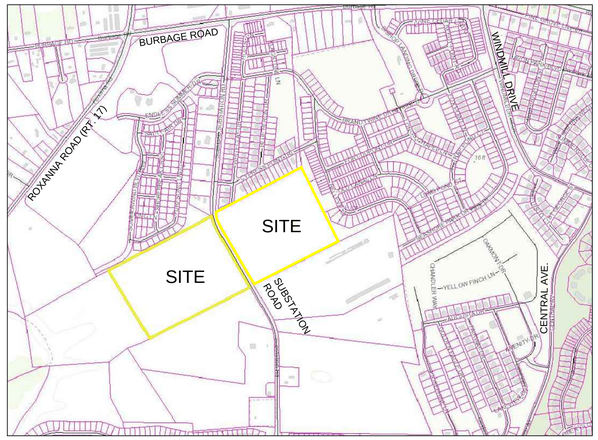
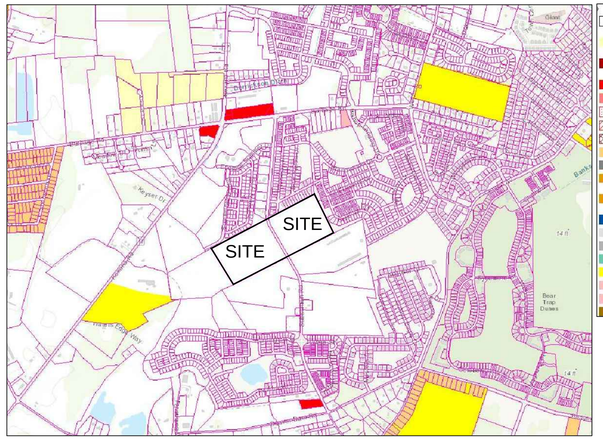


VICINITY MAP
SCALE: 1"=±800'



EXISTING ZONING
SCALE: 1"=±1500'

EXISTING SITE DATA:

1. TAX PARCEL: 134-16.00-17.00
   OWNER: E. JOHNSON HOLDINGS, LLC. 39827 HICKMAN PLAZA ROAD, #7 BETHANY BEACH , DE 19930
   LOCATION: SUBSTATION ROAD BETWEEN BURBAGE ROAD AND BEAVER DAM ROAD
   STATE INVESTMENT LEVEL: LEVEL 2
2. DEVELOPER: STAFFORD STREET CAPITAL, LLC 179 REHOBOTH AVENUE, #1081 REHOBOTH BEACH, DE 19971
3. PRESENT ZONING: AR ZONING
   PRESENT LAND USE: AGRICULTURAL
4. PARCEL AREA: ±49.98 AC.
   EAST SIDE: ±23.35 AC.
   WEST SIDE: ±26.64 AC.

PROPOSED ZONING DATA:

1. PROPOSED ZONING: R ZONING
   PROPOSED LAND USE: 135 D.U. SINGLE FAMILY SUBDIVISION
2. PROPOSED GROSS DENSITY: 135 D.U. / 49.98 AC. = 2.70 D.U./ AC.
   R DENSITY ALLOWED: 5.81 DU/ AC.

	REQUIRED
LOT WIDTH:	60'
LOT DEPTH:	100'
LOT AREA:	7,500 SQ.FT.
SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	7'
REAR YARD:	10'

3. AREA BREAKDOWN:

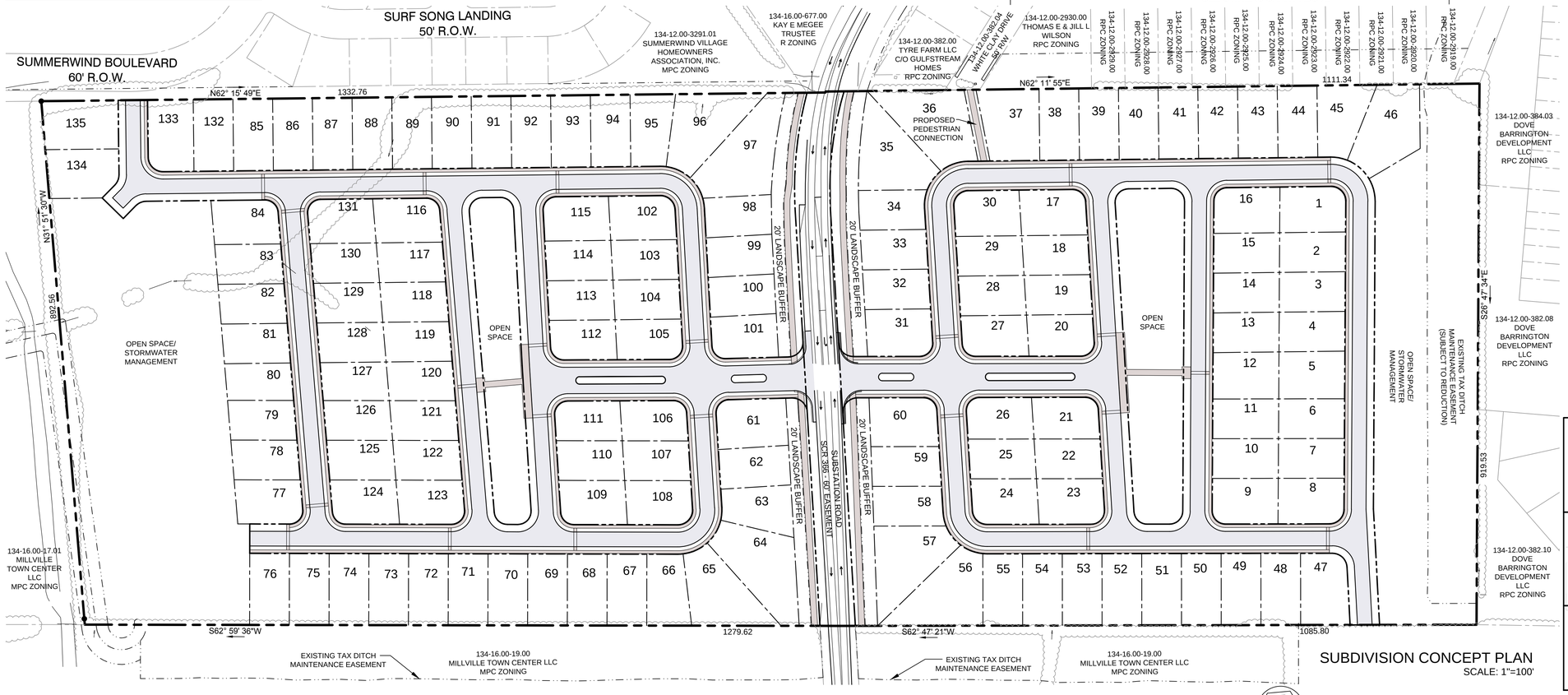
RIGHT-OF-WAY	±10.48 AC.
DELDOT ROW EASEMENT	±1.25 AC.
LOTS	±26.40 AC.
OPEN SPACE	±11.85 AC.
TOTAL	±49.98 AC.
MINIMUM LOT SIZE:	7500 SQ.FT.
AVERAGE LOT SIZE:	8517 SQ.FT.

4. SEWER PROVIDER: SUSSEX COUNTY
   WATER PROVIDER: TIDEWATER UTILITIES

NOTES:
1. BOUNDARY SURVEY SOURCE: ATLANTIC GROUP & ASSOCIATES, INC. FROM A SURVEY TITLED "LANDS OF E. JOHNSON HOLDINGS, LLC", DATED APRIL 27, 2020. HORIZONTAL DATUM: NAD '83. ADDITIONAL SURVEY DATA PROVIDED BY PLITKO, LLC FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR LANDS OF E. JOHNSON HOLDINGS, LLC", DATED 5/11/20.
2. THERE ARE NO FEDERAL 404 LANDS ON SITE. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
3. SITE IS IN FLOOD ZONE X AS SHOWN PER FEMA FLOOD MAP 10005C0495K DATED MARCH 16, 2015.

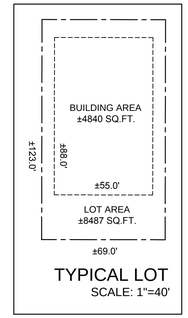
LEGEND:
- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING DITCH
- EXISTING PAVEMENT
- EXISTING VEGETATION
- PROPOSED RIGHT OF WAY
- PROPOSED LOT LINE
- PROPOSED PAVEMENT
- PROPOSED SIDEWALK
- PROPOSED BUFFER

TAX PARCEL	OWNER	ZONING
134-12.00-382.04	TYRE FARM LLC, C/O GULFSTREAM HOMES	RPC ZONING
134-12.00-2929.00	DAVID H & CAROLENE M HALLER REVOCABLE TRUST	RPC ZONING
134-12.00-2928.00	JEANNE M JONES	RPC ZONING
134-12.00-2927.00	WOODLAND REALTY LLC	RPC ZONING
134-12.00-2926.00	STEVEN M & PATRICIA S WISEL	RPC ZONING
134-12.00-2925.00	DEBRA K ROCHE TRUSTEE	RPC ZONING
134-12.00-2924.00	MARGARET MARY & RANDY BRYAN SMITH	RPC ZONING
134-12.00-2923.00	ROBERT D WALLACE & MICHELE A CHARLTON	RPC ZONING
134-12.00-2922.00	ANGELA A & DENIS MUNN	RPC ZONING
134-12.00-2921.00	JOHN W & BERNICE A YOUNG	RPC ZONING
134-12.00-2920.00	ROBERT P & LIZA J BARTON	RPC ZONING
134-12.00-2919.00	RICHARD M & JONI E REILLY	RPC ZONING



SUBDIVISION CONCEPT PLAN
SCALE: 1"=100'

SCALE: 1"=100'



TYPICAL LOT
SCALE: 1"=40'

OWNER'S PLAN DEVELOPMENT APPROVAL:
I, as Owner/ Developer of the project shown, hereby approve these plans as shown or otherwise noted.

Dianne H Archut
Dianne Archut — Date
E. Johnson Holdings, LLC.

DEVELOPER'S PLAN DEVELOPMENT APPROVAL:
I, as Owner/ Developer of the project shown, hereby approve these plans as shown or otherwise noted.

Joel Sens
Joel Sens — Date
Stafford Street Capital, LLC

SURVEYOR'S STATEMENT:
I certify that the proposed site plan was compiled under my supervision.

Sarah L. Ford — Date
DE PLS 497

REZONING PLAN

REVISIONS

LANDDESIGN INC.
Surveying / Landscape Architecture
Oak Square, Suite #3
153 Kendrick Lane
Ocean View, DE. 19970
302/537-1919; 302/539-0328FAX
landdes@att.com
Planning and Development Consultants

REZONING PLAN
SUBSTATION ROAD SUBDIVISION
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN:	TJF	DATE
DRAWING:	RWB	8/12/20
REVIEW:	TJF	

SHEET 1 OF 1 SHEETS

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