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Sussex County
DELAWARE
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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 Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: July 2, 2020
RE: Other Business for July 9th, 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 July 9th, 2020 Planning Commission meeting.

Fieldstone Subdivision (2017-20) KS
Final Subdivision Plan
This is a Final Subdivision Plan for 247 single-family lots, amenities, and site improvements on a 207.415-acre parcel of land accessed from Cedar Grove Road (S.C.R. 283). The Planning and Zoning Commission approved the Preliminary Subdivision Plan with conditions at their meeting of Thursday, April 12, 2018. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcel: 334-12.00-16.00 (part of). Zoning: AR-1 (Agricultural Residential Zoning District) and GR (General Residential Zoning District.) Staff are in receipt of all agency approvals.

Four Seasons at Belle Terre Phase 2 Subdivision (2016-15) KS
Revised Final Subdivision Plan
This is a Revised Final Subdivision Plan for a cluster subdivision to consist of the construction of 269 single family lots, with Phase 1 to include 141 lots and for this Phase 2 to be comprised of 128 lots. The subdivision has access off Mulberry Knoll Road (S.C.R. 284) by way of Dorman Farm Lane. The Planning and Zoning Commission approved the Preliminary Subdivision Plan with conditions at their meeting of Thursday, December 22, 2016. The Final Subdivision Plan for Phase 2 complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcels: 334-12.00-17.00, 18.00,19.00 & 20.00. Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

Johnsonville Subdivision (2006-39) KS
Revised Final Subdivision Plan
This is a Revised Final Subdivision Plan for the Johnsonville Subdivision (2006-39) (F.K.A. the Henry James Johnson Subdivision) for the addition of a masonry monument sign, a 750 square foot easement on Lot 22, relocation of the existing bus shelter, and the reduction of the Forest Conservation Easement from 100-ft to 50-ft to the rear of Lots 2-16. The Planning and Zoning Commission approved the Final Subdivision Plan at its meeting of Thursday, March 10, 2011. The applicant has also received approval from the Sussex Conservation District and 51% of property owners within the subdivision for the reduction of the forest conservation easement for the development. The subdivision is located on the east and west sides of Lawson Road (S.C.R. 296).

The Commission reviewed this proposal at its meeting of Thursday, June 25, 2020 and requested additional information from staff regarding subdivision history, including the original intent of establishing the existing Forest Conservation Easement. A TAC letter received from DNREC in February of 2007 identified a potential hunting issue in which legal hunting activities may occur on adjacent properties. The comments suggest that because hunting within 100 yards of a dwelling is prohibited, a buffer needed to be maintained and established between the proposed dwellings and the adjoining properties. Otherwise, the adjacent landowners would lose the use of up to 100 yards of their property for hunting purposes. The Revised Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Staff are awaiting the Commission's decision regarding this proposal. Tax Parcel: 234-21.00-141.00. Zoning: AR-1 (Agricultural Residential Zoning District. Staff are in receipt of all agency approvals.

Mt. Calvary Pentecostal Church (S-19-22) KS

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for a 6,360 square foot church building, with 38 parking spaces and other site improvements to be located off Slaughter Neck Rd (S.C.R. 215). A Preliminary Site Plan for this site was previously approved by the Planning and Zoning Commission at their meeting of Thursday, June 13, 2019. The Revised Site Plan now proposes 9 parking spaces to be located within the front setback as well as relocating the stormwater management area to the rear of the structure. This Revised Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 230-14.00-140.00. Zoning: GR (General Residential Zoning District). Staff are in receipt of all agency approvals.

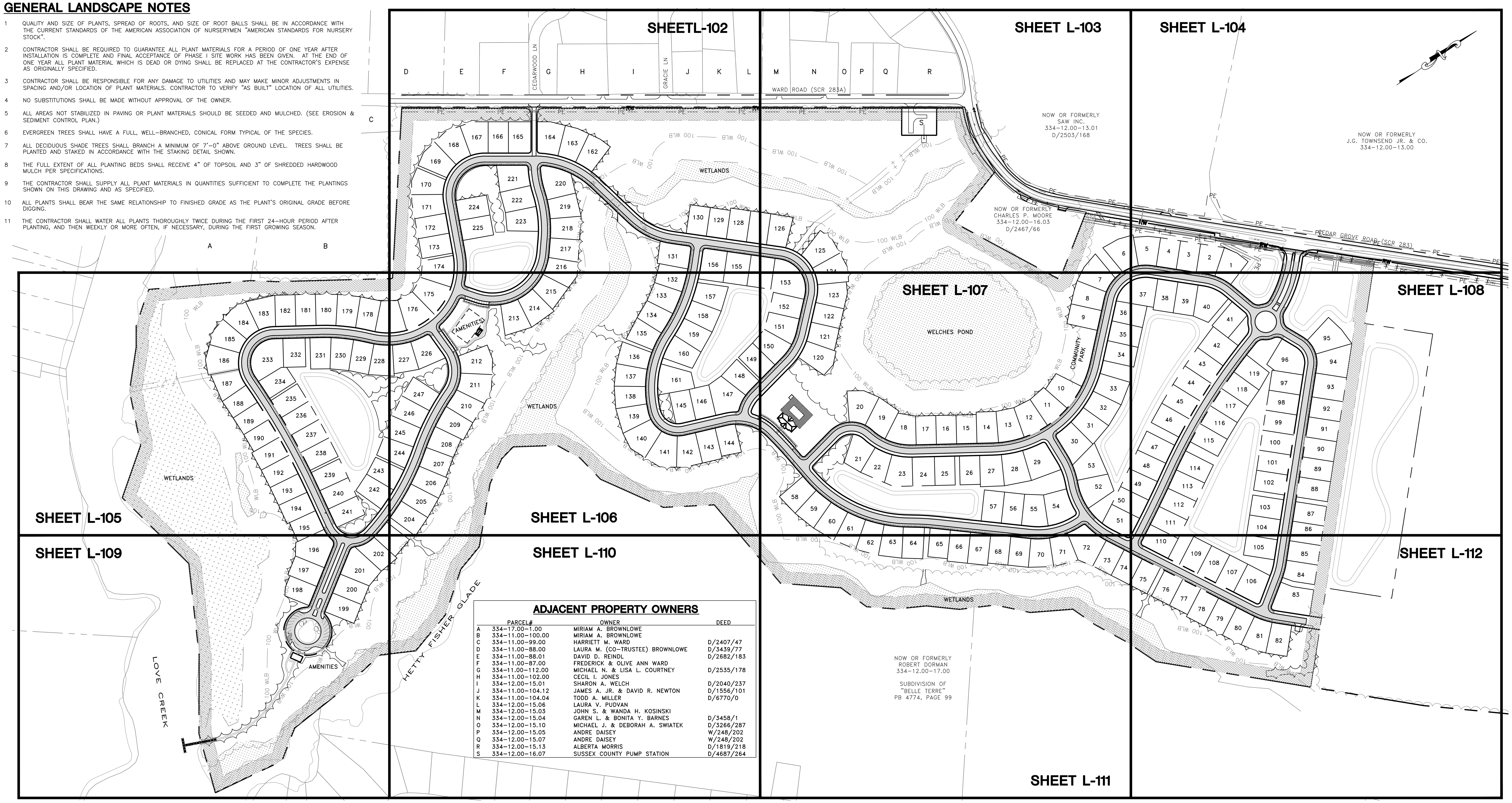
Lands of Jackson KS

Minor Subdivision off a 50-ft easement

This is a Preliminary Subdivision Plan for a minor subdivision of a 9.88-acre parcel into a 3.02-acre lot off a 50-ft easement over an existing drive. The property is located off Hollyville Rd (S.C.R. 48) in Harbeson, Delaware. Tax Parcel: 234-10.00-199.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

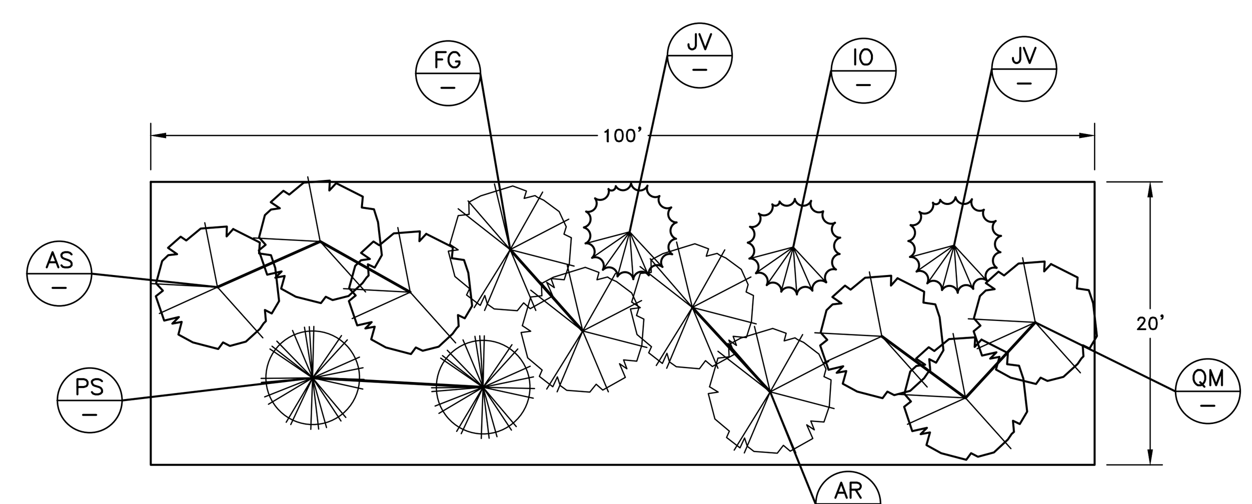
GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. 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.
3. 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.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



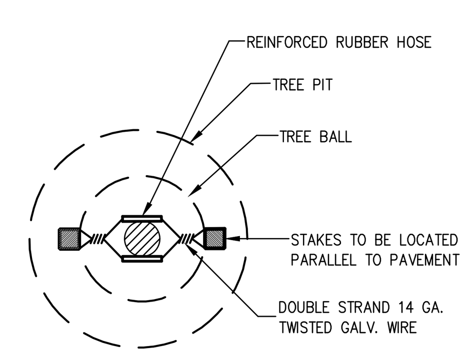
ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED
A	334-17.00-1.00	MIRIAM A. BROWNLOWE	
B	334-11.00-100.00	MIRIAM A. BROWNLOWE	
C	334-11.00-99.00	HARRIETT M. WARD	D/2407/47
D	334-11.00-88.00	LAURA M. (CO-TRUSTEE) BROWNLOWE	D/3439/77
E	334-11.00-88.01	DAVID D. REINDL	D/2682/183
F	334-11.00-87.00	FREDERICK & OLIVE ANN WARD	
G	334-11.00-112.00	MICHAEL N. & LISA L. COURTNEY	D/2535/178
H	334-11.00-102.00	CECIL I. JONES	
I	334-12.00-15.01	SHARON A. WELCH	D/2040/237
J	334-11.00-104.12	JAMES A. JR. & DAVID R. NEWTON	D/1556/101
K	334-11.00-104.04	TODD A. MILLER	D/6770/0
L	334-12.00-15.06	LAURA V. PUDVAN	
M	334-12.00-15.03	JOHN S. & WANDA H. KOSINSKI	
N	334-12.00-15.04	GAREN L. & BONITA Y. BARNES	D/3458/1
O	334-12.00-15.10	MICHAEL J. & DEBORAH A. SWIATEK	D/3266/287
P	334-12.00-15.05	ANDRE DAISEY	W/248/202
Q	334-12.00-15.07	ANDRE DAISEY	W/248/202
R	334-12.00-15.13	ALBERTA MORRIS	D/1819/218
S	334-12.00-16.07	SUSSEX COUNTY PUMP STATION	D/4687/264

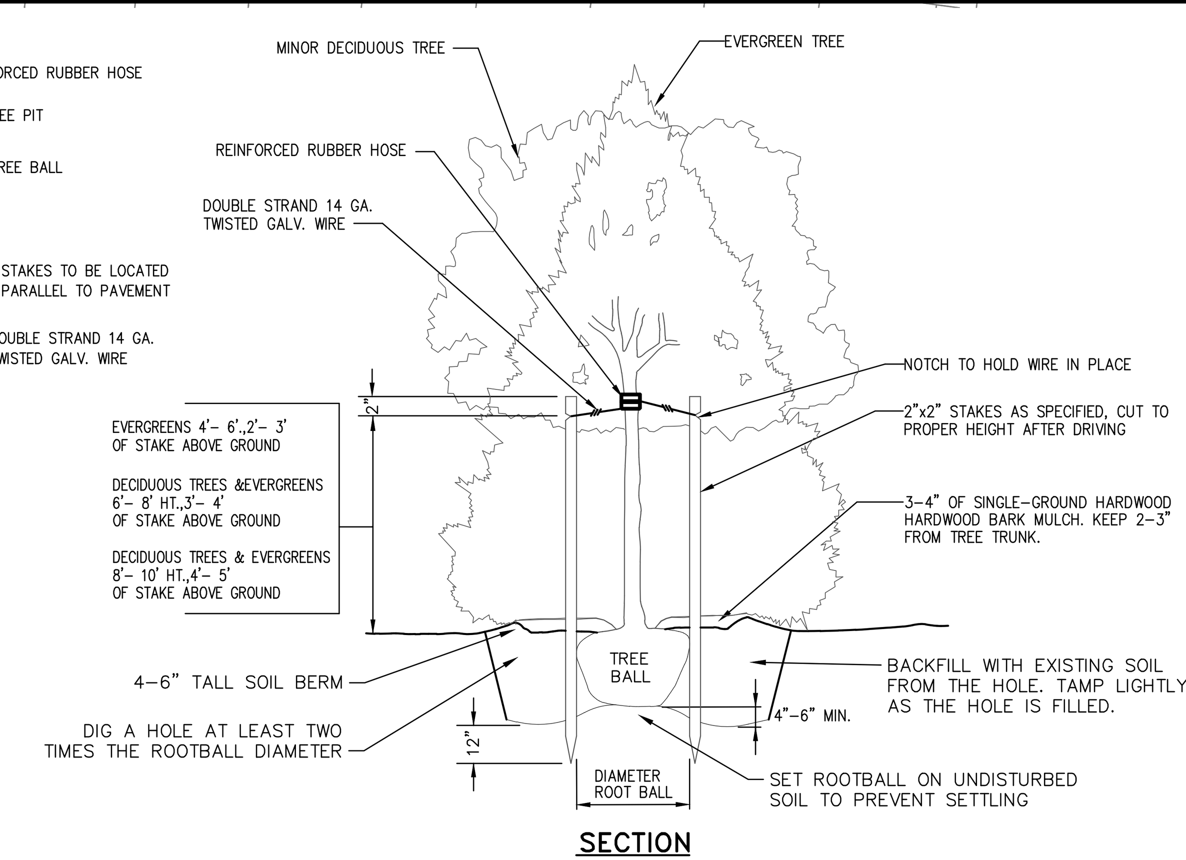


TYPICAL FORESTED BUFFER 100' X 20'

NOT TO SCALE



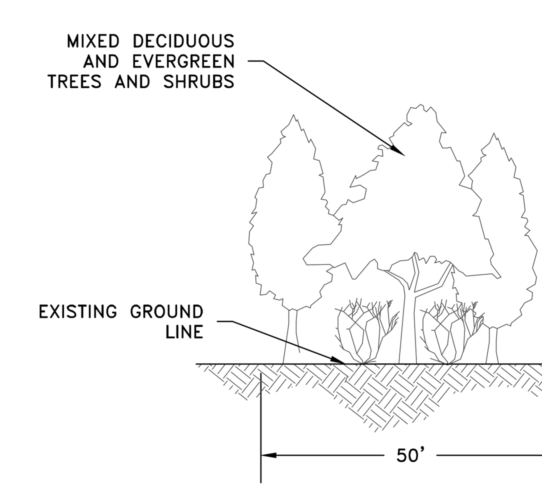
PLAN



SECTION

STAKING DETAIL

NO SCALE



LANDSCAPE BUFFER DETAIL

NO SCALE

FORESTED BUFFER PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS TREE			
	AR	ACER rubrum	RED MAPLE	1 3/4 - 2" Cal., B&B	-
	AS	ACER saccharum 'GREEN MOUNTAIN	SUGAR MAPLE	1 3/4 - 2" Cal., B&B	-
	QM	QUERCUS phellos	WILLOW OAK	1 3/4 - 2" Cal., B&B	-
	FG	FAGUS grandifolia	AMERICAN BEECH	1 3/4 - 2" Cal., B&B	-
				TOTAL	-
		EVERGREEN TREE			
	PS	PINUS strobus	EASTERN WHITE PINE	5'-6' Ht., B&B	-
	JV	JUNIPERUS virginiana	EASTERN RED CEDAR	5'-6' Ht., B&B	-
	IO	ILEX opaca	AMERICAN HOLLY	5'-6' Ht., B&B	-
				TOTAL	-

0 200 400 600

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EASTON, MARYLAND (410) 770-4744

LANDSCAPE / FORESTED BUFFER PLAN OVERVIEW

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT DELDOT SCD SCE TUI
2020-05-15 TUI DHSS SCD SCE
2020-06-08 SCE
2020-06-15 TUI SCE

Date: JULY, 2019
Scale: 1" = 200'
Dwn.By: BJM
Proj.No.: 2261H004
Dwg.No.: L-101

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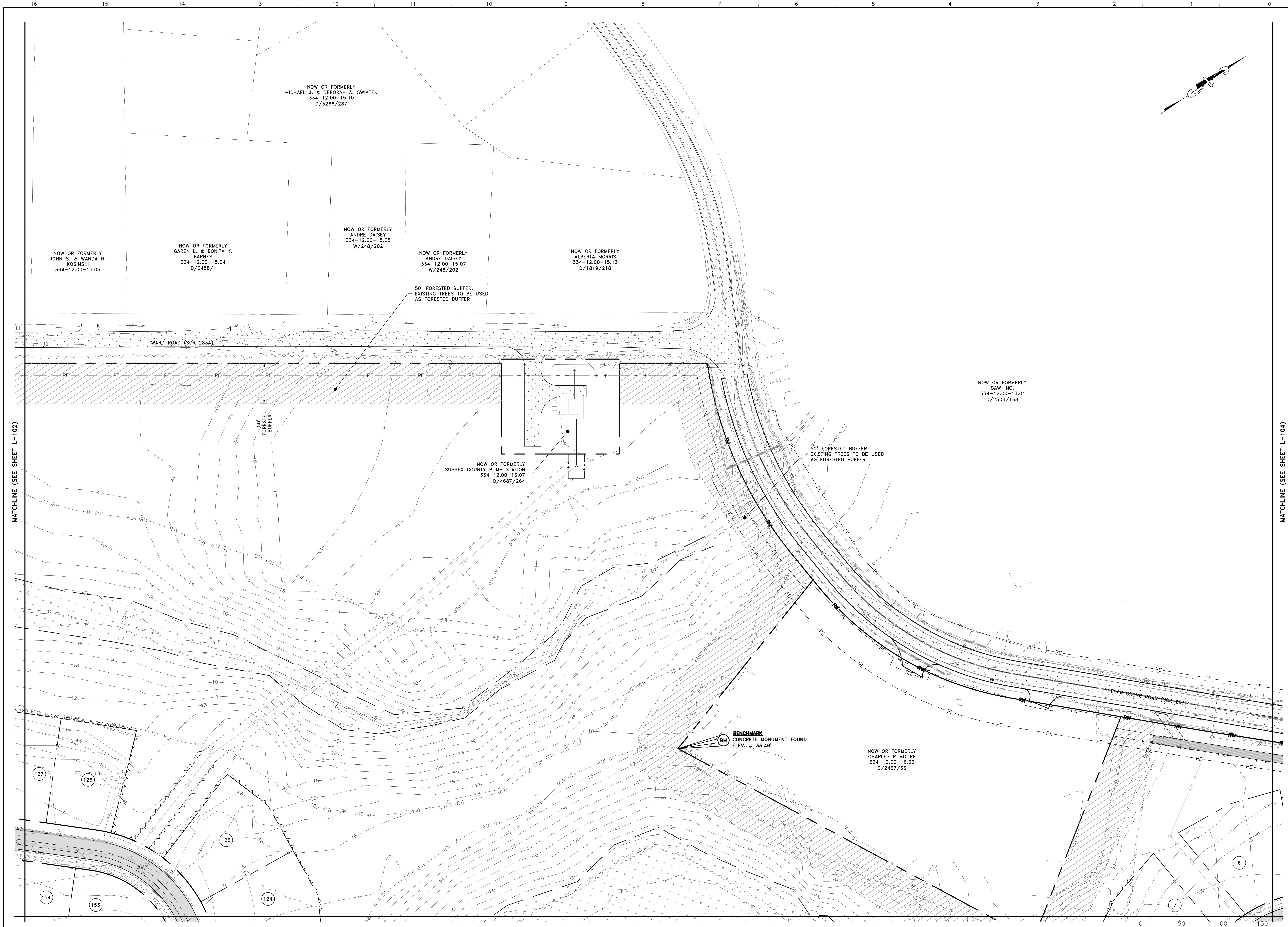

MATCHLINE (SEE SHEET L-107)

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2020-05-15: TUI, DHSS, SCD, SCE

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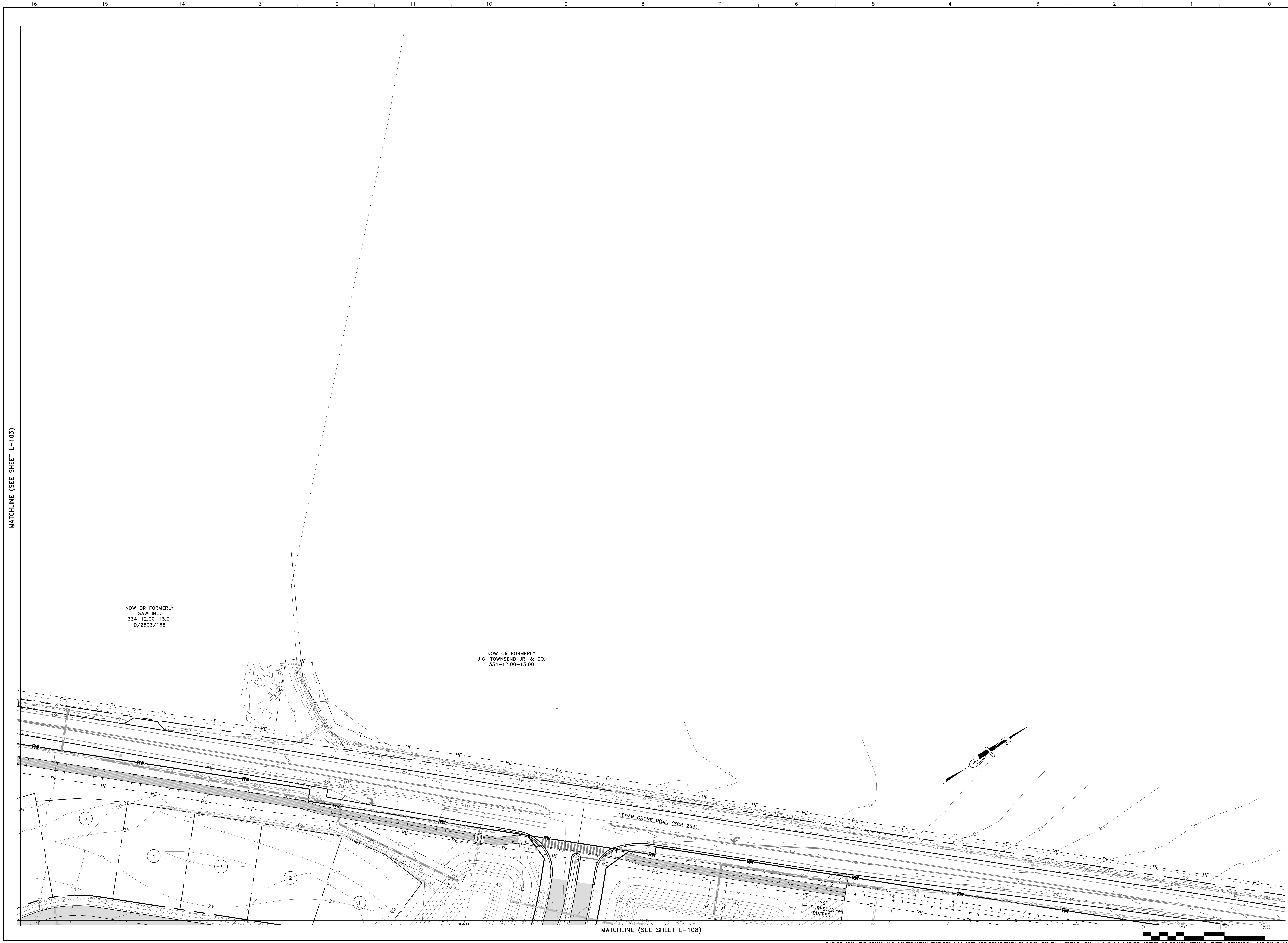

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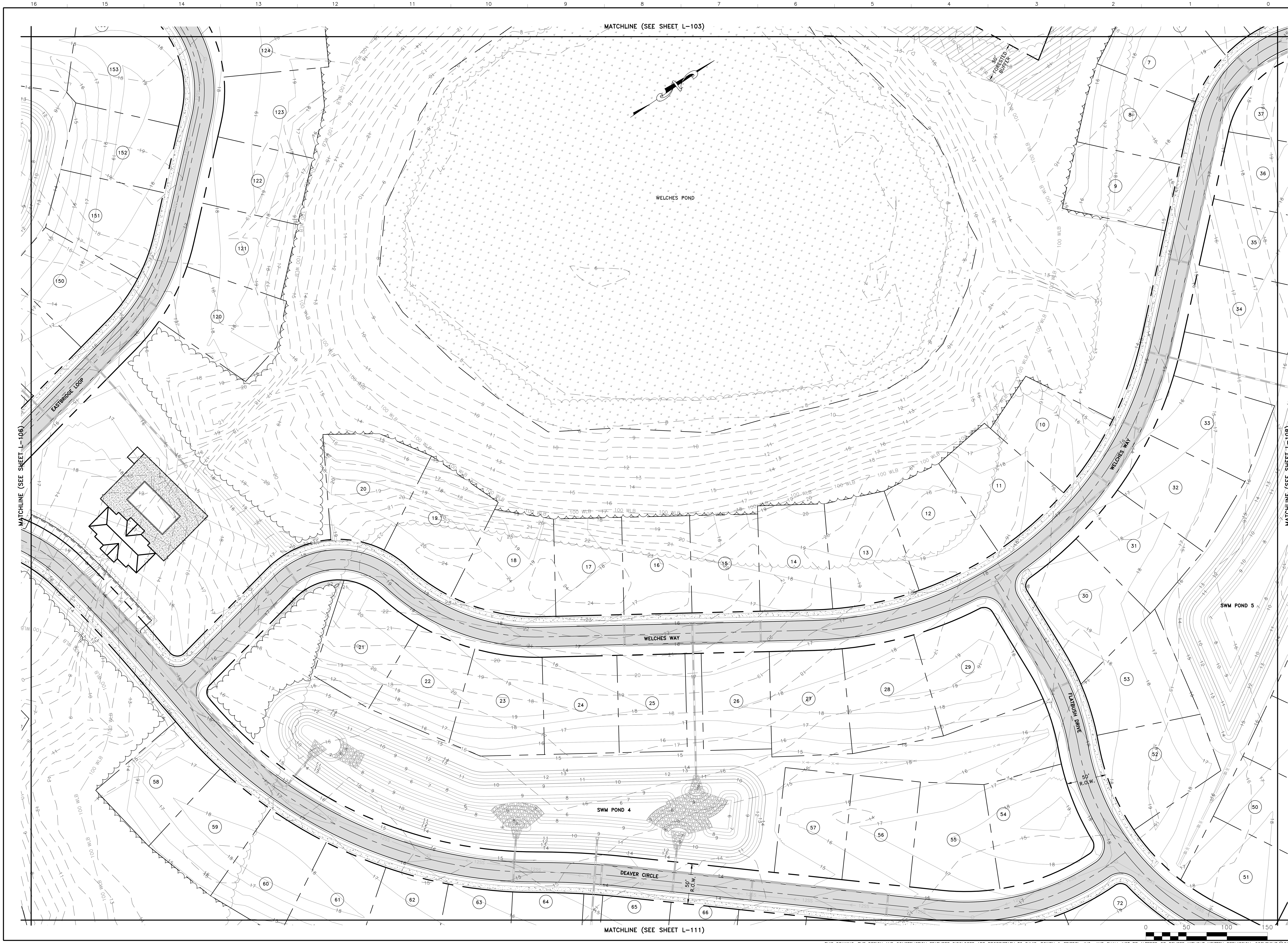

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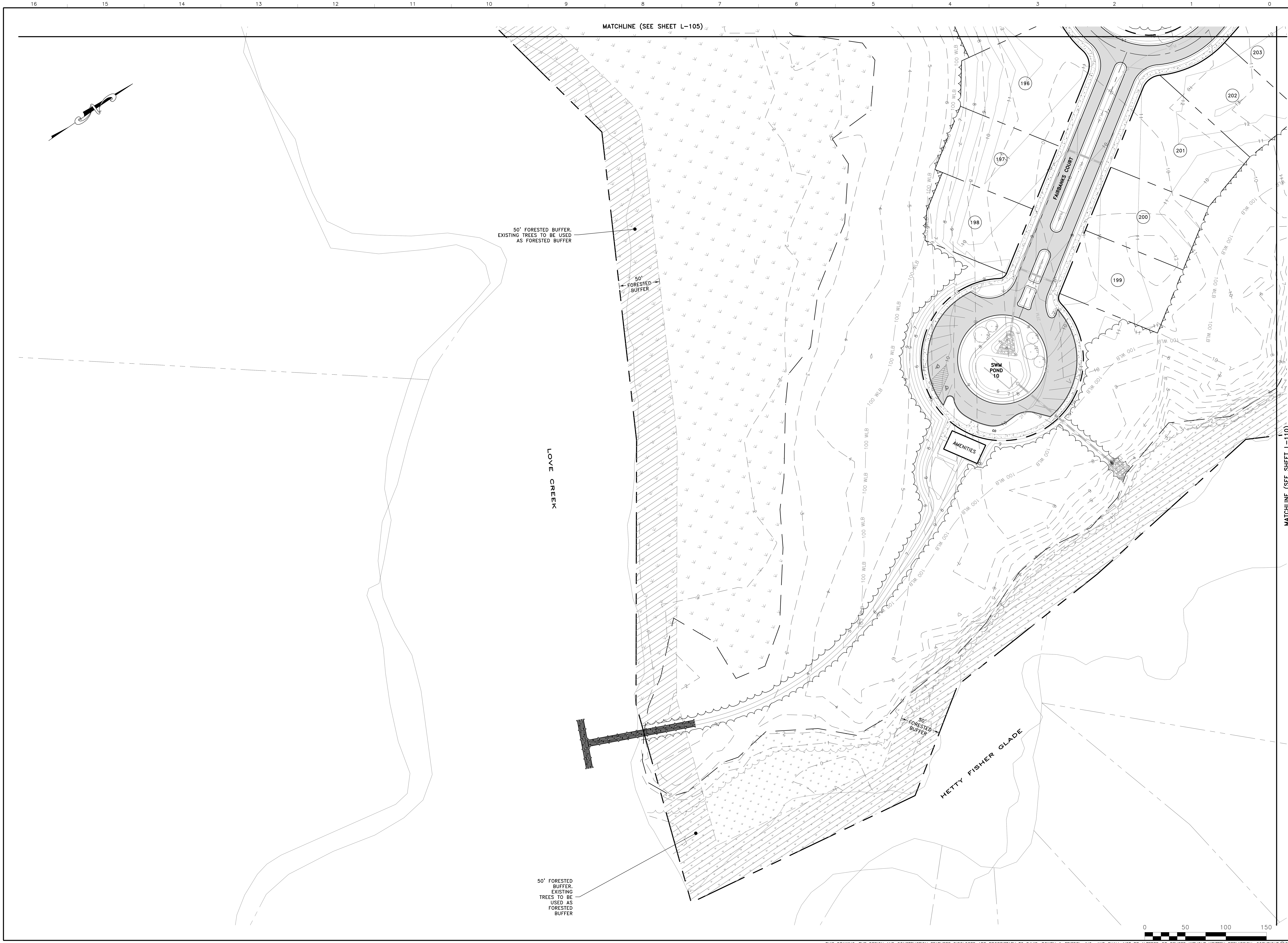

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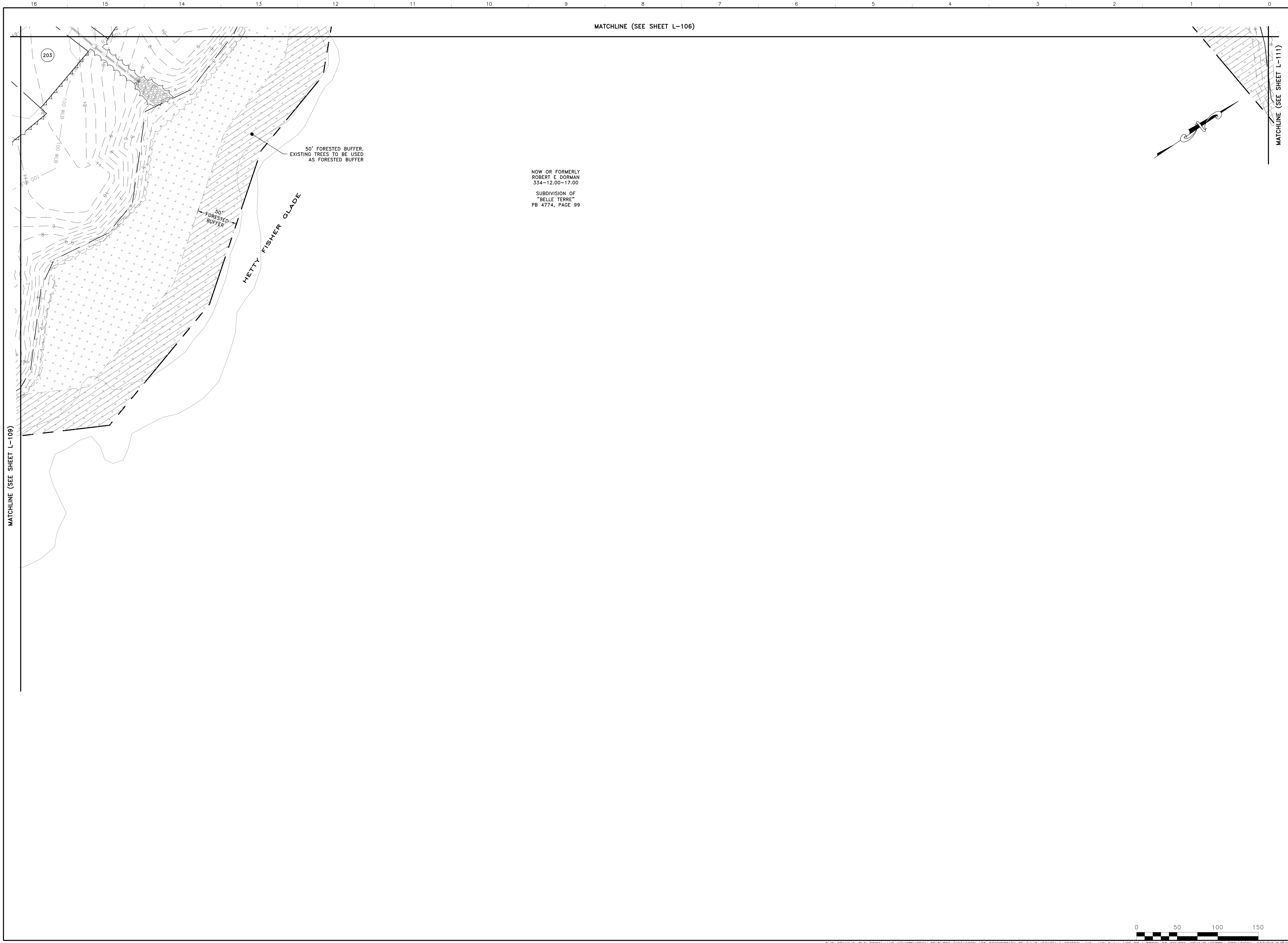

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2020-06-08	SCE
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2020-06-15: TUI, SCE

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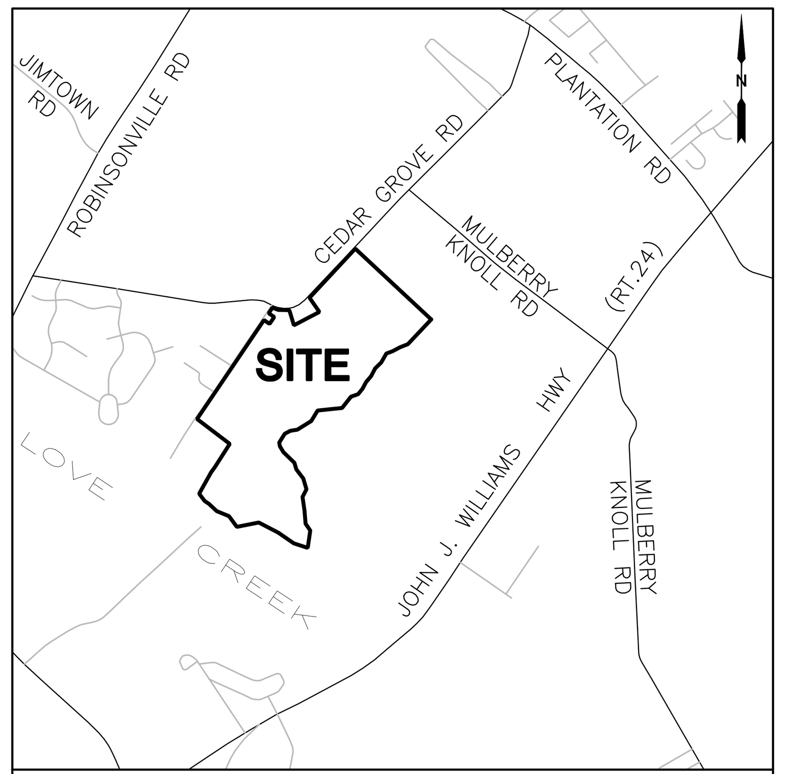

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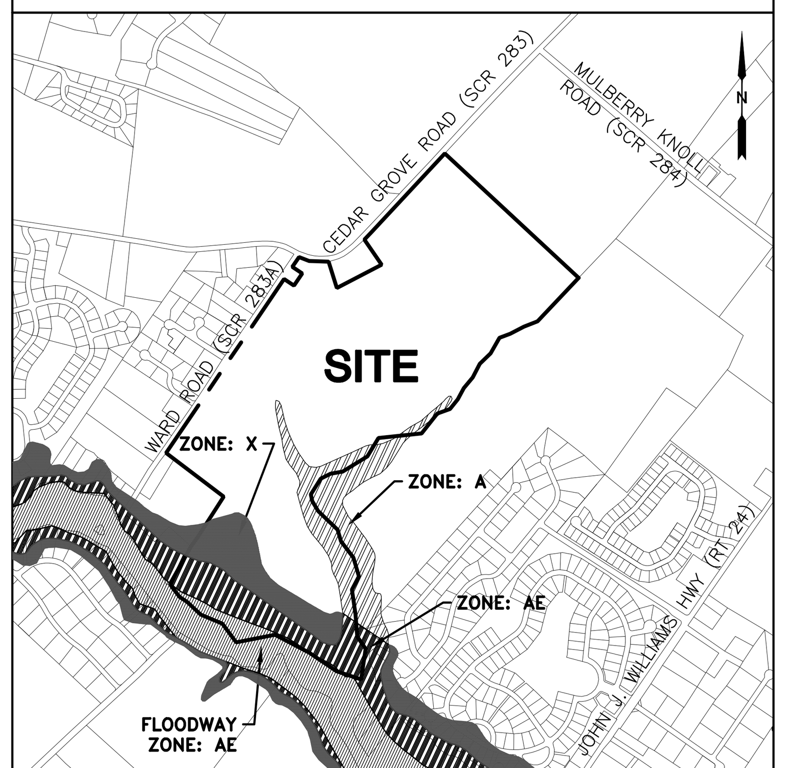
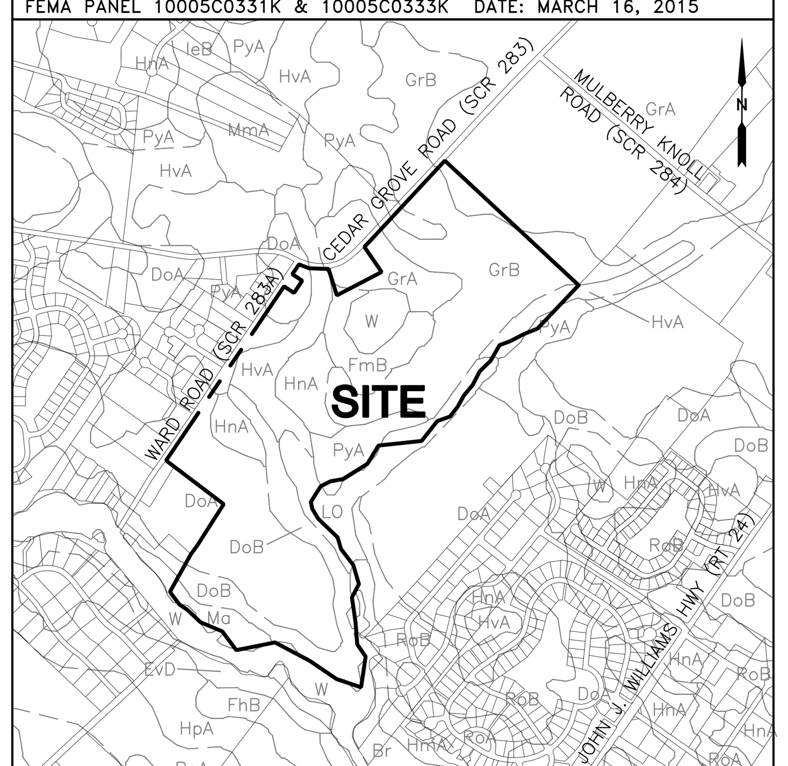


FLOOD MAP SCALE: 1"=1500'
FEMA PANEL 10005C0331K & 10005C0333K DATE: MARCH 16, 2015



SOILS MAP SCALE: 1"=1500'

GrA: GREENWICH LOAM, 0 TO 2 PERCENT SLOPES
GrB: GREENWICH LOAM, 2 TO 5 PERCENT SLOPES
DoA: DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES
DoB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES
HnA: HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES
HvA: HURLOCK SANDY LOAM, 0 TO 2 PERCENT SLOPES
FmB: FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES
PyA: PINEYNECK LOAM, 0 TO 2 PERCENT SLOPES
LO: LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED
Ma: MANAHAWKIN MUCK, FREQUENTLY FLOODED
Br: BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL
W: WATER

DATA COLUMN

TAX MAP ID: 3-34-12.00-16.00 (PART OF)

DATUM:
VERTICAL: NAVD 88
HORIZONTAL: NAD 83 (DE STATE PLANE)
PLUS #: 2017-06-01

LAND USE
EXISTING: AGRICULTURAL/WOODS
PROPOSED: RESIDENTIAL

ZONING
EXISTING: AR-1/GR

TOTAL LOTS
EXISTING: 1
PROPOSED: 148

UNITS
SINGLE FAMILY LOTS: 247
TYPICAL LOT SIZE: 84' X 120' (10,080 S.F.)
AVERAGE LOT SIZE: 0.252 AC. (10,985 S.F.)

DENSITY
MAXIMUM: 2.00 UNITS PER AC.
PROPOSED: 1.23 UNITS PER AC.

CLUSTER MINIMUM REQUIREMENTS
LOT AREA: 10,000 S.F. (0.23 AC)
LOT WIDTH: 75 FT.
FRONT SETBACK: 30 FT.
FRONT CORNER SETBACK: 15 FT.
SIDE SETBACK: 10 FT.
REAR SETBACK: 10 FT.
OPEN SPACE: 59%

MAXIMUM REQUIREMENTS
BUILDING HEIGHT: 42 FT.

PROPOSED:
BUILDING HEIGHT: 36 FT. (2 STORIES)

AREAS:
EXISTING SITE
SITE AREA: 256.058 AC.
WETLANDS (INCLUDED IN SITE AREA): 31.569 AC.
TIDAL WETLANDS AREA 1: 0.186 AC.
TIDAL WETLANDS AREA 2: 7.286 AC.
NON-TIDAL WETLANDS AREA 1: 10.388 AC.
NON-TIDAL WETLANDS AREA 2: 13.709 AC.
LAND DEDICATED TO PUBLIC RIGHT-OF-WAY: -0.760 AC.
RESIDUAL LANDS: -47.883 AC.
TOTAL SITE AREA: 207.415 AC.

PROPOSED SITE
LOT AREA: 65.932 AC.
RIGHT-OF-WAY: 19.792 AC.
OPEN SPACE (TOTAL): 90.167 AC. (43.48%)
OPEN SPACE A: 3.668 AC.
OPEN SPACE B: 2.181 AC.
OPEN SPACE C: 1.813 AC.
OPEN SPACE D: 0.129 AC.
OPEN SPACE E: 2.647 AC.
OPEN SPACE F: 3.572 AC.
OPEN SPACE G: 0.116 AC.
OPEN SPACE H: 3.411 AC.
OPEN SPACE I: 10.799 AC.
OPEN SPACE J: 27.834 AC.
OPEN SPACE K: 20.208 AC.
OPEN SPACE L: 13.824 AC.
WETLANDS (TOTAL): 31.524 AC. (15.75%)
TIDAL WETLANDS AREA 1: 0.186 AC.
TIDAL WETLANDS AREA 2: 7.286 AC.
NON-TIDAL WETLANDS AREA 1: 10.388 AC.
NON-TIDAL WETLANDS AREA 2: 13.664 AC.
TOTAL SITE AREA 207.415 AC.

IMPERVIOUS AREAS: 5.9% (% Does not include shared-use-path)
PAVEMENT (STREETS): 9.491 AC.
SIDEWALK: 2.002 AC.
PARKING: 0.183 AC.
SHARED-USE-PATH: 0.267 AC.
TOTAL IMPERVIOUS AREAS 11.943 AC.

FORESTED AREAS
EXISTING: 142.181 AC.
REMOVED: 60.256 AC.
TOTAL PRESERVED: 11.943 AC.

SWM DISCHARGE LOCATIONS & L.O.D.:
POND 1: (N:259,178 E:726,991) 16.86 AC.
POND 2: (N:260,046 E:726,575) 11.69 AC.
POND 3: (N:260,305 E:726,678) 13.78 AC.
POND 4: (N:260,830 E:728,247) 13.56 AC.
PONDS 5, 6, 7, 8: (N:261,491 E:728,874) 43.92 AC.
POND 9: (N:261,843 E:729,414) 53.31 AC.
BIO-RETENTION POND 10: (N:258,627 E:727,186) 2.16 AC.

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

LAT/LON
IRON ROD CAP SET:
BENCHMARK #1: WEST OF SITE
LAT:38.7138, LON:75.1743
CONCRETE MONUMENT FOUND:
BENCHMARK #2: NORTH WEST OF WELCHES POND PROPERTY CORNER
LAT:38.7185, LON: 75.1681

PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK

WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.

FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANELS 10005C0331K & 10005C0333K DATED MARCH 16, 2015.

STATE STRATEGIES MAP: INVESTMENT LEVELS 2 AND 3

THIS PROPERTY IS LOCATED IN THE UNDER DEVELOPMENT HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT (TID).

THIS PROPERTY IS LOCATED 1,605'± TO THE EAST OF THE INTERSECTION OF CEDAR GROVE ROAD (SCR 283) AND WARD ROAD (SCR 283A).
THIS PROPERTY IS LOCATED 1722'± TO THE WEST OF THE INTERSECTION OF CEDAR GROVE ROAD (SCR 283) AND MULBERRY KNOLL ROAD (SCR 284).

CEDAR GROVE ROAD POSTED SPEED LIMIT: 45 M.P.H.

WARD ROAD POSTED SPEED LIMIT: 30 M.P.H.

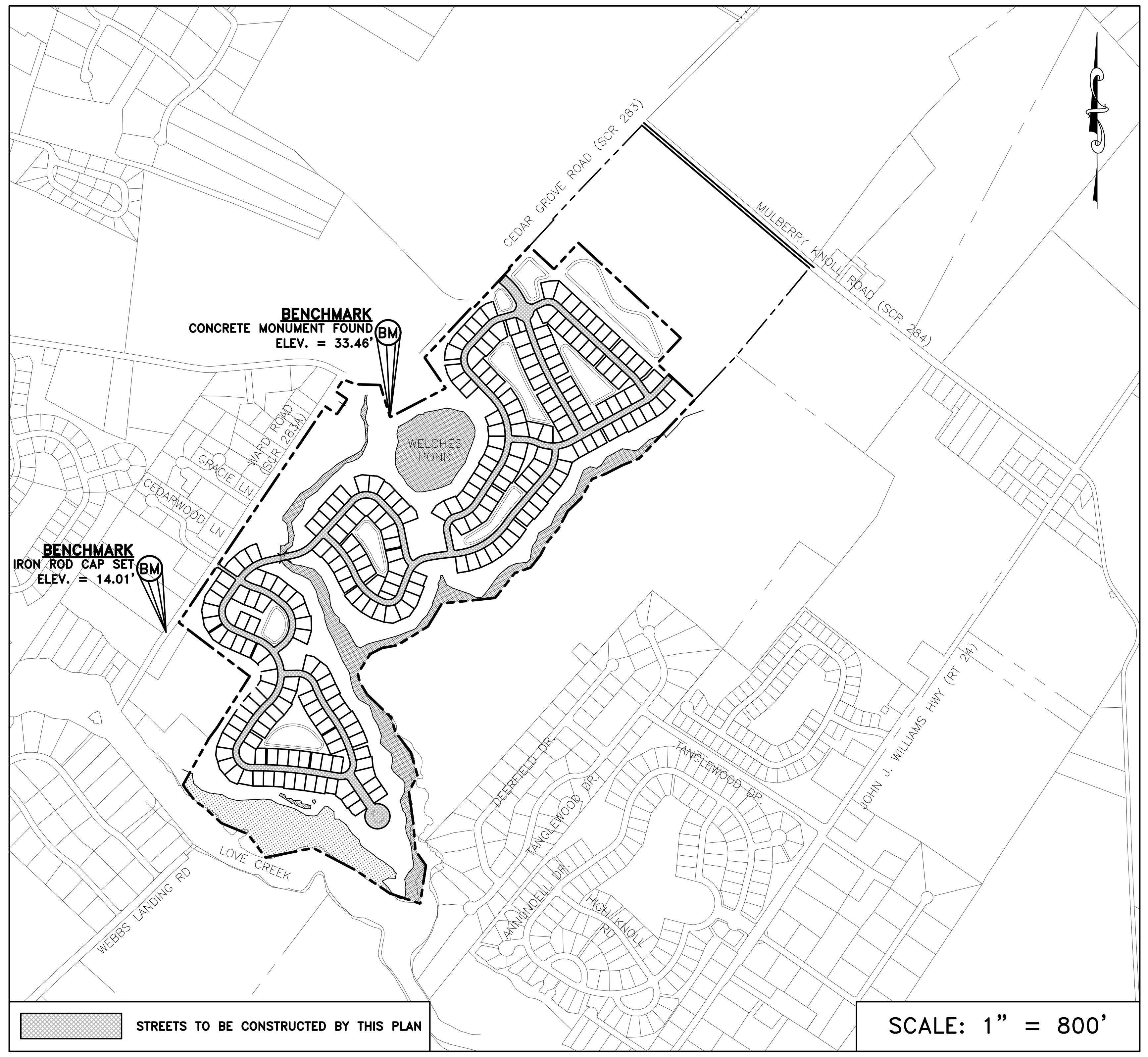
PROPERTY OWNER/DEVELOPER:
J.G. TOWNSEND JR. & CO.
P.O. BOX 430
GEORGETOWN, DE. 19947
PHONE: 302-226-6631

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

FIELDSTONE

(fka THE GROVE AT LOVE CREEK)

LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE
DBF # 2261H004
RECORD PLAN
SUBDIVISION NUMBER #2017-20
JULY, 2019



LEGEND

PROPERTY BOUNDARY LINE
PROPOSED PROPERTY LINE
RW — PROPOSED RIGHT-OF-WAY LINE
PROPOSED BUILDING SETBACK LINE
PE — PROPOSED EASEMENT LINE
++ — EXISTING EASEMENT LINE
EXISTING PROPERTY LINE
EX-RW — EXISTING RIGHT-OF-WAY LINE
WETLANDS LINE
WETLANDS BUFFER LINE
FORESTED BUFFER LINE
— PROPERTY LABEL
IRON ROD WITH CAP SET
CONCRETE MONUMENT SET
PROPERTY CORNER LOCATE
WETLANDS AREA

SHEET INDEX

RECORD PLAN - TITLE SHEET	V-100
RECORD PLAN - OVERVIEW	V-101
RECORD PLAN - SITE PLAN	V-102 TO V-114
RECORD PLAN - TYPICAL SECTIONS	V-115 TO V-116

GENERAL NOTES

1. ALL UNITS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
2. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD.
3. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
4. AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
5. ALL SWM AREAS WILL BE MAINTAINED IN ACCORDANCE WITH DESIGN AND SPECIFICATIONS FOR THE SPECIFIC SWM AREA. THIS INFORMATION WILL BE PROVIDED TO THE HOMEOWNER'S ASSOCIATION PRIOR TO TURNOVER.
6. ALL COMMON AREAS COVERED WITH GRASS SHALL BE PERIODICALLY MAINTAINED ON A BASIS DETERMINED BY THE HOMEOWNER'S ASSOCIATION.
7. BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN ARE FROM A FIELD RUN SURVEY PERFORMED BY DBF, INC. IN OCTOBER, NOVEMBER AND DECEMBER OF 2017 AND JANUARY OF 2018 AND INFORMATION FOUND IN THE RECORDER OF DEEDS OFFICE IN AND FOR SUSSEX COUNTY.
8. A WETLANDS DELINEATION WAS PERFORMED BY ENVIRONMENTAL RESOURCES, INC. IN NOVEMBER & DECEMBER OF 2017 AND JANUARY OF 2018.
9. THIS PLAN DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTIES AS NO TITLE SEARCH WAS PROVIDED.
10. THE PROPERTY IS IMPACTED BY THE 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0331K, AND 1005C0333K, DATED MARCH 16, 2015.
11. A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAY, FRONT, SIDE AND REAR LOT LINES.

CONDITIONS OF APPROVAL

SUBDIVISION NUMBER 2017-20

A. THERE SHALL BE NO MORE THAN 247 LOTS WITHIN THE SUBDIVISION.
B. THE DEVELOPER SHALL ESTABLISH A HOMEOWNER'S ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
C. THE SITE SHALL INCLUDE APPROXIMATELY 115.79 ACRES OF ACTIVE AND PASSIVE OPEN SPACE, INCLUDING APPROXIMATELY 78.13 ACRES OF WOODED AREAS THAT WILL BE PRESERVED. THE WOODED AREAS TO BE PRESERVED SHALL BE CLEARLY SHOWN ON THE FINAL SITE PLAN. THERE SHALL BE AN OPEN SPACE MANAGEMENT PLAN IN PLACE FOR ALL OF THESE AREAS.
D. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. 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.
E. AS STATED BY THE APPLICANT, A FORESTED OR LANDSCAPED BUFFER OF AT LEAST 50 FEET IN DEPTH SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPED PLAN FOR ALL OF THESE AREAS, WITH THE EXCEPTION OF AREAS THAT ARE CURRENTLY FORESTED AND WILL NOT BE DISTURBED.
F. THE SUBDIVISION SHALL BE SERVED BY A CENTRAL SEWER SYSTEM.
G. THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
H. STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
I. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
J. 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.
K. THE DEVELOPER SHALL COMPLETE ALL AMENITIES FOR THE PROJECT AS FOLLOWS;
   a. THE COMMUNITY PARK NEAR WELCHES POND SHALL BE CONSTRUCTED WITHIN 1 YEAR OF THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY.
   b. THE PRIMARY COMMUNITY CLUBHOUSE/POOL SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 130TH BUILDING PERMIT.
   c. ALL OTHER RECREATION AREA, INCLUDING THE BOATHOUSE AND KAYAK RAMP AND DOCK, SHALL BE CONSTRUCTED PRIOR TO THE ISSUANCE OF THE 185TH BUILDING PERMIT. NO MOTORIZED BOATS SHALL BE PERMITTED TO ACCESS THE KAYAK RAMP AND DOCK.
L. AS STATED BY THE APPLICANT, A 100 FOOT BUFFER FROM ALL NON-TIDAL WETLANDS, EXCEPT FOR THE SMALL ISOLATED WETLANDS ALONG LOTS 193-197, SHALL BE INCLUDED THROUGHOUT THE SITE. THIS DESIGN INCLUDES A BUFFER OF MORE THAN 100 FEET FROM WELCHES POND WITH THE PRESERVATION OF FOREST AND WOODED WETLAND CORRIDORS NEAR THE POND. WELCHES POND SHALL BE PRESERVED, SUBJECT TO ANY MITIGATION OF INVASIVE SPECIES THAT THE DEVELOPER OR HOA MAY PURSUE. THESE AREAS SHALL BE CLEARLY SHOWN ON THE FINAL SITE PLAN.
M. THE APPLICANT SHALL CONSULT WITH DELDOT THE STATE FIRE MARSHAL ABOUT AN APPROPRIATE LOCATION FOR A SEPARATE EMERGENCY ENTRANCE TO THE DEVELOPMENT. THIS ENTRANCE IS NOT REQUIRED TO BE BUILT TO SUSSEX COUNTY STREET STANDARDS. THE LOCATION OF THE ENTRANCE SHALL BE SHOWN ON THE FINAL SITE PLAN. THIS ENTRANCE SHALL NOT BE REQUIRED IF IT IS NOT APPROVED BY EITHER DELDOT OR THE FIRE MARSHAL.
N. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
O. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

DELDOT GENERAL NOTES

DATED: MARCH 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 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.
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 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 FOR THE SIDEWALK AND/OR SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. 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.
9. 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.

OPEN SPACE MANAGEMENT PLAN:

1. ALL WETLAND BUFFERS ARE TO REMAIN IN THEIR NATURAL STATE. MAINTENANCE WILL CONSIST OF TRASH AND INVASIVE SPECIES REMOVAL.
2. ALL COMMON AREAS COVERED WITH GRASS SHALL BE PERIODICALLY MAINTAINED ON A BASIS DETERMINED BY THE MAINTENANCE CORPORATION/HOMEOWNER'S ASSOCIATION.
3. ALL ACTIVE OPEN SPACE AMENITIES SHALL BE INSPECTED ANNUALLY TO ENSURE THEY ARE SAFE FOR PLAY AND REPAIRED AS REQUIRED.
4. ALL SWM AREAS ARE TO BE INSPECTED ANNUALLY AND AFTER A RAIN EVENT GREATER THAN 2" IN A 24 HOUR PERIOD.
5. ALL SWM AREAS WILL BE MAINTAINED IN ACCORDANCE WITH DESIGN AND SPECIFICATIONS FOR THE SPECIFIC SWM AREA. THIS INFORMATION WILL BE PROVIDED TO THE MAINTENANCE CORPORATION / HOMEOWNER'S ASSOCIATION PRIOR TO TURNOVER.
6. A SEPARATE AMENITIES SITE PLAN WILL BE SUBMITTED FOR REVIEW AND APPROVAL FOR ALL THE AMENITY AREAS.
7. THE BOATHOUSE SHALL BE SUBJECT TO THE PROVISIONS OF CHAPTER 115 SECTION 186 OF THE SUSSEX COUNTY CODE.
8. THE PROPOSED DOCK SHALL NOT PROJECT MORE THAN 10% OF THE WIDTH OF THE WATERWAY.

WETLANDS STATEMENT

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THERE ARE STATE REGULATED WETLANDS ON THIS SITE. THE BOUNDARY OF STATE REGULATED WETLANDS HAS BEEN DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-084.

EDWARD M. LAUNAY, PWS NO. 875 DATE
SOCIETY OF WETLAND SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDCP93MD0510036B

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. DATE
by RING W. LARDNER, P.E.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

J.G. TOWNSEND JR. & CO. DATE
C/O: PAUL TOWNSEND
P.O. BOX 430
GEORGETOWN, DE 19947
PHONE: 302-226-6631

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

SUSSEX CONSERVATION DISTRICT

SUSSEX COUNTY PLANNING & ZONING APPROVAL

SUSSEX COUNTY PLANNING & ZONING STAFF DATE

SUSSEX COUNTY COUNCIL PRESIDENT DATE

REVISIONS:
2020-02-21: CLIENT, DELDOT, SCD, SCE, TUI
2020-05-15 TUI, DHSS, SCD, SCE
2020-06-08 SCE
2020-06-15 TUI, SCE

TIS DELDOT NOTES

(LETTER UPDATED ON MAY 28, 2019 TO ACCOUNT FOR CHANGE FROM RV RESORT TO SINGLE FAMILY RESIDENTIAL DEVELOPMENT AND DISCUSSIONS WITH DELDOT)

1. THE DEVELOPER SHOULD IMPROVE CEDAR GROVE ROAD TO MEET DELDOT LOCAL ROAD STANDARDS (11-FOOT TRAVEL LANES AND 5' SHOULDERS) FROM WARD ROAD TO MULBERRY KNOLL ROAD (SCR 284). THE DEVELOPER SHOULD PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANES, AT DELDOTS DIRECTION. DELDOT SHOULD ANALYZE THE EXISTING LANES PAVEMENT SECTION AND RECOMMEND AN OVERLAY THICKNESS TO THE DEVELOPERS ENGINEER IF NECESSARY.

2. THE DEVELOPER SHOULD CONSTRUCT A FULL SITE ENTRANCE FOR THE PROPOSED SITE ON CEDAR GROVE ROAD TO BE CONSISTENT WITH THE PROPOSED LANE CONFIGURATIONS AS SHOWN IN THE TABLE BELOW:

APPROACH	CURRENT CONFIGURATION	PROPOSED CONFIGURATION
WESTBOUND SITE ENTRANCE	APPROACH DOES NOT EXIST	ONE SHARED LEFT TURN/RIGHT TURN LANE
NORTHBOUND CEDAR GROVE ROAD	ONE THROUGH LANE	ONE SHARED THROUGH/RIGHT TURN LANE
SOUTHBOUND CEDAR GROVE ROAD	ONE THROUGH LANE	ONE LEFT TURN LANE AND ONE THROUGH LANE

BASED ON DELDOTS STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, THE RECOMMENDED MINIMUM STORAGE LENGTH (EXCLUDING TAPER) IS 210 FEET FOR THE SOUTHBOUND CEDAR GROVE ROAD LEFT TURN LANE. THE STORAGE LENGTHS BASED ON THE AUXILIARY LANE WORKSHEET PROVIDE SHORTER QUEUE LENGTHS THAN WHAT IS REPORTED HERE.

3. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO FUND $56,803.67 TOWARDS THE PROJECT COST OF THE IMPROVEMENTS PLANNED AT THE DELAWARE ROUTE 24 INTERSECTION WITH MULBERRY KNOLL ROAD AS PART OF THE DELDOT SR 24, LOVE CREEK BRIDGE TO MULBERRY KNOLL ROAD, PROJECT. THE PROPOSED CONFIGURATION ALONG EACH APPROACH TO THE INTERSECTION IS SHOWN IN THE TABLE BELOW.

APPROACH	CURRENT CONFIGURATION	PROPOSED CONFIGURATION
EASTBOUND DELAWARE ROUTE 24	ONE SHARED THROUGH/LEFT TURN AND ONE RIGHT TURN LANE	ONE LEFT TURN LANE, ONE THROUGH LANE, AND ONE RIGHT TURN LANE
WESTBOUND DELAWARE ROUTE 24	ONE SHARED THROUGH/LEFT TURN AND RIGHT TURN LANE	ONE LEFT TURN LANE, ONE THROUGH LANE, AND ONE RIGHT TURN LANE
NORTHBOUND MULBERRY KNOLL ROAD	ONE SHARED THROUGH/LEFT TURN/RIGHT TURN LANE	NO CHANGE
SOUTHBOUND MULBERRY KNOLL ROAD	ONE SHARED THROUGH/LEFT TURN/RIGHT TURN LANE	NO CHANGE

THE RECOMMENDED MINIMUM STORAGE LENGTHS (EXCLUDING TAPER) OF THE SEPARATE LEFT TURN AND RIGHT TURN LANES ALONG DELAWARE ROUTE 24 ARE LISTED BELOW.

APPROACH	LEFT TURN LANE	RIGHT TURN LANE
EASTBOUND DELAWARE ROUTE 24	260 FEET	190 FEET
WESTBOUND DELAWARE ROUTE 24	235 FEET	290 FEET

THE LEFT TURN AND RIGHT TURN STORAGE LENGTHS ARE BASED ON DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS. THE STORAGE LENGTHS ARE BASED ON THE HCS ANALYSIS PROVIDE SHORTER QUEUE LENGTHS THAN WHAT IS REPORTED HERE.

4. THIS ITEM WAS SPECIFIC TO THE USE THAT WAS THEN PROPOSED AND IS NO LONGER RELEVANT.

5. THIS ITEM WAS SPECIFIC TO THE USE THAT WAS THEN PROPOSED AND IS NO LONGER RELEVANT.

6. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHOULD BE INCLUDED:
   A. A MINIMUM FIFTEEN-FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT-OF-WAY SHOULD BE DEDICATED TO DELDOT ALONG CEDAR GROVE ROAD, FROM THE ADJACENT COASTAL TOWING BUSINESS TO THE EASTERLY LIMITS OF THE SITE FRONTAGE. WITHIN THIS EASEMENT, A TEN-FOOT WIDE MULTI USE PATH THAT MEETS CURRENT AASHTO AND ADA STANDARDS SHOULD BE CONSTRUCTED. A MINIMUM FIVE-FOOT SETBACK SHOULD BE MAINTAINED FROM THE EDGE OF THE PAVEMENT TO THE MULTI USE PATH. IF FEASIBLE, STREET TREES SHOULD BE PROVIDED WITHIN THE BUFFER AREA.
   B. WHERE INTERNAL SIDEWALKS ARE LOCATED ALONGSIDE OF PARKING SPACES, A BUFFER, PHYSICAL BARRIER OR SIGNAGE SHOULD BE ADDED TO ELIMINATE VEHICULAR OVERHANG ONTO THE SIDEWALK.
   C. ADA COMPLIANT CURB RAMPS AND MARKED CROSSWALKS SHOULD BE PROVIDED AT THE SITE ENTRANCE. THE USE OF TYPE 3 CURB RAMPS IS DISCOURAGED.
   D. UTILITY COVERS SHOULD BE MOVED OUTSIDE OF ANY DESIGNATED BICYCLE LANES OR SHOULD BE FLUSH WITH THE PAVEMENT.
   E. THE ADDITION OF AN ONSITE TRANSIT STOP SHOULD BE CONSIDERED FOR A FUTURE DELAWARE TRANSIT CORPORATION ROUTE ALONG CEDAR GROVE ROAD.

ROAD
CEDAR GROVE ROAD (SUSSEX ROAD 283)
FUNCTIONAL CLASSIFICATION – LOCAL

AADT (2018 DELAWARE VEHICLE VOLUME SUMMARY)	= 3,583
10 YR PROJECTED AADT = 1.16 X 3,567	= 4,156
10 YR PROJECTED AADT + SITE ADT NE OF SITE ACCESS (1,433)	= 5,589
10 YR PROJECTED AADT + SITE ADT SW OF SITE ACCESS (956)	= 5,112
PEAK HOUR = 14.15% X 4,156	= 588
DIRECTIONAL SPLIT = 62.08% / 37.92%	= 365/223
13.11% TRUCK % X 588	= 77
SPEED – POSTED –	45 MPH
TRAFFIC PATTERN GROUP –	7

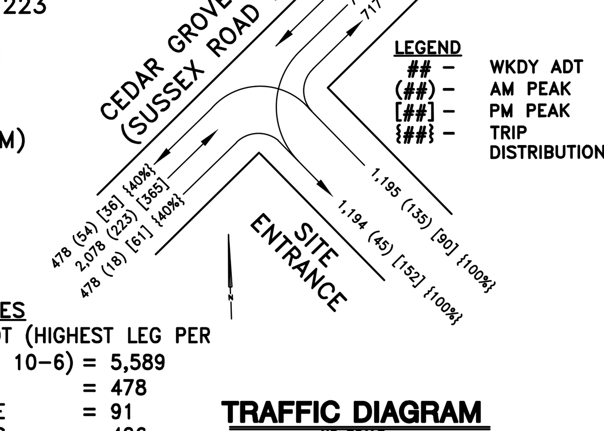
NOTE: TRIP DISTRIBUTION CONSISTENT WITH KINDLETON TRAVEL DEMAND MODEL (TDM) TRIP DISTRIBUTION DATED AUGUST 17, 2017

SITE TRIPS GENERATED

TYPE OF DEV.	ITE CODE	UNITS	AM	PM	WKDY ADT
SINGLE FAMILY	210	247	180	242	2,389

NOTES:
TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL 10TH EDITION.
DESIGN VEHICLE: SU-30

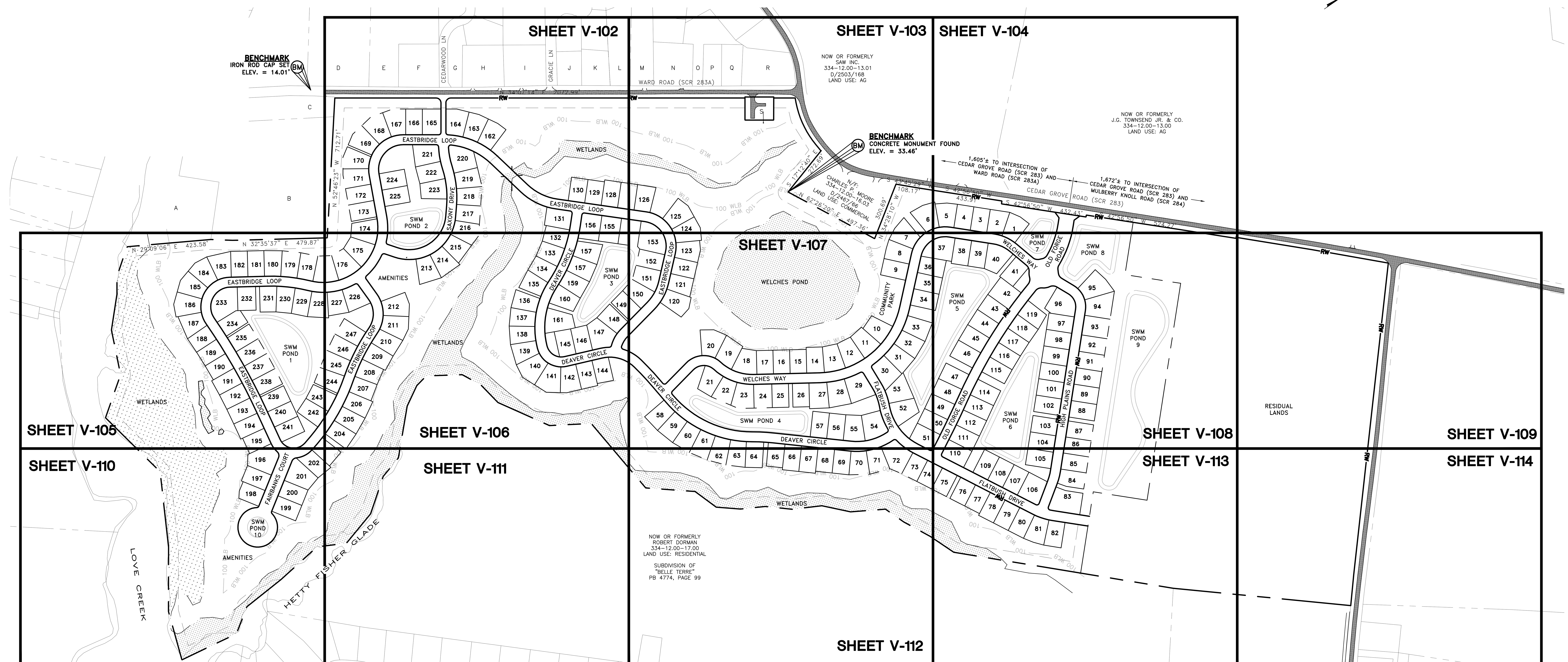
SITE ACCESS DESIGN VOLUMES
CEDAR GROVE ROAD: 2028 AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6) = 5,589
RIGHT-TURN ADT: = 478
LEFT-TURN PEAK HOUR VOLUME = 91
OPPOSING PEAK HOUR VOLUMES = 426



TRAFFIC DIAGRAM
NO SCALE

ADJACENT PROPERTY OWNERS

	PARCEL#	OWNER	DEED	LAND USE
A	334-17.00-1.00	MIRIAM A. BROWNLOWE		AG
B	334-11.00-100.00	MIRIAM A. BROWNLOWE		AG
C	334-11.00-99.00	HARRIETT M. WARD	D/2407/47	RESIDENTIAL
D	334-11.00-88.00	LAURA M. (CO-TRUSTEE) BROWNLOWE	D/3439/77	RESIDENTIAL
E	334-11.00-88.01	DAVID D. REINDL	D/2682/183	RESIDENTIAL
F	334-11.00-87.00	FREDERICK & OLIVE ANN WARD		RESIDENTIAL
G	334-11.00-112.00	MICHAEL N. & LISA L. COURTNEY	D/2535/178	RESIDENTIAL
H	334-11.00-102.00	CECIL I. JONES		RESIDENTIAL
I	334-12.00-15.01	SHARON A. WELCH	D/2040/237	RESIDENTIAL
J	334-11.00-104.12	JAMES A. JR. & DAVID R. NEWTON	D/1556/101	RESIDENTIAL
K	334-11.00-104.04	TODD A. MILLER	D/6770/0	RESIDENTIAL
L	334-12.00-15.06	LAURA V. PUDVAN		RESIDENTIAL
M	334-12.00-15.03	JOHN S. & WANDA H. KOSINSKI		RESIDENTIAL
N	334-12.00-15.04	GAREN L. & BONITA Y. BARNES	D/3458/1	RESIDENTIAL
O	334-12.00-15.10	MICHAEL J. & DEBORAH A. SWIATEK	D/3266/287	RESIDENTIAL
P	334-12.00-15.05	ANDRE DAISEY	W/248/202	RESIDENTIAL
Q	334-12.00-15.07	ANDRE DAISEY	W/248/202	RESIDENTIAL
R	334-12.00-15.13	ALBERTA MORRIS	D/1819/218	RESIDENTIAL
S	334-12.00-16.07	SUSSEX COUNTY PUMP STATION	D/4687/264	UTILITIES



ARCHITECTS ENGINEERS SURVEYORS

DAVIS, BOWEN & FRIEDEL, INC.

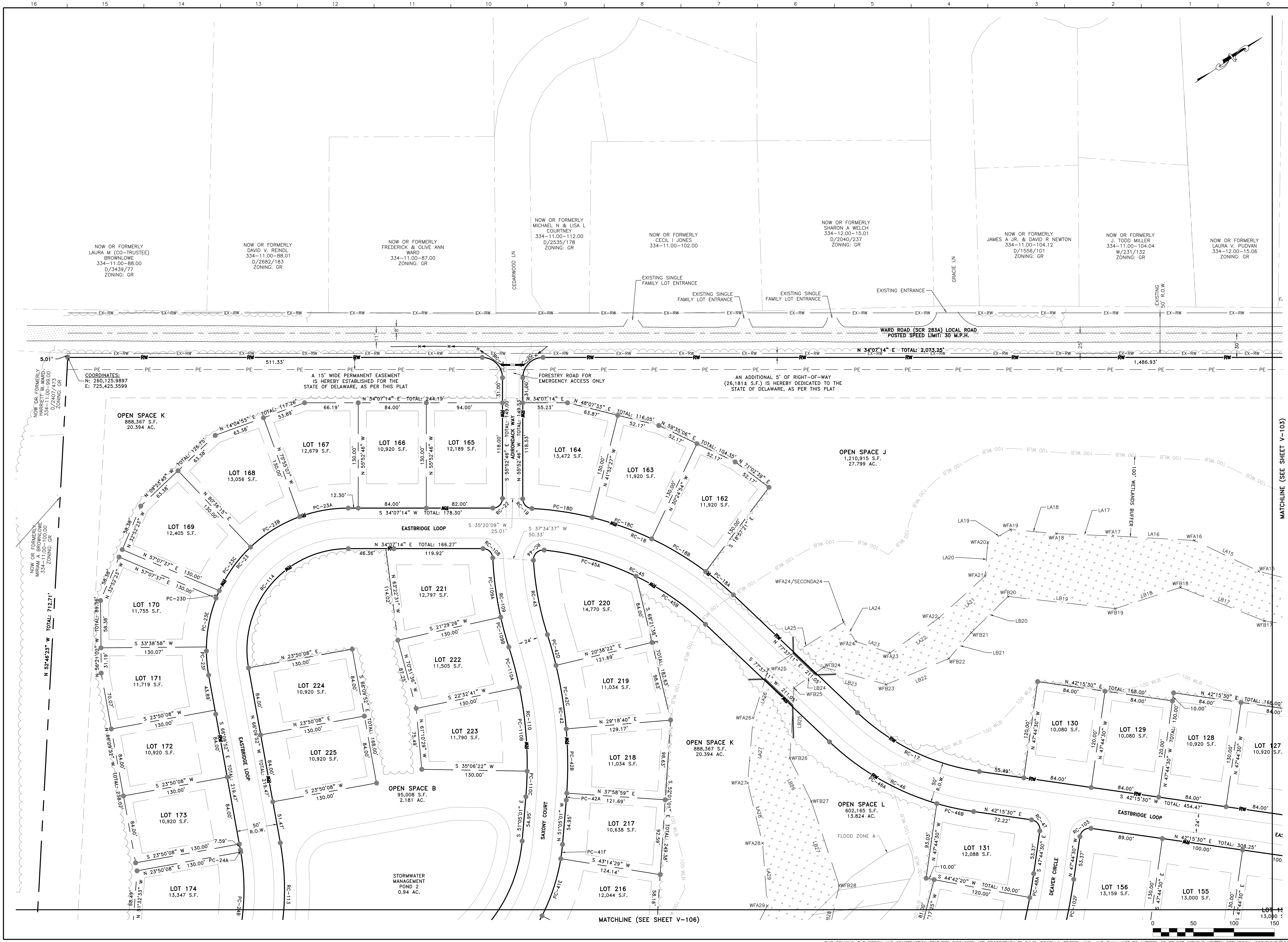
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

RECORD PLAN – OVERVIEW

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT, DELDOT, SCD, SCE, TUI
2020-05-15 TUI, DHSS, SCD, SCE

Date:	JULY, 2019
Scale:	1"=250'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-101



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RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

2020-02-21:	CLIENT DELDOT SCD SCE TUI
2020-05-15	TUI DHSS SCD SCE
2020-06-08	SCE
2020-06-15	TUI SCE

Date:	JULY, 2019
Scale:	1" = 50'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-102

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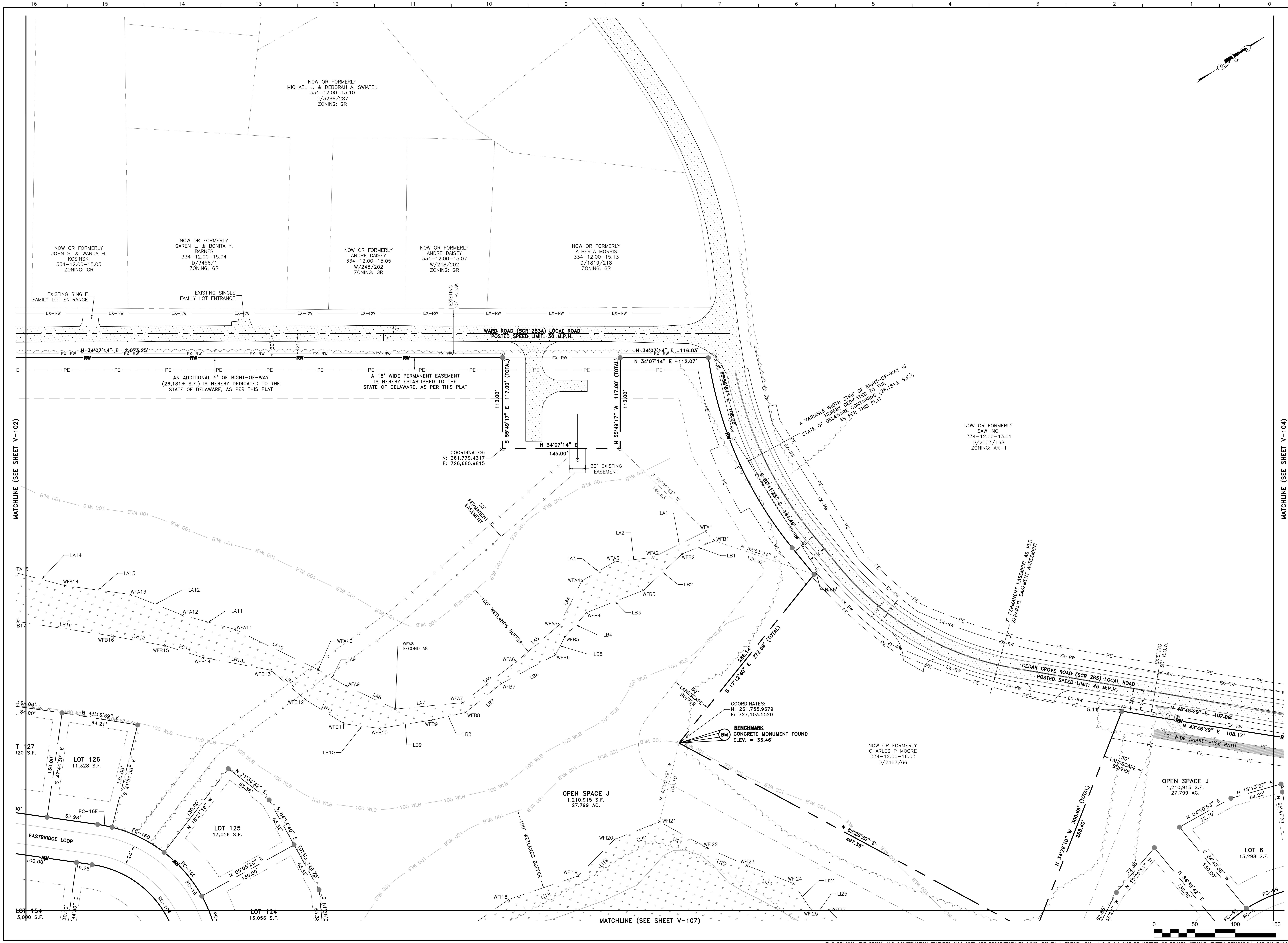

ARCHITECTS ENGINEERS SURVEYORS

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

DAVIS, BOWEN & FRIEDEL, INC.

RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT DELDOT SCD SCE TUI
2020-05-15: TUI DHSS SCD SCE

Date:	JULY, 2019
Scale:	1" = 50'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-103

WETLANDS LINE TABLE

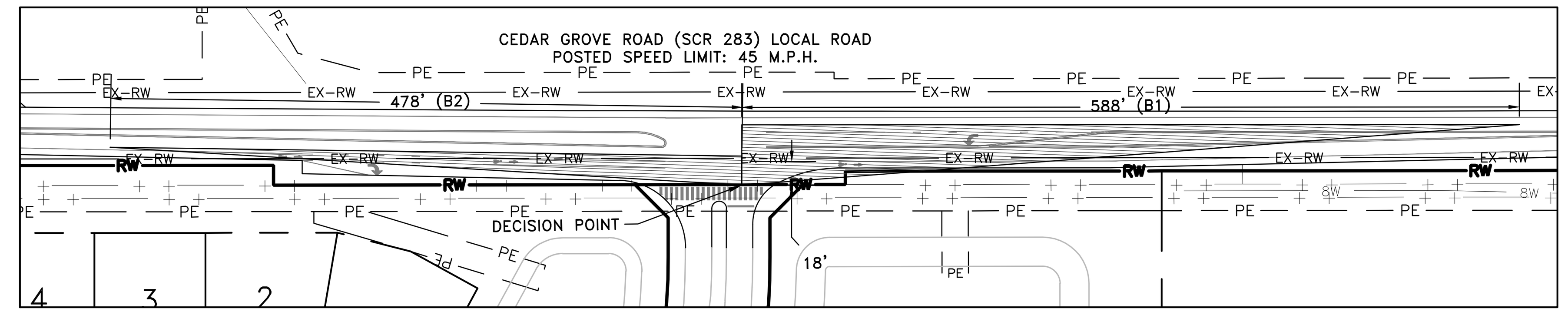
LINE	BEARING	DISTANCE
LA1	S 07°39'26" W	72.66'
LA2	S 27°35'05" W	47.82'
LA3	S 03°49'43" W	46.16'
LA4	S 28°37'40" E	61.05'
LA5	S 06°38'05" E	69.99'
LA6	S 03°07'52" E	83.23'
LA7	S 28°40'53" W	83.15'
LA8	S 59°10'34" W	67.43'
LA9	S 64°17'27" W	39.38'
LA10	S 60°02'24" W	114.44'
LA11	S 49°15'41" W	66.75'
LA12	S 55°59'14" W	68.66'
LA13	S 41°41'59" W	80.87'
LA14	S 48°47'55" W	67.88'
LA15	S 59°40'14" W	88.13'
LA16	S 37°16'52" W	100.62'
LA17	S 36°25'59" W	69.77'
LA18	S 39°16'56" W	56.85'
LA19	S 04°17'32" W	32.28'
LA20	S 51°27'22" E	41.41'
LA21	S 08°07'40" E	77.36'
LA22	S 01°31'41" E	73.90'
LA23	S 52°47'04" W	44.64'
LA24	N 88°18'40" W	27.91'
LA25	S 02°17'56" W	109.38'
LA26	S 38°40'50" E	63.15'
LA27	S 51°05'01" E	80.74'
LA28	S 69°47'39" E	76.52'
LA29	S 60°10'04" E	77.36'
LA30	S 28°53'49" E	99.92'
LA31	S 13°21'37" E	80.88'
LA32	S 24°58'50" E	62.85'
LA33	S 20°19'40" E	61.66'
LA34	S 00°26'25" E	31.34'
LA35	S 17°47'46" E	77.35'
LA36	S 27°13'24" E	92.69'
LA37	S 23°20'29" E	126.37'
LA38	S 24°13'17" E	61.89'
LA39	S 30°49'03" E	105.86'
LA40	S 09°34'24" E	75.55'
LA41	S 15°00'23" E	74.68'
LA42	S 30°14'51" E	44.86'
LA43	S 34°47'29" E	37.96'
LA44	S 60°48'24" E	94.10'
LA45	S 20°41'27" E	49.66'
LA46	S 14°29'02" E	48.06'
LA47	S 31°02'08" E	74.96'
LA48	S 18°32'30" E	86.59'
LA49	S 08°36'45" W	62.71'
LA50	S 47°50'36" E	115.29'
LA51	S 16°04'12" E	46.72'
LA52	S 07°50'41" W	74.19'
LA53	S 30°57'45" E	37.54'
LA54	S 48°31'00" E	102.64'
LA55	S 26°46'08" E	25.88'
LA56	S 02°39'41" W	67.17'
LA57	S 28°21'21" W	75.73'
LA58	S 15°49'10" E	82.05'
LA59	S 36°41'26" E	30.87'
LA60	S 14°16'01" E	49.98'
LA61	S 08°27'02" W	60.96'
LA62	S 06°21'50" E	43.21'
LA63	S 22°46'26" E	75.90'
LA64	S 13°13'33" E	59.90'
LA65	S 04°52'17" E	76.28'
LA66	S 13°31'14" E	32.43'
LA67	S 03°39'12" W	43.58'
LA68	S 44°11'39" W	48.25'
LA69	S 30°43'04" W	64.25'
LA70	S 08°36'41" E	46.54'
LA71	S 14°56'28" W	18.09'
LA72	S 04°57'02" E	57.62'
LA73	S 17°31'13" W	20.47'
LA74	S 63°49'50" W	33.39'
LA75	N 71°37'34" W	27.93'
LA76	N 52°43'38" W	35.75'
LA77	N 46°00'53" W	31.70'
LA78	N 33°37'26" W	40.36'
LA79	N 43°28'35" W	73.65'
LA80	N 64°29'42" E	57.28'
LA81	S 87°00'32" E	53.09'
LA82	N 11°04'08" E	38.81'
LA83	N 35°53'52" W	52.65'
LA84	N 53°22'59" W	96.59'
LA85	N 60°24'15" W	47.41'
LA86	N 48°42'26" W	38.88'
LA87	N 54°39'21" W	90.64'
LA88	N 50°24'21" W	37.73'
LA89	N 16°41'18" W	43.21'
LA90	N 48°16'27" W	72.82'
LA91	N 34°02'59" W	87.13'
LA92	N 52°16'56" W	73.01'
LA93	N 88°51'30" W	36.61'
LA94	N 02°24'30" W	59.04'
LA95	N 51°07'44" W	62.32'
LA96	S 87°53'44" W	26.07'
LA97	S 42°21'58" W	48.72'
LA98	S 37°26'11" W	37.38'
LA99	S 73°34'23" W	26.76'
LA100	N 86°15'02" W	62.61'
LA101	N 59°56'53" W	104.46'
LA102	N 71°59'33" W	57.80'
LA103	N 74°31'35" W	83.53'
LA104	N 60°04'22" W	63.17'
LA105	N 83°30'51" W	57.54'
LA106	S 86°47'23" W	45.23'
LA107	S 87°01'31" W	94.24'
LA108	S 87°09'37" W	75.13'
LA109	N 75°58'10" W	68.62'
LA110	N 60°20'41" W	58.53'
LA111	N 81°49'28" W	101.88'
LA112	N 70°32'42" W	65.28'
LA113	N 50°21'46" W	80.47'
LA114	N 11°10'11" W	55.20'
LA115	N 01°10'18" W	25.29'
LA116	N 66°54'13" W	82.75'

LINE	BEARING	DISTANCE
LB1	S 11°45'54" W	43.07'
LB2	S 09°06'58" E	65.61'
LB3	S 12°45'11" W	74.86'
LB4	S 14°15'57" E	40.49'
LB5	S 28°00'58" E	24.79'
LB6	S 06°04'50" W	75.51'
LB7	S 04°44'25" E	56.80'
LB8	S 21°27'11" W	43.14'
LB9	S 25°05'31" W	64.48'
LB10	S 41°24'56" W	43.80'
LB11	S 66°02'50" W	56.62'
LB12	S 74°24'52" W	56.23'
LB13	S 44°43'31" W	85.10'
LB14	S 51°21'54" W	48.35'
LB15	S 44°33'37" W	66.19'
LB16	S 42°50'50" W	117.58'
LB17	S 55°51'43" W	111.55'
LB18	S 16°06'34" W	84.51'
LB19	S 40°37'14" W	133.11'
LB20	S 10°24'16" E	63.59'
LB21	S 14°53'17" E	42.78'
LB22	S 11°37'43" W	83.30'
LB23	S 49°37'03" W	80.13'
LB24	S 00°43'32" E	44.54'
LB25	S 52°33'29" E	87.22'
LB26	S 82°20'50" E	59.22'
LB27	S 74°13'42" E	109.37'
LB28	S 43°30'19" E	81.80'
LB29	S 27°49'56" E	87.73'
LB30	S 21°10'41" E	71.20'
LB31	S 05°23'12" E	57.95'
LB32	S 10°19'51" E	31.09'
LB33	S 24°29'54" E	66.86'
LB34	S 48°13'42" E	50.29'
LB35	S 07°49'11" E	33.59'
LB36	S 54°48'16" E	43.96'
LB37	S 34°20'18" E	63.86'
LB38	S 26°35'59" E	74.68'
LB39	S 31°52'28" E	57.08'
LB40	S 70°18'34" E	34.10'
LB41	N 61°18'41" E	62.47'
LB42	N 73°21'39" E	67.45'
LB43	N 75°36'26" E	96.07'
LB44	N 73°40'15" E	86.59'
LB45	N 68°41'06" E	90.42'
LB46	N 69°48'01" E	45.96'
LB47	N 56°14'15" E	22.08'
LB48	N 37°07'56" E	84.99'
LB49	N 45°00'28" E	46.33'
LB50	N 28°25'16" E	41.12'
LB51	N 30°05'44" E	53.61'
LB52	N 09°41'44" W	14.36'
LB53	N 22°05'41" E	55.05'
LB54	N 19°57'20" E	84.81'
LB55	N 16°55'24" W	22.09'
LB56	N 27°34'26" E	44.54'
LB57	N 00°19'39" E	25.91'
LB58	N 80°37'09" E	14.86'
LB59	S 24°46'27" E	83.50'
LB60	S 60°44'20" E	49.44'
LB61	S 71°02'52" E	141.07'
LB62	S 62°35'36" E	69.02'
LB63	N 83°22'38" E	43.69'
LB64	N 38°59'13" E	89.30'
LB65	N 34°25'32" E	68.43'
LB66	N 38°10'24" E	71.10'
LB67	N 49°46'02" E	91.85'
LB68	N 66°54'49" E	66.25'
LB69	N 83°25'03" E	87.95'
LB70	N 44°23'11" E	32.90'
LB71	N 09°48'07" E	104.27'
LB72	N 35°36'03" E	57.69'
LB73	N 14°51'16" E	60.18'
LB74	N 59°39'13" E	64.94'
LB75	N 54°44'27" E	52.15'
LB76	N 23°03'42" E	92.07'
LB77	N 36°12'47" E	93.12'
LB78	N 57°33'02" E	49.21'
LB79	N 41°42'46" E	82.18'
LB80	N 19°37'51" E	73.96'
LB81	N 21°23'43" E	128.17'
LB82	N 62°03'36" E	58.92'
LB83	S 76°19'45" E	51.09'
LB84	N 56°56'27" E	45.71'
LB85	N 35°19'03" E	77.63'
LB86	N 61°39'42" E	139.16'
LB87	S 81°48'39" E	108.49'
LB88	N 61°42'18" E	32.10'
LB89	N 47°10'59" E	105.45'
LB90	N 68°06'38" E	84.09'
LB91	N 80°04'16" E	46.89'
LB92	S 25°12'54" E	23.55'
LB93	N 44°15'24" E	123.90'
LB94	N 38°53'28" E	89.65'
LB95	N 66°47'58" E	53.19'
LB96	N 70°53'36" E	107.30'

LINE	BEARING	DISTANCE
LI1	S 32°08'58" E	75.78'
LI2	S 14°22'46" E	40.10'
LI3	S 02°40'50" W	47.04'
LI4	S 18°54'00" W	82.25'
LI5	S 21°52'14" W	67.70'
LI6	S 18°31'18" W	72.77'
LI7	S 36°45'03" W	125.48'
LI8	S 30°52'09" W	79.73'
LI9	S 67°50'43" W	73.11'
LI10	S 72°35'04" W	62.91'
LI11	S 78°32'01" W	97.30'
LI12	N 89°42'14" W	53.19'
LI13	N 50°13'37" W	87.33'
LI14	N 31°00'41" W	62.26'
LI15	N 39°58'49" W	58.58'
LI16	N 22°10'01" W	65.13'
LI17	N 00°50'31" W	96.76'
LI18	N 15°24'52" E	90.32'
LI19	N 11°02'32" W	63.45'
LI20	N 12°39'51" E	59.64'
LI21	N 62°52'22" E	66.59'
LI22	N 58°08'14" E	54.05'
LI23	N 55°09'11" E	61.60'
LI24	S 89°23'44" E	38.62'
LI25	N 35°26'31" E	22.19'
LI26	N 79°31'41" E	95.93'
LI27	N 77°54'49" E	78.21'
LI28	S 82°53'16" E	38.82'
LI29	S 75°01'56" E	79.98'
LI30	S 84°02'48" E	22.58'
LI31	S 43°53'38" E	58.87'

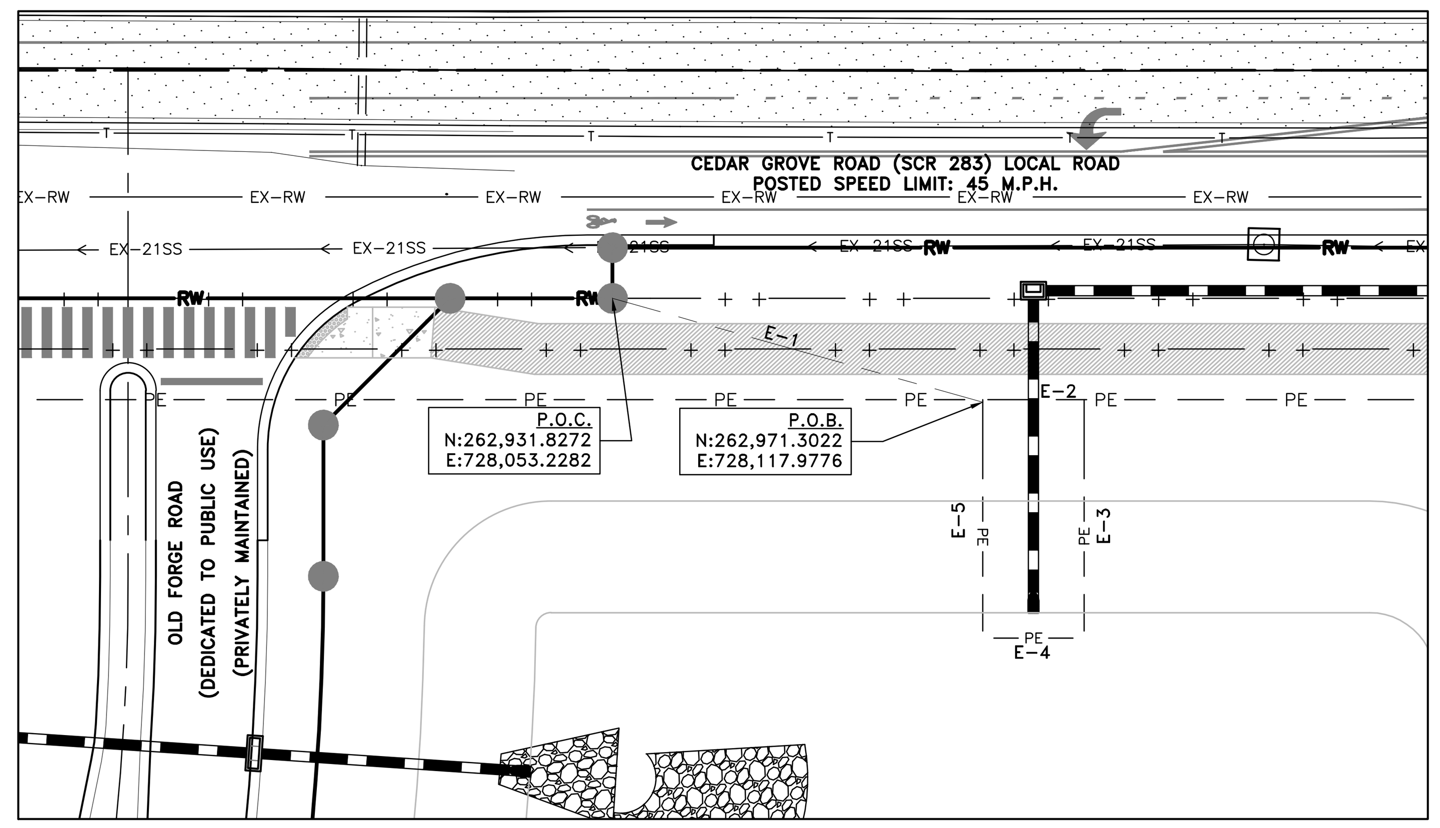
LINE	BEARING	DISTANCE
LN1	S 49°31'54" E	15.35'
LN2	N 72°28'26" E	15.54'
LN3	S 07°34'45" W	31.30'
LN4	N 86°47'29" W	49.85'
LN5	N 67°34'41" W	75.88'
LN6	N 33°47'59" W	20.12'
LN7	S 72°19'44" W	18.16'
LN8	N 52°25'57" W	36.49'
LN9	N 59°28'01" W	81.04'
LN10	N 26°43'41" E	20.73'
LN11	S 67°43'15" E	38.58'
LN12	S 15°15'45" E	20.34'
LN13	S 48°02'48" E	14.50'
LN14	N 84°16'32" E	32.05'
LN15	S 48°18'35" E	24.84'
LN16	S 88°58'48" E	47.35'
LN17	S 70°19'48" E	14.47'
LN18	S 18°09'12" E	22.72'
LN19	S 84°56'53" E	45.28'

LINE	BEARING	DISTANCE
LM1	N 45°20'19" W	21.95'
LM2	N 04°35'59" E	14.64'
LM3	N 81°03'15" E	16.78'
LM4	S 25°34'02" E	15.90'
LM5	S 27°18'00" W	18.92'
LM6	S 12°16'39" W	1.51'



SIGHT DISTANCE ANALYSIS

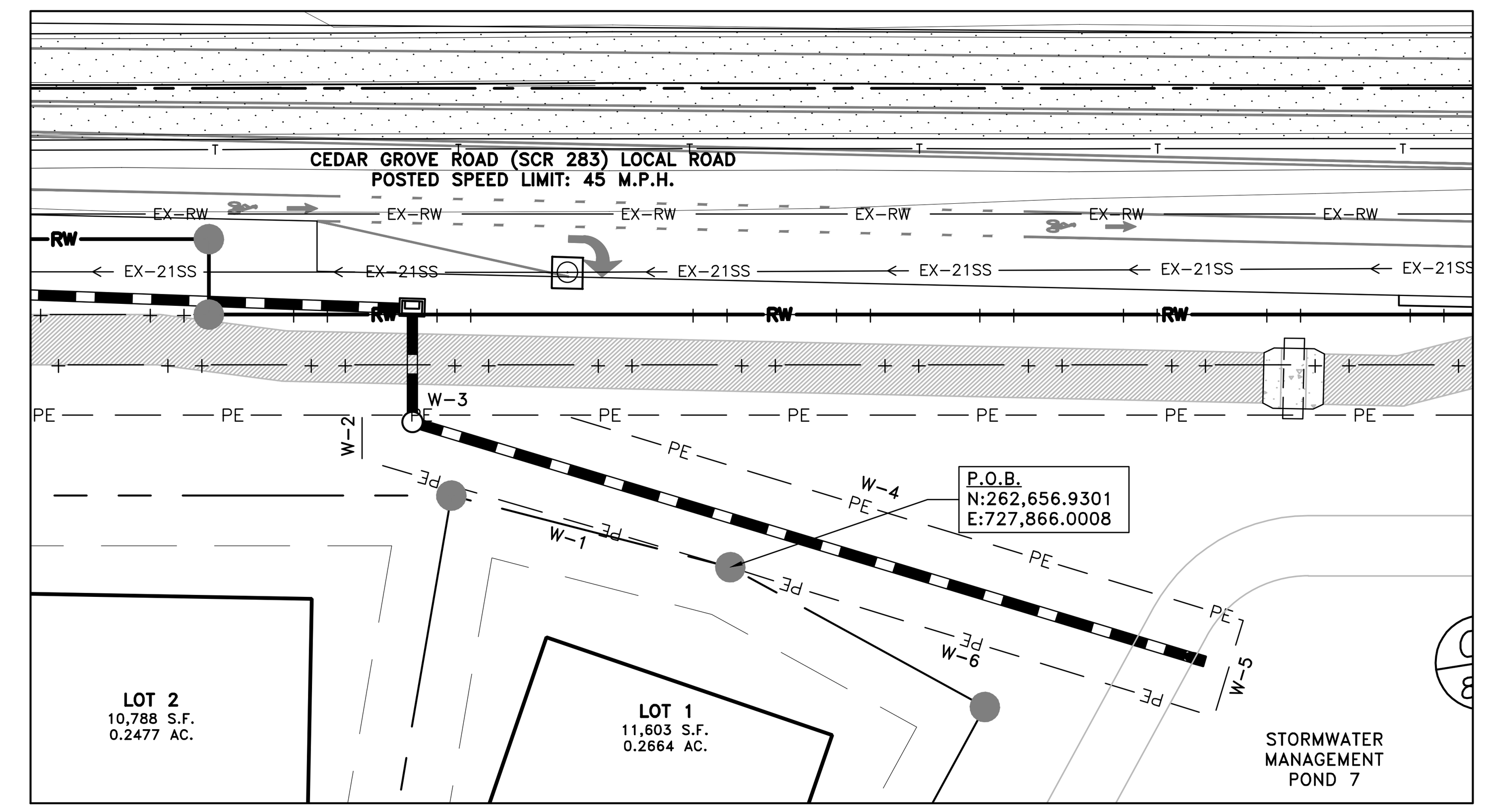
SCALE: 1"=100'



EASEMENT EXHIBIT E

SCALE: 1"=30'

ALIGNMENT NUMBER		
LINE	BEARING	DISTANCE
E-1 (TIE LINE)	S 58°37'52" W	75.83'
E-2	N 42°56'50" E	20.00'
E-3	N 47°03'10" W	46.50'
E-4	N 42°56'50" W	20.00'
E-5	S 47°03'10" E	46.50'
PERMANENT EASEMENT AREA = 930.00 SQ. FT. (0.021 AC.)		



EASEMENT EXHIBIT W

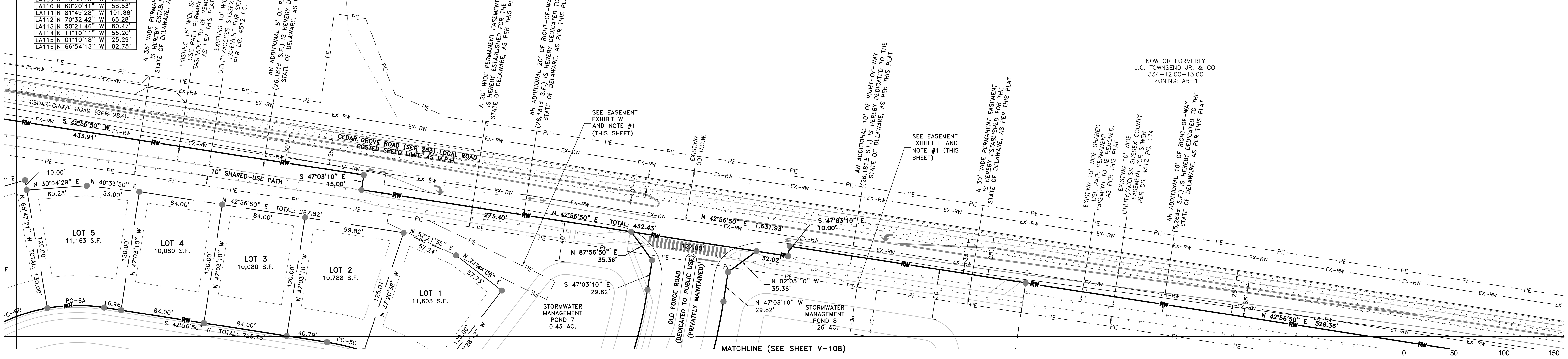
SCALE: 1"=30'

ALIGNMENT NUMBER		
LINE	BEARING	DISTANCE
W-1	S 59°15'28" W	76.28'
W-2	N 47°03'14" W	8.33'
W-3	N 42°56'50" E	41.59'
W-4	N 59°45'36" 'E	139.51'
W-5	S 30°14'24" E	20.00'
W-6	S 60°08'26" W	100.64'
PERMANENT EASEMENT AREA = 3,278.2 SQ. FT. (0.075 AC.)		

NOTES:

1. TWO 20-FOOT WIDE PERMANENT EASEMENTS CONTAINING 4208.2 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.

MATCHLINE (SEE SHEET V-103)



FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

RECORD PLAN

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2020-06-08 SCE
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Date:	JULY, 2019
Scale:	1" = 50'
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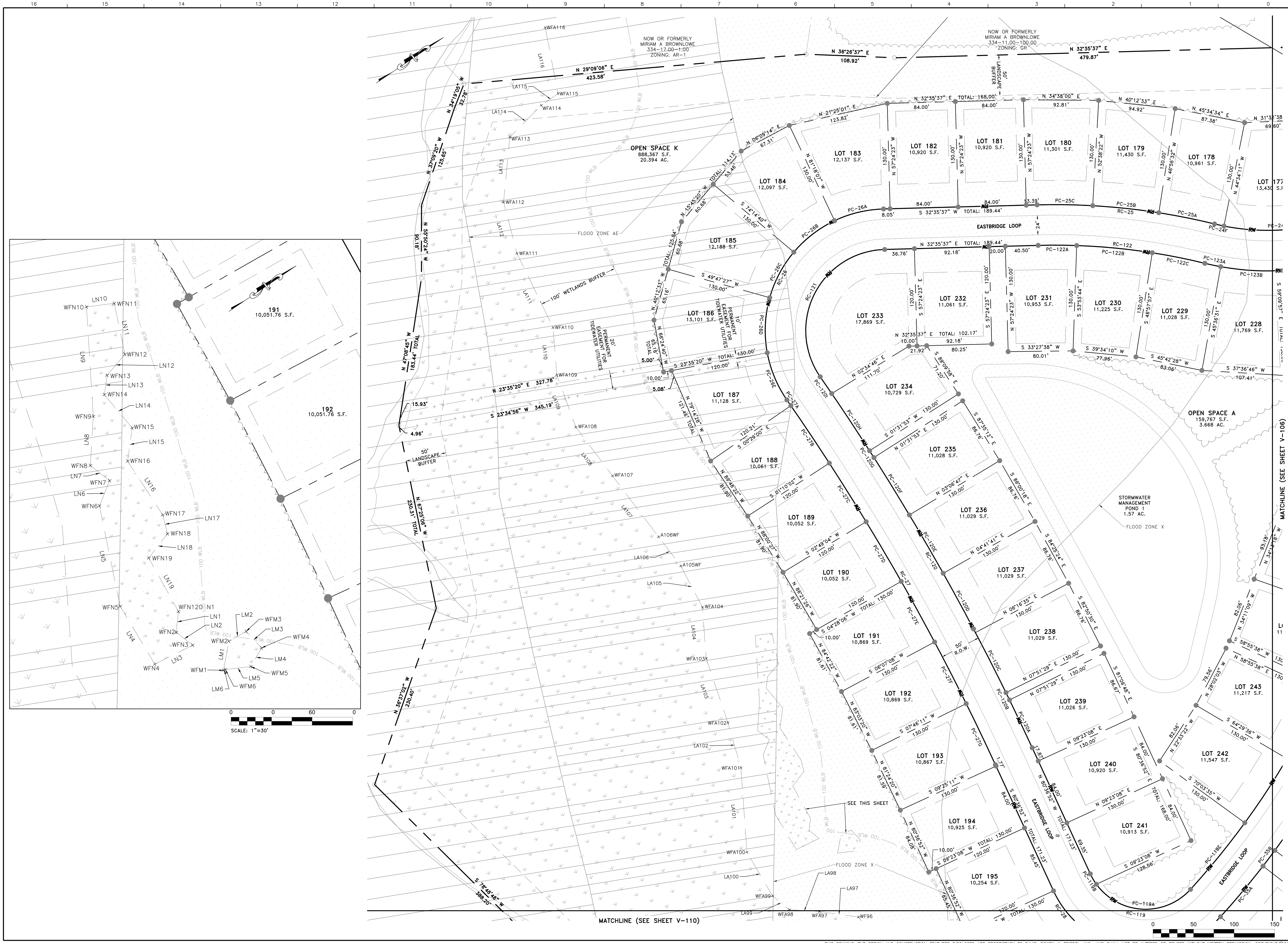
Dwg.No.:	V-104



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Date:	JULY, 2019
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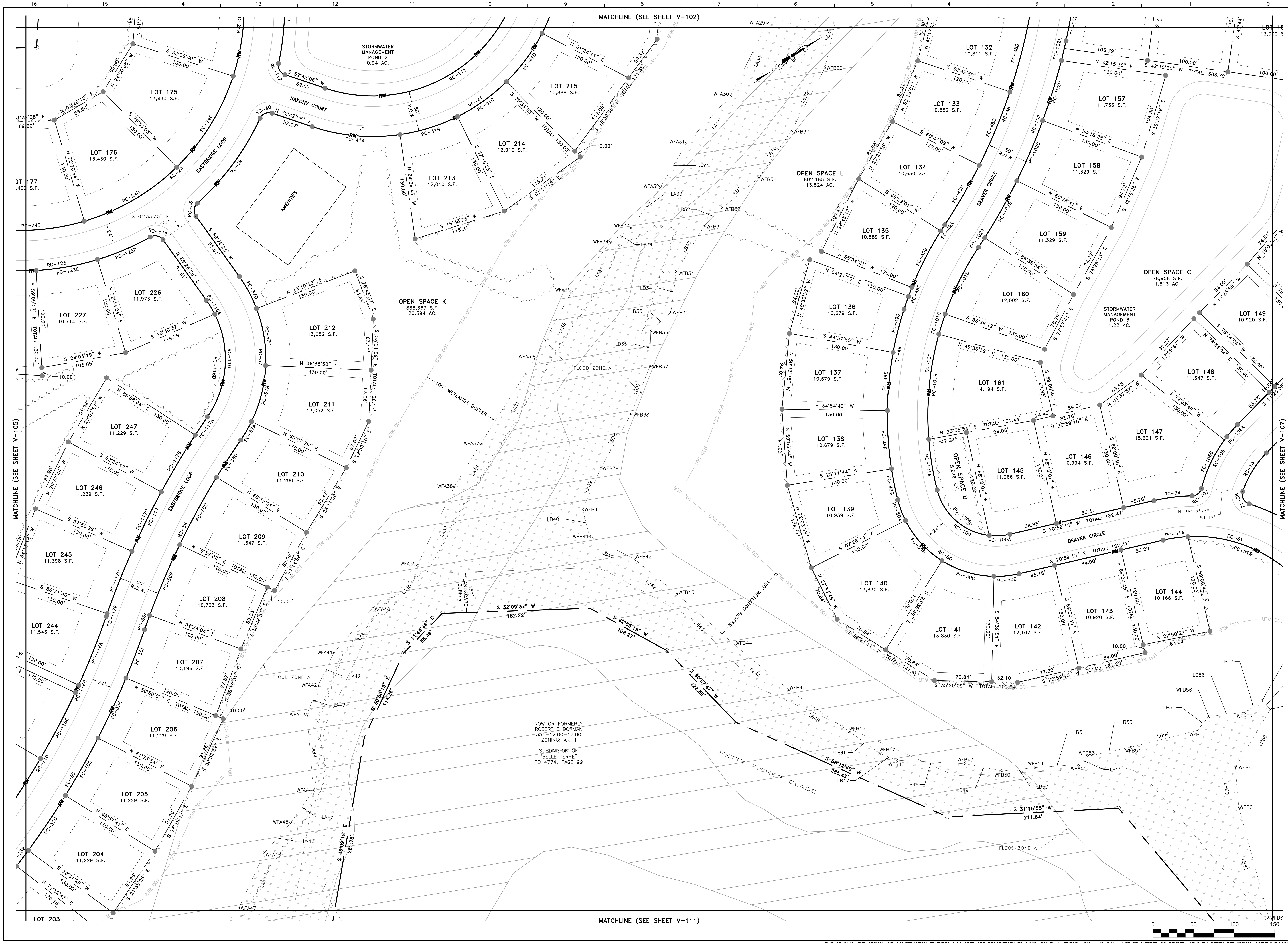
Dwg.No.:	V-105



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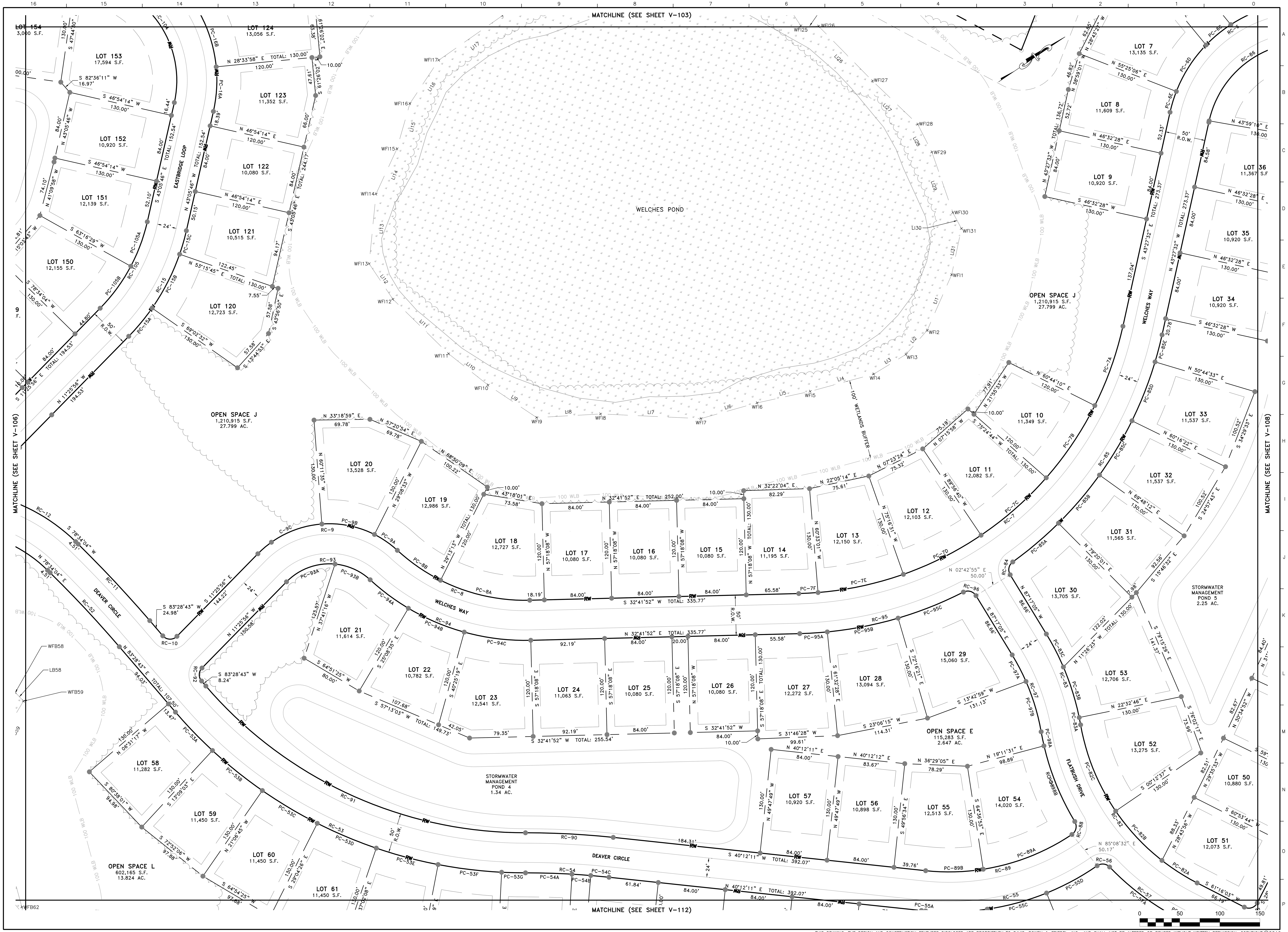
Proj.No.:	2261H004
Dwg.No.:	V-106



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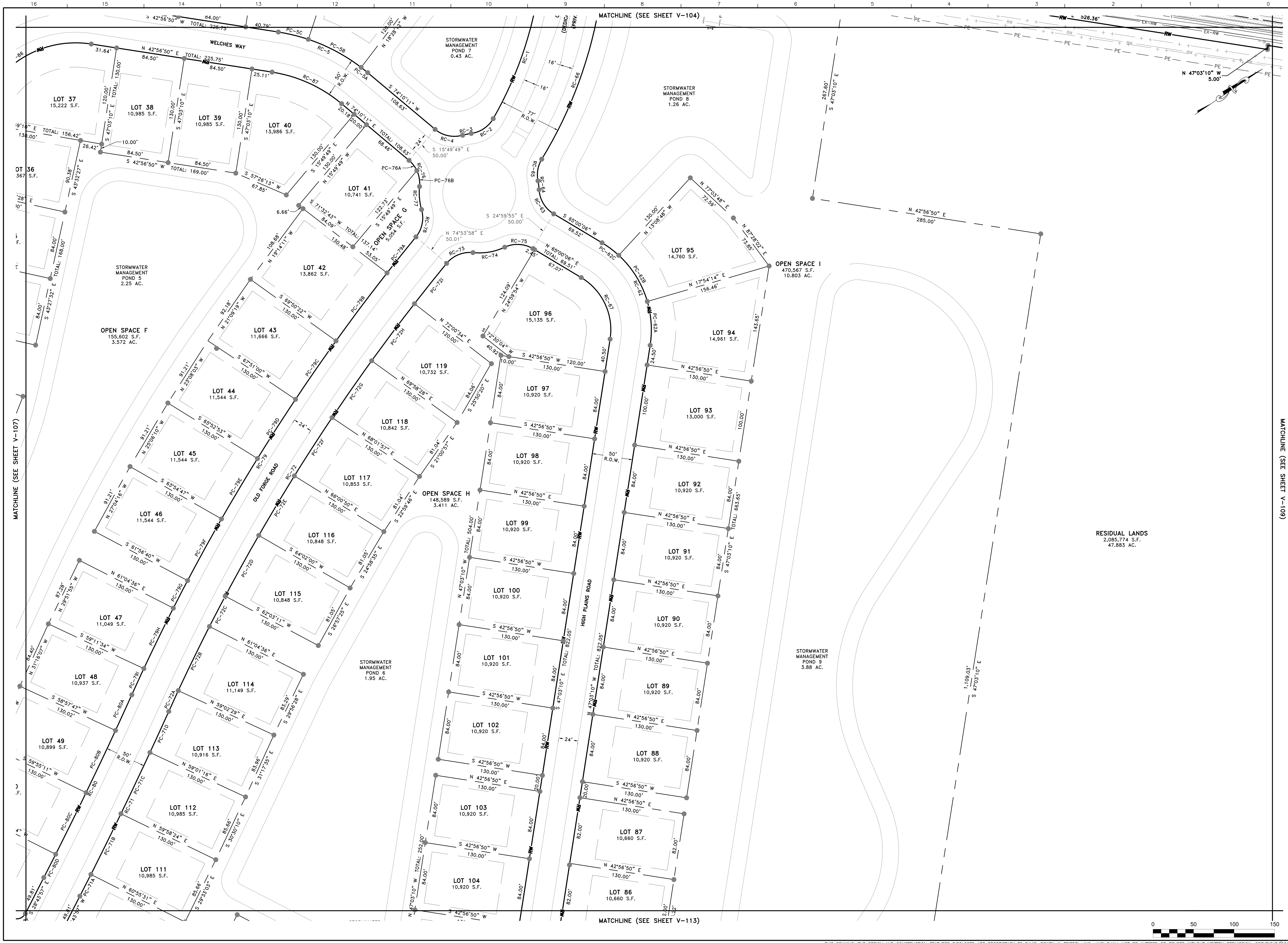
RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

2020-02-21:	CLIENT DELDOT SCD SCE
2020-05-15	TUI DHSS SCD SCE
2020-06-08	SCE
2020-06-15	TUI SCE

Date:	JULY, 2019
Scale:	1" = 50'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-107



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DAVIS, BOWEN & FRIEDEL, INC.

RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT DELDOT SCD SCE TUI
2020-05-15 TUI DHSS SCD SCE
2020-06-08 SCE
2020-06-15 TUI SCE

Date:	JULY, 2019
Scale:	1" = 50'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-108

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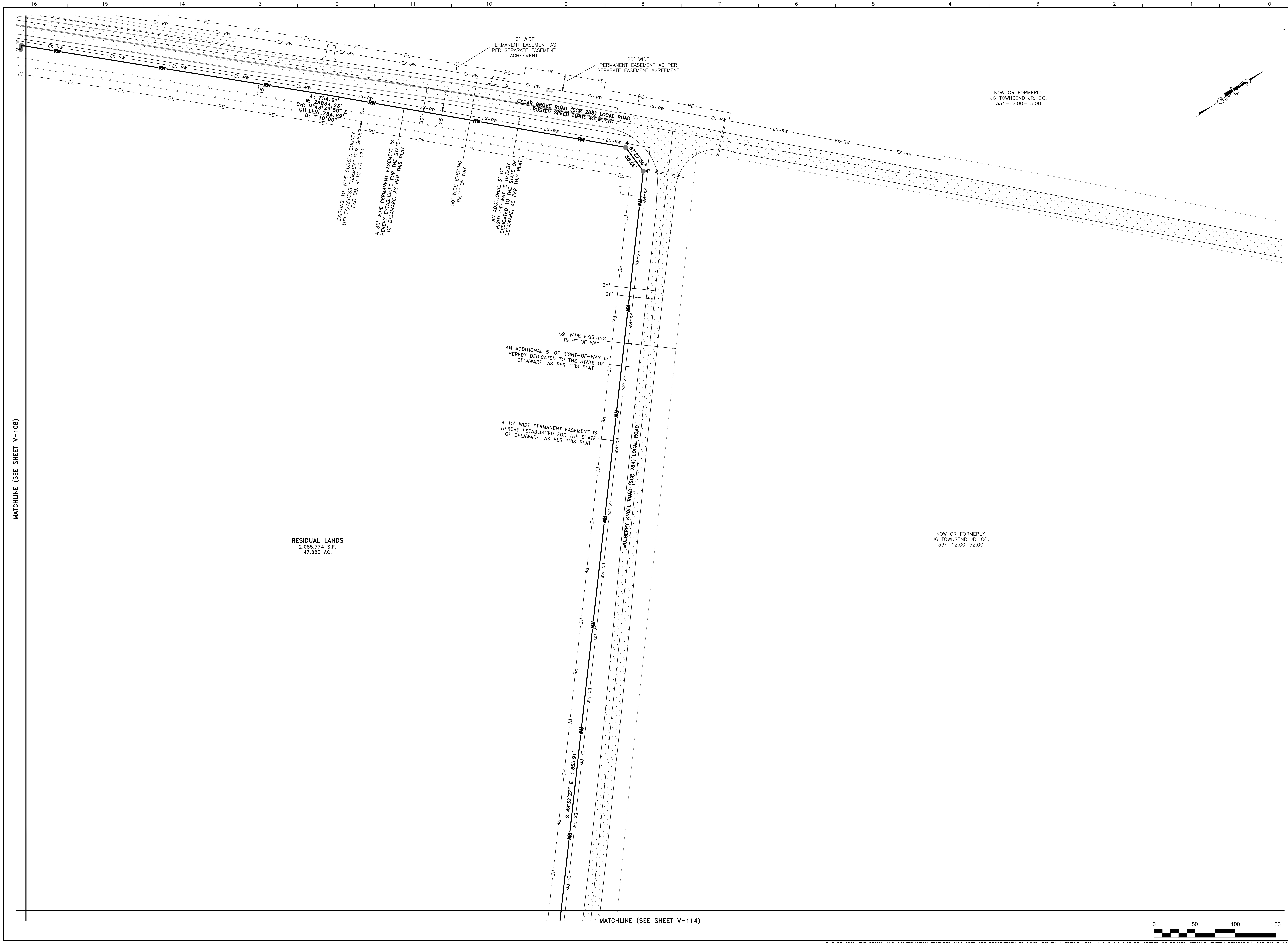

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MILFORD, DELAWARE (302) 424-1441
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RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT, DELDOT, SCD, SCE, TUI
2020-05-15 TUI, DHSS, SCD, SCE
2020-06-08 SCE

Date: JULY, 2019
Scale: 1" = 50'
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Dwg.No.: V-109

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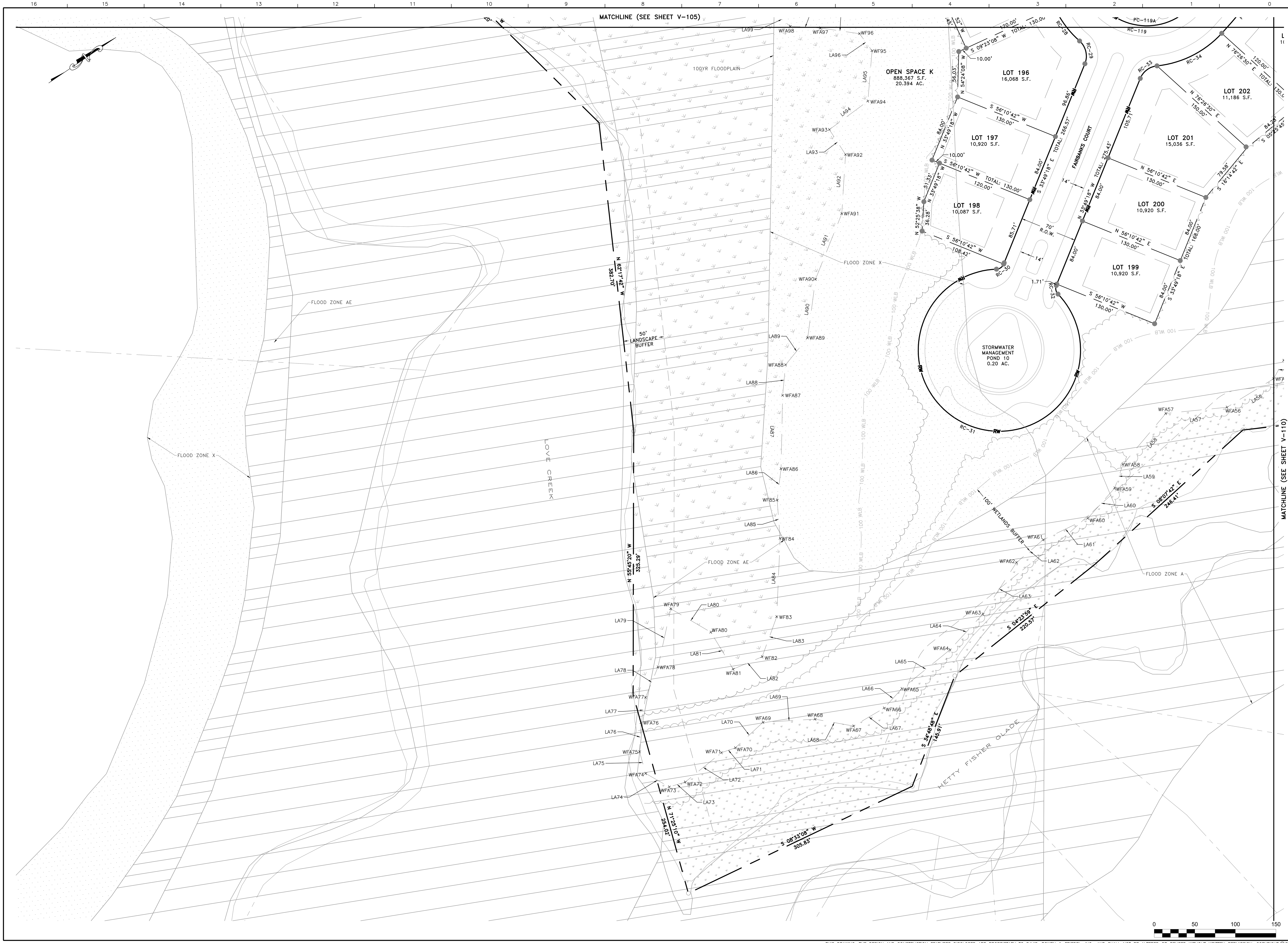

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RECORD PLAN

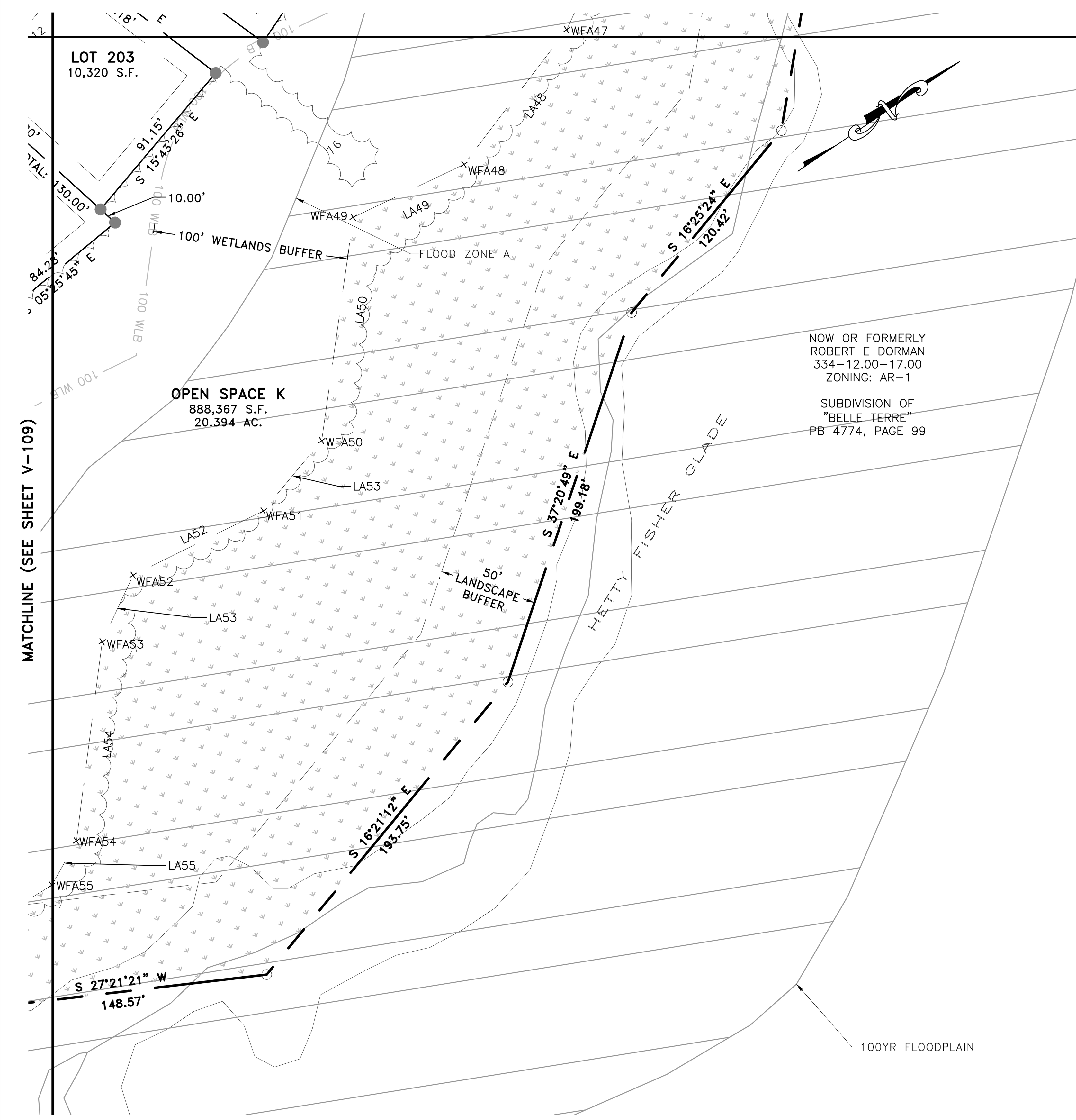
FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

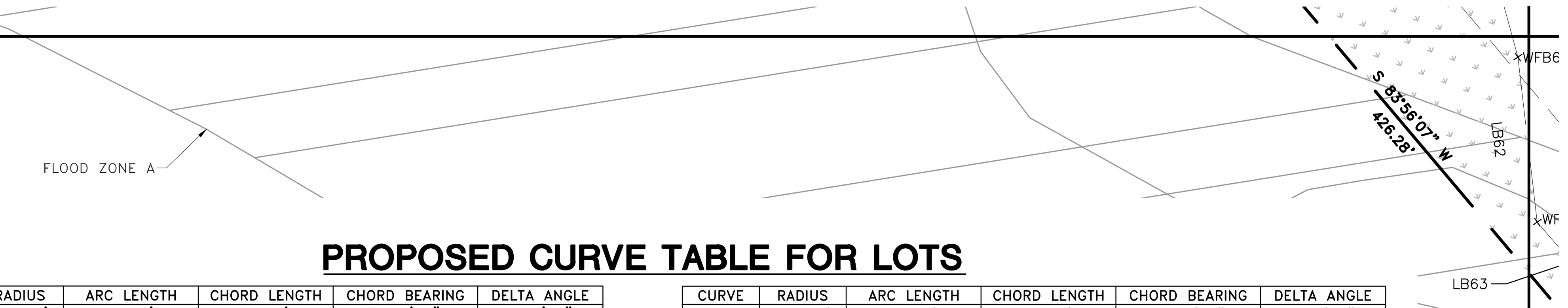
Revisions:
2020-02-21: CLIENT DELDOT SCD SCE TUI
2020-05-15 TUI DHSS SCD SCE
2020-06-08 SCE
2020-06-15 TUI SCE

Date:	JULY, 2019
Scale:	1" = 50'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-110

MATCHLINE (SEE SHEET V-106)

MATCHLINE (SEE SHEET V-109)





MATCHLINE (SEE SHEET V-111)

PROPOSED CURVE TABLE FOR RIGHT-OF-WAY

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	461.50'	169.87'	168.91'	S 36°30'28" E	21°05'23"
RC-2	37.00'	33.85'	32.68'	S 00°14'42" W	52°24'57"
RC-3	74.00'	10.75'	10.75'	S 22°17'22" W	8°19'38"
RC-4	37.00'	36.19'	34.77'	S 46°08'51" W	56°02'37"
RC-5	225.00'	122.61'	121.10'	S 58°33'30" W	31°13'20"
RC-6	175.00'	263.91'	239.61'	S 00°15'21" E	86°24'22"
RC-7	425.00'	564.90'	524.23'	S 05°22'50" E	76°09'23"
RC-8	235.00'	181.04'	176.60'	S 54°46'03" W	44°08'22"
RC-9	125.00'	192.57'	174.09'	S 32°42'09" W	88°16'10"
RC-10	12.00'	19.88'	17.68'	S 36°01'23" W	94°54'39"
RC-11	1,525.00'	130.71'	130.67'	S 81°01'23" W	4°54'39"
RC-12	225.00'	107.27'	106.25'	S 64°54'36" W	27°18'55"
RC-13	12.00'	19.17'	17.19'	N 82°59'35" W	91°30'33"
RC-14	125.00'	56.30'	55.83'	N 24°20'07" W	25°48'23"
RC-15	275.00'	151.98'	150.05'	N 27°15'51" W	31°39'50"
RC-16	175.00'	289.08'	257.31'	S 89°34'52" W	94°38'44"
RC-17	275.00'	169.72'	167.04'	S 59°56'21" W	35°21'40"
RC-18	390.00'	276.05'	270.33'	S 57°20'30" W	40°33'21"
RC-19	12.00'	18.23'	16.53'	S 80°35'32" W	87°03'24"
RC-20	25.00'	39.27'	35.36'	N 10°52'46" W	90°00'00"
RC-21	25.00'	39.27'	35.36'	N 79°07'14" E	90°00'00"
RC-22	12.00'	18.85'	16.97'	S 10°52'46" E	90°00'00"
RC-23	175.00'	306.30'	268.67'	S 16°01'19" E	100°17'06"
RC-24	275.00'	547.58'	461.50'	S 09°07'14" E	114°05'16"
RC-25	825.00'	220.73'	220.07'	S 40°15'30" W	15°19'46"
RC-26	150.00'	322.65'	263.95'	S 29°01'40" E	123°14'34"
RC-27	2,963.00'	518.94'	518.27'	S 85°37'54" E	10°02'05"
RC-28	125.00'	51.88'	51.51'	N 87°29'41" E	23°46'54"
RC-29	25.00'	30.79'	28.88'	S 69°06'32" E	70°34'28"
RC-30	10.00'	11.49'	10.87'	S 00°53'44" E	65°51'08"
RC-31	100.00'	544.03'	81.82'	N 56°10'42" E	311°42'16"
RC-32	10.00'	11.49'	10.87'	N 66°44'52" W	65°51'08"
RC-33	25.00'	27.11'	25.80'	N 02°45'18" W	62°08'00"
RC-34	125.00'	91.35'	89.33'	N 07°22'36" E	41°52'12"
RC-35	1,025.00'	414.38'	411.57'	N 25°08'24" W	23°09'48"
RC-36	975.00'	263.41'	262.61'	N 28°58'56" W	15°28'44"
RC-37	175.00'	214.77'	201.54'	N 56°24'04" W	70°19'01"
RC-38	12.00'	17.53'	16.01'	N 49°42'41" W	83°41'48"
RC-39	325.00'	131.21'	130.32'	N 19°25'44" W	23°07'55"
RC-40	12.00'	17.53'	16.01'	N 10°51'12" E	83°41'48"
RC-41	235.00'	425.68'	369.82'	N 00°48'33" E	103°47'06"
RC-42	525.00'	206.89'	205.55'	N 62°22'22" W	22°34'42"
RC-43	375.00'	93.59'	93.35'	N 66°30'44" W	14°17'58"
RC-44	12.00'	20.82'	18.30'	N 09°39'45" W	99°23'59"
RC-45	340.00'	223.02'	219.04'	N 58°49'43" E	37°34'56"
RC-46	325.00'	200.58'	197.41'	N 59°56'21" E	35°21'40"
RC-47	12.00'	18.85'	16.97'	N 87°15'30" E	90°00'00"
RC-48	700.00'	310.89'	308.34'	S 35°01'06" E	25°26'48"
RC-49	425.00'	354.30'	344.13'	S 46°10'39" E	47°45'54"
RC-50	125.00'	194.06'	175.15'	N 65°27'50" E	88°57'08"
RC-51	175.00'	175.87'	168.56'	N 49°46'40" E	57°34'48"
RC-52	1,475.00'	126.42'	126.38'	N 81°01'23" E	4°54'39"
RC-53	575.00'	495.85'	480.63'	N 58°46'26" E	49°24'33"
RC-54	975.00'	104.38'	104.33'	N 37°08'10" E	6°08'02"
RC-55	325.00'	231.20'	226.36'	N 19°49'22" E	40°45'37"
RC-56	12.00'	16.94'	15.57'	N 39°53'42" E	80°54'16"
RC-57	325.00'	108.23'	107.73'	N 70°48'27" E	19°04'47"
RC-58	325.00'	103.92'	103.48'	N 52°06'27" E	18°19'13"
RC-59	275.00'	18.77'	18.76'	S 44°54'08" W	3°54'36"
RC-60	12.00'	20.54'	18.13'	N 84°05'56" W	98°05'15"
RC-61	325.00'	68.05'	67.93'	N 41°03'14" W	11°59'51"
RC-62	125.00'	148.23'	139.70'	N 81°01'32" W	67°56'44"
RC-63	37.00'	36.19'	34.77'	N 86°58'35" W	56°02'37"
RC-64	74.00'	11.00'	10.99'	N 63°12'54" W	8°31'14"
RC-65	37.00'	27.73'	27.09'	N 46°00'09" W	42°56'43"
RC-66	538.50'	211.68'	210.32'	N 35°47'28" W	22°31'23"
RC-67	75.00'	88.94'	83.82'	S 81°01'32" E	67°56'44"
RC-68	275.00'	57.58'	57.48'	S 41°03'14" E	11°59'51"
RC-69	12.00'	20.17'	17.88'	S 13°06'22" W	96°19'22"
RC-70	12.00'	18.85'	16.97'	N 73°43'57" W	90°00'00"
RC-71	5,025.00'	252.71'	252.69'	N 30°10'24" W	2°52'53"
RC-72	2,475.00'	652.12'	650.24'	N 24°03'56" W	15°05'47"
RC-73	37.00'	36.56'	35.09'	N 11°47'36" E	56°37'18"
RC-74	74.00'	40.23'	39.73'	N 24°31'52" E	31°08'48"
RC-75	37.00'	36.19'	34.77'	N 36°58'47" E	56°02'38"
RC-76	37.00'	36.19'	34.77'	S 77°48'30" E	56°02'38"
RC-77	74.00'	28.66'	28.48'	S 60°52'59" E	22°11'35"
RC-78	37.00'	35.83'	34.45'	S 44°14'04" E	55°29'25"
RC-79	2,525.00'	666.53'	664.60'	S 24°03'06" E	15°07'29"
RC-80	4,975.00'	250.20'	250.17'	S 30°10'24" E	2°52'53"
RC-81	12.00'	18.85'	16.97'	S 16°16'03" W	90°00'00"
RC-82	275.00'	253.95'	245.02'	S 87°43'20" W	52°54'34"
RC-83	325.00'	121.74'	121.03'	N 76°33'14" W	21°27'42"
RC-84	12.00'	17.94'	16.31'	N 44°27'48" W	85°38'34"
RC-85	475.00'	346.68'	339.03'	N 22°33'01" W	41°49'01"
RC-86	125.00'	188.51'	171.15'	N 00°15'21" W	86°24'22"
RC-87	175.00'	95.36'	94.19'	N 58°33'30" E	31°13'20"
RC-88	12.00'	18.27'	16.56'	S 43°24'00" E	87°15'12"
RC-89	275.00'	191.87'	188.00'	S 20°12'53" W	39°58'35"
RC-90	1,025.00'	109.73'	109.68'	S 37°08'10" W	6°08'02"
RC-91	525.00'	452.74'	438.84'	S 58°46'26" W	49°24'33"
RC-92	12.00'	17.82'	16.23'	N 53°58'37" W	85°05'21"
RC-93	75.00'	115.54'	104.45'	N 32°42'09" E	88°16'10"
RC-94	285.00'	219.56'	214.17'	N 54°46'03" E	44°08'22"
RC-95	475.00'	212.44'	210.67'	N 19°53'07" E	25°37'30"
RC-96	12.00'	17.94'	16.31'	N 49°53'39" E	85°38'34"
RC-97	275.00'	103.01'	102.41'	S 76°33'14" E	21°27'42"
RC-98	325.00'	120.27'	119.59'	S 76°25'30" E	21°12'14"
RC-99	225.00'	47.57'	47.48'	S 27°02'40" W	12°06'49"
RC-100	75.00'	116.44'	105.09'	S 65°27'50" W	88°57'08"
RC-101	375.00'	312.62'	303.65'	N 46°10'39" W	47°45'54"
RC-102	750.00'	333.09'	330.36'	N 35°01'06" W	25°26'48"
RC-103	12.00'	18.85'	16.97'	N 02°44'30" W	90°00'00"
RC-104	125.00'	206.48'	183.80'	N 89°34'52" E	94°38'44"
RC-105	225.00'	124.34'	122.77'	S 27°15'51" E	31°39'50"
RC-106	175.00'	91.68'	90.64'	S 26°26'29" E	30°01'05"
RC-107	12.00'	15.61'	14.54'	S 04°10'28" E	74°33'06"
RC-108	12.00'	18.29'	16.57'	N 77°47'20" E	87°20'12"
RC-109	425.00'	112.15'	111.82'	S 66°06'08" E	15°07'09"
RC-110	475.00'	187.18'	185.97'	S 62°22'22" E	22°34'42"
RC-111	185.00'	335.11'	291.14'	S 00°48'33" W	103°47'06"
RC-112	12.00'	17.53'	16.01'	N 85°27'00" W	83°41'48"
RC-113	325.00'	127.98'	127.16'	N 54°52'59" W	22°33'46"
RC-114	125.00'	218.79'	191.91'	N 16°01'19" W	100°17'06"
RC-115	12.00'	17.53'	16.01'	N 46°35'31" E	83°41'48"
RC-116	125.00'	153.41'	143.96'	S 56°24'04" E	70°19'01"
RC-117	1,025.00'	276.91'	276.07'	S 28°58'56" E	15°28'44"
RC-118	975.00'	394.17'	391.49'	S 25°08'24" E	23°09'48"
RC-119	75.00'	147.84'	125.04'	S 42°54'49" W	112°56'38"
RC-120	3,013.00'	527.69'	527.02'	N 85°37'54" W	10°02'05"
RC-121	100.00'	215.10'	175.97'	N 29°01'40" W	123°14'34"
RC-122	775.00'	207.35'	206.73'	N 40°15'30" E	15°19'46"
RC-123	325.00'	244.93'	239.17'	N 26°20'01" E	43°10'46"

PROPOSED CURVE TABLE FOR LOTS

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-5A	225.00'	10.37'	10.36'	S 72°51'00" W	2°38'22"
PC-5B	225.00'	74.12'	73.78'	S 62°05'35" W	18°52'26"
PC-5C	225.00'	38.13'	38.08'	S 47°48'06" W	9°42'32"
PC-6A	175.00'	57.23'	56.97'	S 33°34'45" W	18°44'11"
PC-6B	175.00'	70.24'	69.77'	S 12°42'43" W	22°59'51"
PC-6C	175.00'	40.05'	39.97'	S 05°20'37" E	13°06'51"
PC-6D	175.00'	69.28'	68.82'	S 23°14'29" E	22°40'52"
PC-6E	175.00'	27.11'	27.09'	S 39°01'13" E	8°52'37"
PC-7A	425.00'	105.29'	105.02'	S 36°21'41" E	14°11'41"
PC-7B	425.00'	108.86'	108.56'	S 21°55'33" E	14°40'34"
PC-7C	425.00'	108.62'	108.32'	S 07°15'58" E	14°38'36"
PC-7D	425.00'	108.81'	108.51'	S 07°23'24" W	14°40'09"
PC-7E	425.00'	109.23'	108.93'	S 22°05'14" W	14°43'31"
PC-7F	425.00'	24.09'	24.09'	S 31°04'26" W	3°14'52"
PC-8A	235.00'	115.18'	114.03'	S 46°44'19" W	28°04'55"
PC-8B	235.00'	65.86'	65.64'	S 68°48'30" W	16°03'26"
PC-9A	125.00'	34.86'	34.75'	S 68°50'50" W	15°58'46"
PC-9B	125.00'	67.74'	66.92'	S 45°19'56" W	31°03'02"
PC-9C	125.00'	89.97'	88.04'	S 09°11'15" W	41°14'21"
PC-15A	275.00'	45.72'	45.67'	N 16°11'42" W	9°31'32"
PC-15B	275.00'	75.74'	75.50'	N 28°50'51" W	15°46'47"
PC-15C	275.00'	30.52'	30.50'	N 39°55'01" W	6°21'31"
PC-16A	175.00'	56.01'	55.77'	N 52°15'54" W	18°20'15"
PC-16B	175.00'	71.71'	71.21'	N 73°10'21" W	23°28'38"
PC-16C	175.00'	71.71'	71.21'	S 83°21'01" W	23°28'38"
PC-16D	175.00'	71.71'	71.21'	S 59°52'23" W	23°28'38"
PC-16E	175.00'	17.95'	17.94'	S 45°11'47" W	5°52'33"
PC-18A	390.00'	44.76'	44.73'	S 74°19'55" W	6°34'32"
PC-18B	390.00'	78.00'	77.87'	S 65°18'52" W	11°27'33"
PC-18C	390.00'	78.00'	77.87'	S 53°51'19" W	11°27'33"
PC-18D	390.00'	75.30'	75.18'	S 42°35'41" W	11°03'43"
PC-23A	175.00'	61.21'	60.89'	S 24°06'04" W	20°02'21"
PC-23B	175.00'	71.71'	71.21'	S 02°20'34" W	23°28'38"
PC-23C	175.00'	66.71'	66.31'	S 20°18'58" E	21°50'27"
PC-23D	175.00'	10.00'	10.00'	S 32°52'23" E	3°16'23"
PC-23E	175.00'	61.71'	61.39'	S 44°36'43" E	20°12'15"
PC-23F	175.00'	34.97'	34.92'	S 60°26'21" E	11°27'02"
PC-24A	275.00'	2.41'	2.41'	S 65°54'48" E	0°30'09"
PC-24B	275.00'	133.30'	132.00'	S 51°46'32" E	27°46'23"
PC-24C	275.00'	133.30'	132.00'	S 24°00'08" E	27°46'23"
PC-24D	275.00'	133.30'	132.00'	S 03°46'15" W	27°46'23"
PC-24E	275.00'	133.30'	132.00'	S 31°32'38" W	27°46'23"
PC-24F	275.00'	11.96'	11.96'	S 46°40'36" W	2°29'34"
PC-25A	825.00'	70.06'	70.04'	S 45°29'26" W	4°51'56"
PC-25B	825.00'	82.03'	82.00'	S 40°12'33" W	5°41'50"
PC-25C	825.00'	68.64'	68.62'	S 34°58'37" W	4°46'00"
PC-26A	150.00'	62.56'	62.11'	S 20°38'45" W	23°53'44"
PC-26B	150.00'	64.02'	63.53'	S 03°31'43" E	24°27'13"
PC-26C	150.00'	64.02'	63.53'	S 27°58'57" E	24°27'13"
PC-26D	150.00'	68.60'	68.00'	S 53°18'36" E	26°12'07"
PC-26E	150.00'	63.46'	62.98'	S 78°31'48" E	24°14'17"
PC-27A	2,963.00'	8.57'	8.57'	N 89°26'01" E	0°09'57"
PC-27B	2,963.00'	85.36'	85.36'	S 89°39'29" E	1°39'02"
PC-27C	2,963.00'	85.36'	85.36'	S 88°00'27" E	1°39'02"
PC-27D	2,963.00'	85.36'	85.36'	S 86°21'25" E	1°39'02"
PC-27E	2,963.00'	85.36'	85.36'	S 84°42'23" E	1°39'02"
PC-27F	2,963.00'	85.36'	85.36'	S 83°03'21" E	1°39'02"
PC-27G	2,963.00'	83.57'	83.57'	S 81°25'21" E	1°36'58"
PC-35A	1,025.00'	81.61'	81.59'	N 15°50'21" W	4°33'43"
PC-35B	1,025.00'	24.24'	24.24'	N 18°47'52" W	1°21'18"
PC-35C	1,025.00'	81.63'	81.61'	N 21°45'25" W	4°33'47"
PC-35D	1,025.00'	81.63'	81.61'	N 26°19'12" W	4°33'47"
PC-35E	1,025.00'	81.63'	81.61'	N 30°52'59" W	4°33'47"
PC-35F	1,025.00'	63.63'	63.62'	N 34°56'36" W	3°33'25"
PC-36A	975.00'	19.11'	19.11'	N 36°09'37" W	1°07'22"
PC-36B	975.00'	94.72'	94.68'	N 32°48'57" W	5°33'58"
PC-36C	975.00'	94.72'	94.68'	N 27°14'58" W	5°33'58"
PC-36D	975.00'	54.86'	54.85'	N 22°51'17" W	3°13'26"
PC-37A	175.00'	26.37'	26.34'	N 25°33'32" W	8°37'57"
PC-37B	175.00'	71.71'	71.21'	N 41°36'50" W	23°28'39"
PC-37C	175.00'	71.71'	71.21'	N 65°05'29" W	23°28'38"
PC-37D	175.00'	44.99'	44.87'	N 84°11'41" W	14°43'47"
PC-41A	235.00'	109.98'	108.98'	N 39°17'41" E	26°48'49"
PC-41B	235.00'	74.49'	74.18'	N 16°48'26" E	18°09'42"
PC-41C	235.00'	74.49'	74.18'	N 01°21'16" W	18°09'42"
PC-41D	235.00'	74.49'	74.18'	N 19°30'58" W	18°09'42"
PC-41E	235.00'	74.49'	74.18'	N 37°40'40" W	18°09'42"
PC-41F	235.00'	17.74'	17.73'	N 48°55'16" W	4°19'29"
PC-42A	525.00'	8.55'	8.55'	N 51°33'01" W	0°56'01"
PC-42B	525.00'	79.46'	79.38'	N 56°21'11" W	8°40'18"
PC-42C	525.00'	79.46'	79.38'	N 65°01'29" W	8°40'18"
PC-42D	525.00'	39.41'	39.40'	N 71°30'41" W	4°18'05"
PC-45A	340.00'	118.49'	117.89'	N 50°01'17" E	19°58'05"
PC-45B	340.00'	104.52'	104.11'	N 68°48'45" E	17°36'51"
PC-46A	325.00'	154.11'	152.67'	N 64°02'07" E	27°10'08"
PC-46B	325.00'	46.47'	46.43'	N 46°21'16" E	8°11'32"
PC-48A	700.00'	29.90'	29.90'	S 46°31'05" E	2°26'50"
PC-48B	700.00'	97.84'	97.76'	S 41°17'25" E	8°00'30"
PC-48C	700.00'	98.21'	98.13'	S 33°16'01" E	8°02'19"
PC-48D	700.00'	84.94'	84.89'	S 25°46'17" E	6°57'09"
PC-49A	425.00'	9.06'	9.06'	S 22°54'21" E	1°13'17"
PC-49B	425.00'	78.46'	78.35'	S 28°48'19" E	10°34'40"
PC-49C	425.00'	11.54'	11.54'	S 34°52'19" E	1°33'21"
PC-49D	425.00'	72.09'	72.00'	S 40°30'32" E	9°43'06"
PC-49E	425.00'	72.09'	72.00'	S 50°13'38" E	9°43'06"
PC-49F	425.00'	72.09'	72.00'	S 59°56'44" E	9°43'06"
PC-49G	425.00'	38.98'	38.97'	S 67°25'56" E	5°15'20"
PC-50A	125.00'	27.28'	27.22'	S 76°18'41" E	12°30'10"
PC-50B	125.00'	67.74'	66.92'	N 81°54'42" E	31°03'02"
PC-50C	125.00'	67.74'	66.92'	N 50°51'40" E	31°03'02"
PC-50D	125.00'	31.30'	31.22'	N 28°09'42" E	14°20'54"
PC-51A	175.00'	30.87'	30.83'	N 26°02'29" E	10°06'26"
PC-51B	175.00'	145.00'	140.89'	N 54°49'53" E	47°28'22"
PC-53A	575.00'	66.53'	66.49'	N 80°09'50" E	6°37'46"
PC-53B	575.00'	79.90'	79.83'	N 72°52'06" E	7°57'41"
PC-53C	575.00'	79.90'	79.83'	N 64°54'25" E	7°57'41"
PC-53D	575.00'	79.90'	79.83'	N 56°56'43" E	7°57'41"
PC-53E	575.00'	79.90'	79.83'	N 48°59'02" E	7°57'41"
PC-53F	575.00'	79.90'	79.83'	N 41°01'20" E	7°57'41"
PC-53G	575.00'	29.83'	29.83'	N 35°33'19" E	2°58'20"

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-54A	975.00'	58.02'	58.01'	N 35°46'27" E	3°24'35"
PC-54B	975.00'	23.49'	23.49'	N 38°10'09" E	1°22'50"
PC-54C	975.00'	22.86'	22.86'	N 39°31'52" E	1°20'37"
PC-55A	325.00'	5.29'	5.29'	N 39°44'13" E	0°55'56"
PC-55B	325.00'	77.08'	76.90'	N 32°28'35" E	13°35'21"
PC-55C	325.00'	76.90'	76.72'	N 18°54'11" E	13°33'26"
PC-55D	325.00'	71.93'	71.79'	N 05°47'01" E	12°40'54"
PC-57A	325.00'	104.33'	103.88'	N 71°09'05" E	18°23'32"
PC-57B	325.00'	3.90'	3.90'	N 61°36'41" E	0°41'16"
PC-58A	325.00'	10.12'	10.12'	N 60°22'32" E	1°47'02"
PC-58B	325.00'	77.08'	76.90'	N 52°41'21" E	13°35'21"
PC-58C	325.00'	16.72'	16.72'	N 44°25'15" E	2°56'50"
PC-61A	325.00'	6.07'	6.07'	N 35°35'24" W	1°04'10"
PC-61B	325.00'	61.99'	61.89'	N 41°35'19" W	10°55'41"
PC-62A	125.00'	54.64'	54.20'	N 59°34'28" W	25°02'36"
PC-62B	125.00'	67.74'	66.92'	N 87°37'17" W	31°03'02"
PC-62C	125.00'	25.86'	25.81'	S 70°55'39" W	11°51'06"
PC-71A	5,025.00'	30.01'	30.01'	N 28°54'13" W	0°20'32"
PC-71B	5,025.00'	83.50'	83.50'	N 29°33'03" W	0°57'08"
PC-71C	5,025.00'	83.50'	83.50'	N 30°30'10" W	0°57'08"
PC-71D	5,025.00'	55.70'	55.70'	N 31°17'47" W	0°38'06"
PC-72A	2,475.00'	28.31'	28.31'	N 31°17'11" W	0°39'19"
PC-72B	2,475.00'	87.91'	87.91'	N 29°56'28" W	2°02'06"
PC-72C	2,475.00'	42.18'	42.18'	N 28°26'07" W	0°58'35"
PC-72D	2,475.00'	85.55'	85.54'	N 26°57'25" W	1°58'50"
PC-72E	2,475.00'	85.55'	85.54'	N 24°58'35" W	1°58'50"
PC-72F	2,475.00'	85.63'	85.62'	N 22°59'42" W	1°58'56"
PC-72G	2,475.00'	85.45'	85.45'	N 21°00'53" W	1°58'42"
PC-72H	2,475.00'	87.91'	87.91'	N 19°00'29" W	2°02'06"
PC-72I	2,475.00'	63.63'	63.63'	N 17°15'14" W	1°28'23"
PC-76A	37.00'	16.04'	15.92'	N 86°35'25" E	24°50'29"
PC-76B	37.00'	20.15'	19.90'	S 65°23'16" E	31°12'09"
PC-79A	2,525.00'	56.98'	56.98'	S 17°08'09" E	1°17'35"
PC-79B	2,525.00'	104.81'	104.80'	S 18°58'17" E	2°22'42"
PC-79C	2,525.00'	87.67'	87.67'	S 21°09'19" E	1°59'22"
PC-79D	2,525.00'	86.75'	86.75'	S 23°08'03" E	1°58'07"
PC-79E	2,525.00'	86.75'	86.74'	S 25°06'10" E	1°58'06"
PC-79F	2,525.00'	86.75'	86.74'	S 27°04'16" E	1°58'06"
PC-79G	2,525.00'	38.26'	38.25'	S 28°29'22" E	0°52'05"
PC-79H	2,525.00'	83.01'	83.01'	S 29°51'55" E	1°53'01"
PC-79I	2,525.00'	35.56'	35.56'	S 31°12'38" E	0°48'25"
PC-80A	4,975.00'	48.32'	48.32'	S 31°20'08" E	0°33'23"
PC-80B	4,975.00'	84.84'	84.84'	S 30°34'08" E	0°58'38"
PC-80C	4,975.00'	84.72'	84.72'	S 29°35'33" E	0°58'33"
PC-80D	4,975.00'	32.31'	32.31'	S 28°55'07" E	0°22'19"
PC-82A	275.00'	52.23'	52.15'	S 66°42'29" W	10°52'52"
PC-82B	275.00'	84.67'	84.34'	S 80°58'09" W	17°38'28"
PC-82C	275.00'	117.05'	116.17'	N 78°01'00" W	24°23'14"
PC-83A	325.00'	9.25'	9.25'	N 66°38'18" W	1°37'51"
PC-83B	325.00'	66.17'	66.05'	N 73°17'11" W	11°39'55"
PC-83C	325.00'	46.32'	46.28'	N 83°12'06" W	8°09'56"
PC-85A	475.00'	74.82'	74.74'	N 06°09'15" W	9°01'28"
PC-85B	475.00'	79.01'	78.92'	N 15°25'54" W	9°31'49"
PC-85C	475.00'	79.01'	78.92'	N 24°57'43" W	9°31'49"
PC-85D	475.00'	79.01'	78.92'	N 34°29'33" W	9°31'49"
PC-85E	475.00'	34.83'	34.82'	N 41°21'29" W	4°12'04"
PC-97A	275.00'	37.36'	37.33'	S 83°23'34" E	7°47'01"
PC-97B	275.00'	65.65'	65.49'	S 72°39'43" E	13°40'40"
PC-98A	325.00'	17.94'	17.94'	S 67°24'16" E	3°09'47"
PC-98B	325.00'	102.33'	101.91'	S 78°00'23" E	18°02'27"
PC-89A	275.00'	119.76'	118.82'	S 12°42'10" W	24°57'09"
PC-89B	275.00'	72.11'	71.90'	S 32°41'28" W	15°01'26"
PC-93A	75.00'	66.68'	64.50'	N 14°02'12" E	50°56'15"
PC-93B	75.00'	48.87'	48.01'	N 58°10'16" E	37°19'54"
PC-94A	285.00'	59.59'	59.48'	N 70°50'49" E	11°58'49"
PC-94B	285.00'	76.00'	75.78'	N 57°13'03" E	15°16'44"
PC-94C	285.00'	83.97'	83.66'	N 41°08'16" E	16°52'49"
PC-95A	475.00'	34.44'	34.43'	N 30°37'14" E	4°09'16"
PC-95B	475.00'	90.14'	90.00'	N 23°06'25" E	10°52'20"
PC-95C	475.00'	87.86'	87.74'	N 12°22'18" E	10°35'54"
PC-105A	225.00'	59.29'	59.12'	S 35°32'51" E	15°05'51"
PC-105B	225.00'	65.06'	64.83'	S 19°42'56" E	16°33'59"
PC-106A	175.00'	24.87'	24.85'	S 15°30'11" E	8°08'29"
PC-106B	175.00'	66.82'	66.41'	S 30°30'43" E	21°52'36"
PC-100A	75.00'	25.60'	25.48'	S 30°46'00" W	19°33'29"
PC-100B	75.00'	90.84'	85.39'	S 75°14'34" W	69°23'40"
PC-101A	375.00'	63.34'	63.26'	N 65°13'18" W	9°40'37"
PC-101B	375.00'	130.86'	130.20'	N 50°23'10" W	19°59'38"
PC-101C	375.00'	26.13'	26.13'	N 38°23'35" W	3°59'33"
PC-101D	375.00'	92.30'	92.06'	N 29°20'45" W	14°06'06"
PC-102A	750.00'	13.83'	13.83'	N 22°49'24" W	1°03'24"
PC-102B	750.00'	80.77'	80.73'	N 26°26'13" W	6°10'13"
PC-102C	750.00'	80.77'	80.73'	N 32°36'26" W	6°10'13"
PC-102D	750.00'	77.68'	77.64'	N 38°39'34" W	5°56'03"
PC-102E	750.00'	15.34'	15.34'	N 42°12'45" W	1°10'18"
PC-102F	750.00'	64.71'	64.69'	N 45°16'12" W	4°56'36"
PC-109A	425.00'	73.93'	73.84'	S 63°31'34" E	9°58'00"
PC-109B	425.00'	38.22'	38.21'	S 71°05'08" E	5°09'09"
PC-110A	475.00'	51.45'	51.43'	S 70°33'31" E	6°12'24"
PC-110B	475.00'	104.14'	103.93'	S 61°10'29" E	12°33'41"
PC-110C	475.00'	31.59'	31.58'	S 52°59'19" E	3°48'38"
PC-116A	125.00'	20.07'	20.05'	S 86°57'35" E	9°11'59"
PC-116B	125.00'	133.34'	127.10'	S 51°48'05" E	61°07'02"
PC-117A	1,025.00'	27.01'	27.01'	S 21°59'52" E	1°30'36"
PC-117B	1,025.00'	81.63'	81.61'	S 25°02'04" E	4°33'47"
PC-117C	1,025.00'	81.63'	81.61'	S 29°35'51" E	4°33'47"
PC-117D	1,025.00'	83.04'	83.02'	S 34°12'00" E	4°38'31"
PC-117E	1,025.00'	3.59'	3.59'	S 36°37'17" E	0°12'03"
PC-118A	975.00'	91.13'	91.10'	S 34°02'39" E	5°21'19"
PC-118B	975.00'	10.00'	10.00'	S 31°04'22" E	0°35'16"
PC-118C	975.00'	92.22'	92.18'	S 28°04'09" E	5°25'09"
PC-118D	1.50'	4.71'	3.00'	N 90°00'00" E	180°00'00"
PC-118E	975.00'	106.10'	106.05'	S 16°40'33" E	6°14'06"
PC-119A	75.00'	133.10'	116.31'	S 37°16'56" W	101°40'53"
PC-119B	75.00'	14.74'	14.72'	N 86°14'45" W	11°15'46"
PC-120A	3,013.00'	65.33'	65.33'	N 81°14'08" W	1°14'32"
PC-120B	3,013.00'	10.00'	10.00'	N 81°57'07" W	0°11'25"
PC-120C	3,013.00'	83.17'	83.17'	N 82°50'16" W	1°34'54"
PC-120D	3,013.00'	83.17'	83.17'	N 84°25'10" W	1°34'54"
PC-120E	3,013.00'	83.17'	83.17'	N 86°00'04" W	1°34'54"
PC-120F	3,013.00'	83.17'	83.17'	N 87°34'58" W	1°34'54"
PC-120G	3,013.00'	10.00'	10.00'	N 88°28'07" W	0°11'25"

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RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT DELDOT SCD SCE TUI
2020-05-15 TUI DHSS SCD SCE

Date: JULY, 2019
Scale: 1" = 50'
Dwn.By: TAJ
Proj.No.: 2261H004
Dwg.No.: V-111

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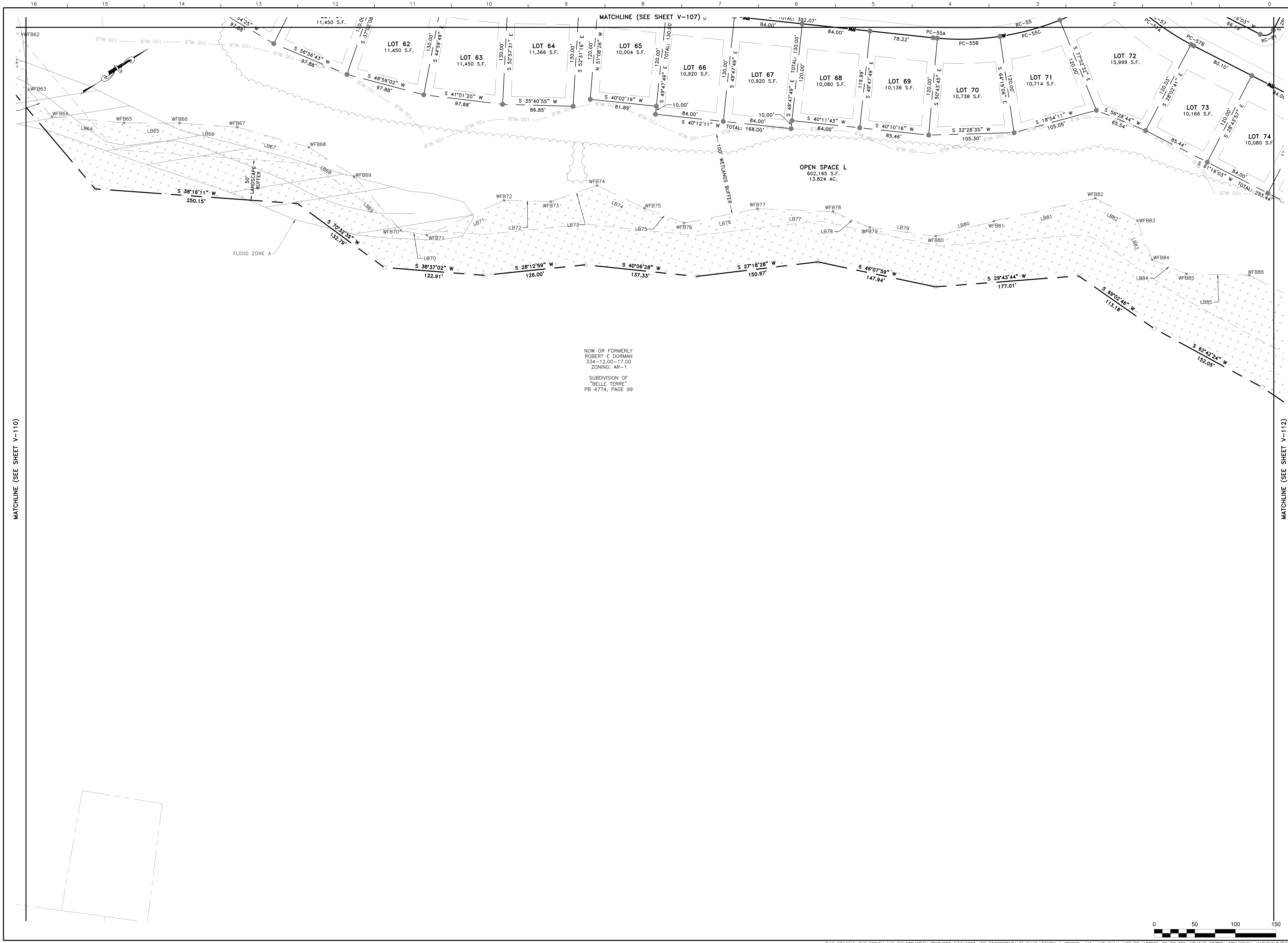

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RECORD PLAN

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SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT DELDOT SCD SCE TUI
2020-05-15 TUI DHSS SCD SCE

Date:	JULY, 2019
Scale:	1" = 50'
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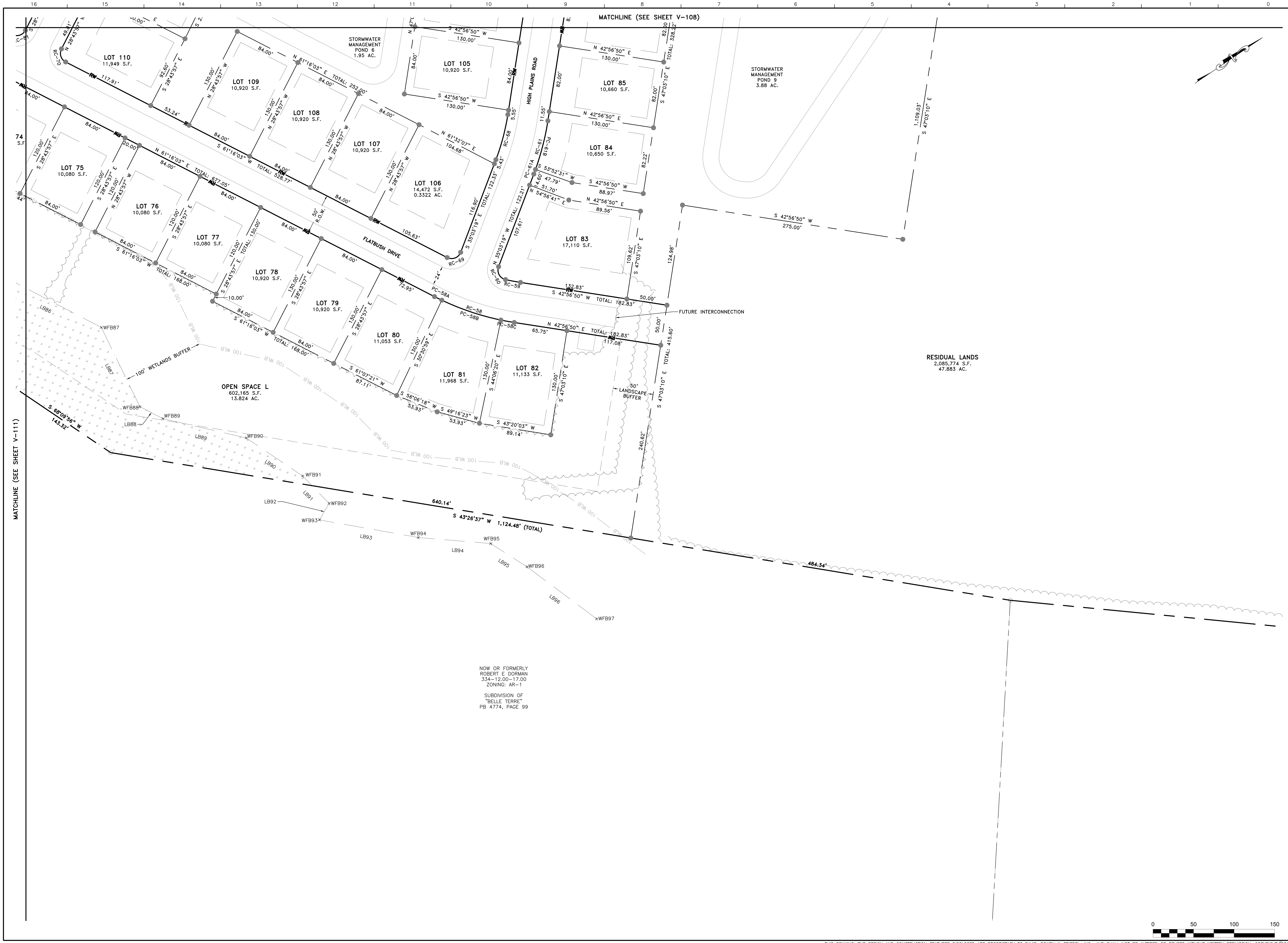

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RECORD PLAN

FIELDSTONE

LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:

2020-02-21:	CLIENT DELDOT SCD SCE TUI
2020-05-15	TUI DHSS SCD SCE
2020-06-08	SCE
2020-06-15	TUI SCE

Date:	JULY, 2019
Scale:	1" = 50'
Dwn.By:	TAJ
Proj.No.:	2261H004
Dwg.No.:	V-113

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

RECORD PLAN

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT, DELDOT, SCD, SCE, TUI
2020-05-15 TUI, DHSS, SCD, SCE
2020-06-08 SCE

Date: JULY, 2019
Scale: 1" = 50'
Dwn.By: TAJ
Proj.No.: 2261H004
Dwg.No.: V-114

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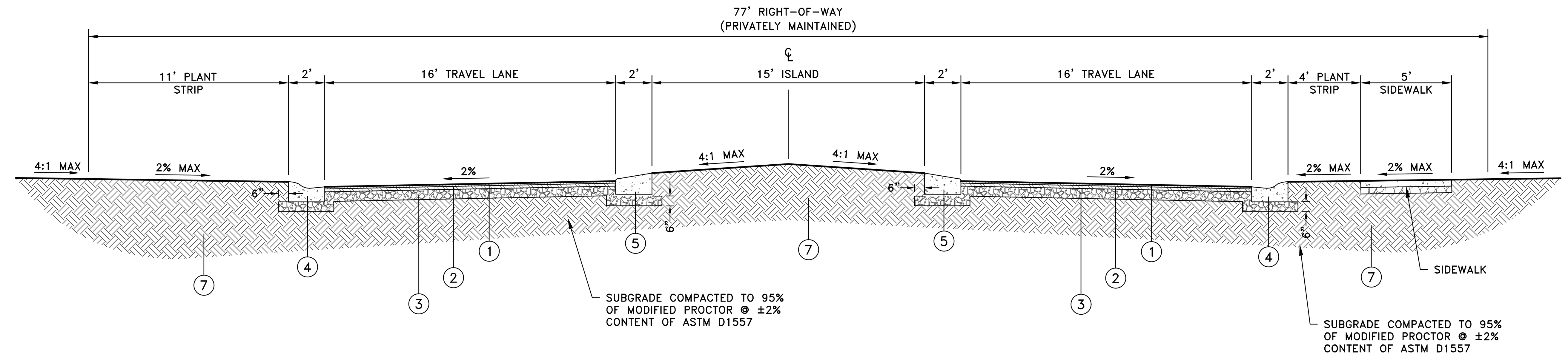


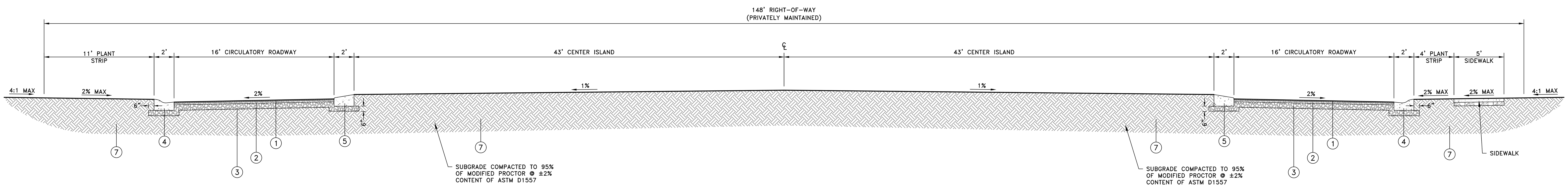
BOULEVARD SECTION

5f TYPICAL PAVEMENT SECTION

OLD FORGE ROAD

NOT TO SCALE

OLD FORGE ROAD 1,462 FT



ROUNDABOUT STREET SECTION

TYPICAL PAVEMENT SECTION

OLD FORGE ROAD

NOT TO SCALE

LEGEND

1. ITEM 401005 – BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
2. ITEM 401014 – BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
3. ITEM 301003 – GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
4. ITEM 701019 – INTEGRAL P.C.C. CURB & GUTTER TYPE 2
5. ITEM 701014 – P.C.C. CURB TYPE 2
6. ITEM 701012 – P.C.C. CURB TYPE 1-6
7. ITEM 908002 – TOPSOIL (6" DEPTH),
   ITEM 908014 – PERMANENT GRASS SEEDING, DRY GROUND

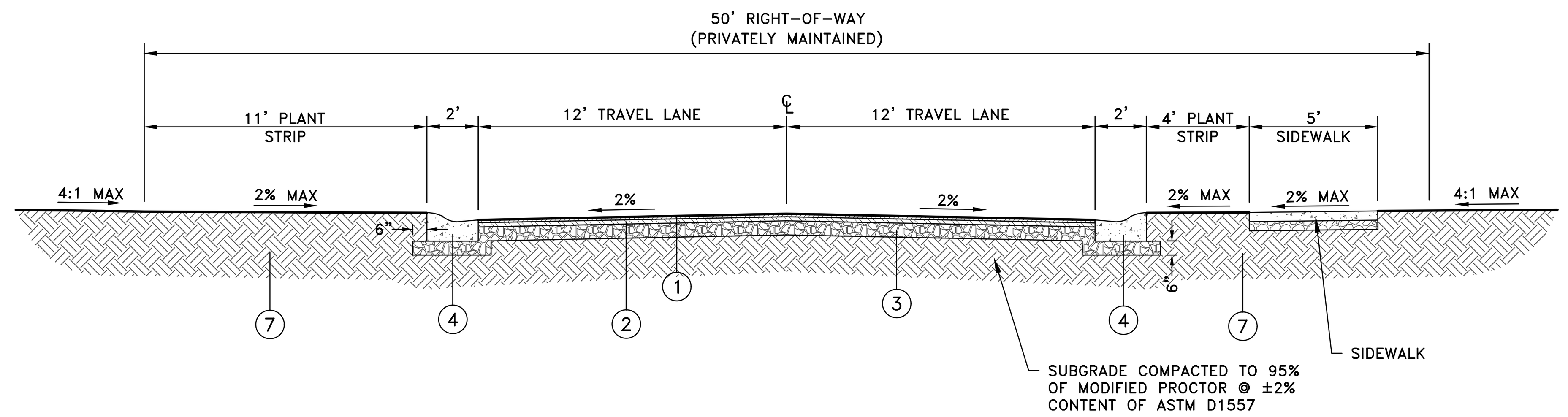
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

TYPICAL SECTIONS

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT, DELDOT, SCD, SCE, TUI
2020-05-15: TUI, DHSS, SCD, SCE

Date:	JULY, 2019
Scale:	N.T.S.
Dwn.By:	BJM
Proj.No.:	2261H004
Dwg.No.:	V-115



TYPE II RESIDENTIAL STREET SECTION

24' TYPICAL PAVEMENT SECTION

NOT TO SCALE

HIGH PLAINS ROAD	1,327	FT
WELCHES WAY	2,508	FT
FLATBUSH DRIVE	1,457	FT
DEAVER CIRCLE	2,745	FT
EASTBRIDGE LOOP	4,900	FT
SAXONY DRIVE	860	FT

*TRAFFIC CIRCLE SHALL MEET BLVD. PAVEMENT SECTION TO P.T. OF CURVE

LEGEND

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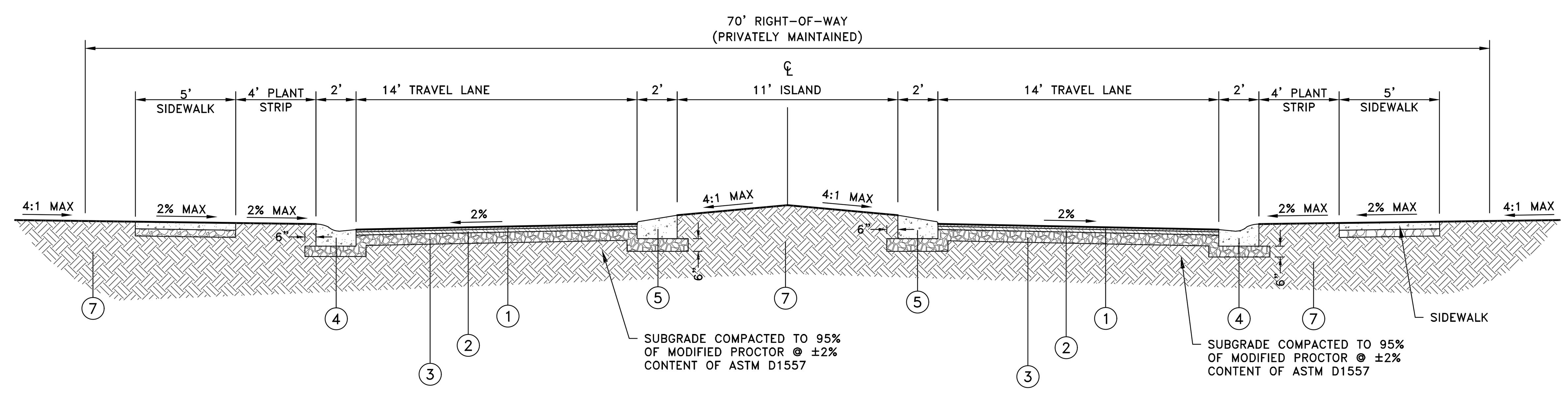


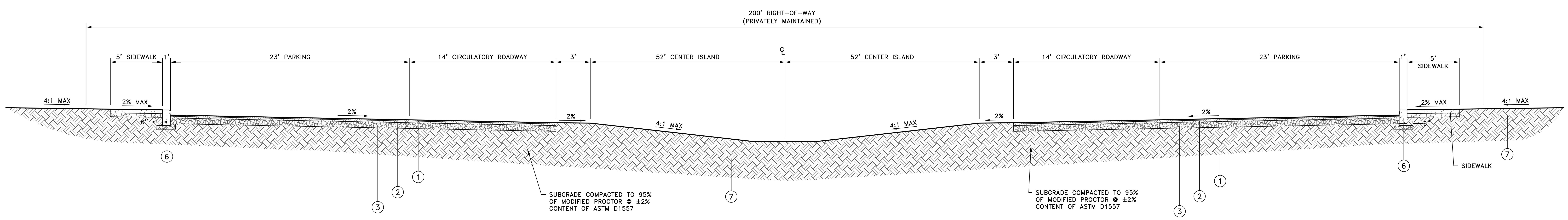
BOULEVARD SECTION

51' TYPICAL PAVEMENT SECTION

FAIRBANKS COURT

NOT TO SCALE

FAIRBANKS COURT 354 FT



ROUNDABOUT STREET SECTION

TYPICAL PAVEMENT SECTION

FAIRBANKS COURT

NOT TO SCALE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
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TYPICAL SECTIONS

FIELDSTONE
LEWES AND REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
2020-02-21: CLIENT, DELDOT, SCD, SCE, TUI
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Date:	JULY, 2019
Scale:	N.T.S.
Dwn.By:	BJM
Proj.No.:	2261H004
Dwg.No.:	V-116

REVISED AND RESTATED RECORD PLAT

FOR

FOUR SEASONS AT BELLE TERRE PHASE 2

COUNTY PROJECT REFERENCE NO.- 2016-15

SUSSEX COUNTY, DELAWARE

DELDOT GENERAL NOTES

1. 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.
2. 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.
3. 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".
4. Subdivision streets constructed within the limits of the right-of-way dedicated to the public use shown on this plan are to be maintained by the municipality following the acceptance of the streets. DelDOT assumes no maintenance responsibilities for the future maintenance of these streets.
5. 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.
6. All lots shall have access from the internal subdivision street.
7. The developer shall be required to furnish and place right-of-way monuments in accordance with DelDOT's *Development Coordination Manual*.

a. 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*.

TIS REQUIREMENTS

1. SITE ENTRANCE (MULBERRY KNOLL ROAD)

APPROACH	CURRENT CONFIGURATION	PROPOSED CONFIGURATION
NORTHBOUND MULBERRY KNOLL ROAD	ONE THROUGH LANE (ALLOWING LEFT TURNS ONTO UNPAVED DRIVEWAY)	ONE SHARED THROUGH/LEFT-TURN AND ONE BYPASS LANE
SOUTHBOUND MULBERRY KNOLL ROAD	ONE THROUGH LANE (ALLOWING RIGHT TURNS ONTO UNPAVED DRIVEWAY)	ONE THROUGH AND ONE RIGHT TURN LANE
EASTBOUND SITE ENTRANCE	APPROACH DOES NOT EXIST (EXCEPT FOR UNPAVED DRIVEWAY	ONE SHARED LEFT/RIGHT-TURN LANE

- THE BYPASS LANE SHALL BE 255 FEET, CONSISTING OF 75-FOOT TAPERS AND A 105-FOOT STORAGE LENGTH. THE RIGHT TURN LANE SHALL BE 190 FEET.
- THIS DRIVEWAY COULD ALSO HAVE AN IMPACT ON ACCESS TO THE PROPOSED DELAWARE STATE POLICE (DPS) TROOP 7 SITE, TO BE LOCATED JUST TO THE SOUTH ON MULBERRY KNOLL ROAD. THE BELLE TERRE DEVELOPER MUST COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION AND THE OWNER OF THE ADJACENT PROPERTY (DSP SITE). AS THE DESIGN DETAILS FOR ACCESS TO BOTH THE BELLE TERRE SITE AND THE DSP WILL NEED TO BE DETERMINED DURING THE SITE PLAN REVIEW PROCESS.

2. INTERSECTION OF DELAWARE ROUTE 24 AND MULBERRY KNOLL ROAD

APPROACH	CURRENT CONFIGURATION	PROPOSED CONFIGURATION
NORTHBOUND MULBERRY KNOLL ROAD	ONE SHARED LEFT/THOUGH/RIGHT-TURN LANE	ONE SHARED LEFT/THOUGH/RIGHT-TURN LANE
SOUTHBOUND MULBERRY KNOLL ROAD	ONE SHARED LEFT/THROUGH/RIGHT-TURN LANE	ONE SHARED THROUGH/LEFT-TURN LANE AND ONE RIGHT-TURN LANE
EASTBOUND DELAWARE ROUTE 24	ONE SHARED LEFT/THROUGH/RIGHT-TURN LANE	ONE LEFT-TURN LANE, ONE THOUGH LANE AND ONE RIGHT-TURN LANE
WESTBOUND DELAWARE ROUTE 24	ONE SHARED LEFT/THROUGH/RIGHT-TURN LANE	ONE LEFT-TURN LANE, ONE THOUGH LANE AND ONE RIGHT-TURN LANE

EASTBOUND DELAWARE ROUTE 24 LEFT-TURN LANE SHALL BE 400 FEET (EXCLUDING TAPERS). EASTBOUND DELAWARE ROUTE 24 RIGHT-TURN LANE SHALL BE 125 FEET (EXCLUDING TAPERS). WESTBOUND DELAWARE ROUTE 24 LEFT-TURN LANE SHALL BE 125 FEET (EXCLUDING TAPERS). WESTBOUND DELAWARE ROUTE 24 RIGHT-TURN LANE SHALL BE 125 FEET (EXCLUDING TAPERS).

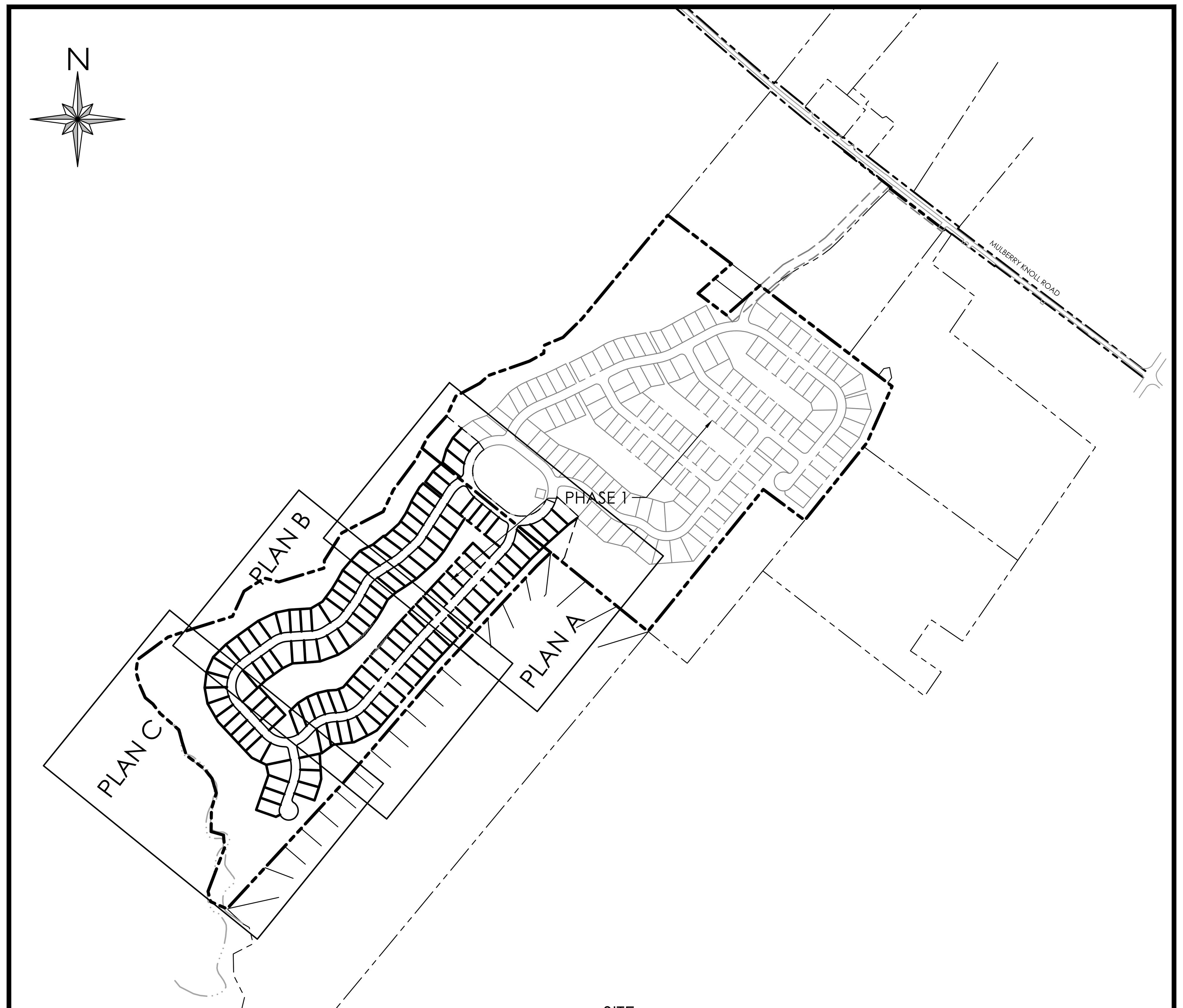
- PRIOR TO THE ISSUANCE OF A NOTICE TO PROCEED, THE DEVELOPER SHALL ENTER INTO AN AGREEMENT TO BUILD OR CONTRIBUTE TO AN EQUITABLE PORTION OF THE DELDOT SR 24/MULBERRY KNOLL (T201212201) INTERSECTION IMPROVEMENTS. THE AMOUNT OF THE PROJECT CONTRIBUTION, OR DESIGN AND CONSTRUCTION COSTS, IS NOT TO EXCEED $300,000. THE DEVELOPERS DESIGN AND CONSTRUCTION RESPONSIBILITIES INCLUDE IMPROVING THE REMAINING SOUTH BOUND LEG OF MULBERRY KNOLL FROM THE SITE ENTRANCE TO THE SR 24 INTERSECTION IMPROVEMENTS TO 11' TRAVEL LANES AND 5' SHOULDERS, A SHARED LEFT THROUGH AND DEDICATED RIGHT TURN LANE*, ALONG WITH ASSOCIATED DRAINAGE AND STORMWATER MANAGEMENT FACILITIES. DELDOT WILL ASSUME RESPONSIBILITY FOR RIGHT-OF-WAY AND EASEMENT ACQUISITIONS NEEDED TO CONSTRUCT AND MAINTAIN THE IMPROVEMENTS. THE DEVELOPER'S DESIGN AND CONSTRUCTION RESPONSIBILITIES MUST BE COMPLETED WITHIN TWO (2) YEARS OF THE ISSUANCE OF A NOTICE TO PROCEED. IF THIS WORK IS INCLUDED THE DELDOT SR 24/MULBERRY KNOLL IMPROVEMENTS, THE DEVELOPER SHALL MAKE AN EQUITABLE CONTRIBUTION TO THE DELDOT PROJECT NOT TO EXCEED $300,000. THE CONTRIBUTION WILL BE MADE AS FOLLOWS: $50,000 PRIOR TO ISSUANCE OF NOTICE TO PROCEED, $150,000 PRIOR TO THE ISSUANCE OF THE 75TH BUILDING PERMIT, $100,000 (OR AN AMOUNT EQUAL TO THE REMAINING MONEY REQUIRED TO COMPLETE THE PROJECT WHICHEVER IS LESS) PRIOR TO THE ISSUANCE OF THE 100TH BUILDING PERMIT. IF DELDOT ACCEPTS A CONTRIBUTION TO THEIR PROJECT, THE DEVELOPER'S FULL CONTRIBUTION, AS JUST DEFINED, SHALL BE DEEMED TO SATISFY THEIR DESIGN AND CONSTRUCTION RESPONSIBILITIES; THE DEVELOPER SHALL NOT THEN BE HELD RESPONSIBLE IF DELDOT'S PROJECT IS DELAYED.

  *AS DETERMINED BY A SIGNAL JUSTIFICATION STUDY.
- THE DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT REGARDING THE DESIGN AND CONSTRUCTION OF A TRAFFIC SIGNAL FOR THE INTERSECTION OF DELAWARE ROUTE 24 AND MULBERRY KNOLL ROAD. THE AGREEMENT SHOULD INCLUDE PEDESTRIAN SIGNALS, CROSSWALKS, INTERCONNECTION, AND ITS EQUIPMENT SUCH AS CCTV CAMERAS AT DELDOT' S DISCRETION. THE DEVELOPER SHOULD COORDINATE WITH DELDOT REGARDING DESIGN DETAILS AND IMPLEMENTATION OF THE TRAFFIC SIGNAL. THE AGREEMENT SHOULD PROVIDE FOR INSTALLATION AND ACTIVATION OF THE SIGNAL AT DELDOT' S DISCRETION. ONE OR MORE OTHER DEVELOPERS MAY ENTER INTO A TRAFFIC SIGNAL AGREEMENT FOR THIS INTERSECTION AS WELL.

THESE RECOMMENDATIONS COME IN PART FROM THE APPROVED TIS LETTER DATED JUNE 23, 2016.

LEGEND

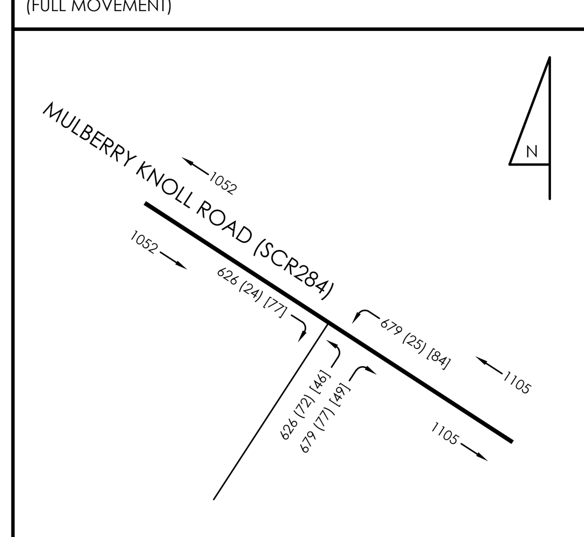
	EXISTING	PROPOSED
CAPPED PIN SET	N/A	•
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE	N/A	
RIGHT-OF-WAY	N/A	
EDGE OF WETLAND		N/A
WETLAND HATCH		N/A
UNMARKED POINT		N/A
IRON PIPE FOUND	IPF	N/A
CONCRETE MONUMENT FOUND	CMF	N/A
CAPPED IRON PIPE FOUND	IPCF	N/A
LANDSCAPE BUFFER, UTILIZE EX. VEGETATION	N/A	
STORMWATER MANAGEMENT AREA	N/A	
WOODS TO REMAIN	N/A	
POND MAINTENANCE AREA	N/A	



SITE
1" = 500'

TRIP GENERATION - MULBERRY KNOLL ROAD (S284)

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM

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

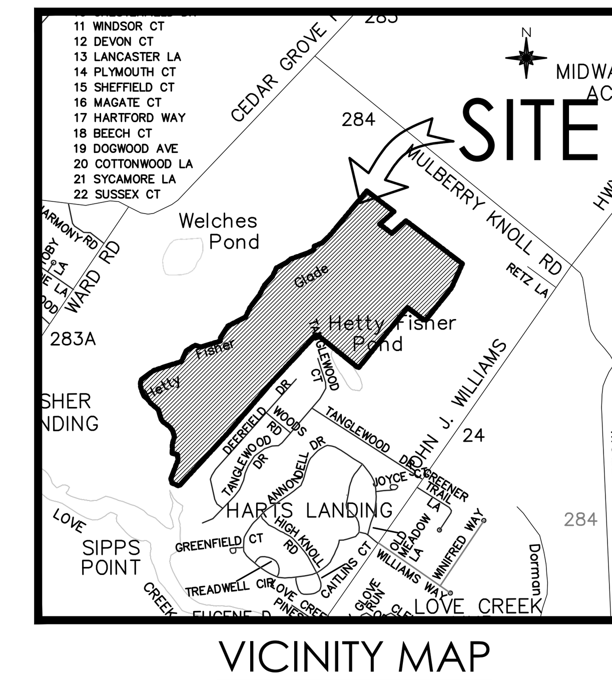
ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S284 (MULBERRY KNOLL ROAD): LOCAL
POSTED SPEED LIMIT - 50 mph (UNPOSTED)
AADT = 735 TRIPS (FROM 2015 DelDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1.16 x 735 = 853 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 3,463 TRIPS
TRAFFIC PATTERN GROUP - 7 (FROM 2015 DelDOT TRAFFIC SUMMARY)
PEAK HOUR = 10% x 3,463 TRIPS = 347 TRIPS

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION 9th EDITION
269 SINGLE FAMILY DETACHED UNITS (210)
ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE: SU-30
191 SINGLE FAMILY DETACHED UNITS = 2,610 TRIPS
TOTAL ADT FOR SUBDIVISION = 2,610 TRIPS
DIRECTIONAL DISTRIBUTION:
48% TO AND FROM THE NORTH = 1,253 ADT (96 AM PK) [123 PM PK]
52% TO AND FROM THE SOUTH = 1,357 ADT (102 AM PK) [133 PM PK]
5% TRUCKS & BUSES x 679 = 34 (LEFT TURN IN)

SHEET INDEX



VICINITY MAP

SCALE: 1" = 2,000'

SITE DATA

OWNER/ DEVELOPER: K. HOVNANIAN'S FOUR SEASONS AT BELLE TERRE, LLC
2499 S. DUPONT BLVD., SUITE G
SMYRNA, DE 19977
CONTACT: MIKE IRONS

ENGINEER/ SURVEYOR: SOLUTIONS IPEM, LLC
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
PHONE: 302.297.9215
CONTACT: JASON PALKEWICZ, PE

- GROSS ACREAGE OF PROJECT = 123.75 AC.± (PHASE 2 AREA = 58.05 AC.±)
- PHASE 2 AREA OF LOTS = 25.675 AC.±
  PHASE 2 AREA OF RIGHT OF WAY = 6.263 AC.±
  PHASE 2 AREA OF OPEN SPACE = 26.112 AC.±
  OPEN SPACE G = 20.894 (36.0%)
  OPEN SPACE H = 5.222 (9.0%)
  IMPERVIOUS COVER = 14.16 (24.4%)
- AVERAGE LOT AREA FOR PHASE 12 LOTS = 0.21 AC.± OR 9,065 S.F.±
- OVERALL DENSITY: 269 LOTS/123.75 AC.± = 2.17 LOTS/AC.±
  PHASE 2 DENSITY: 128 LOTS/58.05 AC.± = 2.20 LOTS/AC.±
- EXISTING ZONING:
  AR-1 (ES-1)
- LOT REQUIREMENTS:
  FRONT SETBACK: 25' (15' CORNER)
  SIDE SETBACK: 10' EACH
  REAR SETBACK: 10'
  MINIMUM LOT AREA: 7,500 S.F.
  MINIMUM LOT WIDTH: 60'
  MINIMUM LOT DEPTH: 100'
  MAXIMUM BUILDING HEIGHT: 42'
- PRESENT USE: UNDEVELOPED LAND
- PROPOSED USE: ES-1 CLUSTER RESIDENTIAL DEVELOPMENT
- SEWER PROVIDER: SUSSEX COUNTY
- WATER PROVIDER: TIDEWATER UTILITIES, INC
- TAX MAP:
  334-12.00-17.00
- TOTAL PROPOSED LOTS: 269 SINGLE FAMILY (PHASE 2 - 128 LOTS)
- POSTED SPEED LIMIT ON FRONTAGE ROAD (MULBERRY KNOLL ROAD): UNPOSTED 50 MPH
- INVESTMENT LEVEL AREA: 2
- BASED UPON FLOOD INSURANCE RATE MAP NUMBERS 10005C0331K, 10005C0332K & 10005C0333K, PANELS 331, 332 AND 333 OF 660, BOTH WITH AN EFFECTIVE DATE OF MARCH 16, 2015, THIS SITE IS LOCATED WITHIN FLOOD ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, AND FLOOD ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN.
- THIS SUBDIVISION IS LOCATED WITHIN THE ENVIRONMENTALLY SENSITIVE DEVELOPING DISTRICT (ESDDOZ)
- RIGHTS-OF-WAY WIDTHS ARE AS SPECIFIED BY DelDOT AND NOT NECESSARILY IN AGREEMENT WITH EXISTING PROPERTY MONUMENTATION.
- LOTS ARE LOCATED NEAR EXISTING WETLANDS AND THERE SHOULD BE NO DISTURBANCE OF THE WETLANDS. THIS COULD LIMIT THE BUILDING ADDITIONS IN THE FUTURE.
- ALL SUBDIVISION LOTS MUST HAVE A FIVE FOOT WIDE UTILITY EASEMENT ALONG ALL LOT LINES, FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO THE TOW LOTS. EASEMENTS ALONG THE PERIMETER BOUNDARY OF THE SUBDIVISION MUST BE 10 FEET IN WIDTH ON THE INTERIOR OF THE SUBDIVISION.
- PHASE 2 WILL UTILIZE THE AMENITIES PROPOSED AS PART OF PHASE 1 AND AS SET FORTH IN THE CORRESPONDING AMENITIES PLAN WHICH SHALL INCLUDE A 6,078 SF CLUBHOUSE BUILDING, SWIMMING POOL, STORAGE BUILDINGS AND SPORTS COURTS.

SUSSEX CONSERVATION DISTRICT APPROVAL

APPROVED BY:

SECRETARY OF PLANNING COMMISSION DATE

PRESIDENT OF COUNTY COUNCIL DATE

WETLANDS CERTIFICATION

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, ATLANTIC GULF COAST REGIONAL SUPPLEMENT, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3 (a)(8), Waters of the U.S. Definition/CECW-OR, 10-7-1991, Questions and Answers on the 1987 COE Manual/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

EDWARD M. LAUNAY DATE
PROFESSIONAL WETLAND SCIENTIST NO. 875
SOCIETY OF WETLAND SCIENTISTS
(CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B)

OWNER'S CERTIFICATION

WE HEREBY CERTIFY THAT WE ARE THE DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT OUR DIRECTION AND WE ACKNOWLEDGE THE SAME TO BE OUR ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. WE FURTHERMORE UNDERSTAND AND ACKNOWLEDGE THAT IT IS THE RIGHT OF THE SUSSEX CONSERVATION DISTRICT AND/OR ITS DELEGATED INSPECTION AGENCIES TO CONDUCT ON-SITE INSPECTIONS.

H. KOVNANIAN'S FOUR SEASON AT BELLE TERRE, LLC DATE
2499 S. DUPONT BLVD., SUITE G
SMYRNA, DE 19977

SURVEYOR'S CERTIFICATION

THIS PLAT AND SURVEY WERE PERFORMED FOR SUSSEX REAL ESTATE PARTNERS, LLC, UNDER MY SUPERVISION, TO THE LOCAL STANDARD OF CARE, AND SUBSTANTIALLY MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A SUBURBAN CLASS SURVEY.

SOLUTIONS INTEGRATED PLANNING, ENGINEERING & MANAGEMENT, LLC
by BARRY M. HALL, AGENT

BARRY M. HALL, DATE
PROFESSIONAL LAND SURVEYOR
DELAWARE NO. 618

solutions
Integrated Planning Engineering & Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	4/3/20	REVISIONS PER AGENCY REVIEW LETTER DATED APRIL 2, 2020.

COVER SHEET

for

FOUR SEASONS AT BELLE TERRE PHASE 2

LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1/28/20
Job Number:	G17048
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JRE
Approved By:	BMH

Sheet No.: 1

File Name: 15020-p2-plat-cover

PLANNING & ZONING COMMISSION
ROBERT C. WHEATLEY, CHAIRMAN
MARTIN L. ROSS
DOUGLAS B. HUDSON
R. KELLER HOPKINS

Sussex County
DELAWARE
sussexcountyde.gov
302-855-7878 T
302-845-5079 F
LAWRENCE B. LANK
DIRECTOR

January 4, 2017

Jason Palkewicz, P.E.
Solutions, IPEM
303 North Bedford St.
Georgetown, DE 19747

RE: Notice of Decision Letter for the Preliminary Subdivision Plan for Sussex Real Estate Partners, LLC (Belle Terre) 2016-15 to construct 269 single family lots with site improvements be located off of Dorman Farm Ln. off of Mulberry Knoll Rd.
Tax Parcels: 334-12.00-17.00, 18.00, 19.00 & 20.00

Dear Mr. Palkewicz,

At their meeting on December 22, 2016, the Planning Commission **approved** the Preliminary Subdivision Plan for Sussex Real Estate Partners, LLC (Belle Terre) 2016-15 to construct 269 single family lots with site improvements be located off of Dorman Farm Ln. off of Mulberry Knoll Rd. The property is zoned AR-1 and is located within an Environmentally Sensitive Development District Overlay Zone.

The Preliminary Subdivision Plan is valid for three (3) years from the date of Planning Commission decision. A Final Subdivision Plan shall be recorded within three (3) years of the date of approval of the Preliminary Plan or the action of the Planning Commission shall be deemed canceled. Unless an extension is granted, approval shall be rendered null and void if substantial construction is not commenced within five (5) years of the date of recordation of the final plat.

As part of their motion, the Planning Commission approved the development subject to the following conditions:

A. There shall be no more than 269 single family lots in the subdivision.
B. The applicant shall form a homeowners' association to be responsible for the maintenance of streets, roads, buffers, stormwater management facilities, and other common areas.
C. The development shall be served by central sewer as part of a Sussex County Sanitary Sewer District.
D. The development shall be served by central water.
E. The stormwater management system shall meet or exceed the requirements of the State and County. 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.

COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

F. A 20 foot forested or landscaped buffer shall be installed along the entire perimeter of the project. As stated by the Applicant, this buffer shall utilize the existing trees. The Final Site Plan shall contain a landscape plan for these areas, including the trees to be preserved.
G. All entrances and roadway improvements shall be constructed or funded in accordance with all of DelDOT's requirements.
H. As stated by the applicant, the street design shall include sidewalks on both sides of all streets, and a sidewalk on one side of the entrance road.
I. Street design shall meet or exceed Sussex County Standards.
J. Street naming and addressing shall be subject to the review and approval of the County Mapping and Addressing Department.
K. The location for a school bus stop shall be coordinated with the local school district's transportation manager. The location of the bus stop shall be shown on the Final Site Plan. The Applicant shall also coordinate the location of a sidewalk connecting this project with the new elementary school on Route 24.
L. As stated by the applicant, there shall be a 50 foot buffer from all tidal and non-tidal wetlands. The wetlands shall be marked with permanent markers to prevent disturbance.
M. There shall be a buffer of at least 100 feet from the Hetty Fisher Pond.
N. Deliveries of dirt, fill, or other similar materials shall only be made to the site between the hours of 8:00 a.m. through 5:00 p.m., Monday through Saturday.
O. There shall be additional parking added at the location of the cul-de-sac serving the kayak launch.
P. The amenities shall be constructed on or before the issuance of the 150th Building Permit.
Q. A revised Preliminary Site Plan either depicting or noting these conditions of approval must be submitted to the Sussex County Office of Planning and Zoning.
R. As stated by the Applicant, as many existing trees shall be preserved as possible.
S. The Final Site Plan shall include a landscaping plan which shall clearly delineates all undisturbed trees and forested areas. These areas must be clearly marked on the Plan, and also clearly marked on the site to prevent any disturbance during construction.
T. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

The Final Subdivision Plan shall be revised based on comments in the Staff Review Letter dated November 22, 2016 and subject to agency approvals. The agency approvals required for Final Subdivision Approval include but are not limited to: Department of Agriculture regarding the Landscape Plan, Army Corp of Engineers or DNREC, Office of Drinking Water, Sussex County 911 and Mapping Department, Sussex Conservation District, DelDOT, Office of the State Fire Marshal, and Sussex County Engineering.

Once all agency approvals have been obtained please submit a minimum of **seven (7) paper** copies (11"x17") to the Planning and Zoning Office a minimum of **twenty (20)** days prior to the Planning Commission meeting.

Please feel free to contact me with any questions during business hours 8:30am – 4:30pm Monday through Friday at 302-855-7878.

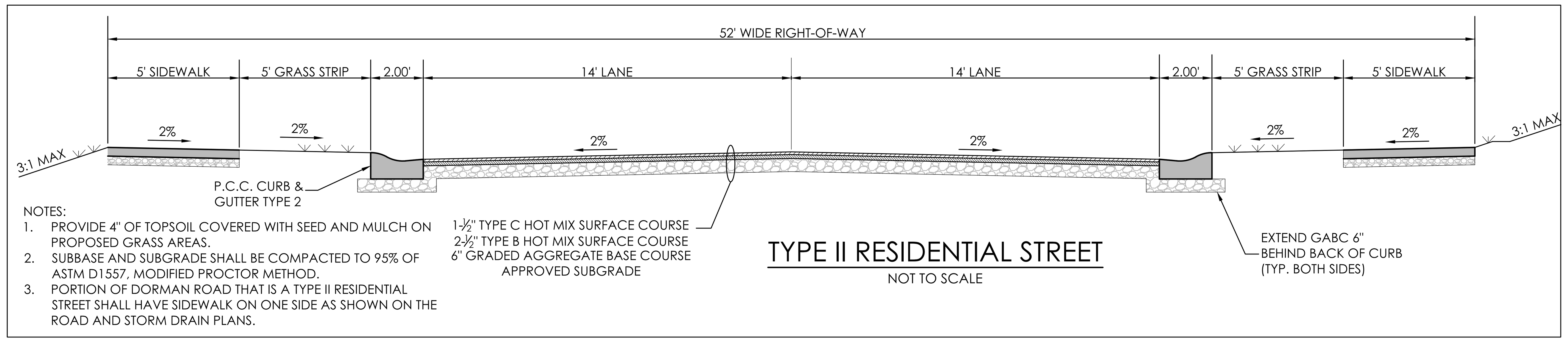
Sincerely,

Janelle M Cornwell

Janelle M. Cornwell, AICP
Planning & Zoning Director Appointee

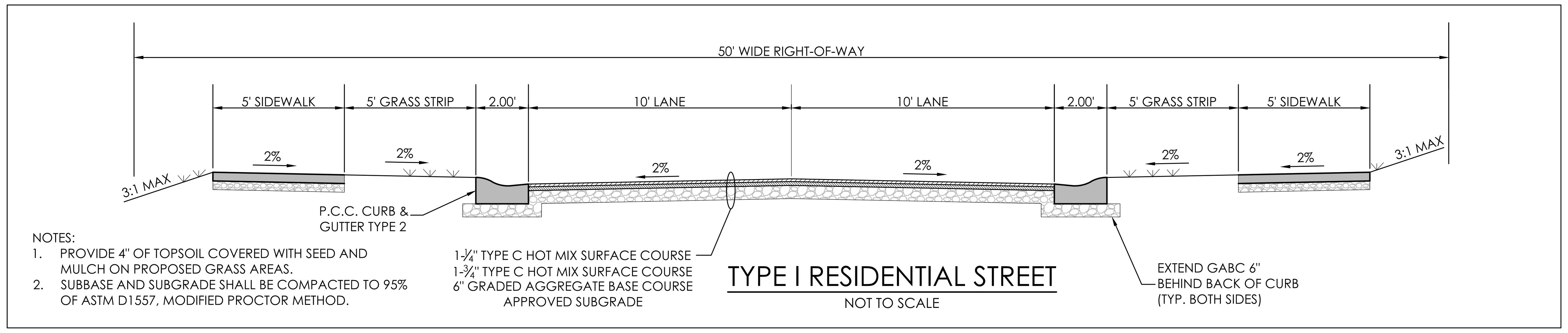
JC:dlb

s:\planning & zoning\p&z commission\2016\12 december\december 8\2016-15 belle terre\noticeofdecision_2016-15_belleterre_01-3-16.docx



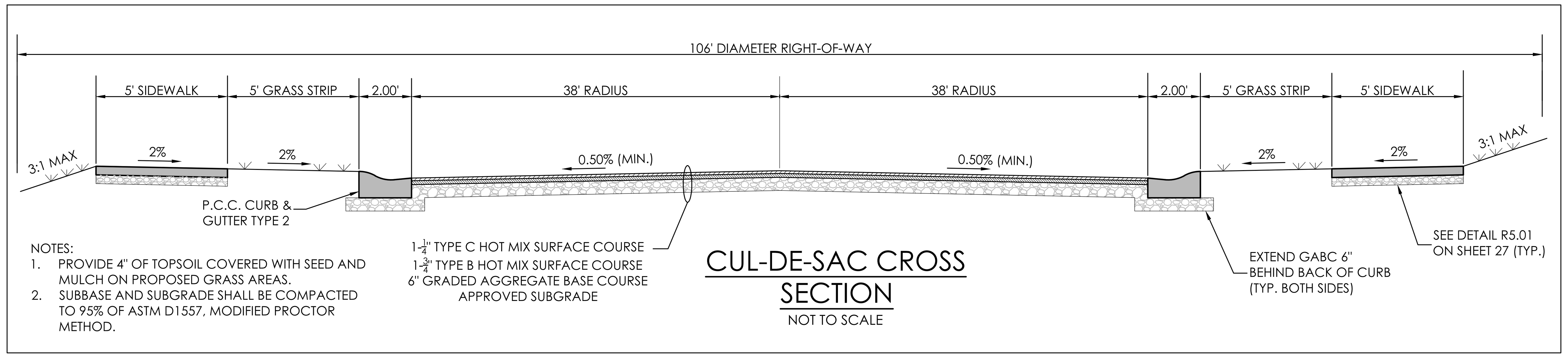
NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.
3. PORTION OF DORMAN ROAD THAT IS A TYPE II RESIDENTIAL STREET SHALL HAVE SIDEWALK ON ONE SIDE AS SHOWN ON THE ROAD AND STORM DRAIN PLANS.

TYPE II RESIDENTIAL STREET
NOT TO SCALE



NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

TYPE I RESIDENTIAL STREET
NOT TO SCALE



NOTES:
1. PROVIDE 4" OF TOPSOIL COVERED WITH SEED AND MULCH ON PROPOSED GRASS AREAS.
2. SUBBASE AND SUBGRADE SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD.

CUL-DE-SAC CROSS SECTION
NOT TO SCALE

LANDSCAPE BUFFER

NOTES:
1. THE LANDSCAPE AND/OR FOREST BUFFERS 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.

2. THE LAND DEVELOPER SHALL BE RESPONSIBLE FOR THE HEALTH AND SURVIVAL OF THE TREES, INCLUDING REGULAR NECESSARY WATERING FOR A MINIMUM OF 2 YEARS OR UNTIL SUCH LATER DATE AS THE MAINTENANCE RESPONSIBILITIES ARE TRANSFERRED TO A CONDOMINIUM ASSOCIATION; PROVIDED, HOWEVER THAT THE DEVELOPER SHALL REPLACE ANY TREES THAT DIE DURING THE MINIMUM 2 YEAR DEVELOPER MAINTENANCE PRIOR TO TRANSFERRING MAINTENANCE RESPONSIBILITIES TO A CONDOMINIUM ASSOCIATION.

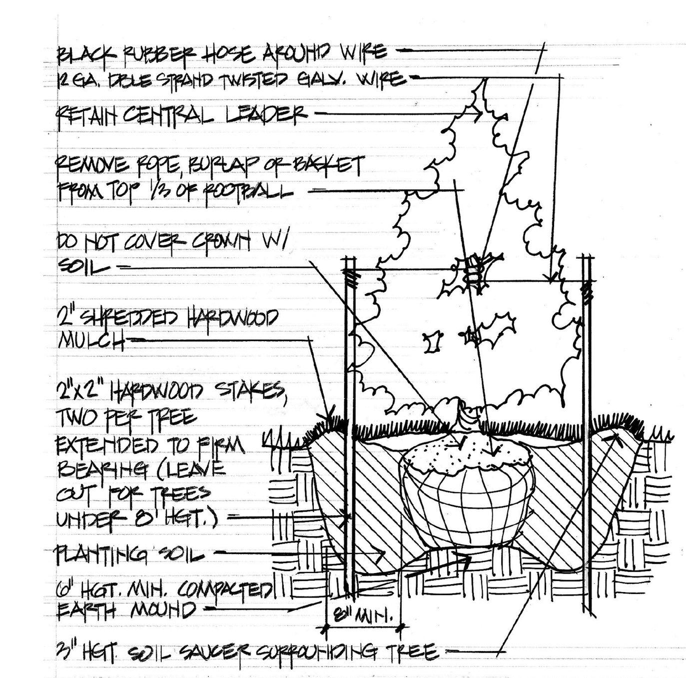
3. ADDITIONAL INFORMATION AS TO HOW THE LANDSCAPE / FORESTED BUFFERS ARE TO BE MAINTAINED IN PERPETUITY, SHALL BE INCLUDED IN THE RESTRICTIVE COVENANTS AND/OR CONDOMINIUM ASSOCIATION DOCUMENTS.

4. PURSUANT WITH SUSSEX COUNTY CODE SECTION 99-5, THE 20' WIDE LANDSCAPE BUFFER SHOWN IN THIS PLAN MUST BE PLANTED WITH A MIX OF 70% DECIDUOUS AND 30% EVERGREEN TREES, THE MAJORITY OF WHICH SHALL BE SUITABLE TREES OF COMMON LOCAL SPECIES. EVERY 100' OF BUFFER SHALL INCLUDE A MINIMUM OF 15 TREES.

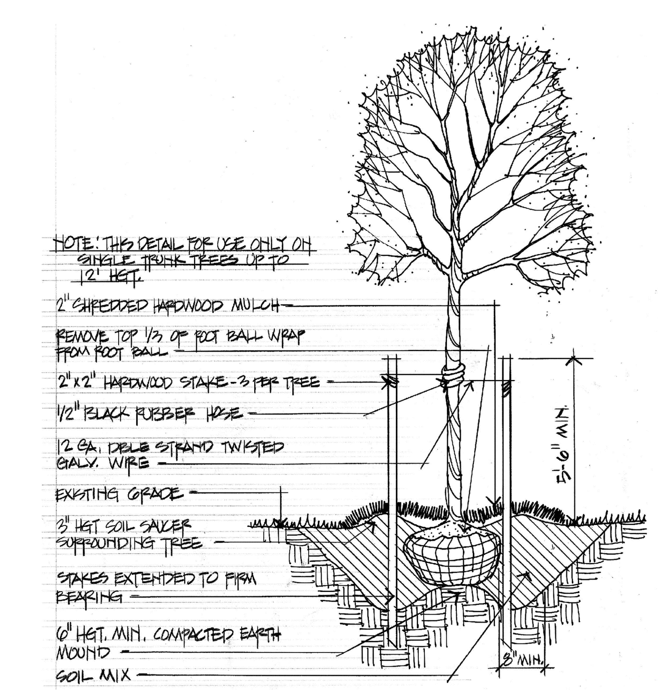
5. ALL DECIDUOUS TREES THAT ARE PLANTED TO ESTABLISH THE BUFFER PLANTINGS SHALL HAVE A MINIMUM CALIPER OF 1.5 INCHES AND A MINIMUM HEIGHT OF SIX FEET ABOVE GROUND WHEN PLANTED IN ORDER TO INSURE THAT THE TREES WILL BE CAPABLE OF OBTAINING A MINIMUM HEIGHT OF 10 FEET ABOVE GROUND WITHIN FIVE YEARS OF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

6. 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.

7. THE TREES SHALL BE PLANTED IN A STAGGERED NATURAL MANNER. THE PROCEDURES AND DETAILS FOR PLANTING NEW TREES SHALL BE SPECIFIED BY THE LANDSCAPE ARCHITECT ON THE PLAN SUBMITTED TO AND APPROVED BY THE COMMISSION AND SHALL INCLUDE THE REQUIREMENT THAT 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 WOODCHIPS FOR PLANTED GRASS BETWEEN THE BUFFER TREES IN RESPECT TO BOTH NEWLY PLANTED AND EXISTING TREES, AS DETERMINED BY THE LANDSCAPE ARCHITECT



EVERGREEN TREE PLANTING DETAIL



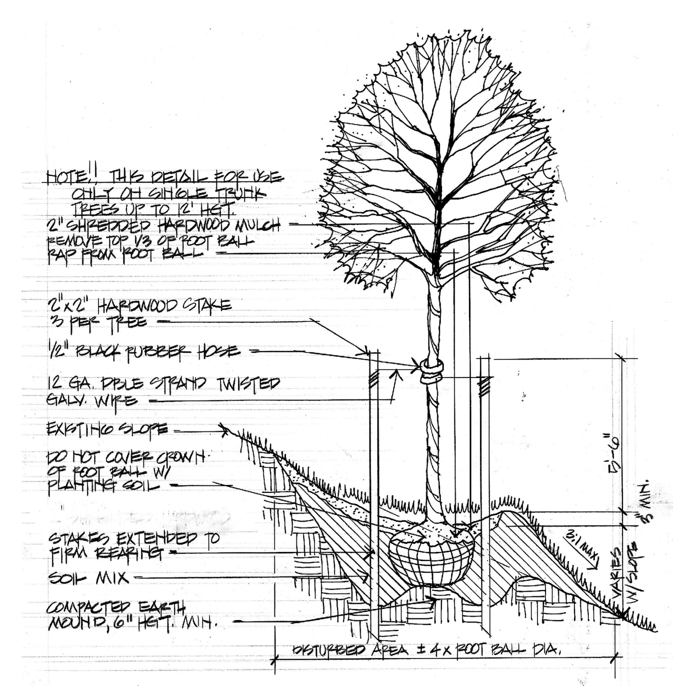
DECIDUOUS TREE PLANTING DETAIL

LANDSCAPE SCHEDULE				
QUANTITY	SYMBOL	BOTANICAL NAME	COMMON NAME	SPECIFICATION
48	#1	Acer rubrum	RED MAPLE	1 ½" CAL., 6' HGT. MIN.
51	#2	Quercus phellos	WILLOW OAK	1 ½" CAL., 6' HGT. MIN.
50	#3	Quercus rubra	RED OAK	1 ½" CAL., 6' HGT. MIN.
30	#4	Ilex opaca	AMERICAN HOLLY	5' HGT. MIN.
30	#5	Picea abies	NORWAY SPRUCE	5' HGT. MIN.
30	#6	Pinus virginiana	VIRGINIA PINE	5' HGT. MIN.

SUBSITUTIONS:

BOTANICAL NAME	COMMON NAME	SPECIFICATION
Acer saccharum	SUGAR MAPLE	1 ½" CAL., 6' HGT. MIN.
Chamaecyparis thyoides	ATLANTIC WHITECEDAR	5' HGT. MIN.
Crataegis viridis 'Winter King'	WINTER KING GREEN HAWTHORN	1 ½" CAL., 6' HGT. MIN.
Liriodendron tulipifera	TULIP TREE	1 ½" CAL., 6' HGT. MIN.
Pinus strobus	WHITE PINE	5' HGT. MIN.
Pinus taeda	LOBLOLLY PINE	5' HGT. MIN.
Quercus alba	WHITE PINE	1 ½" CAL., 6' HGT. MIN.
Quercus coccinea	SCARLET OAK	1 ½" CAL., 6' HGT. MIN.
Taxodium distichum	BALD CYPRESS	1 ½" CAL., 6' HGT. MIN.
Magnolia virginiana	SWEETBAY MAGNOLIA	5' HGT. MIN.
Juniperus virginiana	EASTERN RED CEDAR	5' HGT. MIN.
Platanus acerifolia	LONDON PLANE TREE	1 ½" CAL., 6' HGT. MIN.
Nyssa sylvatica	BLACK GUM	1 ½" CAL., 6' HGT. MIN.
Salix babylonica	WEEPING WILLOW	1 ½" CAL., 6' HGT. MIN.

IF SUBSTITUTIONS ARE MADE, ONLY SUBSTITUTE DECIDUOUS FOR DECIDUOUS OR EVERGREEN FOR EVERGREEN TO MAINTAIN REQUIRED MIX.



TREE PLANTING ON SLOPE DETAIL

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Seal
Date

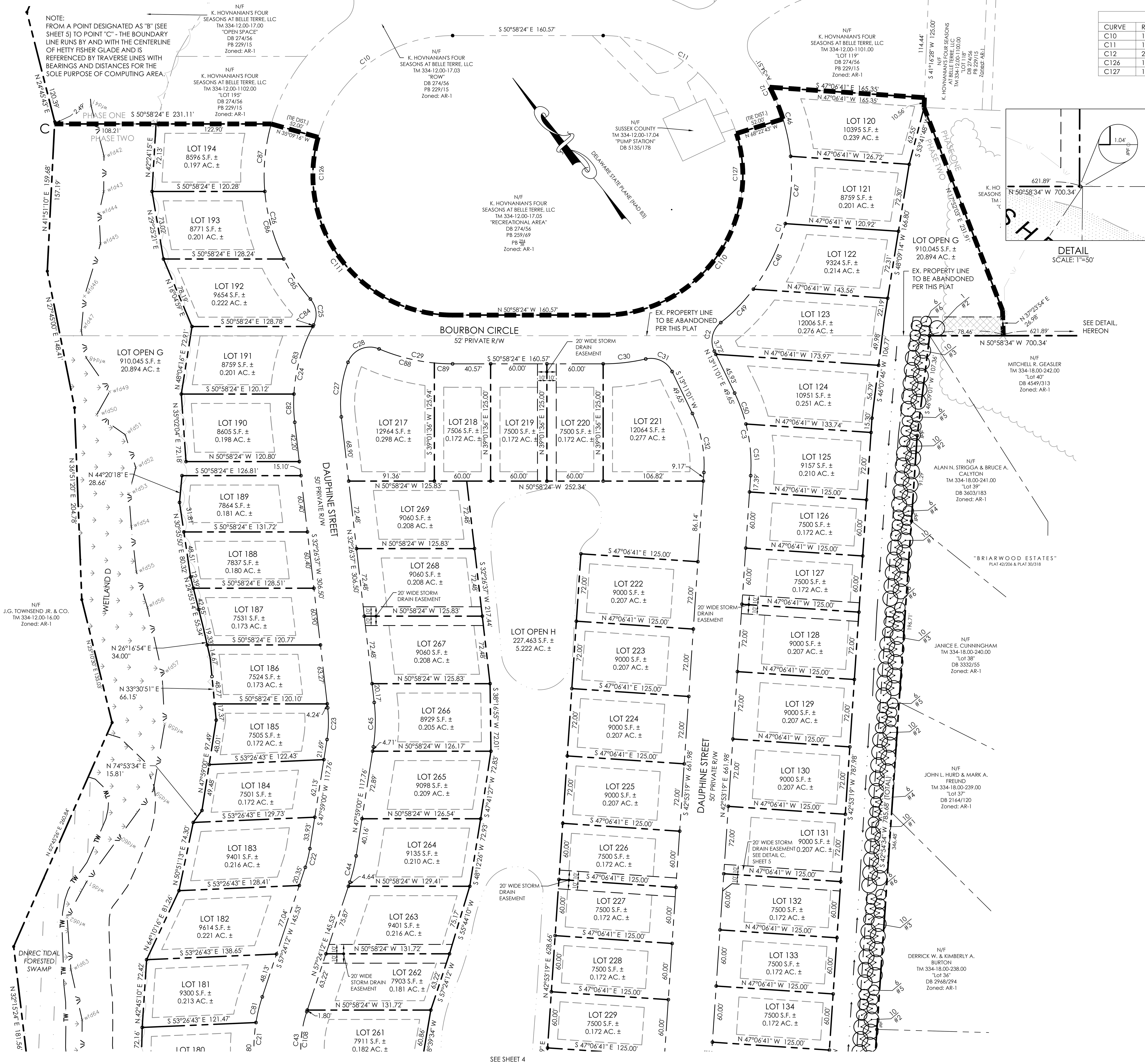
REVISIONS		
NO.	DATE	DESCRIPTION
1	4/3/20	REVISIONS PER AGENCY REVIEW LETTER DATED APRIL 2, 2020.

CONDITIONS OF APPROVAL, TYPICAL ROAD SECTONS AND LANDSCAPE DETAILS
for
FOUR SEASONS AT BELLE TERRE
PHASE 2
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1/28/20
Job Number:	G17048
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JRE
Approved By:	BMH

Sheet No.: 2

File Name: 15020-p2-plat-cover



PHASE 1 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C10	149.00'	192.91'	179.72'	S 88°03'50" E	74°10'53"
C11	149.00'	188.79'	176.41'	S 14°40'33" E	72°35'41"
C12	201.00'	71.22'	70.85'	N 11°28'13" E	20°18'09"
C126	149.00'	468.10'	298.00'	N 39°01'36" E	180°00'00"
C127	149.00'	468.10'	298.00'	S 39°01'36" W	180°00'00"

PHASE 2 CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	201.00'	241.29'	227.06'	N 56°00'42" E	68°46'49"
C2	25.00'	33.69'	31.20'	N 51°47'33" E	77°13'05"
C3	175.00'	90.73'	89.72'	N 28°02'10" E	29°42'19"
C4	2975.00'	117.09'	117.08'	N 41°45'40" E	2°15'18"
C5	225.00'	194.20'	188.23'	N 65°21'38" E	49°27'13"
C6	175.00'	144.85'	140.75'	N 66°22'33" E	47°25'23"
C7	175.00'	71.33'	70.84'	N 54°20'27" E	23°21'12"
C8	15.00'	20.38'	18.85'	N 27°05'38" E	77°50'48"
C9	275.00'	150.14'	148.28'	N 03°48'39" E	31°16'50"
C10	17.00'	23.28'	21.50'	N 19°46'49" W	78°27'47"
C11	53.00'	239.08'	82.11'	N 70°13'11" E	258°27'47"
C12	225.00'	122.84'	121.32'	S 03°48'39" W	31°16'50"
C13	15.00'	20.38'	18.85'	S 50°45'10" E	77°50'48"
C14	175.00'	142.27'	138.39'	S 66°23'10" E	46°34'48"
C15	175.00'	282.26'	252.64'	S 03°06'36" W	92°24'44"
C16	175.00'	15.46'	15.46'	S 51°50'51" W	5°03'45"
C17	175.00'	97.77'	96.50'	S 70°23'02" W	32°00'38"
C18	125.00'	63.23'	62.56'	S 71°53'53" W	28°58'57"
C19	125.00'	45.49'	45.24'	S 46°58'51" W	20°51'07"
C20	125.00'	17.34'	17.33'	S 32°34'49" W	7°56'57"
C21	175.00'	87.96'	87.03'	S 43°00'16" W	28°47'52"
C22	125.00'	20.55'	20.53'	S 52°41'36" W	9°25'12"
C23	125.00'	33.90'	33.80'	S 40°12'49" W	15°32'23"
C24	175.00'	106.66'	105.01'	S 49°54'13" W	34°55'12"
C25	25.00'	30.26'	28.44'	S 32°41'27" W	69°20'45"
C26	201.00'	199.36'	191.29'	S 26°25'54" W	56°49'39"
C27	125.00'	59.22'	58.67'	N 46°00'58" E	27°08'41"
C28	25.00'	40.31'	36.09'	S 74°12'56" E	92°23'31"
C29	201.00'	80.52'	79.99'	S 39°29'47" E	22°57'13"
C30	201.00'	45.82'	45.72'	S 57°30'14" E	13°03'41"
C31	25.00'	33.69'	31.20'	S 25°25'32" E	77°13'05"
C32	125.00'	64.81'	64.08'	S 28°02'10" W	29°42'19"
C33	3025.00'	119.06'	119.05'	S 41°45'40" W	2°15'18"
C34	175.00'	151.05'	146.40'	S 65°21'38" W	49°27'13"
C35	225.00'	186.23'	180.96'	S 66°22'33" W	47°25'23"
C36	125.00'	205.60'	183.19'	S 89°47'03" W	94°14'23"
C37	125.00'	201.61'	180.46'	N 03°06'36" E	92°24'44"
C38	125.00'	11.04'	11.04'	N 51°50'51" E	5°03'45"
C39	125.00'	69.84'	68.93'	N 70°23'02" E	32°00'38"
C40	175.00'	88.52'	87.58'	N 71°53'53" E	28°58'57"
C41	175.00'	63.69'	63.34'	N 46°58'51" E	20°51'07"
C42	175.00'	24.28'	24.26'	N 32°34'49" E	7°56'57"
C43	125.00'	62.83'	62.17'	N 43°00'16" E	28°47'52"
C44	175.00'	28.77'	28.74'	N 52°41'36" E	9°25'12"
C45	175.00'	47.46'	47.32'	N 40°12'49" E	15°32'23"
C46	201.00'	77.44'	76.97'	N 22°11'37" E	22°04'33"
C47	201.00'	72.40'	72.00'	N 43°32'59" E	20°38'12"
C48	201.00'	78.22'	77.72'	N 65°00'58" E	22°17'46"
C49	201.00'	49.95'	49.82'	N 83°16'59" E	14°14'15"
C50	175.00'	35.19'	35.13'	N 18°56'41" E	11°31'20"
C51	175.00'	55.54'	55.30'	N 33°47'50" E	18°10'58"
C52	2975.00'	3.51'	3.51'	N 42°51'17" E	0°04'03"
C53	2975.00'	62.32'	62.32'	N 42°13'15" E	1°12'01"
C54	2975.00'	51.26'	51.26'	N 41°07'38" E	0°59'14"
C55	225.00'	23.88'	23.87'	N 43°40'28" E	6°04'54"
C56	225.00'	53.06'	52.94'	N 53°28'17" E	13°30'44"
C57	225.00'	53.43'	53.30'	N 67°01'49" E	13°36'19"
C58	225.00'	60.28'	60.10'	N 81°30'30" E	15°21'03"
C59	225.00'	3.55'	3.55'	N 89°38'08" E	0°54'13"
C60	175.00'	56.83'	56.58'	N 80°47'03" E	18°36'23"
C61	175.00'	63.09'	62.75'	S 61°09'11" W	20°39'20"
C62	175.00'	24.93'	24.91'	N 46°44'41" E	8°09'40"
C63	275.00'	0.62'	0.62'	N 11°45'54" W	0°07'44"
C64	275.00'	66.11'	65.95'	N 04°48'49" W	13°46'24"
C65	275.00'	66.16'	66.00'	N 08°57'54" E	13°47'03"
C66	275.00'	17.25'	17.25'	N 17°39'15" E	3°35'39"
C67	53.00'	41.97'	40.88'	S 03°13'57" E	45°22'03"
C68	225.00'	122.22'	120.72'	S 03°53'23" W	31°07'23"
C69	225.00'	0.62'	0.62'	S 11°45'02" E	0°09'27"
C70	175.00'	86.83'	85.94'	S 75°27'43" E	28°25'41"
C71	175.00'	55.44'	55.21'	S 52°10'19" E	18°09'07"
C72	175.00'	20.91'	20.90'	S 39°40'21" E	6°50'49"
C73	175.00'	52.70'	52.50'	S 27°37'20" E	17°15'14"
C74	175.00'	52.70'	52.50'	S 10°22'06" E	17°15'14"
C75	175.00'	52.70'	52.50'	S 06°53'08" W	17°15'14"
C76	175.00'	52.70'	52.50'	S 24°08'22" W	17°15'14"
C77	175.00'	50.55'	50.37'	S 41°02'28" W	16°32'59"
C78	175.00'	63.35'	63.00'	S 64°44'54" W	20°44'22"
C79	175.00'	34.43'	34.37'	S 80°45'13" W	11°16'16"
C80	175.00'	59.78'	59.49'	S 38°23'33" W	19°34'25"
C81	175.00'	28.17'	28.14'	S 52°47'29" W	9°13'26"
C82	175.00'	30.13'	30.09'	S 37°22'34" W	9°51'54"
C83	175.00'	75.34'	74.76'	S 54°38'31" W	24°40'00"
C84	175.00'	1.19'	1.19'	S 67°10'10" W	0°23'19"
C85	201.00'	51.43'	51.29'	S 05°20'54" W	14°39'39"
C86	201.00'	75.20'	74.76'	S 23°23'49" W	21°26'12"
C87	201.00'	72.72'	72.33'	S 44°28'49" W	20°43'48"
C88	201.00'	61.07'	60.83'	S 36°43'23" E	17°24'25"
C89	201.00'	19.46'	19.45'	S 48°12'00" E	5°32'48"
C90	3025.00'	21.33'	21.33'	S 42°41'12" W	0°24'15"
C91	3025.00'	59.03'	59.03'	S 41°55'32" W	1°07'05"
C92	3025.00'	38.69'	38.69'	S 41°00'00" W	0°43'58"
C93	175.00'	92.28'	91.22'	S 55°44'26" W	30°12'49"
C94	175.00'	58.77'	58.49'	S 80°28'02" W	19°14'24"
C95	225.00'	2.73'	2.73'	S 89°44'22" W	0°41'45"
C96	225.00'	61.53'	61.34'	S 81°33'26" W	15°40'06"
C97	225.00'	60.29'	60.11'	S 66°02'46" W	15°21'13"
C98	225.00'	61.67'	61.48'	S 50°31'00" W	15°42'18"
C99	125.00'	29.82'	29.75'	S 49°29'56" W	13°40'10"
C100	125.00'	193.76'	174.94'	N 01°18'37" E	88°48'45"
C101	125.00'	7.85'	7.85'	N 47°30'58" E	3°35'59"
C102	175.00'	18.86'	18.85'	N 83°18'07" E	6°10'28"
C103	175.00'	63.35'	63.00'	N 69°50'42" E	20°44'22"
C104	175.00'	6.32'	6.32'	N 58°26'27" E	2°04'07"
C105	175.00'	48.79'	48.63'	N 49°25'13" E	15°58'22"
C106	175.00'	14.90'	14.90'	N 38°59'39" E	4°52'45"
C107	125.00'	3.77'	3.77'	N 29°28'14" E	1°43'47"
C108	125.00'	59.05'	58.51'	N 43°52'10" E	27°04'04"
C109	125.00'	175.78'	161.65'	N 83°22'52" W	80°34'13"
C110	149.00'	279.31'	240.17'	S 75°19'27" W	107°24'19"
C111	149.00'	275.19'	237.71'	N 01°56'10" E	105°49'07"
C112	53.00'	197.12'	101.61'	S 47°32'10" W	213°05'44"

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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Date

REVISIONS

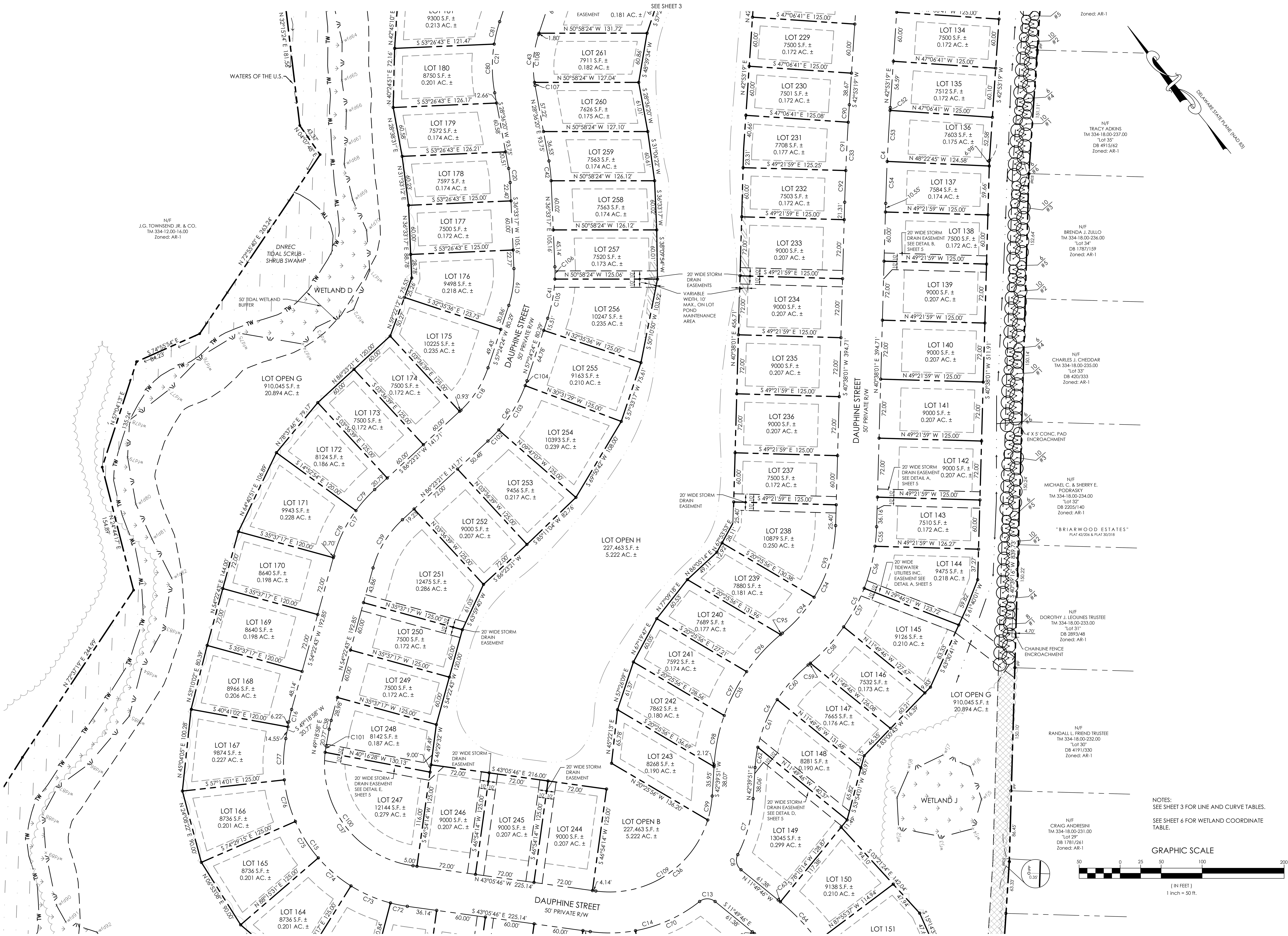
NO.	DATE	DESCRIPTION
1	4/3/20	REVISIONS PER AGENCY REVIEW LETTER DATED APRIL 2, 2020.

RECORD PLAN A, CURVE AND LINE TABLES
for
FOUR SEASONS AT BELLE TERRE PHASE 2
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1/28/20
Job Number:	G17048
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JRE
Approved By:	BMH

Sheet No.: 3

File Name: 15020-p2-plat-cover



NOTES:
SEE SHEET 3 FOR LINE AND CURVE TABLES.

SEE SHEET 6 FOR WETLAND COORDINATE TABLE.

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Date

REVISIONS

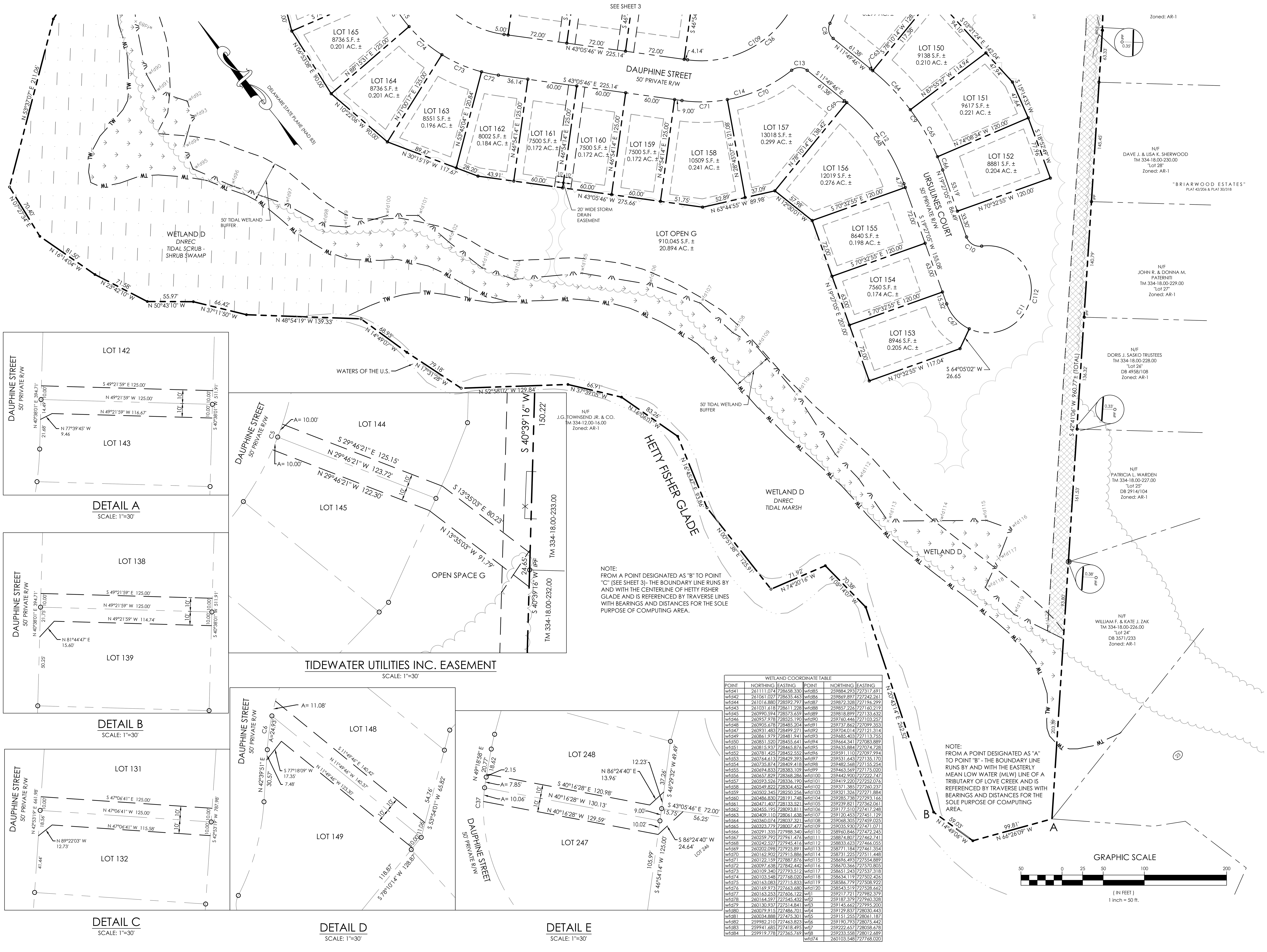
NO.	DATE	DESCRIPTION
1	4/3/20	REVISIONS PER AGENCY REVIEW LETTER DATED APRIL 2, 2020.

RECORD PLAN B
for
FOUR SEASONS AT BELLE TERRE PHASE 2
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1/28/20
Job Number:	G17048
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JRE
Approved By:	BMH

Sheet No.: 4

File Name: 15020-p2-plat-cover



WETLAND COORDINATE TABLE

POINT	NORTHING	EASTING	POINT	NORTHING	EASTING
wfd41	261111.074	728658.330	wfd85	259884.293	727317.691
wfd42	261061.027	728635.463	wfd86	259869.897	727242.261
wfd44	261016.880	728592.797	wfd87	259872.328	727196.299
wfd43	261031.618	728611.228	wfd88	259857.226	727160.219
wfd45	260990.594	728573.659	wfd89	259818.899	727133.632
wfd46	260957.978	728525.190	wfd90	259760.446	727103.257
wfd48	260905.678	728485.204	wfd91	259737.862	727099.353
wfd47	260931.483	728499.271	wfd92	259704.014	727121.314
wfd49	260861.979	728481.941	wfd93	259685.403	727113.755
wfd50	260851.520	728455.641	wfd94	259664.341	727083.889
wfd51	260815.937	728465.876	wfd95	259635.884	727074.728
wfd52	260781.425	728452.552	wfd96	259591.110	727097.994
wfd53	260764.613	728429.393	wfd97	259531.643	727135.170
wfd54	260735.874	728409.418	wfd98	259482.568	727155.254
wfd55	260694.833	728383.109	wfd99	259463.569	727175.020
wfd56	260657.829	728368.286	wfd100	259442.900	727222.747
wfd57	260593.526	728336.190	wfd101	259419.220	727252.076
wfd58	260549.822	728304.452	wfd102	259371.385	727260.237
wfd59	260502.345	728250.256	wfd103	259321.326	727271.884
wfd60	260486.830	728191.748	wfd104	259285.738	727293.166
wfd61	260471.407	728133.521	wfd105	259239.821	727362.061
wfd62	260455.195	728093.811	wfd106	259177.510	727417.248
wfd63	260409.110	728061.638	wfd107	259120.453	727451.129
wfd64	260360.074	728037.321	wfd108	259068.305	727459.025
wfd65	260323.779	728007.477	wfd109	259035.930	727471.071
wfd66	260291.335	727988.340	wfd110	258960.846	727472.245
wfd67	260259.792	727961.476	wfd111	258874.807	727462.741
wfd68	260242.527	727945.416	wfd112	258833.623	727466.055
wfd69	260202.098	727925.891	wfd113	258771.184	727461.354
wfd70	260162.902	727915.886	wfd114	258731.225	727511.448
wfd71	260122.159	727887.876	wfd115	258696.493	727554.889
wfd72	260097.638	727842.442	wfd116	258670.366	727570.805
wfd73	260109.340	727793.512	wfd117	258651.243	727537.318
wfd74	260103.548	727768.020	wfd118	258634.119	727502.426
wfd75	260163.083	727715.833	wfd119	258586.779	727508.922
wfd76	260169.973	727663.680	wfd120	258543.519	727528.662
wfd77	260163.253	727606.122	wfj1	259217.721	727982.379
wfd78	260164.597	727545.432	wfj2	259187.379	727960.328
wfd79	260130.937	727514.841	wfj3	259145.662	727995.200
wfd80	260079.915	727486.701	wfj4	259129.837	728030.443
wfd81	260034.888	727475.301	wfj5	259151.255	728061.187
wfd82	259982.210	727463.823	wfj6	259190.793	728075.442
wfd83	259941.685	727418.495	wfj7	259222.657	728058.678
wfd84	259919.778	727365.769	wfj8	259233.558	728012.689
			wfd74	260103.548	727768.020

solutions
Integrated Planning
Engineering & Management, LLC
303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
3003 Merritt Mill Road
Salisbury, MD 21804
T. 410.572.8833
www.solutionsipem.com

Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION
1	4/3/20	REVISIONS PER AGENCY REVIEW LETTER DATED APRIL 2, 2020.

RECORD PLAN C
for
FOUR SEASONS AT BELLE TERRE PHASE 2
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Date:	1/28/20
Job Number:	G17048
Scale:	AS NOTED
Drawn By:	ML
Designed By:	JRE
Approved By:	BMH

Sheet No.: 5

File Name: 15020-p2-plat-cover

Axiom Engineering, L.L.C.
18 Chestnut Street
Georgetown, DE 19947
(302) 855-0810
Fax: 855-0812
a□iom□ a□eng.□om
www.a□eng.□om

CONFIDENTIAL LETTER OF TRANSMITTAL

TO: Jamie Whitehouse, Acting Director
COMPANY: Sussex County Planning and Zoning
ADDRESS: 2 The Circle
Georgetown, DE 19947
RE: **0040-0601 Johnsonville Subdivision 2006-9**

FROM: Ken Christenbury
DATE: 3/10/20
CC:

- [ ] For Review
- [ ] For Your Use
- [x] For Approval
- [ ] As Requested
- [ ] Please Return When Finished

Shipped Via:

- [x] Hand Delivery
- [ ] Overnight
- [ ] US Postal Service

Quantity	Date	Description
.pdf	11/30/2016	Ammended Subdivision Plan C-1, C-2, C-3, C-10 & C-11
.pdf	5/16/2016	PB 230 - PG 75 Subdivision 2006-9 Johnsonville
.pdf	10/29/2019	Lots 3 & 4 Septic Site Plan
.pdf	3/10/2020	Cover Letter

NOTES / COMMENTS:

Please advise if hard copies or any additional data are required to schedule this for the Planning & Zoning Commission review.

Thanks,
Ken

Signature: ____________________

AXIOM ENGINEERING L.L.C.

18 C□estnut Street
Georgetown, DE 1□□□7
www.a□eng.□om

P□one: □02 855-0810
Fa□: □02 855-0812
E-mail: a□iom□ a□eng.□om

March 10, 2020

Sussex County Planning and Zoning
2 The Circle, PO Box 417
Georgetown, DE 19947
Attn: Jamie Whitehouse, AICP – Acting Director

RE: Subdivision 2006-9 Johnsonville

Dear Mr. Whitehouse:

On May 16, 2016, Subdivision 2006-9 was recorded in Plat Book 230- PG 75 (copy attached). The record plan indicates a Forest Conservation Easement on multiple lots to attempt to buffer the open space from the residential lots. Ashburn Homes acquired Johnsonville from the original developer with this restriction and has been attempting to work within the confines identified on the Record Plan, however, the forest conservation easements as approved leaves little to no room for patios, decks, sheds or swimming pools often desired by those purchasing a large rural lot (see attached Lot 3 & 4 septic site plan). Subdivision 2006-9 is a standard subdivision with a minimum lot size of ¾ acre, therefore the ordinance does <u>not</u> require a superior design. The builder is requesting a reduction in the forest conservation easements indicated on the approved plan. This forest conservation easement reduction affects lots 2 - 16 (Plan sheets C-2, C-10 & C-11). In no case is the 20' perimeter buffer affected by this amendment request.

In addition to the revision to the forest conservation easement, the builder proposes construction of a masonry monument sign at the entrance to the subdivision, and is requesting approval of a 750 sq. ft. easement on Lot 22 to allow installation and perpetual maintenance for the sign (Plan sheet C-10).

51% ownership is required to amend a recorded subdivision plan. At this time, the applicant owns all of the lots in the project, but does have one under contract. Please notify me if any additional data is required to schedule this amendment for Planning & Zoning Commission review.

Sincerely,

Kenneth R. Christenbury, P.E.
President, Axiom Engineering, LLC

CC: Jordan Ashburn, Ashburn at Johnsonville, LLC

EXCELLENCE IN ENGINEERING

PROJECT #: 19-426

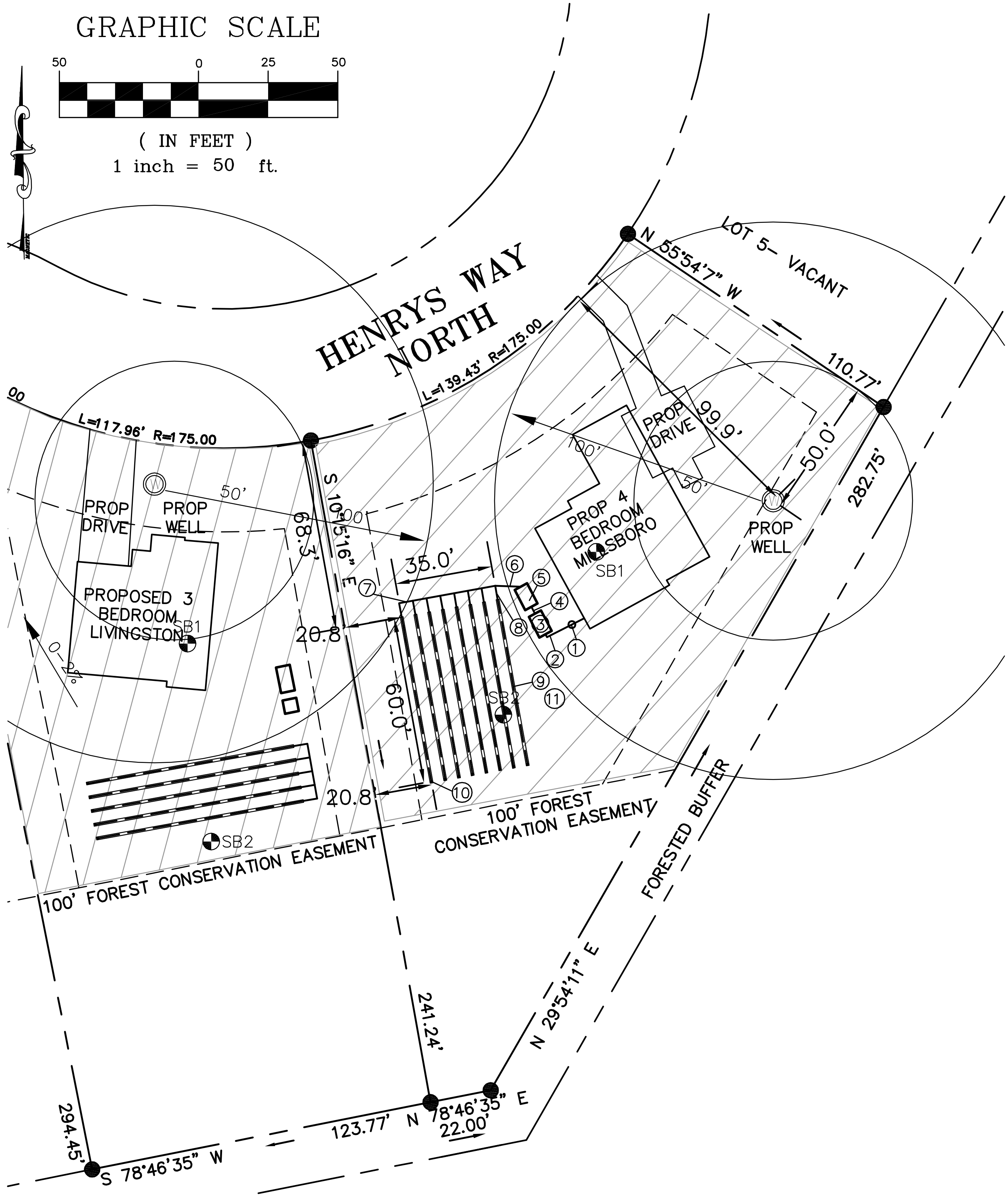
DATE: 10/29/2019

TAX MAP#:234-21.00-397.00

NOTE: CONTACT SYSTEM DESIGNER IF SITE CONDITIONS CHANGE.

COTTEN ENGINEERING LLC

CIVIL ENGINEERING, PLANNING AND MANAGEMENT CONSULTANTS
10087 CONCORD RD SEAFORD, DE 19973
PHONE/FAX (302) 628-9164



DESIGN BASED UPON LOT DIMENSIONS PROVIDED BY CLIENT AND FROM APROVED SITE EVALUATION BY BRUCE BAGLEY. COTTEN ENGINEERING DID NOT PERFORM A SURVEY OF THIS PROPERTY.

OWNER'S/AUTHORIZED AGENT SIGNATURE: ______________________ DATE: ____________

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

PHASING NOTES:

PHASE 1A: LOTS 1-13, 22
PHASE 1B: LOTS 21
PHASE 2: LOTS 14-20
PHASE 3: LOTS 23-32

1. UPON THE APPLICATION OF THE 5TH BUILDING PERMIT WITHIN PHASE 1, THE HENRY WAY NORTH ENTRANCE IMPROVEMENTS SHALL BEGIN CONSTRUCTION.

2. UPON APPLICATION OF THE 15TH BUILDING PERMIT WITHIN PHASE 1, THE HENRY WAY NORTH ENTRANCE MUST BE CONSTRUCTED UP TO THE PLACEMENT OF THE TYPE B WARM MIX. THIS SHALL INCLUDE BUT NOT BE LIMITED TO DRAINAGE (OPEN AND CLOSED). NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL IT IS DETERMINED BY DELDOT THAT THE ENTRANCE HAS BEEN SATISFACTORY COMPLETED FOR PHASE 1.

3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, IF THE ENTRANCE HAS NOT BEEN COMPLETED AND FINAL ACCEPTANCE, THE ENTRANCE MUST BE CONSTRUCTED UP TO THE PLACEMENT OF THE TYPE B WARM MIX AND SHALL INCLUDE BUT NOT BE LIMITED TO DRAINAGE ALONG SCR 296.

4. UPON THE APPLICATION OF THE 20TH BUILDING PERMIT WITHIN PHASES 1 & 2, THE HENRY WAY SOUTH ENTRANCE, AND THE ROADWAY IMPROVEMENTS SHALL BEGIN CONSTRUCTION.

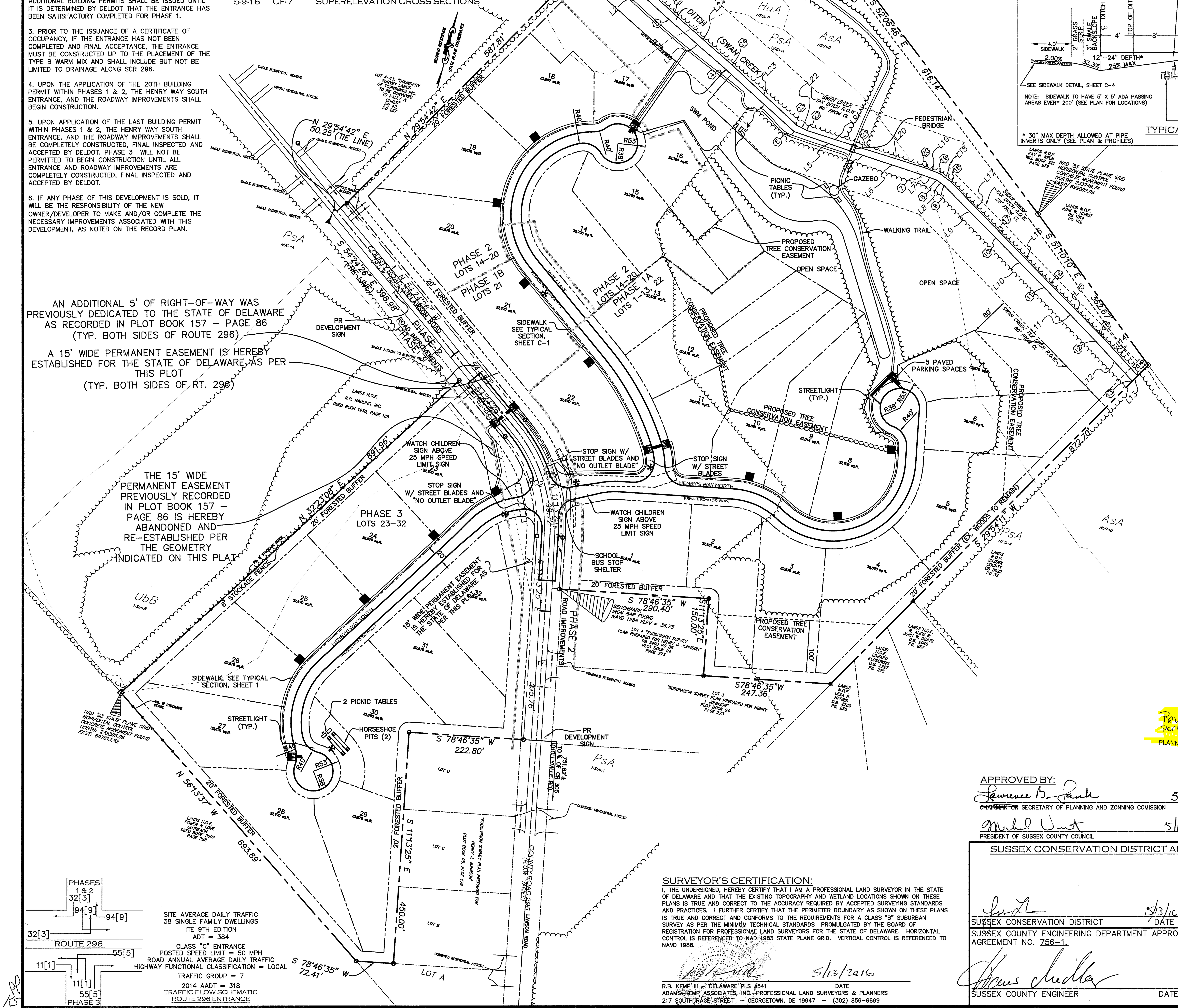
5. UPON APPLICATION OF THE LAST BUILDING PERMIT WITHIN PHASES 1 & 2, THE HENRY WAY SOUTH ENTRANCE, AND THE ROADWAY IMPROVEMENTS SHALL BE COMPLETELY CONSTRUCTED, FINAL INSPECTED AND ACCEPTED BY DELDOT. PHASE 3 WILL NOT BE PERMITTED TO BEGIN CONSTRUCTION UNTIL ALL ENTRANCE AND ROADWAY IMPROVEMENTS ARE COMPLETELY CONSTRUCTED, FINAL INSPECTED AND ACCEPTED BY DELDOT.

6. IF ANY PHASE OF THIS DEVELOPMENT IS SOLD, IT WILL BE THE RESPONSIBILITY OF THE NEW OWNER/DEVELOPER TO MAKE AND/OR COMPLETE THE NECESSARY IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT, AS NOTED ON THE RECORD PLAN.

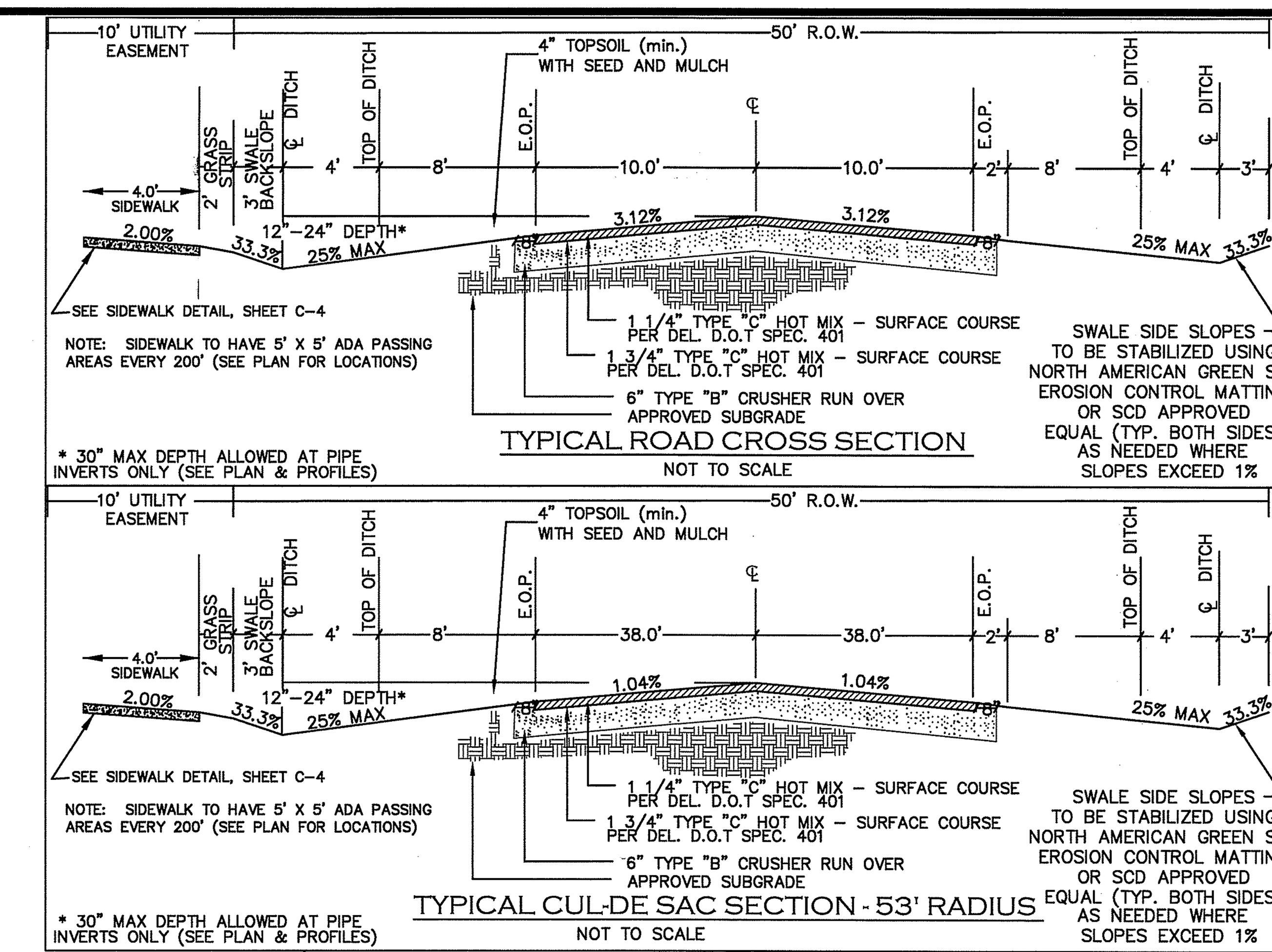
SHEET INDEX:

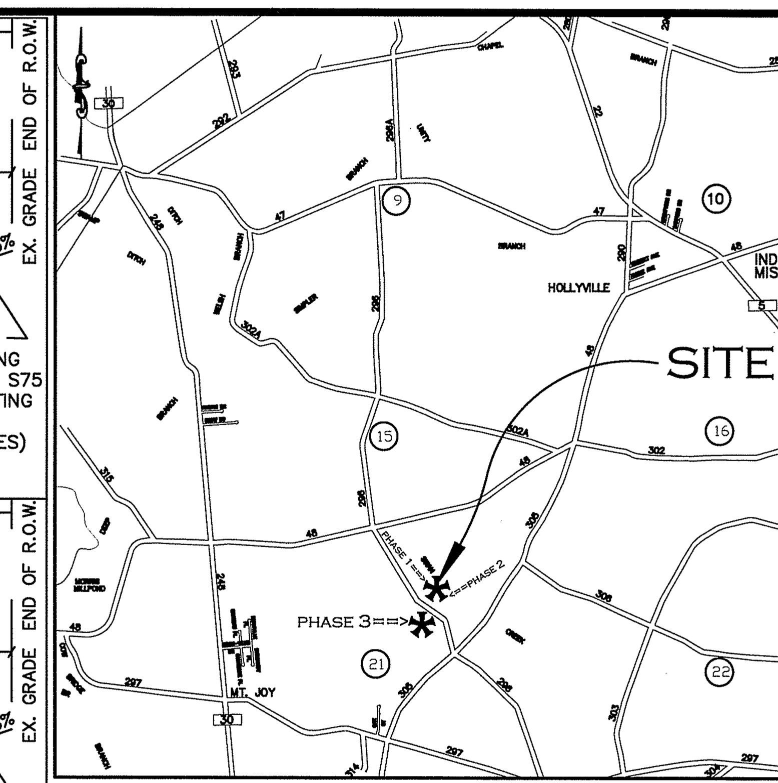
17202

BK: 230 PG: 75



SITE AVERAGE DAILY TRAFFIC
38 SINGLE FAMILY DWELLINGS
ITE 9TH EDITION
ADT = 384
CLASS "C" ENTRANCE
POSTED SPEED LIMIT = 50 MPH
ROAD ANNUAL AVERAGE DAILY TRAFFIC
HIGHWAY FUNCTIONAL CLASSIFICATION = LOCAL
TRAFFIC GROUP = 7
2014 AADT = 318
TRAFFIC FLOW SCHEMATIC
ROUTE 296 ENTRANCE





VICINITY MAP
SCALE: 1" = 1 MILE

NOTES:

1) FORESTED BUFFERS, STREETS, SIDEWALKS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.

2) ALL ACCESS FOR LOTS WITHIN THE SUBDIVISION SHALL BE FROM INTERNAL SUBDIVISION STREETS. NO DIRECT ACCESS FOR THE LOTS WILL BE PERMITTED FROM SCR296.

3) BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0325 K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

4) THE BOUNDARY, TOPOGRAPHIC AND WETLAND LOCATION INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A PERIMETER SURVEY PREPARED BY ADAMS KEMP ASSOCIATES, INC. AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C...

5) ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.

6) THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.

7) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, SEE SHEET C-4.

8) 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 FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. 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.

9) THE PROJECT SITE IS THE SUBJECT OF AN ON-SITE WASTEWATER DISPOSAL FEASIBILITY STUDY PREPARED BY DELAWARE ENVIRONMENTAL, INC. THE FEASIBILITY STUDY HAS RECEIVED APPROVAL FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL - WATER RESOURCES DIVISION.

10) NO LANDSCAPING SHALL BE PLACED IN THE SIGHT DISTANCE PERMANENT EASEMENT AREA.

11) ALL TRAFFIC SIGNS TO BE PLACED WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE INSTALLED ON BREAKAWAY POSTS.

12) PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE MAINTAINENCE EASEMENT FOR THE SWAN CREEK TAX DITCH. TAX DITCH R.O.W. INDICATED ON THESE PLANS WAS APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) -DRAINAGE SECTION, AND RECORDED IN THE PROTHONOTARY OF SUSSEX COUNTY ON MARCH 16, 2009. DRAINAGE IMPROVEMENTS INDICATED ON THESE PLANS HAVE BEEN APPROVED BY DNREC. ANY FURTHER CONSTRUCTION OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY IS SUBJECT TO THE REVIEW AND APPROVAL OF DNREC-DRAINAGE SECTION.

13) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED AS AN ACTIVE BORROW PIT THAT MAY HAVE VIBRATION, TRUCK TRAFFIC AND DUST ASSOCIATED WITH IT. THE USE AND ENJOYMENT OF THIS LAND IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE, WHICH MAY RESULT FROM SUCH ACTIVITIES OR USES.

14) WETLANDS DELINEATIONS WERE COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND FIELD LOCATED BY ADAMS KEMP ASSOCIATES, INC.

15) FOREST BUFFER WAS PREPARED BY FORESTRY SOLUTIONS, INC. BY TIMOTHY A KADEN, CERTIFIED FORESTER #834

APPROVED
Revised Final Subdivision Plan
Per PC mtg 8/13/15 JMC
SUSSEX COUNTY 5/25/16
PLANNING & ZONING COMMISSION
5pg

SITE DATA

PROPOSED USE	DETACHED SINGLE FAMILY DWELLINGS
EXISTING ZONING	AR-1
PROPOSED ZONING	AR-1
TOTAL AREA	42.11 AC.
LOTS PERMITTED	32
LOTS PROPOSED	32
DENSITY	0.76 DU./AC.
REQUIRED LOT SIZE (MIN.):	
WIDTH	100'
DEPTH	100'
AREA	32,670 SQ. FT. (0.50 AC.)
REQUIRED SETBACKS (MIN.):	
FRONT	30'
SIDE	15'
REAR	20'
WATER SUPPLY	INDIVIDUAL LOT WELLS
SEWAGE DISPOSAL	INDIVIDUAL LOT SEPTIC SYSTEMS

SITE DATA-

PHASE 1 (LOTS 1-10) & PHASE 2 (LOTS 11-22):

TOTAL AREA	31.62 AC.	
LOT AREA	17.84± AC.	
LOT AREA IN FOREST CONSERVATION	3.71± AC.	
STREET R.O.W. AREA	2.35± AC.	
DELDOT DEDICATION	0.10± AC.	
COMMON AREA (SWM & OPEN SPACE)	11.33± AC.	
404 WETLANDS		0.43± AC.
FOREST TO REMAIN		7.79± AC.
FOREST BUFFER TO BE PLANTED		0.90± AC.
STORMWATER MANAGEMENT		0.87± AC.
BIKE PATH EASEMENT		0.28± AC.
OTHER OPEN SPACE		1.06± AC.

PHASE 3 (LOTS 23-32):

TOTAL AREA	10.49 AC.	
LOT AREA	7.50± AC.	
STREET R.O.W. AREA	1.04± AC.	
DELDOT DEDICATION	0.09± AC.	
COMMON AREA (SWM & OPEN SPACE)	1.86± AC.	
PLANTED FOREST BUFFER		1.32± AC.
STORMWATER MANAGEMENT		0.11± AC.
BIKE PATH EASEMENT		0.23± AC.
RECREATION AREA		0.20± AC.

SOILS INFORMATION:

1. AsA - Askecksy loamy sand, 0 to 2 percent slopes
2. PsA - Pepperbox-Rosedale complex, 0 to 2 percent slopes
3. UbB - Udorthents, borrow area, 0 to 5 percent slopes
4. HuA - Hurlock loamy sand, 0 to 2 percent slopes

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON OTHER THAN THE PROPERTY BOUNDARY, WETLANDS LOCATION AND EXISTING TOPOGRAPHY, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF SUBDIVIDED LANDS.

5/12/16

KENNETH R. CHRISTENBURY, P.E. - DE. LICENSE No. 11553 DATE

OWNER'S CERTIFICATION:

I HEREBY CERITFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE SUBDIVISION SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE RECORDED AND DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.
I HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBING ACTIVITIES WILL HAVE A SEDIMENT AND STORMWATER MANAGEMENT CERTIFICATION FROM THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON SITE INSPECTIONS BY STATE OF DELAWARE, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL COMPLIANCE PERSONNEL AND/OR AUTHORIZED AGENTS.

5/12/16

ASHBURN AT JOHNSONVILLE, LLC - C/O ANTOINE ASHBURN DATE
872 WALKER ROAD, SUITE A
DOVER, DE 19904
302-363-1025 TONY@ASHBURNHOMES.NET

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE EXISTING TOPOGRAPHY AND WETLAND LOCATIONS SHOWN ON THESE PLANS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. I FURTHER CERTIFY THAT THE PERIMETER BOUNDARY AS SHOWN ON THESE PLANS IS TRUE AND CORRECT AND CONFORMS TO THE REQUIREMENTS FOR A CLASS "B" SUBURBAN SURVEY AS PER THE MINIMUM TECHNICAL STANDARDS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR THE STATE OF DELAWARE. HORIZONTAL CONTROL IS REFERENCED TO NAD 1983 STATE PLANE GRID. VERTICAL CONTROL IS REFERENCED TO NAVD 1988.

5/13/2016

R.B. KEMP III - DELAWARE PLS #541 DATE
ADAMS-KEMP ASSOCIATES, INC.-PROFESSIONAL LAND SURVEYORS & PLANNERS
217 SOUTH RACE STREET - GEORGETOWN, DE 19947 - (302) 856-6699

APPROVED BY:

5.25.16
~~CHAIRMAN OR~~ SECRETARY OF PLANNING AND ZONNING COMISSION DATE

5/17/16
PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

SUSSEX CONSERVATION DISTRICT APPROVAL:

5/13/16
SUSSEX CONSERVATION DISTRICT DATE

SUSSEX COUNTY ENGINEERING DEPARTMENT APPROVAL
AGREEMENT NO. 756-1.

5/13/14
SUSSEX COUNTY ENGINEER DATE

LEGEND

EX. PROPERTY LINE
PROPOSED SUBDIVISION LINE
EX. ADJACENT PROPERTY LINES
WETLANDS FLAG NUMBER
EX. 404 WETLANDS
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
EX. BUILDING RESTRICTION LINES
EX. ROAD CENTERLINE
EX. EASEMENT
EX. BUILDING
EX. SWALE
EX. SIDEWALK
EX. CURB
EX. STORM SEWER
EX. SANITARY SEWER
EX. WOODS LINE
EX. WATER LINE
EX. WELL
TRAFFIC SIGN
EX. ZONING BOUNDARY
EX. FENCE
EX. SPOT ELEVATION
PR. DELDOT ENTRANCE PAVING
PR. ROTOMILL 1 1/4" & OVERLAY
SOIL BORING
TEST PIT
EX. STREAM
DRAINAGE DIVIDES
TIME OF CONCENTRATION

IRON PIPE FOUND
CONCRETE MONUMENT FOUND
IRON BAR FOUND
IRON BAR SET
BENCHMARK
FEMA FLOODPLAIN BOUNDARY
STATE (TIDAL) WETLANDS
PR. CONTOUR
PR. BUILDING RESTRICTION LINES
PR. ROAD CENTERLINE
PR. EASEMENT
PR. BUILDING
5'x5' ADA SIDEWALK PASSING AREA
PR. SWALE
PR. SIDEWALK
5'x5' ADA SIDEWALK W/ DETECTABLE WARNINGS AT EDGE OF PAVEMENT
PR. CURB
PR. STORM SEWER CL
PR. SANITARY SEWER
PR. WOODS LINE
PR. WATER LINE
PR. WELL
EX. ELECTRIC LINES UTILITIES
EX. UTILITY POLES/LIGHT POLES
PROPOSED LIGHT POLES
PARKING SPACE COUNTS
PR. SPOT ELEVATION
PROPOSED DRAINAGE FLOW
ROCK OUTLET PROTECTION
CONSTRUCTION ENTRANCE
LIMIT OF DISTURBANCE
SILT FENCE

REV	DESCRIPTION OF REVISION	REVISED BY/DATE
15	REVISE SIDEWALK PER DELDOT COMMENTS	KRC
14	ADD DRAINAGE EASEMENT PER DELDOT COMMENTS	KRC
13	RESPONSE TO DELDOT COMMENTS	KRC

RECORD PLAN AND CONSTRUCTION PLAN INDEX SHEET

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: (302) 855-0812
EMAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 100'

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

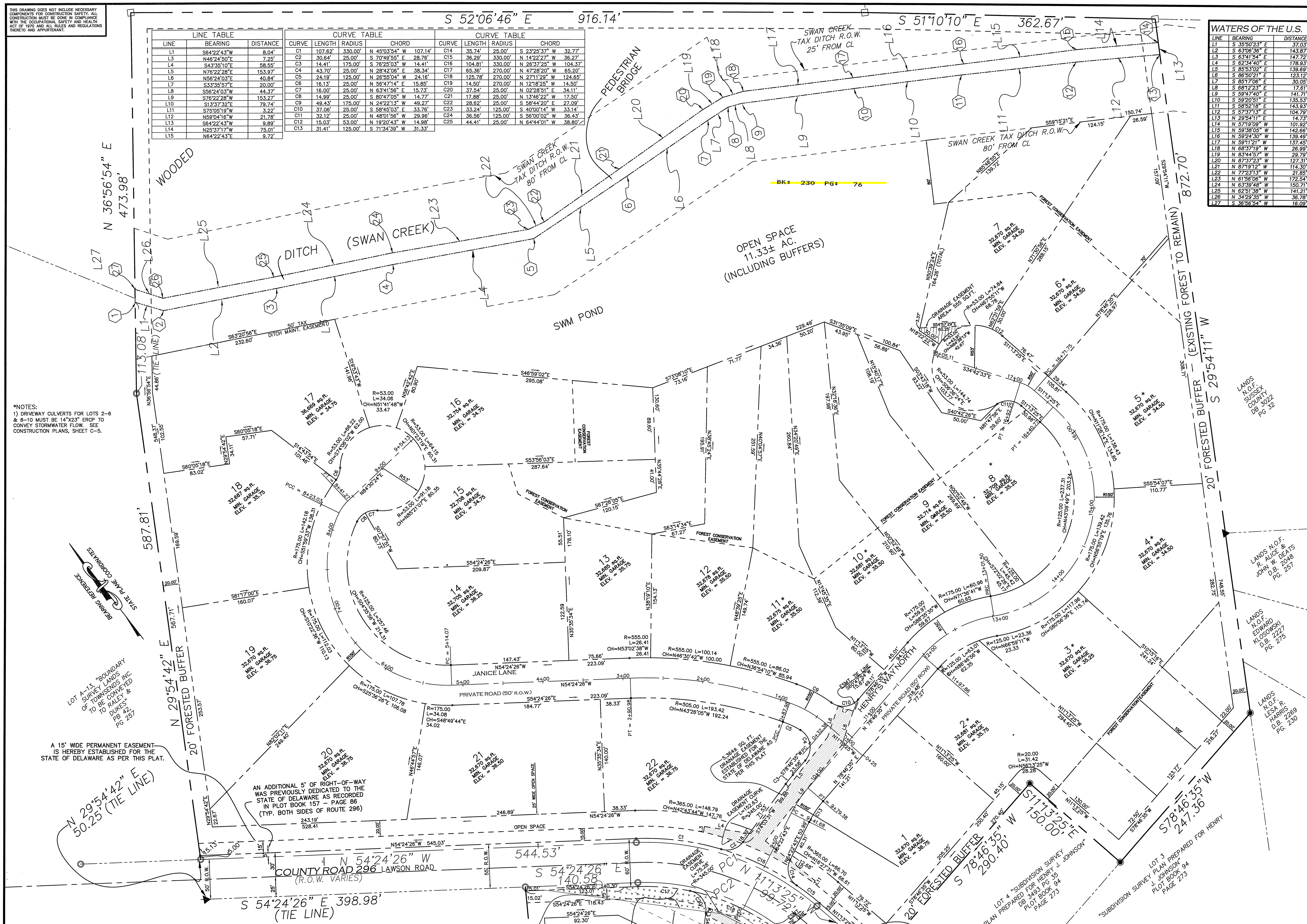
KENNETH R. CHRISTENBURY REGISTERED No. 11553 DELAWARE PROFESSIONAL ENGINEER
SEAL

PROJECT NO: 0040-0601
DRAWING: C-1
SHEET: 1 OF 13

2006-39

D:273

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°22'43"W	8.04'
L3	N46°24'50"E	7.25'
L4	S43°35'10"E	58.55'
L5	N76°22'28"E	153.97'
L6	N56°24'03"E	40.84'
L7	S33°35'57"E	20.00'
L8	S56°24'03"W	44.37'
L9	S76°22'28"W	153.27'
L10	S13°37'32"E	79.74'
L11	S75°05'19"W	3.22'
L12	N59°04'16"W	21.78'
L13	S64°22'43"W	9.89'
L14	N25°37'17"W	75.01'
L15	N64°22'43"E	9.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	107.62'	330.00'	N 45°03'54" W 107.14'
C2	30.64'	25.00'	S 70°49'55" E 28.76'
C3	14.41'	175.00'	S 76°25'03" W 14.41'
C4	43.70'	25.00'	N 28°42'06" E 38.34'
C5	24.19'	125.00'	N 26°55'04" W 24.16'
C6	16.13'	25.00'	N 56°47'14" E 15.85'
C7	16.00'	25.00'	N 63°41'56" E 15.73'
C8	14.99'	25.00'	S 80°47'05" W 14.77'
C9	49.43'	175.00'	N 24°22'13" W 49.27'
C10	37.06'	25.00'	S 58°45'03" E 33.76'
C11	32.12'	25.00'	N 48°01'56" W 29.96'
C12	15.03'	53.00'	N 19°20'43" W 14.98'
C13	31.41'	125.00'	S 71°34'39" W 31.33'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C14	35.74'	25.00'	S 23°25'37" W 32.77'
C15	36.29'	330.00'	N 14°22'27" W 36.27'
C16	104.81'	330.00'	N 26°37'25" W 104.37'
C17	65.36'	270.00'	N 47°28'20" W 65.20'
C18	125.78'	270.00'	N 27°11'29" W 124.65'
C19	14.50'	270.00'	N 12°18'25" W 14.50'
C20	37.54'	25.00'	N 02°28'51" E 34.11'
C21	17.88'	25.00'	N 13°46'22" W 17.50'
C22	28.62'	25.00'	S 58°44'20" E 27.09'
C23	33.24'	125.00'	S 40°00'14" W 33.14'
C24	36.56'	125.00'	S 56°00'02" W 36.43'
C25	44.41'	25.00'	N 64°44'01" W 38.80'

WATERS OF THE U.S.		
LINE	BEARING	DISTANCE
L1	S 35°50'23" E	37.03'
L2	S 63°06'36" E	143.87'
L3	S 63°41'54" E	147.72'
L4	S 62°34'40" E	178.93'
L5	S 85°53'02" E	139.69'
L6	S 86°50'21" E	123.12'
L7	S 85°17'06" E	30.05'
L8	S 68°12'23" E	17.61'
L9	S 59°47'40" E	141.71'
L10	S 59°20'51" E	135.53'
L11	S 58°52'18" E	143.93'
L12	S 57°37'13" E	104.79'
L13	N 29°54'11" E	14.73'
L14	N 57°19'09" W	101.92'
L15	N 59°38'05" W	142.66'
L16	N 59°24'30" W	139.49'
L17	N 59°11'21" W	137.45'
L18	N 68°37'19" W	26.99'
L19	N 83°44'57" W	29.79'
L20	N 87°37'23" W	127.31'
L21	N 87°19'12" W	114.30'
L22	N 77°23'13" W	21.85'
L23	N 61°56'06" W	172.54'
L24	N 63°39'48" W	150.71'
L25	N 62°51'38" W	141.21'
L26	N 34°29'35" W	36.78'
L27	S 36°56'54" W	16.09'

*NOTES:
1) DRIVEWAY CULVERTS FOR LOTS 2-6 & 8-10 MUST BE 14"X23" ERCP TO CONVEY STORMWATER FLOW. SEE CONSTRUCTION PLANS, SHEET C-5.

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
15	REVISE SIDEWALK PER DELDOT COMMENTS	KRC 5/9/16	KRC 5/9/16
14	ADD DRAINAGE EASEMENT PER DELDOT COMMENTS	KRC 4/18/16	KRC 4/18/16
13	RESPONSE TO DELDOT COMMENTS	KRC 4/8/16	KRC 4/8/16
12	RESPONSE TO DELDOT COMMENTS	KRC 1/11/16	KRC 1/11/16
11	SUBMITTAL TO SUSSEX COUNTY ENGINEERING DEPT.	MAV 8/28/15	KRC 8/28/15
10	SIDEWALK REVISIONS	MAV 8/5/15	KRC 8/5/15
9	REVISED PER DELDOT	MAV 7/21/15	KRC 7/21/15
8	REVISED PER P&Z COMMENTS	CDM 1/4/11	KRC 1/4/11
7	REVISED PER AGENCY COMMENTS	CDM 9/08/10	KRC 9/08/10
6	REVISED PER NEW LOT LAYOUT	KRC 6/17/10	KRC 6/17/10
5	RESPONSE TO P & Z COMMENTS	KRC 1/23/09	KRC 1/23/09
4	RESPONSE TO P & Z COMMENTS	KRC 1/9/09	KRC 1/9/09
3	RELOCATE GAZEBO PER DNREC	KRC 12/4/08	KRC 12/4/08
2	REVISED PER AGENCY COMMENTS	KRC 11/13/08	KRC 11/13/08
1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

RECORD PLAN
JOHNSONVILLE SUBDIVISION
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
EMAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 50'

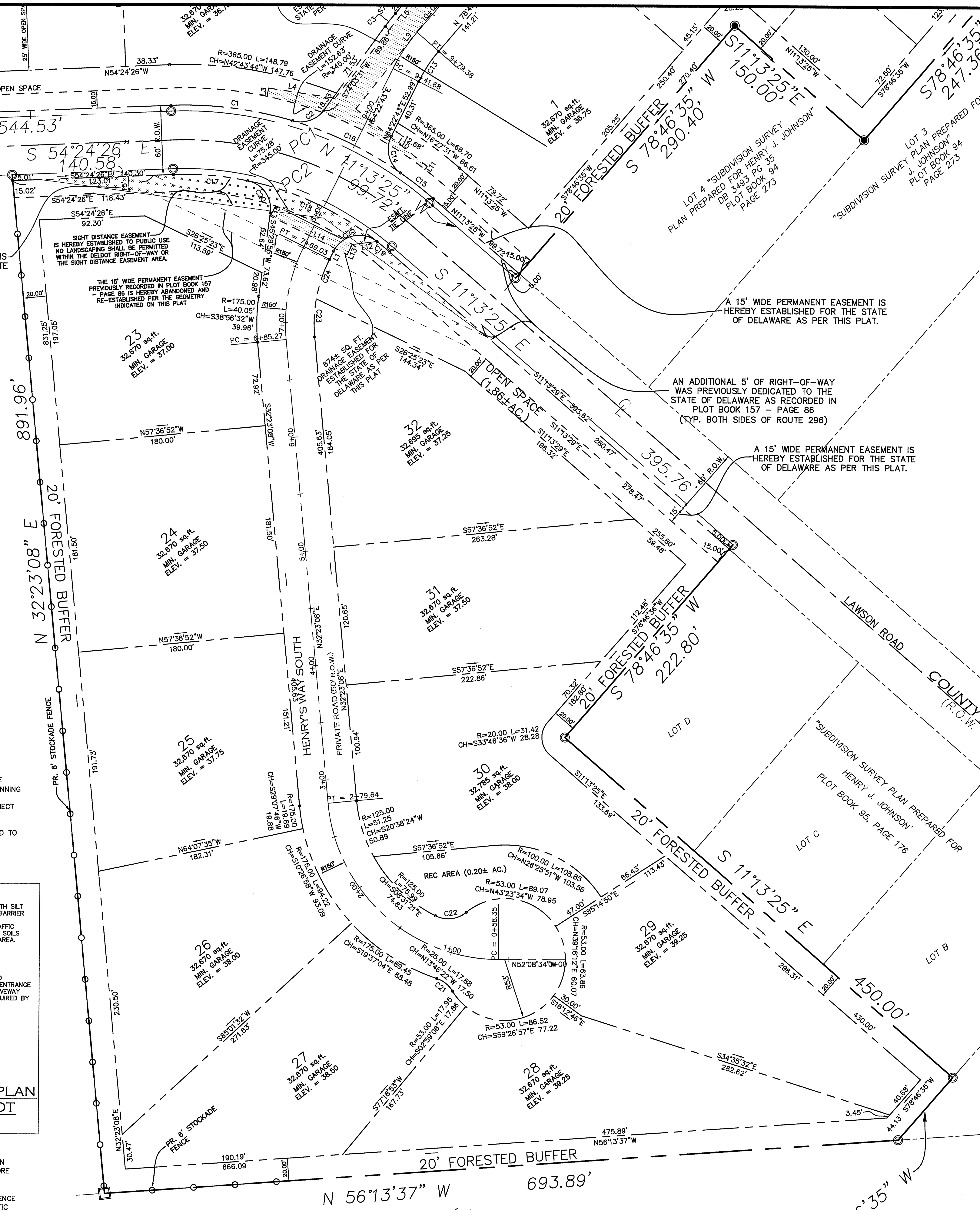
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

KENNETH R. CHRISTENBURY REGISTERED No. 11553 PROFESSIONAL ENGINEER DELAWARE
SEAL

PROJECT NO: 0040-0601
DRAWING: C-2
SHEET: 2 OF 13

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

BK: 230 PG: 77



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°22'43"W	8.04'
L3	N46°24'50"E	7.25'
L4	S43°35'10"E	58.55'
L5	N76°22'28"E	153.97'
L6	N56°24'03"E	40.84'
L7	S33°35'57"E	20.00'
L8	S56°24'03"W	44.37'
L9	S76°22'28"W	153.27'
L10	S13°37'32"E	79.74'
L11	S75°05'19"W	3.22'
L12	N59°04'16"W	21.78'
L13	S64°22'43"W	9.89'
L14	N25°37'17"W	75.01'
L15	N64°22'43"E	9.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	107.62'	330.00'	N 45°03'54" W 107.14'
C2	30.64'	25.00'	S 70°49'55" E 28.76'
C3	14.41'	175.00'	S 76°25'03" W 14.41'
C4	43.70'	25.00'	N 28°42'06" E 38.34'
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CURVE	LENGTH	RADIUS	CHORD
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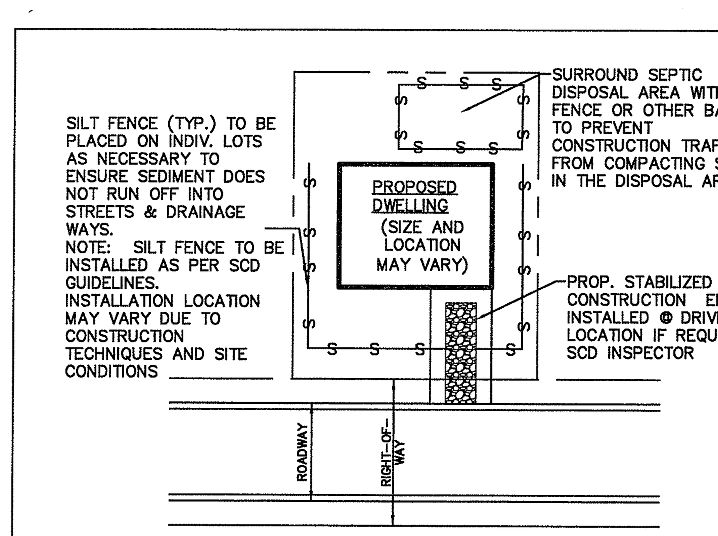
C24	36.56'	125.00'	S 56°00'02" W 36.43'
C25	44.41'	25.00'	N 64°44'01" W 38.80'

PERIMETER BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
PC1	325.00'	43°11'01"	244.95'	239.19'	N 32°48'55" W
PC2	275.00'	43°11'01"	207.27'	202.40'	S 32°48'55" E

LANDSCAPE NOTE:

ANY CHANGES TO THE FORESTED BUFFER SHALL BE SUBMITTED TO THE DELAWARE DEPARTMENT OF AGRICULTURE (302) 698-4500 & THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.
LANDSCAPE BUFFER ALONG THE ROUTE 296 FRONTAGE SHALL BE SUBJECT TO SIGHT DISTANCE REVIEW BY THE DELAWARE DEPARTMENT OF TRANSPORTATION. ALL LANDSCAPING SHALL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED TO PROVIDE REQUIRED MAINTENANCE.



EROSION & SEDIMENT CONTROL PLAN FOR TYPICAL SINGLE FAMILY LOT

NOT TO SCALE

LOT GRADING NOTES:

1) NO LOT GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION AND SEDIMANT CONTROL PLAN SHEETS SHALL OCCUR BEFORE DNREC APPROVAL OF AN ON-SITE WASTEWATER DISPOSAL (SEPTIC) SITE EVALUATION.
2) CONTRACTOR TO SURROUND APPROVED DISPOSAL AREA WITH SILT FENCE OR OTHER DNREC APPROVED BARRIER TO PREVENT CONSTRUCTION TRAFFIC FROM COMPACTING SOILS IN THE PROPOSED DISPOSAL AREA.
3) MIN. FIRST FLOOR ELEVATIONS REFER TO LOWEST FINISHED FLOOR OR GARAGE ELEVATION, WHICHEVER IS LOWER. MINIMUM GRADES REFLECT A 2% SLOPE FROM THE TOP OF ROAD-SIDE SWALE BANK TO THE FINISHED FLOOR AT THE FRONT SETBACK LINE PLUS 0.50'. IF PROPOSED DWELLINGS ARE PLACED FURTHER THAN 30' FROM THE FRONT PROPERTY LINE, A HIGHER FIRST FLOOR ELEVATION MAY BE REQUIRED TO ENSURE POSITIVE DRAINAGE.
4) IN AREAS WHERE FALSE BERMS HAVE BEEN CONSTRUCTED ALONG SUBDIVISION ROADS, FRONT YARDS SHOULD BE FILLED TO ENSURE POSITIVE DRAINAGE.

DELDOT RECORD PLAN NOTES:

1. 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.

2. 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.

3. 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".

4. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

5. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.

6. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.

7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT?S DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY.

RECORD PLAN

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
EMAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

ENGINEER: KRC
DESIGNER: KRC
DRAFTER: KRC
CHECKED BY: KRC
DATE: 8/15/08
TAX MAP: 2-34-21.00-141
SCALE: 1" = 50'

WARNING: IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SEAL

PROJECT NO: 0040-0601
DRAWING: C-3
SHEET: 3 OF 13

REV | DESCRIPTION OF REVISION | REVISED BY/DATE | CHECKED BY/DATE

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
15	REVISE SIDEWALK PER DELDOT COMMENTS	KRC 5/9/16	KRC 5/9/16
14	ADD DRAINAGE EASEMENT PER DELDOT COMMENTS	KRC 4/18/16	KRC 4/18/16
13	RESPONSE TO DELDOT COMMENTS	KRC 4/8/16	KRC 4/8/16
12	RESPONSE TO DELDOT COMMENTS	KRC 1/11/16	KRC 1/11/16
11	SUBMITTAL TO SUSSEX COUNTY ENGINEERING DEPT.	MAV 8/26/15	KRC 8/26/15
10	SIDWEALK REVISIONS	MAV 8/5/15	KRC 8/5/15
9	REVISED PER DELDOT	MAV 7/21/15	KRC 7/21/15
8	REVISED PER P&Z COMMENTS	CDM 1/4/11	KRC 1/4/11
7	REVISED PER AGENCY COMMENTS	CDM 9/08/10	KRC 9/08/10
6	REVISED PER NEW LOT LAYOUT	KRC 6/17/10	KRC 6/17/10
5	RESPONSE TO P & Z COMMENTS	KRC 1/23/09	KRC 1/23/09
4	RESPONSE TO P & Z COMMENTS	KRC 1/9/09	KRC 1/9/09
3	RELOCATE GAZEBO PER DNREC	KRC 12/4/08	KRC 12/4/08
2	REVISED PER AGENCY COMMENTS	KRC 11/13/08	KRC 11/13/08
1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

EROSION AND SEDIMENT CONTROL PLAN

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
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PROJECT NO: 0040-0601

DRAWING: C-10

SHEET: 10 OF 13

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 50'

WARNING

0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

KENNETH R. CHRISTENBURY REGISTERED No. 11553 PROFESSIONAL ENGINEER DELAWARE

5/9/16

SEAL

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

D-273

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
15	REVISE SIDEWALK PER DELDOT COMMENTS	KRC 5/9/16	KRC 5/9/16
14	ADD DRAINAGE EASEMENT PER DELDOT COMMENTS	KRC 4/18/16	KRC 4/18/16
13	RESPONSE TO DELDOT COMMENTS	KRC 4/8/16	KRC 4/8/16
12	RESPONSE TO DELDOT COMMENTS	KRC 1/11/16	KRC 1/11/16
11	SUBMITTAL TO SUSSEX COUNTY ENGINEERING DEPT.	MAV 8/26/15	KRC 8/26/15
10	SIDWEALK REVISIONS	MAV 8/5/15	KRC 8/5/15
9	REVISED PER DELDOT	MAV 7/21/15	KRC 7/21/15
8	REVISED PER P&Z COMMENTS	CDM 1/4/11	KRC 1/4/11
7	REVISED PER AGENCY COMMENTS	CDM 9/08/10	KRC 9/08/10
6	REVISED PER NEW LOT LAYOUT	KRC 6/17/10	KRC 6/17/10
5	RESPONSE TO P & Z COMMENTS	KRC 1/23/09	KRC 1/23/09
4	RESPONSE TO P & Z COMMENTS	KRC 1/9/09	KRC 1/9/09
3	RELOCATE GAZEBO PER DNREC	KRC 12/4/08	KRC 12/4/08
2	REVISED PER AGENCY COMMENTS	KRC 11/13/08	KRC 11/13/08
1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

EROSION AND SEDIMENT CONTROL PLAN

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

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PROJECT NO: 0040-0601

DRAWING: C-11

SHEET: 11 OF 13

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
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KENNETH R. CHRISTENBURY REGISTERED No. 11553 PROFESSIONAL ENGINEER DELAWARE 5/9/16

SEAL

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NOTE:
NO ADDITIONAL CLEARING OR STOCKPILES TO BE UTILIZED WITHOUT APPROVAL FROM AXIOM ENGINEERING, LAUREL OAK CONSULTANTS AND THE SUSSEX CONSERVATION DISTRICT
SURPLUS MATERIAL MAY BE PLACED IN FORESTED BUFFER AREAS AS SHOWN ON THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

PHASING NOTES:

PHASE 1A: LOTS 1-13, 22
PHASE 1B: LOTS 21
PHASE 2: LOTS 14-20
PHASE 3: LOTS 23-32

1. UPON THE APPLICATION OF THE 5TH BUILDING PERMIT WITHIN PHASE 1, THE HENRY WAY NORTH ENTRANCE IMPROVEMENTS SHALL BEGIN CONSTRUCTION.

2. UPON APPLICATION OF THE 15TH BUILDING PERMIT WITHIN PHASE 1, THE HENRY WAY NORTH ENTRANCE MUST BE CONSTRUCTED UP TO THE PLACEMENT OF THE TYPE B WARM MIX. THIS SHALL INCLUDE BUT NOT BE LIMITED TO DRAINAGE (OPEN AND CLOSED). NO ADDITIONAL BUILDING PERMITS SHALL BE ISSUED UNTIL IT IS DETERMINED BY DELDOT THAT THE ENTRANCE HAS BEEN SATISFACTORY COMPLETED FOR PHASE 1.

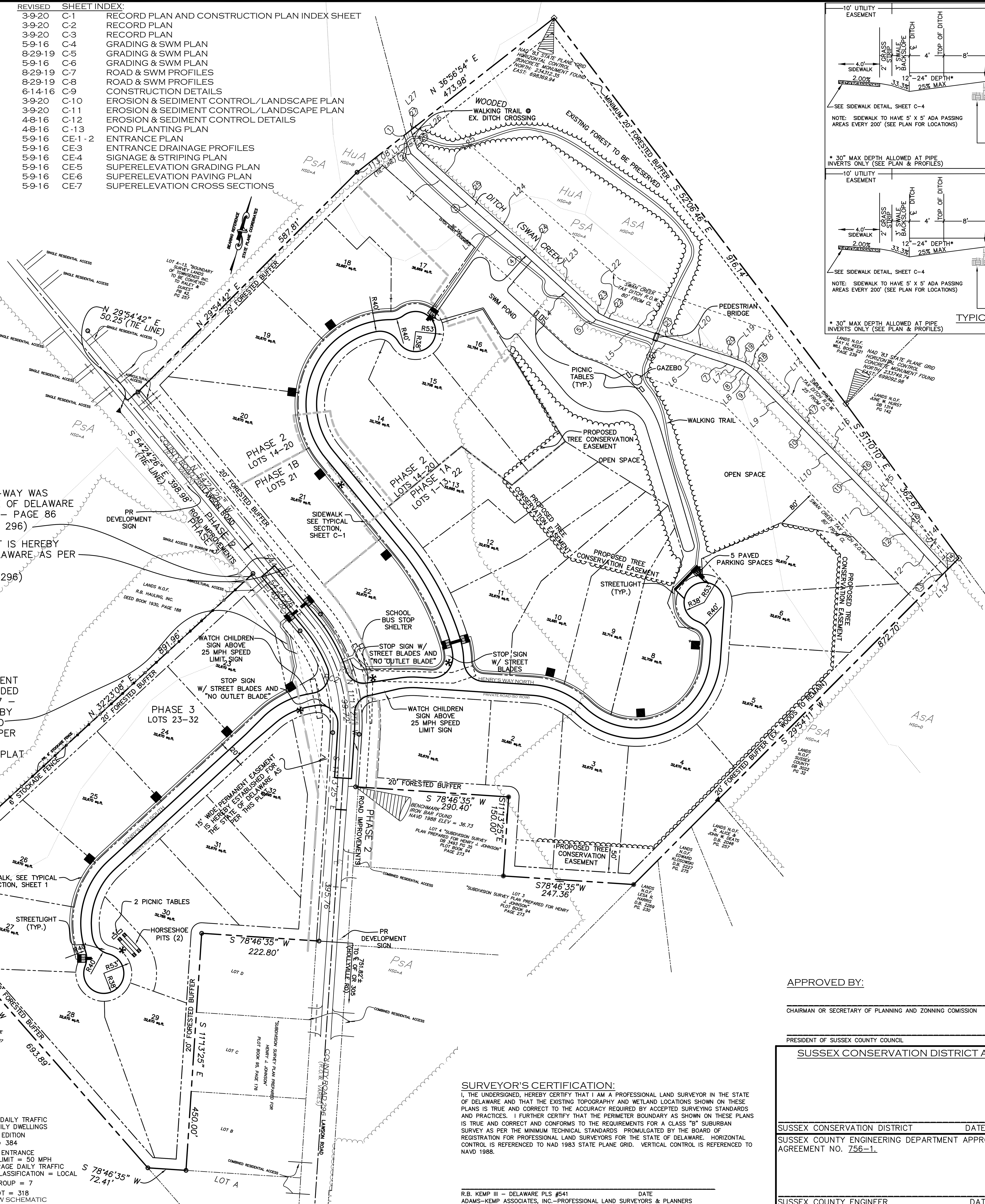
3. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, IF THE ENTRANCE HAS NOT BEEN COMPLETED AND FINAL ACCEPTANCE, THE ENTRANCE MUST BE CONSTRUCTED UP TO THE PLACEMENT OF THE TYPE B WARM MIX AND SHALL INCLUDE BUT NOT BE LIMITED TO DRAINAGE ALONG SCR 296.

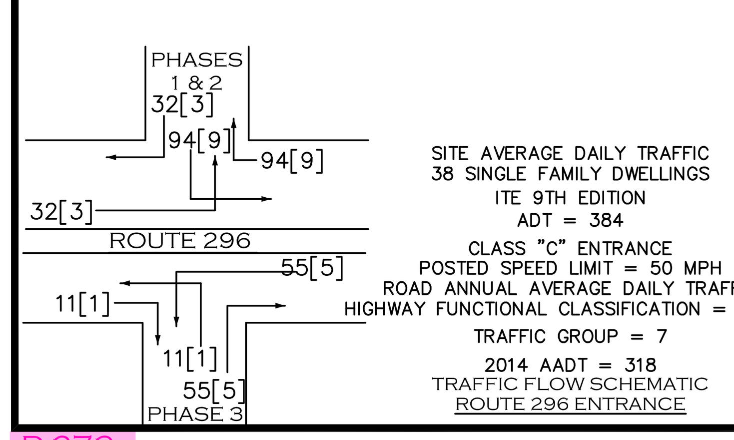
4. UPON THE APPLICATION OF THE 20TH BUILDING PERMIT WITHIN PHASES 1 & 2, THE HENRY WAY SOUTH ENTRANCE, AND THE ROADWAY IMPROVEMENTS SHALL BEGIN CONSTRUCTION.

5. UPON APPLICATION OF THE LAST BUILDING PERMIT WITHIN PHASES 1 & 2, THE HENRY WAY SOUTH ENTRANCE, AND THE ROADWAY IMPROVEMENTS SHALL BE COMPLETELY CONSTRUCTED, FINAL INSPECTED AND ACCEPTED BY DELDOT. PHASE 3 WILL NOT BE PERMITTED TO BEGIN CONSTRUCTION UNTIL ALL ENTRANCE AND ROADWAY IMPROVEMENTS ARE COMPLETELY CONSTRUCTED, FINAL INSPECTED AND ACCEPTED BY DELDOT.

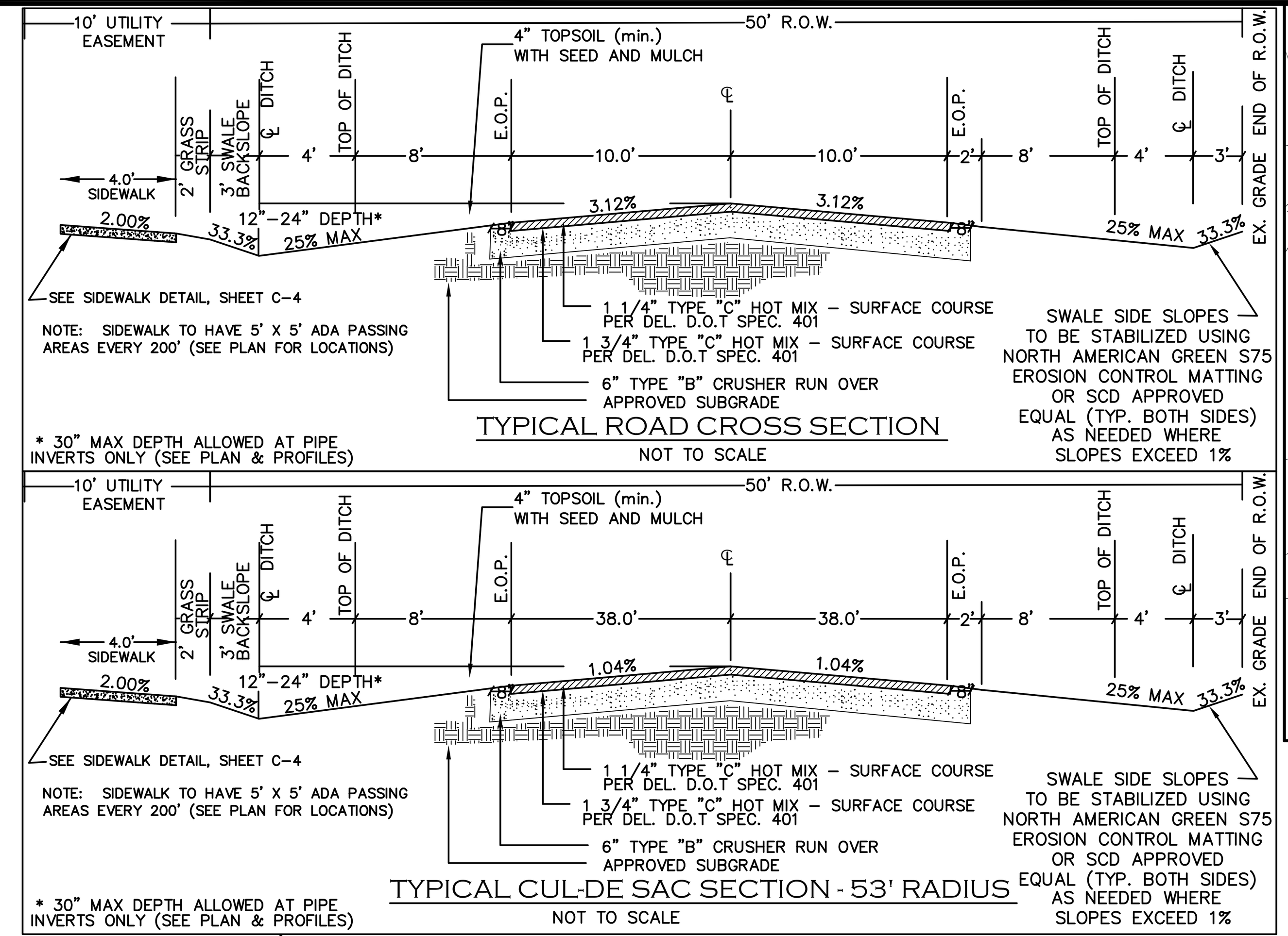
6. IF ANY PHASE OF THIS DEVELOPMENT IS SOLD, IT WILL BE THE RESPONSIBILITY OF THE NEW OWNER/DEVELOPER TO MAKE AND/OR COMPLETE THE NECESSARY IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT, AS NOTED ON THE RECORD PLAN.

SHEET INDEX:





D-273



NOTES:

1) FORESTED BUFFERS, STREETS, SIDEWALKS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.

2) ALL ACCESS FOR LOTS WITHIN THE SUBDIVISION SHALL BE FROM INTERNAL SUBDIVISION STREETS. NO DIRECT ACCESS FOR THE LOTS WILL BE PERMITTED FROM SCR296.

3) BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0325 K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.

4) THE BOUNDARY, TOPOGRAPHIC AND WETLAND LOCATION INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A PERIMETER SURVEY PREPARED BY ADAMS KEMP ASSOCIATES, INC. AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C...

5) ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.

6) THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.

7) ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, SEE SHEET C-4.

8) 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 FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. 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.

9) THE PROJECT SITE IS THE SUBJECT OF AN ON-SITE WASTEWATER DISPOSAL FEASIBILITY STUDY PREPARED BY DELAWARE ENVIRONMENTAL, INC. THE FEASIBILITY STUDY HAS RECEIVED APPROVAL FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL – WATER RESOURCES DIVISION.

10) NO LANDSCAPING SHALL BE PLACED IN THE SIGHT DISTANCE PERMANENT EASEMENT AREA.

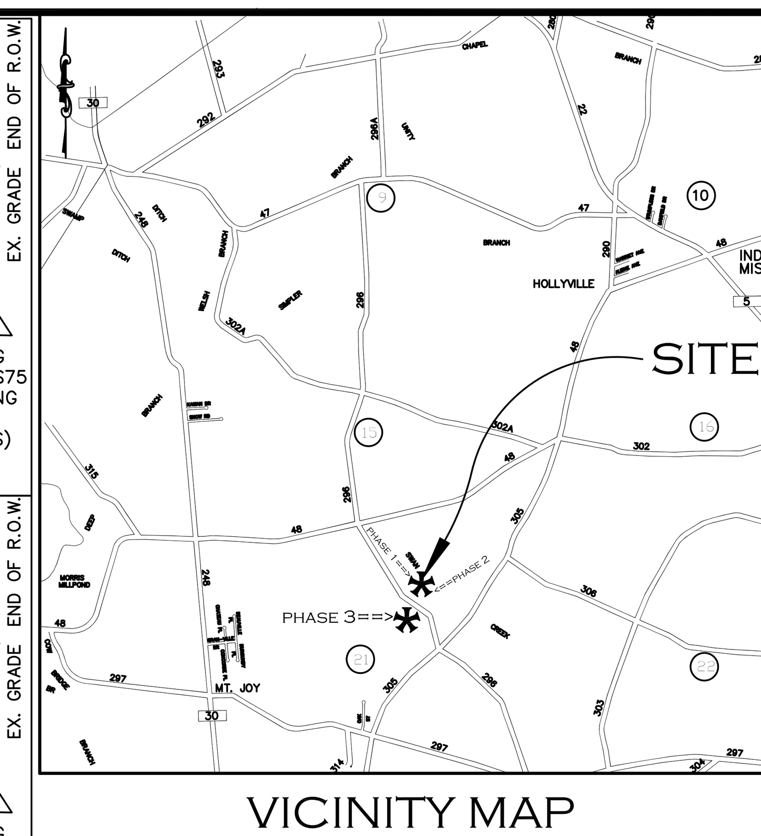
11) ALL TRAFFIC SIGNS TO BE PLACED WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE INSTALLED ON BREAKAWAY POSTS.

12) PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE MAINTAINENCE EASEMENT FOR THE SWAN CREEK TAX DITCH. TAX DITCH R.O.W. INDICATED ON THESE PLANS WAS APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) -DRAINAGE SECTION, AND RECORDED IN THE PROTHONOTARY OF SUSSEX COUNTY ON MARCH 16, 2009. DRAINAGE IMPROVEMENTS INDICATED ON THESE PLANS HAVE BEEN APPROVED BY DNREC. ANY FURTHER CONSTRUCTION OR IMPROVEMENTS WITHIN THE RIGHT-OF-WAY IS SUBJECT TO THE REVIEW AND APPROVAL OF DNREC-DRAINAGE SECTION.

13) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED AS AN ACTIVE BORROW PIT THAT MAY HAVE VIBRATION, TRUCK TRAFFIC AND DUST ASSOCIATED WITH IT. THE USE AND ENJOYMENT OF THIS LAND IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE, WHICH MAY RESULT FROM SUCH ACTIVITIES OR USES.

14) WETLANDS DELINEATIONS WERE COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, INC. AND FIELD LOCATED BY ADAMS KEMP ASSOCIATES, INC.

15) FOREST BUFFER WAS PREPARED BY FORESTRY SOLUTIONS, INC. BY TIMOTHY A KADEN, CERTIFIED FORESTER #834



VICINITY MAP
SCALE: 1" = 1 MILE

SITE DATA

PROPOSED USE	DETACHED SINGLE FAMILY DWELLINGS
EXISTING ZONING	AR-1
PROPOSED ZONING	AR-1
TOTAL AREA	42.11 AC.
LOTS PERMITTED	32
LOTS PROPOSED	32
DENSITY	0.76 DU./AC.
REQUIRED LOT SIZE (MIN.):	
WIDTH	100'
DEPTH	100'
AREA	32,670 SQ. FT. (0.50 AC.)
REQUIRED SETBACKS (MIN.):	
FRONT	30'
SIDE	15'
REAR	20'
WATER SUPPLY	INDIVIDUAL LOT WELLS
SEWAGE DISPOSAL	INDIVIDUAL LOT SEPTIC SYSTEMS

SITE DATA-

PHASE 1(LOTS 1-10) & PHASE 2 (LOTS 11-22):

TOTAL AREA	31.62 AC.	
LOT AREA	17.84± AC.	
LOT AREA IN FOREST CONSERVATION	3.71± AC.	
STREET R.O.W. AREA	2.35± AC.	
DELDOT DEDICATION	0.10± AC.	
COMMON AREA (SWM & OPEN SPACE)	11.33± AC.	
404 WETLANDS		0.43± AC.
FOREST TO REMAIN		7.79± AC.
FOREST BUFFER TO BE PLANTED		0.90± AC.
STORMWATER MANAGEMENT		0.87± AC.
BIKE PATH EASEMENT		0.28± AC.
OTHER OPEN SPACE		1.06± AC.

PHASE 3 (LOTS 23-32):

TOTAL AREA	10.49 AC.	
LOT AREA	7.50± AC.	
STREET R.O.W. AREA	1.04± AC.	
DELDOT DEDICATION	0.09± AC.	
COMMON AREA (SWM & OPEN SPACE)	1.86± AC.	
PLANTED FOREST BUFFER		1.32± AC.
STORMWATER MANAGEMENT		0.11± AC.
BIKE PATH EASEMENT		0.23± AC.
RECREATION AREA		0.20± AC.

SOILS INFORMATION:

1. AsA – Askecksy loamy sand, 0 to 2 percent slopes
2. PsA – Pepperbox–Rosedale complex, 0 to 2 percent slopes
3. UbB – Udorthents, borrow area, 0 to 5 percent slopes
4. HuA – Hurlock loamy sand, 0 to 2 percent slopes

ENGINEER'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE PLAN SHOWN AND DESCRIBED HEREON OTHER THAN THE PROPERTY BOUNDARY, WETLANDS LOCATION AND EXISTING TOPOGRAPHY, IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED PROFESSIONAL STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY SUBDIVISION AND LAND DEVELOPMENT REGULATIONS TO THE EXTENT THAT IT DESCRIBES THE BEARINGS AND DISTANCES OF SUBDIVIDED LANDS.

KENNETH R. CHRISTENBURY, P.E. – DE. LICENSE No. 11553 DATE

OWNER'S CERTIFICATION:

I HEREBY CERITFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAN, AND THAT THE SUBDIVISION SHOWN REPRESENTS MY ACT, AND THAT I DESIRE THE PROPERTY TO BE RECORDED AND DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS, ORDINANCES AND REGULATIONS.
I HEREBY CERTIFY THAT ALL CLEARING, GRADING, CONSTRUCTION AND/OR DEVELOPMENT WILL BE DONE PURSUANT TO THE APPROVED PLAN, AND THAT ALL RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBING ACTIVITIES WILL HAVE A SEDIMENT AND STORMWATER MANAGEMENT CERTIFICATION FROM THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. I HEREBY AUTHORIZE THE RIGHT OF ENTRY FOR PERIODIC ON SITE INSPECTIONS BY STATE OF DELAWARE, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL COMPLIANCE PERSONNEL AND/OR AUTHORIZED AGENTS.

ASHBURN AT JOHNSONVILLE, LLC – C/O ANTOINE ASHBURN DATE
872 WALKER ROAD, SUITE A
DOVER, DE 19904
302-363-1025 TONY@ASHBURNHOMES.NET

SURVEYOR'S CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT THE EXISTING TOPOGRAPHY AND WETLAND LOCATIONS SHOWN ON THESE PLANS IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES. I FURTHER CERTIFY THAT THE PERIMETER BOUNDARY AS SHOWN ON THESE PLANS IS TRUE AND CORRECT AND CONFORMS TO THE REQUIREMENTS FOR A CLASS "B" SUBURBAN SURVEY AS PER THE MINIMUM TECHNICAL STANDARDS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR THE STATE OF DELAWARE. HORIZONTAL CONTROL IS REFERENCED TO NAD 1983 STATE PLANE GRID. VERTICAL CONTROL IS REFERENCED TO NAVD 1988.

R.B. KEMP III – DELAWARE PLS #541 DATE
ADAMS-KEMP ASSOCIATES, INC.-PROFESSIONAL LAND SURVEYORS & PLANNERS
217 SOUTH RACE STREET – GEORGETOWN, DE 19947 – (302) 856-6699

APPROVED BY:

CHAIRMAN OR SECRETARY OF PLANNING AND ZONNING COMISSION DATE

PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

SUSSEX CONSERVATION DISTRICT APPROVAL:

SUSSEX CONSERVATION DISTRICT DATE

SUSSEX COUNTY ENGINEERING DEPARTMENT APPROVAL
AGREEMENT NO. 756-1.

SUSSEX COUNTY ENGINEER DATE

LEGEND

EX. PROPERTY LINE
PROPOSED SUBDIVISION LINE
EX. ADJACENT PROPERTY LINES
WETLANDS FLAG NUMBER
EX. 404 WETLANDS
EX. MINOR CONTOUR
EX. MAJOR CONTOUR
EX. BUILDING RESTRICTION LINES
EX. ROAD CENTERLINE
EX. EASEMENT
EX. BUILDING
EX. SWALE
EX. SIDEWALK
EX. CURB
EX. STORM SEWER
EX. SANITARY SEWER
EX. WOODS LINE
EX. WATER LINE
EX. WELL
TRAFFIC SIGN
EX. ZONING BOUNDARY
EX. FENCE
EX. SPOT ELEVATION
PR. DELDOT ENTRANCE PAVING
PR. ROTOMILL 1 1/4" & OVERLAY
SOIL BORING
TEST PIT
EX. STREAM
DRAINAGE DIVIDES
TIME OF CONCENTRATION

IRON PIPE FOUND
CONCRETE MONUMENT FOUND
IRON BAR FOUND
IRON BAR SET
BENCHMARK
FEMA FLOODPLAIN BOUNDARY
STATE (TIDAL) WETLANDS
PR. CONTOUR
PR. BUILDING RESTRICTION LINES
PR. ROAD CENTERLINE
PR. EASEMENT
PR. BUILDING — 5'x5' ADA SIDEWALK PASSING AREA
PR. SWALE
PR. SIDEWALK — 5'x5' ADA SIDEWALK W/ DETECTABLE WARNINGS AT EDGE OF PAVEMENT
PR. CURB
PR. STORM SEWER CL
PR. SANITARY SEWER
PR. WOODS LINE
PR. WATER LINE
PR. WELL
EX. ELECTRIC LINES UTILITIES
EX. UTILITY POLES/LIGHT POLES
PROPOSED LIGHT POLES
PARKING SPACE COUNTS
PR. SPOT ELEVATION
PROPOSED DRAINAGE FLOW
ROCK OUTLET PROTECTION
CONSTRUCTION ENTRANCE
LIMIT OF DISTURBANCE
SILT FENCE

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
18	REVISE CONSERVATION EASEMENT, ADD SIGN EASEMENT	KRC 3/9/20	KRC 3/9/20
17	REVISE MANHOLE A-1 AND PIPES	KRC 8/29/19	KRC 8/29/19
16	REVISE POND OUTLET STRUCTURE	KRC 4/14/16	KRC 6/14/16
15	REVISE SIDEWALK PER DELDOT COMMENTS	KRC 5/9/16	KRC 5/9/16
14	ADD DRAINAGE EASEMENT PER DELDOT COMMENTS	KRC 4/18/16	KRC 4/18/16
13	RESPONSE TO DELDOT COMMENTS	KRC 4/8/16	KRC 4/8/16
12	RESPONSE TO DELDOT COMMENTS	KRC 1/11/16	KRC 1/11/16
11	SUBMITTAL TO SUSSEX COUNTY ENGINEERING DEPT.	MAV 8/26/15	KRC 8/26/15
10	SIDWEALK REVISIONS	MAV 8/5/15	KRC 8/5/15
9	REVISED PER DELDOT	MAV 7/21/15	KRC 7/21/15
8	REVISED PER P&Z COMMENTS	CDM 1/4/11	KRC 1/4/11
7	REVISED PER AGENCY COMMENTS	CDM 9/08/10	KRC 9/08/10
6	REVISED PER NEW LOT LAYOUT	KRC 6/17/10	KRC 6/17/10
5	RESPONSE TO P & Z COMMENTS	KRC 1/23/09	KRC 1/23/09
4	RESPONSE TO P & Z COMMENTS	KRC 1/9/09	KRC 1/9/09
3	RELOCATE GAZEBO PER DNREC	KRC 12/4/08	KRC 12/4/08
2	REVISED PER AGENCY COMMENTS	KRC 11/13/08	KRC 11/13/08
1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

RECORD PLAN AND CONSTRUCTION PLAN INDEX SHEET

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 100'

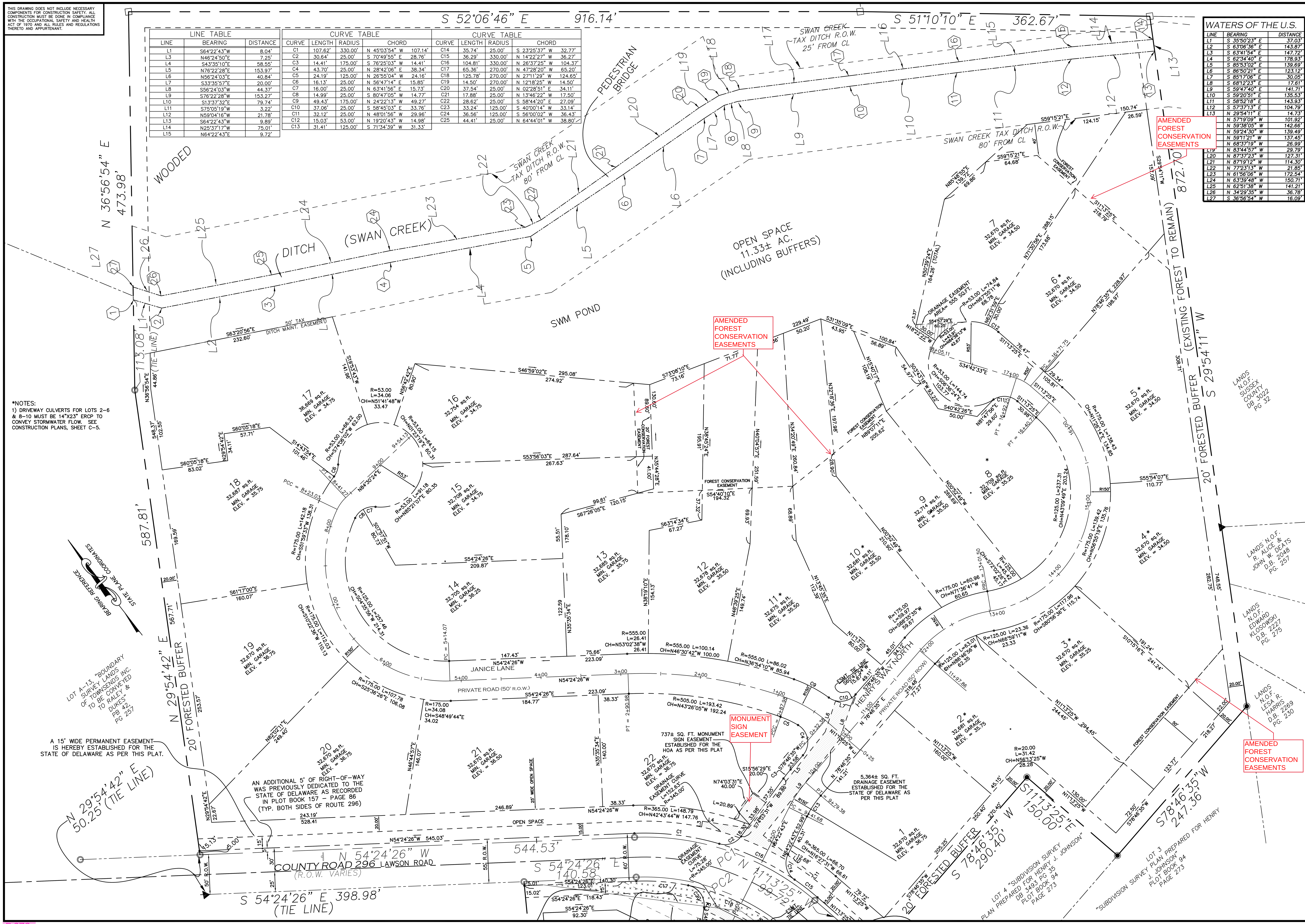
WARNING
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

SEAL

PROJECT NO: 0040-0601

DRAWING: C-1

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S64°22'43"W	8.04'
L3	N46°24'50"E	7.25'
L4	S43°35'10"E	58.55'
L5	N76°22'28"E	153.97'
L6	N56°24'03"E	40.84'
L7	S33°35'57"E	20.00'
L8	S56°24'03"W	44.37'
L9	S76°22'28"W	153.27'
L10	S13°37'32"E	79.74'
L11	S75°05'19"W	3.22'
L12	N59°04'16"W	21.78'
L13	S64°22'43"W	9.89'
L14	N25°37'17"W	75.01'
L15	N64°22'43"E	9.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	107.62'	330.00'	N 45°03'54" W 107.14'
C2	30.64'	25.00'	S 70°49'55" E 28.76'
C3	14.41'	175.00'	S 76°25'03" W 14.41'
C4	43.70'	25.00'	N 28°42'06" E 38.34'
C5	24.19'	125.00'	N 26°55'04" W 24.16'
C6	16.13'	25.00'	N 56°47'14" E 15.85'
C7	16.00'	25.00'	N 63°41'56" E 15.73'
C8	14.99'	25.00'	S 80°47'05" W 14.77'
C9	49.43'	175.00'	N 24°22'13" W 49.27'
C10	37.06'	25.00'	S 58°45'03" E 33.76'
C11	32.12'	25.00'	N 48°01'56" W 29.96'
C12	15.03'	53.00'	N 19°20'43" W 14.98'
C13	31.41'	125.00'	S 71°34'39" W 31.33'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C14	35.74'	25.00'	S 23°25'37" W 32.77'
C15	36.29'	330.00'	N 14°22'27" W 36.27'
C16	104.81'	330.00'	N 26°37'25" W 104.37'
C17	65.36'	270.00'	N 47°28'20" W 65.20'
C18	125.78'	270.00'	N 27°11'29" W 124.65'
C19	14.50'	270.00'	N 12°18'25" W 14.50'
C20	37.54'	25.00'	N 02°28'51" E 34.11'
C21	17.88'	25.00'	N 13°46'22" W 17.50'
C22	28.62'	25.00'	S 58°44'20" E 27.09'
C23	33.24'	125.00'	S 40°00'14" W 33.14'
C24	36.56'	125.00'	S 56°00'02" W 36.43'
C25	44.41'	25.00'	N 64°44'01" W 38.80'

WATERS OF THE U.S.		
LINE	BEARING	DISTANCE
L1	S 35°50'23" E	37.03'
L2	S 63°06'36" E	143.87'
L3	S 63°41'54" E	147.72'
L4	S 62°34'40" E	178.93'
L5	S 85°53'02" E	139.69'
L6	S 86°50'21" E	123.12'
L7	S 85°17'06" E	30.05'
L8	S 68°12'23" E	17.61'
L9	S 59°47'40" E	141.71'
L10	S 59°20'51" E	135.53'
L11	S 58°52'18" E	143.93'
L12	S 57°37'13" E	104.79'
L13	N 29°54'11" E	14.73'
[illegible]	N 57°19'09" W	101.92'
[illegible]	N 59°38'05" W	142.66'
[illegible]	N 59°24'30" W	139.49'
[illegible]	N 59°11'21" W	137.45'
[illegible]	N 68°37'19" W	26.99'
L19	N 83°44'57" W	29.79'
L20	N 87°37'23" W	127.31'
L21	N 87°19'12" W	114.30'
L22	N 77°23'13" W	21.85'
L23	N 61°56'06" W	172.54'
L24	N 63°39'48" W	150.71'
L25	N 62°51'38" W	141.21'
L26	N 34°29'35" W	36.78'
L27	S 36°56'54" W	16.09'

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
18	REVISE CONSERVATION EASEMENT, ADD SIGN EASEMENT	KRC 3/9/20	KRC 3/9/20
17	REVISE MANHOLE A-1 AND PIPES	KRC 8/29/19	KRC 8/29/19
16	REVISE POND OUTLET STRUCTURE	KRC 4/14/16	KRC 6/14/16
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12	RESPONSE TO DELDOT COMMENTS	KRC 1/11/16	KRC 1/11/16
11	SUBMITTAL TO SUSSEX COUNTY ENGINEERING DEPT.	MAV 8/26/15	KRC 8/26/15
10	SIDWEALK REVISIONS	MAV 8/5/15	KRC 8/5/15
9	REVISED PER DELDOT	MAV 7/21/15	KRC 7/21/15
8	REVISED PER P&Z COMMENTS	CDM 1/4/11	KRC 1/4/11
7	REVISED PER AGENCY COMMENTS	CDM 9/08/10	KRC 9/08/10
6	REVISED PER NEW LOT LAYOUT	KRC 6/17/10	KRC 6/17/10
5	RESPONSE TO P & Z COMMENTS	KRC 1/23/09	KRC 1/23/09
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3	RELOCATE GAZEBO PER DNREC	KRC 12/4/08	KRC 12/4/08
2	REVISED PER AGENCY COMMENTS	KRC 11/13/08	KRC 11/13/08
1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

RECORD PLAN

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 50'

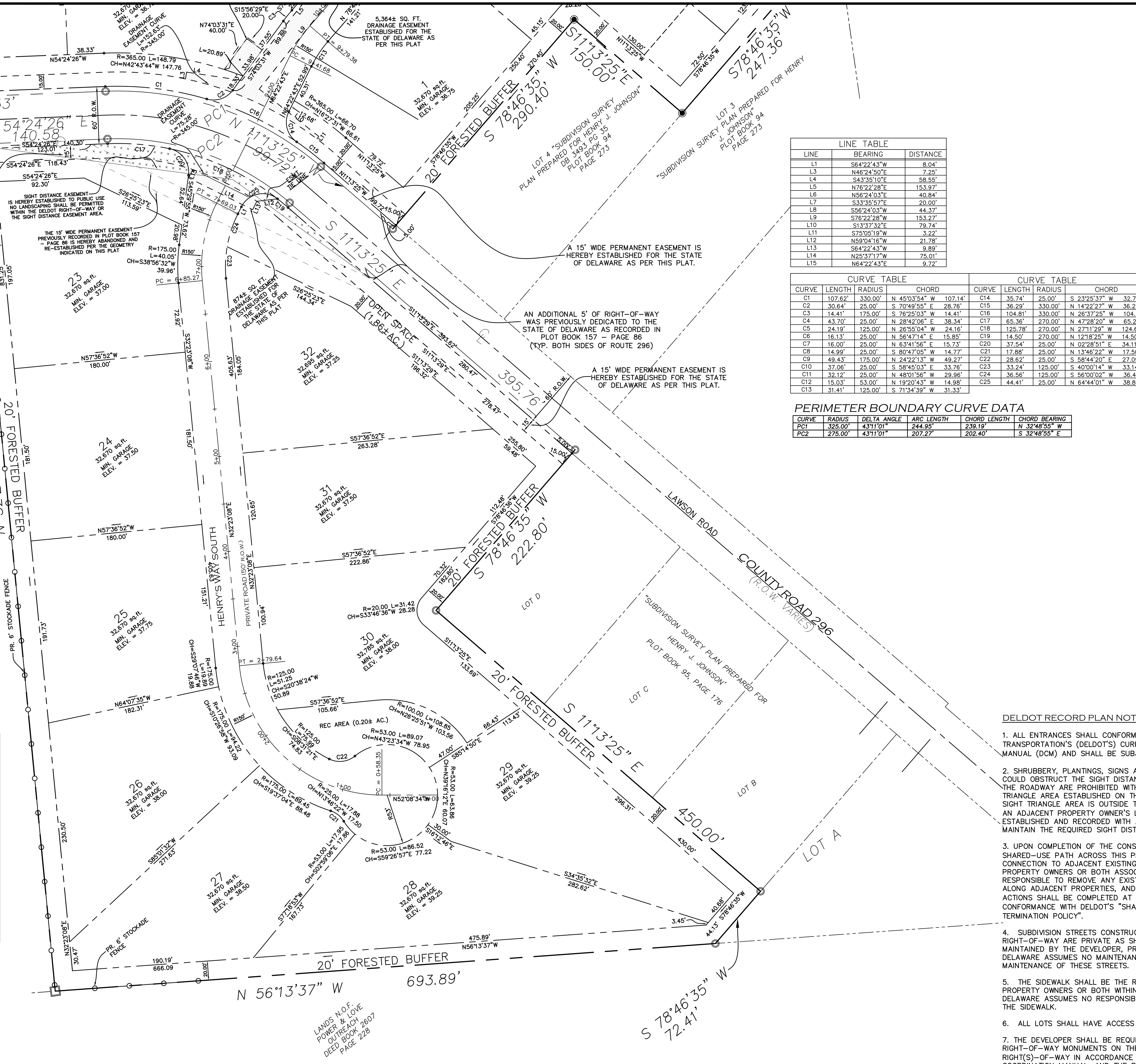
WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

KENNETH R. CHRISTENBURY REGISTERED No. 11553 DELAWARE PROFESSIONAL ENGINEER
3/9/20
SEAL

PROJECT NO: 0040-0601
DRAWING: C-2
SHEET: 2 OF 13

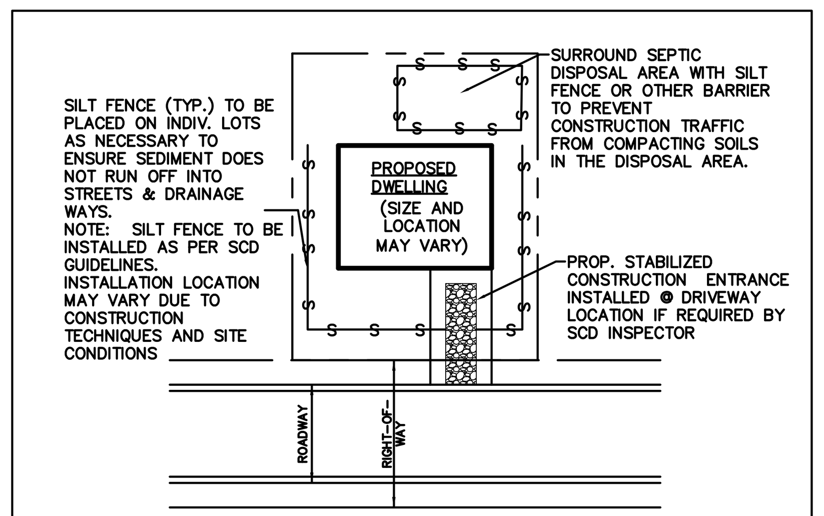
D-273

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.



LANDSCAPE NOTE:

ANY CHANGES TO THE FORESTED BUFFER SHALL BE SUBMITTED TO THE DELAWARE DEPARTMENT OF AGRICULTURE (302) 698–4500 & THE PLANNING AND ZONING COMMISSION FOR REVIEW AND APPROVAL.
LANDSCAPE BUFFER ALONG THE ROUTE 296 FRONTAGE SHALL BE SUBJECT TO SIGHT DISTANCE REVIEW BY THE DELAWARE DEPARTMENT OF TRANSPORTATION. ALL LANDSCAPING SHALL BE MAINTAINED BY THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION HAS BEEN ESTABLISHED TO PROVIDE REQUIRED MAINTENANCE.



EROSION & SEDIMENT CONTROL PLAN FOR TYPICAL SINGLE FAMILY LOT
NOT TO SCALE

LOT GRADING NOTES:

1) NO LOT GRADING OUTSIDE OF THE LIMITS OF DISTURBANCE SHOWN ON THE EROSION AND SEDIMANT CONTROL PLAN SHEETS SHALL OCCUR BEFORE DNREC APPROVAL OF AN ON–SITE WASTEWATER DISPOSAL (SEPTIC) SITE EVALUATION.
2) CONTRACTOR TO SURROUND APPROVED DISPOSAL AREA WITH SILT FENCE OR OTHER DNREC APPROVED BARRIER TO PREVENT CONSTRUCTION TRAFFIC FROM COMPACTING SOILS IN THE PROPOSED DISPOSAL AREA.
3) MIN. FIRST FLOOR ELEVATIONS REFER TO LOWEST FINISHED FLOOR OR GARAGE ELEVATION, WHICHEVER IS LOWER. MINIMUM GRADES REFLECT A 2% SLOPE FROM THE TOP OF ROAD–SIDE SWALE BANK TO THE FINISHED FLOOR AT THE FRONT SETBACK LINE PLUS 0.50'. IF PROPOSED DWELLINGS ARE PLACED FURTHER THAN 30' FROM THE FRONT PROPERTY LINE, A HIGHER FIRST FLOOR ELEVATION MAY BE REQUIRED TO ENSURE POSITIVE DRAINAGE.
4) IN AREAS WHERE FALSE BERMS HAVE BEEN CONSTRUCTED ALONG SUBDIVISION ROADS, FRONT YARDS SHOULD BE FILLED TO ENSURE POSITIVE DRAINAGE.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S64°22'43"W	8.04'
L3	N46°24'50"E	7.25'
L4	S43°35'10"E	58.55'
L5	N76°22'28"E	153.97'
L6	N56°24'03"E	40.84'
L7	S33°35'57"E	20.00'
L8	S56°24'03"W	44.37'
L9	S76°22'28"W	153.27'
L10	S13°37'32"E	79.74'
L11	S75°05'19"W	3.22'
L12	N59°04'16"W	21.78'
L13	S64°22'43"W	9.89'
L14	N25°37'17"W	75.01'
L15	N64°22'43"E	9.72'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	
C1	107.62'	330.00'	N 45°03'54" W	107.14'
C2	30.64'	25.00'	S 70°49'55" E	28.76'
C3	14.41'	175.00'	S 76°25'03" W	14.41'
C4	43.70'	25.00'	N 28°42'06" E	38.34'
C5	24.19'	125.00'	N 26°55'04" W	24.16'
C6	16.13'	25.00'	N 56°47'14" E	15.85'
C7	16.00'	25.00'	N 63°41'56" E	15.73'
C8	14.99'	25.00'	S 80°47'05" W	14.77'
C9	49.43'	175.00'	N 24°22'13" W	49.27'
C10	37.06'	25.00'	S 58°45'03" E	33.76'
C11	32.12'	25.00'	N 48°01'56" W	29.96'
C12	15.03'	53.00'	N 19°20'43" W	14.98'
C13	31.41'	125.00'	S 71°34'39" W	31.33'

CURVE TABLE

CURVE	LENGTH	RADIUS	CHORD	
C14	35.74'	25.00'	S 23°25'37" W	32.77'
C15	36.29'	330.00'	N 14°22'27" W	36.27'
C16	104.81'	330.00'	N 26°37'25" W	104.37'
C17	65.36'	270.00'	N 47°28'20" W	65.20'
C18	125.78'	270.00'	N 27°11'29" W	124.65'
C19	14.50'	270.00'	N 12°18'25" W	14.50'
C20	37.54'	25.00'	N 02°28'51" E	34.11'
C21	17.88'	25.00'	N 13°46'22" W	17.50'
C22	28.62'	25.00'	S 58°44'20" E	27.09'
C23	33.24'	125.00'	S 40°00'14" W	33.14'
C24	36.56'	125.00'	S 56°00'02" W	36.43'
C25	44.41'	25.00'	N 64°44'01" W	38.80'

PERIMETER BOUNDARY CURVE DATA

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
PC1	325.00'	43°11'01"	244.95'	239.19'	N 32°48'55" W
PC2	275.00'	43°11'01"	207.27'	202.40'	S 32°48'55" E

DELDOT RECORD PLAN NOTES:

1. 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.

2. 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.

3. 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".

4. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT–OF–WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

5. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.

6. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.

7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT–OF–WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)–OF–WAY IN ACCORDANCE WITH DELDOT?S DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY.

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
18	REVISE CONSERVATION EASEMENT, ADD SIGN EASEMENT	KRC 3/9/20	KRC 3/9/20
17	REVISE MANHOLE A-1 AND PIPES	KRC 8/29/19	KRC 8/29/19
16	REVISE POND OUTLET STRUCTURE	KRC 4/14/16	KRC 6/14/16
15	REVISE SIDEWALK PER DELDOT COMMENTS	KRC 5/9/16	KRC 5/9/16
14	ADD DRAINAGE EASEMENT PER DELDOT COMMENTS	KRC 4/18/16	KRC 4/18/16
13	RESPONSE TO DELDOT COMMENTS	KRC 4/8/16	KRC 4/8/16
12	RESPONSE TO DELDOT COMMENTS	KRC 1/11/16	KRC 1/11/16
11	SUBMITTAL TO SUSSEX COUNTY ENGINEERING DEPT.	MAV 8/26/15	KRC 8/26/15
10	SIDWEALK REVISIONS	MAV 8/5/15	KRC 8/5/15
9	REVISED PER DELDOT	MAV 7/21/15	KRC 7/21/15
8	REVISED PER P&Z COMMENTS	CDM 1/4/11	KRC 1/4/11
7	REVISED PER AGENCY COMMENTS	CDM 9/08/10	KRC 9/08/10
6	REVISED PER NEW LOT LAYOUT	KRC 6/17/10	KRC 6/17/10
5	RESPONSE TO P & Z COMMENTS	KRC 1/23/09	KRC 1/23/09
4	RESPONSE TO P & Z COMMENTS	KRC 1/9/09	KRC 1/9/09
3	RELOCATE GAZEBO PER DNREC	KRC 12/4/08	KRC 12/4/08
2	REVISED PER AGENCY COMMENTS	KRC 11/13/08	KRC 11/13/08
1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

RECORD PLAN
JOHNSONVILLE SUBDIVISION
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 50'

WARNING
0 1/2 1
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

No. 11553
3/9/20
SEAL

PROJECT NO: 0040-0601
DRAWING: C-3
SHEET: 3 OF 13

D-273

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
18	REVISE CONSERVATION EASEMENT, ADD SIGN EASEMENT, ADD MONUMENT SIGN, REVISE SIDEWALK AND BUS STOP SHELTER	KRC 3/9/20	KRC 3/9/20
17	REVISE MANHOLE A-1 AND PIPES	KRC 8/29/19	KRC 8/29/19
16	REVISE POND OUTLET STRUCTURE	KRC 4/14/16	KRC 6/14/16
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1	REVISED PER AGENCY COMMENTS	KRC 9/26/08	KRC 9/26/08

EROSION AND SEDIMENT CONTROL PLAN

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

PROJECT NO: 0040-0601

DRAWING: C-10

SHEET: 10 OF 13

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
SCALE:	1" = 50'

WARNING

0 1/2 1 IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

KENNETH R. CHRISTENBURY REGISTERED PROFESSIONAL ENGINEER DELAWARE No. 11553

3/9/20

SEAL

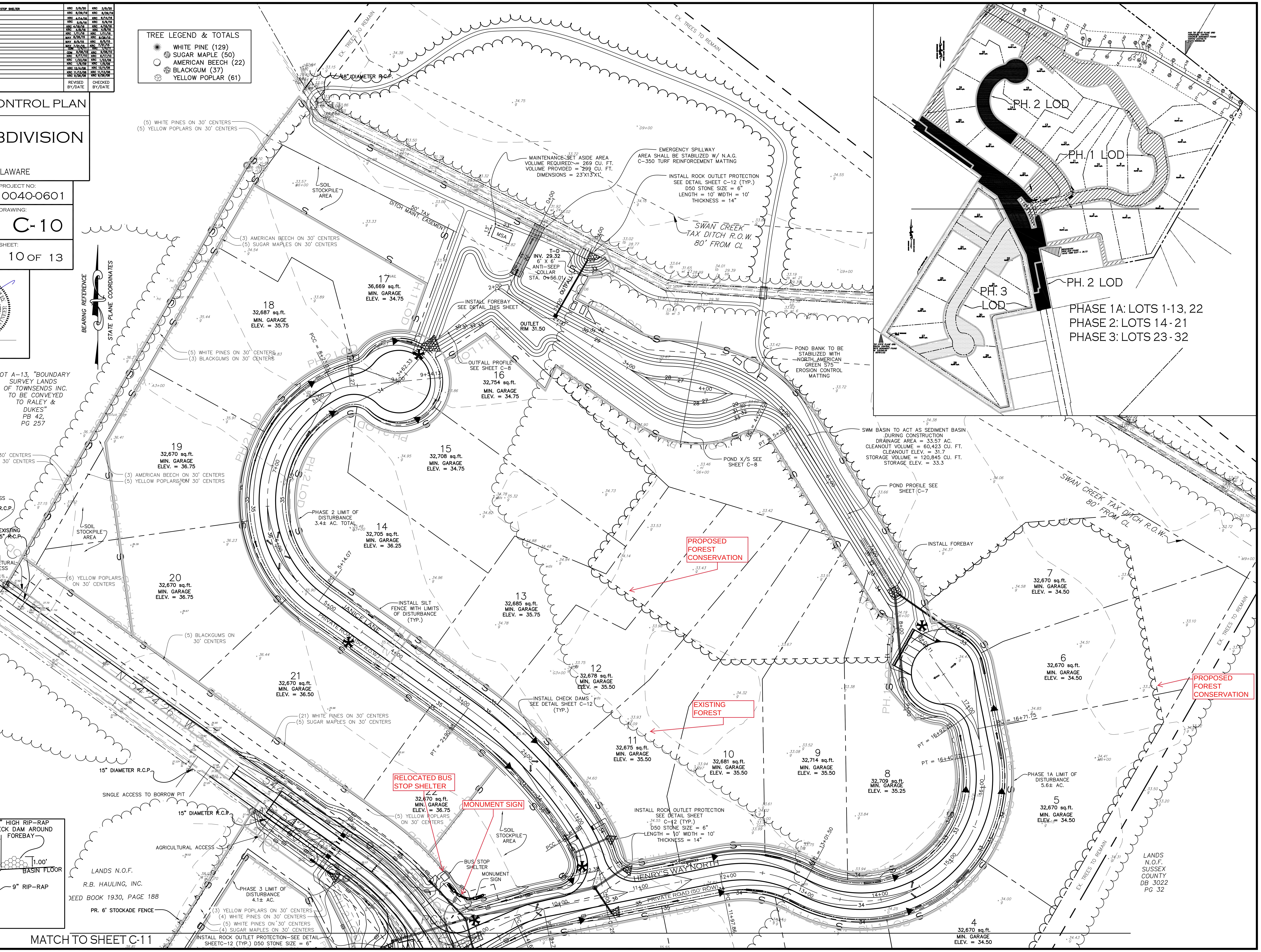
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO AND APPURTENANT.

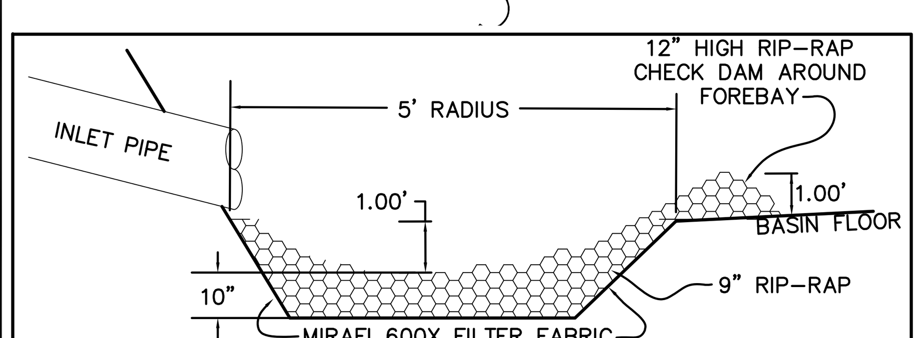
TREE LEGEND & TOTALS

- WHITE PINE (129)
- SUGAR MAPLE (50)
- AMERICAN BEECH (22)
- BLACKGUM (37)
- YELLOW POPLAR (61)

NOTE:

NO ADDITIONAL CLEARING OR STOCKPILES TO BE UTILIZED WITHOUT APPROVAL FROM AXIOM ENGINEERING, LAUREL OAK CONSULTANTS AND THE SUSSEX CONSERVATION DISTRICT. SURPLUS MATERIAL MAY BE PLACED IN FORESTED BUFFER AREAS AS SHOWN ON THE LIMITS OF DISTURBANCE SHOWN ON THE PLANS





FOREBAY DETAIL

N.T.S.

MATCH TO SHEET C-11

D-273

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
18	REVISE CONSERVATION EASEMENT, ADD SIGN EASEMENT, ADD MONUMENT SIGN, REVISE SIDEWALK AND BUS STOP SHELTER	KRC 3/9/20	KRC 3/9/20
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EROSION AND SEDIMENT CONTROL PLAN

JOHNSONVILLE SUBDIVISION

INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: 855-0812
E-MAIL: AXIOM@AXENG.COM
WEB: WWW.AXENG.COM

PROJECT NO: 0040-0601

DRAWING: C-11

SHEET: 11 OF 13

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	8/15/08
TAX MAP:	2-34-21, 141
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SEAL

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RECEIVED

FEB 02 2007

PLANNING & ZONING
COMM. OF SUSSEX COUNTY

DNREC-Division of Fish and Wildlife
Delaware Natural Heritage and Endangered Species Program
Comments for projects in Sussex County to be reviewed in February 2007
By Sussex County Technical Advisory Committee

#2006-36 Farber Subdivision (4 lots on 4.41 acres, tax parcel 2-31-14-8.03):

Rare Species

We have not surveyed this parcel, therefore a review of our database indicates that there are currently no records of state-rare or federally listed plants, animals or natural communities at or adjacent to this project site.

We recommend tree removal be minimized as this site is built out and if feasible, trees not be removed from April 1st to July 31st to minimize impacts to birds and other wildlife that utilize trees for breeding. In addition, a vegetative buffer of at least 100ft is needed to adequately protect water quality within Rum Bridge Branch.

#2006-38 Scott Batz and Ruth Smith (2 lots on 10.96 acres, tax parcel 1-35-11-59.10):

Rare species

A review of our database indicates that there are no records of state-rare or federally listed plants, animals or natural communities at this project site.

#2006-39 Johnsonville Subdivision (36 lots on 41.03 acres, tax parcels 2-34-21-141):

Rare species

We have never surveyed this site, therefore, it is unknown if there are state-rare or federally listed plants, animals or natural communities at this project site.

Site Visit Request

In order to provide more informed comments and to make recommendations, our program botanist and zoologist request the opportunity to survey the forested and wetland resources which could potentially be impacted by the project. This would also allow the applicant the opportunity to reduce potential impacts to rare species and unique habitats and to ensure that the project is environmentally sensitive. In addition, a survey of the project site will give staff an opportunity to document the biodiversity of the property and add to the State database. Please contact Bill McAvoy or Kitt Heckscher at (302) 653-2880 to set up a site visit.

Comments submitted on February 1, 2007 by Edna Stetzar to Shane Abbott (cc: Gail Donovan, Kevin Coyle)

Forest Loss

The site plan appears to have been designed to preserve a large portion of the existing forest and utilize it as open space for the community. If the applicant would like to consider preserving more of the forest, some of the lots which will result in tree removal could be omitted (lots 3-13 are either completely or partially wooded).

Thousands of acres of forest have been lost in Delaware and a corresponding loss in forest dependent species has resulted. The forest on this site is part of a larger forest block and larger, connected areas of forest are important for forest dependent species. Forested fragmentation separates wildlife populations and leaves forest dwelling species vulnerable to predation and infiltration from invasive speciese. Also, when forested areas are converted into a 'residential woods', wildlife must either coexist with the new inhabitants or disperse into surrounding areas. Either scenario results in human/animal conflicts including interactions on the roadways. Conversion of wildlife habitat also puts greater pressure on nearby public lands such as nature preserves, State Wildlife Areas, State Forests, and State Parks.

Wetland buffers

It is unclear from the site plan how wide the forested buffer along Swan Creek is going to be. We highly recommend at least a 100ft undisturbed buffer remain intact along Swan Creek to protect water quality and serve as habitat and a travel corridor for wildlife. We recommend that the stormwater management pond be pulled out of this 100ft buffer so that run-off from the pond does not enter the creek system. In addition, the gazebo and picnic area is well within 100ft of the Creek. These features should also be removed from the buffer zone. There is also an Atlantic White Cedar wetland downstream from this site that could be impacted if it receives run-off from this development. This community type often harbors rare species and is sensitive to sedimentation and changes in water quality, especially pH.

Buffers are an integral component of aquatic and wetland habitats, reducing the amount of sediments, pollutants, and other non-point source material that may affect the function and integrity of habitat and the condition and survivability of aquatic organisms. Forested buffers also serve as habitat for many terrestrial species that are dependent on aquatic and wetlands habitats for a portion of their annual life cycle.

Plant Rescue

Since woodlands and wetlands are to be destroyed, filled, or disturbed, we recommend that the developer/landowner contact the Delaware Native Plant Society to initiate a plant rescue. Selected plants from the site of disturbance will be collected by Society members and transplanted to the Society's nursery. Plants will then be used in restoration projects and/or sold at the Society's annual native plant sale. This can be done at no expense or liability to the developer/landowner". Please contact Lynn Redding at (302) 736-7726, (lynn_redding@ml.com) or William A. McAvoy at (302) 653-2880, (william.mcavoy@state.de.us).

Potential Hunting Issue

Because the project area is part of a larger forest block, legal hunting activities may take place on adjacent properties. Hunting within 100yds of a dwelling is prohibited and the applicant should contact adjacent landowners to determine if this is going to be an issue. In effect, the adjacent landowner will be losing 100yds of their property for hunting if there is not a buffer between lot lines and the adjacent property line. There is also noise associated with hunting, such as the discharge of firearms or dogs barking when pursuing game.

Green Infrastructure

This parcel is part of the Governor Minner's "Green Infrastructure for a Liveable Delaware" (Executive Order Number Sixty-one; http://www.state.de.us/governor/orders/webexecorder61.shtml). This initiative includes a network of ecologically important natural resource lands of special state conservation interest. Green Infrastructure lands were identified through interpretation of the most important known rare species sites, existing protected lands, 1997 statewide aerial photography, and regional ecological evaluations by the USF&W Service, The Nature Conservancy, and the Delaware Natural Areas, Natural Heritage, and Open Space Programs. The lands identified as green infrastructure serve to maintain natural ecological processes protect and support native species, air and water resources, sustain agricultural enterprises, and contribute to the health and quality of life for the citizens of Delaware. Because most of the Green Infrastructure lands are privately owned, it is a voluntary initiative that appeals to the stewardship of private landowners.

Nuisance Waterfowl

First of all, if feasible, a reduction in the number of stormwater management ponds is recommended. Stormwater management ponds could attract waterfowl like resident Canada geese and mute swans. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short manicured lawns around ponds provide an attractive habitat for these species. We recommend native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50ft) around the perimeter. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the number and/or size of the ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

#2006-40 Cypress Meadows (11 lots on 25.27 acres, tax parcel 3-32-9-22):

Rare Species

We have not surveyed this parcel, therefore, it is unknown if state-rare or federally listed plants, animals or natural communities occur at this project site.

Nuisance Waterfowl

If stormwater management ponds are constructed, they may attract waterfowl like resident Canada geese and mute swans. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short manicured lawns around ponds provide an attractive habitat for these species. We recommend native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50ft) around the perimeter. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with proper landscaping, monitoring, and other techniques, geese problems can be minimized.

#2006-42 Johnson Ridge (38 lots on 65.91 acres, tax parcel 1-32-6-83.01):

According to our tax parcel database, the site plan does not encompass the entire tax parcel. On the site plan it indicates a gross area of 45.21 acres, however, the tax parcel is 65.91 acres. We do not know why the site plan was designed to include a particular part of this parcel, perhaps to allow for greater preservation of forested wetlands? We have attempted to make comments that would serve to reduce environmental impacts at this site, while keeping in mind the footprint of the site plan..

Rare Species

We have not surveyed this property, therefore, it is unknown if there are state-rare or federally listed plants, animals or natural communities at this project site. We do have records of *Elaphe guttafa* (corn snake), a State-Endangered reptile, in woodlands just to the southwest of the project parcel. This species can be mistaken as a copper head because of similar markings, however, it is a docile, non-poisonous species which can reduce rodent populations. Corn snake typically inhabit wooded areas but will also utilize open fields and buildings in search of prey. Eggs are laid in June or July under rotting stumps, logs, or other debris and typically hatch between August and September. Because we have not surveyed this property to confirm presence or absence of this species, we recommend that efforts to minimize clearing of nesting habitat during the breeding and hatching season be made (June through September).

Forest loss

There is a fairly large area of this parcel that has already been cleared for agriculture and it appears as if the applicant is mostly utilizing this portion of the parcel (if not, we recommend the plan be shifted to include the non-forested area mostly). It appears as if lot #'s 23 through 32 are either totally or partially forested. This forest is part of a larger forest block and these lots will serve to fragment and destroy forested wildlife habitat. We recommend that the applicant consider omitting some of these lots or re-locating them to another portion of the parcel that is not forested (unless all non-forested areas already have lots or infrastructure). There is also a stormwater management pond that may require clearing unless it is reduced in size (if feasible) or re-located to another portion of the parcel. We recommend that the applicant discuss alternative methods of stormwater control with the district engineer.

Thousands of acres of forest have been lost in Delaware and a corresponding loss in forest dependent species has resulted. Preserving forested areas that are connected to other forested areas is of special importance. Larger connected areas of are important for wildlife travel and for forest dependent species. Forested fragmentation separates wildlife populations and leaves forest dwelling species vulnerable to predation and infiltration from invasive species. Also, when forested areas are converted into a 'residential woods', wildlife must either coexist with the new inhabitants or disperse into surrounding areas. Either scenario results in human/animal conflicts including interactions on the roadways. Conversion of wildlife habitat also puts greater pressure on nearby public lands such as nature preserves, State Wildlife Areas, State Forests, and State Parks.

Wetlands

According to State Wetland maps, nearly all of the forested areas on this parcel are also wetlands. We highly recommend that all lots and infrastructure be removed from forested wetland areas. There should be at least a 100ft forested buffer zone left intact between lot lines and wetland boundaries. Not only do upland buffers protect the function and integrity of wetlands but they also serve as habitat for wetland dependent species for a portion of their life cycle. This buffer zone should be permanently preserved so that future clearing by residents is less likely to occur. The current site plan depicts both lots and infrastructure within close proximity to wetlands (i.e. closer than 100ft).

Potential Hunting Issue

Because the project area is part of a larger forest block, legal hunting activities may take place on adjacent properties. Hunting within 100yds of a dwelling is prohibited and the applicant should contact adjacent landowners to determine if this is going to be an issue.

Comments submitted on February 1, 2007 by Edna Stetzar to Shane Abbott (cc: Gail Donovan, Kevin Coyle)

In effect, the adjacent landowner will be losing 100yds of their property for hunting if there is not a buffer between lot lines and the adjacent property line. There is also noise associated with hunting, such as the discharge of firearms or dogs barking when pursuing game.

Nuisance Waterfowl

Because there is an existing pond, the landowner/developer may have already experienced or taken legal action to control waterfowl within the pond. If not, we offer the following information:

High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short manicured lawns around ponds provide an attractive habitat for these species. We recommend native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50ft) around the perimeter. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the size and/or number of ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

#2006-43 Stoney Creek (90 lots on 47 acres, tax parcel 5-33-19-8.01, 5-33-19-9.0):

Rare species

We have never surveyed this site, therefore, it is unknown if there are state-rare or federally listed plants, animals or natural communities at this project site.

Site Visit Request

In order to provide more informed comments and to make recommendations, our program botanist and zoologist request the opportunity to survey the forested and wetland resources which could potentially be impacted by the project. This would also allow the applicant the opportunity to reduce potential impacts to rare species and unique habitats and to ensure that the project is environmentally sensitive. In addition, a survey of the project site will give staff an opportunity to document the biodiversity of the property and add to the State database. Please contact Bill McAvoy or Kitt Heckscher at (302) 653-2880 to set up a site visit.

Forest Loss

This site is entirely forested and considering the fact that over 20,000 acres of forest has been cleared since 2003 and a corresponding loss of forest dependent species has occurred, reducing forest loss within the State is extremely important. Forest fragmentation separates wildlife populations, increases road mortality, and increases "edge effects" that leave many forest dwelling species vulnerable to predation and allows the infiltration of invasive species.

Although not every tree will be cleared by this project, it will result in the conversion of 47 acres of wildlife habitat into a 'residential woods' which is not as functional or valuable from a wildlife standpoint. Wildlife must either co-exist with the new residents or disperse into the surrounding area. Either scenario can result in human/animal conflicts, including interactions on the roadways. We encourage the applicant to consider preservation of this forest block or at least part of the forest block and many new incentive-based programs for wildlife management are available to private landowners through our agency. Please contact our office (653-2880) if the landowner(s) is interested in more information.

If preservation is not considered then we strongly recommend:

1) Reducing the size of the development by omitting lots and associated infrastructure so that a larger area of *connected* forested open space is left intact,

2) Efforts to minimize the amount of clearing needed for the footprint of homes and infrastructure be employed. If feasible, mechanisms should also be put in place to reduce future clearing by landowners, such as deed restrictions or conservation easements,

3) A method of stormwater management that does not require tree clearing should be employed if deemed feasible. It often does not make sense to clear trees which function in flood abatement to create a pond with the same purpose. Alternate methods which do not require tree clearing should be considered,

4) If trees are cleared despite our objections, they should not be cleared from April 1st to July 31st to reduce impacts to nesting birds and other wildlife species that utilize forests for breeding. This clearing recommendation would only protect those species during the breeding season, because once trees are cleared the result is an overall loss of habitat.

Wetland buffers

We strongly encourage the applicant to have wetland delineations conducted by a certified wetland scientist. According to our wetland database, there are two sizable areas of isolated wetlands on tax parcel 5-33-19-9.0. The site plan only depicts one of these wetland areas and it appears to be smaller. Although isolated wetlands do not have regulatory protection, they none the less possess important wetland values and functions and should still be protected from disturbance. They also can support and array of plant and animal species. There are also wetlands associated with Roy Creek that appear to be larger in our database than that depicted on the site plan. There is a stormwater management pond that is way too close to these wetlands and should be pulled out of the protective buffer zone. This buffer zone is important for the function and integrity of the wetlands, protects water quality, and serves as habitat for wildlife and wetland dependent species. There should be at least a 100ft upland buffer around all wetland areas. This buffer zone should not contain lot lines or infrastructure and be permanently protected so future clearing is less likely to occur.

Plant Rescue

Since woodlands and wetlands are to be destroyed, filled, or disturbed, we recommend that the developer/landowner contact the Delaware Native Plant Society to initiate a plant rescue. Selected plants from the site of disturbance will be collected by Society members and transplanted to the Society's nursery. Plants will then be used in restoration projects and/or sold at the Society's annual native plant sale. This can be done at no expense or liability to the developer/landowner". Please contact Lynn Redding at (302) 736-7726, (lynn_redding@ml.com) or William A. McAvoy at (302) 653-2880, (william.mcavoy@state.de.us).

Potential Hunting Issue

Because the project area is part of a larger forest block, legal hunting activities may take place on adjacent properties. Hunting within 100yds of a dwelling is prohibited and the applicant should contact adjacent landowners to determine if this is going to be an issue. In effect, the adjacent landowner will be losing 100yds of their property for hunting if there is not a buffer between lot lines and the adjacent property line. There is also noise associated with hunting, such as the discharge of firearms or dogs barking when pursuing game.

Green Infrastructure

This parcel is part of the Governor Minner's "Green Infrastructure for a Liveable Delaware" (Executive Order Number Sixty-one; http://www.state.de.us/governor/orders/webexecorder61.shtml). This initiative includes a network of ecologically important natural resource lands of special state conservation interest. Green Infrastructure lands were identified through interpretation of the most important known rare species sites, existing protected lands, 1997 statewide aerial photography, and regional ecological evaluations by the USF&W Service, The Nature Conservancy, and the Delaware Natural Areas, Natural Heritage, and Open Space Programs. The lands identified as green infrastructure serve to maintain natural ecological processes protect and support native species, air and water resources, sustain agricultural enterprises, and contribute to the health and quality of life for the citizens of Delaware. Because most of the Green Infrastructure lands are privately owned, it is a voluntary initiative that appeals to the stewardship of private landowners.

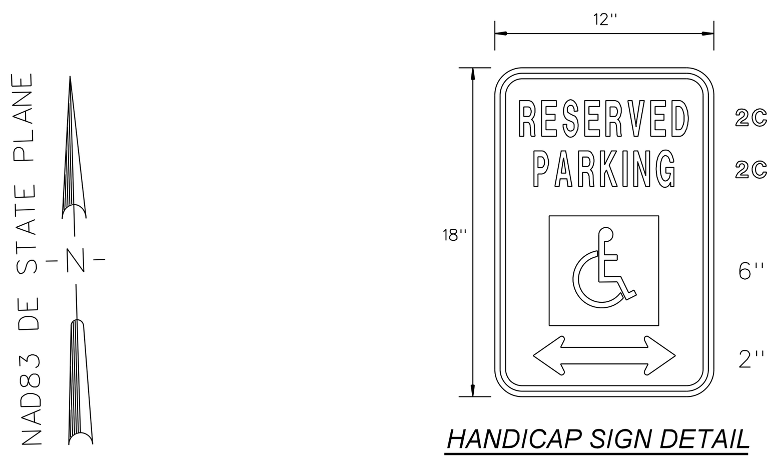
Nuisance Waterfowl

Stormwater management ponds could attract waterfowl like resident Canada geese and mute swans. High concentrations of waterfowl in ponds create water-quality problems, leave droppings on lawn and paved areas and can become aggressive during the nesting season. Short manicured lawns around ponds provide an attractive habitat for these species. We recommend native plantings of tall grasses, wildflowers, shrubs, and trees at the edge and within a buffer area (50ft) around the perimeter. Waterfowl do not feel safe when they can not see the surrounding area for possible predators. These plantings should be completed as soon as possible as it is easier to deter geese when there are only a few than it is to remove them once they become plentiful. The Division of Fish and Wildlife does not provide goose control services, and if problems arise, residents or the home-owners association will have to accept the burden of dealing with these species (e.g., permit applications, costs, securing services of certified wildlife professionals). Solutions can be costly and labor intensive; however, with a reduction in the number and/or size of the ponds, proper landscaping, monitoring, and other techniques, geese problems can be minimized.

Thank you for the opportunity to comment on the above projects. If there are any questions, please contact me at (302) 653-2883 ext. 126 or at Edna.Stetzar@state.de.us

Sincerely,
Edna J. Stetzar

Comments submitted on February 1, 2007 by Edna Stetzar to Shane Abbott (cc: Gail Donovan, Kevin Coyle)



HANDICAP SIGN DETAIL
(NOT TO SCALE)

GENERAL NOTES

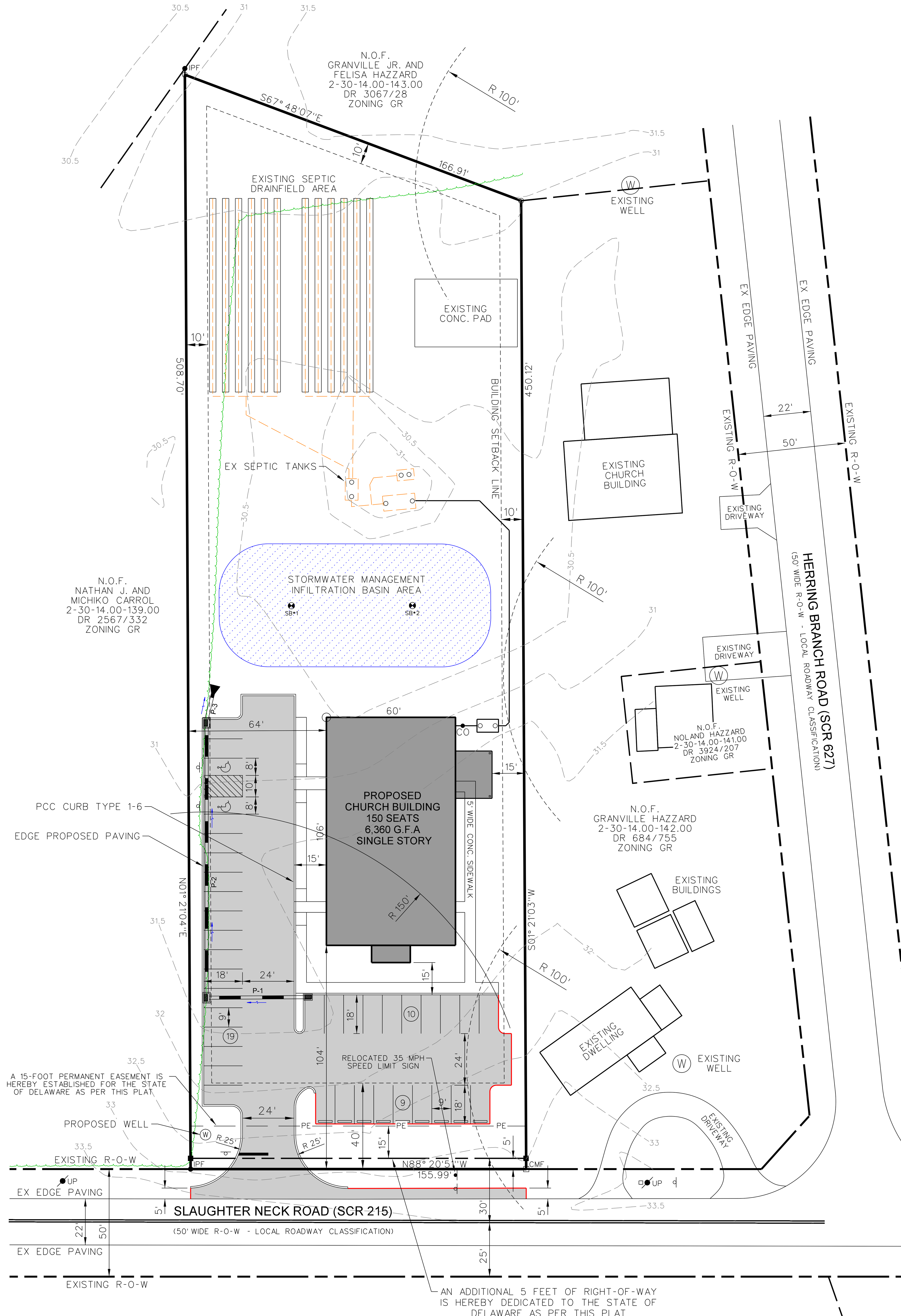
1. THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY PROVIDED BY DOUGLAS ANNAND, PLS.
2. THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OR THE U.S. ARMY CORPS OF ENGINEERS.
3. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD BOUNDARY AS DEPICTED ON THE FEMA MAP COMMUNITY PANEL NUMBER 10005C0151K DATED MARCH 16, 2015.
4. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR LOCATIONS.
5. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
6. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
7. NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555.
8. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROLMEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE SUSSEX CONSERVATION DISTRICT.
9. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY.
10. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
11. 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.
12. NO ENTRANCES ARE APPROVED TO BE CONSTRUCTED BY THIS PLAT.
13. MONUMENTATION FOR THE DEDICATED RIGHT OF WAY CREATED BY THIS PLAT TO BE IN ACCORDANCE WITH DELDOT'S STANDARD DETAIL M-2(2011).
14. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
15. THE PROPOSED BUILDING WILL NOT BE PROTECTED BY AUTOMATIC SPRINKLERS.
16. A FIRE ALARM SYSTEM IS REQUIRED TO BE INSTALLED IN ACCORDANCE WITH THE NATIONAL FIRE ALARM CODE AND SHALL MEET THE OCCUPANCY REQUIREMENTS AS PER THE NFPA, 101 LIFE SAFETY CODE, AND DELAWARE FIRE PREVENTION REGULATIONS. THE FIRE ALARM SYSTEM SHALL BE DESIGNED AND INSTALLED BY A COMPANY LICENSED BY THE DELAWARE STATE FIRE MARSHAL. FORMAL PLAN SUBMITTAL AND APPROVAL IS REQUIRED PRIOR TO INSTALLATION.
17. A LOCK BOX IS REQUIRED, CONTACT THE LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF THE LOCK BOX ON THE BUILDING.
18. CONSTRUCTION OF THE PROJECT WILL BE COMPLETED IN ONE PHASE.
19. NO CHANGES IN THE EXISTING ZONING (GR) ARE PROPOSED FOR THIS PROPERTY AS A RESULT OF THIS PRELIMINARY SITE PLAN APPLICATION.

DELDOT RECORD / SITE PLAN NOTES (3-21-19)

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 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.
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. 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.

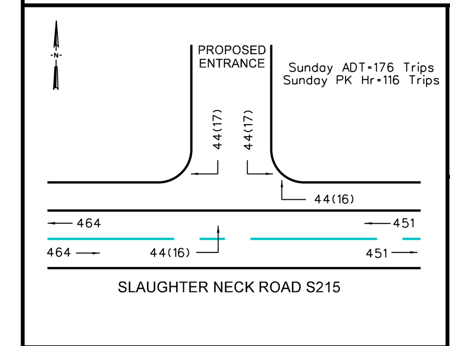
LEGEND

PROPERTY BOUNDARY
RIGHT-OF-WAY LINE
LOT LINE
BUILDING SETBACK LINE
TREE LINE
LOT NUMBER (23)
EXISTING CONTOUR — 26 —
TEST PIT LOCATION TP
APPROVED SOILS LINE
EXISTING UTILITY POLE UP
OVERHEAD ELECTRIC LINE OE
CONCRETE MONUMENT FOUND CMF
IRON PIN FOUND IPF



TRIP GENERATION - SLAUGHTER NECK ROAD (S215)

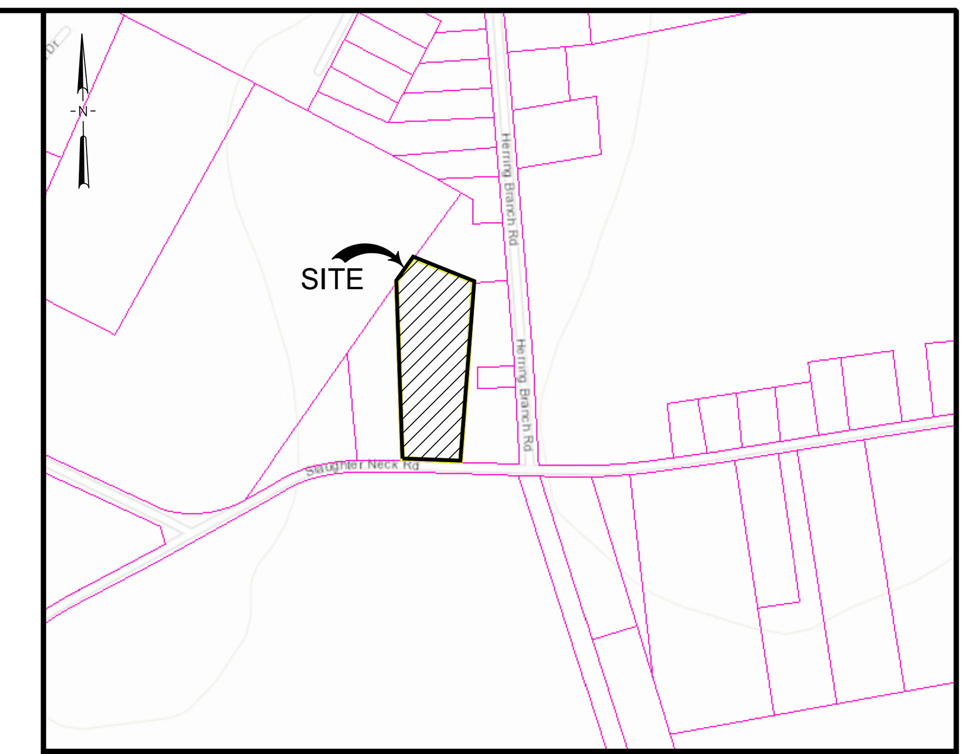
(FULL MOVEMENT)



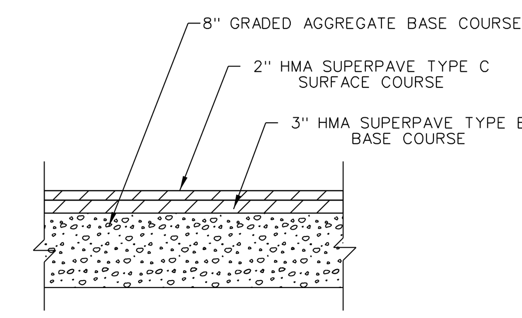
TRAFFIC GENERATION DIAGRAM
TRIPS PER DAY (VEHICLES IN A.M.)[P.M. PEAK HOUR]

ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - LOCAL ROADWAY
POSTED SPEED LIMIT 35 MPH
AADT = 761 (FROM 2018 DELDOT TRAFFIC SUMMARY)
10 YR PROJECTED AADT=1.16 x 761 TRIPS=883 TRIPS
10 YR PROJECTED AADT + SITE ADT=1,059 TRIPS
TRAFFIC PATTERN GROUP 7 (2017 TRAFFIC SUMMARY)
DESIGN HOURLY VOLUME = 15.97% x 1,059= 169 TRIPS

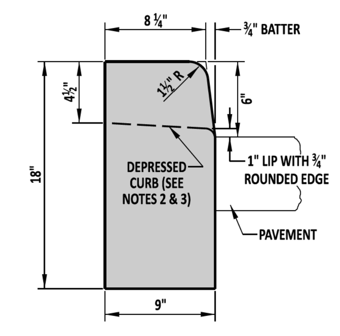
SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
CHURCH USE (ITE-560)
ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE: PASSENGER CAR (P)
SUNDAY PEAK HOUR TRIPS=116 TRIPS
ADT=(27.63 x 6.36 S.F.)=176 TRIPS
DIRECTIONAL DISTRIBUTION:
50% TO AND FROM THE WEST:
(88 TRIPS)(32 PK HR)
50% TO AND FROM THE EAST:
(88 TRIPS)(32 PK HR)
12.64% TRUCKS & BUSES x 66 = 8



LOCATION MAP SCALE: 1" = 500'



PARKING PAVING SECTION
NOT TO SCALE



P.C.C. CURB
TYPE 1-6

DATA COLUMN

TAX PARCEL NO:	2-30-14.00-140.00
EXISTING ZONING:	GR (GENERAL RESIDENTIAL)
BUILDING SETBACKS:	40' FRONT (SLAUGHTER NECK ROAD) 10' SIDE 10' REAR
PROPOSED BUILDING GFA:	6,360 S.F.
BUILDING CONSTRUCTION TYPE:	TYPE II (000) METAL & MASONRY
BUILDING HEIGHT (EAVE):	14 FEET
NUMBER OF STORIES:	SINGLE STORY
MAXIMUM BUILDING HEIGHT:	42 FEET
APPLICATION FILE NUMBER:	S-19-22
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
ACREAGE WITHIN BOUNDARIES:	1.717 ACRES
DEDICATED R-O-W AREA:	0.0179 ACRES
ACTIVE RECREATION AREA:	0.0 ACRES
PASSIVE RECREATION AREA:	0.0 ACRES
STORMWATER MANAGEMENT AREA:	0.25 ACRES
ACREAGE IN WETLANDS:	0.0 ACRES
ACREAGE IN WOODS:	0.0 ACRES
PARKING REQUIRED:	38 SPACES (150 SEATS)(1 SP/4 SEATS)
PARKING PROVIDED:	38 (2 HANDICAP)
PERCENT SLOPE:	1-2%
PERMANENT MONUMENTS FOUND:	2
PERMANENT MONUMENTS PLACED:	0
WATER SERVICE:	PRIVATE ON-SITE WELL
SEWER SERVICE:	PRIVATE ON-SITE SEPTIC
INVESTMENT LEVEL AREA:	4
PRESENT USE:	VACANT
PROPOSED USE:	CHURCH
EASEMENTS:	15' WIDE PERMANENT EASEMENT
POSTED SPEED LIMIT:	35 MPH (SLAUGHTER NECK ROAD)
OWNERS OF RECORD:	KINGDOM WORSHIP MINISTRIES, INC. 9989 N DUPONT HIGHWAY FELTON, DE 19943

ENGINEER CERTIFICATION

I, KEVIN R. MINNICH, HEREBY CERTIFY 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.

KEVIN R. MINNICH, PE #9027 — 5/13/2020 DATE

KEVIN R. MINNICH No. 9027 DELAWARE PROFESSIONAL ENGINEER

OWNER CERTIFICATION

I, BETTY DUKES OF THE KINGDOM WORSHIP MINISTRIES, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Betty Dukes

BETTY DUKES — 5/13/2020 DATE

Minnich
Engineering & Land Planning
Designing Quality Not Quantity
250A Camden Wyoming Avenue
Camden, DE 19934
(302) 697-2239 Voice - (302) 697-2293 Fax

REVISIONS:
2/25/2020 - REVISED PER SFM COMMENTS
3/4/2020 - REVISED PER SCD COMMENTS
5/13/2020 - REVISED PER DOT COMMENTS

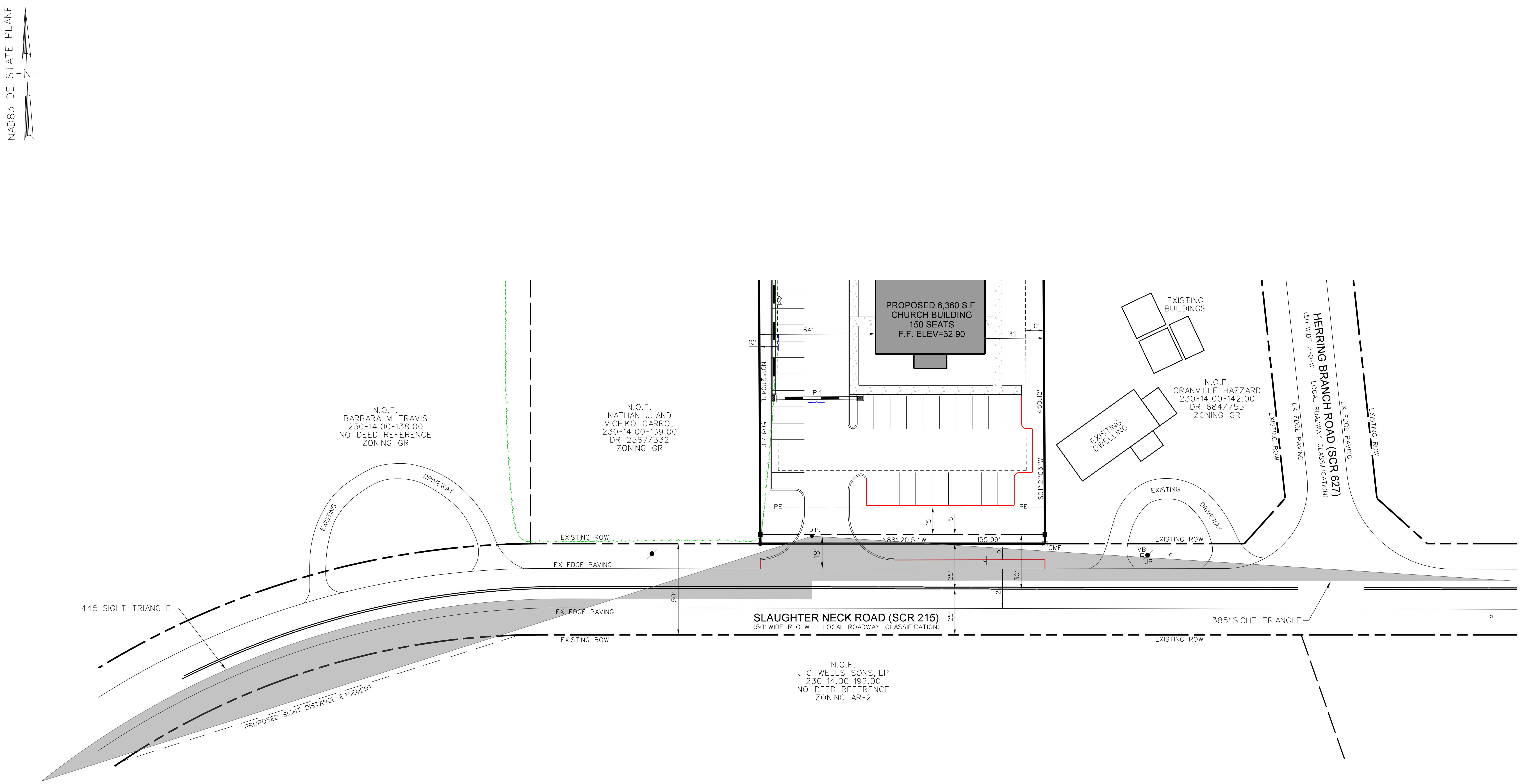
PROJECT NO: 18-045 | DGN FILE: 18-045

FINAL SITE PLAN
KINGDOM WORSHIP MINISTRIES, INC.

SITUATE IN: CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

0 15 30 60

DATE: 9/17/18 | SCALE: 1" = 30' | SHEET: 1



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REVISIONS:
5/13/2020 - REVISED PER DOT COMMENTS

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FINAL SITE PLAN
KINGDOM WORSHIP MINISTRIES, INC.

SITUATE IN: CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

0 15 30 60

DATE: 9/17/18 | SCALE: 1" = 30' | SHEET: 2

From:	Kevin R Minnich <krminnich@comcast.net>
Sent:	Monday, June 29, 2020 4:51 PM
To:	Nick Torrance; Jamie Whitehouse
Cc:	'Betty Dukes'
Subject:	RE: Mt. Calvary Pentecostal Church (S-19-22)

Nick,

As we have no choice but to move forward, my clients would certainly like to proceed and be placed on the July 9th Planning Commission agenda as mentioned below. I would however like to also make the case as to why the changes were made to the Final Site Plan attached to the previous email. The change in location of the proposed stormwater management basin from the front of the proposed building to the rear of the proposed building came about due to site limitations and good engineering practice.

More particularly, this idea was presented to me at the pre-submittal meeting by the Sussex Conservation District. Currently, the front area of the parcel is actually higher in elevation than the rear of the parcel. I originally proposed the stormwater basin being placed in the front in the hopes that the higher elevations on the site would be more suitable for the infiltration practice. As it turned out, the required field investigation by the Geotechnical Engineers (GTA) found the area to the rear of the proposed building to also be a viable area for infiltration. This being said, the Sussex Conservation District recommended at the pre-submittal meeting that the parking area and stormwater basin locations be reversed, thereby allowing the stormwater runoff to drain naturally to the lower area of the site. I agreed and moved forward with the change never giving a thought to the fact that this would become problematic with the final approval of the Site Plan.

Based on you email below, it appears the Planning Commission has a preference to avoid parking in the front setback. If I knew this at the time, I very well may have stuck with the original design and made things work, even though looking back it would not have been the most feasible or cost effective design. Due to the geometry of the parcel and the location of the existing septic system, we would like to ask the Planning Commission members to please consider approval of the revised Site Plan as submitted.

As you noted below, we have obtained all required agency approvals to move forward to Final Site Plan approval and on to permitting. Changes to the Site Plan at this point would certainly be a big step backwards for the Kingdom Worship Ministries community as they are anxious to move forward to building construction. Please let me know if you require any further documentation for placement of the Site Plan on the July 9th Planning Commission agenda.

Sincerely,

Kevin R. Minnich, P.E.
Minnich Engineering Inc
250A Camden Wyoming Avenue
Camden, DE 19934
(302) 697-2239 Camden Office
(302) 349-5381 Greenwood Office
(302) 270-7494 Mobile

M E Minnich
Engineering & Land Planning
Designing Quality Not Quantity

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

JENNIFER COHAN
SECRETARY

May 20, 2020

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

SUBJECT: Letter of No Objection to Recordation
Kingdom Worship Ministries
Tax Parcel # 230-14.00-140.00
SCR215-SLAUGHTER NECK ROAD
Cedar Creek Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated September 17, 2018 (last revised May 13, 2020), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

This letter does not authorize the commencement of entrance construction. Entrance plans shall be developed in accordance with DelDOT's Development Coordination Manual and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized.

There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,

Susanne K. Laws
Sussex County Review Coordinator
Development Coordination

cc: Stephanie Dukes, Kingdom Worship Minisrty Inc.
Kevin Minnich, Minnich Engineering
William Kirsch, South District Entrance Permit Supervisor
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
Gemez W. Norwood, South District Public Work Manager
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Jennifer Pinkerton, Chief Materials & Research Engineer
Chris Sylvester, Traffic Studies Manager
Linda Osiecki, Pedestrian Coordinator
John Fiori, Bicycle Coordinator
Mark Galipo, Traffic Development Coordination Engineer
Tim Phillips, Maintenance Support Manager
Dan Thompson, Safety Officer North District
Jared Kaufman, DTC Planner
James Kelley, JMT
Todd Sammons, Assistant Director
Derek Sapp, Subdivision Manager, Development Coordination

OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947

SFMO PERMIT

Plan Review Number: 2020-04-202963-MJS-02
Status: Approved as Submitted

Tax Parcel Number: 230-14.00-140.00
Date: 03/12/2020

Project

Kingdom Worship Ministries

Kingdom Worship Ministries Property

Slaughter Neck Road
Lincoln DE 19960

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 42 - Carlisle Fire Co Inc

Occupant Load Inside:
Occupancy Code: 9629

Applicant

Kevin Minnich
250A Camden Wyoming
Camden, DE 19934

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

Jefferson Cerri
Fire Protection Specialist II

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-202963-MJS-02
Status: Approved as Submitted

Tax Parcel Number: 230-14.00-140.00
Date: 03/12/2020

PROJECT COMMENTS

1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1020 A	The following water for fire protection requirements apply: NONE. On Site Wells Proposed. A) This site meets water flow Table 1, therefore the provisions of NPFA 1142 shall apply to this site and a fire alarm signaling system shall be provided (DSFPR PartII, Section 6 3).
1021 A	B) The fire alarm signaling system shall be automatic, supervised off site, and shall consist of full coverage by smoke detection and alarm notification (DSFPR Part II, Section 6 3.1.4). Where smoke detection devices will not function by reason of devicelimitation, heat detection shall be provided in those specific locations. C) Fire alarm signaling system plans and specifications shall be submitted for review (DSFPR Part I, Chapter 4).
1180 A	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
1190 A	Separate plan submittal is required for the building(s) proposed for this project.
1150 A	A lock box containing keys for fire department access shall be provided for any occupancy which contains a fire alarm signaling system that is monitored off site ?or- for any occupancy that contains an automatic sprinkler system.(DSFPR Regulation 705, Chapter 5, Section 2.4).
1092 A	Perimeter Access is that portion of the building that is accessible by emergency services personnel and is within 100 feet of a street and capable of supporting fire ground operations. (DSFPR Regulation 705, Chapter 5, Section 1.4.1).

	Perimeter Access minimum width shall be 15 feet measured from the face of the building at grade with a maximum slope of ten percent (10%). Plantings and utility services (includes condenser units, transformers, etc.) shall be permitted within the perimeter access, providedthey do not interfere with the emergency services fire ground operations. (DSFPR Regulation 705, Chapter 5, Sections 3.5 and 4.5). If a physical barrier (fence, pond, steep slope, etc) prevents access, that portion of the building perimeter shallnot be included in the calculation of Percent of Perimeter Access. (DSFPR Regulation 705, Chapter 5, Sections 3.5.1 and 4.5.1). 50% required
1501 A	**If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.**

Sussex Conservation District

PREPARE. PROTECT. PRESERVE.

June 24, 2020

Ms. Betty Dukes
c/o Minnich Engineering & Land Planning, Inc.
250A Camden Wyoming Avenue
Camden, DE 19934

RE: Kingdom Worship Ministries

Dear Ms. Dukes:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater 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.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at *Sussexconservation.org*. If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

Jessica Watson

Jessica Watson queue
Program Manager

JW/jmg

cc: Janelle Cornwell

CONDITIONS OF APPROVAL

NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.

2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.

3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.

5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.

7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.

8. Keep available onsite, during all phases of constriction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.

9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.

10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.

11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations.*

12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.

Sussex conservation district

DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION

NAME OF PROJECT: Kingdom Worship Ministries

PROJECT DESCRIPTION: Construction of 6,360 S.F. church building and associated parking areas.

LOCATION OF PROJECT: North side of Slaughter Neck Road - 200' West of Herring Branch Road

PROJECT TAX MAP NUMBER: 230-14.00-140.00

PROJECT COORDINATES (*center of site-decimal degrees*) LAT: 38.856401 LONG: -75.348564

TYPE OF PROJECT: Commercial WATERSHED: Rehoboth Bay

NUMBER OF LOTS: N/A TOTAL ACRES: 1.72 DISTURBED ACRES: 1.41

APPLICANT'S CONTACT INFORMATION

FIRST NAME: Betty LAST NAME: Dukes

COMPANY NAME: Kingdom Worship Ministries, Inc.

ADDRESS: 9989 North DuPont Highway

CITY: Felton STATE: DE ZIP: 19943

PHONE NUMBER: 302-542-1029 FAX NUMBER:

EMAIL ADDRESS: bettydukes69@gmail.com

CONSULTANT CONTACT INFORMATION

CONSULTANT/ENGINEER NAME: Minnich Engineering & Land Planning, Inc.

CONTACT PERSON/PROJECT MANAGER: Kevin R. Minnich (krminnich@comcast.net)

PHONE #: (302) 697-2239 FAX #: (302) 697-2293

EMAIL ADDRESS:

SUSSEX CONSERVATION DISTRICT APPROVAL

REVIEWER: John Frost DATE: 6-24-20

APPROVAL: [signature] DATE: 6/24/20

If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.

FEB - 4 2020

OWNER/DEVELOPER CERTIFICATION

- I/We certify that the information on this form and the attached plans are true and accurate to the best of my/our knowledge.
- I/We understand that DNREC/Delegated Agency may request information in addition to that set forth herein as may be deemed appropriate in considering this application.
- I/We will abide by the conditions of this approval as issued.
- I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to the approved plan, and that all responsible personnel involved in the land disturbing activities will have a Sediment and Stormwater Management Certification from DNREC/Delegated Agency.
- I/We hereby authorize the right of entry for periodic on site inspection by DNREC/Delegated Agency personnel and/or authorized agents.

OWNER/DEVELOPER SIGNATURE: Betty Dukes DATE: 1/29/2020

OWNER/DEVELOPER PRINTED NAME: Betty Dukes

AGENT AUTHOIZATION

(If this authorization form is completed with the application, all future correspondence may be signed by the duly authorized agent.)

I, ______________________________, hereby designate and authorize the following identified agent to act on my behalf in the processing of this application and to furnish any information that is requested.

AGENT NAME: ______________________________

AGENT ADDRESS: ______________________________

CITY: ____________________ STATE: ____________________ ZIP: ______________

AGENT PHONE #: (   ) ____________________ FAX #: ____________________

EMAIL ADDRESS: ______________________________

OWNER/DEVELOPER SIGNATURE: ______________________________ DATE: ______________

AGENT SIGNATURE: ______________________________ DATE: ______________

Please attach project Supplemental BMP Data Sheet to the Detailed Sediment and Stormwater Management Plan Application.

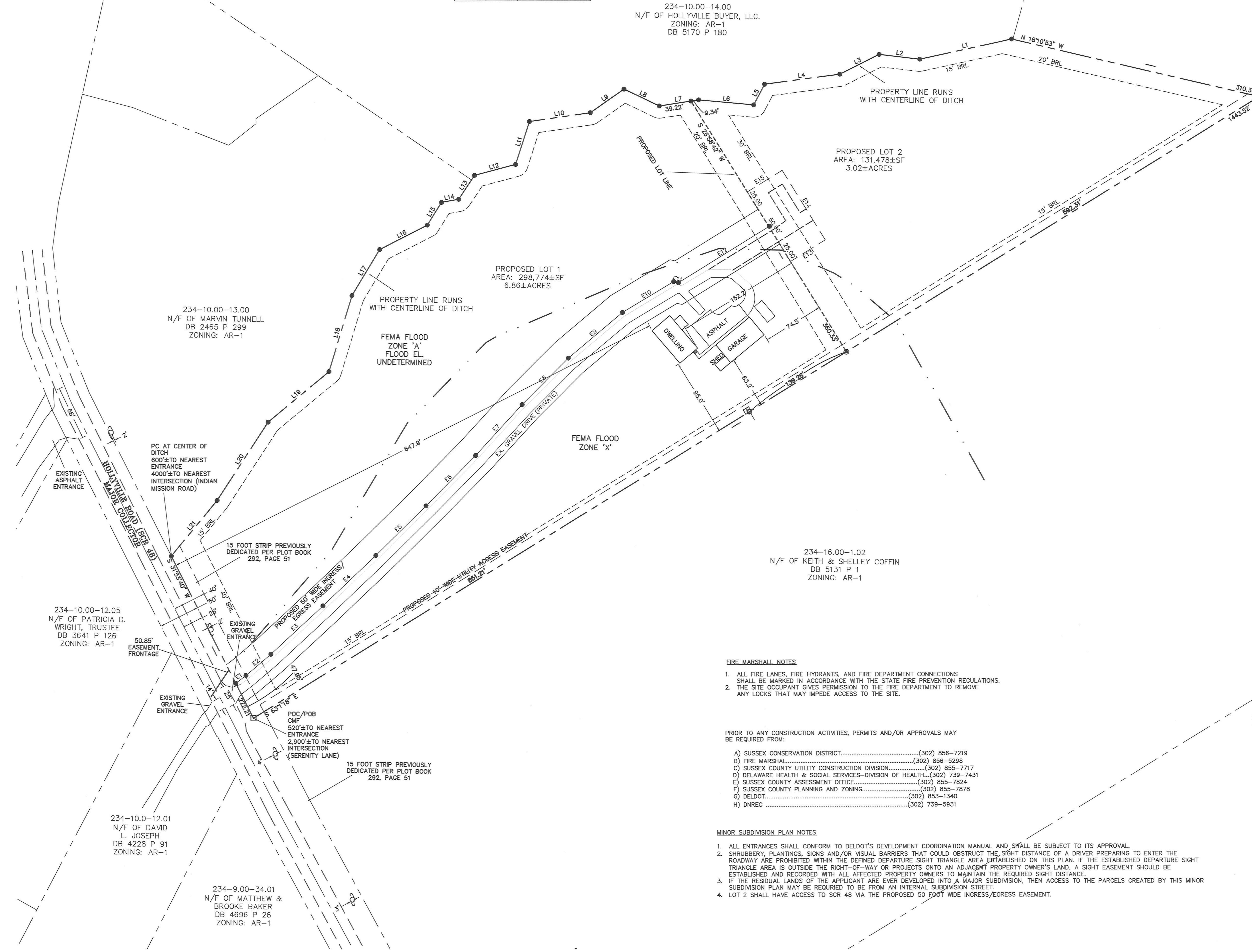
PROJECT BMP DATA SHEET

List the BMP(s) utilized in the project stormwater management quantity and water quality strategy.

BMP NAME	BMP TYPE	ACRES TREATED	BMP LOCATION COORDINATES (*@ BMP release point - decimal degrees*)	
			LATITUDE	*LONGITUDE*
Basin #1	Infiltration basin	1.25 Acres	38.856401	-75.348564
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			
	No BMP selected			

LINE TABLE					
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	114.60	N 43°35'13" W	L12	51.84	N 46°5'11" W
L2	49.95	N 24°28'56" W	L13	35.23	N 87°50'30" W
L3	53.69	N 58°8'14" W	L14	21.31	N 41°23'22" W
L4	92.57	N 38°49'30" W	L15	32.66	N 89°20'0" W
L5	28.54	S 86°28'26" W	L16	65.36	N 58°24'54" W
L6	67.54	N 26°6'24" W	L17	65.73	S 89°42'22" W
L7	48.56	N 40°0'49" W	L18	97.11	S 75°30'39" W
L8	47.67	N 5°57'46" W	L19	96.54	N 70°56'28" W
L9	50.29	N 66°24'47" W	L20	113.98	N 88°9'43" W
L10	75.12	N 39°31'12" W	L21	88.11	N 81°49'16" W
L11	54.97	S 76°32'32" W			

EASEMENT TABLE		
LINE	LENGTH	BEARING
E1	15.70	S 68°34'25" E
E2	39.98	S 71°39'45" E
E3	86.66	S 74°9'22" E
E4	89.31	S 74°58'37" E
E5	86.12	S 75°58'10" E
E6	86.37	S 76°43'22" E
E7	84.15	S 78°51'47" E
E8	79.90	S 76°23'17" E
E9	86.70	S 71°29'16" E
E10	73.03	S 62°32'22" E
E11	6.13	S 18°22'57" E
E12	130.57	S 63°6'15" E
E13	50.00	S 63°01'18" E
E14	100.00	S 26°58'42" W
E15	50.00	N 63°01'18" W



LOCATION MAP
1" = 1 MILE

LEGEND

- POINT
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- IRON REBAR TO BE SET
- EXISTING PROPERTY LINE / EXISTING R.O.W. LINE
- PROPOSED PROPERTY LINE
- ADJACENT PROPERTY LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING ROAD CENTERLINE
- EXISTING GRAVEL DRIVE
- PROPOSED DRIVE
- EASEMENT/PROPOSED RIGHT OF WAY LINE
- BUILDING RESTRICTION LINE
- FEMA FLOOD ZONE LINE
- UTILITY POLE

NOTES

1. TITLE REFERENCED TO DEED BOOK 2470, PAGE 252.
2. SUBJECT TO ANY AND ALL RESTRICTIONS, RESERVATIONS, CONDITIONS, EASEMENTS & AGREEMENTS OF RECORD IN THE OFFICE OF RECORDER OF DEEDS, SUSSEX COUNTY, DE.
3. THIS LOT MAY CONTAIN STATE AND/OR FEDERAL WETLANDS. NO DELINEATION PERFORMED OR PROVIDED.

SITE DATA

1. TAX MAP NUMBER	234–10.00–199.00
2. CURRENT ZONING:	AR–1
3. TOTAL AREA	430,252 ±s.f. 9.88 ±Acres
4. USE	PRESENT: RESIDENTIAL PROPOSED: RESIDENTIAL
5. STREETS	TO REMAIN PRIVATE
6. ACCESS	PRIVATE
7. MAINTENANCE	STREETS TO BE MAINTAINED BY OWNER AND/OR HOMEOWNERS ASSOCIATION
8. SETBACKS	LOT 1: FRONT: 40', SIDE: 15', REAR: 20' LOT 2: FRONT: 30', SIDE: 15', REAR: 20'
9. SPEED LIMIT	45 MPH (HOLLYVILLE ROAD)
10. SEWER	PRIVATE ON–SITE
11. WATER	PRIVATE ON–SITE
12. EXISTING LOTS PROPOSED LOTS	1 2
13. TIDS	NOT IMPACTED BY ANY TIDS
14. FLOOD ZONE	'X' AND 'A' (BOTH PARCELS) PER FEMA PANEL 1005C0340K, EFF. 3/16/15
15. MAX BLDG HEIGHT	42.0'

GENERAL PROJECT

1. Developer
   WARREN JACKSON
   23333 HOLLYVILLE ROAD
   HARBESON, DE 19951
   302–245–2923
2. Civil/Site Engineer:
   COTTEN ENGINEERING LLC
   10087 CONCORD RD
   SEAFORD, DELAWARE 19973
   Phone/Fax: (302) 628–9164
   c/o: Michael S. Cotten, P.E.
3. Surveyor
   COTTEN ENGINEERING LLC
   10087 CONCORD RD
   SEAFORD, DELAWARE 19973
   Phone/Fax: (302) 628–9164
   c/o: Michael S. Cotten, P.E.
4. The project is located on the southeastern side of Hollyville Road (SCR 48, major collector, 50' wide).
5. Class "C" Survey
6. This Survey does not certify to the location and/or existance of easements and Right–of–Ways crossing subject property other than those shown, as no title search was provided.

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

Warren G Jackson 5/11/2020

WARREN JACKSON, OWNER DATE

DESIGNER/ENGINEER SIGNATURE

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN MADE UNDER MY SUPERVISION AND COMPLIES WITH THE LAWS OF SUSSEX COUNTY AND THE STATE OF DELAWARE.

5/11/20

MICHAEL S. COTTEN, P.E. DATE

APPROVED BY SUSSEX COUNTY PLANNING AND ZONING

DATE

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

FIRE MARSHALL NOTES

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. THE SITE OCCUPANT GIVES PERMISSION TO THE FIRE DEPARTMENT TO REMOVE ANY LOCKS THAT MAY IMPEDE ACCESS TO THE SITE.

PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS MAY BE REQUIRED FROM:

A) SUSSEX CONSERVATION DISTRICT..........(302) 856–7219
B) FIRE MARSHAL..........(302) 856–5298
C) SUSSEX COUNTY UTILITY CONSTRUCTION DIVISION..........(302) 855–7717
D) DELAWARE HEALTH & SOCIAL SERVICES–DIVISION OF HEALTH...(302) 739–7431
E) SUSSEX COUNTY ASSESSMENT OFFICE..........(302) 855–7824
F) SUSSEX COUNTY PLANNING AND ZONING..........(302) 855–7878
G) DELDOT..........(302) 853–1340
H) DNREC ....(302) 739–5931

MINOR SUBDIVISION PLAN NOTES

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. 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.
3. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQURIED TO BE FROM AN INTERNAL SUBDIVISION STREET.
4. LOT 2 SHALL HAVE ACCESS TO SCR 48 VIA THE PROPOSED 50 FOOT WIDE INGRESS/EGRESS EASEMENT.

#		
1.	INITIAL SUBMISSION	3/23/20
2.	RESPONSE TO COMMENTS / REQUEST FOR SIGNATURE	5/8/20
3.		
4.		
5.		
6.		

MINOR SUBDIVISION OF LANDS OF WARREN JACKSON

COTTEN ENGINEERING LLC
CIVIL ENGINEERING, SURVEYING, ENVIRONMENTAL PLANNING CONSULTANTS
10087 CONCORD RD SEAFORD, DE 19973
PH. (302) 628-9164 FAX (302) 628-9164

MICHAEL S. COTTEN, P.E.
LICENSE# 12769

MINOR SUBDIVISION PLAN
OF LANDS N/F OF WARREN JACKSON
23333 HOLLYVILLE ROAD, HARBESON, DE 19951
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE
TM# 234-10.00-199.00

SCALE:	AS SHOWN
DESIGNED:	CE
PLANNED:	CE
DRAWN:	JCD
APPROVED:	MC
JOB:	20-022

SHEET NO. 1 OF 1