

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 Martin Luther King Jr. Blvd., South • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): 2021-04-03
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 4/Out of Play

1. Project Title/Name: Terrapin Island Subdivision

2. Location (please be specific): east side of Camp Arrowhead Rd, 1.1 miles from intersection of Angola Rd.

3. Parcel Identification #: 234-18.00-31.00 4. County or Local Jurisdiction Name: where project is located: SUSSEX

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name: Lands of Janet D. Hall & Ann D. Hedley

Address: 24587 Shady Lane Annex

City: Millsboro State: DE Zip: 19966

Phone: Fax: Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):
Ribera Development, LLC

Address: 8684 Veteran's Highway, Suite 203

City: Millersville State: MD Zip: 21108

Phone: (443) 871-0486 Fax: Email: johnstamato@riberadev.com

8. Project Designer/Engineer: Pennoni - Attn Alan Decktor, PE

Address: 18072 Davidson Drive

City: Milton State: DE Zip: 19968

Phone: (302) 684-8030 Fax: Email: adecktor@pennoni.com

9. Please Designate a Contact Person, including phone number, for this Project: Alan Decktor

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: 42 Lot Single Family Dwellings

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.
 n/a

12. Area of Project (Acres +/-): 32.13 Number of Residential Units: 42 Commercial square footage:

13. Present Zoning: AR-1 14. Proposed Zoning: AR-1

15. Present Use: Vacant - Woods/Wetlands 16. Proposed Use: Single Family

17. Water: Central (Community system) Individual On-Site Public (Utility) Tidewater
 Service Provider Name:

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Sussex County

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
 none

20. Environmental impacts: Stormwater Management

How many forested acres are presently on-site? 23.08+/- How many forested acres will be removed? 14.23+/-

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No

Are the wetlands: Tidal Acres: 3.87+/-
 Non-tidal Acres: 8.06+/-

If "Yes", have the wetlands been delineated? Yes No ERI, EDWARD LAUNAY, SENIOR PWS NO. 875

Has the Army Corps of Engineers signed off on the delineation? Yes No PENDING, WE HAVE COORDINATED AND DISCUSSED PROJECT WITH THEM, PENDING PERMIT APPROVAL

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts: WE HAVE TWO ROAD CROSSING THAT WILL DISTURB 0.22+/- ACRES OF NON-TIDAL WETLANDS

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? IT VARIES, BUT IN CLOSE PROXIMITY

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site:
 EPHEMERAL CONSTRUCTED WETLANDS

23. Is open space proposed? Yes No If "Yes," how much? Acres: 16.14+/-

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?
 Active, Passive, Stormwater management, Buffer, Non Tidal Wetlands

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 468 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? Negligible (0% to 5%)

26. Will the project connect to state maintained roads? Yes No Camp Arrowhead Road

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.
There is no areas for interconnectivity.

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: Developer phone number: 443-871-0488

31. Are any federal permits, licensing, or funding anticipated? Yes No Army Corp Wetland Permitting

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

 3.3.2021
Signature of property owner Date

ALAN DECKTOR 3/3/2021

Signature of Person completing form (If different than property owner) Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at plus@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact The Office of State Planning Coordination at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

SITE DATA TABLE:

Table with 3 columns: Item Number, Description, and Value/Detail. Includes sections for Owners, Proposed Use, Wetland Area, Flood Zone, and other project specifications.

OWNERS
JANET D. HALL & ANN D. HEDLEY

DEVELOPER
RIBERA DEVELOPMENT, LLC
8684 VETERAN'S HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

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

SURVEYOR
PENNONI ASSOCIATES, INC.

ENVIRONMENTAL CONSULTANT
ENVIRONMENTAL RESOURCES INC.
38173 DUPONT BOULEVARD
PO BOX 169, SELBYVILLE, DE 19975
(302) 436-9637

SCHOOL DISTRICT
CAPE HENLOPEN

FIRE DISTRICT
REHOBOTH STATION (86)

POSTAL DISTRICT
REHOBOTH BEACH (19971)

WATER UTILITY
TIDEWATER

SEWER UTILITY
SUSSEX COUNTY WATER

TERRAPIN ISLAND SUBDIVISION PRELIMINARY PLAN SET

2020-13 TAX MAP: 234-18.00-31.00 INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE - 19958

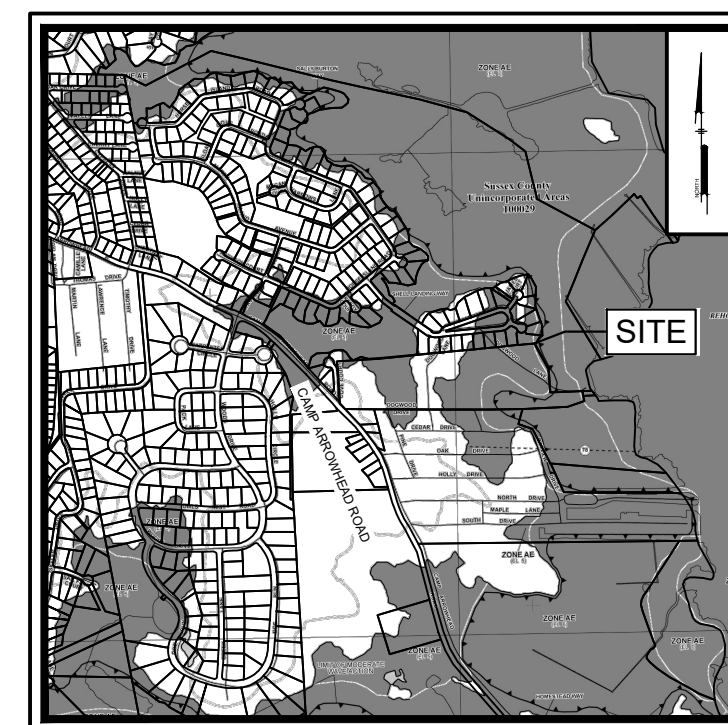
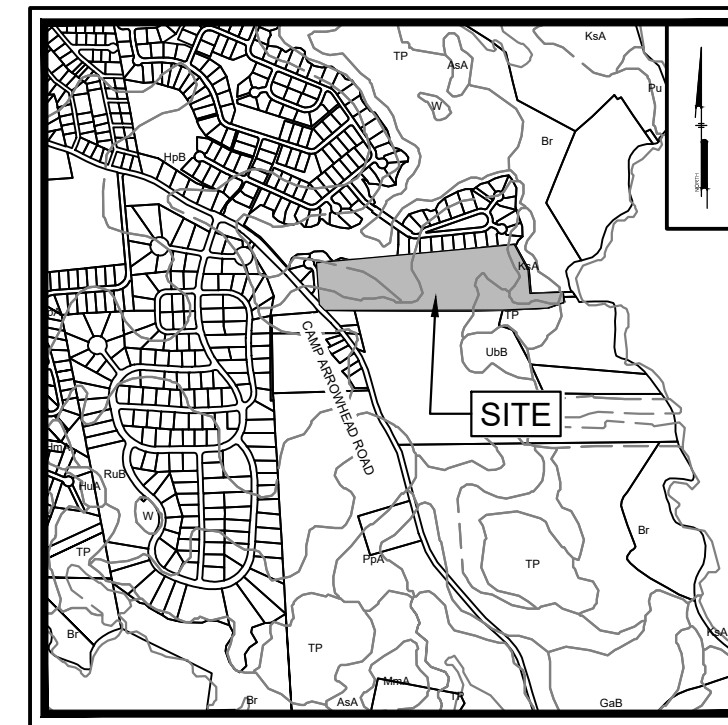
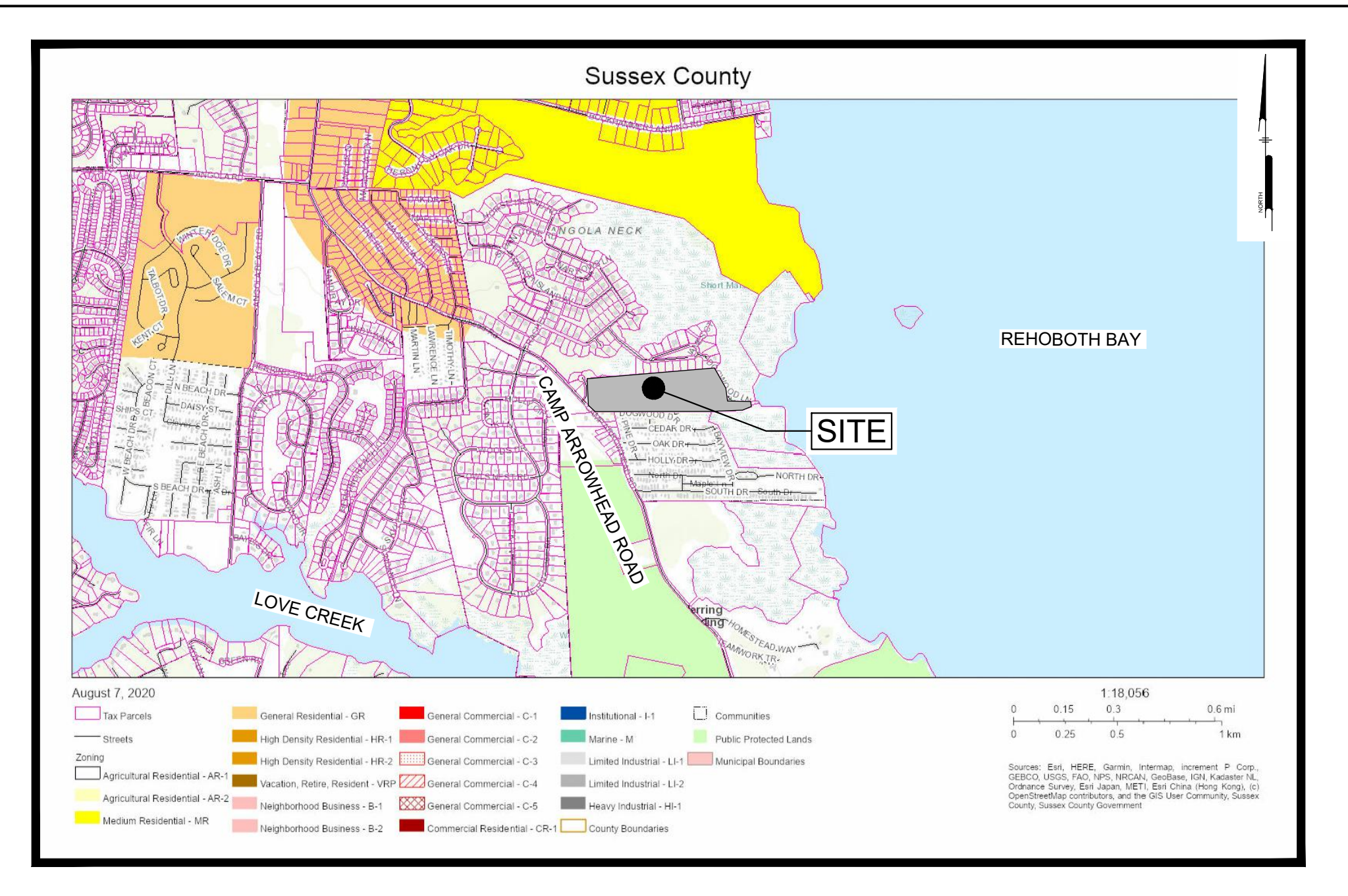
PREPARED FOR:
DEVELOPER
RIBERA DEVELOPMENT, LLC.
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
(443) 871-0486

THE SITE IS IMPACTED BY THE 100-YEAR FLOOD PLAN (ZONE X & ZONE AE) AS DEPICTED ON FEMA MAP PANEL 10005C0342K DATED, MARCH 16, 2015

TYPE	DESCRIPTION	HYDROLOGIC SOIL
AsA	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
RuB	RUNCLINT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
TP	TRANSQUAKING AND MISPELLION SOILS, VERY FREQUENTLY FLOODED, TIDAL	A/D
Br	BROADKILL MUCKY PEAT, VERY FREQUENTLY FLOODED, TIDAL	B/D

LIMIT OF DISTURBANCE TOTAL: 20.52 AC. ±

EXISTING	PROPOSED	DESCRIPTION
-	-	CURB
-	-	EDGE OF PAVEMENT
-	-	EDGE OF GRAVEL
+ - + -	+ - + -	EASEMENT
- - -	- - -	FENCE
- - - - -	- - - - -	PROPERTY LINE/ RIGHT OF WAY
- - - - -	- - - - -	BUILDING RESTRICTION LINE
•	•	PROPERTY, CORNER FOUND
- - - - -	- - - - -	PROPERTY, ADJOINING LINED
- - - - -	- - - - -	SITE, MAIL BOX
- - - - -	- - - - -	SITE, TRAFFIC SIGN
- - - - -	- - - - -	SOIL BOUNDARY
W/C	W/C	SOIL LABEL
- - - - -	- - - - -	STORM SEWER, INLET
- - - - -	- - - - -	STORM SEWER, HEADHOLE
- - - - -	- - - - -	STORM SEWER, MANHOLE
- - - - -	- - - - -	STORM SEWER, UNDERGROUND
- - - - -	- - - - -	MINOR CONTOUR
- - - - -	- - - - -	MAJOR CONTOUR
- - - - -	- - - - -	SPOT ELEVATION
- - - - -	- - - - -	WATER, UNDERGROUND
- - - - -	- - - - -	WATER VALVE
- - - - -	- - - - -	WATER MAIN
- - - - -	- - - - -	CLEAN OUT
- - - - -	- - - - -	SANITARY SEWER, UNDERGROUND
- - - - -	- - - - -	SANITARY SEWER, FORCED MAIN
- - - - -	- - - - -	SANITARY SEWER, MANHOLE
- - - - -	- - - - -	POWER, UNDERGROUND ELECTRIC
- - - - -	- - - - -	POWER, UTILITY POLE
- - - - -	- - - - -	BOUNDARY OF FEDERALLY REGULATED WETLANDS (USACE)
- - - - -	- - - - -	BOUNDARY OF DNREC (STATE) REGULATED TIDAL WETLAND
- - - - -	- - - - -	LANDSCAPE BUFFER
- - - - -	- - - - -	ROADWAY CENTERLINE
- - - - -	- - - - -	FEDERALLY REGULATED NON-TIDAL WETLANDS (USACE)
- - - - -	- - - - -	DNREC (STATE) REGULATED TIDAL WETLAND
- - - - -	- - - - -	BUFFER FROM STATE REGULATED WETLAND (50 FEET)
- - - - -	- - - - -	WETLAND IMPACT AREA
- - - - -	- - - - -	CONCRETE SIDEWALK
- - - - -	- - - - -	FLOOD LINE
- - - - -	- - - - -	WAVE ACTION LINE
- - - - -	- - - - -	WETLAND SETBACK LINE
- - - - -	- - - - -	CONSERVATION EASEMENT AREA



LOCATION MAP
SCALE: 1"=2000'

SOILS MAP
Scale: 1"=2000'

FEMA FLOOD MAP
Scale: 1"=2000'

PREPARED BY:
PENNONI ASSOCIATES INC.



18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

SHEET NUMBER	DRAWING NUMBER	SHEET TITLE
1	RP0001	COVER SHEET
2	RP0002	KEY SHEET, NOTES AND DETAILS
3	RP1001	PRELIMINARY SUBDIVISION PLAN
4	RP1002	PRELIMINARY SUBDIVISION PLAN
5	V0202	WETLAND DELINEATION PLAN
6	V0203	WETLAND IMPACT PLAN

ZONING DATA TABLE - SUSSEX COUNTY

REQUIREMENT	PROPOSED
MIN. LOT SIZE	7,500 S.F.
MIN. LOT WIDTH	60 FT.
MIN. LOT DEPTH	100 FT.
MIN. FRONT YARD	25 FT.
MIN. CORNER FRONT YARD	15 FT.
MIN. SIDE YARD	10 FT.
MIN. REAR YARD	10 FT.
MAX. HEIGHT	42 FT.

EASEMENTS:
ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

APPROVED BY

CHAIRMAN OR SECRETARY OF PLANNING & ZONING COMMISSION DATE

PRESIDENT OF SUSSEX COUNTY COUNCIL DATE

SUSSEX CONSERVATION DISTRICT DATE

NAME DATE

WETLAND STATEMENT

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPUS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPUS OF ENGINEERS WETLANDS DELINEATION MANUAL AND ITS SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL SUPPLEMENT (VERSION 2.0) AND THE 2020 NAVIGABLE WATERS PROTECTION RULE. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARIES OF STATE REGULATED WETLANDS ON THIS PROPERTY WERE DETERMINED IN ACCORDANCE WITH DNREC WETLAND MAP NO. DNR-034

EDWARD M. LAUNAY, SENIOR PWS No. 875 Date
SOCIETY OF WETLANDS SCIENTISTS
CORPUS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDCP93MD0510036B

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DEKTOUR, PE (DE PE#17771) DATE
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

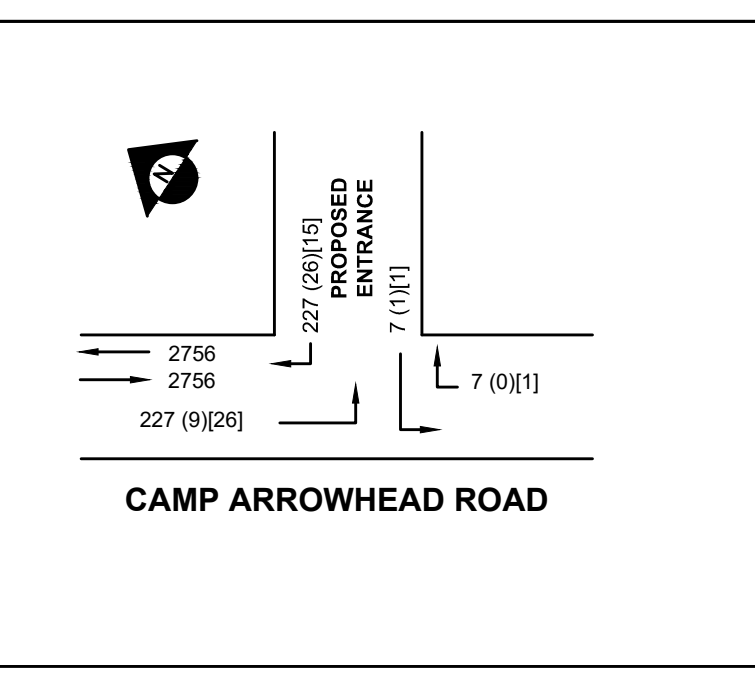
OWNER CERTIFICATION:
I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JANET D. HALL & ANN D. HEDLEY DATE

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

RIBERA DEVELOPMENT, LLC. DATE
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
(443) 871-0486

TRAFFIC GENERATION DIAGRAM ADT PEAK HOUR (A.M.), ADT PEAK HOUR [P.M.]



ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - SC00279 (CAMP ARROWHEAD RD.) - LOCAL (RURAL)
POSTED SPEED LIMIT - 40 MPH
AADT = 5,512 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
DIRECTIONAL DISTRIBUTION¹
10 YEAR PROJECTED ADT = 1.16 x 5,512 TRIPS = 6,394 TRIPS
TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 12.09% x 6,862 TRIPS = 830 TRIPS
TRUCK VOLUME - 8.09 x 6,862 TRIPS = 553 TRIPS

SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION²

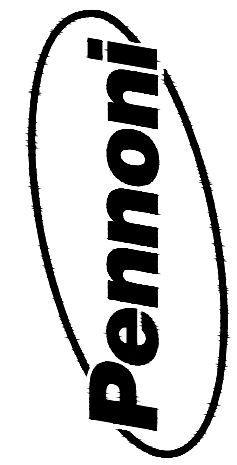
EXISTING LAND USE:
WOODED VACANT LAND = 0 TRIPS

PROPOSED LAND USE:
42 UNITS - SINGLE FAMILY DETACHED UNITS (ITE 210)
42 UNITS: Ln(T)=0.92Ln(X)+2.71 = 468 TRIPS (WEEKDAY) (234 IN / 234 OUT)

PEAK HOUR OF ADJACENT STREET TRAFFIC (ITE 210):
AM: T = 0.71(X)+4.80 = 35 TRIPS (WEEKDAY) (25% / 75%) (9 / 26)
PM: Ln(T) = 0.96Ln(X)+0.20 = 44 TRIPS (WEEKDAY) (83% / 37%) (28 / 16)

PROPOSED DIRECTIONAL DISTRIBUTION:
3% TO AND FROM THE SOUTH (14 TRIPS) (0|1|1) ENTER & (1|1|1) EXIT
97% TO AND FROM THE NORTH (454 TRIPS) (9|26|15) ENTER & (26|15|9) EXIT
TOTAL ADT = 468 TRIPS
SITE TRUCK TRAFFIC = 23 TRIPS (5%)

¹ DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
² DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL
DESIGN VEHICLE = WB-40 & SU-30



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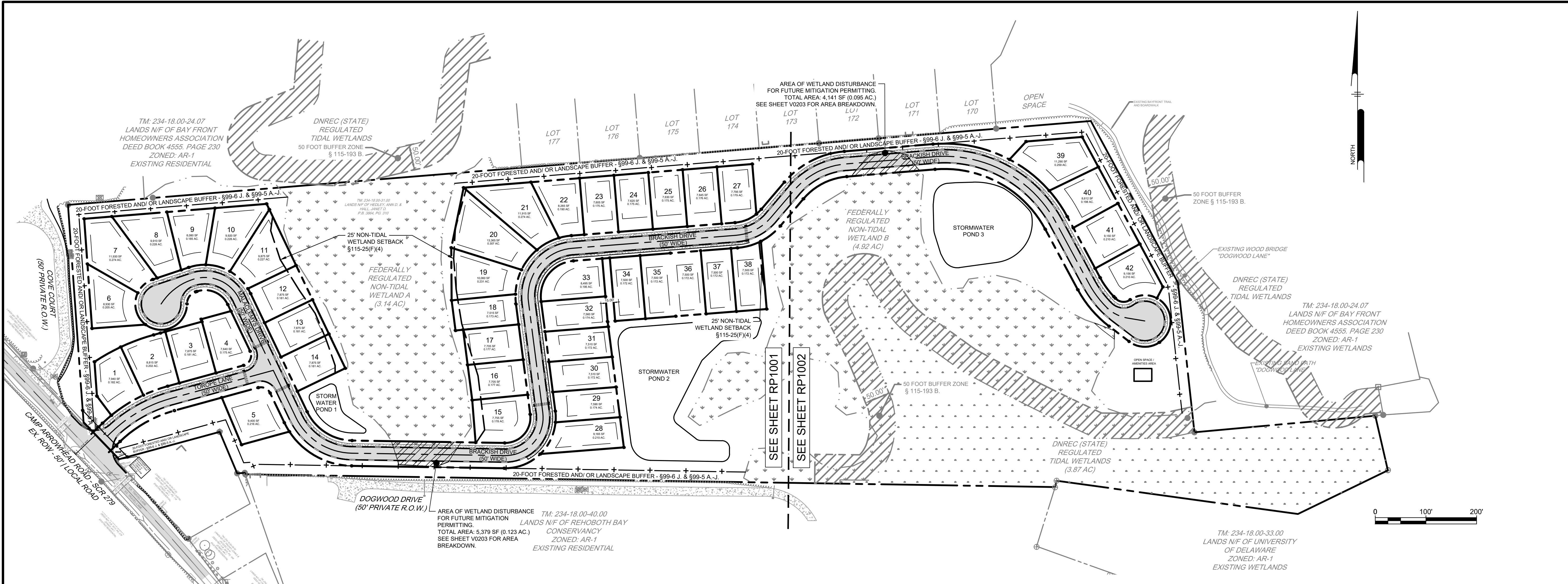
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK

TERRAPIN ISLAND SUBDIVISION
2020-13
TAX MAP: 234-18.00-31.00
SUSSEX COUNTY, DELAWARE - 19958
COVER SHEET

RIBERA DEVELOPMENT, LLC.
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

DATE	NO.	REVISIONS	BY
2021-02-24	1	REVISED PER PLANNING & ZONING COMMENTS	TPM

PROJECT: RIBER20000
DATE: 2020-08-07
DRAWING SCALE: N/A
DRAWN BY: MP/TPM
APPROVED BY: AMD



KEY SHEET
SCALE: 1" = 100'

GENERAL NOTES:

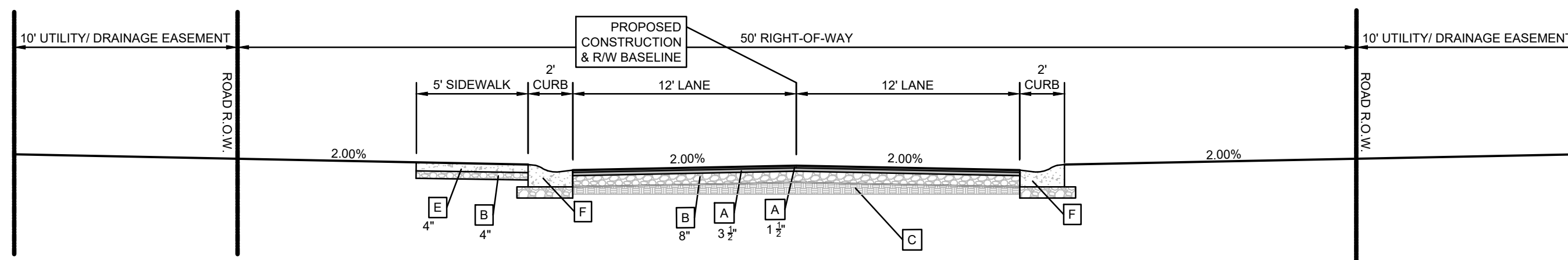
- ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF WET POND THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 10005C0324K, REVISED MARCH 16, 2015. AREA DESIGNATED PARTLY AS FLOOD ZONE 'X', UNSHADED, & PARTLY AS ZONE 'AE' (EL. 5 FT AND EL. 7 FT).
- 5.26± AC. TIDAL AND 6.35± AC. NON-TIDAL WETLANDS EXIST ON THIS SITE. THE WETLANDS WILL BE RECERTIFIED DURING THE ENGINEERING STAGES OF THE PROJECT.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG 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.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DE MUTCD.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL UNITS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #279 WILL BE PERMITTED.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- ALL SINGLE FAMILY DWELLINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42' AND WILL NOT BE SPRINKLERED.
- COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORM WATER MANAGEMENT.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.
- NO EASEMENTS WERE VERIFIED PER THIS PLAN.
- THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPLICABLE.
- ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNERS ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.
- THIS PROJECT IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA PER CHAPTER 89 "SOURCE WATER PROTECTION" OF SUSSEX COUNTY CODE (89-6).
- THE STREET LIGHTS ARE SHOWN GRAPHICALLY. THE DEVELOPER WILL COORDINATE WITH THE ELECTRIC COMPANY TO INSTALL THE STREET LIGHTS. THE TYPICAL LIGHT APPLICATION USED IS THE COLONIAL LIGHT, 18" IN HEIGHT.

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

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- 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.
- 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.
- 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.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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 CLARENCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

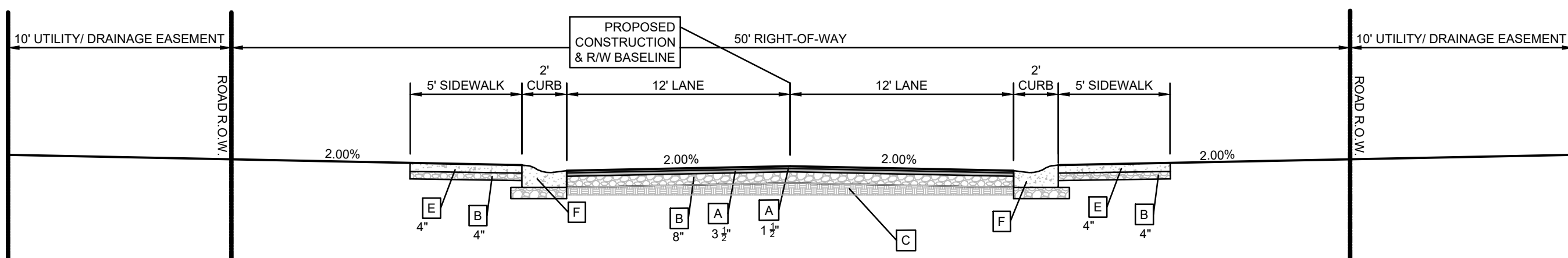
FIRE MARSHAL NOTES:

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- NO FIRE HYDRANTS ARE LOCATED WITHIN 100' OF THIS SITE BUT WILL BE PROVIDED WITHIN SUBDIVISION PER PROPOSED WATER DISTRIBUTION SYSTEM.
- ALL ACCESS TO BUILDINGS SHALL BE CLEARED A MINIMUM OF 18' WIDE.



TYPICAL SECTION - PRIVATE RESIDENTIAL STREET (SIDEWALK ON ONE SIDE)
NOT TO SCALE

- A** ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
- B** ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- C** PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1557
- D** ITEM 908004 - TOPSOIL, 6" DEPTH OR ITEM 908010 - TOPSOILING, 6" DEPTH OR ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
- E** CONCRETE SIDEWALK
- F** INTEGRAL PCC CURB AND GUTTER - TYPE 2



TYPICAL SECTION - PRIVATE RESIDENTIAL STREET (SIDEWALKS ON BOTH SIDES)
NOT TO SCALE

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

TERRAPIN ISLAND SUBDIVISION

TAX MAP: 234-18-00-31.00
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DELAWARE - 19958

KEY SHEET, NOTES AND DETAILS

RIBERA DEVELOPMENT, L.L.C.
8694 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

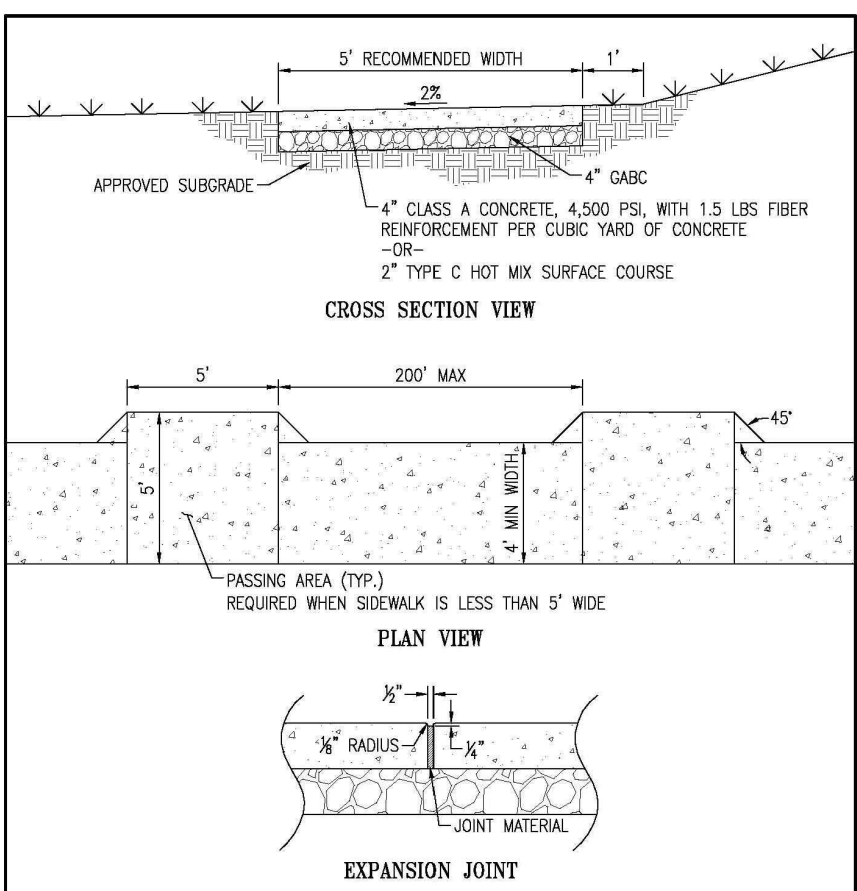
NO.	DATE	REVISIONS	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS	TPM

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

PROJECT: RIBER20000
DATE: 2020-08-07
DRAWING SCALE: 1" = 100'
DRAWN BY: MP/TPM
APPROVED BY: AMD

RP0002

SHEET 2 OF 6



NOTES:
 1. CONCRETE SIDEWALKS SHALL BE CONTINUOUS AND SHALL NOT BREAK OR STOP AT DRIVEWAY CROSSINGS.
 2. CONCRETE SIDEWALKS SHALL BE MARKED INTO RECTANGULAR SLABS 5' LONG BY SCORING WITH APPROVED EDGING TOOLS.
 3. EXPANSION JOINTS SHALL BE PLACED ACROSS CONCRETE SIDEWALKS NOT MORE THAN 20' APART. WHEN A 5' WIDE SIDEWALK IS NOT POSSIBLE DUE TO SITE CONSTRAINTS, A 4' WIDE SIDEWALK MAY BE USED WITH 5'-5\"/>

Sussex County, Delaware
 Engineering Department
 Approved: *Michael J. Jeff*
 Concrete Sidewalk R-5.01

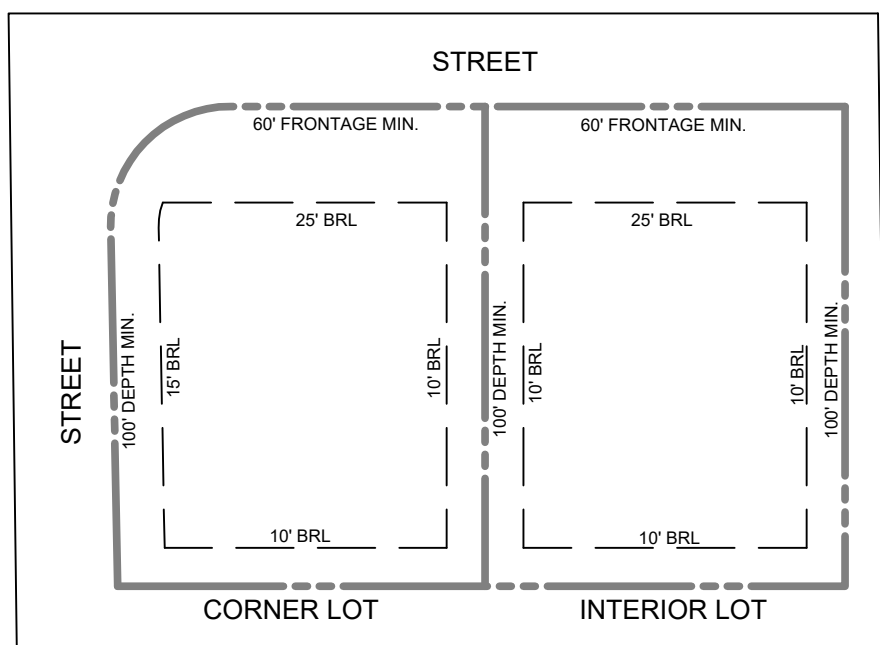
SITE INFORMATION:

SITE ADDRESS:
 TERRAPIN ISLAND SUBDIVISION
 TAX MAP: 234-18.00-31.00
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE - 19958

DEVELOPER:
 RIBERA DEVELOPMENT, LLC.
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108
 (443) 871-0486

ENGINEER, PLANNER & SURVEYOR CONSULTANTS:
 PENNONI ASSOCIATES INC.
 18072 DAVIDSON DRIVE
 MILTON, DELAWARE 19968
 (302) 684-8030

ENVIRONMENTAL CONSULTANTS:
 ENVIRONMENTAL RESOURCES, INC.
 38173 DUPONT BOULEVARD
 PO BOX 169, SELBYVILLE, DE - 19975
 (302) 436-9637



LOT SETBACK DETAIL
 NOT TO SCALE

KEYED NOTES:

- G1 CO-POST STOP SIGN (R1-1) 36"X36" AND STREET SIGN.
- G2 16" WIDE STOP BAR
- G3 PROPOSED CROSS WALK
- G4 DEVELOPMENT SIGN
- G5 WETLAND LIMITS BUFFER, FOR EASEMENT TABLES SEE SHEET V0203.

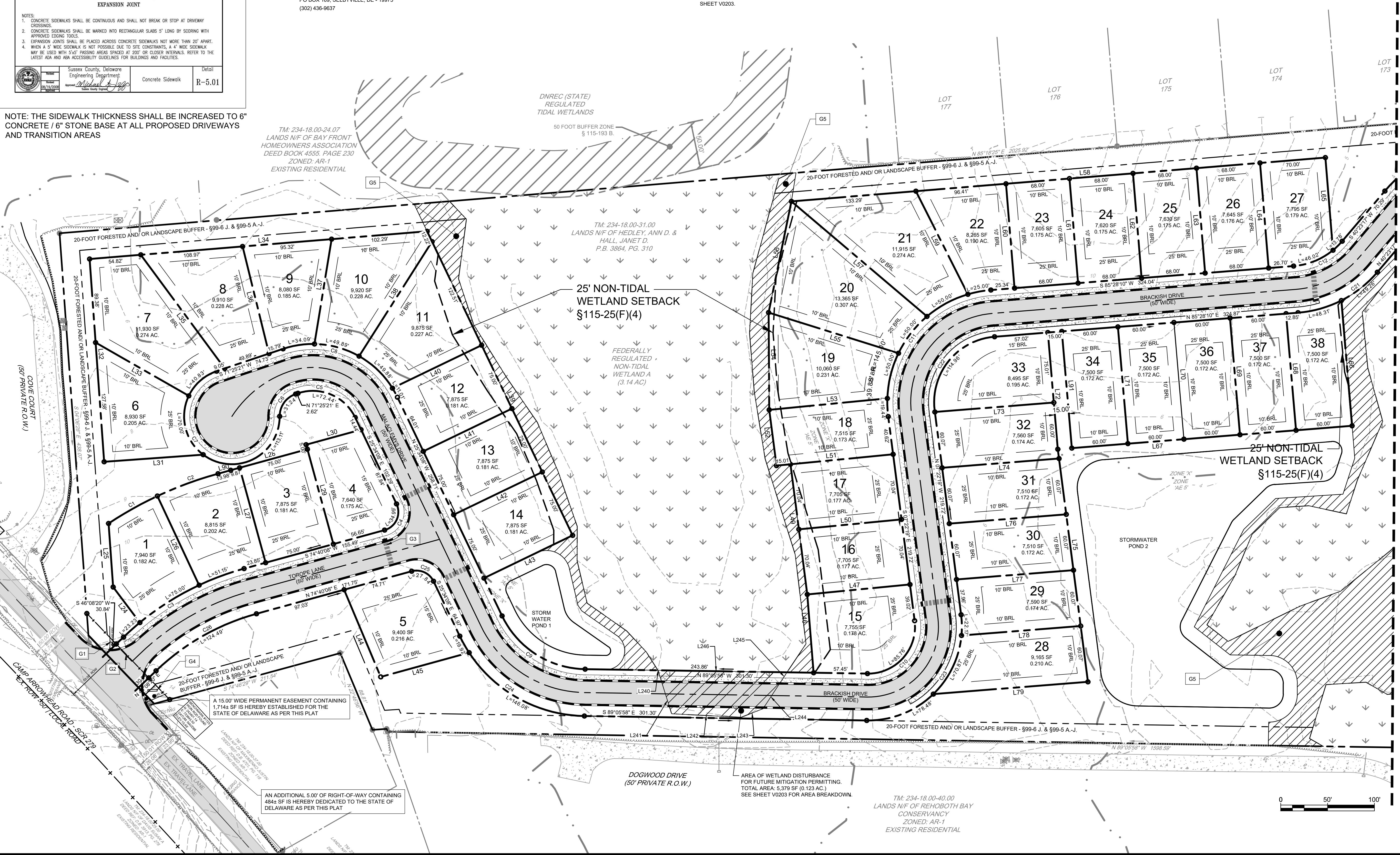
WAIVER / § 99-17 G. CUL-DE-SAC STREETS SHOULD NOT EXCEED 1000 FEET IN LENGTH THIS APPLICATION REQUESTS A WAIVER FROM § 99-17 G. OF THE SUSSEX COUNTY SUBDIVISION CODE. THE REQUEST OF WAIVER IS TO ALLOW FOR A 50-FOOT WIDE PRIVATE STREET TO HAVE A CUL-DE-SAC LENGTH OF 2,351 FEET AS SHOWN ON THESE SUBDIVISION PLANS. THE WAIVER WILL NOT HAVE THE EFFECT OF NULLIFYING THE INTENT AND PURPOSE OF THE SUBDIVISION CODE OR BE CONTRARY TO THE GOALS AND OBJECTIVES OF THE COMPREHENSIVE PLAN. THE STREETS WITHIN THE SUBDIVISION WILL BE "PRIVATE" AND AS SUCH WILL NOT RESULT IN ANY CONFLICT WITH PUBLIC ROADS.

NOTE: THE SIDEWALK THICKNESS SHALL BE INCREASED TO 6" CONCRETE / 6" STONE BASE AT ALL PROPOSED DRIVEWAYS AND TRANSITION AREAS

TM: 234-18.00-24.07
 LANDS N/F OF BAY FRONT
 HOMEOWNERS ASSOCIATION
 DEED BOOK 4555, PAGE 230
 ZONED: AR-1
 EXISTING RESIDENTIAL

25' NON-TIDAL
 WETLAND SETBACK
 §115-25(F)(4)

FEDERALLY
 REGULATED
 NON-TIDAL
 WETLAND A
 (3.14 AC.)



MATCHLINE: SEE SHEET RP1002

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

TERRAPIN ISLAND SUBDIVISION
 PRELIMINARY SUBDIVISION PLAN

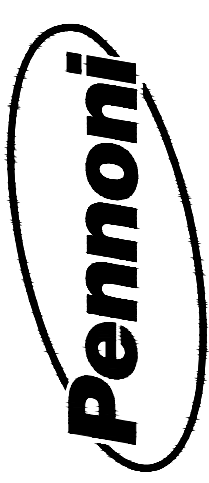
TAX MAP: 234-18.00-31.00
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE - 19958
 RIBERA DEVELOPMENT, LLC.
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	TPM	BY
1	2021-02-24	REVISED PER PLANNING & ZONING COMMENTS		

PROJECT: RIBER20000
 DATE: 2020-08-07
 DRAWING SCALE: 1" = 50'
 DRAWN BY: MP/TPM
 APPROVED BY: AMD

RP1001

Pennonni
 PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.9030 F 302.684.8054



PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.9030 F 302.684.8054

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

TERRAPIN ISLAND SUBDIVISION

PRELIMINARY SUBDIVISION PLAN

TAX MAP: 234-18.00-31.00
 INDIAN RIVER HUNDRED
 SUSSEX COUNTY, DELAWARE - 19958
RIBERA DEVELOPMENT, LLC.
 8894 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
1	02/14/24	REVISED PER PLANNING & ZONING COMMENTS	TPM

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

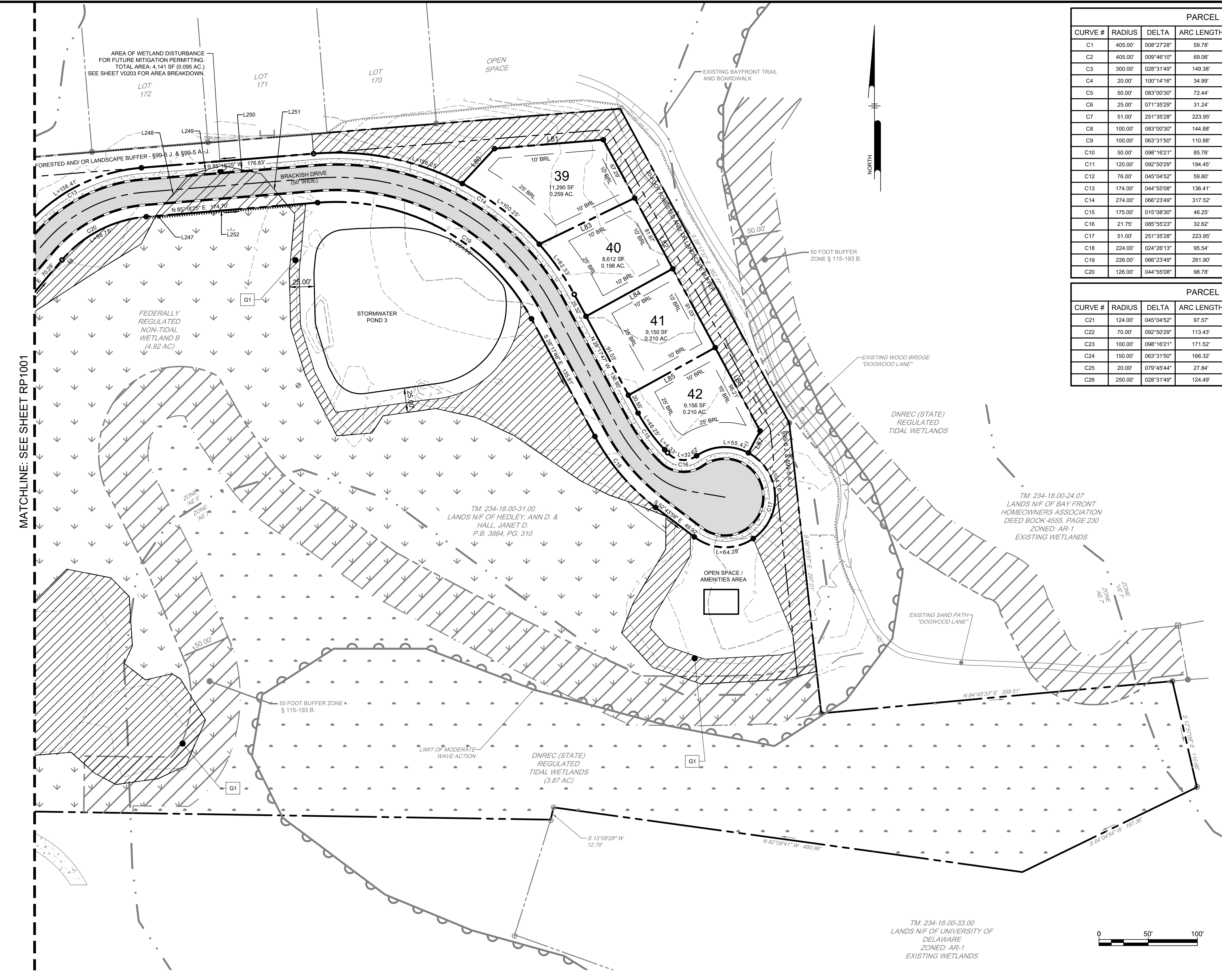
PROJECT	RIBER20000
DATE	2020-08-07
DRAWING SCALE	1" = 50'
DRAWN BY	MP/TPM
APPROVED BY	AMD

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	405.00'	008°27'28"	59.78'	29.95'	59.73'	S 60°40'14" W
C2	405.00'	009°46'10"	69.06'	34.61'	68.97'	S 69°47'03" W
C3	300.00'	028°31'49"	149.38'	76.27'	147.85'	S 60°24'13" W
C4	20.00'	100°14'16"	34.99'	23.94'	30.70'	S 24°33'00" W
C5	50.00'	083°00'30"	72.44'	44.24'	66.27'	S 67°04'23" E
C6	25.00'	071°35'29"	31.24'	18.03'	29.24'	N 35°37'37" E
C7	51.00'	251°35'28"	223.95'	70.72'	82.73'	S 54°22'24" E
C8	100.00'	083°00'30"	144.88'	88.49'	132.53'	N 67°04'23" W
C9	100.00'	063°31'50"	110.88'	61.92'	105.29'	N 57°20'03" W
C10	50.00'	098°16'21"	85.78'	57.80'	75.63'	S 41°45'51" W
C11	120.00'	092°50'29"	194.45'	126.10'	173.86'	S 39°02'55" W
C12	76.00'	045°04'52"	59.80'	31.54'	58.27'	S 62°55'44" W
C13	174.00'	044°55'08"	136.41'	71.93'	132.95'	S 62°50'51" W
C14	274.00'	066°23'49"	317.52'	179.29'	300.05'	N 61°29'40" W
C15	175.00'	015°08'30"	46.25'	23.26'	46.11'	N 35°52'01" W
C16	21.75'	085°55'23"	32.62'	20.26'	29.65'	N 84°09'03" W
C17	51.00'	251°35'28"	223.95'	70.72'	82.73'	N 01°28'15" E
C18	224.00'	024°26'13"	95.54'	48.51'	94.81'	S 40°30'53" E
C19	226.00'	066°23'49"	261.90'	147.88'	247.49'	S 61°29'40" E
C20	126.00'	044°55'08"	98.78'	52.09'	96.27'	N 62°50'51" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C21	124.00'	045°04'52"	97.57'	51.47'	95.07'	N 62°55'44" E
C22	70.00'	092°50'29"	113.43'	73.56'	101.42'	N 39°02'55" E
C23	100.00'	098°16'21"	171.52'	115.59'	151.25'	N 41°45'51" E
C24	150.00'	063°31'50"	166.32'	92.88'	157.93'	S 57°20'03" E
C25	20.00'	079°45'44"	27.84'	16.71'	25.65'	S 65°27'00" E
C26	250.00'	028°31'49"	124.49'	63.56'	123.21'	N 60°24'13" E

PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L24	S 36°56'28" E	47.40'
L25	S 04°06'28" E	88.05'
L26	N 25°06'02" W	105.00'
L27	N 15°19'52" W	105.00'
L28	S 74°40'08" W	84.87'
L29	S 15°19'52" E	110.00'
L30	N 74°40'08" E	60.72'
L31	N 85°53'32" E	105.95'
L32	N 04°06'28" W	216.95'
L33	N 60°13'34" W	114.55'
L34	N 85°18'25" E	361.39'
L35	N 36°26'18" W	150.76'
L36	N 13°52'10" W	117.74'
L37	N 09°16'49" E	113.36'
L38	N 32°30'08" E	144.91'
L39	N 25°34'04" W	359.73'
L40	S 64°14'53" W	105.61'
L41	S 64°14'53" W	105.00'
L42	S 64°14'53" W	105.00'
L43	S 64°14'53" W	104.99'
L44	S 22°46'55" E	100.85'
L45	N 74°40'08" E	97.80'
L46	S 04°36'28" E	83.85'
L47	N 84°27'31" E	110.06'
L48	N 07°22'19" W	140.07'
L49	N 84°27'31" E	110.06'
L50	N 84°27'31" E	125.06'
L51	N 04°41'33" W	111.95'
L52	N 07°22'19" W	60.03'
L53	N 84°27'31" E	126.64'
L54	N 00°22'52" W	103.84'
L55	N 72°36'34" W	145.26'
L56	N 11°36'47" E	121.08'
L57	N 49°40'26" W	189.69'
L58	N 85°18'25" E	571.70'
L59	N 26°44'05" W	123.22'
L60	N 04°41'35" W	111.76'
L61	N 04°41'34" W	111.95'
L62	N 04°41'33" W	112.14'
L63	N 04°41'32" W	112.34'
L64	N 04°41'35" W	112.53'
L65	N 04°41'35" W	99.21'
L66	S 04°53'13" E	134.20'
L67	N 85°27'08" E	300.00'
L68	S 04°53'13" E	124.91'
L69	S 04°53'13" E	125.00'
L70	S 04°53'13" E	125.00'
L71	S 04°53'13" E	125.00'
L72	S 04°53'13" E	125.00'
L73	S 85°28'18" W	127.32'
L74	S 85°28'10" W	125.15'

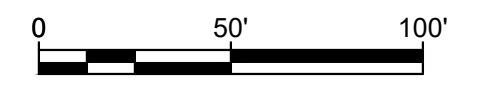
PARCEL LINE TABLE		
LINE #	BEARING	DISTANCE
L75	S 07°22'19" E	250.31'
L76	S 85°28'10" W	125.15'
L77	S 85°28'10" W	125.15'
L78	S 85°28'10" W	127.60'
L79	S 85°28'10" W	165.45'
L80	N 42°45'04" E	48.28'
L81	N 85°18'25" E	110.99'
L82	S 28°17'46" E	239.99'
L83	S 64°10'15" W	107.69'
L84	S 61°14'31" W	100.52'
L85	S 61°14'31" W	100.53'
L86	S 28°17'46" E	96.21'
L87	S 27°56'16" W	25.24'
L90	S 74°40'08" W	13.98'
L91	S 04°53'10" E	125.00'



MATCHLINE: SEE SHEET RP1001

PROJECT STATUS: PLOTTED: 3/10/2021 3:37 PM BY: Lynn Brinkman PLOTTED: 3/10/2021 3:37 PM BY: Lynn Brinkman PLOTTED: 3/10/2021 3:37 PM BY: Lynn Brinkman PLOTTED: 3/10/2021 3:37 PM BY: Lynn Brinkman

KEYED NOTES:
 G1 WETLAND LIMITS BUFFER, FOR EASEMENT TABLES
 SEE SHEET V0203.

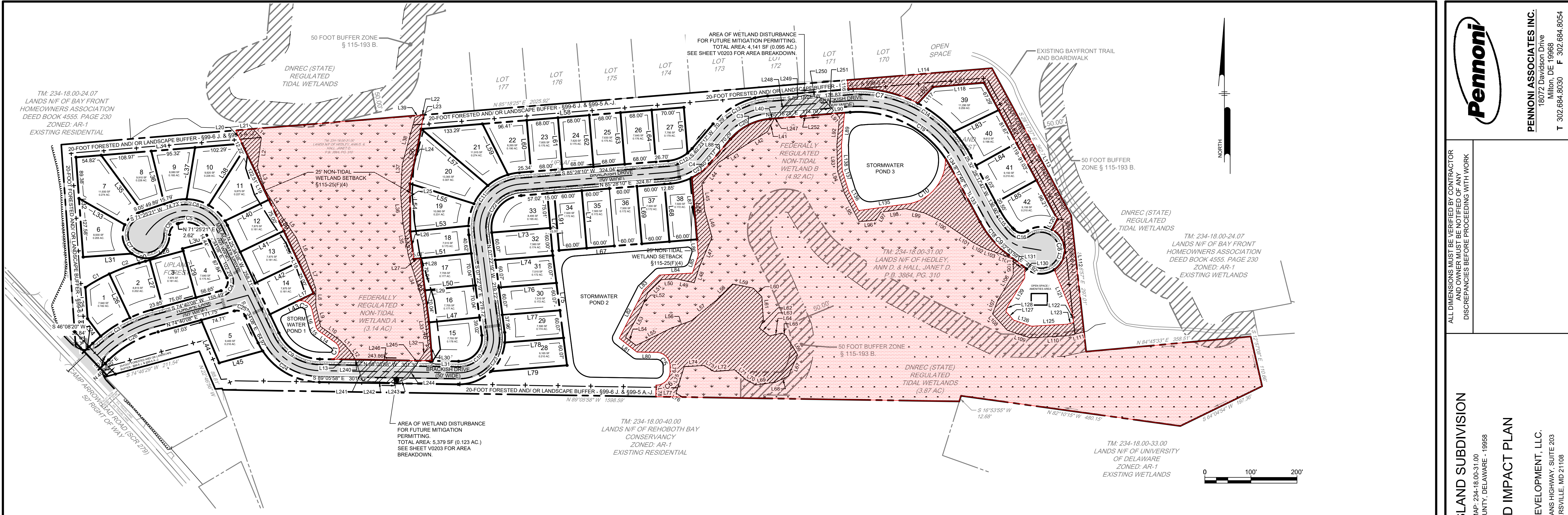


TM: 234-18.00-33.00
 LANDS N/F OF UNIVERSITY OF
 DELAWARE
 ZONED: AR-1
 EXISTING WETLANDS

TM: 234-18.00-24.07
 LANDS N/F OF BAY FRONT
 HOMEOWNERS ASSOCIATION
 DEED BOOK 4555, PAGE 230
 ZONED: AR-1
 EXISTING WETLANDS

TM: 234-18.00-31.00
 LANDS N/F OF HEDLEY, ANN D. &
 HALL, JANET D.
 P.B. 3864, PG. 310

AREA OF WETLAND DISTURBANCE
 FOR FUTURE MITIGATION PERMITTING
 TOTAL AREA: 4.141 SF (0.095 AC.)
 SEE SHEET V0203 FOR AREA BREAKDOWN.



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

TERRAPIN ISLAND SUBDIVISION
 TAX MAP: 234-18-00-31-00
 SUSSEX COUNTY, DELAWARE - 19958

WETLAND IMPACT PLAN

RIBERA DEVELOPMENT, LLC.
 8664 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY	TPM
1	2024-02-24	REVISED PER PLANNING & ZONING COMMENTS		

PROJECT	RIBER20000
DATE	2020-07-27
DRAWING SCALE	1"=100'
DRAWN BY	MP/TPM
APPROVED BY	AMD
V0203	
SHEET	6 OF 6

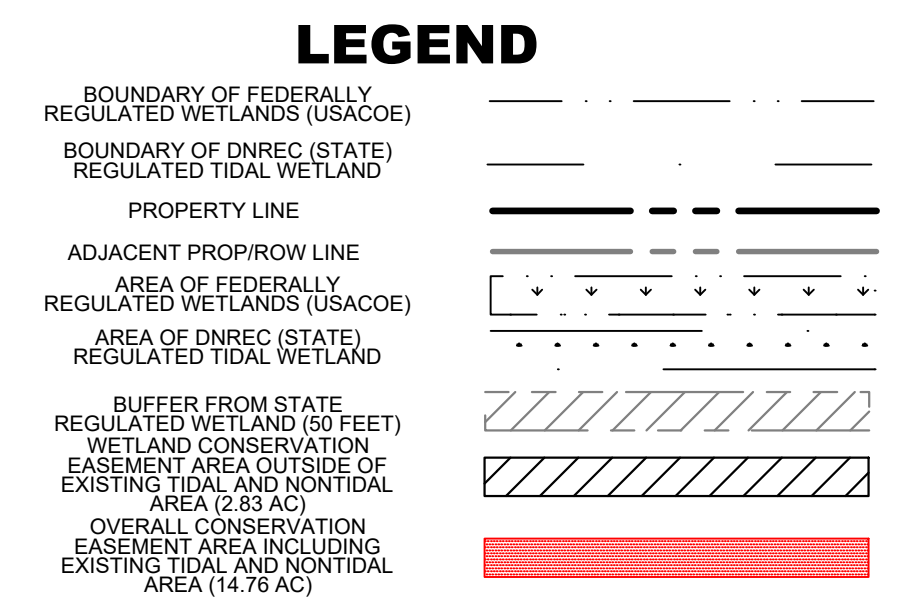
WETLAND "A" IMPACT AREA

PAVEMENT	3,823 SF	0.088 AC.
GRASS (ROAD ROW)	1,556 SF	0.035 AC.
TOTAL	5,379 SF	0.123 AC.

WETLAND "A" IMPACT AREA

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L240	S 35°07'06" E	0.54'
L241	S 17°18'53" E	48.13'
L242	S 87°08'47" E	74.31'
L243	N 68°35'42" E	25.06'
L244	N 33°21'22" E	42.47'
L245	N 33°21'22" E	42.47'
L246	N 89°05'54" W	137.76'



WETLAND "B" IMPACT AREA

PAVEMENT	2,746 SF	0.063 AC.
GRASS (ROAD ROW)	1,395 SF	0.032 AC.
TOTAL	4,141 SF	0.095 AC.

WETLAND "B" IMPACT AREA

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L247	N 27°38'17" E	3.43'
L248	N 39°37'31" E	50.16'
L249	N 74°04'33" E	35.23'
L250	S 77°47'19" E	40.67'
L251	S 39°51'48" E	41.38'
L252	S 85°18'25" W	134.18'

WETLAND CONSERVATION EASEMENT TABLES

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L1	S 43°27'28" E	26.35'
L2	S 07°31'39" W	64.17'
L3	S 18°15'36" E	51.60'
L4	S 31°58'11" E	66.86'
L5	S 34°23'40" E	57.60'
L6	S 22°52'17" E	57.58'
L7	S 19°13'33" E	61.25'
L8	S 00°12'06" W	36.78'
L9	S 13°18'28" E	46.52'
L10	S 54°54'11" E	51.51'
L11	S 43°08'11" E	30.72'
L12	S 32°17'07" E	23.16'
L13	N 89°05'58" W	53.43'
L14	N 54°54'11" W	45.55'
L15	N 34°06'20" W	7.10'
L16	N 13°18'28" W	40.34'
L17	N 64°14'53" E	42.96'
L18	N 25°34'08" W	150.00'
L19	N 25°34'00" W	209.73'
L20	N 25°34'00" W	32.11'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L21	N 85°18'25" E	37.79'
L22	S 85°18'25" W	6.83'
L23	N 09°03'01" E	30.88'
L24	N 11°36'47" E	121.08'
L25	N 00°22'52" W	103.84'
L26	N 07°22'19" W	60.03'
L27	S 84°27'31" W	15.01'
L28	N 07°22'19" W	70.04'
L29	N 07°22'19" W	70.04'
L30	N 04°36'28" W	83.85'
L31	S 89°05'58" E	26.41'
L32	S 33°42'01" W	36.56'
L33	S 06°54'19" E	96.05'
L34	S 17°24'38" E	107.17'
L35	S 09°14'40" E	72.49'
L36	S 04°32'34" E	62.57'
L37	S 03°05'34" W	63.91'
L38	S 15°16'35" W	104.69'
L39	S 63°48'22" W	13.03'
L40	S 85°18'25" W	9.72'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L41	N 27°38'17" E	32.19'
L42	N 68°30'40" E	52.78'
L43	N 57°04'50" E	73.23'
L44	N 38°16'57" E	57.46'
L45	N 05°41'01" W	59.67'
L46	N 15°34'53" W	59.29'
L47	N 23°19'26" E	67.99'
L48	N 18°04'59" E	38.20'
L49	S 77°50'30" E	41.00'
L50	N 80°20'49" E	31.18'
L51	N 45°51'36" E	41.02'
L52	N 22°35'52" E	47.92'
L53	N 29°42'09" E	60.16'
L54	N 51°57'41" W	26.72'
L55	S 63°58'00" W	85.80'
L56	S 69°42'04" W	45.94'
L57	S 50°47'59" W	69.14'
L58	S 45°06'12" W	50.80'
L59	N 78°57'11" W	45.65'
L60	N 44°24'59" W	26.89'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L61	N 03°37'56" W	50.34'
L62	N 25°18'13" E	19.62'
L63	N 52°08'49" W	27.41'
L64	S 76°58'03" W	27.65'
L65	N 59°27'43" W	9.94'
L66	N 31°16'29" W	49.18'
L67	N 23°23'27" E	50.38'
L68	N 64°42'09" E	31.04'
L69	N 82°04'25" E	43.12'
L70	S 62°24'54" E	24.77'
L71	S 48°08'27" E	31.89'
L72	N 85°22'30" E	44.55'
L73	S 60°13'02" E	26.10'
L74	N 86°37'29" E	42.73'
L75	N 17°01'08" E	47.83'
L76	N 60°38'55" W	17.02'
L77	S 89°05'58" E	58.78'
L78	S 00°53'57" W	25.00'
L79	S 00°00'00" E	11.02'
L80	S 89°05'58" E	42.09'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L81	S 51°57'41" E	48.60'
L82	S 26°55'30" W	116.64'
L83	S 45°51'36" W	47.35'
L84	S 86°20'49" W	71.99'
L85	S 18°04'59" W	40.47'
L86	S 04°42'12" E	34.62'
L87	S 04°53'13" E	134.20'
L88	S 40°23'17" W	70.29'
L89	S 05°27'09" W	70.19'
L90	N 85°18'25" E	18.67'
L91	N 39°51'48" W	11.78'
L92	N 05°27'09" E	59.23'
L93	N 01°29'31" W	56.61'
L94	N 17°15'24" W	51.21'
L95	N 27°28'09" W	68.67'
L96	S 85°37'41" W	35.86'
L97	S 32°28'17" W	20.75'
L98	S 82°08'22" W	54.24'
L99	N 77°30'09" W	41.63'
L100	N 55°52'13" W	38.81'

EASEMENT LINE TABLE

LINE #	BEARING	DISTANCE
L101	S 26°55'30" W	116.64'
L102	N 75°54'51" E	14.60'
L103	N 86°47'14" E	77.24'
L104	S 71°17'06" E	41.04'
L105	S 41°56'34" E	25.40'
L106	S 21°09'12" W	14.22'
L107	S 31°02'04" W	69.59'
L108	S 00°23'53" W	22.38'
L109	S 52°43'59" E	44.63'
L110	S 28°17'46" E	135.81'
L111	S 30°58'56" E	21.18'
L112	N 82°08'22" E	54.16'
L113	S 27°28'09" E	46.24'
L114	S 17°15'24" E	48.94'
L115	S 01°29'31" E	54.61'

EASEMENT CURVE TABLE

CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1	20.11'	138°25'15"	48.58'	52.97'	37.60'	N 14°31'33" E
C2	25.00'	102°26'39"	44.70'	31.12'	38.98'	N 64°31'47" W
C3	126.00'	044°55'08"	98.78'	52.09'	96.27'	S 62°50'51" W
C4	124.00'	022°45'32"	49.26'	24.96'	48.93'	S 51°46'04" W
C5	30.00'	036°07'06"	18.91'	9.78'	18.60'	S 18°03'33" E
C6	30.00'	090°54'09"	47.60'	30.48'	42.76'	S 45°27'01" W
C7	274.04'	032°40'05"	156.25'	80.31'	154.14'	N 78°37'44" W
C8	51.00'	117°42'55"	104.78'	84.41'	87.30'	N 03°12'30" W
C9	224.00'	019°38'55"	76.82'	38.79'	76.44'	S 38°07'13" E
C10	96.07'	090°17'40"	151.40'	96.67'	136.22'	N 42°43'26" E

U:\Account\BIBER20000 - Mill Property - Millersville\Subdivision\BIBER20000 - SHEET 6 V0203.dwg PLOTTED: 03/20/24 2:31 PM BY: Lillian Ribera Date PLOTTED: Pennonni Associates PROJECT STATUS:

Preliminary Land Use Service (PLUS)

Terrapin Island
2021-04-03

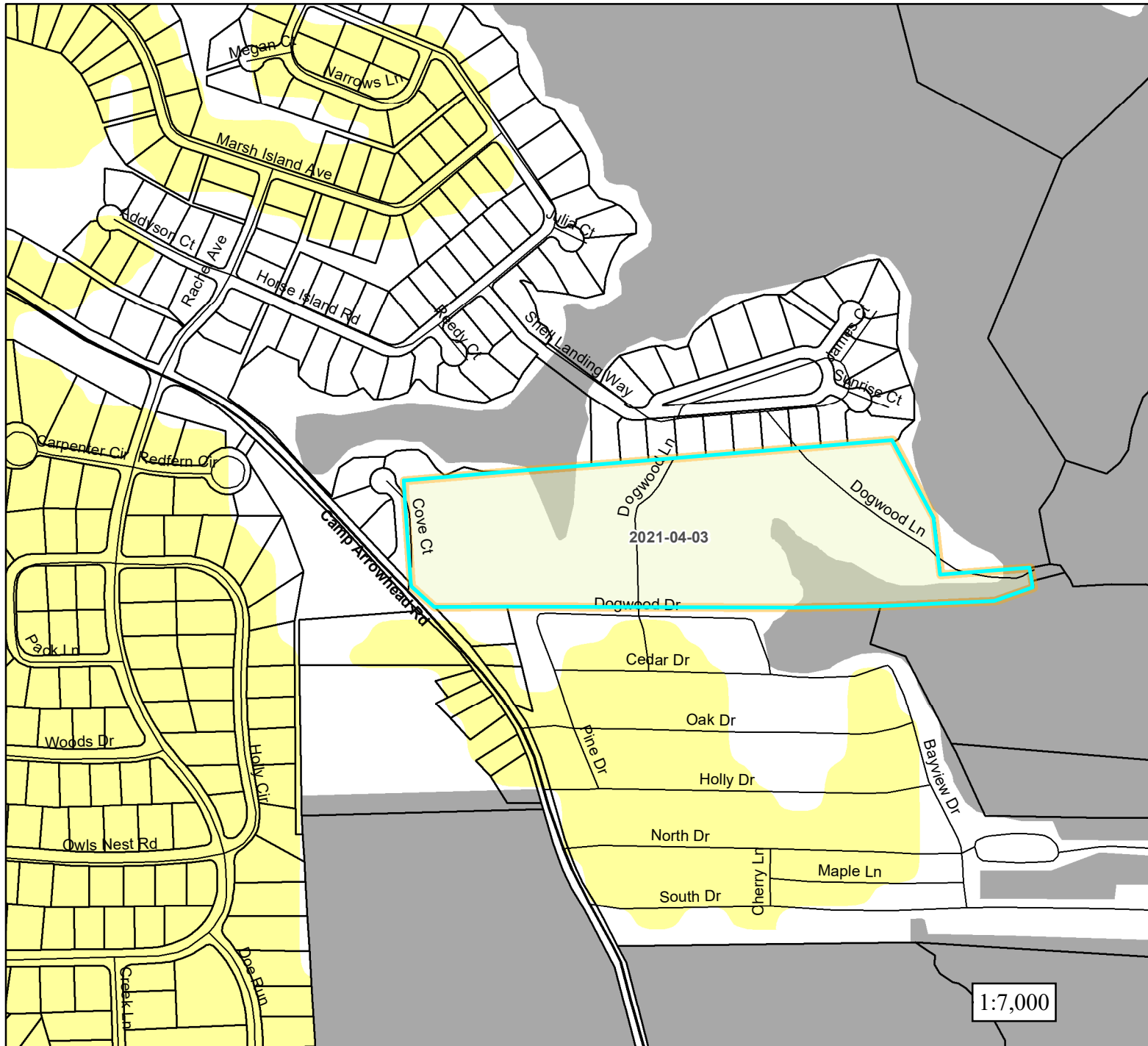
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PLUS Project Areas type

- Comp Plans
- All Other PLUS Reviews

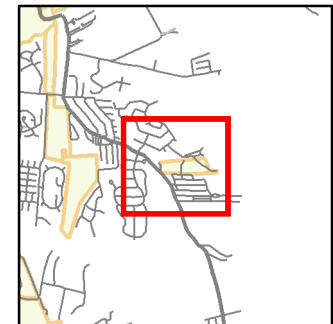
2020 State Strategies Strategy Level

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play



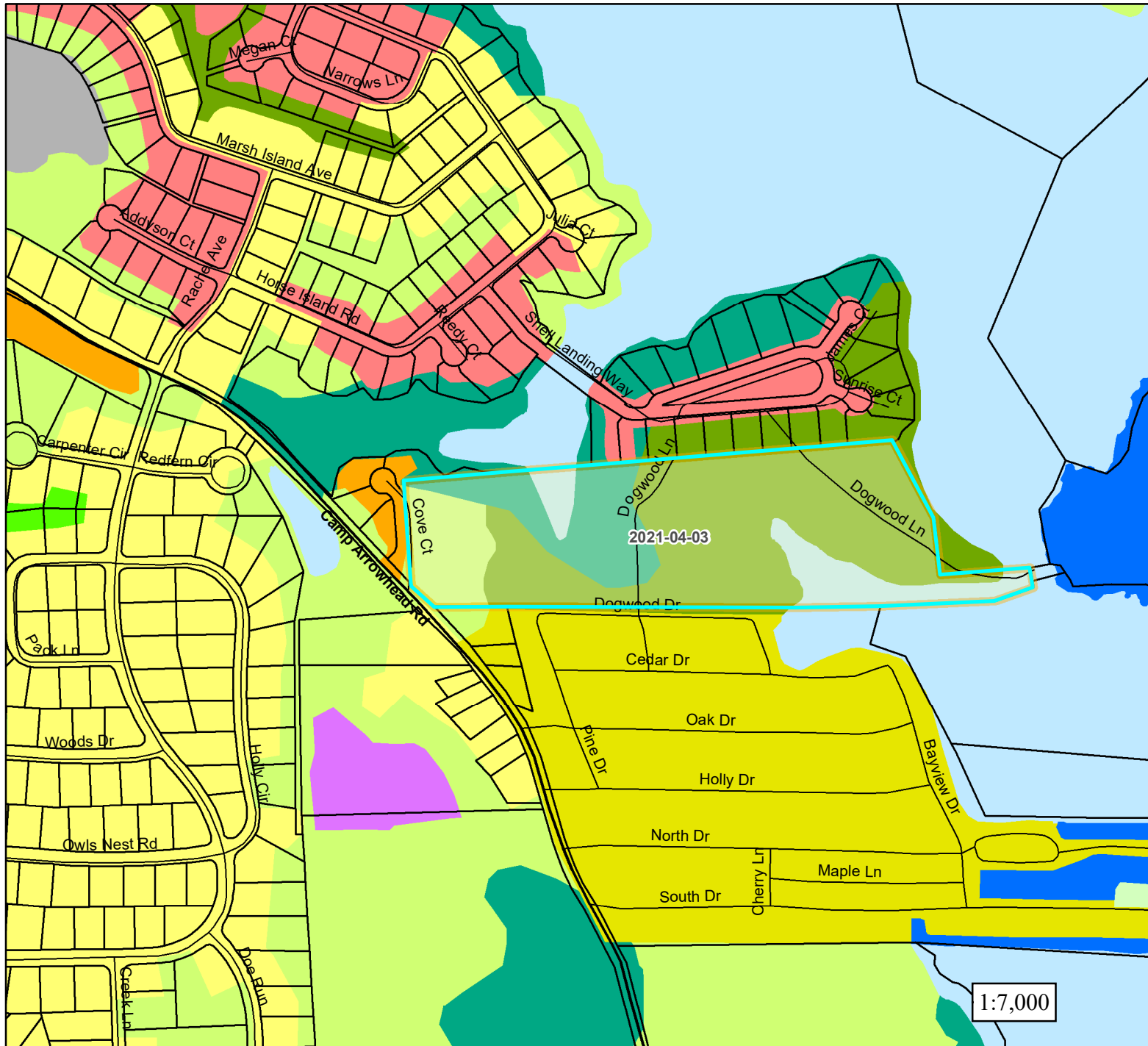
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Location Map



Preliminary Land Use Service (PLUS)

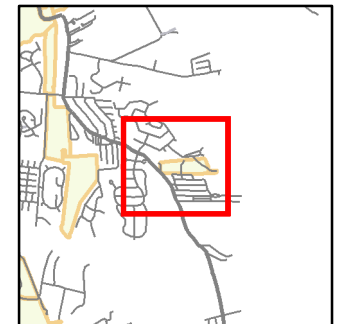
Terrapin Island
2021-04-03



Legend

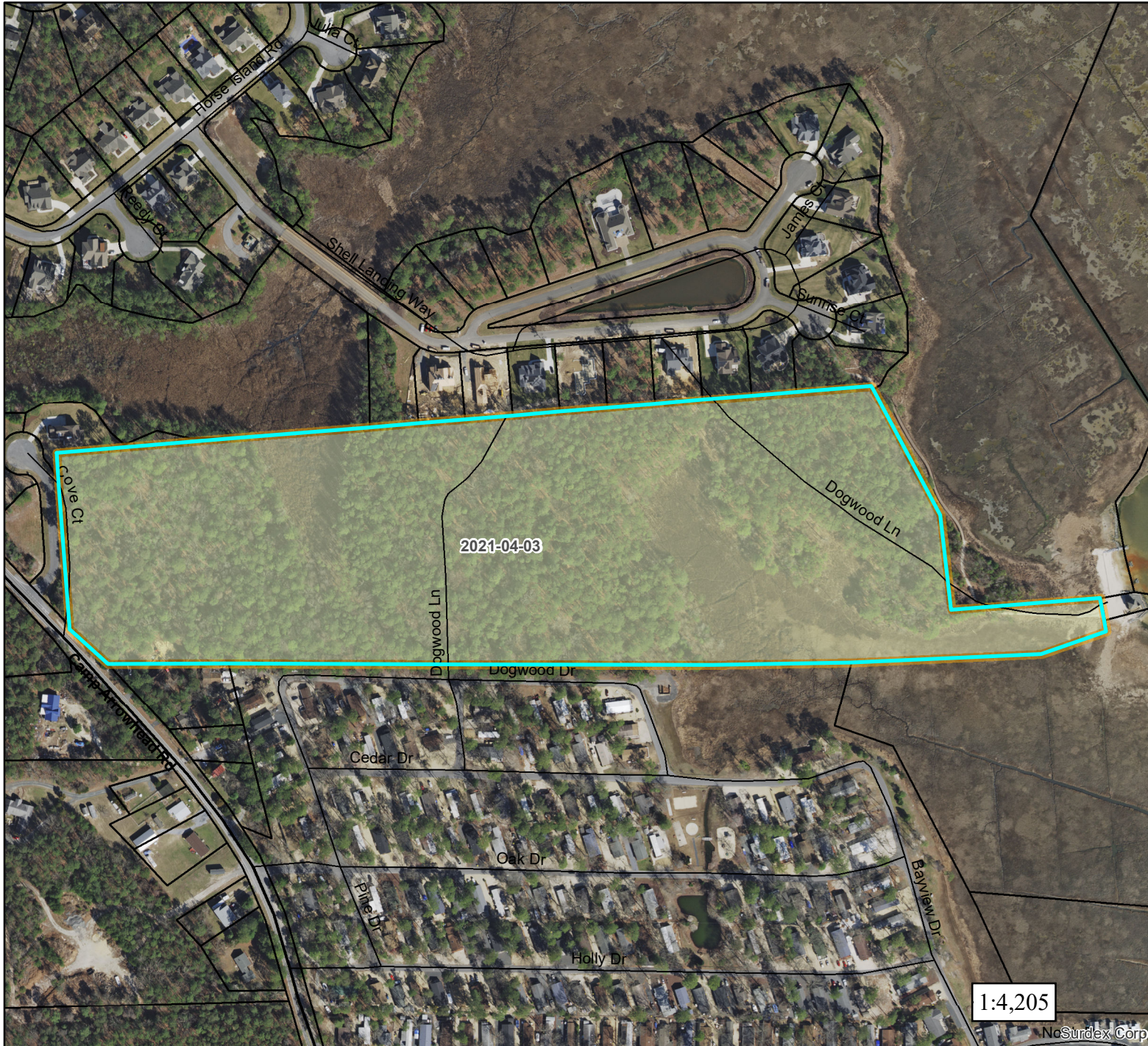
- 2012 Land Use LULC Category**
- 110
 - Single Family Dwellings
 - Multi-Family Dwellings
 - Mobile Home Parks/Courts
 - Commercial
 - Industrial
 - Transportation/Communication/Utilities
 - Mixed Urban/Built-up
 - Institutional/Governmental
 - Recreational
 - Farms, Pasture, Cropland
 - Confined Animal Feeding Operations/Feedlots/Holding
 - Rangeland
 - Orchards/Nurseries/Horticulture
 - Deciduous Forest
 - Evergreen Forest
 - Mixed Forest
 - Shrub/Brush Rangeland
 - Clear-cut
 - Man-made Reservoirs and Impoundments
 - Marinas/Port Facilities/Docks
 - Open Water
 - Emergent Wetlands - Tidal and Non-tidal
 - Forested Wetlands - Tidal and Non-tidal
 - Scrub/Shrub Wetlands - Tidal and Non-tidal
 - Sandy Areas and Shoreline
 - Extraction and Transitional
- PLUS Project Areas type**
- Comp Plans
 - All Other PLUS Reviews

Location Map



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Preliminary Land Use Service (PLUS)



Terrapin Island
2021-04-03

Legend

PLUS Project Areas
type

- Comp Plans
- All Other PLUS Reviews

