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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

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JAMIE WHITEHOUSE, MRTPI, AICP
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PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date: December 15th, 2022

Application: 2021-34 Suncrest (F.K.A. Marsh Homestead)

Applicant: Fletch Kenton
20288 Asphalt Aly
Georgetown, DE 19947

Owner: Charles H. Guy, IV & John Nathaniel Guy
404 Maxwell Place
Indian Rocks, FL 33785

Site Location: Lying on the south side of Waterview Road (S.C.R. 279A),
approximately 0.19-mile northeast from Camp Arrowhead Road (S.C.R. 279)

Current Zoning: Agricultural Residential (AR-1) District

Proposed: 41 Single Family Lots as a cluster subdivision.

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaeffer

School District: Cape Henlopen School District

Fire District: Rehoboth Beach Volunteer Fire Department

Sewer: Sussex County

Water: Tidewater Utilities

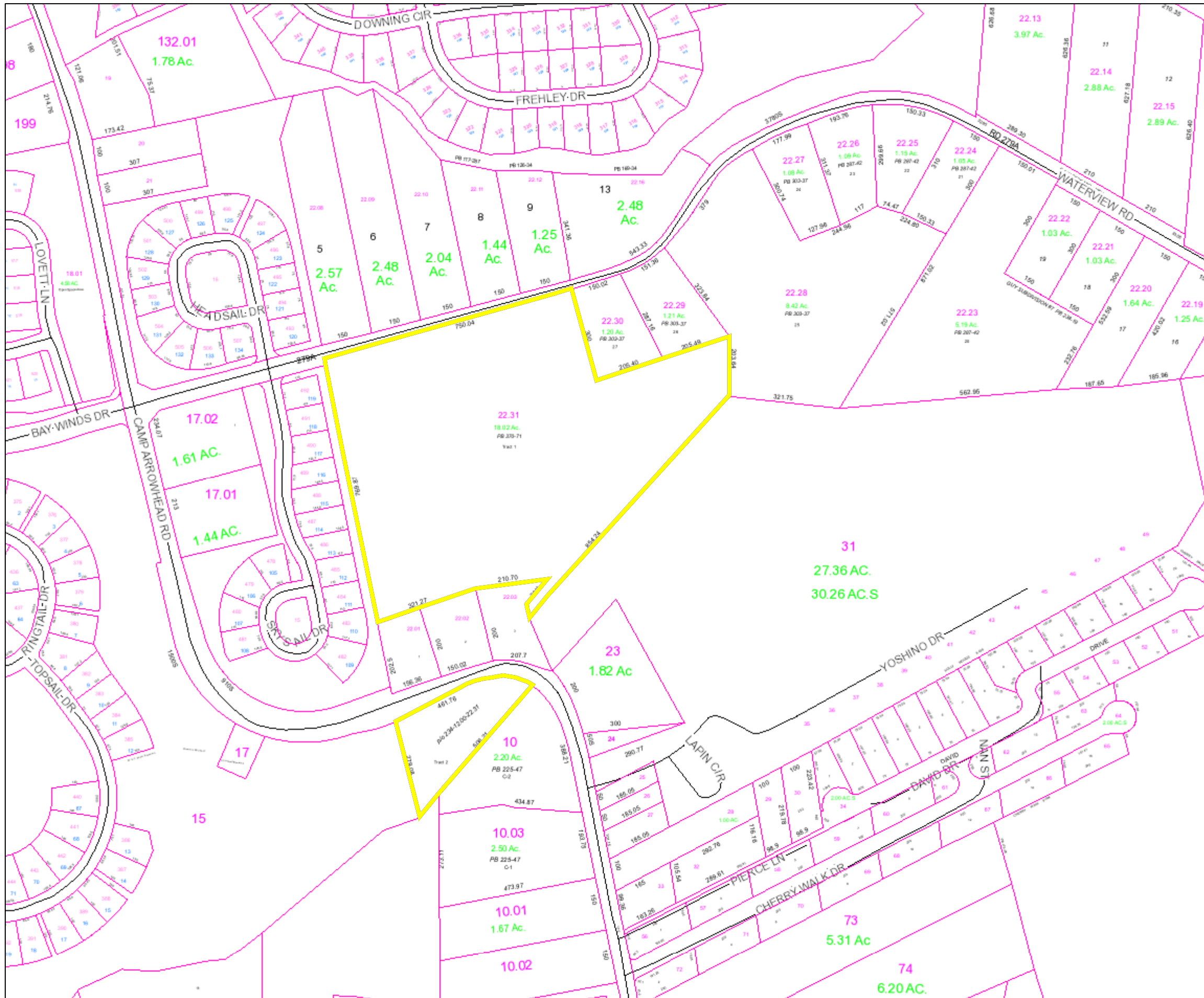
Site Area: 18.02 acres +/-

Tax Map ID.: 234-12.00-22.31





Sussex County



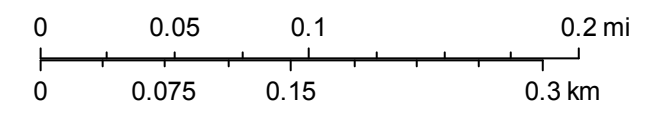
PIN:	234-12.00-22.31
Owner Name	WV3 LLC
Book	5714
Mailing Address	20288 ASPHALT ALLEY
City	GEORGETOWN
State	DE
Description	S / WATERVIEW RD N / CAMP
Description 2	TRACTS 1 & 2
Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

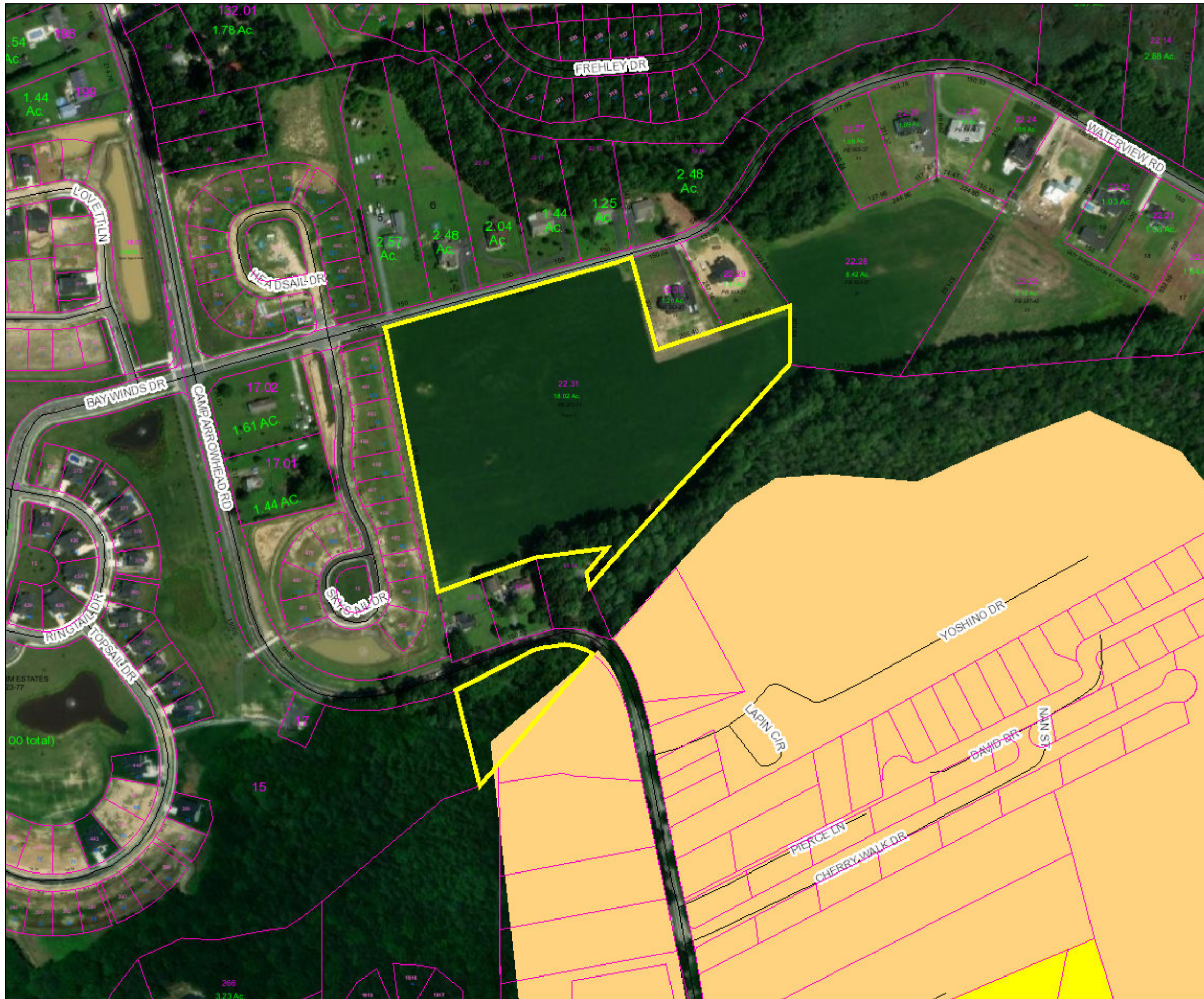
 - Override 1
- Tax Parcels
- Streets
- County Boundaries

1:4,514





Sussex County



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polygonLayer

Override 1

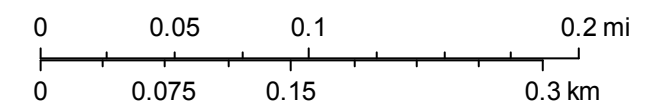
polygonLayer

Override 1

⋯ Tax Parcels

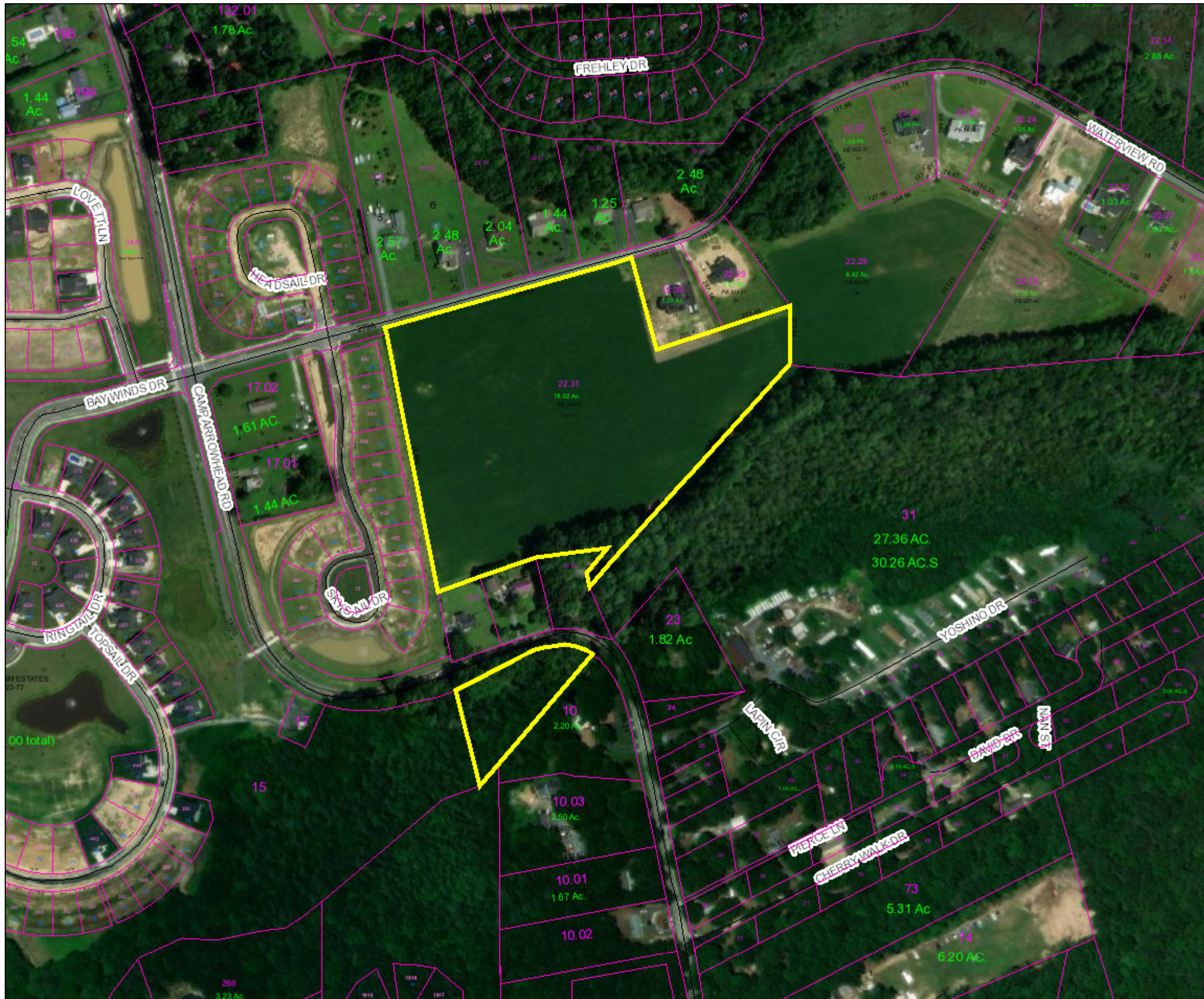
— Streets

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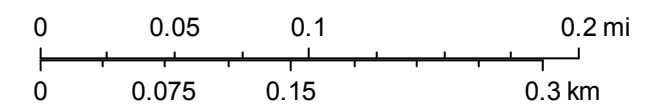
Sussex County



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State	DE
Description	S / WATERVIEW RD N / CAP
Description 2	TRACTS 1 & 2
Description 3	N/A
Land Code	

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

1:4,514



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:**

South side of SCR279A (Waterview Rd), 530' east of SCR279 (Camp Arrowhead Rd)

Proposed Name of Subdivision:

Marsh Homestead now known as Suncrest

Tax Map #: 234-12.00-22.31Total Acreage: 18.02Zoning: AR-1 Density: 2.46 Minimum Lot Size: 7,500 Number of Lots: 41Open Space Acres: 6.055Water Provider: Tidewater UtilitiesSewer Provider: County**Applicant Information**Applicant Name: Fletch KentonApplicant Address: 20288 Asphalt AlyCity: GeorgetownState: DEZip Code: 19947Phone #: (302) 542-1236E-mail: fkenton@peninsulapaving.com**Owner Information**Owner Name: Charles H. Guy, IV & John Nathaniel GuyOwner Address: 404 Maxwell PlaceCity: Indian RocksState: FLZip Code: 33785Phone #: (727) 631-7972

E-mail: _____

Agent/Attorney/Engineer InformationAgent/Attorney/Engineer Name: The Kercher Group, Inc. (a division of Mott MacDonald) - John MurrayAgent/Attorney/Engineer Address: 37385 Rehoboth Ave. Ext., Unit 11City: Rehoboth BeachState: DEZip Code: 19971Phone #: 13021 854-9063E-mail: john.murray@mottmac.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: 12/8/21

Signature of Owner

Date: 12/8/21

For office use only:

Date Submitted: 12/9/21

Staff accepting application: cer

Location of property: _____

Fee: \$500.00 Check #: 62-87/311

Application & Case #: 202117748

Date of PC Hearing: _____

Recommendation of PC Commission: _____



STATE OF DELAWARE
EXECUTIVE DEPARTMENT
OFFICE OF STATE PLANNING COORDINATION

RECEIVED

JUL 26 2022

SUSSEX COUNTY
PLANNING & ZONING

July 20, 2022

Jeffrey C. Williams, P.E.
The Kercher Group, Inc.
254 Chapman Road
Newark, DE 19702

RE: PLUS review – 2022-06-01; Marsh Homestead

Dear Mr. Williams:

Thank you for meeting with State agency planners on June 22, 2022 to discuss the proposed plans for the Marsh Homestead Subdivision. According to the information received, you are seeking review of a site plan for a 41-lot single-family subdivision on 16.52 acres zoned AR-1.

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

Per our discussion in the PLUS meeting this site plan is for a parcel identified on our maps as 234-12.00-22.31. The parcel identified on the PLUS application, 234-12.00-22.00 is a large parcel of wetlands to the northeast of this parcel. Both parcels are owned by the applicant and according to your comments the owner hopes to transfer the DU's from parcel 234-12.00-22.00 to increase the density on the parcel being developed and is then willing to put parcel 234-12.00-22.00 into conservation. Michael Lowery with the Sussex County Planning office stated that he would have to determine if that was possible through a separate meeting with the applicant. The state encourages the conservation of parcel 234-12.00-22.00.

Comments in this letter are related to the development of parcel 234-12.00-22.31. Any development sought on the larger parcel, 234-12.00-22.00 would be required to go back through the PLUS process for review and discussion.

This project may be consistent with the 2020 Strategies for State Policies and Spending as it is located within Investment Levels 3. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future.

Based on comments from State agencies, if this parcel contains environmental concerns or other constraints to development, the state requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The site access on Waterview Road (SCR 279A) 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>.
- Each segment of State maintained road is assigned a Functional Classification in accordance with the States Functional Classification Map. Definitions of these classifications are found in Sections 1.6.4 to 1.6.8 of the Manual. The existing design of the road is not required to meet the design standards of the functional classification at the time the classification is assigned. All access designs shall meet the standards set forth in the Manual for the assigned functional class of the frontage road and/or affected segment of road. The developer is responsible for improving the segment of road along their site's frontage to meet the design standards of the road's functional class.
 - Questions regarding the requirement to improve the site frontage should be directed to the Sussex County Review Coordinator, Mr. Steve McCabe. Mr. McCabe may be reached at Richard.McCabe@delaware.gov or (302) 760-2276.
- 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. A Pre-Submittal Meeting was held on March 25, 2022.
- 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. Using the 11th edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT estimates that the subject development, consisting of 41 detached single family housing units, would generate 444 vehicle trip ends per day and estimates the weekday morning and evening peak hour trip ends at 33 and 43, respectively. Therefore, a TIS would not be required.
 - However, the subject development is located in the Henlopen Transportation Improvement District (TID), adopted by DelDOT and Sussex County in accordance with Section 2.4 of the Development Coordination Manual. For that reason, the developer will be required to pay a fee per dwelling in lieu of doing a TIS and making off-site improvements in accordance therewith. Any improvements required by DelDOT beyond the site entrance construction will be creditable toward the fee.
 - The developer should contact Ms. Sarah Coakley, a principal planner in DelDOT's Regional Systems Planning Section, for information regarding the TID and the associated fees. Ms. Coakley may be reached at Sarah.Coakley@delaware.gov or (302) 760-2236.
- 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 the frontage roads. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Waterview Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Camp Arrowhead Road (SCR 279). The following right-of-way dedication note is required, **"An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**
- 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 dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**
- 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 450 feet of the proposed entrance on Waterview Road.
- Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.
- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required where there is an existing path with which to connect. However, SUPs or sidewalks are contemplated as part of the TID. Inclusion of SUP or sidewalks will be discussed during the plan review process. If the developer were to install SUP or sidewalks along the frontage, that construction will be credited to their TID fee.
- Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. DelDOT anticipates recommending extending the stub streets located on the east end of the east/west subdivision street to the property line.
- 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 Waterview 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.

Department of Natural Resources and Environmental Control – Contact Clare Quinlan 302-735-3480

Disclaimer Clause: Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Concerns Identified Within the Development Footprint

Stormwater Management

This application proposes greater than 5000 square feet of land disturbing activities, therefore, this project will be subject to Delaware's *Sediment and Stormwater Regulations*.

Requirements:

- 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. For this project, the plan review agency is the Sussex Conservation District
- Additionally, to address federal requirements, 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.delaware.gov/enoi/>, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

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.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Natural Areas

The southern portion of the parcel is located within the Angola Neck Natural Area. Natural Areas contain lands of statewide significance identified by the Governor's Natural Areas Advisory Council as containing a high quality of natural features unique to Delaware.

Requirements:

- 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.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.

Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/>

Wastewater Disposal Systems – Small Systems

There are five existing full-depth gravity system permits (permit numbers 562892, 562893, 562894, 562895, 562888) under the parcel number 234-12.00-22.00 in the Small System Branch database.

Requirements:

- Contact the DNREC Groundwater Discharges Section to properly abandon these systems.

Contact: DNREC Groundwater Discharges Section at (302) 856-4561

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

Wastewater permits – Large Systems

Sussex County holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch for wastewater disposal.

Requirements:

- If additional flows to Sussex County's system will require capacity updates, it is the responsibility of the permittee (Sussex County) to notify the Large Systems Branch.

Contact: DNREC Large Systems Branch at (302) 739-9948.

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

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- Parcels are right on Rehoboth Bay and Love Creek. The area has had cultural resource studies associated with it. Potential is very high. Parcels have not been systematically surveyed.

- Low disturbance and high potential might mean intact materials. Sites are located very near to parcel. Separate Parcel to SW appears to be a partially raised terrace situated on well drained soils. Our office is recommending an archaeological survey of the project area prior to any ground disturbance.
- The developer should also be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office

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 Regulations (DSFPR):

Fire Protection Water Requirements

- Water distribution system capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for residential occupancy use sites, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features

- For townhouse buildings, provide a section / detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

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 roads to the subdivision 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 for one- and two-family dwellings.
- 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”
- 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 any buildings are to be sprinklered
- Townhouse 2-hr separation wall details shall be shown on site plans
- Provide Road Names, even for County Roads

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- 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 Waterview 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 16, 2022. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>

Department of Natural Resources and Environmental Control – Contact Clare Quinlan 302-735-3480

Delaware Ecological Network

The southern portion of the parcel lies within lands designated within the Delaware Ecological Network, a statewide network of interconnected lands of significant ecological value. This GIS data layer is based on principles of landscape ecology and conservation biology, providing a consistent framework to identify and prioritize areas for natural resource protection. Forest disturbances on this site will jeopardize habitat on the parcel and likely beyond the parcel's boundary.

- Removal of trees within the Delaware Ecological Network should be avoided to the greatest extent possible. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality. Forests also provide shading and cooling, while also reducing 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/>

Stormwater Management

- 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.
Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

Drainage

- All existing drainage 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 (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section 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.

Contact: DNREC Drainage Program at (302) 855-1930.
Website: <https://dnrec.alpha.delaware.gov/drainage-stormwater/>

Water Quality (Pollution Control Strategies)

This site lies within the Rehoboth Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.
- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.
- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. <https://dnrec.alpha.delaware.gov/watershed-stewardship/>

Natural Areas

- Reduce environmental impacts near Natural Areas by avoiding development or destruction of sensitive natural features such as, but not limited to, wetlands, hardwood forests, or riparian buffers.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739-9039.

Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/> or
<https://dnrec.alpha.delaware.gov/parks/open-space/conservation-easements/>

Additional Sustainable Practices

- Build garages and parking spaces to be “EV-ready.” Many manufacturers have pledged to sell only electric vehicles in the next 10-15 years. Installing a 240-volt outlet in one or two locations in a garage will enable a resident to easily (and cheaply) install a level 2 electric vehicle charger. This will increasingly be a selling point for homes.
- Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state’s major electric utilities (<https://dnrec.alpha.delaware.gov/climate-coastal-energy/renewable/assistance/>).
- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.

Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/>

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

- The parcel is spread across multiple locations. The portion submitted for PLUS review is located within an area of minimal flood concern (1000 years or greater). However, the remaining sections are fully within a 100-year flood zone. Since the submitted application focuses on the area not within the flood zone, this review will focus on that section only. DEMA strongly suggests that no consideration be made to the other portions of the parcel.

- The First Street Foundation rates the community risk level of 3 for Lewes, which suggests a major risk from flooding, combining risks associated between residential properties, commercial properties, critical infrastructure facilities, social infrastructure facilities, and roads, and is expected to increase between now and the next 30 years.
- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block the project is located has a total population of 44 people, though, with development, this will certainly change. The adjacent blocks in aggregate bring the area to a total population of 644.
- The parcel is currently assigned to Sussex County's evacuation zone A and borders evacuation zone B. DEMA recommends and encourages this information be made publicly available, either through signs, pamphlets or other similar means.
- It is not within the 10-mile EPZ zone for the Salem Nuclear Power Plant.
- According to FEMA's National Risk Index, the parcel is considered relatively low for overall natural hazards risks. Its community resilience is rated as relatively moderate while its social vulnerability is rated as relatively high.
- In terms of energy use and consumption, the parcel utilizes liquid propane as the predominant fuel type for heating purposes. However, for electricity-generating potential, the parcel has a photovoltaic power potential of 1496 kWh per kWp. As such, should solar panels be utilized, we recommend an optimum tilt of the photovoltaic modules to be at approximately 34 degrees which could provide a potential of 1809 kWh/m².
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. In terms of utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems, the closer to 99% the better as well as A/C units of 20 Seer or greater. DEMA recommends using tankless hot water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure.
- Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs where applicable and allowable, and the like.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

- Although not a requirement of the Delaware State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to install home fire sprinkler protection in all residential dwellings.
- The Office of the State Fire Marshal 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, technical services link, plan review, applications or brochures.

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,



David L. Edgell, AICP
Director, Office of State Planning Coordination

Attached:

Comments from Sussex County Community Development & Housing
Comments from Sussex County Planning & Zoning
Comments from Sussex County Engineering

BRANDY BENNETT NAUMAN
DIRECTOR OF COMMUNITY
DEVELOPMENT & HOUSING
(302) 855-7777 T
(302) 854-5397 F
bnauman@sussexcountyde.gov



Sussex County
DELAWARE
sussexcountyde.gov

June 30, 2022

Mr. Jeffrey Williams
The Kercher Group, Inc.
254 Chapman Rd.
Newark, DE 19702

RE: PLUS Review (PLUS 2022-06-01) – Marsh Homestead

Dear Mr. Williams,

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. 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 visit www.sussexcountyde.gov/housing-trust-fund for information on the County's new Housing Trust Fund.

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.

On behalf of Sussex County, we look forward to cooperating with you and your project as it moves forward.

Thank you,

Brandy B. Nauman
Director



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



Sussex County
DELAWARE
sussexcountyde.gov

Preliminary Land Use Service (PLUS) Meeting
June 22nd, 2022
June PLUS Comments
Sussex County Department of Planning & Zoning

I. Review and Discussion: Marsh Homestead (2022-06-01)

Location: Southerly side of Waterview Road approximately 775 ft east of Camp Arrowhead Road.

Project: Review of a proposed cluster subdivision creating fifteen (41) residential lots for single family detached dwellings on a (16.52) acre parcel.

Sussex County Department of Planning & Zoning Comments

The applicant is required to participate in a pre-application meeting with the County. Please contact the Planning and Zoning Department to schedule a pre-application meeting with staff to discuss the proposed project by calling (302)855-7878 or you may reach out to Michael Lowrey at michael.lowrey@sussexcountyde.gov.

Following submission to the County, staff will review the Preliminary Site Plan, where more detailed comments will be provided to the applicant. At the PLUS stage of review, staff wish to limit comments to high-level comments only.

Please note that the following are informal staff comments, and do not prejudice any decision that the Sussex County Planning & Zoning Commission may wish to make as part of any application submitted to the Department.

Tax Parcel ID(s): 234-12.00-22.31 - Staff note that the both the Application and the proposed plan incorrectly indicate Tax Map # 234-12.00-22.00.

Zoning: The parcel is zoned Agricultural Residential (AR-1)

Proposed: The project proposes a residential cluster subdivision to include (41) lots for single-family detached dwelling units on a (16.52) acre +/- parcel.

Density: The proposed density of 2.48 dwelling units per acre does not comply with Code requirements for Cluster Subdivision in the Agricultural Residential (AR-1) Zoning District as calculated under the standards in (§115-25(B)(3)). Under the Section's prescribed calculation for the maximum permitted density for cluster subdivisions, a maximum of (33) units could be accommodated on the (16.52) acre site. Staff note that the cluster development option requires the applicant to meet the superior design standards outlined in (§115-25(E)) and that

cluster developments in the Coastal Area designation require a development fee for every unit in excess of two (2) units per acre (§115-25(B)(3)) & (§62-7(I)(3)).

Applicability to Comprehensive Plan: The project lies within the Growth Area and is categorized as “Coastal Area” (per the 2018 Comprehensive Plan). Coastal Areas are growth areas that the County encourages only the appropriate forms of concentrated new development, especially when environmental features are in play (2018 Sussex County Comprehensive Plan, 4-9). The Coastal Area designation is intended to recognize the characteristics of both anticipated growth and ecologically important and sensitive characteristics (2018 Sussex County Comprehensive Plan, 4-15). Additionally, for Coastal Areas, the Plan notes a base density of 2 units per acre is appropriate with 4-12 units per acre only in areas with central water and sewer, “along a main road or at/or near a major intersection”, near sufficient commercial uses and employment, and keeping with the “character of the area” (2018 Sussex County Comprehensive Plan, 4-14).

Open Space Provisions: The proposed plan proposes (3.99) acres +/- (out of a total of 16.52 acres) of open space which equates to approximately 24% of the project site. Staff notes that this does not meet the minimum of 30% of open space as required under the cluster development option in the AR-1 Zoning District (§115-25(B)(2)).

Interconnectivity: While it is understood that there can be existing site constraints which may inhibit the ability for this proposal to connect to adjacent lands, please note that the Commission desire to see interconnectivity between proposed developments in order to prevent only one-way-in, one-way-out access in the event that an emergency should occur on the property.

Transportation Improvement District (TID): The proposed project is located within the Henlopen TID. As part of any plan approval, the applicant will be required enter into the prescribed agreement with DelDOT and will be subject to the applicable fee schedule for residential improvements. Staff request that the DELDOT Agreement Number be included in any plans to be submitted by the Applicant.

Agricultural Areas: The site is located within the vicinity of parcels which appear to be actively farmed. Please include on any future plans, the Agricultural Use Protection notice located in (§99-6(G)(1)) of the County Code. This language shall also be included within any subsequent deed restrictions, leases, or agreements of sale for the property. Please note, in any new subdivision within 50 feet of the boundary of land used primarily for agricultural purposes, no residential improvement may be constructed within 50 feet of the boundary with the agricultural land (§99-6(G)(2)). As the subject tract is adjacent to existing farmland, the design requirements for cluster developments (§115-25(F)(3)(c)(iii)) require a minimum of 30% of all open space be adjacent to this adjacent feature. Additionally, the Design Requirements for Cluster Development (§115-25(E)(3)) require a forested buffer area with a minimum width of 30 feet be provided for all lots abutting an agricultural area.



Forested Areas: The Applicant indicates that there no forested areas present on the site. As the subject tract is adjacent to existing woodlands, the design requirements for cluster developments (§115-25(F)(3)(c)(iii)) require a minimum of 30% of all open space be adjacent to this feature. Staff appreciate efforts to conserve as many mature trees as possible on the project site.

Wetlands: The Application notes that there are no Tidal or Non-Tidal Wetlands on the site.

Site Considerations (Flood Zones, Tax Ditches, Groundwater Recharge Potential etc.): The property is located within Flood Zone “X” (Areas determined to be outside of the 100 year floodplain) as indicated in the applicant’s Conceptual Land Use Plan. This is accurate according to current data available to Sussex County Planning & Zoning. The Public Pre Check included with the State’s PLUS file for the application indicates “Issues Found” regarding the FIRM map designation. Staff request that any discrepancies in FEMA FIRM Map floodplain designation be addressed. The site is located within an area of “good” groundwater recharge according to Sussex County GIS data. Please note this on the future plan in order to comply with the provisions of Chapter 89 “Source Water Protection” of the Sussex County Code (§89-7). Staff notes that the proposal is not within a wellhead protection area (§89-6).





Visit de.gov/plus for updates

**Preliminary Land Use Service (PLUS) Meeting
Meeting will be conducted on-line and in person**

Room 133, Haslet Armory

122 Martin Luther King Jr. Blvd., South

Please see <https://publicmeetings.delaware.gov/> for link to on-line access

June 22, 2022

Applicants should arrive at least 15 minutes before their appointed time. Times are approximate and are subject to change.

- I. 8:00 AM **Pre-Meeting Discussion – PLUS Reviewers**
- II. 8:30 AM **Review and Discussion: Moore’s Lake Shopping Center (2022-06-07)**
County: Kent **Municipality:** Unincorporated
Location: Multiple parcels at the southwest corner of W. Lebanon Road & S. State Street.
Project: Review of a rezoning of 1.770 acres to BG.
- III. 8:45 AM **Review and Discussion: Lands of Barlow Rezoning (2022-06-03)**
County: Kent **Municipality:** Unincorporated
Location: East side of S. DuPont Hwy, between Big Woods Rd. and Twin Willows Road.
Project: Review of a rezoning for 2.68 acres from RMH to BN.
- IV. 9:15 AM **Review and Discussion: U-Haul of Dover (2022-06-09)**
County: Kent **Municipality:** Unincorporated
Location: Northwest corner of S. Bay Road and E. Lebanon Road.
Project: Review of a site plan for self-storage facility with truck & trailer sharing service and related retail sales.
- V. 9:45 AM **Review and Discussion: Newspaper Publication Notices (2022-06-02)**
County: New Castle **Municipality:** Unincorporated
Location: Entire County.
Project: Review of an ordinance to amend the requirement to publish in the Saturday edition of the News Journal.
- VI. 10:00 AM **Review and Discussion: Country Club Estates (2022-06-10)**
County: New Castle **Municipality:** Unincorporated
Location: 5 parcels including 1339 & 1349 Churchtown Road.
Project: Review of a subdivision plan for 540 residential units (mix of single-family, townhomes and apartments) on 296 acres zoned S.

- VII. 10:30 AM **Review and Discussion: Carter Farm (2022-06-1)**
County: New Castle **Municipality:** Unincorporated
Location: 1240, 1208, 1280 Bethel Church Rd. & 1263 Choptank Rd.
Project: Review of a subdivision plan for 624 residential units (mix of single-family, townhomes and apartments) on 411.9 acres zoned S.
- VIII. 11:00 AM **Review and Discussion: Country Creek Phase 3 (2022-06-04)**
County: New Castle **Municipality:** Unincorporated
Location: East side of Creekside Dr., 550 ft. south of Huntington Ridge Rd.
Project: Review of a subdivision plan for 29 single-family dwelling units on 16.25 acres zoned NC6.5.

IX. 11:30 AM **LUNCH**

- X. 12:30 AM **Review and Discussion: Millsboro Comp Plan Amendment (2022-06-06)**
County: Sussex **Municipality:** Millsboro
Location: Mitchell Street, Millsboro
Project: Review of a comprehensive plan amendment of the future land use map to change two parcels from Highway commercial to Commercial. (Parcels proposed for annexation)

The Sussex County Engineering Department has no comment concerning the Comprehensive Land Use Amendment.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

- XI. 1:00 PM **Review and Discussion: CHEER – Gateway Village (2022-06-14)**
County: Sussex **Municipality:** Georgetown
Location: Corner of Route 9 and Sand Hill Road.
Project: Review of a Site Plan for an additional four apartment buildings (240 units), an administration building and maintenance building.

The Sussex County Engineering Department has no comment concerning the project within the Town of Georgetown.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302)-854-5088.

- XII. 1:30 PM **Review and Discussion: Hudson Store Parcel Rezoning (2022-06-12)**
County: Sussex **Municipality:** Unincorporated
Location: 34621 Atlantic Avenue, Dagsboro
Project: Review of a rezoning on 4.4 acres from AR-1/C-1 to C-3.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A “Use of Existing Infrastructure Agreement” is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s)

and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

- XIII. 1:45 PM **Review and Discussion: Ward Property (2022-06-13)**
County: Sussex **Municipality:** Unincorporated
Location: East of Club House Road and north of Gail Circle.
Project: Review of a subdivision to create 15 lots on 6.4 acres zoned MR.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

- XIV. 2:25 PM **Review and Discussion: Sundance Club (2022-06-08)**
County: Sussex **Municipality:** Unincorporated
Location: Northwesterly corner of Railway Road and Old Mill Road.
Project: Review of site plan for 180 age-restricted detached condominium units on 50.6 acres zoned GR.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

- XV. 2:45 PM **Review and Discussion: Marsh Homestead (2022-06-01)**
County: Sussex **Municipality:** Unincorporated
Location: South side of Waterview Road, approximately 775 ft. east of Camp Arrowhead Road.
Project: Review of a subdivision to create 41 single-family lots on 16.52 acres zoned AR-1.

The proposed project is located within a Tier 2 area and is contiguous to the Sussex County Unified Sanitary Sewer District. Annexation and connection to the sewer system is required.

A "Use of Existing Infrastructure Agreement" is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Reivew Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

- XVI. 3:15 PM **Review and Discussion: Sycamore Chase Expansion (2022-06-05)**
County: Sussex **Municipality:** Unincorporated
Location: North side of Daisey Road, approximately 0.4 miles west of Bayard Rd.
Project: Review of a cluster subdivision for 133 single-family lots on 73.95 acres zoned AR-1 adjacent to the existing Sycamore Chase community.

The proposed project is located within a Tier 4 for wastewater planning with existing CPCN. 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.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088

- XVII. 3:45 PM **Review and Discussion: Frankford Business Park Phase 2 (2022-06-15)**
County: Sussex **Municipality:** Unincorporated
Location: East side of US Route 113, approximately 0.3 miles north of Delaware Ave.
Project: Review of a site plan for 112,073.5 sq. ft. of warehouse space.

The proposed project is located within a Tier 1 area within the Sussex County Unified Sanitary Sewer District and connection to the sewer system is mandatory.

A “Use of Existing Infrastructure Agreement” is required for new projects. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning & Design Review Department for the project by providing the parcel(s) estimated equivalent dwelling units (EDU) for the project, along with payment of a \$1,000.00 fee for the evaluation and must be approved prior to approval of construction plans. The fee is to be payable to Sussex County Council. The Department will review the parcel(s) and EDU, confirm capacity, provide the connection point and define any additional parcels that must be served as part of the project. Should it be determined that a pump station is required for the project, additional information may be requested. This information will be conveyed to the engineer and/or developer. The Department will use this information when reviewing construction drawings to verify that the correct connection point is used, and all required parcels are served.

The proposed development will require a developer installed collection system in accordance with Sussex County standards and procedures.

One-time system connection charges will apply. Please contact the Utility Permits Division at 302 855-7719 for additional information on charges.

For questions regarding these comments, contact Chris Calio, Sussex County Engineering Department at (302) 854-5088



July 8, 2022

Ms. Ann Lepore
Sussex County Planning & Zoning Commission
PO Box 417
Georgetown, DE 19947

Re: Sussex County Technical Advisory Committee

Dear Ms. Lepore:

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

1. **Applications:** *2021-34 Marsh Homestead*
 2022-08 Walden III

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. An Approval to Operate will be issued after all applicable requirements are met.

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

Sincerely,

A handwritten signature in black ink, appearing to read "William J. Milliken, Jr.", written in a cursive style.

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, 2022

Ann Lepore, Planning Technician
Planning & Zoning Commission
P.O. Box 417
Georgetown, Delaware 19947

Subject: **Preliminary Subdivision Plans Marsh Homestead**

Dear Mrs. Lepore,

Thank you for providing preliminary plans for Marsh Homestead submitted by The Kercher Group, INC. The plans submitted to our section dated December 1, 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 Marsh Homestead preliminary subdivision plans dated December 1, 2021, at this time.

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

Sincerely,

A handwritten signature in blue ink that reads "Taryn Davidson".

Taryn Davidson
Urban Forestry Program
Delaware Forest Service

ENGINEERING DEPARTMENT

JOHN J. ASHMAN
SR. MANAGER OF UTILITY PLANNING
& DESIGN REVIEW

(302) 855-7370 T
(302) 854-5391 F
jashman@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

RECEIVED

AUG 29 2022

SUSSEX COUNTY
PLANNING & ZONING

Date: **August 29, 2022**

REF: **T. A. C. COMMENTS
MARSH HOMESTEAD
SUSSEX COUNTY ENGINEERING DEPARTMENT
SUSSEX COUNTY TAX MAP NUMBER
234-12.00-22.31
AGREEMENT NO.1013-1**

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

DESIGN REVIEW 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.
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 Arrow required to identify northern direction and viewport should be best fit for the project.
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' or less.

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, 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 following:
 - a. Delaware Professional Engineer or Delaware Land Surveyor.
 - b. Owner or Representative of the Owner.
 - c. Professional Wetlands Delineator.
10. 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.
11. Indicate the location of all wetlands, both state and federal, in order to facilitate compliance with County, State and Federal requirements.
12. 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.
13. 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 and shall be recorded prior to being issued a notice to proceed.
14. 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. Sussex County Mapping & Addressing will have final say on proposed street names.
15. 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, 21305 Berlin Road, Suite 2, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.

16. Provide the limits and elevations of the 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 of the base flood.
17. False berms shall not be utilized to create roadside drainage swale back slopes.
18. 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.
19. Provide and show the locations and details of all ADA pedestrian connections.
20. 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.
21. 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.
22. 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.
23. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
24. 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.
25. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.
26. 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.

SEWER SPECIFIC COMMENTS

LOCATION: **S/RD279A (Waterview Road), approx. 0.19 miles, NE/RD279 (Camp Arrowhead Road)**

NO. OF UNITS:41

GROSS ACREAGE: 16.26

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes No
- (2). Which County Tier Area is project in? Tier 2
- (3). Is wastewater capacity available for the project? Yes If not, what capacity is available?
- (4). Is a Construction Agreement required? Yes If yes, contact Utility Engineering at (302) 855-7370 / option 2.
- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? 0. Is it likely that additional SCCs will be required? **Yes**
If yes, the current System Connection Charge Rate is \$6,600.00 per EDU. Please contact **Nicole Messick** 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: **Property is located in Angola Neck Planning Area**
- (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.

Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

Application Fees	
Less than 2 acres	\$500.00
2.1 -9.99 acres	\$750.00
10 - 150.00 acres	\$1,500.00
Greater than 150.00 acres	\$2,500.00

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.

ENGINEERING DEPARTMENT

JOHN J. ASHMAN
SR. MANAGER OF UTILITY PLANNING
& DESIGN REVIEW

(302) 855-7370 T
(302) 854-5391 F
jashman@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov
HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

SEWER SERVICE CONCEPT EVALUATION (SSCE)
UTILITY PLANNING & DESIGN REVIEW

Applicant: **Foxlane Homes c/o John Murray**

Date: 7/18/2022

Reviewed by: **Chris Calio**

Agreement #: **1013-1**

Project Name: **Marsh Homestead**

Tax Map & Parcel(s): **234-12.00-22.31**

Sewer Tier: Tier 2 - Sussex County Planning Area

Proposed EDUs: **41**

Pump Station(s) Impacted: **PS 413, PS 317**

Facility treating and disposing of the wastewater: Inland Bays Regional Wastewater Facility

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure): **234-12.00-22.02 & 22.03**

Connection Point(s): **8-inch lateral from MH 12A. See attached pdf.**

Use of Existing Infrastructure Agreement required? Yes or No

Annexation Required? Yes or No

Easements Required? Yes or No

Fee for annexation (based on acreage): **\$1,500 (10.00 - 150.00 Acres)**

Current Zoning: **AR-1** Zoning Proposed: **AR-1**



Acreage: 17.860

Additional Information: Sussex County will require a 20' easement along Waterview Road for future expansion of regional infrastructure.

* No capacity is guaranteed until System Connection Fees are paid

All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.

Sussex County will be assessing bonding and inspection on projects on a unit cost approach per phase.

Recordation of Phasing Plans will now be required, each phase must be recorded prior to issuance of the Notice to Proceed. Any revisions to the phase will require the plan be re-recorded.

Once Construction Drawings are completed with all of the above information satisfied, please submit to:

Sussex County Utility Planning & Design Review
2 The Circle
P.O. Box 589
Georgetown DE 19947

CC: John Ashman
Jordan Dickerson
Blair Lutz

Michael Lowrey

From: Clark, Trevor <trevor_clark@fws.gov>
Sent: Tuesday, September 6, 2022 11:48 AM
To: Planning and Zoning
Subject: TAC Review for 2021-34 Marsh Homestead & 2022-08 Walden III

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,

2021-34 Marsh Homestead & 2022-08 Walden III have not been entered into the U.S. Fish and Wildlife Service's Information for Planning and Consultation (IPaC) website. The IPaC website will let the applicant know if there are any federally listed endangered or threatened species in the vicinity of their project. The Service will send the applicant a letter letting them know whether or not they have endangered and/or threatened species issues.

Please send the following comments to the applicants of 2021-34 Marsh Homestead & 2022-08 Walden III: Please go to the U.S. Fish and Wildlife Service's (Service) IPaC website (<<https://ipac.ecosphere.fws.gov/>>) and enter your project information. A 10 minute video on how to use IPaC can be found at (<<https://www.youtube.com/watch?v=MOI9S3le2Tw>>). The Service will send you a letter letting you know whether or not you have endangered and/or threatened species issues. Please contact Trevor Clark at trevor_clark@fws.gov if you need assistance with using IPaC. Thank you.

Trevor Clark
Fish and Wildlife Biologist/Transportation Liaison
U.S. Fish and Wildlife Service
Chesapeake Bay Ecological Services Field Office
Endangered and Threatened Species Branch
177 Admiral Cochrane Drive
Annapolis, Maryland 21401

Cell phone: (410) 458-5657
Telephone: (410) 573-4527
Fax: (410) 269-0832

Email: trevor_clark@fws.gov

MAPPING & ADDRESSING

MEGAN NEHRBAS
MANAGER OF GEOGRAPHIC
INFORMATION SYSTEMS (GIS)

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



Sussex County

DELAWARE
sussexcountyde.gov

August 17, 2022

John Murray
Land Development Manager
Foxlane Homes Delaware
32191 Nassau Rd. #2
Lewes, DE 199588

RE: **Proposed Subdivision Name(s)**

I have reviewed the name(s) submitted for your proposed subdivision, located in Lewes, DE (234-12.00-22.31). In reviewing the proposed name(s) the following has been **Approved** for this subdivision:

SUNCREST

Should you have any questions please contact the **Sussex Geographic Information Office at 302-855-1176.**

Sincerely,

Brian L. Tolley, CP, GISP
GIS Specialist II

CC: Christin Scott, Office of Planning & Zoning



SUNCREST (FKA MARSH HOMESTEAD) INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE

MAJOR CLUSTER SUBDIVISION PRELIMINARY PLAN COUNTY PROJECT #2021-34 PLUS # 2022-06-01 NOVEMBER, 2022 DBF # 4056B001

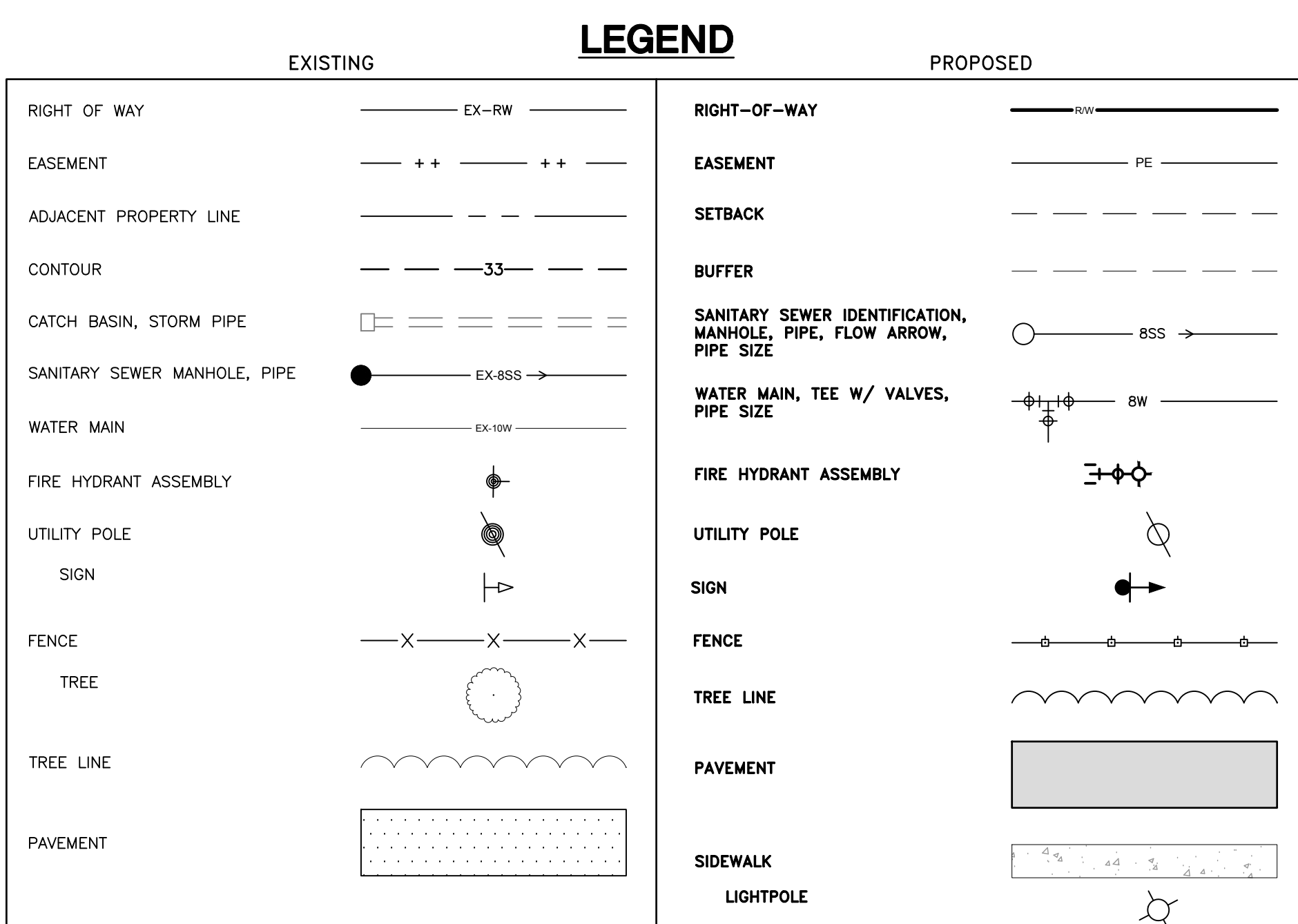
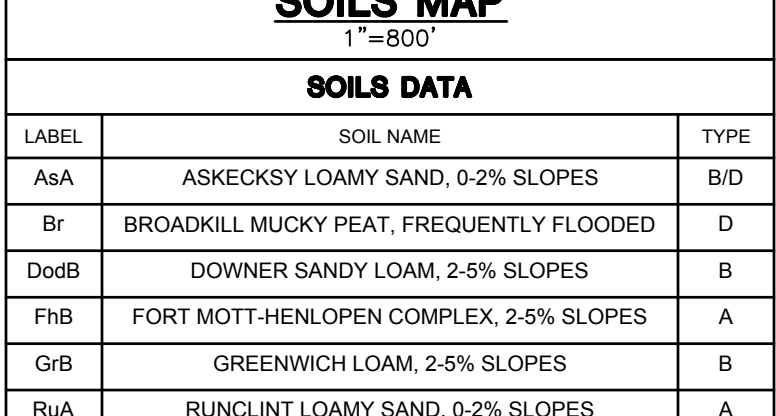
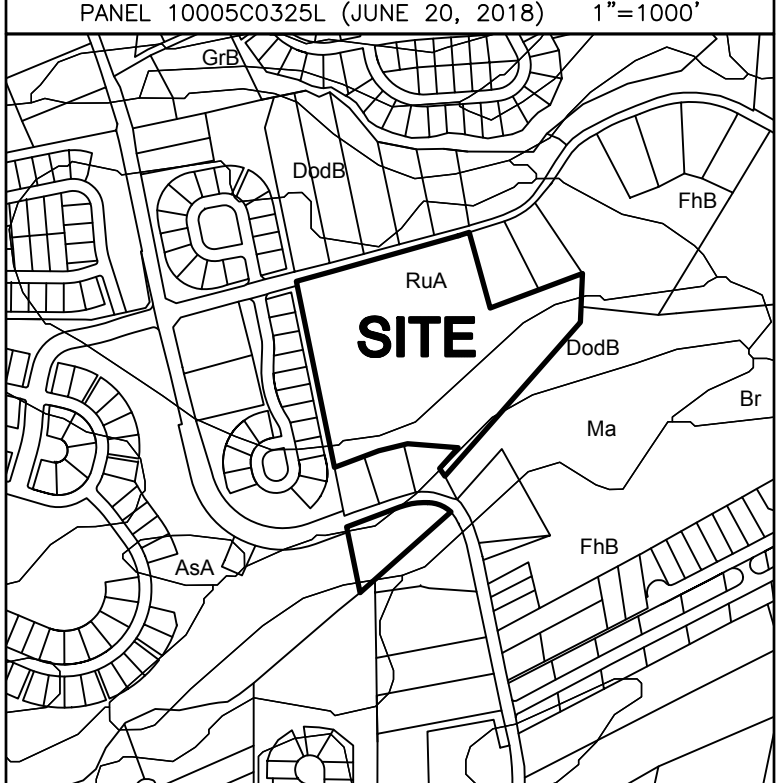
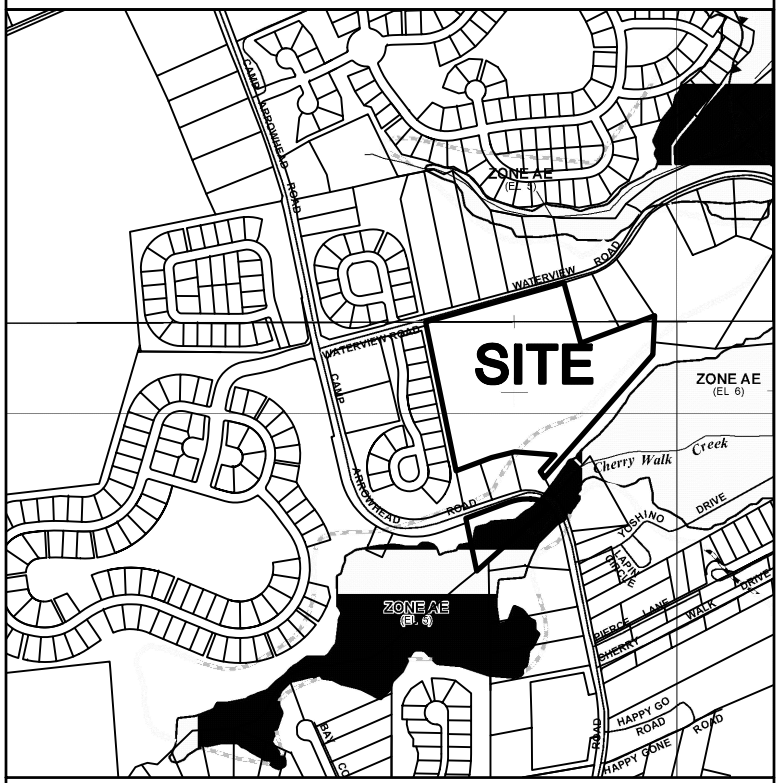
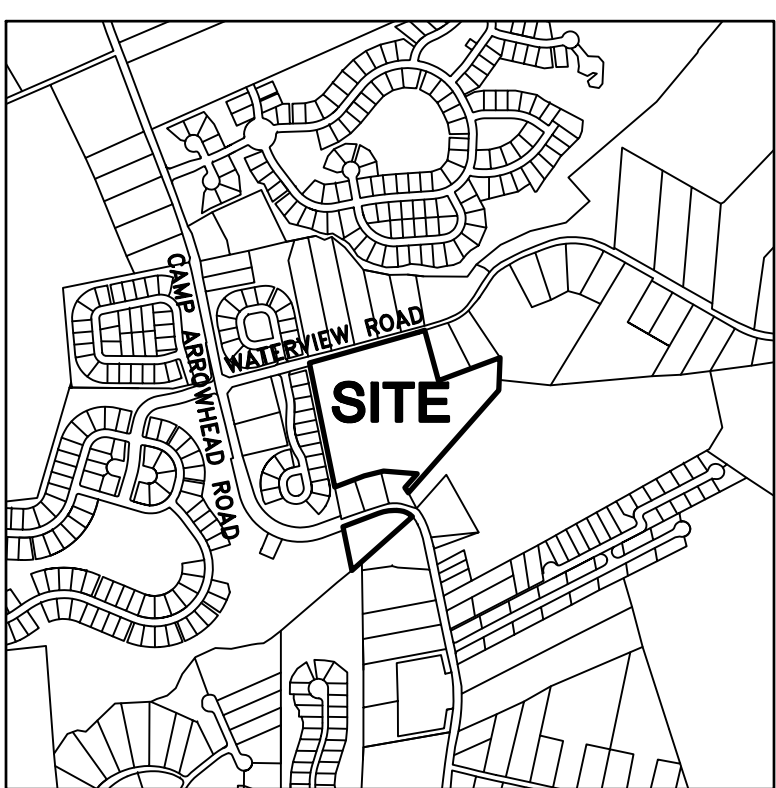
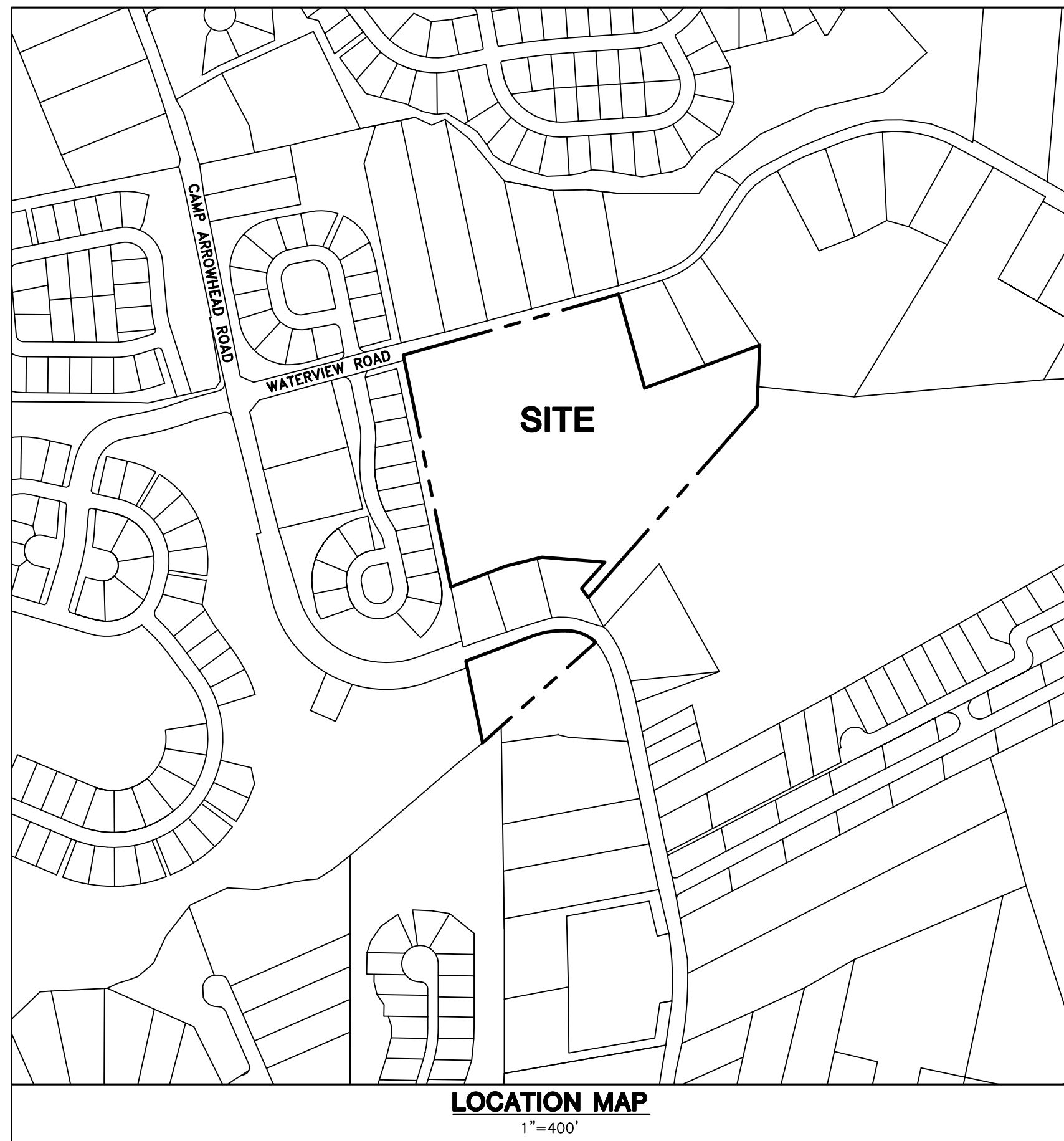
DATA COLUMN

1	TAX MAP ID	234-12.00-22.31			
2	APPROXIMATE PROJECT CENTER	<u>LATITUDE</u> 38.6868	<u>LONGITUDE</u> 75.1607		
3	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CLIFTON D. MUMFORD, P.E. PHONE: (302) 424-1441 EMAIL: cdm@dbfinc.com	OWNER/DEVELOPER WV3, LLC 20288 ASPHALT ALLEY GEORGETOWN, DE 19947 FLETCHER KENTON PHONE: 302-226-7283			
4	DATUM	HORIZONTAL NAD 83 (DE STATE PLANE)	VERTICAL NAVD 88		
5	DEED REFERENCE	DB 5714 PG 347 PB 370 PG 71			
6	ZONING	EXISTING AR-1	PROPOSED AR-1 - CLUSTER		
7	LAND USE	EXISTING AGRICULTURAL	PROPOSED RESIDENTIAL		
8	TOTAL PROPOSED UNITS	SINGLE FAMILY 41 UNITS			
9	BUILDING CONSTRUCTION	IBC TYPE II, (000)	NFPA 101		
10	UTILITY PROVIDERS	SEWER SUSSEX COUNTY	WATER TIDEWATER	GAS CHESAPEAKE UTILITIES	ELECTRIC DEC
11	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 3			
12	POSTED SPEED LIMIT	WATERVIEW ROAD (SCR 297A) 40 MPH			
13	FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0333K & 10005C034K, DATED MARCH 16, 2015.			
14	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS LOCATED IN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID).			
15	GROUNDWATER RECHARGE	THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.			
16	WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.			
17	WETLANDS	THE PROPERTY IS NOT IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.			
18	COASTAL AREA	THE PROPERTY IS WITHIN THE COASTAL AREA.			
19	CODE COMPLIANCE	<u>REQUIRED</u>	<u>PROPOSED</u>		
	FRONT SETBACK	25 FT	25 FT		
	SIDE SETBACK	10 FT	10 FT		
	REAR SETBACK	10 FT	10 FT		
	CORNER SETBACK	15 FT	15 FT		
	LOT AREA	7,500 SF	7,500 SF		
	LOT WIDTH	60 FT	60 FT		
	LOT DEPTH	100 FT	100 FT		
	DWELLING UNITS PERMITTED	(18.017 AC. * 43,560 SF/AC) / 21,780 SF = 36 UNITS	41 UNITS (5 UNIT DENSITY BONUS REQUIRED)		
	MAXIMUM DENSITY	36 UNITS = 2.00 UNITS PER ACRE	41 UNITS = 2.28 UNITS PER ACRE (5 UNIT DENSITY BONUS REQUIRED)		
	MAXIMUM BUILDING HEIGHT	42 FT (3 STORIES)	42 FT (3 STORIES)		
	OPEN SPACE	5.358 AC. (30%)	7.748 AC. (43%)		
20	AREAS		<u>PROPOSED</u>		
	NET DEVELOPMENT AREA	18.017 AC.			
	SITE AREA	18.017 AC.	18.017 AC.		
	WOODS	0.756 AC.	0.756 AC.		
21	<u>PROPOSED LAND USE AREAS</u>				
	234-12.00-22.31	18.017 AC. (100.00%)			
	LOTS	8.224 AC. (46%)			
	RIGHT-OF-WAY	2.045 AC. (11%)			
	OPEN SPACE TOTAL	7.748 AC. (43%)			
	A - LSC BUFFER & SWM		3.731 AC.		
	B - LANDSCAPE BUFFER		0.850 AC.		
	C - AMENITIES		1.410 AC.		
	D - UNDEVELOPED		1.757 AC.		
	TOTAL	18.017 AC.			

DELDOT GENERAL NOTES:

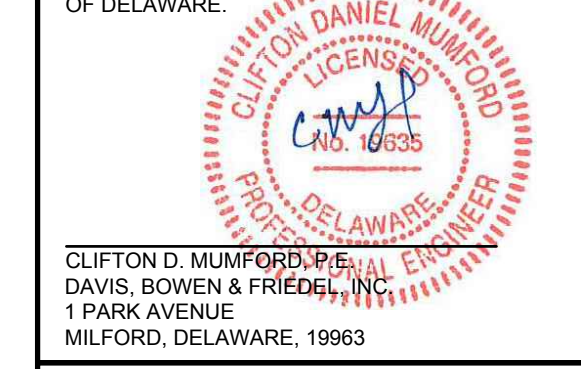
LAST REVISED: MARCH 21, 2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ON AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17-131), DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER FRONTAGE ROADS. RIGHT-OF-WAY AND PROPERTY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.



ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BELIEF REPRESENTS GOOD ENGINEERING PRACTICE AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.



CLIFTON D. MUMFORD, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963
DATE: 12/01/22

OWNER'S STATEMENT

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

WV3, LLC
20288 ASPHALT ALLEY
GEORGETOWN, DE 19947
PHONE: 302-226-7283
DATE: 12/01/22

PLANNING COMMISSION CERTIFICATE

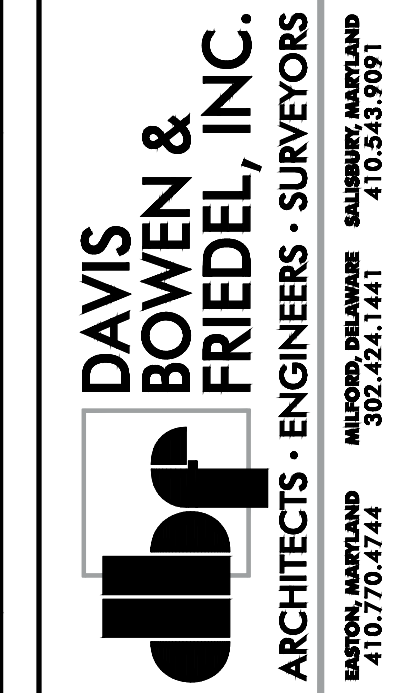
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS ___ DAY OF ___, 20__
SECRETARY (ATTEST) _____
COUNTY COUNCIL PRESIDENT _____

SHEET INDEX

PRELIMINARY PLAN TITLE	PL-01
PRELIMINARY PLAN	PL-02

GENERAL NOTES:

- THE PROJECT IS LOCATED ON THE SOUTH SIDE OF SUSSEX COUNTY ROAD #279A (a.k.a. WATERVIEW ROAD), ±530' EAST OF SUSSEX COUNTY ROAD #279 (a.k.a. CAMP ARROWHEAD ROAD) IN ANGOLA, DELAWARE.
- THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY BY MILLER-LEWIS, INC., 18967 MIDDLEFORD ROAD, SEAFORD, DELAWARE 19973. TOPOGRAPHY IS BASED ON NAVD88 AND NORTH REFERENCE IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS TO SCR 279A SHALL BE PERMITTED.
- THE PLAN DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED ON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ECT. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THE UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ECT. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS, ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ECT. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 033K, MAP NUMBER 10005C0333K, DATED MARCH 16, 2015 & 100029 0341 K, MAP NUMBER 1005C0341K, PORTIONS OF THIS PROPERTY ARE LOCATED IN A ZONE X (UNSHADED) AND AE (6).
- THE WETLANDS INVESTIGATION WAS COMPLETED BY ATLANTIC RESOURCE MANAGEMENT, INC. NO WETLANDS EXISTS WITHIN THE PROJECT SITE.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- AUTOMATIC SPRINKLERS ARE NOT PROPOSED FOR ANY STRUCTURE.
- ALL PROPOSED BUILDING CONSTRUCTION SHALL BE WOOD FRAME, TYPE II (000), NFPA 101 OCCUPANCY SHALL BE STORAGE, LOW & ORDINARY HAZARD.
- ALL PROPOSED LOT LINES ARE SUBJECT TO EASEMENTS FOR UTILITY, STORMWATER CONSTRUCTION AND/OR MAINTENANCE. UNLESS OTHERWISE NOTED ON THE PLANS, EASEMENTS ARE AS FOLLOWS:
FRONT LOT LINES - 10 FEET
SIDE LOT LINES - 5 FEET
REAR LOT LINES - 10 FEET
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH LOT LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL ACTIVE OPEN SPACE AMENITIES ARE PRIVATE AND FOR THE USE OF RESIDENTS AND THEIR GUESTS AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A SEPARATE SITE PLAN SHALL BE SUBMITTED TO SUSSEX PLANNING AND ZONING FOR APPROVAL OF THE AMENITIES (POOL AND POOL HOUSE).
- ALL COMMON AREAS COVERED WITH GRASS SHALL BE PERIODICALLY MAINTAINED ON A BASIS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT REQUIRES A FIVE (5) UNIT DENSITY BONUS FEE BE PAID TO SUSSEX COUNTY PRIOR TO PLAN RECORDED PER SUSSEX COUNTY CODE CHAPTER 115-25 SECTION B (3).



SUNCREST
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

Date: NOVEMBER, 2022
Scale: AS NOTED
Dwn By: SHF
Proj No.: 4056B001

PRELIMINARY PLAN TITLE

PL-01

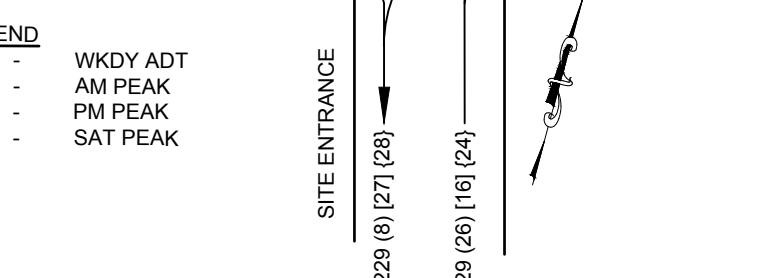
ROAD
 WATERVIEW ROAD (SUSSEX ROAD 279A)
 FUNCTIONAL CLASSIFICATION - LOCAL ROAD
 AADT (2019 DELAWARE VEHICLE VOLUME SUMMARY)
 10 YR PROJECTED AADT = 1,116 X 199
 10 YR PROJECTED AADT + SITE ADT = 689
 PEAK HOUR = 689 X 17.82%
 DIRECTIONAL SPLIT = 75.00% / 25.00%
 9.55% TRUCK % X 458
 SPEED - POSTED - 40
 TRAFFIC PATTERN GROUP - 7

SITE TRIPS GENERATED - PROPOSED

TYPE OF DEV.	ITE	CODE	UNITS	PM	SAT	ADT
SINGLE-FAMILY	210	41	43	52	458	

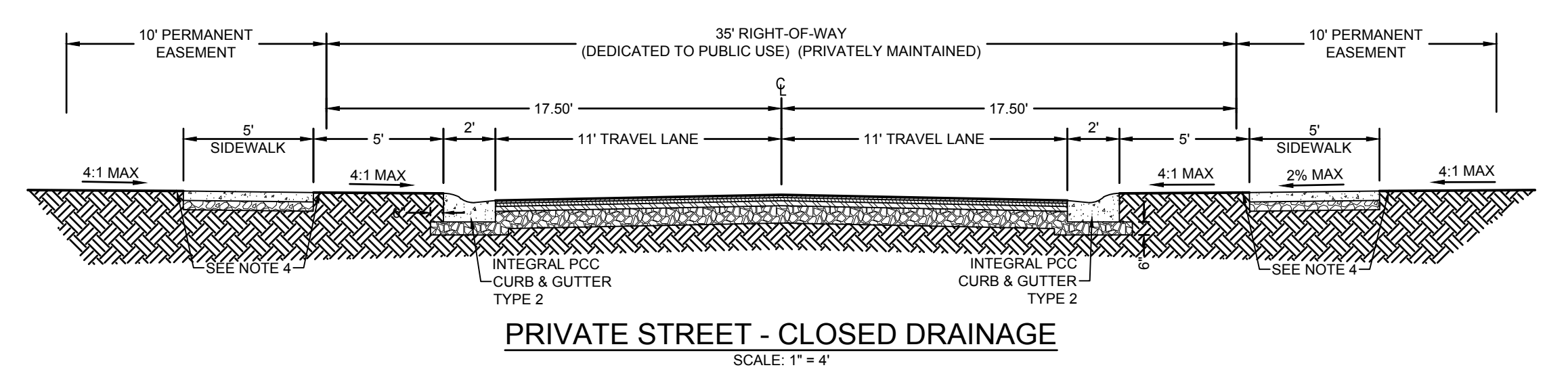
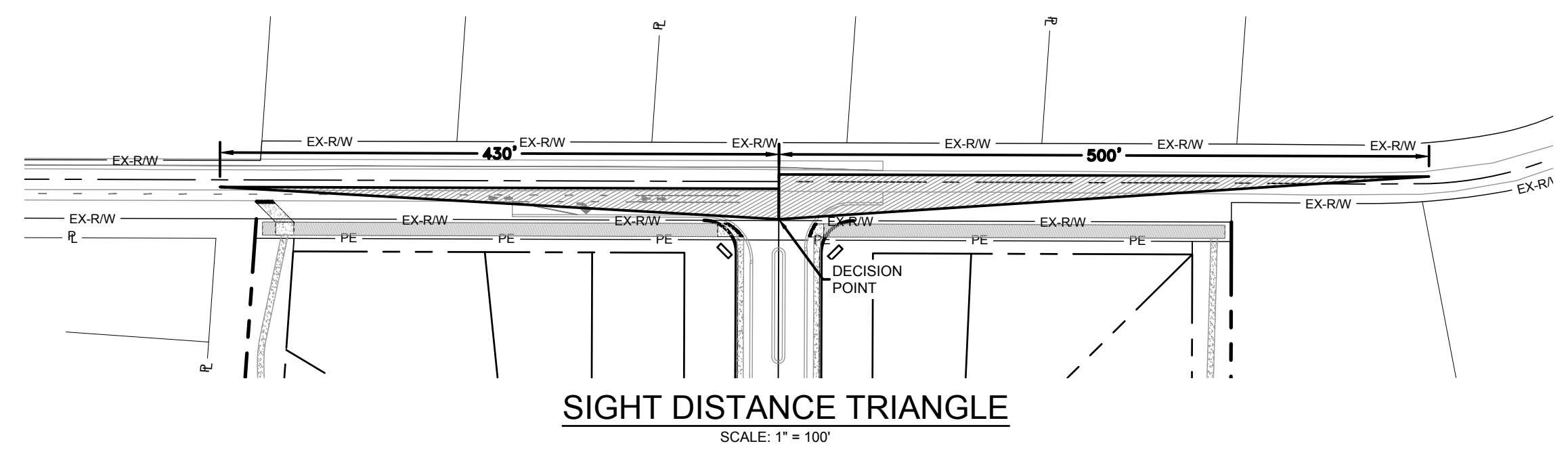
NOTES:
 - TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.
 - DESIGN VEHICLE: SU-30
 - ONE (1) FULL SITE ACCESS PROPOSED.

TRAFFIC GENERATION DIAGRAM

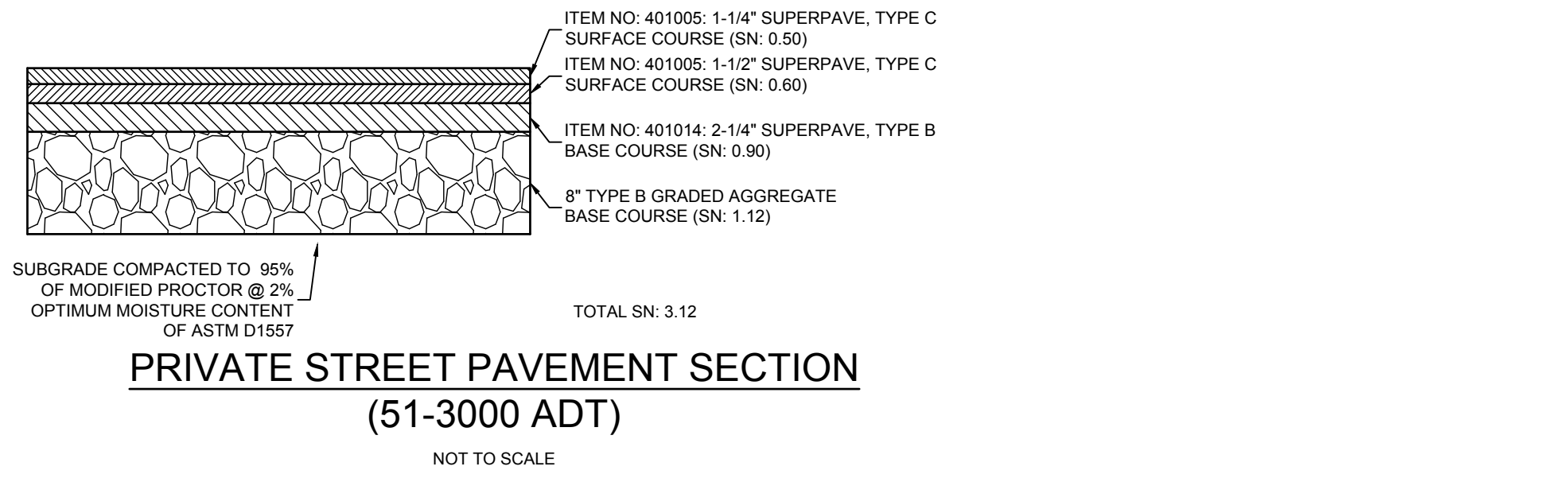
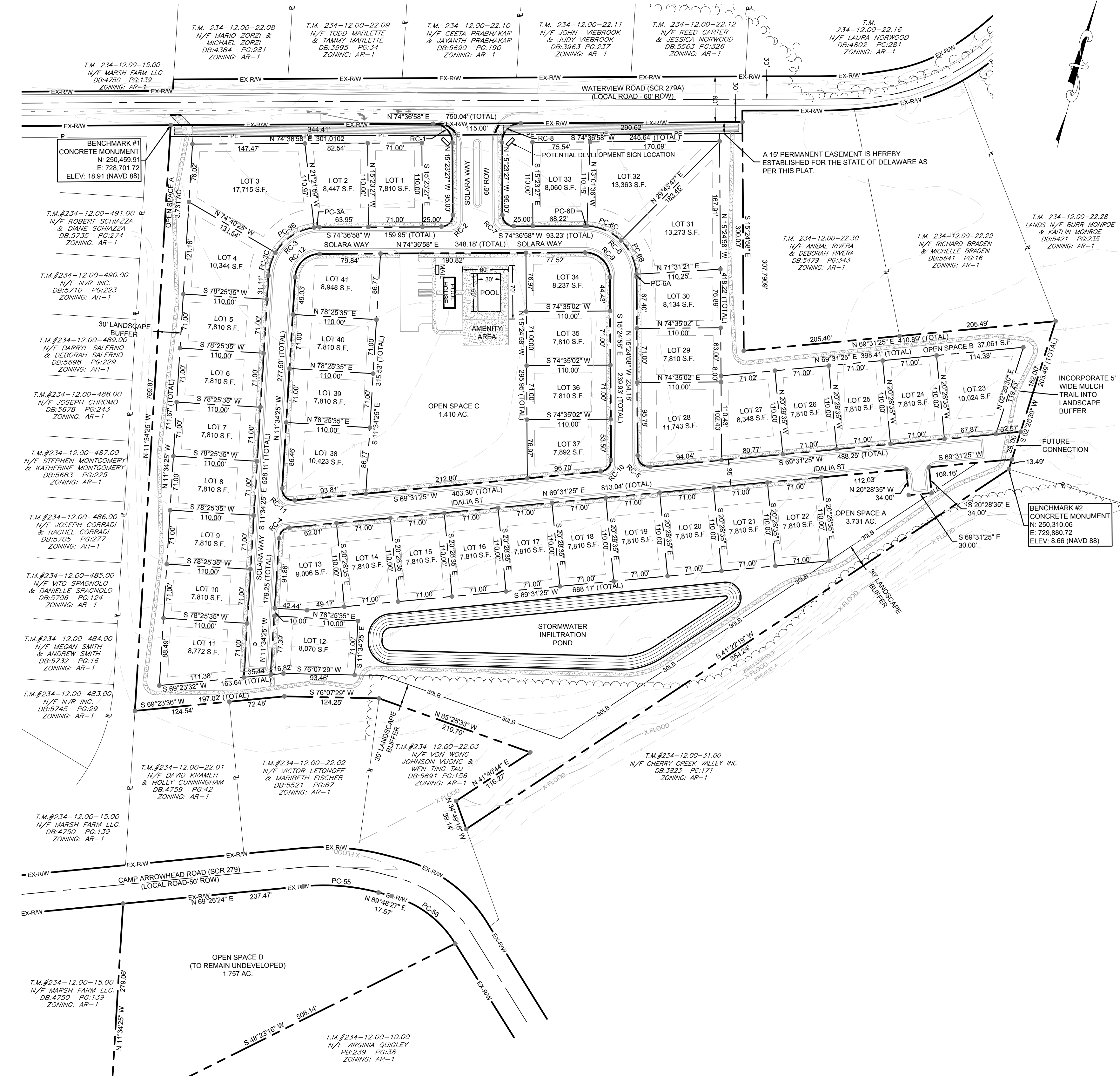


CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	25.00'	39.27'	35.35'	N 60°23'15" W	89°59'34"
RC-2	15.00'	23.56'	21.21'	N 29°36'45" E	90°00'26"
RC-3	67.50'	101.54'	92.23'	N 31°31'17" E	86°11'23"
RC-4	15.00'	21.23'	19.50'	S 28°58'30" W	81°05'50"
RC-5	15.00'	24.89'	22.13'	N 62°58'47" W	95°03'38"
RC-6	67.50'	105.99'	95.43'	N 60°24'00" W	89°58'04"
RC-7	15.00'	23.56'	21.21'	N 60°23'15" W	89°58'04"
RC-8	25.00'	39.27'	35.36'	N 29°36'45" E	90°00'26"
RC-9	32.50'	51.03'	45.95'	N 60°24'00" W	89°58'04"
RC-10	15.00'	22.24'	20.26'	N 27°03'13" E	84°56'22"
RC-11	15.00'	25.89'	22.80'	S 61°01'30" E	98°54'10"
RC-12	32.50'	48.89'	44.41'	S 31°31'17" W	86°11'23"

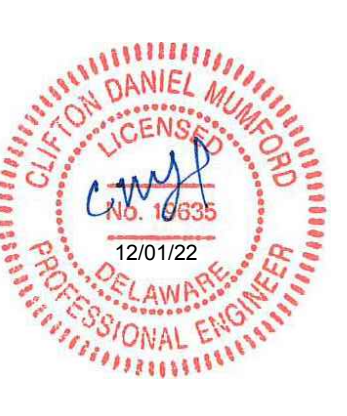
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-3A	67.50'	7.05'	7.04'	N 71°37'30" E	5°28'57"
PC-3B	67.50'	62.80'	60.56'	N 41°58'48" E	53°18'26"
PC-3C	67.50'	31.69'	31.40'	N 01°52'35" E	26°54'00"
PC-6A	67.50'	3.61'	3.61'	N 16°56'49" W	3°03'41"
PC-6B	67.50'	49.80'	48.68'	N 39°36'53" W	42°16'28"
PC-6C	67.50'	49.80'	48.68'	N 81°53'22" W	42°16'28"
PC-6D	67.50'	2.78'	2.78'	S 75°47'41" W	2°21'26"



- NOTES:**
- 1.5% CROSS SLOPE PREFERRED; 2% MAXIMUM CROSS SLOPE, 1% MINIMUM ANY DIRECTION.
 - PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
 - SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
 - A 6:1 MAX SLOPE IS REQUIRED FOR 2' ON BOTH SIDES OF THE SIDEWALK.
 - MAINTAIN SIDEWALK CROSS SLOPE TO BACK OF CURB (TYP.).
 - ALL CUL-DE-SACS SHALL HAVE A PAVED RADIUS OF 38'.



PRIVATE STREET PAVEMENT SECTION (51-3000 ADT)
 NOT TO SCALE



DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS • ENGINEERS • SURVEYORS
 BALTIMORE, MARYLAND
 410.770.7141

SUNCREST

INDIAN RIVER HUNDRED

SUSSEX COUNTY, DELAWARE

DATE	COMMENTS

Date: OCTOBER 31, 2022
 Scale: 1"=80'
 Dwn By: SHF
 Proj No.: 4056B001

PRELIMINARY PLAN

Dwg No.: **PL-02**

SUNCREST CLUSTER SUBDIVISION

SUSSEX COUNTY, DELAWARE
4056B001.G01
DECEMBER 2022

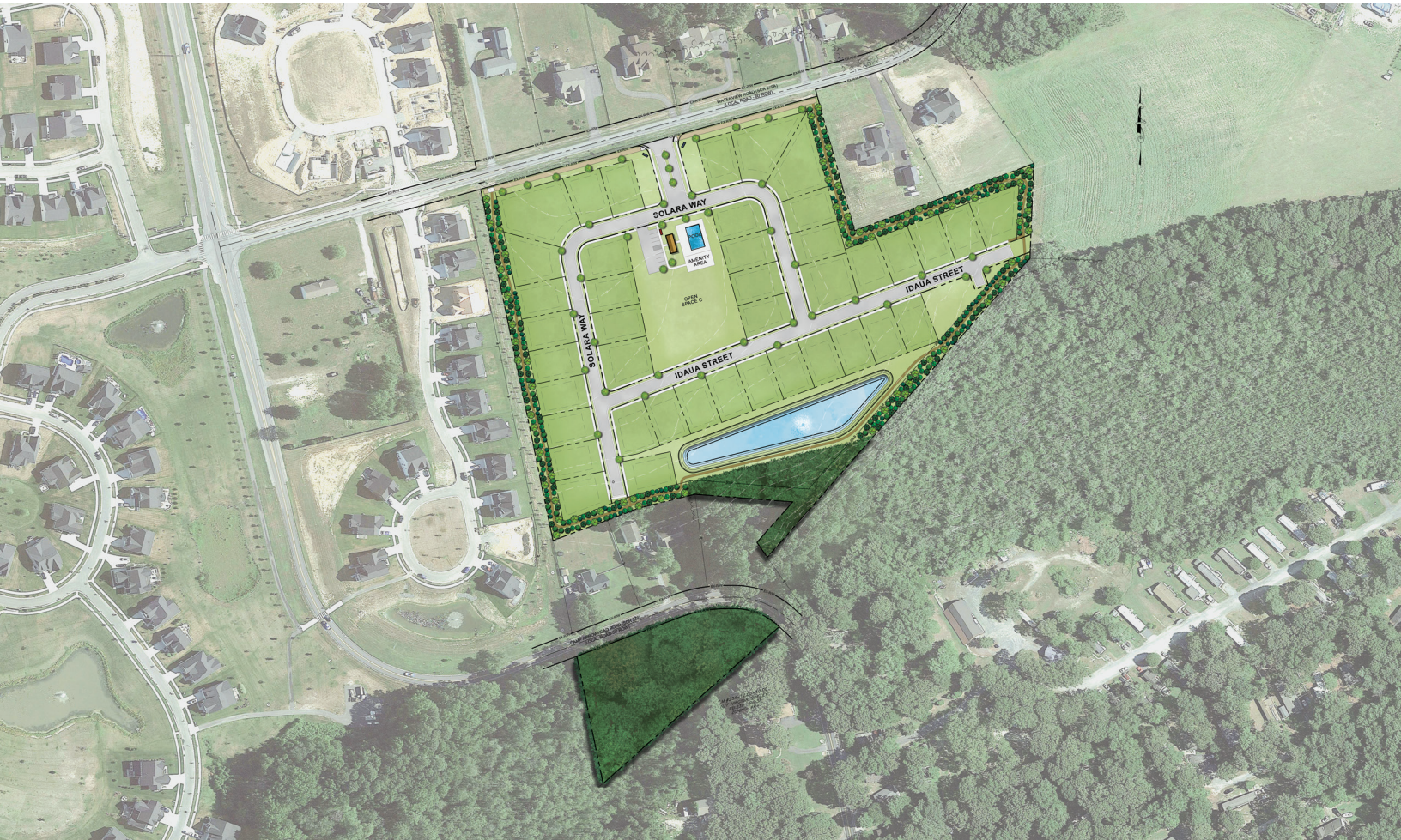


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- E. Color Rendering
- F. Color Rendering on Aerial Photograph

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 - b. FEMA Firmette
 - c. 2020 State Strategies
 - d. Sussex County 2045 Future Land Use Map
 - e. Sussex County Zoning Map
 - f. 1992 Aerial Photo
 - g. 2021 Aerial Photo
 - h. Environmental Map
 - i. Sourcewater Protection Area Map
 - j. NRCS Soil Survey
- 2. Current Survey Plat/Deeds
- 3. Preliminary Land Use Service (PLUS) Comment Response
- 4. Technical Advisory Committee (TAC) Comment Response
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- 9. Sussex County Addressing Approval - Subdivision & road names
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- 11. Density Bonus Request Letter

Presentation Outline

A. Land Use & Zoning

1. The project is a proposed cluster subdivision consisting of 41 single family lots.
2. The property is located on the south side of Waterview Road, approximately 500 feet east of Camp Arrowhead Road.
3. The Owner of the parcel is WV3, LLC.
4. The parcel is being developed by WV3, LLC.
5. The property is currently zoned AR-1 (Agricultural Residential) in Sussex County.
6. The property is in Investment Level Areas 3 on the 2020 State Strategies Map.
7. The property is located within Sussex Counties Coastal Area.

B. Land Utilization

1. The total acreage of the site is 18.017 +/- acres of land.
2. The project proposed will consist of 41 single family lots.
3. 7.748 +/- acres (42.65%) of open space is proposed.

C. Environmental

1. State(Tidal) and Federal(Non-Tidal) wetlands do not exist on site.
2. The proposed project is partially located within an Good Groundwater Recharge Area.
3. The proposed project is not within a Wellhead Protection Area.
4. The property to be developed is not impacted by the 100 year floodplain, as determined by FEMA Map 10005C0325L (Dated June 20, 2018).

D. Traffic

1. The subdivision proposes one entrance to Waterview Road.
2. The developer will contribute to the Henlopen TID.
3. The developer will install a right-turn lane at the site entrance and a shared-use path along the project frontage

E. Civil Engineering

1. The internal streets will be privately maintained and will meet or exceed the requirements of the Code of Sussex County.
2. The grading of the site will meet or exceed the requirements of the Code of Sussex County.
3. Drinking and fire protection water will be provided by Tidewater Utilities, Inc.
4. Wastewater will be provided by Sussex County.
5. The stormwater management system will meet all State, County, and Conservation District requirements through a combination of Best Management Practices (BMP) and Best Available Technologies (BAT).
6. Fire protection will be provided by the Rehoboth Beach Fire Department.
7. Electricity will be provided by Delaware Electric Cooperative.
8. The parcels are located in the Cape Henlopen School District.

Suncrest
Data Sheet

Owner: WV3, LLC
Developer: WV3, LLC.
Engineer: Davis, Bowen & Friedel, Inc.
Legal Services: The Smith Firm, LLC.

Project Description

Physical Location: Property is located on the south side of Waterview Road, approximately 500 feet east of Camp Arrowhead Road.

Tax Parcel #: 234-12.00-22.31

Acreage: 18.017 +/- Acres

Proposed Units: 41 Single Family Dwelling

Proposed Density: 2.28 Units/Acre

Current Zoning: AR-1 (Agricultural Residential)

Proposed Zoning: AR-1(Agricultural Residential) – Cluster Development

Existing Land Use: Agriculture

Proposed Land Use: Residential

County Future Land Use: Coastal Area

Existing Woodlands: 0.756 +/- Acres

Woodlands to Remain: 0.756 +/- Acres

Wetlands: The property is not located in a wellhead protection area

Flood Plain: The property is not impacted by the 100-yr flood plain Map #10005C0325L, Dated June 20, 2018.

Coastal Area: Project is within the Coastal Area

Source Water Protection: Project in not within a Wellhead Protection Area
Project is within the “Good” Groundwater Recharge Areas

Water Provider: Tidewater Utilities, Inc.

Wasterwater Provider: Sussex County, Delaware

Land Use:

Right of Ways: 2.045 +/- Acres (11%)
Lot Area: 8.224 +/- Acres (46%)
Open Space: 7.748 +/- Acres (43%)
Total 18.017 Acres (100%)

AR-1 Cluster Subdivision - Bulk and Area Regulations:

Minimum Lot Area:	7,500 SQFT.
Minimum Lot Width:	60 FT
Minimum Lot Depth:	100 FT
Front Yard Setback:	25 FT
Side Yard Setback:	10 FT
Corner Yard Setback:	15 FT
Rear Yard Setback:	10 FT
Maximum Building Height:	42 FT
Open Space:	5.358 +/- Acres (30%)

File #: 2021-34

Pre-App Date: _____

202117748

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:

South side of SCR279A (Waterview Rd), 530' east of SCR279 (Camp Arrowhead Rd)

Proposed Name of Subdivision:

Marsh Homestead

Tax Map #: 234-12.00-22.00 22.31 Total Acreage: 16.264

Zoning: AR-1 Density: 2.46 Minimum Lot Size: 7,500 Number of Lots: 41

Open Space Acres: 6.055

Water Provider: Tidewater Utilities Sewer Provider: County

Applicant Information

Applicant Name: Fletch Kenton

Applicant Address: 20288 Asphalt Aly

City: Georgetown State: DE Zip Code: 19947

Phone #: (302) 542-1236 E-mail: fkenton@peninsulapaving.com

Owner Information

Owner Name: Charles H. Guy, IV & John Nathaniel Guy

Owner Address: 404 Maxwell Place

City: Indian Rocks State: FL Zip Code: 33785

Phone #: (727) 631-7972 E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: The Kercher Group, Inc. (a division of Mott MacDonald) - John Murray

Agent/Attorney/Engineer Address: 37385 Rehoboth Ave. Ext., Unit 11

City: Rehoboth Beach State: DE Zip Code: 19971

Phone #: (302) 854-9063 E-mail: john.murray@mottmac.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: 12/8/21

Signature of Owner

Date: 12/8/21

For office use only:

Date Submitted: 12/9/21

Staff accepting application: cer

Location of property: _____

Fee: \$500.00 Check #: 62-87/311

Application & Case #: 202117748

Date of PC Hearing: _____

Recommendation of PC Commission: _____

SUNCREST

(FKA MARSH HOMESTEAD)

INDIAN RIVER HUNDRED

SUSSEX COUNTY, DELAWARE

MAJOR CLUSTER SUBDIVISION

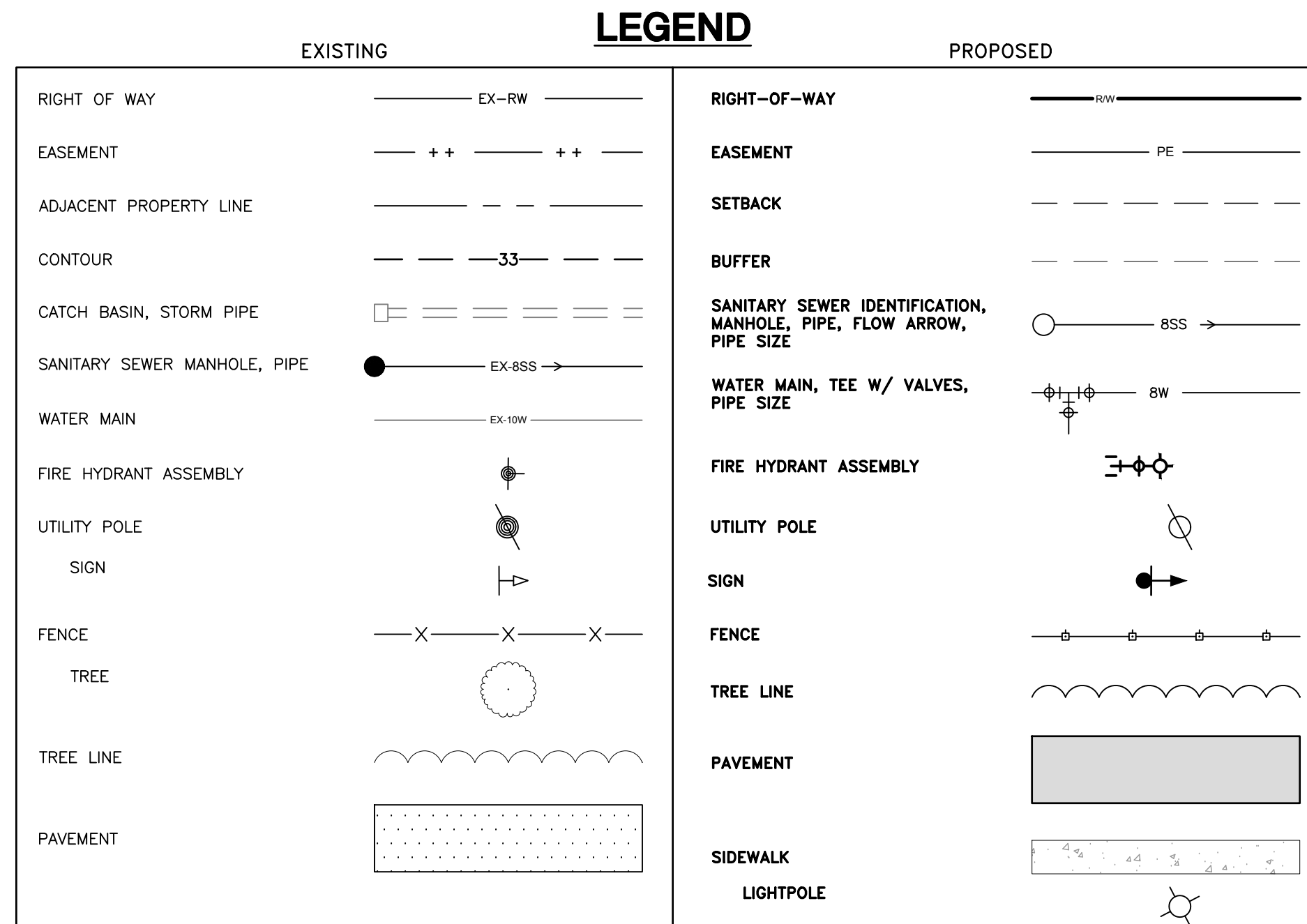
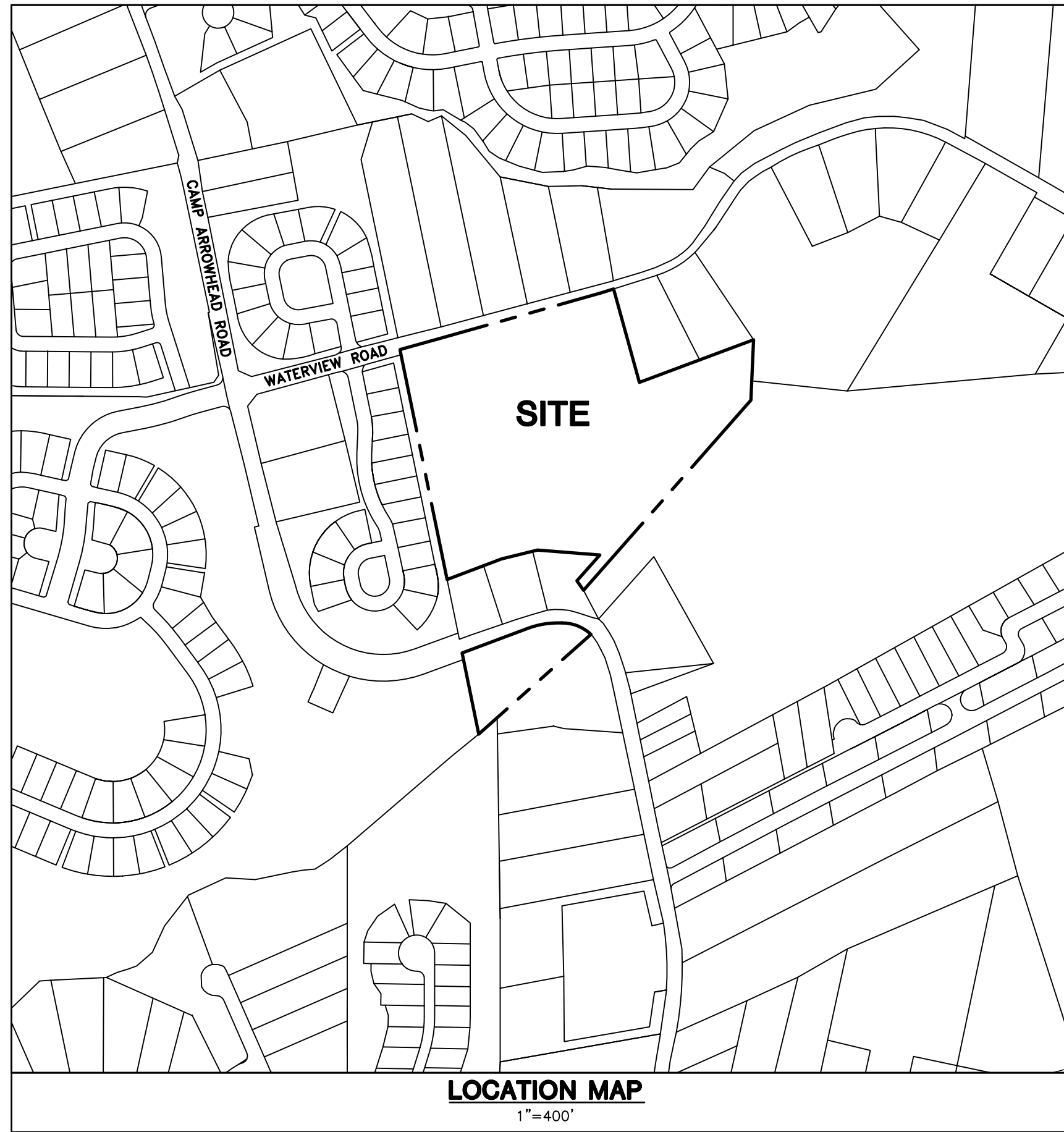
PRELIMINARY PLAN

COUNTY PROJECT #2021-34

PLUS # 2022-06-01

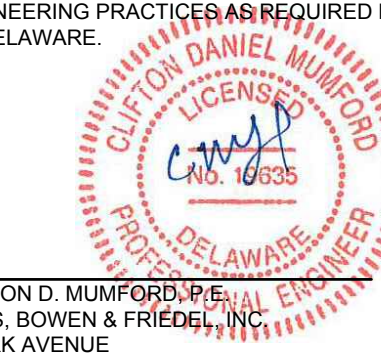
NOVEMBER, 2022

DBF # 4056B001



ENGINEER'S STATEMENT

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



CLIFTON D. MUMFORD, P.E. DATE 12/01/22
DAVIS, BOWEN & FRIEDEL, INC.
 1 PARK AVENUE
 MILFORD, DELAWARE, 19963

OWNER'S STATEMENT

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

D.F. Kunkel DATE 12/01/22
 WV3, LLC
 20288 ASPHALT ALLEY
 GEORGETOWN, DE. 19947
 PHONE: 302-226-7283

WETLANDS STATEMENT

THIS PROPERTY HAS BEEN EXAMINED BY ATLANTIC RESOURCE MANAGEMENT, INC. (ARM, INC.) FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATION USING BEST PROFESSIONAL JUDGEMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED WITHIN THE AREA INDICATED AS "PROJECT AREA" AS SHOWN ON THIS PLAN.

LAF ERICKSON DATE _____
 ATLANTIC RESOURCE MANAGEMENT, INC.
 PO BOX 909
 OCEAN VIEW, DE. 19970
 PHONE: 302-539-2029
 FAX: 302-539-4601

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS _____ DAY OF _____, 20__.

SECRETARY (ATTEST) _____

COUNTY COUNCIL PRESIDENT _____

SHEET INDEX

PRELIMINARY PLAN TITLE	PL-01
PRELIMINARY PLAN	PL-02

GENERAL NOTES:

- THE PROJECT IS LOCATED ON THE SOUTH SIDE OF SUSSEX COUNTY ROAD #279A (a.k.a. WATERVIEW ROAD), ±530' EAST OF SUSSEX COUNTY ROAD #279 (a.k.a. CAMP ARROWHEAD ROAD) IN ANGOLA, DELAWARE.
- THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY BY MILLER-LEWIS, INC., 18967 MIDDLEFORD ROAD, SEAFORD, DELAWARE 19973. TOPOGRAPHY IS BASED ON NAVD88 AND NORTH REFERENCE IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS ONLY. NO DIRECT ACCESS TO SCR 279A SHALL BE PERMITTED.
- THE PLAN DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED ON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ECT. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THE UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ECT. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ECT. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 033K, MAP NUMBER 100050333K, DATED MARCH 16, 2015 & 100029 0341 K, MAP NUMBER 10050341K, PORTIONS OF THIS PROPERTY ARE LOCATED IN A ZONE X (UNSHADDED) AND AE (B).
- THE WETLANDS INVESTIGATION WAS COMPLETED BY ATLANTIC RESOURCE MANAGEMENT, INC. NO WETLANDS EXISTS WITHIN THE PROJECT SITE.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- AUTOMATIC SPRINKLERS ARE NOT PROPOSED FOR ANY STRUCTURE.
- ALL PROPOSED BUILDING CONSTRUCTION SHALL BE WOOD FRAME, TYPE II (000), NFPA 101 OCCUPANCY SHALL BE STORAGE, LOW & ORDINARY HAZARD.
- ALL PROPOSED LOT LINES ARE SUBJECT TO EASEMENTS FOR UTILITY, STORMWATER CONSTRUCTION AND/OR MAINTENANCE. UNLESS OTHERWISE NOTED ON THE PLANS, EASEMENTS ARE AS FOLLOWS:
FRONT LOT LINES - 10 FEET
SIDE LOT LINES - 5 FEET
REAR LOT LINES - 10 FEET
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH LOT LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- 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 ODOORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS, THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE OWNER/DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL ACTIVE OPEN SPACE AMENITIES ARE PRIVATE AND FOR THE USE OF RESIDENTS AND THEIR GUESTS AND ARE TO BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- A SEPARATE SITE PLAN SHALL BE SUBMITTED TO SUSSEX PLANNING AND ZONING FOR APPROVAL OF THE AMENITIES (POOL AND POOL HOUSE).
- ALL COMMON AREAS COVERED WITH GRASS SHALL BE PERIODICALLY MAINTAINED ON A BASIS TO BE DETERMINED BY THE HOMEOWNERS ASSOCIATION.
- THIS PROJECT REQUIRES A FIVE (5) UNIT DENSITY BONUS FEE BE PAID TO SUSSEX COUNTY PRIOR TO PLAN RECORDATION PER SUSSEX COUNTY CODE CHAPTER 115-25 SECTION B (3).

DATA COLUMN		
1 TAX MAP ID	234-12.00-22.31	
2 APPROXIMATE PROJECT CENTER	LATITUDE 38.6868	LONGITUDE 75.1607
3 ENGINEER	OWNER/DEVELOPER	
	WV3, LLC	
	20288 ASPHALT ALLEY	
	GEORGETOWN, DE. 19947	
	FLETCHER KENTON	
	PHONE: 302-226-7283	
	EMAIL: cdm@dbfinc.com	
4 DATUM	HORIZONTAL NAD 83 (DE STATE PLANE)	VERTICAL NAVD 88
5 DEED REFERENCE	DB 5714 PG 347	PB 370 PG 71
6 ZONING	EXISTING AR-1	PROPOSED AR-1 - CLUSTER
7 LAND USE	EXISTING AGRICULTURAL	PROPOSED RESIDENTIAL
8 TOTAL PROPOSED UNITS	SINGLE FAMILY 41 UNITS	
9 BUILDING CONSTRUCTION	IBC TYPE II, (000)	NFPA 101
10 UTILITY PROVIDERS	SEWER SUSSEX COUNTY	WATER TIDEWATER
	GAS CHESAPEAKE UTILITIES	ELECTRIC DEC
11 STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 3	
12 POSTED SPEED LIMIT	WATERVIEW ROAD (SCR 297A) 40 MPH	CAMP ARROWHEAD ROAD (SCR 297) 50 MPH
13 FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 100050333K & 100050341K, DATED MARCH 16, 2015.	
14 TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS LOCATED IN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID).	
15 GROUNDWATER RECHARGE	THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.	
16 WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.	
17 WETLANDS	THE PROPERTY IS NOT IMPACTED BY STATE AND/OR FEDERALLY REGULATED WETLANDS.	
18 COASTAL AREA	THE PROPERTY IS WITHIN THE COASTAL AREA.	
19 CODE COMPLIANCE		
	<u>REQUIRED</u>	<u>PROPOSED</u>
FRONT SETBACK	25 FT	25 FT
SIDE SETBACK	10 FT	10 FT
REAR SETBACK	10 FT	10 FT
CORNER SETBACK	15 FT	15 FT
LOT AREA	7,500 SF.	7,500 SF.
LOT WIDTH	60 FT.	60 FT.
LOT DEPTH	100 FT.	100 FT.
DWELLING UNITS PERMITTED	(18.017 AC. * 43,360 SF/AC) / 21,780 SF = 36 UNITS	41 UNITS (5 UNIT DENSITY BONUS REQUIRED)
MAXIMUM DENSITY	36 UNITS = 2.00 UNITS PER ACRE	41 UNITS = 2.28 UNITS PER ACRE (5 UNIT DENSITY BONUS REQUIRED)
MAXIMUM BUILDING HEIGHT	42 FT (3 STORIES)	42 FT (3 STORIES)
OPEN SPACE	5.358 AC. (30%)	7.748 AC. (43%)
20 AREAS		
NET DEVELOPMENT AREA	18.017 AC.	
	<u>EXISTING</u>	<u>PROPOSED</u>
SITE AREA	18.017 AC.	18.017 AC.
WOODS	0.756 AC.	0.756 AC.
21 PROPOSED LAND USE AREAS		
234-12.00-22.31	18.017 AC. (100.00%)	
LOTS	8.224 AC. (46%)	
RIGHT-OF-WAY	2.045 AC. (11%)	
OPEN SPACE TOTAL	7.748 AC. (43%)	
A - LSC BUFFER & SWM		3.731 AC.
B - LANDSCAPE BUFFER		0.850 AC.
C - AMENITIES		1.410 AC.
D - UNDEVELOPED		1.757 AC.
TOTAL	18.017 AC.	

DELDOT GENERAL NOTES:

LAST REVISED: MARCH 21, 2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17, §131), DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOW DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER FRONTAGE ROADS. RIGHT-OF-WAY AND PROPERTY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE • WASHINGTON, MARYLAND
 302-424-1141 • 410-776-1744

SUNCREST

INDIAN RIVER HUNDRED

SUSSEX COUNTY, DELAWARE

COMMENTS	
DATE	
Date:	NOVEMBER, 2022
Scale:	AS NOTED
Dwn By:	SHF
Proj No.:	4056B001
Preliminary Plan Title	PL-01
Dwg No.:	



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS

MILFORD, DELAWARE
BALTIMORE, MARYLAND
302.341.1411

SUNCREST
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS

Date: OCTOBER 31, 2022
Scale: 1"=80'
Dwn By: SHF
Proj No.: 4056B001

PRELIMINARY PLAN

Dwg No.: **PL-02**

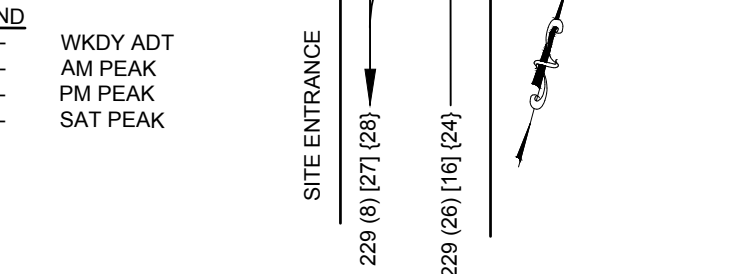
ROAD
WATERVIEW ROAD (SUSSEX ROAD 279A)
FUNCTIONAL CLASSIFICATION - LOCAL ROAD
AADT (2019 DELAWARE VEHICLE VOLUME SUMMARY)
10 YR PROJECTED AADT = 1,16 X 199 = 231
10 YR PROJECTED AADT + SITE ADT = 689
PEAK HOUR = 689 X 17.82% = 123
DIRECTIONAL SPLIT = 75.00% / 25.00% = 244/114 = 44
SPEED - POSTED - 40
TRAFFIC PATTERN GROUP - 7

SITE TRIPS GENERATED - PROPOSED

TYPE OF DEV.	ITE	CODE	UNITS	PM	SAT	ADT	WKDY
SINGLE-FAMILY	210	41	43	52	458		

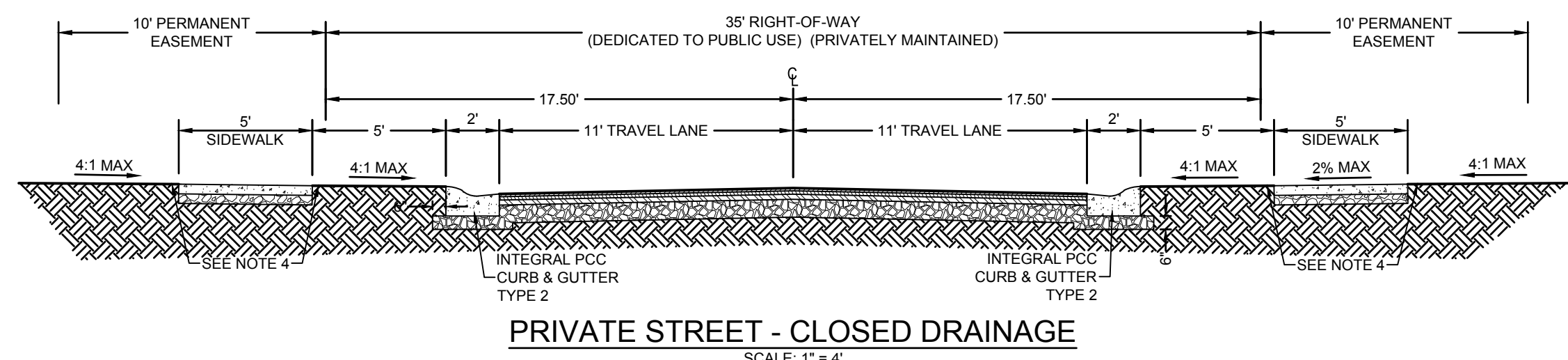
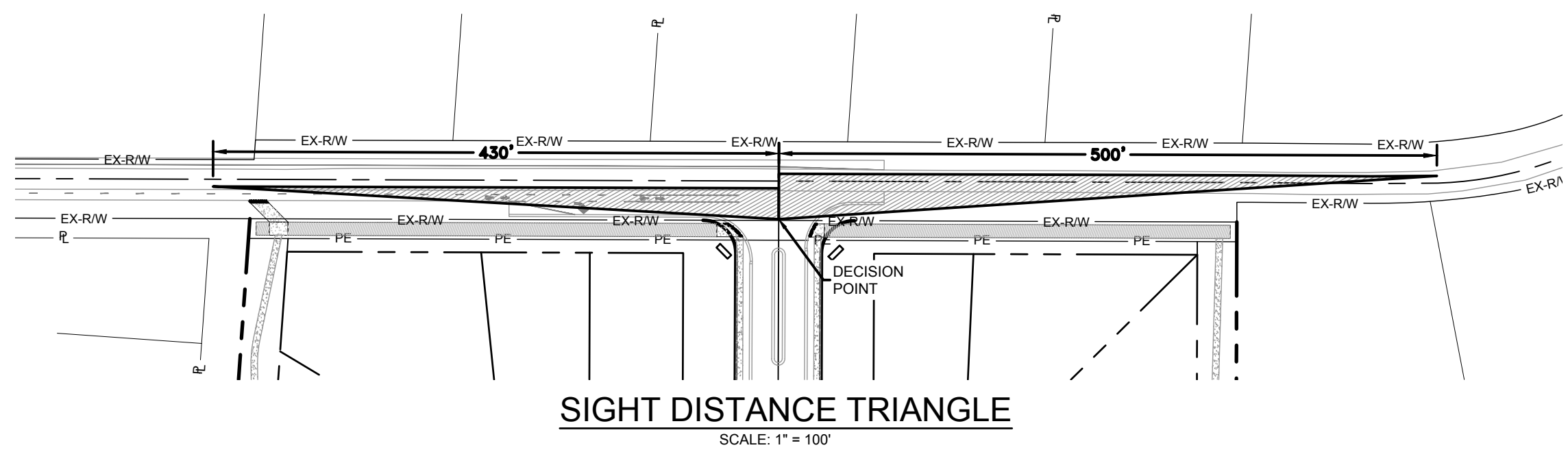
NOTES:
-TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.
-DESIGN VEHICLE: SU-30
-ONE (1) FULL SITE ACCESS PROPOSED.

TRAFFIC GENERATION DIAGRAM

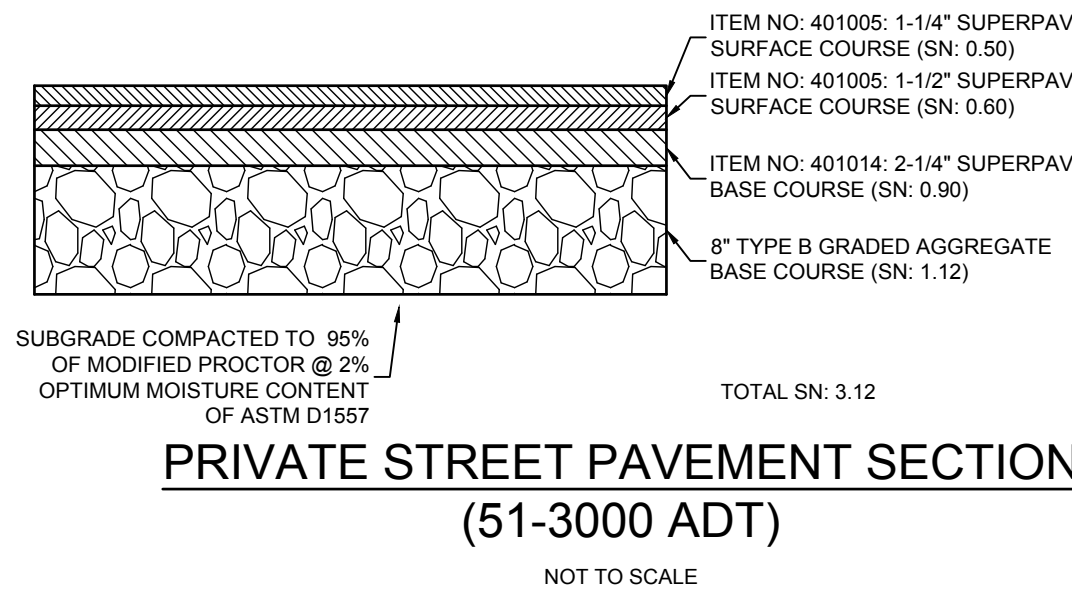
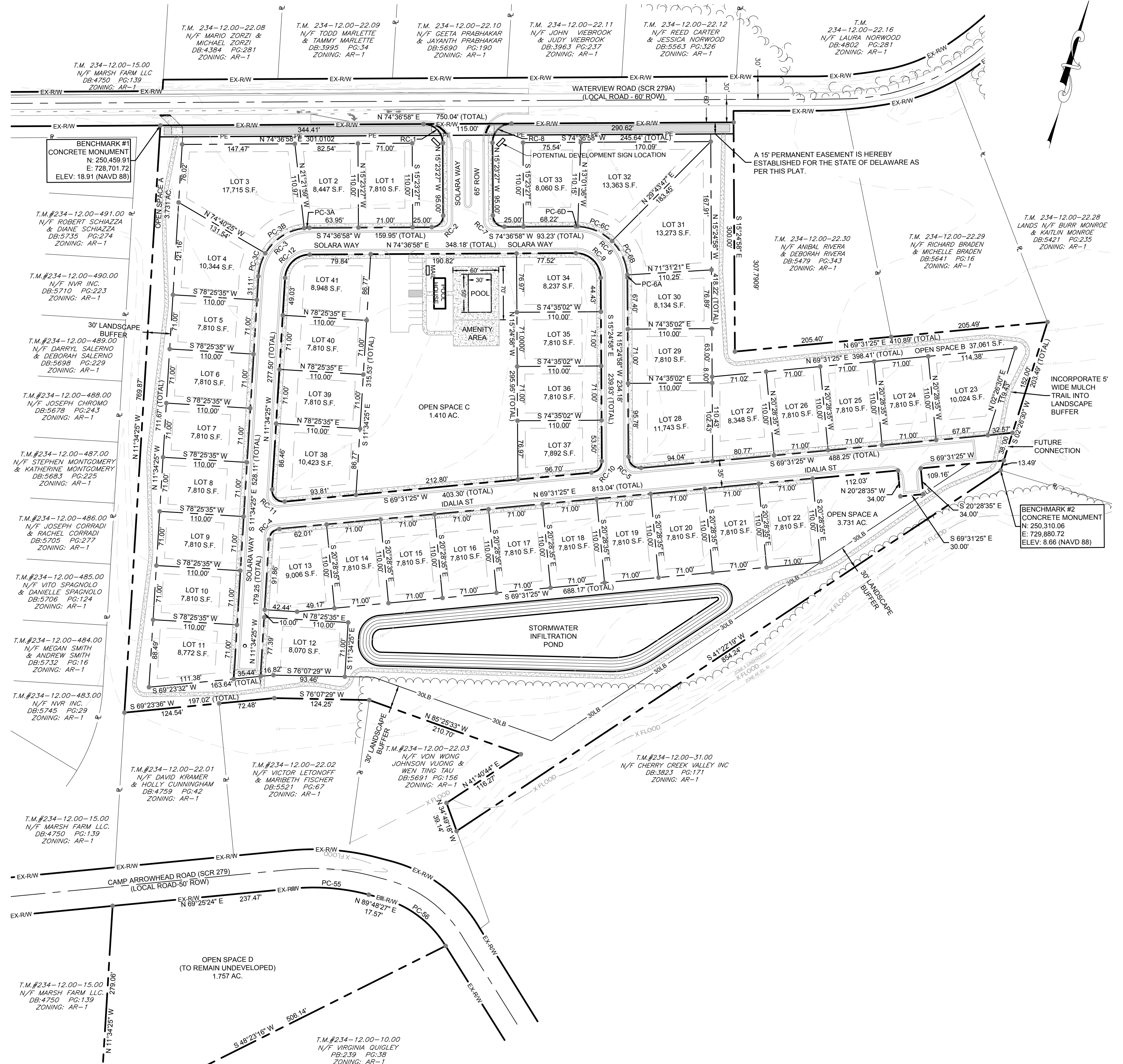


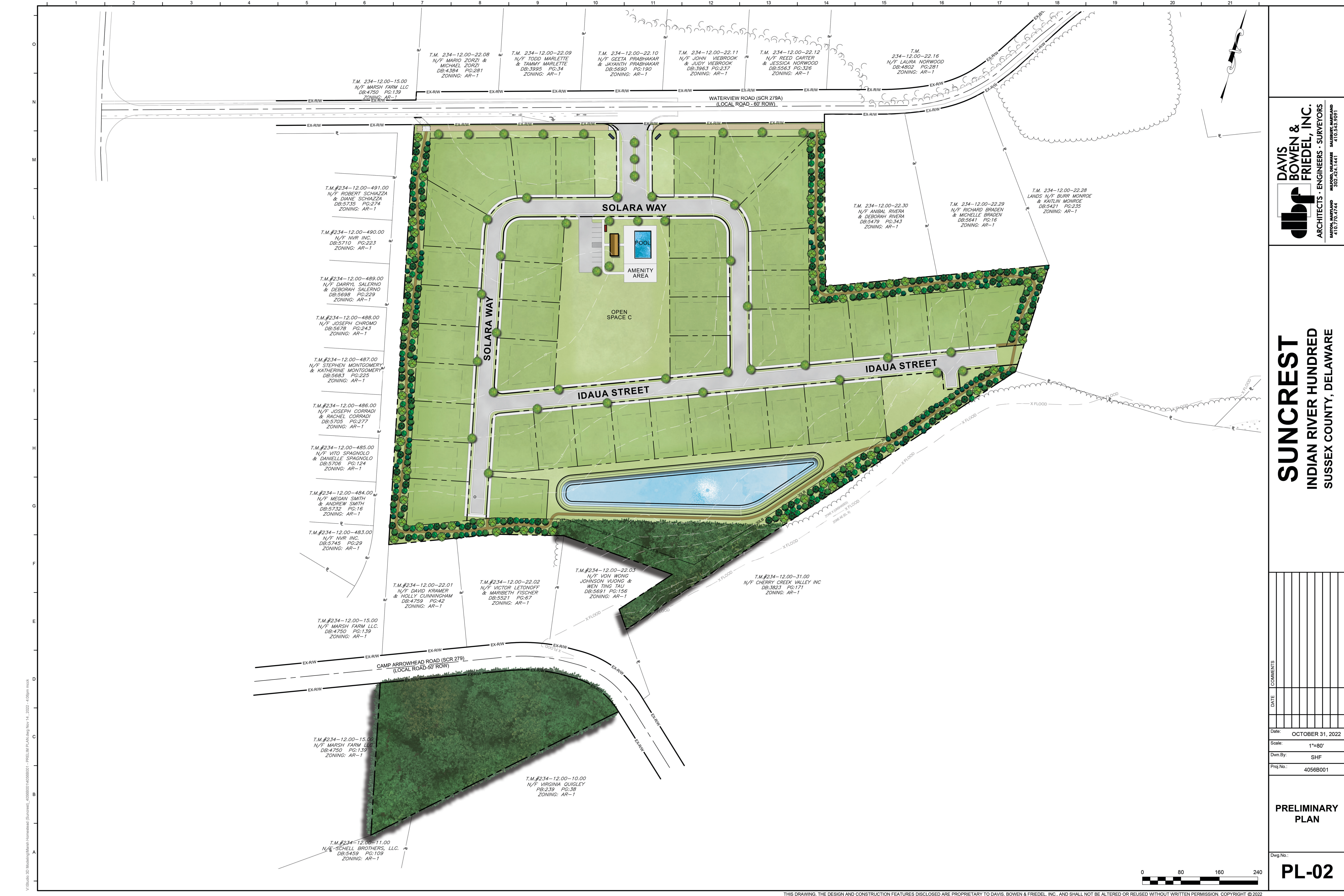
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	25.00'	39.27'	35.35'	N 60°23'15" W	89°59'34"
RC-2	15.00'	23.56'	21.21'	N 29°36'45" E	90°00'26"
RC-3	67.50'	101.54'	92.23'	N 31°31'17" E	86°11'23"
RC-4	15.00'	21.23'	19.50'	S 28°58'30" W	81°05'50"
RC-5	15.00'	24.89'	22.13'	N 62°58'47" W	95°03'38"
RC-6	67.50'	105.99'	95.43'	N 60°24'00" W	89°58'04"
RC-7	15.00'	23.56'	21.21'	N 60°23'15" W	89°58'04"
RC-8	25.00'	39.27'	35.35'	N 29°36'45" E	90°00'26"
RC-9	32.50'	51.03'	45.95'	N 60°24'00" W	89°58'04"
RC-10	15.00'	22.24'	20.26'	N 27°03'13" E	84°56'22"
RC-11	15.00'	25.89'	22.80'	S 61°01'30" E	98°54'10"
RC-12	32.50'	48.89'	44.41'	S 31°31'17" W	86°11'23"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-3A	67.50'	7.05'	7.04'	N 71°37'30" E	5°28'57"
PC-3B	67.50'	62.80'	60.56'	N 41°58'48" E	53°18'26"
PC-3C	67.50'	31.69'	31.40'	N 01°52'35" E	26°54'00"
PC-6A	67.50'	3.61'	3.61'	N 16°56'49" W	3°03'41"
PC-6B	67.50'	49.80'	48.68'	N 39°36'53" W	42°16'28"
PC-6C	67.50'	49.80'	48.68'	N 81°53'22" W	42°16'28"
PC-6D	67.50'	2.78'	2.78'	S 75°47'41" W	2°21'26"



- NOTES:
- 1.5% CROSS SLOPE PREFERRED; 2% MAXIMUM CROSS SLOPE, 1% MINIMUM ANY DIRECTION.
 - PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
 - SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
 - A 6:1 MAX SLOPE IS REQUIRED FOR 2" ON BOTH SIDES OF THE SIDEWALK.
 - MAINTAIN SIDEWALK CROSS SLOPE TO BACK OF CURB (TYP.).
 - ALL CUL-DE-SACS SHALL HAVE A PAVED RADIUS OF 38'.





DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS · ENGINEERS · SURVEYORS

MD: 04-0000000101 BALTIMORE, MARYLAND 410.776.1441
 DE: 04-0000000101 WILMINGTON, DELAWARE 302.421.1441

SUNCREST
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE

DATE	COMMENTS

Date: OCTOBER 31, 2022
 Scale: 1"=80'
 Dwn By: SHF
 Proj No.: 4056B001

PRELIMINARY PLAN

Dwg No.: **PL-02**

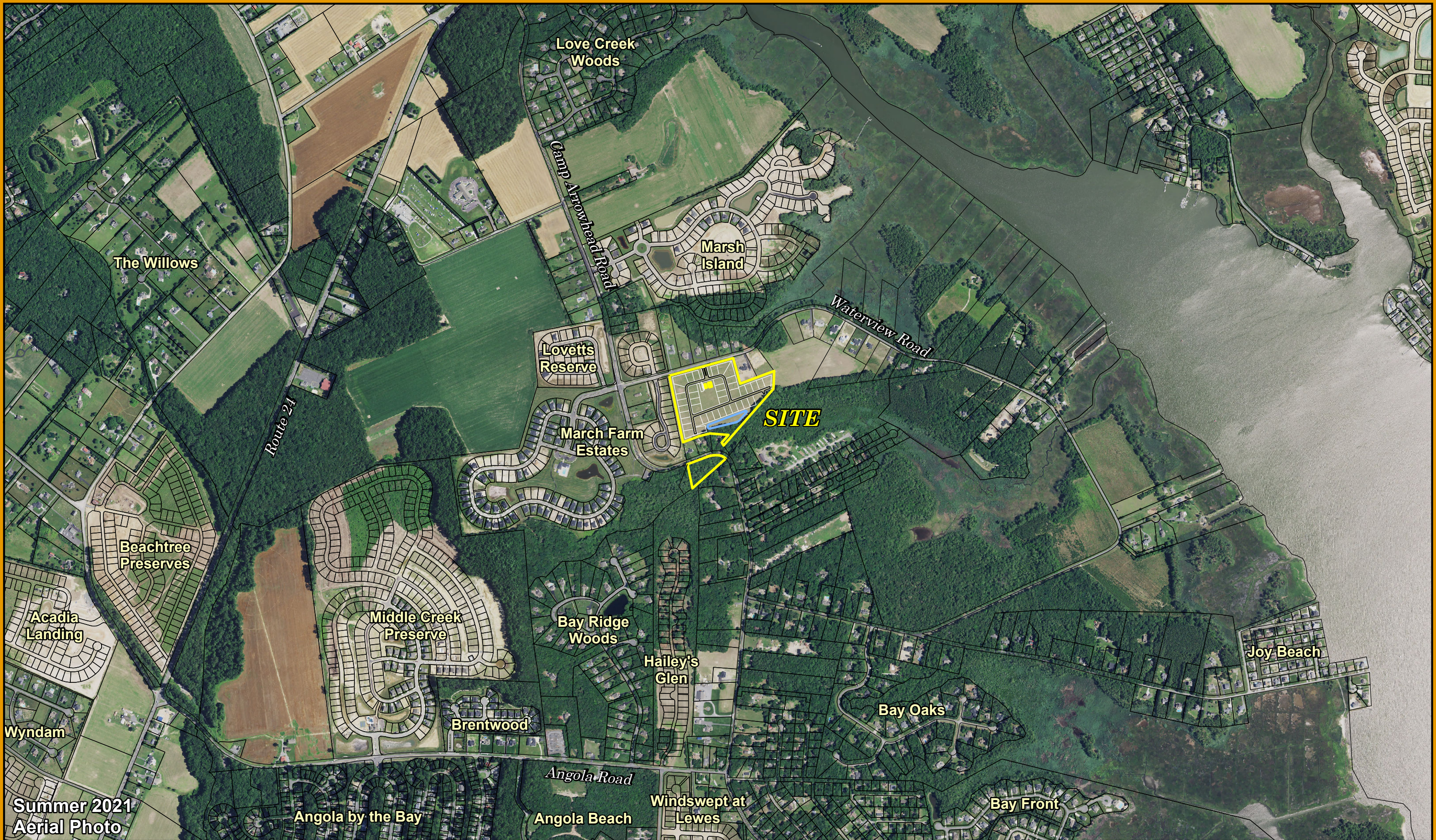


V:\Studio 3D Modeling\Marsh Homestead (Suncrest)_4056B001\4056B001 - PRELIM PLAN.dwg Nov 14, 2022 - 4:08pm msk



SUNCREST
Sussex County, Delaware

dbf DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS



Summer 2021
Aerial Photo

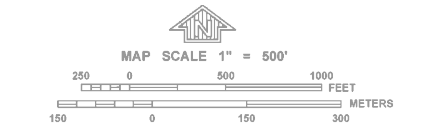
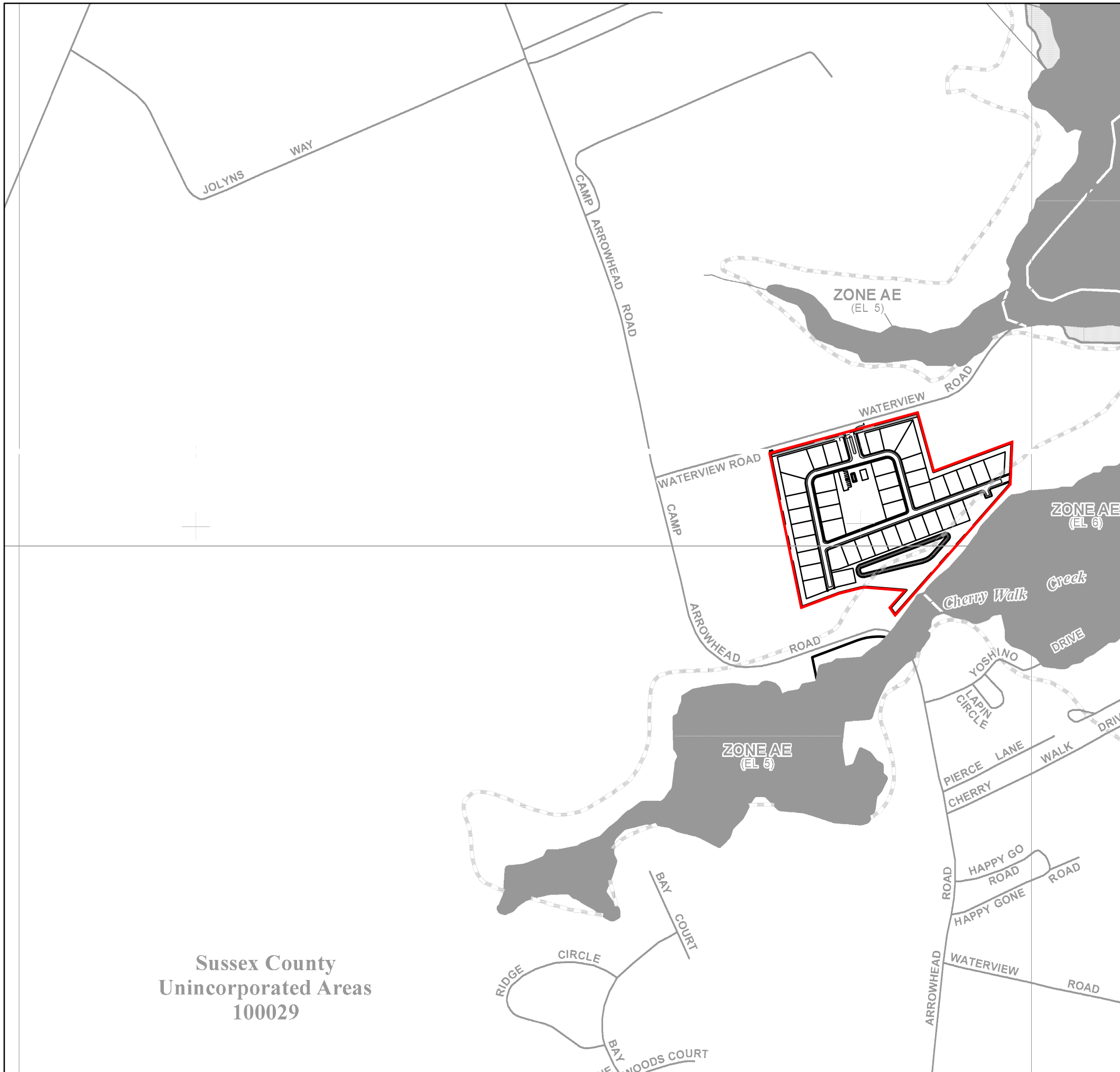
Sources:
Tax Parcels per Sussex County



Surrounding Communities Map

Suncrest
Sussex County, Delaware





PANEL 0333K

FIRM
FLOOD INSURANCE RATE MAP

SUSSEX COUNTY,
DELAWARE
AND INCORPORATED AREAS

PANEL 333 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX COUNTY	100029	0333	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

MAP NUMBER
10005C0333K

MAP REVISED
MARCH 16, 2015

Federal Emergency Management Agency

PANEL 0341K

FIRM
FLOOD INSURANCE RATE MAP

SUSSEX COUNTY,
DELAWARE
AND INCORPORATED AREAS

PANEL 341 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX COUNTY	100029	0341	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

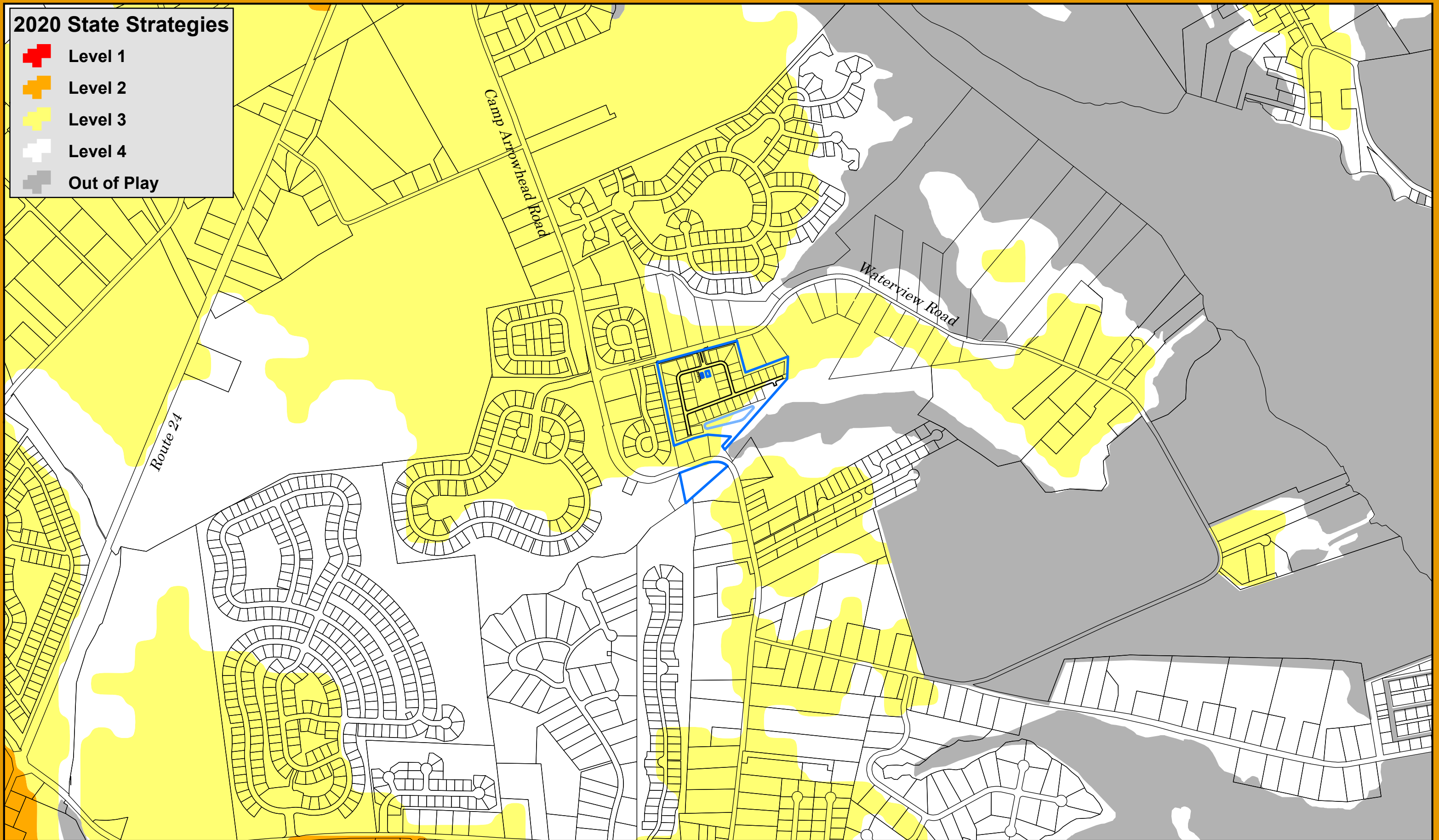
MAP NUMBER
10005C0341K

MAP REVISED
MARCH 16, 2015

Federal Emergency Management Agency

2020 State Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play



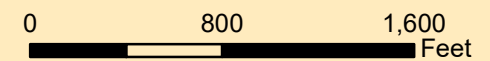
Sources:
Tax Parcels per Sussex County

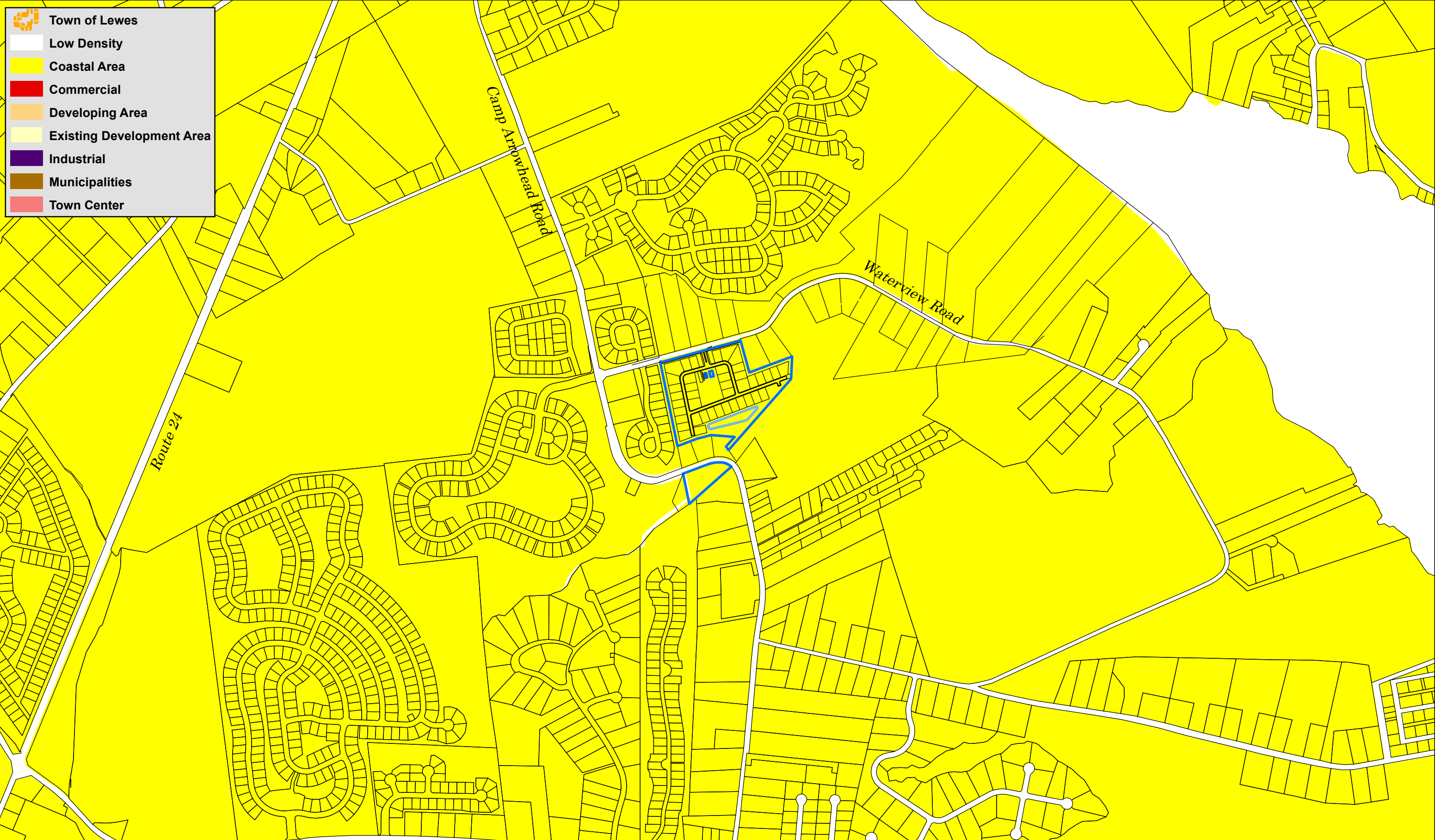











2020 State Strategies

Suncrest

Sussex County, Delaware



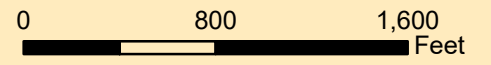


-  Town of Lewes
-  Low Density
-  Coastal Area
-  Commercial
-  Developing Area
-  Existing Development Area
-  Industrial
-  Municipalities
-  Town Center

Sussex County 2045 Future Land Use Map

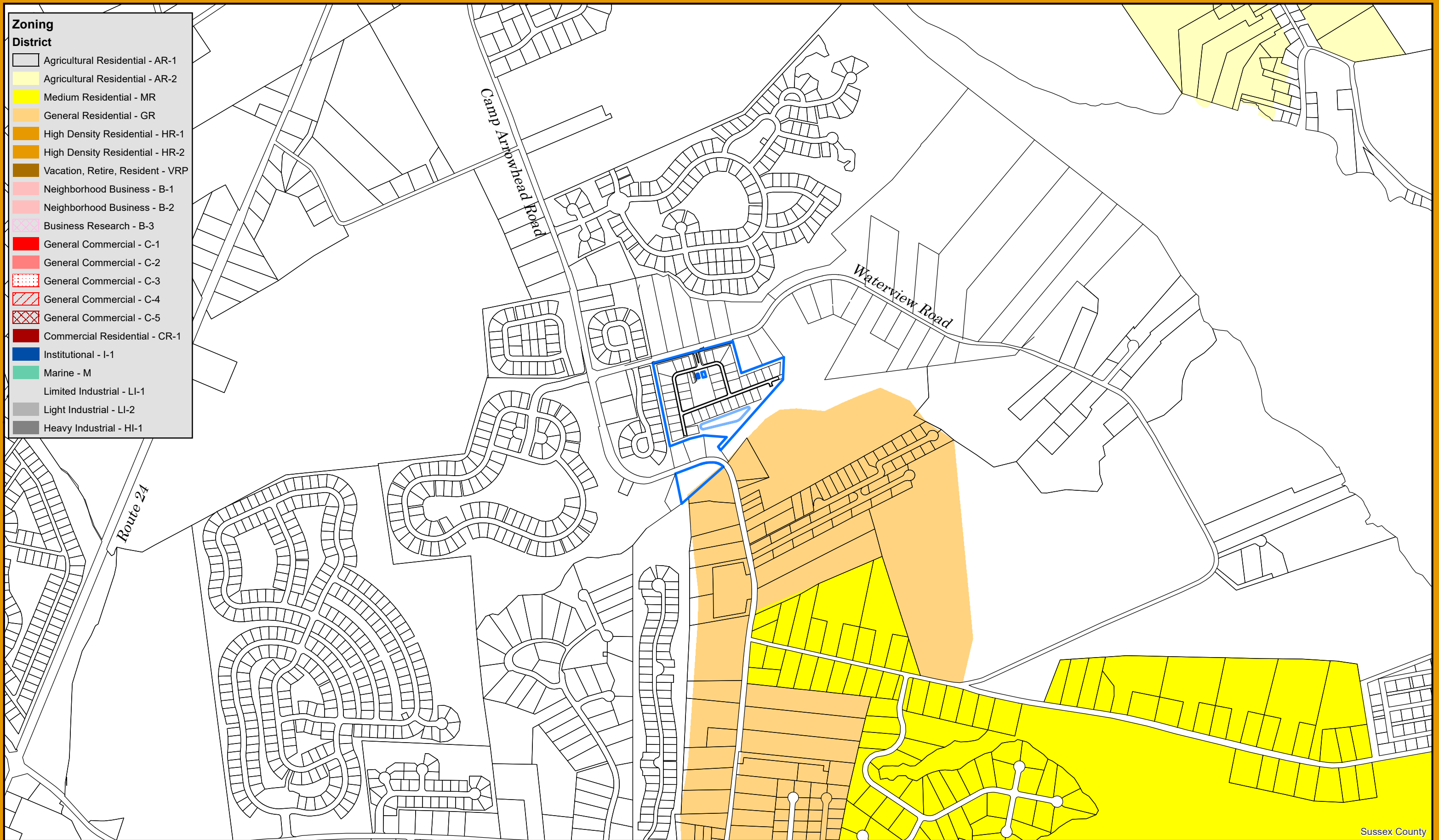
Suncrest

Sussex County, Delaware



Zoning District

	Agricultural Residential - AR-1
	Agricultural Residential - AR-2
	Medium Residential - MR
	General Residential - GR
	High Density Residential - HR-1
	High Density Residential - HR-2
	Vacation, Retire, Resident - VRP
	Neighborhood Business - B-1
	Neighborhood Business - B-2
	Business Research - B-3
	General Commercial - C-1
	General Commercial - C-2
	General Commercial - C-3
	General Commercial - C-4
	General Commercial - C-5
	Commercial Residential - CR-1
	Institutional - I-1
	Marine - M
	Limited Industrial - LI-1
	Light Industrial - LI-2
	Heavy Industrial - HI-1



Sussex County

Sources:
Tax Parcels per Sussex County

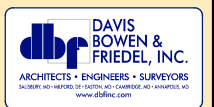
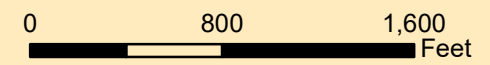
November 2022

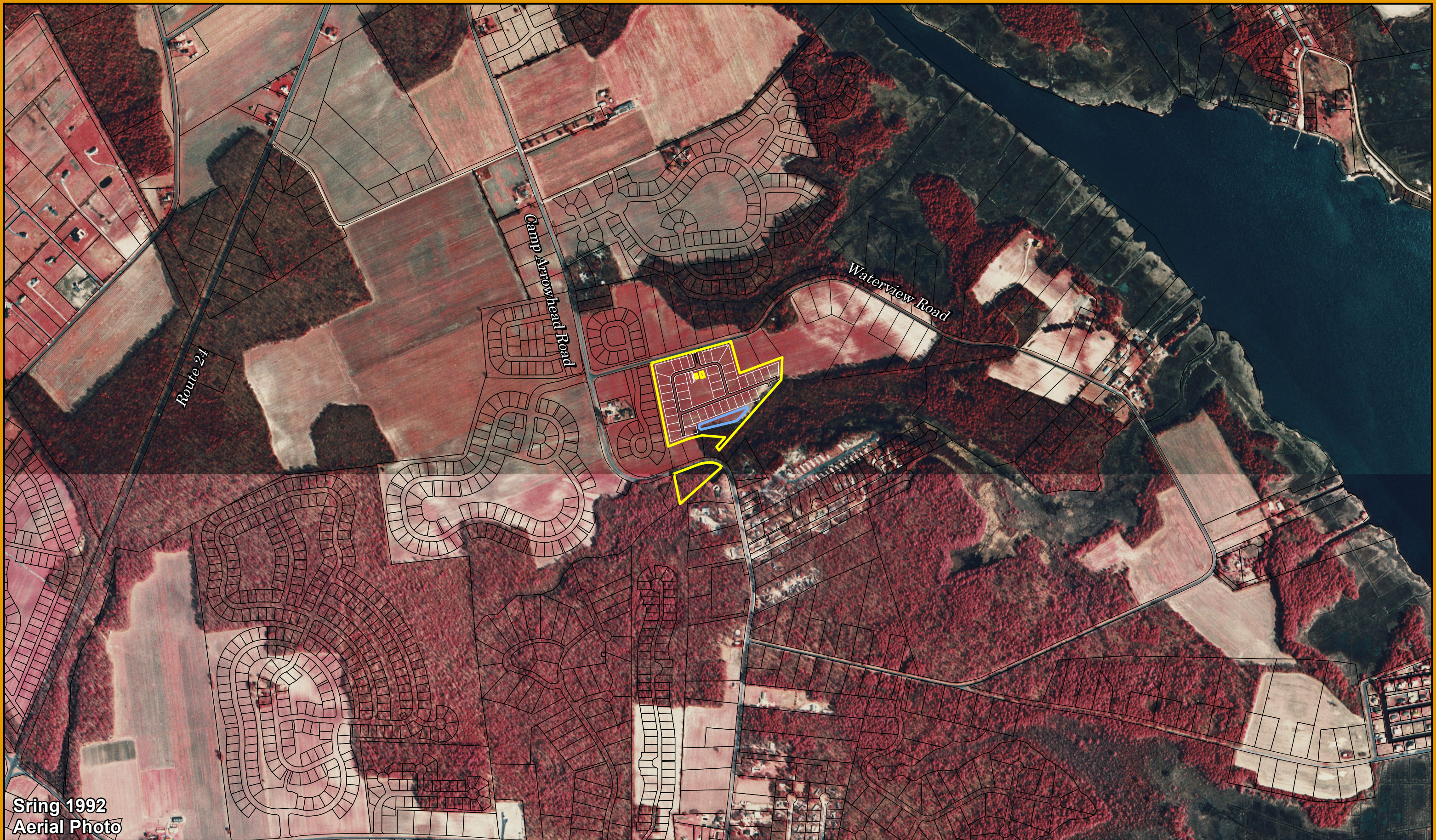


Sussex County Zoning Map

Suncrest

Sussex County, Delaware



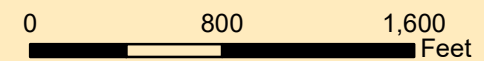


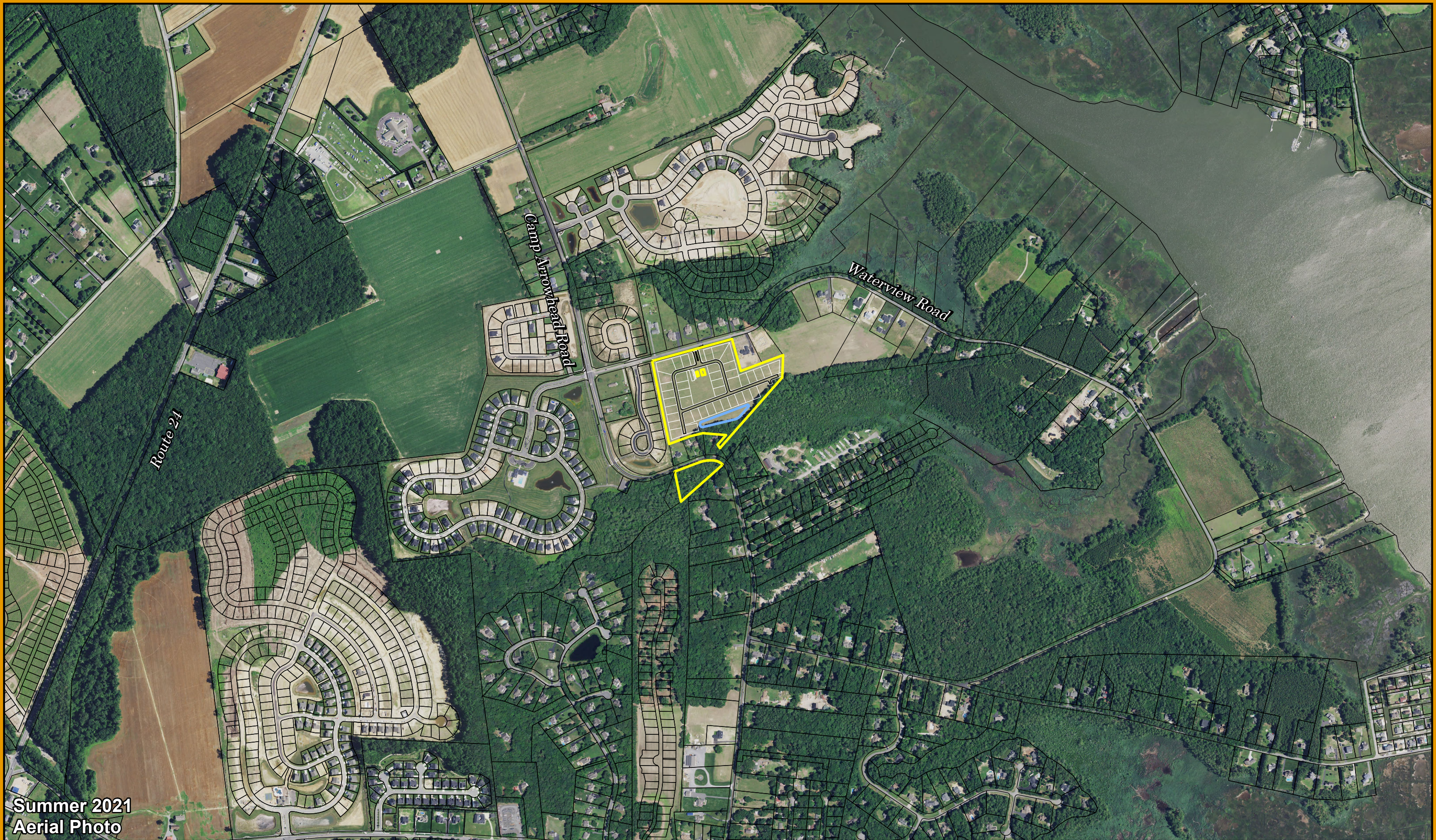
Spring 1992
Aerial Photo



1992 Aerial Photo
Suncrest
Sussex County, Delaware

Sources:
Tax Parcels per Sussex County





Summer 2021
Aerial Photo

Sources:
Tax Parcels per Sussex County



November 2022

2021 Aerial Photo

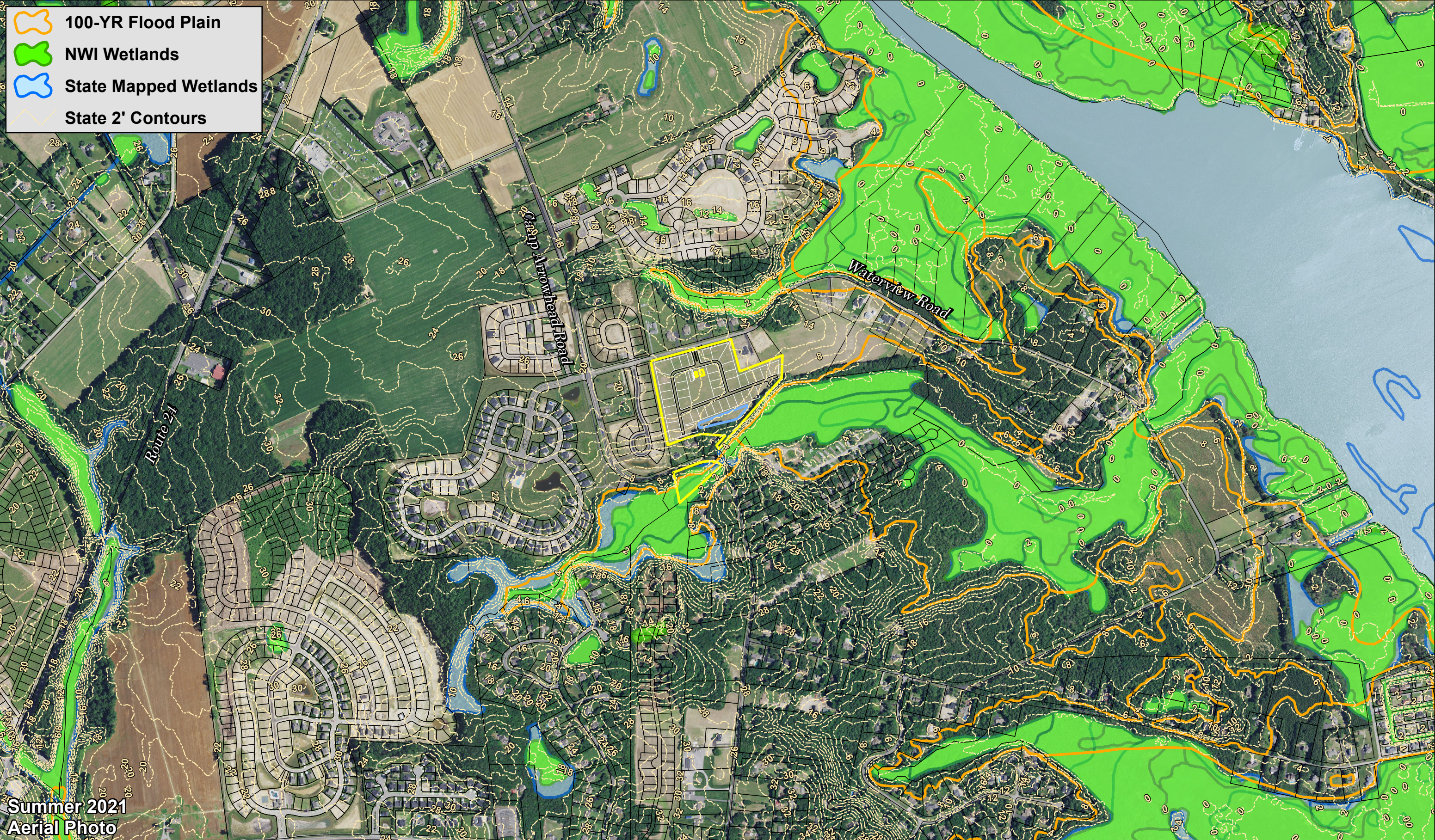
Suncrest

Sussex County, Delaware

0 800 1,600
Feet



-  100-YR Flood Plain
-  NWI Wetlands
-  State Mapped Wetlands
-  State 2' Contours



Summer 2021
Aerial Photo

Sources:
Tax Parcels per Sussex County

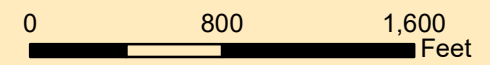




November 2022

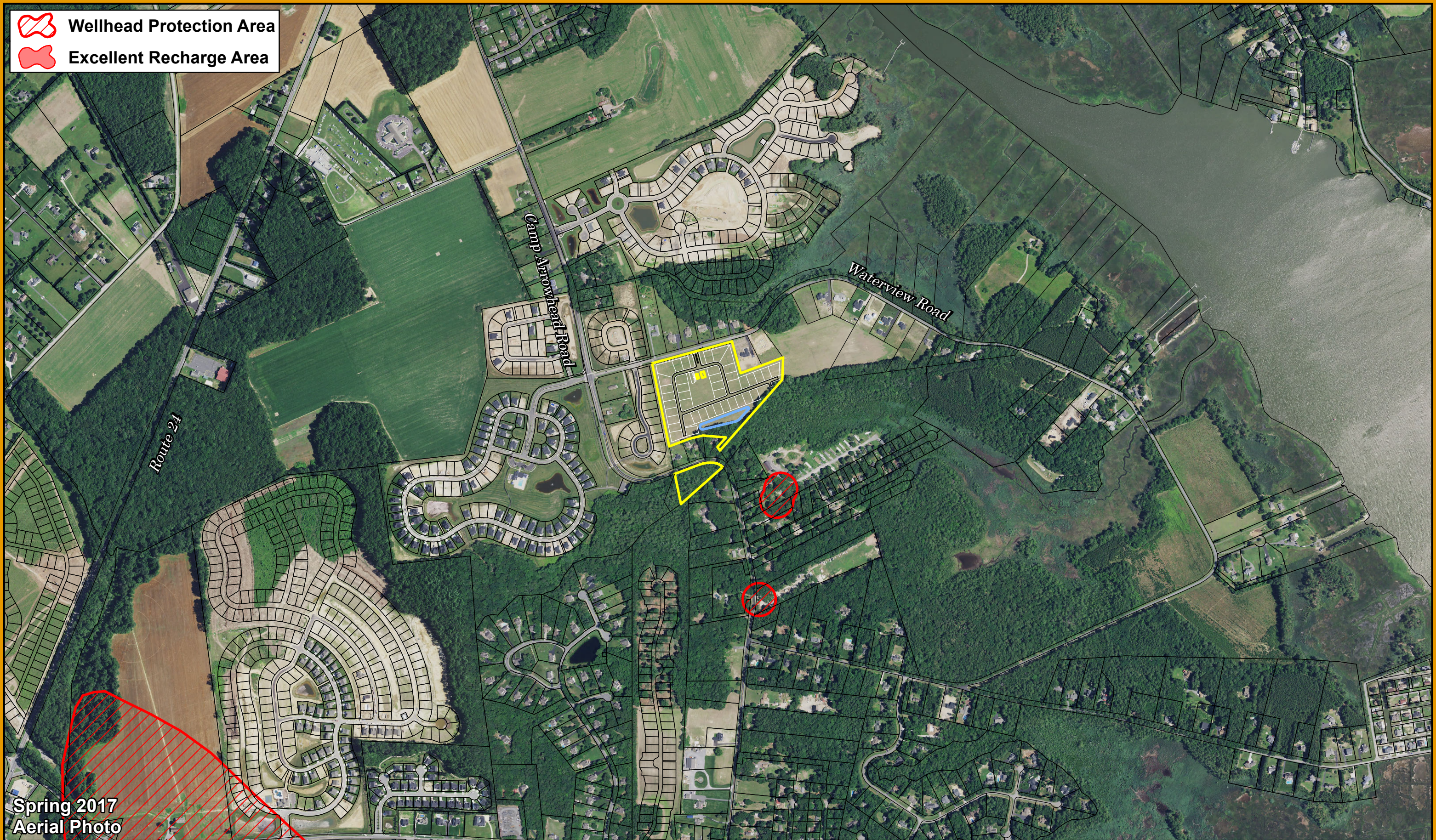
Environmental Map

Suncrest

Sussex County, Delaware




-  Wellhead Protection Area
-  Excellent Recharge Area



Spring 2017
Aerial Photo

Sources:
Tax Parcels per Sussex County



Source Water Protection Areas

Suncrest

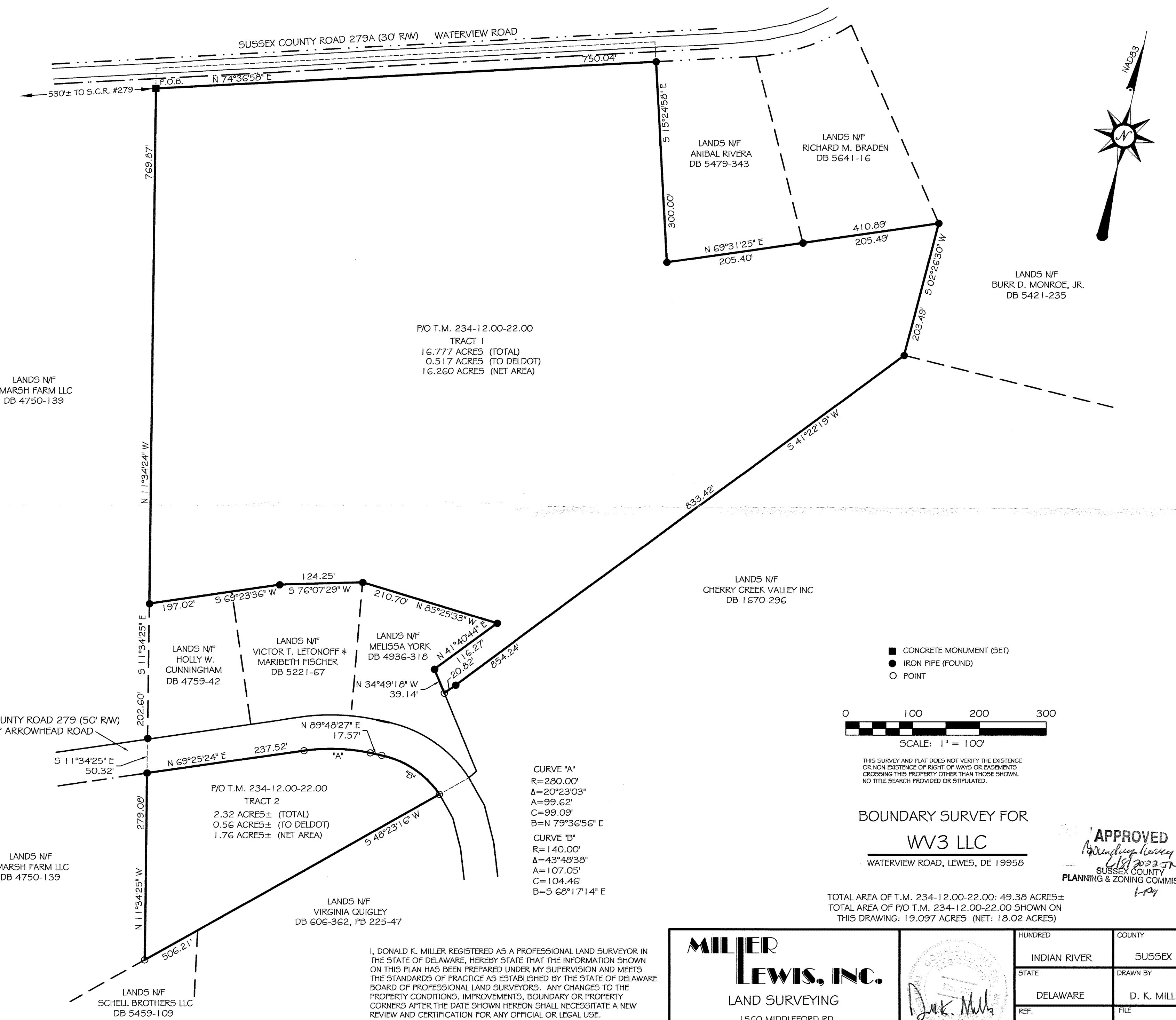
Sussex County, Delaware

0 800 1,600
Feet





T. M. #234-12.00-22.00 P/O



P/O T.M. 234-12.00-22.00
 TRACT 1
 16.777 ACRES (TOTAL)
 0.517 ACRES (TO DELDOT)
 16.260 ACRES (NET AREA)

P/O T.M. 234-12.00-22.00
 TRACT 2
 2.32 ACRES± (TOTAL)
 0.56 ACRES± (TO DELDOT)
 1.76 ACRES± (NET AREA)

CURVE "A"
 R=280.00'
 Δ=20°23'03"
 A=99.62'
 C=99.09'
 B=N 79°36'56" E

CURVE "B"
 R=140.00'
 Δ=43°48'38"
 A=107.05'
 C=104.46'
 B=S 68°17'14" E

- CONCRETE MONUMENT (SET)
- IRON PIPE (FOUND)
- POINT

SCALE: 1" = 100'

BOUNDARY SURVEY FOR
WV3 LLC
 WATERVIEW ROAD, LEWES, DE 19958

TOTAL AREA OF T.M. 234-12.00-22.00: 49.38 ACRES±
 TOTAL AREA OF P/O T.M. 234-12.00-22.00 SHOWN ON
 THIS DRAWING: 19.097 ACRES (NET: 18.02 ACRES)

APPROVED
Donald K. Miller
 6/8/2022
 SUSSEX COUNTY
 PLANNING & ZONING COMMISSION

I, DONALD K. MILLER REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

SURVEY CLASS: SUBURBAN

MILLER LEWIS, INC.
 LAND SURVEYING
 1560 MIDDLEFORD RD.
 SEAFORD, DELAWARE 19973
 PH: 302-629-9895 FAX: 302-629-2391

MARCH 23, 2022

HUNDRED	COUNTY
INDIAN RIVER	SUSSEX
STATE	DRAWN BY
DELAWARE	D. K. MILLER
REF.	FILE
P.B. 303-37	GUY 2-34-12-22A

TM #2-34-12.00-22.00 (p/o)
PREPARED BY & RETURN TO:
The Smith Firm, LLC
8866 Riverside Dr.
Seaford, DE 19973
File No. C21-51/

This Confirmatory Deed, made this 2nd day
of June, 2022,

- BETWEEN -

WV3, LLC, a Delaware limited liability company, of 17044 Taramac Drive, Rehoboth
Beach, DE 19971, parties of the first part,

- AND -

WV3, LLC, a Delaware limited liability company, of 17044 Taramac Drive, Rehoboth
Beach, DE 19971, party of the second part.

WITNESSETH: That the said parties of the first part, for and in consideration of the sum
of **One and 00/100 Dollars (\$1.00)**, lawful money of the United States of America, the receipt
whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, and
its heirs and assigns, in fee simple, the following described lands, situate, lying and being in
Sussex County, State of Delaware:

ALL those certain pieces, parcels and tracts of land lying and being situate in
Indian River Hundred, Sussex County and State of Delaware, being the remaining
lands of Charles H. Guy, IV and John Nathaniel Guy situated on the southerly
side of Waterview Road and more particularly described, as follows:

NORTH PARCEL

BEGINNING at a concrete monument (set) lying on the southerly right of way of Sussex County Road 279A (30' R/W) – WATERVIEW ROAD, said concrete monument being 530 feet more or less from S.C.R. #279 and a common corner for these lands and lands now or formerly of Marsh Farm LLC, ; thence running along these lands by and with Sussex County Road 279A North 74°36'58" East 750.04 feet to an iron pipe (found), said iron pipe being a common corner for these lands and lands now or formerly of Anibal Rivera; thence turning and running along these lands South 15°24'58" East 300.00 feet to an iron pipe (found), said iron pipe being a corner for these lands; thence turning and running along these lands North 69°31'25" East 410.89 feet to an iron pipe (found), said iron pipe being a corner for these lands; thence turning and running along these lands the following two (2) courses and distances: (1) South 02°26'30" West 203.49 feet to an iron pipe (found); thence (2) South 41°22'19" West 854.24 feet to point, said point being a corner for these lands; thence turning and running along these lands North 34°49'18" West 39.14 feet to an iron pipe (found), said iron pipe being a corner for these lands; thence turning and running along these lands North 41°40'44" East 116.27 feet to an iron pipe (found); said iron pipe being a corner for these lands; thence turning and running the following three (3) courses and distances: (1) North 85°25'33" West 210.70 feet to an iron pipe (found); thence (2) South 76°07'29" West 124.25 feet to an iron pipe (found); thence (3) South 69°23'36" West 197.02 feet to an iron pipe (found), said iron pipe being a corner for these lands; thence turning and running along these lands North 11°34'24" West 769.87 feet to a concrete monument (set) lying on the southerly right of way of aforesaid Sussex County Road 279A, said concrete monument being the point and place of beginning. Said parcel to contain 16.777 acres of land, more or less, as will more fully and largely appear upon reference to a Boundary Survey for WV3 LLC prepared by Miller Lewis, Inc. Land Surveying dated March 23, 2022 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Plot Book _____, page _____.

SOUTH PARCEL

BEGINNING at an iron pipe (found) lying on the southerly right of way of Sussex County Road 279 (50' R/W) – CAMP ARROWHEAD ROAD, said iron pipe being a common corner for these lands and lands now or formerly of Marsh Farm LLC; thence running along these lands by and with said Sussex County Road 279 the following four (4) courses and distances: (1) North 69°25'24" East 237.52 feet to a point; thence (2) along a curve having a radius of 280.00 feet, a delta angle of 20°23'03", an arc distance of 99.62 feet, a chord distance of 99.09 feet and a chord bearing of North 79°36'56" East to a point; thence (3) North 89°48'27" East 17.57 feet to a point; thence (4) along a curve having a radius of 140.00 feet, a delta angle of 43°23'19", an arc distance of 106.02 feet, a chord distance of 103.50 feet and a chord bearing of South 68°29'53" East to a point;

thence turning and running along these lands South 48°23'16" West 506.21 feet to a point, said point being a corner for these lands; thence turning and running along these lands North 11°34'25" West 279.08 feet to an iron pipe (found) lying on the southerly right of way of Sussex County Road 279, said iron pipe being the point and place of beginning. Said parcel to contain 1.76 acres of land, more or less, as will more fully and largely appear upon reference to a Boundary Survey for WV3 LLC prepared by Miller Lewis, Inc. Land Surveying dated March 23, 2022 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Plot Book _____, page _____.

BEING the same lands conveyed to WV3, LLC by deed of Charles H. Guy, IV and John Nathaniel Guy dated January 25, 2022 and filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware in Deed Book 5637, page 309.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

This deed is being recorded to confirm the acreage for both tracts, specifically addressing the metes and bounds for Tract 2 above.

This deed also makes reference to the first recital in Deed Book 5637, page 309. The dates were incorrectly reflected and the following will confirm the beginning of the chain:

BEING a portion of the lands conveyed to James P. W. Marsh from James P.W. Marsh by Deed of Partition dated May 13, 1854 as filed for record in the Office of the Recorder of Deeds, in and for Sussex County, Delaware on March 6, 1855 in Deed Book 62, page 51. The said James P.W. Marsh departed this life, testate, on or about December 20, 1890 and pursuant to Item 7 of his Last Will and Testament filed for record in the Office of the Register of Wills in Will Book 16, page 477, devised these lands to Joseph F. Marsh.

IN WITNESS WHEREOF, the said WV3, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by the members of WV3, LLC, and has caused its name to be hereunto set, and its common and corporate seal to be hereunto affixed, duly attested, the day and year first above written.

_____ By: WV3, LLC (SEAL)
Witness [Signature]
_____ By: David W. Green, Member (SEAL)
Witness [Signature]
_____ By: Dale Brown, Member (SEAL)
Witness [Signature]
_____ By: Fletcher Kenton, Member (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 2 day of June, A.D. 2022, personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, David W. Green, Dale Brown and Fletcher Kenton, Members of WV3, LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be their act and deed and the act and deed of said limited liability company; that the signature of the Members is in their own proper handwriting and by their authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

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

[Signature]
Notary Public

My Commission Expires: 5-27-23



December 1, 2022

Sussex County
Planning and Zoning Department
2 The Circle
Georgetown, Delaware 19947

Attn: Jamie Whitehouse
Director of Planning & Zoning

Re: Suncrest fka Marsh Homestead
Tax Parcel No.: 234-12.00-22.31
Sussex County, DE
DBF# 4056B001.G01

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.
Michael R. Wigley, AIA, LEED AP*

Dear Mr. Whitehouse:

We have read and reviewed the comments provided during the PLUS Review of the Project on June 22, 2022 and received from the Office of State Planning dated July 22, 2022. We offer the following item-by-item response narrative for your review:

Strategies for State Policies and Spending

Per our discussion in the PLUS meeting this site plan is for a parcel identified on our maps as 234-12.00-22.31. The parcel identified on the PLUS application, 234-12.00-22.00 is a large parcel of wetlands to the northeast of this parcel. Both parcels are owned by the applicant and according to your comments the owner hopes to transfer the DU's from parcel 234-12.00-22.00 to increase the density on the parcel being developed and is then willing to put parcel 234-12.00-22.00 into conservation. Michael Lowery with the Sussex County Planning office stated that he would have to determine if that was possible through a separate meeting with the applicant. The state encourages the conservation of parcel 234-12.00-22.00.

Comments in this letter are related to the development of parcel 234-12.00-22.31. Any development sought on the larger parcel, 234-12.00-22.00 would be required to go back through the PLUS process for review and discussion.

This project may be consistent with the 2020 Strategies for State Policies and Spending as it is located within Investment Levels 3. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but please be advised that the State has other priorities for the near future.

Based on comments from State agencies, if this parcel contains environmental concerns or other constraints to development, the state requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

We recognize that the project is in an area designated as Investment Level 3. We understand Level 3 areas are anticipated growth areas. The site has been designed with respect to the environmental features located on the parcel. The proposed development does not impact existing environmental features as the development is limited to land used for crop production.

Code Requirements/Agency Permitting Requirements

Department of Transportation - Contact Stephen Bayer 302-760-4834

- The site access on Waterview Road (SCR 279A) will be designed in accordance with DelDOT's Development Coordination Manual.
- Each segment of State maintained road is assigned a Functional Classification in accordance with the States Functional Classification Map. Definitions of these classifications are found in Sections 1.6.4 to 1.6.8 of the Manual. The existing design of the road is not required to meet the design standards of the functional classification at the time the classification is assigned. All access designs shall meet the standards set forth in the Manual for the assigned functional class of the frontage road and/or affected segment of road. The developer is responsible for improving the segment of road along their site's frontage to meet the design standards of the road's functional class.
- o Questions regarding the requirement to improve the site frontage should be directed to the Sussex County Review Coordinator, Mr. Steve McCabe. Mr. McCabe may be reached at Richard.McCabe@delaware.gov or (302) 760-2276.
- 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. A Pre-Submittal Meeting was held on March 25, 2022.
- 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.

We are familiar with the fees required for submittals to DelDOT.

- 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. Using the 11th edition of the Institute of Transportation Engineers' Trip Generation Manual, DelDOT estimates that the subject development, consisting of 41 detached single family housing units, would generate 444 vehicle trip ends per day and estimates the weekday morning and evening peak hour trip ends at 33 and 43, respectively. Therefore, a TIS would not be required.
- o However, the subject development is located in the Henlopen Transportation Improvement District (TID), adopted by DelDOT and Sussex County in accordance with Section 2.4 of the Development Coordination Manual. For that reason, the developer will be required to pay a fee per dwelling in lieu of doing a TIS and making off-site

improvements in accordance therewith. Any improvements required by DeIDOT beyond the site entrance construction will be creditable toward the fee.

We understand the project is located within the Henlopen Transportation District and participation will be required. The developer will be required to sign a TID Developer Infrastructure Recoupment Agreement which shall be recorded prior to the Department's issuance of Record Plan Approval. A TID fee will be required per the Henlopen TID Contribution Rates for 2022.

- o The developer should contact Ms. Sarah Coakley, a principal planner in DeIDOT's Regional Systems Planning Section, for information regarding the TID and the associated fees. Ms. Coakley may be reached at Sarah.Coakley@delaware.gov or (302) 760-2236.
- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DeIDOT will require dedication of right-of-way along the site's frontage on the frontage roads. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Waterview Road. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Camp Arrowhead Road (SCR 279). The following right-of-way dedication note is required, **"An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

The existing right-of-way as measured from centerline of the road is 30 feet, therefore no dedication is required. The existing right-of-way will be dimensioned on the final subdivision and record plans.

- In accordance with Section 3.2.5.1.2 of the Manual, DeIDOT 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 dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

A 15-foot permanent easement has been shown on the Site plan.

- Referring to Section 3.4.2.1 of the Manual, the following items, among other things, are required on the Record Plan:
 - o A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
 - o Depiction of all existing entrances within 450 feet of the proposed entrance on Waterview Road.
 - o Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

The above items will be provided on the Record plan.

- Section 3.5.4.2 of the Manual addresses requirements for Shared Use Paths (SUP) and sidewalks. For projects in Level 3 and 4 Investment Areas, installation of paths or sidewalks along the frontage on State-maintained roads is required where there is an existing path with which to connect. However, SUPs or sidewalks are contemplated as part of the TID. Inclusion of SUP or sidewalks will be discussed during the plan review process. If the developer were to install SUP or sidewalks along the frontage, that construction will be credited to their TID fee.

A 10' wide shared-use path is proposed to be installed along the project's Waterview Road frontage. We understand this will be credited to the TID fee.

- Section 3.5 of the Manual provides DelDOT's requirements with regard to connectivity. The requirements in Sections 3.5.1 through 3.5.3 shall be followed for all development projects having access to state roads or proposing DelDOT maintained public streets for subdivisions. DelDOT anticipates recommending extending the stub streets located on the east end of the east/west subdivision street to the property line.

If development occurs to the west, that project would be able to connect to the end of Idalia St. The right-of-way is available for this connection.

- 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 Waterview Road.

Storm water management facilities have been sited greater than 20-feet from the dedicated right-of-way.

- 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>.

The developer will be required to install a right-turn lane at the site entrance.

- 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>.

The above items will be provided on the Record and Entrance plans.

- 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.

A pre-submittal meeting was held with DELDOT and the prior engineer for the project. Utility extensions and relocations will be shown on the construction plans.

Department of Natural Resources and Environmental Control- Contact Clare Quinlan 302-735- 3480

Disclaimer Clause: Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Concerns Identified Within the Development Footprint Stormwater Management

This application proposes greater than 5000 square feet of land disturbing activities, therefore, this project will be subject to Delaware's *Sediment and Stormwater Regulations*.

Requirements:

- 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. For this project, the plan review agency is the Sussex Conservation District
- Additionally, to address federal requirements, 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.delaware.gov/enoi/>, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

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.

Website: <https://dnrec.alpha.delaware.gov/watershed-stewardship/sediment-stormwater/>

A pre-application meeting was held with Sussex Conservation District and the prior engineer for the project. A Sediment and Stormwater Management plan will be submitted to the Sussex Conservation District as part of the plan approval process. An NOI will be filed with DNREC for this project.

Natural Areas

The southern portion of the parcel is located within the Angola Neck Natural Area. Natural Areas contain lands of statewide significance identified by the Governor's Natural Areas Advisory Council as containing a high quality of natural features unique to Delaware.

Requirements:

- 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.
Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302)

739- 9039.

Website: <https://dnrec.alpha.delaware.gov/parks/natural-areas/>

This parcel contains a portion tract of land on the south side of Camp Arrowhead Road that contains 1.76 acres, which the above comment references. The current design does not impact this tract or the Angola Neck Natural Area. None of the wooded areas on this parcel are proposed to be disturbed other than what may be required for a stormwater management outfall.

Wastewater Disposal Systems - Small Systems

There are five existing full-depth gravity system permits (permit numbers 562892, 562893, 562894, 562895, 562888) under the parcel number 234-12.00-22.00 in the Small System Branch database.

Requirements:

- Contact the DNREC Groundwater Discharges Section to properly abandon these systems.

Contact: DNREC Groundwater Discharges Section at (302) 856-4561 Website:
<https://dmec.alpha.delaware.gov/water/groundwater/septic-system/>

DNREC Groundwater Discharges Section has been contacted. There are only evaluations for this parcel, not permits. No septic systems exist within the project's development area.

Wastewater permits - Large Systems

Sussex County holds existing permits with the DNREC Groundwater Discharges Section's Large Systems Branch for wastewater disposal.

Requirements:

- If additional flows to Sussex County's system will require capacity updates, it is the responsibility of the permittee (Sussex County) to notify the Large Systems Branch.

Contact: DNREC Large Systems Branch at (302) 739-9948. Website:
<https://dmec.alpha.delaware.gov/water/groundwater/>

A gravity sewer collection and conveyance system is proposed for this site. Construction plans will be submitted to DNREC and Sussex County Engineering for approval.

State Historic Preservation Office - Contact Carlton Hall 302-736-7400

- Parcels are right on Rehoboth Bay and Love Creek. The area has had cultural resource studies associated with it. Potential is very high. Parcels have not been systematically surveyed.
- Low disturbance and high potential might mean intact materials. Sites are located very near to parcel. Separate Parcel to SW appears to be a partially raised terrace situated on well drained soils. Our office is recommending an archaeological survey of the project area prior to any ground disturbance.
- The developer should also be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

The developer does not believe the State needs to investigate the property for any archaeological resources.

Delaware State Fire Marshall's Office- Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office

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 Regulations (DSFPR):

Fire Protection Water Requirements

- Water distribution system capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for residential occupancy use sites, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Fire Protection Features

- For townhouse buildings, provide a section/ detail and the UL design number of the 2-hour fire rated separation wall on the Site plan.

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 roads to the subdivision 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 for one- and two-family dwellings.
- Any dead-end road more than 300 feet in length shall be provided with a tum-around or cul-de-sac arranged such that fire apparatus will be able to tum 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 tum-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or tum 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"
- 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 any buildings are to be sprinklered
- Townhouse 2-hr separation wall details shall be shown on site plans
- Provide Road Names, even for County Roads

DBF thanks the Fire Marshal's office for providing the above information. We will work with the fire marshal's office to develop a plan that meets all their requirements for plan approval.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. These suggestions do not represent State code requirements. They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (but in no way required) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation- Contact Stephen Bayer 302-760-4834

- 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 Waterview 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 16, 2022. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>

Acknowledged.

Department of Natural Resources and Environmental Control-
Contact Clare Quinlan 302-735-3480

Delaware Ecological Network

- The southern portion of the parcel lies within lands designated within the Delaware Ecological Network, a statewide network of interconnected lands of significant ecological value. This GIS data layer is based on principles of landscape ecology and conservation biology, providing a consistent framework to identify and prioritize areas for natural resource protection. Forest disturbances on this site will jeopardize habitat on the parcel and likely beyond the parcel's boundary.
- Removal of trees within the Delaware Ecological Network should be avoided to the greatest extent possible. These areas provide wildlife habitat, uptake nutrients, infiltrate stormwater, and improve water quality. Forests also provide shading and cooling, while also reducing 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/>

This parcel contains a portion tract of land on the south side of Camp Arrowhead Road that contains 1.76 acres, which the above comment references. The current design does not impact this tract or the Angola Neck Natural Area. None of the wooded areas on this parcel are proposed to be disturbed other than what may be required for a stormwater management outfall.

Stormwater Management

- 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.

Website: <https://dnrec.alpha.delaware.gov/watershed-tewardship/sediment-stormwater/>

Drainage

- All existing drainage 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 (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section 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.

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

Website: <http://dnrec.alpha.delaware.gov/drainage-stormwater/>

There are no existing ditches on the site. Stormwater will be captured internally and infiltrated or slowly released to the adjacent woodlands during the 10 & 100-year storms at rates less than the pre-developed condition. An NOI will be submitted to DNREC.

Water Quality (Pollution Control Strategies)

This site lies within the Rehoboth Bay Watershed. Surface water quality in this watershed does not meet Federal and/or State Water Quality Standards and a Pollution Control Strategy is in place for this watershed.

- Reduce impervious surfaces on the project site by eliminating areas of impervious pavement and/or using pervious pavement where practicable.
- Reduce stormwater runoff by integrating infiltration basins, bioretention (rain gardens), filter strips, and by preserving existing trees, wetlands, and passive open space.
- Reduce the necessity for nutrient application by maintaining open space as meadow or forest planted exclusively with native plants. Native plants are well-suited to our climate and require limited maintenance.

Contact: DNREC Division of Watershed Stewardship's Watershed Assessment Section at (302) 739-9939. <http://dmec.alpha.delaware.gov/watershed-stewardship/>

Natural Areas

- Reduce environmental impacts near Natural Areas by avoiding development or destruction of sensitive natural features such as, but not limited to, wetlands, hardwood forests, or riparian buffers.

Contact: DNREC Division of Parks and Recreation, Office of Nature Preserves at (302) 739- 9039.

Website: <http://dnrec.alpha.delaware.gov/parks/natural-areas/> or <https://dmec.alpha.delaware.gov/parks/open-space/conservation-easements/>

The stormwater management design will utilize best management practices to meet SCD water quality standards. None of the wooded areas on this parcel are proposed to be disturbed other than what may be required for a stormwater management outfall.

Additional Sustainable Practices

- Build garages and parking spaces to be "EV-ready." Many manufacturers have pledged to sell only electric vehicles in the next 10-15 years. Installing a 240-volt outlet in one or two locations in a garage will enable a resident to easily (and cheaply) install a level 2 electric vehicle charger. This will increasingly be a selling point for homes.
- Offer the option to install solar or geothermal systems for each home. This allows a purchaser to incorporate the cost into their mortgage, making it more affordable. Grant

funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (<https://dnrec.alpha.delaware.gov/climate-coastal-energy/renewable/assistance/>).

- Incorporate nonmotorized connectivity and install bicycle racks where feasible to help facilitate non-vehicular travel modes.
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.

Website: <https://dnrec.alpha.delaware.gov/climate-coastal-energy/>

These comments will be taken into consideration during the construction plan phase of the design.

Delaware Emergency Management Agency - Contact Phillip Cane 302-659-2325

- The parcel is spread across multiple locations. The portion submitted for PLUS review is located within an area of minimal flood concern (1000 years or greater). However, the remaining sections are fully within a 100-year flood zone. Since the submitted application focuses on the area not within the flood zone, this review will focus on that section only. DEMA strongly suggests that no consideration be made to the other portions of the parcel.
- The First Street Foundation rates the community risk level of 3 for Lewes, which suggests a major risk from flooding, combining risks associated between residential properties, commercial properties, critical infrastructure facilities, social infrastructure facilities, and roads, and is expected to increase between now and the next 30 years.
- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile. The specific census block the project is located has a total population of 44 people, though, with development, this will certainly change. The adjacent blocks in aggregate bring the area to a total population of 644.
- The parcel is currently assigned to Sussex County's evacuation zone A and borders evacuation zone B. DEMA recommends and encourages this information be made publicly available, either through signs, pamphlets or other similar means.
- It is not within the 10-mile EPZ zone for the Salem Nuclear Power Plant.
- According to FEMA's National Risk Index, the parcel is considered relatively low for overall natural hazards risks. Its community resilience is rated as relatively moderate while its social vulnerability is rated as relatively high.

- In terms of energy use and consumption, the parcel utilizes liquid propane as the predominant fuel type for heating purposes. However, for electricity-generating potential, the parcel has a photovoltaic power potential of 1496 kWh per kWp. As such, should solar panels be utilized, we recommend an optimum tilt of the photovoltaic modules to be at approximately 34 degrees which could provide a potential of 1809 kWh/m².
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. In terms of utilities, DEMA suggests incorporating 90% series furnaces/RV AC systems, the closer to 99% the better as well as A/C units of 20 Seer or greater. DEMA recommends using tankless hot water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure.
- Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs where applicable and allowable, and the like.

Noted. If granted preliminary approval, the project will adhere to all state regulations.

Delaware State Fire Marshall's Office - Contact Duane Fox 302-739-4394

- Although not a requirement of the Delaware State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to install home fire sprinkler protection in all residential dwellings.
- The Office of the State Fire Marshal 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, technical services link, plan review, applications or brochures.

DBF thanks the Fire Marshal's office for providing the above information. We will work with the fire marshal's office to develop a plan that meets all their requirements for plan approval.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at cdm@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

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Cc: David L. Edgell, AICP, Office of State Planning

December 1, 2022

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.
Michael R. Wigley, AIA, LEED AP*

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse, AICP, MRTPI
Director of Planning

RE: **Suncrest** (fka Marsh Homestead)
(2021-34) Major Cluster Subdivision
Response to TAC comments
Tax Map # 234-12.00-22.31
DBF #4056B001.G01

Dear Mr. Whitehouse,

On behalf of our client, WV3, LLC., we are pleased to provide you with our written response to the TAC comments. We have listed them by agency.

DDA - Delaware Forest Service, Urban Forestry Program – Taryn Davidson

The proposed forested buffer Landscape plans will show tree planting specifications and recommend following ISA ANSI A300 best management practices for newly installed trees. A 70/30 mix of hardwoods and evergreens as well as non-invasive, native species will be specified.

DNREC Division of Watershed Stewardship, Drainage Section – Jordan Watson

There are no existing ditches on the site. Stormwater will be captured internally and infiltrated or slowly released to the adjacent woodlands during the 10 & 100-year storms at rates less than the pre-developed condition. No drainage utility easements exist on the property.

US Fish & Wildlife Service – Trevor Clark

Using the IPAC system resulted in no critical habitats being identified within the project area.

Letter: Suncrest (fka Marsh Homestead)
TAC Response
December 1, 2022
Page 2

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at cdm@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

P:\Fletcher Kenton\4056B001 Suncrest\Docs\P&Z\Booklet\X-4 TAC Comment Response.docx

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.
Michael R. Wigley, AIA, LEED AP*

December 1, 2022

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
Georgetown, DE 19947

Attn: Jamie Whitehouse, AICP, MRTPI
Director of Planning

Re: **Suncrest** (fka Marsh Homestead)
(2021-34) Major Cluster Subdivision
Chapter 89: Source Water Protection
Tax Map # 234-12.00-22.31
DBF# 4056B001.G01

Dear Mr. Whitehouse:

On behalf of our client, WV3, LLC., we are submitting this letter demonstrating that the project will comply with Chapter 89 Source Water Protection of the Sussex County Code. The above parcel of land is not located within the Excellent Groundwater Recharge Area, or the Wellhead Protection Area as depicted on DNREC's maps.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at cdm@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

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December 1, 2022

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.
Michael R. Wigley, AIA, LEED AP

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse, AICP, MRTPI
Director of Planning

Re: **Suncrest** (fka Marsh Homestead)
(2021-34) Major Cluster Subdivision
Chapter 115-194.3: Coastal Area Report
Tax Map # 234-12.00-22.31
DBF# 4056B001.G01

Dear Mr. Whitehouse:

On behalf of our client, WV3, LLC., we are submitting an Environmental Assessment and Public Facility Evaluation Report in accordance with §115-194.3. Coastal Area Subparagraph B (2). We offer the following information that comprises our report:

- (a) *Proposed Drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals. The proposed improvements will meet or exceed the state regulations for quality and quantity control. The current stormwater management design uses a combination of grass lined swales and an infiltration basin to meet the quantity requirement. The proposed site using Green Technology and other Best Management Practices and Best Available Technologies will reduce the nitrogen and phosphorus loading by 40%. Minimizing impervious area and preservation of trees will further reduce nitrogen and phosphorous loadings. The development will not produce other pollutants such as petroleum hydrocarbons or metals.*
- (b) *Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands. The proposed project is located in Tidewater Utilities franchise area, and they hold the Certificate of Public Necessity (CPCN). Tidewater serves the neighboring Marsh Farm Estates community to the east of this site. A water main extension will be constructed to connect to the water main along the frontage of Marsh Farm Estates*

and extended to the subject parcel. Tidewater has provided an ability to serve letter for this project. Impacts to the groundwater and other systems have been evaluated as part of Tidewater's CPCN. At full build-out, the average water use will be 10,500 gallons per day and a peak use of 31,500 gallons per day. Estimated using 250 GPD per EDU (42 EDUs; 41 units + 1 pool house) and a peaking factor of 3.

- (c) *Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.* The proposed project will connect to a gravity sewer main within the Marsh Farm Estates subdivision, which is operated and maintained by Sussex County. A Sewer Service Concept Evaluation has been provided by Sussex County Engineering.
- (d) *Analysis of the increase in traffic and the effect on the surrounding roadway system.* A pre-submittal meeting was held with DelDOT on March 25, 2022 to discuss the entrance location and required road improvements. A right-turn lane will be constructed and 11' travel lanes and 5' shoulders will be provided from Marsh Farm Estates to just west of the entrance. A shared-use path will be added across the project frontage. The project is located within the Henlopen Transportation District and participation will be required. The developer will be required to sign a TID Developer Infrastructure Recoupment Agreement which shall be recorded prior to the Department's issuance of Record Plan Approval. A TID fee will be required per the Henlopen TID Contribution Rates for 2022.
- (e) *The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.* No threatened or endangered species were identified through the PLUS review. All the development is located on existing crop land, therefore the likelihood of the presence of these species is slim.
- (f) *The preservation and protection from loss of any tidal or nontidal wetlands on the site.* No wetlands exist on the parcel to be developed per a wetlands investigation performed by Laf Erickson of Atlantic Resource Management of Ocean View, DE.
- (g) *Provisions for open space as defined in §115-4.* The proposed project incorporates active and passive open space amenities. Some passive open space areas include the infiltration pond, existing forest and grassed open areas. Active open space amenities include a pool, pool house, and walking trail around the perimeter of the site.
- (h) *A description of provisions for public and private infrastructure.* The Developer will construct a gravity sewer and water main. In addition, the Developer will also construct a shared-use path or sidewalk along the frontage of Waterview Road, which is approximately 650' long. Furthermore, all other internal utilities and roadways will be constructed by the Developer and privately maintained.
- (i) *Economic, recreational or other benefits.* The proposed project will create a considerable number of jobs during construction. In addition, the project will generate transfer taxes as well as other economic impacts in the beach community.

- (j) *The presence of any historic or cultural resources that are listed on the National Register of Historic Places. The site does not contain any known historic or cultural resources that are listed on the National Register of Historic Places.*
- (k) *An affirmation that the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan. The subject parcel is in the Coastal Area as designated by the Sussex County Comprehensive Plan. In section 4.4.2 of the Comp plan the Coastal Areas are designated as Growth Areas. This site is located directly adjacent to Marsh Farm Estates, which has lot sizes that are comparable to the proposed development. In addition, the site will connect to a central water and sewer systems. Furthermore, the development is approximately one mile from a major roadway (Route 24).*
- (l) *Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with the Comprehensive Plan. All mitigation measures, where required, have been discussed in their respective section. All mitigation measures as well as the application are consistent with the Comprehensive Plan as mentioned in item K.*

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at cdm@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

December 1, 2022

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
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Michael R. Wigley, AIA, LEED AP*

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse, AICP, MRTPI
Director of Planning

RE: **Suncrest** (fka Marsh Homestead)
(2021-34) Major Cluster Subdivision
Chapter 99-9 C Response
Tax Map # 234-12.00-22.31
DBF #4056B001.G01

Dear Mr. Whitehouse,

On behalf of our client, WV3, LLC., we are pleased to provide you with our written response to the items listed in Chapter 99-9C.

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

- a. The property is bordered by single family residential dwellings on the west, south, north and northeast. A small segment of existing woods on the southern portion of the property will be left undisturbed.
- b. A 30' landscape buffer is provided around the perimeter of the boundary to provide a buffer between the site and the adjacent residences. This is in addition to the tree planting located on the Marsh Farm Estates property line to the west.
- c. All landscaping will use native species to aid in the proposed subdivisions fitting in and enhancing surrounding scenery.

2. Minimal use of wetlands and floodplains.

- a. There are no wetlands located on the site to be developed.
- b. The site is not located within a flood zone area (FEMA Map 10005C0325L (dated June 20, 2018)).

3. Preservation of natural and historical features.

- a. The property is not located within a Water Resource Protection Area
- b. No known historical features exist on site.
- c. The existing area to be developed is currently cropland and the existing woods is planned to be preserved.

4. Preservation of open space and scenic views.

- a. All the woodlands on the site are planned to be preserved as open space and a landscape buffer around the perimeter will shield the view of the subdivision from neighboring properties.
- b. A total of 7.75 acres of open space is provided for this project, which is 43% of the site area.

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

- a. Grade changes will be minimized to the extent necessary to provide site construction to meet design requirements and to ensure proper site drainage.
- b. The site will be “balanced,” which will minimize the need for soil to be removed or hauled to the site.
- c. Tree removal has been minimized as much as possible for this site.

6. Screening of objectionable features from neighboring properties and roadways.

- a. A 30’ landscape buffer will be provided around the perimeter of the property boundaries, excluding Waterview Road, which will shield the view of the subdivision from neighboring properties.

7. Provision for water supply.

- a. Tidewater Utilities, Inc. will supply the site with water and fire protection.

8. Provision for sewage disposal.

- a. Sussex County will provide sanitary sewer conveyance and treatment for the proposed subdivision.

9. Prevention of pollution of surface and groundwater.

- a. Best Available Technologies (BATs) will be used during the design and construction of the property.
- b. Best Management Practices (BMPs) will be used during the design and construction of the property.
- c. The development of the project will meet or exceed the requirements of the Water Resource Protection Area utilizing an infiltration pond.

10. Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater is maximized.

- a. The stormwater management areas will be designed to meet all local, state and federal guidelines for sediment and nutrient removal.
- b. An Erosion and Sediment Control Plan will be developed and implemented as required by the Sussex Conservation District and DNREC. The plan will specify in detail how the project is to be constructed to limit the amount of sediment and other pollutants from leaving the site during construction.
- c. All storms will be controlled and discharged at the pre-development rate. The 100-year storm will be safely routed through this site.

11. Provision for safe vehicular and pedestrian movement within the site and to adjacent roadways.

- a. The proposed site entrance and internal road network will provide safe vehicular movements within the site and to access Waterview Road.
- b. The road design will conform to Sussex County standards and specifications and will be turned over to the homeowner's association for maintenance upon approval by Sussex County.
- c. The Developer will provide a shared-use path for bikes and pedestrian use along Waterview Road. The path will connect to the proposed internal sidewalk network.
- d. Sidewalks will be provided on both sides of the road within the subdivision.
- e. Internal site lighting along the roadways will be provided.

12. Effect on area property values.

- a. Based on historical land trends in Sussex County, the property values around the proposed subdivision will increase with the development of Suncrest.

13. Preservation and conservation of farmland.

- a. This area between SR 24 and the Rehoboth Bay has been transitioning from agricultural to residential for many years. The property is mostly surrounded by single family housing and large cropland acreage no longer exists in proximity to the site. Development of the land will increase the quality of runoff and aid in reducing nutrient laden waters from entering adjacent waterways.
- a. Cluster housing development is incorporated in this site which will allow for a significant amount of open space and buffer area around the property edge. This provides a more open and relaxed plan and allows greater environmental protection and the incorporation of open space that exceeds the County requirements.

14. Effect on schools, public buildings and community facilities.

- a. The increase in tax revenue to the school district will assist in the maintenance and operations of the public school system.
- b. The trend towards seniors moving to Sussex County will provide tax revenue without adding large numbers of potential new students.

15. Effect on area roadways and public transportation.

- a. The subdivision entrance will be designed to meet DelDOT standards and the streets will be designed to Sussex County standards and specifications.
- b. The project is located within the Henlopen Transportation District and participation will be required. The developer will be required to sign a TID Developer Infrastructure Recoupment Agreement which shall be recorded prior to the Department's issuance of Record Plan Approval. A TID fee will be required per the Henlopen TID Contribution Rates for 2022.
- c. The developer will be required to install a right-turn lane at the site entrance.
- d. The developer will be required to improve the road to include 11' travel lanes and 5' shoulders to the eastern limits of the site entrance.

16. Compatibility with other area land uses.

- a. The subdivision is adjacent to single family residential homes on the majority of it's property boundaries.

17. Effect on area waterways.

- a. The site will be designed to discharge the same rate of runoff as the existing runoff from the site. In addition, the overall stormwater management design will improve the quality of runoff.
- b. The site will utilize an infiltration pond to treat surface runoff.

Should you have any questions regarding this submission, please contact me at (302) 424-1441 or via email at cdm@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

ENGINEERING DEPARTMENT

JOHN J. ASHMAN
SR. MANAGER OF UTILITY PLANNING
& DESIGN REVIEW

(302) 855-7370 T
(302) 854-5391 F
jashman@sussexcountyde.gov



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

SEWER SERVICE CONCEPT EVALUATION (SSCE)
UTILITY PLANNING & DESIGN REVIEW

Applicant: **The Kercher Group, Inc. Attn: Jeffrey C. Williams, P.E.**

Date: 6/30/2022

Reviewed by: **Chris Calio**

Agreement #:

Project Name: **Marsh Homestead**

Tax Map & Parcel(s): **3234-12.00-22.00**

Sewer Tier: Tier 2 - Sussex County Planning Area

Proposed EDUs: **41**

Pump Station(s) Impacted:

Facility treating and disposing of the wastewater:

List of parcels to be served, created from the base parcel: **N/A**

List of additional parcels to be served (Parcels required for continuity must be served with infrastructure):**N/A**

Connection Point(s): **Install 8" main in Waterview Road & Marsh Homestead**

Use of Existing Infrastructure Agreement required? Yes or No

Annexation Required? Yes or No

Easements Required? Yes or No

Fee for annexation (based on acreage):**\$1000**

Current Zoning: **AR-1** Zoning Proposed: **AR-1**



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 589
GEORGETOWN, DELAWARE 19947

Acreage: **1.22**

Additional Information: Contact Mr. Richard Jackson 302.855.7717 concerning the installation of the 8" gravity lateral from Postal Lane. Once annexation is complete the existing on-site septic system will be required to be abandoned once sewer service is obtained.

*** No capacity is guaranteed until System Connection Fees are paid**

All gravity sewers with three (3) or more minor branches shall be designed at minimum slope and maximum depth.

Sussex County will be assessing bonding and inspection on projects on a unit cost approach per phase.

Recordation of Phasing Plans will now be required, each phase must be recorded prior to issuance of the Notice to Proceed. Any revisions to the phase will require the plan be re-recorded.

Once Construction Drawings are completed with all of the above information satisfied, please submit to:

Sussex County Utility Planning & Design Review
2 The Circle
P.O. Box 589
Georgetown DE 19947

CC: John Ashman
Jordan Dickerson

Christine Fletcher

MAPPING & ADDRESSING

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



Sussex County

DELAWARE
sussexcountyde.gov

August 17, 2022

John Murray
Land Development Manager
Foxlane Homes Delaware
32191 Nassau Rd. #2
Lewes, DE 199588

RE: **Proposed Subdivision Name(s)**

I have reviewed the name(s) submitted for your proposed subdivision, located in Lewes, DE (234-12.00-22.31). In reviewing the proposed name(s) the following has been **Approved** for this subdivision:

SUNCREST

Should you have any questions please contact the **Sussex Geographic Information Office at 302-855-1176.**

Sincerely,

Brian L. Tolley, CP, GISP
GIS Specialist II

CC: Christin Scott, Office of Planning & Zoning



**GEOGRAPHIC INFORMATION
OFFICE**

MEGAN NEHRBAS
SENIOR MANAGER OF GEOGRAPHIC
INFORMATION SYSTEMS (GIS)

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



Sussex County

DELAWARE
sussexcountyde.gov

September 12, 2022

John Murray
Land Development Manager
Foxlane Homes Delaware
32191 Nassau Rd. #2
Lewes, DE 19958

RE: Suncrest Approved Streets

Our office has received proposed street name(s) for the approved subdivision(s), **Suncrest**, located on parcel(s) 234-12.00-22.31 in Lewes, DE 19958. Based on our review the following proposed street name(s) have been **approved**:

SOLARA WAY	IDALIA ST
------------	-----------

Use only road names **approved** and issued by this office on letterhead or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **Suncrest** please forward a digital copy of the recorded site plan to my attention for the purpose of addressing. Should you have any questions, please contact the **Geographic Information Office** at 302-855-1176.

Sincerely,

Brian L. Tolley
GIS Specialist II

CC: Christin Scott, Office of Planning & Zoning





November 7, 2022

Davis, Bowen, & Friedel, Inc.
Attn: Stephen Fox
1 Park Ave.
Milford, DE 19963

RE: Willing & Able Letter – Suncrest Subdivision

Dear Mr. Fox:

Tidewater Utilities, Inc. (Tidewater) is willing and able to serve public water, *including fire protection*, to the following parcel(s) identified as Tax Map Parcel No.234-12.00-22.31. This parcel is located within Tidewater's existing water Certificate of Public Convenience and Necessity franchise area.

Please feel free to contact me at 302-747-1304 if you have any questions or concerns regarding this matter. Tidewater looks forward to meeting the water needs of this project.

Sincerely,

A handwritten signature in black ink that reads "Kelly R. Bailey". The signature is written in a cursive style and is positioned above a thin horizontal line.

Kelly Bailey
Manager of Contract Administration

December 1, 2022

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
Georgetown, DE 19947

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.
Michael R. Wigley, AIA, LEED AP

Attn: Jamie Whitehouse, AICP, MRTPI
Director of Planning

Re: **Suncrest** (fka Marsh Homestead)
(2021-34) Major Cluster Subdivision
Cluster Subdivision Density Bonus Request Letter
Tax Map # 234-12.00-22.31
DBF# 4056B001.G01

Dear Mr. Whitehouse:

On behalf of our client, WV3, LLC., we are submitting this letter to request a density greater than the permitted density of 2.0 units per acre for the Suncrest project, which is zoned AR-1. The permitted density using the existing site area of 18.017 would allow 36 units. As described in Sussex County Code section § 115-25B(3) the permitted density may be increased to 4.0 units per acre for a cluster development that lies in the Coastal Area when open space is provided and a development fee is paid. The development fee shall not be less than the minimum established by the Sussex County Council and shall be paid prior to recording any lot. The fee at the time the application was filed is \$20,000 per lot.

This project proposes five (5) additional units for a total of 41 proposed single-family dwellings and a density of 2.28 units per acre. A \$100,000 development fee will be paid to Sussex County for the increased density.

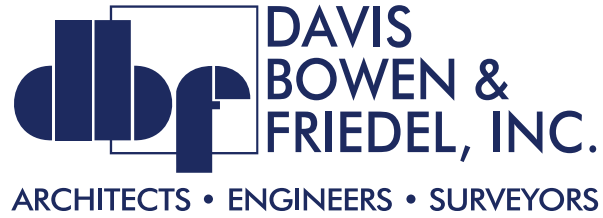
Should you have any questions regarding this request, please contact me at (302) 424-1441 or via email at cdm@dbfinc.com.

Sincerely,
DAVIS, BOWEN & FRIEDEL, INC.



Cliff Mumford, P.E.
Associate

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*IMPROVING OUR COMMUNITIES.
SHAPING THE WORLD AROUND US.
CREATING VALUE BY DESIGN.*

1 Park Avenue
Milford, DE 19963
(302) 424-1441

601 East Main Street, Suite 100
Salisbury, MD 21804
(410) 543-9091

106 Washington Street, Suite 103
Easton, MD 21601
(410) 770-4744

www.dbfinc.com

Ashley Paugh

From: Jay Prabhakar <jayprab@bedfordcontrols.com>
Sent: Monday, November 28, 2022 11:05 AM
To: Planning and Zoning
Cc: geetaprabhakar@comcast.net
Subject: 2021-34 Suncrest (FKA Marsh Homestead)

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,

We (Geeta and Jay Prabhakar), the owners of 21525 Waterview Road, would like to state for the record, that we OPPOSE the development of this parcel (2021-34 Suncrest (FKA Marsh Homestead)), at least in as much as it obstructs the south-facing view of 21525 Waterview Road

What we are saying is that if the development HAS to go through, then, perhaps, reduce the number of homes from 41, such that the large open land directly across from our home and our neighbors on either side, remains intact, perhaps as a green-space for the new development.

In the event that this is not an option, we have a few questions / comments / concerns as listed below:

- What is the expected increase in vehicular traffic on Waterview Road due to this development?
- Where are the entry and exit points for the new development located?
 - Will any of them be on Waterview Road (which is a very narrow road)?
- How long will the construction last?
 - Will noise abatement procedures be adopted during construction?
- Will the LARGE number of homes on relatively small (0.44 acre) lots diminish the values of our existing homes, which are on larger lots?
- We are used to seeing birds of prey in the open area in front of our house and they will be displaced and we will not have the pleasure of watching the local fauna and flora any more
- Not to mention, our view to the south is now going to be non-existent

Thanks for your time.

Best regards,

Geeta & Jay Prabhakar