

**PLANNING & ZONING COMMISSION**

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**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date March 25, 2021.

Application: CZ 1911 Schiff Land Development Company, LLC

Applicant: Schiff Land Development Company, LLC  
16054 S. Dupont Hwy  
Harrington, DE 19952

Owner: Davis Farms II Limited Partnership  
26367 Timbercreek Lane  
Millsboro, DE 19966

Site Location: The property being a landlocked parcel lying on the south side of John J. Williams Highway (Route 24) approximately 0.92 mile southwest of Oak Orchard Road (Route 5)

Current Zoning: Medium Density Residential (MR) & Commercial Residential (CR-1)

Proposed Zoning: Medium Density Residential, Residential Planned Community (MR-RPC)

Comprehensive Land Use Plan Reference: Coastal Area

Councilmatic District: Mr. Hudson

School District: Indian River School District

Fire District: Indian River Fire District

Sewer: Sussex County

Water: Tidewater Utilities

Site Area: 43.5 acres +/-

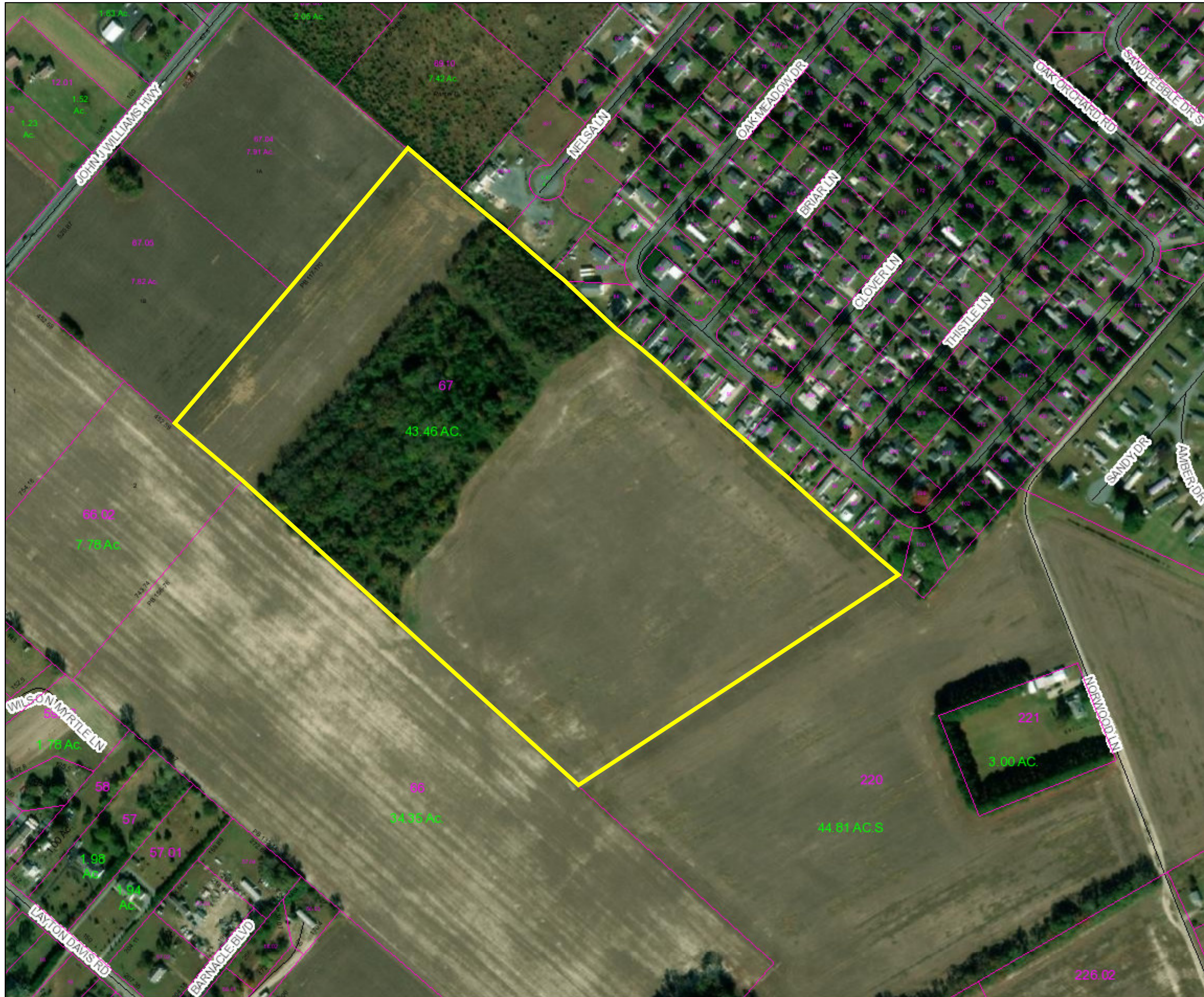
Tax Map ID.: 234-29.00-67.00







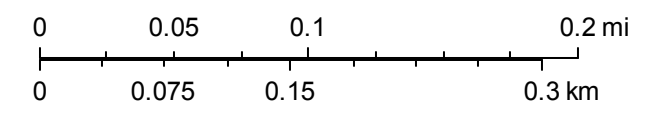
# Sussex County



<b>PIN:</b>	234-29.00-67.00
<b>Owner Name</b>	DAVIS FARMS II LIMITED PARTNERSHIP
<b>Book</b>	4407
<b>Mailing Address</b>	26367 TIMBERCREEK LN
<b>City</b>	MILLSBORO
<b>State</b>	DE
<b>Description</b>	SE/RT 24
<b>Description 2</b>	1615' SW/RT 5
<b>Description 3</b>	N/A
<b>Land Code</b>	

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

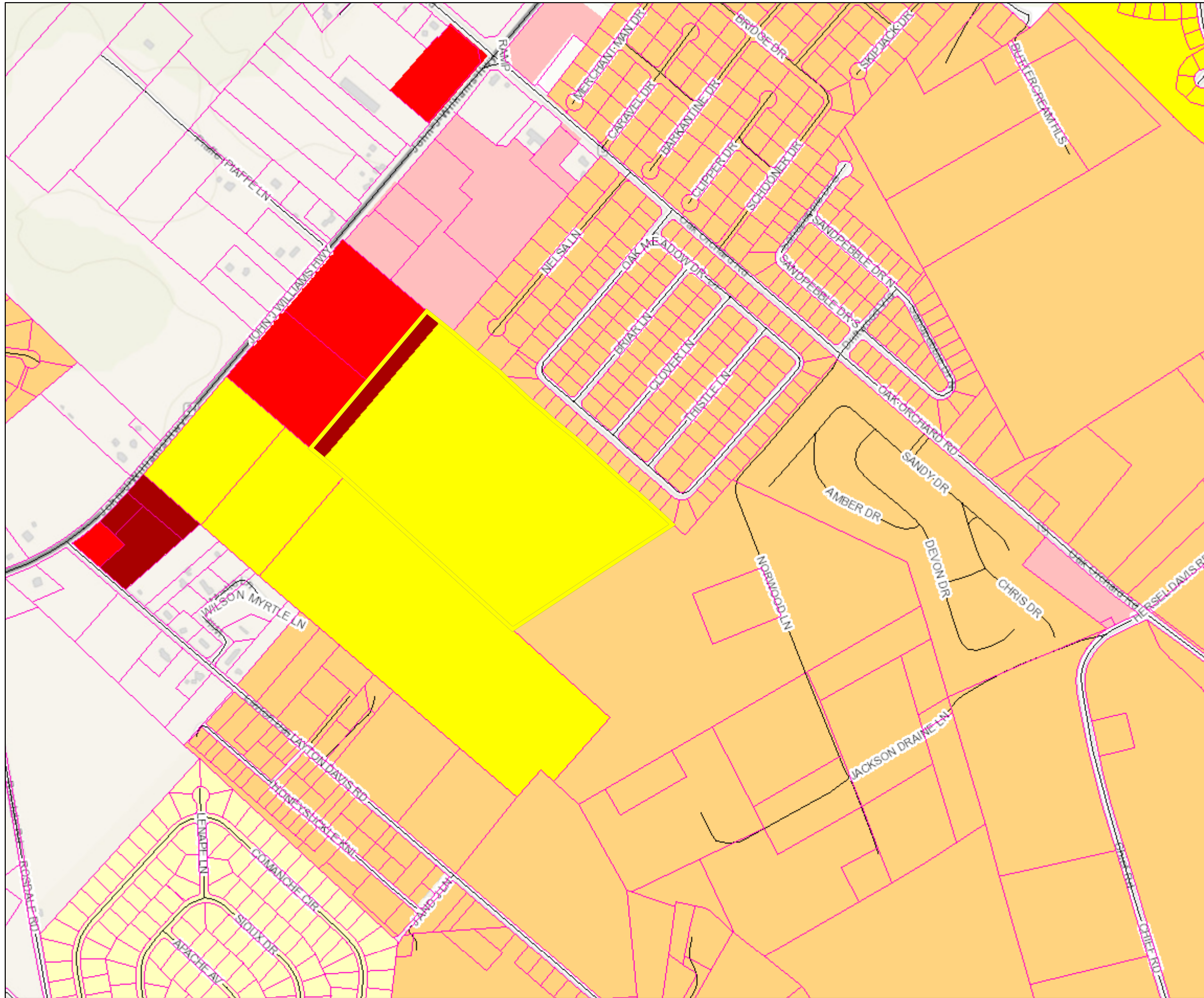
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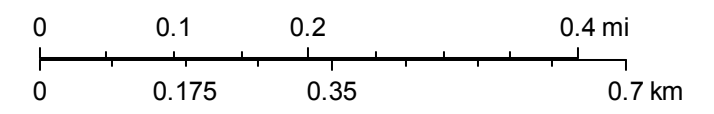
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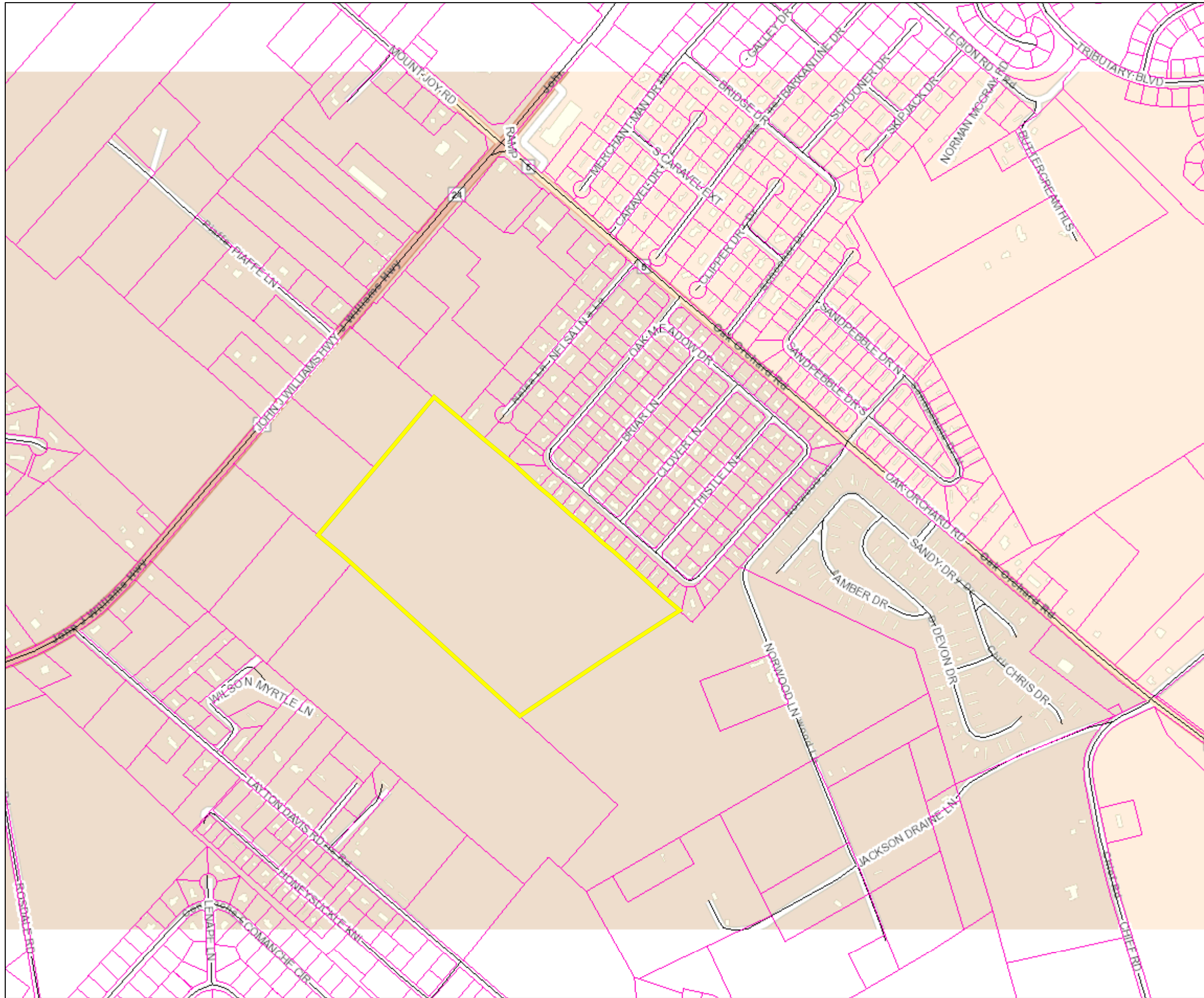
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- Tax Parcels
- Streets

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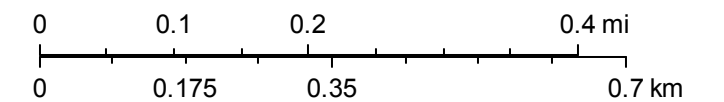
# Sussex County



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- Tax Parcels
- Streets
- County Boundaries
- Municipal Boundaries

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PLANNING & ZONING DIRECTOR  
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jamie.whitehouse@sussexcountyde.gov



**Sussex County**

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Nick Torrance, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: March 18<sup>th</sup>, 2021  
RE: Staff Analysis for CZ 1911 Schiff Land Development Co. (Patriots Glen)

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1911 Schiff Land Development Co. (Patriots Glen) to be reviewed during the March 25, 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 Change of Zone for Tax Parcel 234-29.00-67.00 to allow for a change of zone from a Medium Density Residential (MR) Zoning District and Commercial Residential (CR-1) Zoning District to a Medium Density Residential, Residential Planned Community (MR-RPC). The property being a landlocked parcel is lying on the south side of John J. Williams Highway (Route 24) approximately 0.92 mile southwest of Oak Orchard Road (Route 5). The parcel to be rezoned contains 43.50 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 subject property has a land use designation of "Coastal Area." The properties to the south, east and west also have the land use designation of Coastal Area. The properties to the north have a land use designation of Commercial.

As outlined in the 2018 Sussex County Comprehensive Plan, the 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, townhouses, 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 all be allowed.

The property is zoned Medium Density Residential (MR) Zoning District and Commercial Residential (CR-1) Zoning District. The properties to the northwest are zoned General Commercial (C-1), to the west and south Medium Density Residential (MR), to the east General Residential (GR) and to the north Neighborhood Business (B-1).

The 2018 Sussex County Comprehensive Plan outlines Zoning Districts by their applicability to each Future Land Use category. Under Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories," the Medium Density Residential (MR) Zoning District is listed as an applicable zoning district in the "Coastal Area."





Since 2011, there has been two (2) Change of Zone applications within a 2-mile radius of the application site. The applications were for Change of Zone No. 1823 for a change of zone from an Agricultural Residential Zoning District (AR-1) to a Commercial Density Residential District (CR-1). The application was recommended approval by the Planning and Zoning Commission on July 13<sup>th</sup>, 2017, and approved by the Sussex County Council on July 25<sup>th</sup>, 2017, and adopted through Ordinance No. 2513. Change of Zone 1877 was for a change of zone from Commercial Residential (CR-1) Zoning District and Medium Density Residential (MR) Zoning District to Medium Density Residential, Residential Planned Community (MR-RPC). The application was recommended for approval by the Planning and Zoning Commission on June 27<sup>th</sup>, 2019, and approved by the Sussex County Council on July 16<sup>th</sup>, 2019 through Ordinance No. 2668. This approval was for Phase 1 of this current application.

Based on the analysis of the land use, surrounding zoning, and uses, a Change of Zone from a Medium Density Residential (MR) Zoning District and Commercial Residential (CR-1) Zoning District to a Medium Density Residential, Residential Planned Community (MR-RPC) could be considered as being consistent with the land use, area zoning, and surrounding uses.



File #: C21911

REVISED APPLICATION  
FORM

## 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

**Site Address of Conditional Use/Zoning Map Amendment**

SE side of John J. Williams Hwy (Route 24); approx. 1,900 ft. SW of int. with Oak Orchard Rd (Route 5 / Rd 297)

**Type of Conditional Use Requested:**

Rezoning of CR-1 portion of site to MR in order to eliminate split zoning on parcel; apply RPC overlay to entirety of parcel area.

Tax Map #: 234-29-67.00

Size of Parcel(s): 43.5 +/- acres

Current Zoning: MR & CR-1

MR

Proposed Zoning: w/ RPC Overlay

Size of Building: N/A

Land Use Classification: AH

Water Provider: Tidewater Utilities

Sewer Provider: Sussex County

**Applicant Information**

Applicant Name: Schiff Land Development Company, LLC (c/o Mr. T.J. Schiff)

Applicant Address: 16054 S. DuPont Hwy

City: Harrington

State: DE

Zip Code: 19952

Phone #: (302) 398-8014

E-mail: tj@schiffarms.com

**Owner Information**

Owner Name: Davis Farms II Limited Partnership

Owner Address: 26367 Timbercreek Lane

City: Millsboro

State: DE

Zip Code: 19966

Phone #: 302-945-3637

E-mail: L. Day, Morris & Ritchie Associates, Inc.

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Morris & Ritchie Associates, Inc (c/o Mr. Phillip L. Tolliver, P.E.)

Agent/Attorney/Engineer Address: 18 Boulden Circle, Suite 36

City: New Castle

State: DE

Zip Code: 19720

Phone #: (302) 326-2200

E-mail: PTolliver@mragta.com







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

JENNIFER COHAN  
SECRETARY

December 6, 2019

Ms. Janelle Cornwell, Director  
Sussex County Planning & Zoning  
P.O. Box 417  
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Schiff Land Development Company, LLC (c/o Mr. T.J. Schiff)** rezoning application, which we received on December 2, 2019. This application is for an approximately 43.46-acre parcel (Tax Parcel: 234-29.00-67.00). The subject land is located on the south side of Delaware Route 24, approximately 1,400 feet east of the intersection of Delaware Route 24 and Layton Drive (Sussex Road 312A), in Sussex County. The subject land is currently split-zoned as CR-1 (Commercial Residential) and MR (Medium-Density Residential), and the applicant is seeking a residential planned community (RPC) overlay approval to develop 127 single-family detached houses.

Because the subject land is landlocked, the applicant proposes to access Delaware Route 24 through the proposed Patriots Glen Phase I which would occupy Tax Parcels 234-29.00-66.00, 66.01 & 66.02. Patriots Glen Phase I also belongs to the applicant and is proposed to consist of 161 single-family detached houses. A rezoning of the parcels for Patriots Glen Phase I from CR-1 to MR and a residential planned community (RPC) overlay zone to establish the entire assemblage as an MR-RPC district was adopted by Sussex County in July 2019. In considering whether a TIS should be required for Patriots Glen Phase I, DeIDOT found that a development of 161 single-family detached houses would qualify to pay an Area Wide Study Fee in lieu of doing a TIS. Payment of the fee would not excuse the developer from having to make off-site improvements.

In considering whether a TIS should be required for the subject land, DeIDOT now finds that:

- 1) While a development of 127 single-family detached houses would qualify to pay an Area Wide Study Fee in lieu of doing a TIS, the two combined developments would not and development of the subject land presupposes and depends on the development of Patriots Glen Phase I.



Ms. Janelle M. Cornwell

Page 2 of 3

December 6, 2019

- 2) While the developer could pay the Area Wide Study Fee for Patriots Glen Phase I, and likely would do so if the subject land is denied the contemplated rezoning or otherwise cannot be developed, it does not make economic sense for them to both pay the fee and do a TIS.

On November 12, 2019, the applicant's consultant met with DelDOT to conduct a TIS scoping meeting for the subject development. In our TIS scope of work memorandum, issued December 6, 2019, DelDOT accounted for the impact of both developments in case they are both built. A copy of the scope of work memorandum is enclosed with this letter.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 24 where the subject land is located, which is from Delaware Route 30 to Mount Joy Road (Sussex Road 297), are 21,233 and 621,233 vehicles per day, respectively.

If the County approves this application, the applicant should be reminded that DelDOT 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:cjf

Enclosure

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues  
Schiff Land Development Company, LLC (c/o Mr. T.J. Schiff), Applicant  
J. Marc Coté, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance and Operations  
Susanne Laws, Sussex County Subdivision 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  
Troy Brestel, Project Engineer, Development Coordination  
Claudy Joinville, Project Engineer, Development Coordination





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

JENNIFER COHAN  
SECRETARY

**MEMORANDUM**

**TO:** File

**FROM:** Claudy Joinville, Project Engineer *C.J.*

**DATE:** December 6, 2019

**SUBJECT:** **Patriots Glen – Phase I & II  
Traffic Impact Study (TIS) – Scoping Meeting (11/12/19)  
Scope of Work**

**ATTENDANCE:** Joe Caloggero, The Traffic Group, Inc.  
Marc Coté, DelDOT Planning  
Susanne Laws, DelDOT Planning  
Brian Yates, DelDOT Planning  
T. William Brockenbrough, DelDOT Planning  
Claudy Joinville, DelDOT Planning

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**Background and Discussion**

Schiff Land Development Company, LLC has two related developments in the John J. Williams Highway (Delaware Route 24) corridor between Layton Davis Road (Sussex Road 312A) and Oak Orchard Road (Delaware Route 5). The first one, referred to herein as Patriots Glen Phase I and known elsewhere simply as Patriots Glen, is proposed on a 49.94-acre assemblage of three tax parcels (Tax Parcels 234-29.00-66.00, 66.01 & 66.02). A rezoning of part of the land from CR-1 to MR and a residential planned community (RPC) overlay zone to establish the entire assemblage as an MR-RPC district with 161 single-family detached house lots was adopted by Sussex County in July 2019. The development would have access on the south side of Route 24 through Parcel 66.01. Construction is anticipated to be complete in 2024.

In considering whether a TIS should be required for Patriots Glen Phase I, DelDOT found that a development of 161 single-family detached houses would qualify to pay an Area Wide Study Fee in lieu of doing a TIS. Payment of the fee would not excuse the developer from having to make off-site improvements. The fee is not due until plans are submitted for approval, so the developer has not paid it and DelDOT has not identified the specific off-site improvements they would need to make or fund.

The second development, referred to herein as Patriots Glen Phase II, is proposed on a 43.46-acre tax parcel (Tax Parcel 234-29.00-67.00). Its situation with regard to zoning is similar to Patriots Glen Phase I except that the developer has not yet applied for the rezonings they seek and they propose a smaller development, 127 single-family detached houses. Because Parcel 67.00 is land locked, the developer proposes to access it through Patriots Glen Phase I.



In considering whether a TIS should be required for Patriots Glen Phase II, DelDOT now finds that:

- 1) While a development of 127 single-family detached houses would qualify to pay an Area Wide Study Fee in lieu of doing a TIS, the two combined developments would not and development of Patriots Glen Phase II presupposes and depends on the development of Patriots Glen Phase I.
- 2) While the developer could pay the Area Wide Study Fee for Patriots Glen Phase I, and likely would do so if Patriots Glen Phase II is denied the contemplated rezoning or otherwise cannot be developed, it does not make economic sense for them to both pay the fee and do a TIS.

Accordingly, this scope of work is based on the traffic from both developments. If Sussex County has not rezoned the land for Patriots Glen Phase II by the time that plans for Patriots Glen Phase I are ready for approval, DelDOT will identify a set of off-site improvements such that Patriots Glen Phase I can proceed as an independent development. In doing so, if development of Patriots Glen Phase II remains a reasonable possibility, DelDOT will require that the entrance on Route 24 be designed to accommodate both developments.

### **Cases to be Evaluated**

The study shall evaluate the weekday morning, weekday evening, summer Saturday midday peak hours for the following situations:

- 1) Existing (2019);
- 2) 2027 without development; and
- 3) 2027 with development.

### **Facilities to be Evaluated**

The TIS should evaluate conditions at the following intersections for capacity and level of service using the Highway Capacity Software (HCS). It should also evaluate the extent to which they meet the relevant DelDOT, AASHTO and MUTCD standards for geometry and traffic control devices.

- 1) Site Entrance / Delaware Route 24
- 2) Delaware Route 24 / Gull Point Way (Sussex Road 313)
- 3) Delaware Route 24 / Streets Road (Sussex Road 310)
- 4) Delaware Route 24 / Arrowhead Trail (*Backfill*)
- 5) Delaware Route 24 / William Street (Sussex Road 309)
- 6) Delaware Route 24 / Oak Orchard Road / Mount Joy (Sussex Road 297)
- 7) Delaware Route 24 / Legion Road (Sussex Road 298)
- 8) Delaware Route 24 / Bay Farm Road / Autumn Road (Sussex Road 299)
- 9) Mount Joy Road / Cordrey Road (Sussex Road 308)
- 10) Mount Joy Road / Cannon Road (Sussex Road 307)

### **Traffic Counts**

The Consultant should conduct traffic counts for the intersections listed above from 7:00 a.m. to 9:00 a.m. and from 4:00 p.m. to 6:00 p.m., on a Tuesday, Wednesday or Thursday, and from 10:00 a.m. to 2:00 p.m. on a Saturday to determine when the peaks occur. The weekday counts should be performed during a time when schools are open and operating at a normal capacity. The Saturday counts should be conducted at a time



when local area schools, as well as schools in the nearby metropolitan areas of Philadelphia, Baltimore, and Washington, D.C., are closed in June, July, or August.

Additionally, Automatic Traffic Recorders (ATRs) should be used to collect traffic data on Delaware Route 24 near the area of the proposed site entrance. The ATR should be placed for a one-week time period that includes the date(s) of the manual traffic counts. The ATR data will be used to verify the manual counts and determine whether adjustments are required.

For intersections Nos. 3, 4, 5, and 10, the Consultant is allowed to proceed with the submission of the weekday morning and evening traffic counts and preliminary TIS for our review. However, the Consultant must perform summer Saturday counts for them and include those counts in the submission of the final TIS.

Section 2.2.8.5, item 19, under Existing Traffic and Transportation Conditions in the Development Coordination Manual addresses how oversaturated intersections are to be counted.

The traffic counts should be submitted to DelDOT both electronically as Portable Document Format (PDF)/Excel files and as draft report figures showing peak hour volumes (labeled with date and peak hour interval) posted on diagrams of the road network.

The Consultant should include counts of pedestrians, a separate count of right-turn on red (in addition to right-turn movement counts), and a separate count of heavy vehicles.

The Consultant should be alert for events affecting the traffic counts, such as accidents or nearby construction and shall make note of any such events when submitting the counts. As necessary, DelDOT reserves the right to reject the counts or require adjustments to them.

### **Trip Generation**

The Consultant shall use the 10<sup>th</sup> edition of the ITE Trip Generation Manual in generating trips for this development.

### **Trip Distribution**

A trip distribution to be used for the site is attached. Trip distributions for the committed developments will be provided by the Consultant for review.

### **Growth Factors**

The Consultant shall apply growth factors to the traffic counts. DelDOT will develop those factors after we receive the Consultant's traffic counts.

The Consultant should also determine what portions of the following developments were complete at the time of any traffic counts to be used in the study and shall add in projected traffic from any unbuilt portions. The following information on the amount and types of development associated with these projects is tentative and should be verified with Sussex County.

- 1) Acadia a.k.a. Insight at Lewes Point (238 single-family detached houses)
- 2) Middle Creek Preserve (313 single-family detached houses)
- 3) Hailey's Glen (f.k.a. Kielbasa Property) (68 single-family detached houses)
- 4) Beachtree Preserve (155 single-family detached houses)

- 5) Tanager Woods (173 single-family detached houses)
- 6) Pelican Point (400 single-family detached houses)
- 7) Independence (a.k.a. Indigo Run) (450 single-family detached houses)
- 8) Deerbrook (120 single-family detached houses)
- 9) Peninsula Lakes (588 single-family detached houses, 72 multi-family low-rise houses, and 15,000 square-feet of retail space)
- 10) Baylis Estates (136 single-family detached houses)

**Highway Capacity Software**

The Consultant shall use the most recent version of the Highway Capacity Software (HCS) that implements the 6<sup>th</sup> Edition of the Highway Capacity Manual (HCM). Presently, that is HCS7.

<b>Roads</b>	<b>November</b>	<b>December</b>	<b>January</b>
Delaware Route 24 – <b>TPG 8</b>	1.22	1.28	1.25
Autumn Road (Sussex Road 299) – <b>TPG 7</b>	0.98	1.11	1.23
Bay Farm (Sussex Road 299) – <b>TPG 7</b>	0.98	1.11	1.23
Legion Road (Sussex Road 298) – <b>TPG 7</b>	0.98	1.11	1.23
Mount Joy Road (Sussex Road 297) – <b>TPG 6</b>	1.09	1.08	1.25
Oak Orchard Road (Sussex Road 297) – <b>TPG 3</b>	1.05	1.11	1.14
Gull Point Road (Sussex Road 313) – <b>TPG 7</b>	0.98	1.11	1.23
William Street (Sussex Road 309) – <b>TPG 7</b>	0.98	1.11	1.23
Streets Road (Sussex Road 310) – <b>TPG 7</b>	0.98	1.11	1.23
Cordrey Road (Sussex Road 308) – <b>TPG 7</b>	0.98	1.11	1.23
Cannon Road (Sussex Road 307) – <b>TPG 7</b>	0.98	1.11	1.23
All Other Roads	1.00	1.00	1.00

**DeIDOT Projects**

DeIDOT currently has one active project within the study area.

DeIDOT’s Hazard Elimination Program has two sites that include the intersections of Delaware Route 24 and Mount Joy Road, and Delaware Route 24 and Bay Farm Road / Autumn Road. At the intersection of Delaware Route 24 and Mount Joy Road, the proposed improvements include:

- Widen the northbound Oak Orchard Road and southbound Mount Joy Road approaches, respectively, to provide separate left-turn, through, and right-turn lanes.
- Extend the left-turn and right-turn lanes on all approaches to meet storage requirements.
- Construct sidewalks and bicycle lanes.

At the intersection of Delaware Route 24 and Bay Farm Road / Autumn Road, the proposed improvements include:



- Widen the northbound Bay Farm Road and southbound Autumn Road approaches, respectively, to provide separate left-turn, through, and right-turn lanes.
- Widen the westbound Delaware Route 24 approach to provide separate left-turn, through, and right-turn lanes.
- Extend the left-turn and right-turn lanes on all approaches to meet storage requirements.
- Construct sidewalks and bicycle lanes.

More details, including concept plans for this project, are available at the following link: [https://www.deldot.gov/information/projects/SR24\\_MountJoy\\_BayFarmRd/index.shtml](https://www.deldot.gov/information/projects/SR24_MountJoy_BayFarmRd/index.shtml). For more information on how this project affects the proposed development, the Consultant shall contact Mr. Mark Whiteside, Project Manager in the Project Development – South section. Mr. Whiteside may be reached at (302) 760-2127.

### **Transit, Bicycle, and Pedestrian Facilities**

The study should describe the existing and proposed transit service in the project area and should also describe the existing and needed transit, bicycle, and pedestrian facilities on or near the project site. In determining these items, the Consultant shall contact Mr. Jared Kauffman, a Service Development Planner at the Delaware Transit Corporation (DTC), and Mr. Anthony Aglio, of DelDOT's Statewide and Regional Planning Section. Mr. Kauffman may be reached at (302) 576-6062. Mr. Aglio may be reached at (302) 760-2509.

### **General Notes**

- 1) All submissions relating to this study should be made electronically via the Planning and Development Coordination Application (PDCA), preferably in Portable Document Format (PDF).
- 2) The Consultant should e-mail DelDOT's Transportation Management Center (TMC) at [tmc1@delaware.gov](mailto:tmc1@delaware.gov) to obtain advance approval for the use of any signal timings.
- 3) The Consultant should refer to the attached memorandum from Scott Neidert of DelDOT's Traffic Section for guidance regarding requests for crash data within the study area. The Consultant shall report on this data and make recommendations for improvements if safety problems exist in the study area. Mr. Neidert may be reached at (302) 659-4075.
- 4) Before deploying temporary unmanned devices, e.g. cameras or radar detectors, in the State-maintained right-of-way, the individual or company proposing to do so shall execute and file a Right-of-Way Use Agreement. Before each specific deployment of devices, the individual or company shall email a completed Temporary Data Collection Device Notification Form to [TMC1@delaware.gov](mailto:TMC1@delaware.gov). Deployment of Automatic Traffic Recorders, a.k.a. tube counters, and devices on portable trailers does not require a Right-of-Way Use Agreement but does require submission of the Temporary Data Collection Device Notification Form. Copies of the standard agreement and the form are available from Ms. Lara Brown at (302) 659-4062 or [Lara.Brown@delaware.gov](mailto:Lara.Brown@delaware.gov).
- 5) Both DelDOT and Sussex County reserve the right to change this scope of work if the study is not performed within a reasonable time.

Memorandum to File  
December 6, 2019  
Page 6 of 6

- 6) The developer may choose to have DelDOT's Consultant perform the TIS rather than use their own Consultant. If this option is of interest, the developer should contact Mr. Troy Brestel at (302) 760-2167 to request a cost estimate.
- 7) By copy of this memorandum I ask those copied to contact me at (302) 760-2124 regarding any significant errors or omissions.

CJ:cjm

Enclosure

cc: Janelle Cornwell, Sussex County Planning and Zoning  
Drew Boyce, Director, Planning  
Michael Simmons, Assistant Director for Project Development South, DOTS  
Peter Haag, Chief Traffic Engineer, Traffic, DOTS  
Alastair Probert, South District Engineer, DOTS  
Gemez Norwood, South District Public Works Supervisor, DOTS  
Bryan Behrens, Project Development – South Section, DOTS  
Mark Whiteside, Project Development – South Section, DOTS  
James Satterfield, Regional Group Engineer, Project Development South, DOTS  
William Kirsch, South District Permit Supervisor, DOTS  
Troy Brestel, Project Manager, Development Coordination  
Jared Kauffman, Service Development Planner, Delaware Transit Corporation  
Mark Galipo, Traffic Engineer, DelDOT Traffic, DOTS  
Anthony Aglio, Statewide & Regional Planning  
Scott Neidert, Design Resource Engineer, Traffic Section  
Lara Brown, Administrative Specialist, DelDOT Traffic DOTS  
Kari Glanden, Statistical Information Supervisor, DelDOT Traffic, DOTS  
Andrew Parker, McCormick & Taylor, Inc.  
Mir Wahed, Johnson, Mirmiran, & Thompson, Inc.

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

TO: **Jamie Whitehouse**

REVIEWER: **Ken Briggs**

DATE: **3/8/2021**

APPLICATION: **CZ 1911**

APPLICANT: **Schiff Land Development**

FILE NO: **00S-1.15**

TAX MAP &  
PARCEL(S): **234-29.00-67.00**

LOCATION: **OAK ORCHARD SSD**

NO. OF UNITS: **128**

GROSS  
ACREAGE: **43.46**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

**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 1**
- (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) 855-7717.
- (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 \$6,360.00** per EDU. Please contact **Nicole Messeck** at **302-855-7719** for additional information on charges.



(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

(7). Is project adjacent to the Unified Sewer District? **N/A**

(8). Comments:

(9). Is a Sewer System Concept Evaluation required? **Already Completed, See Attached**

(10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



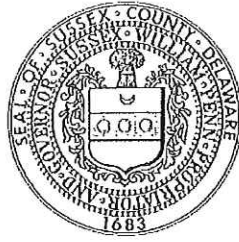
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John J. Ashman  
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Nicole Messeck

## ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718  
AIRPORT & INDUSTRIAL PARK (302) 855-7774  
ENVIRONMENTAL SERVICES (302) 855-7730  
PUBLIC WORKS (302) 855-7703  
RECORDS MANAGEMENT (302) 854-5033  
UTILITY ENGINEERING (302) 855-7717  
UTILITY PERMITS (302) 855-7719  
UTILITY PLANNING (302) 855-1299  
FAX (302) 855-7799



# Sussex County

DELAWARE  
sussexcountyde.gov  
HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER  
JOHN J. ASHMAN  
DIRECTOR OF UTILITY PLANNING

## SEWER SERVICE CONCEPT EVALUATION (SSCE) UTILITY PLANNING DIVISION

Applicant: Christopher J. Flathers, P.E. – Morris & Ritchie Associates, Inc

Date: 8/26/2020

Reviewed by: Chris Calio

Agreement #:1109-1

Project Name: Patriots Glen Phase 2

Tax Map & Parcel(s): 234-29.00-67.00

Sewer Tier: Tier 1 - Sussex County Unified Sanitary Sewer District

Proposed EDUs: 128

Pump Station(s) Impacted: PS 326

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): The Sussex County Engineering Department would recommend a connection point within Phase 1 of the Patriots Glen project.

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):N/A

Current Zoning: AR-1 Zoning Proposed: MR-RPC

Acreage: 43.46



Additional Information: [Click or tap here to enter text.](#)

\* 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.**

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

Sussex County Public Works Department  
2 The Circle  
P.O. Box 589  
Georgetown DE 19947

CC: John Ashman  
Jayne Dickerson  
Michael Brady  
Choose an item.



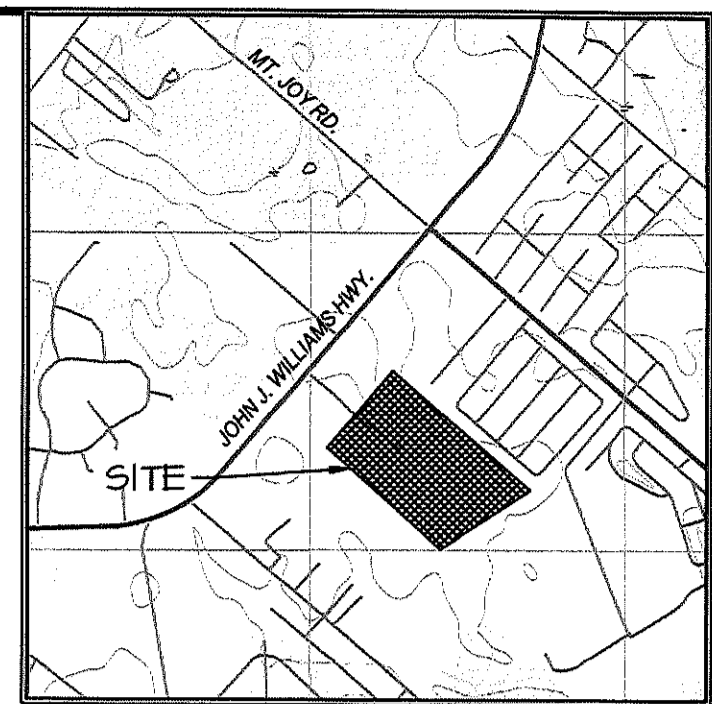
# PATRIOTS GLEN PHASE 2

SUSSEX COUNTY, DELAWARE

PRELIMINARY PLANS

CR-1 / MR - RPC

SUSSEX COUNTY PLANNING # C/Z 1911



LOCATION MAP

SCALE: 1" = 2000'

**LEGEND**

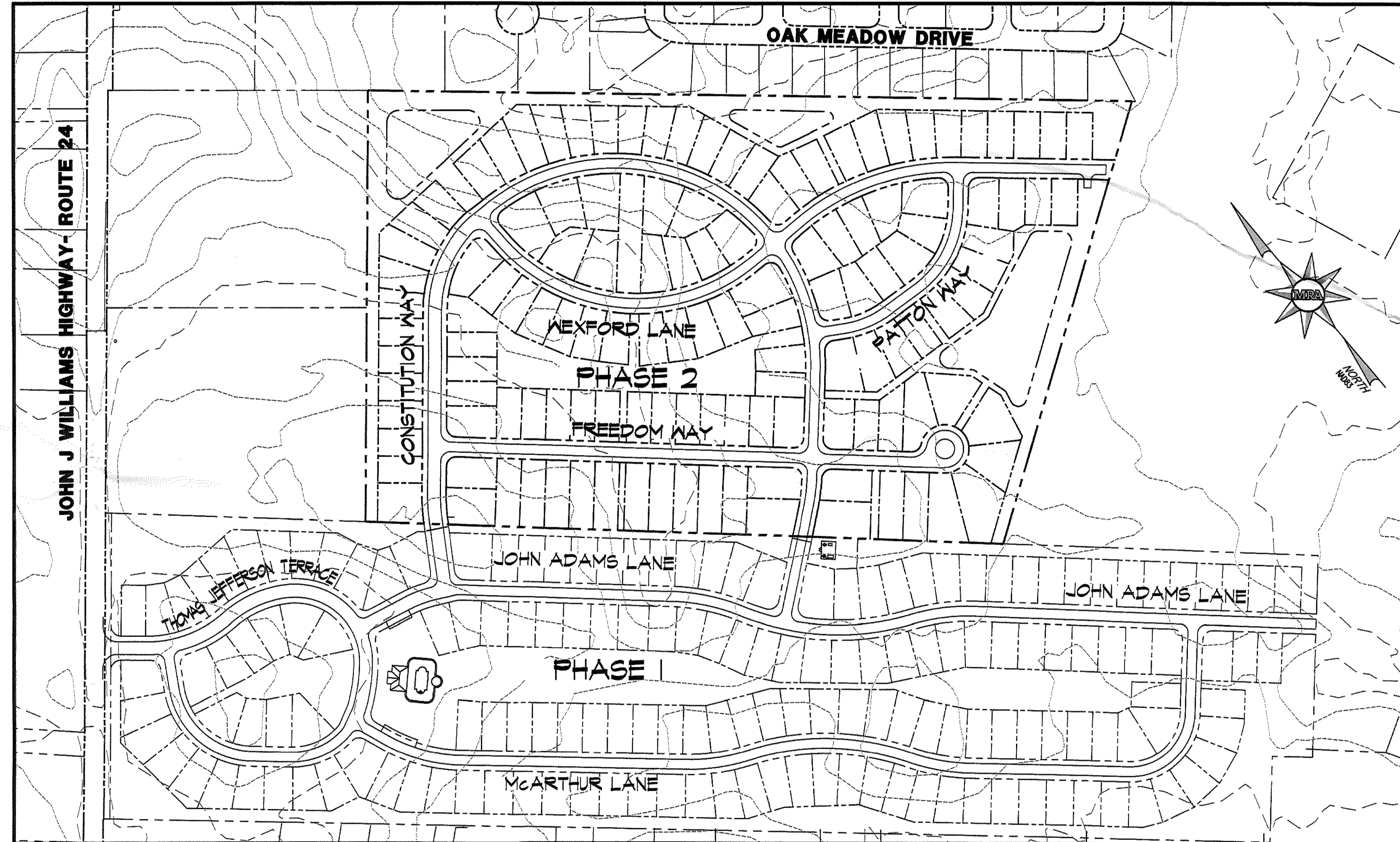
---	EXISTING PROPERTY LINE
---	PROPOSED RM LINE
---	PROPOSED LOT LINE
---	PROPOSED BUILDING SETBACK LINE
---	EXISTING CONTOURS
---	PROPOSED CONTOURS
---	PROPOSED LOT NUMBER
---	EXISTING HOODLANDS LINE
---	HOODLAND PRESERVATION LINE

**PROJECT TEAM**

DEVELOPER:	SCHIFF LAND DEVELOPMENT CO., LLC 16054 S. DUPONT HWY. HARRINGTON, DE 19452 ATTN: MR. T.J. SCHIFF
LAND PLANNERS, CIVIL ENGINEER:	MORRIS & RITCHIE ASSOCIATES, INC. 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DE 19720 ATTN: MR. PHILLIP L. TOLLIVER, P.E.
SURVEYOR:	MORRIS & RITCHIE ASSOCIATES, INC. 8 WEST MARKET STREET GEORGETOWN, DE 19447 ATTN: MR. GARY POWERS
ENVIRONMENTAL CONSULTANT:	GEO-TECHNOLOGY ASSOCIATES, INC. 3445 BOX HILL CORPORATE CENTER DRIVE, SUITE A ABINGDON, MD 21009 ATTN: MR. ANDY STANFIELD
GEOTECHNICAL ENGINEER:	GEO-TECHNOLOGY ASSOCIATES, INC. 2183 STERLING AVENUE, SUITE 7 GEORGETOWN, DE 19447 ATTN: MR. GREG SAUTER
TRAFFIC CONSULTANT:	THE TRAFFIC GROUP 4900 FRANKLIN SQUARE DR. - SUITE H BALTIMORE, MD 21226 ATTN: MR. JOE GALOSSERO, P.E.
ATTORNEY:	MORRIS JAMES WILSON HALBROOK & BAYARD LLP 101 W. MARKET STREET P.O. BOX 640 GEORGETOWN, DE 19447 ATTN: MR. DAVID C. HUTT

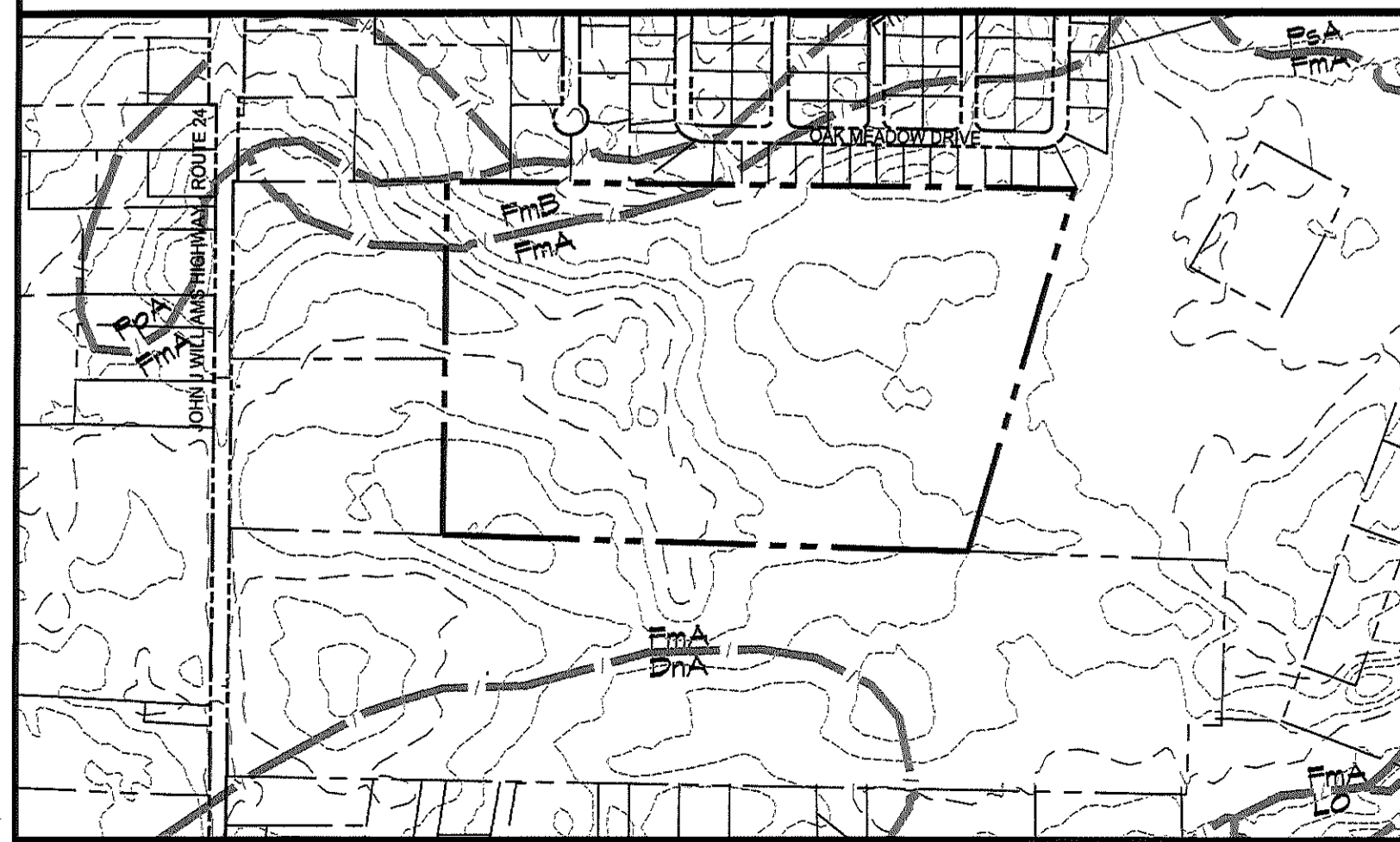
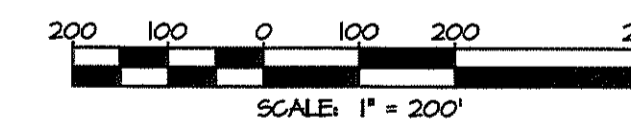
**INDEX OF DRAWINGS**

- 1 - PRELIMINARY PLAN - TITLE SHEET
- 2 - PRELIMINARY PLAN - GENERAL NOTES & DETAILS
- 3 - PRELIMINARY PLAN - MASTER / MR-RPC PLAN
- 4 - PRELIMINARY PLAN - OVERALL
- 5 - PRELIMINARY PLAN
- 6 - PRELIMINARY PLAN



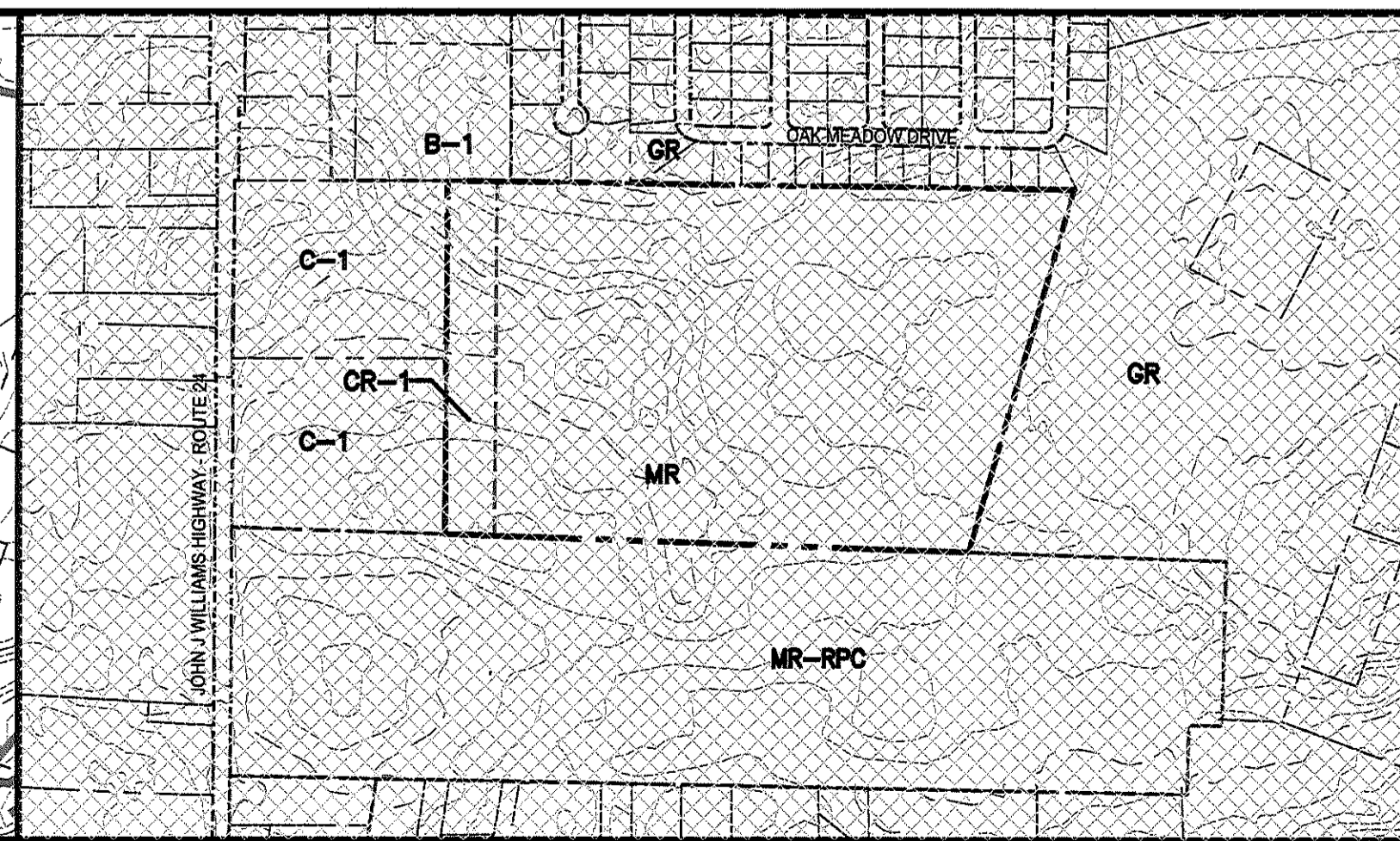
SITE OVERVIEW

SCALE: 1" = 200'



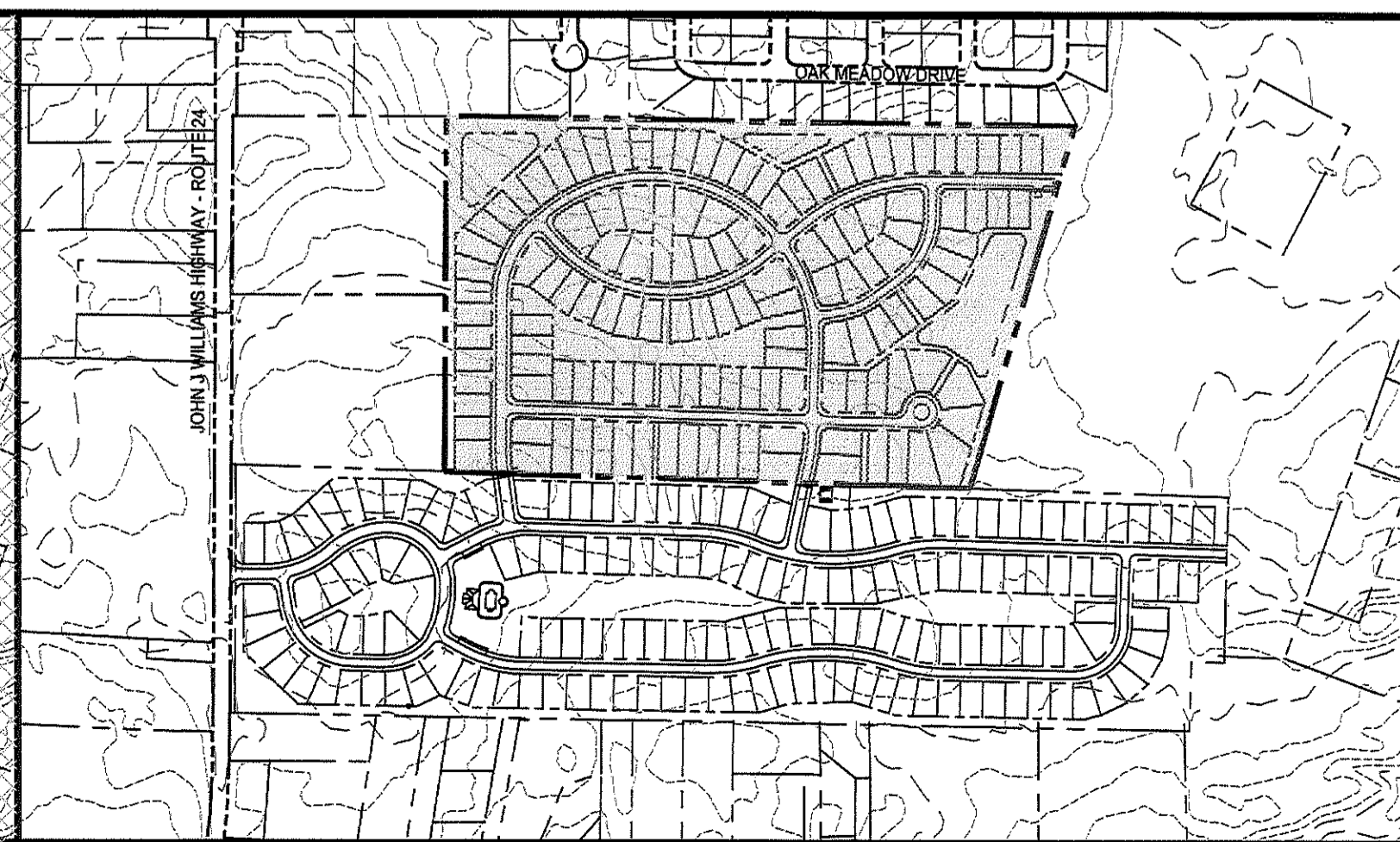
SOILS MAP

SCALE: 1" = 500'



ZONING MAP

SCALE: 1" = 500'



PHASING MAP

SCALE: 1" = 500'

THE PROJECT WILL BE APPROVED AS A SINGLE PHASE PROJECT WITH THREE (3) OPERATIONAL BREAKS FOR PURPOSES OF BONDING, BENEFICIAL OCCUPANCY INSPECTION, RELEASE OF USE AND OCCUPANCY PERMITS.

**DEVELOPER'S CERTIFICATION**

I, UNDERSIGNED, AS DEVELOPER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

SCHIFF LAND DEVELOPMENT CO., LLC DATE  
16054 S. DUPONT HWY.  
HARRINGTON, DE 19452

**OWNER'S CERTIFICATION**

I, UNDERSIGNED, AS OWNER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

DAVIS FARMS II LIMITED PARTNERSHIP DATE  
26961 TIMBERCREEK LANE  
MILLSBORO, DE 19966

**WETLANDS STATEMENT**

GEO-TECHNOLOGY ASSOCIATES, INC. (GTA) HAS CONDUCTED A FIELD REVIEW WITHIN THE BOUNDARIES OF THIS PLAT TO EVALUATE THE PRESENCE OR ABSENCE OF POTENTIAL STATE AND FEDERAL JURISDICTIONAL WETLANDS FOR THE PURPOSES OF DELAWARE WETLAND AND SUBAQUEOUS LAND REGULATIONS AND SECTION 404 OF THE CLEAN WATER ACT. GTA'S REVIEW WAS CONDUCTED IN GENERAL ACCORDANCE WITH THE TECHNIQUES AND CRITERIA PROVIDED IN THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL AND THE REGIONAL SUPPLEMENT TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC AND GULF COASTAL PLAN REGION (VERSION 2.0), DATED NOVEMBER 2010. THE LIMITS OF THE WETLANDS WERE EVALUATED IN THE FIELD BY GTA PERSONNEL USING BEST PROFESSIONAL JUDGEMENT. NO WETLANDS OR MATERIALS WERE OBSERVED WITHIN THE BOUNDARIES OF THIS PLAT. NO STATE OR FEDERAL JURISDICTIONAL APPROVAL WAS OBTAINED FOR THIS PROPERTY.

ANDY STANFIELD DATE  
GEO-TECHNOLOGY ASSOCIATES, INC.

**ENGINEER'S CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DESCRIBES THE PROPOSED MANNER AND LAYOUT OF THE SUBDIVISION.

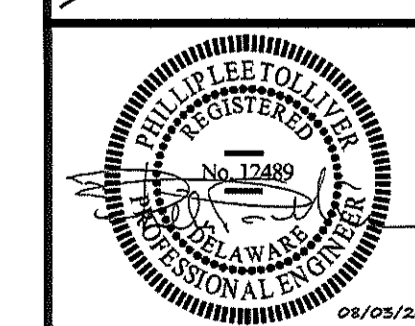
PHILLIP L. TOLLIVER, P.E. DATE 08/03/20  
DE LICENSE NO. W2424

**PLAN APPROVALS**

APPROVED BY:	CHAIRMAN OR SECRETARY DATE
	SUSSEX COUNTY PLANNING
	AND
	ZONING COMMISSION
APPROVED BY:	PRESIDENT DATE
	SUSSEX COUNTY PLANNING



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDEN CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
(302) 326-2200  
FAX: (302) 326-2399  
WWW.MRAGTA.COM



PRELIMINARY PLAN  
TITLE SHEET  
FOR  
**PATRIOTS GLEN**  
PHASE 2

ENGINEER'S SEAL	INDIAN RIVER HUNDRED	SUSSEX COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 20296
6/15/20	UPDATED PERIMETER BUFFER AREA	SCALE: AS NOTED
		DATE: 12/06/19
		DRAWN BY: RDG
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 1 OF 6

C:\2028-Projects\delaware\PLANNING\PRELIMINARY\Phase 2\PLAT\20296\_PRELIM TITLE SHEET\_P12.dwg, 7/30/2020 4:17:07 PM, CF/rlh



**CONSTRUCTION NOTES**

- CONTRACTOR SHALL NOTIFY "MISS UTILITY" AT (1-800-282-8555 ) AT LEAST (3) WORKING DAYS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- ALL MATERIALS & WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS & SPECIFICATIONS.
- ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
  - A. SCHIFF LAND DEVELOPMENT CO, LLC 302-948-8014
  - B. SUSSEX COUNTY ENGINEERING DEPARTMENT 302-855-7710
  - C. TIDEWATER UTILITIES 302-445-8000
  - D. SUSSEX CONSERVATION DISTRICT 302-856-2105
  - E. SHARP ENERGY 302-754-6799
  - F. VERIZON 302-422-4644
  - G. DELAWARE COOPERATIVE 302-344-5841
  - H. DNREC 302-856-5488
- CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR EASEMENT RIGHT-OF-WAY. DISTURBED AREAS BEYOND THE EASEMENT LINES SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION.
- INFORMATION SHOWN HEREON IS BASED UPON GIS DATA OBTAINED THROUGH THE STATE OF DELAWARE GIS WEBSITE (FIRSTSHAR-DELAWARE.OPERDATA.ARCGIS.COM) AND DOES NOT REPRESENT FIELD RUN TOPOGRAPHIC OR BOUNDARY SURVEY. SITE LAYOUT IS SUBJECT TO REVISION PENDING FIELD SURVEY.
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR UTILITY INSTALLATION. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY OWNERS SATISFACTION, AT THE CONTRACTORS EXPENSE.
- DRAWINGS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
- ROUGH GRADING SHALL BE COMPLETE PRIOR TO THE CONSTRUCTION OF WATER & SEWER SYSTEMS.
- USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL IN ACCORDANCE WITH SECTION 204 OF THE DELAWARE DEPARTMENT OF TRANSPORTATION DIVISION OF HIGHWAYS STANDARD SPECIFICATIONS AND REFERENCED BY SUSSEX COUNTY ORDINANCE 99 SECTION 5-05 EXCAVATION AND BACKFILL FOR PIPE TRENCHES SUBSECTION B MATERIALS
- CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.
- CONTRACTOR SHALL PROVIDE STAKEOUT NECESSARY FOR THE INSTALLATION OF UTILITIES, STORM-DRAINS, PAVING AND ALL OTHER SITE WORK INCLUDED IN THESE PLANS. ALL STAKEOUT WORK IS TO BE PERFORMED UNDER THE DIRECT SUPERVISION OF A PROFESSIONAL LAND SURVEYOR REGISTERED IN THE STATE OF DELAWARE.
- CONTRACTOR TO MAINTAIN MINIMUM OF 3.0 FEET OF COVER OVER ALL NEW WATER LINES AS MEASURED FROM TOP OF PIPE TO FINISHED GRADE, UNLESS OTHERWISE NOTED.
- SEWER LINES SHALL HAVE MINIMUM VERTICAL CLEARANCE OF 18 INCHES FROM WATER MAINS AT CROSSINGS. MAINTAIN A 10 FOOT MINIMUM PLAIN SEPARATION BETWEEN SEWER AND WATER MAINS. SEWER LINES SHALL HAVE A MINIMUM VERTICAL CLEARANCE OF 12 INCHES FROM OTHER UTILITIES. IF THESE CLEARANCES CANNOT BE MAINTAINED, THEN PROVISIONS FOR PROPERLY ENCASED THE PIPE IN CONCRETE MUST BE PROVIDED.
- LATERALS SHALL BE 6 INCHES IN DIAMETER, WITH VERTICAL CLEANOUTS OF 6 INCHES IN DIAMETER, AND TO HAVE A MINIMUM OF 3' OF COVER FROM SUSSEX COUNTY CLEANOUT TO MAIN LINE.
- ALL GRAVITY SEWER PIPES SHALL BE PVC SDR 35. FOR PIPE SLOPES SEE FINAL CONSTRUCTION DRAWINGS FOR SANITARY SEWER PROFILES.
- MATERIAL OF CONSTRUCTION FOR SEWER FORCE MAINS SHALL BE AS NOTED ON THE FINAL CONSTRUCTION DRAWINGS. FORCE MAIN SHALL BE INSTALLED AS PROFILED TO PREVENT FORMATION OF UNANTICIPATED HIGH POINTS IN THE INSTALLATION.
- ALL SEWER LINES MUST BE SUCCESSFULLY TESTED ACCORDING TO SUSSEX COUNTY ORDINANCE 99, SECTION 5.04, E, 1-4, ON PAGES 515 THROUGH 518, ACCEPTANCE TESTING, PRIOR TO FINAL ACCEPTANCE.
- ALL SANITARY SEWER SYSTEM CONSTRUCTION PERFORMED SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY ORDINANCE 99, THESE PLANS AND ALL APPLICABLE CONSTRUCTION PERMITS.
- ALL DROP MANHOLES TO BE 5'-0" IN DIAMETER.
- FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION AND IS NOT GUARANTEED. ACTUAL ANGLE MAY VARY DUE TO FIELD CONDITIONS. USE OF ADDITIONAL FITTINGS SHALL BE AUTHORIZED BY THE ENGINEER.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
- ALL DISTURBED AREAS IN THE STATED RIGHT OF WAY, BUT NOT IN THE PAVEMENT SECTION MUST BE TOPSOILED (6" MINIMUM), FERTILIZED, MULCHED, AND SEEDED.
- ALL PAVEMENT MARKINGS AND SIGNAGE SHALL BE PLACED IN ACCORDANCE WITH THE M.U.T.C.D. MANUAL, MOST CURRENT EDITION.
- ALL PROPOSED STORM DRAIN DESIGNATED AS "RCGP" IS TO BE REINFORCED CONCRETE CIRCULAR PIPE, MEETING AASHTO M-10 SPECIFICATIONS. SEE FINAL CONSTRUCTION PLAN & PROFILES FOR SPECIFIC PIPE CLASS.
- ALL LENGTHS OF SANITARY SEWER PIPE ARE MEASURED HORIZONTALLY FROM CENTER LINES OF INLETS, MANHOLES OR FITTINGS. ALL LENGTHS OF STORM DRAIN PIPE ARE MEASURED HORIZONTALLY FROM EDGE OF STRUCTURE TO EDGE OF STRUCTURE. ACTUAL TRUE LENGTHS OF PIPES ARE TO BE DETERMINED IN THE FIELD.
- WHERE SPECIFIED, HOPE STORM DRAIN PIPE SHALL BE ADS N-12 (SMOOTH INTERIOR) PIPE WITH ADS PRO-LINK W/ BELL/BELL COUPLER FOR WATER TIGHT CONNECTIONS. REFER TO PLAN AND PROFILES FOR MATERIALS USED.
- ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING, AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFIRM TO AASHTO SECTION 30 AND ASTM D-2921 AS PER MANUFACTURER INSTALLATION REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT PROPER LINE AND GRADE IS ESTABLISHED WITHIN TRENCH BEDDING PRIOR TO PLACEMENT OF PIPE AND THAT PROPER MATERIALS ARE USED AND COMPACTION IS ACHIEVED DURING HAUNCHING AND INITIAL BACKFILL. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SUITABILITY OF MATERIALS USED AND PROPER COMPACTION. ANY DEVIATION IN LINE AND GRADE OR OBVIOUS JOINT SEPARATION SHALL BE CORRECTED PRIOR TO ESTABLISHMENT OF FINAL SUBGRADE AND PAVEMENT SURFACE. THE CONTRACTOR SHALL TAKE EVERY CARE TO ENSURE CORRECT PIPE INSTALLATION.
- UNLESS OTHERWISE SPECIFIED ALL ROADWAY INLETS SHALL HAVE A TYPE I INLET GRATE AND TYPE 3 TOP UNIT PER DELDOT STANDARDS, CURRENT REVISION.
- IT IS THE CONTRACTORS RESPONSIBILITY TO INSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.

**SUSSEX COUNTY CONSTRUCTION NOTES:**

- ROADWAY STAKEOUTS:
  - A. RIGHT-OF-WAY STAKES SHALL BE OFFSET A MINIMUM OF FIVE (5) FEET OUTSIDE THE RIGHT-OF-WAY.
  - B. STATION NUMBERS TO BE INDICATED ON EACH SIDE OF THE STAKE.
  - C. THE CENTERLINE ROADWAY CUT AND CUT-LINE SHALL BE LOCATED ON THE SIDE OF THE STAKE WHICH FACES THE CENTERLINE, ALSO A "CL" DESIGNATION SHALL BE INCLUDED.
  - D. THE SHALE CUT AND CUT-LINE SHALL BE INDICATED ON THE OUTSIDE OF THE STAKE, WHILE ALSO CONTAINING A "SM" DESIGNATION.
- THE CONTRACTOR SHALL PROVIDE TWO (2) WORKING DAYS NOTICE TO THE COUNTY INSPECTOR PRIOR TO PAVING. AT THIS TIME, THE INSPECTOR, MAY REQUEST THE CONTRACTOR COMPLETE RELATED OR UNRELATED WORK ITEMS BEFORE PAVING MAY BEGIN.
- SURFACE TREATMENT SHALL NOT BE APPLIED. (SURFACE TREATMENT NOT USED)
  - A. AFTER NOVEMBER 1 OR PRIOR TO APRIL 1; OR
  - B. WHEN THE TEMPERATURE IS BELOW 50° F; OR
  - C. ON ANY WET OR FROZEN SURFACE.
- HOT MIX SHALL NOT BE APPLIED.
  - A. WHEN THE TEMPERATURE IS BELOW 40° F; OR
  - B. ON ANY WET OR FROZEN SURFACE.
- FOR ALL WOODED AREAS, A SUFFICIENT AREA BEYOND THE RIGHT-OF-WAY SHALL BE CLEARED AND GRUBBED TO ALLOW PROPER GRADINGS OF THE ROADWAY SHALE BACKSLOPES.
- ALL DISTURBED AREAS MUST BE STABILIZED WITH 4 INCHES OF TOPSOIL, SEED, AND MULCH.

**DELDOT RECORD PLAN NOTES:**

- NO LANDSCAPING SHALL BE ALLOWED WITHIN DELDOT MAINTAINED R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- 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 PROJECTS 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 SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, HOMEOWNERS ASSOCIATION, OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND 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 SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS ONLY FROM THE INTERNAL SUBDIVISION STREETS.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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 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.

**GENERAL NOTES:**

- SUBDIVISION STREETS ARE TO REMAIN PRIVATE AND ARE TO BE CONSTRUCTED IN ACCORDANCE WITH SUSSEX COUNTY REGULATIONS.
- MAINTENANCE OF THE STREET WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND OR HOME OWNERS ASSOCIATION. THE STATE AND SUSSEX COUNTY ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
- ACCESS TO ALL LOTS IS TO BE FROM SUBDIVISION STREETS OR DRIVE ACCESS LOOPS.
- MAINTENANCE OF THE STORM WATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND OR HOMEOWNERS ASSOCIATION.
- THE PROPOSED ENTRANCES/EXITS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.

**SITE DATA**

1. PROJECT TITLE/NAME:	PATRIOTS GLEN - PHASE 2																														
2. TAX PARCEL:	294-29.00-67.00																														
3. OWNER INFORMATION:	DAVIS FARMS II LIMITED PARTNERSHIP 26367 TIMBERCREEK LANE MILLSBORO, DE 19966																														
4. DEVELOPER:	SCHIFF LAND DEVELOPMENT CO, LLC 16054 S. DUPONT HWY, HARRINGTON, DE 19352																														
5. ZONING:	CR-1 AND MR	*SITE IS LOCATED WITHIN COASTAL AREA (FORMERLY ES/D02C) CR-1 & MR WR/PF OVERLAY																													
6. DEVELOPMENT TYPE:	RESIDENTIAL PLANNED COMMUNITY (RPC) SINGLE FAMILY DETACHED																														
7. BULK AREA STANDARDS:	<table border="1"> <thead> <tr> <th></th> <th>CR-1</th> <th>MR</th> <th>PROPOSED</th> </tr> </thead> <tbody> <tr> <td>MIN. FRONT YARD</td> <td>40'</td> <td>30'</td> <td>25'</td> </tr> <tr> <td>MIN. SIDE YARD</td> <td>10'</td> <td>10'</td> <td>10'</td> </tr> <tr> <td>MIN. REAR YARD</td> <td>10'</td> <td>10'</td> <td>10'</td> </tr> <tr> <td>MIN. LOT WIDTH</td> <td>75'</td> <td>75'</td> <td>60'</td> </tr> <tr> <td>MIN. LOT AREA</td> <td>10,000 SF</td> <td>10,000 SF</td> <td>7500 SF</td> </tr> <tr> <td>DENSITY:</td> <td>4.356 DU/AC.</td> <td>4.356 DU/AC.</td> <td>4.356 DU/AC.</td> </tr> </tbody> </table>				CR-1	MR	PROPOSED	MIN. FRONT YARD	40'	30'	25'	MIN. SIDE YARD	10'	10'	10'	MIN. REAR YARD	10'	10'	10'	MIN. LOT WIDTH	75'	75'	60'	MIN. LOT AREA	10,000 SF	10,000 SF	7500 SF	DENSITY:	4.356 DU/AC.	4.356 DU/AC.	4.356 DU/AC.
	CR-1	MR	PROPOSED																												
MIN. FRONT YARD	40'	30'	25'																												
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MIN. LOT AREA	10,000 SF	10,000 SF	7500 SF																												
DENSITY:	4.356 DU/AC.	4.356 DU/AC.	4.356 DU/AC.																												
8. LAND USE:	EXISTING USE:	AGRICULTURAL																													
	PROPOSED USE:	RESIDENTIAL																													
9. DEVELOPMENT DENSITY COMPUTATIONS:	<table border="1"> <tr> <td>NET SITE AREA:</td> <td colspan="3"></td> </tr> <tr> <td>TOTAL SITE AREA:</td> <td>43.46 AC. ±</td> <td colspan="2"></td> </tr> <tr> <td>PROPOSED ROAD ROW:</td> <td>710 AC. ±</td> <td colspan="2"></td> </tr> <tr> <td>NET SITE AREA:</td> <td>36.36 AC. ±</td> <td colspan="2"></td> </tr> </table>			NET SITE AREA:				TOTAL SITE AREA:	43.46 AC. ±			PROPOSED ROAD ROW:	710 AC. ±			NET SITE AREA:	36.36 AC. ±														
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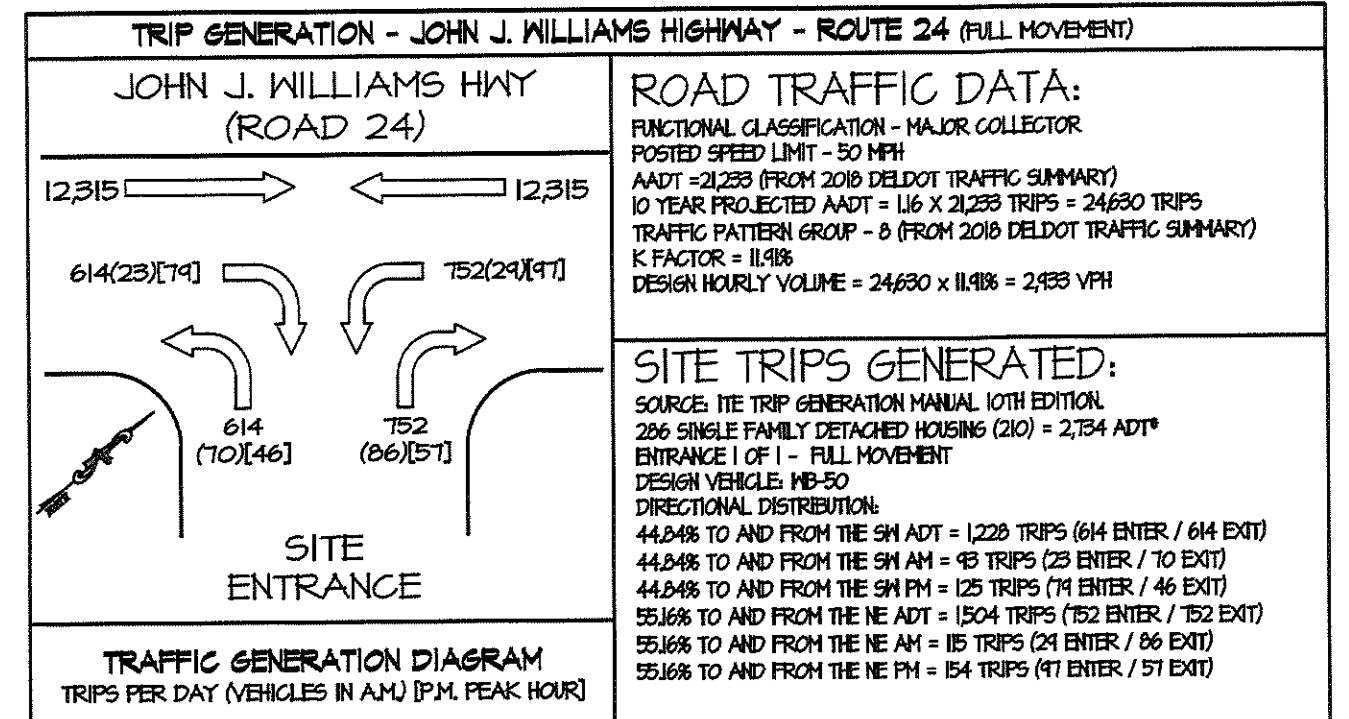
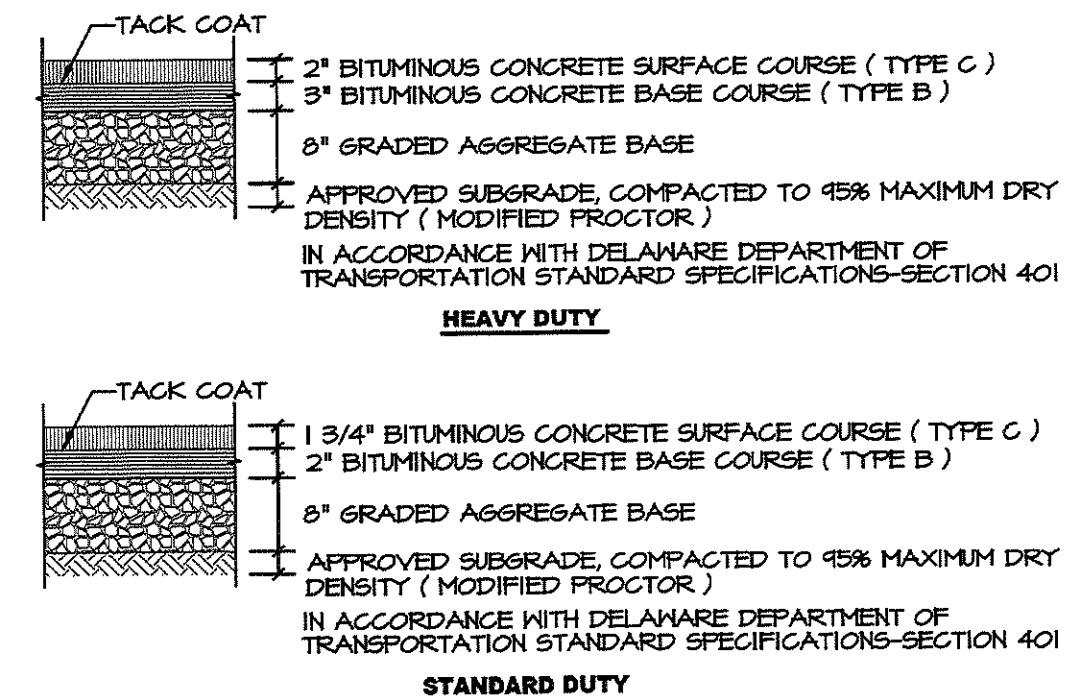
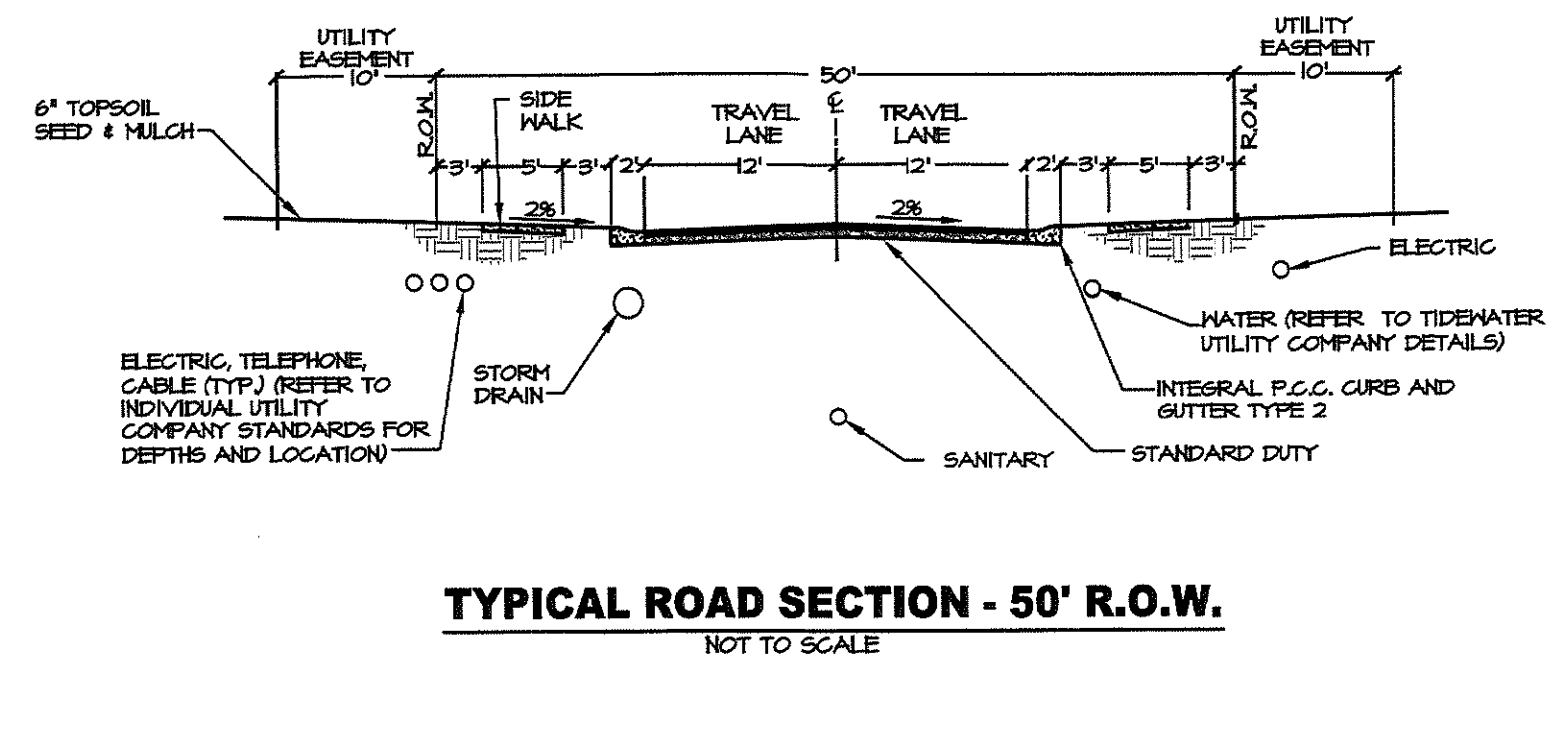
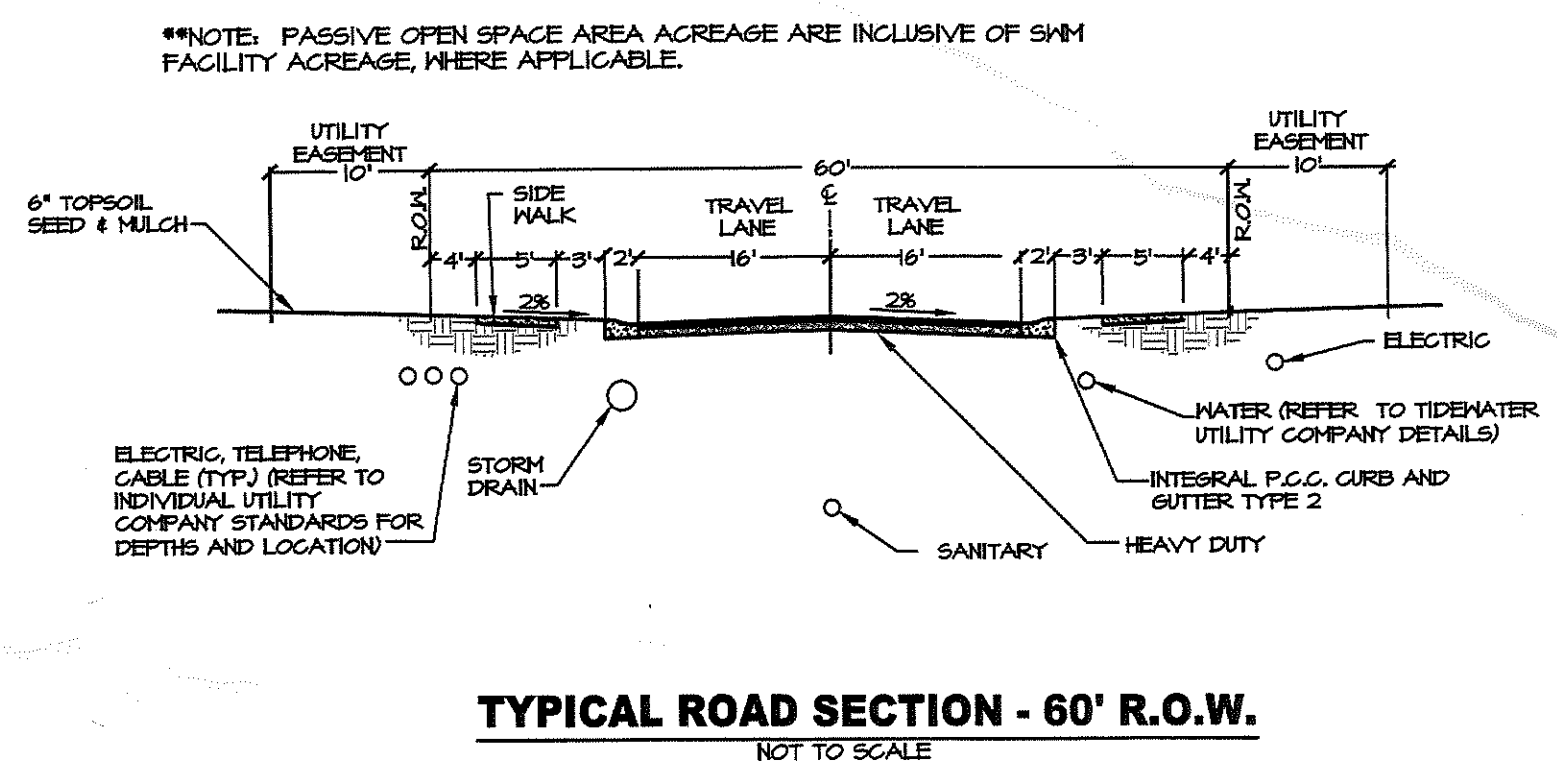
ALLOWABLE DWELLING UNITS:  
NET SITE AREA \* ALLOWABLE DENSITY = ALLOWABLE DU.  
36.36 AC. x 4.356 DU/AC. = 158 DU.

PROPOSED DENSITY:  
128 DU / 36.36 AC. ± = 3.52 DU/AC. (NET)  
128 DU / 43.46 AC. ± = 2.95 DU/AC. (GROSS)

10. SITE AREA BREAKDOWN:			
LOT AREA =	26.70 AC. ±		
OPEN SPACE AREA =	9.66 AC. ±		
DELDOT R.O.W. =	0.00 AC. ±		
PRIVATE R.O.W. =	7.10 AC. ±		
TOTAL SITE AREA =	43.46 AC. ±		

11. OPEN SPACE AREAS:			
REQUIRED [SECTION 94.2(D)]:	10% X 43.46 AC. ± =	4.35 AC. ±	
PROPOSED:			
PASSIVE:		9.20 AC. ±	
(INCL. NATURAL FOREST & BUFFER AREAS, STORMWATER MANAGEMENT AREAS, ETC.)			
ACTIVE:		0.46 AC. ±	
(INCL. POCKET PARK, TRAILS, ETC.)			
TOTAL PROPOSED:	(9.66 AC. / 43.46 AC.) =	22.2 %	

- WATER SERVICE: PUBLIC (TIDEWATER UTILITIES, INC.)
- SANITARY SEWER: PUBLIC (SUSSEX COUNTY)
- PROPOSED LOTS: 128 SINGLE FAMILY LOTS
- PARKING ANALYSIS:
- PARKING REQUIRED: 128 SFD X 2 SP/DU = 256 SP  
PARKING PROVIDED: 128 SFD X 2 SP/DU = 256 SP
- A PRELIMINARY WETLANDS EVALUATION HAS BEEN PERFORMED IN OCTOBER, 2014 BY GEO-TECHNOLOGY ASSOCIATES, INC. (GTA), NO JURISDICTIONAL MATTERS OF THE U.S. OR WETLANDS WERE DETERMINED TO BE PRESENT ON SITE.
- THIS SITE LIES WITHIN FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA MAPS 100080404TK EFFECTIVE MARCH 16, 2015).
- NO CHURCHES, SCHOOLS, OR COMMERCIAL USE AREAS PROPOSED ON THIS SITE.



\* NOTE : PHASE 2 WILL OBTAIN ACCESS THROUGH THE PREVIOUSLY REVIEWED PHASE 1 AREA AND UTILIZE THE SAME SITE ENTRANCE. TRIP GENERATION INFORMATION SHOWN HEREON IS BASED UPON THE TOTAL PROJECT BUILDOUT OF 286 SINGLE FAMILY DETACHED DWELLING UNITS (PHASE 1 = 158 DU, PHASE 2 = 128 DU).

**PROJECT PHASING**

PHASE 2 - 3 YEARS  
TOTAL PROJECT BUILDOUT - 3 YEARS  
ESTIMATED PROJECT COMPLETION DATE - DECEMBER 2023  
THE PORTION OF THE PROJECT IS BE APPROVED AS A SINGLE PHASE, WITH THREE (3) OPERATIONAL BREAKS FOR PURPOSES OF BONDING, BENEFICIAL OCCUPANCY INSPECTION, RELEASE OF USE AND OCCUPANCY PERMITS.

**MRA**  
MORRIS & RITCHIE ASSOCIATES, INC.  
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDER CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
(302) 326-2200  
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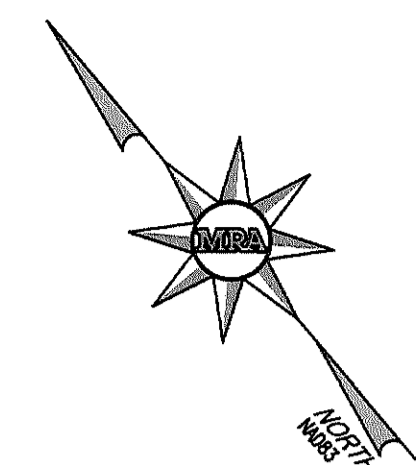
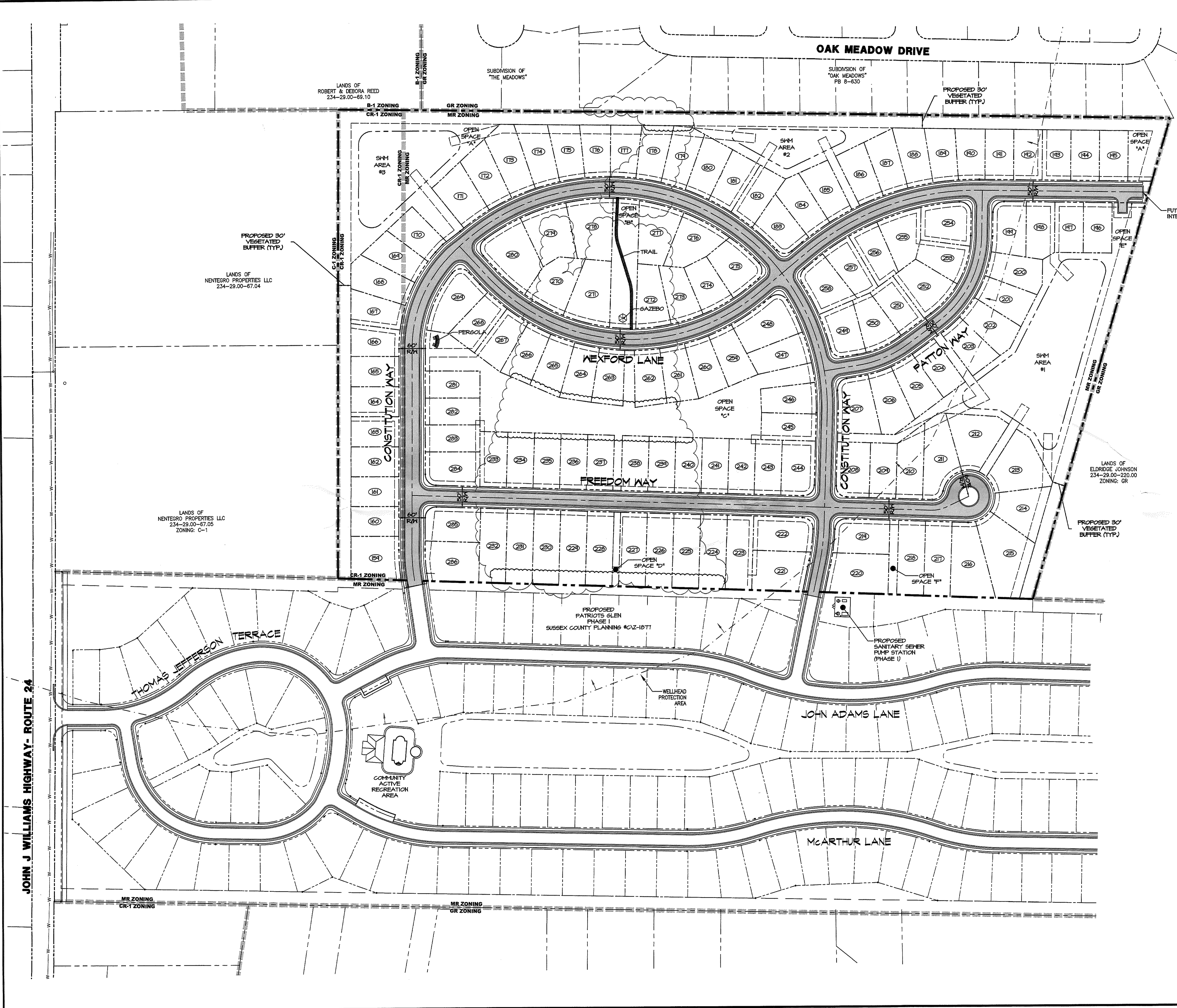
**PRELIMINARY PLAN  
GENERAL NOTES & DETAILS**  
FOR  
**PATRIOTS GLEN**  
PHASE 2

INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE

DATE	REVISIONS	JOB NO.:
6/15/20	UPDATER PERIMETER BUFFER AREA	20296
		SCALE: AS NOTED
		DATE: 12/6/2019
		DRAWN BY: RDC
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 2 OF 6

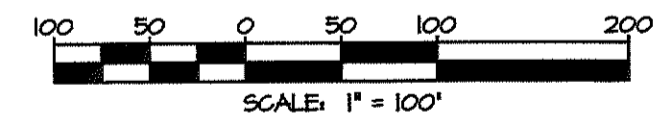
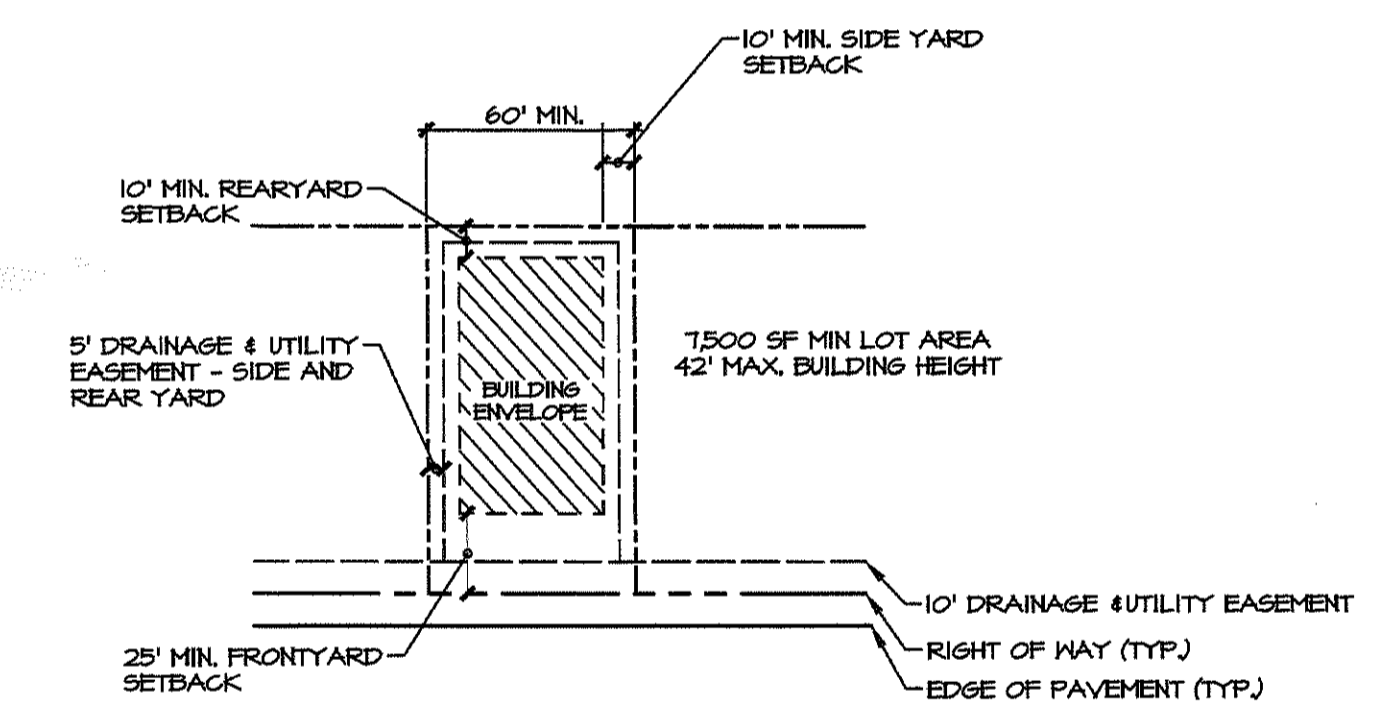


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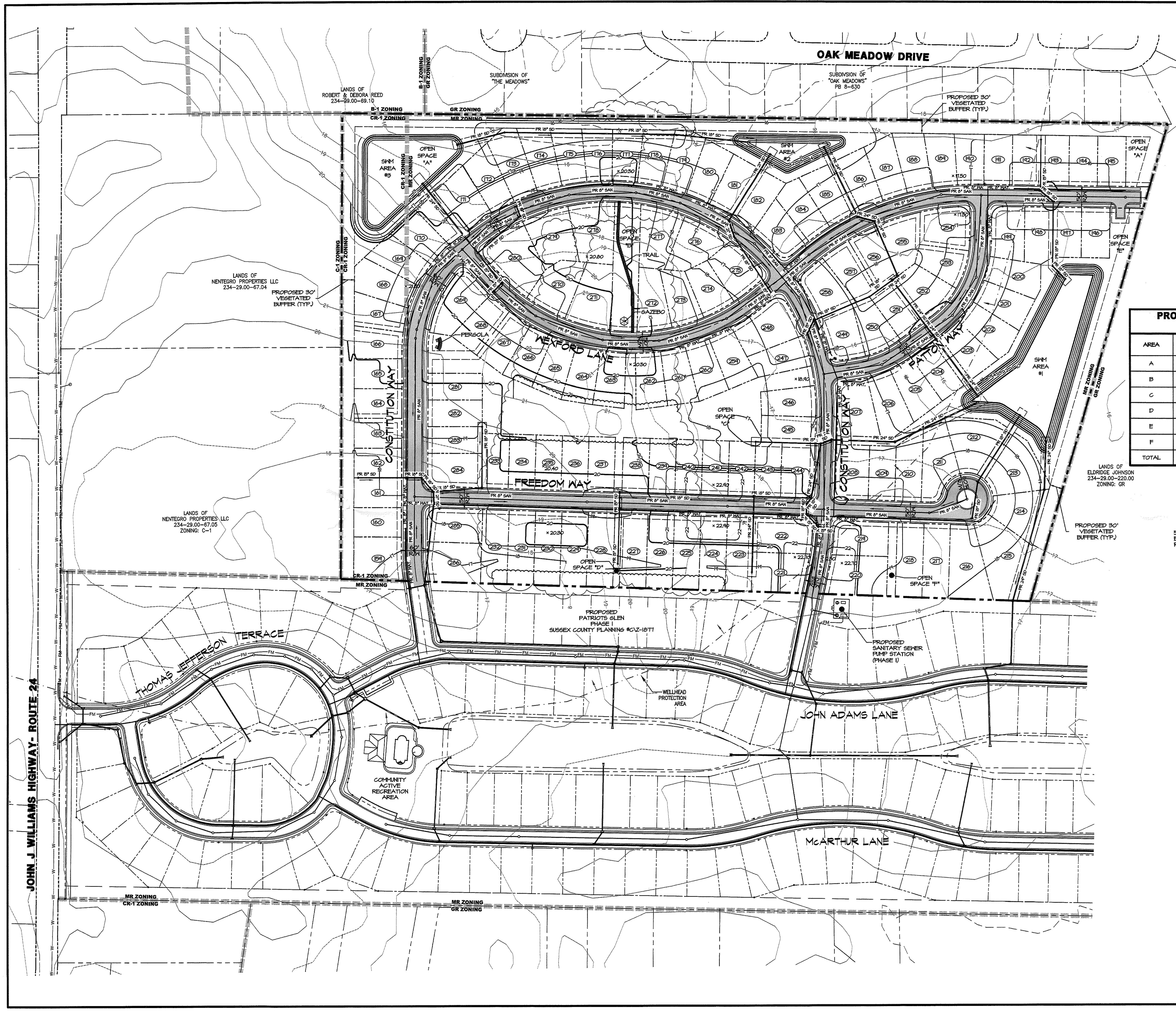
**LEGEND**

- EXIST. PARCEL BOUNDARY
- EXIST. RIGHT-OF-WAY
- EXIST. LOT LINE
- ZONING: AR-1
- EXIST. MOODS
- PROP. MOODS TO REMAIN
- PROP. CURB
- PROP. SIDEWALK
- PROP. LOT LINE
- PROP. RIGHT-OF-WAY
- PROP. ROAD CENTERLINE
- PROP. SHM AREA
- EXIST. WELLHEAD PROTECTION AREA



	<b>MORRIS &amp; RITCHIE ASSOCIATES, INC.</b> ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DELAWARE 19720 (302) 326-2200 FAX: (302) 326-2399 WWW.MRAGTA.COM																						
	<b>PRELIMINARY PLAN</b> <b>MASTER / MR-RPC PLAN</b> FOR <b>PATRIOTS GLEN</b> <b>PHASE 2</b>																						
ENGINEER'S SEAL 	INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE	JOB NO.: 20296 SCALE: 1" = 100' DATE: 12/6/2019 DRAWN BY: RDG DESIGN BY: CJF REVIEW BY: PLT SHEET: 3 OF 6																					
<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>JOB NO.: 20296</th> </tr> </thead> <tbody> <tr> <td>6/15/20</td> <td>UPDATED PERIMETER BUFFER AREA</td> <td>SCALE: 1" = 100'</td> </tr> <tr> <td></td> <td></td> <td>DATE: 12/6/2019</td> </tr> <tr> <td></td> <td></td> <td>DRAWN BY: RDG</td> </tr> <tr> <td></td> <td></td> <td>DESIGN BY: CJF</td> </tr> <tr> <td></td> <td></td> <td>REVIEW BY: PLT</td> </tr> <tr> <td></td> <td></td> <td>SHEET: 3 OF 6</td> </tr> </tbody> </table>	DATE	REVISIONS	JOB NO.: 20296	6/15/20	UPDATED PERIMETER BUFFER AREA	SCALE: 1" = 100'			DATE: 12/6/2019			DRAWN BY: RDG			DESIGN BY: CJF			REVIEW BY: PLT			SHEET: 3 OF 6		
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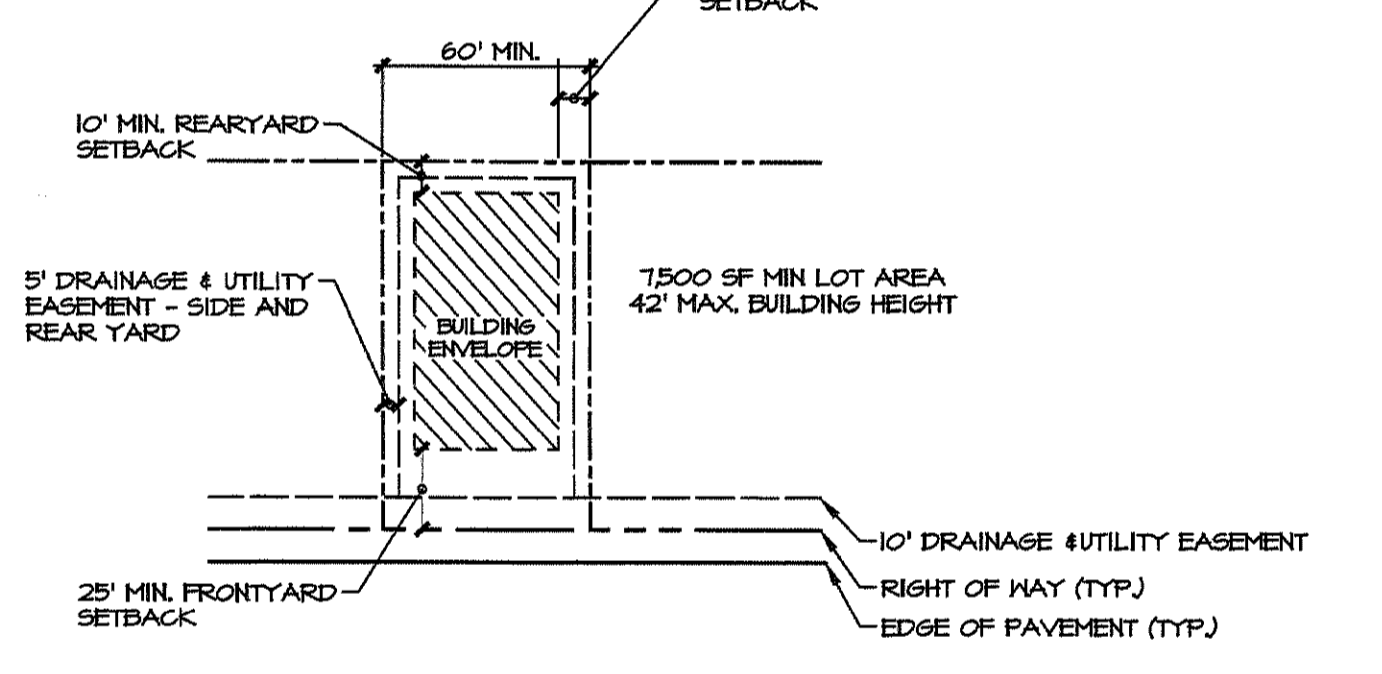




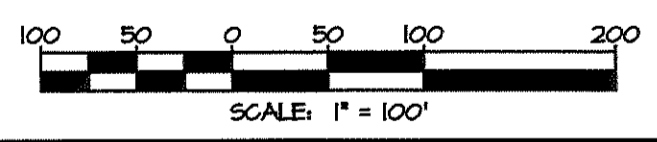
- LEGEND**
- EXIST. PARCEL BOUNDARY
  - EXIST. RIGHT-OF-WAY
  - EXIST. LOT LINE
  - EXIST. ZONING
  - EXIST. MOODS
  - PROP. MOODS TO REMAIN
  - PROP. CURB
  - PROP. SIDEWALK
  - PROP. LOT LINE
  - PROP. RIGHT-OF-WAY
  - PROP. ROAD CENTERLINE
  - PROP. SHM AREA
  - 50' EXIST. CONTOUR
  - 50' PROP. CONTOUR
  - x50.00 SPOT ELEVATION
  - EXIST. VEGETATION
  - VEGETATION TO REMAIN
  - EXIST. STORM DRAIN
  - PROP. STORM DRAIN
  - EXIST. SANITARY SEWER
  - PROP. SANITARY SEWER
  - EXIST. WATER LINE
  - PROP. WATER LINE
  - EXIST. WELLHEAD PROTECTION AREA

**PROPOSED OPEN SPACE SUMMARY**

AREA	SHM FACILITY	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE*
A	1.11 AC. ±	-	4.31 AC. ±
B	-	0.40 AC. ±	-
C	-	0.06 AC. ±	1.82 AC. ±
D	-	-	0.06 AC. ±
E	1.42 AC. ±	-	2.43 AC. ±
F	-	-	0.08 AC. ±
<b>TOTAL</b>	<b>2.53 AC. ±</b>	<b>0.46 AC. ±</b>	<b>4.20 AC. ±</b>



**TYPICAL LAYOUT SINGLE FAMILY LOT (VARIABLE WIDTHS)**  
NOT TO SCALE



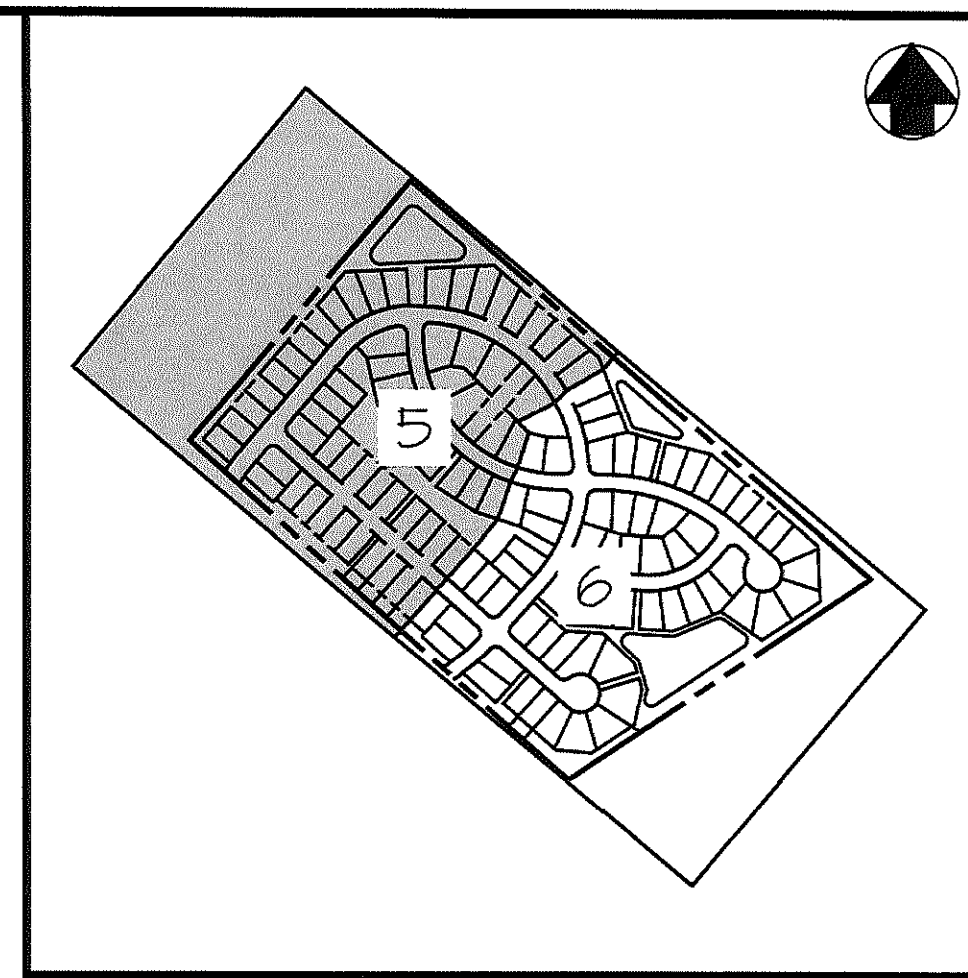
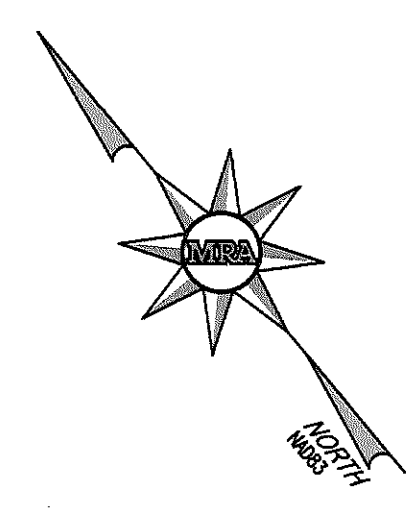
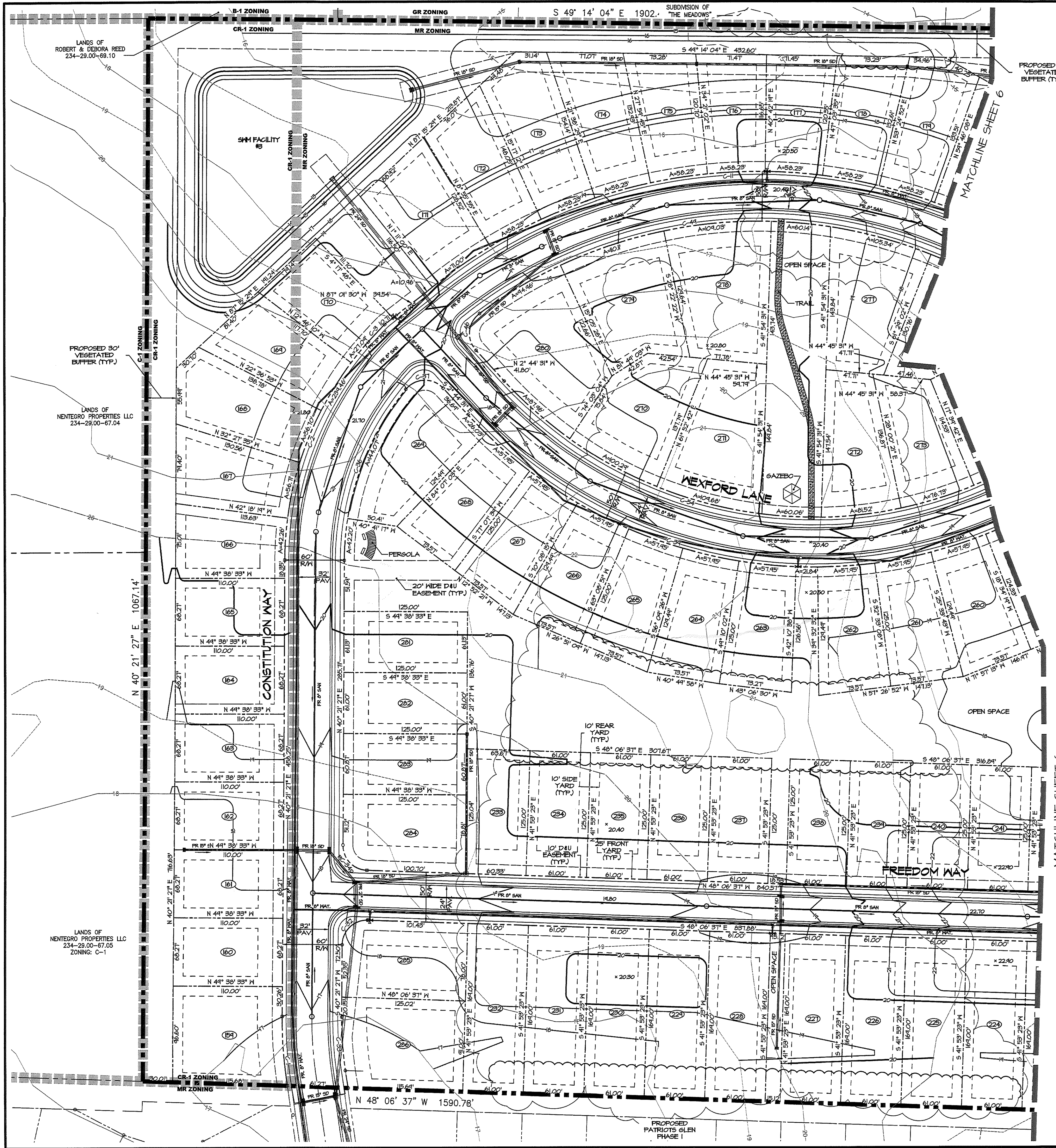
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NEW CASTLE, DELAWARE 19720  
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**PRELIMINARY PLAN OVERALL FOR PATRIOTS GLEN PHASE 2**

DATE	REVISIONS	JOB NO.: 20296
6/15/20	UPDATED PERIMETER BUFFER AREA	SCALE: 1" = 100'
		DATE: 12/6/2019
		DRAWN BY: RDG
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 4 OF 6

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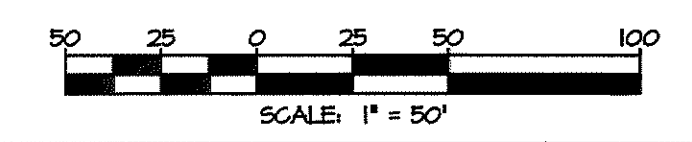




- LEGEND**
- EXIST. PARCEL BOUNDARY
  - - - EXIST. RIGHT-OF-WAY
  - - - EXIST. LOT LINE
  - ZONING: AR-1 --- EXIST. ZONING
  - EXIST. HOODS
  - PROP. HOODS TO REMAIN
  - PROP. CURB
  - PROP. SIDEWALK
  - PROP. LOT LINE
  - PROP. RIGHT-OF-WAY
  - PROP. ROAD CENTERLINE
  - PROP. SHM AREA
  - 50--- EXIST. CONTOUR
  - 50--- PROP. CONTOUR
  - 50.00--- SPOT ELEVATION
  - EXIST. VEGETATION
  - VEGETATION TO REMAIN
  - EXIST. STORM DRAIN
  - PROP. STORM DRAIN
  - SAN --- EXIST. SANITARY SEWER
  - PROP. SANITARY SEWER
  - EXIST. WATER LINE
  - PROP. WATER LINE
  - EXIST. WELLHEAD PROTECTION AREA

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-1	430.00'	64.74'	N 35° 42' 41" E	64.66'
C-2	330.00'	234.46'	N 61° 08' 45" E	234.24'
C-3	530.00'	24.24'	N 83° 14' 34" E	24.24'
C-11	525.00'	600.57'	S 46° 14' 38" E	125.23'
C-32	25.00'	34.94'	N 66° 07' 25" E	35.82'
C-33	370.00'	71.52'	S 34° 44' 13" H	71.40'
C-34	25.00'	38.60'	N 03° 52' 55" H	34.88'
C-36	210.00'	186.27'	N 60° 07' 16" E	182.54'
C-37	25.00'	42.44'	S 31° 23' 43" E	37.56'
C-39	475.00'	718.98'	S 46° 06' 16" E	652.28'
C-46	25.00'	42.03'	N 45° 26' 52" E	37.27'
C-44	475.00'	688.21'	S 44° 51' 20" E	624.58'
C-54	425.00'	555.33'	N 52° 02' 02" H	516.66'



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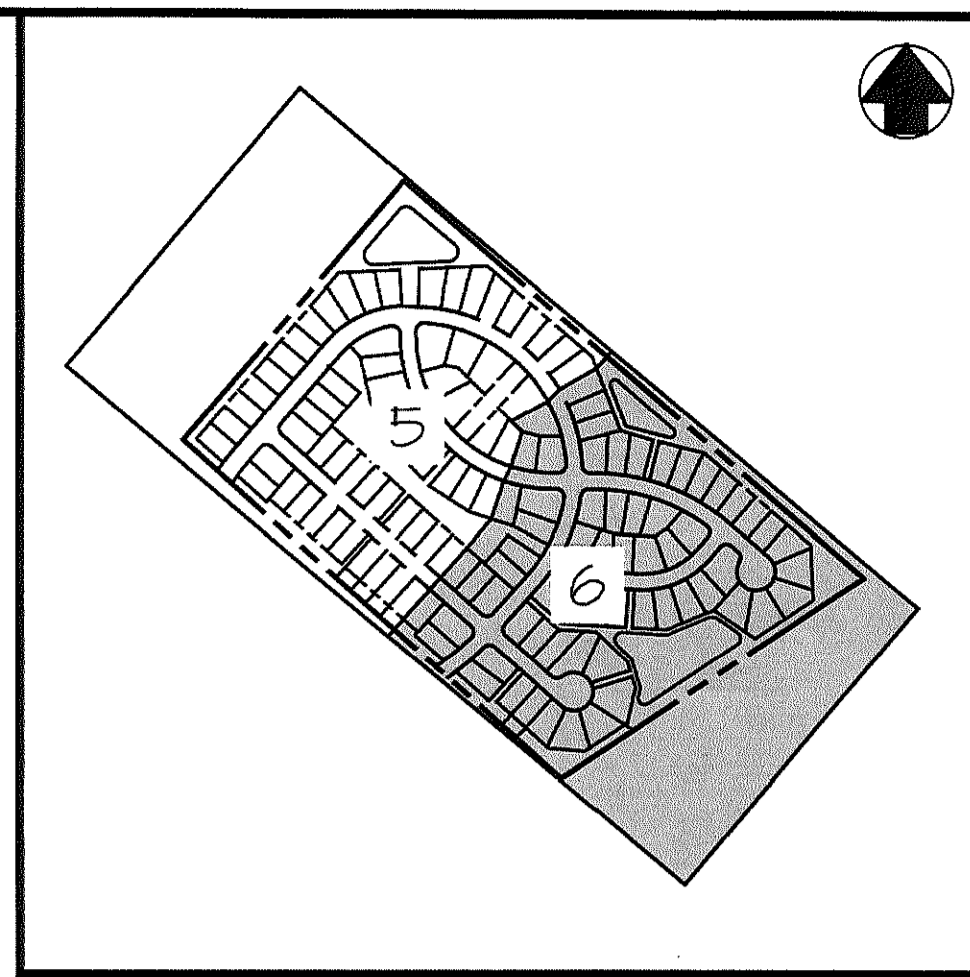
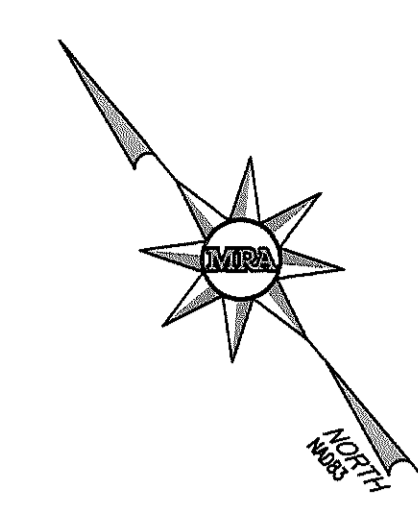
INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE

**PRELIMINARY PLAN**  
 FOR  
**PATRIOTS GLEN**  
 PHASE 2

DATE	REVISIONS	JOB NO.:
06/15/20	UPDATE PERIMETER BUFFER AREA	20296
		SCALE: 1"= 50'
		DATE: 12/6/2019
		DRAWN BY: RDG
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 5 OF 6

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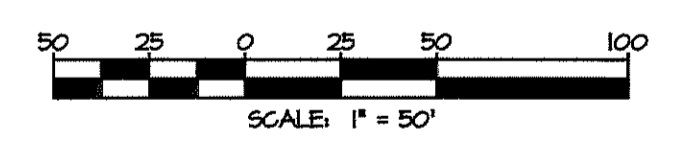
**KEY MAP**  
SCALE: 1"=600'

**LEGEND**

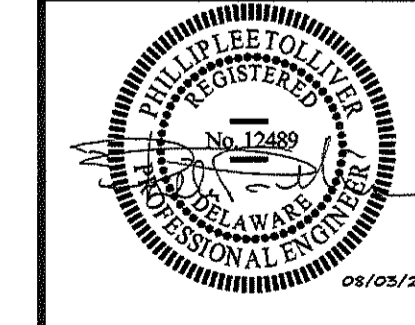
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- PROP. SANITARY SEWER
- EXIST. WATER LINE
- PROP. WATER LINE
- EXIST. HELLHEAD PROTECTION AREA

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C-5	525.00'	800.57'	S 46° 14' 38" E	125.23'
C-6	25.00'	31.88'	S 64° 09' 16" E	34.36'
C-8	625.00'	438.87'	S 64° 21' 03" E	424.41'
C-11	525.00'	800.57'	S 46° 14' 38" E	125.23'
C-13	25.00'	34.10'	N 85° 57' 27" E	35.24'
C-15	275.00'	258.15'	N 67° 31' 18" E	244.31'
C-17	275.00'	124.33'	S 72° 38' 00" E	128.14'
C-19	25.00'	36.44'	N 78° 26' 52" E	38.71'
C-20	525.00'	52.87'	S 38° 56' 26" H	52.84'
C-22	25.00'	34.24'	S 03° 08' 33" E	35.34'
C-27	25.00'	38.21'	S 87° 23' 13" H	35.03'
C-28	525.00'	82.10'	S 47° 29' 52" H	82.02'
C-30	475.00'	12.33'	S 47° 32' 57" H	72.26'
C-31	25.00'	34.84'	S 02° 21' 42" E	35.75'
C-41	25.00'	43.15'	S 40° 01' 20" E	57.19'
C-42	475.00'	268.63'	S 23° 37' 26" H	265.06'
C-44	25.00'	34.30'	S 86° 51' 27" H	35.38'
C-47	475.00'	718.48'	S 46° 06' 16" E	652.28'
C-50	475.00'	688.21'	S 44° 51' 20" E	624.58'
C-51	25.00'	40.46'	S 48° 38' 32" H	36.53'
C-53	425.00'	255.33'	N 52° 02' 02" H	516.66'
C-56	575.00'	334.56'	N 10° 34' 14" H	334.65'
C-57	25.00'	4.40'	N 06° 17' 34" H	36.28'
C-59	225.00'	207.13'	N 67° 31' 18" E	144.84'
C-61	225.00'	105.82'	S 72° 38' 00" E	104.84'
C-63	25.00'	36.44'	S 16° 46' 05" E	38.71'
C-65	25.00'	36.10'	S 44° 04' 53" H	38.04'



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**PRELIMINARY PLAN**  
FOR  
**PATRIOTS GLEN**  
PHASE 2

DATE	REVISIONS	JOB NO.:
06/15/20	UPDATE PERIMETER BUFFER AREA	20296
		SCALE: 1"= 50'
		DATE: 12/6/2019
		DRAWN BY: RDG
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 6 OF 6

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Applicant  
Exhibit

**FINDINGS OF FACT**  
(Proposed)

**PATRIOTS GLEN PHASE 2**  
CZ#1911

**FILE COPY**  
Received. 03.25.11

1. This is an application to amend the comprehensive zoning map from CR-1 (Commercial Residential Zoning District) and MR (Medium-Density Residential District) to MR-RPC (Medium-Density Residential District-Residential Planned Community) for 43.50 +/- acres located in Indian River Hundred, Sussex County, being a landlocked parcel on the south side of John J. Williams Highway (Delaware Route 24), approximately 0.92 miles southwest of Oak Orchard Road (Delaware Route 5), also being known as Tax Parcels 264-29.00-67 (the "Property").

2. The Property is owned by Davis Farms II Limited Partnership.

3. The applicant is Schiff Land Development Company, LLC, the contract purchaser of the Property.

4. The Property is presently used for agricultural purposes and contains no wetlands.

5. This land use application involves part of the same lands that were the subject of CZ#1605 (MR-RPC) and CZ#1606 (C-1), applications for changes of zone from AR-1 (Agricultural Residential District) and GR (General Residential District) to MR-RPC (Medium-Density Residential District-Residential Planned Community) and C-1 (General Commercial District). The applications were approved by Sussex County Council on May 22, 2007. Council's approval authorized 373 townhouse-style units on 93.67 acres and changed the zoning classification of 15.73 acres from AR-1 (Agricultural Residential District) to C-1 (General Commercial District). Likely due to the real estate recession, the project was never built.

6. This land use application also involves part of the same lands that were the subject of CZ#1670, an application for a change of zone from MR-RPC (Medium-Density Residential District-Residential Planned Community) to CR-1 (Commercial Residential District). The application was approved by Sussex County Council on June 8, 2010. Council's approval changed the zoning classification of 15.86 acres from MR-RPC (Medium-Density Residential District-Residential Planned Community) to CR-1 (Commercial Residential District). The project was never built.

7. This application seeks to change the zoning classification of the CR-1 (Commercial Residential Zoning District) portion of the Property to MR (Medium-Density Residential District) and to use the provisions of the Residential Planned Community Ordinance to create a more meaningful use of open space and an enhanced perimeter buffer.

8. This application is proposed to be an expansion of the Patriots Glen MR-RPC approved by County Council on July 16, 2019 for 161 residential units on 49.94 acres (Ordinance No. 2668/CZ 1877).

9. As the Property is landlocked, access to a public highway, specifically to John J. Williams Highway (Delaware Route 24) will be provided through Patriots Glen Phase 1.

10. The application proposes to add 128 single-family units to the Patriots Glen MR-RPC, a gross density of 2.95 units/acre and a net density (less public and private rights-of-way) of 3.52 units/acre, and involves less density than permitted in the current CR-1 and MR zoning classifications of the Property. MR zoning permits four (4) residential units per acre and CR-1 zoning permits twelve (12) residential units per acre.

11. In the 2018 Sussex County Comprehensive Plan update, the area for the proposed rezoning is identified for purposes of future land use as being part of the Coastal Area, a "growth area." The proposed project is consistent with the guidelines for projects within the Coastal Community Areas.

12. The 2015 Delaware Strategies for State Policies and Spending identify the property as primarily located in Investment Level 3.

13. Tidewater Utilities Water Company will provide potable water to the site.

14. Sussex County Engineering has identified the proposed site as a Tier 1 location in the Sussex County Unified Sanitary Sewer District and will collect, treat and dispose of sanitary sewerage from the site.

15. Through Sussex County and Tidewater Utilities adequate water and sewage treatment is available to support the proposed project.

16. DelDOT responded to the Service Level Evaluation Request and, after noting that the parcel was landlocked and access would be through the approved Phase 1 of Patriots Glen, observed that while separately each phase of Patriots Glen would qualify to pay an Area Wide Study Fee in lieu of undertaking a Traffic Impact Study, with the combined phases, it would require a Traffic Impact Study.

17. On February 26, 2021, DelDOT issued its Traffic Impact Study review letter for the Patriots Glen project with five (5) off-site improvements described as being required including:

- a. the improvement of John J. Williams Highway (Delaware Route 24) along the property's frontage;
- b. construction of a full access site entrance for Patriots Glen on John J. Williams Highway (Delaware Route 24);
- c. the funding of an equitable portion of DelDOT's improvements to the intersection of John J. Williams Highway (Delaware Route 24) with Autumn Road/Bay Farm Road, Oak Orchard Road/Mount Joy Road and Legion Road;



- d. entering into a traffic signal agreement with DelDOT for the intersection of John J. Williams Highway (Delaware Route 24) and Legion Road; and
- e. the inclusion of bicycle, pedestrian and transit improvements along the property's frontage on John J. Williams Highway (Delaware Route 24).

18. As the site plan is finalized, DelDOT's approval will be required to provide for safe vehicular and pedestrian movement within the site and onto John J. Williams Highway (Delaware Route 24).

19. As a part of final site plan approval, stormwater management design and permitting will be required; thus assuring neighboring lands will be buffered and protected from the development and use of the Property.

20. The proposed project is consistent with the character and trend of development in the area and will not adversely affect the neighboring and adjacent properties.

21. The applicant has satisfactorily demonstrated that the proposed project creates a sense of community focusing on the centrally located amenities and better defines the perimeter buffer consistent with the requirements of a Residential Planned Community. The result of this design is a centralized development with lots connected to the open space and an enhanced perimeter buffer.

22. As a result of all the above and the record presented, this application, as Council found with respect to the earlier applications, is consistent with the character and trend of development in the area and thereby consistent with the land use plan and will have no adverse impact on property values.

23. The proposed project meets the purpose of the Zoning Ordinance and the Comprehensive Plan in that it promotes the orderly growth, convenience, order, prosperity and welfare of the County.

**PROPOSED CONDITIONS<sup>1</sup>**  
(Proposed)

**PATRIOTS GLEN PHASE 2**  
CZ#1911

1. There shall be no more than 128 residential units within the project.
2. The bulk area standards for the 128 units shall be as follows:
  - a. Front yard = 25 feet
  - b. Side yard = 10'
  - c. Rear yard = 10'
  - d. Corner yard = 15'
  - e. Minimum Lot Width = 60'
  - f. Minimum Lot Area = 7,500 square feet.
3. Site plan review shall be required for each phase of the development.
4. All entrances, intersection, interconnection, roadway and multi-modal improvements required by DeIDOT shall be completed by the applicant in accordance with DeIDOT's requirements or in accordance with any further modifications required by DeIDOT including those required for Patriots Glen Phase 1.
5. The development shall be served as a part of the Sussex County Unified Sanitary Sewer District and shall be constructed in accordance with County engineering specifications and regulations.
6. The MR-RPC shall be served by a public central water system providing adequate drinking water and fire protection as required by applicable regulations.
7. Stormwater management and erosion and sediment control facilities shall be constructed in accordance with the applicable State and County regulations. These facilities shall be operated in a manner that is consistent with Best Management Practices (BMPs). The Final Site Plan shall contain the approval of Sussex County's Conservation District.
8. The interior street design shall be in accordance with or exceed Sussex County's street design requirements and specifications. The street design shall include sidewalks on both sides of the street.
9. There shall be a 30-foot forested landscaped buffer around the entire perimeter of the site.

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<sup>1</sup> Identical to the conditions imposed on Patriots Glens Phase 1 except where indicated by underlining.



10. The Applicant shall submit as part of the site plan review a landscape plan showing the proposed tree and shrub landscape design, including landscaping in all of the buffer areas.
11. Construction and deliveries shall only occur from Monday through Saturday and only between the hours of 6:00 a.m. to 6:00 p.m.
12. The Applicant shall form a Homeowner's Association to be responsible for the maintenance of the streets, roads, buffers, open spaces, stormwater management facilities and other common areas.
13. The Restrictive Covenants and Final Site Plan shall state that agriculture activities exist nearby, and they shall include the Agriculture Use Protection Notice.
14. The amenities shall be combined with Patriots Glen Phase 1 and include a clubhouse/multi-purpose building, pool and patio area, with at least 24 off-street parking spaces set aside for these areas. These amenities shall be completed and open to use by the residents of the development upon the issuance of the 81<sup>st</sup> building permit.
15. If required by the Indian River School District, a protected school bus shelter with related parking shall be installed at the entrance to the development. Alternatively, the Developer shall coordinate with the school district for another location, with a preference for the clubhouse building.
16. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

**PROPOSED CONDITIONS<sup>1</sup>**  
(Proposed)

**PATRIOTS GLEN PHASE 2**  
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3. Site plan review shall be required for each phase of the development.
4. All entrances, intersection, interconnection, roadway and multi-modal improvements required by DeIDOT shall be completed by the applicant in accordance with DeIDOT's requirements or in accordance with any further modifications required by DeIDOT including those required for Patriots Glen Phase 1.
5. The development shall be served as a part of the Sussex County Unified Sanitary Sewer District and shall be constructed in accordance with County engineering specifications and regulations.
6. The MR-RPC shall be served by a public central water system providing adequate drinking water and fire protection as required by applicable regulations.
7. Stormwater management and erosion and sediment control facilities shall be constructed in accordance with the applicable State and County regulations. These facilities shall be operated in a manner that is consistent with Best Management Practices (BMPs). The Final Site Plan shall contain the approval of Sussex County's Conservation District.
8. The interior street design shall be in accordance with or exceed Sussex County's street design requirements and specifications. The street design shall include sidewalks on both sides of the street.
9. There shall be a 30-foot forested landscaped buffer around the entire outer perimeter of the site (not between Phase 1 and Phase 2).

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<sup>1</sup> Identical to the conditions imposed on Patriots Glens Phase 1 except where indicated by underlining.

10. The Applicant shall submit as part of the site plan review a landscape plan showing the proposed tree and shrub landscape design, including landscaping in all of the buffer areas.
11. Construction and deliveries shall only occur from Monday through Saturday and only between the hours of 6:00 a.m. to 6:00 p.m.
12. The Applicant shall form a Homeowner's Association to be responsible for the maintenance of the streets, roads, buffers, open spaces, stormwater management facilities and other common areas.
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14. The amenities shall be combined with Patriots Glen Phase 1 and include a clubhouse/multi-purpose building, pool and patio area, with at least 24 off-street parking spaces set aside for these areas. These amenities shall be completed and open to use by the residents of the development upon the issuance of the 81<sup>st</sup> building permit.
15. If required by the Indian River School District, a protected school bus shelter with related parking shall be installed at the entrance to the development. Alternatively, the Developer shall coordinate with the school district for another location, with a preference for the clubhouse building.
16. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.





STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION

December 19, 2019

Chris Flathers  
Morris & Ritchie Associates, Inc.  
18 Boulden Circle, Suite 36  
Wilmington, DE 19720

RE: PLUS review 2019-11-07; Patriots Glen – Phase 2

Dear Mr. Flathers:

Thank you for meeting with State agency planners on November 20, 2019 to discuss the proposed plans for the Patriots Glen – Phase 2 project. According to the information received you are seeking review of a 127-unit subdivision on 43.46 acres along Rt. 24 in Sussex County.

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**

This project is located in Investment Level 3 according to the Strategies for State Policies and Spending. 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 may have priorities for the near future. Level 3 area means there may be environmental concerns on or near the parcel and we would encourage you to design the site with respect for the environmental features which are present.



## **Code Requirements/Agency Permitting Requirements**

### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The site access on Delaware Route 24 thus far proposed to serve the 161-lot Patriots Glen (Phase 1) development would now need to be designed to accommodate a 288-lot development. Regardless, the access must be designed in accordance with DeIDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.
- Pursuant to Section 1.3 of the Manual, a Pre-Submittal Meeting is required before plans are submitted for review.
- Section 1.7 of the Manual addresses fees that are assessed for the review of development proposals. DeIDOT 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 Development Coordination 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.

Per Section 2.2.2.2 of the Manual, developments generating fewer than 2,000 vehicle trip ends per day and fewer than 200 vehicle trip ends per hour in any hour of the day may be eligible to pay a fee, the Area Wide Study Fee, in lieu of doing a TIS. The fee is calculated as \$10 times the Average Daily Traffic volume shown on the site plan and is payable with the Initial Stage submission. Payment of the fee does not exempt the developer from responsibility to make off-site improvements or from preparing a Traffic Operational Analysis (TOA) if DeIDOT identifies a need for a TOA in the plan review process.

In considering whether to require a TIS for Patriots Glen (Phase I) DeIDOT found that a development of 161 single-family detached houses would qualify to pay an Area Wide Study Fee in lieu of doing a TIS. In that same process, DeIDOT tentatively identified a need for the developer to contribute toward a DeIDOT project to improve the Delaware Route 24 intersections with Mount Joy Road / Oak Orchard Road (both Sussex Road 297) and Bay Farm Road / Autumn Road (both Sussex Road 299).

In considering whether to require a TIS for Patriots Glen - Phase II, DeIDOT now finds that:

- While a development of 127 single-family detached houses would qualify to pay an Area Wide Study Fee in lieu of doing a TIS, the two combined developments would not and development of Patriots Glen Phase II presupposes and depends on

the development of Patriots Glen Phase I.

- While the developer could pay the Area Wide Study Fee for Patriots Glen Phase I, and likely would do so if Patriots Glen Phase II is denied the contemplated rezoning or otherwise cannot be developed, it does not make economic sense for them to both pay the fee and do a TIS.

Accordingly, DelDOT has determined, for now, to require a TIS based on the traffic from both developments. If Sussex County has not rezoned the land for Patriots Glen Phase II by the time that plans for Patriots Glen Phase I are ready for approval, and the TIS is complete, DelDOT will identify a set of off-site improvements such that Patriots Glen Phase I can proceed as an independent development.

- In accordance with Section 3.4 of the Manual, a record plan shall be prepared prior to issuing "Letter of No Objection". The record plan submittal shall include the items listed on the Critical Items for Acceptance: Record Plan document available on the DelDOT website at <https://www.deldot.gov/Business/subdivisions/pdfs/Critical-Items-Record-Subdivision.pdf?09222017>.
- 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. Private or municipal streets should follow the County's requirements for connectivity. In that regard, per Section 3.5.7.3, DelDOT recommends that Sussex County require, in addition to the two proposed connections to Patriots Glen Phase 1, an extension of Freedom Way, Wexford Lane, or both to connect to Tax Parcel 234-29.00-220.00, Lands of Eldridge Johnson.

Further in that regard, the lots at the end of Nelsa Lane (Tax Parcel Nos. 234-29.00-69.03, 69.04 827.00 and 828.00) are owned by a water utility company, apparently for a well field. If possible, the developer should obtain easements from the company and the Oak Meadows homeowners association build a bicycle and pedestrian connection from Constitution Way to Nelsa Lane. Section 3.5.4.4 of the Manual provides guidance on how to design such a connection.

- 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.
- Section 5.7.2.6 of the Manual addresses the need to provide drainage easements for all storm drainage systems, open or closed, that fall outside the existing right-of-way or the drainage/utility easement. In accordance with Section 3.2.5.1.4 of the Manual, metes and bounds and total areas need to be shown for any drainage easements. The easements should be shown and noted on the record plan.



**Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352**

**Sediment and Erosion Control/Stormwater Management**

- A detailed sediment and stormwater plan will be required prior to any land disturbing activity taking place on the site. Contact the reviewing agency to schedule a pre-application meeting to discuss the sediment and erosion control and stormwater management components of the plan. The site topography, soils mapping, pre- and post-development runoff, and proposed method(s) and location(s) of stormwater management should be brought to the meeting for discussion. The plan review and approval as well as construction inspection will be coordinated through the Sussex Conservation District. Contact the Sussex Conservation District at (302) 856-7219 for details regarding submittal requirements and fees.

**Total Maximum Daily Load (TMDL) and excess nutrients**

- Total Maximum Daily Loads (TMDLs) exist for most of the State's water bodies. A TMDL is the maximum amount of a pollutant allowed to enter a waterbody so that the waterbody will meet and continue to meet water quality standards. To support the State's water quality efforts, DNREC reviewers encourage applicants to reduce the amount of pollutants that enter local waterways by limiting the disturbance of natural habitat and increasing the use of green infrastructure.
- A nutrient management plan is required under the Delaware Nutrient Management law (*3 Del. Chapter 22*) for all persons or entities who apply nutrients to lands or areas of open space in excess of 10 acres. This project's open space may exceed this 10-acre threshold. Please contact the Delaware Nutrient Management Program at (302) 739-4811 for further information concerning compliance requirements, or view additional information here: <http://dda.delaware.gov/nutrients/index.shtml>

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

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel. However, there are properties that are part of the Nanticoke Indian Community Thematic Resources Nomination that are located around this parcel, including the Harmon School (S00165); now the Nanticoke Indian Museum) on Rt. 24 to the northeast; the Isaac Harmon Farmhouse (S00751) on Layton Davis Rd. to the south; and Indian Mission School (S00757) and Harmony Church (S00753) on Rt. 24 to the southwest. The parcel has only low potential for archaeological resources.

The Delaware State Historic Preservation Office recommends consulting with the Nanticoke Tribe.

- The Delaware SHPO office also recommends providing sufficient landscaping between the development and properties listed in the National Register of Historic Places that are part of the Nanticoke Indian Community Thematic Resources Nomination to avoid any adverse visual effects to these surrounding historic properties.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).
- Prior to any demolition or ground disturbing activities, the developer should hire an archaeological consultant to examine the parcel for archaeological resources, including unmarked human burials or human skeletal remains, to avoid those sites or areas.
- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: [www.achp.gov](http://www.achp.gov)

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

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

**Fire Protection Water Requirements:**

- Where a water distribution system is proposed for single-family dwellings it shall be capable of delivering at least 500 gpm for 1-hour duration, at 20-psi residual pressure. Fire hydrants with 1000 feet spacing on centers are required.
- The infrastructure for fire protection water shall be provided, including the size of water mains.

**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 access so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from the main thoroughfare must be constructed so fire department apparatus may negotiate it. If a "center island" is placed at an entrance into the subdivision, it shall be arranged in such a manner that it will not adversely affect quick and unimpeded travel of fire apparatus into the subdivision.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead-end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.



- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

**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”
- Name of Water Supplier
- Proposed Use
- National Fire Protection Association (NFPA) Construction Type
- Townhouse 2-hr separation wall details shall be shown on site plans
- Maximum Height of Buildings (including number of stories)
- 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 the suggestions can benefit the project.

**Department of Transportation – Contact Bill Brockenbrough 760-2109**

- Section 3.2.4.1 of the Manual addresses the placement of right-of-way monuments (markers) along subdivision streets. DelDOT recommends that monuments be furnished and placed along the proposed streets in accordance with this section.
- The applicant should expect a requirement that any substation and/or wastewater facilities will be required to have access from an internal street or driveway with no direct access to Delaware Route 24.
- 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 25, 2019. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>.

**Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352**

**Sustainable Development Recommendations**

- The applicant should consider the use of recycled, energy efficient materials, and renewable energy infrastructure.
- The Division of Climate, Coastal, & Energy offers incentives for clean transportation (Workplace EV Charging) and energy efficiency. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality ([www.de.gov/greenenergy](http://www.de.gov/greenenergy), [www.de.gov/cleantransportation](http://www.de.gov/cleantransportation), [www.de.gov/ceif](http://www.de.gov/ceif)).

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

- Although not a requirement of the State Fire Prevention Regulations, the Office of the State Fire Marshal encourages home builders to consider the benefits of home sprinkler protection in dwellings. The Office of the State Fire Marshal also 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](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

**Sussex County – Contact Rob Davis 854-7719**

- The development is within Tier 1 - Sussex County Unified Sanitary Sewer District and sewer service is available. The parcel is landlocked and did not receive sewer service during original construction. Connection to Patriot's Glen, Phase 1 is required in order to receive sewer service. A sewer system concept evaluation must be requested to define a connection point for new projects that were not previously approved.
- A "Use of Existing Infrastructure Agreement" is required for new projects and must be approved prior to approval of construction plans. Sussex County Code, Chapter 110, requires that the Engineer and/or Developer request a Sewer System Concept Evaluation (SSCE) from the Utility Planning 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. The fee is to be payable to Sussex County Council. The Utility Planning 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 as well as the Sussex County Public Works department. The Public Works Division 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 302 854-7719 for additional information on charges.

In addition to the comments above our office has received a letter from Brandy Nauman, Sussex County Housing Coordinator & Fair Housing Compliance Officer. A copy of that letter is enclosed,

**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,



Constance C. Holland, AICP  
Director, Office of State Planning Coordination

CC: Sussex County Planning  
Enclosure

BRANDY BENNETT NAUMAN  
HOUSING COORDINATOR &  
FAIR HOUSING COMPLIANCE OFFICER  
(302) 855-7777 T  
(302) 854-5397 F  
bnauman@sussexcountyde.gov



**Sussex County**  
DELAWARE  
sussexcountyde.gov

November 8, 2019

Mr. Chris Flathers  
Morris & Ritchie Associates, Inc.  
18 Boulden Circle, Suite 36  
Wilmington, DE 19720

RE: Patriots Glen – Phase 2 – PLUS Review (PLUS 2019-11-07)

Dear Mr. Flathers,

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](http://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 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  
*Housing Coordinator &  
Fair Housing Compliance Officer*



COUNTY ADMINISTRATIVE OFFICES WEST COMPLEX  
22215 DUPONT BOULEVARD | PO BOX 589  
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