

**TAX MAP AND PARCEL #: 5-30 4.00  
23.00**

**PREPARED BY:**

Smith & McCartney, LLC  
127 South Bedford Street  
P.O. Box 588  
Georgetown, DE 19947

**RETURN TO:**

Country Rest Home, Inc.  
12046 Sunset Lane  
Greenwood DE 19950  
File No. 14-0126/LFS

**THIS DEED**, made this 13th day of June, 2014,

- BETWEEN -

**JOSEPH MILLER, SUCCESSOR TRUSTEE OF THE DORCAS S. MILLER  
REVOCABLE TRUST**, of 78 Hendy Creek Road, Elmira NY 14905, party of the first part,

- AND -

**COUNTRY REST HOME, INC., a Delaware corporation**, of 12046 Sunset Lane,  
Greenwood DE 19950, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

Tract 1: All that certain tract, piece or parcel of land situated in Northwest Fork Hundred, Sussex County and State of Delaware on the east side of the Public road leading from Farmington to Greenwood adjoining lands of William W. Norris and lands formerly of Nehemiah Stayton and others as surveyed and calculated by John G. Todd, surveyor on the 31<sup>st</sup> day of October, A.D. 1886 and containing within the following metes and bounds, courses and distances to wit:

JS

CR

Beginning at a large marked red oak a corner for lands of William W. Norris and run from thence with his land South 12 ½ degrees West 96 perches to a stake in the pines; thence South 56 degrees East 23.6 perches to a stake in the woods in a line with said Norris and corner for Nehemiah Stayton land; thence with said Stayton's land South 24 ½ degrees West 21.6 perches to the center of a ditch near a large peach oak marked as a corner; thence with said ditch and lands of said Stayton North 72 ¾ degrees West 5.8 perches and North 53 degrees West 6.1 perches and North 85 ½ degrees West 3.1 perches North 89 ¾ degrees West 12.5 perches South 88 degrees West 18 perches to a bridge and center of the aforesaid public road leading to Greenwood; thence to the center of said road and binding with lands now of Lawrence Meredith North 22 ½ degrees East 26 perches North 9 ¼ degrees West 66.7 perches North 16 degrees West 56.3 perches to the fork of the public road opposite the cross fence dividing the lands of William W. Norris and others; thence with said fence South 76 degrees East 94.8 perches to the place of beginning containing 53 acres of land, be the same more or less.

Less the two following conveyances:

Deed of J. Herbert Edgell etux to the State of Delaware for the right of way dated the 2<sup>nd</sup> day of January, 1929 and of record in Deed Record No. 276, Page 47 for 1.635 acres of land.

Deed of James H. Edgell etux to Titus Schlavach dated the 18<sup>th</sup> day of January 1951 and of record in Deed Record 395, Page 553 containing 4 ¾ acres of land.

Tract 2: All of a certain tract, piece or parcel of land situate, lying and being in Northwest Fork Hundred, County of Sussex and State of Delaware described as follows: On the East side of public road leading from Adamsville to Greenwood adjoining lands of William W. Norris, other lands herein and lands of Laura Bell Allen the metes, bounds, courses and distances being as follows: Beginning at a stake in the edge of a woods near a line thicket; said stake being a corner for lands of the grantor herein and is a line with lands of William W. Norris land and from them it is with said Norris land South 55 degrees West 14.1 perches to a small peach oak on the Northside of a ditch bank; thence with and up the ditch South 83 ½ degrees West 6.3 perches North 65 ½ degrees West 17.6 perches to a stake in center of ditch; thence leaving the ditch and running with other lands of the grantor herein North 26 ½ degrees East 21.6 perches home to the place of beginning containing 2 acres 125 square perches.

BEING the same lands conveyed to Jacob Miller and Dorcus Miller, his wife, by deed of Neil G. Edgell and Virginia R. Edgell, his wife dated November 1, 1957 and filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 481, Page 190. The said Jacob Miller departed this life on or about May 2, 1994 at which time title vested solely in Dorcus Miller as surviving joint tenant. The said Dorcus Miller departed this life on or about August 7, 2012, and in accordance with her Last Will and Testament, filed for record in the Office of the Register of Wills in and for Sussex County, Delaware in Will Book 4377, Article 5, this property passes to the Dorcus Miller Revocable Trust Agreement, Joseph Miller, Successor Trustee.

**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

**IN WITNESS WHEREOF**, the party of the first part has hereunto set his hand and seal the day and year first above written.

Deirdre McCartney  
Witness

Joseph S. Miller (SEAL)  
**JOSEPH MILLER, SUCCESSOR TRUSTEE  
OF THE DORCAS S. MILLER REVOCABLE  
TRUST**

Consideration: 200,000.00

-----  
County 3,000.00  
State 3,000.00  
Town Total 6,000.00  
Received: Courtney M Jun 16, 2014

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on June 13, 2014, personally came before me, the subscriber, Joseph Miller, Successor Trustee of the Dorcas S. Miller Revocable Trust, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Deirdre McCartney  
Notary Public

My Commission Expires: \_\_\_\_\_

**RECEIVED**

JUN 16 2014

**ASSESSMENT DIVISION  
OF SUSSEX COUNTY**

DEIRDRE A. MCCARTNEY  
Delaware Attorney at Law with  
Power to act as Notary Public  
per 29 Del. C. 4323 (a) (3)

Recorder of Deeds  
Scott Dailey  
Jun 16, 2014 02:27P  
Sussex County  
Doc. Surcharge Paid

**TAX MAP AND PARCEL #: 5-30 9.00  
4.00**

**PREPARED BY:**

Smith & McCartney, LLC  
127 South Bedford Street  
P.O. Box 588  
Georgetown, DE 19947

**RETURN TO:**

Country Rest Home, Inc.  
12046 Sunset Lane  
Greenwood, DE 19950  
File No. 14-0127/LFS

**THIS DEED**, made this 25th day of June, 2014,

- BETWEEN -

**S. TITUS SCHLABACH**, of 11123 Wood Lane, Greenwood, DE 19950, party of the first part,

- AND -

**COUNTRY REST HOME, INC., a Delaware corporation**, of 12046 Sunset Lane, Greenwood, DE 19950, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of **One Hundred Sixty Thousand and 00/100 Dollars (\$160,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that piece, parcel and small tract of land and premises situated in North West Fork Hundred, Sussex County and State of Delaware, lying on the east side of the concrete State Highway leading from Greenwood to Adamsville, said land having improvements or a large tow story frame dwelling house, frame barns, stables and sundry outbuildings thereon erected and is bounded on the north by land now being reserved by said Jacob Miller and wife, on the east by same and on the south by land and premises now or late of Ivan Miller and on the west by the

aforesaid State Highway, being more fully described in accordance with a survey made J. E. Haddaway, Registered Engineer-Surveyor, during November 1957, as follows, to wit:

BEGINNING at a stone bound corner along the east side of the concrete State Highway leading northwesterly from Greenwood to Adamsville for land and premises now or late of Ivan Miller, formerly of Titus Schlabach, said stone sets twenty five feet east of the middle of said road and about (571) feet north of the original line ditch of the east line of said highway, toward Adamsville, with a slight curve to the right the inner chord of which bears generally north 6 degrees 30 minutes West a distance of (1117) feet to a new corner stake now set along the east side of state highway near the north headwall of a crossing, said new corner being distance about (775) feet south of the division line of land being reserved by Miller and land now or late of William W. Norris, thence by a new line now being established which will separate the land hereby being conveyed from land being reserved and parallel with the Norris lands line, bearing south 73 degrees east (1133) feet to another new corner stake now set along the edge of young growth pines and clear land of this tract, thence by another new line running along the edge of small pines and clear land bearing south 22 degrees 30 minutes west (784) feet to another new corner stake now set in the woods for this land and other land of Jacob Miller and wife, thence by another new line bearing generally south 85 degrees west about (50) feet to the face marked corner pine tree of Ivan Miller standing in the woods, thence continuing with the Ivan Miller land and generally with the same bearing about (615) feet further, more or less, back to the beginning stone bound corner along the aforesaid State Highway and containing an area of about (19.5) acres of land be the same more or less.

EXCEPTING AND RESERVING the following out conveyances which are filed for record in the Office of the Recorder of Deeds in and for Sussex County in Deed Book 395, Page 553; Deed Book 525, Page 487; Deed Book 761, Page 276; Deed Book 1055, Page 103; Deed Book 1730, Page 267 and Deed Book 4051, Page 94.

BEING the same lands conveyed to S. Titus Schlabach and Rachel L. Schlabach by deed from Jacob Miller and Darcas Miller, his wife, dated February 4, 1958 and recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Deed Book 483, Page 380. The said Rachel L. Schlabach departed this life on or about December 25, 2005, leaving S. Titus Schlabach as surviving joint tenant.

**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered  
in the presence of:

Deirdre McCartney

S. Titus Schlabach (SEAL)  
S. Titus Schlabach

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on June 25, 2014, personally came before me, the subscriber, S. Titus Schlabach, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

Deirdre McCartney  
Notary Public

My Commission Expires: \_\_\_\_\_

DEIRDRE A. MCCARTNEY  
Delaware Attorney at Law with  
Power to act as Notary Public  
per 29 Del. C. 4323 (a) (3)

Consideration: 160,000.00

County	2,400.00
State	2,400.00
Town	4,800.00
Total	4,800.00

Received: Margaret P Jun 30, 2014

**RECEIVED**

JUN 30 2014

ASSESSMENT DIVISION  
OF SUSSEX COUNTY

Recorder of Deeds  
Scott Dailey  
Jun 30, 2014 01:07P  
Sussex County  
Doc. Surcharge Paid

# GREENWOOD LIFE COMMUNITY

SUSSEX COUNTY PROJECT REFERENCE # S-18-14  
COUNTRY REST HOME, INC. (DEVELOPER)

## FINAL SITE PLANS STATE ROUTE 16 (HICKMAN ROAD)

### LEGEND

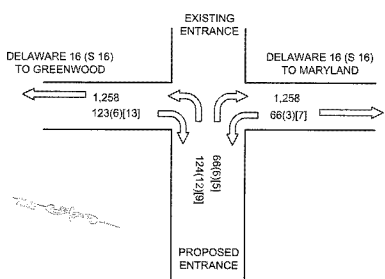
EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---
ADJOINING PROPERTY LINE	---
BUILDING RESTRICTION LINE	---
EASEMENT	---
CENTER LINE OF ROAD	---
EDGE OF PAVING	---
CURB	---
DRIVEWAY	---
CONTOURS	---
WETLANDS LINE AND FLAG	---
FLOODPLAIN	---
SOILS/DESIGNATION	---
SOIL BORING	---
FENCE	---
SIDEWALK	---
CRUSHED STONE WALKING PATH	---
STRUCTURE	---
UTILITY POLE/GUY WIRE	---
OVERHEAD ELECTRIC	---
CABLE TV, PEDESTAL	---
TRAFFIC SIGN	---
STREET LIGHT	---
STORM DRAIN AND INLETS	---
WATER MAIN, FIRE HYDRAN, & VALVE	---
SEWER MAIN, MANHOLE, & CLEANOUT	---
SANITARY SEWER FORCEMAIN	---
TREATED WASTEWATER APPLICATION AREA	---
SWALE	---

NOTE: THIS PROJECT WAS ORIGINALLY PART OF CU 2123 WHICH WAS DENIED BY THE PLANNING AND ZONING COMMISSION ON 4/12/18 AND WAS SUBSEQUENTLY REFERRED TO THE BOARD OF ADJUSTMENT (BOA). IT WAS APPROVED BY THE BOA ON 11/7/18 UNDER CASE NO. 12194.

### CONDITIONS OF APPROVAL:

- THE APPLICANT SHALL CONSOLIDATE SUSSEX COUNTY TAX PARCEL NOS. 5-30-4-00-23.00 AND 5-30-9-00-4.00 INTO ONE TAX PARCEL.
- THE ASSISTED LIVING FACILITY SHALL CONTAIN NO MORE THAN 36 SINGLE-FAMILY HOMES AND A BUILDING CONSISTING OF NO MORE THAN 42,500 SQUARE FEET CONTAINING 22 SINGLE BEDROOM AND 23 TWO-BEDROOM APARTMENTS TO ALLOW FOR AGING IN PLACE ALONG WITH ANGLIARY USES.
- THE 45-UNIT (APARTMENT STYLE) FACILITY SHALL BE SET BACK A MINIMUM OF SIXTY (60) FEET FROM THE PROPERTY LINE ADJACENT TO HICKMAN ROAD.
- ALL ENTRANCES, INTERSECTIONS, INTER-CONNECTION, ROADWAY, AND MULTI-MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH DELDOT'S REQUIREMENTS.
- THE FACILITY (INCLUDING THE SINGLE-FAMILY HOMES AND THE 45-UNIT APARTMENT-STYLE BUILDING) SHALL BE SERVED BY A PRIVATELY OPERATED, ON-SITE SANITARY SEWER TREATMENT PLANT AND DISPOSAL SYSTEM, SUBJECT TO REGULATIONS OF DRCOS GOVERNING THE DESIGN, INSTALLATION, AND OPERATION OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS.
- THE FACILITY (INCLUDING THE SINGLE-FAMILY HOMES AND THE 45-UNIT APARTMENT-STYLE BUILDING) SHALL BE SERVED BY PRIVATE ON-SITE WELLS SUBJECT TO DRCOS APPROVAL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH. THE SYSTEM SHALL BE DESIGNED AND INSTALLED TO PROVIDE ADEQUATE DRINKING WATER AND FIRE PROTECTION AS REQUIRED BY APPLICABLE REGULATIONS.
- STORM WATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE OPERATED IN A MANNER THAT IS CONSISTENT WITH BEST MANAGEMENT PRACTICES. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT.
- THE APPLICANT SHALL PROVIDE AGRICULTURAL BUFFERS AND WETLAND BUFFERS, AS NECESSARY, IN ACCORDANCE WITH THE APPLICABLE REGULATIONS. THE AGRICULTURAL USE NOTICE (3 DEL. C. § 910) SHALL BE INCLUDED IN ALL LEASES FOR UNITS ON THE PROPERTY.
- THE APPLICANT SHALL SUBMIT AS PART OF THE SITE PLAN REVIEW A LANDSCAPE PLAN SHOWING THE PROPOSED TREE AND SHRUB LANDSCAPE DESIGN.
- THE APPLICANT SHALL RETAIN AS MUCH OF THE EXISTING TREES AND OTHER VEGETATION ALONG THE BOUNDARIES OF THE PROPERTY UNLESS REMOVAL IS NECESSARY FOR STORM WATER MANAGEMENT OR OTHER SITE CONDITIONS AND SHALL USE THE VEGETATION TO CREATE A TWENTY (20) FOOT FORESTED BUFFER ALONG THE SIDES AND REAR OF THE PROPERTY.
- ALL FIRE SAFETY AND PROTECTION REQUIREMENTS, INCLUDING, BUT NOT LIMITED TO FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS, SHALL BE REVIEWED, APPROVED, AND INSTALLED ACCORDING TO THE STATE OF DELAWARE FIRE PREVENTION REGULATIONS.
- PRELIMINARY AND FINAL SITE PLANS SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING & ZONING COMMISSION.

### TRAFFIC GENERATION - DELAWARE 16, HICKMAN ROAD (FULL MOVEMENT)



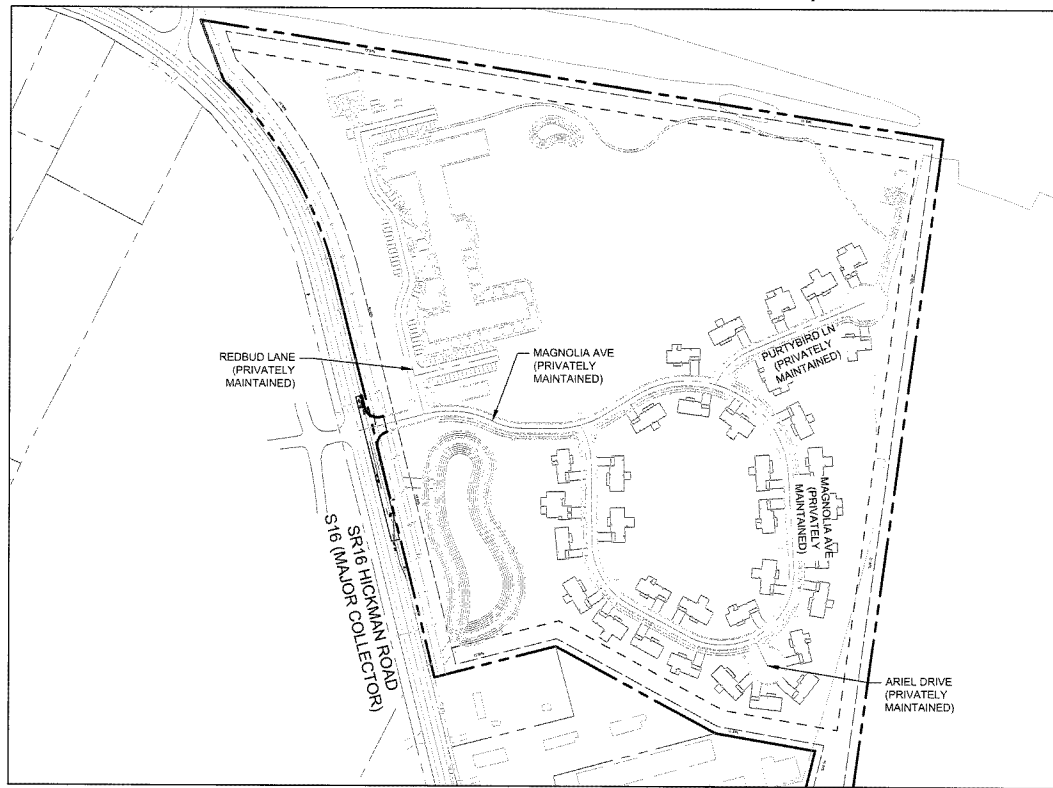
### TRAFFIC GENERATION DIAGRAM ADT (AM PEAK) [PM PEAK]

#### ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - ROUTE 16 (HICKMAN RD) - MAJOR COLLECTOR  
POSTED SPEED LIMIT - 50 MPH  
AADT = 2,169 TRIPS (FROM 2018 DELDOT TRAFFIC SUMMARY)  
10 YEAR PROJECTED AADT = 1,146 x 2.169 = 2,516 TRIPS  
10 YEAR PROJECTED AADT = 1,146 x 2.169 = 2,516 TRIPS  
TRAFFIC PATTERN GROUP = 6 (FROM 2018 DELDOT TRAFFIC SUMMARY)  
PEAK HOUR - 12.07% x 2,516 TRIPS = 349 TRIPS  
DIRECTIONAL DISTRIBUTION ROUTE 16 (HICKMAN RD):  
50% TO THE WEST (MARYLAND) = 1,447  
50% TO THE EAST (GREENWOOD) = 1,447

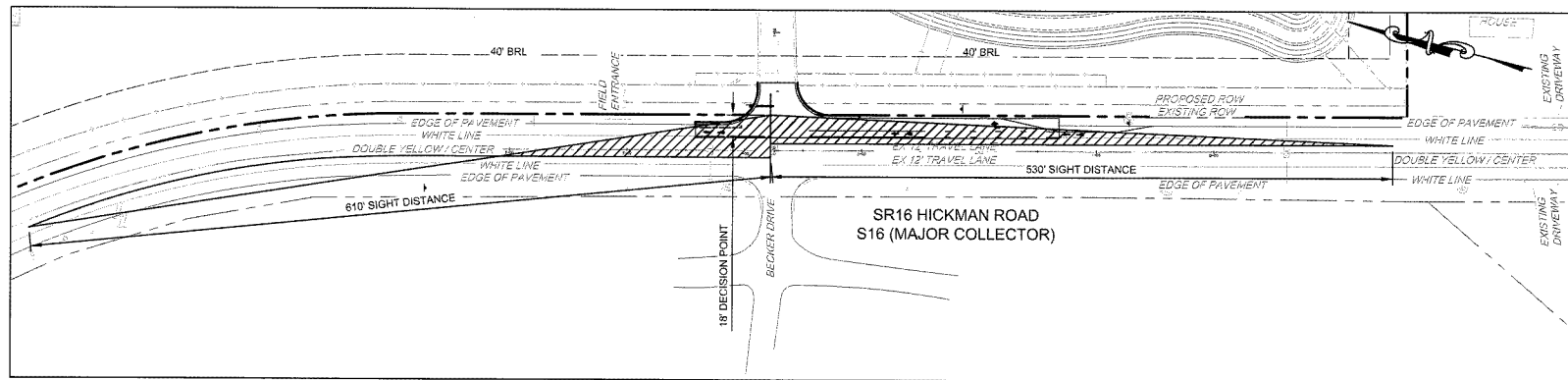
#### SITE TRAFFIC DATA:

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION  
SENIOR ADULT HOUSING DETACHED (251) - 35 UNITS = 223 TRIPS  
SENIOR ADULT HOUSING ATTACHED (252) - 45 UNITS = 158 TRIPS  
TOTAL SITE TRIPS = 379 TRIPS (180 IN / 190 OUT)  
ONE ENTRANCE - FULL MOVEMENT  
DESIGN VEHICLE - SU-30 AND WB-40  
DIRECTIONAL DISTRIBUTION:  
65% TO & FROM THE EAST = 379 \* 65% = 246  
35% TO & FROM THE WEST = 379 \* 35% = 133  
MORNING PEAK 35%:55% IN/OUT MORNING PEAK HOUR SPLIT  
LAND USE CODE (251): 18 TRIPS (6 IN / 12 OUT)  
LAND USE CODE (252): 9 TRIPS (3 IN / 6 OUT)  
TOTAL MORNING PEAK TRIPS: 27 TRIPS (9 IN / 18 OUT)  
EVENING PEAK 55%:45% IN/OUT EVENING PEAK HOUR SPLIT  
LAND USE CODE (251): 21 TRIPS (13 IN / 8 OUT)  
LAND USE CODE (252): 13 TRIPS (7 IN / 6 OUT)  
TOTAL EVENING PEAK TRIPS: 34 TRIPS (20 IN / 14 OUT)  
5% TRUCKS AND BUSES = 5% \* 379 = 19



### SITE OVERVIEW

SCALE: 1" = 200'



### SIGHT DISTANCE TRIANGLE

SCALE: 1" = 80'

### PROJECT TEAM

OWNER/DEVELOPER  
COUNTRY REST HOME, INC.  
12046 SUNSET LANE  
GREENWOOD, DE 19950  
(302) 349-4114

SITE PLANNER & ENGINEER  
SITEWORKS ENGINEERING, LLC  
34 JOHN ANDREWS DR  
HARRINGTON, DE 19952  
(302) 841-7901

SURVEYOR  
PENNON ASSOCIATES, INC.  
18072 DAVIDSON DR  
MILTON, DE 19968

GEOLOGIST  
GEO-TECHNOLOGY ASSOCIATES, INC.  
3445-A BOX HILL CORPORATE CENTER DR.  
ABINGDON, MD 21019

SOIL SCIENTIST  
EASTERN SHORE SOIL SERVICES  
P.O. BOX 411  
GEORGETOWN, DE 19947  
(302) 556-1853

SUSSEX CONSERVATION DISTRICT  
23818 SHORTLY ROAD  
GEORGETOWN, DE 19947  
(302) 656-2105

DELDOT SOUTH DISTRICT  
23897 DUPONT BLVD  
GEORGETOWN, DE 19947  
(302) 553-1300

CALL Miss Utility of Delmarva  
BEFORE YOU DIG  
800-282-8555 or 811

### INDEX OF DRAWINGS

Sheet Number	Sheet Title
RP-1	COVER SHEET
RP-2	RECORD PLAN
RP-3	RECORD PLAN
RP-4	RECORD PLAN
RP-5	RECORD PLAN - OPEN SPACE AREAS
LP-1	LANDSCAPE PLAN

### ENGINEERS CERTIFICATION

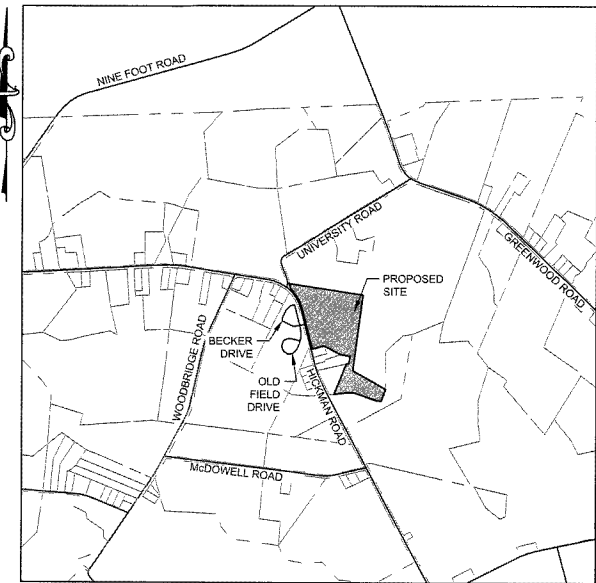
I, DAVID M. HEATWOLE, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS AN ACCURATE ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVID M. HEATWOLE, P.E. (LICENSE #17760) DATE 4/30/20

### OWNER(S) CERTIFICATION

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY DESCRIBED AND 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.

COUNTRY REST HOME INC.  
12046 SUNSET LANE  
GREENWOOD, DE 19950  
DATE 4/30/20



### LOCATION MAP

SCALE: 1" = 2000'

### SITE DATA:

- TAX MAP NUMBER: 530-9-00-4.00
- PARCEL AREAS/NET DEVELOPMENT AREA: 43.438 ACRES  
UNITS: 80  
GROSS DENSITY: 1.84 UNITS / ACRE
- TOTAL LOTS / PARCELS: EXISTING: 1 PROPOSED: 1
- DEVELOPER NAME: COUNTRY REST HOME, INC.
- PROPERTY ADDRESS: 6939 HICKMAN ROAD  
GREENWOOD, DE 19950
- TOWN / HUNDRED / COUNTY: GREENWOOD / NORTHWEST FORK / SUSSEX  
GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
- CURRENT ZONING: AR-1 AGRICULTURAL RESIDENTIAL
- PROPOSED ZONING: AR-1 WITH SPECIAL USE EXCEPTION (CONVALESCENT HOME, NURSING HOME, AND / OR HOME FOR THE AGED) BOARD OF ADJUSTMENT CASE NO. 12194
- PRESENT USE: TILLED CROPS
- PROPOSED USE: CONVALESCENT HOME, NURSING HOME, AND / OR HOME FOR THE AGED
- REQUIRED SETBACKS (B.R.L.): FRONT: 40- FEET  
SIDE: 15- FEET  
REAR: 20- FEET  
CORNER: 15- FEET
- DWELLING UNITS:  
PROPOSED HOUSES: 35 TWO (2) BEDROOM COTTAGES  
MULTIFAMILY BUILDING: 35 SINGLE BEDROOM UNITS  
BUILDING SIZE: 10 TWO (2) BEDROOM UNITS  
± 42,500 SF
- COTTAGE BUILDING SETBACKS AND RESTRICTIONS:  
BUILDING STORIES ALLOWED: 1 STORY  
BUILDING SETBACK FROM ON-SITE SEWER DISPOSAL BED: 50- FEET
- WATER SUPPLIER: PRIVATE (ON-SITE WELL) WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
- SANITARY SEWER PROVIDER: PRIVATE ON-SITE TREATMENT PLANT & DISPOSAL SYSTEM SUBJECT TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S REGULATIONS GOVERNING THE DESIGN, INSTALLATION AND OPERATION OF ON-SITE WASTEWATER TREATMENT AND DISPOSAL SYSTEMS.
- STREETS: PRIVATE
- FEMA FLOOD ZONE, MAP #, AND DATE: ZONE X, 10050C0105K, AND MARCH 16, 2015
- REQUIRED PARKING: 1 FOR EACH 4 PATIENT BEDS, PLUS 1 PER 2 EMPLOYEES ON THE LARGEST SHIFT  
NUMBER OF BEDROOMS: 14  
NEEDED SPACES PER BEDROOM: 5  
EXPECTED EMPLOYEES: 3  
NEEDED SPACES FOR EMPLOYEES: 17  
PARKING SPACES REQUIRED: 17  
SPACES PROVIDED: 77  
HANDICAP SPACES PROVIDED: 8  
ALL OTHER UNITS: 2 SPACES EACH
- PROPOSED IMPERVIOUS SURFACE COVER: 6.74 AC  
LOADING SPACES: 2 FOR FLOOR AREA BETWEEN 25,000 - 100,000 SF  
BUILDING REQUIRING A LOADING SPACE: 1 (INDEPENDENT LIVING FACILITY)  
LOADING SPACES REQUIRED: 2 (FLOOR AREA BETWEEN 25,000 - 100,000 SF)  
LOADING SPACES PROVIDED: 1 SPACE
- PROPOSED BUILDING HEIGHT: LESS THAN 42 FEET
- LATITUDE AND LONGITUDE STATE PLAN COORDINATES: LONGITUDE: W075.3708 LATITUDE: N038.4916
- WETLAND AREA: 0.396 AC ± (NON-TIDAL)  
WETLANDS IMPACTED BY THE PROJECT: 0.00 AC.
- PROPOSED DISCHARGE LOCATION: CART BRANCH / NANTICOKE RIVER  
QUARTER BRANCH / MARSHYHOPE CREEK
- PROXIMITY TO T.I.D.: NOT WITHIN AN IDENTIFIED TID
- LIMIT OF DISTURBANCE: 30.0 ±
- WATERSHED: NANTICOKE RIVER & MARSHYHOPE CREEK
- EXISTING / PROPOSED FORESTED AREA: 10.8 ACRES - NO DEFORESTATION IS PROPOSED

SITEWORKS  
ENGINEERING

PO BOX 2119 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

COVER SHEET

GREENWOOD LIFE COMMUNITY

TAX PARCEL NO. 530-9-00-4.00

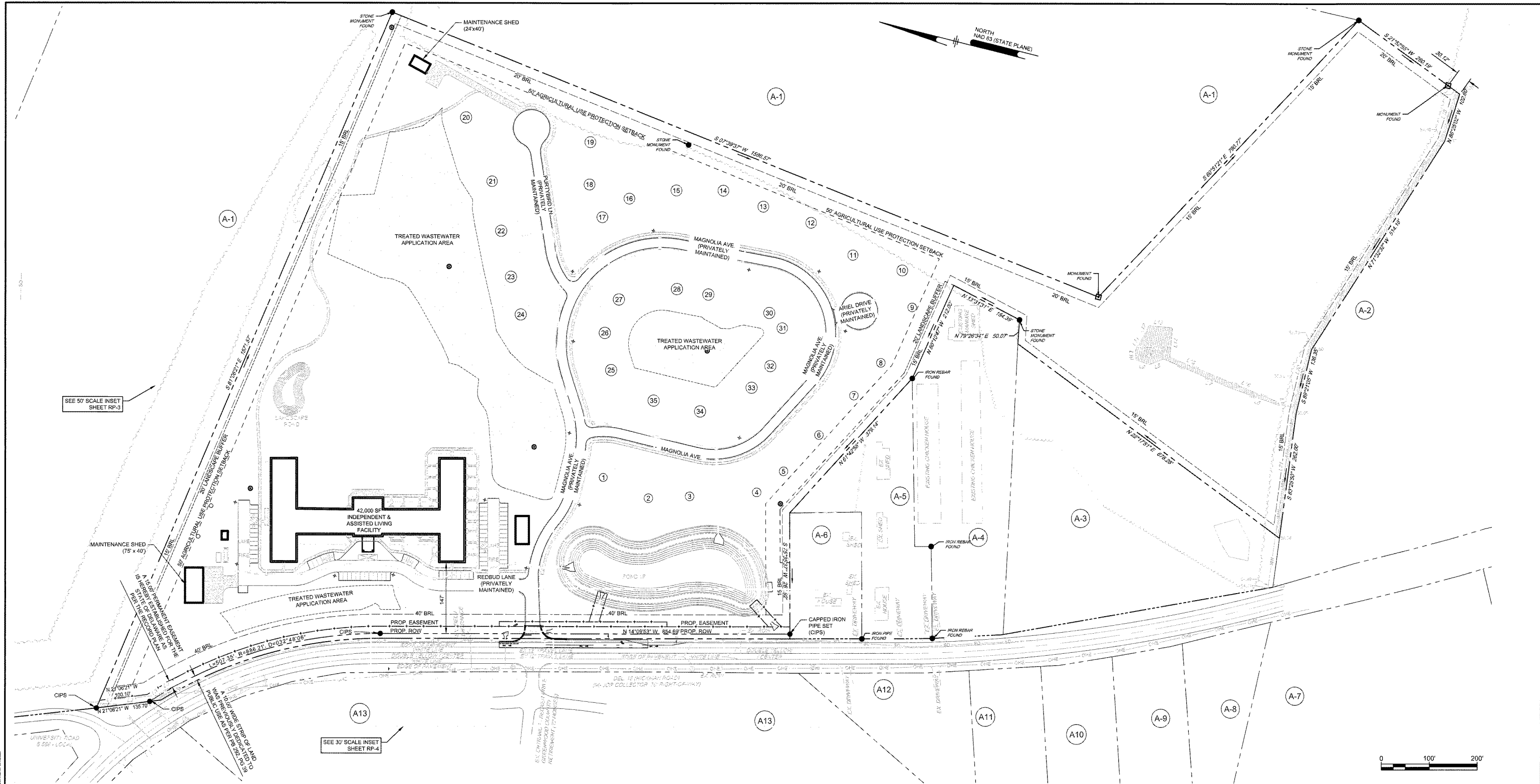
SCR 16 (HICKMAN ROAD)

NORTHWEST FORK HUNDRED, SUSSEX COUNTY

ISSUE / REVISION BLOCK  
8/30/19 - DELDOT SUBMISSION  
9/16/19 - FIRE MARSHAL  
9/27/19 - SUSSEX CONSERVATION  
11/15/19 - SUSSEX COUNTY P & Z  
2/13/20 - DELDOT SUBMISSION  
2/19/20 - FIRE MARSHAL  
2/25/20 - SUSSEX CONSERVATION  
2/29/20 - ODW  
3/18/20 - SUSSEX COUNTRY P&Z  
3/21/20 - DELDOT SUBMISSION  
4/20/20 - DELDOT SUBMISSION  
4/20/20 - SCD SUBMISSION

SCALE PROJECT # DRAWN BY  
AS NOTED CHRE1901 DMH  
DRAWING NUMBER

RP-1



### DELDOT RECORD PLAN NOTES

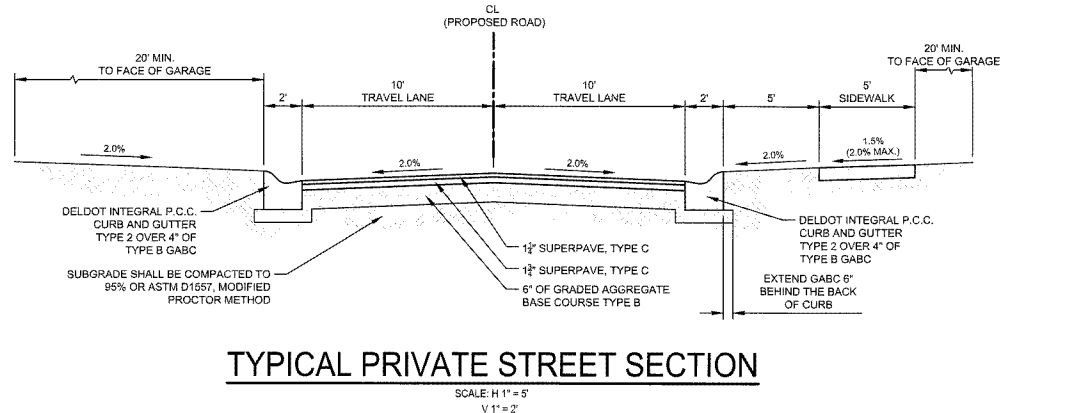
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION 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.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL BE MAINTAINED BY THE DEVELOPER, (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- a. ALL RESIDENTIAL UNITS SHALL HAVE ACCESS FROM INTERNAL STREETS.  
b. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.  
c. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- 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.

### GENERAL NOTES:

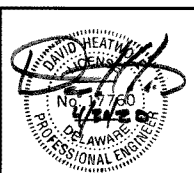
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN IS BASED ON A PENNONI ASSOCIATES, INC. BOUNDARY SURVEY PLAN DATED 11/11/2018 UNDER - PLOT BOOK 282, PAGE 39.
- ALL PROVIDED EASEMENTS ARE SHOWN ON THE PLAN PER TITLE SEARCH PROVIDED BY DELAWARE TITLE SERVICES, LLC. THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY.
- THE ITEMS DEPICTED ON THE FINAL SITE PLAN ARE FOR ILLUSTRATIVE AND OUTLINE PURPOSES ONLY. THE GENERAL LOCATION AND DIMENSIONS OF ITEMS DEPICTED ON THE FINAL SITE PLAN MAY BE SUPERCEDED BY APPROVED / REVISED CONSTRUCTION DRAWINGS, BUILDING PERMIT DRAWINGS AND OTHER MODIFICATIONS THERE TO APPROVED BY THE AUTHORITIES HAVING JURISDICTION AT THE SOLE DISCRETION OF THE DEVELOPER INCLUDING THE DEVELOPER'S SUCCESSORS AND ASSIGNS.
- ALL LIGHTING SHALL BE DOWNWARD SCREENED TO MINIMIZE GLARE ON SURROUNDING RESIDENTIAL PROPERTIES.
- THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.

### ADJACENT PARCEL TABLE

LABEL	LOCATION	ZONING	PARCEL NUMBER	LAND USE	NOW OR FORMALLY
A-1	SUSSEX COUNTY	AR-1	530-4.00-21.00	AGRICULTURAL EASEMETN	JOE C & TONI JOHNSON
A-2	SUSSEX COUNTY	AR-1	530-9.00-6.00	AGRICULTURAL	JOHN M & JEAN E O'BIER
A-3	SUSSEX COUNTY	AR-1	530-9.00-5.00	AGRICULTURAL	MATTHEW GREENLEE
A-4	SUSSEX COUNTY	AR-1	530-9.00-4.01	RESIDENTIAL	OSCAR R & CHARLOTTE R DURON
A-5	SUSSEX COUNTY	AR-1	530-9.00-4.02	RESIDENTIAL	CHARLES D & AMY SCHLABACH
A-6	SUSSEX COUNTY	AR-1	530-9.00-4.03	RESIDENTIAL	CHARLES D & AMY SCHLABACH
A-7	SUSSEX COUNTY	AR-1	530-9.00-6.03	SALVAGE YARD	BILLY WARREN & SON LLC
A-8	SUSSEX COUNTY	AR-1	530-9.00-3.01	RESIDENTIAL	PHILIP K & MICHELLE N BIGGS
A-9	SUSSEX COUNTY	AR-1	530-9.00-3.02	RESIDENTIAL	SANDRA SMITH
A10	SUSSEX COUNTY	AR-1	530-9.00-3.03	RESIDENTIAL	JOANN R & FRANCISCO SHERWOOD-ALLEN
A11	SUSSEX COUNTY	AR-1	530-9.00-3.04	RESIDENTIAL	DAWN L TROYER & LESTER TROYER JR
A12	SUSSEX COUNTY	AR-1	530-9.00-3.05	RESIDENTIAL	JACQUELINE M BEHR
A13	SUSSEX COUNTY	AR-1	530-9.00-3.00	RESIDENTIAL	GREENWOOD COUNTRY RETIREMENT, INC.



TYPICAL PRIVATE STREET SECTION



**SITEWORKS**  
ENGINEERING  
PO BOX 2119 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901  
**RECORD PLAN**

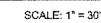
**GREENWOOD LIFE COMMUNITY**  
**TAX PARCEL NO. 530-9.00-4.00**  
**SCR 16 (HICKMAN ROAD)**  
**NORTHWEST FORK HUNDRED, SUSSEX COUNTY**

ISSUE / REVISION BLOCK  
8/30/19 - DELDOT SUBMISSION  
8/16/19 - FIRE MARSHAL  
9/27/19 - SUSSEX CONSERVATION  
11/15/19 - SUSSEX COUNTY P & Z  
2/13/20 - DELDOT SUBMISSION  
2/19/20 - FIRE MARSHAL  
2/25/20 - SUSSEX CONSERVATION  
2/29/20 - DDW  
3/18/20 - SUSSEX COUNTRY P&Z  
3/21/20 - DELDOT SUBMISSION  
4/20/20 - DELDOT SUBMISSION  
4/20/20 - SCD SUBMISSION

SCALE: PROJECT # DRAWN BY  
1" = 100' CHRE1801 DMH  
DRAWING NUMBER

**RP-2**







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

A circular professional engineer seal for David Heath, License No. 7060, State of Delaware. The seal is stamped in black ink and features the text "DAVID HEATH" at the top, "LICENSE" below it, "No. 7060" in the center, "DELAWARE" below the number, and "PROFESSIONAL ENGINEER" at the bottom. A large, stylized signature is written across the seal.

# STEWART TELEVISION ENGINEERING

PO BOX 2 | 19 COMMERCE ST, HARRINGTON, DE 19952 Phone: (302) 841-7901

## RECORD PLAN

GREENWOOD LIFE COMMUNITY

TAX PARCEL NO. 530-9.00-4.00

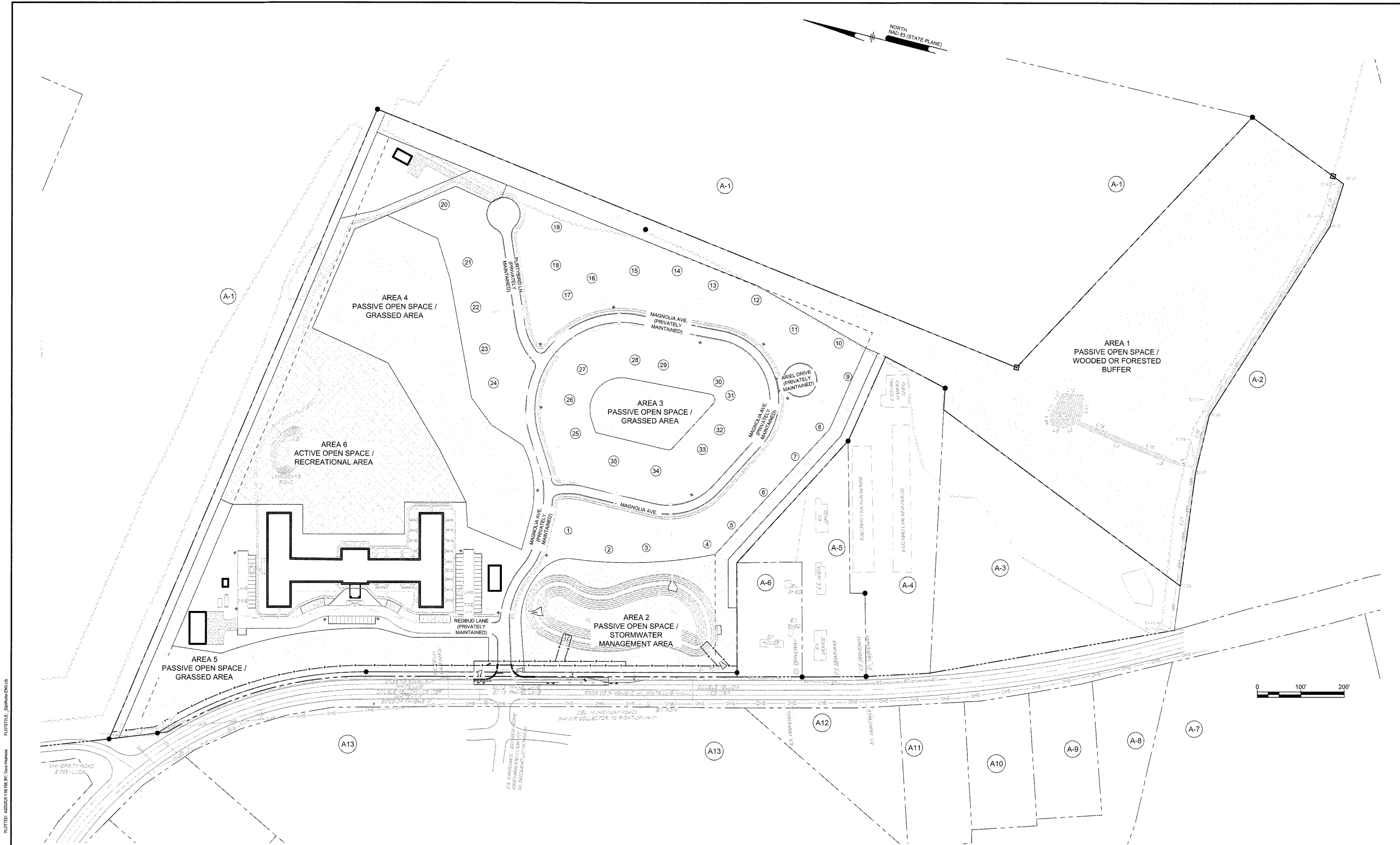
**SCR 16 (HICKMAN ROAD)**

**NORTHWEST FORK HUNDRED, SUSSEX COUNTY**

ISSUE / REVISION BLOCK
8/30/19 - DELDOT SUBMISSION
9/16/19 - FIRE MARSHAL
9/27/19 - SUSSEX CONSERVATION
11/15/19 - SUSSEX COUNTY P & Z
2/13/20 - DELDOT SUBMISSION
2/19/20 - FIRE MARSHAL
2/25/20 - SUSSEX CONSERVATION
2/29/20 - ODW
3/18/20 - SUSSEX COUNTRY P&Z
3/21/20 - DELDOT SUBMISSION
4/20/20 - DELDOT SUBMISSION
4/20/20 - SCD SUBMISSION

SCALE	PROJECT #	DRAWN BY
1" = 30'	CHRE1901	DMH
DRAWING NUMBER		

# RP-4



OPEN SPACE TABLE

	AREA (AC.)	PURPOSE
AREA 1	12.28	PASSIVE
AREA 2	3.22	PASSIVE
AREA 3	0.75	PASSIVE
AREA 4	3.41	PASSIVE
AREA 5	2.27	PASSIVE
AREA 6	4.20	ACTIVE
TOTAL	26.14	-----



**SITEWORKS**  
ENGINEERING  
PO BOX 2119 COMMERCE ST. HARRINGTON, DE 19952 Phone: (302) 841-7901  
**RECORD PLAN - OPEN SPACE AREAS**

**GREENWOOD LIFE COMMUNITY**  
**TAX PARCEL NO. 530-9.00-4.00**  
**SCR 16 (HICKMAN ROAD)**  
**NORTHWEST FORK HUNDRED, SUSSEX COUNTY**

ISSUE / REVISION BLOCK  
8/30/19 - DELDOT SUBMISSION  
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2/25/20 - SUSSEX CONSERVATION  
2/29/20 - ODW  
3/18/20 - SUSSEX COUNTRY P&Z  
3/21/20 - DELDOT SUBMISSION  
4/20/20 - DELDOT SUBMISSION  
4/20/20 - SCD SUBMISSION

SCALE: PROJECT # DRAWN BY  
1" = 100' CHRE1901 DMH

DRAWING NUMBER  
**RP-5**

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