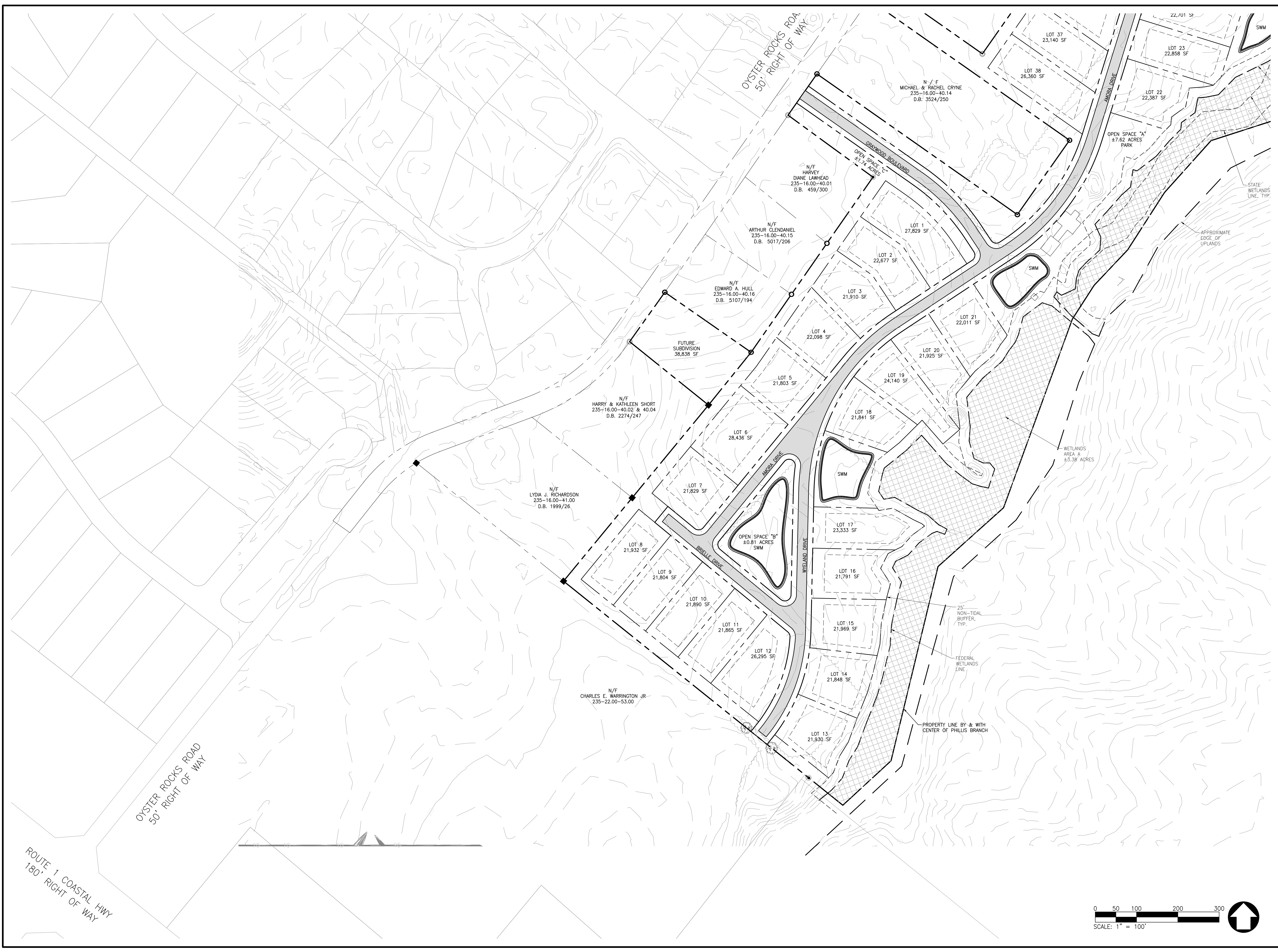
N/F  
ARTHUR CLENDANIEL

N/F  
JOHN & JUDY VINCENT  
235-22.00-56.00  
D.B. 3704/12

PRINTS ISSUED FOR: PRELIMINARY APPROVAL	
DATE	
REVISIONS	
NO.	
<p>LAND PLANNING, LLC 3200 SOUTH COAST HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19802 PHONE: (302) 339-2386</p>	
<p>GEORGE, MILES &amp; BUHR, LLC ARCHITECTS &amp; ENGINEERS SALISBURY - BALTIMORE - SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com</p>	
<p><b>GRAYWOOD SPRINGS SUBDIVISION</b> SUSSEX COUNTY, DELAWARE</p>	
<p><b>PRELIMINARY SITE PLAN</b></p>	
SCALE: 1" = 100'	SHEET NO.
DESIGN BY: JAC	PSP4.1
DRAWN BY: CM	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: DEC 2020	
© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC	



PLOT CODE  
 PSM=CON  
 0/14 INCHES (35mm)  
 PSM=GRN  
 0/10 INCHES (25mm)  
 PSM=BLU  
 0/07 INCHES (17mm)  
 PSM=MDY  
 0/07 INCHES (17mm)  
 PSM=WHI  
 0/09 INCHES (23mm)



PRINTS ISSUED FOR: PRELIMINARY APPROVAL	
DATE	
REVISIONS	
NO.	
 LAND PLANNING, LLC <small>3200E SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19802 PHONE: (302) 339-2386</small>	
 <b>GMB</b> GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS <small>SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com</small>	
<b>GRAYWOOD SPRINGS SUBDIVISION</b> SUSSEX COUNTY, DELAWARE	
<b>PRELIMINARY SITE PLAN</b>	
SCALE: 1" = 100'	SHEET NO.
DESIGN BY: JAC	PSP4.2
DRAWN BY: CM	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: DEC 2020	
<small>© COPYRIGHT 2020 GEORGE, MILES &amp; BUHR, LLC</small>	





Landscape Architecture  
New Urbanism Design  
Land Use Planning/Permitting  
Community Design  
Prime Consultant – Project Management

August 30, 2021

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning Department  
2 The Circle  
PO Box 417  
Georgetown, DE 19947

RE: Graywood Springs Subdivision 2021-10  
Supplemental Data Book

Jamie,

Land Tech Land Planning, LLC represents the owner/applicant for the above referenced proposed subdivision. As required, enclosed please find a Supplemental Data Book prepared in connection with the above referenced application. Please advise if Planning and Zoning Department staff require any further application clarifications or additions in advance of the scheduled public hearing before the Planning and Zoning Commission.

Thank you and please contact me with any questions.

Sincerely,  
Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA  
[jefc@landtechllc.com](mailto:jefc@landtechllc.com)

file: graywoodsprings.ltr  
enclosures: noted  
cc: Josh and Web Gray via email  
David Hutt, Esq. via email

# Graywood Springs

Proposed AR-1 Single Family Lot Subdivision

Tax Parcel 235-16.00-40.00

Subdivision 2021-10

**Double DB, LP**  
**507 North York Street, Suite 2D**  
**Mechanicsburg, PA 17055**

Design Summary

Preliminary Land Use Service Comments and Response

&

Other Supporting Documents

August 10, 2021

PREPARED BY:

**LAND TECH LAND PLANNING, LLC**  
Taggart Professional Center  
32895 South Coastal Highway  
Bethany Beach, DE 19930  
302-539-2366

# Consulting Team

## **Legal**

MORRIS JAMES LLP  
107 W MARKET STREET  
GEORGETOWN, DELAWARE 19947  
302-856-0018

## **Landscape Architecture**

LAND TECH LAND PLANNING, LLC  
TAGGART PROFESSIONAL CENTER SUITE 202  
32895 SOUTH COASTAL HIGHWAY  
BETHANY BEACH, DELAWARE 19930  
302-539-2366

## **Land Surveying**

TRUE NORTH LAND SURVEYING, LLC  
118 ATLANTIC AVENUE, SUITE 202  
OCEAN VIEW, DELAWARE 19970  
302-539-2488

## **Environmental**

ENVIRONMENTAL RESOURCES, INCORPORATED  
38173 DUPONT BOULEVARD  
SELBYVILLE, DELAWARE 19975  
302-436-9639

## **Civil Engineering**

GEORGE, MILES & BUHR, LLC  
206 W MAIN ST  
SALISBURY, MARYLAND 21801  
410-742-3115

## **Geotechnical Engineering**

GEO-TECHNOLOGY ASSOCIATES, INC.  
21133 STERLING AVENUE, SUITE 7  
GEORGETOWN, DELAWARE 19947  
302-855-9761

# TABLE OF CONTENTS

- TAB 1. Application transmittal, P&Z Subdivision application form, fee.
- TAB 2. Mapping & Addressing Project and Street Names Approvals  
Preliminary Site Plan – Subdivision 2021-10
- TAB 3. Property survey and Deed for tax parcel 235-16.00-40.00
- TAB 4. Subdivision Considerations (Chapter 99-9)
- TAB 5. Preliminary Land Use Service (PLUS) comments and applicant response; TAC Comments and applicant response; P&Z Department Staff review comments and applicant response.
- TAB 6. DelDOT Service Level Evaluation Request Form/DelDOT Response
- TAB 7. Wetlands - Corps AJD Response & Wetlands Delineation Plan  
Rare, Threatened & Endangered Species State Response
- TAB 8. Water Company Ability to Serve Letter.
- TAB 9. Septic Feasibility Report

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**SUBDIVISION  
APPLICATION**

---



Landscape Architecture  
New Urbanism Design  
Land Use Planning/Permitting  
Community Design  
Prime Consultant – Project Management

December 28, 2020

Jamie Whitehouse, Director  
Sussex County Planning & Zoning Department  
2 The Circle  
Georgetown, DE 19947

**Re: Graywood Springs  
AR – 1 Low Density Area Cluster Option Subdivision with On-Site Septic  
Sussex TM# 2-35-16.00-40.00**

Dear Jamie,

Land Tech Land Planning, LLC represents Double DB, LP, the developer/applicant for the above referenced proposed subdivision. Enclosed, please find an application filed on behalf of Double DP, LP which includes the following:

- Completed and signed Application
- Ten (10) copies of a Preliminary Site Plan
- Deed
- The required \$ 500.00 application fee.
- PLUS response letter.
- DeIDOT Service Level Evaluation Response
- Subdivision Considerations (Chapter 99-9)

Please contact our office if there are any questions or need for additional information in order to confirm this application is complete. A complete PDF copy of the above referenced documents will be forwarded to your attention.

Thank you.

Sincerely,  
Land Tech Land Planning, LLC

Jeffrey A. Clark, RLA  
[jeffc@landtechllc.com](mailto:jeffc@landtechllc.com)

file: graywoodsprings.ltr  
enclosures: noted  
cc: Josh Gray via PDF



S & T BANK  
60-685/433

10006

**Double DB, LP**  
507 N. York Street, Suite 2D  
Mechanicsburg, PA 17055

11/25/2020

PAY TO THE ORDER OF Sussex County Council

\$ **\*\*500.00**

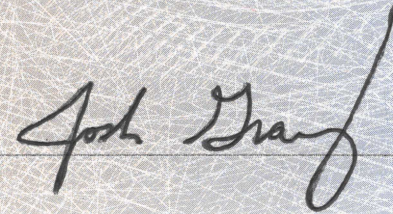
Five Hundred and 00/100\*\*\*\*\* DOLLARS

**PROTECTED AGAINST FRAUD**

Sussex County Council

MEMO

Planning & Zoning Application - Oyster Rocks



MP

⑈010006⑈ ⑆043306855⑆ 3005321298⑈

Double DB, LP - Oyster Rocks

10006

Sussex County Council

11/25/2020

Date Type Reference  
11/25/2020 Bill Zoning App. - Oyster

Original Amt.  
500.00

Balance Due  
500.00

Discount

Payment  
500.00

Check Amount

500.00

© 2014 INTUIT INC. 1-800-433-8810



Details on Back  
Intuit® CheckLock™ Secure Check

File #: \_\_\_\_\_  
Pre-App Date: \_\_\_\_\_

## 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:

Coastal Area:

**Location of Subdivision:**

Oyster Rocks Road +/- 2,650 feet east from Route One intersection

**Proposed Name of Subdivision:**

Graywood Springs

Tax Map #: 235-16.00-40.00 Total Acreage: 58.11

Zoning: AR Density: 0.65 Minimum Lot Size: 21,780 Number of Lots: 38

Open Space Acres: \_\_\_\_\_

Water Provider: Tidewater Utilities Sewer Provider: On-Site Individual Lot Septic Systems

**Applicant Information**

Applicant Name: Double DB, LP

Applicant Address: 507 North York Street, Suite 2D

City: Mechanicsburg State: PA Zip Code: 17055

Phone #: (717) 461-9995 E-mail: admin@DBLPRE.com

**Owner Information**

Owner Name: Nancy M. Richards Heirs

Owner Address: 14675 Oyster Rocks Road

City: Milton State: DE Zip Code: 19968

Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_

**Agent/Attorney/Engineer Information**

Landscape Architect

Agent/Attorney/Engineer Name: Jeff Clark, RLA - Land Tech Land Planning, LLC

Agent/Attorney/Engineer Address: Taggart Professional Building, Suite 202; 32895 S. Coastal Highway

City: Bethany Beach State: DE Zip Code: 19930

Phone #: (302) 539-2366 E-mail: jeffc@landtechllc.com



# Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

- ✓ **Completed Application**
- ✓ **Provide ten (10) 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)  **Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)
- \_\_\_ **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]*  
**Signature of Applicant/Agent/Attorney**

Date: 11/25/2020

*[Signature]*  
**Signature of Owner**

Date: 11/25/2020

**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: \_\_\_\_\_

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**APPROVED  
PROJECT/STREET NAMES  
&  
PRELIMINARY SITE PLAN**

---

# GRAYWOOD SPRINGS

## PRELIMINARY SITE PLAN AR-1 CLUSTER SUBDIVISION (#2021-10) SUSSEX COUNTY, DELAWARE

GMB File No. 200195

### SITE DATA:

OWNER: NANCY M. RICHARDS HRS  
14675 OYSTER ROCKS RD  
MILTON, DE 19968

DEVELOPER / APPLICANT: DOUBLE DB, LP  
507 NORTH YORK ST.  
SUITE 2D  
MECHANICSBURG, PA 17055

LANDSCAPE ARCHITECT: LAND TECH LAND PLANNING, LLC  
TAGGART PROFESSIONAL CENTER  
32895 SOUTH COASTAL HWY, SUITE 202  
BETHANY BEACH, DE  
PHONE: 302.539.2366  
CONTACT: JEFF CLARK, RLA

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC  
206 WEST MAIN ST.  
SALISBURY, MD 21801  
PHONE: 410.742.3115  
CONTACT: STEPHEN L. MARSH, P.E.

TAX MAP: 235-16.00-40.00

DEED REFERENCE: 2022/327

EXISTING ZONING: AR-1 AGRICULTURE RESIDENTIAL

PROPOSED ZONING: AR-1 CLUSTER - DEVELOPMENT OPTION FOR LOTS USING AN ON-SITE SEPTIC SYSTEM

COMPREHENSIVE PLAN MAP: LOW DENSITY

### PROPOSED SITE DATA

TOTAL SITE AREA: 57.22 ACRES  
TOTAL AREA OF WETLANDS: 18.8 ACRES  
WATERS AND WETLANDS UNDER USACOE JURISDICTION: 8.14 ACRES  
TIDAL WETLANDS: 10.66 ACRES  
GROSS AREA (TOTAL SITE - TIDAL WETLANDS): 46.56 ACRES  
GROSS AREA REDUCED 20% (LOW DENSITY AREA): 34.92 ACRES  
REDUCED GROSS/32,670 SF: 46 LOTS ALLOWABLE  
LOTS PROPOSED: 38  
MINIMUM ALLOWABLE LOT SIZE: 21,780 SF  
MINIMUM LOT SIZE PROPOSED: 21,780 SF  
OPEN SPACE PROPOSED (INCL. WETLANDS): 31.55 ACRES (55%)  
ROAD AREA (IMPERVIOUS): ±112,532 SQ.FT. (±4.4%)  
AREA OF EXISTING WOODS: 32.1 ACRES  
AREA OF WOODS TO BE REMOVED: 6.6 ACRES (20%)

### UNIT COUNT

SINGLE FAMILY LOTS: 38  
REQUIRED PARKING: 76  
PROVIDED PARKING: 76

### BUILDING SETBACKS

MAX BUILDING HEIGHT: 42'  
FRONT: 30'  
SIDE: 15'  
REAR: 20'

FLOOD ZONE: SPECIAL FLOOD HAZARD AREA ZONE X, AE B AND AE 9 PER FEMA MAPS 10005C0186K, 10005C0187K, 10005C0188K, 10005C189K, DATED MARCH 16, 2015.

### UTILITIES

WATER: TIDEWATER UTILITIES, INC.  
SEWER: ON SITE

### NOTES:

- ACCESS TO ALL LOTS WILL BE OF INTERIOR SUBDIVISION ROADS ONLY.
- ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES.

### OWNER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT THE SUSSEX CONSERVATION DISTRICT OR THEIR DESIGNATED AGENT SHALL HAVE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER: NANCY RICHARDS OR HEIRS DATE: \_\_\_\_\_

### LANDSCAPE ARCHITECT'S CERTIFICATION:

"I, JEFFREY A. CLARK, RLA HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT 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 PLANNING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

JEFFREY A. CLARK, RLA DATE: \_\_\_\_\_  
OWNER, LAND TECH LAND PLANNING, LLC.

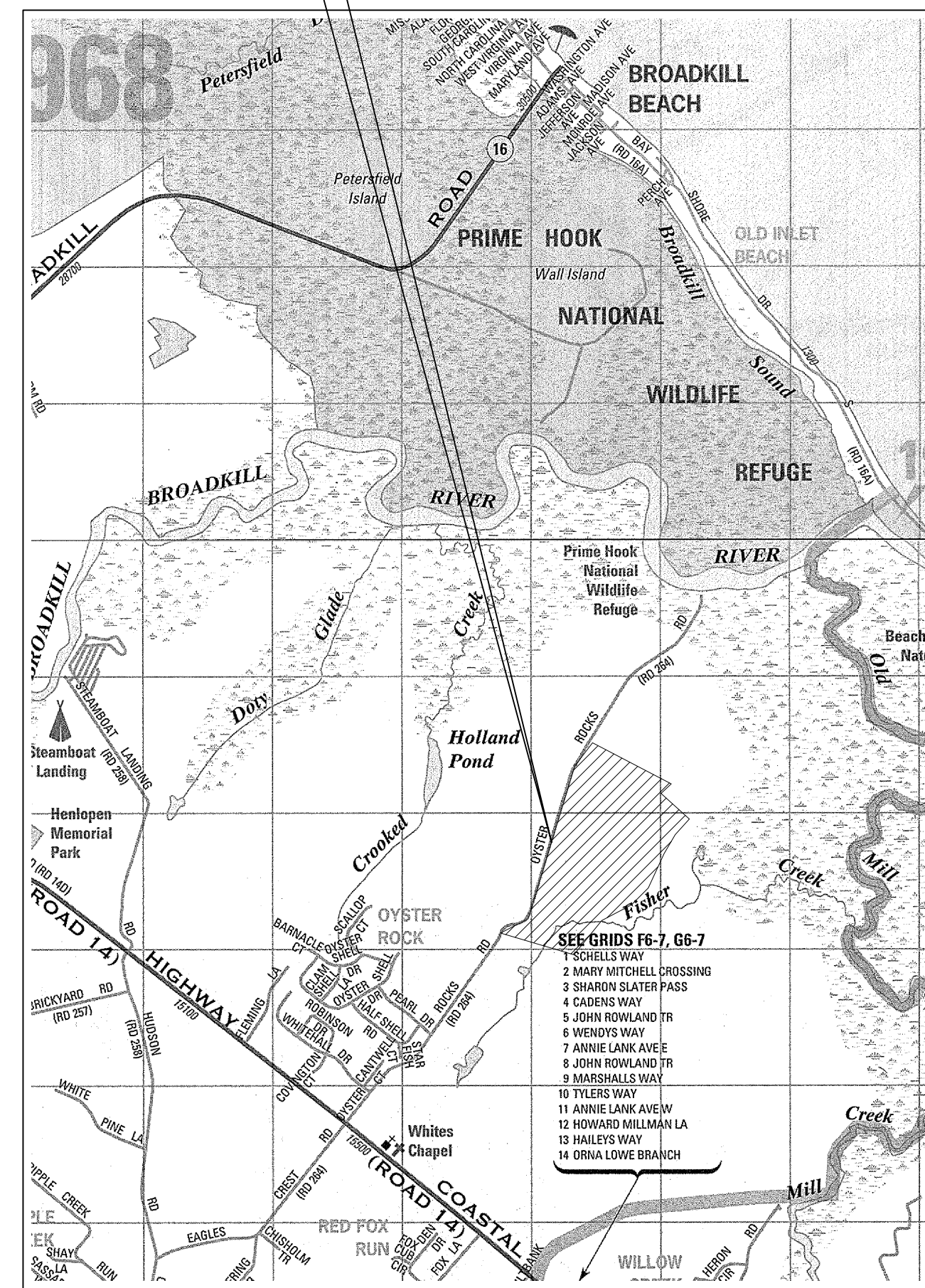
### ENGINEER'S CERTIFICATION:

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

ENGINEER: SENIOR VICE PRESIDENT, GEORGE, MILES & BUHR, LLC. DATE: \_\_\_\_\_

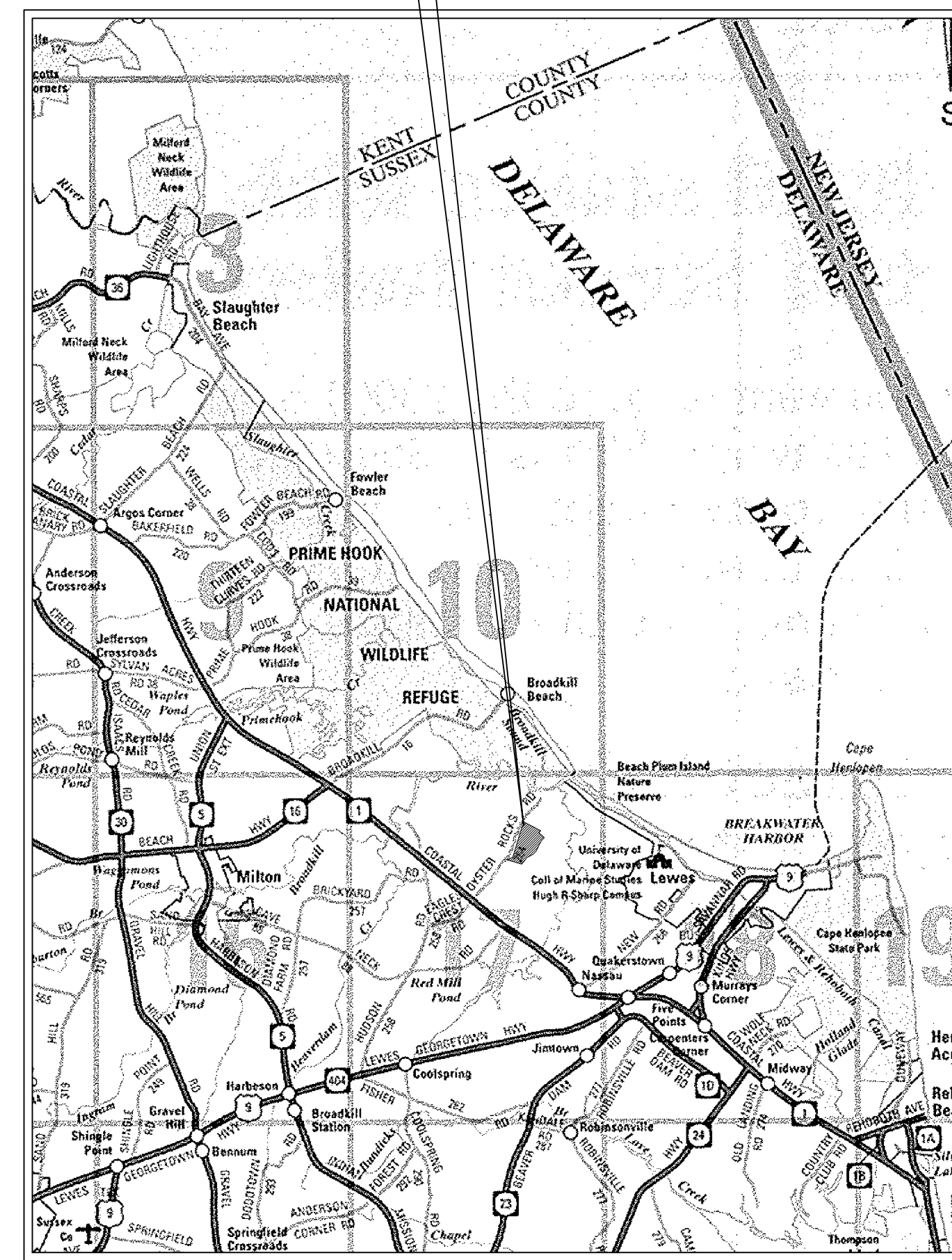
APPROVED BY: \_\_\_\_\_  
SUSSEX COUNTY SOIL CONSERVATION DISTRICT

PROJECT AREA



LOCATION MAP  
SCALE: 1" = 1,000'

PROJECT AREA



VICINITY MAP  
SCALE: 1" = 1 MILE

### GENERAL NOTES:

- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY GREEN TECHNOLOGIES, AND BMP FACILITIES SUCH AS DETENTION PONDS, MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNERS.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE RESIDENTS OF GRAYWOOD SPRINGS.
- TOPOGRAPHY SHOWN HEREIN PER LIDAR DATA, DELAWARE STATE PLANE COORDINATE SYSTEM NAD 83/91 AND NAVD88 VERTICAL DATUM.
- BOUNDARY SHOWN HEREIN PROVIDED BY TRUE NORTH LAND SURVEYING DATED 3/19/2020.
- THIS SITE CONTAINS FEDERAL OR STATE OF DELAWARE JURISDICTIONAL WETLANDS.

PSP 1.0	COVER SHEET
PSP 2.0	EXISTING CONDITIONS
PSP 3.0	BOUNDARY SURVEY
PSP 4.0	PRELIMINARY SITE PLAN KEY SHEET
PSP 4.1	PRELIMINARY SITE PLAN
PSP 4.2	PRELIMINARY SITE PLAN
PSP 5.0	SITE PLAN RENDERING
APPROVED _____ BY _____	SUSSEX COUNTY COUNCIL PRESIDENT
APPROVED _____ BY _____	SUSSEX COUNTY PLANNING AND ZONING COMMISSION

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	⊙	N/A
CONCRETE MONUMENT FOUND	CMF □	CMF □
IRON PIPE FOUND	IPF ●	N/A
CONTOUR	---	---
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	▨	▨
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	⊕	⊕
STORM PIPE	SD	SD
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	SS	SS
WATER PIPE	W	W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE	⊕	N/A
TREE LINE	---	---
FLOOD ZONES	---	---

PRINTS ISSUED FOR: PRELIMINARY APPROVAL

DATE	REVISIONS	NO.

PREPARED BY: LAND TECH LAND PLANNING, LLC

32895 SOUTH COASTAL HIGHWAY, SUITE 202  
BETHANY BEACH, DELAWARE 19903  
PHONE: (302) 539-2366

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

GRAYWOOD SPRINGS SUBDIVISION  
SUSSEX COUNTY, DELAWARE

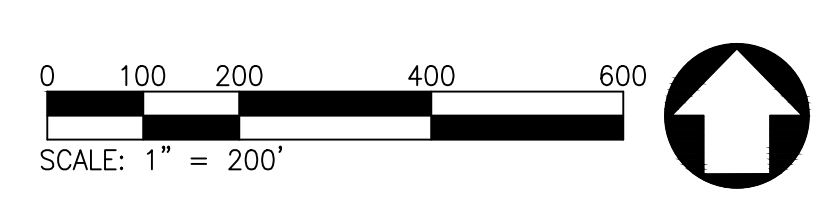
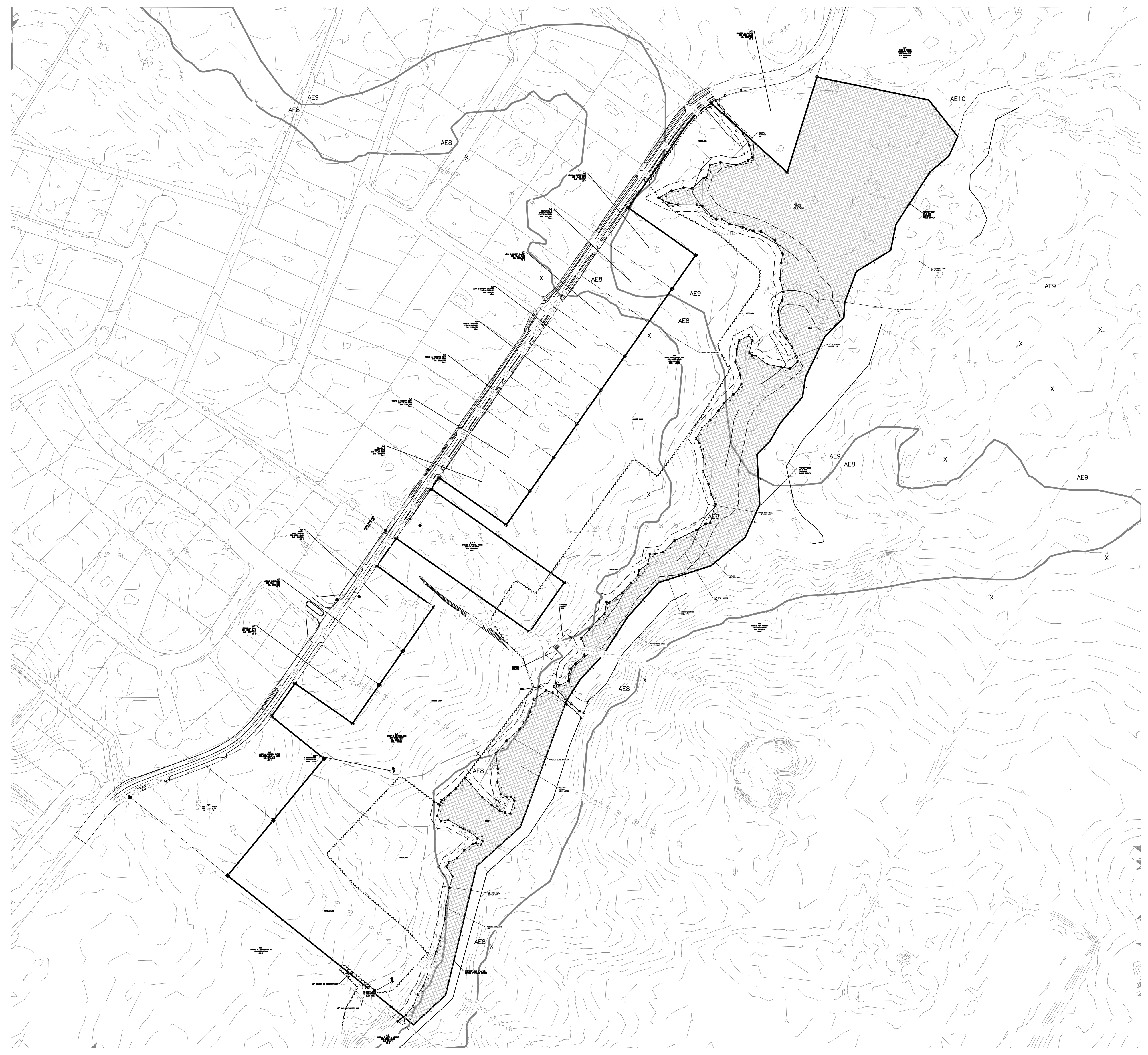
COVER SHEET

SCALE: AS SHOWN	SHEET NO.
DESIGN BY: JAC	PSP1.0
DRAWN BY: KK	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: AUG 2021	

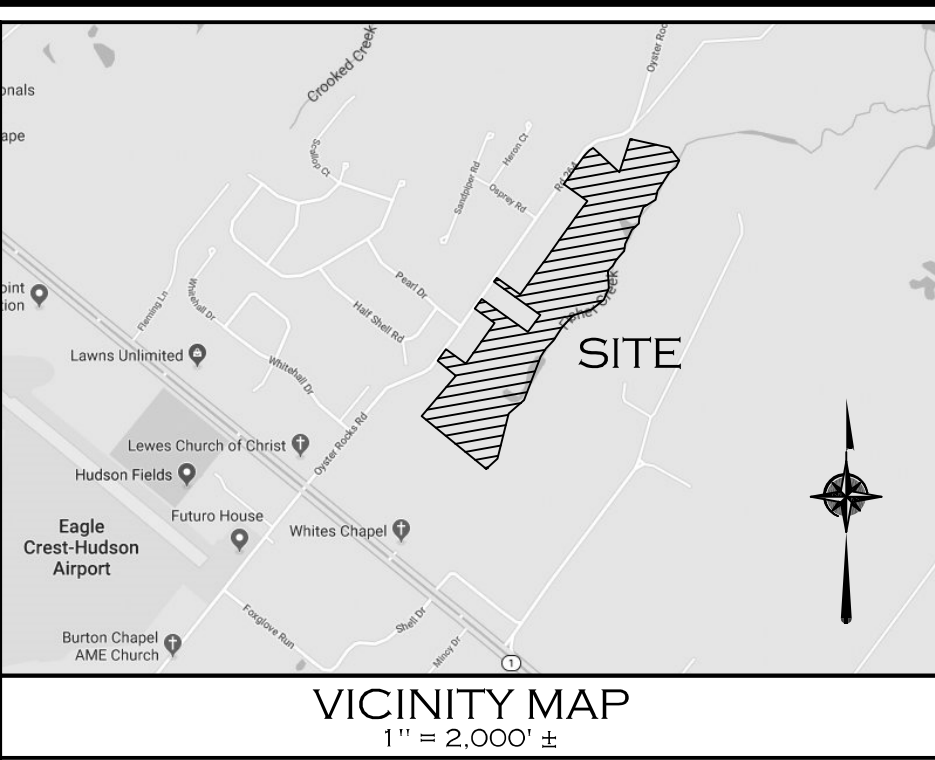
© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC

C:\Projects\2020\200195 Oyster Rocks Final Site Plan\Drawings\Working Sets\Preliminary Site Plan\PS1-1 COVER SHEET.dwg, 8/20/2021 1:58 PM, Keith Kodzinski

PEN1-RED	0.01 INCHES (1.0mm)	PEN1-YELLOW	0.01 INCHES (1.0mm)	PEN1-ORANGE	0.01 INCHES (1.0mm)	PEN1-BLUE	0.01 INCHES (1.0mm)	PEN1-WHITE	0.01 INCHES (1.0mm)
PEN2-RED	0.02 INCHES (2.0mm)	PEN2-YELLOW	0.02 INCHES (2.0mm)	PEN2-ORANGE	0.02 INCHES (2.0mm)	PEN2-BLUE	0.02 INCHES (2.0mm)	PEN2-WHITE	0.02 INCHES (2.0mm)
PEN3-RED	0.03 INCHES (3.0mm)	PEN3-YELLOW	0.03 INCHES (3.0mm)	PEN3-ORANGE	0.03 INCHES (3.0mm)	PEN3-BLUE	0.03 INCHES (3.0mm)	PEN3-WHITE	0.03 INCHES (3.0mm)
PEN4-RED	0.04 INCHES (4.0mm)	PEN4-YELLOW	0.04 INCHES (4.0mm)	PEN4-ORANGE	0.04 INCHES (4.0mm)	PEN4-BLUE	0.04 INCHES (4.0mm)	PEN4-WHITE	0.04 INCHES (4.0mm)
PEN5-RED	0.05 INCHES (5.0mm)	PEN5-YELLOW	0.05 INCHES (5.0mm)	PEN5-ORANGE	0.05 INCHES (5.0mm)	PEN5-BLUE	0.05 INCHES (5.0mm)	PEN5-WHITE	0.05 INCHES (5.0mm)
PEN6-RED	0.06 INCHES (6.0mm)	PEN6-YELLOW	0.06 INCHES (6.0mm)	PEN6-ORANGE	0.06 INCHES (6.0mm)	PEN6-BLUE	0.06 INCHES (6.0mm)	PEN6-WHITE	0.06 INCHES (6.0mm)
PEN7-RED	0.07 INCHES (7.0mm)	PEN7-YELLOW	0.07 INCHES (7.0mm)	PEN7-ORANGE	0.07 INCHES (7.0mm)	PEN7-BLUE	0.07 INCHES (7.0mm)	PEN7-WHITE	0.07 INCHES (7.0mm)
PEN8-RED	0.08 INCHES (8.0mm)	PEN8-YELLOW	0.08 INCHES (8.0mm)	PEN8-ORANGE	0.08 INCHES (8.0mm)	PEN8-BLUE	0.08 INCHES (8.0mm)	PEN8-WHITE	0.08 INCHES (8.0mm)
PEN9-RED	0.09 INCHES (9.0mm)	PEN9-YELLOW	0.09 INCHES (9.0mm)	PEN9-ORANGE	0.09 INCHES (9.0mm)	PEN9-BLUE	0.09 INCHES (9.0mm)	PEN9-WHITE	0.09 INCHES (9.0mm)
PEN10-RED	0.10 INCHES (10.0mm)	PEN10-YELLOW	0.10 INCHES (10.0mm)	PEN10-ORANGE	0.10 INCHES (10.0mm)	PEN10-BLUE	0.10 INCHES (10.0mm)	PEN10-WHITE	0.10 INCHES (10.0mm)



PRINTS ISSUED FOR: PRELIMINARY APPROVAL	
DATE	
REVISIONS	
NO.	
<b>GEORGE, MILES &amp; BUHR, LLC</b> ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 <a href="http://www.gmbnet.com">www.gmbnet.com</a>	
<b>GRAYWOOD SPRINGS SUBDIVISION</b> SUSSEX COUNTY, DELAWARE	
<b>EXISTING CONDITIONS</b>	
SCALE : 1" = 200'	SHEET NO.
DESIGN BY :	PSP2.0
DRAWN BY : KC	
CHECKED BY :	
GMB FILE : 200195	
DATE : AUG 2021	
© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC	

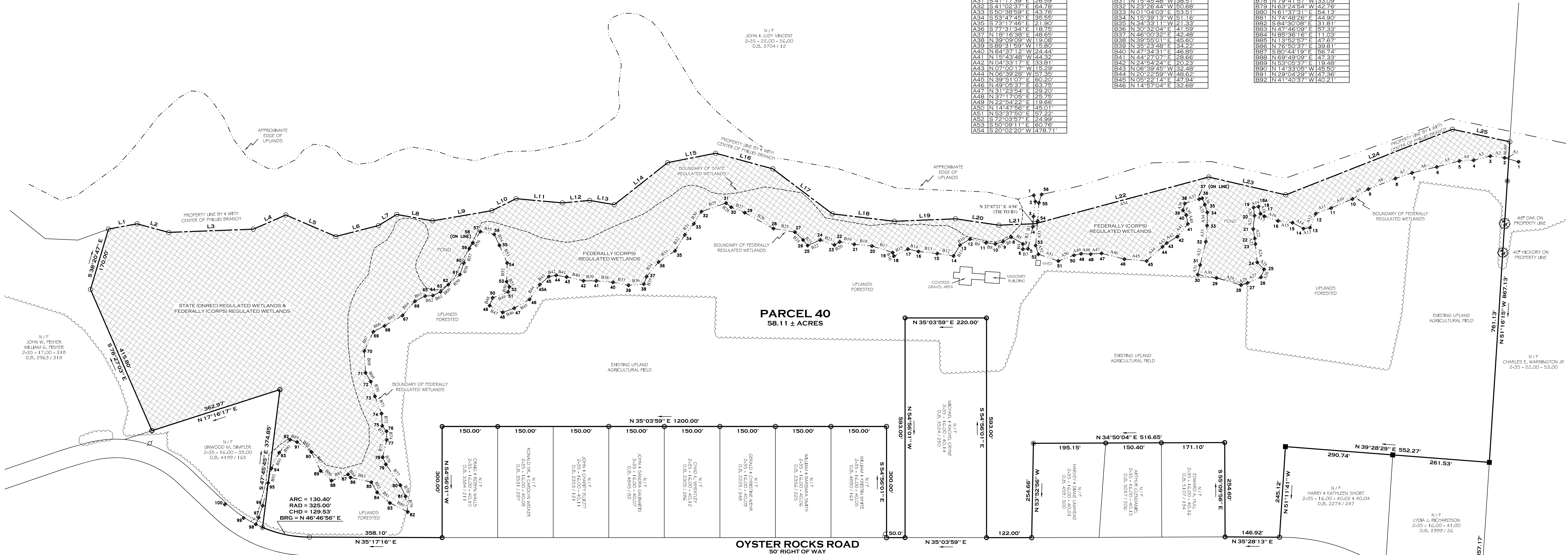
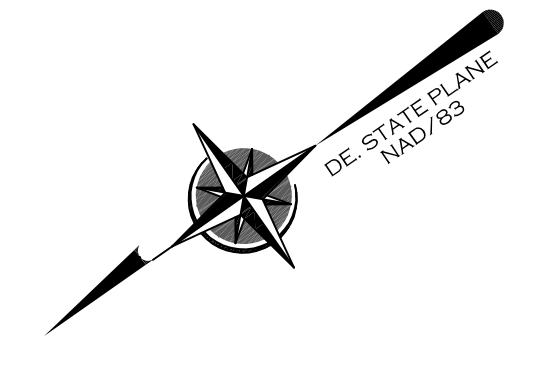


LINE	BEARING	DISTANCE
L1	S 24° 35' 22" W	178.63
L2	S 50° 18' 03" W	88.22
L3	S 32° 53' 22" W	228.77
L4	S 11° 32' 05" W	196.07
L5	S 58° 23' 33" W	146.62
L6	S 20° 46' 20" W	119.17
L7	S 03° 32' 59" W	157.65
L8	S 45° 19' 32" W	98.28
L9	S 25° 17' 59" W	162.52
L10	S 05° 48' 28" W	173.19
L11	S 40° 16' 44" W	125.23
L12	S 29° 53' 47" W	174.30
L13	S 44° 46' 23" W	167.48
L14	S 03° 08' 41" E	183.23
L15	S 23° 58' 48" W	131.99
L16	S 50° 18' 03" W	1160.33
L17	S 72° 10' 59" W	201.24
L18	S 41° 54' 54" W	168.80
L19	S 32° 43' 59" W	1165.14
L20	S 43° 24' 22" W	118.37
L21	S 32° 47' 21" W	97.31
L22	S 20° 02' 20" W	486.10
L23	S 48° 06' 54" W	213.31
L24	S 13° 35' 41" W	483.83
L25	S 47° 20' 30" W	158.76

LINE	BEARING	DISTANCE
A1	N 50° 59' 28" E	11.55
A2	N 41° 52' 06" E	39.08
A3	N 20° 58' 36" E	13.99
A4	N 31° 58' 37" E	38.90
A5	N 20° 20' 10" E	62.78
A6	N 21° 36' 44" E	68.90
A7	N 16° 20' 32" E	47.18
A8	N 13° 33' 30" E	78.56
A9	N 03° 38' 39" E	50.68
A10	N 11° 53' 00" E	62.57
A11	N 15° 09' 00" E	44.11
A12	N 32° 42' 39" W	40.80
A13	N 26° 45' 42" E	17.60
A14	N 63° 20' 26" E	33.81
A15	N 41° 50' 12" E	39.31
A16	N 53° 48' 00" E	39.20
A17	N 68° 24' 40" E	12.57
A18	N 69° 37' 02" E	20.03
A19	N 24° 43' 00" E	13.57
A20	N 61° 42' 43" W	22.39
A21	N 49° 05' 52" W	56.06
A22	N 64° 21' 39" W	25.83
A23	N 61° 05' 56" W	15.11
A24	N 60° 37' 03" W	49.63
A25	S 90° 31' 02" W	26.85
A26	N 33° 24' 41" W	22.88
A27	N 12° 19' 20" E	39.60
A28	N 16° 08' 40" E	19.66
A29	N 51° 17' 51" E	68.73
A30	N 45° 14' 09" E	51.82
A31	S 41° 17' 39" E	26.59
A32	S 41° 02' 37" E	64.78
A33	S 30° 38' 59" E	43.76
A34	S 93° 47' 45" E	35.55
A35	S 73° 17' 46" E	21.90
A36	S 77° 31' 34" E	18.75
A37	N 18° 16' 38" E	48.85
A38	N 39° 09' 09" W	19.08
A39	S 89° 31' 59" W	15.80
A40	N 64° 37' 11" W	24.44
A41	N 15° 43' 48" W	44.32
A42	N 04° 33' 17" E	33.81
A43	N 07° 00' 17" W	15.29
A44	N 06° 39' 28" W	57.35
A45	N 39° 51' 07" E	60.20
A46	N 49° 05' 37" E	63.75
A47	N 31° 23' 34" E	69.20
A48	N 37° 17' 05" E	25.75
A49	N 22° 54' 22" E	19.66
A50	N 14° 47' 56" E	45.01
A51	N 53° 37' 50" E	57.22
A52	S 72° 03' 57" E	24.99
A53	S 90° 09' 11" E	60.76
A54	S 20° 02' 20" W	478.71

LINE	BEARING	DISTANCE
B1	N 50° 46' 52" W	8.18
B2	N 42° 42' 05" W	60.83
B3	N 31° 16' 18" E	13.99
B4	S 54° 20' 48" E	13.95
B5	N 65° 23' 10" E	37.04
B6	N 05° 29' 22" E	23.00
B7	N 17° 40' 36" E	21.53
B8	N 42° 54' 17" E	25.47
B9	N 27° 45' 17" E	44.72
B10	N 04° 10' 21" E	31.23
B11	N 24° 32' 02" W	34.20
B12	N 43° 14' 53" E	44.69
B13	N 41° 22' 22" E	50.97
B14	N 48° 15' 04" E	29.29
B15	N 08° 16' 36" E	42.46
B16	S 73° 46' 45" E	10.34
B17	N 52° 32' 45" E	58.46
B18	N 40° 32' 11" E	47.92
B19	N 44° 31' 11" E	40.23
B20	N 05° 03' 29" E	16.34
B21	N 54° 01' 54" E	40.62
B22	N 11° 22' 04" E	38.91
B23	N 85° 41' 24" E	19.65
B24	N 78° 53' 32" E	30.50
B25	N 44° 19' 06" E	58.61
B26	N 64° 04' 03" E	88.63
B27	N 56° 58' 18" E	39.54
B28	N 73° 48' 37" E	177.70
B29	N 16° 04' 54" E	70.42
B30	N 23° 04' 03" W	38.88
B31	N 15° 45' 48" W	38.51
B32	N 23° 26' 44" W	50.68
B33	N 01° 04' 03" E	53.51
B34	N 15° 39' 13" W	51.16
B35	N 34° 33' 11" W	21.33
B36	N 30° 32' 04" E	41.59
B37	N 46° 00' 32" E	42.48
B38	N 39° 55' 01" E	45.60
B39	N 35° 23' 48" E	34.22
B40	N 47° 34' 31" E	46.85
B41	N 44° 27' 07" E	28.66
B42	N 24° 54' 24" E	20.23
B43	N 06° 39' 45" W	36.48
B44	N 20° 22' 59" W	48.52
B45	N 05° 22' 14" E	47.94
B46	N 14° 57' 04" E	32.68

LINE	BEARING	DISTANCE
B47	N 62° 28' 34" E	40.13
B48	S 34° 01' 56" E	22.48
B49	S 14° 18' 16" W	44.86
B50	S 40° 02' 02" E	14.08
B51	S 83° 17' 40" E	16.27
B52	S 53° 06' 13" E	50.08
B53	S 78° 35' 05" E	52.20
B54	S 80° 18' 03" E	32.81
B55	N 46° 11' 09" E	38.21
B56	N 21° 59' 34" W	54.63
B57	N 34° 09' 41" W	41.63
B58	N 36° 17' 10" W	33.03
B59	N 05° 46' 50" W	41.43
B60	N 07° 48' 54" W	25.41
B61	N 09° 17' 31" E	23.10
B62	N 31° 01' 47" E	20.88
B63	N 08° 03' 11" E	31.29
B64	N 13° 41' 37" W	50.64
B65	N 04° 54' 41" E	56.39
B66	N 07° 28' 02" E	33.93
B67	N 29° 46' 44" W	57.32
B68	N 58° 08' 11" W	59.01
B69	N 83° 39' 21" W	27.57
B70	N 70° 46' 04" W	41.28
B71	N 76° 02' 17" W	50.13
B72	N 57° 39' 47" W	32.83
B73	S 86° 21' 21" W	18.98
B74	N 56° 01' 43" W	23.23
B75	N 41° 33' 01" W	48.21
B76	N 79° 33' 53" W	21.27
B77	N 89° 42' 50" W	68.43
B78	N 79° 41' 57" W	33.08
B79	N 63° 24' 54" W	42.76
B80	N 61° 37' 31" E	54.13
B81	N 74° 48' 26" E	44.90
B82	S 84° 30' 08" E	31.81
B83	N 47° 46' 09" E	57.33
B84	N 85° 58' 16" E	110.33
B85	N 13° 52' 57" E	47.67
B86	N 76° 50' 37" E	39.81
B87	N 80° 44' 19" E	56.74
B88	N 69° 49' 08" E	47.33
B89	N 53° 05' 37" E	19.48
B90	N 14° 33' 05" W	45.50
B91	N 29° 04' 59" W	47.36
B92	N 41° 40' 37" W	40.21



**GENERAL NOTES**

- CLASSIFICATION OF SURVEY: SUBURBAN
- NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

**LAND SURVEYOR CERTIFICATION**

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

BRADLEY A. ABSHER DATE  
PROFESSIONAL LAND SURVEYOR # 735

**WETLAND STATEMENT**

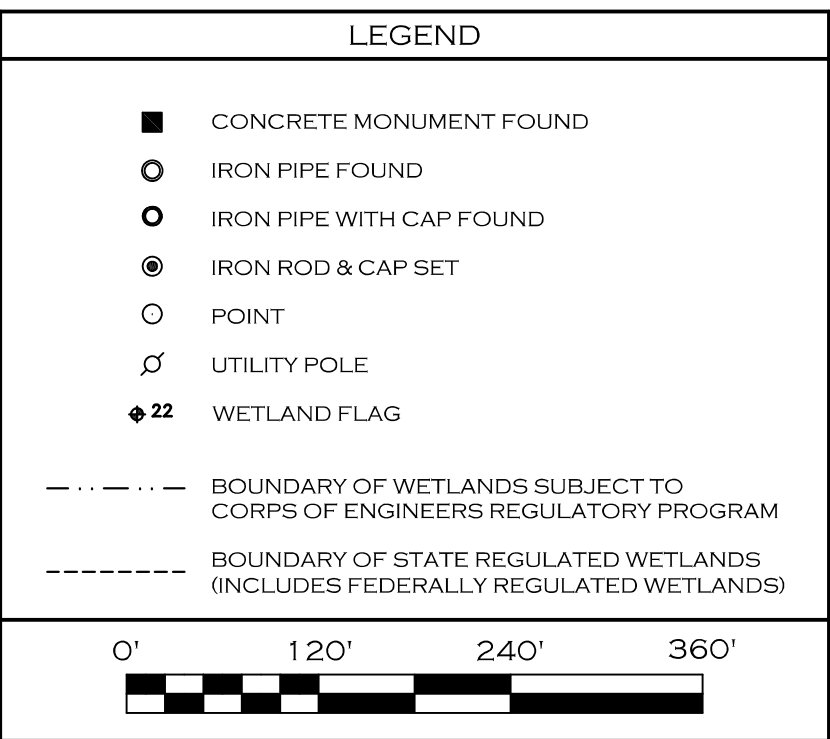
I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.36(a)(8)) WATERS OF THE U.S. DEFINITION/CECWOR, 10-7-1991, QUESTIONS AND ANSWERS TO THE 1987 COE MANUAL/CECWOR, 9-26-1990, RGL 90-7/CECWOR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-108

EDWARD M. LAUNAY, PWS No. 875 DATE  
SOCIETY OF WETLANDS SCIENTISTS  
CORPS OF ENGINEERS, CERTIFIED WETLAND  
DELINEATOR WDCP93MD0510036B

**ACREAGE TABLE**

UPLAND AGRICULTURAL FIELDS	= 24.93 ± ACRES
UPLAND FORESTED	= 14.38 ± ACRES
STATE (DNREC) REGULATED WETLANDS (ALL STATE REGULATED WETLANDS FEDERALLY REGULATED WETLANDS)	= 10.66 ± ACRES
WATERS OF U.S. INCLUDING WETLANDS (EXCLUDES STATE REGULATED WETLAND AREA)	= 8.14 ± ACRES
TOTAL SITE AREA	= 58.11 ± ACRES



TAX MAP # 2-35 - 16.00 - 40.00

STATE DELAWARE

COUNTY SUSSEX

HUNDRED BROADKILL

TOWN - - -

DEED REF. 2022 / 327

PLAT REF. - - -

DRAWN BY CJP

DATE 02 / 24 / 20

REVISED 03 / 19 / 20

SCALE 1" = 120'

SURVEY # DE - 06204

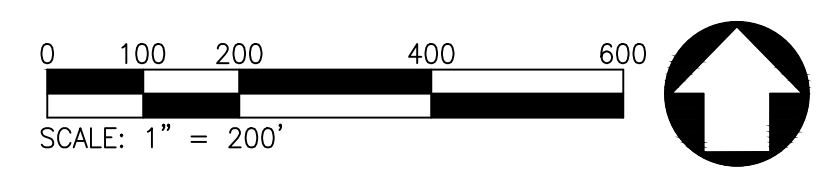
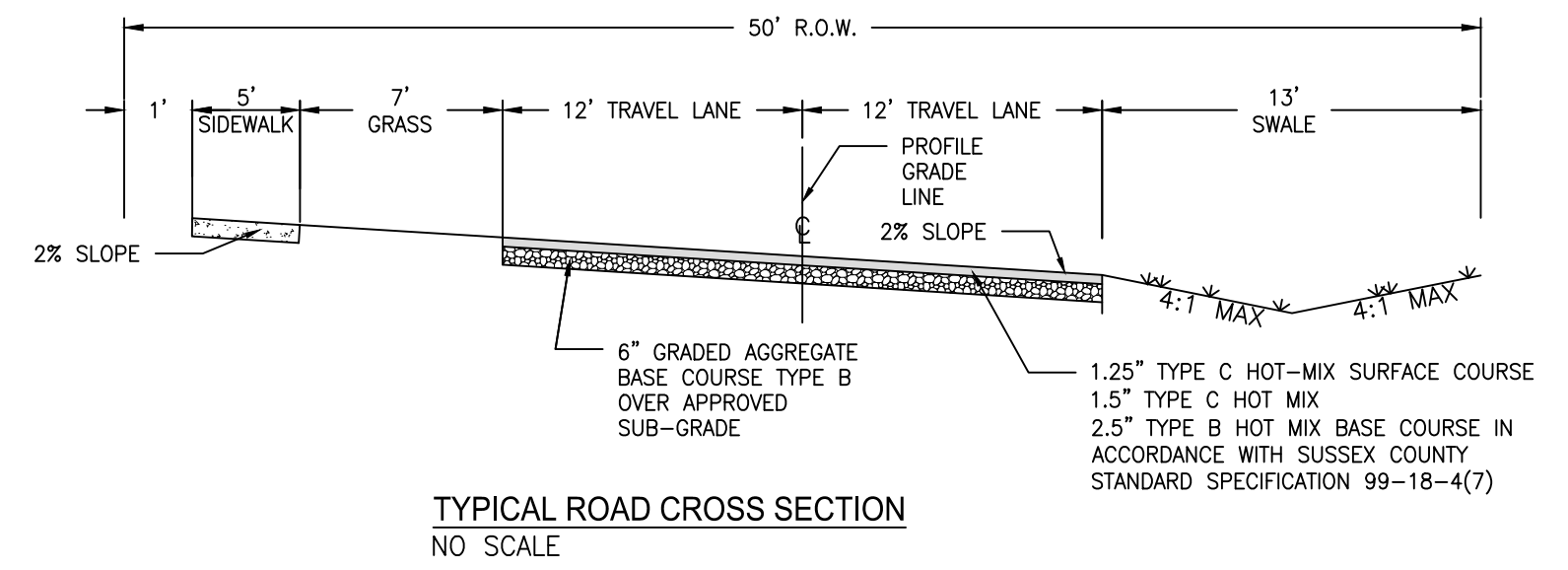
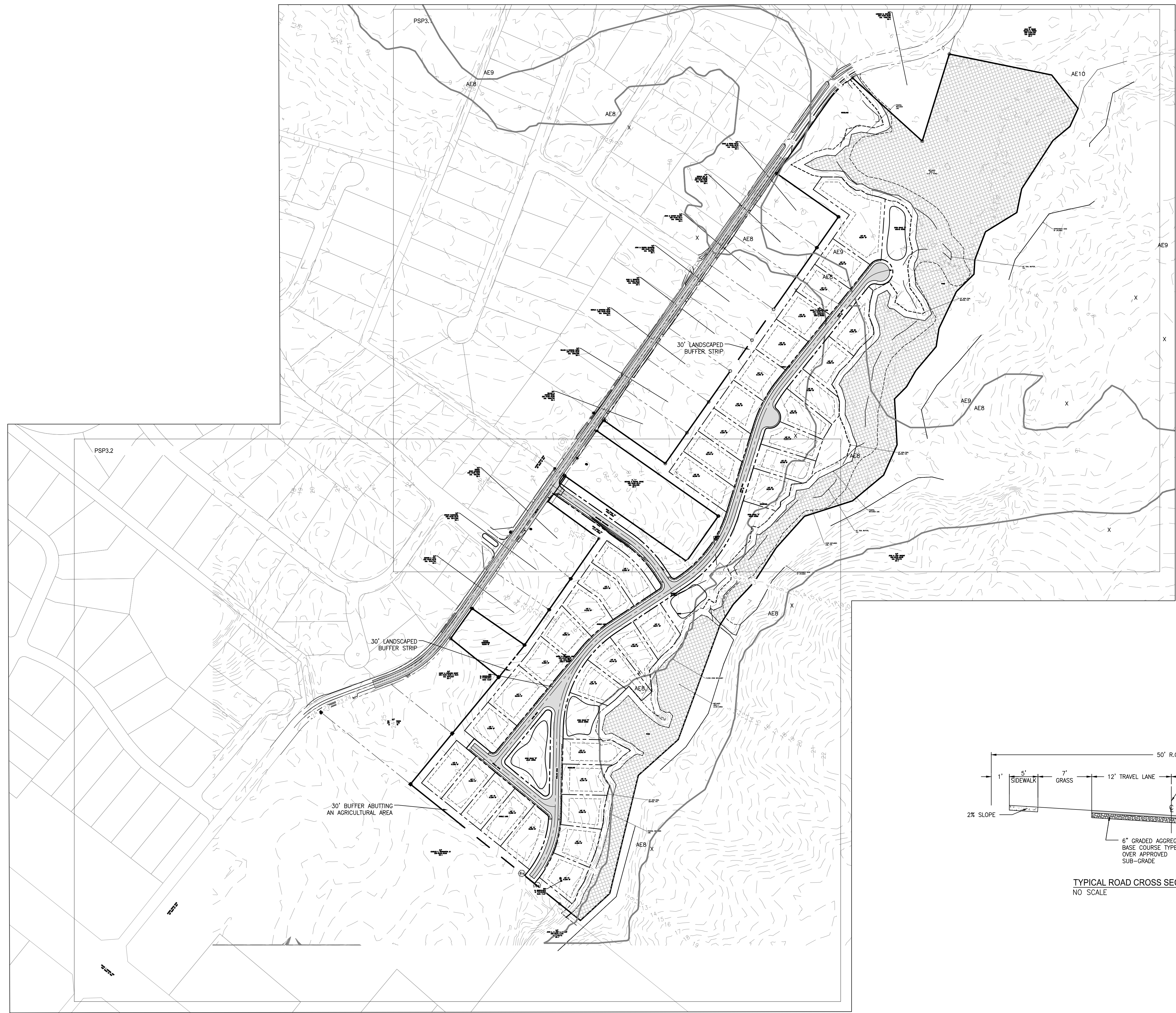
**BOUNDARY SURVEY & WATERS OF U.S. INCLUDING WETLANDS SUBJECT TO CORPS OF ENGINEERS REGULATORY PROGRAM**

LANDS OF  
**NANCY M. RICHARDS HEIRS**

14675 OYSTER ROCKS ROAD, MILTON, DE 19968



PEN-RED 0.01 INCHES (0.25mm)  
 PEN-YELLOW 0.01 INCHES (0.25mm)  
 PEN-GREEN 0.01 INCHES (0.25mm)  
 PEN-BLUE 0.01 INCHES (0.25mm)  
 PEN-WHITE 0.01 INCHES (0.25mm)

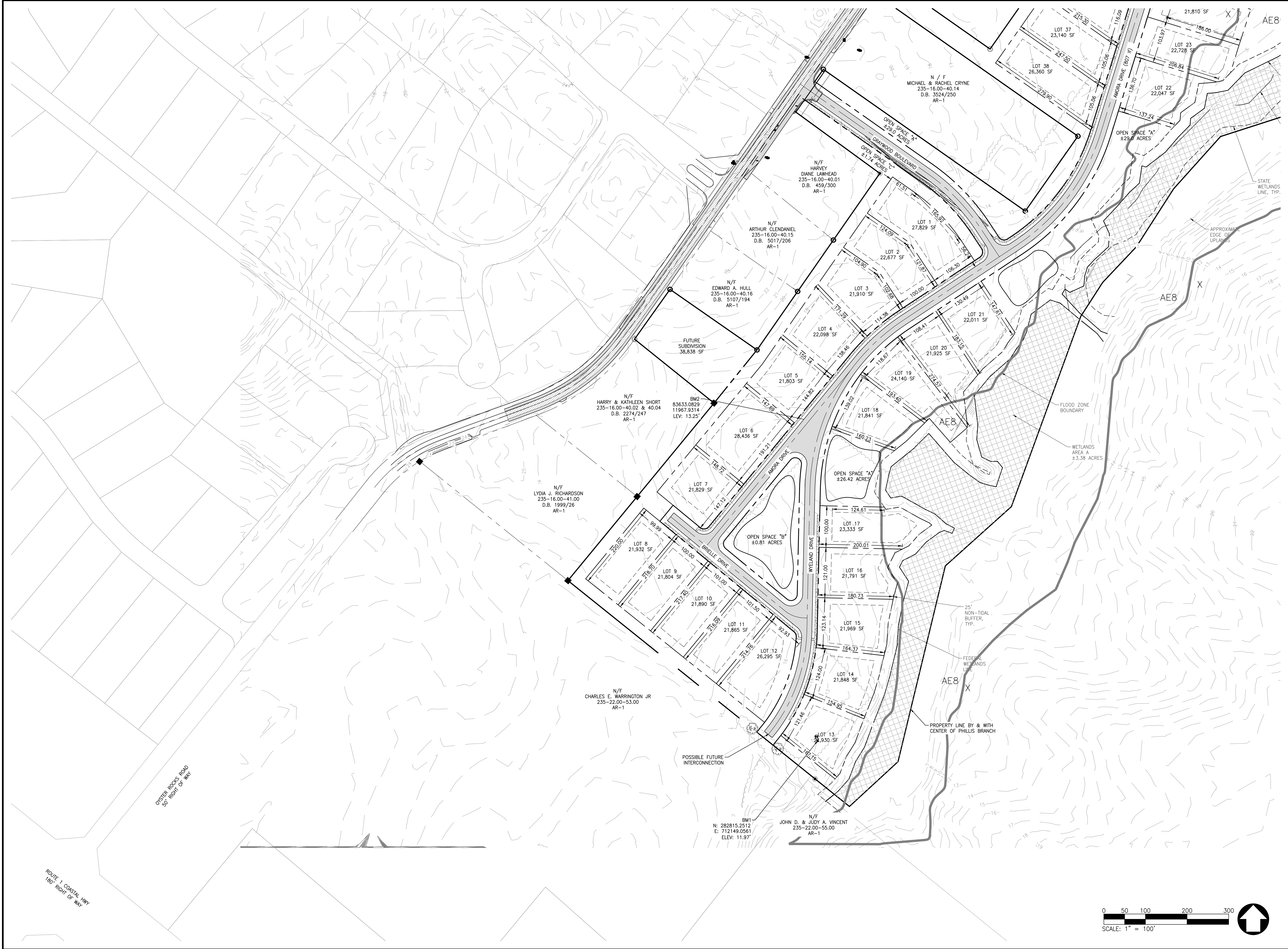


PRINTS ISSUED FOR: PRELIMINARY APPROVAL	
DATE	
REVISIONS	
NO.	
PREPARED BY: LAND PLANNING, LLC 3200E SOUTH COAST HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19003 PHONE: (302) 339-2366	
GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com	
GRAYWOOD SPRINGS SUBDIVISION SUSSEX COUNTY, DELAWARE	
KEY SHEET	
SCALE: 1" = 200'	SHEET NO.
DESIGN BY: JAC	PSP4.0
DRAWN BY: KK	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: AUG 2021	
© COPYRIGHT 2021 GEORGE, MILES & BUHR, LLC	





PLOT CODE  
 PEN=RED 0.01 INCHES (0.25mm)  
 PEN=GREEN 0.01 INCHES (0.25mm)  
 PEN=BLUE 0.01 INCHES (0.25mm)  
 PEN=BLACK 0.01 INCHES (0.25mm)  
 PEN=WHITE 0.01 INCHES (0.25mm)



PRINTS ISSUED FOR: PRELIMINARY APPROVAL	
DATE	
REVISIONS	
NO.	
PREPARED BY: LAND PLANNING, LLC <small>3208 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19802 PHONE: (302) 339-2386</small>	
<b>GMB</b> GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS <small>SALISBURY - BALTIMORE - SEAFORD</small> 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 <small>410-742-3115, FAX 410-548-5790 www.gmbnet.com</small>	
<b>GRAYWOOD SPRINGS SUBDIVISION</b> SUSSEX COUNTY, DELAWARE	
<b>PRELIMINARY SITE PLAN</b>	
SCALE: 1" = 100'	SHEET NO.
DESIGN BY: JAC	
DRAWN BY: CM	
CHECKED BY: KK	
GMB FILE: 200195	
DATE: AUG 2021	
<b>PSP4.2</b>	
<small>© COPYRIGHT 2021 GEORGE, MILES &amp; BUHR, LLC</small>	



## MAPPING & ADDRESSING

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



# Sussex County

DELAWARE  
sussexcountyde.gov

December 2, 2020

LAND TECH LLC.

*Attn: Jeffrey A. Clark, RLA & Webster Gray*

RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision which is located in Milton (235-16.00-40.00). In reviewing the proposed name(s) the following has been approved for this subdivision:

## GRAYWOOD SPRINGS

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



**MAPPING & ADDRESSING**

MEGAN NEHRBAS  
MANAGER OF GEOGRAPHIC  
INFORMATION SYSTEMS (GIS)  
(302) 855-1176 T  
(302) 853-5889 F



**Sussex County**

DELAWARE  
sussexcountyde.gov

**December 3, 2020**

LAND TECH LLC.

Attn: *Jeffrey A. Clark, RLA & Webster Gray*

RE: **Graywood Springs**

I have received proposed street name(s) for the proposed subdivision, **Graywood Springs**, located in **Milton**. In reviewing the proposed street name(s) the following have been approved:

Graywood Blvd	Amora Dr	Wyeland Dr
Brielle Dr		

Use only **approved** road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Graywood Springs** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible, for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

*Terri L. Dukes*

Terri L. Dukes  
Addressing Technician II

CC: Christin Headley  
Planning & Zoning



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

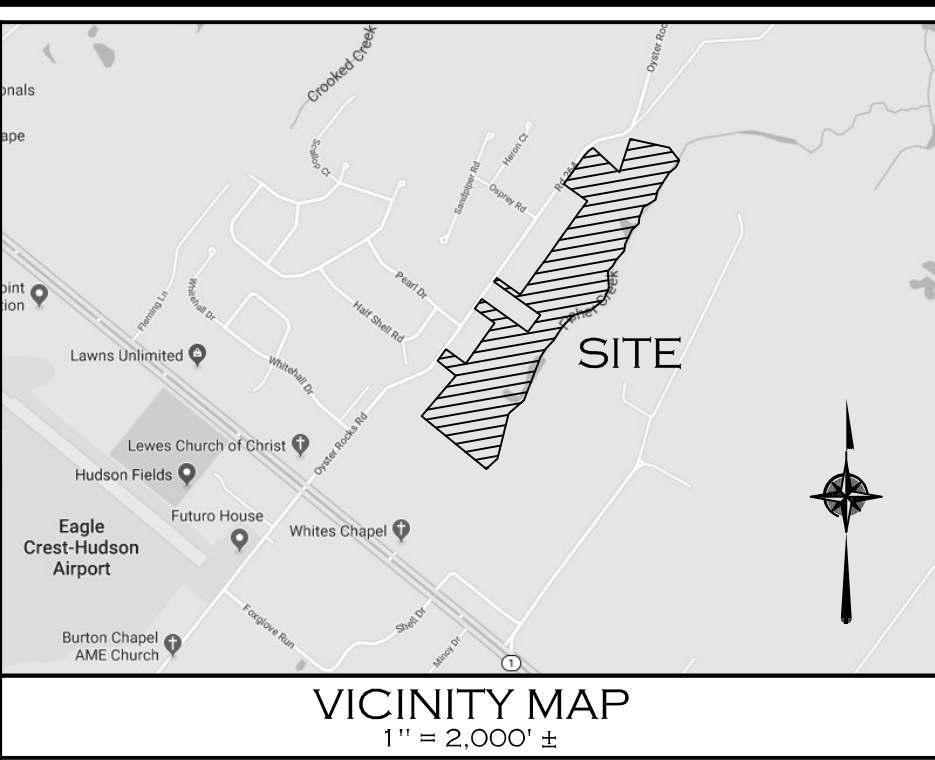
**PROPERTY SURVEY**

**&**

**DEED**

**235-16.00-40.00**

---

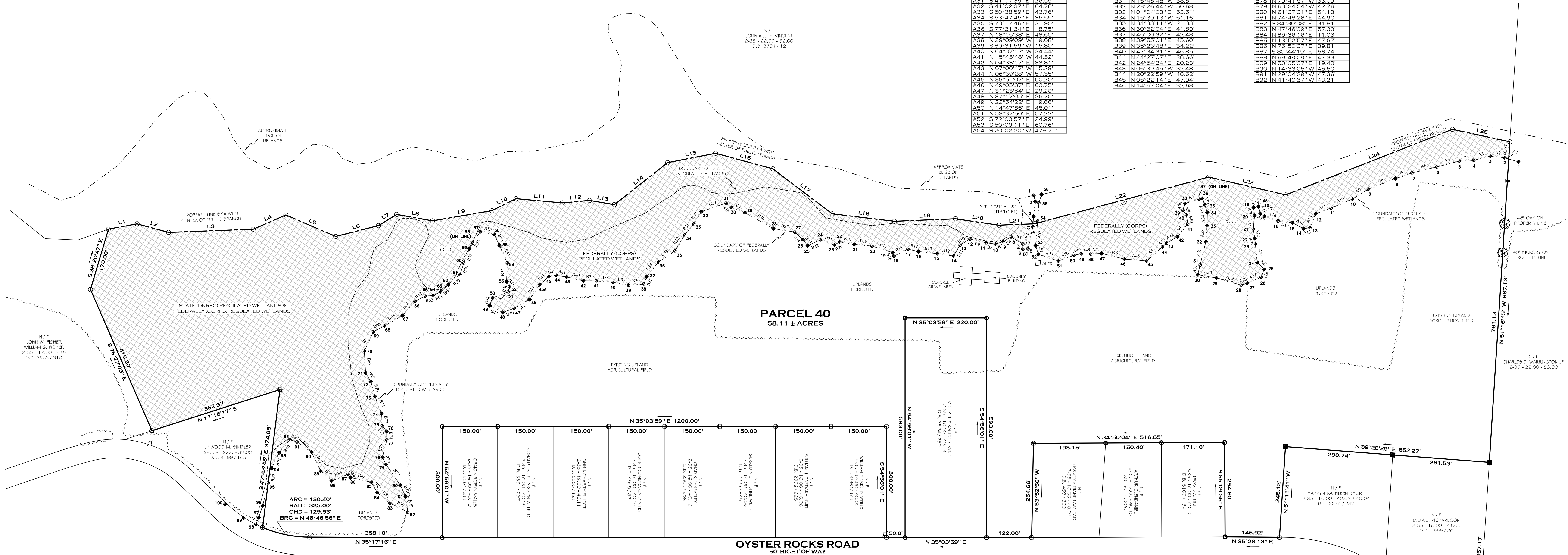
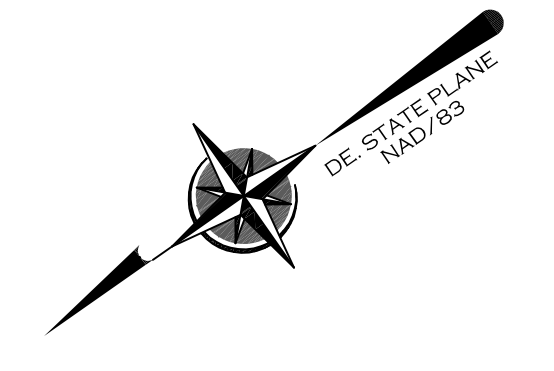


LINE	BEARING	DISTANCE
L1	S 24° 35' 22" W	178.63
L2	S 50° 18' 03" W	88.22
L3	S 32° 53' 22" W	228.77
L4	S 11° 32' 05" W	196.07
L5	S 58° 23' 33" W	146.62
L6	S 20° 46' 20" W	119.17
L7	S 03° 32' 59" W	157.65
L8	S 45° 19' 32" W	98.28
L9	S 25° 17' 59" W	162.52
L10	S 05° 48' 28" W	173.19
L11	S 40° 16' 44" W	125.23
L12	S 29° 53' 47" W	174.30
L13	S 44° 46' 23" W	167.48
L14	S 03° 08' 41" E	183.23
L15	S 23° 58' 48" W	131.99
L16	S 07° 18' 18" W	1160.33
L17	S 72° 10' 59" W	201.24
L18	S 41° 54' 54" W	168.80
L19	S 32° 43' 59" W	1165.14
L20	S 43° 24' 22" W	118.37
L21	S 32° 47' 21" W	97.31
L22	S 20° 02' 20" W	486.10
L23	S 48° 06' 54" W	213.31
L24	S 13° 35' 41" W	483.83
L25	S 47° 20' 30" W	158.76

LINE	BEARING	DISTANCE
A1	N 50° 59' 28" E	11.55
A2	N 41° 52' 06" E	39.08
A3	N 20° 58' 36" E	146.20
A4	N 31° 58' 37" E	38.90
A5	N 20° 20' 10" E	62.78
A6	N 21° 36' 44" E	17.60
A7	N 16° 20' 32" E	47.18
A8	N 13° 33' 30" E	78.56
A9	N 03° 38' 39" E	50.68
A10	N 11° 53' 00" E	62.57
A11	N 15° 09' 00" E	44.11
A12	N 32° 42' 39" W	40.80
A13	N 26° 45' 42" E	17.60
A14	N 63° 20' 26" E	33.81
A15	N 41° 50' 12" E	39.31
A16	N 53° 48' 00" E	39.20
A17	N 68° 24' 40" E	12.57
A18	N 69° 37' 02" E	20.03
A19	N 24° 43' 00" E	13.57
A20	N 61° 42' 43" W	22.39
A21	N 49° 05' 52" W	56.06
A22	N 64° 21' 39" W	25.83
A23	N 61° 05' 56" W	15.11
A24	N 60° 37' 03" W	49.63
A25	S 90° 31' 02" W	26.85
A26	N 33° 24' 41" W	22.88
A27	N 12° 19' 20" E	39.60
A28	N 16° 05' 40" E	19.66
A29	N 51° 17' 51" E	68.73
A30	N 45° 14' 09" E	51.82
A31	S 41° 17' 39" E	26.59
A32	S 41° 02' 37" E	64.78
A33	S 30° 38' 59" E	43.76
A34	S 53° 47' 45" E	35.55
A35	S 73° 17' 46" E	21.90
A36	S 77° 31' 34" E	18.75
A37	N 18° 16' 38" E	48.85
A38	N 39° 09' 09" W	19.08
A39	S 89° 31' 59" W	15.80
A40	N 64° 37' 11" W	24.44
A41	N 15° 43' 48" W	44.32
A42	N 04° 33' 17" E	33.81
A43	N 07° 00' 17" W	15.29
A44	N 06° 39' 28" W	57.35
A45	N 39° 51' 07" E	60.20
A46	N 49° 05' 37" E	63.75
A47	N 31° 23' 34" E	69.20
A48	N 37° 17' 05" E	25.75
A49	N 22° 54' 22" E	19.66
A50	N 14° 47' 56" E	45.01
A51	N 53° 37' 50" E	57.22
A52	S 72° 03' 57" E	24.99
A53	S 50° 09' 11" E	60.76
A54	S 20° 02' 20" W	478.71

LINE	BEARING	DISTANCE
B1	N 50° 46' 52" W	8.18
B2	N 42° 42' 05" W	60.83
B3	N 31° 16' 18" E	13.99
B4	S 54° 20' 48" E	13.95
B5	N 65° 23' 10" E	37.04
B6	N 05° 29' 22" E	23.00
B7	N 17° 40' 36" E	21.53
B8	N 42° 54' 17" E	25.47
B9	N 27° 45' 17" E	44.72
B10	N 04° 10' 21" E	31.23
B11	N 24° 32' 02" W	34.20
B12	N 43° 14' 53" E	44.69
B13	N 41° 22' 22" E	50.97
B14	N 48° 15' 04" E	29.29
B15	N 08° 16' 36" E	42.46
B16	S 73° 46' 45" E	10.34
B17	N 52° 32' 45" E	58.46
B18	N 40° 32' 11" E	47.92
B19	N 44° 31' 11" E	40.23
B20	N 05° 03' 29" E	16.34
B21	N 54° 01' 54" E	40.62
B22	N 11° 22' 04" E	38.91
B23	N 85° 41' 24" E	19.65
B24	N 78° 53' 32" E	30.50
B25	N 44° 19' 06" E	58.61
B26	N 64° 04' 03" E	88.63
B27	N 56° 58' 18" E	39.54
B28	N 73° 48' 37" E	177.70
B29	N 16° 04' 54" E	70.42
B30	N 23° 04' 03" W	38.88
B31	N 15° 45' 48" W	38.51
B32	N 23° 26' 44" W	50.68
B33	N 01° 04' 03" E	53.51
B34	N 15° 39' 13" W	51.16
B35	N 34° 33' 11" W	21.33
B36	N 30° 32' 04" E	41.59
B37	N 46° 00' 32" E	42.48
B38	N 39° 55' 01" E	45.60
B39	N 35° 23' 48" E	34.22
B40	N 47° 34' 31" E	46.85
B41	N 44° 27' 07" E	28.66
B42	N 24° 54' 24" E	20.23
B43	N 06° 39' 45" W	36.48
B44	N 20° 22' 59" W	48.52
B45	N 05° 22' 14" E	47.94
B46	N 14° 57' 04" E	32.68

LINE	BEARING	DISTANCE
B47	N 62° 28' 34" E	40.13
B48	S 34° 01' 56" E	22.48
B49	S 14° 18' 16" W	44.86
B50	S 40° 02' 02" E	14.08
B51	S 83° 17' 40" E	16.27
B52	S 53° 06' 13" E	50.08
B53	S 78° 35' 05" E	52.20
B54	S 80° 18' 03" E	32.81
B55	N 46° 11' 09" E	38.21
B56	N 21° 59' 34" W	54.63
B57	N 34° 09' 41" W	41.63
B58	N 36° 17' 10" W	33.03
B59	N 05° 46' 50" W	41.43
B60	N 07° 48' 54" W	25.41
B61	N 09° 17' 31" E	23.10
B62	N 31° 01' 47" E	20.88
B63	N 08° 03' 11" E	31.29
B64	N 13° 41' 37" W	50.64
B65	N 04° 54' 41" E	56.39
B66	N 07° 28' 02" E	33.93
B67	N 29° 46' 44" W	57.32
B68	N 58° 08' 11" W	59.01
B69	N 83° 39' 21" W	27.57
B70	N 70° 46' 04" W	41.28
B71	N 76° 02' 17" W	50.13
B72	N 57° 39' 47" W	32.83
B73	S 86° 21' 21" W	18.98
B74	N 56° 01' 43" W	23.23
B75	N 41° 33' 01" W	48.21
B76	N 79° 33' 53" W	21.27
B77	N 89° 42' 50" W	68.43
B78	N 79° 41' 57" W	33.09
B79	N 63° 24' 54" W	42.76
B80	N 61° 37' 31" E	54.13
B81	N 74° 48' 26" E	44.90
B82	S 84° 30' 08" E	31.81
B83	N 47° 46' 09" E	57.33
B84	N 55° 58' 16" E	111.33
B85	N 13° 52' 57" E	47.67
B86	N 76° 50' 37" E	39.81
B87	S 80° 44' 19" E	56.74
B88	N 69° 49' 08" E	47.33
B89	N 53° 05' 37" E	19.48
B90	N 14° 33' 05" W	45.50
B91	N 29° 04' 59" W	47.36
B92	N 41° 40' 37" W	40.21



**GENERAL NOTES**

- CLASSIFICATION OF SURVEY: SUBURBAN
- NO TITLE REPORT WAS PROVIDED FOR OUR USE. THEREFORE THIS BOUNDARY SURVEY IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.

**LAND SURVEYOR CERTIFICATION**

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

BRADLEY A. ABSHER DATE  
PROFESSIONAL LAND SURVEYOR # 735

**WETLAND STATEMENT**

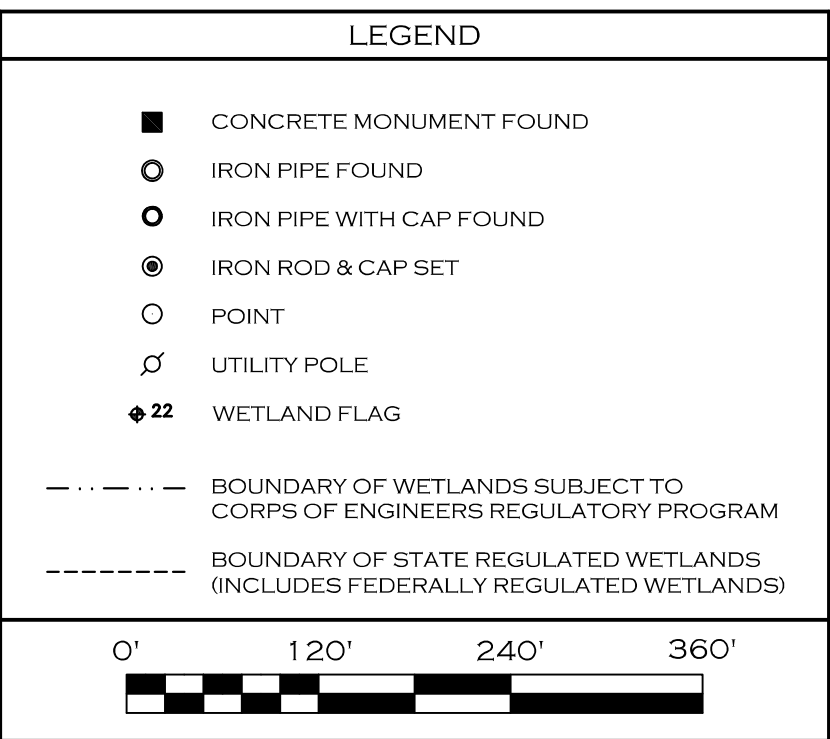
I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.36(a)(8)) WATERS OF THE U.S. DEFINITION/CECWOR, 10-7-1991, QUESTIONS AND ANSWERS TO THE 1987 COE MANUAL/CECWOR, 9-26-1990, RGL 90-7/CECWOR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-108

EDWARD M. LAUNAY, PWS No. 875 DATE  
SOCIETY OF WETLANDS SCIENTISTS  
CORPS OF ENGINEERS, CERTIFIED WETLAND  
DELINEATOR WDCP93MD0510036B

**ACREAGE TABLE**

UPLAND AGRICULTURAL FIELDS	= 24.93 ± ACRES
UPLAND FORESTED	= 14.38 ± ACRES
STATE (DNREC) REGULATED WETLANDS (ALL STATE REGULATED WETLANDS FEDERALLY REGULATED WETLANDS)	= 10.66 ± ACRES
WATERS OF U.S. INCLUDING WETLANDS (EXCLUDES STATE REGULATED WETLAND AREA)	= 8.14 ± ACRES
TOTAL SITE AREA	= 58.11 ± ACRES



TAX MAP # 2-35 - 16.00 - 40.00

STATE DELAWARE

COUNTY SUSSEX

HUNDRED BROADKILL

TOWN - - -

DEED REF. 2022 / 327

PLAT REF. - - -

DRAWN BY CJP

DATE 02 / 24 / 20

REVISED 03 / 19 / 20

SCALE 1" = 120'

SURVEY # DE - 06204

**BOUNDARY SURVEY & WATERS OF U.S. INCLUDING WETLANDS SUBJECT TO CORPS OF ENGINEERS REGULATORY PROGRAM**

LANDS OF  
**NANCY M. RICHARDS HEIRS**

14675 OYSTER ROCKS ROAD, MILTON, DE 19968



30193

02022 327

Tax Parcel No.: 2-35-16-40  
& 2-35-16-43

PREPARED BY:  
Young, Conway, Stargatt & Taylor  
P.O. Box 594  
Georgetown, DE 19947-0594

NO TITLE SEARCH, LIEN SEARCH OR SURVEY REQUESTED OR PERFORMED

DEED

THIS DEED, made this 6th day of December in the year of our LORD one thousand nine hundred and ninety-four.

BETWEEN, Theodore W. Richards, of Rt. 1 Box 240A, Milton, Sussex County, DE 19968, party of the first part,

-AND-

Theodore W. Richards and Nancy M. Richards, husband and wife, of Rt. 1, Box 240A, Milton, Sussex County, DE 19968, parties of the second part.

WITNESSETH

That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00) current lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said parties of the second part, as tenants by the entireties;

PARCEL ONE

ALL that certain lot, piece or parcel of land situate in Broadkill Hundred, Sussex County and State of Delaware, located on the southeast side of the road leading from the Milford-Lewes Highway to Oyster Rocks and more particularly described as follows:

BEGINNING at a cedar tree located on the south east side of said road in a westerly direction from the dwelling house on this lot of land, thence in a north easterly direction along with said road a distance of 315 feet to a stake opposite the end of a chicken wire fence, thence turning and running in a southerly direction at right angles to said road a new line for this lot, a distance of 300 feet to a stake, a new corner for this lot and the said lands now or formerly of Jacob H. Richards, opposite to and in line with the back part of a hen house on this lot, thence, turning and running in a southwesterly direction parallel with said public road clearing the back portion of said hen house a distance of 315 feet to a stake, a new corner at a point at right angles from the place of beginning on the aforesaid road, thence turning and running in a northerly direction parallel with the second named line, and at right angles to said road, a distance of 300 feet to the place of beginning, containing about two acres be the same more or less improved by a one-story dwelling house and outbuildings thereon.

BEING the same lands and premises conveyed unto Jacob H. Richards and Beatrice H. Richards, husband and wife, by deed of Margaret Dunning dated February 24, 1960, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Deed Book 517, Page 51.

Beatrice H. Richards departed this life on or about March 25, 1990. By operation of law and right of survivorship, Jacob H. Richards inherited his wife's interest in the property.

Jacob H. Richards departed this life on or about July 23, 1993. In accordance with his Last Will and Testament, which is filed of record the Register of Wills office, in and for Sussex County in Will Book 243 page 207, paragraph Fourth (A), Theodore W. Richards inherited these lands and premises.

4706 333 12/14/94 TX-EX ST .00

7435 111 12/14/94 CTX-EX SU .00



PARCEL TWO

ALL that certain, trace, piece or parcel of land, together with all buildings and improvements thereon erected, situate and lying and being in Broadkill Hundred, Sussex County, Delaware, more particularly described according to a survey made in May and June, 1859, by Jno. C. Hazzard, Surveyor, in the Assignment of Dower in Lands of Theodore W. Richards, deceased, of record in the Orphan's Court of the State of Delaware, in and for Sussex County, at Georgetown, Delaware in Orphan's Court Record Z., No. 27, Page 493, to wit: BEGINNING at a corner white oak standing on the east side of Philips' Branch, sometimes known as Philis' Branch, the beginning corner of the whole tract and lands now or formerly of David M. Richards, deceased; running from thence with lands now or formerly of Edwin R. Paynter, North 47 and one-half degrees West 86 and four-tenths perches to a corner stone marked (P) for these lands and lands now or formerly of the heirs of James Harris, deceased, and James Gordon and on the western edge of the public road leading from Cross Roads to Broadkill Oyster Rocks; thence, with the north edge of said Road, North seventy one and one-half degrees East twenty-nine and one-half perches to a corner in said a road; thence, with the same North thirty-eight and one-quarter degrees East fifty-six and one-half perches to a corner stone of said whole tract and lands now or formerly of the said James Gordon; thence, with a line of said lands, North fifty-one and three-quarters degrees West fifty-five and three-tenths perches to a corner marked red oak and cedar standing in a line of the whole tract and lands now or formerly of the heirs of the aforesaid James Harris, deceased; thence, with the same, North twenty-five degrees East eighty-eight perches to a corner stake in the stump of an old hickory; thence, continuing with the same, North twenty-five degrees and twenty-one minutes East down and partly athwart a small branch and glade of marsh forty-four perches to a post in said marsh standing in a line of lands now or formerly of Coard Warrington; thence, with a line of the same, South forty-four degrees and thirty-nine minutes East one hundred fifteen and two-tenths perches; thence, North nineteen and one-quarter degrees East twenty-two perches to a corner on the north edge of a private road leading to the residence now or formerly of James Fisher; thence, with said road and lands now or formerly of John Fisher, North eighty-one degrees East twenty-five and two-tenths perches; thence down an old causeway that leads across the marsh South fifty-eight and one-quarter degrees East eight perches to a small bridge across the gut that runs out of the run of Philips' Branch aforesaid; running from thence up the aforesaid Gut binding upon the several water courses thereof, South thirty-five degrees and forty-eight minutes West thirty-seven and three-tenths perches to a corner post standing in said Gut about 12 feet below the mouth of an old ditch; continuing up said Gut binding with the several water courses thereof in a general southwesterly direction until the same joins the thread of Phillips' Branch, thence, continuing up said branch, in the same general southwesterly direction, binding with the several water courses thereof to the point and place of beginning, containing approximately one hundred thirty-two acres and one hundred forty square perches, be the same more or less.

BEING the same lands and premises conveyed unto Jacob H. Richards and Beatrice H. Richards, husband and wife, by deed of Margaret Dunning dated January 3, 1957, and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, at Georgetown, Delaware in Deed Book 469, Page 157.

Beatrice H. Richards departed this life on or about March 25, 1990. By operation of law and right of survivorship, Jacob H. Richards inherited his wife's interest in the property.

Jacob H. Richards departed this life on or about July 23, 1993. In accordance with his Last Will and Testament, which is filed of record the Register of Wills office, in and for Sussex County in Will Book 243 page 207, paragraph Fourth (A), Theodore W. Richards inherited these lands and premises.

**EXCEPTING AND RESERVING THEREFROM the following six conveyances:**

No. 1 ALL that certain piece, parcel and tract of land lying and being situate in Broadkill Hundred, Sussex County and State of Delaware, being described more particularly:

BEGINNING at a point on a concrete monument at the southerly property corner of lands of the grantees, said point being South 41 degrees 57 minutes 10 seconds East a distance of 230.56 feet, more or less from a concrete monument found on the southerly right-of-way line of Sussex County Road No. 264; thence with the lands of

02022 0329

the grantees North 48 degrees 43 minutes 00 seconds East a distance of 290.74 feet to a point; thence through the lands of the Grantors, the following three (3) courses and distances: (1) South 41 degrees 57 minutes 10 seconds East a distance of 81.49 feet to a concrete monument, (2) South 48 degrees 43 minutes 00 seconds East a distance of 290.74 feet to a concrete monument, (3) North 41 degrees 57 minutes 10 seconds West a distance of 81.49 feet home to the point and place of beginning, said to contain 23,690 square feet of land, be the same more or less. As shown on a survey prepared by Miller-Lewis, Inc., dated May 2, 1994

BEING the same lands and premises conveyed to Kathleen Richardson Short and Harry W. Short, husband and wife, by deed of Theodore W. Richards and Nancy M. Richards, dated July 6, 1994 and recorded in the Office of the Recorder of Deeds, in and for Sussex County in Deed Book 1999 at page 023. Nancy M. Richards signed this deed for the purpose of conveying here interest, if any, in the property.

No. 2 ALL that certain piece, parcel and tract of land lying and being situate in Broadkill Hundred, Sussex County and State of Delaware, being described more particularly:

BEGINNING at a pipe set on the southerly right-of-way line of Sussex County Road #264, said pipe being situate easterly a distance of 542 feet, more or less, from the easterly property line of Theodore W. and Nancy M. Richards, now or formerly; thence with said right-of-way line North 46 degrees 30 minutes 00 seconds East a distance of 150.00 feet to a pipe; thence through the lands of the estate of Jacob H. Richards, now or formerly, the following three (3) courses and distances: (1) South 43 degrees 30 minutes 00 seconds East a distance of 300.00 feet to a pipe, (2) South 46 degrees 30 minutes 00 seconds West a distance of 150.00 feet to a pipe, (3) North 43 degrees 30 minutes 00 seconds West a distance of 300.00 feet home to the point and place of beginning said to contain 45,0000 square feet of land be the same more or less. As shown on a survey by Donald K. Miller, dated May 2, 1994

Being the same lands conveyed to Orna R. Lowe and James Franklin Lowe by deed of Theodore W. Richards and Nancy M. Richards, dated July 6, 1994 and recorded in the office of the Recorder of Deeds, in and for Sussex County in Deed Book 1999 at page 029. Nancy M. Richards signed this deed for the purpose of conveying here interest, if any, in the property.

No. 3 ALL that certain piece, parcel and tract of land lying and being situate in Broadkill Hundred, Sussex County and State of Delaware, being described more particularly:

BEGINNING at a pipe set on the southerly right-of-way line of Sussex County Road #264, said pipe being situate easterly a distance of 542 feet, more or less, from the easterly property line of Theodore W. and Nancy M. Richards, now or formerly; thence with said right-of-way line North 46 degrees 30 minutes 00 seconds East a distance of 150.00 feet to a pipe; thence through the lands of the estate of Jacob H. Richards, now or formerly, the following three (3) courses and distances: (1) South 43 degrees 30 minutes 00 seconds East a distance of 300.00 feet to a pipe, (2) South 46 degrees 30 minutes 00 seconds West a distance of 150.00 feet to a pipe, (3) North 43 degrees 30 minutes 00 seconds West a distance of 300.00 feet home to the point and place of beginning said to contain 45,0000 square feet of land be the same more or less. As shown on a survey by Donald K. Miller, dated May 2, 1994

BEING the same lands conveyed to Orna R. Lowe and James Franklin Lowe by deed of Theodore W. Richards and Nancy M. Richards, dated July 6, 1994 and recorded in the office of the Recorder of Deeds, in and for Sussex County in Deed Bok 1999 at page 032. Nancy M. Richards signed this deed for the purpose of conveying here interest, if any, in the property.

No. 4 ALL that certain piece, parcel and tract of land lying and being situate in Broadkill Hundred, Sussex County and State of Delaware, being described more particularly:

BEGINNING at a concrete monument set on the northerly right-of-way line of Sussex County Road #264, said monument being situate easterly a distance of 425 feet, more or less, from the easterly property line of Charles E. Warrington, Jr.,

02022 2330

now or formerly; thence through the lands of the estate of Jacob H. Richards, now or formerly, the following three (3) courses and distances: (1) North 43 degrees 30 minutes 00 seconds West a distance of 300.00 feet to a concrete monument, (2) North 46 degrees 30 minutes 00 seconds East a distance of 150.00 feet to a concrete monument, (3) South 43 degrees 30 minutes 00 seconds East a distance of 300.00 feet to a concrete monument; thence with the northerly right-of-way line of Sussex County Road #264 South 46 degrees 30 minutes 00 seconds West a distance of 150.00 feet home to the point and place of beginning said to contain 45,000 square feet of land be the same more or less. As shown on a survey by Donald K. Miller, dated May 2,

BEING the same lands conveyed to David R. Dodd and Dorothy Dodd by deed of Theodore W. Richards and Nancy M. Richards, dated July 6, 1994 and recorded in the office of the Recorder of Deeds, in and for Sussex County in Deed Book 1999 at page 020. Nancy M. Richards signed this deed for the purpose of conveying here interest, if any, in the property.

No. 5 ALL that certain piece, parcel and tract of land lying and being situate in Broadkill Hundred, Sussex County and State of Delaware, being described more particularly:

BEGINNING at a concrete monument set on the northerly right-of-way line of Sussex County Road #264, said monument being situate easterly a distance of 275 feet, more or less, from the easterly property line of Charles E. Warrington, Jr., now or formerly; thence through the lands of the estate of Jacob H. Richards, now or formerly, the following three (3) courses and distances: (1) North 43 degrees 30 minutes 00 seconds West a distance of 300.00 feet to a concrete monument, (2) North 46 degrees 30 minutes 00 seconds East a distance of 150.00 feet to a concrete monument, (3) South 43 degrees 30 minutes 00 seconds East a distance of 300.00 feet to a concrete monument; thence with the northerly right-of-way line of Sussex County Road #264 South 46 degrees 30 minutes 00 seconds West a distance of 150.00 feet home to the point and place of beginning said to contain 45,000 square feet of land be the same more or less. As shown on a survey by Donald K. Miller, dated May 2,

BEING the same lands conveyed to David R. Dodd and Dorothy Dodd by deed of Theodore W. Richards and Nancy M. Richards, dated July 6, 1994 and recorded in the office of the Recorder of Deeds, in and for Sussex County in Deed Book 1999 at page 017. Nancy M. Richards signed this deed for the purpose of conveying here interest, if any, in the property.

No. 6 ALL that certain piece, parcel and tract of land lying and being situate in Broadkill Hundred, Sussex County and State of Delaware, being described more particularly:

BEGINNING at a point on a concrete block found at the southerly property corner of lands of the grantee, said point being South 41 degrees 57 minutes 10 seconds East a distance of 375.70 feet, more or less, from a pipe set on the southerly right-of-way line of Sussex County Road #264; thence with the lands of the grantee North 48 degrees 43 minutes 00 seconds East a distance of 261.53 feet to a point; thence through the lands of the estate of Jacob H. Richards, now or formerly, the following two (2) courses and distances: (1) South 41 degrees 57 minutes 10 seconds East a distance of 81.49 feet to a concrete monument, (2) South 48 degrees 43 minutes 00 seconds East a distance of 261.53 feet to a concrete monument; thence with the lands of Mary Warrington, now or formerly, North 41 degrees 57 minutes 10 seconds West a distance of 81.49 feet home to the point and place of beginning said to contain 21,310 square feet of land, be the same more or less. As shown on a survey by Donald K. Miller dated May 2, 1994

BEING the same lands conveyed to Lydia J. Richardson and John H. Richardson, III, by deed of Theodore W. Richards and Nancy M. Richards dated July 6, 1994 and recorded in the office of the recorder of Deeds, in and for Sussex County in Deed Book 1999 at page 026. Nancy M. Richards signed this deed for the purpose of conveying here interest, if any, in the property.



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**SUBDIVISION  
CONSIDERATIONS  
(CHAPTER 99-9)**

---

# **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

## **GRAYWOOD SPRINGS SUBDIVISION**

---

### **SUBDIVISION CONSIDERATIONS**

#### **CHAPTER 99-9 ORDINANCE 1152**

---

##### **INTEGRATION OF PROPOSED SUBDIVISION INTO EXISTING TERRAIN AND SURROUNDING LANDSCAPE**

- The Graywood Springs Subdivision site is bound on the north and east by wooded Federal and DNREC jurisdictional wetlands that are associated with the headwaters of Fisher Creek, a tributary to the Broadkilm River. The centerline meanderings of the Fisher Creek form the eastern boundary of the property. Both the Federal and DNREC jurisdictional wetlands have been professionally delineated and surveyed as a prerequisite to land use planning for this site. To the east of Fisher Creek on the opposite bank are open and cleared lands that are actively farmed with alternating row crops of corn and soy beans.
- The Graywood Springs Subdivision property consists of 24.93 acres of upland agricultural fields, 14.38 acres of forested upland, 10.66 acres of State of Delaware (DNREC) regulated wetlands and 8.14 acres of “Waters of the U.S.” for a total site area of 58.11 acres as surveyed by True North Land Surveying in March of 2020. The agricultural fields on the Graywood Springs Subdivision site were not actively tilled during the 2020 growing season.
- To the south and abutting the Graywood Springs Subdivision site is open agricultural land that is presently actively tilled and managed for row crop farming.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

- The western boundary of Graywood Springs Subdivision is formed by and abuts fourteen (14) single family lots which front on and have direct access to Oyster Rocks Road. Most of the road frontage lots have been improved with single family residences, each with individual on-site septic systems and wells. Further west and abutting Oyster Rocks Road are several large subdivisions, with a total of 212 lots developed approximately twelve to fifteen years ago. These residential developments include Covington Chase Subdivision, Oyster Rock Subdivision and Osprey Landing Subdivision.
- Both the Federal jurisdictional forested wetland areas and the DNREC jurisdictional wetlands as delineated on the Graywood Springs Subdivision will be adequately buffered from the proposed single-family home land use and remain in their natural condition and not be disturbed as a part of subdivision construction.
- An Open Space Management Plan prepared by a qualified professional shall outline a detailed strategy to maintain the native trees and shrubs within existing natural wetland areas and developer planted landscape buffer areas.
- The Open Space Management Plan will be implemented by landscape maintenance professionals under contract to the Graywood Springs Subdivision Home Owner's Association as required by the subdivision restrictive covenants.
- No lots within Graywood Springs Subdivision shall have direct access onto the road frontage of any State maintained routes or public roads.
- The Graywood Springs Subdivision land use plan illustrates an alternative private street connection to the undeveloped agricultural lands to the south, should that land ever be developed into residential homesites.
- The extension of public water into the Graywood Springs Subdivision site will present an opportunity for adjoining

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

land owners to connect to this public utility and abandon on-site wells. Bringing public water to this new subdivision, however, will not “require” neighboring homes to connect if they choose not to.

- The Graywood Springs Subdivision design results in an excess of 31 acres of open space, representing 54% of the overall Graywood Springs site, that is to be actively managed by professional maintenance companies under contract to the home-owners association.
- The low residential density planned for the Graywood Springs Subdivision will result in less than 1 dwelling per acre (0.65 du/acre) which is less than but generally in keeping with the low-density character of the surrounding area.
- All streets, sidewalks and site grading infrastructure will be designed, constructed and inspected for conformance to all Sussex County Engineering Department standards and specifications.
- All grading, drainage and storm water management facilities will be designed, constructed and inspected for conformance to Sussex Conservation District and DNREC standards and specifications.
- All water service infrastructure will be designed to Tidewater Utilities standards and specifications and inspected by the State Fire Marshal’s Office for conformance to State Fire Prevention Regulations.
- All on-site septic systems will be designed, constructed and inspected for conformance to the on-site wastewater treatment and disposal system DNREC regulations.

### **MINIMAL USE OF WETLANDS AND FLOODPLAINS**

- The Graywood Springs Subdivision site has been evaluated for the existence of regulated wetlands in early 2020 by Mr. Edward Launay with Environmental Resources, Inc, a recognized qualified professional wetland scientist.



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

- The conclusions reached in the full wetland delineation report by Environmental Resources, Inc. will be attached in the Supplemental Data Book and made a part of the subdivision application.
- No approvals from involved State and Federal regulatory agencies will be needed for subdivision construction. No lots contain any State or Federal wetlands within their boundaries and both jurisdictional wetlands are adequately buffered from the boundaries of all proposed new residential lots.
- The entire Graywood Springs Subdivision site as mapped on Flood Insurance Rate Map (FIRM) Numbers 10005C0186K, 187K, 188K & 189K (Maps Revised March 16, 2015) is in Zone X and Zone AE.

### **PRESERVATION OF NATURAL AND HISTORIC FEATURES**

- The Graywood Springs Subdivision site was reviewed in November of 2020 by the State Historic Preservation Office as a part of the PLUS process. Their report stated that historic archaeological potential for this property is low to moderate.
- The Graywood Springs Subdivision site will result in the creation of both active and passive open space areas within the subdivision boundaries.
- Passive open recreational spaces are confined to areas surrounding stormwater ponds that will primarily serve as opportunities for residents and their guests for walking trails and pet exercise. Within these wooded areas, beyond clearing for SWM purposes, further clearing, disturbance, or altering of vegetation shall not be permitted except the removal of dead and dying trees which pose a threat to the public safety. Where required, the 30' new landscape buffer areas will be vegetated in conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

- The guidelines for preparation of the landscape buffer are found in the Sussex County Code. Maintenance of landscape buffer areas will follow the direction of qualified arborists under contract to the Graywood Springs Subdivision home owner's association.
- A central open space area near the gateway interior street intersection to Graywood Springs Subdivision will be used more actively by the residents and their guests. This active area will have adequate area for a mixture of selected youth play equipment, and opportunities for horseshoes, bocce ball, and BBQ equipment with outdoor weather protected seating. A development of this size would not be able to sustain the economic burden of more extensive active recreation facilities such as a swimming pool or community center.
- An Open Space Management Plan will be developed by a qualified professional that will outline the program for perpetual plant maintenance, fertilizer and pesticide applications. The open space maintenance will be accomplished by qualified individuals and firms specializing in this field and under contract to the Graywood Springs Subdivision home owner's association. The Graywood Springs Subdivision restrictive covenants will require the homeowners to engage a qualified professional to implement the Open Space Management Plan.

### **PRESERVATION OF OPEN SPACE AND SCENIC VIEWS**

- The Graywood Springs Subdivision site will result in the creation of both active and passive open space areas within the subdivision boundaries.
- Passive open recreational spaces are confined to areas surrounding stormwater ponds that will primarily serve as opportunities for residents and their guests for walks and pet exercise. Within these wooded areas, beyond clearing for SWM purposes, further clearing, disturbance, or altering of vegetation shall not be

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

permitted except the removal of dead and dying trees which pose a threat to the public safety. Where required the 30' new landscape buffer areas will be vegetated in conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department.

- The guidelines for preparation of the landscape buffer are found in the Sussex County Code. Maintenance of landscape buffer areas will follow the direction of qualified arborists under contract to the Graywood Springs Subdivision home owner's association.
- A central open space area near the gateway interior street intersection to Graywood Springs Subdivision will be used more actively by the residents and their guests. This active area will have adequate area to accommodate tot play equipment, and opportunities for horseshoes, boce ball, and BBQ equipment with outdoor weather protected seating.
- An Open Space Management Plan will be developed by a qualified professional that will outline the program for perpetual plant maintenance, fertilizer and pesticide applications. The open space maintenance will be accomplished by qualified individuals and firms specializing in this field and under contract to the Graywood Springs Subdivision home owner's association. The Graywood Springs Subdivision restrictive covenants will require the homeowners to engage a qualified professional to implement the Open Space Management Plan.

### **MINIMIZATION OF TREE, VEGETATION, AND SOIL REMOVAL AND GRADE CHANGES**

- Within wooded areas, beyond clearing for SWM purposes, street and home construction no further clearing, disturbance, or altering of vegetation shall be permitted except the removal of dead and dying trees which pose a threat to the public safety. Where required, the 30' new landscape buffer areas will be vegetated in

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department.

- The guidelines for preparation of the landscape buffer are found in the Sussex County Code. Maintenance of landscape buffer areas will follow the direction of qualified arborists under contract to the Graywood Springs Subdivision home owner's association.
- A central open space area near the gateway interior street intersection to Graywood Springs Subdivision will be used more actively by the residents and their guests. This active area will have adequate space to accommodate tot-lot play equipment, and opportunities for horseshoes, bocce ball, and BBQ equipment with outdoor weather protected seating.
- The site is largely open and not forested except for those areas along the perimeter to the north and east. To the maximum extent possible, the existing upland forested areas of the site are preserved as buffers to neighboring properties and for views from off-site into the new subdivision.
- The existing upland woodland area of the pre-developed site is approximately 32.1 acres. After development, approximately 25.5 acres of that woodland will remain.
- The subdivision site grading and drainage design follows the general contour of the existing pre-developed site except areas that are proposed for excavation as wet ponds and open swales to convey stormwater across the site.
- To the maximum extent possible, site top soils will be stockpiled for re-use in lot areas around new residences and active open space areas and for the creation of earth berms.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **SCREENING OF OBJECTIONABLE FEATURES FROM NEIGHBORING PROPERTIES AND ROADWAYS**

- Where required, the site perimeter landscape buffer areas will be vegetated in conformance with a detailed plan prepared under the direction of a Delaware licensed landscape architect and approved by the Delaware State Forestry Department. The guidelines for preparation of the landscape buffer are found in the Sussex County Code. Maintenance of landscape buffer areas will be under the direction of qualified arborists under contract to the Good Will Farm home owner's association.
- Areas along the western perimeter of the Graywood Springs Subdivision property that abut existing Oyster Rock Road strip lots are proposed to have a combination of fencing and landscape plant material to offer an adequate screen and buffer between the new proposed construction and the existing homes.

#### **PROVISION FOR WATER SUPPLY**

- The Graywood Springs Subdivision site lies within the Tidewater Utilities Water Company service area and a connection to that regional public water system is planned.
- The regional water system connection will provide potable water supply for residential domestic use as well as supply the quantities and pressures required by the Delaware State Fire Marshals Fire Prevention Regulations for residential subdivisions with fire hydrants.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **PROVISION FOR SEWAGE DISPOSAL**

- Sewage disposal proposed for Graywood Springs Subdivision lots will be individual on-site septic systems. Prior to preparing a land use plan for the subdivision, a complete reconnaissance of existing soils from a septic suitability perspective was conducted by Atlantic Resource Management, qualified and licensed Delaware soil scientists.
- Each lot in Graywood Springs Subdivision was configured to contain adequate suitable soils for the construction of an on-site septic system in conformance with the stringent DNREC regulations governing this construction.

#### **PREVENTION OF POLLUTION OF SURFACE AND GROUNDWATER**

- The storm water management design at Graywood Springs Subdivision will utilize a system of wet ponds, bio-filters, and grassed waterways for the management of post development runoff volumes to address State of Delaware mandated water quality standards. Ultimately, all storm water runoff from Graywood Springs Subdivision will find its way into the Fisher Creek tributary of the Broadkilm River. As required by law, all drainage and storm water management design documents and computations will be scrutinized by the Sussex Conservation District prior to issuance of any permits for land disturbing activities. The quality of storm water discharges from the designed residential development will be improved above and beyond that which was being discharged from the previously existing agricultural operation.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **MINIMIZATION OF EROSION AND SEDIMENTATION, CHANGES IN GROUNDWATER LEVELS, OF INCREASED RATES OF RUNOFF, OF POTENTIAL FOR FLOODING AND DESIGN OF DRAINAGE SO THAT GROUNDWATER RECHARGE IS MAXIMIZED**

- The storm water management design at Graywood Springs Subdivision will utilize a system of wet ponds, bio-filters, and grassed waterways for the management of post development runoff volumes to address State of Delaware mandated water quality standards. Ultimately, all storm water runoff from Graywood Springs Subdivision will find its way into the Fisher Creek tributary of the Broadkilm River. As required by law, all drainage and storm water management design documents and computations will be scrutinized by the Sussex Conservation District prior to issuance of any permits for land disturbing activities. The quality of storm water discharges from the designed residential development will be improved above and beyond that which was being discharged from the previously existing agricultural operation.

#### **PROVISION FOR SAFE VEHICULAR AND PEDESTRIAN MOVEMENT WITHIN THE SITE AND TO ADJACENT WAYS**

- Based upon comments offered at the PLUS meeting for this application, the Graywood Springs Subdivision site is not required by the Delaware Department of Transportation (DelDOT) to undertake a Traffic Impact Study (TIS) to assess the need for any off-site improvements to public roads. The recommendations for off-site improvements by DelDOT staff and DelDOT regulations will become necessary as a part of the commercial subdivision entrance permit process.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

- The commercial subdivision entrance permit will insure, to DelDOT standards, that safe auto and bicycle vehicular and pedestrian movements will occur as a part of this new subdivision construction.
- The Graywood Springs Subdivision design incorporates a continuous paved sidewalk network throughout the neighborhood connecting residents to each other and to site amenities including walking trails.

#### **EFFECT ON AREA PROPERTY VALUES**

- The Graywood Springs Subdivision plan is based upon the principals of sound land use planning and landscape architecture.
- Home sites are configured by design to adequately buffer the existing Oyster Rocks Road stripped lots from those being proposed in the new subdivision. The rear of lots proposed within Graywood Springs Subdivision will not directly abut the rear of existing lots along Oyster Rock Road but will be separated by a minimum 30' buffer.
- The gateway to this small subdivision presents a tree lined street overlooking a wooded backdrop with an open storm water pond and community park as views entering the new community.
- For the above reasons, this new well-planned community will command an above market home sale price and re-sale price which will serve as a positive effect on those properties in the immediate neighborhood.

#### **PRESERVATION AND CONSERVATION OF FARMLAND**

- The Graywood Springs Subdivision site will not neither preserve or conserve farmland.



## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **EFFECT ON SCHOOLS, PUBLIC BUILDINGS AND COMMUNITY FACILITIES**

- The Graywood Springs Subdivision site with new single family detached homes is likely to attract both retiree and first-time home buyers with children as residents. The relatively small (38 homes) size of Graywood Springs Subdivision and the projected demographic of the buyers would limit the impacts of future residents upon existing schools.
- During the commercial entrance permit process with DelDOT, the applicant will be required to coordinate this new development with the public-school transportation staff to learn if a school bus stop is appropriate and required at this location.
- The residents in this new neighborhood would be welcomed by local merchants, restaurants and faith-based organizations to contribute to the overall wellbeing of the community.

#### **EFFECT ON AREA ROADWAYS AND PUBLIC TRANSPORTATION**

- The Graywood Springs Subdivision developer submitted a Service Level Evaluation Request (SLER) Form to the Sussex P&Z Office in connection with this application in November of 2020. The DelDOT response is included within the Supplemental Data Book and made a part of the application.
- All commercial subdivision entrance improvements as well as all off-site improvements within the public DelDOT right of way shall be constructed and inspected as directed and approved by DelDOT.

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

#### **COMPATABILITY WITH OTHER AREA LAND USES**

- The low residential density planned for Graywood Springs Subdivision will result in less than 1 dwellings per acre (0.65 du/acre) which is less than but generally in keeping with the low-density, ½ to ¾ acre lot character of the surrounding area.
- Growth in the form of new residential subdivision communities have been progressing along Oyster Rocks Road for the last 12 – 15 years.
- The western boundary of Graywood Springs Subdivision is formed by and abuts fourteen (14) single family lots which front on and have direct access to Oyster Rocks Road. Most of the road frontage lots have been improved with single family residences, each with individual on-site septic systems and wells. Further west and abutting Oyster Rocks Road are several large subdivisions developed approximately twelve to fifteen years ago. These residential developments include Covington Chase Subdivision, Oyster Rock Subdivision and Osprey Landing Subdivision.

#### **EFFECT ON AREA WATERWAYS**

- All construction activities within the Graywood Springs Subdivision site shall adhere to detailed plans and specifications prepared by Delaware licensed professional engineers contained within a Stormwater Management Plan with Sediments and Erosion Control provisions approved by the Sussex Conservation District. The Sussex Conservation District requires all site disturbances to be under inspection by DNREC staff to insure compliance with approved stormwater management designs and specifications. Therefore, the development of Graywood Springs Subdivision will have taken the necessary precautions to assure

## **DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

### **GRAYWOOD SPRINGS SUBDIVISION**

there are no negative water quality or quantity effect on the Fisher Creek tributary.

- An Open Space Management Plan prepared by a qualified professional under agreement with the Graywood Springs Subdivision homeowner's association will monitor the applications of fertilizers and pesticide treatments within the community. Proper management of these fertilizer and pesticide applications may result in less water quality impact to tax ditch drainage systems than the pre-developed condition of active agriculture.

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**PLUS, TAC & PLANNING STAFF**

**REVIEW COMMENTS  
&  
APPLICANT RESPONSE**

---



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

August 16, 2021

David L. Edgell, AICP  
Director, Office of State Planning Coordination  
122 Martin Luther King, Jr. Blvd South – Haslet Armory, Third Floor  
Dover, DE 19901

**PLUS Response 2020-11-04; Graywood Springs**

Dear Mr. Edgell,

Land Tech Land Planning, LLC represents the owner/developer in connection with the above referenced proposed subdivision application. In response to the review comments within the December 18, 2020 PLUS report that follows, **we offer our answers highlighted in color.**

December 18, 2020

Mr. Jeff Clark, RLA  
Land Tech Land Planning, LLC  
Taggart Professional Center, Suite 202  
32895 South Coastal Highway  
Bethany Beach, DE 19930

RE: PLUS review 2020-11-04; Graywood Springs Subdivision

Dear Mr. Clark:

Thank you for meeting with State agency planners on November 18, 2020 to discuss the Graywood Springs Subdivision project. According to the information received you are seeking review of a proposed 39-unit subdivision on 58.11 acres along Oyster Rocks Road in Level 4 in Sussex County.

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

## **Strategies for State Policies and Spending**

This project represents a residential development within a Level 4 area according to the 2020 Strategies for State Policies and Spending. Investment Level 4 indicates where State investments will support agricultural preservation, natural resource protection, and the continuation of the rural nature of these areas. New residential development activities are not supported in Investment Level 4 areas. These areas are comprised of prime agricultural lands and environmentally sensitive wetlands and wildlife habitats, which should be, and in many cases have been preserved.

Because the development is inconsistent with the 2020 *Strategies for State Policies and Spending*, the State does not support the development of this parcel.

**We acknowledge that this proposed subdivision lies within Level 4. However, we point out that the site adjoins an area of fully developed subdivisions totaling 212 similar sized residential lots, nearly all with homes constructed on them. DelDOT has just completed (June 2021) a street re-surfacing of Oyster Rocks Road from Route One and extending along the entire frontage of the proposed Graywood Springs property. Tidewater Utilities has constructed a public water system that also lies along Oyster Rocks Road in front of the Graywood Springs site that is capable of supplying both potable and fire protection service to the existing adjoining developed communities as well as the proposed subdivision.**

**With that said, the comments in this letter are technical, and are not intended to suggest that the State supports this development. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to build on this property.**

## **Code Requirements/Agency Permitting Requirements**

### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The site access on Oyster Rocks Road (Sussex Road 264) must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.

#### **Acknowledged**

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

#### **Acknowledged**

- In accordance with Sections 1.6.7 and 7.2.3.2 of the Manual, DelDOT will require that all lots, including Lot 1, be accessed by way of the subdivision street system rather than by Oyster Rocks Road.

**Lot 1, as illustrated within the PLUS application has been removed from the proposed subdivision.**

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

### **Acknowledged**

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. From the PLUS application, the total daily trips are estimated at 438 vehicle trip ends per day. Using the 10<sup>th</sup> edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT calculates this number as 437 and estimates the weekday morning and evening peak hour trip ends at 32 and 41, respectively.

The purpose of a TIS is to determine what off-site improvements are needed to support a proposed development. DelDOT anticipates requiring the developer to improve Oyster Rocks Road, within the limits of their projected frontage, to meet DelDOT's Local Road standards, which include 11-foot lanes and 5-foot shoulders. Per the definition in Section 1.8 of the Development Coordination Manual, those limits are from the south limits of the Lydia J. Richardson property (Tax Parcel No. 235-16.00-41.00) frontage to a point just north of the S curve north of their frontage. Questions regarding this requirement should be directed to the Sussex County Review Coordinator, Ms. Susanne Laws. Ms. Laws may be reached at [Susanne.Laws@delaware.gov](mailto:Susanne.Laws@delaware.gov) or (302) 760-2128.

**Projected road frontage limits for DelDOT's proposed application of the relatively new DCM Section 1.8 DEFINITIONS is unreasonable and inconsistent with entrance permit requirements for existing subdivisions on Oyster Rocks Road across from the proposed Graywood Springs development. The unusual shape of the Graywood Springs property is a result of allowing the creation of 14 existing road fronting stripped lots. The proper and logical application of "road frontage" for Graywood Springs is the 122' piece of land that touches Oyster Rocks Road where the new subdivision entrance is proposed.**

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on Oyster Rocks Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline. The following right-of-way dedication note is required, **"An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**

#### **Acknowledged**

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

#### **The applicant will establish this permanent easement in all areas where the Graywood Springs land actually touches the Oyster Rocks Road right-of-way.**

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
  - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
  - Depiction of all existing entrances within 600 feet of the entrance on Oyster Rocks Road.
  - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

#### **Acknowledged**

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

#### **Acknowledged**

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

#### **Acknowledged**



- In accordance with Section 5.4 of the Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

**Acknowledged**

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

**Acknowledged**

- From the discussion at the PLUS meeting, DeIDOT understands that the proposed stub street at the west end of the development would allow for a future interconnection to the adjoining parcel. DeIDOT supports such interconnections as being consistent with Section 3.5 of the Manual.
- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal driveway with no direct access to Oyster Rocks Road.

**Acknowledged**

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

**Acknowledged**

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

**Acknowledged**

**Department of Natural Resources and Environmental Control – Beth Krumrine 735-3480**

**Concerns Identified Within the Development Footprint**

**Special Flood Hazard Area**

According to the newest Flood Insurance Rate Maps (FIRM), more than half of this site is

situated within a Special Flood Hazard Area, specifically within the 100-year floodplain (1% annual chance of flooding). The Special Flood Hazard Areas identified on the site lie within zones AE8, AE9, and AE10. In lands contained within the 100-year floodplain, the National Flood Insurance Program's floodplain management regulations must be enforced, and homeowners with mortgages may be required to purchase flood insurance.

- The applicant must comply with local floodplain ordinance and regulations applicable to development or construction within the 100-year floodplain. In determining the boundary of the floodplain, use the most recent FIRM maps available, which can be found at <https://maps.dnrec.delaware.gov/floodplanning/default.html>.
- DNREC Reviewers recommend conducting a hydrologic study for this due to concerns with buildings proposed on and/or adjacent to floodplain areas.

Contact: DNREC Shoreline and Waterway Management Section at (302) 739-9921.  
Website: <http://www.dnrec.delaware.gov/swc/Drainage/Pages/Flooding.aspx>

### **Acknowledged**

#### **Sea Level Rise**

A large portion of this site is vulnerable to permanent inundation as a result of sea level rise. Lots with proposed housing in the northeastern end of the site are anticipated to see impacts at 1-foot of sea level rise. By 2050, mean sea levels are projected to rise by 0.7 – 1.9 feet; by end of century sea levels are projected to increase by 1.7 – 5.0 feet. In addition to permanent inundation of low-lying land, higher tide levels caused by sea level rise will result in increasing frequency and severity of tidal flooding.

- In areas within 3-5 feet of mean sea level, avoid construction of permanent structures and infrastructure. All infrastructure and structures on site should incorporate the effects of sea level rise through the expected lifespan of the structures. This may include increasing freeboard of structures, ensuring that critical infrastructure is elevated to withstand future sea level rise, construction of flood control measures, and incorporating green infrastructure for flood control.

Contact: DNREC Climate and Sustainability Section at (302) 735-3480.  
Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/climate-change/flood-risk-avoidance/>

### **Acknowledged**

#### **Stormwater Management**

This project/site has met the minimum threshold of 5000 square feet of land disturbing activity under the DNREC Sediment and Stormwater Program.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. The plan review agency is the Sussex Conservation District.

**Acknowledged**

- Additionally, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically (<https://apps.dnrec.state.de.us/eNOI/default.aspx>) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.

**Acknowledged**

- Schedule a project application meeting with the appropriate agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

**Acknowledged**

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

**Acknowledged**

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

**Acknowledged**

Plan review agency contact: Sussex Conservation District at (302) 856-2105 or (302) 856-7219. Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921. E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).

Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.

**Acknowledged**

**Water Quality (Pollution Control Strategies)**

Pollution Control Strategies have been developed for the following watersheds in Delaware: Appoquinimink, Broadkill, Christina Basin, Inland Bays, Mispillion and Cedar, Murderkill,

Nanticoke, St. Jones, and Upper Chesapeake. Such strategies were created because surface water failed to meet water quality standards for nutrients and sediment.

- This site lies within the Broadkill River Watershed. Consult with the appropriate plan review agency (Sussex Conservation District) to determine if stricter stormwater management standards may apply for development projects in this area.

### **Acknowledged**

#### **Hydrologic Soils Group**

Hydrologic Soil Group A/D soils (poorly drained) have been identified at the northeastern portion of the site. These soil types are typically not conducive to utilizing infiltration stormwater Best Management Practices such as bioretention and infiltration basins, which must meet minimum infiltration requirements.

- Any stormwater Best Management Practices that propose the use of infiltration or natural recharge shall include a soils investigation.

Contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: [DNREC.Stormwater@delaware.gov](mailto:DNREC.Stormwater@delaware.gov).

Website: <http://www.dnrec.delaware.gov/swc/Pages/SedimentStormwater.aspx>.

**Areas of Hydric Soils were identified in the field by Environmental Resources, Inc. as part of delineating wetlands on the property. Stormwater collection and treatment is not being proposed on hydric soil types.**

#### **Drainage Recommendations**

- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project. Environmental permits or exemptions may be required by the County Conservation District, U.S. Army Corp of Engineers, or the DNREC Sediment and Stormwater Program prior to clearing and/or excavating ditch channels.

### **Acknowledged**

- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.

### **Acknowledged**

- Any area designated as a drainage/utility easement should be open space and not owned by the individual landowners.**

### **Acknowledged**

- **Any drainage/utility easement owned by an individual landowner should not possess structures such as decks, buildings, sheds, kennels, or fences within the drainage easement to allow for future drainage maintenance. Trees and shrubs planted within a drainage/utility easement should be spaced to allow for drainage maintenance at maturity.**

Contact: DNREC Drainage Program at (302) 855-1930.

Website:

<http://www.dnrec.delaware.gov/swc/Pages/DrainageTaxDitchWaterMgt.aspx>

### **Acknowledged**

### **Wetlands**

Maps from the Statewide Wetlands Mapping Project indicate the presence of freshwater forested wetlands on much of the site, specifically the eastern portion, along the stream to the east, and the entire northern portion of the site. The site also contains some estuarine wetlands (tidal wetlands) in the most northerly end of the site. According to the application, a wetland delineation has been completed (submitted to USACE, awaiting sign-off). Two freshwater ponds also exist along the eastern edge of the property.

- If the project proposes to disturb (dredge or fill) subaqueous lands or state regulated wetlands, a delineation of waterways and wetlands is required, as well as associated authorizations and permits. An application for a permit must be submitted to the DNREC Wetlands and Subaqueous Lands Section for review and approval. To apply for a wetland permit online, please visit their website:  
<https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/permits/>

**This project does NOT propose to dredge or fill state regulated subaqueous lands or wetlands. Impacts to federally regulated waters or wetlands are likewise not proposed.**

- A wetland Jurisdictional Determination (JD) is recommended and may be required in certain cases. A JD should be completed by a consultant or a representative of the DNREC Wetlands and Subaqueous Lands Section to ensure there are no impacts to wetlands. Please contact the DNREC Wetlands and Subaqueous Lands Section for more information. Apply for the JD through the following website:  
[http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional\\_Determination\\_and\\_Map\\_Change\\_Request\\_Form.pdf](http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional_Determination_and_Map_Change_Request_Form.pdf)

**The Corps issued a Jurisdictional Determination Approval Letter for this property on May 4, 2021 (CENAP-OR-R-186-23). The survey of wetland boundaries has been approved.**

- For a list of consultants and engineers who can conduct wetland delineations, please visit the DNREC Wetlands and Subaqueous Lands Section link:  
<http://www.dnrec.delaware.gov/wr/Documents/WSLS/Consultant%20List.pdf>
- Contact: DNREC Wetlands and Subaqueous Lands Section at (302) 739-9943.  
Website: <https://dnrec.alpha.delaware.gov/water/wetlands-subaqueous/>
- If the project proposes to disturb (dredge or fill) wetlands under the jurisdiction of the U.S. Army Corps of Engineers, a delineation of waterways and wetlands is required, as well as permits or other authorizations. In certain circumstances, additional certifications from DNREC Wetlands & Subaqueous Lands Section will be required as part of the U.S. Army Corps of Engineers permit process.

**No disturbance of Federal jurisdictional wetlands is proposed.**

- For a list of consultants and engineers who can conduct wetland delineations, please visit the DNREC Wetlands and Subaqueous Lands Section link:  
<http://www.dnrec.delaware.gov/wr/Documents/WSLS/Consultant%20List.pdf>
- Contact: U.S. Army Corps of Engineers (Dover Office) at  
[DoverRegulatoryFieldOffice@usace.army.mil](mailto:DoverRegulatoryFieldOffice@usace.army.mil) or (267) 240-5278.  
Website: <https://www.usace.army.mil/Missions/Civil-Works/Regulatory-Program-and-Permits/Obtain-a-Permit/>
- Schedule a meeting through the DNREC Joint Permit Processing (JPP), which are held on the 3<sup>rd</sup> Thursday of every month. In order for your project to be seen through the JPP, you must submit the request through the following website:  
[http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional\\_De-termination\\_and\\_Map\\_Change\\_Request\\_Form.pdf](http://www.dnrec.delaware.gov/wr/Services/OtherServices/Documents/Jurisdictional_De-termination_and_Map_Change_Request_Form.pdf)
- Recommendations for buffers are prescribed below under the heading, Vegetated Buffer Zones.

**Vegetated Buffer Zones**

Vegetated buffer zones placed adjacent to waterways and wetlands help improve water quality by reducing sediment and pollutants loads. They also provide valuable habitat and can help prevent encroachment of human activities into ecologically sensitive areas. Vegetated buffers are not equivalent to setbacks, as residential lots, walkways, and stormwater management facilities should not be contained within the vegetated buffer zone.

- The applicant must comply with minimum vegetated buffer widths as identified within county and municipal codes. **Buffers appear to meet minimum requirements and are indicated on the plan set.**

- Incorporate a 100-foot vegetated buffer zone from the edge of wetlands (tidal and non-tidal) and all waterways (streams, ditches, ponds etc.) to protect water quality.
- Vegetated buffer zones should be left undisturbed during construction and should be identified outside of the Limit of Disturbance (LOD) on the engineering plans. In some instances, stormwater outfalls, conveyances, and emergency spillways may cross through these zones, and will require temporary disturbance during construction.
- Vegetated buffer zones should be deeded as community open space. Signage should be installed at the edge and within the buffer zones to deter residents from encroaching into these common areas.
- Maintain vegetated buffer zones as either grasslands/meadows or forest. Buffer zones should be planted exclusively with native trees and plants. Native plants are well-suited to our climate and require limited maintenance. They also provide an increasingly important role in the survival of native birds and beneficial insects whose habitat is shrinking due to development and climate change.
- In general, grass cutting for vegetated buffer zones if maintained as meadow should not occur between April 1<sup>st</sup> to July 31<sup>st</sup> to reduce impacts to nesting birds and other wildlife species that utilize meadows and grasslands for breeding habitat.
- **Project plans include a 50-foot buffer from tidal wetlands and waters per Sussex County Code and a voluntary minimum 25-foot buffer from all federally regulated wetlands.**

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.

Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information>

### **Delaware Ecological Network**

The forested portion of the property is located within the Delaware Ecological Network. This network is made up of interconnecting natural areas of significant ecological value. Forest disturbances on this site could jeopardize habitat beyond the parcel boundary.

- Avoid removing forested areas within the Delaware Ecological Network. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality. Forests also provide shading and cooling, while reduce carbon that contributes to climate change.

**All clearing impacts are adjacent to existing fields such that outlying forest blocks on adjoining properties are not impacted.**

Contact: DNREC Wildlife Species Conservation and Research Program at (302) 735-3600.

Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>

### **Old Growth Forest**

An analysis of historical data indicates that the forest area proposed for development has maintained some degree of forest cover since 1937, meaning that it can be considered a mature forest. Mature forests possess the potential for rare, threatened, or endangered species that rely on this type of habitat.

- A forest assessment should be conducted to confirm that mature forest resources exist on the property and to delineate their boundaries. Additionally, a forest assessment would include the identification of specimen trees and forest-dependent wildlife. If mature forests are found, these areas should be conserved to the maximum extent practicable.

Contact: DNREC Wildlife Species Conservation & Research Program at (302) 735-3600.

Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/contact-information/>

**Consultation with the U. S. Fish & Wildlife Service and DNREC Division of Fish and Wildlife found no records of any state or federally listed threatened or endangered species.**

**While some portion of the forest on this site can be fairly characterized as mature or old growth forest, Environmental Resources, Inc. reported that significant acreages of forest on this site were the subject of past human disturbance and clearing. This forest and adjacent upland fields were part of a longstanding farm where many activities impacting the currently existing forest occurred. This included creating ponds and impoundments, limited timber harvest, dumping and clearing of roads and trails. The actual area of mature old growth undisturbed forest on this property is only a small percentage of the current forest according to the field reconnaissance.**

### **Natural Areas**

The forested eastern portion of the parcel is located within a state Natural Areas designation (Great Marsh Natural Area). Natural Areas contain lands of statewide significance identified by the Natural Areas Advisory Council as the highest quality and most important natural lands remaining in Delaware.

Local codes and ordinances may apply to protect areas designated as Natural Areas. Please consult with local planning agencies to see how local codes and ordinances may impact the proposed development of this site.

- Reduce environmental impacts near Natural Areas by avoiding impacts to sensitive areas such as wetlands and forest habitat. Where possible, design site features to avoid the removal of contiguous tracts of forests.



- The developer could also investigate dedicating forested areas as a Nature Preserve through a conservation easement or donation of land. For more information, please contact the DNREC Planning Preservation and Development Section.
- Acknowledged**

Contact: DNREC Planning Preservation and Development Section at (302) 739-9235.  
Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/>

### **Wildlife Displacement**

Development of this site is anticipated to displace local wildlife. Wildlife displaced by encroaching development may become a nuisance for homeowners.

- Future residents are not permitted to discharge firearms within 100 yards (approximately 300 feet) of any occupied dwelling or building to hunt or remove nuisance wildlife.
- Deer, groundhogs, and rabbits will browse on gardens, yards, and ornamental landscaping. Developers can avoid conflicts with future residents and most wildlife by maintaining large blocks of forest, as opposed to small pockets of wooded areas within a 300-foot safety zone.

### **Acknowledged**

Contact: DNREC Division of Fish and Wildlife at (302) 739-9912.  
Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/wildlife/>

### **Mosquitoes**

The project lies within a zone that will be impacted by mosquitoes due to its location near large expanses of wetlands and salt marshes.

- Mosquito control issues are increasing as developments infringe on wetland areas, often leading to increased demands by the public for mosquito control services. These control services can be provided at no charge to homeowners and other entities by the state's Mosquito Control Section, or by a private company licensed in this area of specialty.

### **Acknowledged**

Contact: DNREC Division of Fish and Wildlife at (302) 739-9917. Website: <https://dnrec.alpha.delaware.gov/fish-wildlife/mosquito-control/>

### **Wastewater Permitting – Small Systems**

An expired small systems wastewater disposal permit (gravity system) exists for the site, dated July 19<sup>th</sup>, 1996. The applicant indicated that each single-family house would have its own individual on-site wastewater disposal system (septic). Thirty-nine systems have been proposed for this site, and only one lot has been evaluation by a licensed Class D Soil Scientist (dated February 24<sup>th</sup>, 2015) under Tax Parcel 2-35-16-40.00 1X (Lot 1).

- A Site Evaluation must be conducted for all lots, performed by a Delaware licensed Class D Soil Scientist to determine the type of disposal system allowed under current regulations and site conditions.

**Acknowledged. Laf Erickson with Atlantic Resource Management has been retained by the developer to conduct all necessary testing and filing of formwork with the appropriate DNREC department.**

- A list of licensed Class D soil scientists can be found at the following website: <http://www.dnrec.delaware.gov/wr/Information/GWDInfo/Documents/Class%20D%20list.pdf>

Contact: DNREC Groundwater Discharges Section for proposed projects in Kent and New Castle Counties at (302) 739-9947 and for projects proposed in Sussex County at (302) 856-4561.

Website: <https://dnrec.alpha.delaware.gov/water/groundwater/septic-systems/>

### **Additional Sustainable Practices**

- Use efficient Energy Star rated products and materials in construction and redevelopment to lessen the power source emissions of the project and costs. Every percentage of energy efficiency translates into a percent reduction in pollution.
- Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers. Use of structural paint coatings that are low in Volatile Organic Compounds will help protect air quality.

**Acknowledged**

### **State Historic Preservation Office – Contact Carlton Hall 736-7400**

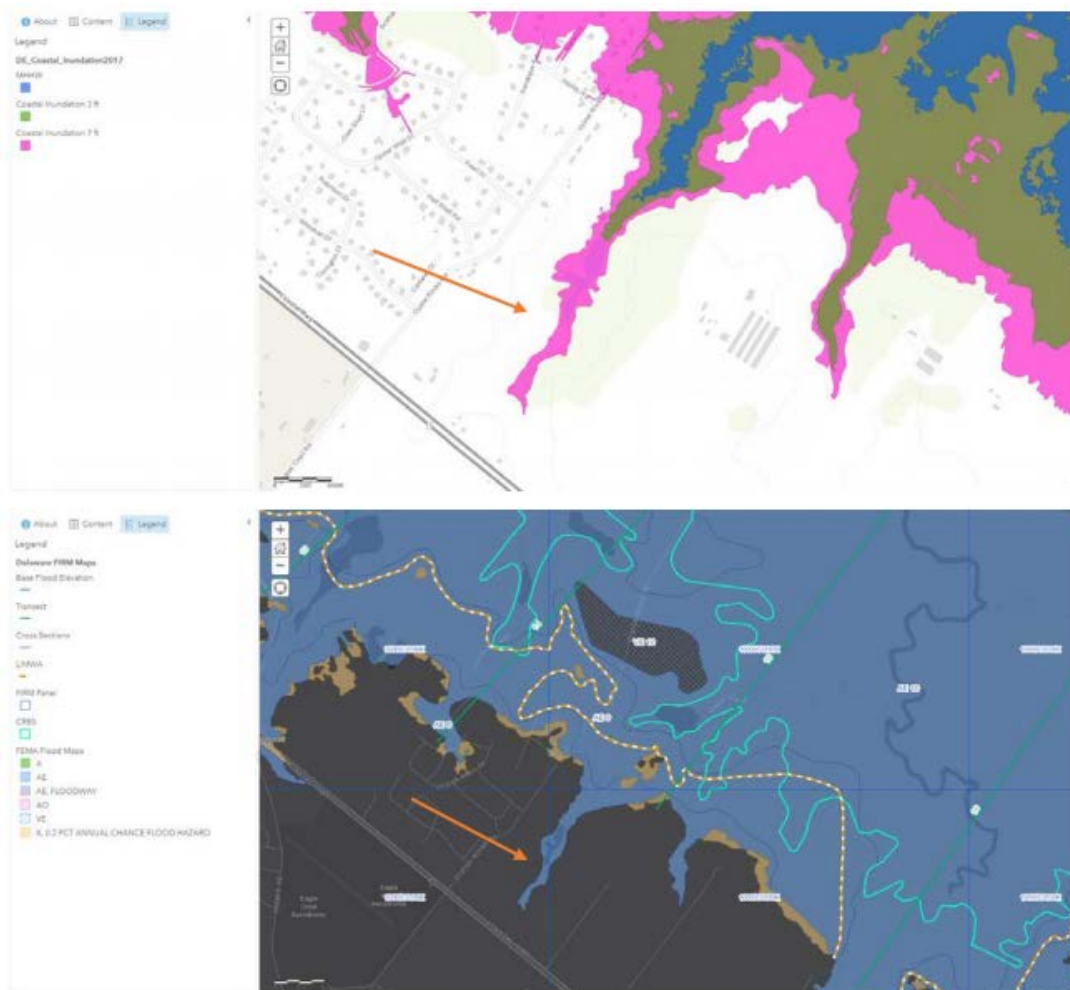
- The Delaware SHPO does not recommend developing in Level 4 areas. Prehistoric archaeological potential is moderate. Most of the soils are excessively drained on a gentle slope, but they are not prime farmland. The parcel is within favorable limits to Fisher Creek, however, I can't find any info on if that is fresh or saltwater (it shoots off from the marsh, so it could be either). There is a prehistoric site across the creek from the parcel, which could mean there are other comparable sites around this area.

- Historic archaeological potential is low to moderate. Much of the parcel hasn't appeared to have changed throughout the years. There are several historic farmsteads around the area, but not on the parcel. There may be associated remains from those farmhouses.
- If there are any questions, inquiries, or concerns, feel free to contact the Delaware State Historic Preservation Office for assistance at 302-736-7400.

### **Acknowledged**

#### **Delaware Emergency Management Agency – Contact Philip Cane 659-2325**

- Depending on the specific location, DEMA is not recommending the build/construction of this project without any major mitigation strategy geared towards inundation resiliency of inundation regions due to proximity to inundation zones in accordance with the 2017 Delaware Coastal Inundation map. As shown in the map below, the location could fall within both a 7ft and 3ft Coastal Inundation zones. As a brief explanation, if the water levels rise by 3 feet, the green section will be underwater. At 7 ft, those sections in purple will be under water. Further, FEMA FIRM Maps indicate the location and that region are located in a high-risk area with an AE designation (AE 9). FEMA's AE designations describe flood zones that present a 1% annual chance of flooding (100-year flood plain) and a 26% chance of flooding over the life of a 30-year mortgage and therefore would require mandatory flood insurance. As such, construction would require the elevation of the lowest floor to be at or above the zone's base flood elevation (BFE). It should be noted that enclosed areas below the BFE cannot be used as living spaces and all electrical, plumbing and HVAC equipment must be elevated to or above the area's BFE.



### Acknowledged

#### **Delaware State Fire Marshall's Office – Contact Duane Fox 259-703**

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:

#### **Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

### **Acknowledged**

#### **Accessibility:**

- 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.

### **Acknowledged**

#### **Gas Piping and System Information:**

- Provide type of fuel proposed and show locations of bulk containers on plan.

### **Acknowledged**

#### **Required Notes:**

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads
- Although not a requirement of the State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider the benefits of home sprinkler protection in dwellings. The Office of the State Fire Marshal also reminds home builders that they are obligated to comply with requirements of Subchapter III of Chapter 36 of Title 6 of the Delaware Code which can be found at the following website:  
<http://delcode.delaware.gov/title6/c036/sc03/index.shtml>

### **Acknowledged**

- 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.

### **Acknowledged**

#### **Department of Agriculture – Contact: Milton Melendez 698-4534**

- The proposed project is adjacent to a property protected through the State's Agricultural Lands Preservation Program (DSWA District S-07-11-250 Parcel 234-10.00-15.00, 234-16.00-12.00). Therefore, the activities conducted on this preserved property are protected by the agricultural use protections outlined in Title 3, Del. C., Chapter 9. These protections effect adjoining developing properties. The 300-foot notification requirement affects all new deeds in a subdivision located in whole or part within 300 feet of an Agricultural District/Easement. Please take note of these restrictions as follows:

§ 910. Agricultural use protections.

(a) Normal agricultural uses and activities conducted in a lawful manner are preferred and priority uses and activities in Agricultural Preservation Districts. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm operations, land use adjacent to Agricultural Preservation Districts shall be subject to the following restrictions:

(1) For any new subdivision development located in whole or in part within 300 feet of the boundary of an Agricultural Preservation District, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice:

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

(2) For any new subdivision development located in whole or in part within 50 feet of the boundary of an Agricultural Preservation District, no improvement requiring an occupancy approval shall be constructed within 50 feet of the boundary of the Agricultural Preservation District.

(b) Normal agricultural uses and activities conducted in accordance with good husbandry and best management practices in Agricultural Preservation Districts

shall be deemed protected actions and not subject to any claim or complaint of nuisance, including any such claims under any existing or future county or municipal code or ordinance. In the event a formal complaint alleging nuisance related to normal agricultural uses and activities is filed against an owner of lands located in an Agricultural Preservation District, such owner, upon prevailing in any such action, shall be entitled to recover reasonably incurred costs and expenses related to the defense of any such action, including reasonable attorney's fees (68 Del. Laws, c. 118, § 2.).

### **Acknowledged**

- In addition, if any wells are to be installed, Section 4.01(A)(2) of the Delaware Regulations Governing the Construction and Use of Wells will apply. This regulation states:

(2) For any parcel, lot, or subdivision created or recorded within fifty (50) feet of, or within the boundaries of, an Agricultural Lands Preservation District (as defined in Title 3, Del. C., Chapter 9); all wells constructed on such parcels shall be located a minimum of fifty (50) feet from any boundary of the Agricultural Lands Preservation District. This requirement does not apply to parcels recorded prior to the implementation date of these Regulations. However, it is recommended that all wells be placed the maximum distance possible from lands which are or have been used for the production of crops which have been subjected to the application of land applied federally regulated chemicals.

### **The development will be served by a public water company – Tidewater Utilities who have existing water infrastructure in Oyster Rocks Road in front of the proposed subdivision entrance.**

- The Department of Agriculture strongly encourages the developer to work with the Department's Forestry Section during the design and implementation of the project to plant an effective forested buffer between the proposed residential development and existing preserved properties. It is important that suitable tree species be selected and planted to create an effective mitigation barrier between this new development and the existing agricultural operation enrolled in the Agricultural Lands Preservation Program. This farm generates dust, noise and odors that new residents may not be familiar with.

### **Acknowledged**

### **Sussex County Planning & Zoning – Contact Lauren DeVore 855-7878**

- The applicant is required to participate in a pre-application meeting with Planning and Zoning staff. Please contact the Department of Planning and Zoning at (302)855-7878 or reach out to Lauren DeVore at lauren.devore@sussexcountyde.gov to schedule a pre-application meeting. Following submission to the County, staff would undertake review of the Preliminary Site Plan, where more detailed comments would be provided to the

applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only. Please note that these are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of the formal application process.

**Acknowledged**

- The proposed density of 0.67 dwelling units per acre appear to comply with Code requirements for the AR-1 Zoning District which allow for up to 2 units per acre.

**Acknowledged**

- The property is located within two Flood Zones, the 0.2 percent annual chance flood hazard and the AE Flood Zone.

**Acknowledged**

- The proposed plan includes 1 acre of open space. This appears to meet the minimum open space required for less than 2-5 DU/AC per §99-21(D) "Public sites and open spaces."

**Acknowledged**

- It is noted that there is only one-way-in, one-way-out access to the property. The Planning and Zoning Commission generally desire more than one entrance or an easement for emergency access purposes in the event of an emergency occurring on the parcel.

**Acknowledged**

- Please clarify if any amenities will be provided for the subdivision. Additionally, a t-shape may be required for the stub roads proposed on the west side of the site to facilitate an adequate turning radius for emergency vehicles.
- Please note that the parcel to the south of the subject parcel is within an Agricultural Easement. Therefore, a 50-ft buffer will be required from all lands in active agriculture per §99- 6(G)(2) of the Sussex County Code.

**Acknowledged**

- Staff also encourages coordination with the local school district regarding the provision of a school bus pad or stop.

**Acknowledged**



- Please also confirm whether mail will be centralized or not.

### **Acknowledged**

#### **Sussex County Housing – Contact: Brandy Nauman 855-7779**

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

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

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

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

### **Acknowledged**

#### **Sussex County Engineering Department – Contact Chris Calio 855-1299**

- The proposed project is located within a Tier 4 for wastewater planning. Sussex County does not currently have a schedule to provide sanitary sewer to this project. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility or municipality.

### **Acknowledged**

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application**

PLUS review 2020-11-04

Page 22 of 22

**process, noting whether comments were incorporated into the project design or not and the reason therefore.**

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

Sincerely,

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

CC: Sussex County

JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Technical Advisory  
Committee From: Nick Torrance, Planner I  
Date: December 30<sup>th</sup>, 2020  
RE: Major Subdivision

---

**PLEASE NOTE: As a new shared email system has been put in place; if emailing your response, please send to the following email: [PANDZ@SUSSEXCOUNTYDE.GOV](mailto:PANDZ@SUSSEXCOUNTYDE.GOV)**

The Sussex County Planning and Zoning Office has received five (5) applications for major subdivisions that requires review by the Sussex County Technical Advisory Committee. Please review the application and provide comments back to the Planning and Zoning Office on or before **March 5<sup>th</sup>, 2021**.

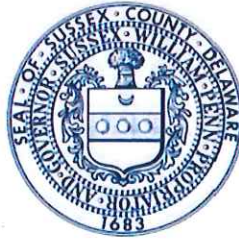
**2021-06 – Coral Crossing-** This is a cluster subdivision. The cluster subdivision is for the creation of three-hundred and fifteen (315) single family lots. The property is located on the southwest side of Robinsonville (S.C.R 277) approximately 0.65 mile south of Kendale Rd (S.C.R. 287) Tax Parcels: 234-6.00-67.00 & 84.00. Zoning: AR-1 (Agricultural Residential District). Owner: Double DB, LP

**2021-08– The Knoll-** This is a cluster subdivision. The cluster subdivision is for the creation of thirty-three (33) single family lots. The property is located on the east side of Irons Ln. (S.C.R. 348) approximately 0.44 mile north of Holts Landing Road (S.C.R 346). Tax Parcel: 134-7.00-163.00. Zoning: AR-1 (Agricultural Residential District). Owner: Irons Knoll, LLC

**2021-09– Brookland Farm-** This is a cluster subdivision. The cluster subdivision is for the creation of ninety-two (92) single family lots. The property is located on the southeast corner of Bayard Rd (S.C.R 384) and Evans Rd (S.C.R 383). Tax Parcel: 533-11.00-87.00. Zoning: AR-1 (Agricultural Residential District). Owner: Brookland Farm Properties, LLC

**2021-10– Graywood Springs-** This is a cluster subdivision. The cluster subdivision is for the creation of thirty-eight (38) single family lots. The property is located on the east side of Oyster Rocks Road (S.C.R 264) approximately 0.5 mile north of Coastal Highway (Route 1) . Tax Parcel: 235-16.00-40.00. Zoning: AR-1 (Agricultural Residential District). Owner: Nancy M. Richards Heirs

JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**  
DELAWARE  
sussexcountyde.gov

**CZ 1937– Wil King Station** - This is an RPC subdivision. The subdivision is for the creation of seventy-six (76) single family lots. The property is located directly north of the Oyster Rock Subdivision with a proposed connection from Sandbar Ct. Tax Parcels: 234-6.00-26.00, 26.01, 26.02, 26.03, 26.05, & 59.19. Zoning: AR-1 & GR (Agricultural and General Residential Districts). Proposed Zoning: MR-RPC (Medium Density Residential District – Residential Planned Community. Owners: Sarah and Leon Harmon, Mildred Harmon, Daniel and Sara Snipes, Rodney Harmon & Kenneth Linton

Please feel free to contact the office with any questions at (302) 855-7878 during normal business hours 8:30am-4:30pm Monday through Friday.

## Nick Torrance

---

**From:** Terri Dukes  
**Sent:** Thursday, December 31, 2020 3:23 PM  
**To:** Nick Torrance  
**Subject:** RE: TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

Nick, All but Brookland Farm has been approved.

---

**From:** Nick Torrance <nicholas.torrance@sussexcountyde.gov>  
**Sent:** Thursday, December 31, 2020 1:07 PM  
**To:** Beth Krumrine <beth.krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; eileen.butler@delaware.gov; James Sullivan <James.Sullivan@delaware.gov>; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; kgabbard@chpk.com; megan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Mike Brady <MBRADY@sussexcountyde.gov>; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisaaacs@sussexcountyde.gov>; susanne.laws@delaware.gov; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

All,

Sussex County Planning Office has received five (5) applications that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before March 5<sup>th</sup>, 2021.

Please feel free to contact me with any questions.

Thanks,

**PLEASE NOTE: As a new shared email system has been put in place; if emailing your response, please send to the following email: [PANDZ@SUSSEXCOUNTYDE.GOV](mailto:PANDZ@SUSSEXCOUNTYDE.GOV)**

*Nick Torrance*

Planner I

Department of Planning and Zoning

(302) 855-7878

2 The Circle

P.O. Box 417

Georgetown, DE 19947

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: January 6, 2021

REVIEWING AGENCY: Delaware State Fire Marshal's Office, Sussex Office

INDIVIDUAL REVIEWERS: Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services  
Dennett E. Pridgeon, CFPS, CFPE, CFI, Sr. Fire Protection Specialist  
Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist  
Desiree B. McCall, CFI, Sr. Fire Protection Specialist

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

RE: GRAYWOOD SPRINGS (2021-10)

*The reasons and conditions applied to this project and their sources are itemized below:*

\*\*\*\*\*

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

a. **Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required. (One & Two- Family Dwelling)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

**Acknowledged**

b. **Fire Protection Features:**

➤

c. **Accessibility**

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Oyster Rocks Road must be constructed so fire department apparatus may negotiate it.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

d. **Gas Piping and System Information:**

- Provide type of fuel proposed, and show locations of bulk containers on plan.

**Acknowledged**

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Road Names, even for County Roads

**Acknowledged**

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***

## Nick Torrance

2021-10

**From:** Dickerson, Troy <TDickerson@delaware.coop>  
**Sent:** Thursday, January 7, 2021 3:37 PM  
**To:** Planning and Zoning  
**Subject:** RE: TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

**Categories:** Nick

**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 Afternoon,

Everyone one of the subdivisions that were sent are within DEC's service territory. We have adequate facilities in the area to serve the proposed subdivisions.

Thanks!!!

**Troy W. Dickerson, P.E.**  
Assistant V.P. of Engineering  
Voice: (302) 349-3125  
Cell: (302) 535-9048  
Fax: (302) 349-5891  
[tdickerson@delaware.coop](mailto:tdickerson@delaware.coop)



---

**From:** Nick Torrance  
**Sent:** Thursday, December 31, 2020 1:07 PM  
**To:** Beth Krumrine <beth.krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; eileen.butler@delaware.gov; James Sullivan <James.Sullivan@delaware.gov>; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; kgabbard@chpk.com; megan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Mike Brady <MBRADY@sussexcountyde.gov>; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisaaacs@sussexcountyde.gov>; susanne.laws@delaware.gov; Dickerson, Troy <TDickerson@delaware.coop>; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station

All,

Sussex County Planning Office has received five (5) applications that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before March 5<sup>th</sup>, 2021.





**DELAWARE HEALTH AND SOCIAL SERVICES**  
Division of Public Health

Office of Engineering  
Phone: (302) 741-8640  
Fax: (302) 741-8641

January 14, 2021

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:

- Applications:**     **2021-06 – Coral Crossing**  
                          **2021-08– The Knoll**  
                          **2021-09- Brookland Farm**  
                          **2021-10- Graywood Springs**  
                          **CZ 1937- Will King Station**

These applications indicate central water will be supplied by Tidewater Utilities, Inc. *These projects require an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval to Construct, plans and specifications must be prepared by a registered Delaware professional engineer. Plans for the system, including water mains or extensions thereto, storage facilities, treatment works, and all related appurtenances, must be approved by the Office of Engineering prior to construction. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction.

Prior to receiving an Approval to Operate for these projects, the Office of Engineering requires one set of as-built drawings, including profile markups, for all plans approved for construction. Approvals to Operate will be issued after all applicable requirements are met.

**Acknowledged**

Please do not hesitate to contact me at 302-741-8646 with questions or comments.

Sincerely,

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

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 from these agencies shall be supplied to Sussex County by the developer.

**UTILITY PLANNING DIVISION COMMENTS**

REVIEWER: **Chris Calio**

APPLICATION: **2021-10 – Graywood Springs**

APPLICANT: **Doubled DB, LP**

FILE NO: **NCPA-5.03**

TAX MAP &  
PARCEL(S): **235-16.00-40.00**

LOCATION: **Located on the east side of Oyster Rocks Road (SCR 264), approximately 0.5 mile north of Coastal Highway (Route 1)**

NO. OF UNITS: **38**

GROSS  
ACREAGE: **58.11**

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? **No** If yes, the current System Connection Charge Rate is **Choose an item.** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

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

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

(8). **Comments: The proposed subdivision is with the Tier 4 area for sanitary sewer service. The Sussex County Engineering Department does not have a schedule to provide sanitary sewer service to this parcel.**

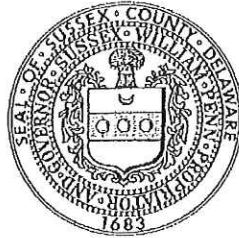
(9). Is a Sewer System Concept Evaluation required? **No**

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

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.

## ENGINEERING DEPARTMENT

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



# Sussex County

DELAWARE  
sussexcountype.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

MICHAEL E. BRADY  
DIRECTOR OF PUBLIC WORKS

January 8, 2021

REF:

**T. A. C. COMMENTS  
GRAYWOOD SPRINGS**

**SEWER TIER 4  
SUSSEX COUNTY ENGINEERING DEPARTMENT  
SUSSEX COUNTY TAX MAP NUMBER  
235-16.00 PARCEL 40.00  
PROJECT CLASS-3  
AGREEMENT NO. 1162**

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

#### **All Public Works Division Comments are Acknowledged**

1. Proposed developments with private roads or projects required to meet or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed.
  - a. Private road needs to meet or exceed road pavement design as specified in Chapter 99-18 H.
  - b. Extend road along lot 8 to have full frontage access.
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.
5. 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. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.
18. 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.
19. 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.
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



United States Department of Agriculture

Natural Resources  
Conservation  
Service

February 15, 2021

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: Graywood Springs  
Broadkill Hundred  
38 single family lots**

Dear Mr. Whitehouse:

Soils within the delineated area on the enclosed map are:

- DnA Downer loamy sand, 0 to 2 percent slopes
- DnB Downer loamy sand, 2 to 5 percent slopes
- DoA Downer sandy loam, 0 to 2 percent slopes
- DoB Downer sandy loam, 2 to 5 percent slopes
- HmA Hammonton loamy sand, 0 to 2 percent slopes
- IeA Ingleside loamy sand, 0 to 2 percent slopes
- IeB Ingleside loamy sand, 2 to 5 percent slopes
- Ma Manahawkin muck, frequently flooded
- Pk Puckum muck, frequently flooded
- RuA Runclint loamy sand, 0 to 2 percent slopes
- RuB Runclint loamy sand, 2 to 5 percent slopes

Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
DnA	G1	Not limited	Not limited	Not limited
DnB	G1	Not limited	Not limited	Not limited
DoA	G1	Not limited	Not limited	Not limited
DoB	G1	Not limited	Not limited	Not limited
HmA	Y2	Very limited	Somewhat limited	Very limited
IeA	Y2	Somewhat limited	Not limited	Very limited

IeB	Y2	Somewhat limited	Not limited	Very limited
Ma	R5	Very limited	Very limited	Very limited
Pk	R5	Very limited	Very limited	Very limited
RuA	Y2	Somewhat limited	Not limited	Very limited
RuB	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

**"Not limited"** indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected.

**"Somewhat limited"** indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

**"Very limited"** indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

**G1:**

These soils are on nearly level to strongly sloping (0-10% slopes), well drained, mostly permeable soils. As sites for large commercial, industrial, institutional, and residential developments, these soils have fewer limitations than any other soils in the state. Slopes are favorable, and grading can be done without difficulty. Foundation conditions are generally good. Grasses, trees, and do well. Principal soil limitations: No apparent soil limitations for conventional uses.

**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.

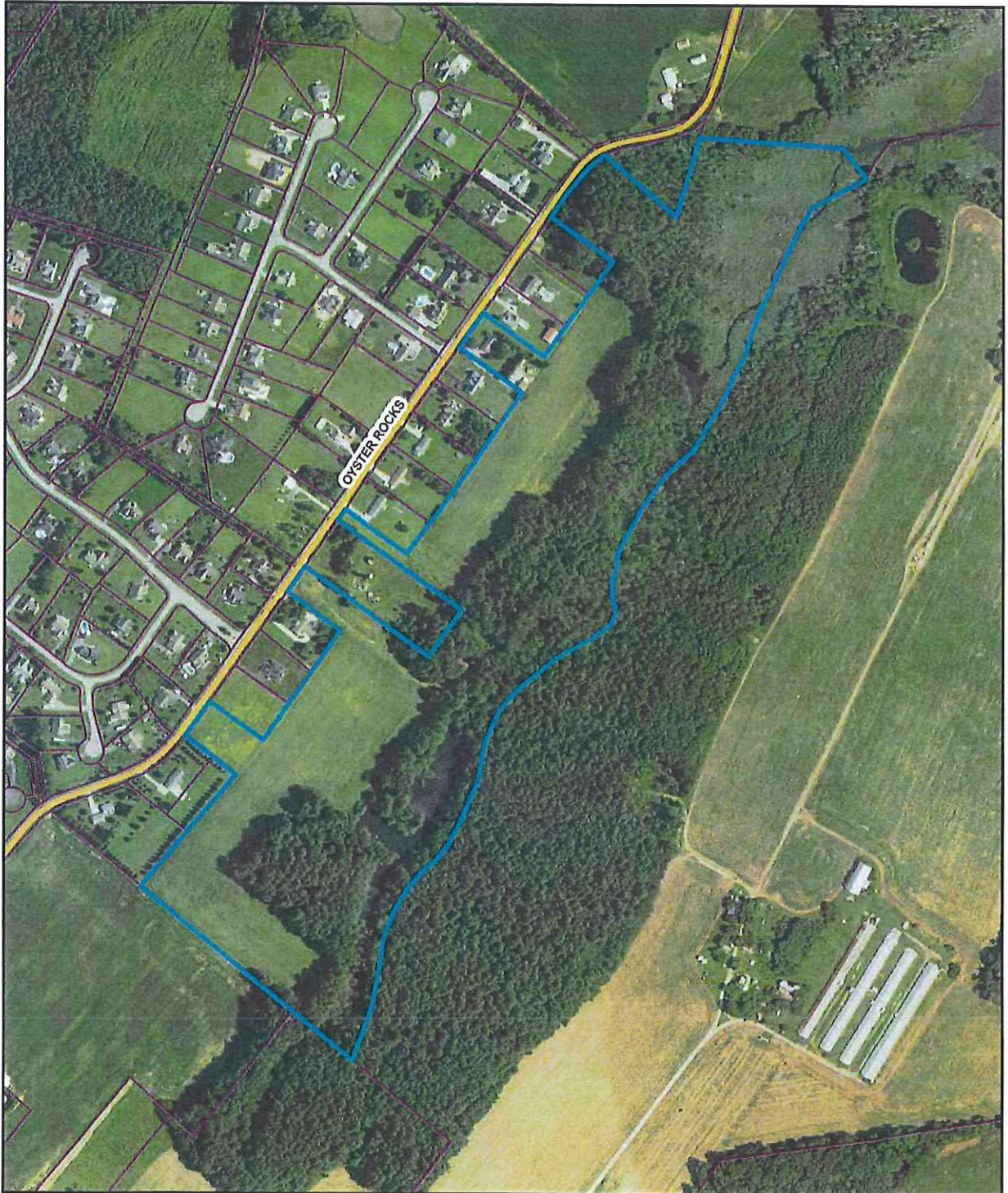
**Acknowledged**

Sincerely,

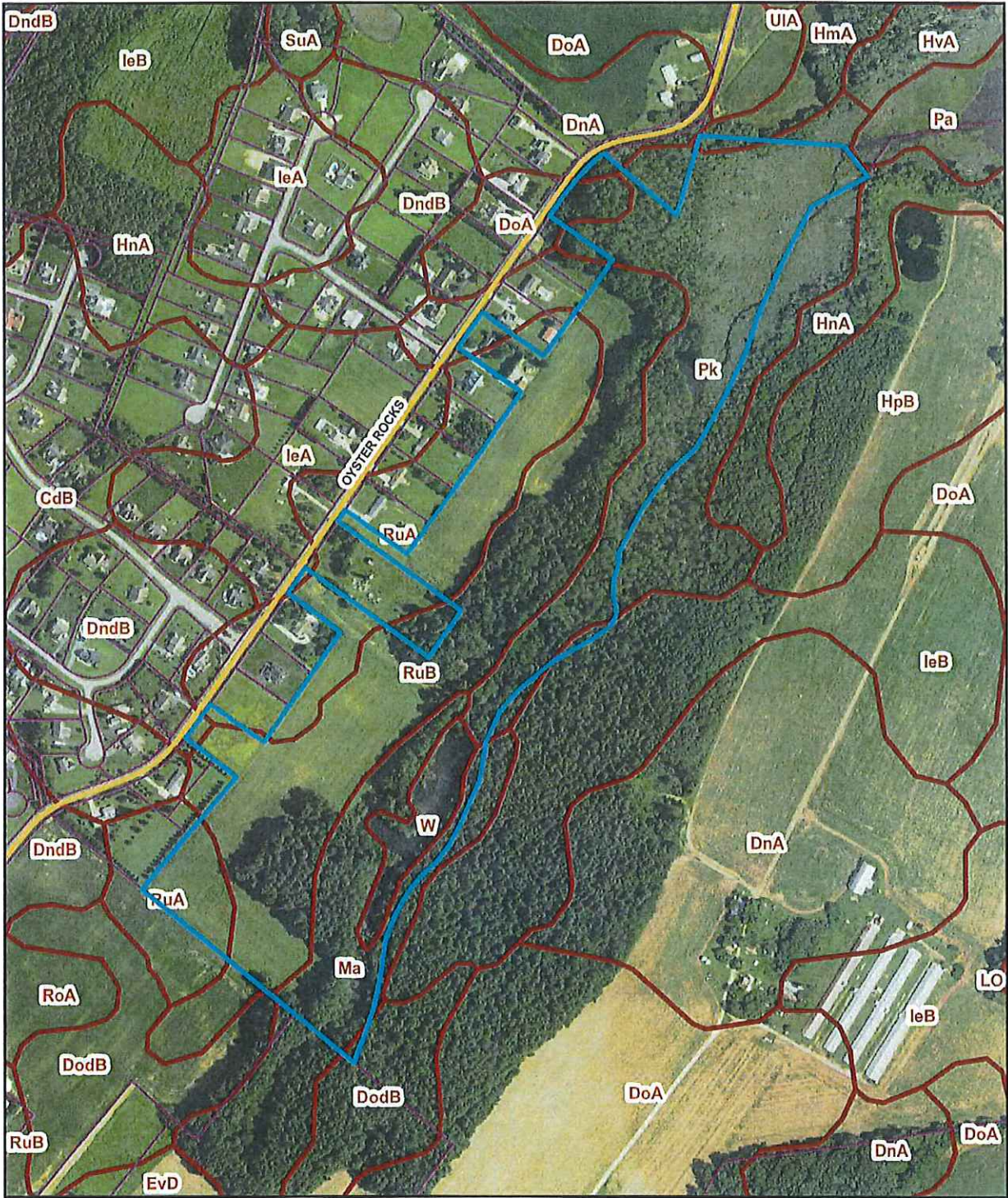


Thelton D. Savage  
District Conservationist  
USDA, Natural Resources Conservation Service

TDS/bh



2021-10  
TM #235-16.00-40.00  
Graywood Springs



2021-10  
TM #235-16.00-40.00  
Graywood Springs

## Nick Torrance

---

**From:** Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>  
**Sent:** Wednesday, March 3, 2021 10:36 AM  
**To:** Planning and Zoning  
**Subject:** FW: TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station  
**Attachments:** 2021-09 Brookland Farm Subdivision Plan.pdf; 2021-10 Graywood Springs Subdivision Plan.pdf; CZ 1937 Double DB, LP (Wil King Station) Subdivision Plan.pdf

**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,

DNREC's Division of Waste and Hazardous Substances has reviewed the applications for Project #s 2021-06, 2021-08, 2021-09, 2021-10 and CZ 1937 and has no comments on any of them.

### Acknowledged

Thank you,

Mindy Anthony  
Planner IV  
DNREC-Div. of Waste & Hazardous Substances  
89 Kings Hwy  
Dover, DE 19901  
Phone: 302-739-9466  
Fax: 302-739-5060  
[Mindy.Anthony@delaware.gov](mailto:Mindy.Anthony@delaware.gov)

Integrity. Respect. Openness. Customer Focus. Quality.



<https://de.gov/recycling>  
[www.facebook.com/delawarerecycles](https://www.facebook.com/delawarerecycles)

---

**From:** Nick Torrance <nicholas.torrance@sussexcountyde.gov>  
**Sent:** Monday, January 04, 2021 10:44 AM  
**To:** Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Butler, Eileen M. (DNREC) <Eileen.Butler@delaware.gov>; Sullivan, James C. (DNREC) <James.Sullivan@delaware.gov>; Cinelli, Jennifer (DeIDOT) <jennifer.cinelli@delaware.gov>; jessica.watson@sussexconservation.org; jmartin@chpk.com; John J. Ashman <jashman@sussexcountyde.gov>; kgabbard@chpk.com; Crystall, Meghan (DNREC) <Meghan.Crystall@delaware.gov>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Mike Brady <MBRADY@sussexcountyde.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Subdivision (MailBox Resources) <Subdivision@delaware.gov>; Susan Isaacs <sisaac@sussexcountyde.gov>; Laws, Susanne K (DeIDOT) <Susanne.Laws@delaware.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** TAC Review 2021-06 Coral Crossing, 2021-08 The Knoll, 2021-09 Brookland Farm, 2021-10 Graywood Springs, CZ 1937 Wil King Station



DELAWARE DEPARTMENT OF  
**AGRICULTURE**

2320 SOUTH DUPONT HIGHWAY  
DOVER, DELAWARE 19901  
AGRICULTURE.DELAWARE.GOV

TELEPHONE: (302) 698-4500  
TOLL FREE: (800) 282-8685  
FAX: (302) 697-6287

March 5, 2021

Nick Torrance, Planner I  
Planning & Zoning Commission  
P.O. Box 417  
Georgetown, Delaware 19947

Subject: **Preliminary Plans for Graywood Springs Subdivision**

Dear Mr. Torrance,

Thank you for providing preliminary plans for Graywood Springs subdivision submitted by George, Miles & Buhr, LLC Architects and Engineers. The plans submitted to our section dated December 2020 are sufficient to meet the Sussex County Planning and Zoning Forested Buffer Ordinance.

The Delaware Forest Service recommends the plans reflect tree planting specifications and that the ISA ANSI A300 best management practices are followed for newly installed trees. DFS recommends planting a 70/30 mix of hardwood and evergreen tree species. There are several tree species that are not recommended for planting in the state due to their invasive nature or the susceptibility to pests and diseases. These species are listed on our department website.

The Delaware Forest Service has no further comment to Graywood Springs preliminary subdivision plans dated December 2020 at this time.

If you have any questions please feel free to contact me at [taryn.davidson@delaware.gov](mailto:taryn.davidson@delaware.gov).

**Acknowledged**

Sincerely,

Taryn Davidson  
Urban Forestry Program  
Delaware Forest Service

## Nick Torrance

---

**From:** Cullen, Kathleen M <kathleen\_cullen@fws.gov>  
**Sent:** Monday, March 8, 2021 11:11 AM  
**To:** Planning and Zoning  
**Subject:** FWS review of multiple subdivisions

**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.

Hi-

This email is regarding the following subdivisions: Coral Crossing, The Knoll, Brookland Farm, **Graywood Springs**, and Wil King Station. There are no federally listed species at any of these locations, so no further Section 7 consultation is needed. You can fill out the Online Certification Letter if further documentation is needed: <https://www.fws.gov/chesapeakebay/saving-wildlife/project-review/online-certification-letter.html>

### **Acknowledged**

Our office is currently teleworking for the foreseeable future, so there may be delays in mail pick up. For future projects, the fastest way to get a response is to submit through IPaC: <https://ecos.fws.gov/ipac/>. Please let me know if you have any questions!

Thank you,  
Kathleen

Kathleen Cullen  
U.S. Fish & Wildlife Service - Chesapeake Bay Field Office  
177 Admiral Cochrane Dr., Annapolis MD, 21401  
410-573-4579 - [kathleen\\_cullen@fws.gov](mailto:kathleen_cullen@fws.gov)

## PLANNING & ZONING COMMISSION

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



# Sussex County

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

March 30, 2021

Jeff Clark  
32895 S Coastal Hwy  
Bethany Beach, DE 19930

By email to: jeffc@landtechllc.com

RE: Staff Review of the Preliminary Subdivision Plan for Graywood Springs (2021-10) for the creation of a Cluster Subdivision to consist of 38 single-family lots located on the east side of Oyster Rock Road (S.C.R. 264).

Tax Parcels: 235-16.00-40.00

Dear Mr. Clark,

Further to your submission of December 29<sup>th</sup>, 2020, the Planning and Zoning Department has reviewed the Preliminary Subdivision Plan for Graywood Springs (2021-10) for the creation of a Cluster Subdivision to consist of 38 single-family lots located on the east side of Oyster Rock Road (S.C.R. 264). Staff have reviewed the submitted plan for compliance with the Zoning and Subdivision portions of the Sussex County Code and have the following comments:

1. **A soil feasibility study will have to be completed before a public hearing date will be scheduled** **Acknowledged**
2. **Please show length of Amora drive. All cul-de-sacs must be less than 1,000 feet unless a waiver is requested from the Planning and Zoning Commission** **Site plan amended and no waiver is needed**
3. Tidal and Non-Tidal wetlands may be included in your open space calculations. Please amend your site data column to include the wetlands to ensure you have 30% open space on the site. **Amended**
4. Please add all planned easements to the plan **Typical lot boundary utility easements noted**
5. Please add the dimensions of all lots to the plan **Lot dimensions added**
6. Please add the zoning of all neighboring parcels **Zoning districts on adjoining tracts added**
7. Please add a general note stating access to all lots will be off interior subdivision roads only **Added**
8. Please add a note if Wyeland Drive is planned to interconnect to the parcel to the south labeled 235-22.00-53.00 **Added**
9. Please add the Sussex County Planning and Zoning Department Subdivision number to the plan (2021-10) **Added**
10. Please add a legend or clearly label the sidewalks being installed as required on one side of all subdivision streets **Sidewalks illustrated graphically on plans**
11. All comments received from TAC have been attached to the email sent **Acknowledged**
12. Prior to approval of any Final Site Plan, approval letters or 'no-objection' letters from the following agencies shall be submitted to the Sussex County Planning and Zoning Department (All items in which a check mark appear have been received by the Department. All bolded



items still require submittal to the Department before consideration for final approval can be received):

- a. **Sussex Conservation District**
- b. **Office of the State Fire Marshal**
- c. **Office of Drinking Water (Public Health)**
- d. **Sussex County Engineering Department**
- e. **Sussex County Mapping and Addressing Department**
- f. **Delaware Department of Transportation**
- g. **The local school district regarding bus stop provisions.**
- h. **Copies of all HOA documents/restrictive covenants**

Please note that a lot fee of \$10.00 per lot is required to be paid prior to approval of any Final Site Plan. For 38 lots, the fee is \$380.00. Please note that the Final Subdivision Plan, once approved, must be recorded with the Recorder of Deeds Office within a period of 60 days after the Final Subdivision Plans have been approved.

**Acknowledged**

Please feel free to contact me with any questions during business hours 8:30 AM– 4:30 PM, Monday through Friday, at 302-855-7878.

Sincerely,

*Nick Torrance*

Nick Torrance  
Planner I



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**DELDOT  
SERVICE LEVEL RESPONSE**

---

**PLANNING & ZONING**  
Jamie Whitehouse, AICP, MRTPI  
Director  
(302) 855-7878 T  
(302) 854-5079 F



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date:

### **Site Information:**

Site Address/Location:

Tax Parcel Number:

Current Zoning:

Proposed Zoning:

Land Use Classification:

Proposed Use(s):

Square footage of any proposed buildings or number of units:

### **Applicant Information:**

Applicant's Name:

Applicant's Address:

City:

State:

Zip Code:

Applicant's Phone Number:

Applicant's e-mail address:





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

December 2, 2020

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Double DB, LP – Oyster Rocks Road** conditional use application, which we received on October 30, 2020. This application is for an approximately 64.33-acre parcel (Tax Parcel: 235-16.00-40.00). The subject land is located on the southeast side of Oyster Rocks Road (Sussex Road 264), approximately 1,900 feet northeast of Delaware Route 1. The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop 39 single-family detached houses.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Oyster Rocks Road where the subject land is located are 1,060 and 1,364 vehicles per day, respectively.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

cc: Double DB, LP, Applicant

Russell Warrington, Sussex County Planning & Zoning  
Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review Coordinator, Development Coordination  
Derek Sapp, Subdivision Manager, Development Coordination  
Kevin Hickman, Subdivision Manager, Development Coordination  
Brian Yates, Subdivision Manager, Development Coordination  
John Andrescavage, Subdivision Manager, Development Coordination  
James Argo, South District Project Reviewer, Maintenance & Operations  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**WETLANDS**

**RARE, THREATENED  
&  
ENDANGERED SPECIES**

---

# WETLAND DELINEATION REPORT

IDENTIFICATION OF WATERS OF THE UNITED STATES,  
INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS  
REGULATORY PROGRAM

PROPOSED GRAYWOOD SPRINGS SUBDIVISION  
Tax Map Parcel 235-16.00-40.00  
(58.11 ACRES)  
Broadkill Hundred, Sussex County, Delaware

March 8, 2021

***Prepared For:***

Mr. Jeffery Clark, RLA  
Land Tech, Inc.  
Taggart Professional Center  
32895 South Coastal Highway, Suite 202  
Bethany Beach, DE 19930

***Prepared By:***

Edward M. Launay, Professional Wetland Scientist No. 875  
Environmental Resources, Inc.  
38173 DuPont Blvd.  
P.O. Box 169  
Selbyville, DE 19975  
Phone: 302-436-9637

ERI Project: 0286#0970

*Wetland Delineation Report*

*Identification of Waters of the United States, Including Wetlands Subject  
to the Corps of Engineers Regulatory Program*

*Proposed Graywood Springs Subdivision  
Tax Map Parcel 235-16.00-40.00 (58.11 acres)  
Broadkill Hundred, Sussex County, Delaware*

**TABLE OF CONTENTS**

**INTRODUCTION ..... 1**

**INVESTIGATION METHODS ..... 1**

**EXISTING RESOURCE GUIDANCE MAPPING..... 3**

**INVESTIGATION RESULTS ..... 3**

**APPENDICES**

**A) Site Maps**

**Figure 1: USGS Topographic Map**

**Figure 2: National Wetland Inventory Map**

**Figure 3: Web Soil Survey Map**

**Figure 4: Sussex County Tax Map**

**B) Wetland Determination Data Forms (5 Total)**

**C) Site Photos (12 Total)**

## INTRODUCTION

On behalf of the applicant, Land Tech Inc., Environmental Resources, Inc. (ERI) has investigated the subject property to determine the extent of waters of the United States including wetlands subject to the U.S. Army Corps of Engineers (ACOE) Regulatory Program under Section 404 of the Clean Water Act (CWA). The subject property is a 58.11-acre parcel (Tax Parcel 235-16.00-40.00) located 2.6 miles northwest of Nassau, Delaware. It is in the Broadkill Hundred of Sussex County, Delaware (USGS Topographic Map - Figure 1, Appendix A). It is located on the eastern side of Oyster Rocks Road (CR 264), 0.26 miles northwest of its intersection with State Route 1. See Figure 4 Sussex County Tax Map.

ERI identified 24.93 acres of upland agricultural fields along Oyster Rocks Road under active cultivation. A total of 14.38 acres of upland forest was abutting those fields to the east. Geographically isolated wetlands do not occur on this property. The easterly boundary of this property is formed by Fisher Creek, which is a tributary of the Broadkill River, a traditionally navigable water. Along the southerly half of this site Fisher Creek is diked to form two freshwater impoundments. The northerly one-third of the Fisher Creek frontage is tidal waters. Nontidal wetland forest lie between the upland agricultural fields and upland forest and the waters and wetlands of Fisher Creek.

A total of 18.80 acres of the property are waters and wetlands subject to the Corps of Engineers Regulatory Program. Of this amount, 10.66 acres are state regulated (DNREC) waters and wetlands.

Wetlands boundaries identified during this investigation are depicted on the attached site plan entitled *Boundary of Waters of the United States Including Wetlands Subject to U.S Army Corps of Engineers Regulatory Program, Lands of Nancy M. Richards Heirs* (Wetlands Delineation Plan) last revised March 19, 2020 prepared by True North Land Surveying.

For the purposes of this investigation, all wetlands and waters within the subject property are considered jurisdictional and subject to the ACOE Regulatory Program under Section 404 of the CWA under the terms of a preliminary jurisdictional determination. All delineated wetlands and waters abut the traditionally navigable waters of the Broadkill River.

This report and accompanying Waters/Wetlands Delineation Plan are being submitted to the Philadelphia District Corps of Engineers for issuance of a Preliminary Jurisdictional Determination.

## INVESTIGATION METHODS

This investigation consisted of a review of available agency resource mapping and on-site investigations to determine the extent of waters of the United States, including wetlands, for the purposes of Section 404 of the CWA.

Routine level field investigations were conducted within the subject property by Edward M. Launay (Professional Wetland Scientist #875, Society of Wetland Scientists) of ERI between



February 1, 2020 and November 23, 2020 to delineate Waters of the United States boundaries, including wetlands. The delineation was conducted in accordance with the *1987 Corps of Engineers Wetland Delineation Manual* in conjunction with the *Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Atlantic and Gulf Coastal Plain Region; Version 2.0* (November 2010) and supplemental guidance.

For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present.

The Ordinary High Water Mark within streams and drainage channels were delineated in accordance with methods provided in Regulatory Guidance Letter 05-05 (Ordinary High Water Mark Identification, December 7, 2005). The Ordinary High Water Mark defines the lateral limits of CWA jurisdiction within non-tidal waters of the United States (streams, ditches, ponds, etc.) in the absence of adjacent wetlands.

A total of 5 Data Sampling Points were established on December 23, 2020 within representative landscape positions to describe existing site conditions, with information regarding hydrology, vegetation, and soils recorded on Wetland Determination Data Forms (Appendix "B"). The Data Sampling Point locations are depicted on the attached Wetland Delineation Plan. Representative Site Photos (Appendix "C") were also taken to document existing site conditions. The hydrology parameter was evaluated by visual observation of hydrology indicators made during the on-site investigations conducted between February 1 and November 23, 2020. Water table levels were measured within un-lined hand auger boring holes at the established Data Sampling Points.

The vegetation parameter was evaluated using visual estimates to determine the absolute percent cover of all dominant species within each of the Data Sampling Points. The wetland indicator status of observed plant species was determined using the *U.S. Army Corps of Engineers Atlantic and Gulf Coastal Plain 2016 Regional Wetland Plant List*. Soils were evaluated in accordance with the *U.S. Department of Agriculture Natural Resource Conservation Service Field Indicators of Hydric Soils in the United States* (Version 8.2, 2018).

Jurisdiction supporting documents considered during this investigation includes the *Memorandum of Clean Water Act Jurisdiction Following the U.S. Supreme Court Decision in Rapanos v. United States & Carabell v. United States* (June 5, 2007 and December 2, 2008 revisions); and the *U.S. Army Corps of Engineers Jurisdictional Determination Form Instructional Guidebook* (May 30, 2007) and the *Corps / EPA 2020 Navigable Waters Protection Rule*.

Final authority as to the extent and jurisdictional status of Waters of the United States within the subject parcel rests with the Philadelphia District U.S. Army Corps of Engineers.

## **EXISTING RESOURCE GUIDANCE MAPPING**

### **TOPOGRAPHY AND DRAINAGE**

The United States Geological Survey (USGS) Lewes DE Topographic Quadrangle (Figure 1, Appendix A) identifies site elevations ranging from approximately 0 feet to 20 feet above mean sea level, with elevation generally decreasing from Oyster Rocks Road to the southeast toward Fisher Creek. The blue-line features are depicted within the subject property include Fisher Creek and its associated impoundments. The USGS Topographic Quadrangle is consistent with the results of the ERI delineation of wetlands.

### **WEB SOIL SURVEY**

The U.S. Department of Agriculture (USDA) Natural Resource Conservation Service (NRCS) Web Soil Survey (Figure 3, Appendix A) identifies the following primary soil series within the subject property:

Runclint (RuA, RuB), Well Drained, Slopes Vary 0 to 5%  
Downer (DoA), Well Drained, 0-2% Slope  
Manahawkin Muck (MmA), Very Poorly Drained

The Manahawkin Muck series is found on the NRCS List of Hydric Soils.

Soil series boundaries depicted on the Web Soil Survey are generally consistent with soil conditions observed by ERI during this investigation. Well drained upland soils in the Runclint and Downer Series occur throughout most of the upland portions of the site. The extent of delineated wetlands is more than the limits of hydric soils depicted on the Web Soil Survey. Other hydric soil types less mucky in characteristic such as Fallsington sandy loam were identified within wetland areas delineated by ERI. Manahawkin Muck soils only occur within the most low-lying or impounded areas along Fisher Creek.

### **NATIONAL WETLANDS INVENTORY**

The United States Fish and Wildlife Service (USFWS) National Wetlands Inventory (NWI, Figure 2, Appendix A) identifies palustrine forested wetlands PFOIR abutting Fisher Creek as it forms the easterly property boundary of this site. Impounded non tidal waters and a pond are found along the southerly half of the property consistent with the results of ERI's delineation.

Emergent wetlands and waters including an excavated tidal embayment are mapped on the northerly boundary of the site along Oyster Rocks Road where a larger area of uplands was identified. See Data Sheets U-1 and U-2. Historic fill taken from the embayment now form an upland area adjacent to it.

In general, the NWI Mapping is consistent with the results of ERI's wetland delineation.

## INVESTIGATION RESULTS

Agricultural Fields – Agricultural fields on this site are occupied by well drained upland soil in the Runclint Series. These fields occupy a high landscape position and have been and continue to be under active cultivation. There is no physical or photographic evidence of seasonal ponding, inundation, or poor drainage.

Upland Forest – Forested uplands border the agricultural fields on this site. Upland forest borders nontidal wetlands which abut wetlands bordering Fisher Creek. A portion of Fisher Creek is diked to form a freshwater impoundment supporting both emergent and scrub shrub wetland vegetation (Wetland Flags A-51 to 56 & B-1 to 5). Filled lands also border an excavated pond which is connected with the impoundment (Flags A-19 to A-36). Data Point A-3 is representative of the forested upland condition found on this part of the site. Tulip poplar (FacU) is a dominant species through the upland forest. American holly and southern red oak (Fac) is also abundant in the overstory and understory. A defined topographic divide exists between upland and wetlands. Well drained upland soils conditions are evident within this portion of upland forest.

Data Points U-1 and U-2 characterize uplands found on the north western portions of the site where conditions are more variable, and which show evidence of past disturbances. As previously noted, an embayment was historically excavated along Fisher Creek (Flags B-57 to B-65). Fill from that excavation was spread and graded to create an upland area which is now fully forested. Data Point U-1 describes the uplands which transition along the boundary of nontidal wetlands. Groundwater depths in November 2020 were 26 inches below the surface and soil profile condition (yellow brown colors with no redoximorphic features till a depth of 24 inches) indicated a somewhat poorly drained to moderately well drained soils more typical of Klej loamy sand rather than soils in the Runclint Series as mapped by the USDA. Neither soil nor hydrology parameters for wetland classification were met in this upland area.

Data Point U-2 is representative of an upland forest which borders Oyster Rock Road at the northeastern end of the property. The NWI Mapping indicated more extensive wetlands than delineated by ERI in this area.

Areas along the wetland boundary between Data Point U-1 and U-2 (Flags B-64 to B-67) the property shows evidence of historic man made filling and grading disturbances. Where disturbance exists, topography does define the wetland boundary. Facultative species such as sweet gum, black gum, American holly, and loblolly pine are intermixed with facultative upland species such as tulip poplar and black cherry. The delineated upland soil profile conditions were similar to Data Point U-1 however, depth to groundwater was greater (dry at 30" Nov. 2020).

Forested Wetlands – Wetland conditions vary within this site. Scrub shrub and emergent wetland occur deep within wetland areas along Fisher Creek. The head of tide occurs just south of the tidal embayment (Flag B-57).

Landward of Fisher Creek palustrine forested wetland with a well developed canopy and structure occurs. Wetland Data Points W-1 and W-2 describe these conditions. W-2 describes a very poorly drained wetland forest area near the toe of a filled upland slope. All parameters for wetland classification area clearly met. The entire plant community has a facultative or wetter indicator status.

Data Point W-1 describes a less defined transitional area between uplands and wetlands. Soils were not as mapped by the USDA being more typical of a poorly drained soils in the Fallsington Series. Typical species were black gum, red maple, and American holly in both over and understory with sweet bay magnolia common in the understory. Groundwater depths (November 2020) within the area classified as wetlands was between 12 to 18 inches.

### **CONCLUSIONS**

ERI identified 24.93 acres of upland agricultural fields along Oyster Rocks Road under active cultivation. A total of 14.38 acres of upland forest was abutting those fields to the east. Geographically isolated wetlands do not occur on this property. The easterly boundary of this property is formed by Fisher Creek, which is a tributary of the Broadkill River, a traditionally navigable water. Nontidal wetland forest lie between the upland agricultural fields and upland forest and the waters and wetlands of Fisher Creek.

A total of 18.80 acres of the property are waters and wetlands subject to the Corps of Engineers Regulatory Program. Of this amount, 10.66 acres are state regulated (DNREC) waters and wetlands.



DEPARTMENT OF THE ARMY  
U.S. ARMY CORPS OF ENGINEERS, PHILADELPHIA DISTRICT  
100 PENN SQUARE EAST  
PHILADELPHIA PENNSYLVANIA 19107-3390

May 4, 2021

Regulatory Branch

SUBJECT: NAP-OPR-2021-186-23 (PJD)  
Project Name: Graywood Springs SX  
Latitude/Longitude: 38.781760° N /-75.216637° W

Edward M. Launay  
Environmental Resources, Incorporated  
38173 DuPont Boulevard  
Post Office Box 169  
Selbyville, Delaware 19975

Dear Mr. Launay:

The plan identified on the following page depicts all delineated waterways and wetlands on the subject site that may be jurisdictional under Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbor Act.

Pursuant to Section 10 of the Rivers and Harbors Act and Section 404 of the Clean Water Act, a Department of the Army permit is required for work or structures in navigable waters of the United States and the discharge of dredged or fill material into waters of the United States including adjacent wetlands. Any proposal to perform the above activities within any waters of the United States will require the prior approval of this office.

This preliminary determination has been conducted to identify the location(s) of wetlands and waters that may be waters of the United States for the particular site identified in this request. This determination may not be valid for the wetland conservation provisions of the Food Security Act of 1985, as amended. If you or your tenant are U.S. Department of Agriculture (USDA) program participants, or anticipate participating in USDA programs, you should request a certified wetland determination from the local office of the Natural Resources Conservation Service prior to starting work.

This preliminary jurisdictional determination is non-binding and indicates that there may be waters of the United States, including wetlands on the parcel. Pursuant to Federal Regulations at 33 C.F.R. 331.2, preliminary JDs are advisory in nature and may not be appealed (see attached Notification of Appeal Form - Enclosure 1). However, the applicant retains the right to request an approved jurisdictional determination, which may be appealed. Also enclosed (Enclosure 2) is a copy of the Preliminary Jurisdictional Determination Form signed by the applicant or his agent agreeing to accept a preliminary jurisdictional determination. Please be aware that for purposes of computation of impacts, compensatory mitigation requirements, and other resource

protection measures, a permit decision made on the basis of a preliminary JD will treat all waters and wetlands that would be affected in any way by the permitted activity as if they are jurisdictional waters of the U.S.

This letter is valid for a period of five (5) years. However, this preliminary jurisdictional determination is issued in accordance with current Federal regulations and is based upon the existing site conditions and information provided by you in your application. This office reserves the right to reevaluate and modify the preliminary jurisdictional determination at any time should the existing site conditions or Federal regulations change, or should the information provided by you prove to be false, incomplete, or inaccurate.

If you have any questions about this matter, please contact me at (302) 736-9764, or by email at john.g.brundage@usace.army.mil.

Sincerely,



John G. Brundage  
Senior Biologist  
Regulatory Branch

\*\*\*\*\*

SUBJECT PROPERTY: Tax Map Parcel 235-16.00-40.00, Oyster Rocks Road, Broadkill Hundred, Sussex County, Delaware.

\*\*\*\*\*

SURVEY DESCRIPTION: Plan prepared by True North Land Surveying, Inc, dated February 24, 2020, revised March 19, 2020, and titled: Boundary Survey & Waters of U.S. Including Wetlands Subject to Corps of Engineers Regulatory Program, Lands of Nancy M. Richards Heirs, 14675 Oyster Rocks Road, Milton, DE 19968, one sheet.

\*\*\*\*\*

Enclosures



STATE OF DELAWARE  
**DEPARTMENT OF NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL**

DIVISION OF FISH & WILDLIFE  
RICHARDSON & ROBBINS BUILDING  
89 KINGS HIGHWAY  
DOVER, DELAWARE 19901

**DIRECTOR'S  
OFFICE**

PHONE  
(302) 739-9910

December 8, 2020

Edward Launay  
ERI Consultants  
28173 Dupont Boulevard  
Selbyville, DE 19975

*Re: ERI 2020 Oyster Rocks Road, Tax Parcel No. 235-16.00-40.00*

Dear Ed Launay:

Thank you for contacting the Species Conservation and Research Program (SCRCP) about information on rare, threatened and endangered species, unique natural communities, and other significant natural resources as they relate to the above referenced project. Project details were not yet available at this stage, so the comments below are a response to a general inquiry. Please contact SCRCP again for more project specific recommendations when those details become available.

*State Natural Heritage Site*

A review of our database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities at this project site. As a result, at present, this project does not lie within a State Natural Heritage Site, nor does it lie within a Delaware National Estuarine Research Reserve which are two criteria used to identify "Designated Critical Resource Waters" in the Army Corps of Engineers (ACOE) Nationwide Permit General Condition No. 22. A copy of this letter shall be included in any permit application or pre-construction notification submitted to the Army Corps of Engineers for activities on this property.

*Fisheries*

After reviewing the project description, it does not appear that any waterways will be impacted; therefore, there are no fisheries concerns at present.

*State Natural Area*

The proposed project area occurs within Delaware's Natural Areas Inventory. State Natural Areas are composed of areas of land and/or water, whether in public or private ownership, which

***We Bring You Delaware's Great Outdoors  
through Science and Service***

have retained or reestablished its natural character (although it need not be undisturbed), has unusual flora or fauna, or has biotic, geological, scenic or archaeological features of scientific or educational value. If you require further information about this area for your planning, please contact Melanie Cucunato at 856-332-3872 or [Melanie.Cucunato@delaware.gov](mailto:Melanie.Cucunato@delaware.gov).

### *Forests*

Cumulative forest loss and forest fragmentation throughout the state is of utmost concern to the Division of Fish and Wildlife. While project plans were not yet available, we would recommend that any future development at this site avoid clearing the forests to the greatest extent possible. These forests serve as a buffer to the wetlands present on the parcel. Buffers are an integral component of aquatic and wetland habitats that serve to reduce the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms.

### *Mosquito Nuisance Issue*

Wetlands adjacent to this project provide a vast area for mosquito breeding. Adult mosquitoes are not constrained by wetland boundaries and will certainly exist within the area of the development. This may lead to increased demands for mosquito control service, going beyond what DNREC- Division of Fish and Wildlife, Mosquito Control Section currently has the budget or resources to provide. Impact to the State's allocation of public funds for mosquito control services may be a consequence of approving a development within proximity to mosquito breeding habitat. If the applicant has any questions regarding mosquito control issues, they can contact Dr. Bill Meredith, Mosquito Control Administrator at 739-9917.

We are continually updating our records on Delaware's rare, threatened and endangered species, unique natural communities and other significant natural resources. If the start of the project is delayed more than a year past the date of this letter, please contact us again for the latest information.

Please feel free to contact me with any questions or if you require additional information.

Sincerely,



Katie Kadlubar  
*Environmental Review Coordinator*  
Phone: (302) 735-8665  
6180 Hay Point Landing Road  
Smyrna, DE 19977

(See invoice on next page)



**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**PUBLIC WATER  
ABILITY TO SERVE**

---

**From:** [Maximum Morowsky](#)  
**To:** [Cathy Lyons](#)  
**Cc:** [Christopher Pfeifer](#); [Katja Kalinski](#)  
**Subject:** RE: As-built and Ability to Serve Request  
**Date:** Thursday, February 18, 2021 11:16:13 AM  
**Attachments:** [image004.png](#)  
[image005.png](#)  
[image007.png](#)  
[3L10243.pdf](#)  
[3L10257.pdf](#)  
[3L10259.pdf](#)  
[3L30109.pdf](#)

---

Hey Cathy,

Here our four As-Builts that show our water mains on Oyster Rocks Road. The first As-Built (3L10243) shows our water main in front of and in Osprey Landing. The water main is a 10". The second As-Built (3L10257) shows the 10" water main in front of Covington Chase. The third As-Built (3L10259) shows the water main in front of Oyster Rock. The last As-Built (3L30109) shows the water main entering Oyster Rock Road from Route 1. This water main runs along the West side of Oyster Rock Road and ends at the cap shown on As-Built (3L10243). Let me know if you have any questions.

**Maximum Morowsky, E.I.**

Staff Engineer | [Tidewater Utilities, Inc.](#)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1321



[mmorowsky@middlesexwater.com](mailto:mmorowsky@middlesexwater.com)

---

**From:** Cathy Lyons <CLyons@gmbnet.com>

**Sent:** Friday, February 12, 2021 1:31 PM

**To:** Maximum Morowsky <mmorowsky@middlesexwater.com>

**Cc:** Christopher Pfeifer <CPfeifer@gmbnet.com>; Katja Kalinski <KKalinski@gmbnet.com>

**Subject:** RE: As-built and Ability to Serve Request

**This message originated outside your organization exercise caution when clicking on embedded links/attachments only do so if you trust the sender.**

---

Thank you.

Cathy

---

**Cathy Lyons**

*Senior Project Coordinator*

206 West Main Street | Salisbury, MD | 21801

410.742.3115 | [www.gmbnet.com](http://www.gmbnet.com) | [Find us on facebook](#)

---

**From:** Maximum Morowsky <mmorowsky@middlesexwater.com>

**Sent:** Friday, February 12, 2021 1:26 PM

**To:** Cathy Lyons <CLyons@gmbnet.com>

**Cc:** Christopher Pfeifer <CPfeifer@gmbnet.com>; Katja Kalinski <KKalinski@gmbnet.com>

**Subject:** RE: As-built and Ability to Serve Request

Hey Cathy,

Happy Friday to you too! I got the request and the plan set. Could you please fill out the

Acknowledgement/Conditions of Receipts and the requested by section at the bottom of the page. Please do not fill out the Authorized by section. I will fill that section out once you fill out the sections listed above. Let me know if you have any questions!

**Maximum Morowsky, E.I.**

Staff Engineer | [Tidewater Utilities, Inc.](#)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1321



[mmorowsky@middlesexwater.com](mailto:mmorowsky@middlesexwater.com)

---

**From:** Cathy Lyons <[CLyons@gmbnet.com](mailto:CLyons@gmbnet.com)>

**Sent:** Friday, February 12, 2021 1:18 PM

**To:** Maximum Morowsky <[mmorowsky@middlesexwater.com](mailto:mmorowsky@middlesexwater.com)>

**Cc:** Christopher Pfeifer <[CPfeifer@gmbnet.com](mailto:CPfeifer@gmbnet.com)>; Katja Kalinski <[KKalinski@gmbnet.com](mailto:KKalinski@gmbnet.com)>

**Subject:** As-built and Ability to Serve Request

**This message originated outside your organization exercise caution when clicking on embedded links/attachments only do so if you trust the sender.**

---

Max,

Happy Friday. Please find enclosed the required Facilities Information Request form and Preliminary Site Plan for the Greywood Springs Project. We are requesting as-built information and ability to serve confirmation.

Please confirm receipt of this email due to the file size of the plan.

Please feel free to contact our office with any questions or comments.

Thank you,

Cathy

---

**Cathy Lyons**

*Senior Project Coordinator*

206 West Main Street | Salisbury, MD | 21801

410.742.3115 | [www.gmbnet.com](http://www.gmbnet.com) | [Find us on facebook](#)

**DESIGN SUMMARY AND SUPPLEMENTAL DATA**

---

**GRAYWOOD SPRINGS SUBDIVISION**

---

**SEPTIC FEASIBILITY**

---

# Atlantic Resource Management, Inc.

Soil Resource Consulting • Environmental Planning



August 30, 2021

ARM # 050-DS21-SF

Mr. Jeffrey A. Clark, RLA  
Land Tech Land Design, LLC  
32895 South Coastal Highway, Suite 202  
Bethany Beach, DE 19930

To Whom It May Concern:

Based on the Soil Feasibility Study, this letter summarizes the information collected to date with regards to the siting of On-site Wastewater Treatment and Disposal Systems (OWTDS – Septic) for proposed **Lots 1 through 39** of the **Graywood Springs Subdivision** on Tax Map 2-35-16.00, Parcel 40.00 (part of), southeast off Oyster Rocks Road (CR 264) in Milton, Sussex County, Delaware.

- Proposed **Lots 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, and 13** are *optimally* suited for a **Full Depth Standard Gravity Fed OWTDS-Septic**.
- Proposed **Lot 7** is *optimally* suited for a **Capping Fill Gravity Fed OWTDS-Septic**.
- Proposed **Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 28, 29, 31, 32, 33, 34, 35, 36, 37, 38, and 39** are *optimally* suited for a **Low Pressure Pipe OWTDS-Septic**
- Proposed **Lots 23, 24, 25, 26, and 27** are *optimally* suited for an **Elevated Sand Mound, Peat Biofilter, Drip Irrigation OWTDS-Septic**
- Proposed **Lot 30** is *optimally* suited for an **Innovative and Alternative (I/A) Elevated Sand Mound with PSN3 Advanced Treatment Unit, Peat Biofilter, or Micro-Irrigation Drip with PSN3 Advanced Treatment Unit OWTDS-Septic**.

The OWTDS areas are illustrated on the attached *Plot Drawing* which was adapted from a Concept Plan by Land Tech Land Planning, LLC and George, Miles & Buhr, LLC (09/2020). The Soil Feasibility Study review and approval is pending with the State of Delaware (DNREC) and upon approval, the Statement of Non-Binding Feasibility will be emailed by DNREC to the clientele. Additionally, upon approval, the site documentation becomes public information. In the meantime, this letter is provided for planning purposes, a reported public hearing, and/ or pertinent financial transactions.

Lāf P. Erickson (Class A Percolation Tester/ D Site Evaluator # 2460) of Atlantic Resource Management, Inc is licensed by DNREC to conduct Soil Feasibility Studies for the siting of On-site Wastewater Treatment and Disposal Systems (OWTDS-Septic). Please contact me should you need additional information or if you have any questions, 302-539-2029.

Sincerely,  
**For Atlantic Resource Management, Inc.**

Lāf P. Erickson  
Soil Scientist, DNREC Class A/D - CPSS/SC

ArmInc/Letters 21/ 050-DS21-SF Graywood Springs Summary Letter

*Post Office Box 869  
Ocean View, Delaware 19970  
Phone: (302) 539-2029  
Fax: (302) 539-4601  
DE@atlanticresource.net*

# Graywood Springs Subdivision On-Site Wastewater Treatment and Disposal System (OWTDS) Methodologies

- NOTES: 1) This data represents the best available information as of August 30, 2021 and is subject to change. All isolation distances (wells, stormwater management structures, etc.) must be maintained per Exhibit C in the Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems (1/4/85; amended 01/11/14).
- 2) Prior to additional site planning or financial transactions regarding the respective lots, Individual Site Evaluations should be obtained to identify system sizing requirements and to identify the total buildable area. Information is subject to change based on more detailed investigations or Regulatory review.

Lot Number	<b>SOIL FEASIBILITY STUDY FINDINGS for On-Site Wastewater Treatment and Disposal System (OWTDS-Septic) Methodologies</b>
1	Standard Full Depth Gravity Fed et seq
2	Standard Full Depth Gravity Fed et seq
3	Standard Full Depth Gravity Fed et seq
4	Standard Full Depth Gravity Fed et seq
5	Standard Full Depth Gravity Fed et seq
6	Standard Full Depth Gravity Fed/ Capping Fill Gravity Fed et seq
7	Capping Fill Gravity Fed et seq
8	Standard Full Depth Gravity Fed/ Capping Fill Gravity Fed et seq
9	Standard Full Depth Gravity Fed et seq
10	Standard Full Depth Gravity Fed et seq
11	Standard Full Depth Gravity Fed et seq
12	Standard Full Depth Gravity Fed et seq
13	Standard Full Depth Gravity Fed et seq
14	Low Pressure Pipe/ Elevated Sand Mound et seq
15	Low Pressure Pipe/ Elevated Sand Mound et seq
16	Low Pressure Pipe et seq
17	Low Pressure Pipe et seq
18	Low Pressure Pipe et seq
19	Low Pressure Pipe et seq
20	Low Pressure Pipe et seq
21	Low Pressure Pipe et seq
22	Low Pressure Pipe et seq
23	Elevated Sand Mound et seq
24	Elevated Sand Mound et seq
25	Elevated Sand Mound et seq
26	Elevated Sand Mound et seq
27	Elevated Sand Mound et seq
28	Low Pressure Pipe/ Elevated Sand Mound et seq
29	Low Pressure Pipe/ Elevated Sand Mound et seq
30	<i>Innovative and Alternative</i> Elevated Sand Mound et seq (I/A Peat Biofilter, Drip)
31	Low Pressure Pipe/ Elevated Sand Mound et seq
32	Low Pressure Pipe et seq
33	Low Pressure Pipe et seq
34	Low Pressure Pipe et seq
35	Low Pressure Pipe et seq
36	Low Pressure Pipe et seq
37	Low Pressure Pipe/ Elevated Sand Mound et seq
38	Low Pressure Pipe/ Elevated Sand Mound et seq
39	Low Pressure Pipe/ Elevated Sand Mound et seq

Atlantic Resource Management, Inc.  
P.O. Box 869

Ocean View , DE 19970  
(302) 539-2029 (Phone) - (302) 539-4601 (Fax)

[DE@atlanticresource.net](mailto:DE@atlanticresource.net)



