

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, MRTPI  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date: January 13<sup>th</sup>, 2022

Application: 2021-15 Cobb Property

Applicant: Beazer Homes, LLC – Attn: Brian Knauff  
6085 Marshalee Dr, Suite 350  
Elkridge, MD 21075

Owner: Peggy Jean Timmons Cobb  
36341 Zion Church Rd  
Selbyville, DE 19975

Site Location: The property is located on the northeast side of Zion Church Road (Route 20), approximately 0.5 mile northwest of Lighthouse Road (Route 54).

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

Proposed Use: 68 Single-Family Lots as a Cluster Subdivision

Comprehensive Land Use Plan Reference: Low Density

Councilmanic District: Mr. Schaeffer

School District: Indian River School District

Fire District: Roxana Fire Company

Sewer: Sussex County

Water: Artesian Water Company

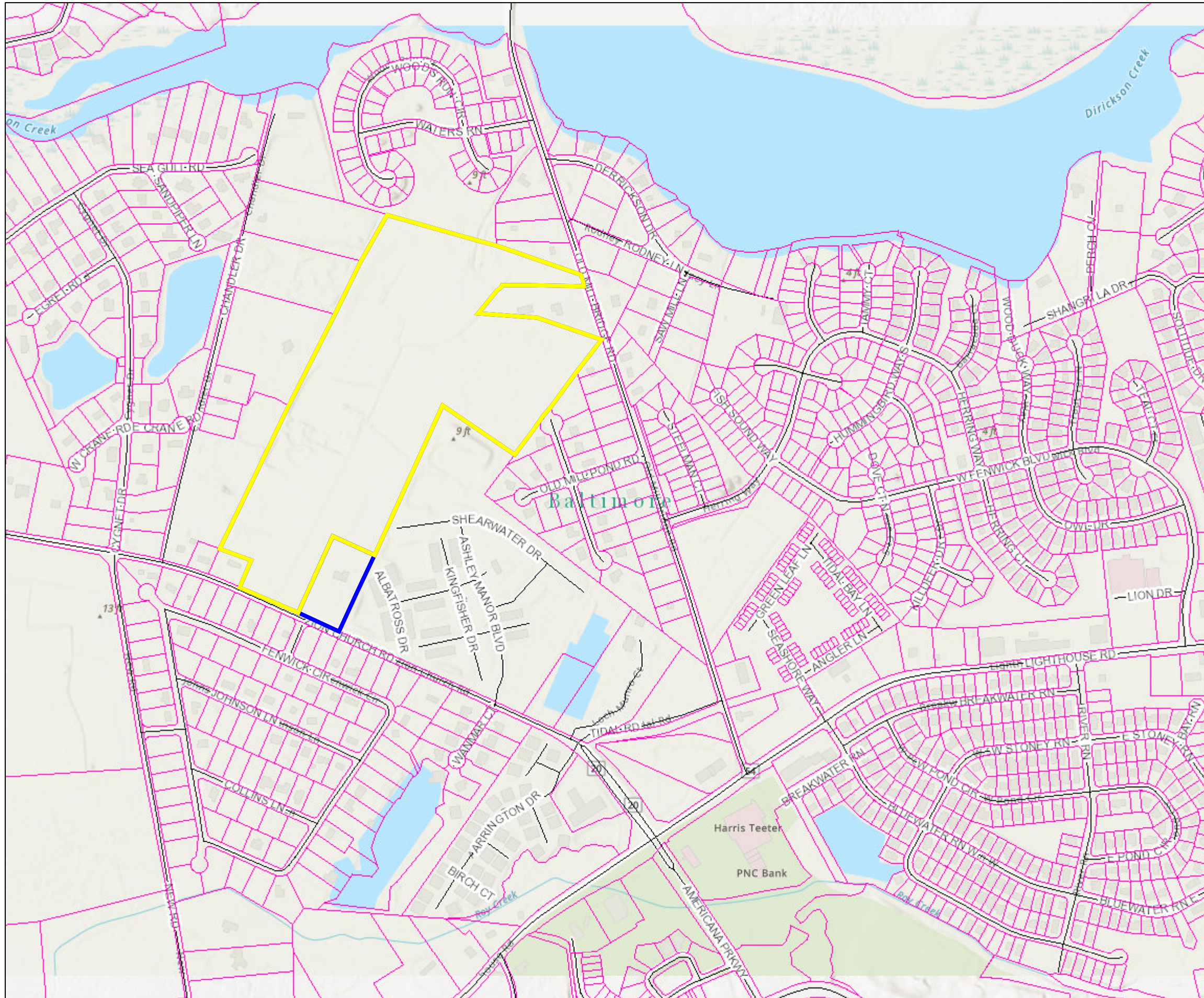
Site Area: 54.38 +/- acres

Tax Map ID: 533-12.00-21.00 & 21.03





# Sussex County



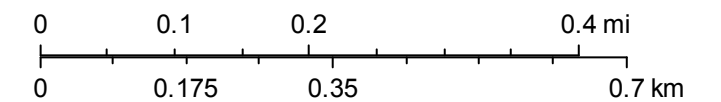
<b>PIN:</b>	533-12.00-21.00	
<b>Owner Name</b>	TIMMONS	PEGGY JEAN REV TR
<b>Book</b>	3058	
<b>Mailing Address</b>	10038 W HOLLAND CIR	
<b>City</b>	BERLIN	
<b>State</b>	MD	
<b>Description</b>	NE/RD 382	
<b>Description 2</b>	2385'NW/RT 54	
<b>Description 3</b>	FX	
<b>Land Code</b>		

- polygonLayer**

  - Override 1
- polygonLayer**

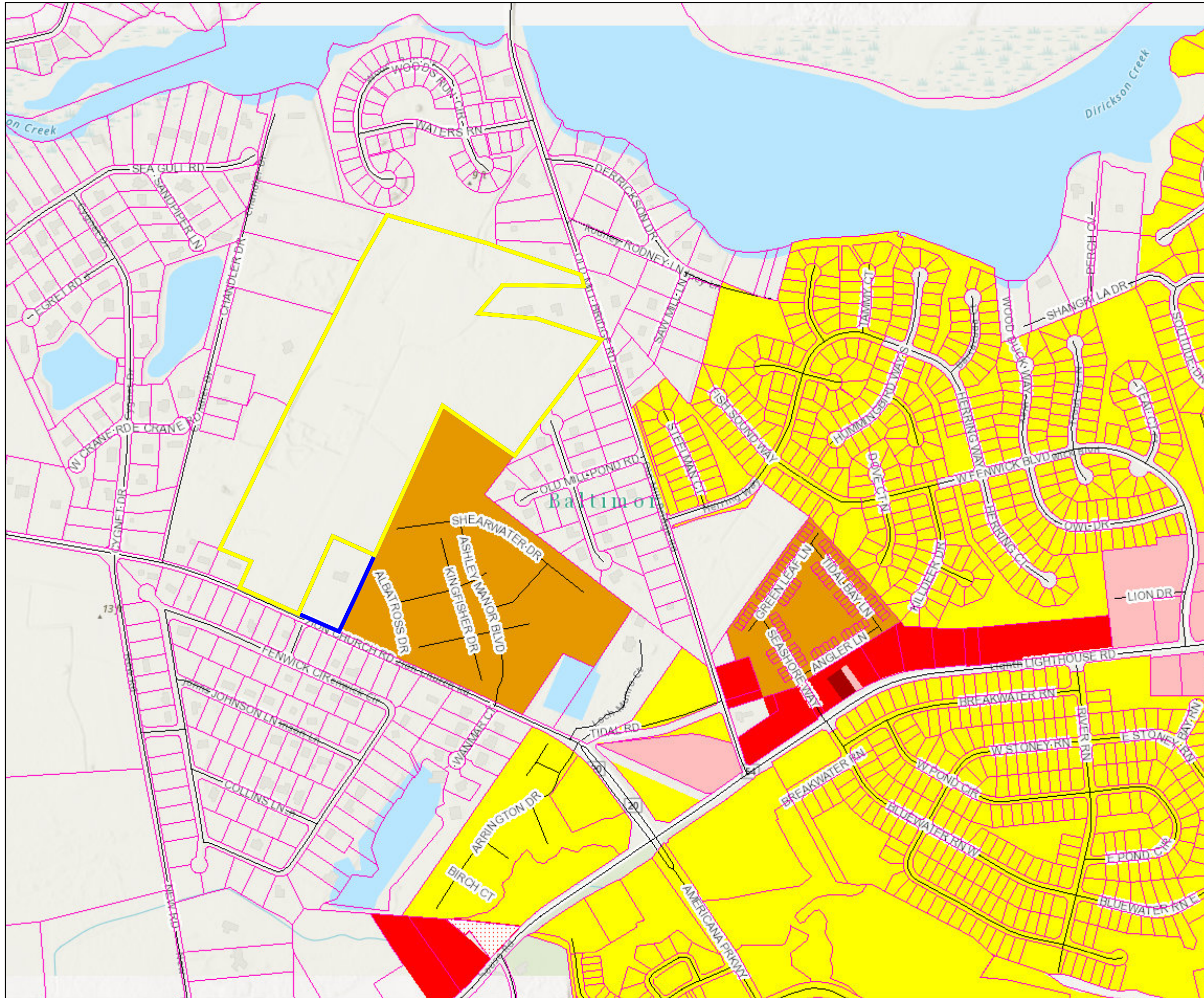
  - Override 1
  - Tax Parcels
  - Streets
  - Hundred Boundaries
  - County Boundaries

1:9,028





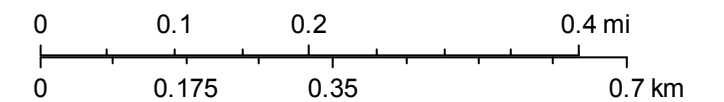
# Sussex County



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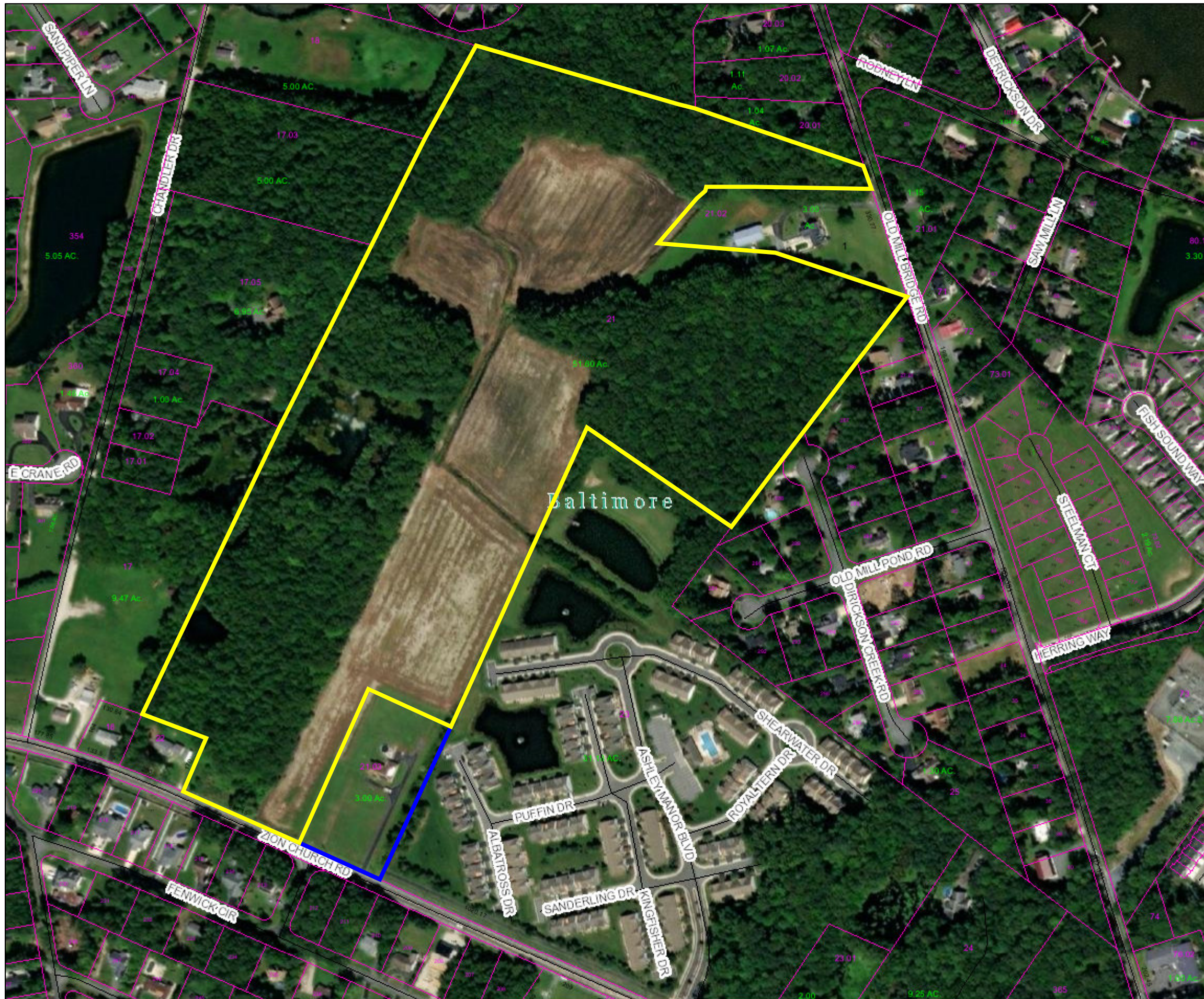
- polygonLayer  
   Override 1
- polygonLayer  
   Override 1
- Tax Parcels
- Streets

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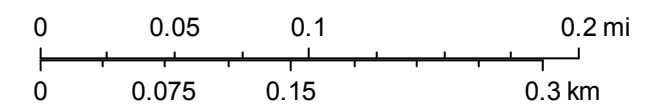
# Sussex County



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- Tax Parcels
- Streets
- Hundred Boundaries
- County Boundaries

1:4,514



File #: 2021-15  
Pre-App Date: \_\_\_\_\_  
202105374  
202105378

**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

RECEIVED

APR 09 2021

SUSSEX COUNTY  
PLANNING & ZONING

**Type of Application: (please check applicable)**

Standard:

Cluster:

Coastal Area:

**Location of Subdivision:**

North side of Zion Church Road, approximately 0.47 miles from the intersection of Zion Church Road and Route 54 (Lighthouse Road) between Selbyville and Fenwick Island.

**Proposed Name of Subdivision:**

Cobb

Tax Map #: 533-12.00-21.00 & 21.03 Total Acreage: 54.38

Zoning: AR-1 Density: 1.21 Minimum Lot Size: 7500 sf Number of Lots: 68

Open Space Acres: 29.91

Water Provider: Artesian Water Company Sewer Provider: Sussex County

**Applicant Information**

Applicant Name: Beazer Homes, LLC - Attn: Brian Knauff

Applicant Address: 6085 Marshalee Drive, Suite 350

City: Elkridge State: MD Zip Code: 21075

Phone #: 443-539-9249 E-mail: brian.knauff@beazer.com

**Owner Information**

Owner Name: Peggy Jean Timmons Cobb

Owner Address: 36341 Zion Church Road

City: Selbyville State: DE Zip Code: 19975

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

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: George, Miles & Buhr, LLC - Stephen L. Marsh, P.E.

Agent/Attorney/Engineer Address: 206 West Main Street

City: Salisbury State: MD Zip Code: 21801

Phone #: 410-742-3115 E-mail: smarsh@gmbnet.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)
  - o Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 & 99-24
  - o Provide compliance with Section 99-9.
  - o Deed or Legal description, copy of proposed deed restrictions, soil feasibility study
- Provide Fee \$500.00
- Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- PLUS Response Letter (if required)  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**

*Handwritten signature in blue ink*

Date: 4-9-21

**Signature of Owner**

*Handwritten signature: Jesse S. Cobb*

Date: 4-1-21

**For office use only:**

Date Submitted: 4/9/21  
Staff accepting application: \_\_\_\_\_  
Location of property: \_\_\_\_\_

Fee: \$500.00 Check #: 3360  
Application & Case #: \_\_\_\_\_

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

Sussex County, Delaware  
Technical Advisory Committee

Comment Sheet

\*\*\*\*\*



DATE OF REVIEW: July 8, 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  
John A. Colpo, Fire Protection Specialist

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

RE: COBB PROPERTY (21-015)

*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:**

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Assembly)
- 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:**

- All structures over 10,000 sqft aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sqft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR



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 Zion Church 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
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- 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***



STATE OF DELAWARE  
**DEPARTMENT OF NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL**  
DIVISION OF WATERSHED STEWARDSHIP  
21309 BERLIN RD  
UNIT #6  
GEORGETOWN, DE 19947

PHONE: (302) 855-1930  
FAX: (302) 670-7059

**DRAINAGE PROGRAM**

June 29, 2021

Lauren DeVore  
Sussex County  
Planning and Zoning Office  
2 The Circle  
Georgetown, DE 19947

RE: Parcel # 533-12.00-21.00 & 21.03, Cobb Property

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the preliminary plans submitted by George, Miles, and Buhr, LLC. for the above noted property.

The Drainage Program has performed a preliminary review and offers the following guidance:

- The proposed project is not located within a Tax Ditch watershed. However, the Henry C. Johnson Tax Ditch watershed is near the proposed project site. If the proposed development activity will be draining into the Henry C. Johnson Tax Ditch watershed, a Court Order Change (COC) will need to be processed by the DNREC Drainage Program.
- There are multiple reported drainage concerns near the proposed project area including one from 2020, regarding ground saturation due to poor drainage within the adjacent development.
- 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.

If you have any questions or concerns, please contact the Drainage Program at (302) 855-1930.

Sincerely,

*Allison Wheatley*

Allison Wheatley  
Environmental Planner II

cc: Brittany L. Haywood, Tax Ditch Program Manager I



June 30, 2021

Ms. Lauren DeVore  
Sussex County Planning & Zoning Commission  
PO Box 417  
Georgetown, DE 19947

**Re:** Sussex County Technical Advisory Committee

Dear Ms. DeVore:

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

1. ***Application:***      ***2021-22 The Woods at Burton Pond Extended***

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

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

2. ***Application:***      ***2021-15 Cobb Property***

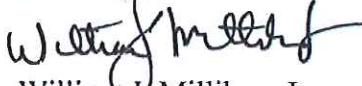
This application indicates central water will be supplied by Artesian Water Company, Inc. *This project requires an Approval to Construct and an Approval to Operate from the Office of Engineering when constructing a new water system or altering an existing water system.* In order to obtain an Approval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

Ms. Lauren DeVore  
Sussex County Planning & Zoning  
June 30, 2021  
Page 2

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

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

Sincerely,



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



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

July 29, 2021

Lauren DeVore, Planner III  
Planning & Zoning Commission  
P.O. Box 417  
Georgetown, Delaware 19947

**Subject: Preliminary Plans for Cobb Property**

Dear Ms. DeVore,

Thank you for providing preliminary plans for Cobb Property submitted by George, Miles & Buh, LLC. The plans submitted to our section dated January 2021 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 Cobb Property's preliminary subdivision plans dated January 2021 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,

A handwritten signature in cursive script that reads "Taryn Davidson".

Taryn Davidson  
Urban Forestry Program  
Delaware Forest Service



## Christin Scott

---

**From:** Detrick, Dave <ddetrick@chpk.com>  
**Sent:** Friday, June 25, 2021 12:49 PM  
**To:** Christin Scott  
**Cc:** Vandervort, Jennifer  
**Subject:** RE: TAC Review 2021-15 Cobb Property & 2021-22 Woods at Burton Pond Extended

**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 Christin –

Please add Jen Vandervort (copied) to this distribution list.

Thanks much!

Dave Detrick, C.E.M  
Manager, Growth and Retention  
500 Energy Lane, Suite 100, Dover, DE 19901  
302-363-0986



---

**From:** Christin Scott <christin.scott@sussexcountyde.gov>  
**Sent:** Friday, June 25, 2021 10:08 AM  
**To:** Beth Krumrine <beth.krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; Detrick, Dave <ddetrick@chpk.com>; Holden, Dean <dholden@chpk.com>; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; James Sullivan <James.Sullivan@delaware.gov>; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; John J. Ashman <jashman@sussexcountyde.gov>; John.Hayes@delaware.gov; John.kennel@delaware.gov; John.Martin@delaware.gov; Jordan T. Dickerson <jordan.dickerson@sussexcountyde.gov>; Kate.Flemming@Delaware.gov; Gabbard, Kelley <kgabbard@chpk.com>; McCabe, Richard (DeL DOT) <Richard.McCabe@delaware.gov>; meghan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisaac@sussexcountyde.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; Giroux, Tiffany <tgiroux@chpk.com>; Vince Robertson <vrobertson@pgslegal.com>  
**Subject:** [EXTERNAL] TAC Review 2021-15 Cobb Property & 2021-22 Woods at Burton Pond Extended

All,

Sussex County Planning Office has received two (2) applications that require TAC review. Attached is a memo regarding the applications and PDFs of the plans submitted.

Please provide comments on or before Friday, August 27, 2021.

Please feel free to contact me with any questions.



Thank you,

*Christin Scott*

Christin Scott  
Planner I  
Department of Planning & Zoning  
2 the Circle  
Georgetown, DE 19947  
(302) 855-7878  
8:30AM – 4:30PM

Much of the County's Planning and Zoning Information can be found online at:

<https://sussexcountyde.gov/sussex-county-mapping-applications>

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Chesapeake Utilities Corporation (“Chesapeake Utilities”) is an energy delivery company publicly traded on the New York Stock Exchange under the ticker symbol “CPK” (NYSE: CPK). Chesapeake Utilities is not, nor has it ever been, affiliated with Chesapeake Energy Corporation. This email, together with any attachments, is intended only for the use of the party to which it is addressed and may contain information that is proprietary, privileged, confidential, and/or otherwise protected by law. If you are not the intended recipient, you are hereby notified that any dissemination, distribution or copying of this email or its contents is strictly prohibited. If you have received this message in error, please notify the sender immediately by replying to the message, and permanently delete this email from your computer and destroy all copies of it.

## Christin Scott

---

**From:** Dickerson, Troy <TDickerson@delaware.coop>  
**Sent:** Friday, June 25, 2021 10:58 AM  
**To:** Christin Scott; Beth Krumrine; Brad Hawkes; Chris Calio; Dave Detrick; dholden@chpk.com; C. Daniel Parsons; Duane.Fox@delaware.gov; James Sullivan; jennifer.cinelli@delaware.gov; jessica.watson@sussexconservation.org; John J. Ashman; John.Hayes@delaware.gov; John.kennel@delaware.gov; John.Martin@delaware.gov; Jordan T. Dickerson; Kate.Flemming@Delaware.gov; kgabbard@chpk.com; McCabe, Richard (DelDOT); megan.crystall@delaware.gov; michael.tholstrup@delaware.gov; Milton.melendez@delaware.gov; mindy.Anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs; Terri Dukes; tgiroux@chpk.com; Vince Robertson  
**Subject:** RE: TAC Review 2021-15 Cobb Property & 2021-22 Woods at Burton Pond Extended  
**Categories:** TAC Comments

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Good Morning Christin,

Both of these developments are located within DEC's service territory and we have facilities in the area to serve both of them.

If you have any additional questions, please let me know.

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)



DELAWARE ELECTRIC CO-OP

*"We Keep the Lights On"*

---

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<TDickerson@delaware.coop>; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>

**Subject:** TAC Review 2021-15 Cobb Property & 2021-22 Woods at Burton Pond Extended

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Christin Scott  
Planner I  
Department of Planning & Zoning  
2 the Circle  
Georgetown, DE 19947  
(302) 855-7878  
8:30AM – 4:30PM

Much of the County's Planning and Zoning Information can be found online at:  
<https://sussexcountyde.gov/sussex-county-mapping-applications>

**GENERAL NOTES:**

1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNER'S ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.
2. 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.
3. ALL OPEN SPACE, INCLUDING FORESTED AREAS AND PLANTED BUFFERS, SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. TOPOGRAPHY SHOWN HEREIN PER LIDAR DATA, DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91 AND NAVD88 VERTICAL DATUM.
5. BOUNDARY SHOWN HEREIN PER ALTA/ASCM LAND TITLE SURVEY PROVIDED BY MORRIS & RITCHIE ASSOCIATES, INC. DATED SEPTEMBER 17, 2020.
6. THIS SITE CONTAINS FEDERAL JURISDICTIONAL WETLANDS.
7. ALL LOTS IN THE SUBDIVISION WILL HAVE ACCESS TO INTERNAL SUBDIVISION STREETS ONLY. NO ACCESS WILL BE GRANTED FOR INTERNAL LOTS TO ZION CHURCH ROAD. A RESIDUAL LOT WILL HAVE FRONTAGE ON OLD MILL BRIDGE ROAD.
8. THIS PROJECT IS NOT LOCATED WITHIN A TRANSPORTATION IMPROVEMENT DISTRICT.
9. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOURS, 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.
10. FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL FOR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES.
11. ANY ADDITIONAL SIGNAGE WILL REQUIRE THE ISSUANCE OF A SEPARATE PERMIT FROM THE COUNTY.

# COBB PROPERTY

TM 533-12.00-21.00 & 21.03

PRELIMINARY SUBDIVISION PLAN - 2021-15

SUSSEX COUNTY, DELAWARE

GMB File No. 200145-A

**SITE DATA:**

**OWNER:** PEGGY JEAN TIMMONS REVOCABLE TRUST & JESSE SAMUEL COBB  
10038 W HOLLAND CIRCLE  
BERLIN, MD 21811  
TM 533-12.00-21.00  
DB 3058 PG 293

PEGGY JEAN TIMMONS TRUSTEE  
36341 ZION CHURCH RD  
SELYVILLE, DE 19975  
TM 533-12.00-21.03  
DB 2975 PG 74

**APPLICANT:** BEAZER HOMES CORP.  
6085 MARSHALEE DR.  
SUITE 350  
ELK RIDGE, MD 21075  
PHONE: (410)-539-9249  
CONTACT: BRIAN A. KNAUFF

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

**EXISTING ZONING:** AR-1 AGRICULTURAL RESIDENTIAL

**PROPOSED ZONING:** AR-CLUSTER - DEVELOPMENT OPTION FOR LOTS USING A CENTRAL SEWER SYSTEM

**COMPREHENSIVE PLAN MAP:** COASTAL AREA

**EX. TOTAL SITE AREA COMBINED:** 54.38 ACRES  
**EX. SITE AREA PARCEL 21.00:** 51.47 ACRES  
**EX. SITE AREA PARCEL 21.03:** 02.91 ACRES

COBB PROPERTY SUBDIVISION		RESIDUAL LANDS LOT	
TOTAL SITE AREA:	±52.40 ACRES	TOTAL SITE AREA:	1.98 ACRES
DNREC WETLANDS:	0 ACRES	DNREC WETLANDS:	0 ACRES
FEDERAL WETLANDS:	±18.42 ACRES	FEDERAL WETLANDS:	±0.37 ACRES
GROSS DEVELOPMENT AREA:	±52.40 ACRES	GROSS DEVELOPMENT AREA:	1.98 ACRES
GROSS AREA/21,780 SF:	104 LOTS	GROSS AREA/21,780 SF:	3 LOTS
LOTS PROPOSED:	68 LOTS	LOTS PROPOSED:	1 LOT
MINIMUM ALLOWABLE LOT SIZE:	7,500 SF	MINIMUM ALLOWABLE LOT SIZE:	20,000 SF
MINIMUM LOT SIZE PROPOSED:	7,500 SF	LOT SIZE PROPOSED:	1.98 ACRES
TOTAL OPEN SPACE PROPOSED:	34.64 (66%)		
OPEN SPACE A:	34.35		
OPEN SPACE B:	0.29		
<b>UNIT COUNT PARCEL 21.00</b>		<b>UNIT COUNT RESIDUAL LANDS</b>	
SINGLE FAMILY LOTS:	68	SINGLE FAMILY LOTS:	1
REQUIRED PARKING: (2/UNIT)	136	REQUIRED PARKING: (2/UNIT)	2
PROVIDED PARKING:	141	PROVIDED PARKING:	2
<b>BUILDING SETBACKS LOT 21.00:</b>		<b>BUILDING SETBACKS RESIDUAL LANDS:</b>	
FRONT:	25'	FRONT:	40'
SIDE:	10' (15' AT CORNER LOTS)	SIDE:	15'
REAR:	10'	REAR:	20'
MIN LOT WIDTH:	60'	MIN LOT WIDTH:	150'
MAX BUILDING HEIGHT:	42'	MAX BUILDING HEIGHT:	42'
<b>FLOOD ZONE:</b>	SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA MAP 10050C0651K DATED MARCH 16, 2015		
<b>SOURCEWATER PROTECTION:</b>	THIS SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA. THIS SITE IS LOCATED WITHIN AN AREA OF FAIR GROUNDWATER RECHARGE POTENTIAL.		
<b>UTILITIES:</b>			
CENTRAL WATER:	ARTESIAN		
PUBLIC SEWER:	SUSSEX COUNTY		
<b>AMENITIES:</b>			
POOL, BATHHOUSE, GAMES LAWN, PASSIVE OPEN SPACE			
<b>WOODED AREA EXISTING:</b>	29.64 ACRES		
<b>WOODED AREA TO REMAIN:</b>	24.91 ACRES		

**APPLICANT'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.

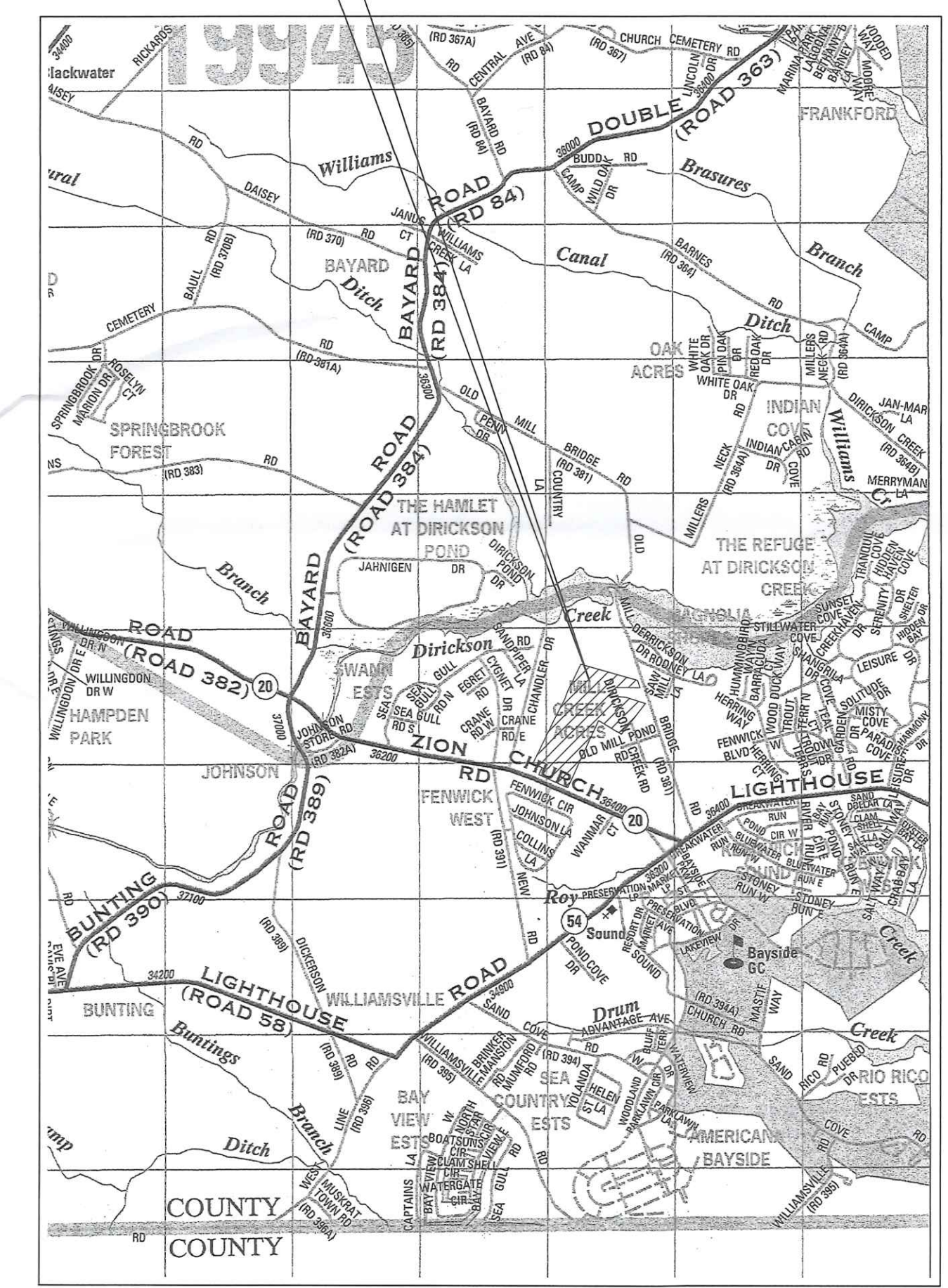
BRIAN A. KNAUFF  
VICE PRESIDENT, LAND DEVELOPMENT  
BEAZER HOMES - MARYLAND/DELAWARE

DATE

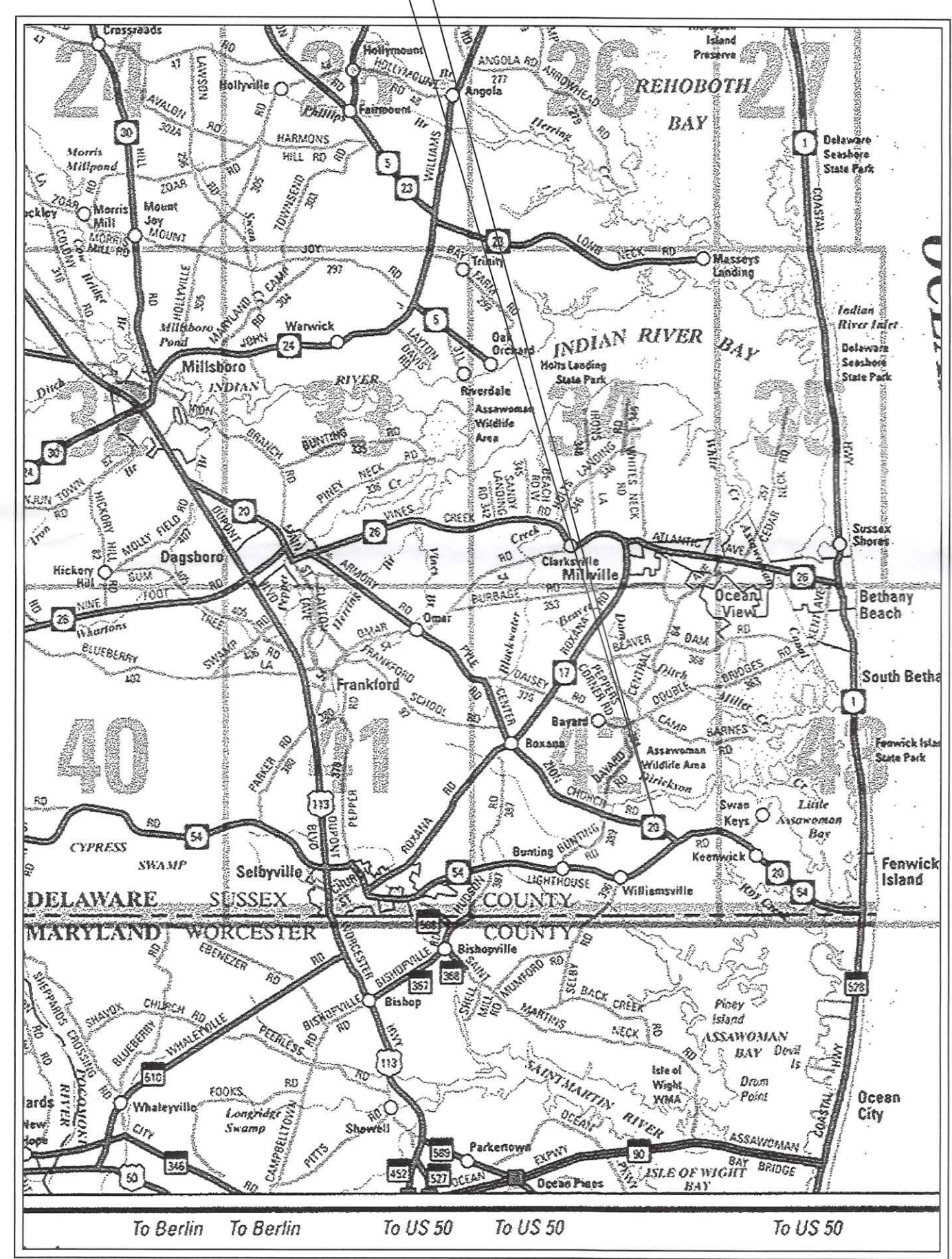
**ENGINEER'S CERTIFICATION:**  
I, STEPHEN L. MARSH, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE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

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

**PROJECT AREA**



**PROJECT AREA**



	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	---	---

- PSP1.0 COVER SHEET
- PSP2.0 EXISTING CONDITIONS
- PSP3.0 KEY SHEET
- PSP4.0 PRELIMINARY SITE PLAN
- PSP4.1 PRELIMINARY SITE PLAN
- PSP5.0 PRELIMINARY SITE PLAN RENDERING

APPROVED BY: \_\_\_\_\_  
SUSSEX COUNTY COUNCIL PRESIDENT

APPROVED BY: \_\_\_\_\_  
SUSSEX COUNTY PLANNING AND ZONING COMMISSION

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

PRINTS ISSUED FOR: REVIEW

DATE	REVISIONS	NO.

**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-3115, FAX 410-548-9780  
www.gmbnet.com

**COBB PROPERTY**  
SUSSEX COUNTY, DELAWARE

COVER SHEET

SCALE: AS SHOWN	SHEET NO.
DESIGN BY: OTHERS	PSP1.0
DRAWN BY: RLM	
CHECKED BY:	
GMB FILE: 200145-A	
DATE: JAN 2021	

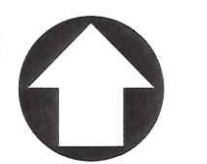
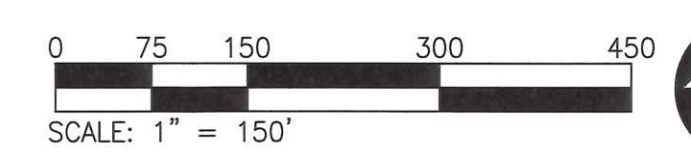
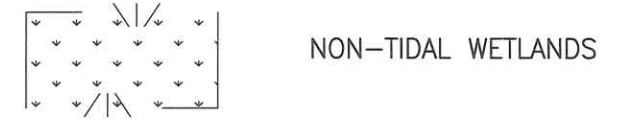
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C:\Projects\2020\200145-A\_Cobb\_Property\_Preliminary\_Site\_Plan\Drawings\Working\_Sets\Preliminary\_Site\_Plan\PSp2-2\_EXISTING\_CONDITIONS.dwg, 10/4/2021 8:42 AM, London Myrick

FINI-RED .008 INCHES (1.5mm)  
FINI-YELLOW .007 INCHES (1.8mm)  
FINI-ORANGE .010 INCHES (2.5mm)  
FINI-GREEN .010 INCHES (2.5mm)  
FINI-BLUE .020 INCHES (5.0mm)  
FINI-CYAN .014 INCHES (3.5mm)  
FINI-MAGENTA .027 INCHES (7.0mm)  
FINI-WHITE .038 INCHES (10.0mm)



- SOIL TYPES:**
- AsA** ASKECKSY LOAMY SAND, 0-2 % SLOPES
  - HmA** HAMMONTON LOAMY SAND, 0-2 % SLOPES
  - KsA** KLEJ LOAMY SAND, 0-2 % SLOPES
  - MmA** MULLICA MUCKY SANDY LOAM, 0-2 % SLOPES
  - PpA** PEPPERBOX LOAMY SAND, 0-2 % SLOPES
  - PsA** PEPPERBOX ROSEDALE COMPLEX, 0-2 % SLOPES
  - RuA** RUNCLINT LOAMY SAND, 0-2 % SLOPES
  - UbB** UDORTHENTS, BORROW AREA, 0-5 % SLOPES



PRINTS ISSUED FOR:  
REVIEW

NO.	REVISIONS	DATE

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SAUSBURY · BALTIMORE · SEAFORD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3115, FAX 410-546-5790  
 www.gmbnet.com

**COBB PROPERTY  
 SUSSEX COUNTY, DELAWARE**

**EXISTING  
 CONDITIONS**

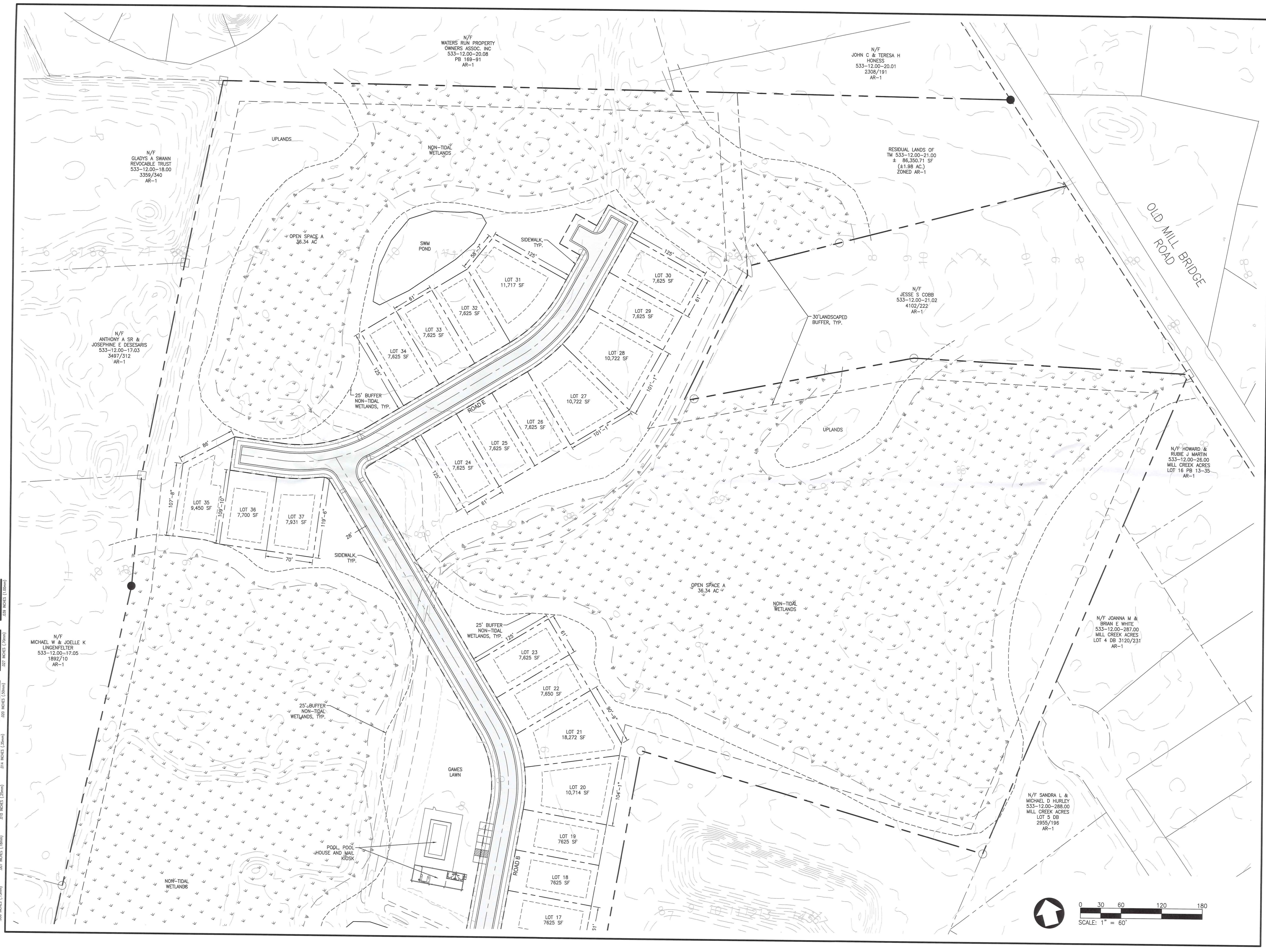
SCALE: 1" = 150'  
 DESIGN BY: OTHERS  
 DRAWN BY: RLM  
 CHECKED BY:  
 GMB FILE: 200145-A  
 DATE: JAN 2021

SHEET NO.  
**PSP2.0**

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C:\Projects\2020\200145-A\_Cobb\_Property\_Preliminary\_Site\_Plan\Drawings\Working\_Sets\Drawings\Site\_Plan\4\_PSP4\_Preliminary\_Site\_Plan.dwg, 10/17/2021 8:42 AM, London  
PLOT CODE  
PLOT-RED : 0.08 INCHES (2.0mm)  
PLOT-YELLOW : 0.07 INCHES (1.8mm)  
PLOT-CYAN : 0.04 INCHES (1.0mm)  
PLOT-BLUE : 0.03 INCHES (0.8mm)  
PLOT-MAGENTA : 0.07 INCHES (1.8mm)  
PLOT-WHITE : 0.03 INCHES (0.8mm)



PRINTS ISSUED FOR: REVIEW

NO.	REVISIONS	DATE

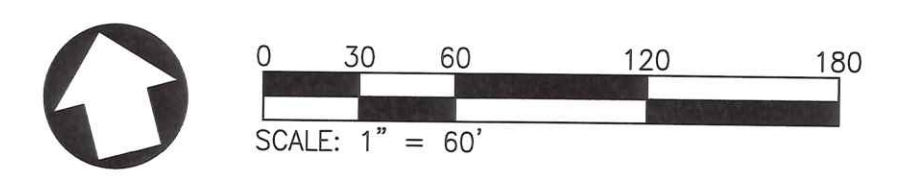
**GMB**  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS  
SALISBURY · BALTIMORE · SEAFORD  
206 WEST MAIN STREET  
SALISBURY, MARYLAND 21801  
410-742-8380 Fax: 410-546-5790  
www.gmbnet.com

**COBB PROPERTY**  
SUSSEX COUNTY, DELAWARE

**SITE PLAN**

SCALE : 1" = 60'	SHEET NO.
DESIGN BY : OTHERS	PSP4.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 200145-A	
DATE : JAN 2021	

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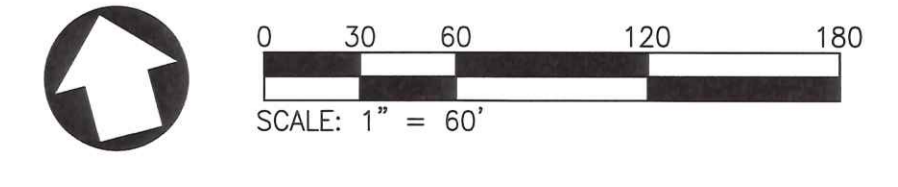


PLOT COLORS:  
 PINK - RED : 0.08 INCHES (1.9mm)  
 PINK - YELLOW : 0.07 INCHES (1.8mm)  
 PINK - GREEN : 0.10 INCHES (2.5mm)  
 PINK - BLUE : 0.02 INCHES (0.5mm)  
 PINK - MAGENTA : 0.07 INCHES (1.8mm)  
 PINK - WHITE : 0.03 INCHES (0.8mm)

87 9 10 11 12 13 14 36

6 6 6 6 8 8 10 10

10 10 10 10



PRINTS ISSUED FOR: REVIEW

DATE

REVISIONS

NO.

**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

COBB PROPERTY  
SUSSEX COUNTY, DELAWARE

SITE PLAN

SCALE : 1" = 60'	SHEET NO.
DESIGN BY : OTHERS	PSP4.1
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 200145-A	
DATE : JAN 2021	

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G:\Projects\2020\00145-A Cobb Property Preliminary Site Plan\Drawings\Working\Site Plan\Proposed Site Plan Rendering 2021.04.dwg, 11/11/2021, Landon Myrick

- PEN-RED .006 INCHES (1.5mm)
- PEN-YELLOW .007 INCHES (1.8mm)
- PEN-ORANGE .010 INCHES (2.5mm)
- PEN-GREEN .014 INCHES (3.5mm)
- PEN-BLUE .020 INCHES (5.0mm)
- PEN-MAGENTA .027 INCHES (7.0mm)
- PEN-WHITE .039 INCHES (1.00mm)



**SITE DATA:**

**OWNER:**  
 PEGGY JEAN TIMMONS REVOCABLE TRUST & JESSE SAMUEL COBB  
 10038 W HOLLAND CIRCLE  
 BERLIN, MD 21811  
 TM 533-12.00-21.00  
 DB 3058 PG 293

PEGGY JEAN TIMMONS TRUSTEE  
 38341 ZION CHURCH RD  
 SELBYVILLE, DE 19875  
 TM 533-12.00-21.03  
 DB 2875 PG 74

**APPLICANT:**  
 BEAZER HOMES CORP.  
 6085 MARSHALEE DR.  
 SUITE 350  
 ELK RIDGE, MD 21075  
 PHONE: (410)-539-9249  
 CONTACT: BRIAN A. KNAUFF

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

**EXISTING ZONING:** AR-1 AGRICULTURAL RESIDENTIAL

**PROPOSED ZONING:** AR-CLUSTER - DEVELOPMENT OPTION FOR LOTS USING A CENTRAL SEWER SYSTEM

**COMPREHENSIVE PLAN MAP:** COASTAL AREA

**EX. TOTAL SITE AREA COMBINED:** 54.38 ACRES  
**EX. SITE AREA PARCEL 21.00:** 51.47 ACRES  
**EX. SITE AREA PARCEL 21.03:** 02.91 ACRES

COBB PROPERTY SUBDIVISION	RESIDUAL LANDS LOT	
TOTAL SITE AREA:	#52.40 ACRES	1.98 ACRES
FEDERAL WETLANDS:	0 ACRES	0 ACRES
GROSS DEVELOPMENT AREA:	#18.42 ACRES	#0.37 ACRES
GROSS AREA/21,780 SF:	#52.40 ACRES	1.98 ACRES
LOTS PROPOSED:	104 LOTS	3 LOTS
MINIMUM ALLOWABLE LOT SIZE:	68 LOTS	1 LOT
MINIMUM LOT SIZE PROPOSED:	7,500 SF	20,000 SF
TOTAL OPEN SPACE PROPOSED:	7,500 SF	1.98 ACRES
OPEN SPACE A:	34.64 (66%)	
OPEN SPACE B:	34.35	
	0.29	

UNIT COUNT PARCEL 21.00	UNIT COUNT RESIDUAL LANDS	
TOTAL SITE AREA:	68	1
SINGLE FAMILY LOTS:	138	2
REQUIRED PARKING: (2/UNIT)	141	
PROVIDED PARKING:		

BUILDING SETBACKS LOT 21.00:	BUILDING SETBACKS RESIDUAL LANDS:
FRONT: 25'	FRONT: 40'
SIDE: 10' (15' AT CORNER LOTS)	SIDE: 15'
REAR: 10'	REAR: 20'
MIN LOT WIDTH: 60'	MIN LOT WIDTH: 150'
MAX BUILDING HEIGHT: 42'	MAX BUILDING HEIGHT: 42'

**FLOOD ZONE:** SPECIAL FLOOD HAZARD AREA ZONE X, PER FEMA MAP 10005C0651K DATED MARCH 16, 2015

**SOURCEWATER PROTECTION:** THIS SITE IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.  
 THIS SITE IS LOCATED WITHIN AN AREA OF FAIR GROUNDWATER RECHARGE POTENTIAL.

**UTILITIES:**  
 CENTRAL WATER: ARTESIAN  
 PUBLIC SEWER: SUSSEX COUNTY

**AMENITIES:**  
 POOL, BATHHOUSE, GAMES LAWN, PASSIVE OPEN SPACE

**WOODED AREA EXISTING:** 29.84 ACRES  
**WOODED AREA TO REMAIN:** 24.81 ACRES

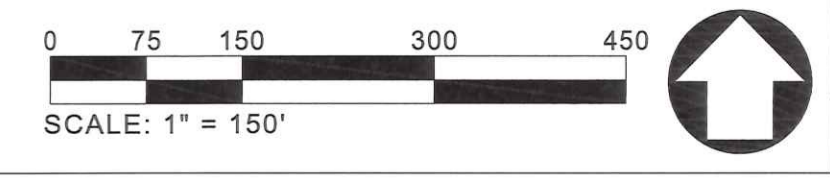
PRINTS ISSUED FOR:  
DRAWINGS STAGE

DATE	REVISIONS	NO.

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY • BALTIMORE • SEAFORD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3115, FAX 410-646-5790  
 www.gmbnet.com

**COBB PROPERTY**  
 SUSSEX COUNTY, DELAWARE

**PROPOSED SITE PLAN RENDERING**



SCALE : 1" = 150'	SHEET NO.
DESIGN BY : OTHERS	PSP5.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 200145	
DATE : SEPT 2021	