

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, MRTPI, AICP
DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: March 24th, 2022

Application: 2021-26 Workman Subdivision

Applicant: Insight land Company, LLC
16255 Sussex Highway
Bridgeville, DE 19933

Owner: John & Donna Workman
22891 Milton Ellendale Highway
Milton, DE 19968

Site Location: Lying on the north side of Milton Ellendale Highway (Rt. 16)
approximately 0.3 miles east of the intersection of Isaacs Road (Rt. 30)
and Gravel Hill Road(Rt. 16).

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

Proposed: 33 Single Family Lots

Comprehensive Land
Use Plan Reference: Developing Area

Councilmanic
District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Milton Volunteer Fire Department

Sewer: Septic

Water: Private Well

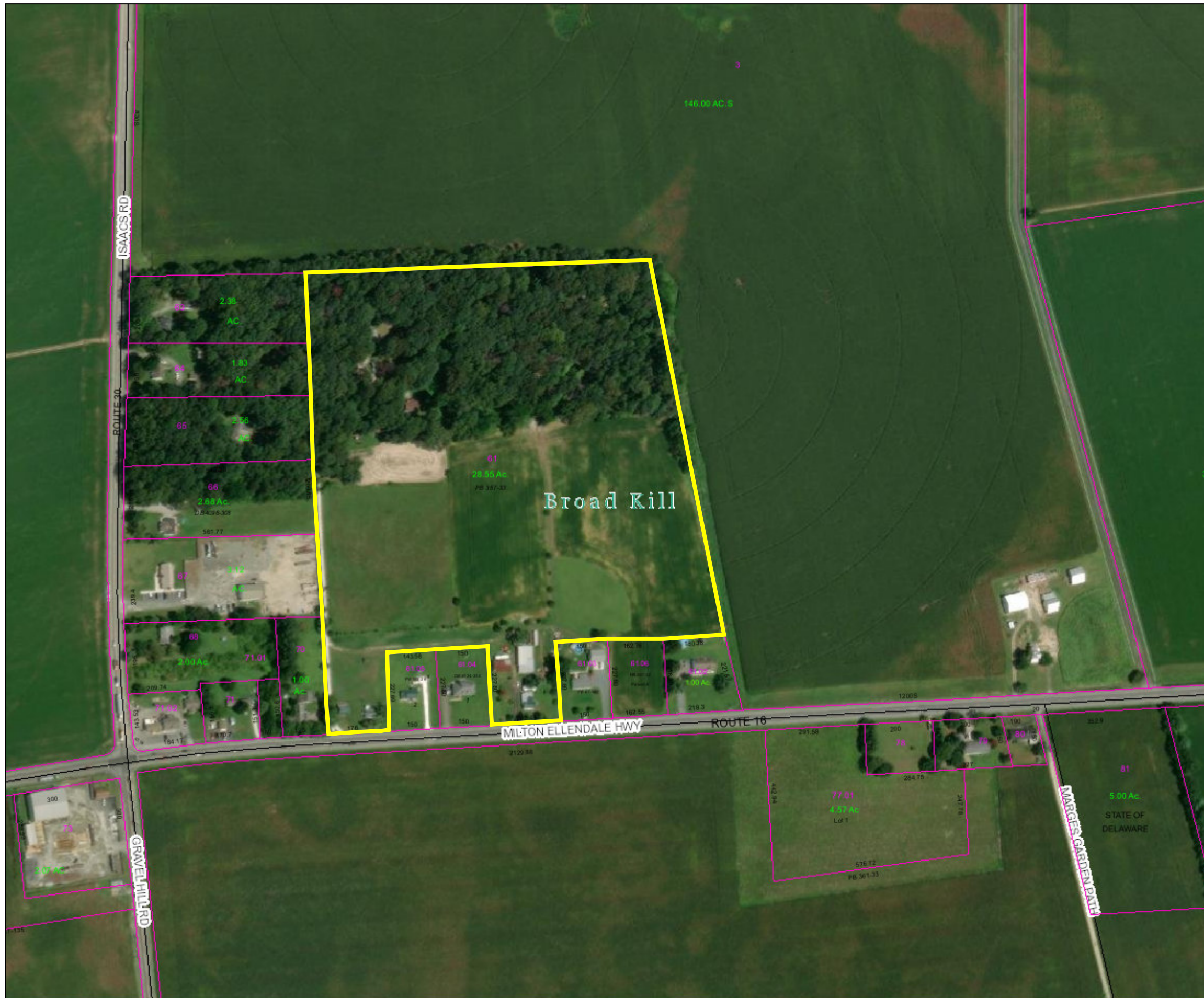
Site Area: 29.39 acres +/-

Tax Map ID.: 235-14.00-61.00 & 61.06





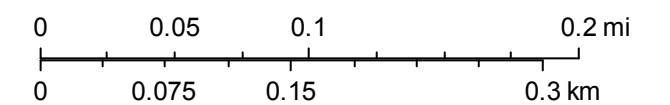
Sussex County

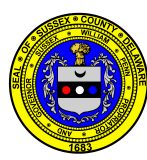


PIN:	235-14.00-61.00
Owner Name	WORKMAN JOHN DAVID DONNA LEE
Book	2157
Mailing Address	22891 MILTON ELLENDALE
City	MILTON
State	DE
Description	N / MILTON ELLENDALE HW
Description 2	RESIDUAL LANDS
Description 3	FX
Land Code	

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

1:4,514





Sussex County

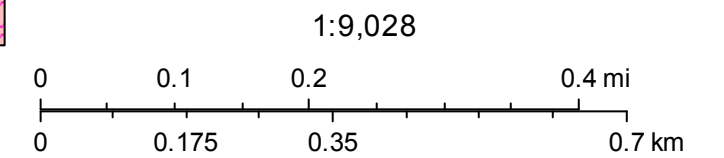


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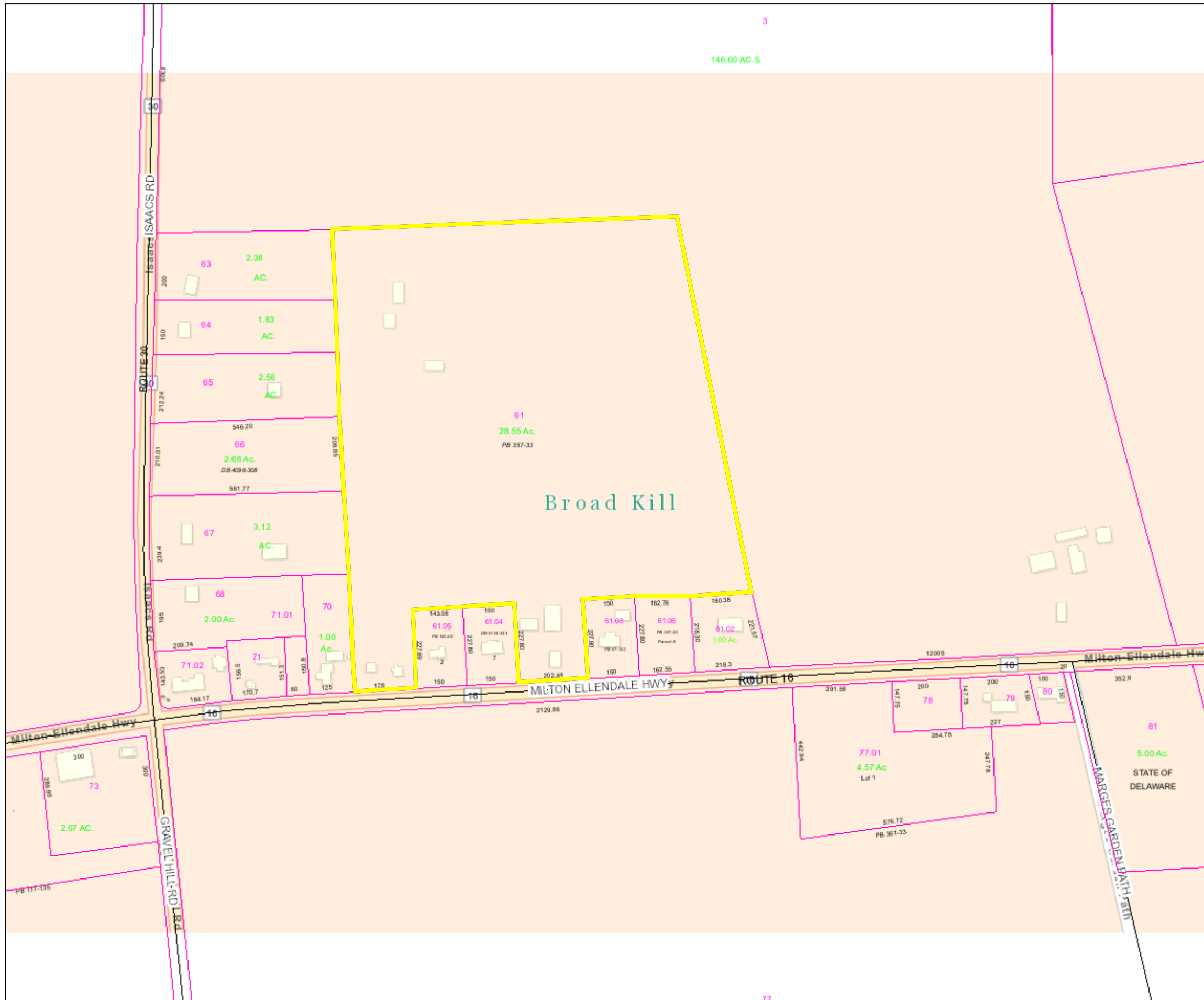
 - Override 1
- polygonLayer**

 - Override 1
- Tax Parcels
- Streets





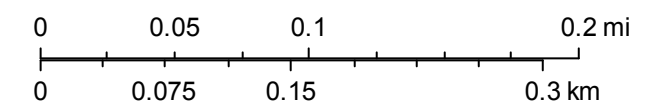
Sussex County



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

1:4,514



File #: 2021-26
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

Application: 202112693

Type of Application: (please check applicable)

Standard:
Cluster:
Coastal Area:

Location of Subdivision:

22947 Milton Ellendale Highway

Proposed Name of Subdivision:

Workman

Tax Map #: 235-14.00-61.00 Total Acreage: 28.00 ± AC

Zoning: AR-1 Density: 1.69 Minimum Lot Size: 21,780 Number of Lots: 33

Open Space Acres: 4.17±AC

Water Provider: Private Well Sewer Provider: Private Septic

Applicant Information

Applicant Name: Insight Land Company, LLC
Applicant Address: 16255 Sussex Hwy
City: Bridgeville State: DE Zip Code: 19933
Phone #: (302) 337-0400 E-mail: bmangum@insightlandcompany.com

Owner Information

Owner Name: John David and Donna Lee Workman
Owner Address: 22891 Milton Ellendale Hwy
City: Milton State: DE Zip Code: 19968
Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Bohler
Agent/Attorney/Engineer Address: 18958 Coastal Highway, Suite D
City: Rehoboth Beach State: DE Zip Code: 19971
Phone #: (302) 644-1155 E-mail: sfortunato@bohlereng.com



202112693

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

John A. Morgan

Date: 7-30-21

Signature of Owner

John A. Morgan
Domas Lee Workman

Date: 7/29/21

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 NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL**

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

GROUNDWATER
DISCHARGES

PHONE
(302) 739-9948

February 15, 2022

William Gangloff
Accent Environmental, LLC
PO Box 788
Millsboro, DE 19966

RE: Soil Feasibility Report for John David & Donna Lee Workman
Parcel 235-14.00-61.00

Dear Dr. Gangloff:

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

The submittal consists of a report titled "Feasibility Study for On-Site Wastewater Treatment and Disposal for the Proposed Subdivision of the Lands of John David & Donna Lee Workman" prepared by Accent Environmental, LLC., dated December 6, 2021. The report includes a written summary of the study, Sussex County parcel information sheets as proof of ownership, soil profile notes, results of permeability testing and other supplemental information. In addition, the report includes one plan titled "Workman Subdivision Feasibility" done by Bohler Engineering. Information shown on the Plan includes, but is not necessarily limited to, the conceptual lot layout for the proposed subdivision, the proposed lot sizes, wetland areas, storm water management areas, test pit locations, permeability test locations, on-site topographic information at an apparent one-foot contour, locations of wells within 150 feet of the subject site and septic approval/septic denial areas.

Background Information

The property is located on the north side of Ellendale Highway (SR 16), Sussex County, Delaware. The parcel reportedly consists of 28.6+/- acres per the report provided by Accent Environmental, LLC. and will hereafter be referred to as the project site. The owner/applicant proposes to subdivide the project site into 33 residential lots with lot sizes from approximately 0.5 to 0.74 acres. All lots are planned to be

Workman Subdivision
February 15, 2022

served by individual on-site wastewater treatment and disposal system (OWTDS) and public well (Proposed). The project site is within the Primehook Creek watershed and about sixty (60) percent has been reported to be used for agricultural production (mostly north and east side of the project area) and the remainder is wooded. There are no commercial wells or well head protection areas within 150 feet of the study area and no state mapped wetlands within the parcel. There is a dwelling and associated agricultural out buildings in the northwest corner of the parcel. Lands to the south and west are mostly residential. Surrounding dwellings are served by individual OWTDSs and well water.

Soils Investigations by Accent Environmental, LLC. and Discussion

Eight (8) backhoe excavated test pits and thirty-four (34) borings were performed as part of the Soil Feasibility Study. The locations of the test pits and soil borings are shown on the Plan. In addition, septic approval and septic denial map units delineated by Accent Environmental, LLC., are shown by the Plan. The septic denial map unit is reportedly not feasible for OWTDS and would be utilized most likely to be the stormwater management area. The denial map unit will not be discussed further. The septic approval map unit has estimated limiting zones from approximately 48 inches to greater than 60 inches below the ground surface suggesting feasibility for gravity OWTDS. Estimated percolation rates range from 25 to 40 minutes per inch (MPI) which are in conformance with regulatory requirements.

Single ring infiltration tests were conducted by Accent Environmental, LLC. at areas deemed appropriated to install Capping Filled Gravity (CF GR) systems and Standard Gravity (GR) systems. The infiltration rate for CF GR areas range from 25-40 mpi and for GR areas range from 35-40 mpi.

Conclusion

Based on the information provided in this report submitted by Accent Environmental, LLC it is the opinion of the Department that the proposed 33 lots as depicted on the Plan reportedly have sufficient area to accommodate an initial and replacement OWTDS, as long as, judicious and coordinated use of land is exercised and areas delineated as being feasible for OWTDS as depicted by the Plan are accurate.

Site Preparation

Removal, disturbance, or compaction of the soil during any portion of the construction and building phase other than that necessary for system installation might result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of the proposed OWTDS areas. It is best to keep all areas proposed for on-site wastewater treatment and disposal free from any form of disturbance by methods such as staking, flagging, or fencing. Tree clearing, if necessary, should be performed in accordance with current "Lot Clearing Guidelines." The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

Workman Subdivision
February 15, 2022

Future Requirements and Comments

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

Non-Binding Statement of Feasibility

Based on information collected, interpreted, and submitted by Accent Environmental, LLC., it is the opinion of the Department that the proposed 33 lots as depicted on the Plan reportedly have sufficient area to accommodate an initial and replacement OWTDS, as long as, judicious and coordinated use of land is exercised and areas delineated as being feasible for OWTDS as depicted by the Plan are accurate.

The comments in this letter are technical and are not intended to suggest that DNREC supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.

Sincerely,

Jenwei Tsai
Environmental Scientist
Division of Water

Pc: William Gangloff – Accent Environmental, LLC.
File

Sussex County, Delaware
Technical Advisory Committee

Comment Sheet



DATE OF REVIEW: August 30, 2021

REVIEWING AGENCY: Delaware State Fire Marshals Office, Sussex Office

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

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

RE: WORKMAN SUBDIVISION (2021-26)

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

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

- a. **Fire Protection Water Requirements:**
 - Since the dwellings of the subdivision are proposed to be served by individual on-site wells (No Central or Public Water System within 1000' of property), set back and separation requirements will apply.
- b. **Fire Protection Features:**
 -
- c. **Accessibility:**
 - All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road (entrance) to the subdivision from Milton Ellendale Hwy must be constructed so all fire department apparatus may negotiate it. If a median or boulevard is to be used it must be designed so that fire apparatus can make left and right hand turns into the subdivision.

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

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

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

e. **Required Notes:**

- Provide a note on the final plans submitted for review to read “All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

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

RECEIVED

AUG 30 2021

SUSSEX COUNTY
 PLANNING & ZONING

Elliott Young

From: Cullen, Kathleen M <kathleen_cullen@fws.gov>
Sent: Wednesday, October 13, 2021 7:46 AM
To: Planning and Zoning
Subject: FWS review of Workman Subdivision

Follow Up Flag: Follow up
Flag Status: Flagged

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.

Hello-

This email is regarding the Workman subdivision. There are no federally listed species at this location, 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

Elliott Young

From: Terri Dukes
Sent: Thursday, August 26, 2021 11:13 AM
To: Elliott Young; beth.krumrine@delaware.gov; Brad Hawkes; Chris Calio; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons; Duane.Fox@delaware.gov; James.Sullivan@delaware.gov; jvandervort@chpk.com; 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; 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; tdickerson@decoop.com; tgiroux@chpk.com; Vince Robertson
Subject: RE: TAC Review for Workman Subdivision 2021-26

Elliott, No **community name** or **street names** have been **summitted** or **approved** for this project.

Best Regards,
Terri

From: Elliott Young <elliott.young@sussexcountyde.gov>
Sent: Thursday, August 26, 2021 10:27 AM
To: beth.krumrine@delaware.gov; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; James.Sullivan@delaware.gov; jvandervort@chpk.com; 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; kgabbard@chpk.com; 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>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>
Subject: TAC Review for Workman Subdivision 2021-26

All,

Sussex County Planning Office has received an application that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before October 28th, 2021.

Please feel free to contact me with any questions.

Thanks,

Elliott Young, Planner I
Sussex County Planning and Zoning Department
2 The Circle
Georgetown, DE 19947



United States Department of Agriculture

Natural Resources
Conservation Service

October 20, 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: Workman Subdivision
Broadkill Hundred
33 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
IgA Ingleside sandy loam, 0 to 2 percent slopes
IgB Ingleside sandy loam, 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
IgA	Y2	Somewhat limited	Not limited	Very limited
IgB	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.

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



2021-26
TM #235-14.00-61.00
Workman Subdivision



2021-26
TM #235-14.00-61.00
Workman Subdivision



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

August 31, 2021

Elliott Young
Sussex County
Planning and Zoning Office
2 The Circle
Georgetown, DE 19947

RE: Parcel # 235-14.00-61.00 & 61.06, Workman Subdivision (2021-26)

The Delaware Department of Natural Resources and Environmental Control (DNREC), Drainage Program has reviewed the above noted property for impacts to Tax Ditches.

My office has **no objection** to the works of improvement to this parcel and offer the following comments:

- The proposed project site is not located near or within a Tax Ditch watershed.
- There are no reported drainage concerns near the proposed project site.
- All existing ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.
- 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,

Brittany Haywood
Brittany Haywood
Tax Ditch Program Manager I

RECEIVED

AUG 31 2021

SUSSEX COUNTY
PLANNING & ZONING

Elliott Young

From: Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>
Sent: Thursday, September 9, 2021 9:29 AM
To: Planning and Zoning
Subject: FW: TAC Review for Workman Subdivision 2021-26
Attachments: Workman Preliminary Site Plan 2021-26.pdf; TAC Memo Workman Subdivision (2021-26).pdf

Categories: Elliott

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Good morning,

DNREC's Division of Waste and Hazardous Substances has no comments on this project.

Thank you,
Mindy



Mindy Anthony

Planner IV

Phone: 302-739-9466 • Mobile: 302-242-9780

Email: mindy.anthony@delaware.gov

89 Kings Highway, Dover, DE 19901

dnrec.delaware.gov



From: Elliott Young <elliott.young@sussexcountyde.gov>

Sent: Thursday, August 26, 2021 10:27 AM

To: Krumrine, Beth (DNREC) <Beth.Krumrine@delaware.gov>; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Fox, Duane T. (FireMarshal) <Duane.Fox@delaware.gov>; Sullivan, James C. (DNREC) <James.Sullivan@delaware.gov>; jvandervort@chpk.com; Cinelli, Jennifer (DelDOT) <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; kgabbard@chpk.com; McCabe, R. Stephen (DelDOT) <Richard.McCabe@delaware.gov>; Crystall, Meghan (DNREC) <Meghan.Crystall@delaware.gov>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@delaware.gov>; Melendez, Milton (DDA) <milton.melendez@delaware.gov>; Anthony, Mindy (DNREC) <Mindy.Anthony@delaware.gov>; Subdivision (MailBox Resources) <Subdivision@delaware.gov>; Susan Isaacs <sisaacs@sussexcountyde.gov>; tdickerson@decoop.com; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>

Subject: TAC Review for Workman Subdivision 2021-26

All,

Sussex County Planning Office has received an application that requires TAC review. Attached is a memo regarding the application and a PDF of the plans submitted.

Please provide comments on or before October 28th, 2021.

Please feel free to contact me with any questions.

Thanks,

Elliott Young, Planner I
Sussex County Planning and Zoning Department
2 The Circle
Georgetown, DE 19947
302-855-7878

RECEIVED

SEP 09 2021

SUSSEX COUNTY
PLANNING & ZONING



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

October 8, 2021

Elliott Young, Planner I
Planning & Zoning Commission
P.O. Box 417
Georgetown, Delaware 19947

Subject: **Preliminary Plans for Workman Subdivision**

Dear Mr. Young,

Thank you for providing preliminary plans for Workman Subdivision submitted by BOHLER. The plans submitted to our section dated August 20, 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 Workman's preliminary subdivision plans dated August 20, 2021 at this time.

If you have any questions please feel free to contact me at taryn.davidson@delaware.gov.

Sincerely,

Taryn Davidson
Urban Forestry Program
Delaware Forest Service

Elliott Young

From: Dickerson, Troy <TDickerson@delaware.coop>
Sent: Tuesday, August 31, 2021 10:24 AM
To: Elliott Young
Subject: RE: TAC Review for Workman Subdivision 2021-26

Follow Up Flag: Follow up
Flag Status: Flagged

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,

This development is located within our service territory and we have facilities in the area to serve the proposed residential units.

Thanks!

Troy W. Dickerson, P.E.
Vice President of Engineering
Voice: (302) 349-3125
Cell: (302) 535-9048
Fax: (302) 349-5891
tdickerson@delaware.coop



This e-mail message, including any attachments, is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, copy, use, disclosure, or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

From: Elliott Young <elliott.young@sussexcountyde.gov>
Sent: Thursday, August 26, 2021 10:27 AM
To: beth.krumrine@delaware.gov; Brad Hawkes <bhawkes@sussexcountyde.gov>; Chris Calio <ccalio@sussexcountyde.gov>; ddetrick@chpk.com; dholden@chpk.com; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Duane.Fox@delaware.gov; James.Sullivan@delaware.gov; jvandervort@chpk.com; 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; kgabbard@chpk.com; Richard.McCabe@delaware.gov; megan.crystal@delaware.gov; michael.tholstrup@delaware.gov; Milton.melendez@delaware.gov; mindy.anthony@delaware.gov; subdivision@delaware.gov; Susan Isaacs <sisacs@sussexcountyde.gov>; Dickerson, Troy <TDickerson@delaware.coop>; Terri Dukes <tdukes@sussexcountyde.gov>; tgiroux@chpk.com; Vince Robertson <vrobertson@pgslegal.com>
Subject: TAC Review for Workman Subdivision 2021-26

All,

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **2/24/2022**

APPLICATION: **2021-26 Workman Subdivision**

APPLICANT: **Insight Land Company, LLC**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **235-14.00-61.00 & 61.06**

LOCATION: **Lying on the north side of Milton Ellendale Highway (Rt. 16),
approximately 0.3 miles east of Isaacs Road (Rt. 30)**

NO. OF UNITS: **33 single-family lots**

GROSS
ACREAGE: **29.39**

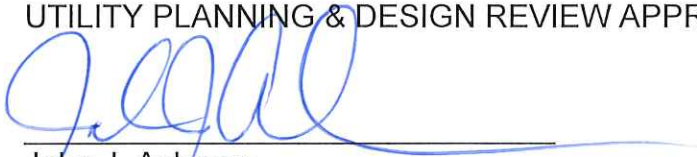
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

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? **Municipal Growth & annexation Area**
- (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? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** 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? **N/A**
- (8). Comments: **The proposed subdivision is with the Growth and Annexation Area of the Town of Milton. Contact the Town concerning the availability of sewer and water 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

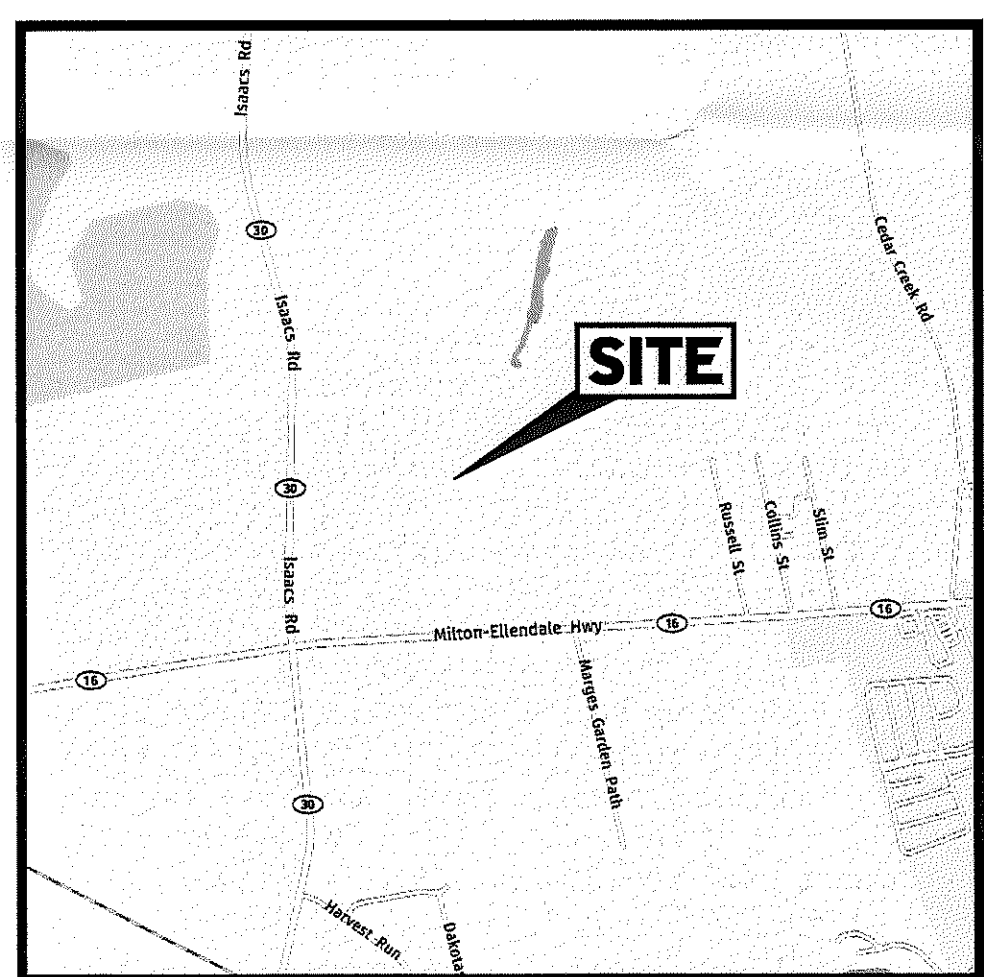
STANDARD DRAWING LEGEND		
FOR ENTIRE PLAN SET (NOT TO SCALE)		
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ON-SITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CURB AND GUTTER	
	CONCRETE CURB & GUTTER	
	SPILL CURB TRANSITION CURB	
	DEPRESSED CURB AND GUTTER	
	UTILITY POLE WITH LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
	CONTOUR LINE	
	SPOT ELEVATIONS	
	SANITARY LABEL	
	STORM LABEL	
	SANITARY SEWER LATERAL	
	UNDERGROUND WATER LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND GAS LINE	
	OVERHEAD WIRE	
	UNDERGROUND TELEPHONE LINE	
	UNDERGROUND CABLE LINE	
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
	SANITARY MANHOLE	
	STORM MANHOLE	
	WATER METER	
	WATER VALVE	
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
	ELECTRIC MANHOLE	
	TELEPHONE MANHOLE	
	ELECTRIC BOX	
	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	
	BENCHMARK	
	BORING	

PRELIMINARY SITE PLAN

FOR HARPER'S GLEN

PROPOSED RESIDENTIAL DEVELOPMENT

LOCATION OF SITE
 22947 MILTON ELLENDALE HIGHWAY
 SUSSEX COUNTY, DELAWARE
 BROADKILL HUNDRED
 TAX MAP 235-14.00-61.00
 & 235-14.00-61.06



LOCATION MAP
 SCALE: N.T.S.
 PLAN REFERENCE:
 Copyright 2021 NEARMAP

REFERENCES AND CONTACTS	
<p>REFERENCES</p> <ul style="list-style-type: none"> BOUNDARY SURVEY: VISTA DESIGN, INC. 1154 WORCESTER HIGHWAY SHOWELL, MD 21662 DATED: 11/16/21 (APPROVED: 12/02/2021) SURVEY JOB #: 21-054 SUSSEX COUNTY, DE BK: 357; PG: 33 SOILS RECONNAISSANCE INVESTIGATION: ACCENT ENVIRONMENTAL PO BOX 788 MILLSBORO, DE 19966 DATED: 09/18/21 GOVERNING AGENCIES <ul style="list-style-type: none"> FIRE MARSHAL: OFFICE OF THE STATE FIRE MARSHAL 22705 PARK AVENUE GEORGETOWN, DE 19947 PHONE: (302) 856-6298 PLANNING, ZONING COMMITTEE: SUSSEX COUNTY PLANNING & ZONING DEPARTMENT 2 THE CIRCLE (PO BOX 417) GEORGETOWN, DE 19947 PHONE: (302) 856-7878 FAX: (302) 856-5078 ROW JURISDICTION: DELAWARE DEPARTMENT OF TRANSPORTATION SUSSEX COUNTY - GEORGETOWN, DELAWARE 23897 DUPONT BOULEVARD GEORGETOWN, DE 19947 PHONE: (302) 856-1300 FAX: (302) 856-9728 STORMWATER MANAGEMENT: SUSSEX CONSERVATION DISTRICT 23818 SHORTLY RD. GEORGETOWN, DE 19947 PHONE: (302) 856-2105 FAX: (302) 856-7219 ENGINEERING DEPARTMENT: SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING 3RD FLOOR 2 THE CIRCLE, P.O. BOX 589 GEORGETOWN, DE 19947 PHONE: (302) 856-7370 FAX: (302) 855-7759 <p>* THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS. HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM THESE DOCUMENTS, BY OTHERS.</p>	

OWNER
 PARCEL 61.00
 JOHN DAVID & DONNA LEE WORKMAN
 22891 MILTON ELLENDALE HIGHWAY
 MILTON, DE 19968

OWNER
 PARCEL 61.06
 INSIGHT LAND COMPANY, LLC
 16255 SUSSEX HIGHWAY
 BRIDGEVILLE, DE 19933
 CONTACT: BRET MANGUM
 (302) 337-0400

DEVELOPER
 INSIGHT LAND COMPANY, LLC
 16255 SUSSEX HIGHWAY
 BRIDGEVILLE, DE 19933
 CONTACT: BRET MANGUM
 (302) 337-0400

PREPARED BY

BOHLER //

CONTACT: STEVEN T. FORTUNATO, P.E.

DEVELOPMENT STANDARDS

TRACT AREA:	SINGLE FAMILY (REQUIRED)		SINGLE FAMILY (PROPOSED)	
	MIN. LOT AREA/ DWELLING UNIT:	21,780 SF	100'	26,92± AC
LOT WIDTH AT FRONT SETBACK:	60'	42'	MIN. 60'	MIN. 60'
STREET FRONTAGE:	42'			
MAX. BUILDING HEIGHT:				
MIN. BUILDING SETBACK:				
	FRONT YARD	30'	30'	
	SIDE YARD	15'	15'	
	REAR YARD	20'	20'	

SHEET INDEX

SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
SITE PLAN	C-301

PROJECT NOTES:

- APPLICANT: INSIGHT LAND COMPANY, LLC. 16255 SUSSEX HIGHWAY BRIDGEVILLE, DE 19933
- OWNER:
 - PARCEL 61.00: JOHN DAVID & DONNA LEE WORKMAN 22891 MILTON ELLENDALE HIGHWAY MILTON, DE 19968
 - PARCEL 61.06: INSIGHT LAND COMPANY, LLC 16255 SUSSEX HIGHWAY BRIDGEVILLE, DE 19933
- ENGINEER: BOHLER 18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971 (302) 644-1155
- PARCEL: TM 235-14.00-61.00 & 235-14.00-61.06 SUSSEX COUNTY DELAWARE
 - CURRENT ZONING: AR-1 - AGRICULTURAL RESIDENTIAL
 - PROPOSED ZONING: AR-1 - AGRICULTURAL RESIDENTIAL CLUSTER
 - CURRENT USE: AGRICULTURAL (PERMITTED)
 - PROPOSED USE: RESIDENTIAL
- TOTAL AREA:
 - PARCEL 61.00: ±28.56 AC
 - PARCEL 61.06: ±0.83 AC
 - CONSOLIDATED TOTAL AREA: ±29.39 AC
 - OFF-SITE PARCEL A: ±0.94 AC
 - OFF-SITE PARCEL B: ±1.08 AC
 - OFF-SITE TOTAL AREA: ±2.02 AC
 - PROPOSED TOTAL SITE AREA: ±27.37 AC
- DENSITY: PERMITTED: 1,192,237 SF / 32,670 SF/LOT = 36 LOTS
PROPOSED: 33 LOTS TOTAL
- PROPOSED RESIDENTIAL UNITS: 33 SINGLE-FAMILY (TOTAL)
- INVESTMENT AREA: LEVEL 3
- SITE AREA:
 - R.O.W.: 2.94± AC
 - LOTS: 18.38± AC
 - OPEN SPACE: 6.02± AC
 - BUFFER AREA: 2.50± AC (INCLUDED IN OPEN AREA)
 - TOTAL AREA: 27.37± AC
- OPEN SPACE:
 - REQUIRED = 10.0% (2.73 AC)
 - PROVIDED = 22.0% (6.02 AC)
- TREE PRESERVATION:
 - WOODS TO BE REMOVED: 8.50 AC
 - WOODS TO REMAIN: 2.18 AC
 - TOTAL: 10.68 AC
- DATUM: HORIZONTAL: NAD 83 (DELAWARE STATE PLANE GRID)
VERTICAL: NAVD 88
- EXISTING GROSS ACREAGE: 1,280,228 SF (29.39± AC)
PROPOSED GROSS ACREAGE: 1,192,237 SF (27.37± AC)
- THIS PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE .02% CHANCE ANNUAL FLOODPLAIN/PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, AND UNINCORPORATED AREAS, COMMUNITY PANEL NUMBER 1000050165J, EFFECTIVE: JANUARY 1, 2005, REVALIDATED: JUNE 21, 2018).
- ACCESS TO THE SITE SHALL BE FROM MILTON ELLENDALE HIGHWAY VIA ONE FULL MOVEMENT ENTRANCE.
- ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.
- WATER SUPPLY: PRIVATE WELL LOCATIONS WILL BE PLACED ON EACH LOT.
- SANITARY SEWER: PRIVATE SEPTIC SYSTEMS WILL BE LOCATED ON EACH LOT.
- SUBDIVISION STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED.
- UTILITY ELEMENTS TO BE RELOCATED/REPLACED TO BE DONE SO IN ACCORDANCE WITH PROVIDER SPECIFICATIONS, BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE SAME PRIOR TO PROJECT BIDDING AND CONSTRUCTION.
- THIS PROJECT LIES WITHIN THE DEVELOPING AREA.
- THIS PROJECT DOES NOT LIE WITHIN A WELLHEAD PROTECTION AREA.
- ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING, THERE ARE NO WETLANDS PRESENT ON THIS SITE.
- DEED RESTRICTIONS SHALL APPLY PER A SEPARATE AGREEMENT PREPARED BY THE DEVELOPER.

CERTIFICATION OF OWNERSHIP

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

JOHN DAVID & DONNA LEE WORKMAN DATE
 22891 MILTON ELLENDALE HIGHWAY
 MILTON, DE 19968

CERTIFICATION OF OWNERSHIP

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

INSIGHT LAND COMPANY, LLC DATE
 16255 SUSSEX HIGHWAY
 BRIDGEVILLE, DE 19933

CERTIFICATION OF ACCURACY (ENGINEER)

I, STEVEN T. FORTUNATO, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND 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.

STEVEN T. FORTUNATO, P.E. DATE
 BOHLER
 18958 COASTAL HWY, SUITE D
 REHOBOTH BEACH, DE 19971
 P: (302)644-1155 / F: (302)703-3173

BOHLER //
 SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING
 PROGRAM MANAGEMENT
 LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN
 PERMITTING SERVICES
 TRANSPORTATION SERVICES

REVISIONS			
REV	DATE	COMMENT	DRAWN BY / CHECKED BY
1	11/03/21	PER AGENCY COMMENTS	BLJ / STJ
2	3/11/22	REMOVAL OF LOT 34	JSH / STJ

811
 Know what's below.
 Call before you dig.
 ALWAYS CALL 811
 It's fast. It's free. It's the law.

FOR CONCEPT PURPOSES ONLY

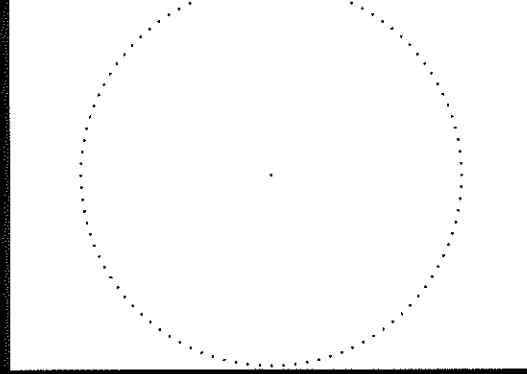
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DE210012
 DRAWN BY: BLJ
 CHECKED BY: STJ
 DATE: 07/14/21
 CAD LD.: SITE-2

PRELIMINARY SITE PLAN

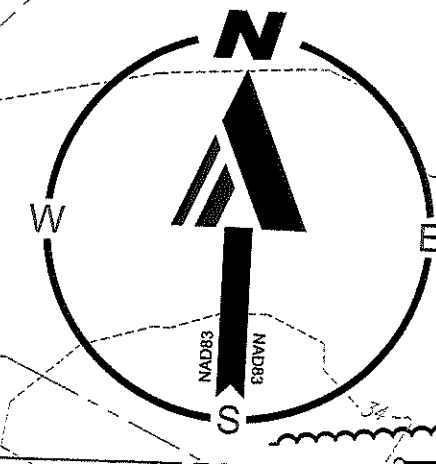
FOR
 HARPER'S GLEN
 PROPOSED RESIDENTIAL DEVELOPMENT
 22947 MILTON ELLENDALE HIGHWAY
 SUSSEX COUNTY, DELAWARE
 BROADKILL HUNDRED
 TAX MAP 235-14.00-61.00
 & 235-14.00-61.06

BOHLER //
 18958 COASTAL HWY, SUITE D
 REHOBOTH BEACH, DE 19971
 Phone: (302) 644-1155
 Fax: (302) 703-3173
 BohlerEngineering.com



SHEET TITLE:
COVER SHEET
 SHEET NUMBER:
C-101
 REVISION 2 - 3/11/22

Revised
 FILE COPY



N/F
W B HUDSON FAMILY
LIMITED PARTNER
T/M 235-14.00-3.00
DB 3848 / 336
ZONED: HR-1 & C-1
USE: AGRICULTURAL

N/F
CHARLES & EDWARD
LOVENGUTH
AMY JEAN LOVENGUTH
T/M 235-14.00-63.00
ZONED: AR-1
USE: RESIDENTIAL

N/F
BRENDA L GOONER
T/M 235-14.00-64.39
ZONED: AR-1
USE: RESIDENTIAL

N/F
ELIZABETH ANN KANE
T/M 235-14.00-65.00
ZONED: AR-1
USE: RESIDENTIAL

N/F
IRIS ALEJANDRA VERGEL
VELAZQUEZ
DB 4720 / 134
T/M 235-14.00-66.00
ZONED: AR-1
USE: RESIDENTIAL

ZONING: AR-1
ZONING: C-1

N/F
KLERLEIN ENTERPRISES
LLC
DB 4962 / 246
T/M 235-14.00-67.00
ZONED: C-1
USE: COMMERCIAL

ZONING: C-1
ZONING: AR-1

N/F
JANICE VIRGINIA PEPPER
T/M 235-14.00-70.00
ZONED: AR-1
USE: RESIDENTIAL

N/F
JOHN DAVID WORKMAN
T/M 235-14.00-61.05
DB 2157 / 249
ZONED: AR-1
USE: RESIDENTIAL

N/F
JONATHAN B HOWARD
T/M 235-14.00-61.04
DB 5124 / 334
ZONED: AR-1
USE: RESIDENTIAL

N/F
JASON D &
WORKMAN
T/M 235-14.00-61.05
DB 2515
ZONED: AR-1
USE: RESIDENTIAL

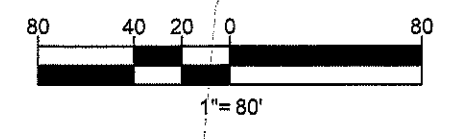
N/F
ROBIN E & MICHELLE E DAVIS
T/M 235-14.00-61.02
ZONED: AR-1
USE: RESIDENTIAL

N/F
W B HUDSON FAMILY
LIMITED PARTNER
T/M 235-14.00-3.00
DB 3848 / 336
ZONED: HR-1 & C-1
USE: AGRICULTURAL

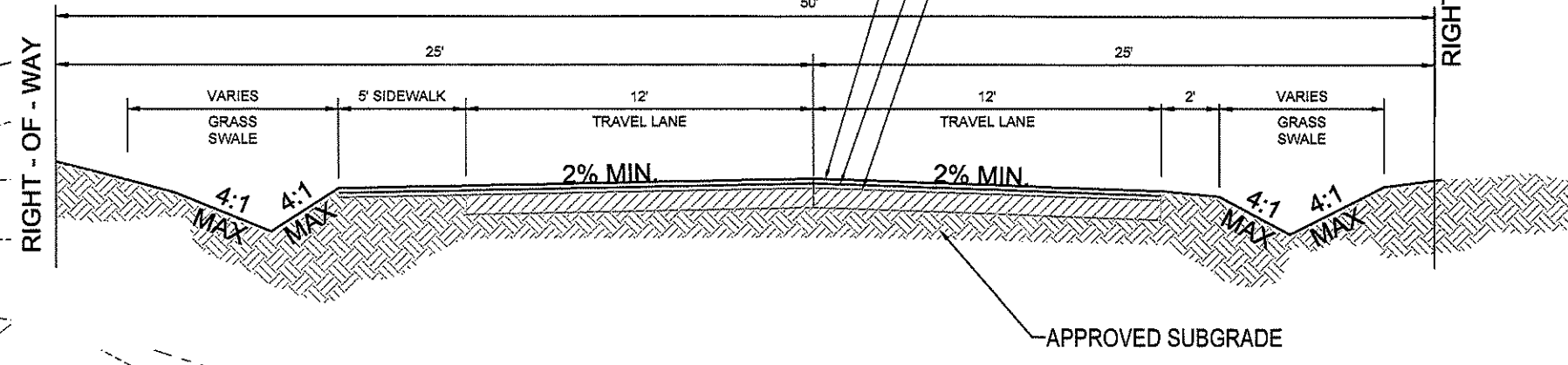
MILTON-ELLENDALE HIGHWAY (ROUTE 16)

FUNC: MAJOR COLLECTOR
DEDOT MAINTENANCE NO.: S 16
80' R.O.W.

N/F
1630 VENTURES LLC
T/M 235-14.00-22.00
DB 2986 / 331
ZONED: C-1 & HR-1
USE: AGRICULTURAL



- 1 1/2" TYPE C, PG 64-22 160 GYRATIONS
- 3 1/2" TYPE B, PG 64-22 160 GYRATIONS
- 8" GABC TYPE B (2 EQUAL LIFTS)



TYPICAL INTERIOR ROAD SECTION
NOT TO SCALE

BOHLER
SITE CIVIL AND CONSULTING ENGINEERING
LAND SURVEYING
PROGRAM MANAGEMENT
LANDSCAPE ARCHITECTURE
SUSTAINABLE DESIGN
PERMITTING SERVICES
TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY
1	11/03/21	PER AGENCY COMMENTS	BLJ
2	3/11/22	REMOVAL OF LOT 34	JSW

811
Know what's below.
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FOR CONCEPT PURPOSES ONLY

PROJECT No.: DE210012
DRAWN BY: BLJ
CHECKED BY: STJ
DATE: 07/14/21
CAD I.D.: SITE-2

PRELIMINARY SITE PLAN

FOR
HARPER'S GLEN
PROPOSED RESIDENTIAL DEVELOPMENT
22947 MILTON ELLENDALE HIGHWAY
SUSSEX COUNTY, DELAWARE
BROADKILL HUNDRED
TAX MAP 235-14.00-61.00
& 235-14.00-61.06

BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971
Phone: (302) 644-1155
Fax: (302) 703-3173
BohlerEngineering.com

SHEET TITLE:
PRELIMINARY SITE PLAN

SHEET NUMBER:
C-301
REVISION 2 - 3/11/22