

SITE DATA TABLE:

1. TAX MAP NUMBER:	235-25-00-39.00
2. OWNERS:	SPRING GARDEN, LLC 16793 ISLAND FARM LANE MILTON, DE 19968
3. DEVELOPER:	RIBERA DEVELOPMENT, LLC 8684 VETERANS HIGHWAY, SUITE 203 MILLERSVILLE, MD 21108
4. HUNDRED/ COUNTY:	BROADKILL HUNDRED / SUSSEX COUNTY
5. CURRENT ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT)
6. PRESENT USE:	AGRICULTURAL
7. PROPOSED USE (115-20):	DETACHED SINGLE FAMILY DWELLINGS ON INDIVIDUAL LOTS [PROPOSED 336 LOTS]
8. REQUIRED SETBACKS (B.R.L.):	AR-1 CLUSTER DEVELOPMENT (115-25 B-2) DEPTH OF FRONT YARD (FEET) 25' DEPTH OF CORNER SIDE YARD 15' WIDTH OF SIDE YARD (FEET) 10' DEPTH OF REAR YARD (FEET) 10'
9. REQUIRED LOT AREAS:	AR-1 CLUSTER DEVELOPMENT (115-25 B-2) MINIMUM LOT WIDTH 60' MAXIMUM LOT AREA 15,800 S.F. MINIMUM LOT AREA 7,500 S.F. AVERAGE LOT AREA 8,501.04 S.F.
10. DWELLING UNIT CALCULATIONS:	GROSS AREA: 168.9 AC. 2.96 AC. NON-TIDAL WETLAND AREA: 2.96 AC. AR-1 ZONING MINIMUM AREA: 7,500 S.F. MIN. LOT AREA/UNIT: 8.44 ± AC. AR-1 ZONING MAXIMUM DENSITY: 2 UNITS / ACRE (336 UNITS) PERMITTED DENSITY (115-25 B3): 336 SINGLE FAMILY DETACHED UNITS: 1.99± UNITS / ACRE PROPOSED DENSITY:
11. WATER SUPPLIER:	PUBLIC - ARTESIAN WATER COMPANY INC.
SECTION 89:	A. SUBJECT PROPERTY IS WITHIN A POOR AREA OF GROUND WATER RECHARGE B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA
12. SANITARY SEWER PROVIDER:	PUBLIC - ARTESIAN WASTEWATER MANAGEMENT INC.
13. STREETS:	PRIVATE (99-18 D & E.)
14. POSTED SPEED LIMIT (SHINGLE POINT ROAD):	50 MPH
15. STATE INVESTMENT AREA (2020):	LEVEL 4 AND 3
16. FUTURE LAND USE MAP (2019):	LOW DENSITY
17. MAXIMUM BUILDING HEIGHT (115-25 D.):	42 FEET
18. SITE AREA AND ACREAGE:	GROSS ACREAGE: 168.90 ± AC LOT AREA 65.58 ± AC DELDOT R.O.W. DEDICATION (SHINGLE POINT ROAD): 0.38 ± AC DELDOT PERMANENT EASEMENT: 0.73 ± AC PRIVATE SUBDIVISION STREETS ROW: 15.65 ± AC IMPERVIOUS - ROAD: 9.99 ± AC IMPERVIOUS - SIDEWALK: 1.88 ± AC OPEN SPACE: 86.56 ± AC TOTAL: 168.90 ± AC
19. FORESTED AREA:	TOTAL AREA: 31.13 ± AC IMPACTED: 4.25 ± AC (86.34%) REMAINING: 26.88 ± AC
20. OPEN SPACE AREA BREAKDOWN:	PASSIVE & ACTIVE RECREATION SPACE: 48.27 ± AC FORESTED AREA: 26.88 ± AC STORMWATER MANAGEMENT AREA: 8.44 ± AC WETLAND AREA: 2.97 ± AC TOTAL OPEN SPACE AREA: 86.56 ± AC (51.2%) REQUIRED OPEN SPACE: 50.67 ± AC (30.0%)
TOTAL REQUIRED ADJACENT OPEN SPACE TO EXISTING WETLANDS (115-25, F-A-3-I):	30% OF REQUIRED OPEN SPACE: 30% (50.67 AC) = 15.20 AC. PROPOSED OPEN SPACE (OPEN SPACE A): (REFER TO OPEN SPACE AREA BREAKDOWN ON SHEET PP1001)
21. LONGITUDE AND LATITUDE:	SITE BENCHMARK BENCHMARK #1 LATITUDE: 38.745° LONGITUDE: 75.321° BENCHMARK #2 LATITUDE: 38.750° LONGITUDE: 75.319°
22. PROPOSED DISCHARGE LOCATION:	ON SITE DISCHARGE TO NORTHEAST CORNER VIA UN-NAMED DITCH TO TAX MAP 235-25-00-38.00. TOTAL 136.13 AC ±
23. WATERSHED:	BROADKILL RIVER
24. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0325L AND 10005C0310L, MAP REVISED JUNE 20, 2018. AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED). THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0164J, MAP REVISED JANUARY 6, 2005. AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED).
25. FEDERALLY REGULATED NONTIDAL WETLAND AREA:	2.96 ± AC.
FEDERALLY REGULATED NONTIDAL WETLAND AREA IMPACTED:	0.00 ± AC.
26. DATUM:	HORIZONTAL: NAD83 VERTICAL: NAVD88 STATE PLANE.
27. HENLOPEN TID	NOT INCLUDED
28. STATE TAX DITCH AREAS AND RIGHT OF WAY LIMITS:	NOT INCLUDED
29. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY

OWNERS
SPRING GARDEN LLC
16793 ISLAND FARM LANE
MILTON, DE 19968

DEVELOPER/EQUITABLE OWNER
RIBERA DEVELOPMENT, LLC
8684 VETERANS 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
MICHAEL A. MARRA,
PWS NO. 3557
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
CAPE HENLOPEN

FIRE DISTRICT
MILTON STATION (85)

POSTAL DISTRICT
MILTON (19968)

WATER UTILITY
ARTESIAN WATER COMPANY INC.

SEWER UTILITY
ARTESIAN WASTEWATER MANAGEMENT INC.

FOUR WINDS FARM SUBDIVISION RECORD PLAN SET

(2021-25)

TM: 235-25.00-39.00

BROADKILL HUNDRED

SUSSEX COUNTY, DE

PREPARED FOR:

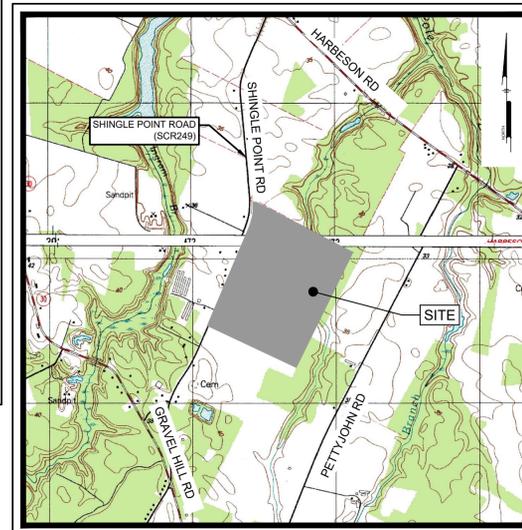
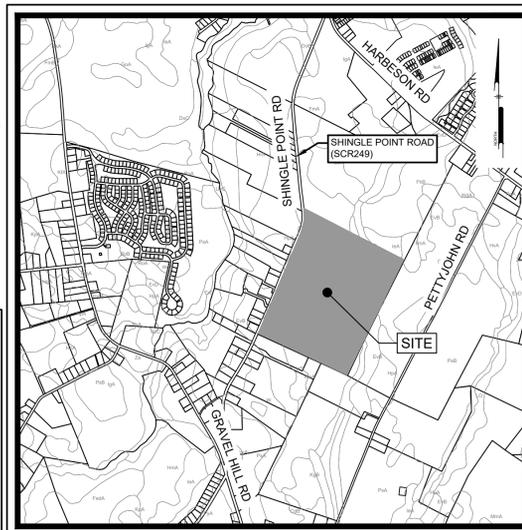
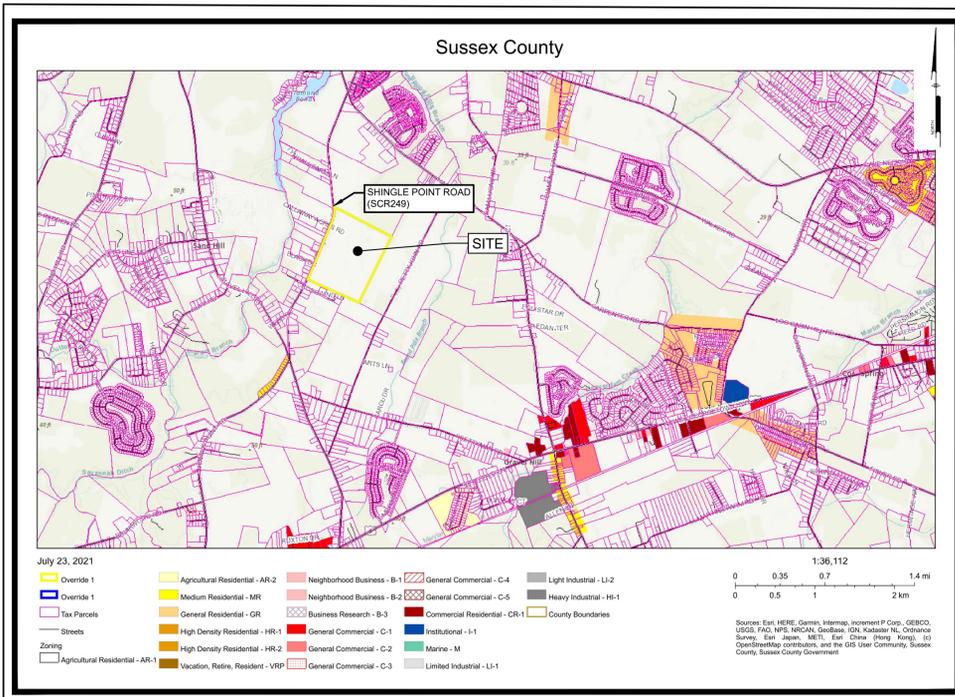
DEVELOPER

RIBERA DEVELOPMENT, LLC

8684 VETERANS HIGHWAY, SUITE 203

MILLERSVILLE, MD 21108

(443) 871-0486



LEGEND

EXISTING	PROPOSED	DESCRIPTION
---	---	CURB
---	---	EDGE OF PAVEMENT
---	---	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
---	---	SOIL LABEL
---	---	STORM SEWER, INLET
---	---	STORM SEWER, HEADWALL
---	---	STORM SEWER, MANHOLE
---	---	STORM SEWER, UNDERGROUND
---	---	MINOR CONTOUR
---	---	MAJOR CONTOUR
---	---	SPOT ELEVATION
---	---	TREE LINE
---	---	WATER, UNDERGROUND
---	---	WATER VALVE
---	---	WATER MAIN
---	---	CLEAN OUT
---	---	SANITARY SEWER, UNDERGROUND
---	---	SANITARY SEWER, FORCED MAIN
---	---	SANITARY SEWER, MANHOLE
---	---	POWER-UNDERGROUND ELECTRIC
---	---	POWER, UTILITY POLE
---	---	STREET LIGHT
---	---	BOUNDARY OF FEDERALLY REGULATED WETLANDS (USACOE)
---	---	BOUNDARY OF OWNED/STATE REGULATED TIDAL WETLAND
---	---	LANDSCAPE BUFFER
---	---	ROADWAY CENTERLINE
---	---	FEDERALLY REGULATED NON-TIDAL WETLANDS (USACOE)
---	---	WETLAND BUFFER
---	---	CONCRETE SIDEWALK

NOTES:

- ENTRANCE TO BE BUILT IN TWO PHASES.
- THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE RELEASE OF BUILDING PERMITS BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED. THE CONSTRUCTION OF THE FULL MOVEMENT HAMMERHEAD SITE ENTRANCE SHALL BEGIN AND SHALL BE SUBSTANTIALLY COMPLETE AS DEFINED PER THE DEPARTMENT'S STANDARD SPECIFICATIONS, PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT AND SHALL BE COMPLETE, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE DELDOT PERMIT. THE REMAINING CONSTRUCTION OF THE FULL MOVEMENT SITE ENTRANCE AND ALL ASSOCIATED ROADWAY AND PEDESTRIAN IMPROVEMENTS, AS DEPICTED IN THE DELDOT-APPROVED PLANS, SHALL BEGIN PRIOR TO THE ISSUANCE OF THE 6TH BUILDING PERMIT AND BE COMPLETE, INCLUDING ACCEPTANCE BY THE DEPARTMENT, PRIOR TO THE ISSUANCE OF THE 24TH BUILDING PERMIT.
- ARTESIAN WATER COMPANY INC. & ARTESIAN WASTEWATER MANAGEMENT INC ARE HERE BY GRANTED UNINTERRUPTED AND PERPETUAL EASEMENT WITHIN THE PRIVATE COMMUNITY STREET RIGHT-OF-WAY AND OPEN SPACE.

WETLANDS CERTIFICATION:

I, MICHAEL A. MARRA, PWS, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE PLANS SPECIFICATIONS AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENVIRONMENTAL PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM.

SIGNATURE: MICHAEL A. MARRA, PWS NO. 3557
DATE: PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
(717) 620-5991 / EMAIL: MMARRA@PENNONI.COM

ENGINEER CERTIFICATION:

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE 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 ADECKTOR, PE (DE PE#17711)
DATE: PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
ADECKTOR@PENNONI.COM

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.

SPRING GARDEN LLC
16793 ISLAND FARM LANE
MILTON, DE 19968

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
C/O JOHN STAMATO
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108
(443) 871-0486
JOHNSTAMATO@RIBERADEV.COM



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

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

FOUR WINDS FARM SUBDIVISION
TAX ID 235-25-00-39.00
SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE

RECORD PLAN COVER SHEET

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

NO.	DATE	REVISIONS	BY
1	2023-06-12	REVISED PER DELDOT COMMENTS	LFS
2	2023-01-29	REVISED PER AWC AND AWW COMMENTS	VPL
3	2023-02-29	REVISED PER DELDOT COMMENTS	LFS

PROJECT	RIBER21001
DATE	2023-11-27
DRAWING SCALE	AS SHOWN
DRAWN BY	LM/EW
APPROVED BY	AMD
RP0001	
SHEET	1 OF 14

Sheet List Table

Sheet #	Drawing #	Sheet Title
1	RP0001	RECORD PLAN COVER SHEET
2	RP1000	RECORD PLAN NOTES AND DETAILS
3	RP1001	RECORD PLAN KEY SHEET
4	RP1002	RECORD PLAN
5	RP1003	RECORD PLAN
6	RP1004	RECORD PLAN
7	RP1005	RECORD PLAN
8	RP1006	RECORD PLAN
9	RP1007	RECORD PLAN
10	RP1008	RECORD PLAN
11	RP1009	RECORD PLAN
12	RP1010	RECORD PLAN
13	RP1011	RECORD PLAN PARCEL CURVE DATA
14	RP1012	RECORD PLAN R.O.W. CURVE DATA

SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
FmA	FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
EvB	EVESBORO LOAMY SAND, 0 TO 5 PERCENT SLOPES	A
FhA	FORT MOTT-HENLOPEN COMPLEX, 2 TO 5 PERCENT SLOPES	A
PsA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A
PpB	PEPPERBOX LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
HnA	HAMMONTON SANDY LOAM, 0 TO 2 PERCENT SLOPES	B
Za	ZEKIA SANDY LOAM, FREQUENTLY FLOODED	B/D
IeA	INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
HjB	HENLOPEN LOAMY SAND, 2 TO 5 PERCENT SLOPES	A
DaA	DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	A

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP FIRM 10005C0325L AND 10005C0310L, EFFECTIVE DATE JUNE 20, 2018, AND 10005C0164J EFFECTIVE DATE JANUARY 6, 2005, ARE DESIGNATED PARTLY AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.

ZONING MAP
Scale: 1" = 3500'

PREPARED BY:
PENNONI ASSOCIATES INC.



18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

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

APPROVED BY	DATE
CHAIRMAN OR SECRETARY OF PLANNING & ZONING COMMISSION	DATE
PRESIDENT OF SUSSEX COUNTY COUNCIL (2021-25)	DATE
SUSSEX CONSERVATION DISTRICT	DATE
NAME	DATE

OWNER CERTIFICATION:	DATE
DEVELOPER CERTIFICATION:	DATE
NAME	DATE

PLOTTED: 2/27/2024 10:18 AM BY: ligian@shelburne.com
 PROJECT: 235-25-00-39.00
 FILE: C:\Users\ligian\OneDrive\Documents\235-25-00-39.00_SHEET10001.dwg

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 WITH 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) 10005C0325L AND 10005C0310L, REVISED JUNE 20, 2016, FLOOD INSURANCE RATE MAP (FIRM) 10005C0164J REVISED JANUARY 6, 2005. THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE X, UNSHADED.
- 2.96 ± AC. FEDERALLY REGULATED NON-TIDAL WETLANDS EXIST ON THIS SITE.
- 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 ADJACENT BOUNDARIES OF THE SUBDIVISION. THE EASEMENT 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 PRIOR TO CONSTRUCTION PERMITS BEING 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 THE 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 OR FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DISCREPANCY FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- ALL PROPOSED FENCE BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- ALL LOTS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #249 WILL BE PERMITTED.
- FIRE LINES, 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 AN STORM WATER MANAGEMENT.
- THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LAWS, ORDINANCES, RULES, REGULATIONS AND ORDERS OF ANY PUBLIC BODY HAVING JURISDICTION. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
- THE OWNER
- SUSSEX CONSERVATION DISTRICT
- DELDOT
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTORS EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS SHALL NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTORS EXPENSE.
- EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRUPLINE AREA OF ANY TREE.
- 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 HISHER 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 PLAT.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- 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 (89-4).
- 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.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, EXCAVATION DEBRIS AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING BUT NOT LIMITED TO MAILBOXES, SIGNS, LANDSCAPING LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- THE BOUNDARY INFORMATION & TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DURING MAY 2020.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON 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 DUST, NOISE, 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 ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.

CONDITIONS OF APPROVAL:

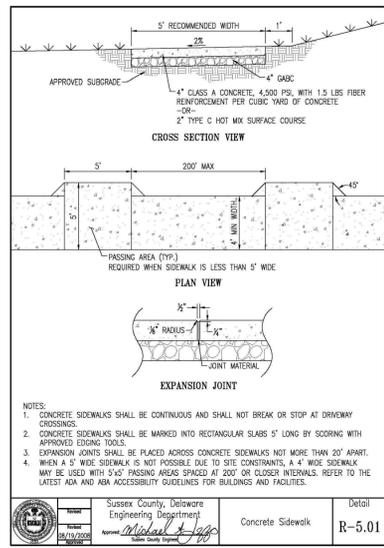
- PRELIMINARY APPROVAL WAS GRANTED BY SUSSEX COUNTY PLANNING COMMISSION AT THEIR MEETING ON JANUARY 12, 2023 SUBJECT TO THE FOLLOWING CONDITIONS:
- THERE SHALL BE NO MORE THAN 336 LOTS WITHIN THE SUBDIVISION.
 - THE DEVELOPER SHALL ESTABLISH A HOMEOWNERS ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, AND OTHER COMMON AREAS.
 - THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY AND THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT. THE SYSTEM SHALL BE MAINTAINED AND OPERATED USING BEST MANAGEMENT PRACTICES.
 - THERE SHALL BE A VEGETATED BUFFER OR FORESTED BUFFER THAT IS AT LEAST 30 FEET WIDE ALONG THE PERIMETER OF THE SUBDIVISION ADJACENT LAND OF OTHER OWNERSHIP IN ACCORDANCE WITH SECTION 99.5 OF THE SUBDIVISION ORDINANCE. THIS BUFFER SHALL BE WITHIN THE LARGER 50-FOOT BUFFER ALONG THE PERIMETER OF THE PROJECT. THIS BUFFER SHALL UTILIZE EXISTING FOREST OR SIMILAR VEGETATION IF IT EXISTS IN THE BUFFER AREA, WHERE TREES CURRENTLY EXIST IN THE BUFFER AREA. STUMP REMOVAL OF CONSTRUCTION ACTIVITIES THAT DISTURB THE EXISTING GRADE OF THE AREA WITHIN THE AREA SHALL BE PROHIBITED. ALL SILT FENCING SHALL BE LOCATED ALONG THE INTERIOR LIMIT OF THE BUFFER AREA (THE EDGE OF THE BUFFER NEAREST THE INTERIOR DEVELOPMENT) AND THE FINAL SITE PLAN SHALL IDENTIFY THE "LIMIT OF DISTURBANCE" TO PREVENT DISTURBANCE OF THE BUFFER AREA.
 - THE DEVELOPMENT SHALL COMPLY WITH DELDOT ENTRANCE ROADWAY IMPROVEMENT REQUIREMENTS.
 - STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
 - ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
 - THE SUBDIVISION SHALL BE SERVED BY THE PUBLICLY REGULATED CENTRAL SEWER SYSTEMS.
 - THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
 - SIDEWALK SHALL BE INSTALLED ON AT LEAST ONE SIDE OF ALL INTERNAL STREETS. A SYSTEM OF FULLY SHIELDED AND DOWNWARD-SCREENED STREETLIGHTING SHALL ALSO BE PROVIDED.
 - CONSTRUCTION, SITE WORK, AND DELIVERIES SHALL ONLY OCCUR ON THE SITE BETWEEN THE HOURS OF 7:00 A.M. THROUGH 6:00 P.M. MONDAY THROUGH FRIDAY, AND 8:00 A.M. THROUGH 2:00 P.M. ON SATURDAYS. NO SUNDAY HOURS ARE PERMITTED. A 24-INCH "NOTICE" SIGN CONFIRMING THESE HOURS IN ENGLISH AND SPANISH SHALL BE PROMINENTLY DISPLAYED AT THE SITE ENTRANCE DURING CONSTRUCTION.
 - THE APPLICANT SHALL COORDINATE WITH THE LOCAL SCHOOL DISTRICT REGARDING THE LOCATION OF A SCHOOL BUS STOP WITHIN THE SUBDIVISION, IF REQUIRED BY THE SCHOOL DISTRICT. THE LOCATION OF THE BUS STOP AREA SHALL BE SHOWN ON THE FINAL SITE PLAN.
 - THERE SHALL BE ON-SITE RECREATIONAL AMENITIES INCLUDING A CLUBHOUSE, OUTDOOR POOL, AND DECK, A BATHHOUSE AND A STORAGE BUILDING, A TOT LOT, AND PICKLEBALL COURTS. THE SIZE AND DIMENSIONS OF THE CLUBHOUSE, POOL, AND DECK SHALL BE INCLUDED ON THE FINAL SITE PLAN. THESE AMENITIES SHALL BE COMPLETED AND OPEN TO USE PRIOR TO THE ISSUANCE OF THE 140TH RESIDENTIAL BUILDING.
 - AS PROFFERED BY THE APPLICANT, THERE SHALL BE A BUFFER OF AT LEAST 50 FEET BETWEEN THE EDGE OF AN FEDERALLY REGULATED NON-TIDAL WETLANDS AND ANY LOT LINES. THERE SHALL BE A MINIMUM DISTURBANCE OF TREES AND OTHER VEGETATION WITHIN THESE BUFFER AREAS. REQUIRED SILT FENCING SHALL BE INSTALLED UPLAND OF THESE BUFFER AREAS (USING THE EDGE OF THE BUFFER NEAREST THE INTERIOR DEVELOPMENT) TO AVOID DISTURBANCE. CONSTRUCTION ACTIVITIES WITHIN THE BUFFER AREAS SHALL BE LIMITED TO ANY DISTURBANCE IN THE BUFFER AREA SHALL BE INDICATED ON THE FINAL SITE PLAN AND THE "LIMITS OF DISTURBANCE" SHALL BE INDICATED ON THE FINAL SITE PLAN.
 - THERE SHALL BE A 50 FOOT SETBACK FROM ALL LANDS USED FOR AGRICULTURAL PURPOSES.
 - THE FINAL SITE PLAN AND RECORDED RESTRICTIVE COVENANTS SHALL INCLUDE THE AGRICULTURAL USE PROTECTION NOTICE AND A SIGNAGE NOTICE ADVISING THAT LAND IS BEING USED FOR HUNTING.
 - THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN DEPICTING ALL LANDSCAPING TO BE PROVIDED FOR THE PRESERVATION OF ALL BUFFER AREAS AND THE FORESTED AREAS THAT WILL BE PRESERVED. THE LANDSCAPE PLAN SHALL ALSO IDENTIFY ALL "LIMITS OF DISTURBANCE" WITHIN THE SITE.
 - THE FINAL SITE PLAN SHALL INCLUDE A GRADING PLAN FOR THE SITE. NO BUILDING PERMIT SHALL BE ISSUED FOR INDIVIDUAL LOTS UNTIL AN INDIVIDUAL LOT GRADING PLAN HAS BEEN SUPPLIED TO AND APPROVED BY SUSSEX COUNTY. NO CERTIFICATE OF OCCUPANCY SHALL BE ISSUED UNTIL A GRADING CERTIFICATE IS SUBMITTED TO THE BUILDING CODE DEPARTMENT DEMONSTRATING GENERAL CONFORMITY WITH THE INDIVIDUAL SITE GRADING PLAN.
 - A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
 - THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

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 OWNERS 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.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

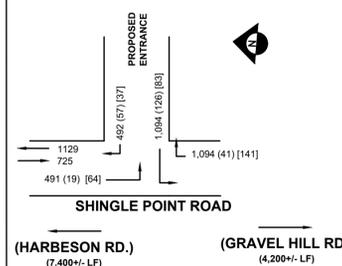
DELDOT TRAFFIC IMPACT STUDY RECOMMENDATIONS (DATED 11-18-2022) (REVISED 2-27-2024):

- THE DEVELOPER SHALL IMPROVE STATE-MAINTAINED ROADS ON WHICH THEY FRONT (SHINGLE POINT RD.) WITHIN THE LIMITS OF THEIR FRONTAGE. THE IMPROVEMENTS SHALL INCLUDE BOTH DIRECTIONS OF TRAVEL, REGARDLESS OF WHETHER THE DEVELOPER'S LANDS ARE ON ONE OR BOTH SIDES OF THE ROAD. "FRONTAGE" MEANS THE LENGTH ALONG THE STATE RIGHT-OF-WAY OF A SINGLE PROPERTY TRACT WHERE AN ENTRANCE IS PROPOSED OR REQUIRED. IF A SINGLE PROPERTY TRACT HAS FRONTAGE ALONG MULTIPLE ROADWAYS, ANY SEGMENT OF ROADWAY INCLUDING AN ENTRANCE SHALL BE IMPROVED TO MEET DELDOT'S FUNCTIONAL CLASSIFICATION CRITERIA AS FOUND IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL AND ELSEWHERE THEREIN, AND/OR IMPROVEMENTS ESTABLISHED IN THE TRAFFIC OPERATIONAL ANALYSIS AND/OR TRAFFIC IMPACT STUDY. "SECONDARY FRONTAGE" MEANS THE LENGTH ALONG THE STATE RIGHT-OF-WAY OF A SINGLE PROPERTY TRACT WHERE NO ENTRANCE IS PROPOSED OR REQUIRED. THE SEGMENT OF ROADWAY MAY BE UPGRADED BY IMPROVING THE PAVEMENT CONDITION OF THE EXISTING ROADWAY WIDTH. THE PAVEMENT MANAGEMENT SECTION AND SUBDIVISION SECTION WILL DETERMINE THE REQUIREMENTS TO IMPROVE THE PAVEMENT CONDITION.
- THE DEVELOPER SHOULD CONSTRUCT AN UNSIGNALIZED FULL ACCESS FOR THE PROPOSED FOUR WINDS FARM DEVELOPMENT ALONG SHINGLE POINT ROAD, APPROXIMATELY 4,000 FEET NORTH OF THE INTERSECTION WITH DELAWARE ROUTE 30. THE INTERSECTION SHOULD BE CONSISTENT WITH THE LANE CONFIGURATIONS SHOWN IN THE TABLE BELOW, BASED ON DELDOT'S DEVELOPMENT COORDINATION MANUAL, THE RECOMMENDED MINIMUM STORAGE LENGTH (EXCLUDING TAPER) OF THE NORTHBOUND SHINGLE POINT ROAD RIGHT TURN LANE IS 290 FEET, BASED ON DELDOT'S DEVELOPMENT COORDINATION MANUAL, THE RECOMMENDED MINIMUM STORAGE LENGTH (EXCLUDING TAPER) OF THE SOUTHBOUND SHINGLE POINT ROAD LEFT TURN LANE IS 165 FEET. THE PROJECTED QUEUES FROM THE HCS ANALYSIS CAN BE ACCOMMODATED WITHIN THE RECOMMENDED STORAGE LENGTHS.
- THE DEVELOPER SHOULD COORDINATE WITH DELDOT TO CONTRIBUTE TO THE TRAFFIC SIGNAL REVOLVING FUND (TSRF) FOR A FUTURE TRAFFIC SIGNAL AT THE DELAWARE ROUTE 5 INTERSECTION WITH SAND HILL ROAD. THE EQUITABLE CONTRIBUTION AMOUNT IS \$21,309.
- THE DEVELOPER SHOULD COORDINATE WITH DELDOT TO FUND AN EQUITABLE PORTION OF IMPROVEMENTS TO THE INTERSECTION OF US ROUTE 9 AND SHINGLE POINT ROAD AS PART OF THE PARK AVENUE RELOCATION (DELDOT CONTRACT NO. T202004801 AND T201904801) PROJECT. THE EQUITABLE CONTRIBUTION AMOUNT IS \$12,883.65.
- THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHOULD BE INCLUDED:
 - A MINIMUM OF A FIFTEEN-FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT-OF-WAY SHOULD BE DEDICATED TO DELDOT ALONG THE SHINGLE POINT ROAD SITE FRONTS. WITHIN THE EASEMENT, THE DEVELOPER SHOULD CONSTRUCT A TEN-FOOT WIDE SHARED-USE PATH (SUP) WITH AN ANGLED TERMINATION INTO THE SHOULDER WHERE THE SHOULDERBIKE LANE IS AT LEAST FIVE FEET WIDE. THE SUP SHOULD BE DESIGNED TO MEET CURRENT AASHTO AND ADA STANDARDS. A MINIMUM FIVE-FOOT SETBACK SHOULD BE MAINTAINED FROM THE EDGE OF THE PAVEMENT TO THE SUP. IF FEASIBLE, THE SUP SHOULD BE PLACED BEHIND UTILITY POLES AND STREET TREES SHOULD BE PROVIDED WITHIN THE BUFFER AREA. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION DURING PLAN REVIEW PROCESS TO IDENTIFY THE EXACT LOCATION OF THE SUP.
 - AT LEAST ONE INTERNAL CONNECTION OF A SIDEWALK OR SUP IN THE VICINITY OF THE SITE ENTRANCE FROM THE SUP ALONG SHINGLE POINT ROAD IS REQUIRED.
 - A SIDEWALK OR SUP SHOULD BE PROVIDED AT THE NORTHERN END OF THE PROPERTY FROM THE SHINGLE POINT ROAD SUP TO A PROPOSED INTERNAL STREET SIDEWALK.
 - ADA COMPLIANT CURB RAMPS AND MARKED CROSSWALKS SHOULD BE PROVIDED ALONG THE SITE ENTRANCE.
 - MINIMUM FIVE-FOOT WIDE BICYCLE LANES SHOULD BE INCORPORATED IN THE RIGHT TURN LANE AND SHOULDER ALONG THE SHINGLE POINT ROAD APPROACHES TO THE SITE ENTRANCE.
 - UTILITY COVERS SHOULD BE MOVED OUTSIDE OF ANY DESIGNATED BICYCLE LANES AND ANY PROPOSED SIDEWALKS/SUP OR SHOULD BE FLUSH WITH THE PAVEMENT.



TRAFFIC GENERATION - SHINGLE POINT RD (SCR 249)

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)

- 1 DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
- 2 DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S249 (SHINGLE POINT RD.) - LOCAL
POSTED SPEED LIMIT - 50 MPH
AADT = 1,598 TRIPS (FROM 2022 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1,16 x 1,598 TRIPS = 1,854 TRIPS
TRAFFIC PATTERN GROUP = 7 (FROM 2022 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 16:40%
TRUCK VOLUME - 1.80%
DIRECTIONAL DISTRIBUTION = 60.90%

SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION²

EXISTING LAND USE: VACANT FIELD
VACANT LAND - FARM FIELD

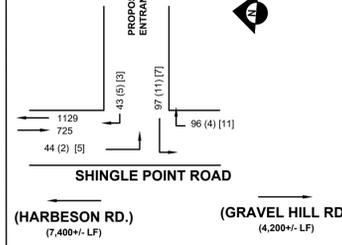
PROPOSED LAND USE:
336 DWELLING UNITS - SINGLE FAMILY DETACHED HOUSING (ITE 210)
Ln(T)=0.92 Ln(X)+2.71 = 3,171 TRIPS (WEEKDAY) (1,584 ENTER / 1,584 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: T = 0.71(X)+4.80 = 243 TRIPS (WEEKDAY) [25% / 75%] (60 / 183)
PM: Ln(T)=0.96Ln(X)+0.20 = 325 TRIPS (WEEKDAY) [63% / 37%] (205 / 120)
T = 0.71(X)+4.80 = 300 TRIPS (SAT) [25% / 75%] (162 / 138)

DIRECTIONAL DISTRIBUTION:
31% TO AND FROM THE NORTH (983 TRIPS) (19) [64] ENTER & (57) [37] EXIT
69% TO AND FROM THE SOUTH (2,188 TRIPS) (41) [141] ENTER & (126) [63] EXIT
TOTAL NEW TRIPS = 3,171 ADT
SITE TRUCK TRAFFIC = 159 TRIPS (5%)

TRAFFIC GENERATION - SHINGLE POINT RD (SCR 249) - PHASE 1

(FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM

ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)

- 1 DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
- 2 DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE = WB-40 & SU-30

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - S249 (SHINGLE POINT RD.) - LOCAL
POSTED SPEED LIMIT - 50 MPH
AADT = 1,598 TRIPS (FROM 2022 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1,16 x 1,598 TRIPS = 1,854 TRIPS
TRAFFIC PATTERN GROUP = 7 (FROM 2022 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 16:40%
TRUCK VOLUME - 1.80%
DIRECTIONAL DISTRIBUTION = 60.90%

SITE TRAFFIC DATA:

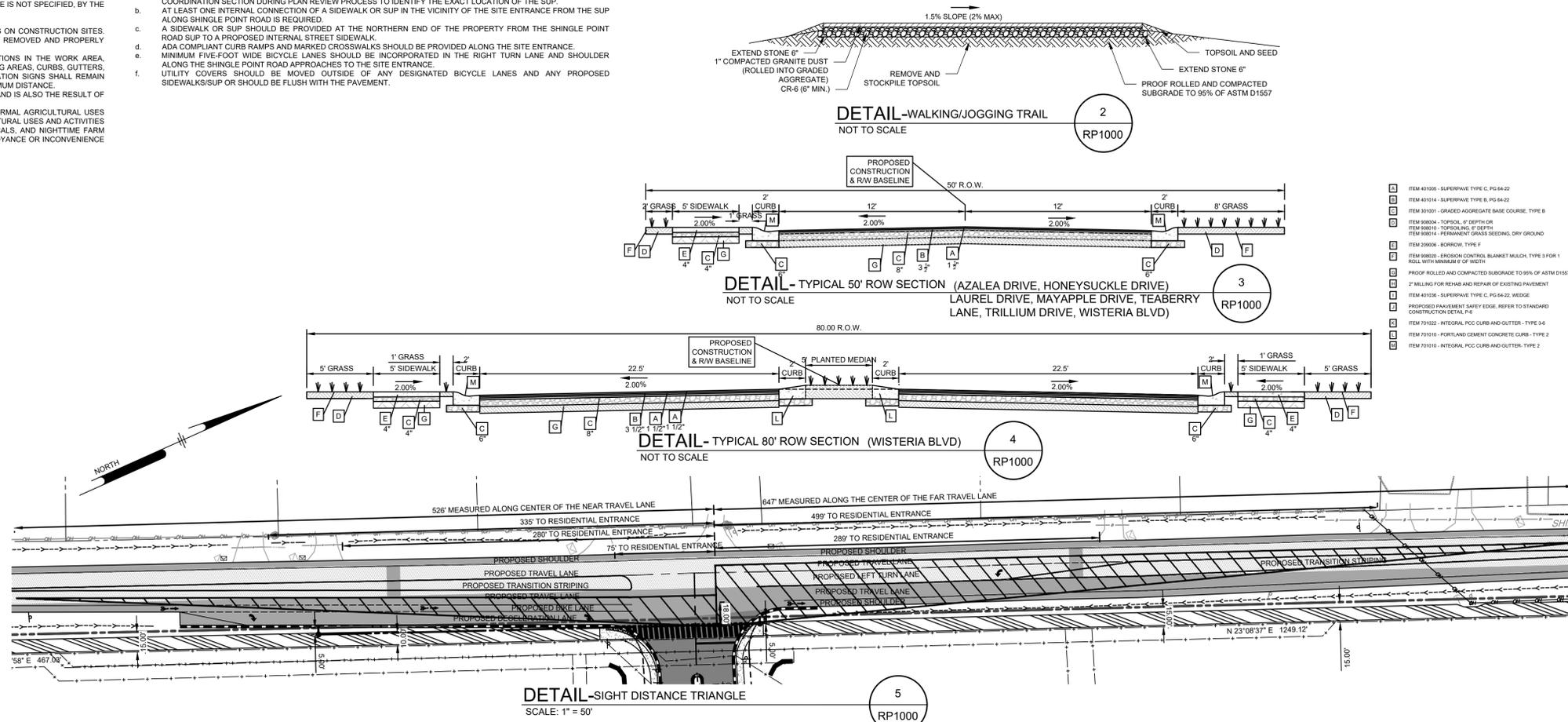
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION²

EXISTING LAND USE: VACANT FIELD
VACANT LAND - FARM FIELD

PROPOSED LAND USE:
336 DWELLING UNITS - SINGLE FAMILY DETACHED HOUSING (ITE 210)
Ln(T)=0.92 Ln(X)+2.71 = 280 TRIPS (WEEKDAY) (140 ENTER / 140 EXIT)

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: T = 0.71(X)+4.80 = 22 TRIPS (WEEKDAY) [25% / 75%] (6 / 16)
PM: Ln(T)=0.96Ln(X)+0.20 = 26 TRIPS (WEEKDAY) [63% / 37%] (16 / 10)
T = 0.71(X)+4.80 = 22 TRIPS (SAT) [25% / 75%] (6 / 16)

DIRECTIONAL DISTRIBUTION:
31% TO AND FROM THE NORTH (87 TRIPS) (2) [5] ENTER & (5) [3] EXIT
69% TO AND FROM THE SOUTH (183 TRIPS) (4) [11] ENTER & (11) [7] EXIT
TOTAL NEW TRIPS = 280 ADT
SITE TRUCK TRAFFIC = 14 TRIPS (5%)



Pennonni
PENNONI ASSOCIATES, INC.
18072 Davidson Drive
Million, DE 19968
T 302.684.0030 F 302.684.8054

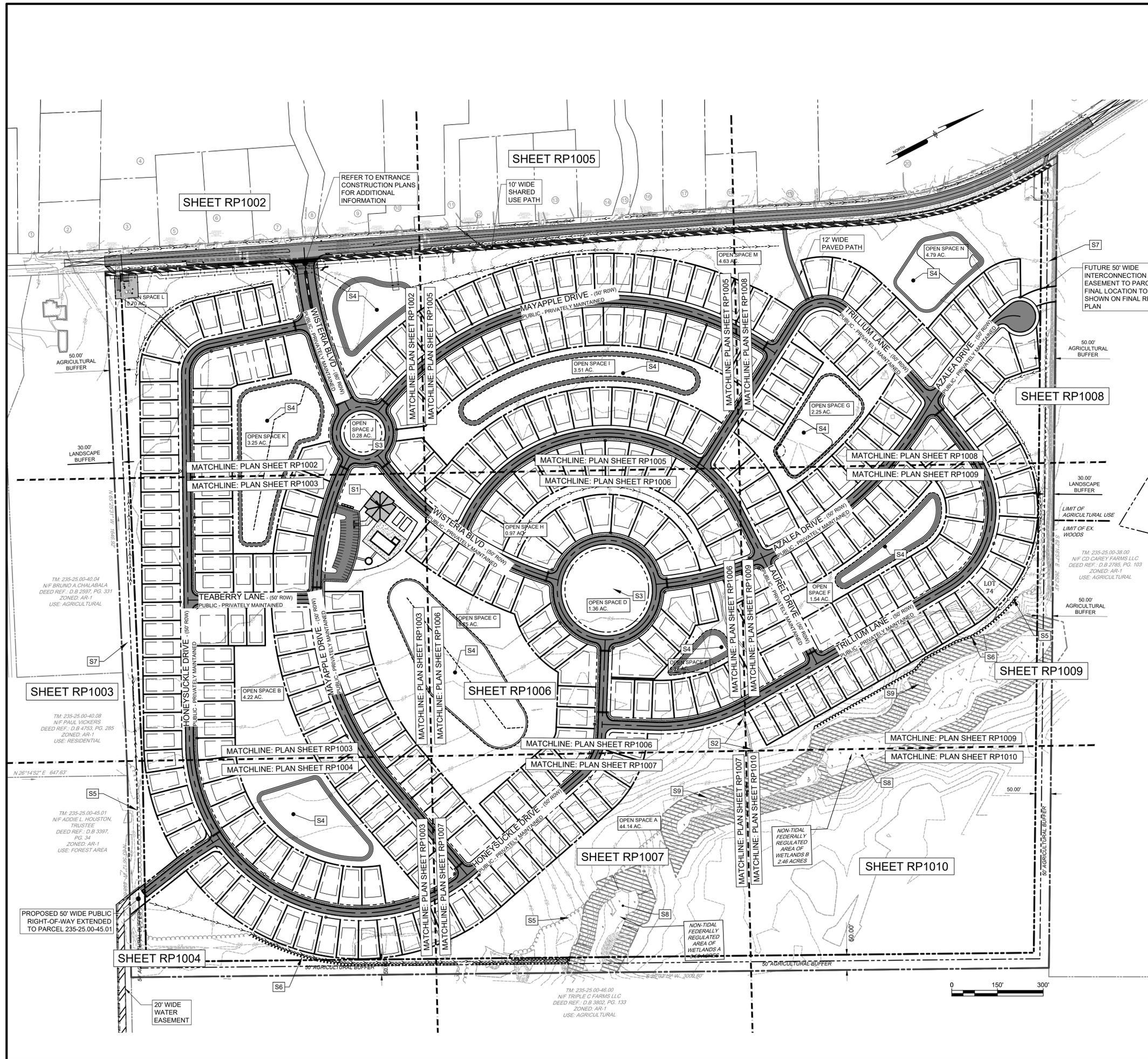
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

FOUR WINDS FARM SUBDIVISION
(2021-1-25)
SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	LFS	VFL	BY
3	02/24/2024	REVISED PER DELDOT COMMENTS			
2	02/24/2024	REVISED PER AWC AND AWWI COMMENTS			
1	02/23/2024	REVISED PER DELDOT COMMENTS			

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 FOR THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN PERMISSION FROM PENNONI ASSOCIATES SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY OR 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: RIBER21001
DATE: 2023-11-27
DRAWING SCALE: AS SHOWN
DRAWN BY: LM/EW
APPROVED BY: AMD



TAX ID TABLE

1	TM: 235-25-00-27.00 NF ROBERT & SANDRA DAVIDSON DEED REF.: D.B. 3363, PG. 335 ZONED: AR-1 USE: RESIDENTIAL	11	TM: 235-25-00-30.08 NF ANTHONY & JESSICA SAVINI DEED REF.: D.B. 5617, PG. 118 ZONED: AR-1 USE: AGRICULTURAL
2	TM: 235-25-00-29.01 NF PATRICIA A. PERRY DEED REF.: D.B. 1822, PG. 310 ZONED: AR-1 USE: RESIDENTIAL	12	TM: 235-25-00-32.00 NF ROBERT & ANGELA NATRIN DEED REF.: D.B. 5840, PG. 190 ZONED: AR-1 USE: RESIDENTIAL
3	TM: 235-25-00-30.01 NF BRIAN & TRACY MENDEL DEED REF.: D.B. 5833, PG. 230 ZONED: AR-1 USE: RESIDENTIAL	13	TM: 235-25-00-31.00 NF DONALD & MARY FLY DEED REF.: D.B. 0, PG. 0 ZONED: AR-1 USE: RESIDENTIAL
4	TM: 235-25-00-30.11 NF UNKNOWN DEED REF.: D.B. 4986, PG. 256 ZONED: AR-1 USE: AGRICULTURAL	14	TM: 235-25-00-33.00 NF ANTHONY & JESSICA SAVINI DEED REF.: D.B. 5617, PG. 118 ZONED: AR-1 USE: AGRICULTURAL
5	TM: 235-25-00-30.04 NF PHILIP & KAREN WGRAM DEED REF.: D.B. 4189, PG. 310 ZONED: AR-1 USE: RESIDENTIAL	15	TM: 235-25-00-33.04 NF ANTHONY & JESSICA SAVINI DEED REF.: D.B. 5617, PG. 118 ZONED: AR-1 USE: MISCELLANEOUS
6	TM: 235-25-00-30.05 NF TIMOTHY & VALERIE BIGGS DEED REF.: D.B. 5436, PG. 147 ZONED: AR-1 USE: RESIDENTIAL	16	TM: 235-25-00-33.01 NF ANTHONY & JESSICA SAVINI DEED REF.: D.B. 5617, PG. 118 ZONED: AR-1 USE: RESIDENTIAL
7	TM: 235-25-00-30.00 NF THOMAS W. JAMES DEED REF.: D.B. 5776, PG. 219 ZONED: AR-1 USE: RESIDENTIAL	17	TM: 235-25-00-34.01 NF JOSEPH & JANET CALLAWAY DEED REF.: D.B. 4854, PG. 327 ZONED: AR-1 USE: RESIDENTIAL
8	TM: 235-25-00-30.09 NF SAVINI COMPLETE CONSTRUCTION INC. DEED REF.: D.B. 4638, PG. 336 ZONED: AR-1 USE: INDUSTRIAL	18	TM: 235-25-00-34.00 NF MICHAEL & KATHLEEN SHENKNER DEED REF.: D.B. 3674, PG. 334 ZONED: AR-1 USE: RESIDENTIAL
9	TM: 235-25-00-30.07 NF JAMES & JOAN BAKER DEED REF.: D.B. 4354, PG. 189 ZONED: AR-1 USE: RESIDENTIAL	19	TM: 235-25-00-34.04 NF BRIAN CALLAWAY DEED REF.: D.B. 4982, PG. 15 ZONED: AR-1 USE: RESIDENTIAL
10	TM: 235-25-00-30.12 NF CHARLES & MARY ANN SCHMID DEED REF.: D.B. 4943, PG. 38 ZONED: AR-1 USE: RESIDENTIAL	20	TM: 235-25-00-35.00 NF TRIPLE B FARMS, LLC DEED REF.: D.B. 4982, PG. 299 ZONED: AR-1 USE: RESIDENTIAL / AGRICULTURAL
		21	TM: 235-25-00-38.00 NF CD CAREY FARMS, LLC DEED REF.: D.B. 2785, PG. 103 ZONED: AR-1 USE: AGRICULTURAL

OPEN SPACE BREAKDOWN

OPEN SPACE	AREA
A	44.14 AC.
B	4.22 AC.
C	8.75 AC.
D	1.36 AC.
E	1.17 AC.
F	1.54 AC.
G	2.25 AC.
H	0.97 AC.
I	3.51 AC.
J	0.28 AC.
K	3.25 AC.
L	5.70 AC.
M	4.63 AC.
N	4.79 AC.
TOTAL	86.56 AC.

- SITE KEYED NOTES**
- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
 - S2 PROPOSED TRAIL AND OVERLOOK
 - S3 PROPOSED VILLAGE GREENS (COMMUNITY COMMONS)
 - S4 PROPOSED STORM WATER PONDS, TYP.
 - S5 EXISTING TREE LINE
 - S6 PROPOSED TREE LINE
 - S7 PROPOSED 30' FOREST/LANDSCAPE BUFFER
 - S8 FEDERALLY REGULATED NON-TIDAL WETLANDS AREA
 - S9 50' WETLANDS BUFFER



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

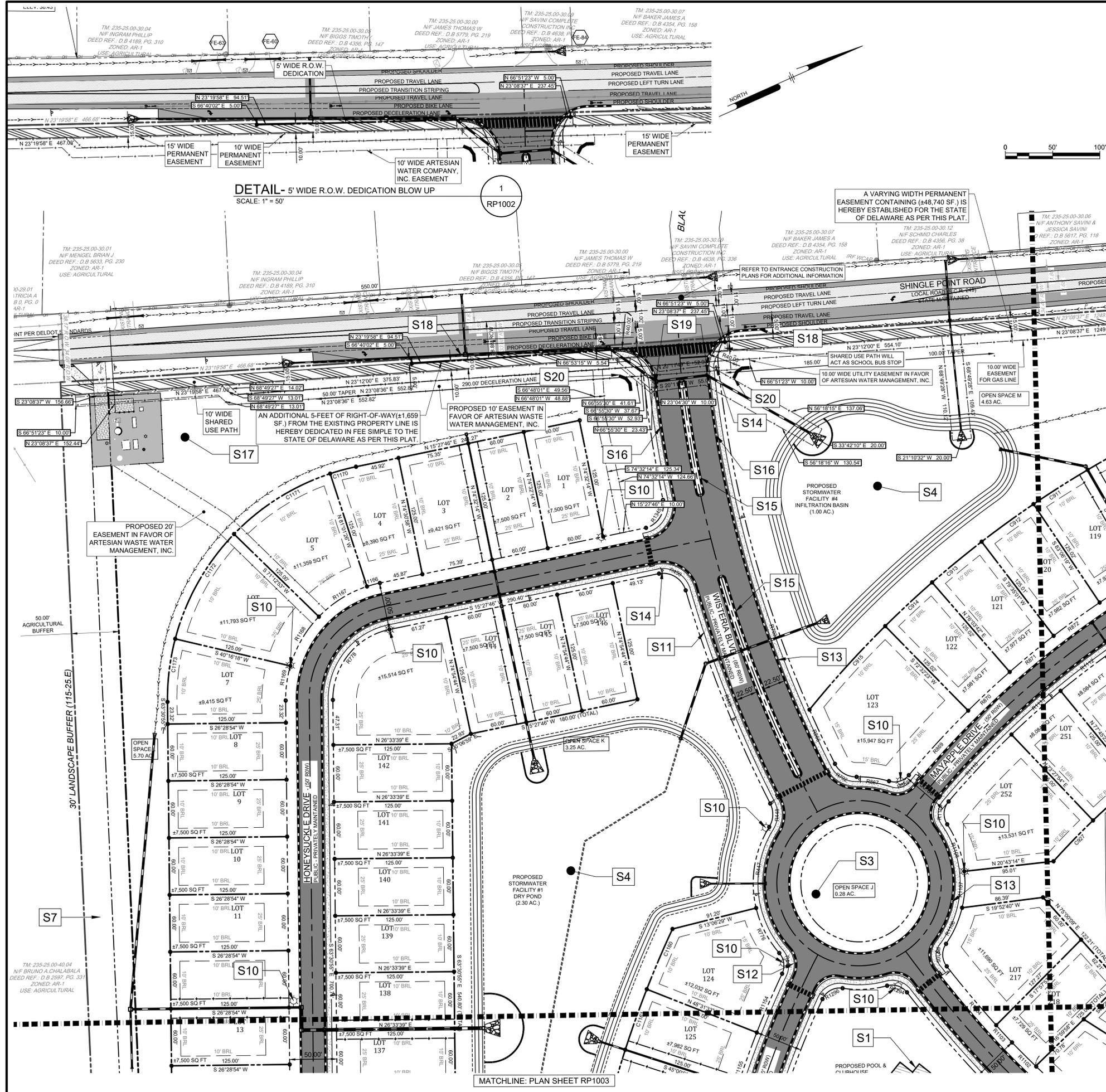
FOUR WINDS FARM SUBDIVISION
(2021-125)
TAX ID 235-25-00-39.00
SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE
RECORD PLAN KEY SHEET

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

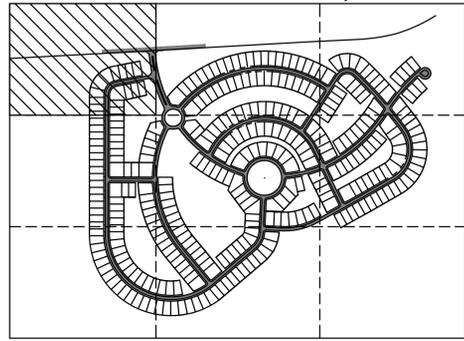
NO.	DATE	REVISIONS	BY
3	2023-02-29	REVISED PER DELOIT COMMENTS	LFS
2	2023-01-26	REVISED PER AWC AND AWWI COMMENTS	VPL
1	2023-06-12	REVISED PER DELOIT COMMENTS	LFS

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PROJECT: RIBER21001
DATE: 2023-11-27
DRAWING SCALE: AS SHOWN
DRAWN BY: LM/EW
APPROVED BY: AMD

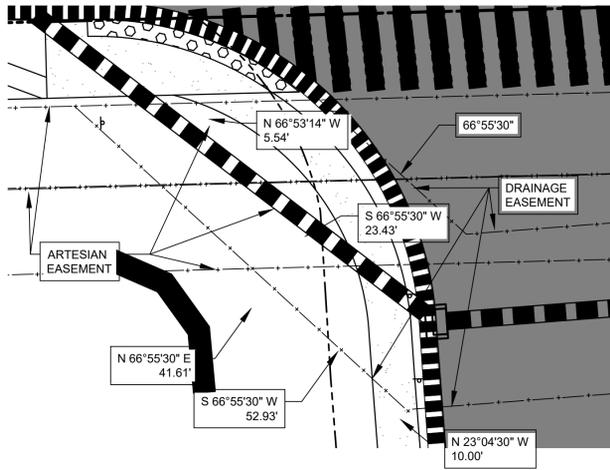


DETAIL- 5' WIDE R.O.W. DEDICATION BLOW UP
SCALE: 1" = 50'



SITE KEY MAP
SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
- S2 PROPOSED TRAIL AND OVERLOOK
- S3 PROPOSED VILLAGE GREENS (COMMUNITY COMMONS)
- S4 PROPOSED STORM WATER PONDS, TYP.
- S5 EXISTING TREE LINE
- S6 PROPOSED TREE LINE
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- S9 50' WETLANDS BUFFER
- S10 PROPOSED STREET LIGHT, TYP.
- S11 PROPOSED CONCRETE SIDEWALK
- S12 PROPOSED ADA RAMP, DELDOT TYPE 1, TYP.
- S13 PROPOSED CURB, TYP.
- S14 PROPOSED STOP SIGN, TYP.
- S15 PORTLAND CEMENT CONCRETE CURB TYPE 2
- S16 INTEGRAL PCC CURB AND GUTTER TYPE 2
- S17 PROPOSED PUMPSTATION
- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-4
- S19 TRANSITION FROM TYPE 3-6 CURBING TO TYPE 2
- S20 PROPOSED DEVELOPMENT SIGN



DETAIL-10' WIDE R.O.W. DEDICATION BLOW UP
SCALE: 1" = 10'

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FOUR WINDS FARM SUBDIVISION
TAX ID 235-25-00-39-00
(2021-1-25)
SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE

RECORD PLAN

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

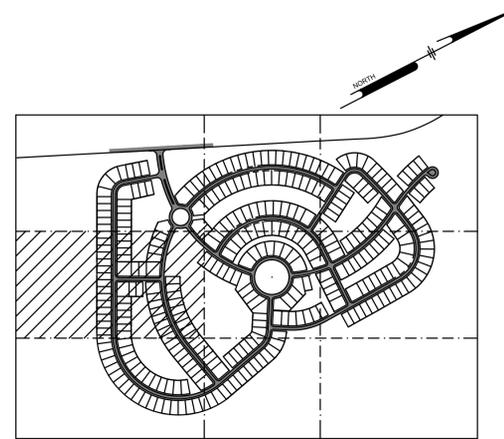
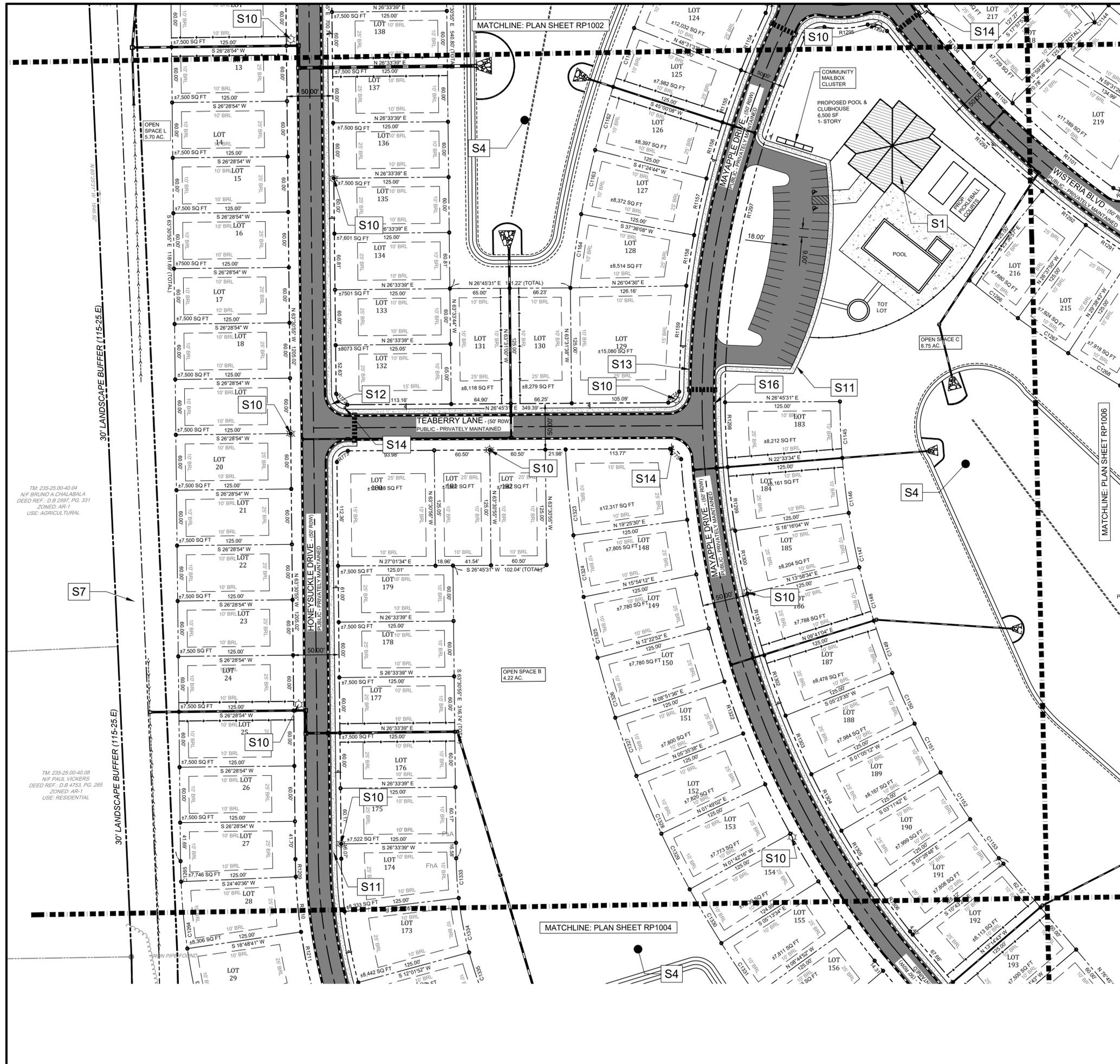
NO.	DATE	REVISIONS	BY
3	2024-02-29	REVISED PER DELDOT COMMENTS	LFS
2	2024-01-29	REVISED PER AVGC & AWWA COMMENTS	VPL
1	2023-06-12	REVISED PER DELDOT COMMENTS	LFS

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PROJECT: RIBER21001
DATE: 2023-11-27
DRAWING SCALE: AS SHOWN
DRAWN BY: LM/EW
APPROVED BY: AMD

RP1002
SHEET 4 OF 14

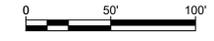
PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054



KEY SHEET

SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
- S2 PROPOSED TRAIL AND OVERLOOK
- S3 PROPOSED VILLAGE GREENS (COMMUNITY COMMONS)
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- S14 PROPOSED STOP SIGN, TYP.
- S15 PORTLAND CEMENT CONCRETE CURB TYPE 2
- S16 INTEGRAL PCC CURB AND GUTTER TYPE 2
- S17 PROPOSED PUMPSTATION
- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-6
- S19 TRANSITION FROM TYPE 3-6 CURBING TO TYPE 2



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

FOUR WINDS FARM SUBDIVISION
TAX ID 295-25-00-39-00
SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE

RECORD PLAN

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

NO.	DATE	REVISIONS	BY
3	2024-02-29	REVISED PER DELDOT COMMENTS	LFS
2	2024-01-29	REVISED PER AWC AND AWWI COMMENTS	VPL
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PROJECT: RIBER21001
DATE: 2023-11-27
DRAWING SCALE: AS SHOWN
DRAWN BY: LM/EW
APPROVED BY: AMD

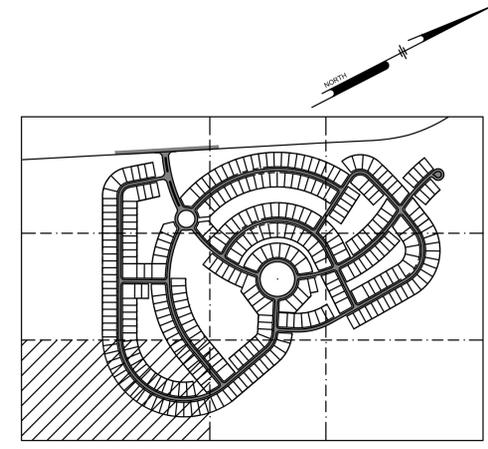
RP1003
SHEET 5 OF 14

TM: 235-25-00-40-04
N/F BRUNO A. CHALABALA
DEED REF.: D.B. 2591, PG. 331
ZONED: AR-1
USE: AGRICULTURAL

TM: 235-25-00-40-08
N/F PAUL VICKERS
DEED REF.: D.B. 1753, PG. 285
ZONED: AR-1
USE: RESIDENTIAL



PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.664.9030 F 302.664.8054



KEY SHEET

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

SITE KEYED NOTES

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- S14 PROPOSED STOP SIGN, TYP.
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- S16 INTEGRAL PCC CURB AND GUTTER TYPE 2
- S18 PROPOSED PUMPSTATION
- S19 INTEGRAL PCC CURB AND GUTTER TYPE 3-6
- S20 TRANSITION FROM TYPE 3-6 CURBING TO TYPE 2

FOUR WINDS FARM SUBDIVISION
 (2021-25)
 SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE

RECORD PLAN

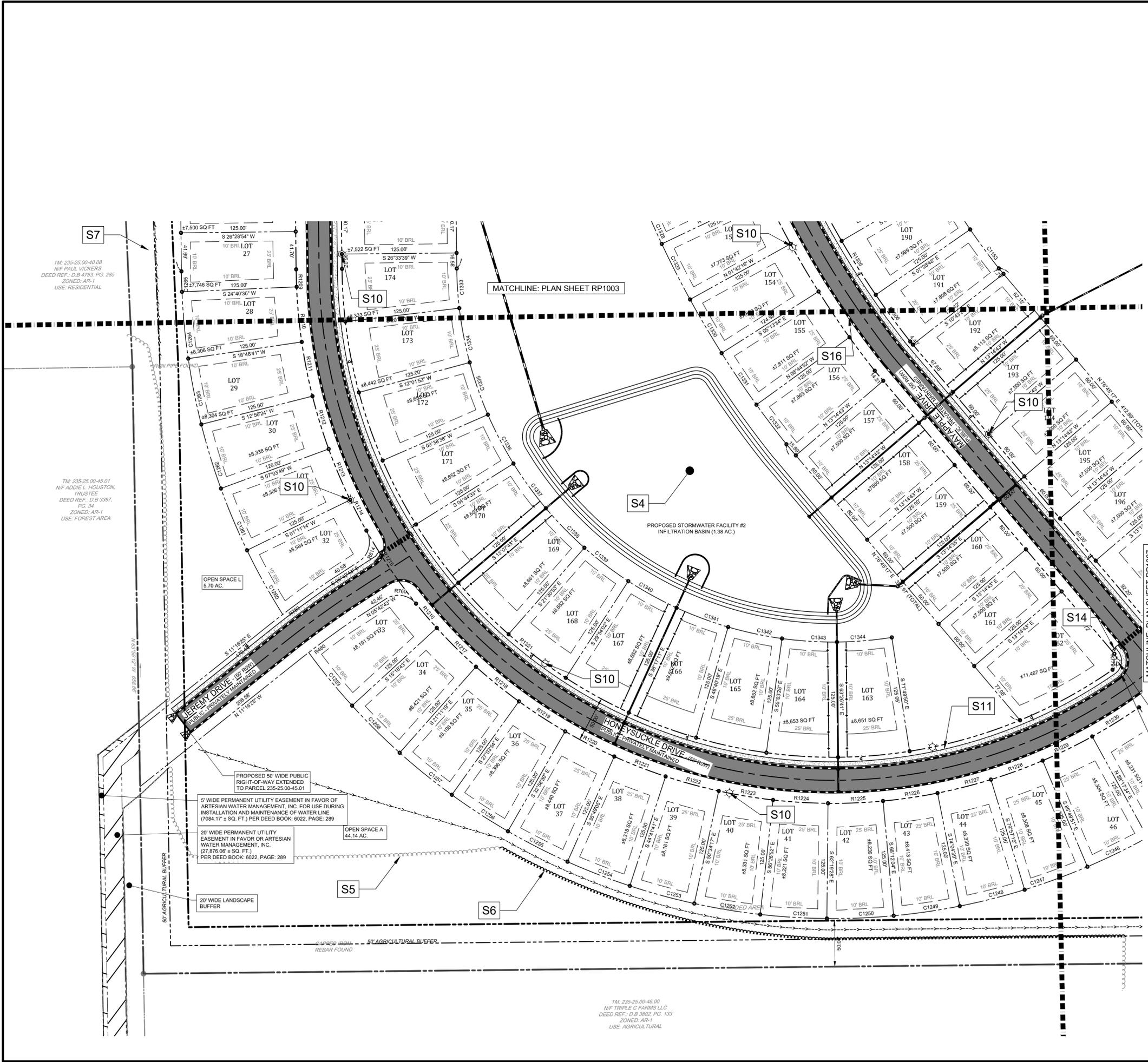
RIBERA DEVELOPMENT, LLC
 8664 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2024-02-29	REVISED PER DELDOT COMMENTS	LFS
2	2024-01-26	REVISED PER AWC AND AWWI COMMENTS	VPL
1	2023-06-12	REVISED PER DELDOT COMMENTS	LFS

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PROJECT	RIBER21001
DATE	2023-11-27
DRAWING SCALE	AS SHOWN
DRAWN BY	LM/EW
APPROVED BY	AMD

RP1004



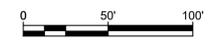
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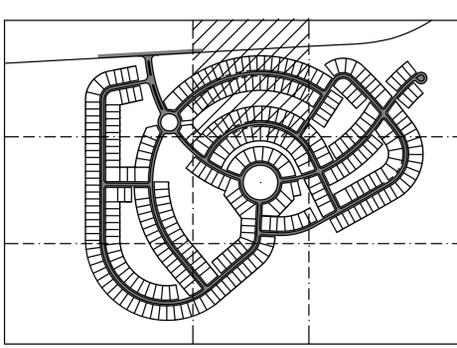
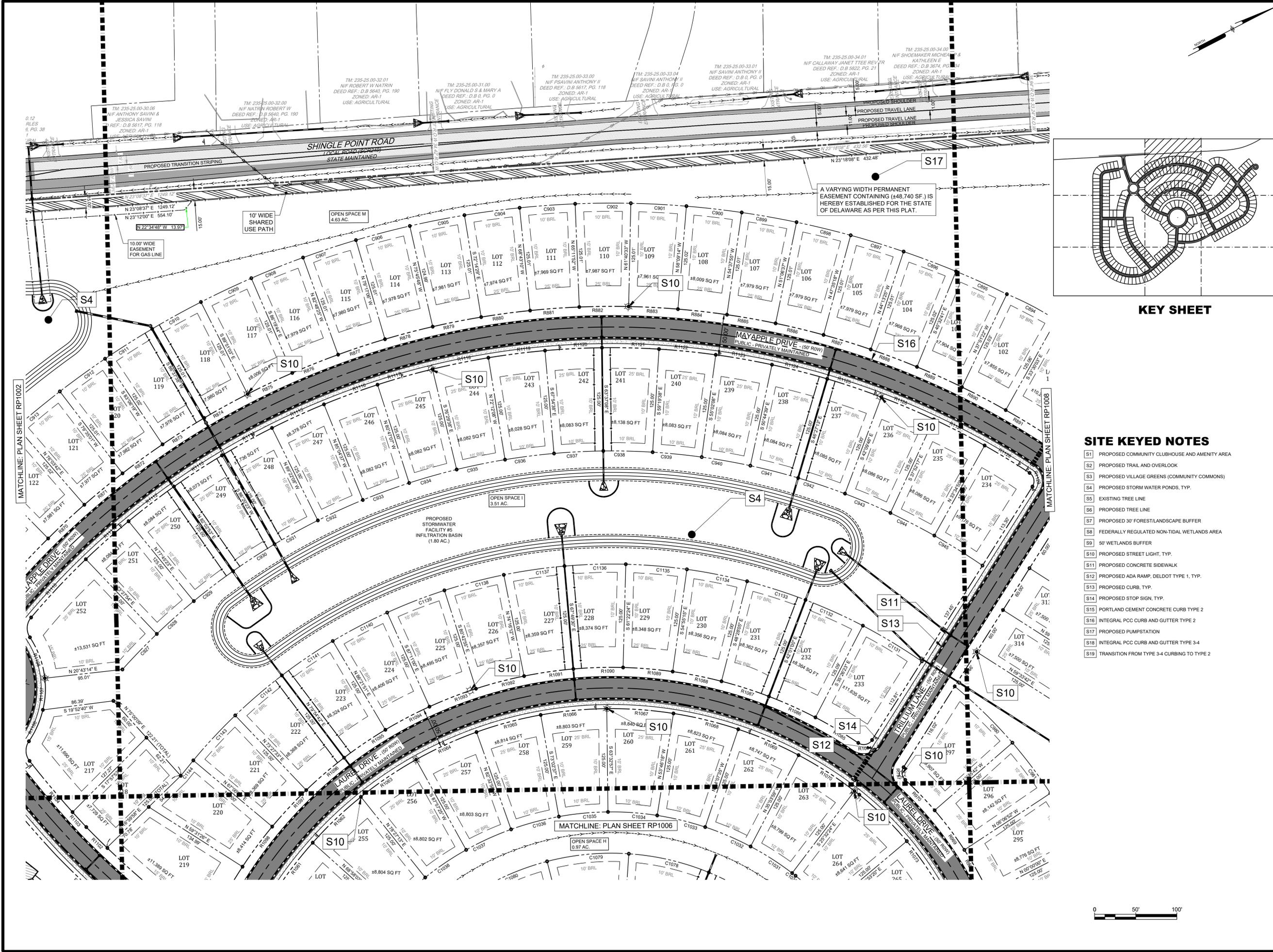
MATCHLINE: PLAN SHEET RP1003

TM: 235-25-00-40.09
 N/F PAUL VICKERS
 DEED REF.: D.B 4753, PG. 285
 ZONED: AR-1
 USE: RESIDENTIAL

TM: 235-25-00-45.01
 N/F ADDIE L. HUNSTON, TRUSTEE
 DEED REF.: D.B 3397, PG. 34
 ZONED: AR-1
 USE: FOREST AREA

TM: 235-25-00-46.00
 N/F TRIPLE C FARMS LLC
 DEED REF.: D.B 3862, PG. 133
 ZONED: AR-1
 USE: AGRICULTURAL

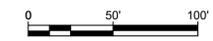




KEY SHEET

SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
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- S16 INTEGRAL PCC CURB AND GUTTER TYPE 2
- S17 PROPOSED PUMPSTATION
- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-4
- S19 TRANSITION FROM TYPE 3-4 CURBING TO TYPE 2



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

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FOUR WINDS FARM SUBDIVISION
 (2021-25)
 TAX ID 235-25-00-38.00
 SHINGLE POINT ROAD (SCR 289), SUSSEX COUNTY, DE
RECORD PLAN

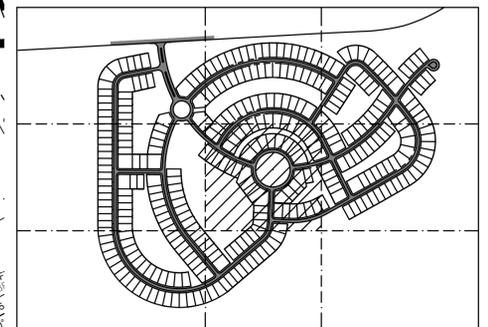
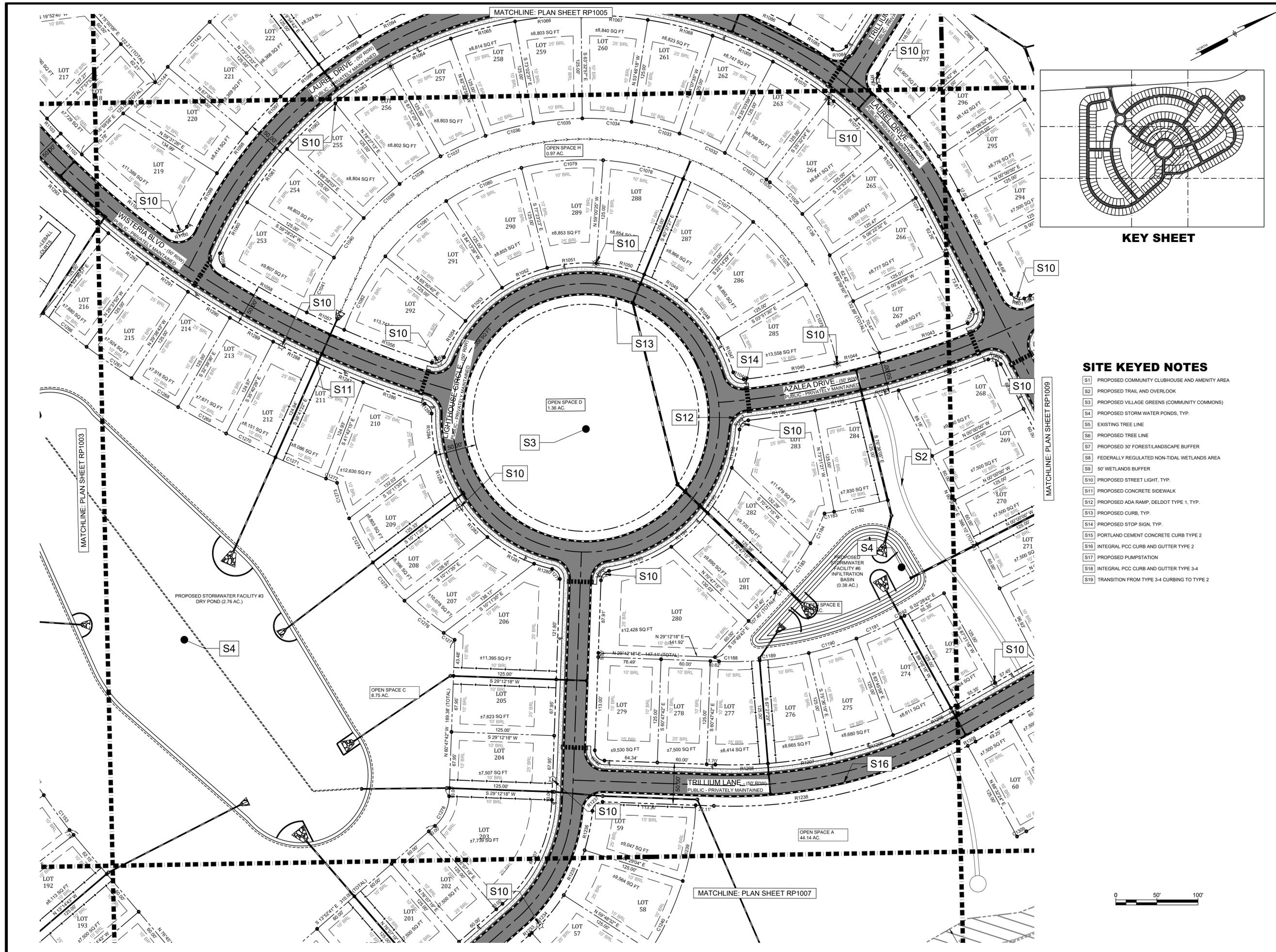
RIBERA DEVELOPMENT, LLC
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	LFS	VPL	BY
3	02/04/25	REVISED PER DELDOT COMMENTS			
2	02/04/25	REVISED PER AWC AND AWC COMMENTS			
1	02/26/25	REVISED PER DELDOT COMMENTS			

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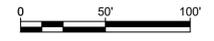
PROJECT: **RIBER21001**
 DATE: 2023-11-27
 DRAWING SCALE: AS SHOWN
 DRAWN BY: LM/EW
 APPROVED BY: AMD

RP1005
 SHEET 7 OF 14



SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
- S2 PROPOSED TRAIL AND OVERLOOK
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- S16 INTEGRAL PCC CURB AND GUTTER TYPE 2
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- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-4
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PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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FOUR WINDS FARM SUBDIVISION
(2021-25)
TAX ID: 235-25-00-30-00
SHINGLE POINT ROAD (SCR 248), SUSSEX COUNTY, DE

RECORD PLAN

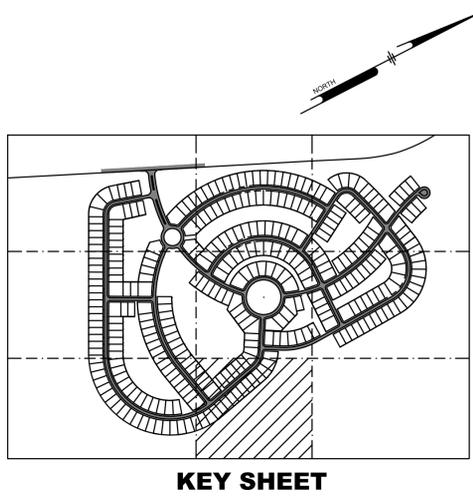
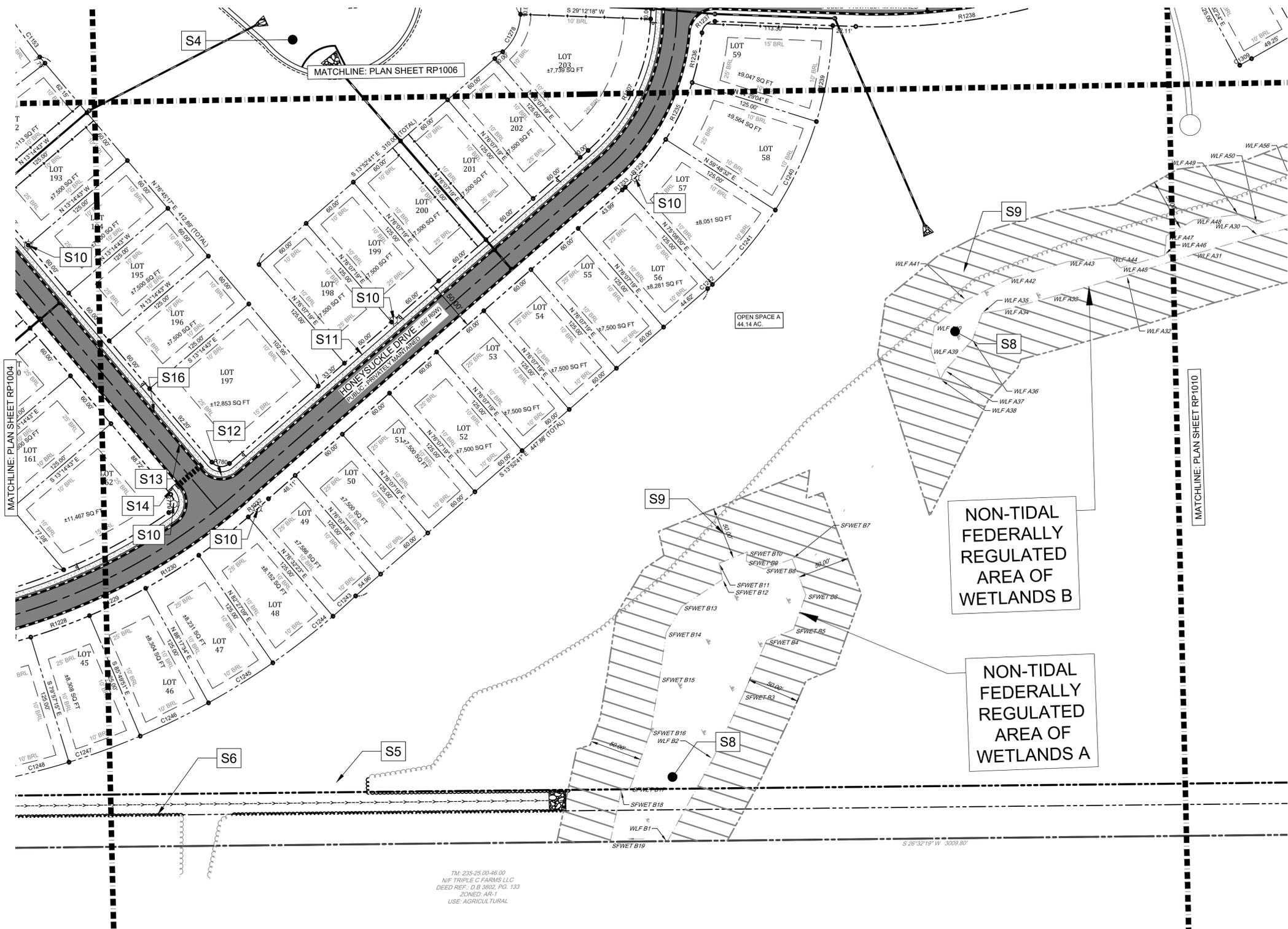
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2023-02-29	REVISED PER DELDOT COMMENTS	LFS
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PROJECT: RIBER21001
DATE: 2023-11-27
DRAWING SCALE: AS SHOWN
DRAWN BY: LMIEW
APPROVED BY: AMD

RP1006
SHEET 8 OF 14



SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
- S2 PROPOSED TRAIL AND OVERLOOK
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- S17 PROPOSED PUMPSTATION
- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-4
- S19 TRANSITION FROM TYPE 3-4 CURBING TO TYPE 2



T.M. 235-25 00-46.00
 W/T TRIPLE C FARMS, LLC
 DEED REF.: D.B. 3802, PG. 133
 ZONED: AR-1
 USE: AGRICULTURAL

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

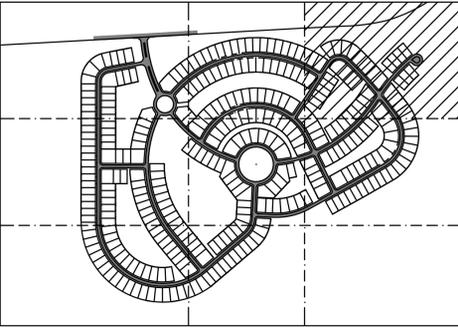
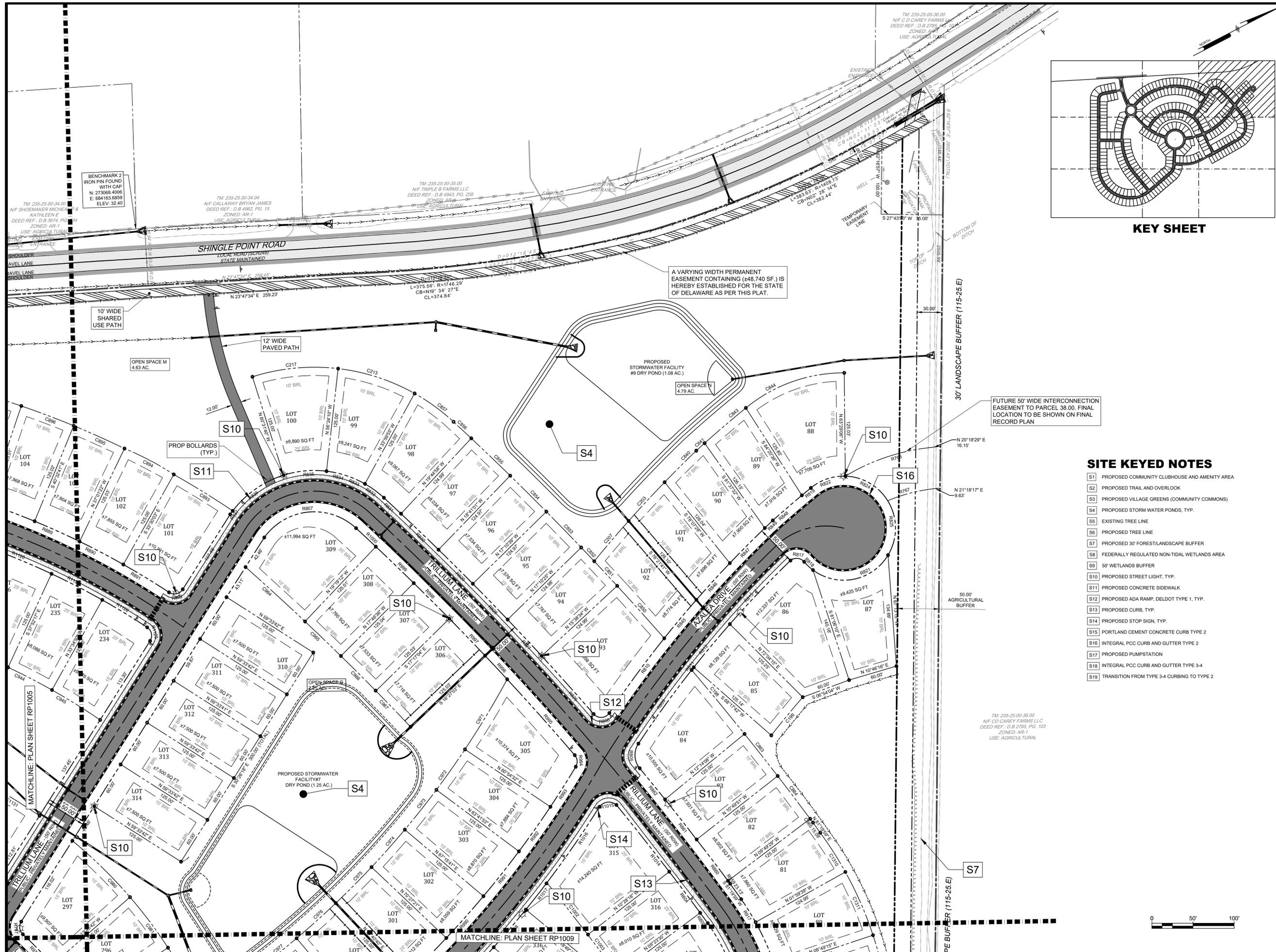
FOUR WINDS FARM SUBDIVISION
 (2021-25)
 SHINGLE POINT ROAD (SCR 240), SUSSEX COUNTY, DE
RECORD PLAN

RIBERA DEVELOPMENT, LLC
 8884 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
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PROJECT	RIBER21001
DATE	2023-11-27
DRAWING SCALE	AS SHOWN
DRAWN BY	LM/EW
APPROVED BY	AMD



KEY SHEET

A VARYING WIDTH PERMANENT EASEMENT CONTAINING (48,740 SF.) IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAN.

FUTURE 50' WIDE INTERCONNECTION EASEMENT TO PARCEL 38.00. FINAL LOCATION TO BE SHOWN ON FINAL RECORD PLAN

SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
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Pennoni

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

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FOUR WINDS FARM SUBDIVISION
 (2021-25)

TAX ID 235-25-00-38-00
 SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE

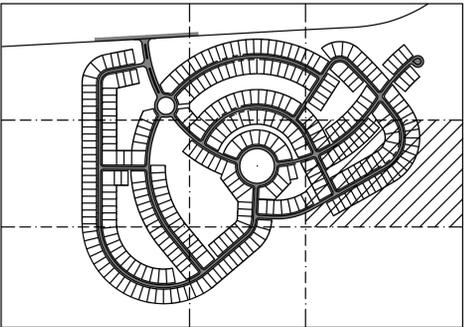
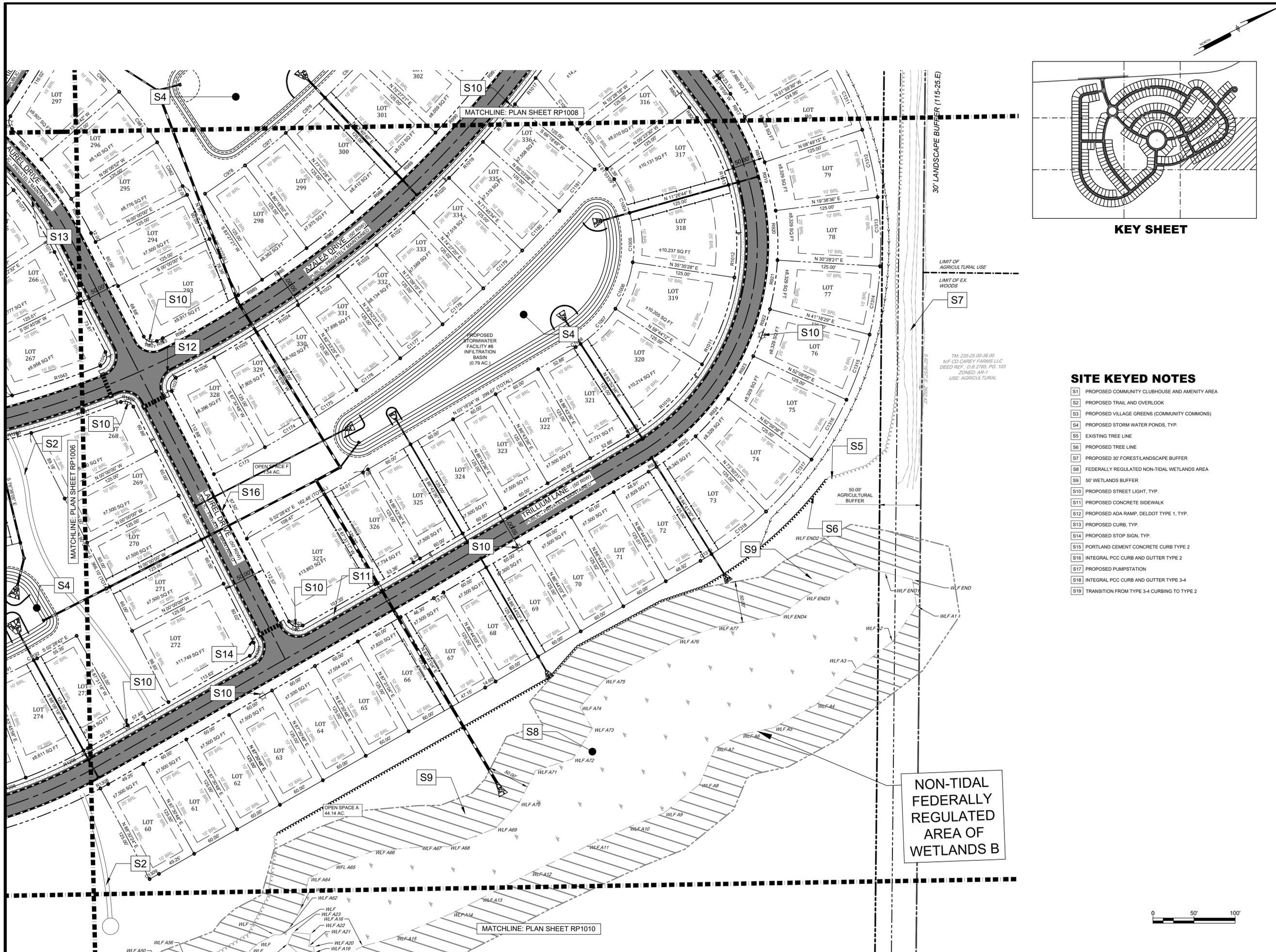
RECORD PLAN

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

NO.	DATE	REVISIONS	BY
3	2024-02-29	REVISED PER DELDOT COMMENTS	LFS
2	2024-01-29	REVISED PER AWC AND AWW COMMENTS	VPL
1	2023-06-12	REVISED PER DELDOT COMMENTS	LFS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT 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	RIBER21001
DATE	2023-11-27
DRAWING SCALE	AS SHOWN
DRAWN BY	LM/EW
APPROVED BY	AMD

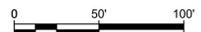


KEY SHEET

SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
- S2 PROPOSED TRAIL AND OVERLOOK
- S3 PROPOSED VILLAGE GREENS (COMMUNITY COMMONS)
- S4 PROPOSED STORM WATER PONDS, TYP.
- S5 EXISTING TREE LINE
- S6 PROPOSED TREE LINE
- S7 PROPOSED 30' FOREST/LANDSCAPE BUFFER
- S8 FEDERALLY REGULATED NON-TIDAL WETLANDS AREA
- S9 50' WETLANDS BUFFER
- S10 PROPOSED STREET LIGHT, TYP.
- S11 PROPOSED CONCRETE SIDEWALK
- S12 PROPOSED ADA RAMP, DELDOT TYPE 1, TYP.
- S13 PROPOSED CURB, TYP.
- S14 PROPOSED STOP SIGN, TYP.
- S15 PORTLAND CEMENT CONCRETE CURB TYPE 2
- S16 INTEGRAL PCC CURB AND GUTTER TYPE 2
- S17 PROPOSED PUMPSTATION
- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-4
- S19 TRANSITION FROM TYPE 3-4 CURBING TO TYPE 2

NON-TIDAL
FEDERALLY
REGULATED
AREA OF
WETLANDS B



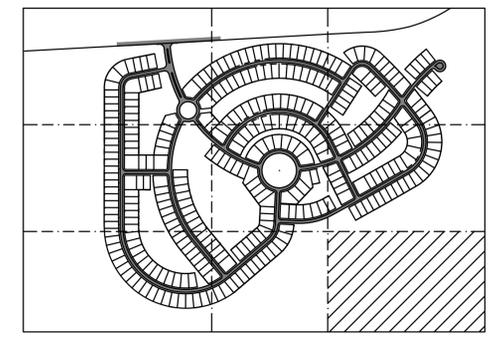
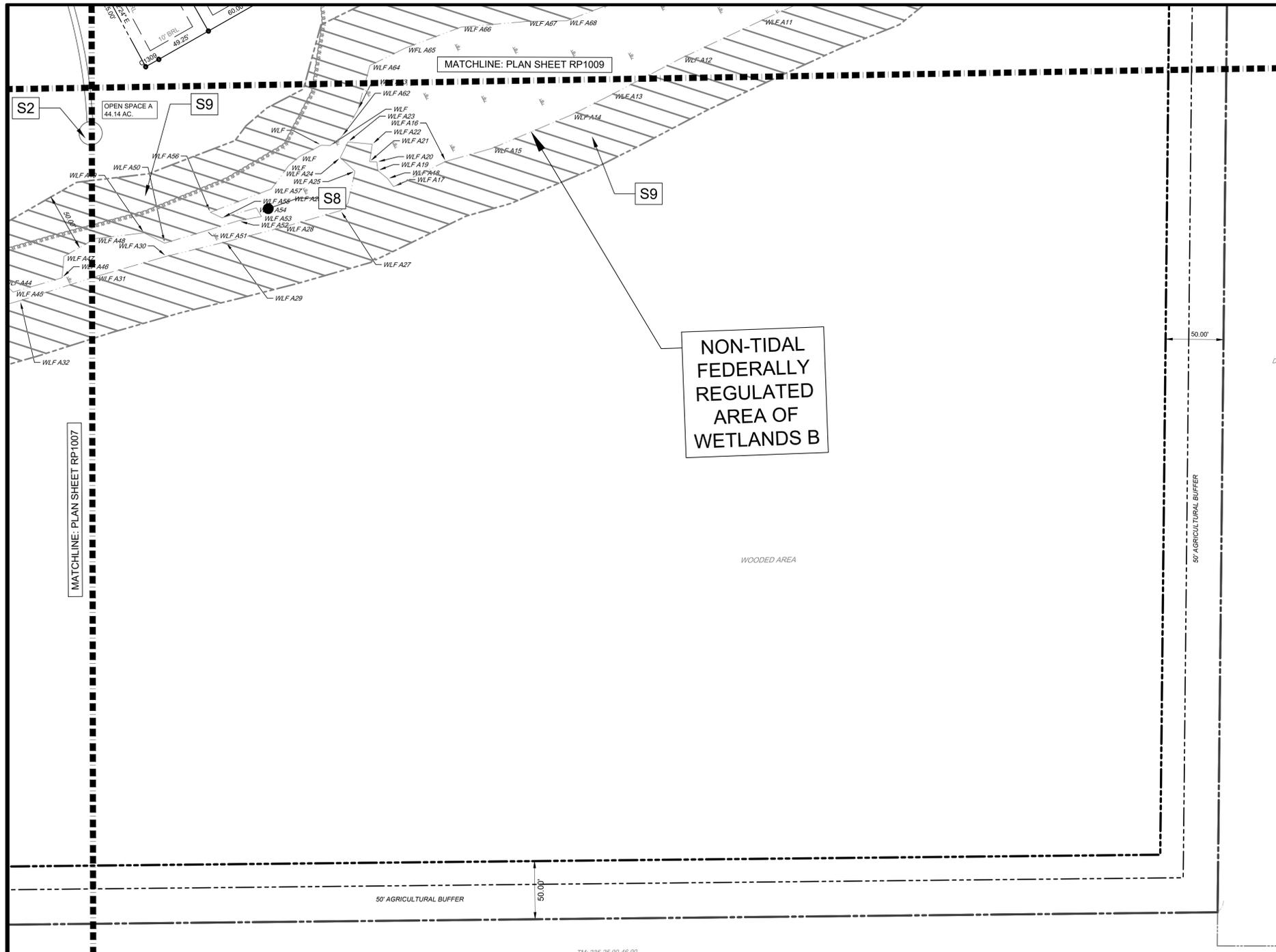
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

FOUR WINDS FARM SUBDIVISION
(2021-25)
TAX ID 235-25-00-38-00
SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE
RECORD PLAN
RIBERA DEVELOPMENT, LLC
8684 VETERANS HIGHWAY, SUITE 203
MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS	BY
3	2024-02-29	REVISED PER DELDOT COMMENTS	LFS
2	2024-01-29	REVISED PER AVCC AND AVM COMMENTS	VPL
1	2023-06-12	REVISED PER DELDOT COMMENTS	LFS

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PROJECT	RIBER21001
DATE	2023-11-27
DRAWING SCALE	AS SHOWN
DRAWN BY	LM/IEW
APPROVED BY	AMD



KEY SHEET

SITE KEYED NOTES

- S1 PROPOSED COMMUNITY CLUBHOUSE AND AMENITY AREA
- S2 PROPOSED TRAIL AND OVERLOOK
- S3 PROPOSED VILLAGE GREENS (COMMUNITY COMMONS)
- S4 PROPOSED STORM WATER PONDS, TYP.
- S5 EXISTING TREE LINE
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- S18 INTEGRAL PCC CURB AND GUTTER TYPE 3-4
- S19 TRANSITION FROM TYPE 3-4 CURBING TO TYPE 2

TM: 235-25-00-38.00
 N/F CD CAREY FARMS LLC
 DEED REF.: D.B 2785, PG. 103
 ZONED: AR-1
 USE: AGRICULTURAL

TM: 235-25-00-46.00
 N/F TRIPLE C FARMS LLC
 DEED REF.: D.B 3032, PG. 133
 ZONED: AR-1
 USE: AGRICULTURAL

POINT TABLE: WETLAND B

FLAG POINT	NORTHING	EASTING	ELEVATION
WLF A65	272498.6'	685833.2'	24.2'
WLF	272374.5'	685874.6'	24.1'
WLF	272362.6'	685877.3'	24.3'
WLF	272402.9'	685878.2'	24.1'
WLF	272396.1'	685874.5'	24.3'
WLF A1	273272.5'	685876.4'	24.2'
WLF A2	273226.5'	685901.5'	24.3'
WLF A3	273172.8'	685911.0'	24.2'
WLF A4	273109.1'	685926.6'	24.6'
WLF A5	273050.7'	685928.1'	24.2'
WLF A6	273011.5'	685917.5'	24.8'
WLF A7	272976.1'	685917.5'	24.6'
WLF A8	272939.6'	685948.0'	24.4'
WLF A9	272884.8'	685959.3'	24.4'
WLF A10	272838.1'	685954.9'	24.4'
WLF A11	272783.9'	685952.3'	24.6'
WLF A12	272707.1'	685949.5'	24.5'
WLF A13	272639.4'	685950.0'	24.6'
WLF A14	272598.7'	685949.7'	24.6'
WLF A15	272525.4'	685944.0'	24.6'

POINT TABLE: WETLAND B

FLAG POINT	NORTHING	EASTING	ELEVATION
WLF A16	272465.3'	685935.9'	24.7'
WLF A17	272435.3'	685934.6'	25.1'
WLF A18	272433.9'	685926.2'	24.7'
WLF A19	272429.5'	685916.1'	24.4'
WLF A20	272432.1'	685909.1'	24.1'
WLF A21	272426.7'	685906.0'	24.7'
WLF A22	272435.5'	685893.8'	24.3'
WLF A23	272417.7'	685892.4'	24.5'
WLF A24	272405.7'	685891.5'	24.7'
WLF A25	272411.7'	685907.7'	24.6'
WLF A26	272393.6'	685929.4'	24.6'
WLF A27	272385.2'	685932.1'	24.3'
WLF A28	272334.9'	685922.2'	24.8'
WLF A29	272284.6'	685910.8'	24.7'
WLF A30	272233.3'	685898.5'	25.1'
WLF A31	272171.0'	685886.2'	24.8'
WLF A32	272103.7'	685874.9'	25.1'
WLF A33	272029.4'	685860.0'	25.3'
WLF A34	271981.7'	685849.8'	25.7'
WLF A35	271963.7'	685843.4'	25.6'

POINT TABLE: WETLAND B

FLAG POINT	NORTHING	EASTING	ELEVATION
WLF A36	271943.6'	685862.0'	25.1'
WLF A37	271906.9'	685875.6'	26.0'
WLF A38	271899.1'	685861.5'	26.7'
WLF A39	271803.8'	685852.4'	25.3'
WLF A40	271916.9'	685833.9'	25.1'
WLF A41	271955.4'	685825.5'	25.1'
WLF A42	272000.8'	685826.0'	24.9'
WLF A43	272058.7'	685837.0'	25.1'
WLF A44	272097.3'	685852.4'	25.3'
WLF A45	272101.6'	685865.5'	25.2'
WLF A46	272144.8'	685873.9'	24.8'
WLF A47	272154.6'	685858.3'	25.2'
WLF A48	272185.5'	685856.9'	24.8'
WLF A49	272225.4'	685871.8'	24.8'
WLF A50	272237.2'	685887.8'	24.9'
WLF A51	272274.4'	685894.7'	24.7'
WLF A52	272302.6'	685896.6'	24.7'
WLF A53	272322.0'	685905.4'	24.7'
WLF A54	272321.5'	685896.8'	24.9'
WLF A55	272291.3'	685891.0'	25.2'

POINT TABLE: WETLAND B

FLAG POINT	NORTHING	EASTING	ELEVATION
WLF A56	272284.4'	685882.1'	25.1'
WLF A57	272340.6'	685888.2'	24.7'
WLF A58	272415.1'	685875.9'	24.2'
WLF A59	272437.7'	685861.9'	24.3'
WLF A60	272464.6'	685832.6'	24.9'
WLF A61	272549.5'	685839.1'	24.5'
WLF A62	272602.2'	685860.5'	24.3'
WLF A63	272633.2'	685875.6'	24.8'
WLF A64	272694.2'	685862.3'	24.8'
WLF A65	272733.5'	685868.1'	24.5'
WLF A66	272769.2'	685842.4'	24.6'
WLF A67	272815.9'	685850.3'	24.5'
WLF A68	272854.0'	685828.6'	24.5'
WLF A69	272852.6'	685798.4'	24.5'
WLF A70	272893.0'	685792.8'	24.7'
WLF A71	272985.0'	685780.6'	24.7'
WLF A72	273044.7'	685788.1'	24.6'
WLF A73	273062.8'	685845.6'	24.2'
WLF A74	273256.9'	685822.5'	24.5'
WLF A75	273230.3'	685802.4'	24.3'

POINT TABLE: WETLAND B

FLAG POINT	NORTHING	EASTING	ELEVATION
WLF END3	273156.2'	685904.5'	24.7'
WLF END4	273120.9'	685811.1'	24.6'

POINT TABLE: WETLAND B

FLAG POINT	NORTHING	EASTING	ELEVATION
WLF B1	271463.8'	686155.5'	26.8'
WLF B2	271539.1'	686105.0'	34.6'

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

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FOUR WINDS FARM SUBDIVISION
 (2021-25)
 TAX ID 235-25-00-38.00
 SHINGLE POINT ROAD (SCR 249), SUSSEX COUNTY, DE
RECORD PLAN
 RIBERA DEVELOPMENT, LLC
 8684 VETERANS HIGHWAY, SUITE 203
 MILLERSVILLE, MD 21108

NO.	DATE	REVISIONS
3	2024-02-29	REVISED PER DELDOT COMMENTS
2	2024-01-29	REVISED PER AVC AND AVM COMMENTS
1	2023-06-12	REVISED PER DELDOT COMMENTS

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PROJECT: **RIBER21001**
 DATE: 2023-11-27
 DRAWING SCALE: **AS SHOWN**
 DRAWN BY: **LMIEW**
 APPROVED BY: **AMD**

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R444	20.00	066°27'20"	23.20	13.10	21.92	N 70°44'14" W
R447	111.96	073°02'41"	142.73	82.91	133.26	N 67°27'02" E
R448	25.00	059°01'40"	25.76	14.15	24.63	N 60°26'32" W
R449	1291.98	010°44'09"	242.09	121.40	241.73	N 84°35'17" W
R450	25.00	085°19'01"	37.23	23.04	33.88	S 58°07'17" W
R614	25.00	087°18'26"	38.10	23.85	34.52	S 49°22'05" E
R759	1145.00	004°29'01"	89.60	44.83	89.58	S 09°28'39" E
R760	25.00	083°40'31"	36.51	22.38	33.35	N 35°50'04" W
R767	200.00	016°04'35"	56.12	28.24	55.93	N 12°16'12" E
R768	252.02	024°07'57"	106.15	53.87	105.37	N 08°10'38" E
R772	12.00	089°43'34"	18.79	11.94	16.93	N 71°37'18" E
R773	12.00	090°16'26"	18.91	12.06	17.01	S 18°22'42" E
R774	12.00	089°09'55"	18.67	11.83	16.85	N 17°49'26" W
R775	12.00	086°32'32"	18.13	11.30	16.45	S 70°01'47" W
R776	111.96	073°02'41"	142.73	82.91	133.26	N 67°27'02" E
R778	75.00	078°58'41"	103.38	61.80	95.39	S 24°01'34" E
R779	12.00	093°40'49"	19.62	12.80	17.51	N 56°24'15" W
R780	12.00	090°37'59"	18.98	12.13	17.06	N 31°26'18" E
R782	12.00	090°00'00"	18.85	12.00	16.87	S 74°12'18" W
R783	12.00	077°49'52"	16.30	9.69	15.08	N 21°52'45" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R792	25.00	064°32'49"	28.16	15.79	26.70	S 88°03'22" W
R793	1209.22	021°00'04"	443.22	224.13	440.75	N 79°10'51" W
R797	12.00	079°52'00"	16.73	10.05	15.45	N 70°22'18" W
R800	3307.05	000°15'43"	15.11	7.56	15.11	S 80°44'22" W
R801	12.00	088°27'34"	18.53	11.68	16.74	S 45°46'13" W
R802	12.00	087°38'32"	18.36	11.52	16.62	N 46°10'44" E
R804	3307.14	001°04'49"	62.35	31.18	62.35	S 80°04'06" W
R805	25.00	073°18'54"	31.99	18.61	29.85	N 65°56'32" W
R806	12.00	104°38'48"	21.98	15.58	19.05	S 23°28'02" W
R807	75.00	096°49'26"	126.74	84.51	112.19	N 21°21'39" E
R809	1321.24	004°46'52"	110.26	55.16	110.22	N 26°53'26" W
R810	1380.14	004°40'32"	112.62	56.34	112.59	S 26°27'54" W
R811	1330.14	000°10'47"	4.17	2.09	4.17	N 24°25'44" W
R812	1330.14	002°56'24"	68.25	34.13	68.24	N 22°52'09" W
R815	1330.14	004°35'23"	106.55	53.30	106.52	N 19°06'16" W
R817	12.00	088°47'15"	18.60	11.75	16.80	N 32°23'27" E
R818	63.00	019°19'32"	14.65	7.36	14.62	N 70°08'56" E
R819	1420.89	000°34'11"	14.13	7.07	14.13	S 12°18'13" E
R821	63.00	095°06'48"	104.59	68.89	92.98	N 15°55'46" E
R822	63.00	041°08'22"	45.24	23.64	44.27	S 08°19'31" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R824	62.62	056°44'14"	62.01	33.82	59.51	S 57°08'41" W
R825	63.00	062°40'49"	68.92	38.36	65.53	N 63°21'33" W
R826	3357.14	001°36'59"	94.57	47.29	94.57	S 75°10'52" W
R827	3357.14	001°01'55"	60.47	30.23	60.47	S 73°51'29" W
R828	3357.14	001°02'04"	60.61	30.30	60.60	S 72°49'30" W
R829	3357.14	001°00'02"	58.63	29.32	58.63	S 71°48'27" W
R830	3357.14	001°04'38"	63.11	31.56	63.11	S 70°46'07" W
R831	3357.14	000°29'07"	28.43	14.21	28.43	S 69°59'15" W
R832	125.00	013°05'41"	28.57	14.35	28.51	S 63°10'37" W
R833	125.00	022°41'00"	49.49	25.07	49.16	S 45°17'17" W
R834	125.00	022°41'00"	49.49	25.07	49.16	S 45°17'17" W
R835	125.00	024°12'17"	52.81	26.80	52.41	S 21°50'38" W
R836	125.00	035°06'48"	76.61	39.55	75.41	S 07°48'55" E
R837	125.00	002°26'35"	5.33	2.67	5.33	S 26°35'36" E
R845	1380.14	002°31'09"	60.88	30.34	60.67	S 22°52'04" E
R846	1380.14	002°30'16"	60.33	30.17	60.32	S 20°21'22" E
R847	1380.14	002°29'43"	60.11	30.06	60.10	S 17°51'22" E
R848	1414.80	001°53'16"	46.62	23.31	46.62	S 13°31'49" E
R849	1380.14	000°33'22"	13.40	6.70	13.40	S 16°19'50" E
R859	80.90	003°00'30"	4.25	2.12	4.25	S 80°23'40" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R860	2231.01	001°36'57"	62.92	31.46	62.92	S 79°40'33" W
R861	2119.15	001°40'27"	61.92	30.96	61.92	S 78°54'42" W
R862	3385.58	000°49'25"	48.67	24.34	48.67	S 77°49'43" W
R866	1209.22	021°00'04"	443.22	224.13	440.75	N 79°10'51" W
R867	112.00	017°46'14"	34.74	17.51	34.60	S 34°40'05" W
R868	20.07	066°14'05"	23.20	13.09	21.93	S 10°22'45" W
R869	976.22	005°25'48"	92.52	46.29	92.48	S 20°10'39" E
R870	976.22	003°31'19"	60.01	30.01	60.00	S 15°42'06" E
R871	977.91	003°30'57"	60.01	30.01	60.00	S 12°10'51" E
R872	966.48	003°33'27"	60.01	30.01	60.00	S 08°38'53" E
R873	964.03	003°34'00"	60.01	30.01	60.00	S 05°08'27" E
R874	973.73	003°31'52"	60.01	30.01	60.00	S 01°37'02" E
R875	970.26	003°32'37"	60.01	30.01	60.00	S 01°54'53" W
R876	963.98	003°34'02"	60.01	30.01	60.00	S 05°25'52" W
R877	963.12	003°34'12"	60.01	30.01	60.00	S 08°57'10" W
R878	977.94	003°30'57"	60.01	30.01	60.00	S 12°27'41" W
R879	973.49	003°31'55"	60.01	30.01	60.00	S 16°00'42" W
R880	956.32	003°35'43"	60.01	30.01	60.00	S 19°31'14" W
R881	951.75	003°36'45"	60.01	30.01	60.00	S 23°02'35" W
R882	948.50	003°37'30"	60.01	30.01	60.00	S 26°33'48" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R883	933.64	003°40'57"	60.01	30.01	60.00	S 30°05'47" W
R884	936.18	003°40'22"	60.01	30.02	60.00	S 33°35'40" W
R885	947.48	003°37'44"	60.01	30.01	60.00	S 37°07'47" W
R886	945.68	003°38'09"	60.01	30.01	60.00	S 40°39'05" W
R887	944.77	003°38'21"	60.01	30.01	60.00	S 44°10'24" W
R888	938.44	003°39'50"	60.01	30.01	60.00	S 47°42'02" W
R889	921.63	003°43'50"	60.01	30.01	60.00	S 51°13'43" W
R890	884.86	003°53'08"	60.01	30.02	60.00	S 54°46'05" W
R891	928.15	004°00'38"	64.97	32.50	64.95	S 58°21'00" W
R892	12.00	090°45'05"	19.01	12.16	17.08	S 14°56'15" W
R917	318.43	005°50'44"	32.95	16.49	32.94	S 85°02'30" W
R918	318.43	010°49'53"	60.11	30.14	60.02	N 66°35'12" W
R919	318.43	010°49'21"	60.15	30.16	60.06	N 75°46'05" W
R920	318.43	010°49'45"	60.19	30.18	60.10	N 64°56'31" W
R921	318.43	010°50'08"	60.22	30.20	60.13	N 54°06'35" W
R922	318.43	010°50'27"	60.25	30.22	60.16	N 43°16'18" W
R923	318.43	010°50'42"	60.27	30.23	60.18	N 32°25'43" W
R924	318.43	010°50'53"	60.29	30.24	60.20	N 21°34'56" W
R925	318.43	010°51'00"	60.30	30.24	60.21	N 10°43'59" W
R926	318.43	002°01'56"	11.31	5.66	11.31	N 04°17'27" W

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R968	450.52	006°06'25"	48.02	24.03	48.00	S 86°56'19" W
R969	450.52	007°38'08"	60.04	30.06	60.00	S 80°04'02" W
R970	450.52	008°36'20"	51.94	26.00	51.91	S 72°56'48" W
R983	1066.67	000°26'08"	8.11	4.06	8.11	S 01°19'22" W
R984	1219.37	004°57'00"	105.34	52.70	105.31	S 02°26'49" E
R985	1219.37	001°37'21"	34.53	17.27	34.53	S 05°43'59" E
R986	1219.37	003°08'30"	66.86	33.44	66.85	S 08°06'54" E
R987	1219.37	003°17'23"	70.01	35.01	70.00	S 11°19'51" E
R988	1219.37	003°20'48"	71.22	35.62	71.21	S 14°38'56" E
R989	1219.37	003°13'20"	68.57	34.30	68.56	S 17°55'59" E
R990	1219.37	003°11'04"	67.77	33.89	67.76	S 21°08'11" E
R991	1219.37	003°15'41"	69.41	34.71	69.40	S 19°36'29" E
R992	1219.37	003°06'25"	66.12	33.07	66.11	S 27°32'37" E
R993	1219.37	002°42'05"	57.49	28.75	57.48	S 30°26'51" E
R994	12.00	067°16'33"	14.09	7.88	13.29	S 65°26'10" E
R995	3307.14	002°09'05"	124.18	62.10	124.17	N 75°18'56" E
R996	2675.08	000°50'30"	39.29	19.65	39.29	N 73°51'46" E
R997	3052.05	001°10'15"	62.37	31.18	62.37	N 73°02'31" E
R998	3019.28	001°09'32"	61.08	30.54	61.07	N 71°55'28" E
R999	3035.24	001°12'13"	63.77	31.88	63.77	N 70°53'32" E

PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
R1000	3307.14	000°34'10"	32.88	16.44	32.88	N 70°01'52" E
R1009	268.43	002°50'40"	13.33	6.66	13.32	N 04°41'44" W
R1010	268.43	024°08'44"	113.12	57.41	112.29	N 18°11'26" W
R1011	268.43	024°08'44"	113.12	57.41	112.29	N 42°20'10" W
R1012	268.43	024°08'44"	113.12	57.41	112.29	N 66°28'54" W
R1013	268.29	019°22'50"	90.75	45.81	90.32	N 88°14'35" W
R1014	3307.14	001°47'26"	103.35	51.68	103.35	S 78°37'59" W
R1015	14.21	093°45'24"	23.25	15.17	20.74	S 20°43'41" W
R1016	1302.25	004°55'31"	111.94	56.01	111.91	S 28°05'46" E
R1017	1414.07	001°40'48"	41.46	20.73	41.46	S 24°31'23" E
R1018	1255.82	002°44'16"	60.01	30.01	60.00	S 22°19'00" E
R1019	1257.17	002°44'05"	60.01	30.01	60.00	S 19°36'29" E
R1020	1266.65	002°42'52"	60.01	30.01	60.00	S 16°54'07" E
R1021	1276.55	002°41'36"	60.01	30.01	60.00	S 14°11'33" E
R1022	1309.16	002°37'34"	60.01	30.01	60.00	S 11°29'53" E
R1023						

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C173	1397.84'	002°52'23"	70.09'	35.05	70.09'	N 00°36'09" W
C198	3510.42'	001°38'32"	100.62'	50.32	100.62'	N 77°24'09" E
C199	1203.44'	002°51'25"	60.01'	30.01	60.00'	S 23°10'57" E
C203	1546.00'	002°22'41"	64.17'	32.09	64.16'	N 19°51'06" W
C207	1546.13'	002°22'48"	64.23'	32.12	64.22'	N 22°13'53" W
C213	250.00'	022°32'37"	98.37'	49.83	97.73'	N 45°02'37" E
C217	250.00'	024°09'54"	105.44'	53.52	104.66'	N 21°41'22" E
C840	1545.73'	002°00'29"	54.18'	27.09	54.17'	N 17°39'30" W
C841	1545.89'	000°30'14"	13.60'	6.80	13.60'	N 14°43'13" W
C843	1545.89'	002°26'34"	65.91'	33.96	65.90'	N 13°14'49" W
C844	186.00'	039°27'46"	129.49'	67.43	126.94'	N 07°34'53" E
C850	3511.04'	001°23'40"	85.45'	42.73	85.45'	N 75°03'16" E
C851	3511.04'	000°39'59"	40.84'	20.42	40.83'	N 74°01'27" E
C852	3511.04'	000°22'29"	22.97'	11.48	22.97'	N 73°30'12" E
C853	3511.04'	000°59'21"	60.61'	30.31	60.61'	N 72°49'17" E
C854	3511.04'	001°00'37"	61.92'	30.96	61.92'	N 71°49'18" E
C855	3511.04'	001°04'04"	65.44'	32.72	65.44'	N 70°46'57" E
C856	3511.04'	000°28'46"	29.38'	14.69	29.38'	N 70°00'32" E
C857	250.00'	013°27'13"	58.70'	29.49	58.57'	N 63°02'33" W
C863	3510.42'	001°03'38"	64.98'	32.49	64.98'	N 78°45'14" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C864	3510.42'	001°03'46"	65.12'	32.56	65.12'	N 79°48'56" E
C865	3510.42'	000°05'40"	5.79'	2.90	5.79'	N 80°23'40" E
C893	1099.51'	004°23'09"	84.17'	42.10	84.15'	S 58°41'13" W
C894	349.60'	011°06'35"	67.79'	34.00	67.68'	S 54°44'24" W
C895	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 51°12'59" W
C896	1101.27'	003°32'23"	68.04'	34.03	68.03'	S 47°41'08" W
C897	1101.27'	003°30'14"	67.35'	33.68	67.34'	S 44°09'49" W
C898	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 40°39'03" W
C899	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 37°07'44" W
C900	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 33°36'25" W
C901	1101.27'	003°31'18"	67.69'	33.86	67.68'	S 30°05'07" W
C902	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 26°33'48" W
C903	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 23°02'29" W
C904	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 19°31'10" W
C905	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 15°59'52" W
C906	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 12°28'33" W
C907	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 08°57'14" W
C908	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 05°25'55" W
C909	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 01°54'37" W
C910	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 01°36'42" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C911	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 05°08'01" E
C912	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 08°39'20" E
C913	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 12°10'39" E
C914	1101.27'	003°31'19"	67.69'	33.86	67.68'	S 15°41'58" E
C915	1101.27'	006°11'45"	119.09'	59.60	119.03'	S 20°33'30" E
C927	801.22'	004°17'30"	60.01'	30.02	60.00'	S 18°40'51" E
C928	801.16'	004°17'31"	60.01'	30.02	60.00'	S 14°23'21" E
C929	801.11'	004°17'32"	60.01'	30.02	60.00'	S 10°05'52" E
C930	801.49'	004°17'25"	60.01'	30.02	60.00'	S 05°48'24" E
C931	805.48'	004°16'08"	60.01'	30.02	60.00'	S 01°31'09" E
C932	804.80'	004°16'21"	60.01'	30.02	60.00'	S 02°46'58" W
C933	800.78'	004°17'38"	60.01'	30.02	60.00'	S 07°04'06" W
C934	801.22'	004°17'30"	60.01'	30.02	60.00'	S 11°21'37" W
C935	800.74'	004°17'39"	60.01'	30.02	60.00'	S 15°39'10" W
C936	800.63'	004°17'41"	60.01'	30.02	60.00'	S 19°56'35" W
C937	801.22'	004°17'30"	60.01'	30.02	60.00'	S 24°14'07" W
C938	801.30'	004°17'28"	60.01'	30.02	60.00'	S 28°31'36" W
C939	801.31'	004°17'28"	60.01'	30.02	60.00'	S 32°49'07" W
C940	801.08'	004°17'33"	60.01'	30.02	60.00'	S 37°06'37" W
C941	801.86'	004°17'14"	60.00'	30.01	59.98'	S 41°24'00" W

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C942	802.00'	004°17'12"	60.00'	30.02	59.99'	S 45°41'34" W
C943	806.17'	004°15'53"	60.01'	30.02	59.99'	S 49°58'58" W
C944	801.22'	004°17'27"	60.00'	30.02	59.99'	S 54°16'28" W
C945	801.22'	004°55'39"	68.90'	34.47	68.88'	S 58°52'59" W
C964	3211.03'	001°44'45"	97.84'	48.93	97.84'	S 69°26'51" W
C965	3211.04'	001°04'40"	60.40'	30.20	60.40'	S 70°51'34" W
C966	2645.47'	001°17'58"	60.00'	30.00	60.00'	S 71°56'01" W
C967	2663.05'	001°18'10"	60.55'	30.28	60.55'	S 73°00'32" W
C971	1094.37'	005°11'38"	99.21'	49.64	99.17'	N 31°41'40" W
C972	1094.37'	003°08'35"	60.03'	30.02	60.03'	N 27°31'34" W
C973	1094.37'	003°13'37"	61.63'	30.83	61.63'	N 24°20'28" W
C974	1094.37'	003°11'00"	60.80'	30.41	60.80'	N 21°08'09" W
C975	1094.37'	003°13'20"	61.54'	30.78	61.54'	N 17°55'59" W
C976	1094.37'	003°20'48"	63.92'	31.97	63.91'	N 14°38'56" W
C977	1094.18'	003°17'25"	62.83'	31.42	62.82'	N 11°19'50" W
C978	1094.22'	003°08'32"	60.01'	30.01	60.00'	N 08°06'55" W
C980	574.63'	009°45'52"	97.93'	49.08	97.81'	S 71°21'45" W
C981	574.08'	007°39'26"	76.72'	38.42	76.67'	S 80°03'41" W
C982	575.00'	006°06'52"	61.36'	30.71	61.33'	S 86°56'34" W
C1002	3182.15'	001°26'39"	80.20'	40.10	80.20'	N 78°48'22" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1003	3182.15'	001°04'49"	60.00'	30.00	60.00'	N 80°04'06" E
C1004	143.43'	017°58'45"	45.01'	22.69	44.82'	N 87°32'39" W
C1005	143.43'	024°08'44"	60.45'	30.68	60.00'	N 66°28'54" W
C1006	143.43'	024°08'44"	60.45'	30.68	60.00'	N 42°20'10" W
C1007	143.36'	024°09'30"	60.45'	30.68	60.00'	N 18°11'16" W
C1008	139.32'	002°55'42"	7.12'	3.56	7.12'	N 04°43'10" W
C1029	275.47'	011°28'31"	55.17'	27.68	55.08'	N 71°22'24" E
C1030	362.50'	000°49'55"	5.26'	2.63	5.26'	S 64°49'59" W
C1031	362.50'	009°29'00"	60.00'	30.07	59.93'	S 59°40'31" W
C1032	362.50'	009°29'52"	60.09'	30.11	60.02'	S 50°11'05" W
C1033	362.50'	009°29'35"	60.06'	30.10	59.99'	S 40°41'21" W
C1034	362.50'	009°29'31"	60.05'	30.10	59.99'	S 31°11'48" W
C1035	362.50'	009°29'39"	60.07'	30.10	60.00'	S 21°42'13" W
C1036	362.50'	009°30'22"	60.14'	30.14	60.07'	S 12°12'13" W
C1037	362.50'	009°29'40"	60.07'	30.10	60.00'	S 02°42'12" W
C1038	362.50'	009°29'28"	60.05'	30.09	59.98'	S 06°47'23" E
C1039	362.50'	009°29'50"	60.09'	30.11	60.02'	S 16°17'02" E
C1040	362.50'	009°29'39"	60.07'	30.10	60.00'	S 25°46'46" E
C1041	362.50'	011°44'40"	74.30'	37.28	74.17'	S 36°23'56" E
C1075	312.50'	018°51'17"	102.84'	51.89	102.37'	N 84°25'52" W

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1076	312.50'	018°22'58"	100.26'	50.57	99.83'	S 76°57'00" W
C1077	312.50'	018°22'58"	100.26'	50.57	99.83'	S 58°34'02" W
C1078	312.50'	018°22'58"	100.26'	50.57	99.83'	S 40°11'04" W
C1079	312.50'	018°22'58"	100.26'	50.57	99.83'	S 21°48'06" W
C1080	312.50'	018°22'58"	100.26'	50.57	99.83'	S 03°25'08" W
C1081	312.50'	018°22'58"	100.26'	50.57	99.83'	S 14°57'51" E
C1082	312.50'	018°47'31"	102.49'	51.71	102.04'	S 33°33'05" E
C1131	726.72'	006°36'14"	83.76'	41.93	83.71'	S 88°10'45" W
C1132	692.41'	006°19'14"	76.38'	38.23	76.34'	S 51°12'54" W
C1133	662.50'	006°27'05"	74.60'	37.34	74.56'	S 44°45'27" W
C1134	662.50'	006°27'09"	74.61'	37.34	74.57'	S 38°18'20" W
C1135	662.50'	006°27'09"	74.61'	37.34	74.57'	S 31°51'11" W
C1136	662.52'	006°27'08"	74.61'	37.34	74.57'	S 25°24'02" W
C1137	664.01'	006°26'11"	74.59'	37.34	74.55'	S 18°57'09" W
C1138	663.99'	006°26'12"	74.59'	37.34	74.55'	S 12°29'39" W
C1139	662.50'	006°27'20"	74.64'	37.36	74.60'	S 06°02'40" W
C1140	662.50'	006°27'09"	74.61'	37.34	74.57'	S 00°24'34" E
C1141	662.50'	006°27'09"	74.61'	37.34	74.57'	S 06°51'43" E
C1142	662.50'	006°27'09"	74.61'	37.34	74.57'	S 13°18'52" E
C1143	662.50'	006°27'09"	74.61'	37.34	74.57'	S 19°48'01" E

ROW CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING
C1144	11617.33'	000°07'07"	24.06'	12.03	24.06'	S 23°32'30" E
C1145	801.22'	004°22'14"	61.12'	30.57	61.10'	S 65°15'19" E
C1146	801.22'	004°17'30"	60.01'	30.02	60.00'	S 69°35'11" E
C1147	801.22'	004°17'30"	60.01'	30.02	60.00'	S 73°52'41" E
C1148	801.22'	004°17'30"	60.01'	30.02	60.00'	S 78°10'11" E
C1149	801.22'	004°17'30"	60.01'	30.02	60.00'	S 82°27'41" E
C1150	800.49'	004°17'44"	60.01'	30.02	60.00'	S 86°45'14" E
C1151	800.10'	004°17'49"	60.00'	30.02	59.99'	N 88°57'23" E
C1152	800.63'	004°17'33"	60.00'	30.01	59.98'	N 84°39'57" E
C1153	801.22'	003°45'28"	52.55'	26.28	52.54'	N 80°38'29" E
C1160	1101.22'	003°35'38"	69.07'	34.55	69.06'	S 39°40'38" E
C1161	1101.23'	003°31'25"	67.72'	33.87	67.71'	S 43°14'10" W
C1162	1101.22'	003°41'57"	71.10'	35.56	71.08'	S 46°50'50" W
C1163	1101.21'	003°42'03"	71.13'	35.58	71.12'	S 50°32'50" E
C1164	1101.20'	004°12'				