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

Sussex County
DELAWARE
sussexcountyde.gov

Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Acting Director, Department of Planning & Zoning; Lauren DeVore, Planner III; and Jenny Norwood, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: February 7, 2020
RE: Other Business for February 13, 2020 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the February 13, 2020 Planning Commission meeting.

Lands of Gale White Subdivision (2019-20) KH

Final Subdivision Plan

This is a Final Subdivision Plan for a major subdivision for 3-lots and a residual parcel to be located on a 7.018-acre parcel of land located on the northwest corner of Russell Road (S.C.R. 592) and Deer Forest Road (S.C.R. 565). The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of October 24, 2019. The Final Subdivision Plan complies with the Sussex County Zoning Code and all Conditions of approval. Tax Parcel: 430-17.00-15.12. Zoning District: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

Warrington Multi-family Townhomes (S-19-49) (CU 2151 & CZ 1865) BM

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of twenty-two (22) multifamily units accessed from Old Landing Road (S.C.R. 274). The site plan was also part of Conditional Use 2151, to allow for the provision of the multi-family use which was approved by County Council on January 15, 2019 and adopted through Ordinance No. 2627. Additionally, the site plan was part of Change of Zone 1865 for a Change of Zone from AR-1 to MR which was approved by County Council on January 15, 2019 and adopted through Ordinance 2626. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 334-19.00-1.00. Zoning District: MR (Medium Density Residential Zoning District.) Staff are awaiting agency approvals.

The Estuary Subdivision Phases 2-3 (2005-64) HW

Revised Subdivision Plan

This is a Revised Subdivision Plan for the Estuary Phases 2-3 (2005-64) which reflects the removal of Cross Creek Drive within Phase 2 of the previously approved Estuary Subdivision. The Planning and Zoning Commission approved the Final Subdivision Plan for the Estuary Subdivision at their meeting on October 11, 2018. The Applicant has stated that this road is redundant and caused an unnecessary crossing of the Williams Canal Tax Ditch. Furthermore, the Applicant has suggested that a pedestrian connection that links Phases 2 and 3 would be a better option. The Revised Site Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcel: 134-19.00-115.01. Zoning District: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

Lands of Fannie Mae Wilkins *For Life* KH

Minor Subdivision off existing easement

This is a concept plan for a proposed minor subdivision off an existing easement. The proposed plan is to create one (1) parcel measuring approximately 23-acres +/- by consolidating Tax Parcel 330-8.00-45.00 and the residual lands which consist of Tax Parcel 330-9.00-1.02. The existing easement named Fannie's Way also provides access to Tax Parcel 330-9.00-1.00 which shall remain unchanged. A Preliminary Minor Subdivision plan will be reviewed by staff for compliance with the Sussex County Subdivision Code prior to the approval of any Final Subdivision Plan. Tax Parcels: 330-8.00-45.00 & 330-9.00-1.02. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

Estates at Milton Crossing Subdivision (2019-16)

Request to Revise Conditions of Approval

The applicant is requesting to revise to the Conditions of Approval for the Estates at Milton Crossing (2019-16) Subdivision, which is a standard subdivision comprising eighty-seven (87) single family lots within an AR-1(Agricultural Residential Zoning District). The Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at its meeting of December 12, 2019. Specifically, the Applicant is requesting to revise a portion of Condition "D" which requires that "*a 40-foot buffer [be] installed along Route One*" to be amended to, "*There shall be a 30-foot buffer installed along Route One.*" Tax Parcels: 235-8.00-26.00, 26.03 & 31.00. Zoning District: AR-1 (Agricultural Residential Zoning District.)

NOTES:
1. 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.
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
4. LOT #5 & #6 SHALL HAVE ACCESS TO S.C.R. #592 VIA THE COMBINED ENTRANCE AS SHOWN ON THIS MINOR SUBDIVISON PLAN. LOT #7 & REMAINING LANDS SHALL HAVE ACCESS TO S.C.R. #565 VIA THE COMBINED ENTRANCE AS SHOWN ON THIS MINOR SUBDIVISON PLAN.
5. A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
6. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FURTURE INVOLVE NOISE, DUST,MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

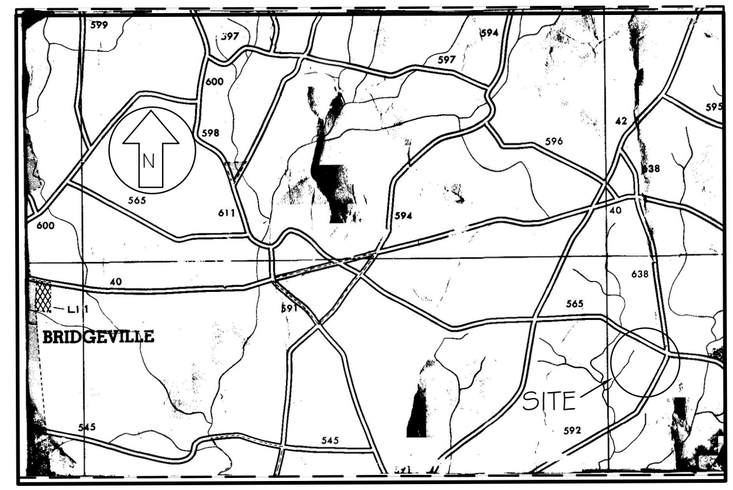
FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
3. A SINGLE FAMILY DWELLING IS PROPOSED.
4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

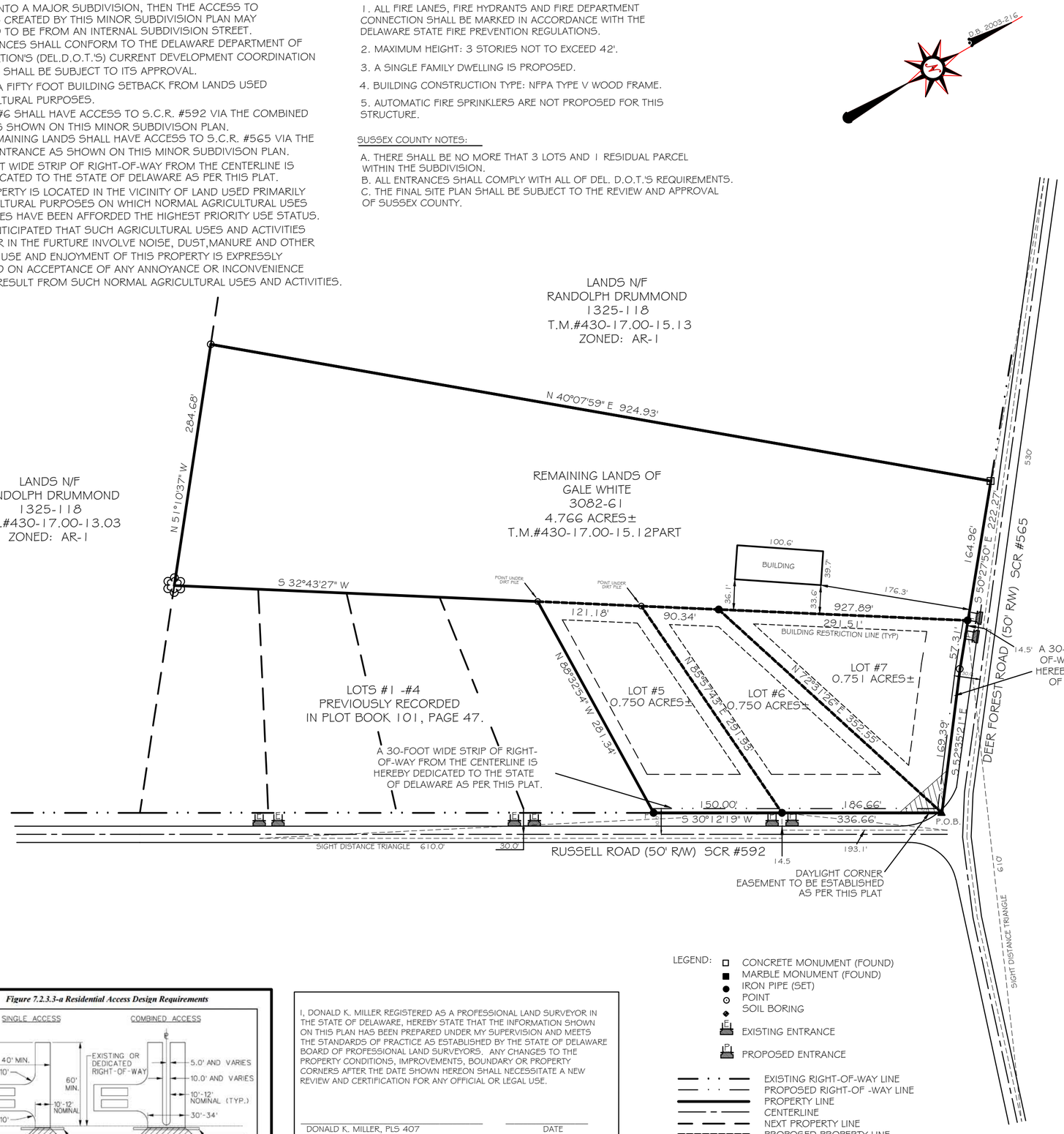
SUSSEX COUNTY NOTES:

A. THERE SHALL BE NO MORE THAT 3 LOTS AND 1 RESIDUAL PARCEL WITHIN THE SUBDIVISION.
B. ALL ENTRANCES SHALL COMPLY WITH ALL OF DEL. D.O.T.'S REQUIREMENTS.
C. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY.

T. M. # 430-17.00-15.12



VICINITY MAP
SCALE 1"=1 MILE



DATA COLUMN:

T.M.#430-17.00-15.12
ZONING: AR-1
TRACT AREA: 7.018 ACRES± (INCLUDING RESIDUAL AREA)
EXISTING LOTS: 1
PROPOSED LOTS: 3 NEW (4 TOTAL INCLUDING RESIDUAL LANDS)
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ACCESS: LOTS 5 & 6 S.C.R. 592 (RUSSELL RD.)
LOT # 7 S.C.R. 565 (DEER FOREST RD.)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS PER FIRM #10005C0280L DATED 6/20/18
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON RUSSELL & DEER FOREST IS 50MPH
ALL EXISTING BUILDINGS ARE TO BE REMOVED EXCEPT FOR BUILDING DEPICTED.
BUILDING SETBACKS:
FRONT: 40'
CORNER YARD: 15' SIDE YARD: 15'
REAR YEARD: 20'

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

OWNER NAME _____ DATE _____

APPROVAL FROM PLANNING AND ZONING COMMISSION

TITLE _____ DATE _____

TITLE _____ DATE _____

LEGEND:
- CONCRETE MONUMENT (FOUND)
- MARBLE MONUMENT (FOUND)
- IRON PIPE (SET)
- POINT
- SOIL BORING
- EXISTING ENTRANCE
- PROPOSED ENTRANCE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF -WAY LINE
- PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- PROPOSED PROPERTY LINE

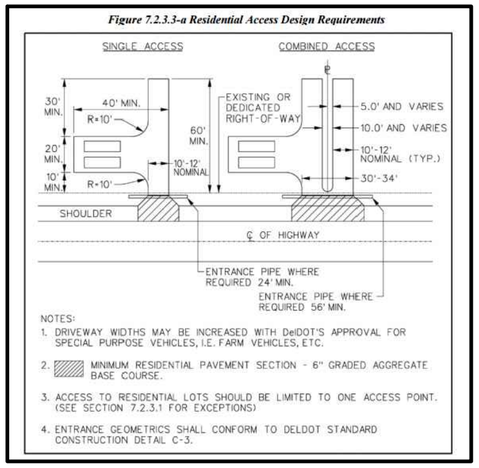
0 100 200 300
SCALE: 1" = 100'

OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.

SUBDIVISION OF LANDS FOR GALE WHITE

OWNER: GALE WHITE
22106 HENSLEY ROAD
SEAFORD, DE 19973

Figure 7.2.3.3-a Residential Access Design Requirements



NOTES:
1. DRIVEWAY WIDTHS MAY BE INCREASED WITH DelDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
2. MINIMUM RESIDENTIAL PAVEMENT SECTION - 6" GRADED AGGREGATE BASE COURSE.
3. ACCESS TO RESIDENTIAL LOTS SHOULD BE LIMITED TO ONE ACCESS POINT. (SEE SECTION 7.2.3.1 FOR EXCEPTIONS)
4. ENTRANCE GEOMETRICS SHALL CONFORM TO DELDOT STANDARD CONSTRUCTION DETAIL C-3.

I, DONALD K. MILLER 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.

DONALD K. MILLER, PLS 407 _____ DATE _____

NOTE: 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.

DATE	REVISION
10/22/2019	DEL. D.O.T. COMMENTS
1/16/2020	SUSSEX COUNTY COMMENTS

MILLER LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391

AUGUST 16, 2019

HUNDRED	COUNTY
NANTICOKE	SUSSEX
STATE	DRAWN BY
DELAWARE	D. K. MILLER
REF.	FILE
3082-61	WHITE 4-30-17-15.12

WARRINGTON MULTIFAMILY TOWNHOMES

PRELIMINARY SUBDIVISION PLAT

S-19-49

LEWES - REHOBOTH BEACH HUNDRED, SUSSEX COUNTY

TAX MAP: 334-19.00-1.00

DATE: 12/02/19

PREPARED FOR:

OWNER/DEVELOPER

FRANCIS C. WARRINGTON, III

20873 OLD LANDING ROAD

REHOBOTH BEACH, DELAWARE 19971

302-245-7540

SITE DATA TABLE

1. TAX MAP NUMBER: 334-19.00-1.00
2. DEED/PLAT REFERENCE: DEED BOOK 2236 , PAGE 329; PLAT BOOK 74, PAGE 164
3. OWNER / DEVELOPER NAME: WARRINGTON C FRANCIS, III
4. OWNER / DEVELOPER ADDRESS: 20873 OLD LANDING ROAD, REHOBOTH BEACH, DE 19971
5. SITE ADDRESS: 20873 OLD LANDING ROAD, REHOBOTH, DELAWARE 19971, LEWES AND REHOBOTH HUNDRED
6. CURRENT ZONING: MR/CONDITIONAL USE (ARTICLE V - § 155-31) (APPROVED ORDINANCE NO. 2626, CZ1865, DATED JANUARY 15, 2019)
7. PROPOSED ZONING: MR - MEDIUM DENSITY RESIDENTIAL ZONING DISTRICT
8. PRESENT USE: CONTRACTOR YARD AND STORAGE
9. PROPOSED USE: 22 MULTI-FAMILY UNITS, SUBJECT TO THE PROVISIONS OF ARTICLES IV THROUGH XX, 115-219 AND TABLE 2 (APPROVED ORDINANCE NO. 2627, CU2151, DATED JANUARY 15TH, 2019)
10. ARTICLE XXV - PROVISIONS IN ACCORDANCE WITH § 115-34B:
    FRONT - 40 FEET
    SIDE - 10 FEET
    REAR - 10 FEET
    [NO OVERALL OUTSIDE WALL DIMENSION OF A BUILDING EXCEEDS 165 FEET]
    IN SECTION § 155-188D TOWN HOME SEPARATION DISTANCE - AGGREGATE OF 40' MINIMUM
    FRONT AND REAR YARDS OF TOWN HOMES MUST HAVE AN AGGREGATE OF NO LESS THAN 40'
11. DENSITY: 22 SINGLE FAMILY ATTACHED UNITS (MULTY-FAMILY) | 3.94 UNITS / ACRE
    MR ZONING MAXIMUM DENSITY | 4.356 UNITS / ACRE
    CU ZONING MAXIMUM DENSITY FOR MULTIFAMILY | 12 UNITS / ACRE
12. BUILDING HEIGHT: 42' MAX ALLOWED
13. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION § 115-188):
    REQUIRED SPACES: 57 SPACES
    PROVIDED SPACES: 79 SPACES (INCLUDING 2 SPACES FOR DRIVEWAYS)
    HANDICAP SPACES: 2 SPACES
11. WATER SUPPLY: PUBLIC WATER - TIDEWATER UTILITY, INC.
12. SEWER SUPPLY: PUBLIC SEWER - SUSSEX COUNTY [WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT]
13. LATITUDE AND LONGITUDE:
    LONGITUDE: W075° 07' 35.53" LATITUDE: N038° 41' 27.67"
14. TOTAL AREA (GROSS): 5.59± ACRES
    MINIMUM LOT AREA: 10,000 SF
    MINIMUM LOT WIDTH: 75 FT
    MINIMUM LOT DEPTH: 100 FT
15. NET DEVELOPMENT AREA: 5.59± AC.
16. NON-TIDAL WETLAND AREA: 0.27 ACRES (NO WETLAND AREA TO BE IMPACTED)
17. SITE CALCULATIONS

BUILDING AREA	EX. = 0.26 AC.	PR. = 0.99 AC.
OPEN SPACE AREA	EX. = 3.89 AC.	PR. = 2.93 AC.
PAVEMENT/STONE AREA	EX. = 1.17 AC.	PR. = 1.40 AC.
WETLANDS AREA	EX. = 0.27 AC.	PR. = 0.27 AC.
TOTAL	EX. = 5.59 AC.	PR. = 5.59 AC.

18. OPEN SPACE AREA BREAKDOWN:

LANDSCAPE BUFFER:	EX. = 0.00 AC. (0.00%)	PR. = 0.88 AC. (30.03%)
ACTIVE OPEN SPACE:	EX. = 3.89 AC. (100.00%)	PR. = 1.62 AC. (55.29%)
WOODED AREA:	EX. = 0.71 AC. (18.25%)	PR. = 0.38 AC. (12.97%)
STORMWATER MANAGEMENT:	EX. = 0.00 AC. (0.00%)	PR. = 0.43 AC. (14.58%)
TOTAL OPEN SPACE:	EX. = 3.89 AC. (100.00%)	PR. = 2.93 AC. (100.00%)

19. DELDOT
    19.1. ROAD NAME - SCR 274 | OLD LANDING ROAD
    19.1.1. FUNCTIONAL CLASSIFICATION - LOCAL ROAD
    19.1.2. AADT = 8,241 (2018)
    19.2. SPEED LIMIT = 45 MPH
    19.3. STATE INVESTMENT LEVEL - LEVEL 3
20. LIMIT OF DISTURBANCE: 5.57 ± AC
21. DATUM: HORIZONTAL = NAD83; VERTICAL = NAVD88
22. FIRE DISTRICT: REHOBOTH BEACH FIRE CO. (STATION 86)
23. FLOOD MAP: ZONE X/ZONE AE 5'/ZONE AE 6' (SEE GENERAL NOTE 3/SHEET RP-0002)
24. WATERSHED: REHOBOTH BAY
25. PROPOSED DISCHARGE LOCATION: PROPOSED EPHEMERAL CONSTRUCTED WETLANDS, TO EXISTING WETLANDS AT REAR OF PROPERTY
26. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

OWNER/DEVELOPER
FRANCIS C. WARRINGTON, III
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971
302-245-7540

ENGINEER/SURVEYORS
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
CAPE HENLOPEN

FIRE DISTRICT
REHOBOTH BEACH FIRE CO (86)

POSTAL DISTRICT
REHOBOTH (19971)

WATER UTILITY
TIDEWATER UTILITY, INC.

SEWER UTILITY
PUBLIC SEWER

ELECTRIC
DELMARVA ELECTRIC COOP

TELECOMMUNICATIONS
VERIZON

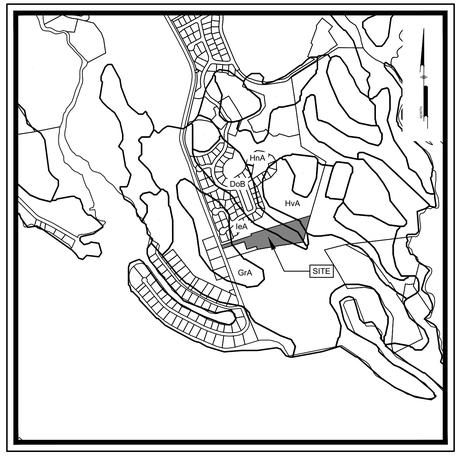
CATV
COMCAST

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		CONCRETE SIDEWALK
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		POWER, UTILITY POLE
		POWER, LIGHT
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
WaC		SOIL LABEL
		STORM SEWER, INLET
		STORM SEWER,HEADWALL
		STORM SEWER, MANHOLE
D D		STORM SEWER, UNDERGROUND
		SWALE
		VEGETATION, TREE LINE
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
X 100.5	35.00	SPOT ELEVATION
		FLOOD LINE

SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
DodB	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES	A
HnA	HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	B
GrA	GREENWICH LOAM, 0 TO 2 PERCENT SLOPES	B
HvA	HURLOCK SANDY LOAM, 0 TO 2 PERCENT SLOPS	D

LIMIT OF DISTURBANCE 5.57± ACRES



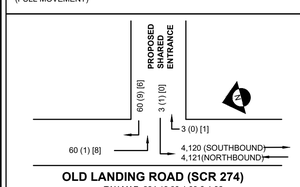
SOILS MAP
Scale: 1" = 1000'

USGS MAP
Scale: 1" = 1000'

Sheet List Table		
Sheet Number	Drawing Number	Sheet Title
1	RP-0001	COVER SHEET
2	RP-0002	RECORD PLAN NOTES AND DETAILS
3	RP-1001	RECORD PLAN
4	CS-2001	LANDSCAPE PLAN
5	CS-2002	LANDSCAPE NOTES AND DETAILS

TRAFFIC GENERATION - OLD LANDING ROAD (SCR 274)

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.) [P.M.]

[1] DIRECTIONAL DISTRIBUTIONS PROVIDED BY DELDOT
[2] DIRECTIONAL DISTRIBUTIONS PROVIDED BY ITE MANUAL

DESIGN VEHICLE: SU30 AND WB40

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S274 (OLD LANDING ROAD) - LOCAL ROAD
POSTED SPEED LIMIT - 45 MPH
AADT = 8,241 TRIPS (FROM 2018 DELDOT TRAFFIC SUMMARY)[1]
10 YEAR PROJECTED AADT= 1.16 x 8,241 TRIPS = 9,559 TRIPS[1]
10 YEAR PROJECTED AADT + SITE ADT = 9,685 TRIPS
TRAFFIC PATTERN GROUP = 4 (FROM 2018 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 13.88% x 9,559 TRIPS = 1,327 TRIPS[1]
TRUCK VOLUME - N/A[1]

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
EXISTING LAND USE:
9,750 SF - SPECIALTY TRADE CONTRACTOR, SF (ITE 180)
9.75 KSF X 10.22 (AVG. RATE) = 100 TRIPS
AM PH = 20 TRIPS, PM PH = 22 TRIPS

PROPOSED LAND USE:
22 MULTIFAMILY HOUSING (LOW-RISE) (ITE 220) [TAX MAP # 334-19.00-1.00]
T=7.56(X)-40.86=126 TRIPS (WEEKDAY)
AM PH OF ADJACENT STREET TRAFFIC: Ln(T)=0.89Ln(X)-0.51=11 TRIPS (23%/77%)
PM PH OF ADJACENT STREET TRAFFIC: Ln(T)=0.89Ln(X)-0.02=15 TRIPS (63%/37%)

TOTAL TRIPS = 126 TRIPS [INCREASE OF 26 TRIPS]
AM PH TOTAL = 11 TRIPS [REDUCTION IN PEAK HOUR TRIPS]
PM PH TOTAL = 15 TRIPS

DIRECTIONAL DISTRIBUTION:
95% TO AND FROM NORTH ENTRANCE = 120 ADT (9 AM PEAK) [13 PM PEAK]
5% TO AND FROM SOUTH ENTRANCE = 6 ADT (2 AM PEAK) [2 PM PEAK]

PREPARED BY:

PENNONI ASSOCIATES INC.

18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

SUSSEX CONSERVATION DISTRICT

NAME DATE

APPROVED BY

CHAIRMAN OR SECRETARY OF PLANNING & ZONING COMMISSION DATE

PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

REFERENCE #: S-19-49

WETLANDS CERTIFICATION:
THIS PROPERTY, TAX MAP 3-34-19.00-1.00, HAS BEEN EXAMINED BY KENNETH W. REDINGER ENVIRONMENTAL SERVICES FOR THE PRESENCE OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS (SECTION 404 AND SECTION 10). STATE SUBAQUEOUS LANDS AND SATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THESE CRITERIA.

SIGNATURE DATE

KENNETH W. REDINGER, PROFESSIONAL WETLANDS SCIENTIST #2126
P.O.BOX 479 / HORNTOWN, VA 23395
(757) 894-7032 / EMAIL:KWREDINGER@GMAIL.COM

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED 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.

SIGNATURE DATE

ALAN M. DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE MILTON, DE 19968
(302) 684-8030

OWNER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS 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 AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

FRANCIS C. WARRINGTON, III DATE
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971
302-245-7540

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WARRINGTON MULTIFAMILY TOWNHOMES
TAX MAP: 334-19.00-1.00
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

COVER SHEET

FRANCIS C. WARRINGTON, III
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

DATE	NO.	REVISIONS	BY
2020-01-16	1	REVISED PER PLANNING AND ZONING COMMENTS	LFS

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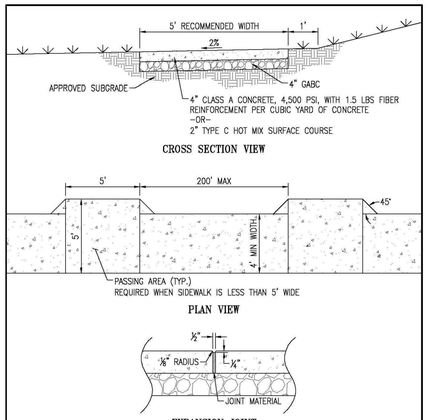
PROJECT	FWARR18001
DATE	12/02/19
DRAWING SCALE	AS SHOWN
DRAWN BY	LFS
APPROVED BY	AMD

RP-0001

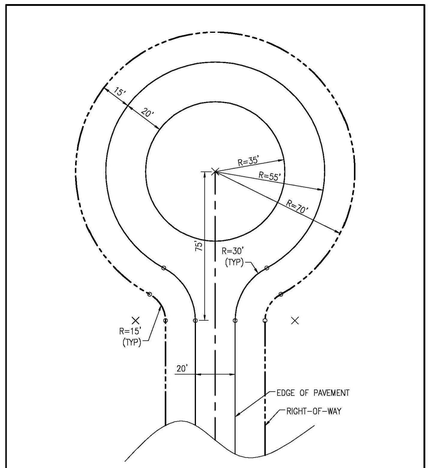
SHEET 1 OF 5

U:\Accounts\FWARR\FWARR18001 - Multi Family Project\DESIGN_SHEETS\RP-0001.dwg PLOTTED: 1/17/2020 10:03 AM, BY: Logan Stoddard PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---



NOTES:
1. CONCRETE SIDEWALKS SHALL BE CONTINUOUS AND SHALL NOT BREAK OR STOP AT DRIVEWAY CROSSINGS.
2. CONCRETE SIDEWALKS SHALL BE MARKED INTO RECTANGULAR SLABS 5' LONG BY SCORING WITH APPROVED EDGING TOOLS.
3. EXPANSION JOINTS SHALL BE PLACED ACROSS CONCRETE SIDEWALKS NOT MORE THAN 20' APART.
4. WHEN A 5' WIDE SIDEWALK IS NOT POSSIBLE DUE TO SITE CONSTRAINTS, A 4' WIDE SIDEWALK MAY BE USED WITH 5'x5' PASSING AREAS SPACED AT 200' OR CLOSER INTERVALS. REFER TO THE LATEST ADA AND ABA ACCESSIBILITY GUIDELINES FOR BUILDINGS AND FACILITIES.

Revised 08/19/2008 APPROVED	Sussex County, Delaware Engineering Department Approved: Michael A. Tarr Sussex County Engineer	Concrete Sidewalk	Detail R-5.01



NOTES:
1. CUL-DE-SACS AND OTHER SINGLE-ACCESS STREETS ARE LIMITED TO SERVING NO MORE THAN 300 ADT'S ON ROADS NO LONGER THAN 1,000 FEET IN LENGTH.
2. ON-STREET PARKING IS PROHIBITED WITHIN THE CUL-DE-SAC BULB.

Revised 08/19/2008 APPROVED	Sussex County, Delaware Engineering Department Approved: Michael A. Tarr Sussex County Engineer	Cul-De-Sac With Island	Detail R-3.03

FIRE MARSHAL NOTES:

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. ALL ACCESS TO DWELLINGS SHALL BE CLEARED A MINIMUM OF 18' WIDE.
3. ALL TOWNHOME UNITS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.

CONDITIONS OF APPROVAL, 2019-1-15 (CU-2151):

PRELIMINARY APPROVAL WAS GRANTED BY SUSSEX COUNTY PLANNING COMMISSION AT THEIR MEETING ON JUNE 22, 2018 SUBJECT TO THE FOLLOWING CONDITIONS:

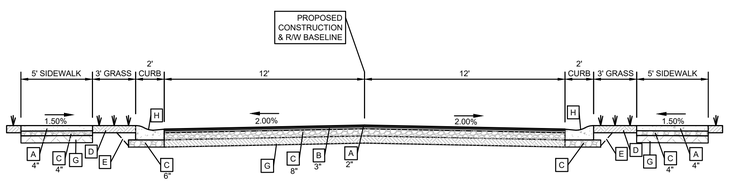
A. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL BE 22.
B. ALL ENTRANCES, INTERSECTION, ROADWAY AND MULTI-MODAL IMPROVEMENTS SHALL BE COMPLETED BY THE DEVELOPER IN ACCORDANCE WITH ALL DELDOT REQUIREMENTS.
C. THE PROJECT SHALL BE SERVED BY SUSSEX COUNTY SEWER. THE DEVELOPER SHALL COMPLY WITH ALL SUSSEX COUNTY ENGINEERING DEPARTMENT REQUIREMENTS INCLUDING ANY OFFSITE UPGRADES NECESSARY TO PROVIDE SERVICE TO THE PROJECT.
D. THE PROJECT SHALL BE SERVED BY CENTRAL WATER TO PROVIDE DRINKING WATER AND FIRE PROTECTION.
E. INTERIOR STREET DESIGN SHALL MEET OR EXCEED THE SUSSEX COUNTY STREET DESIGN REQUIREMENTS.
F. WITH THE EXCEPTION OF THE ENTRANCE ROAD, THERE SHALL BE SIDEWALKS ON BOTH SIDES OF THE ROADWAY. THE ENTRANCE AREA MAY HAVE A SIDEWALK ON JUST ONE SIDE OF THE ROAD.
G. SECTION 115-218 OF THE ZONING CODE ALLOWS THE COUNTY TO REQUIRE A 20-FOOT FORESTED BUFFER AROUND MULTI-FAMILY DEVELOPMENTS. THERE SHALL BE A VEGETATED OR FORESTED BUFFER OF AT LEAST 20-FEET IN WIDTH AROUND THE ENTIRE PERIMETER OF THE PROJECT, WITH THE EXCEPTION OF THE 50-FOOT WIDE ENTRANCE ROAD AREA TO THE PROJECT. THERE SHALL BE LANDSCAPING PROVIDED ON THE NORTH SIDE OF THIS ENTRANCE ROAD AREA TO SCREEN IT FROM ADJACENT PROPERTIES, TO THE EXTENT FEASIBLE. UTILITIES SHALL BE LOCATED WITHIN THE PAVED AREA OR THE SOUTH SIDE OF THE ENTRANCE AREA TO AVOID INTERFERENCE WITH THIS LANDSCAPING.
H. THE APPLICANT SHALL SUBMIT AS PART OF THE FINAL SITE PLAN A LANDSCAPING PLAN SHOWING THE PROPOSED TREE AND SHRUB LANDSCAPE DESIGN, INCLUDING THE BUFFER AREAS.
I. CONSTRUCTION AND SITE WORK ON THE PROPERTY, INCLUDING DELIVERIES OF MATERIALS TO OR FROM THE PROPERTY, SHALL ONLY OCCUR BETWEEN 8:0 A.M. AND 5:00 P.M., MONDAY THROUGH FRIDAY, AND BETWEEN 8:00 A.M. AND 2:00 P.M. ON SATURDAYS. THERE SHALL BE NO CONSTRUCTION ACTIVITIES AT THE SITE ON SUNDAYS.
J. STREET NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENTS.
K. THE APPLICANT SHALL FORM A HOMEOWNERS' ASSOCIATION RESPONSIBLE FOR THE PERPETUAL MAINTENANCE, REPAIR AND REPLACEMENT OF THE ROADS, BUFFERS AND LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, EROSION AND SEDIMENT CONTROL FACILITIES AND OTHER COMMON ELEMENTS.
L. 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.
M. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREA AND EROSION AND SEDIMENT CONTROL FACILITIES.
N. AS STATED BY THE APPLICANT, THERE SHALL BE A SWIMMING POOL AND SMALL POOL HOUSE INSTALLED ON THE PREMISES. THE SWIMMING POOL SHALL BE AT LEAST 15-FEET BY 30-FEET IN SIZE.
O. THE WETLANDS AREA AT THE NORTHEAST CORNER OF THE SITE SHALL NOT BE DISTURBED, AND THERE SHALL NOT BE ANY BUILDINGS LOCATED CLOSER THAN 35-FEET TO THIS WETLANDS AREA.
P. ALL STREET LIGHTS SHALL BE DOWNWARD SCREENED SO THAT THEY DO NOT SHINE ON THE NEIGHBORING PROPERTIES OR ROADWAYS.
Q. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

DELDOT RECORD/SITE PLAN NOTES (REVISED 3-21-2019):

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. 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 PROJECT'S 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.
4. 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 DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SHARED-USE PATH.
7. ALL TOWNHOMES SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. TOWNHOMES 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.
10. 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.
11. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
12. 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.

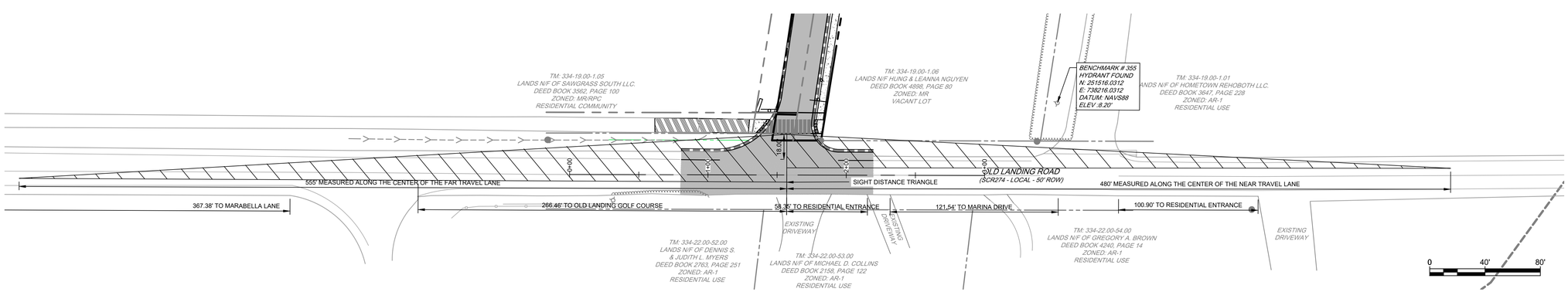
GENERAL NOTES:

1. ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
2. STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF EPHEMERAL WETLANDS THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C0334K, EFFECTIVE DATE MARCH 16, 2015, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN. THE WEST SIDE OF THE PROPERTY IS IN FLOOD ZONE 'AE', SHADED WITH BASE FLOOD ELEVATIONS AT 5' AND 6', AND THE EAST SIDE OF THE PROPERTY IS IN FLOOD ZONE 'AE', SHADED WITH BASE FLOOD ELEVATION AT 5'.
4. A SMALL AREA OF WETLANDS DO EXIST IN THE NORTHEAST CORNER OF THE PROPERTY. THE AREA WAS DELINEATED BY KENNETH W REDINGER, PROFESSIONAL WETLAND SCIENTIST #2126 IN JUNE 2019.
5. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
6. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
7. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
8. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
9. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
10. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."
11. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
12. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
13. ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
14. ALL UNITS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #274 WILL BE PERMITTED.
15. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
16. ALL TOWNHOUSE TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42' AND WILL NOT BE SPRINKLERED.
17. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AN STORM WATER MANAGEMENT.
18. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
19. NO EASEMENTS WERE VERIFIED PER THIS PLAT.
20. THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.
21. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
22. ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.
23. THE SANITARY SEWER MAIN SHALL HAVE A 10' WIDE PUBLIC UTILITY EASEMENT ALONG THEIR CENTERLINE ALIGNMENT WHICH WILL ENCOMPASS 5' ON EITHER SIDE FOR MAINTENANCE AND OPERATION PURPOSES.



TYPICAL SECTION - WHOVILLE LANE
NOT TO SCALE

A	ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
B	ITEM 401014 - SUPERPAVE TYPE B, PG 64-22
C	ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
D	ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
E	ITEM 209006 - BORROW, TYPE F
F	ITEM 908020 - EROSION CONTROL BLANKET MULCH, TYPE 3 FOR 1 ROLL WITH MINIMUM 6' OF WIDTH
G	PROOF ROLLED ND COMPACTED SUBGRADE TO 95% OF ASTM D1557
H	ITEM 701010 - INTEGRAL PCC CURB AND GUTTER - TYPE 2
I	ITEM 401036 - SUPERPAVE TYPE C, PG 64-22, WEDGE FOR 2" MILLING AND OVERLAY



SIGHT DISTANCE PLAN

SCALE: 1" = 40'

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WARRINGTON MULTIFAMILY TOWNHOMES
TAX MAP: 334-19.00-1.00
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

RECORD PLAN NOTES AND DETAILS

FRANCIS C. WARRINGTON, III
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

NO.	REVISIONS	BY
1	REVISED PER PLANNING AND ZONING COMMENTS	LFS

DATE
2020-01-16

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PROJECT	FWARR18001
DATE	12/02/19
DRAWING SCALE	AS SHOWN
DRAWN BY	LFS
APPROVED BY	AMD

RP-0002

SHEET 2 OF 5

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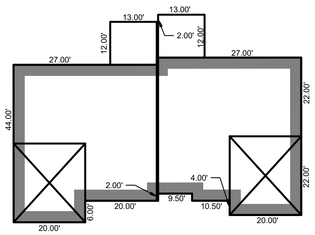


DETAIL- MULTIFAMILY TOWNHOME DIMENSIONS (1 / RP-0002)

SCALE: 1"=20'

THIS IS A GRAPHICAL REPRESENTATION, SUBJECT TO CHANGE FOR ACTUAL CONSTRUCTION

OPEN SPACE TABLE

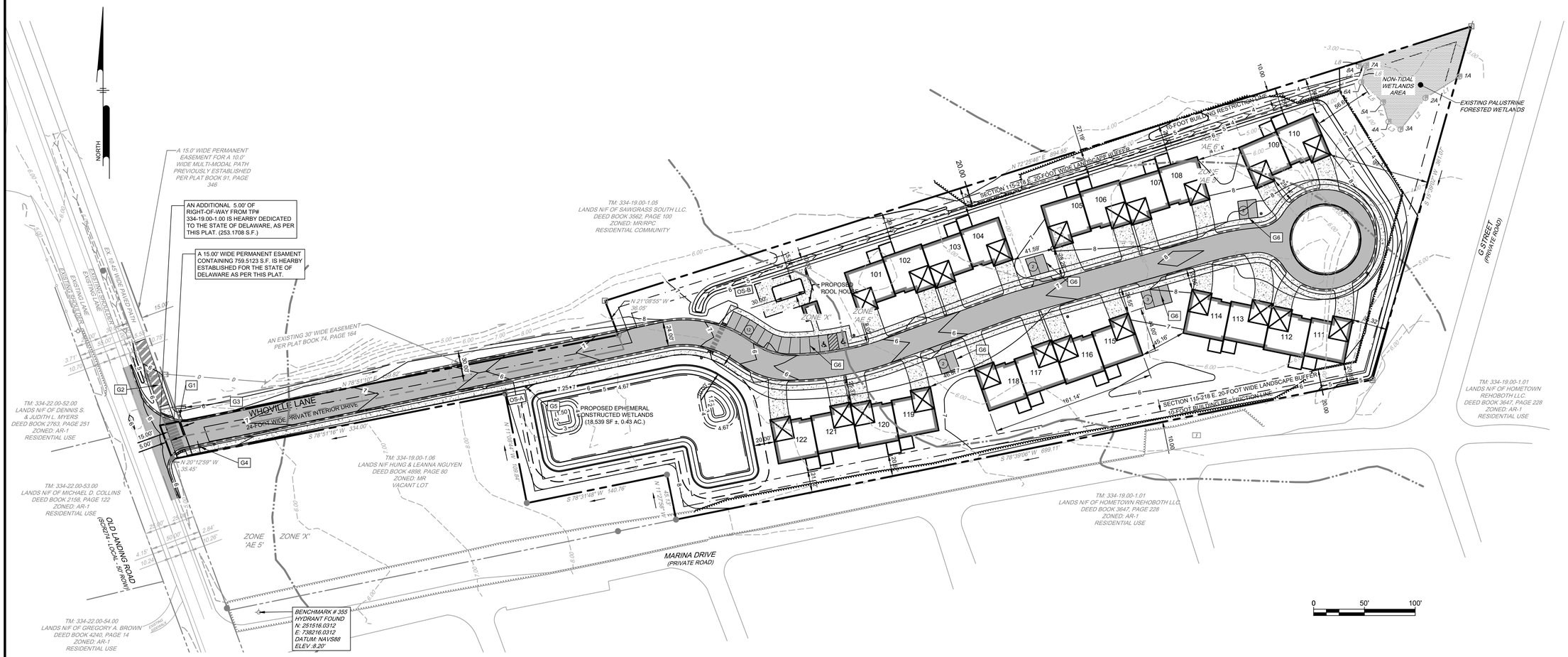
	AREA (S.F.)	AREA(ACRE)	PROPOSED
OS-A	38117.94	0.88	LANDSCAPE BUFFER
OS-B	101193.75	2.32	ACTIVE

LEGEND

- IRON PIPE/ROD FOUND
- STREET LIGHT
- IRON PIPE TO BE SET
- EXISTING PROPERTY LINE
- EASEMENT
- ROW / ADJACENT PROPERTY
- EDGE OF ROAD / PAVEMENT
- CENTERLINE OF ROAD
- LANDSCAPE BUFFER
- WETLANDS AREA

WETLAND LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 57°48'18" W	36.47'
L2	S 38°24'14" W	39.52'
L3	N 57°03'13" W	14.23'
L4	N 15°43'21" W	19.50'
L5	N 47°08'20" W	29.34'
L6	N 16°36'56" E	16.80'
L7	S 88°08'05" W	7.29'
L8	N 08°01'24" W	3.81'



SITE KEYED NOTES

G1	CO-POST STOP SIGN (R1-1) 36" X 36" AND STREET SIGN
G2	SHARED USE PATH WILL ACT AS SCHOOL BUS STOP
G3	DEVELOPMENT SIGN
G4	NO OUTLET SIGN
G5	LIGHT POLE (TYP. OF 7)
G6	PARKING SPOT 9'X18' (TYP.)

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WARRINGTON MULTIFAMILY TOWNHOMES

TAX MAP: 334-19.00-1.00
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

RECORD PLAN

FRANCIS C. WARRINGTON, III
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

DATE	NO.	REVISIONS	BY
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PROJECT	FWARR18001
DATE	12/02/19
DRAWING SCALE	1"=50'
DRAWN BY	LFS
APPROVED BY	AMD

RP-1001

SHEET 3 OF 5

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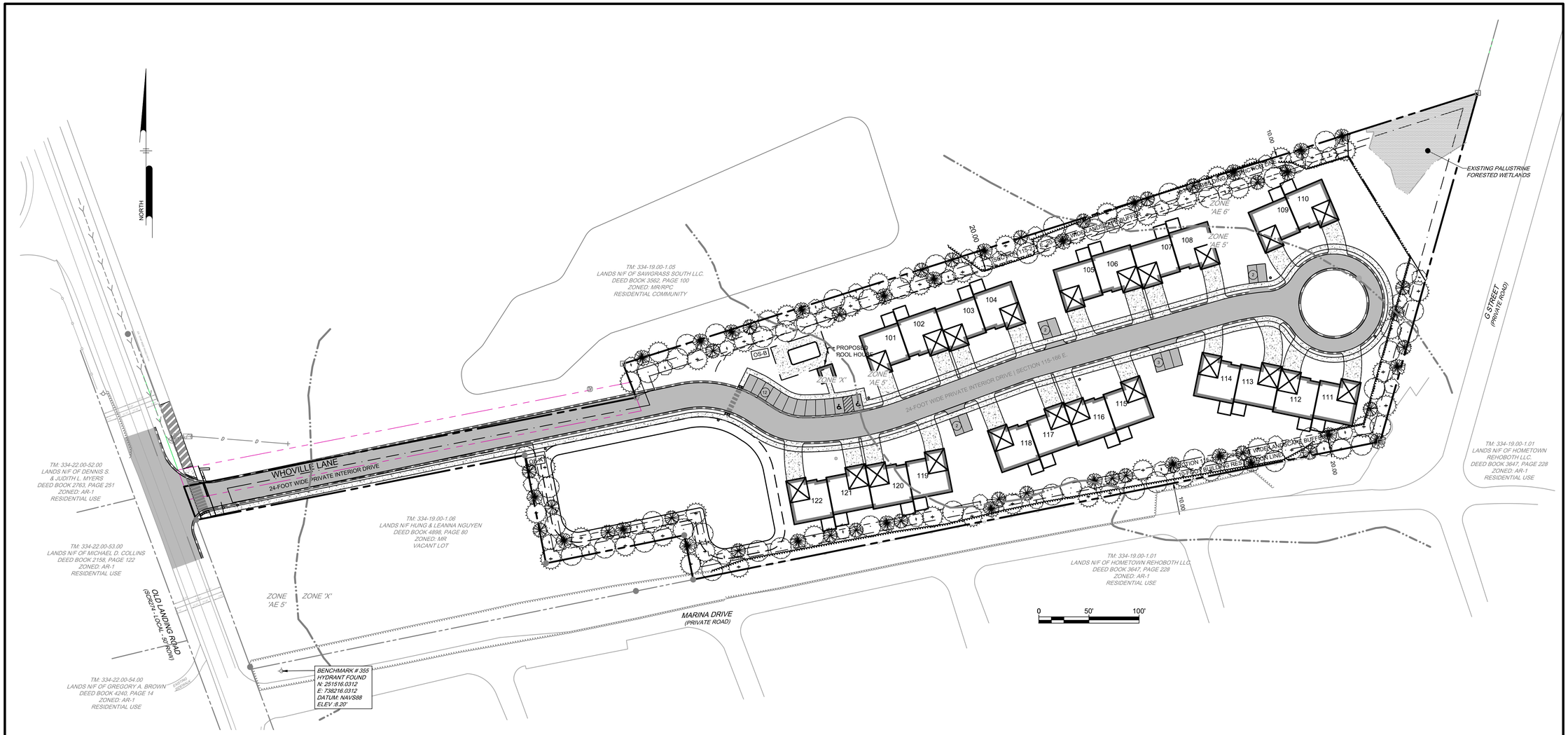

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
TREES						
QP	50	QUERCUS PALUSTRIS	PIN OAK	>6'	B&B	AS SHOWN
AR	50	ACER RUBRUM	RED MAPLE	>6'	B&B	AS SHOWN
CF	32	CORNUS FLORIDA	FLOWERING DOGWOOD	>6'	B&B	AS SHOWN
PA	28	PICEA ABIES	NORWAY SPRUCE	>6'	B&B	AS SHOWN
PS	28	PINUS STROBUS	WHITE PINE	>6'	B&B	AS SHOWN

*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN
- EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

LEGEND

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (QP)
	LARGE DECIDUOUS SHADE TREE (AR)
	MEDIUM DECIDUOUS TREE (CF)
	MEDIUM/LARGE CONIFEROUS TREE (PA)
	MEDIUM/LARGE CONIFEROUS TREE (PS)

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WARRINGTON MULTIFAMILY TOWNHOMES

20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

LANDSCAPE PLAN

FRANCIS C. WARRINGTON, III
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

DATE	NO.	REVISIONS	BY
2020-01-16	1	REVISED PER PLANNING AND ZONING COMMENTS	LFS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNER'S SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	FWARR18001
DATE	12/02/19
DRAWING SCALE	1"=50'
DRAWN BY	ECK
APPROVED BY	AMD

CS2001

SHEET 4 OF 5

U:\Accounts\FWARR\FWARR18001 - Multi Family Project\DESIGN\LCS2001.dwg PLOTTED: 1/17/2020 10:04 AM, BY: Logan Strickland PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---

LANDSCAPE NOTES

1. ALL PLANTS TO BE TRUE TO SPECIES, IN A RIGOROUS STATE OF GROWTH, MEET WITH THE LATEST STANDARDS PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN, AND BE FREE OF INSECTS, PESTS AND DISEASES. NO MATERIAL SUBSTITUTIONS ARE PERMITTED WITHOUT THE WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT

2. CONTRACTOR SHALL OBTAIN A DIGITAL FILE FROM LANDSCAPE ARCHITECT AS NEEDED TO PROPERLY STAKE OUT PROPOSED TREE LOCATIONS

3. REFER TO PROJECT SPECIFICATIONS FOR ALL REQUIREMENTS AND SUBMITTALS NOT COVERED IN THESE NOTES, DETAILS, AND DRAWINGS.

4. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE PLANS, NOTES, AND SPECIFICATIONS.

5. MULCH:
   - 5.1. NATIVE SHREDDED HARDWOOD MIXED WITH NATIVE LEAF LITTER. SUBMIT SAMPLE TO LANDSCAPE ARCHITECT FOR APPROVAL.
   - 5.2. APPLY 1-2" DEPTH OF FINELY SHREDDED MULCH OVER GROUNDCOVER AND PERENNIAL BEDS.
   - 5.3. APPLY 2-3" DEPTH MULCH OVER SHRUB BEDS AND INSIDE SHRUB SAUCER RINGS.
   - 5.4. APPLY 4-5" DEPTH MULCH INSIDE TREE SAUCER RINGS.

6. FINE GRADING:
   FINE GRADE ALL GROUNDCOVER AND SHRUB BED PRIOR TO PLANTING. HAND GRADE ALL PROPOSED LAWN AREAS PRIOR TO HYDRO SEEDING OR LAYING SOD. REMOVE ALL ROCKS, CLUMPS, AND FOREIGN DEBRIS GREATER THAN $\frac{1}{2}$" DIAMETER.

7. TOPSOIL:
   CONTRACTOR SHALL OBTAIN SOILS TESTS FROM THE DELAWARE DEPARTMENT OF AGRICULTURE EXTENSION OFFICE (OR EQUAL) AND FURNISH A COPY OF SAID REPORT TO LANDSCAPE ARCHITECT. PRE COUNTY REQUIREMENTS. 6" MINIMUM TOPSOIL SHALL BE PROVIDED THROUGHOUT THE SITE. PROVIDE 12" DEPTH TOP SOIL FOR ALL GROUNDCOVER PERENNIAL AND SEASONAL PLANTING BEDS. PROVIDE 18" DEPTH TOP SOIL FOR ALL TREE AND SHRUB BEDS.

8. PLANT PITS AND BACKFILL:
   - 8.1. ALL TREE PITS TO BE A MINIMUM OF 2.5 TIMES THE WIDTH OF THE ROOT BALL AND SHRUB PITS TO BE A MINIMUM OF 2 TIMES THE WIDTH OF THE CONTAINER OR ROOT BALL
   - 8.2. CONTRACTOR SHALL PERFORM A 24 HOUR PERK TEST ON TREE PITS. WATER SHOULD DRAIN FREELY FROM THE HOLE WITHIN A 24 HOUR PERIOD.
   - 8.3. SET TREE AND PIT DEPTH SUCH THAT THE TRUNK COLLAR OR WET LINE MATCHES THAT OF THE PROPOSED FINISH GRADE. IN POOR DRAINING SOILS CONDITIONS, SET TOPS OF ROOT BALLS APPROXIMATELY 2" ABOVE PROPOSED FINISH GRADE.
   - 8.4. FOR BALLED AND BURLAPPED TREES, REMOVE THE TOP $\frac{1}{3}$ OF THE ROOT BALL CAGE PRIOR TO BACKFILL. REMOVE ALL TWINE AND TIES FROM THE TRUNK OF THE TREE.
   - 8.5. STANDARD PIT BACKFILL SHALL CONSIST OF $\frac{1}{3}$ NATIVE SOIL, $\frac{1}{3}$ COMPOST, AND $\frac{1}{3}$ SPHAGNUM PEAT MOSS MIXED LIBERALLY TOGETHER. FOR POORLY DRAINING NATIVE SOIL CONDITIONS, PIT BACKFILL SHALL CONSIST OF $\frac{1}{3}$ NATIVE SOIL, $\frac{1}{3}$ COMPOST, AND $\frac{1}{3}$ SAND MIXED LIBERALLY. ADJUST STANDARD FILL MATERIAL MIX WHERE STRUCTURAL SOILS ARE REQUIRED.
   - 8.6. AROUND EACH TREE SHAPE A 5-6" TALL SOIL SAUCER RING WITH THE INSIDE RING DIAMETER 12" WIDER THAN THE ROOT BALL. AROUND EACH SHRUB, SHAPE A 3-4" TALL SOIL SAUCER RING WITH AN INSIDE DIAMETER OF 8" WIDER THAN THE ROOT BALL.
   - 8.7. SETTLE TREE AND SHRUB PIT BACKFILL BY WATERING THE INTERIOR OF SAUCER RING TWICE BEFORE MULCHING.

9. TREE STAKING AND GUYING
   ALL TREES GREATER THAN 1.75" IN CALIPER OR 6' IN HEIGHT SHALL BE STAKED OR GUYED AS SHOWN IN DETAILS. LASSO TIES SHALL BE OF 1-1/4" WIDE NYLON STRAPS OR OF FLEXIBLE PLASTIC THAT WILL NOT CHAFE, SCAR OR DAMAGE TREE LIMBS. STAKE AND GUY CHORDS SHALL BE FLAGGED OR COVERED WITH APPROPRIATE MATERIALS SO THAT THEY ARE READILY VISIBLE. PROVIDE THREE (3) STAKES OR GUYS MINIMUM PER TREE, SPACED EQUALLY ABOUT THE TRUNK BASE. TWO (2) STAKES MINIMUM MAY BE USED IN NARROW, WIND-SHELTERED AREAS WHERE STANDARD STAKING OR GUYING WILL CANNOT FIT. CONTRACTOR SHALL REMOVE ALL STAKING AND GUYING MATERIALS AFTER ONE COMPLETE GROWING SEASON. ALTERNATIVE STAKING METHODS PROPOSED MUST BE SUBMITTED TO LANDSCAPE ARCHITECT FOR APPROVAL.

10. FERTILIZERS:
    FERTILIZERS FOR LAWNS, BEDS, AND TREE & SHRUB PITS SHALL BE DETERMINED THOUGH THIRD PARTY SOILS TESTING FURNISHED BY THE CONTRACTOR. CONTRACTOR SHALL SUBMIT SOILS TEST RESULTS AND PROPOSED FERTILIZER PRODUCT(S) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL.

11. LANDSCAPE DRAINAGE:
    THE LANDSCAPE PLAN HAS BEEN PREPARED WITH EXISTING AND PROPOSED GRADIENT DATA PER THE CIVIL ENGINEER. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES IN EXISTING CONDITIONS OR PROPOSED GRADING THAT WOULD COMPROMISE THE PROPER INSTALLATION AND POSITIVE DRAINAGE OF PROPOSED LANDSCAPE PLANTINGS AND/OR SITE ELEMENTS.

12. SEEDED AREAS:
    THE LIMIT OF SEEDING SHALL EXTEND TO ALL NON SODDED AREAS DISTURBED BY CONSTRUCTION. CONTRACTOR SHALL SUBMIT APPROPRIATE NATIVE GRASS SEED MIX(ES) SPECIFICATIONS TO LANDSCAPE ARCHITECT FOR APPROVAL. AREA SEEDING SHALL BE AT A RATE OF APPROXIMATELY 1 LBS PER 2000 SF OR PER SEED MIX RECOMMENDATIONS TO ACHIEVE THE DESIRABLE PLS APPLICATION RATE. ALL SEED AREA SHALL APPLIED WITH HYDROMULCH OR WITH OTHER TACKIFYING METHODS TO ENSURE SOIL STABILITY THROUGH TO GERMINATION AND ESTABLISHMENT OF THE SEEDED AREA.

13. MAINTENANCE PERIOD AND GUARANTEE:
    CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS THROUGH ONE COMPLETE GROWING SEASON AFTER INITIAL PLANTING. NURSERY PLANT SELECTION MAY BE COORDINATED WITH LANDSCAPE ARCHITECT, BUT SHALL NOT EXEMPT CONTRACTOR FROM MAINTENANCE PERIOD RESPONSIBILITIES AND GUARANTEES. CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT 2 WEEKS IN ADVANCE TO SCHEDULE AN APPOINTMENT FOR FIELD SELECTION OF PLANT MATERIALS.

14. QUALIFICATIONS, INSPECTIONS, AND APPROVALS:
    A STATEMENT OF QUALIFICATION SHALL BE SUBMITTED TO LANDSCAPE ARCHITECT AND OWNER AT BID SUBMISSION. BONDING AT OWNER'S DISCRETION, BONDING MAY BE REQUIRED BY THE CONTRACTOR, OR PROOF OF BONDABLE STATUS. REFER TO SPECIFICATIONS FOR LANDSCAPE INSPECTIONS SCHEDULE AND MATERIALS TESTING NOT COVERED IN THESE NOTES. RESULTS FROM ALL REQUIRED MATERIALS TESTING TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT FOR APPROVAL. A NOTICE OF FINAL ACCEPTANCE SHALL BE ISSUED TO CONTRACTOR BY THE LANDSCAPE ARCHITECT UPON LANDSCAPE ARCHITECT AND OWNER APPROVAL OF ALL REQUIRED TESTING, MOCK-UPS AND SAMPLES, AND THE SATISFACTORY COMPLETION OF ALL LANDSCAPE CONSTRUCTION PUNCH-LIST ITEMS AND SUBMISSION OF WRITTEN GUARANTEES. A NOTICE OF CONDITIONAL ACCEPTANCE MAY BE ISSUED IN LIEU OF A FINAL ACCEPTANCE NOTICE BY LANDSCAPE ARCHITECT AT THE OWNER'S DISCRETION AND UNDER THE OWNER'S TERMS.

15. PER SUSSEX COUNTY ZONING ORDINANCE NO. 1984 SECTION 99-5 - FORESTED AND/OR LANDSCAPE BUFFER STRIP
    - A. A MINIMUM TOTAL OF 15 TREES PER EVERY 100' OF STRIP
      - 70% DECIDUOUS SPECIES
      - 30% EVERGREEN SPECIES

16. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".

17. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.

18. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.

19. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.

20. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)

21. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.

22. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 12'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.

23. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.

24. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

25. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.

26. THE CONTRACTOR IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING WATERING ALL PLANTS ANY TIME FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL IS LESS THAN ONE INCH PER WEEK.

27. THE DEVELOPER OR HOME OWNERS ASSOCIATION SHALL BEAR THE RESPONSIBILITY OF REPLACING ANY LANDSCAPING WITHIN SUSSEX COUNTY SEWER EASEMENTS THAT IS DESTROYED OR DAMAGED DUE TO SEWER SYSTEM MAINTENANCE, REPLACEMENT, OR EXTENSION.

28. THE ACTUAL STREET TREE LOCATION SHALL BE COORDINATED DURING LOT CONSTRUCTION. STREET TREES SHALL BE LOCATED WITHIN A 20 FEET OF THE LOCATION SHOWN ON THE PLANS. A 10-FOOT HORIZONTAL CLEARANCE SHALL BE MAINTAINED FROM ALL WATER AND SEWER LATERALS.

29. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

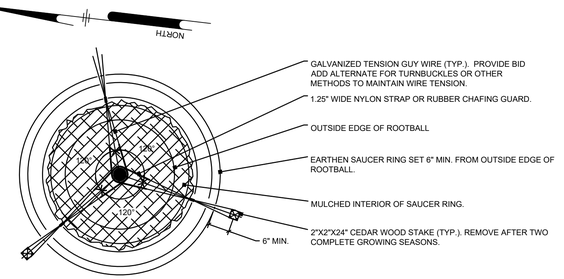
30. ALL EVERGREEN TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM HEIGHT OF FIVE FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THEY ARE REASONABLY CAPABLE OF ATTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF BEING PLANTED.

31. THE BUFFER AREA SHALL HAVE A FINAL GRADE THAT CONTAINS A MINIMUM OF FOUR INCHES OF TOPSOIL AND A SUITABLE GRASS MIX PLANTED AS SACRIFICIAL COVER BETWEEN THE BUFFER TREES FOR SOIL STABILIZATION UNTIL THE NEWLY PLANTED TREES BECOME LARGER. THE PLAN MAY SUBSTITUTE WOOD CHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT.

32. THE FORESTED AND/OR LANDSCAPE BUFFER SHALL BE INSTALLED WITHIN 18 MONTHS FROM THE DATE SITE WORK IS AUTHORIZED TO COMMENCE, AS DOCUMENTED BY A NOTICE TO PROCEED LETTER FROM THE COMMISSION.

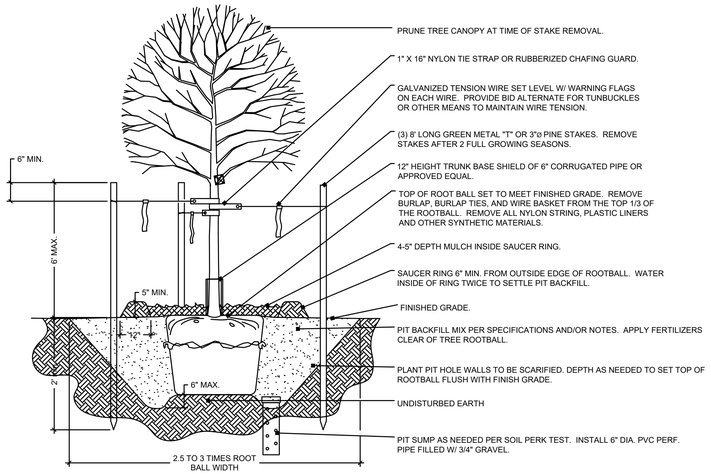
33. THE LAND DEVELOPER SHALL BE HELD RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF TWO YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A HOMEOWNERS' ASSOCIATION; PROVIDED, HOWEVER, THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM TWO-YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A HOMEOWNERS' ASSOCIATION.

34. THE PERPETUAL MAINTENANCE OF THE BUFFER PLANTINGS BY A HOMEOWNERS' ASSOCIATION SHALL BE ASSURED THROUGH THE RESTRICTIVE COVENANTS AND/OR HOMEOWNERS' ASSOCIATION DOCUMENTS WHICH ARE OBLIGATORY UPON THE PURCHASERS THROUGH ASSESSMENTS BY THE HOMEOWNERS' ASSOCIATION.



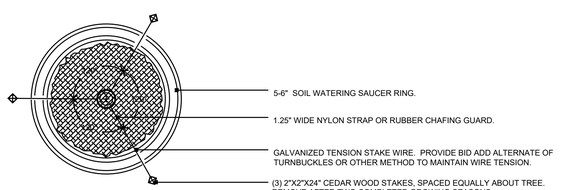
PLAN

NOTE: SUFFICIENT CLEARANCE SHALL BE MAINTAINED BETWEEN TREES AND UTILITY FACILITIES SO AS TO NOT HINDER USE OR ACCESS TO SAID FACILITIES. CONTRACTOR SHALL LOCATE ALL UNDERGROUND UTILITES PRIOR TO DIGGING.

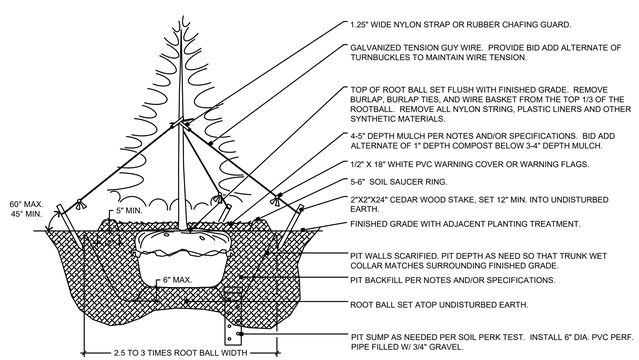


SECTION

A CANOPY TREE PLANTING AND GUYING
N.T.S.



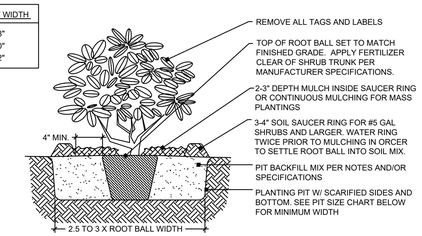
PLAN



SECTION

B EVERGREEN TREE PLANTING AND STAKING
N.T.S.

SHRUB SIZE	MIN. PIT WIDTH
#1 GALLON	18"
#3 GALLON	30"
#5 GALLON	42"



C SHRUB PLANTING
N.T.S.

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

WARRINGTON MULTIFAMILY TOWNHOMES
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

LANDSCAPE NOTES AND DETAILS

FRANCIS C. WARRINGTON, III
20873 OLD LANDING ROAD
REHOBOTH BEACH, DELAWARE 19971

NO.	DATE	REVISIONS	BY
1	2020-01-16	REVISED PER PLANNING AND ZONING COMMENTS	LFS

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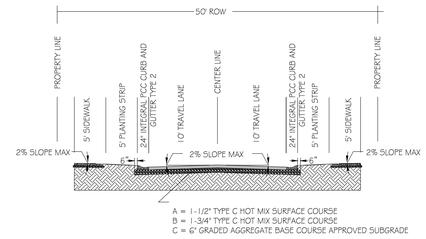
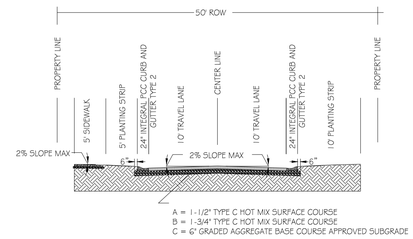
PROJECT	FWARR18001
DATE	12/02/19
DRAWING SCALE	1"=50'
DRAWN BY	ECK
APPROVED BY	AMD

CS2002

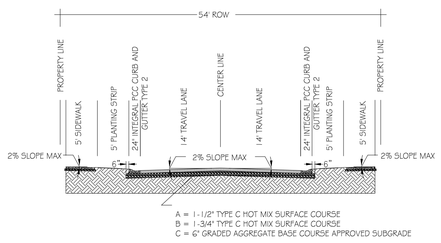
U:\Accounts\FWARR\FWARR18001 - Multi Family Project\DESIGN\LCS2002.dwg PLOTTED: 1/17/2020 10:04 AM, BY: Logan Snoddard PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---



TYPE I RESIDENTIAL STREET SECTION



TYPE I RESIDENTIAL STREET SECTION
SIDEWALK ON ONE SIDE ONLY



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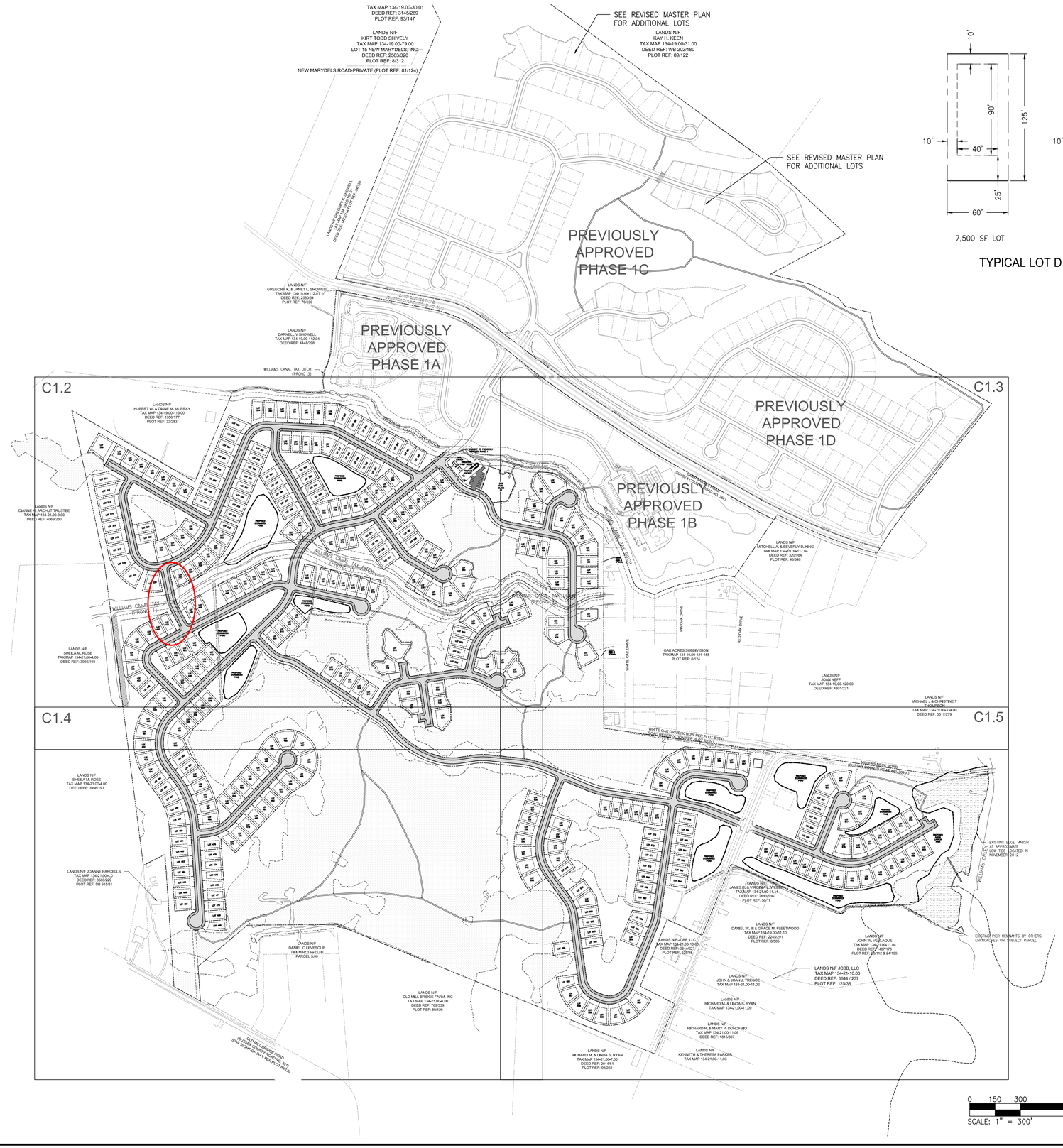

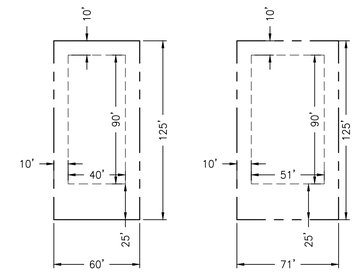

7,500 SF LOT 8,875 SF LOT

TYPICAL LOT DIMENSIONS

PRINTS ISSUED FOR:
DRAWINGS STAGE

NO.	REVISIONS	DATE

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY - BALTIMORE - SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

THE ESTUARY
SUSSEX COUNTY, DELAWARE

PRELIMINARY SUBDIVISION PLAN KEY SHEET

SCALE	: 1" = 300'
DESIGN BY	: DLB
DRAWN BY	: DLB
CHECKED BY	: --
GMB FILE	: 140049
DATE	: FEB 2017

SHEET NO. C1.1

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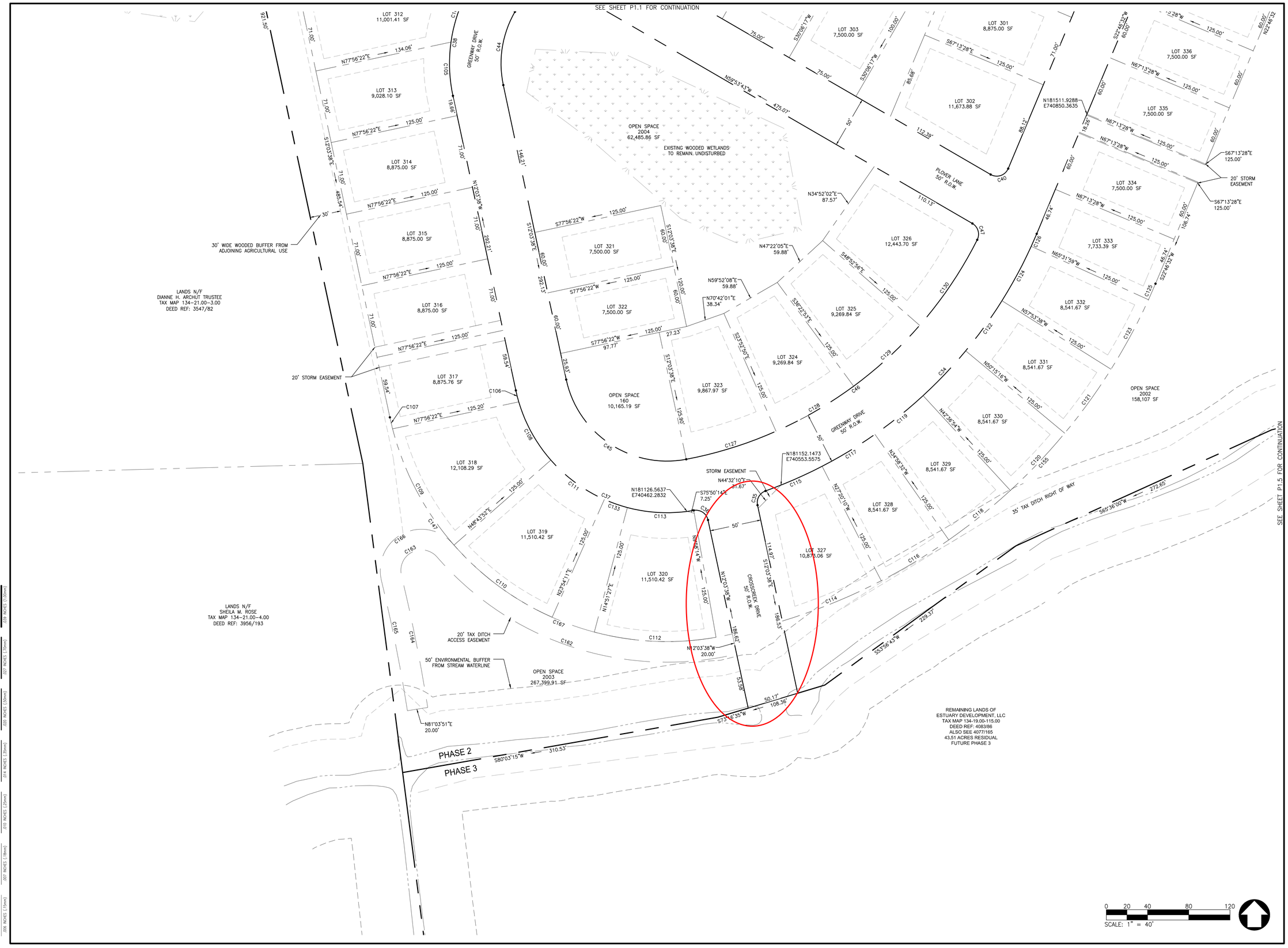
G:\Projects\2014\140049 The Estuary\Drawings\Working Sets\Preliminary Site Plan - Phase 2\C1.1 PRELIMINARY SUBDIVISION PLAN KEY SHEET.dwg, 4/12/2017 8:50 AM, Loxton Myrick

PLOT CODE
PEN1-RED PEN2-YELLOW PEN3-GREEN PEN4-CYAN PEN5-BLUE PEN6-MAGENTA PEN7-WHITE
006 INCHES (15mm) 007 INCHES (18mm) 010 INCHES (25mm) 014 INCHES (35mm) 020 INCHES (50mm) 027 INCHES (70mm) 039 INCHES (100mm)



PRINTS ISSUED FOR:
RECORDATION

DATE	REVISIONS	NO.

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
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206 WEST MAIN STREET
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410-742-3115, FAX 410-548-5790
www.gmbnet.com

THE ESTUARY PHASE 2
SUSSEX COUNTY, DELAWARE

RECORD PLAT

SCALE	: 1" = 40'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 140049
DATE	: MAY 2018

SHEET NO.
P1.4

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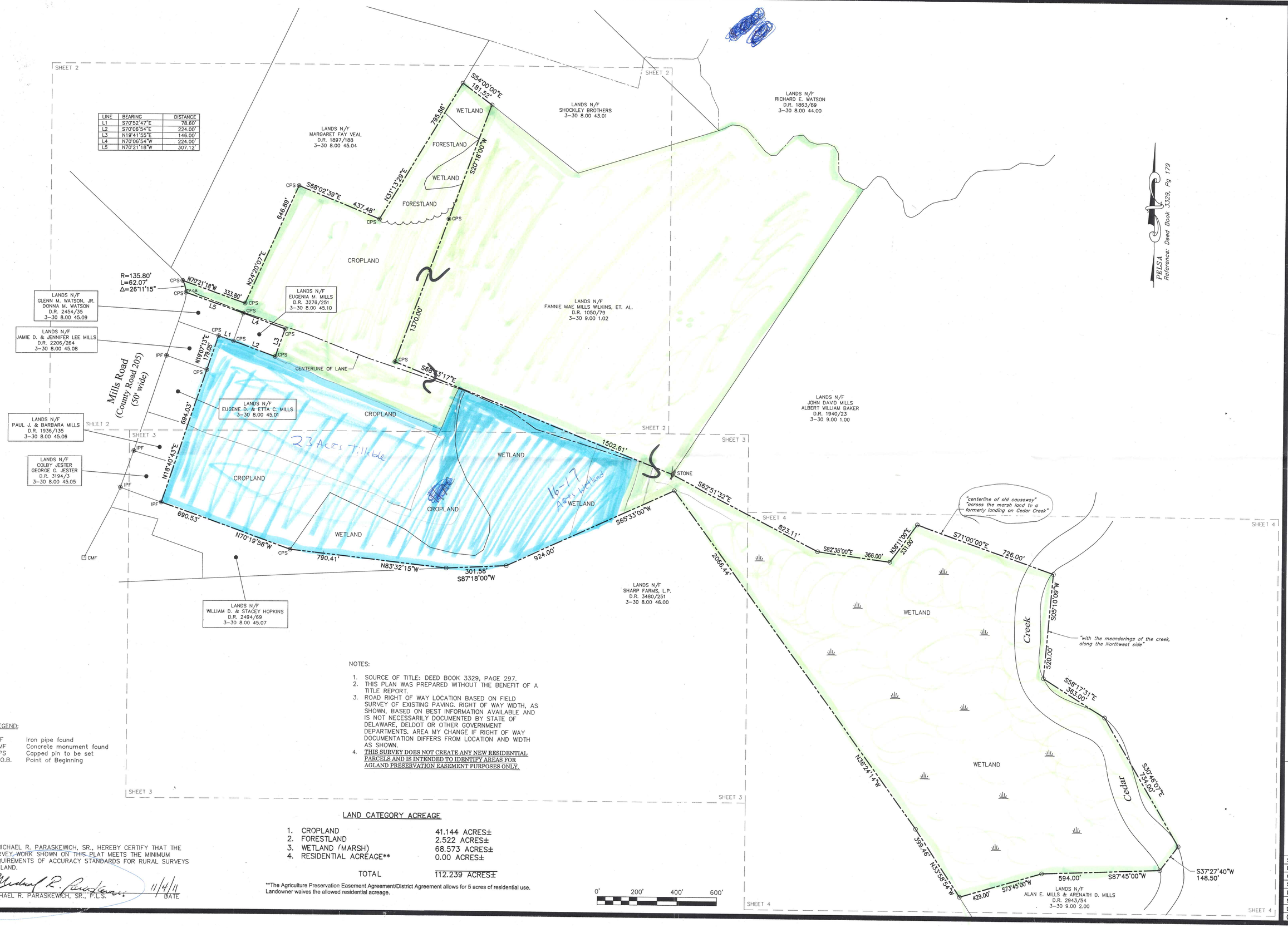
g:\Projects\2014\140049 the estuary\Drawings\working sets\phase 2 record plat\Record Plat PHASE 2.dwg, 10/25/2018 1:51 PM, Loaton Myrick

PLOT CODE
PEN1-RED 206 INCHES (.15mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .032 INCHES (.80mm)
PEN7-WHITE .038 INCHES (1.00mm)



LINE	BEARING	DISTANCE
L1	S70°52'47"E	78.60'
L2	S70°08'54"E	224.00'
L3	N19°41'55"E	146.00'
L4	N70°08'54"W	224.00'
L5	N70°21'18"W	307.12'

NOTES:

1. SOURCE OF TITLE: DEED BOOK 3329, PAGE 297.
2. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
3. ROAD RIGHT OF WAY LOCATION BASED ON FIELD SURVEY OF EXISTING PAVING. RIGHT OF WAY WIDTH, AS SHOWN, BASED ON BEST INFORMATION AVAILABLE AND IS NOT NECESSARILY DOCUMENTED BY STATE OF DELAWARE, DELDOT OR OTHER GOVERNMENT DEPARTMENTS. AREA MY CHANGE IF RIGHT OF WAY DOCUMENTATION DIFFERS FROM LOCATION AND WIDTH AS SHOWN.
4. THIS SURVEY DOES NOT CREATE ANY NEW RESIDENTIAL PARCELS AND IS INTENDED TO IDENTIFY AREAS FOR AGLAND PRESERVATION EASEMENT PURPOSES ONLY.

LEGEND:

IPF	Iron pipe found
CMF	Concrete monument found
CPS	Capped pin to be set
P.O.B.	Point of Beginning

LAND CATEGORY ACREAGE

1.	CROPLAND	41.144 ACRES±
2.	FORESTLAND	2.522 ACRES±
3.	WETLAND (MARSH)	68.573 ACRES±
4.	RESIDENTIAL ACREAGE**	0.00 ACRES±
	TOTAL	112.239 ACRES±

**The Agriculture Preservation Easement Agreement/District Agreement allows for 5 acres of residential use. Landowner waives the allowed residential acreage.

I, MICHAEL R. PARASKEWICH, SR., HEREBY CERTIFY THAT THE SURVEY-WORK SHOWN ON THIS PLAT MEETS THE MINIMUM REQUIREMENTS OF ACCURACY STANDARDS FOR RURAL SURVEYS OF LAND.

MICHAEL R. PARASKEWICH, SR., P.L.S. — DATE 11/4/11

0' 200' 400' 600'

NO.	DATE	DESCRIPTION	BY
2	12/13/11	Revised allowed acreage to 5 acres.	JLS
1	12/12/11	Revised residential note.	JLS

THE PELSA COMPANY
ENGINEERING, SURVEYING, ENVIRONMENTAL SCIENCES
610 PEOPLES PLAZA, NEWARK, DE 19702
PHONE: (302)834-3771 FAX: (302)834-2282
EMAIL: pelsaoffice@thepelsacompany.com

PLAN OF SURVEY for DELAWARE AGRICULTURAL LANDS PRESERVATION FOUNDATION

LANDS OF EUGENE D. MILLS, VESTA A. LAREMORE, WILLIAM D. HOPKINS, MARGARET F. VEAL MARVEL and PAUL J. MILLS and FANNIE MAE WILKINS, as to a life estate
EASTERLY SIDE OF MILLS ROAD – CEDAR CREEK HUNDRED – SUSSEX COUNTY, STATE OF DELAWARE

TAX PARCEL NO.: 3-30 8.00 45.00

SURVEY BY: PELSA
DRAWN BY: JLS
CHECKED BY: MRP
SCALE: 1" = 200'
DATE: 11/04/11
SHEET NO. 1 OF 4
DRAWING NO. P-2398
(ROUND 16)

Pennoni

18072 Davidson Drive
Milton, DE 19968
T: 302-684-8030
F: 302-684-8054

www.pennoni.com

January 29, 2020

Sussex County Planning & Zoning Commission
2 The Circle
P.O. Box 417
Georgetown, Delaware 19947

RECEIVED

JAN 29 2020

SUSSEX COUNTY
PLANNING & ZONING

RE: The Estates at Milton Crossing (2019-16)

Dear Chairman Wheatley and Commissioners:

Pursuant to Messrs. Sammons, Jr. & Sr. request, I am asking for an amendment from a portion of Condition D. from the "40-foot buffer installed along Route One" to be a "30-foot buffer installed along Route One". This 30-foot buffer will still allow for the required landscape buffer as per §99-6 J. of the Subdivision Code. This 30-foot buffer will also provide for the proper drainage of the backs and sides of all the lots in this part of the subdivision.

As stated in the public hearing, there is no access from Route One to this subdivision which allows for a continuous landscape buffer along this entire section of the subdivision. The lots will also be 70-feet plus from the travel lane of Delaware Route One which provides for adequate separation. In addition, the 30-foot buffer along with the required minimum yard requirements for building setback exceeds the minimum that is normally required along State Roads for single family detached dwellings.

We respectfully request that you look favorably on amending a portion of Condition D. to reduce the "40-foot buffer installed along Route One" to be a "30-foot buffer installed along Route One".

Respectfully submitted,

PENNONI

Mark H. Davidson, VP
Principal Land Planner

Pc: Pastor William Sammons, Sr.
William Sammons, Jr.
GRJS Outreach, LLC

PRINTS ISSUED FOR:
RECORDATION

NO.	REVISIONS	DATE
17	UPDATED FOR CURRENT OWNERS	01/02/19
22	REVISED PER CROSS CREEK REMOVAL	01/02/20

TM 134-19.00-115.01

GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY · BALTIMORE · SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

THE ESTUARY PHASE 2
SUSSEX COUNTY, DELAWARE

RECORD PLAT

SCALE	: 1" = 40'	SHEET NO.
DESIGN BY	: RLM	P1.4
DRAWN BY	: RLM	
CHECKED BY	:	
GMB FILE	: 140049	
DATE	: MAY 2018	REV JAN 2019

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G:\Projects\2014\140049 The Estuary\Drawings\Working Sets\Phase 2 Record Plat\Record Plat PHASE 2.dwg, 1/2/2020 11:21 AM, Loaton Myrick
PLOT CODE
PEN1-RED 206 INCHES (.15mm)
PEN2-YELLOW 207 INCHES (.18mm)
PEN3-GREEN 070 INCHES (.25mm)
PEN4-CYAN 014 INCHES (.05mm)
PEN5-BLUE 020 INCHES (.05mm)
PEN6-MAGENTA 007 INCHES (.03mm)
PEN7-WHITE 009 INCHES (.03mm)