



Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Director, Department of Planning & Zoning; Lauren DeVore, Planner III; Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I and Chase Philips, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: May 21, 2020
RE: Other Business for May 28, 2020 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the May 28, 2020 Planning Commission meeting.

Acadia Subdivision (2018-01)

KS

Final Subdivision Plan

This is a Final Subdivision Plan for a major subdivision to consist of 234 single-family dwellings, site improvements and open space, using the cluster development option. The site is a 117.21-acre parcel of land that is accessed from Dorman Road (S.C.R. 288A) and Robinsonville Road (S.C.R. 277). The Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at its meeting of Thursday, May 24, 2018. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcels: 234-11.00-60.00, 62.03 and 64.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

Lands of Michael W. & Mary E. Peterson (2019-26)

BM

Final Subdivision Plan

This is a Final Subdivision Plan for a for a major subdivision within the existing Layton Subdivision to consist of 6 lots on 2.0124 acres with Lots 6-8 having access off Jerry Drive and Lots 6a-8a having access off Railway Road (S.C.R. 350). The parcels are located on the north side of Railway Road (S.C.R. 350) and on the south side of Jerry Drive. The Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at its meeting of Thursday, January 23, 2020. The Commission approved the Preliminary Subdivision subject to the receipt of a shared use maintenance agreement for Jerry Drive. A General Note has been added to the plans explaining this to address the Commission's earlier request. Tax Parcels: 134-8.00-29.00, 30.00 & 30.01. Zoning: GR (General Residential Zoning District.) Staff are in receipt of all agency approvals.

Wellesley Subdivision (2018-7)

BM

Final Amenities Plan

This is a Final Amenities Plan for the construction of a proposed two-story, 2,016 square foot clubhouse, pool and pool deck, 14 parking spaces and other site improvements located off of Clearview Drive in the existing Wellesley subdivision. The Final Subdivision Plan was approved by the Planning and Zoning Commission at its meeting of Thursday, June 27, 2019. The Final Amenities Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcels: 334-12.00-46.01 (a portion of) 113.00 (a portion of) 116.00. Zoning: AR-1



(Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

S-20-05 PJM Properties, LLC

HW

Revised Final Site Plan

This is a Revised Final Site Plan for the construction of a 4,675 square foot storage building to be located at 35613 Williamsville Rd. The site is an existing boat repair and storage yard that possesses a Conditional Use No. 1106, which was approved by County Council on May 23, 1995. No new parking is proposed. The Revised Final Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 533-19.00-287.02. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

SHEET INDEX

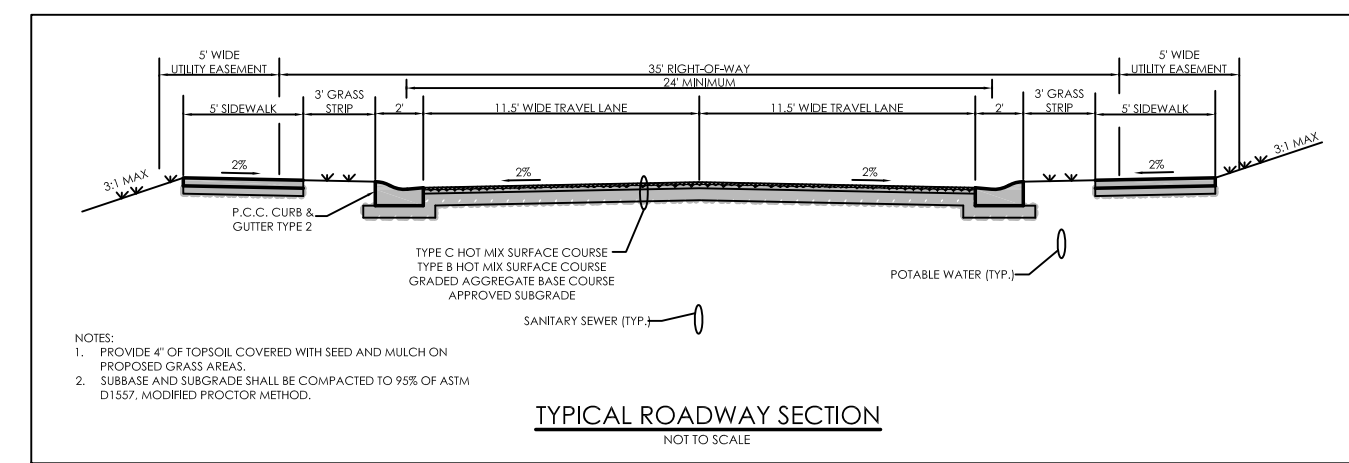
- 1 TITLE SHEET
- 2 FINAL PLAT
- 3 FINAL PLAT
- 4 FINAL PLAT
- 5 FINAL PLAT
- 6 FINAL PLAT
- 7 FINAL PLAT
- 8 FINAL PLAT
- 9 FINAL PLAT

LEGEND

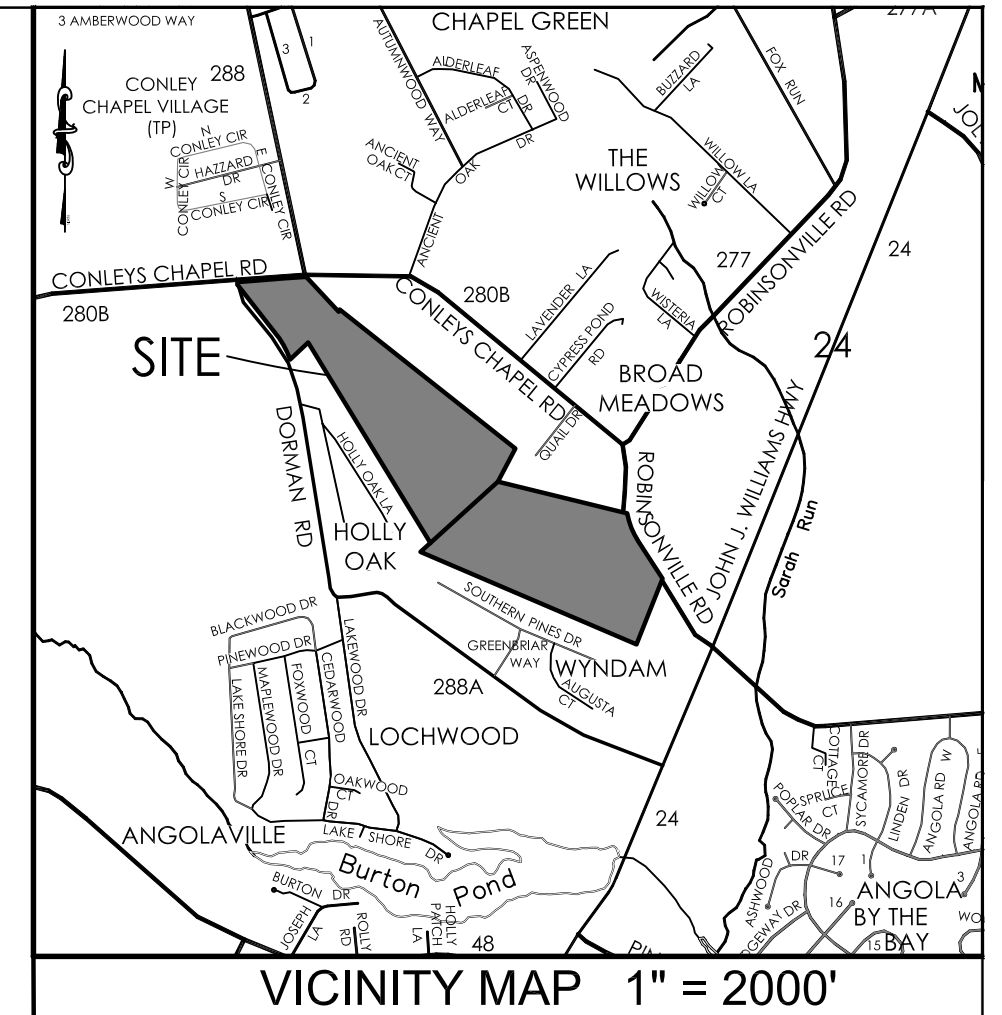
PROPERTY LINE	---
UTILITY EASEMENT	- - - - -
SETBACK LINE	---
ROAD CENTERLINE	---
EDGE OF CONCRETE	---
PROPOSED EDGE OF PAVEMENT	---
PROPOSED CURB	---
SIDEWALK	---
SIDEWALK HATCH	---
EDGE OF POND	---
TREE LINE	---
FORESTRY EASEMENT (SEE NOTE # 21)	---
LANDSCAPE EASEMENT	---
CONCRETE MONUMENT FOUND	□
IRON ROD FOUND	●
STORM DRAIN EASEMENT	---
ARTESIAN WATER EASEMENT	---
TIDEWATER UTILITY EASEMENT	---
10' TEMPORARY CONSTRUCTION EASEMENT	---
PC	POINT OF CURVE
PT	POINT OF TANGENT
PRC	POINT OF REVERSE CURVE
PCC	POINT OF CONTINUOUS CURVE

NOTES:

1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.
2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET POND. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.
3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
4. FOR ANY NEW DEVELOPMENT LOCATED IN WHOLE OR IN PART WITH 50 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, NO IMPROVEMENT REQUIRING AN AGENCY APPROVAL OR A RESIDENTIAL TYPE USE SHALL BE CONSTRUCTED WITHIN 50 FEET OF THE BOUNDARY OF THE LANDS USED PRIMARILY FOR AGRICULTURAL PURPOSES.
5. CONSTRUCTION TO COMMENCE IMMEDIATELY UPON APPROVAL. STORM DRAIN AND WATER LINES WILL BE PLACED FIRST, FOLLOWED BY UTILITIES AND STREETS.
6. A 15 FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.
7. THE HOMEOWNERS ASSOCIATION WILL BE REQUIRED TO MAINTAIN THE FORESTED/PLANTING BUFFER AND OPEN SPACE AND THE SPECIFICS WILL BE SPELLED OUT IN THE HOMEOWNERS ASSOCIATION DOCUMENTS.
8. NO WETLANDS WERE FOUND ON SITE.
9. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
10. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
11. SHRUBBERY, PLANTINGS, SIGNS AND/OR 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.
12. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
13. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THESE PLANS 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.
14. 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.
15. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
16. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
17. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
18. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
19. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
20. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.



SUSSEX CONSERVATION DISTRICT APPROVAL



APPROVAL

CHAIRMAN SUSSEX COUNTY PLANNING & ZONING COMMISSION _____ DATE _____

PRESIDENT OF SUSSEX COUNTY COUNCIL _____ DATE _____

I, ACADIA INVESTMENTS, INC HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTIES DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW

ACADIA INVESTMENTS, INC OWNER _____ DATE _____

PROFESSIONAL CERTIFICATION. I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF DELAWARE LICENSE NUMBER #56-0000767, EXPIRATION DATE JUNE 30 2021

BROCK E. PARKER LIC. #56-0000767 EXP DATE JUNE 30 2021 DATE _____

CONDITIONS OF APPROVAL

- A. THERE SHALL BE NO MORE THAN 234 LOTS WITHIN THE SUBDIVISION.
- B. THE APPLICANT SHALL FORM A HOMEOWNERS ASSOCIATION RESPONSIBLE FOR THE PERPETUAL MAINTENANCE OF THE AMENITIES, STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, SEDIMENTATION CONTROL FACILITIES, AND OTHER COMMON AREAS.
- C. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. IT SHALL BE CONSTRUCTED AND MAINTAINED USING BEST MANAGEMENT PRACTICES AND, IN COOPERATION WITH THE SUSSEX CONSERVATION DISTRICT, THE SYSTEM SHALL HELP ADDRESS DRAINAGE ISSUES THAT CURRENTLY EXISTING IN THIS AREA OF CONLEY'S CHAPEL ROAD AND WILKING ROAD.
- D. ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS, AND AN AREA FOR A SCHOOL BUS STOP SHALL BE ESTABLISHED. THE LOCATION OF THE SCHOOL BUS STOP SHALL BE COORDINATED WITH THE LOCAL SCHOOL DISTRICT.
- E. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENTS.
- F. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- G. AS STATED BY THE APPLICANT, A 30-FOOT BUFFER SHALL BE SHOWN ALONG ALL BOUNDARIES. WITHIN THIS BUFFER, A DEPTH OF AT LEAST 30 FEET SHALL BE LANDSCAPED WITH VEGETATION. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPE PLAN FOR ALL OF THE BUFFER AREAS, SHOWING ALL OF THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THE BUFFER AREAS.
- H. AS PROPOSED BY THE APPLICANT, A POOL AND CLUBHOUSE SHALL BE CONSTRUCTED. THE CLUBHOUSE SHALL BE A MINIMUM SIZE OF 3,500 SQUARE FEET WHEN CONSTRUCTED. BOTH THE POOL AND THE CLUBHOUSE SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE 90TH RESIDENTIAL BUILDING PERMIT.
- I. DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH FRIDAY.
- J. A SYSTEM OF STREETLIGHTS SHALL BE INCLUDED THROUGHOUT THE DEVELOPMENT.
- K. THIS PRELIMINARY APPROVAL IS CONTINGENT UPON THE APPLICANT SUBMITTING A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THE CONDITIONS OF THIS APPROVAL ON IT. STAFF SHALL APPROVE THE REVISED PLAN UPON CONFIRMATION THAT THE CONDITIONS OF APPROVAL HAVE BEEN DEPICTED OR NOTED ON IT.
- L. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

GENERAL NOTES

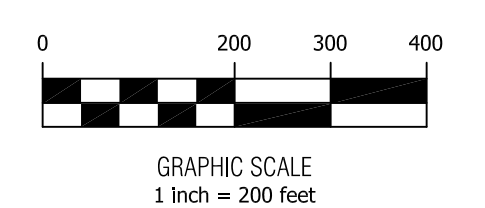
1. THE OWNERS OF THE PROPERTY SHOWN HEREON IS:
ACADIA INVESTMENT, INC
16255 SUSSEX HIGHWAY
BRIDGEVILLE, DE 19933
PHONE: 302.333.6967
TAX MAP: 234-11.00-00.00
DEED REFERENCE: S111/3
AREA OF PROPERTY = 54.84 AC.±

TAX MAP: 234-11.00-40.00
DEED REFERENCE: S111/31
AREA OF PROPERTY = 51.12 AC.±

TAX MAP: 234-11.00-02.03
DEED REFERENCE: S111/3
AREA OF PROPERTY = 11.27 AC.±
2. THE APPLICANT/DEVELOPER OF THE PROPERTY SHOWN HEREON IS:
INSIGHT LAND COMPANY, LLC
16255 SUSSEX HIGHWAY
BRIDGEVILLE, DE 19933
PHONE: 302.333.6967
CONTACT: JACK HAESE
3. THE ENGINEER FOR THE PROPERTY SHOWN HEREON:
PARKER AND ASSOCIATES
628 REVIDSE DRIVE
SALISBURY, MD 21801
PHONE: 410.749.1023
REAR: 10'
4. TOTAL AREA OF THE PROPERTY = 117.21 AC.±
5. PROPOSED USE: SUBDIVISION
234 SINGLE FAMILY CLUSTER LOTS
DENSITY = 234 UNITS / 117.02 AC. = 1.99
MIN. LOT AREA = 7,500 S.F.
MIN. LOT WIDTH = 60'
MAXIMUM BUILDING HEIGHT = 42'
SINGLE FAMILY LOT AREA = 51.75 AC.±
OPEN SPACE AREA = 47.32 AC.± = 40%
RIGHT OF WAY AREA = 11.72 AC.±
DELDOT DEDICATION = 0.29 AC.±
6. THE EXISTING ZONING OF THE PROPERTY IS: AR-1 RESIDENTIAL
7. THE BUILDING SETBACKS FOR THE PROPERTY ARE:
FRONT: 25' (15' CORNER)
SIDE: 10'
REAR: 10'
8. THE PROPERTY IS LOCATED IN FLOOD ZONE X (UNSHADED) - AREAS DETERMINED TO OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FIRM MAP NUMBER 1005C0340K, MAP REVISED MARCH 16, 2015 AND 1005C0341K, MAP REVISED MARCH 16, 2015.
9. THE WATER SUPPLY WILL BE PROVIDED BY: TIDEWATER UTILITIES, INC.
10. THE SANITARY SEWER WILL BE PROVIDED BY: SUSSEX COUNTY
11. THE TOPOGRAPHY SHOWN HEREON IS BASED ON COUNTY UTMAR.
12. THE TOTAL AREA OF WOODLANDS ON THE PROPERTY : 0.00± ACRES

SITE DATA

TOTAL AREA OF SUBDIVISION = 117.02 ACRES
 TOTAL AREA OF STREETS = 14.67± ACRES
 TOTAL AREA OF LOTS = 51.75± ACRES
 TOTAL AREA OF PARCELS/OPEN SPACE = 49.60± ACRES
 PARCEL A = 16.26± ACRES
 PARCEL B = 2.47± ACRES
 PARCEL C = 2.07± ACRES
 PARCEL D = 1.49± ACRES
 PARCEL E = 13.33± ACRES
 PARCEL F = 5.04± ACRES
 PARCEL G = 2.28± ACRES
 PARCEL H = 5.64± ACRES
 PARCEL I = 1.02± ACRES
 TOTAL AREA OF DEDICATION = 0.78± ACRES
 PERCENTAGE OF OPEN SPACE = 40%
 PERCENTAGE OF IMPERVIOUS COVER = 42.52± ACRES



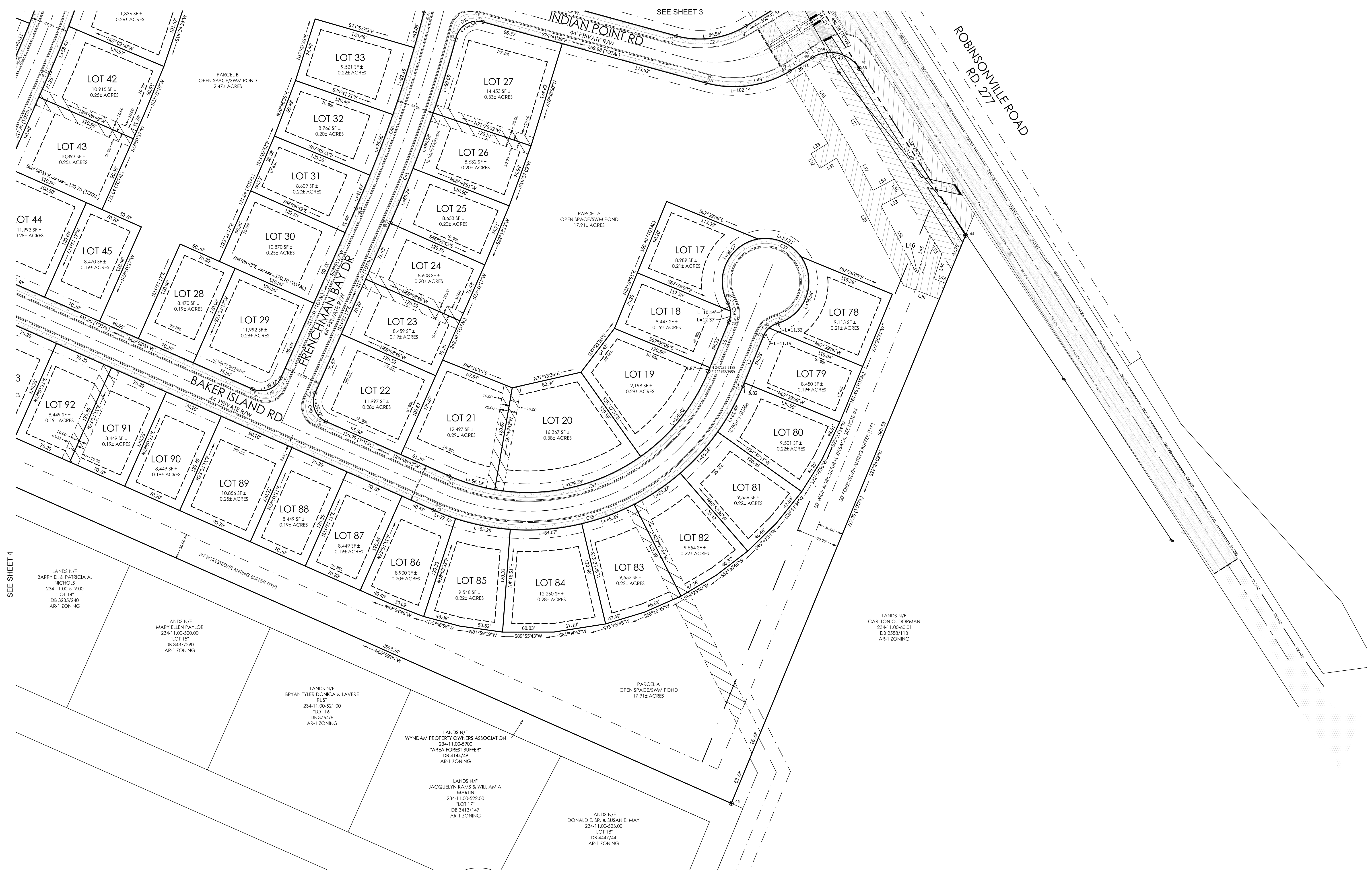
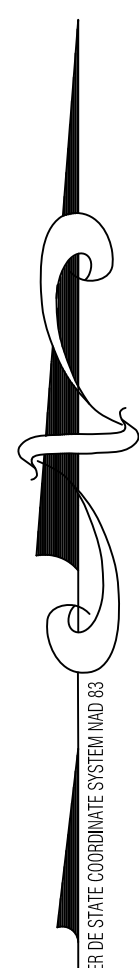
SHEET 1 OF 10

DATE	BY
12/18/19	EDR
05/15/2020	EDR

FINAL SUBDIVISION PLAN FOR ACADIA
COUNTY PROJECT REFERENCE NUMBER 2018-01

LOCATION	INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE		
SCALE	1" = 200'	DATE	11/29/18
TAX MAP	234-11.00	JOB NO.	S2236_FINAL
DRAWN BY	EDR	PARCEL	60.00, 62.03, 64.00





SEE SHEET 4

SEE SHEET 3

LANDS N/F
BARRY D. & PATRICIA A.
NICHOLS
234-11.00-519.00
"LOT 14"
DB 2255/240
AR-1 ZONING

LANDS N/F
MARY ELLEN PAYLOR
234-11.00-520.00
"LOT 15"
DB 3437/290
AR-1 ZONING

LANDS N/F
BRYAN TYLER DONICA & LAVERE
RUST
234-11.00-521.00
"LOT 16"
DB 3764/8
AR-1 ZONING

LANDS N/F
WYNDAM PROPERTY OWNERS ASSOCIATION
234-11.00-590.00
"AREA FOREST BUFFER"
DB 4144/49
AR-1 ZONING

LANDS N/F
JACQUELYN RAMS & WILLIAM A.
MARTIN
234-11.00-522.00
"LOT 17"
DB 3413/147
AR-1 ZONING

LANDS N/F
DONALD E. SR. & SUSAN E. MAY
234-11.00-523.00
"LOT 18"
DB 4447/44
AR-1 ZONING

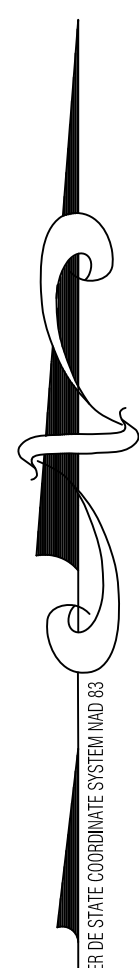
LANDS N/F
CARLTON O. DORMAN
234-11.00-60.01
DB 2580/113
AR-1 ZONING

REVISIONS	
DATE	BY
12/18/19	EDR
03/15/2020	EDR

FINAL SUBDIVISION PLAN FOR ACADIA			
LOCATION INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE			
SCALE 1" = 50'	DATE 11/29/18	TAX MAP 234-11.00	
DWLG S2236_FINAL	JOB NO. S2236	DRAWN BY EDR	PARCEL 60.00, 62.03, 64.00

SURVEYING FORESTRY

CIVIL ENGINEERING INC. SITE PLANNING



LANDS N/F
MICHAEL I. WILLIAMS & MARCIA C. SABO
234-11.00-42.01
DB 3734/226
AR-1 ZONING

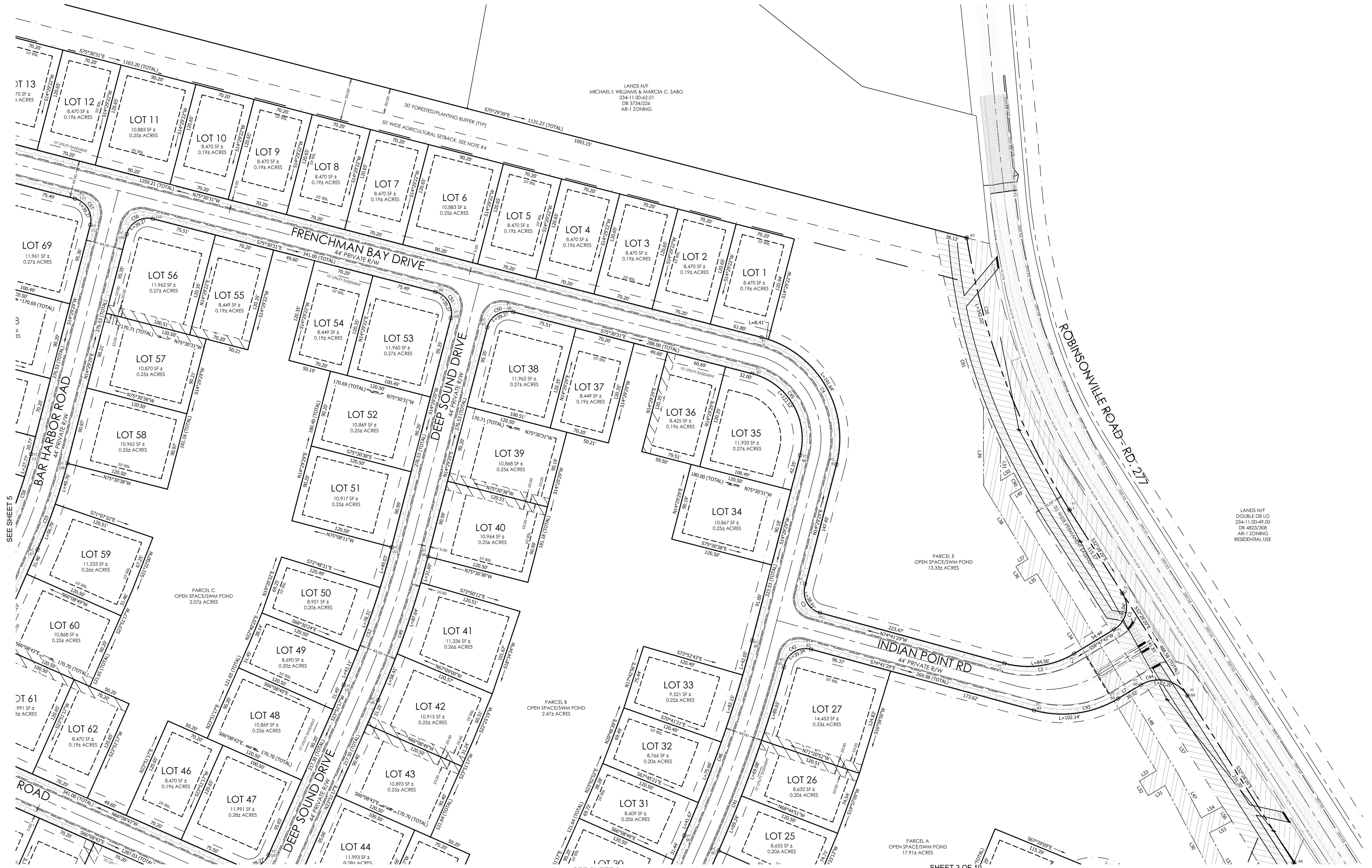
LANDS N/F
DOUBLE DB LO
234-11.00-49.00
DB 4823/308
AR-1 ZONING
RESIDENTIAL USE

PARCEL E
OPEN SPACE/SWM POND
13.33± ACRES

PARCEL A
OPEN SPACE/SWM POND
17.91± ACRES

PARCEL B
OPEN SPACE/SWM POND
2.47± ACRES

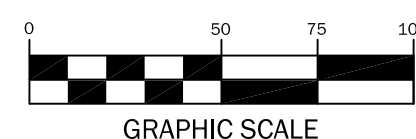
PARCEL C
OPEN SPACE/SWM POND
2.07± ACRES



SEE SHEET 5

SEE SHEET 2

SHEET 3 OF 10



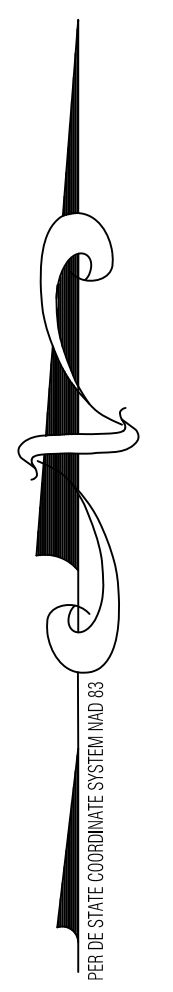
REVISIONS	
DATE	BY
12/18/19	EDR
03/15/2020	EDR

FINAL SUBDIVISION PLAN FOR ACADIA			
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE			
SCALE	1" = 50'	DATE	11/29/18
TAX MAP	234-11.00	PARCEL	60.00, 62.03, 64.00
DRAWN BY	EDR	JOB NO.	S2236
DRAWING	S2236_FINAL	DRAWING	S2236_FINAL

SURVEYING FORESTRY

PARKER & ASSOCIATES, INC.

CIVIL ENGINEERING SITE PLANNING



SEE SHEET 6

SEE SHEET 2

LANDS N/F
34 BUILDERS, INC.
234-11.00-512.00
"LOT 7"
DB 4767/287
AR-1 ZONING

LANDS N/F
GARY F. & LINDA M. DICKINSON
234-11.00-513.00
"LOT 8"
DB 4551/337
AR-1 ZONING

LANDS N/F
WYNDAM PROPERTY OWNERS ASSOCIATION
234-11.00-5900
"AREA FOREST BUFFER"
DB 4144/49
AR-1 ZONING

LANDS N/F
DOUGLAS R. & PAMELA H. WAUN
234-11.00-514.00
"LOT 9"
DB 3735/232
AR-1 ZONING

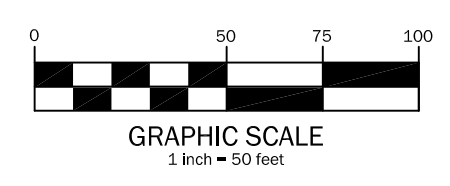
LANDS N/F
VIBERT H. & CATHERINE M. DAVIS
234-11.00-515.00
"LOT 10"
DB 3463/132
AR-1 ZONING

LANDS N/F
STEPHEN & PATRICIA A. PALMER
234-11.00-516.00
"LOT 11"
DB 4285/21
AR-1 ZONING

LANDS N/F
WILLIAM J. & JUDITH G. FAGAN
234-11.00-517.00
"LOT 12"
DB 3737/779
AR-1 ZONING

LANDS N/F
MICHAEL CRIWELL
234-11.00-518.00
"LOT 13"
DB 4492/67
AR-1 ZONING

LANDS N/F
BARRY D. & PATRICIA A. NICHOLS
234-11.00-519.00
"LOT 14"
DB 3235/240
AR-1 ZONING



SHEET 4 OF 10

REVISIONS	
DATE	BY
12/18/19	EDR
03/15/2020	EDR

**FINAL SUBDIVISION PLAN
FOR
ACADIA**

LOCATION
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE 1" = 50'	DATE 11/29/18	TAX MAP 234-11.00
DRAWN BY EDR	PARCEL 60.00, 62.03, 64.00	

SURVEYING FORESTRY

**PARKER
& ASSOCIATES**

CIVIL ENGINEERING INC. SITE PLANNING

SUAN E. GOODELL
00-451.00
CT12
4414/253
ZONING

LANDS N/F
DANIEL C. & ROBERT J. SLAGLE
234-11.00-450.00
LOT 14
DB 3212/186
AR-1 ZONING

LANDS N/F
SUSAN MORRISSETTE
234-11.00-449.00
LOT 15
DB 3191/173
AR-1 ZONING

LANDS N/F
ALEXANDER IDELMA KULISCHENKO
234-11.00-448.00
LOT 16
DB 3530/74
AR-1 ZONING

LANDS N/F
CATHERINE A. HENRY
234-11.00-447.00
LOT 17
DB 2324/53
AR-1 ZONING

LANDS N/F
DEBORAH A. TOTH
234-11.00-446.00
LOT 18
DB 3298/235
AR-1 ZONING

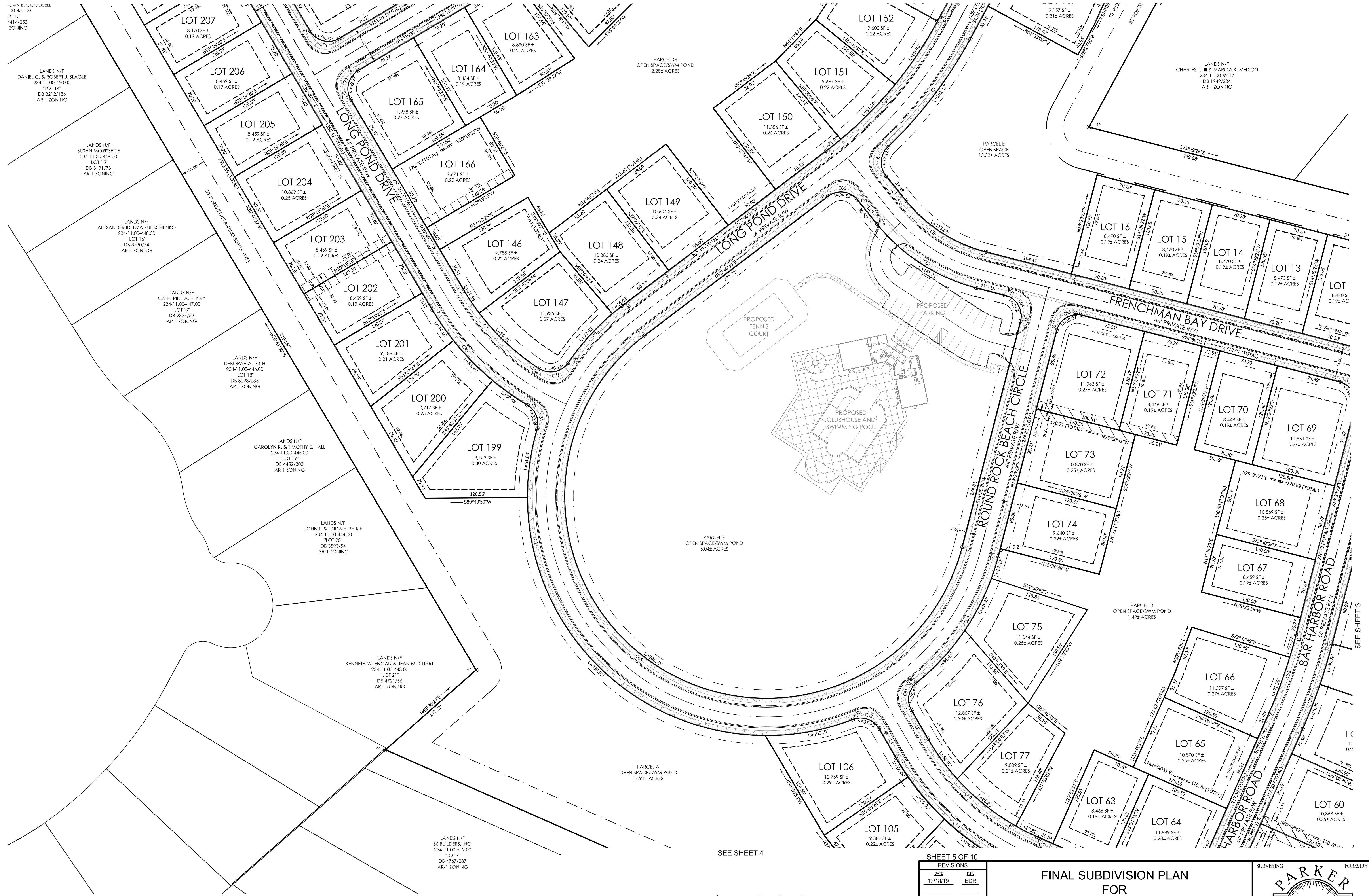
LANDS N/F
CAROLYN R. & TIMOTHY E. HALL
234-11.00-445.00
LOT 19
DB 4452/303
AR-1 ZONING

LANDS N/F
JOHN T. & LINDA E. PETRIE
234-11.00-443.00
LOT 20
DB 3593/54
AR-1 ZONING

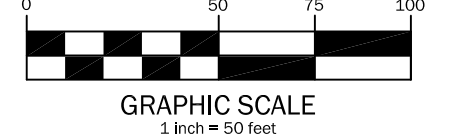
LANDS N/F
KENNETH W. ENGAN & JEAN M. STUART
234-11.00-443.00
LOT 21
DB 4721/56
AR-1 ZONING

LANDS N/F
34 BUILDERS, INC.
234-11.00-512.00
LOT 7
DB 4767/287
AR-1 ZONING

SEE SHEET 7



SEE SHEET 4



SHEET 5 OF 10

REVISIONS	
DATE	BY
12/18/19	EDR

**FINAL SUBDIVISION PLAN
FOR
ACADIA**

LOCATION: INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE: 1" = 50'	DATE: 11/29/18	TAX MAP: 234-11.00
DRAWN BY: EDW	PARCEL: 60.00, 62.03, 64.00	

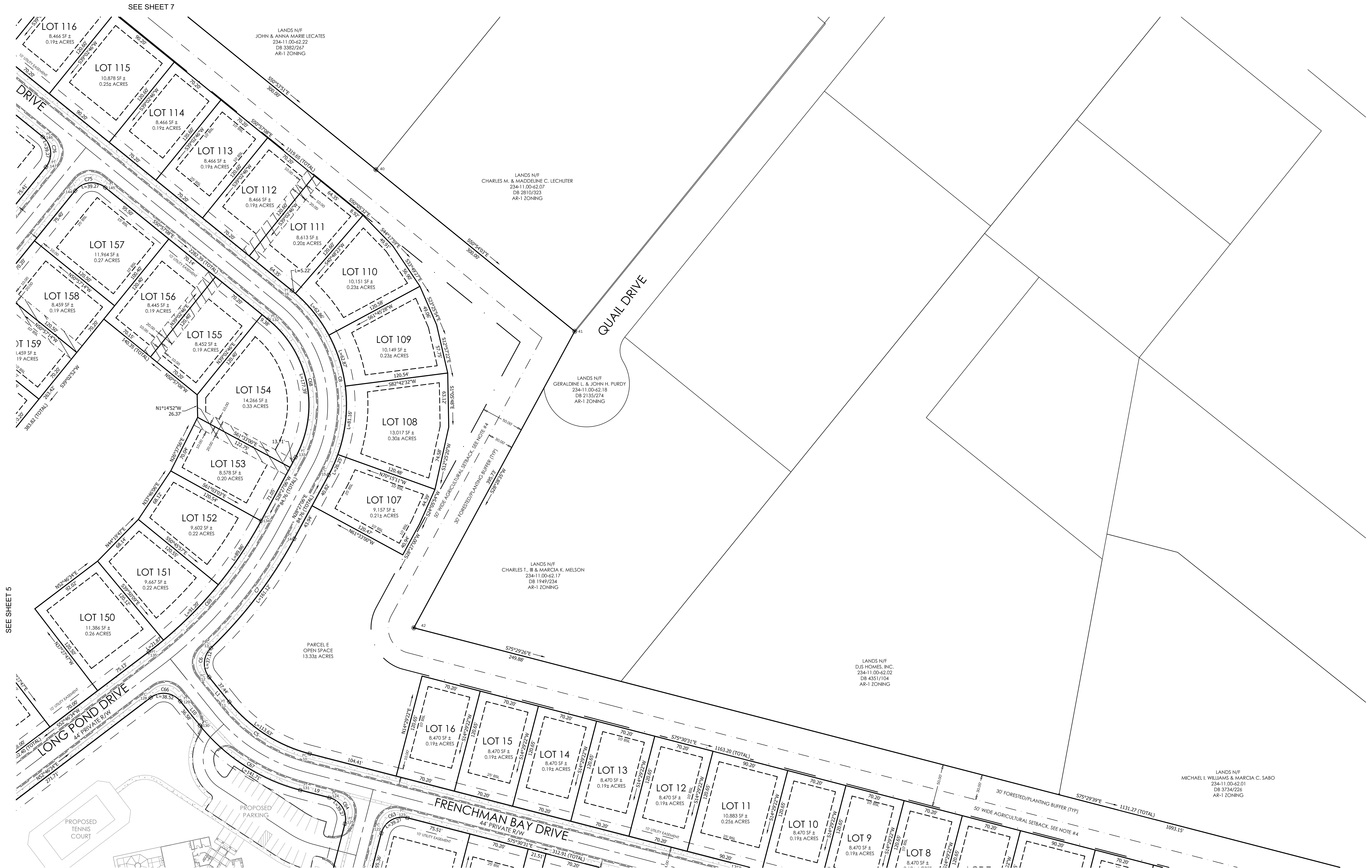
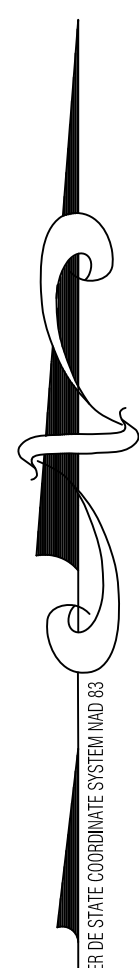
SURVEYING FORESTRY

PARKER & ASSOCIATES

ESTABLISHED 1977

SALISBURY, MAINE AND
4307 40th AVENUE
SOUTH, WASHINGTON, DC

CIVIL ENGINEERING INC. SITE PLANNING

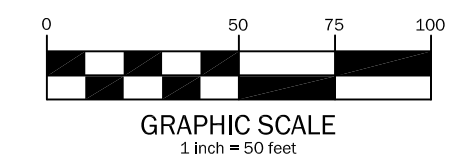


SEE SHEET 5

SEE SHEET 7

SEE SHEET 3

SHEET 6 OF 10



REVISIONS	
DATE	BY
12/18/19	EDR
03/15/2020	EDR

FINAL SUBDIVISION PLAN FOR ACADIA			
LOCATION INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE			
SCALE 1" = 50'	DATE 11/29/18	TAX MAP 234-11.00	
DRAWN BY S2236_FINAL	JOB NO. S2236	DRAWN BY EDR	PARCEL 60.00, 62.03, 64.00

SURVEYING FORESTRY

PARKER & ASSOCIATES, INC.

CIVIL ENGINEERING INC. SITE PLANNING

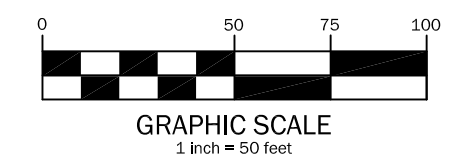


SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 6



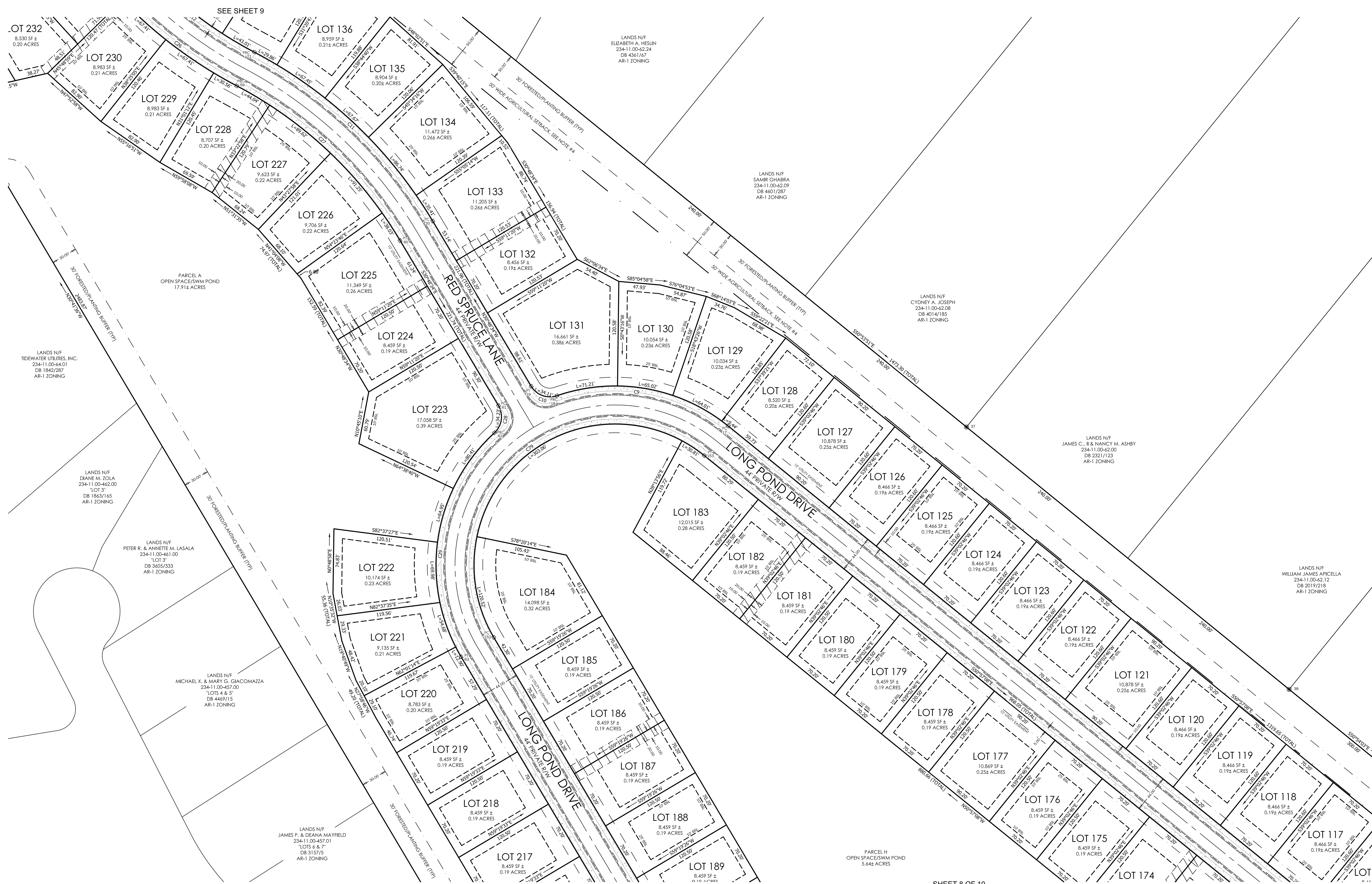
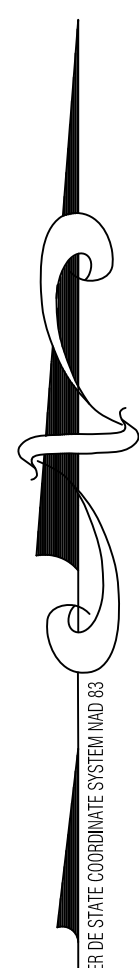
SHEET 7 OF 10

REVISIONS	
DATE	BY
12/18/19	EDR
03/15/2020	EDR

FINAL SUBDIVISION PLAN FOR ACADIA			
LOCATION INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE			
SCALE 1" = 50'	DATE 11/29/18	TAX MAP 234-11.00	
DRAWN BY S2236_FINAL	JOB NO. S2236	DRAWN BY EDR	PARCEL 60.00, 62.03, 64.00

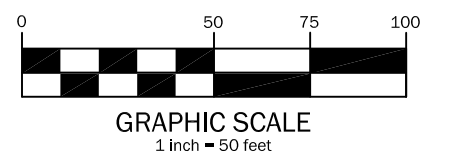
SURVEYING FORESTRY

CIVIL ENGINEERING INC. SITE PLANNING



SEE SHEET 9

SEE SHEET 7



SHEET 8 OF 10

REVISIONS	
DATE	BY
12/18/19	EDR

FINAL SUBDIVISION PLAN FOR ACADIA			
LOCATION INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE			
SCALE 1" = 50'	DATE 11/29/18	TAX MAP 234-11.00	
DRAWN BY EDR	PARCEL 60.00, 62.03, 64.00		

SURVEYING FORESTRY

CIVIL ENGINEERING INC. SITE PLANNING

LOT 232
8,530 SF ±
0.20 ACRES

LOT 230
8,983 SF ±
0.21 ACRES

LOT 229
8,983 SF ±
0.21 ACRES

LOT 228
8,707 SF ±
0.20 ACRES

LOT 227
9,623 SF ±
0.22 ACRES

LOT 226
9,706 SF ±
0.22 ACRES

LOT 225
11,349 SF ±
0.26 ACRES

LOT 224
8,459 SF ±
0.19 ACRES

LOT 223
17,058 SF ±
0.39 ACRES

LOT 222
10,174 SF ±
0.23 ACRES

LOT 221
9,135 SF ±
0.21 ACRES

LOT 220
8,783 SF ±
0.20 ACRES

LOT 219
8,459 SF ±
0.19 ACRES

LOT 218
8,459 SF ±
0.19 ACRES

LOT 217
8,459 SF ±
0.19 ACRES

LOT 136
8,959 SF ±
0.21 ± ACRES

LOT 135
8,904 SF ±
0.20 ± ACRES

LOT 134
11,472 SF ±
0.26 ± ACRES

LOT 133
11,205 SF ±
0.26 ± ACRES

LOT 132
8,456 SF ±
0.19 ± ACRES

LOT 131
16,661 SF ±
0.38 ± ACRES

LOT 130
10,054 SF ±
0.23 ± ACRES

LOT 129
10,034 SF ±
0.23 ± ACRES

LOT 128
8,500 SF ±
0.20 ± ACRES

LOT 127
10,878 SF ±
0.25 ± ACRES

LOT 126
8,466 SF ±
0.19 ± ACRES

LOT 125
8,466 SF ±
0.19 ± ACRES

LOT 124
8,466 SF ±
0.19 ± ACRES

LOT 123
8,466 SF ±
0.19 ± ACRES

LOT 122
8,466 SF ±
0.19 ± ACRES

LOT 121
10,878 SF ±
0.25 ± ACRES

LOT 120
8,466 SF ±
0.19 ± ACRES

LOT 119
8,466 SF ±
0.19 ± ACRES

LOT 118
8,466 SF ±
0.19 ± ACRES

LOT 117
8,466 SF ±
0.19 ± ACRES

LANDS N/F
ELIZABETH A. HESLIN
234-11.00-62.24
DB 4361/67
AR-1 ZONING

LANDS N/F
SAMIR GHABRA
234-11.00-62.09
DB 4601/287
AR-1 ZONING

LANDS N/F
CYDNEY A. JOSEPH
234-11.00-62.08
DB 4014/185
AR-1 ZONING

LANDS N/F
JAMES C. II & NANCY M. ASHBY
234-11.00-62.00
DB 2201/173
AR-1 ZONING

LANDS N/F
WILLIAM JAMES APICELLA
234-11.00-62.12
DB 2019/218
AR-1 ZONING

LANDS N/F
TIDEWATER UTILITIES, INC.
234-11.00-64.01
DB 1842/287
AR-1 ZONING

LANDS N/F
DIANE M. ZOLA
234-11.00-462.00
LOT 3
DB 1863/145
AR-1 ZONING

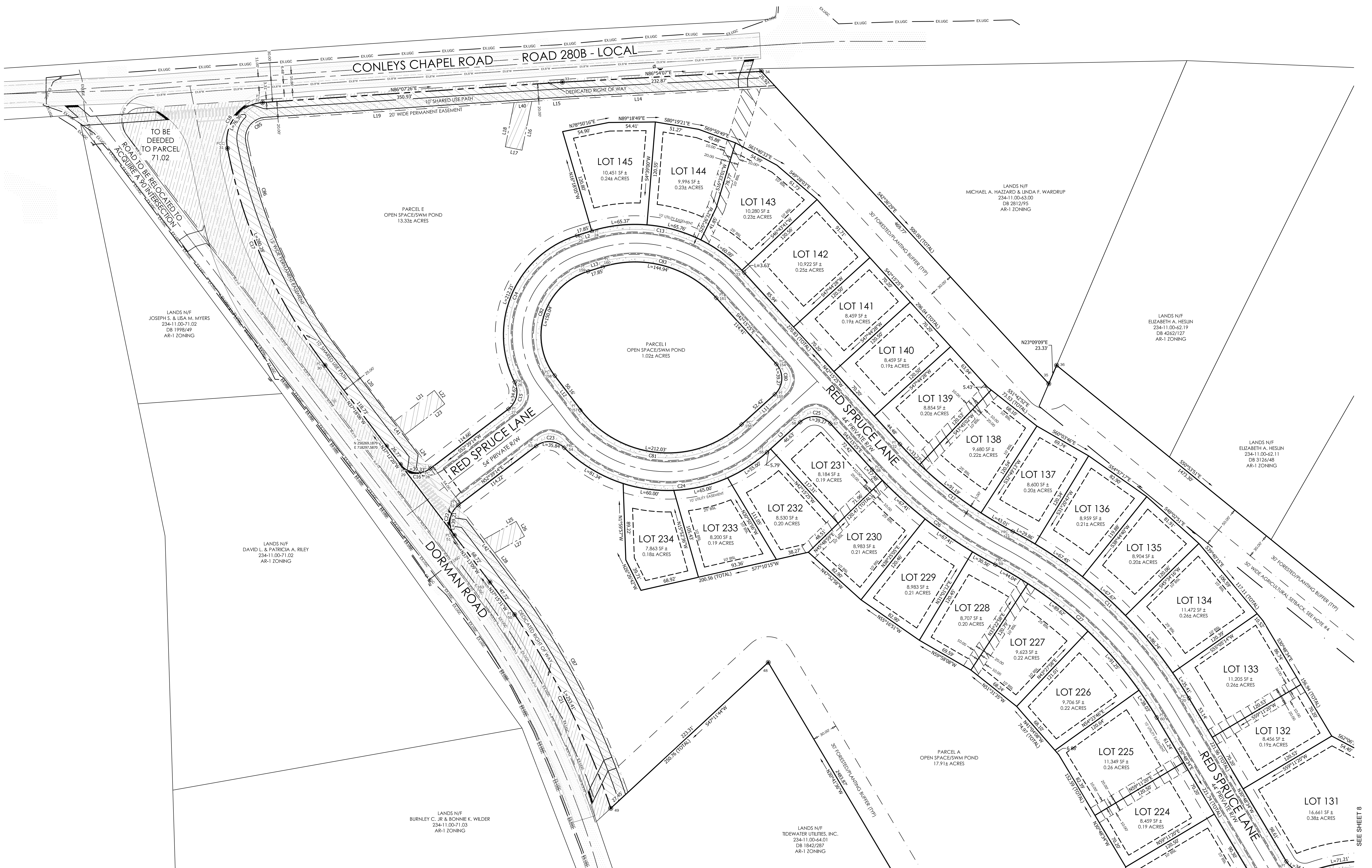
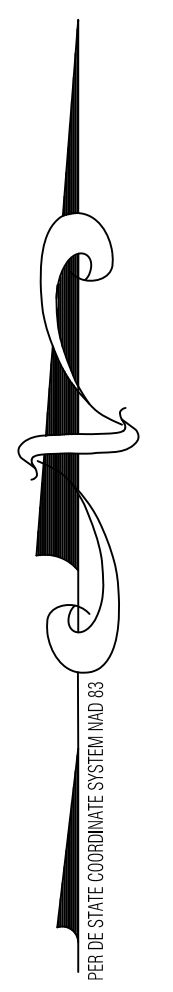
LANDS N/F
PETER R. & ANNETTE M. LASALA
234-11.00-461.00
LOT 3
DB 3405/333
AR-1 ZONING

LANDS N/F
MICHAEL X. & MARY G. GIACOMAZZA
234-11.00-457.00
LOTS 4 & 5
DB 4449/115
AR-1 ZONING

LANDS N/F
JAMES P. & DEANA MAYFIELD
234-11.00-457.01
LOTS 4 & 5
DB 3157/5
AR-1 ZONING

PARCEL A
OPEN SPACE/SWM POND
17.912 ACRES

PARCEL H
OPEN SPACE/SWM POND
5.64 ± ACRES



LANDS N/F
JOSEPH S. & LISA M. MYERS
234-11-00-71.02
DB 1998/49
AR-1 ZONING

LANDS N/F
DAVID L. & PATRICIA A. RILEY
234-11-00-71.02
DB 1998/49
AR-1 ZONING

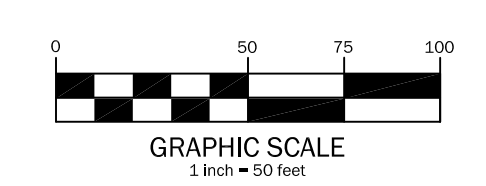
LANDS N/F
BURNLEY C. JR & SONNIE K. WILDER
234-11-00-71.03
AR-1 ZONING

LANDS N/F
TIDEWATER UTILITIES, INC.
234-11-00-44.01
DB 1842/287
AR-1 ZONING

LANDS N/F
MICHAEL A. HAZARD & LINDA F. WARDRUP
234-11-00-43.00
DB 2812/95
AR-1 ZONING

LANDS N/F
ELIZABETH A. HESLIN
234-11-00-62.19
DB 4262/127
AR-1 ZONING

LANDS N/F
ELIZABETH A. HESLIN
234-11-00-62.11
DB 3126/48
AR-1 ZONING



SEE SHEET 8

SHEET 9 OF 10

REVISIONS	
DATE	BY

**FINAL SUBDIVISION PLAN
FOR
ACADIA**

LOCATION
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

SCALE 1" = 50'	DATE 11/29/18	TAX MAP 234-11.00
DRAWN BY EDR	PARCEL 60.00, 62.03, 64.00	

DRAWN BY: S2236 FINAL
JOB NO.: S2236

SURVEYING FORESTRY

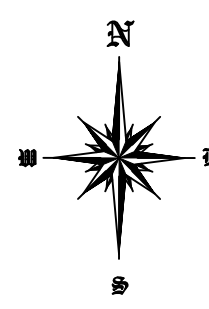
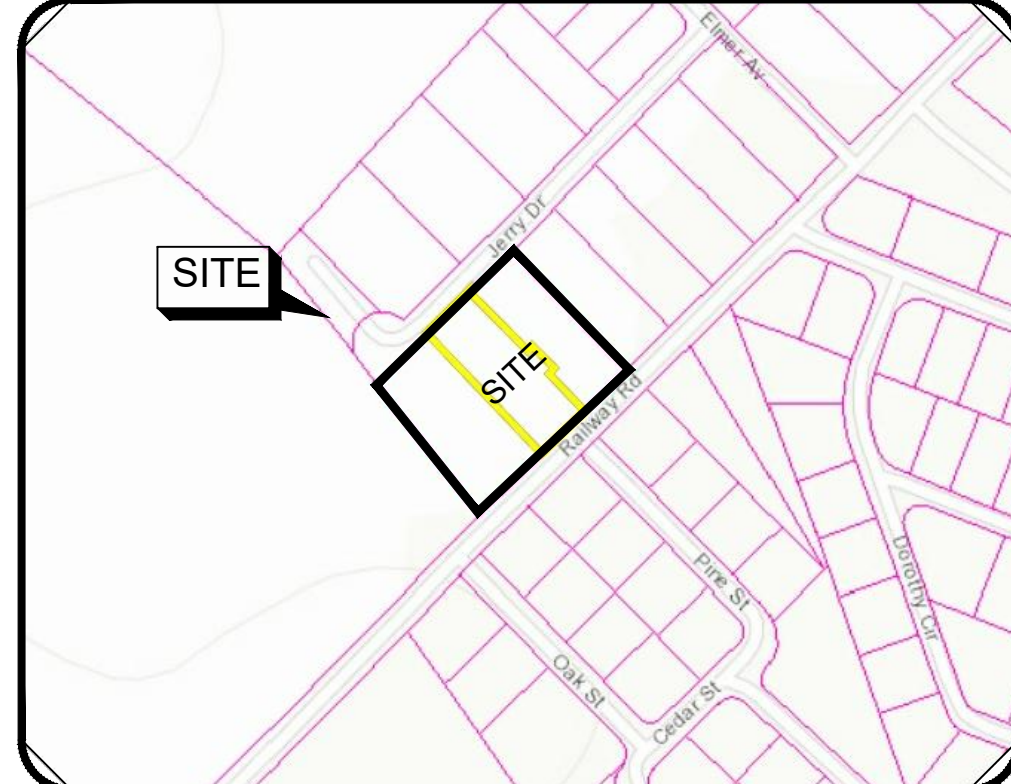
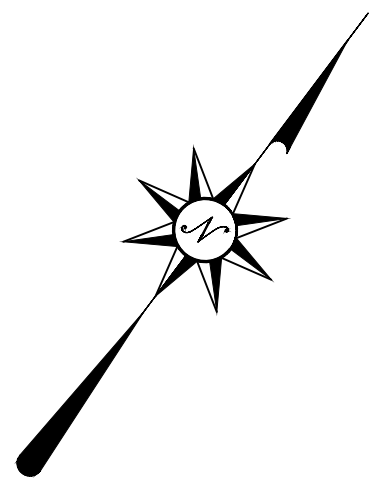
**PARKER
& ASSOCIATES**

ESTABLISHED 1972

SALISBURY, MARYLAND
4107 ACADIA DRIVE

CIVIL ENGINEERING INC. SITE PLANNING

SEE SHEET 8



VICINITY MAP
NOT TO SCALE

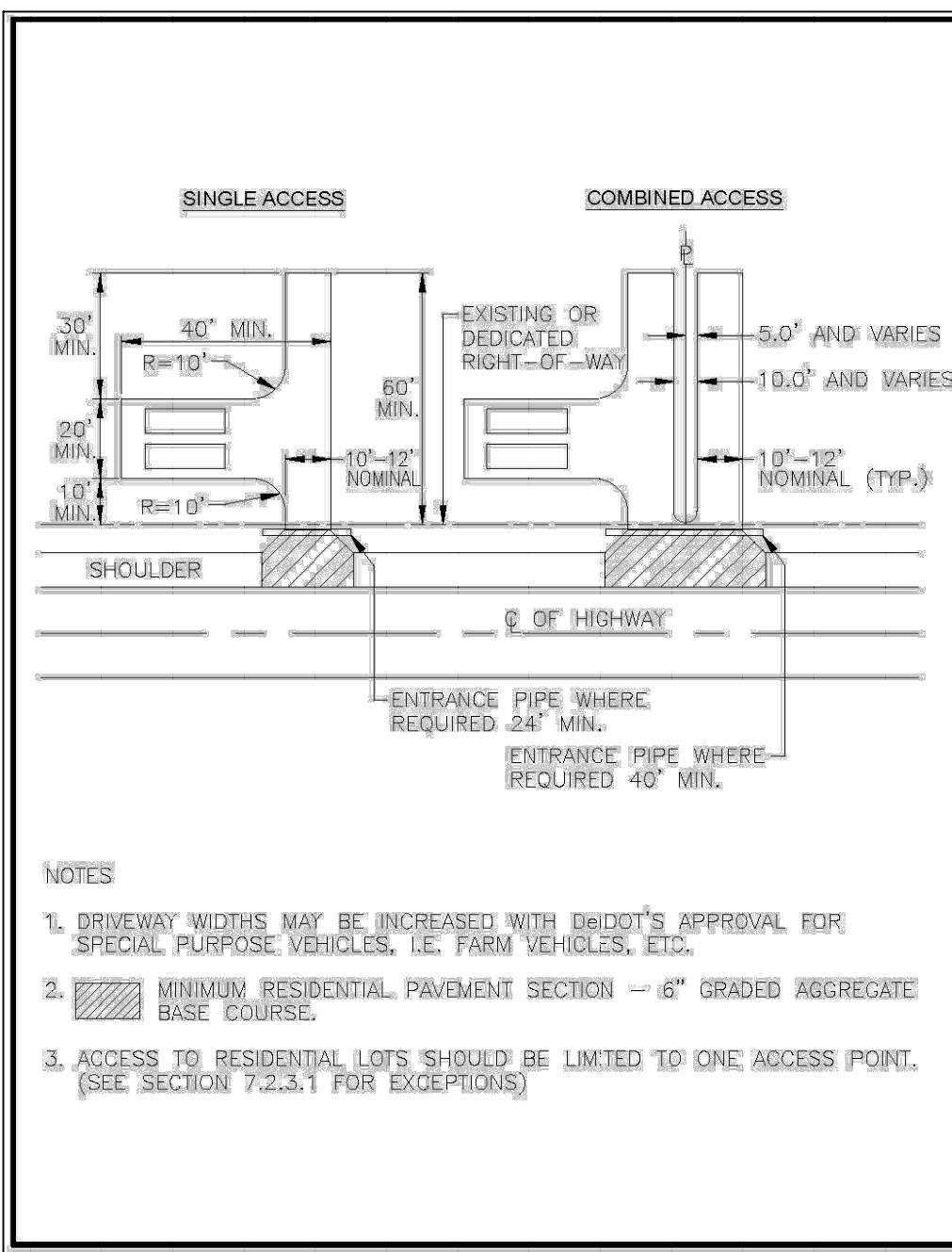
SITE DATA

- TAX MAP NO. 1-34-08-29, 30 & 30.01
 - STATE: DELAWARE
 - COUNTY: SUSSEX
 - HUNDRED: BALTIMORE
 - TOTAL AREA: 2.0124 ACRES
 - SCALE: 1"=30'
 - CLASS "B" SURVEY
- ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES, COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.
- ZONING- GR (General Residential)
 - BUILDING RESTRICTION LINE (B.R.L.)
 - A. -FRONT= 40' (State-maintained / numbered roadway)
 - B. -FRONT= 30' (Private Street)
 - C. -SIDE = 10'
 - D. -REAR = 10'
 - E. -HEIGHT RESTRICTIONS- NOT TO EXCEED STORES OR 42'
 - VERTICAL DATUM- NAVD'88 (1988 NORTH AMERICAN VERTICAL DATUM)

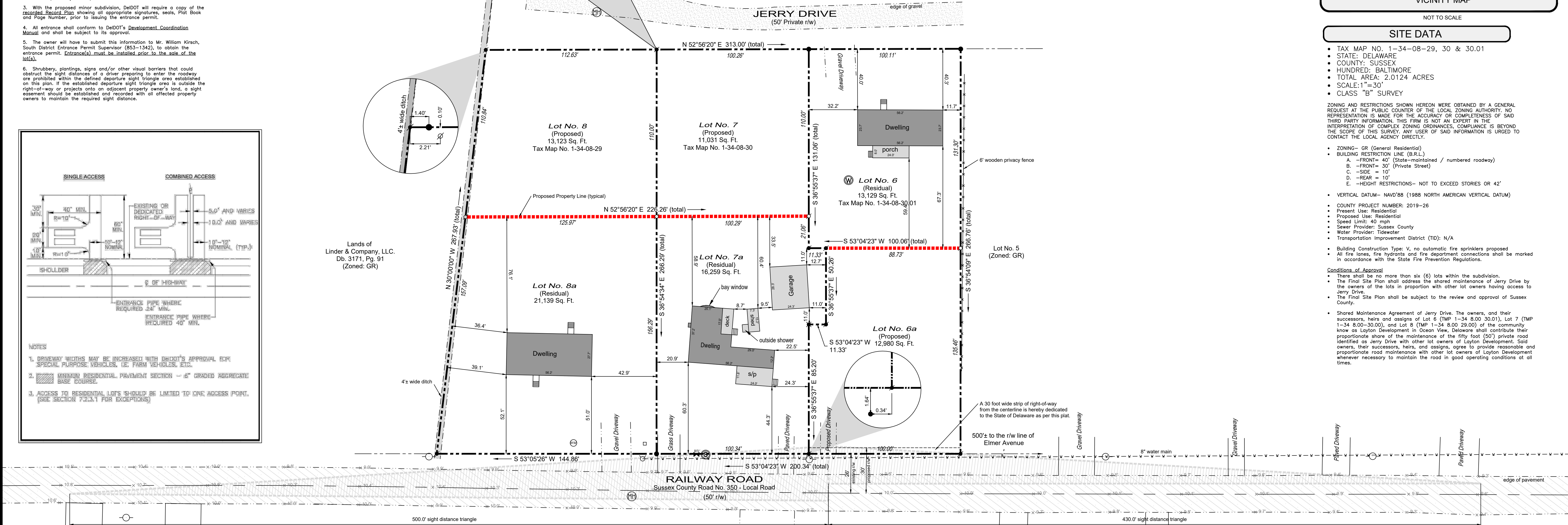
- COUNTY PROJECT NUMBER: 2019-26
 - Present Use: Residential
 - Proposed Use: Residential
 - Speed Limit: 40 mph
 - Sewer Provider: Sussex County
 - Water Provider: Tidewater
 - Transportation Improvement District (TID): N/A
 - Building Construction Type: V, no automatic fire sprinklers proposed
 - All fire lines, fire hydrants and fire department connections shall be marked in accordance with the State Fire Regulations.
- Conditions of Approval**
- There shall be no more than six (6) lots within the subdivision.
 - The Final Site Plan shall address the shared maintenance of Jerry Drive by the owners of the lots in proportion with other lot owners having access to Jerry Drive.
 - The Final Site Plan shall be subject to the review and approval of Sussex County.
 - Shared Maintenance Agreement of Jerry Drive. The owners, and their successors, heirs and assigns of Lot 6 (TMP 1-34 8.00 30.01), Lot 7 (TMP 1-34 8.00-30.00), and Lot 8 (TMP 1-34 8.00 29.00) of the community known as Loxton Development in Ocean View, Delaware shall contribute their proportionate share of the maintenance of the fifty foot (50') private road identified as Jerry Drive with other lot owners of Loxton Development. Said owners, their successors, heirs, and assigns, agree to provide reasonable and proportionate road maintenance with other lot owners of Loxton Development whenever necessary to maintain the road in good operating conditions at all times.

DEL-DOT NOTE

- Lot No. 6a shall have single access from SCR 350 as shown on the minor subdivision plan.
- If the residual lands of the applicant are ever developed into a major subdivision, then the access to the parcels created by this minor subdivision plan may be required to be from an internal subdivision street.
- With the proposed minor subdivision, DelDOT will require a copy of the recorded Record Plan showing all appropriate signatures, seals, Plot Book and Page Number, prior to issuing the entrance permit.
- All entrance shall conform to DelDOT's Development Coordination Manual and shall be subject to its approval.
- The owner will have to submit this information to Mr. William Kirsch, South District Entrance Permit Supervisor (853-1342), to obtain the entrance permit. Entrance(s) must be installed prior to the sale of the lot(s).
- Shrubby, plantings, signs and/or other visual barriers that could obstruct the sight distances 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.



Lands of Linder & Company, LLC. Db. 3171, Pg. 91 (Zoned: GR)



SURVEYOR NOTES

- This plot and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property, including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.
- Deed Book Reference:
 - Db. 4722, Pg. 093
 - Db. 4440, Pg. 332
 - Db. 3171, Pg. 091
 - Db. 3094, Pg. 001
- Plot Book Reference:
 - Pb. 08, Pg. 363

SUBDIVISION OF LANDS OF MICHAEL & MARY PETERSON
134 Jackson School Road, Oxford, PA 19363
Phone: 484-880-3369

Lands of MICHAEL PETERSON and MARY PETERSON. Being known as LOT NOS. 6, 7 & 8 LAYTON DEVELOPMENT. Ref: Plat Book 8, Page 363.

SURVEYOR CERTIFICATION

I, GREGORY M. HOOK, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

GREGORY M. HOOK, PLS 711 Date _____

OWNER CERTIFICATION

I, MICHAEL PETERSON and MARY PETERSON, certify that I am the owner of the property which is the subject of this plan and that the land use action proposed by this plan is at my direction.

MICHAEL PETERSON Date _____
MARY PETERSON Date _____

COUNTY APPROVAL

Chairman or Secretary of the Commission Date _____
President of the Sussex County Council Date _____

FLOOD DATA This property is in Zone X (non-shaded) of the Flood Insurance Rate Map, Community Panel No. 100029-100050511-K which has an effective date of MARCH 16, 2015 and IS NOT in a Special Flood Hazard Area.

STANDARD LEGEND

- These standard symbols will be found in the drawing
- 3/4" PIPE (FD)
 - 5/8" RE-BAR w/CAP (SET)
 - 5/8" RE-BAR (FD)
 - PK NAIL (FD)
 - UTILITY POLE
 - 1" PIPE (FD)
 - FENCE POST (FD)
 - WELL
 - MANHOLE
 - WATER VALVE
 - WATER METER
 - SEWER CLEANOUT
 - FIRE HYDRANT
 - SPOT ELEVATION (NAVD '88)

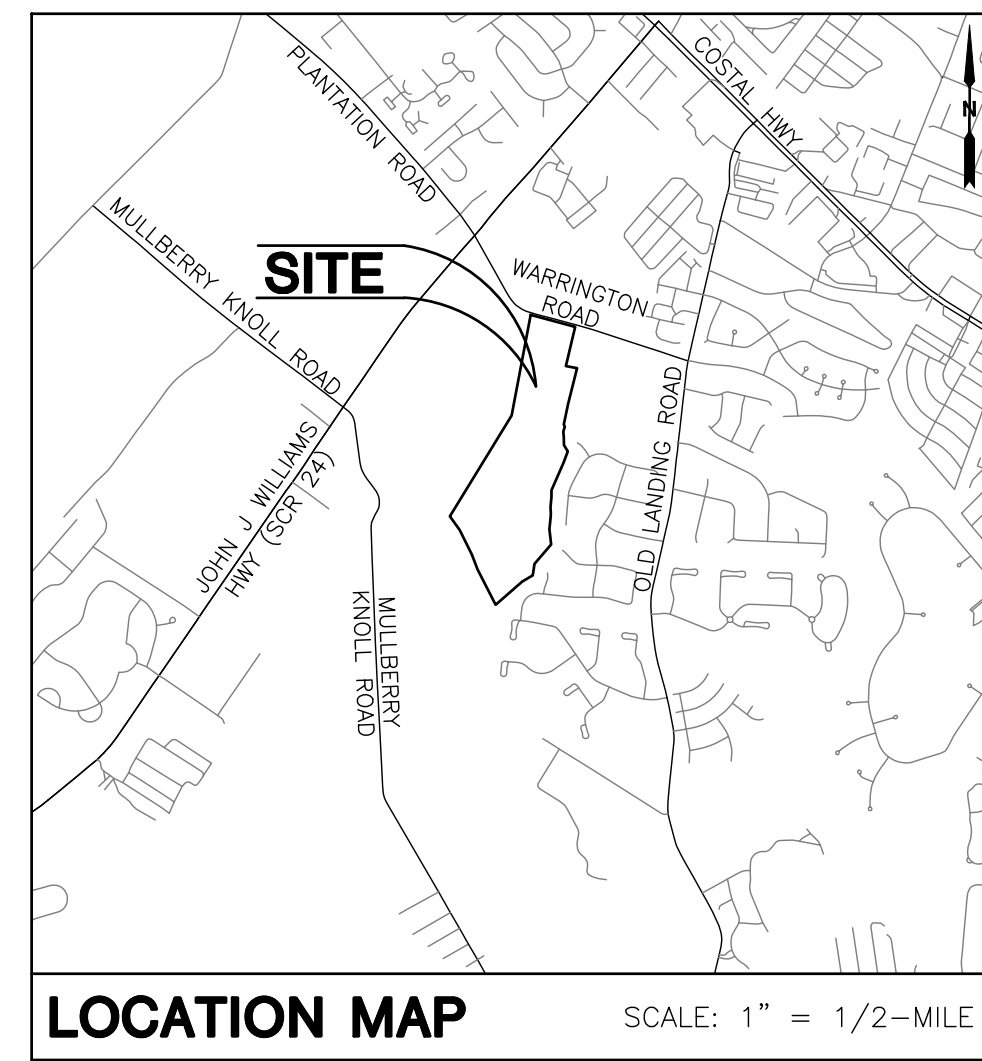
DATE OF ORIGINAL	REVISION	PER COUNTY COMMENTS	DATE
JULY 02, 2019			
			JANUARY 15, 2020
			MAY 20, 2020
			2020
			2020
			2020
			2020
			2020
			2020
			2020
			2020

Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK

SEAL



32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336



WELLESLEY

LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

DBF # 2261J008

AMENITY CONSTRUCTION DOCUMENTS

SUSSEX COUNTY REFERENCE #: 2018-7
APRIL, 2020

SHEET INDEX	
AMENITY PLAN	
AMENITY - TITLE SHEET	C-600
AMENITY - SITE PLAN	C-601
AMENITY - GRADING PLAN	C-602
AMENITY - SSM DETAILS	C-603
AMENITY - DETAILS/PROFILES	C-604

DATA COLUMN

TAX MAP ID: 3-34-12.00-116.01

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: NAD 83 (DE STATE PLANE)
COORDINATES: (38.7153, -75.1404)

LAND USE:
EXISTING: AGRICULTURAL
PROPOSED: RESIDENTIAL

ZONING: AR-1 (AGRICULTURAL/RESIDENTIAL)

PROPOSED DEVELOPMENT: 1 AMENITY CENTER WITH CLUBHOUSE AND POOL

PARKING: 14 SPACES (INCLUDING 4 HANDICAP SPACES)

CLUSTER MINIMUM REQUIREMENTS
LOT AREA: 7,500 S.F. (0.17 AC)
LOT WIDTH: 60 FT.
FRONT SETBACK: 25 FT.
FRONT CORNER SETBACK: 15 FT.
SIDE SETBACK: 10 FT.
REAR SETBACK: 10 FT.
OPEN SPACE: 30%

MAXIMUM REQUIREMENTS
BUILDING HEIGHT: 42 FT.

UTILITIES
SEWER PROVIDER: PUBLIC (SUSSEX COUNTY)
WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)

WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS. THIS PROJECT IS LOCATED INSIDE OF THE ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT ZONE.

FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANELS 10005C0332K & 10005C0334K DATED MARCH 16, 2015.

PROPERTY OWNER:
WELLESLEY REHOBOTH, LP
245 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971
PHONE: 302-226-6631
CONTACT: NICK HAMMONDS

PROPERTY DEVELOPER:
WELLESLEY PARTNERS, LLC.
245 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971
PHONE: 302-226-6631
CONTACT: NICK HAMMONDS

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430

GENERAL NOTES

- THE DESIGNATED HOMEOWNERS ASSOCIATION ASSUMES RESPONSIBILITY FOR THE AMENITIES AT WELLESLEY.
- REFER TO WELLESLEY CONSTRUCTION PLANS, SHEET C-002 FOR POTABLE WATER DISTRIBUTION GENERAL NOTES AND LEGEND.

FIRE PROTECTION NOTES

- ALL FIRE LANES, HYDRANTS, EXITS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR, 705, CHAPTER 5).
- WATER PROVIDER: TIDEWATER UTILITIES
- PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK, TYPE V
- INTENDED USE: CLUBHOUSE, POOL, AND POOL DECK
- MAXIMUM HEIGHT OF BUILDING: 2 STORIES; 36 FEET
- SITE MAY BE SERVED BY AN UNDERGROUND CLOSED PIPE NATURAL GAS OR PROPANE SYSTEM.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I ACKNOWLEDGE THAT THE DEPARTMENT OR DELEGATED AGENCY HAS THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

WELLESLEY REHOBOTH, LP
245 REHOBOTH AVE.
REHOBOTH BEACH, DE 19971
PHONE: 302-226-6631

DATE



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

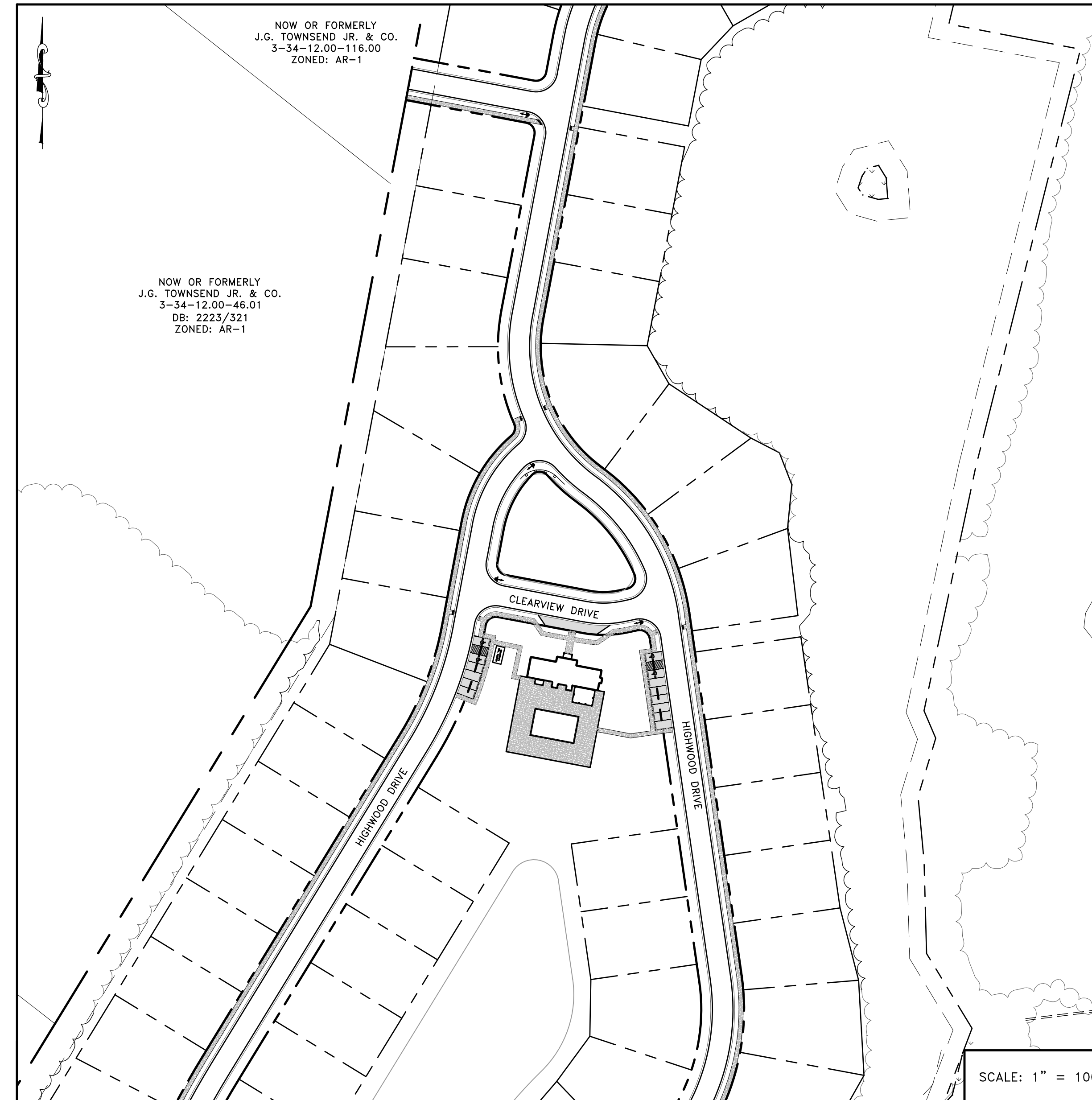
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

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.
RING W. LARDNER, P.E.

DATE

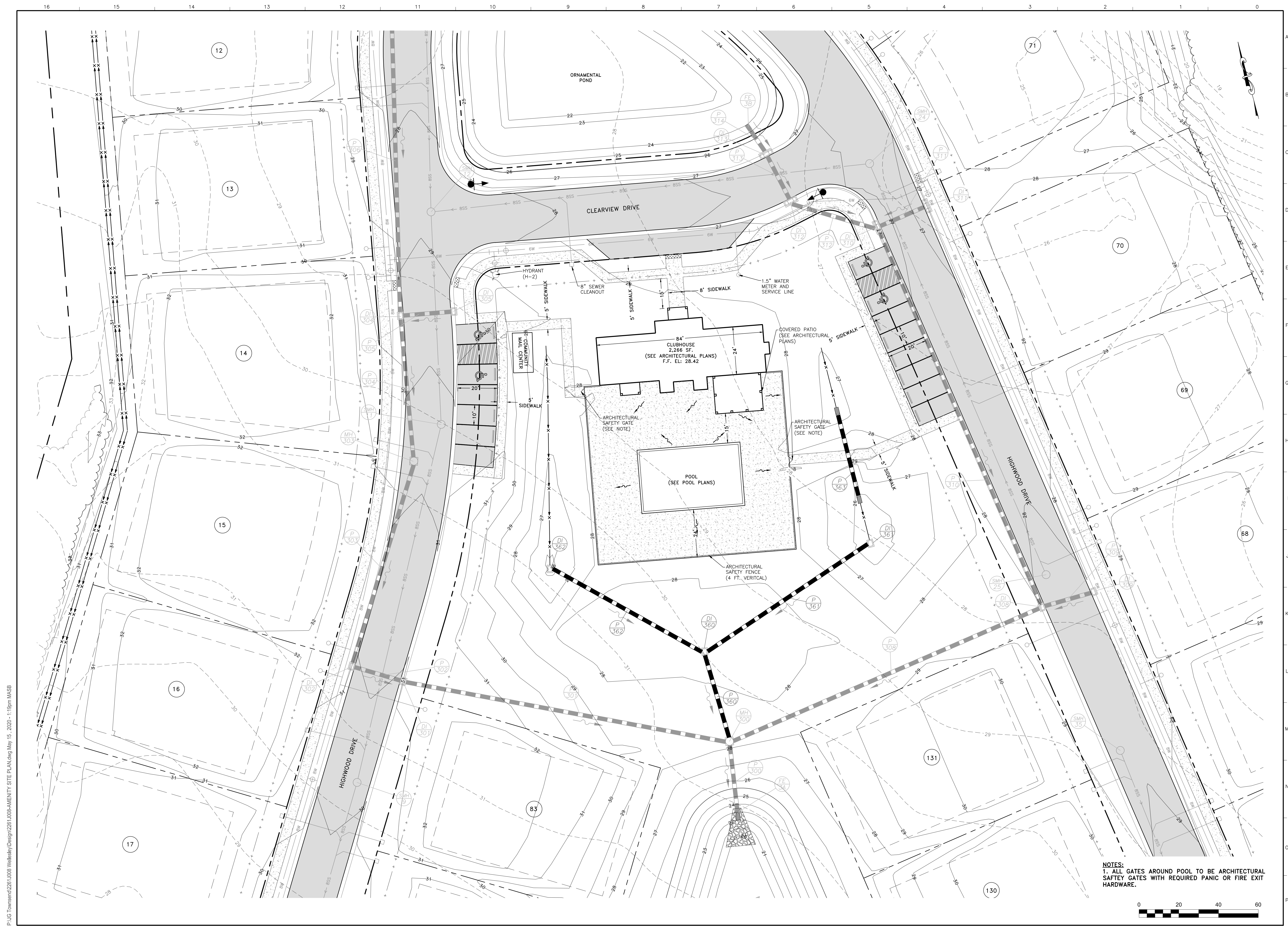


LEGEND

PROPERTY LINE	
EASEMENT	
EXISTING CONTOUR ELEVATION AND LABEL	
PROPOSED CONTOUR ELEVATION AND LABEL	
CATCH BASIN, STORM PIPE, STORM MANHOLE, LABELS	
SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE	
SANITARY SEWER LATERAL	
WATER MAIN, TEE W/ VALVES, PIPE SIZE	
FIRE HYDRANT ASSEMBLY	
WATER LATERAL	
SIGN	
FENCE	
SWALE	
PAVEMENT / FULL DEPTH TYPE I	
SIDEWALK	

REVISIONS:
2020-05-15 P&Z

C-600



P:\UG Townsend\2261-1008 Wellesley\Design\2261-1008-AMENITY SITE PLAN.dwg May 15, 2020 - 11:19pm MASS

NOTES:
 1. ALL GATES AROUND POOL TO BE ARCHITECTURAL SAFETY GATES WITH REQUIRED PANIC OR FIRE EXIT HARDWARE.



ARCHITECTS ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 1000 MARKET STREET
 WILMINGTON, DELAWARE 19801
 (302) 424-1441
 EASTON, MARYLAND (410) 770-4744

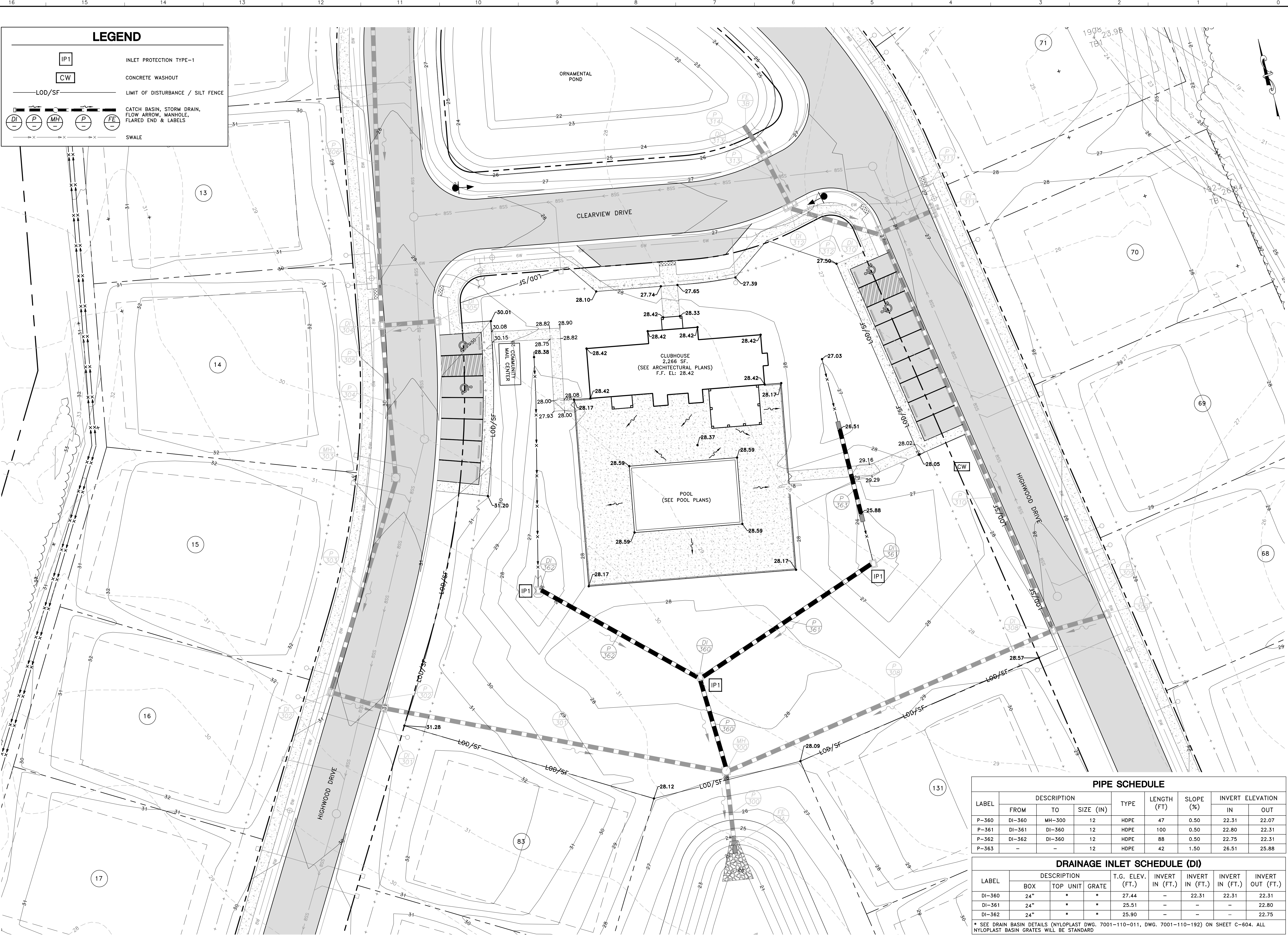
AMENITY - SITE PLAN

WELLESLEY LEWES AND REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE

REVISIONS:
 2020-05-15 P&Z

Date: APRIL, 2020
 Scale: 1" = 20'
 Dwn. By: BJM
 Proj. No.: 2261J008
 Dwg. No.:

C-601



LEGEND

IP1	INLET PROTECTION TYPE-1
CW	CONCRETE WASHOUT
LOD/SF	LIMIT OF DISTURBANCE / SILT FENCE
DI	CATCH BASIN, STORM DRAIN, FLOW ARROW, MANHOLE, FLARED END & LABELS
MH	
FE	
SWALE	SWALE

PIPE SCHEDULE

LABEL	DESCRIPTION			TYPE	LENGTH (FT)	SLOPE (%)	INVERT ELEVATION	
	FROM	TO	SIZE (IN)				IN	OUT
P-360	DI-360	MH-300	12	HDPE	47	0.50	22.31	22.07
P-361	DI-361	DI-360	12	HDPE	100	0.50	22.80	22.31
P-362	DI-362	DI-360	12	HDPE	88	0.50	22.75	22.31
P-363	-	-	12	HDPE	42	1.50	26.51	25.88

DRAINAGE INLET SCHEDULE (DI)

LABEL	DESCRIPTION			T.G. ELEV. (FT.)	INVERT IN (FT.)	INVERT IN (FT.)	INVERT IN (FT.)	INVERT OUT (FT.)
	BOX	TOP UNIT	GRATE					
DI-360	24"	*	*	27.44	-	22.31	22.31	22.31
DI-361	24"	*	*	25.51	-	-	-	22.80
DI-362	24"	*	*	25.90	-	-	-	22.75

* SEE DRAIN BASIN DETAILS (NYLOPLAST DWG. 7001-110-011, DWG. 7001-110-192) ON SHEET C-604. ALL NYLOPLAST BASIN GRATES WILL BE STANDARD



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS ENGINEERS SURVEYORS
 1000 WILMINGTON ROAD
 WILMINGTON, DELAWARE 19801
 EASTON, MARYLAND 21829
 (302) 424-4441
 (410) 770-4744

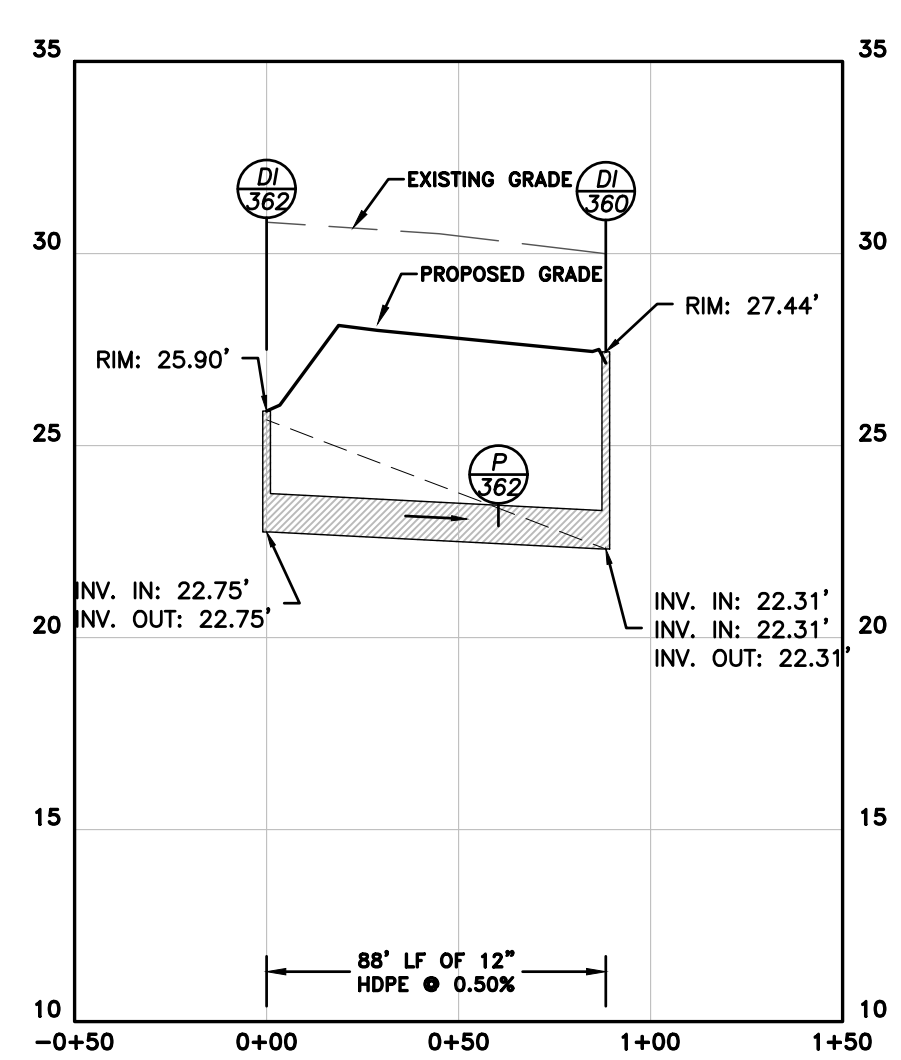
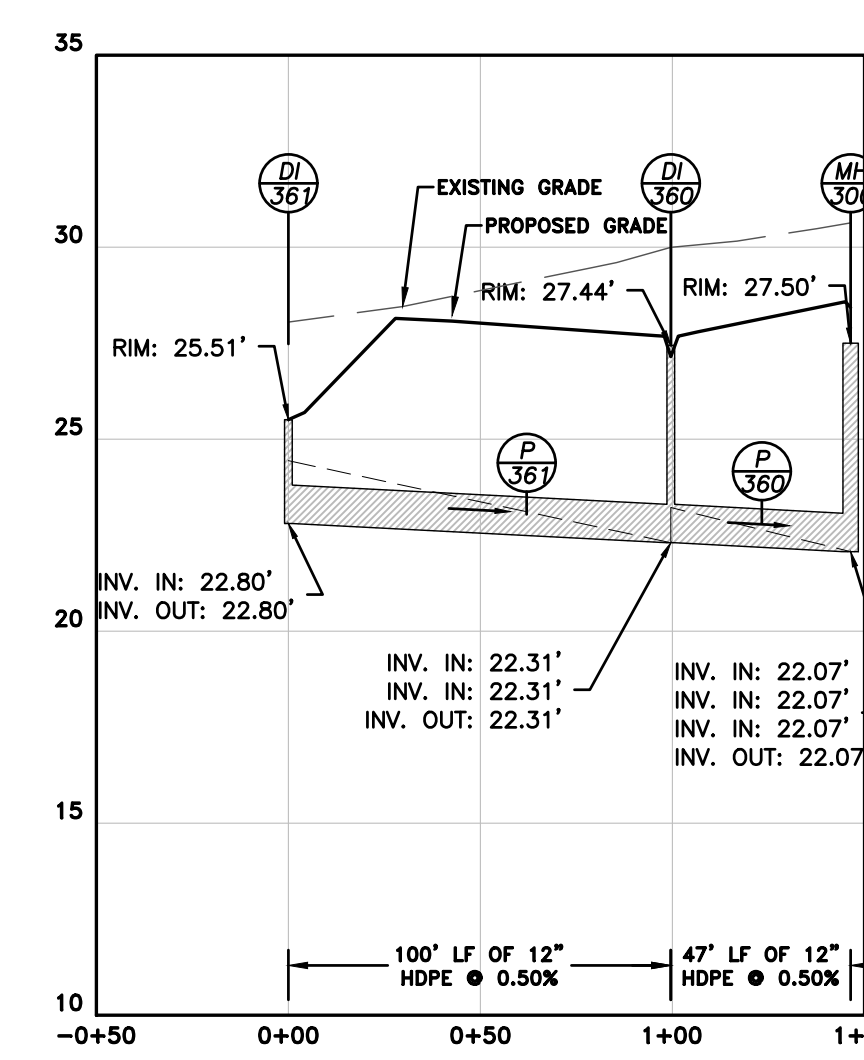
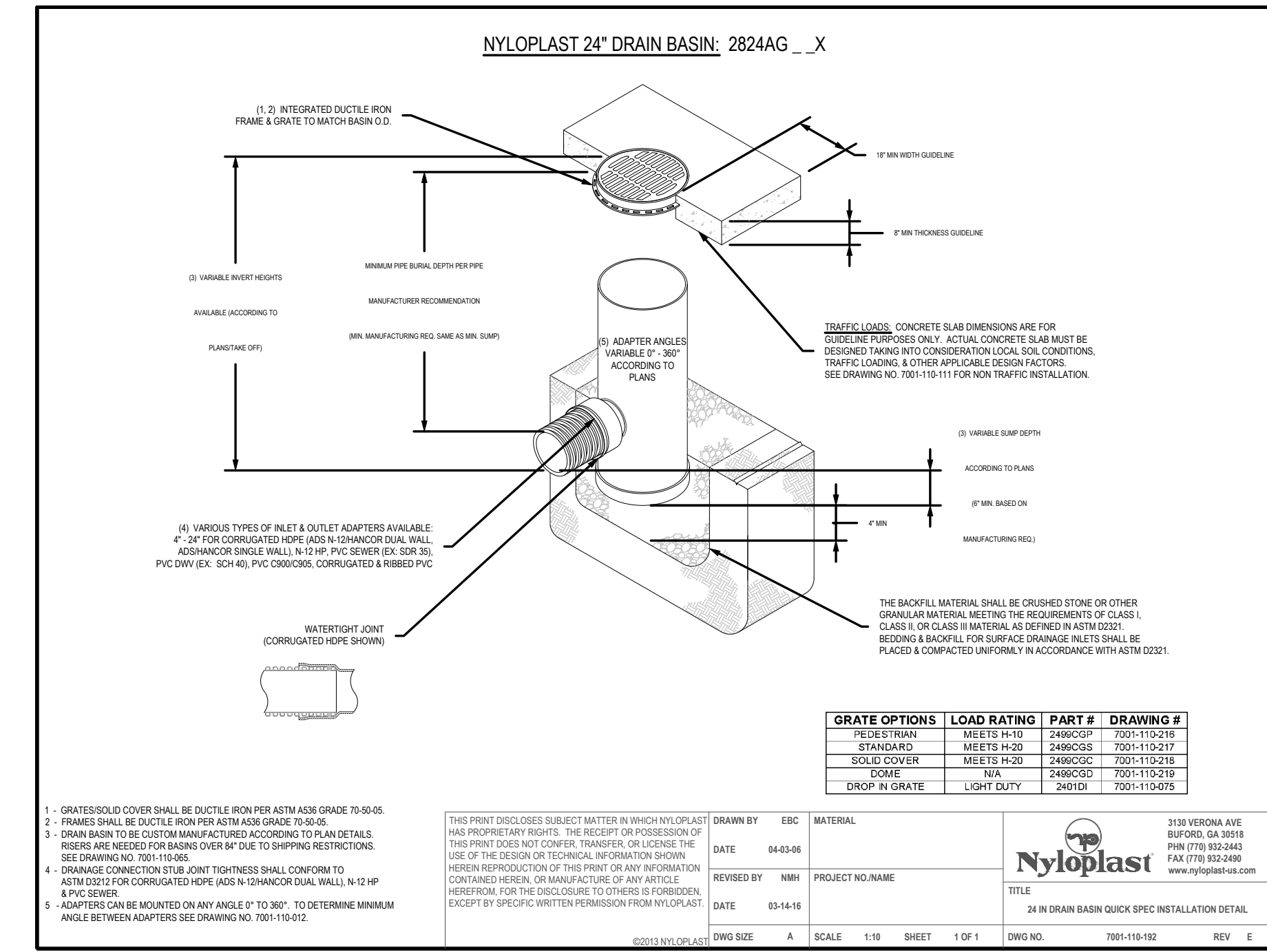
**WELLESLEY
 LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE**

REVISIONS:
 2020-05-15 P&Z

Date: **APRIL, 2020**
 Scale: **1" = 20'**
 Dwn. By: **BJM**
 Proj. No.: **2261J008**
 Dwg. No.:

C-602

P:\UG Townsend\2261\008 Wellesley\Design\2261\008-AMENITY SITE PLAN.dwg May 15, 2020 - 1:20pm MASS



ARCHITECTS ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 1000 MARKET STREET
 BALTIMORE, MARYLAND 21201
 (410) 770-7744

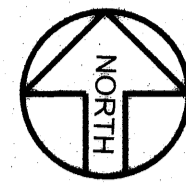
WELLESLEY
 LEWES AND REHOBOTH HUNDRED
 SUSSEX COUNTY, DELAWARE

REVISIONS:
 2020-05-15 P&Z

Date: APRIL, 2020
 Scale: AS NOTED
 Dwn. By: BJM
 Proj. No.: 2261J008
 Dwg. No.: C-604

ORDINANCE NO. 2575 CONDITIONS

1. Conditional Use No. 1106 was approved by Ordinance No. 1028 on May 23, 1995 to permit a boat storage yard, marine engine repair and boat painting.
2. Although the entire property consisted of 5.706 acres, the prior approval limited the site to only 108 boat storage sites.
3. Since 1995, the area has continued to develop with more recreational boaters in the area than ever before. This includes the nearby Americana Bayside, a restricted residential development that limits on-site boat storage. As a result, the business has continued to grow, and more boat storage sites are needed.
4. The ongoing use has not adversely impacted nearby residents or roadways, and no parties appeared in opposition to this request to expand the prior Conditional Use.
5. Based on these reasons, it is appropriate to amend Condition #5 of Conditional Use No. 1106 and Ordinance No. 1028 to allow an additional 5,000 square foot boat repair building that may exceed one story or thirty feet in height, up to the height limit permitted in the AR-1 zone.
6. It is also appropriate to amend Condition No. 8 of Conditional Use No. 1106 and Ordinance No. 1028 to allow no more than 300 boat storage sites and expanding the area of these sites onto the additional areas of the 5.7 acre site that are not currently being used.
7. The other conditions of Conditional Use No. 1106 and Ordinance No. 1028 shall remain in effect.
8. A revised Final Site Plan shall be submitted in accordance with these amendments for review and approval by the Sussex County Planning and Zoning Commission.



FIRE PLAN NOTES:

- 1) PROPOSED BUILDING CONSTRUCTION IS TYPE V PER NFPA 220.
- 2) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

GENERAL NOTE:

CONDITIONAL USE #2120, ORDINANCE NO. 2575, DATED MAY 15, 2018, AND CONDITIONAL USE #1108, ORDINANCE NO. 1028. THIS SITE PLAN HAS AN APPROVED CONDITIONAL USE ASSOCIATED WITH IT.

GENERAL NOTES:

The DNREC Sediment and Stormwater Program (or Delegated Agency) shall be notified in writing 5 days prior to commencing with construction. Failure to do so constitutes a violation of the approved sediment and Stormwater Management Plan.

Review and/or approval of the Sediment and Stormwater Management Plan shall not relieve the contractor from his or her responsibilities for compliance with the requirements of the Delaware Sediment and Stormwater Regulations, nor shall it relieve the contractor from errors or omissions in the approved plan.

If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by DNREC or the Delegated Agency.

Following soil disturbance or redistribution, permanent or temporary stabilization shall be completed for all perimeter sediment controls, soil stockpiles, and all other disturbed or graded areas on the project site within 14 calendar days unless more restrictive Federal requirements apply.

All erosion and sediment control practices shall comply with the Delaware Erosion and Sediment Control Handbook, latest edition.

At any time a dewatering operation is used, it shall be previously approved by the Agency Construction Site Reviewer for a non-erosive point of discharge, and a dewatering permit should be approved by the DNREC Well Permitting Branch.

Approval of a Sediment and Stormwater Management Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

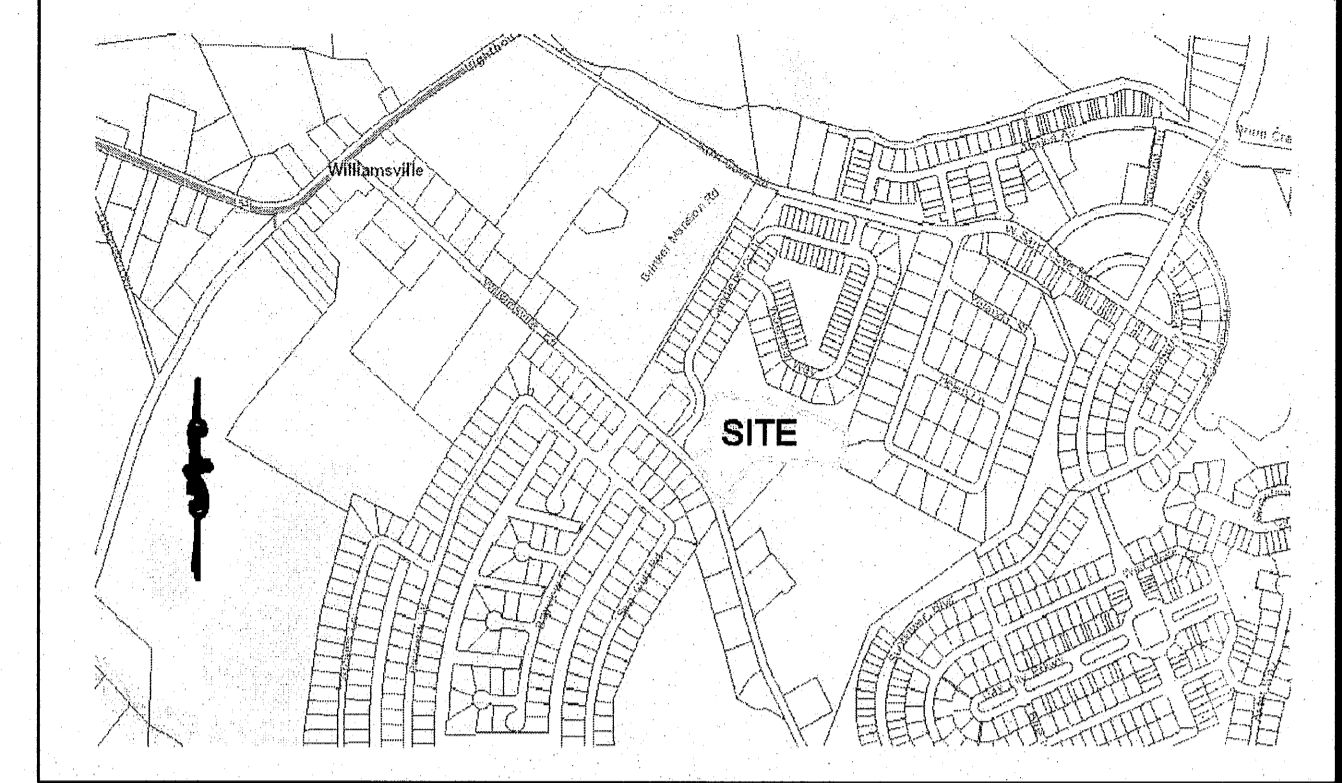
The contractor shall at all times protect against sediment or debris laden runoff or wind from leaving the site. Perimeter controls shall be checked daily and adjusted or repaired to fully contain and control sediment from leaving the site. Accumulated sediment shall be removed when it has reached half of the effective capacity of the control. In addition, the contractor may need to adjust or alter measures in times of adverse weather conditions, or as directed by the Agency Construction Site. Best available technology (BAT) shall be employed to manage turbid discharges in accordance with requirements of 7. Del C. Ch 60, Regulations Governing the Control of Water Pollution, Section 9.1.02, known as Special Conditions for Stormwater Discharges Associated with Construction Activities, and DNREC policies, procedures, and guidance.

LEGEND: EXISTING FEATURES

- ELECTRIC LINE, POLE
- UNDER GROUND ELECTRIC LINE
- PARCEL LINE
- RIGHT-OF-WAY LINE
- LOT LINE
- VEGETATION LINE
- EDGE OF PAVEMENT
- FENCE
- BUILDING / STRUCTURE

LEGEND: PROPOSED FEATURES

- BUILDING SETBACK
- PROPOSED BUILDING / STRUCTURE
- TO REMAIN (T.R.)
- TO BE REMOVED (T.B.R.)
- PIPE FLOW
- SWALE/DITCH FLOW
- ROOF FLOW
- PAVEMENT SLOPE
- SHEET FLOW
- RAIN/DOWNSPOUT/LEADER/DRAIN



VICINITY MAP N.T.S.

SITE DATA:

OWNER / APPLICANT / DEVELOPER:
MIKE FERRARI
PJM PROPERTIES, LLC
39084 HARPOON RD.
FENWICK ISLAND, DE 19944
PHONE: (410) 707-0693

ZONING:
EXISTING: AR-1 (AGRICULTURAL)
EXISTING USE: COMMERCIAL C-1
PROPOSED USE: COMMERCIAL

SETBACKS:
FRONT YARD: 40 FEET
REAR YARD: 20 FEET
SIDE YARD: 15 FEET

SITE PLAN DESIGN:
J. W. SALM ENGINEERING, INC.
9842 MAIN STREET, SUITE 3,
P.O. BOX 397
BERLIN, MD 21811
PHONE: 410-641-0126

PARCEL DESCRIPTION:

TAX MAP 533-19.00-287.02
SUSSEX COUNTY, DELAWARE
PROJECT AREA: 5.71 ACRES±
LAT./LONG.: 38DEG 27' 23.27" / -75DEG 07' 30.90"

BUILDING HEIGHT:

HEIGHT PERMITTED (MAX): 30 FT
HEIGHT PROPOSED: LESS THAN 30 FT

BUILDING AREA:
TOTAL GROSS FLOOR AREA: 4,675 SQ.FT.

NET DEVELOPMENT AREA:
5.7+/- ACRES

LOADING:
NONE REQUIRED.

PARKING:
REQUIRED BY SECTION 115-162 FOR WHOLESALE OR MANUFACTURING
1 STALL FOR EVERY 2 EMPLOYEES ON MAJOR SHIFT.
2 EMPLOYEES = 1 STALL REQUIRED.
PROVIDED: 2 EXISTING SPACES, TO REMAIN.

SURVEY REFERENCE:

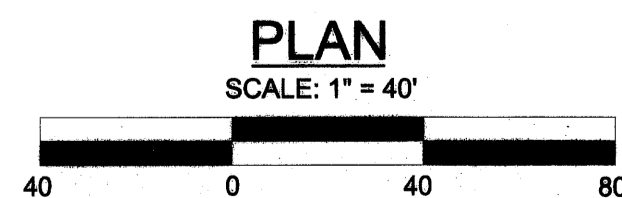
THIS SITE PLAN IS BASED ON THE EXISTING CONDITIONS SURVEY, PREPARED BY RUSSELL T. HAMMOND, SURVEYING, LLC, DATED 06/30/2017

SITE PLAN NOTES:

- 1) THE PURPOSE OF THIS SITE PLAN IS TO SHOW THE PROPOSED 4,675 SQ.FT. BUILDING AND CANOPY ONLY.
- 2) THE SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION. ALL APPROPRIATE AGENCY APPROVALS AND/OR PERMITS SHALL BE REQUIRED PRIOR TO FINAL APPROVAL.
- 3) SECURITY LIGHTING SHALL BE LOCATED SO THAT NO DIRECT LIGHTING IMPACT RESIDENCES ON ADJOINING LANDS OR MOTORISTS TRAVELING ALONG ROAD 395.
- 4) ONE MONUMENT STYLE GROUND SIGN IS PROPOSED.
- 5) THE PROPOSED NEW REPAIR BUILDING SHALL NOT EXCEED ONE STORY OR THIRTY FEET IN HEIGHT.
- 6) THIS PROJECT WILL BE SERVICED BY AN EXISTING PRIVATE WATER WELL AND PUBLIC SEWER. EXISTING ONSITE SYSTEM AND DRAINFIELD TO BE ABANDONED.
- 7) THE PROPOSED USE OF THE STORAGE BUILDING IS FOR WAREHOUSING WITHIN A COMPLETELY ENCLOSED BUILDING, PROVIDED THAT SUCH USE IS NOT OBJECTIONABLE BY REASON OF ODOR, DUST, NOISE OR OTHER SIMILAR FACTORS.
- 8) NO STATE AND/OR FEDERAL WETLANDS ARE LOCATED IN THE DEVELOPMENT PORTION OF THIS SITE BASED UPON A REVIEW OF NATIONAL WETLANDS INVENTORY MAPPING RESOURCES.
- 9) OWNER SHALL RELOCATE EXISTING UNDERGROUND ELECTRIC & TELEPHONE TO AVOID CONFLICTS.
- 10) THERE IS NO EXISTING OR PROPOSED LIGHTING ON THIS SITE.
- 11) WASTE REMOVAL WILL BE HANDLED BY WHEELED RECEPTACLES. THERE IS NO DUMSTER ON THIS SITE.

I, the undersigned, certify that all land clearing, construction and development shall be done pursuant to the approved standard plan and that responsible personnel (i.e., Blue Card Holder) involved in the land disturbance will have a Certification of Training prior to initiation of the project, at a DNREC sponsored or approved training course for the control of erosion and sediment during construction. In addition, I grant the DNREC Sediment and Stormwater Program and/or the relevant Delegated Agency the right to conduct on-site reviews.

SIGNATURE _____ PRINTED NAME _____ DATE _____



DESIGNED BY: JWS3	DRAWN BY: JRB	CHECKED BY: JWS3	FINAL SITE PLAN		
JOHN W. SALM, III DELAWARE PROFESSIONAL ENGINEER LICENSE NO. 8971			PJM PROPERTIES, LLC TAX MAP 533-19.00-287.02		
REVISIONS			BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE		
▲ 2/26/20			J. W. SALM ENGINEERING, INC.		
▲ 03/18/20			P.O. BOX 379, 9842 MAIN STREET, SUITE 3		
▲ 05/12/20			BERLIN, MD 21811		
SCALE:	DATE:	DRAWING No.:	SHEET No.:		
1" = 40'	DEC. 2019	355-02-001	1 OF 1		