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



STANDAR	D DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND
EXISTING NOTE	TYPICAL NOTE TEXT ONSITE PROPERTY	PROPOSED NOTE
	LINE / R.O.W. LINE NEIGHBORING	
	PROPERTY LINE / INTERIOR PARCEL LINE EASEMENT	
	LINE	
	SETBACK LINE	
		CURB AND GUTTER
	CONCRETE CURB & GUTTER	SPILL CURB TRANSITION CO
-	UTILITY POLE WITH LIGHT	-
	POLE LIGHT	
. □€	TRAFFIC LIGHT	₽
0	UTILITY POLE	0
	TYPICAL	
⊕	LIGHT ACORN	ф
	LIGHT	
<u> </u>	SIGN PARKING	
<u>/ </u>	COUNTS	<u>/x\</u>
	CONTOUR LINE	120 125
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC516.00 TC 516.00 BC 515.55
SAN #	SANITARY LABEL	SAN #
STM #	STORM LABEL	SIM #
SL	SANITARY SEWER	
W	UNDERGROUND	
E	WATER LINE UNDERGROUND	E
	UNDERGROUND	
———ОН ————	GAS LINE OVERHEAD	OH
T	WIRE UNDERGROUND	
C	TELEPHONE LINE UNDERGROUND	
	CABLE LINE STORM	
	SEWER SANITARY	\$
	SEWER MAIN HYDRANT	-
D	SANITARY	V
<u>(§)</u>	MANHOLE	
(D)	STORM MANHOLE	<u>(©)</u>
⊗ ^{WM}	WATER METER	0
w X	WATER VALVE	•
	GAS VALVE	
	GAS METER	
	TYPICAL END SECTION	
7 ″[HEADWALL OR ENDWALL	JOR .
(III)	YARD INLET	(11)
<u>©</u>	CURB INLET	<u>©</u>
0	CLEAN OUT	0
Ē	ELECTRIC MANHOLE	Ē
Ø	TELEPHONE MANHOLE	①
B	ELECTRIC BOX	EB
B	ELECTRIC PEDESTAL	EP
· · · · · · · · · · · · · · · · · · ·	MONITORING	
	WELL	<u> </u>
	PIT	—
	BENCHMARK BORING	<u>•</u>
	JOANG	7
	BORING	•

PRELIMINARY SITE PLAN

FOR —

HARPER'S GLEN

PROPOSED

RESIDENTIAL DEVELOPMENT

LOCATION OF SITE

22947 MILTON ELLENDALE HIGHWAY

SUSSEX COUNTY, DELAWARE

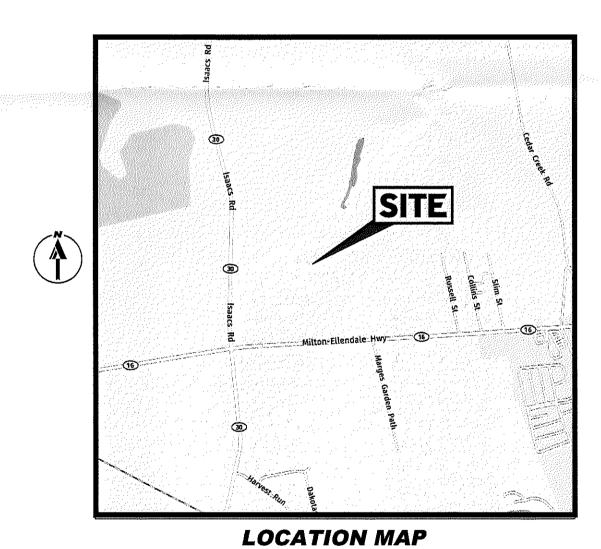
BROADKILL HUNDRED

TAX MAP 235-14.00-61.00

REFERENCES AND CONTACTS



*THE ABOVE REFERENCED DOCUMENTS ARE INCORPORATED BY REFERENCE AS PART OF THESE PLANS, HOWEVER, BOHLER ENGINEERING DOES NOT CERTIFY THE ACCURACY OF THE WORK REFERENCED OR DERIVED FROM



SCALE: N.T.S.
PLAN REFERENCE:
Copyright

2021 NEARMAP

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

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

PREPARED BY



CONTACT: STEVEN T. FORTUNATO, P.E.

DEVELOPMENT STANDARDS

SINGLE FAMILY SINGLE FAMILY

	(REQUIRED)	(PROPOSEI
TRACT AREA:		27.613± AC
MIN. LOT AREA/ DWELLING UNIT:	21,780 SF	MIN. 21,780
LOT WIDTH AT FRONT SETBACK:	100'	MIN. 100'
STREET FRONTAGE:	60'	MIN. 60'
MAX BUILDING HEIGHT:	42'	<42'
MIN. BUILDING SETBACK		
FRONT YARD	30'	30'
SIDE YARD	15'	15'
REAR YARD	20'	20'

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

PROJECT NOTES:

1. APPLICANT: INSIGHT LAND COMPANY, LLC. 16255 SUSSEX HIGHWAY BRIDGEVILLE, DE 19933

2. OWNER:

PARCEL 61.00

JOHN DAVID & DONNA LEE WORKMAN
22891 MILTON ELLENDALE HIGHWAY

ENGINEER:
BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971

(302) 644-1155

TM 235-14.00-61.00
SUSSEX COUNTY
DELAWARE

CURRENT ZONING: AR-1 - AGRICULTURAL RESIDENTIAL

CURRENT ZONING: AR-1 - AGRICULTURAL RESIDENTIAL
PROPOSED ZONING: AR-1 - AGRICULTURAL RESIDENTIAL CLUSTER

CURRENT USE: AGRICULTURAL (PERMITTED)
PROPOSED USE: RESIDENTIAL

4. TOTAL AREA:

PARCEL 61.00: ±28.556 AC
OFF-SITE PARCEL A: ±0.943 AC

PROPOSED TOTAL SITE AREA: ±27.613 AC

5. DENSITY:

PERMITTED: 1,202,822 SF / 32,670 SF/LOT = 36 LOTS

PROPOSED: 33 LOTS TOTAL

6. PROPOSED RESIDENTIAL UNITS: 33 SINGLE-FAMILY (TOTAL)

7 INVESTMENT AREA: LEVEL 3

8 SITE ADEA:

R.O.W.: 3.343± AC
R.O.W. DEDICATION: 0.047± AC
LOTS: 18.128± AC
OPEN SPACE: 6.095± AC
BUFFER AREA: 2.50± AC (INCLUDE

SPACE REQUIRED = 10.0% (2.761 AC)

PROVIDED = 22.0% (6.095 AC)

9. TREE PRESERVATION:

WOODS TO BE REMOVED:

WOODS TO REMAIN:

2.16± AC

DATUM:
HORIZONTAL: NAD 83 (DELAWARE STATE PLANE GRID)

11. EXISTING GROSS ACREAGE: 1,243,899 SF (28.556± AC) PROPOSED GROSS ACREAGE: 1,202,822 SF (27.613± AC)

VERTICAL: NAVD 88

12. THIS PROPERTY IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE .02% CHANCE ANNUAL FLOODLAIN)PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, AND UNINCORPORATED AREAS, COMMUNITY PANEL NUMBER 100005C0165J, EFFECTIVE: JANUARY 1, 2005, REVALIDATED: JUNE 21, 2018.

13. ACCESS TO THE SITE SHALL BE FROM MILTON ELLENDALE HIGHWAY VIA ONE FULL MOVEMENT ENTRANCE.

14. ALL FIRE LANES, FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS, AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE REGULATION.

15. WATER SUPPLY: PRIVATE WELL LOCATIONS WILL BE PLACED ON EACH LOT.

16. SANITARY SEWER: PRIVATE SEPTIC SYSTEMS WILL BE LOCATED ON EACH LOT.

17. SUBDIVISION STREETS SHALL BE PRIVATELY OWNED AND MAINTAINED.

18. UTILITY ELEMENTS TO BE RELOCATED/REPLACED TO BE DONE SO IN ACCORDANCE WITH PROVIDER SPECIFICATIONS, BY GENERAL CONTRACTOR. GENERAL CONTRACTOR TO COORDINATE SAME PRIOR TO PROJECT BIDDING AND CONSTRUCTION.

19. THIS PROJECT LIES WITHIN THE DEVELOPING AREA.

20. THIS PROJECT DOES NOT LIE WITHIN A WELLHEAD PROTECTION AREA.

21. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAPPING, THERE ARE NO WETLANDS PRESENT ON THIS SITE.

22. DEED RESTRICTIONS SHALL APPLY PER A SEPARATE AGREEMENT PREPARED BY THE

CERTIFICATION OF OWNERSHIP

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

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

CERTIFICATION OF ACCURACY (ENGINEER)

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

STEVEN T. FORTUNATO, P.E.
BOHLER
18958 COASTAL HWY, SUITE D
REHOBOTH BEACH, DE 19971

P: (302)644-1155 / F: (302)703-3173

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

 REVISIONS

 REV
 DATE
 COMMENT
 DRAWN BY CHECKED BY CHECKED BY COMMENTS

 1
 11/03/21
 PER AGENCY COMMENTS
 BIJ STF

 2
 3/11/22
 REMOVAL OF LOT 34
 JSW STF

 3
 5/9/22
 PER COUNTY COMMENTS
 SLB STF



NOT APPROVED FOR

CONSTRUCTION

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY

PROJECT No.: DE210012
DRAWN BY: BIJ
CHECKED BY: STF
DATE: 07/14/21
CAD I.D.: SITE-3

PROJECT:

PRELIMINARY SITE PLAN

HARPER'S GLEN

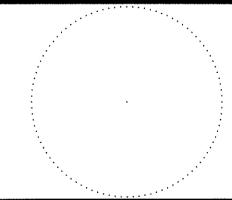
PROPOSED RESIDENTIAL

DEVELOPMENT
22947 MILTON ELLENDALE HIGHWAY

SUSSEX COUNTY, DELAWARE BROADKILL HUNDRED TAX MAP 235-14.00-61.00

BOHLER //

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



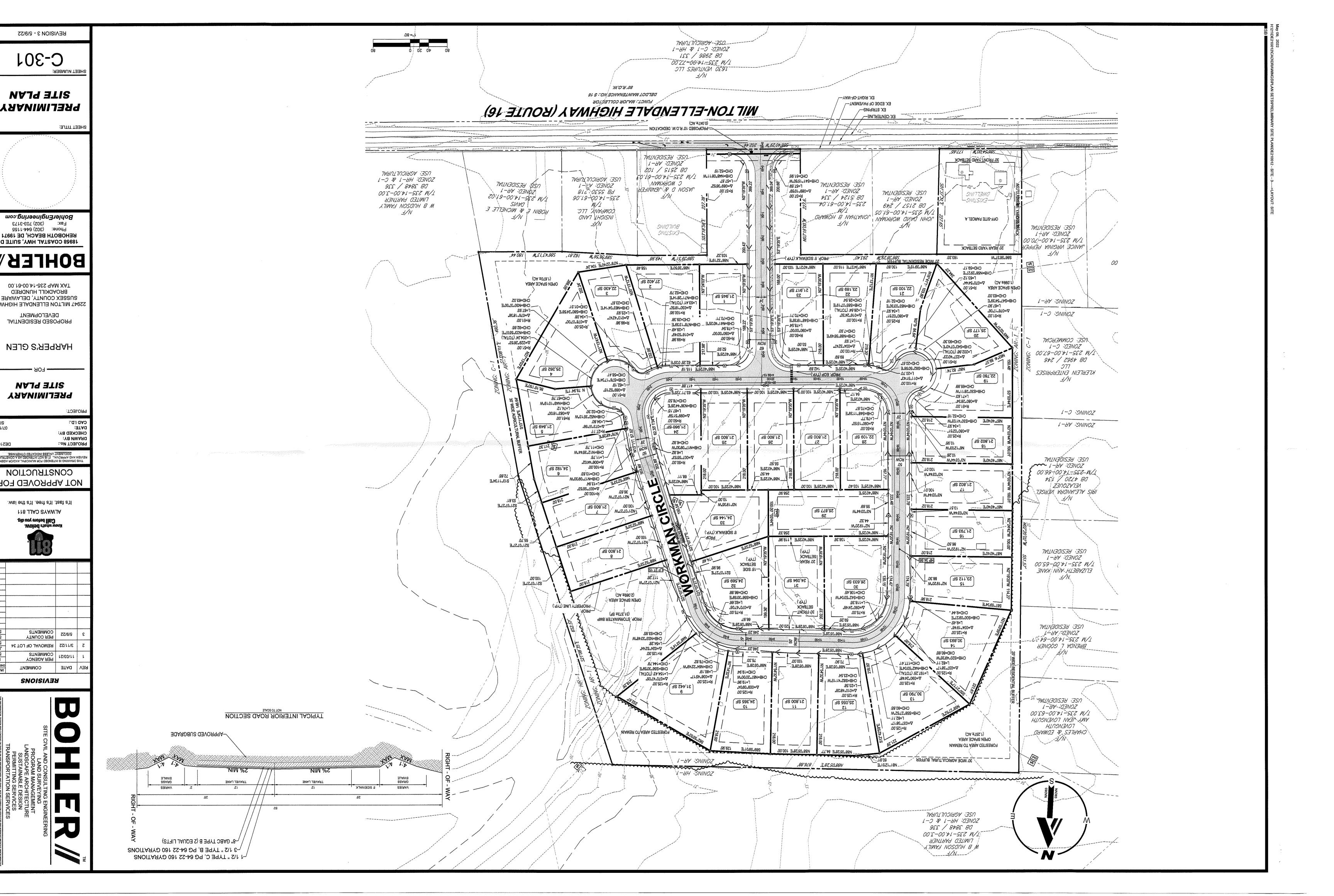
SHEET TITLE:

COVER SHEET

ET NUMBER:

C-101

REVISION 3 - 5/9/22



Ashley Paugh

From:

Adam Spanier <aispan@yahoo.com>

Sent:

Wednesday, May 25, 2022 7:09 AM

To:

Planning and Zoning

Subject:

Zoning Change

MAY 2 5 2022

RECEIVED

Categories:

Ashley

SUSSEX COUNTY **PLANNING & ZONING**

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.

To Whom It May Concern:

I am a resident in Eagle Point at 17653 Gate Dr. Unit 2, Lewes, DE. As a direct neighbor to the location under deliberation, I am writing to state my strong and unequivocal OPPOSITION to the proposed INCREASE IN DENSITY related to: C/U 2352 CB Lewes, LLC An Ordinance to grant a Conditional Use of land in an MR Medium-Density Residential District to amend the conditions of approval of C/U 1845 (Ordinance No. 2106) to increase the number of permitted multifamily units from 168 to 198 for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 18.08 acres, more or less. The property is lying on the northeast side of Plantations Road (Rt. 1D), 850 feet northwest of Robinsonville Road (S.C.R. 271). 911 Address: N/A. Tax Parcel: 334-6.00-504.02. There are several reasonable issues why I find the increase in density objectionable, including, but not limited to:

- 1) the traffic that now attempts to get in and out of the site onto Plantations Road already creates safety hazards because it only as a 2 lane ingress/egress with no internal turn lanes. The area often referred to at DelDOT hearings as Malfunction Junction within 1/4 mile pulls traffic from Beaver Dam Rd, Plantations Road, the Henlopen Landing single family housing community, Lowes ONLY ingress/egress and Five Points. DelDOT keeps referencing "years" in time before any solution to an already bad situation can maybe be slightly corrected. TRAFFIC ALONE CAUSES MANY HEALTH AND SAFETY ISSUES with emergency vehicles, school buses, etc.
- 2) the site for over two years has created flooding and repeated drainage issues onto the Eagle Point property without any resolution by the DEVELOPERS
- 3) the site already exceeds highest capacity per acre of surrounding communities
- 4) the Eagle Point community cooperatively assisted Coastal Tide to modify their original site plan by allowing a delay in construction of fencing that the County required to be installed as part of the original site plan. Only a portion of the fencing has been completed, although occupied for almost a year. Without the required fencing, many residents believe that the adjacent private property is their personal path to Wawa, Home Depot, Dominios Pizza or Tokyo Steakhouse and others.
- 5) None of the ENCLOSED trash areas has been constructed and when cans are put out, they blow over and scatter into adjoining communities= EAGLE POINT. Those enclosures were all part of the original approved plan by the County.
- 6) The owner has demonstrated that they are not capable of living up to the requirements and are only seeking additional ways to enhance their bottom line.

Therefore, I strongly object to increasing the density of this property that has already demonstrated an inability to be a good neighbor. Adding more residents would only exacerbate the situation. Thank you for your consideration.

Sincerely,

Adam Spanier 17653 Gate Dr. Unit 2 Lewes, DE 19958