

PLANNING & ZONING COMMISSION

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Sussex County

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

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date September 9, 2021.

Application: CU 2262 Matthew Hete

Applicant: Matthew C. Hete
45 Kings Creek Circle
Rehoboth Beach, DE 19971

Owner: Matthew C. Hete
45 Kings Creek Circle
Rehoboth Beach, DE 19971

Site Location: The property is lying on the southeast side of Postal Lane (S.C.R. 283), approximately 0.22-mile northeast of Plantations Road (S.C.R. 75) at 34360 Postal Lane in Lewes, Delaware.

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Multifamily (4 units)

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: Mr. Schaffer

School District: Cape Henlopen School District

Fire District: Lewes Fire District

Sewer: Sussex County

Water: Tidewater Utilities

Site Area: 1.25 acres +/-

Tax Map ID.: 334-6.00-686.00





Sussex County

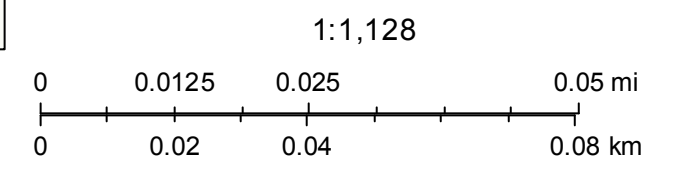


PIN:	334-6.00-686.00
Owner Name	HETE MATTHEW C
Book	4887
Mailing Address	45 KING CREEK CIR
City	REHOBOTH BEACH
State	DE
Description	SE/S RD 283
Description 2	2080' S/RT 1
Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
 - Tax Parcels
 - 911 Address
 - Streets
 - County Boundaries





Sussex County



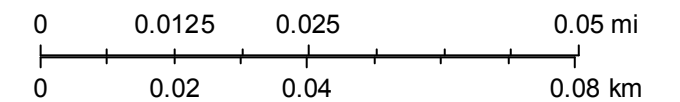
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Description 3	N/A
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

 - Override 1
- Tax Parcels
- 911 Address
- Streets

1:1,128



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PLANNING & ZONING DIRECTOR
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Sussex County

DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: September 2, 2021
RE: Staff Analysis for CU 2262 Matthew Hete

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2262 Matthew Hete to be reviewed during the September 9, 2021 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for Tax Parcel: 334-6.00-686.00 to allow for the establishment of four (4) multifamily dwelling units. The parcels are lying on the southeast side of Postal Lane (S.C.R. 283), approximately 0.22-mile northeast of Plantations Road (Route 1D). The parcels consist of 1.25 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the parcel has a designation of "Coastal Area." The surrounding and adjacent properties located to the north, south, east and west of the subject properties also lie within the "Coastal Area" Future Land Use Map designation.

As outlined within the 2018 Sussex County Comprehensive Plan, Coastal Areas are areas that can accommodate development provided that special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhomes, and multi-family units. Retail and office uses are appropriate, but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed.

The subject property is zoned Agricultural Residential (AR-1). The adjacent properties to the northeast, northwest and south of the subject site are also zoned Agricultural Residential (AR-1). The surrounding area to the north features a number of differently zoned parcels including parcels of which the majority are zoned Medium Density Residential (MR). The properties to the northeast which line Coastal Highway (Route 1) are all zoned General Commercial (C-1).

Since 1999, there have been four (4) Conditional Use applications within a 2-mile radius of the application site. The first application was for Conditional Use No. 2252 Delaware Electric Co-op to allow for a substation to be located within a Medium Density Residential (MR) Zoning District. This application was approved by the Sussex County Council on July 13, 2021. This change was adopted through Ordinance No. 2788.



The second application was for Conditional Use No. 2237 Sam Warrington II for outdoor RV and boat storage to be located within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on December 1, 2020 and was adopted through Ordinance No. 2756.

The third application was for Conditional Use No. 1357 Super Fresh Food Market for sales of soft/hard goods off carts within a General Commercial (C-1) Zoning District. This application was approved by the Sussex County Council on May 1, 2001 and was adopted through Ordinance No. 1452.

The final and fourth application was for Conditional Use No. 1294 Don Derrickson for an apartment to be constructed on the second floor of a golf pro shop to be located within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on July 27, 1999 and was adopted through Ordinance No. 1332.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional use to allow for the establishment of four (4) multifamily units, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: 2062
202100324

Planning & Zoning Commission 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)

Conditional Use

Zoning Map Amendment

RECEIVED

JAN 11 2021

Site Address of Conditional Use/Zoning Map Amendment

34360 Postal Lane, Lewes, DE 19958

SUSSEX COUNTY
PLANNING & ZONING

Type of Conditional Use Requested:

Seeking conditital use to permit multi-family

Tax Map #: 334-6.00-686.00

Size of Parcel(s): 54,422 s.f.

Current Zoning: AR-1

Proposed Zoning: AR-1

Size of Building: 8,064 s.f.

Land Use Classification: Mixed Residential

Water Provider: Tidewater Utilities

Sewer Provider: Sussex County

Applicant Information

Applicant Name: Matthew C. Hete

Applicant Address: 45 Kings Creek Circle

City: Rehoboth Beach

State: DE

Zip Code: 19971

Phone #: (302) 344-8988

E-mail: mchete@msn.com

Owner Information

Owner Name: Same as Applicant

Owner Address: _____

City: _____

State: _____

Zip Code: _____

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: The Kercher Group, Inc.

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

City: Rehoboth Beach

State: DE

Zip Code: 19971

Phone #: (302) 781-4346

E-mail: kts@kerchergroup.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application
- Provide eight (8) copies of the Site Plan or Survey of the property
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- Provide Fee \$500.00
- Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 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.
- DeIDOT Service Level Evaluation Request Response
- PLUS Response Letter (if required)

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.

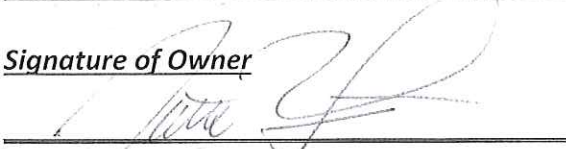
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

Signature of Applicant/Agent/Attorney



Date: 12/3/20

Signature of Owner



Date: 12/3/20

For office use only:

Date Submitted: 1/11/2021
Staff accepting application: JP
Location of property: _____

Fee: \$500.00 Check #: 6294
Application & Case #: 202100324

Subdivision: _____
Date of PC Hearing: _____ Recommendation of PC Commission: _____
Date of CC Hearing: _____ Decision of CC: _____



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

RECEIVED

JAN 11 2021

SUSSEX COUNTY
PLANNING & ZONING

January 5, 2021

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Matthew C. Hete** conditional use application, which we received on December 3, 2020. This application is for an approximately 1.25-acre parcel (Tax Parcel: 334-6.00-686.00). The subject land is located on the southeast side of Postal Lane (Sussex Road 283), approximately 1,200 feet northeast of the intersection of Plantation Road (Sussex Road 275) and Postal Lane / Cedar Grove Road (Sussex Road 283). The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to develop 4 units of multi-family housing.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Postal Lane where the subject land is located, which is from Plantation Road to Delaware Route 1, are 9,812 and 12,628 vehicles per day, respectively.

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

A review of TIS/TOA completed in the last three years found that a TOA was completed for the Ocean Park commercial development. That TOA included the intersection of Plantations Road (Sussex Road 275) and Cedar Grove Road (Sussex Road



Mr. Jamie Whitehouse
Page 2 of 2
January 5, 2021

283) / Postal Lane. We are providing a copy of that TOA review letter; please find it enclosed with this letter.

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

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm
Enclosure

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

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/23/2021**

APPLICATION: **CU 2262 Matthew Hete**

APPLICANT: **Matthew C. Hete**

FILE NO: **NCPA-5.03**

TAX MAP &
PARCEL(S): **334-6.00-686.00**

LOCATION: **Lying on the south side of Postal Lane (SCR 283),
approximately 0.22 mile northeast of Plantations Road (SCR
275). 34360 Postal Lane, Lewes, DE.**

NO. OF UNITS: **Multifamily (4 units)**

GROSS
ACREAGE: **1.25**

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

SEWER:

(1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes

No

a. If yes, see question (2).

b. If no, see question (7).

(2). Which County Tier Area is project in? **Tier 2**

(3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**

(4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

(5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Christine Fletcher** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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

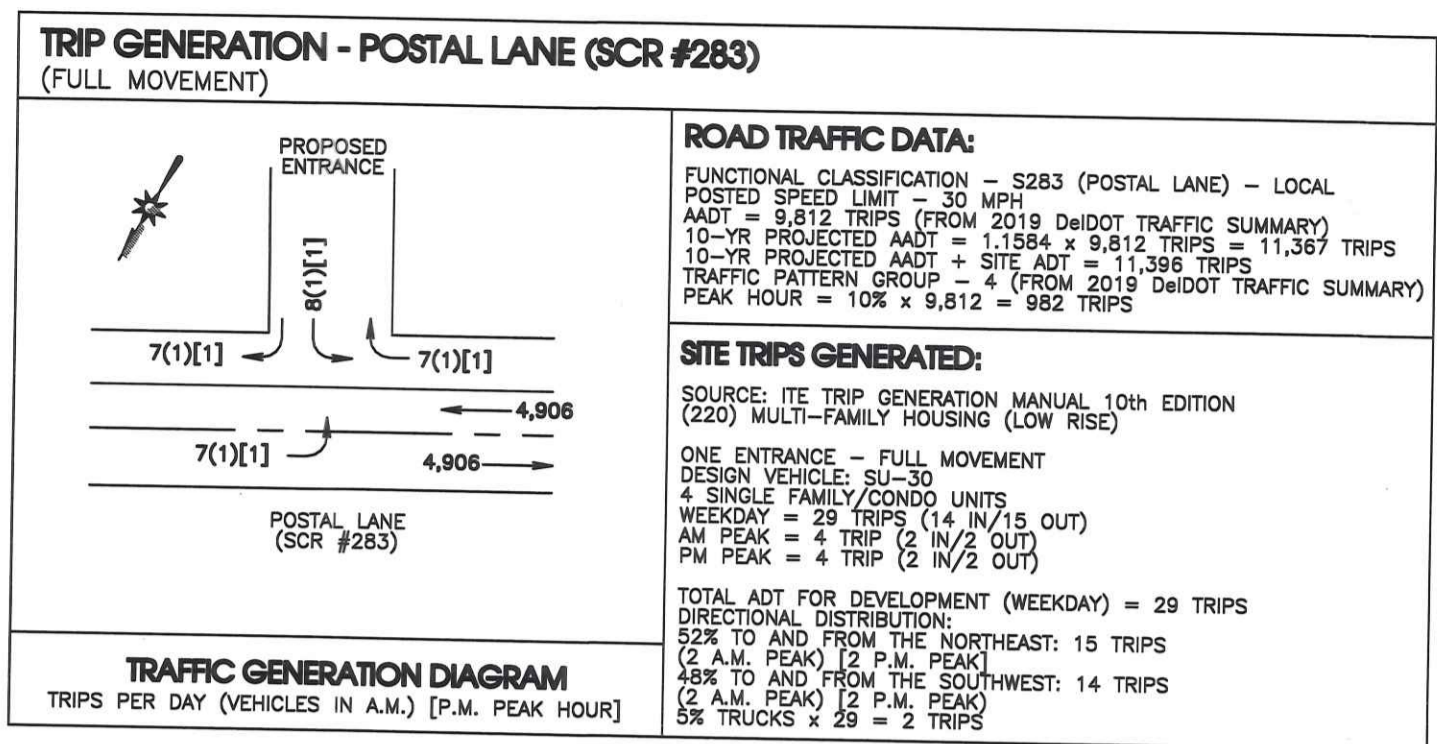
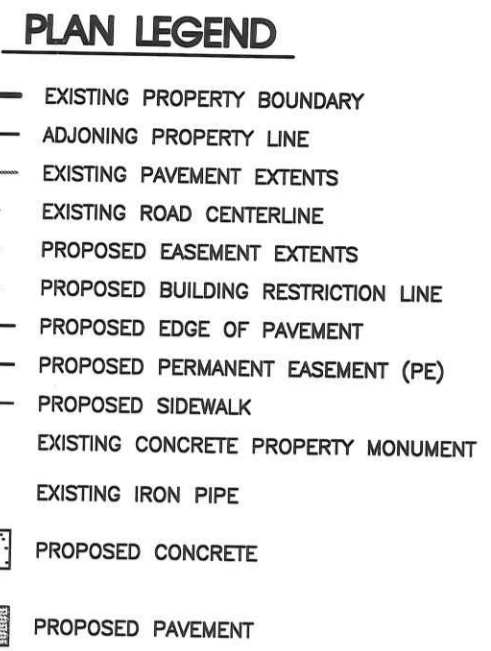
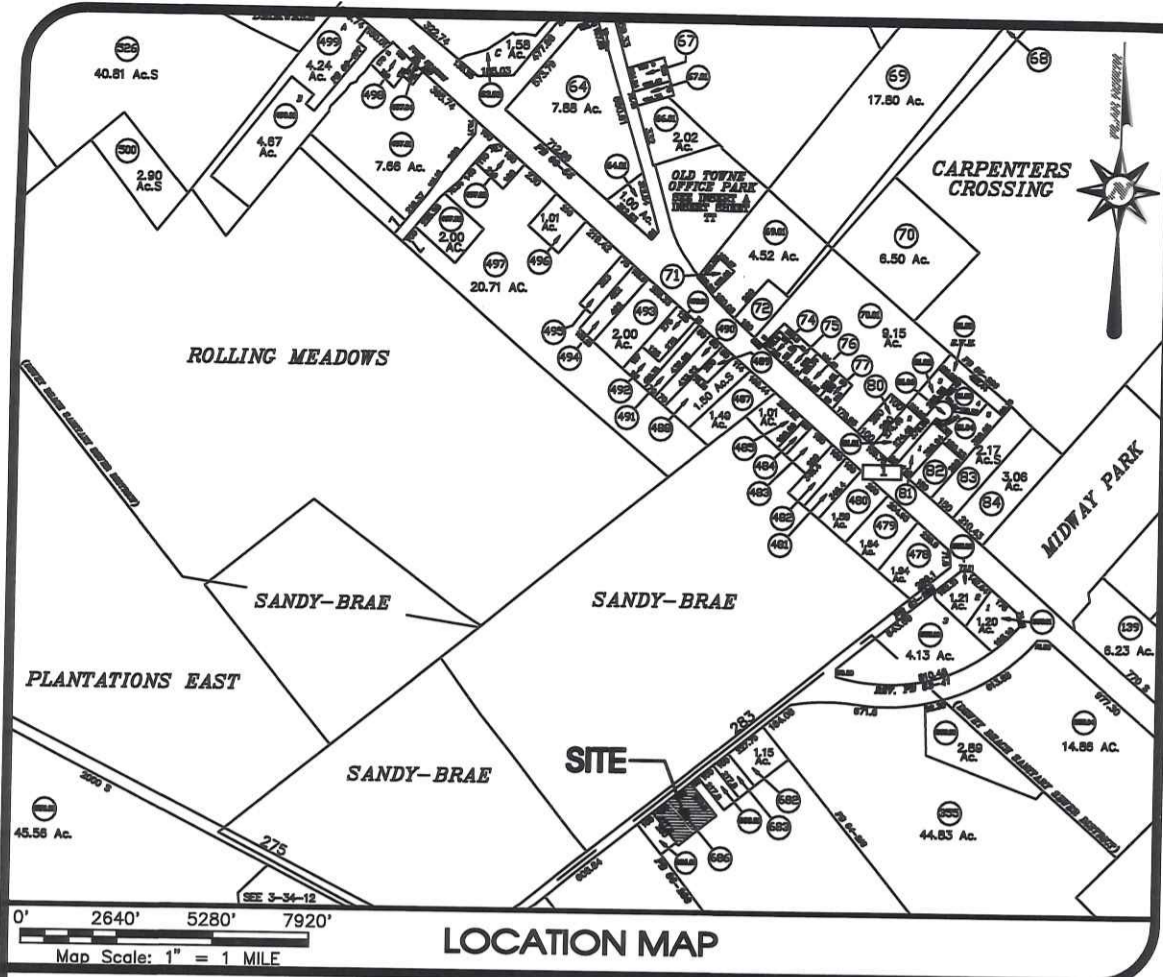
Xc: Hans M. Medlarz, P.E.
Lisa Walls
Christine Fletcher

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.



GENERAL NOTES

- THE PROJECT SITE IS KNOWN AS LANDS OF HETE4, LLC, (T.P. 334-6.00-686.00), AND IS LOCATED 110' NORTHEAST OF THE POSTAL LANE (SCR#283) AND MAPLE DRIVE INTERSECTION IN LEWES, DE.
- THE PROPERTY BOUNDS AND EXISTING FEATURES INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY FORESIGHT SERVICES.
- THE PROPOSED DEVELOPMENT STREETS ARE TO BE PRIVATE AND MAINTAINED BY THE DEVELOPER/PROPERTY OWNER UNTIL A HOMEOWNERS ASSOCIATION IS ESTABLISHED TO PROVIDE FOR SAID MAINTENANCE. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS PLANNED FOR ANY 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 UPON VISUAL FIELD INSPECTION BY FORESIGHT SERVICES. SUCH INFORMATION 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 EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. 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, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 0332 K, MAP NUMBER 1000290332K, DATED MARCH 18, 2015, THE SUBJECT PROPERTY IS LOCATED IN A ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO STATE OR FEDERAL JURISDICTIONAL WETLANDS ARE LOCATED WITHIN THE PROPERTY BOUNDS.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- 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 DWELLING LOCATION. THE DEVELOPER SHALL ASSIGN NUMBERS TO ALL DWELLINGS IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A THAT AN EMERGENCY VEHICLE IS NEEDED.
- ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE PROPERTY OWNER/SAID MAINTENANCE.
- PROPOSED BUILDING TYPE IS NFPA V(000).
- THE PROPOSED SIGNAGE DEPICTED ON THE PLAN IS INDICATIVE ONLY. SEPARATE APPLICATIONS SHALL BE REQUIRED FOR ALL SIGNAGE.

RECORD PLAN NOTES

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (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 RIGHT 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 LOCATED ALONG ADJACENT PROPERTIES, 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 PROJECTS, 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 SHARED-USE PATH 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 SHARED-USE PATH.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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 ORDER FRONTAGE ROADS. RIGHT-OF-WAY PROPERTY CORNERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

SOILS DATA

SOILS MAPPED FROM <https://websoilsurvey.sc.egov.usda.gov>

Soils Name	Slopes	Hydrolic Soil Group
GrA Greenwich loam	0 to 2 percent slopes	B
GuB Greenwich-Urban land complex	0 to 5 percent slopes	B

SITE DATA and ZONING SCHEDULE

TAX PARCEL No.:	334-6.00-686.00
PROPERTY ADDRESS:	34360 POSTAL LANE LEWES, DE 19958
EXISTING SITE USE:	RESIDENTIAL DWELLING
PROPOSED SITE USE:	4 UNIT - SINGLE FAMILY/CONDOMINIUM DEVELOPMENT
CURRENT ZONING DISTRICT:	AR-1 (AGRICULTURAL RESIDENTIAL)
PROPOSED ZONING DISTRICT:	AR-1 (AGRICULTURAL RESIDENTIAL) / CONDITIONAL USE
ORDINANCE ITEM	REQUIREMENT: PROVIDED:
MINIMUM LOT AREA	20,000 Sq. Ft. 54,422 Sq. Ft.
MINIMUM LOT WIDTH	100 FT. 249.76 FT.
MINIMUM LOT DEPTH	100 FT. 217.67 FT.
MINIMUM SETBACKS:	
FRONT	40 FT. 40 FT.
SIDE	15 FT. 15 FT.
REAR	20 FT. 20 FT.
MAXIMUM BUILDING HEIGHT	42 Ft./3 Stories 42 Ft./3 Stories
MINIMUM BUILDING SEPARATION	40 Ft. 15.74 Ft.
PARKING SPACE QTY. (RESIDENTIAL USE)	2 SPACES/DWELLING UNIT = 8 1 GARAGE + 6 DRIVEWAY = 28 Spaces
SEWER SERVICE	SUSSEX COUNTY
WATER SERVICE	TIDEWATER UTILITIES
PROPERTY OWNER	
LANDS OF HETE4, LLC 45 KINGS CREEK CIRCLE REHOBOTH BEACH, DE 19971 (302) 344-988	

PROPERTY AREA

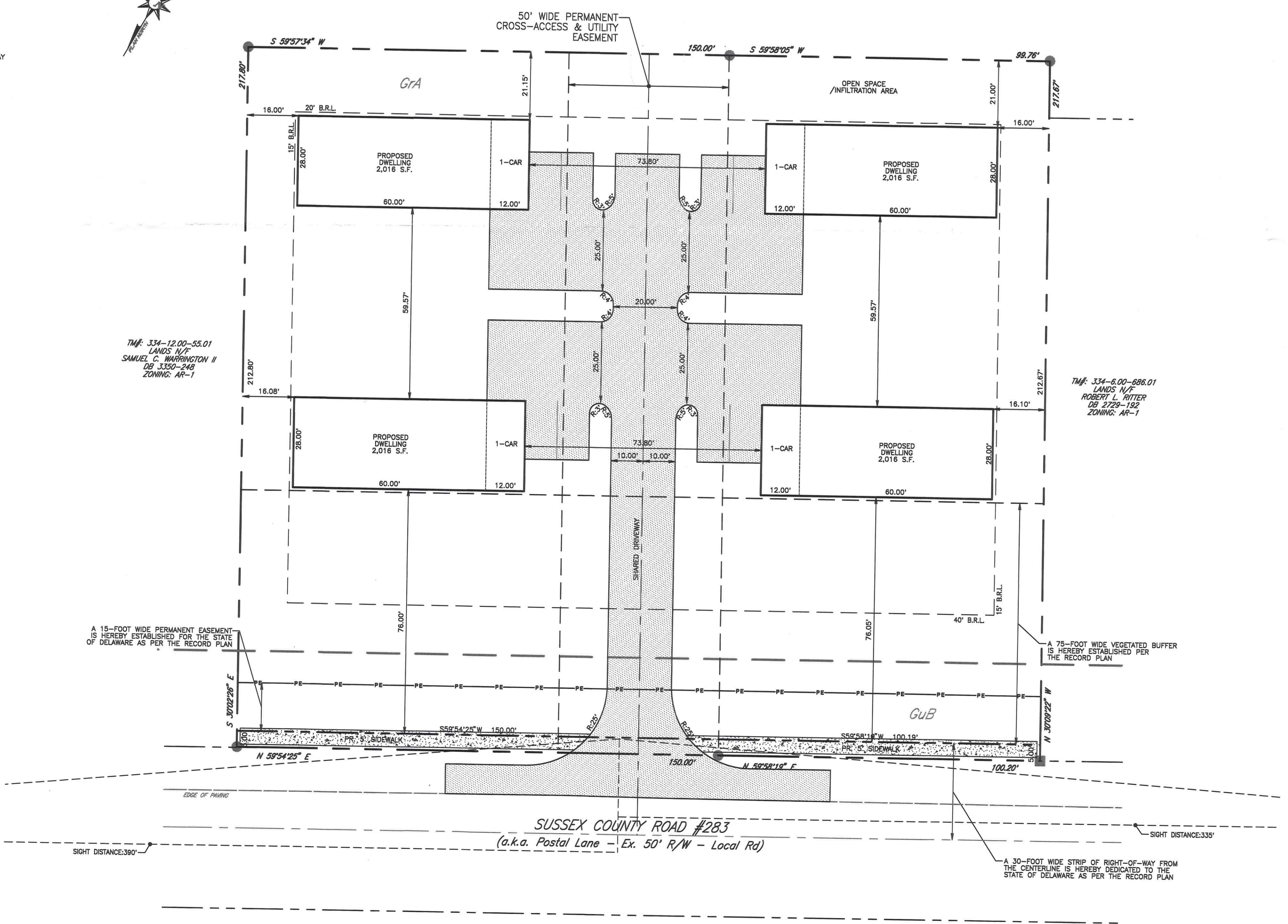
PROPERTY AREA:	54,422 S.F.
DEDICATION:	1,251 S.F. (2.3%)
ROADWAY AREA (including sidewalk):	3,896 S.F. (7.2%)
DRIVEWAY AREA:	5,377 S.F. (9.9%)
DWELLING AREA:	8,064 S.F. (14.8%)
OPEN SPACE AREA:	35,834 S.F. (65.8%)
PROPOSED GROSS DENSITY:	3.20 Units/Ac.

*DWELLING AREA IS CONCEPTUAL. ACTUAL BUILDING DIMENSIONS AND SIZE SHALL VARY.

TMF: 334-12.00-55.01
LANDS N/F
SAMUEL C. WARRINGTON II
DB 3350-248
ZONING: AR-1

TMF: 334-12.00-55.01
LANDS N/F
SAMUEL C. WARRINGTON II
DB 3350-248
ZONING: AR-1

TMF: 334-6.00-686.01
LANDS N/F
ROBERT L. RITTER
DB 2729-192
ZONING: AR-1



REVISION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IT COMPLIES WITH ALL APPLICABLE LAWS AND REGULATIONS OF THE STATE OF DELAWARE.

DESIGN PROFESSIONAL

APPROVED BY: [Signature] DATE: [Date]
 EXAMINED BY: [Signature] DATE: [Date]
 SCALE: 1" = 20'

OWNER/APPLICANT:
LANDS OF HETE4, LLC
45 KINGS CREEK CIRCLE
REHOBOTH BEACH, DE 19971
Email: mchete@man.com

PRELIMINARY PLAN (Not To Be Recorded)
RECORD PLAN
LANDS OF HETE4, LLC
LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE

THE KERCHER GROUP • ENGINEERING
CONSULTING • SYSTEMS • INC.

PLANNING COMMISSION CERTIFICATE

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

SECRETARY (ATTEST) _____

RECOMMENDED FOR APPROVAL BY THE SUSSEX COUNTY COUNCIL ON THIS _____ DAY OF _____ 20__.

PRESIDENT _____

OWNER CERTIFICATE

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

MATTHEW C. HETE
LANDS OF HETE4, LLC
45 KINGS CREEK CIRCLE
REHOBOTH BEACH, DE 19971
Phone: (302) 344-988
Email: mchete@man.com

DATE _____