

PLANNING & ZONING COMMISSION

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Sussex County

DELAWARE
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JANELLE CORNWELL, AICP
DIRECTOR

January 11, 2019

By email to: jpalkewicz@solutionsipem.com

Mr. Jason Palkewicz, P.E.
Solutions IPEM, LLC.
303 North Bedford Street
Georgetown, DE 19947

Re: Notice of Decision letter for Preliminary Site Plan for the Orr Property (S-18-89 & CU 2142) for the creation of 133 condominium units, a clubhouse and pool amenities on 47.17 acres with access from Central Avenue with open space
Tax Parcels: 134-16.00-39.00

Dear Mr. Palkewicz,

At their meeting on **Thursday, January 10, 2019** the Planning & Zoning Commission **approved** the **Preliminary Site Plan** for the **Orr Property (S-18-89 & CU2142)** to consist of 133 condominium units, a clubhouse and pool amenities on 47.17 acres with access from Central Avenue with open space.

The Preliminary Site Plan is valid for three (3) years from the date of Planning Commission decision. A Final Site Plan shall be approved within three (3) years of the date of approval of the Preliminary Plan or the action of the Planning Commission shall be deemed canceled. Unless an extension is granted, approval shall be rendered null and void if substantial construction is not commenced within five (5) years of the date of recordation of the final plat.

As part of their approval, the Planning and Zoning Commission requested that a detailed Landscape Plan be submitted along with the Final Site Plan showing the species, height and placement of all trees to be planted as part of the landscape buffer required under CU 2142 Condition of Approval Letter "I". The Final Site and Landscape Plan will require the review and approval of the Planning & Zoning Commission.

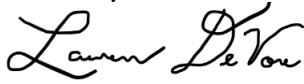
The Final Site Plan must comply with the County's Zoning Code, including submission of agency approval letters to the Planning and Zoning Office. The agency approvals required for Final Site Plan approval include but are not limited to: Office of the State Fire Marshal, Delaware Department of Transportation, Sussex Conservation District, Sussex County Mapping and Addressing and the Sussex County Engineering Department.

Once all agency approvals have been obtained please submit a minimum of **seven (7) paper copies (11"x17")** to the Planning and Zoning Office for consideration on the next agenda for Planning Commission. It is recommended that **two (2) copies** of a **check print** are first submitted to staff for review.



Please feel free to contact me during business hours 8:30 AM – 4:30 PM, Monday through Friday, at 302-855-7878.

Sincerely,

A handwritten signature in cursive script that reads "Lauren DeVore". The signature is written in black ink and is positioned above the typed name.

Lauren DeVore
Planner III

CC. Andy Wright, Chief of Building Code – Building Code
Mike Brady, Director of Public Works – Engineering
John Ashman, Director of Utility Planning - Engineering