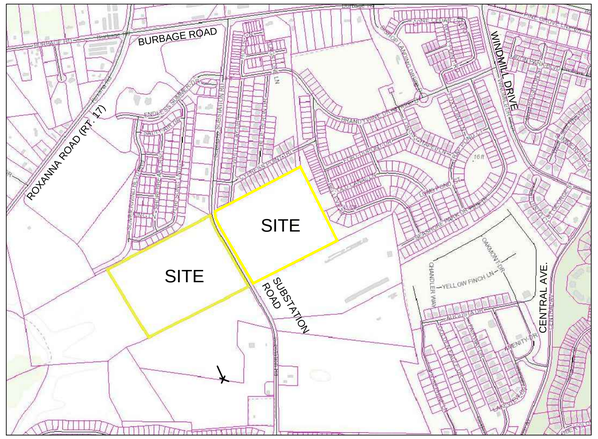
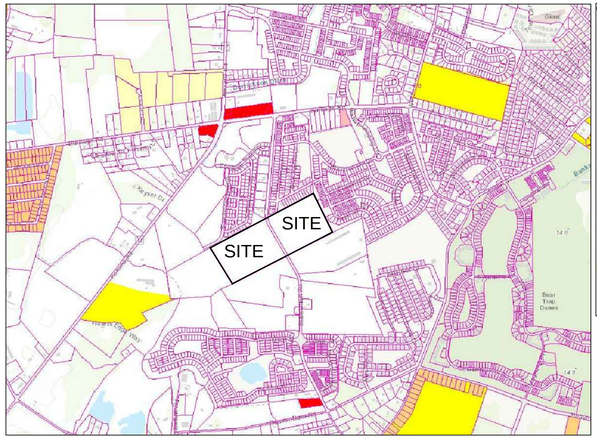


VICINITY MAP
SCALE: 1"=±800'



EXISTING ZONING
SCALE: 1"=±1500'

Zoning
- Agricultural Residential - AR-1
- Agricultural Residential - AR-2
- Commercial Residential - CR-1
- General Commercial - C-1
- General Commercial - C-2
- General Commercial - C-3
- General Commercial - C-4
- General Commercial - C-5
- General Residential - GR
- Heavy Industrial - HI-1
- High Density Residential - HR-1
- High Density Residential - HR-2
- Institutional - I-1
- Limited Industrial - LI-1
- Limited Industrial - LI-2
- Marina - M
- Medium Residential - MR
- Neighborhood Business - B-1
- Neighborhood Business - B-2
- Vacation, Retire, Resident -

LEGEND:
- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING DITCH
- EXISTING PAVEMENT
- EXISTING VEGETATION

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:

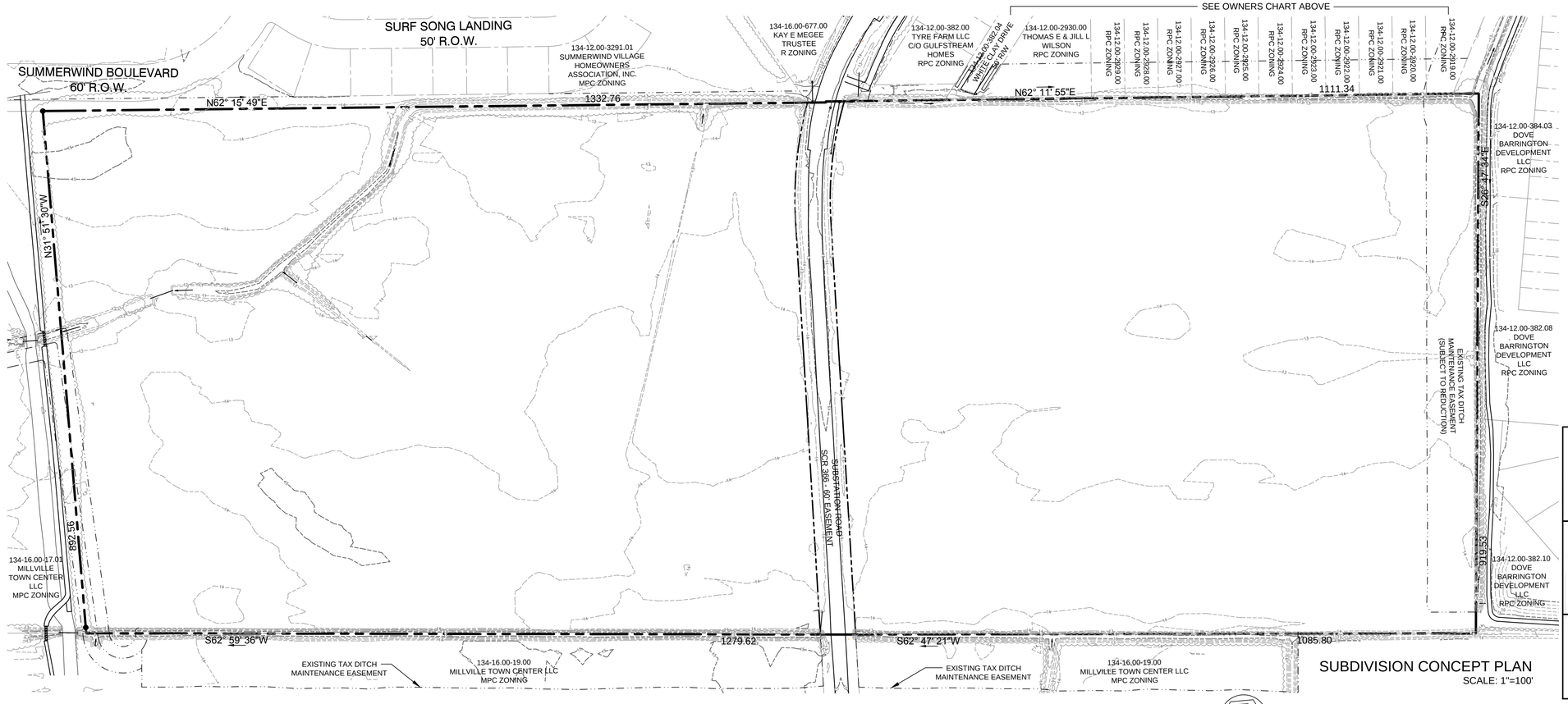
1. PROPOSED ZONING: R ZONING
   PROPOSED LAND USE: SINGLE FAMILY SUBDIVISION
2. R DENSITY ALLOWED: 5.81 DU/ AC.

	REQUIRED
LOT WIDTH:	60'
LOT DEPTH:	100'
LOT AREA:	7,500 SQ.FT.
SETBACKS:	
FRONT YARD:	25'
SIDE YARD:	7'
REAR YARD:	10'
MINIMUM LOT SIZE:	7500 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.

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'

0 100 200 300
SCALE: 1"=100'

REZONING EXHIBIT

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 Sans
Joel Sans — 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

REVISIONS

LANDDESIGN INC.
Surveying / Landscape Architecture
Oak Square, Suite #3
34243 Atlantic Ave.
Ocean View, DE 19970
302/537-1515; 302/539-0398FAX
landdes@aol.com
Planning and Development Consultants

REZONING EXHIBIT
EGRET SHORES
(FORMERLY KNOWN AS SUBSTATION ROAD SUBDIVISION)
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN:	DATE
DRAWING: RWB	11/2/20
REVIEW: TJF	

SHEET 1 OF 1 SHEETS

P:_Pro\Shens-SubStationRD\Current\2007\30-Town Concept Plan.dwg, 11/2/2020 12:07:17 PM, DWG To PDF.pc3, 1:1, LANDDESIGN, INC.