

Jamie Whitehouse

From: sfwgwm@gmail.com
Sent: Monday, June 14, 2021 12:42 PM
To: Jamie Whitehouse
Subject: Application #C/Z 1926
Attachments: Ltr to Sussex Cty Council re Application #C-Z 1926 (2021-06-13).pdf

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Mr. Whitehouse,

Please forward the attached letter to the Sussex County Council prior to their hearing tomorrow on Application #C/Z 1926.

Thank you.

Stephen Wintermeyer
Ginat Wintermeyer Mirowski

53 Tidewaters
Rehoboth Beach, DE 19971
June 13, 2021

Sussex County Council
2 The Circle
P.O. Box 589
Georgetown, Delaware 19957

RE: The Grande at Canal Pointe – Application #C/Z 1926

Dear Members of Sussex County Council:

We live at 53 Tidewaters, Rehoboth Beach, and can see the Canal Pointe Subdivision as we look west from our house. We are only 3 houses away from being right across the Canal from the area of the “recreational dock/pier” proposed by the above-referenced Application.

We object to the Application because we are greatly concerned that the installation of a “recreational dock/pier” at the location proposed by the Application would result in numerous adverse environmental and water safety impacts. These impacts include, but are not limited to the following:

1. Destruction of the pre-existing natural buffer between the Subdivision and the Canal.
2. Disturbance of critical wildlife habitat (including existing roosts/nests for American Eagles, Osprey, and other notable species in the area).
3. Damage to one of the most ecologically sensitive and pristine areas of the Canal.
4. Overcrowding of this narrow area of the Canal with many additional boats, canoes, kayaks, and other watercraft from the 571 units of single-family homes, townhouses, and apartments comprising the Subdivision.

For all these reasons, we respectfully request that Sussex County Council vote to **deny** this Application.

Thank you for very much for your attention in this matter.

Sincerely,


Stephen Wintermeyer


Ginat Wintermeyer Mirowski

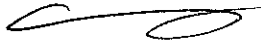
June 8, 2021

Sussex County Council,

Good Afternoon,

I am writing to alert the Sussex County Council of something that has been brought to my attention. My cousins, sisters, and I are in the process of selling lots in Canal Corkran. The buyer for Lot 104 (see attached site plan) had the property staked and informed me that the lot he is purchasing extends beyond the dock line for which Grande at Canal Pointe has applied for approval. Additionally, according to the stakes, our property encompasses a portion of land on which Grande at Canal Pointe has removed trees and phragmites. With intent to sell the property in the very near future, we have alerted the Buyer to the situation. I wanted to bring this to your attention because I know that the community is actively pursuing dock approval. The apparent discrepancy to which I am referring is admittedly difficult to discern on paper. I am meeting onsite with the engineering firm, DBF, on Friday, June 11th, at 8:00 AM to confirm stake location. I have a video on file of the previous stake, from which I have included screenshots. This letter is not to oppose or favor the dock installation but rather to bring your attention the discrepancy I felt should be disclosed. I very much appreciate your time.

Sincerely,



Carrie Lingo
Corkran6, LLC Managing Member

CANAL CORKRAN EXPANSION

LEWES AND REHOBOTH HUNDRED

SUSSEX COUNTY, DELAWARE

CANAL CROSSING ROAD (MAINT. #304631)

LOCAL/SUBURBAN ROAD

CONFORMED COPY
 Document # 20190032603 BK: 290 PG: 66
 On 9/5/2019 at 3:33:00 PM
 RECORDER OF DEEDS Scott Dailly
 Sussex County
 Consideration: \$0.00

CONDITIONS OF APPROVAL (ORDINANCE #1279, CZ 1852)

- THE STREETS WITHIN THE PROJECT SHALL BE BUILT TO STATE SPECIFICATIONS WITH CURBING.
- STREETLIGHTING SHALL BE PROVIDED.
- THE DEVELOPERS SHALL DEDICATE A MULTIMODAL CORRIDOR TO THE STATE OF DELAWARE, AS PRESENTED BY THE DEVELOPERS DURING THE PUBLIC HEARING.
- IF IT IS DETERMINED THAT A TRAFFIC CONTROL SYSTEM IS REQUIRED, THE DEPARTMENT OF TRANSPORTATION SHALL DETERMINE THE DEVELOPER CONTRIBUTION FOR A TRAFFIC CONTROL SYSTEM. THE DEVELOPERS SHALL ESCROW THE APPROPRIATE FUNDING TO SUSSEX COUNTY TO HOLD IN ESCROW UNTIL THE TRAFFIC LIGHTING SYSTEM IS COMPLETED. IF THE TRAFFIC CONTROL SYSTEM IS NOT COMPLETED WITHIN FIVE YEARS, THE FUNDING SHALL BE RETURNED TO THE DEVELOPERS.
- ACCESS TO THE PROJECT SHALL BE CREATED AT THE MULTIMODAL CORRIDOR. THE DEPARTMENT OF TRANSPORTATION SHALL DETERMINE THE LOCATION OF THE ACCESS ON THE MULTIMODAL CORRIDOR.
- THE MAXIMUM NUMBER OF UNITS FOR THE PROJECT SHALL NOT EXCEED 170 UNITS, WITH NO MORE THAN 51 MULTI-FAMILY CONDOMINIUM UNITS, 14 MULTI-FAMILY DUPLEX UNITS, AND 105 SINGLE FAMILY LOTS. BY COMPARISON, THE EXISTING ZONINGS OF C-1 GENERAL COMMERCIAL AND AR-1 AGRICULTURAL RESIDENTIAL COULD PERMIT 160 OR MORE UNITS, AND A SUBDIVISION PROJECT WITH MR MEDIUM DENSITY RESIDENTIAL ZONING COULD PERMIT 200 OR MORE UNITS.
- THE PROJECT SHALL BE PHASED. THE FIRST PHASE SHALL INCLUDE NO MORE THAN 20 CONDOMINIUM UNITS, 8 DUPLEX UNITS, AND 25 SINGLE-FAMILY LOTS. ANY ADDITIONAL PHASES SHALL NOT EXCEED 20 CONDOMINIUM UNITS, 8 DUPLEX UNITS, AND 30 SINGLE-FAMILY LOTS.
- ALL RECREATIONAL AMENITIES SHALL BE COMPLETED PRIOR TO THE START OF A SECOND PHASE.
- THE PROJECT SHALL BE SERVED BY A CENTRAL WATER SYSTEM.
- THE PROJECT SHALL BE SERVED BY A CENTRAL SEWER SYSTEM.
- IF IT IS FOUND THAT ADDITIONAL AREA IS NEEDED FOR STORMWATER MANAGEMENT, PARKING, OR OTHER USE, THE ADDITIONAL AREA SHALL BE TAKEN FROM LOT AREAS, NOT DESIGNATED OPEN SPACE AREAS.
- THE PRELIMINARY SITE PLAN SHALL BE SUBJECT TO REVIEW BY THE TECHNICAL ADVISORY COMMITTEE PRIOR TO SUBMITTAL TO THE PLANNING AND ZONING COMMISSION.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION UPON RECEIPT OF ALL APPROPRIATE AGENCY APPROVALS.
- THE NEW LOTS SHALL ALL BE SUBJECT TO THE DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR CANAL CORKRAN.
- ANY OF THE 8 NEW LOTS THAT HAVE WETLANDS WITHIN THEIR BOUNDARIES SHALL CONTAIN THE "WETLANDS NOTICE" IN THEIR DEED AS REQUIRED BY SECTION 99-6H OF THE SUBDIVISION CODE. IN ADDITION, ALL OF THE WETLANDS AREAS WITHIN EACH LOT SHALL BE CLEARLY MARKED WITH PERMANENT MARKERS TO IDENTIFY THEM AS NON-DISTURBANCE AREAS.
- THE BUILDING SETBACK REAR LINE WILL BE MEASURED FROM THE WETLANDS DELINEATION LINE, NOT FROM THE REAR LOT LINE.

RECORD PLAN

DBF PROJECT NO. 2261J010
 DECEMBER, 2018

DATA COLUMN

TAX MAP ID: 334-13.00-1318.00 (LOT 21)
 334-13.00-1319.00 (LOT 22)
 334-13.00-1320.00 (LOT 23)
 334-13.00-1411.00 (PRIVATE STREETS)
 334-13.00-1412.00 (PRIVATE OPEN SPACE PARK AREA 3)
 334-13.00-1414.00 (PUMP STATION)

DEED REFERENCE: DEED BOOK 2388, PAGE 268

DATUM:
 VERTICAL: NAVD 88
 HORIZONTAL: NAD 83 (DE STATE PLANE)

LAND USE
 EXISTING: RESIDENTIAL CLUSTER DEVELOPMENT
 PROPOSED: RESIDENTIAL CLUSTER DEVELOPMENT

ZONING
 EXISTING: MR, C-1

BUILDING SETBACKS:
 FRONT SETBACK: MR
 SIDE SETBACK: 30'
 REAR SETBACK: 10' (5' FROM WETLANDS LINE)

PROPOSED BUILDING HEIGHT: 42' MAXIMUM
 PROPOSED CONSTRUCTION: WOOD/CONCRETE BLOCK

UNITS:
 EXISTING:
 SINGLE-FAMILY DWELLING UNITS: 99
 MULTI-FAMILY DUPLEX UNITS: 14
 MULTI-FAMILY TOWNHOUSE UNITS: 51
 TOTAL No. LOTS/UNITS: 164
 PROPOSED:
 SINGLE-FAMILY DWELLING UNITS: 8 GROSS - 2 EXISTING = 6 NET
 TOTAL No. LOTS/UNITS: 170

AREAS:
 EXISTING:
 LOT 21: 1.3286 AC.
 LOT 22: 7.0031 AC.
 LOT 23: 0.2755 AC.
 PRIVATE STREETS: 10.079 AC.
 PRIVATE OPEN SPACE "PARK AREA 3": 0.9727 AC.
 PUMP STATION: 0.0314 AC.
 TOTAL SITE: 65.0939 AC.

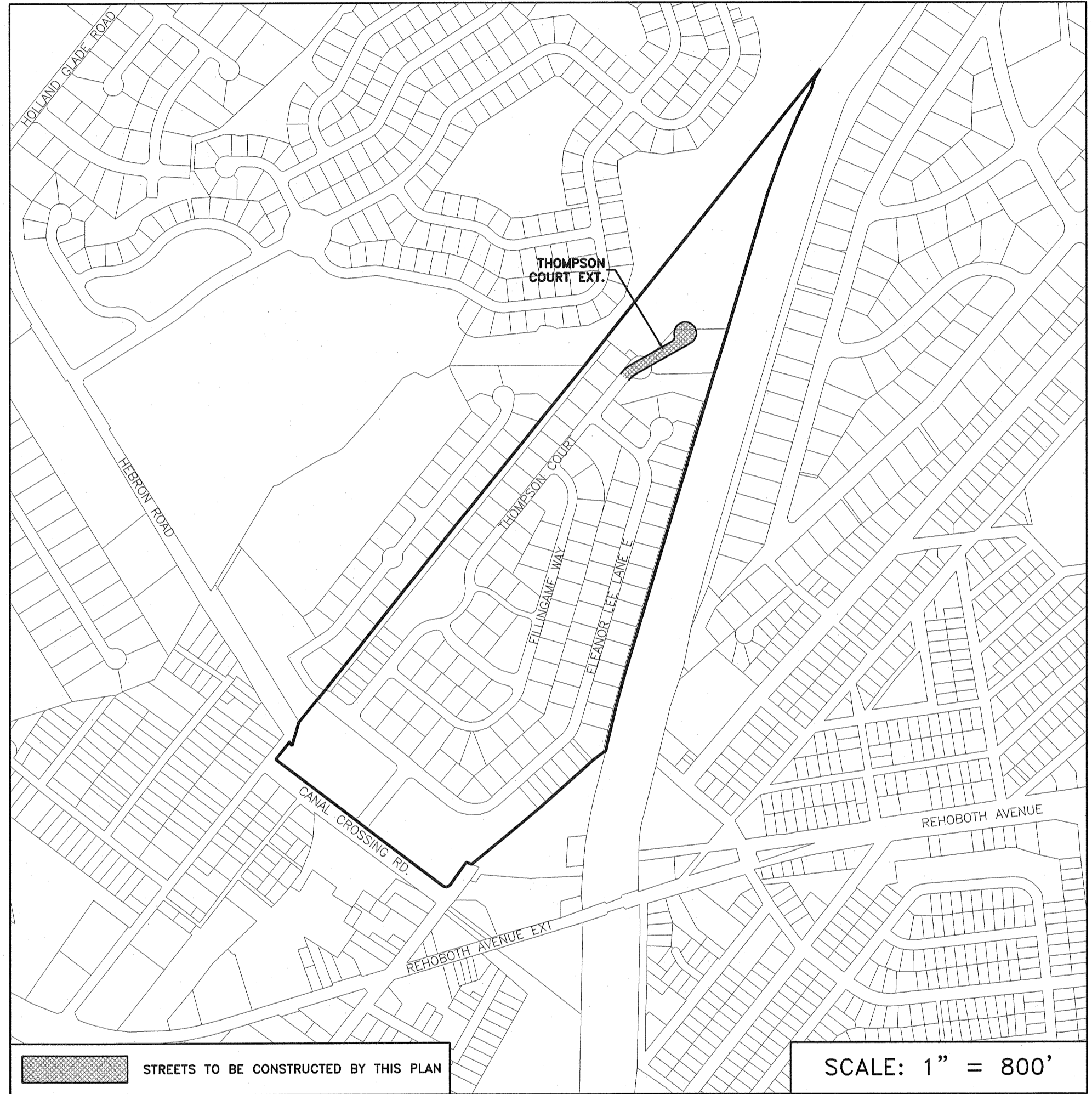
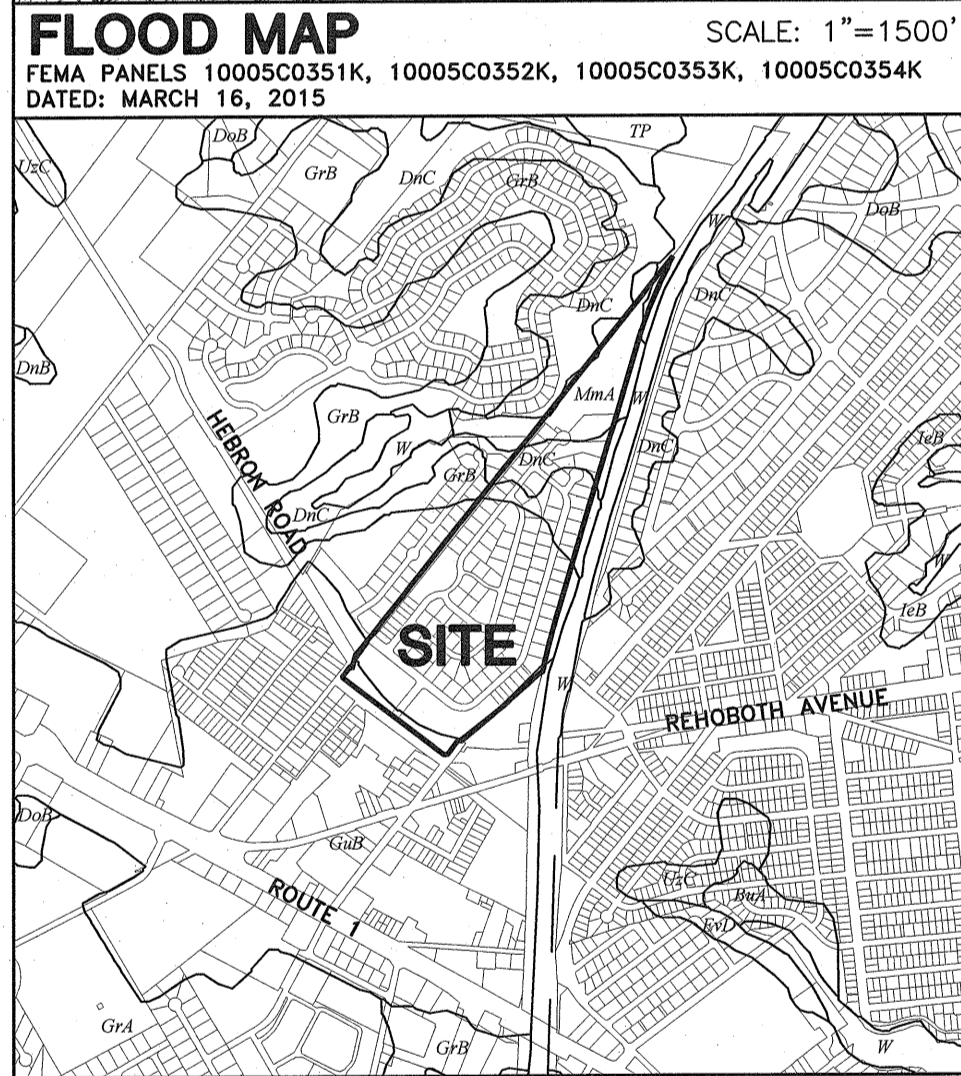
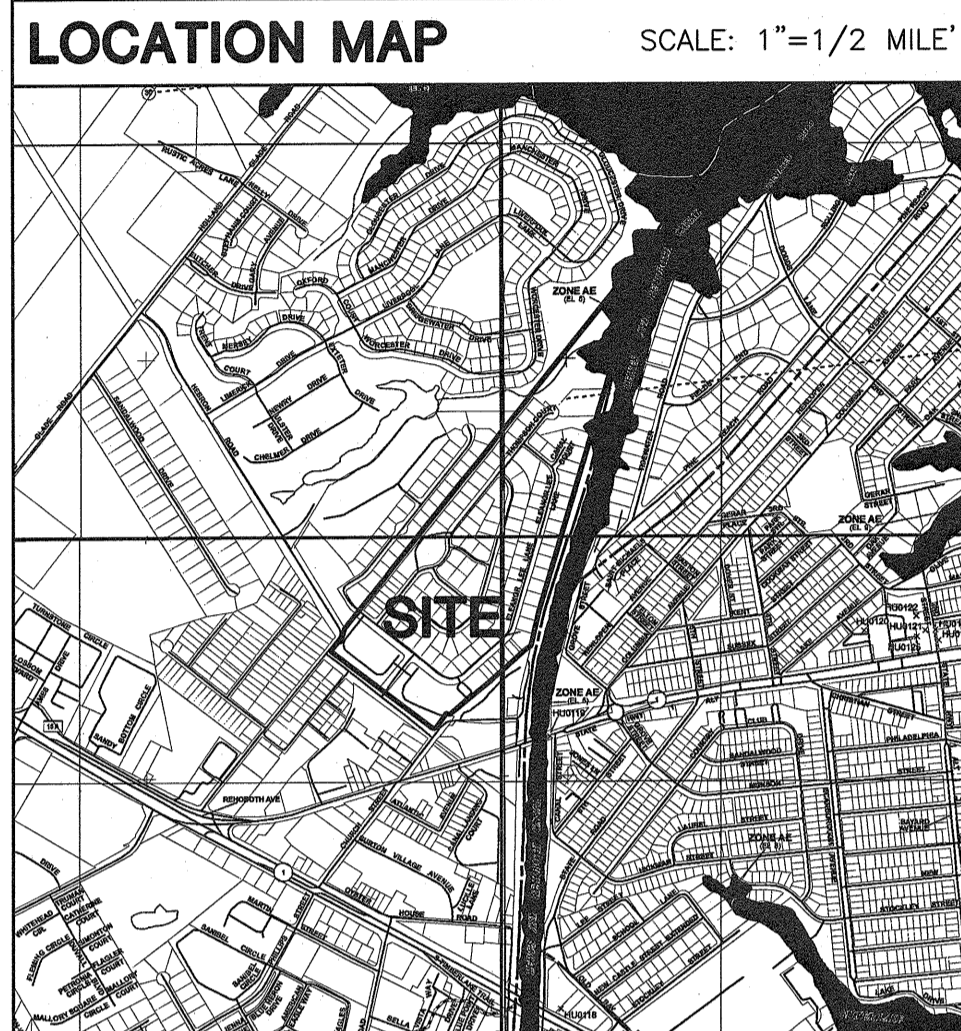
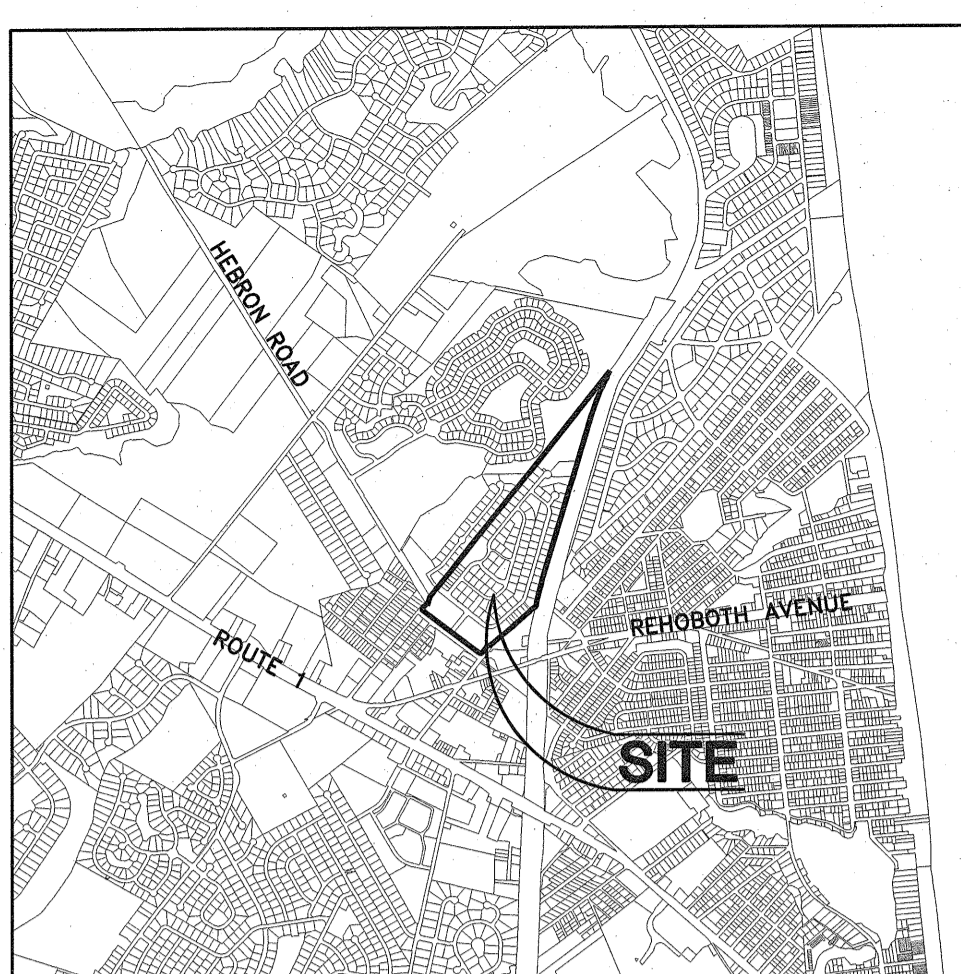
PROPOSED:
 LOT 23: 0.2837 AC.
 PRIVATE STREETS: 10.3986 AC.
 PRIVATE OPEN SPACE "PARK AREA 3": 1.0254 AC.
 LAND TO BE CONVEYED TO SUSSEX CO.: 0.0145 AC. (P/O PUMP STATION)
 RESIDUAL LANDS/OPEN SPACE: 3.9722 AC.
 PUMP STATION: 0.0459 AC.
 TOTAL SITE: 65.0794 AC.

EXISTING DENSITY: 2.52 D.U./ACRE
 PROPOSED DENSITY: 2.61 D.U./ACRE

WETLANDS IN LOTS: 1.4512 AC.
 WETLANDS IN OPEN SPACE: 3.6002 AC.
 TOTAL WETLANDS: 4.5114 AC.

UTILITIES
 SEWER PROVIDER: SUSSEX COUNTY
 WATER PROVIDER: CITY OF REHOBOTH

FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0351K, 10005C0352K, 10005C0353K, 10005C0354K, DATED MARCH 16, 2015.



GENERAL NOTES:

- NO LANDSCAPING SHALL BE ALLOWED WITHIN 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 TRANSPORTATION'S (DDOT'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 OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 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, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.
- AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- WHEN LAND BEING SUBDIVIDED CONTAINS WETLANDS, EITHER STATE OF FEDERAL, THE DEEDS FOR THOSE LOTS SHALL CONTAIN A DISCLOSURE STATEMENT THAT READS, "THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE."
- MOBILE OR MANUFACTURED HOMES ARE PROHIBITED FROM BEING USED AS SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS.
- BOUNDARY INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD RUN SURVEY PERFORMED BY DAVIS, BOWEN AND FRIEDEL, INC. (DBF) IN DECEMBER 2017 AND INFORMATION FOUND AT THE RECORDER OF DEEDS OFFICE FOR SUSSEX COUNTY. EXISTING UTILITIES AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IN THE VICINITY OF THOMPSON COURT EXTENDED ARE THE RESULT OF A TOPOGRAPHICAL SURVEY PERFORMED BY DBF IN DECEMBER 2017.
- A WETLANDS DELINEATION WAS PERFORMED BY ENVIRONMENTAL RESOURCES, INC. IN SEPTEMBER 2017.
- THIS SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0351K, 10005C0352K, 10005C0353K, 10005C0354K, DATED MARCH 16, 2015.
- THIS PLAN DOES NOT VERIFY THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PERFORMED OR PROVIDED.
- UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW, PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNATED BY THE OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENTS PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- FOR RESTRICTIONS AND COVENANTS BINDING THIS SUBDIVISION REFER TO THE DECLARATION OF COVENANTS AND RESTRICTIONS RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR SUSSEX COUNTY, STATE OF DELAWARE IN DEED BOOK _____, PAGE _____, DATED _____.
- FOR THE MAINTENANCE AND OPERATION OF STREET AND ROAD IMPROVEMENTS, SURFACE DRAINAGE FACILITIES, EROSION AND SEDIMENT CONTROL FACILITIES, SANITARY SEWER FACILITIES, WATER SUPPLY FACILITIES, FORESTED BUFFER STRIPS OR OTHER IMPROVEMENTS WHICH MAY BE APPLICABLE REFER TO THE DECLARATION OF COVENANTS AND RESTRICTIONS.
- ALL INTERIOR LOT LINES ARE RESERVED FOR THE CENTERLINE OF A TEN (10) FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT. ALL PERIMETER LOT LINES SHALL HAVE TEN (10) FOOT EASEMENTS ALONG THE INTERIOR SIDE OF THE PERIMETER BOUNDARY.

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	EASEMENT
EASEMENT	BUFFER
CONTOUR	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
CATCH BASIN, STORM PIPE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SANITARY SEWER MANHOLE, PIPE	FIRE HYDRANT ASSEMBLY
WATER MAIN	TREE LINE
FIRE HYDRANT ASSEMBLY	PAVEMENT
UTILITY POLE	SIDEWALK
SIGN	
FENCE	
TREE	
TREE LINE	
WETLANDS	
PAVEMENT	

SHEET INDEX

RECORD PLAN - TITLE SHEET	V-101
RECORD PLAN - OVERVIEW	V-102
RECORD PLAN	V-103 - V-104

SUPERSEDE NOTE:
 THIS PLAN SUPERSEDES IN ITS ENTIRETY THE RECORD SUBDIVISION PLAT FOR CANAL CORKRAN RECORDED IN PLAT BOOK 72, PAGES 261, 262, & 263 AT THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY.

PURPOSE NOTE:
 THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE LOTS 21 AND 22 INTO EIGHT (8) LOTS.

WETLANDS STATEMENT

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(A)(9)), WATERS OF THE U.S. DEFINITION/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL, THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

IN ACCORDANCE WITH ONRDC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.

EDWARD M. LAUNAY, PWS No. 875
 SOCIETY OF WETLANDS SCIENTISTS
 CORPS OF ENGINEERS
 CERTIFIED WETLAND DELINEATOR WDP93MDD5100368

ENGINEER'S STATEMENT

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

DAVIS, BOWEN & FRIEDEL, INC.
 BY RING W. LARDNER, P.E.

OWNER'S CERTIFICATION

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

CANAL CORKRAN, LLC.
 P.O. BOX 605
 REHOBOTH BEACH, DE 19971
 (302) 227-3883

SUSSEX COUNTY PLANNING & ZONING APPROVAL

Samantha Bullish
 SUSSEX COUNTY PLANNING & ZONING STAFF

6/29/19 DATE

8-27-19 DATE

SUSSEX COUNTY COUNCIL PRESIDENT

SUSSEX CONSERVATION DISTRICT

APPROVED
 SEDIMENT CONTROL & STORMWATER MANAGEMENT

Reviewed by: [Signature] Date: 6/29/19

Approved by: [Signature] Date: 8/27/19

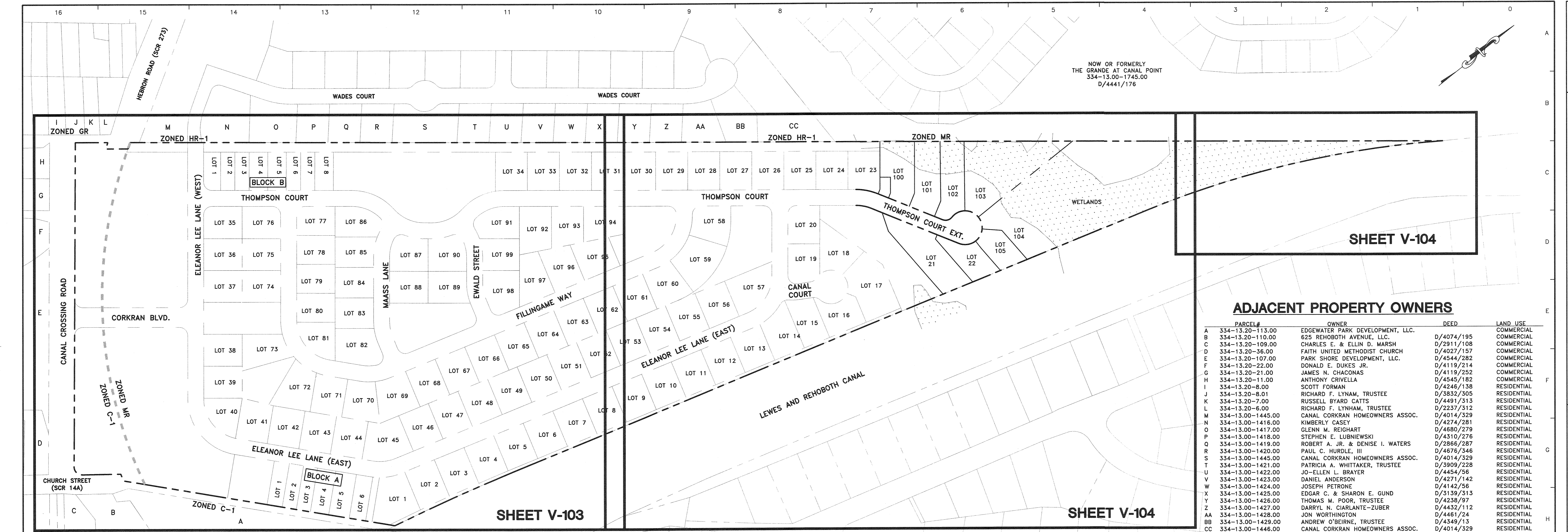
DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
 MILFORD, DELAWARE (302) 424-1441
 EASTON, MARYLAND (410) 770-4744

REVISIONS:
 2018-11-28: SCD
 SCE-PW
 REHOBOTH WATER DEPT.

V-101



ADJACENT PROPERTY OWNERS

Table with columns: PARCEL#, OWNER, DEED, LAND USE. Lists adjacent property owners and their details.

ZONING:

- A-H: GENERAL COMMERCIAL - C-1
I-L: GENERAL RESIDENTIAL - GR
M-CC: HIGH DENSITY RESIDENTIAL - HR-1

WETLANDS LINE TABLE

Table with columns: LINE#, BEARING, DISTANCE. Lists wetlands boundary data.

RIGHT-OF-WAY CURVE TABLE

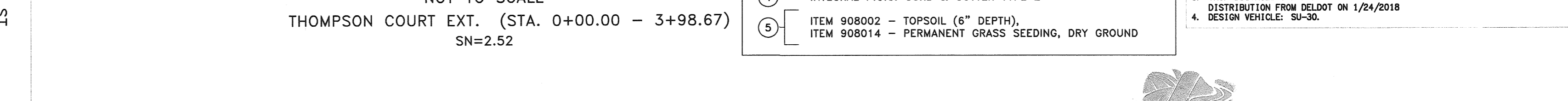
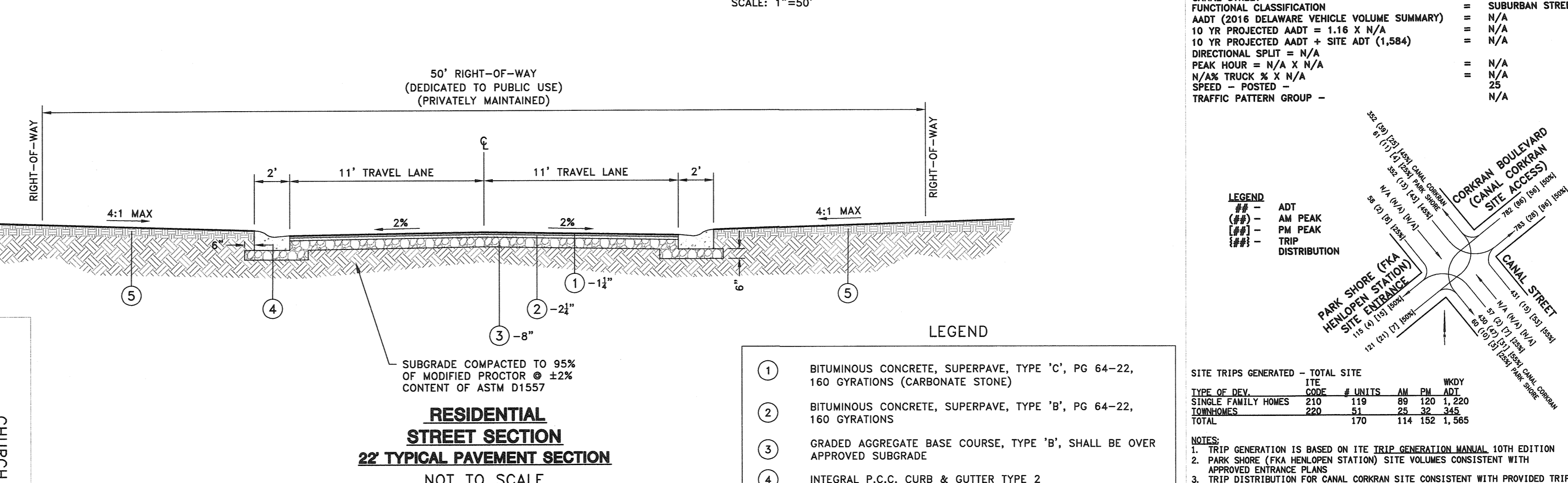
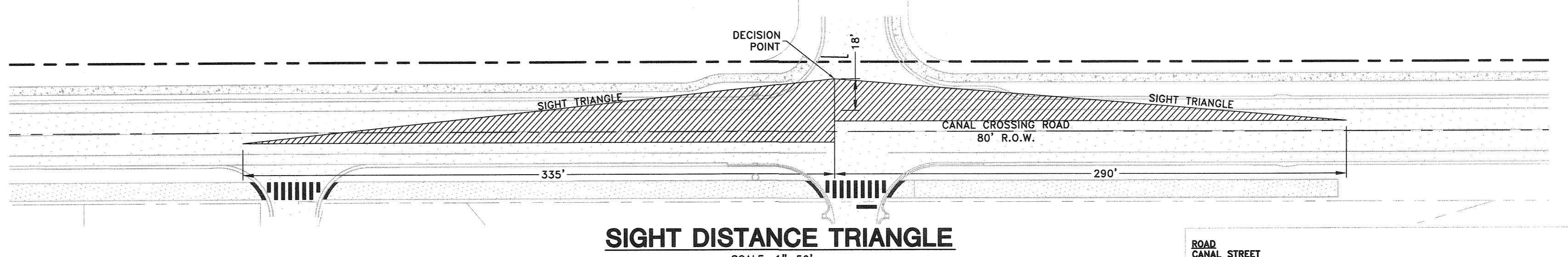
Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists right-of-way curve data.

PROPERTY CURVE TABLE

Table with columns: CURVE, ARC LENGTH, RADIUS, DELTA ANGLE, CHORD BEARING, CHORD LENGTH. Lists property curve data.

PROPERTY LINE TABLE

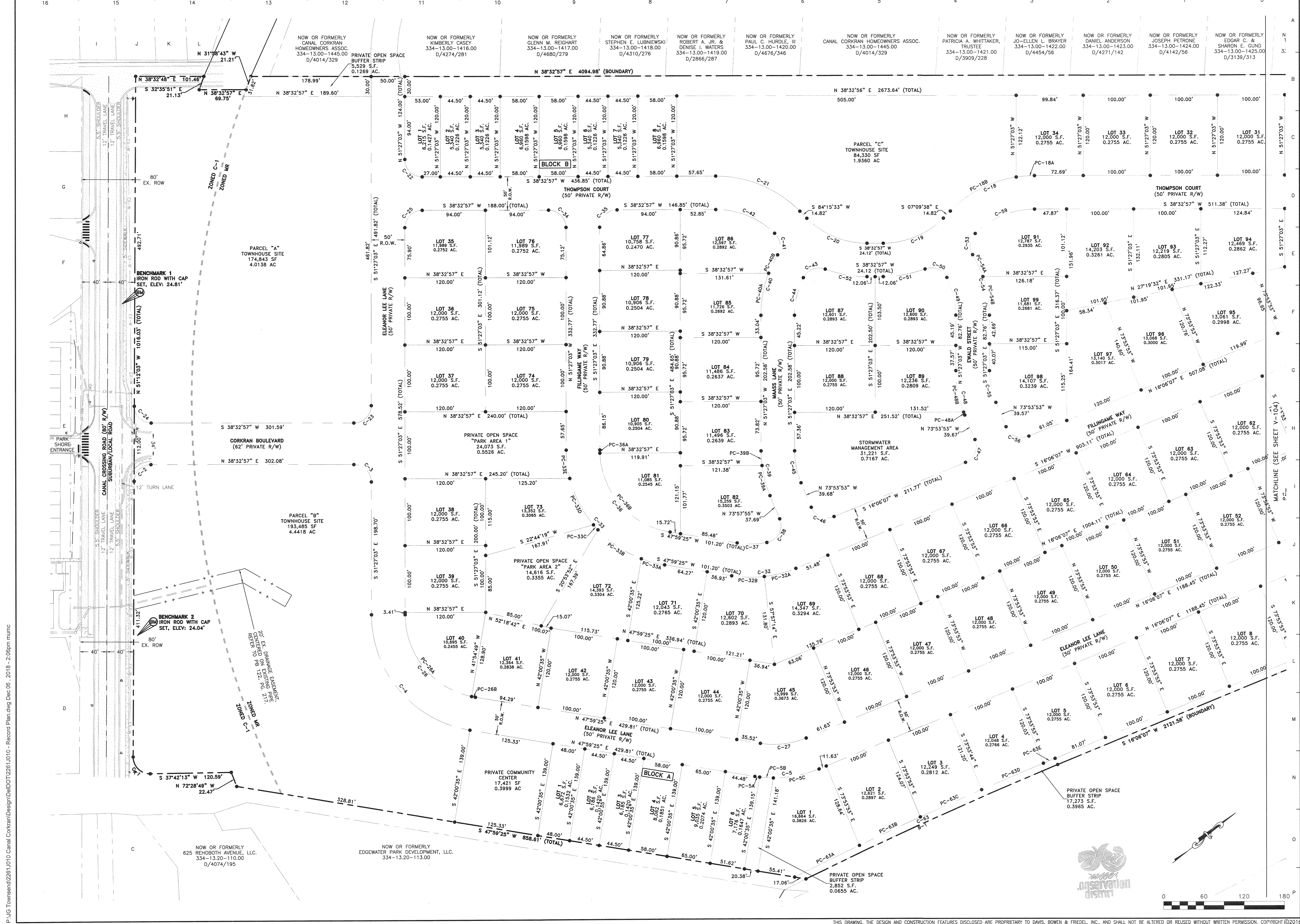
Table with columns: LINE#, BEARING, DISTANCE. Lists property boundary data.



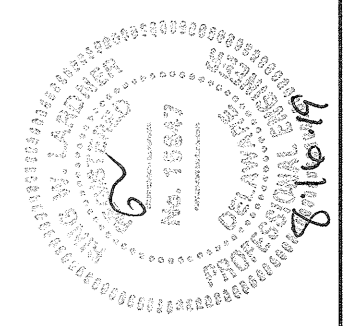
Vertical text block containing project information: PROJECT: CANAL CORKRAN EXPANSION; MAINTENANCE: #304631; COUNTY: SUSSEX COUNTY, DELAWARE; FIRM: DAVIS, BOWEN & FRIEDEL, INC.; SURVEYORS: SALESBY, MONTANO, MUDRO, DEJANNE, EASTON, MONTANO.

P:\JUG Townsend\2261010 Canal Corkran\Design\DWG\DOT\2261010 - Record Plan.dwg Dec 05, 2018 - 4:52pm levit

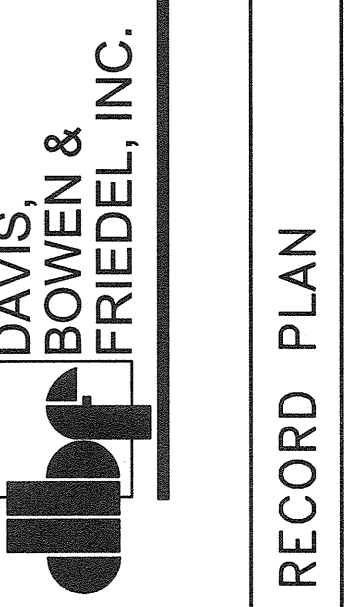
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ARCHITECT'S ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 SALESBURY, MARYLAND (410) 443-9001
 MILFORD, DELAWARE (302) 424-1441
 DUBLIN, VIRGINIA (410) 770-4744



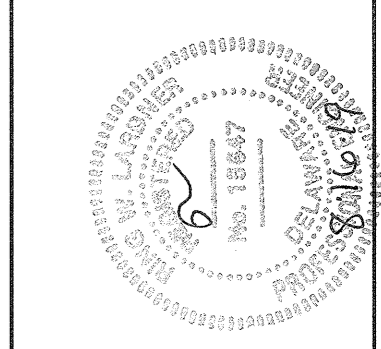
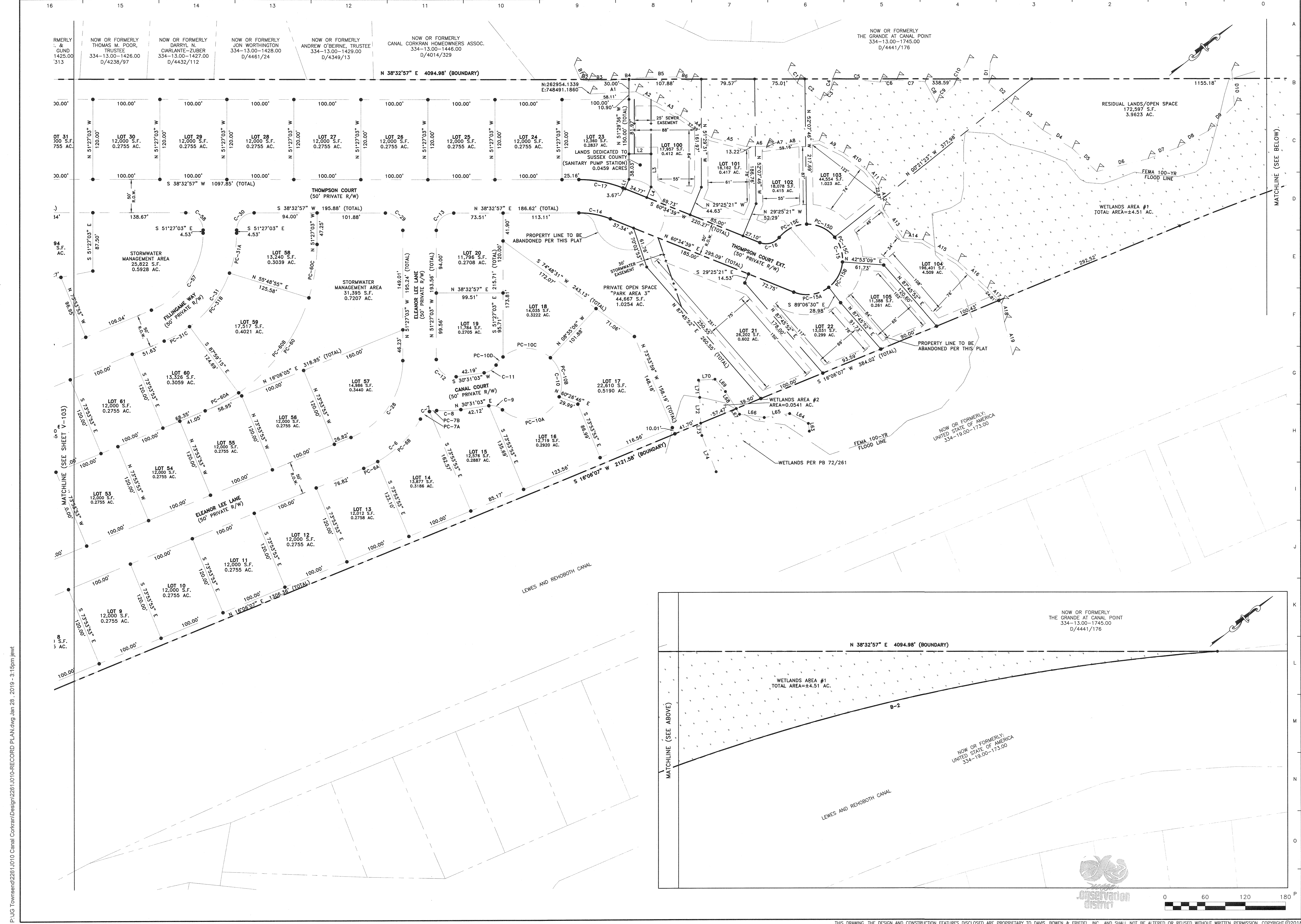
RECORD PLAN

CANAL CORKRAN EXPANSION
CANAL CROSSING ROAD (MAINT. #304631)
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

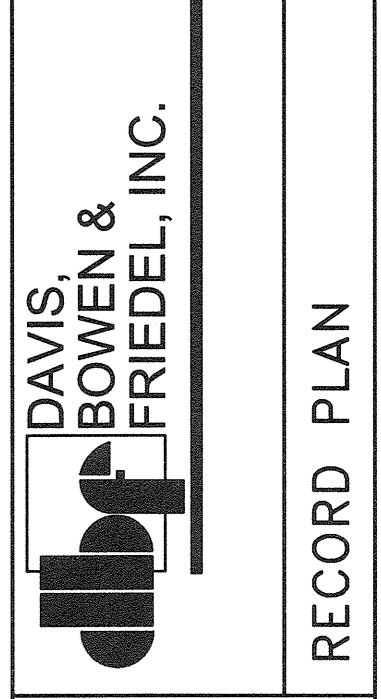
Revisions:
 2018-11-28: SCD
 SCE-PW

Date: AUGUST, 2018
 Scale: 1" = 60'
 Dwn.By: TAJ
 Proj.No.: 2261J010
 Dwg.No.: V-103

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ARCHITECTS ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 SALISBURY, MARYLAND (410) 343-8000
 MILFORD, DELAWARE (302) 621-1441
 DORCHESTER, WISCONSIN (608) 725-4774



RECORD PLAN

CANAL CORKRAN EXPANSION
CANAL CROSSING ROAD (MAINT. #304631)
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

Revisions:
 2018-11-28: SCD
 SCE-PW
 REHOBOTH WATER DEPT.

Date: AUGUST, 2018
 Scale: 1" = 60'
 Dwn.By: TAJ
 Proj.No.: 2261J010
 Dwg.No.:

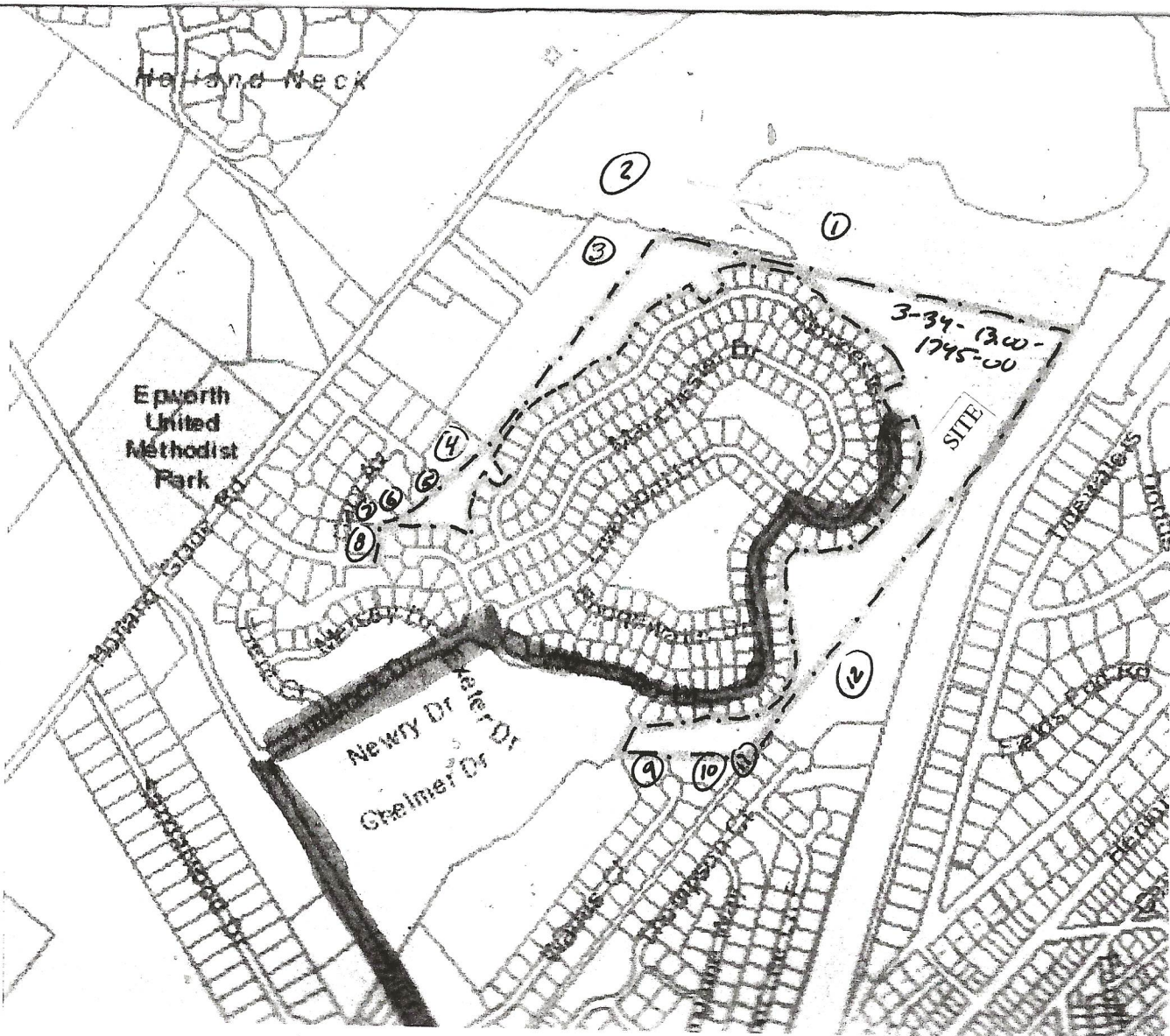
V-104

P:\JG Townsend\2261J010 Canal Corkran\Design\2261J010-RECORD PLAN.dwg Jan 28, 2019 - 3:15pm jlevit

BLOCK 25. Names and addresses of owners of adjoining properties.

<u>Map ID*</u>	<u>Parcel #</u>	<u>Name, address of owner</u>
1	3-34-14.00-1.00	State of Delaware, PO Box 778, Dover, DE 19903
2	3-34-13.00-33.00	State of Delaware, 89 Kings Highway, Dover, DE 19901
3	3-34-13.00-335.00	Patricia Fraser, Trustee, 18909 Holland Glade Road, Rehoboth Beach DE 19971
4	3-34-13.00-787.00	Robert Hoff, 111 Kelly Dr., Rehoboth Beach DE 19971
5	3-34-13.00-786.00	Joseph Purdy & Anthony Pantorno, PO Box 328, Rehoboth Beach DE 19971
6	3-34-13.00-784.00	Patricia Arsenault, 6 Gary Ave., Rehoboth Beach DE 19971
7	3-34-13.00-783.00	Melvin & Karin Kampmann, 4 Gary Ave., Rehoboth Beach DE 19971
8	3-34-13.00-782.00	Daniel & Joseph Brennan, Cp-Trustees, 111 Whitmore Dr., Elkton MD 21921
9	3-34-13.00-1430.00	James Prettyman & Robert Bonham, 50 Eleanor Lee Lane East, Rehoboth Beach DE 19971
10	3-34-13.00-1446.00	Canal Corkran HOA, PO Box 605, Rehoboth Beach DE 19971
11	3-34-13.00-1414.00	Sussex County, PO Box 589, Georgetown DE 19947 (Pump Station)
12	3-34-13.00-1319.00	Canal Corkran HOA, PO Box 605, Rehoboth Beach DE 19971

* see map, below:



Jamie Whitehouse

From: A. Martin Clark <amclark@ix.netcom.com>
Sent: Sunday, June 13, 2021 9:17 PM
To: Jamie Whitehouse
Subject: Letter regarding recreational dock/pier" in Application #C/Z 1926
Attachments: Opposition to Dock Letter_Clark.docx

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Mr. Whitehouse,
Please find attached a letter regarding the recreational dock/pier in Application #C/Z 1926.
Sincerely,
A. Martin Clark

June 10, 2021

Sussex County Council
2 The Circle
P.O. Box 589
Georgetown, Delaware 19957
Via email: Jamie.whitehouse@sussexcountyde.gov

RE: The Grande at Canal Pointe – Application #C/Z 1926

Dear Members of Sussex County Council:

We live directly across the canal from the Canal Pointe Subdivision proposed “recreational dock/pier” in Application #C/Z 1926. This “recreational dock/pier” was not included as part of the initial Canal Pointe Subdivision and may have negatively impacted the ability for it to be approved given all the serious concerns for our environment and safety of this cherished Delaware community. Reversing a proposed and accepted standard creates a serious precedent.

We object to the Application for many reasons, as we are greatly concerned that the installation of a “recreational dock/pier” at the location proposed by the Application would result in a number of adverse environmental and water safety impacts, including but not limited to:

1. Destruction of the pre-existing natural buffer between the Subdivision and the Canal;
2. Disturbance of critical wildlife habitat (including existing roosts/nests for American Eagles, Osprey, and other precious species in the area);
3. Overcrowding of this narrow area of the Canal with a mass throng of additional boats, canoes, kayaks, and other watercraft from the 571 units of single-family homes, townhouses, and apartments comprising the Subdivision; it is a serious safety issue with potentially critical liability consequences. A 30' X 30' dock is totally unnecessary and extremely dangerous!
4. Spoilation of one of the most ecologically sensitive and naturally-pristine environs of the Canal.

For all these reasons, we respectfully request that Sussex County Council vote to deny the Application.

Sincerely,



Eileen Stroud Clark and A. Martin Clark
59 Tidewaters
Rehoboth Beach, DE 19971