

**SITE DATA:**

- OWNER/APPLICANT:  
TWIN CEDARS, L.L.C.  
5427 YORK LANE  
BETHESDA, MARYLAND 20814  
CONTACT: JAMES T. GORDON
- ENGINEER/SURVEYOR:  
MCCRONE, INC.  
119 NAYLOR MILL ROAD  
BUILDING 1, SUITE 6  
SALISBURY MARYLAND, 21801  
410-548-1492; FAX 410-548-2055  
CONTACT: K. SCOTT AJA, P.E.
- TAX PARCEL ID: 5-33-11.00-42.00  
DEED BOOK/PAGE: 3395/ 312  
TOTAL AREA: 64.34 AC±
- EXISTING ZONING: GR (GENERAL RESIDENTIAL DISTRICT)  
C-1 (GENERAL COMMERCIAL DISTRICT)
- EXISTING USE: AGRICULTURAL/MULTI-FAMILY APARTMENTS
- PROPOSED ZONING:  
GR (RPC) RESIDENTIAL PLANNED COMMUNITY DISTRICT  
CR-1 COMMERCIAL RESIDENTIAL DISTRICT  
ES-1 (ENVIRONMENTALLY SENSITIVE DEVELOPMENT DISTRICT  
OVERLAY ZONE, ESDDOZ)

GR-RPC  
AREA= 58.55 ACRES

RPC OVERLAY DENSITY COMPUTATIONS:  
58.55 AC - 0.07 AC(DELDOT R/W) = 5.88 AC(ON-SITE RIGHT-OF-WAY)  
- 0.11 AC (DNREC WETLANDS) = 52.49 AC  
52.49 AC x 43,560 SF = 2,286,464 SF / 10,000 SF = 228 UNITS

PROPOSED NET DENSITY = 199 UNITS/52.49 AC = 3.79 UNITS/AC

TOTAL NUMBER OF UNITS: 199 UNITS

APARTMENTS/CONDOS: 120 UNITS  
TOWNHOMES: 45 UNITS  
DUPLEXES: 34 UNITS

GR-RPC SETBACKS  
DUPLEX/TOWNHOME: FRONT = 20 FEET  
SIDE = 20 FEET  
REAR = 20 FEET  
APARTMENT/CONDO: FRONT = 40 FEET  
SIDE = 10 FEET  
REAR = 10 FEET

AGRICULTURAL BUFFER 30 FEET  
FORESTED BUFFER 20 FEET

MAX. BUILDING HEIGHT = 42'

CR-1 COMMERCIAL RESIDENTIAL DISTRICT  
AREA= 5.79 ACRES

COMMERCIAL BUILDING AREA: 38,175 S.F. (GROSS)

SETBACKS  
CR-1 : FRONT = 60 FEET  
SIDE = 20 FEET  
REAR = 30 FEET

MAX. BUILDING HEIGHT = 42'

7. PROPOSED USE: MIXED RESIDENTIAL  
COMMERCIAL - RETAIL

8. PARKING REQUIREMENTS: PROVIDED REQUIRED  
APARTMENT/CONDO PARKING: 251 219 (2 SPACES PER UNIT REQUIREMENT FOR THREE  
BEDROOMS OR LESS REDUCED BY 15% AFTER FIRST 50 UNITS  
MEET CRITERIA)

TOWNHOMES: 90 90  
DUPLEXES: 68 68  
COMMERCIAL : 217 206 (190 SPACES PER RETAIL FOOTPRINT AREA (1 SPACE  
PER 200 SF) + 15 SPACES FOR LARGEST SHIFT)

9. WETLAND AREAS: 6.41 AC OF NON-JURISDICTIONAL ISOLATED WETLANDS  
0.67 AC OF NON-JURISDICTIONAL DITCHES  
0.11 AC OF WATERS OF THE U.S.  
THESE AREAS WERE DELINEATED BY JCM-ECI IN JANUARY 2008 AND ARE SUBJECT TO A PENDING  
JURISDICTIONAL DETERMINATION.

10. OPEN SPACE DATA: GR-RPC  
ACTIVE OPEN RECREATIONAL SPACE = 2.07 AC±  
FOREST CONSERVATION AREA = 15.96 AC±  
TAX DITCH RIGHTS-OF-WAY=6.36 AC±  
OPEN SPACE = 4.94 AC±  
SWM PONDS = 2.15 AC±  
BUFFERS = 3.24 AC±  
15' DELDOT EASEMENT = 0.68 AC±

CR-1  
BUFFERS 0.60 AC±  
OPEN SPACE = 1.59 AC±  
15' DELDOT EASEMENT = 0.16 AC±

11. UTILITIES: WATER: ARTESIAN WATER COMPANY  
SANITARY SEWER: JOHNSON'S CORNER SEWER DISTRICT (SUSSEX COUNTY)

12. FIRE LANES: ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE  
PREVENTION REGULATIONS.

13. ZONE X -AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FEMA PANEL: 10005C0635F.; MAP REVISED  
JANUARY 6, 2005.

14. TOPOGRAPHY REFERENCE: DELAWARE STATE PLANE NAD 83, NAVD 1988 VERTICAL

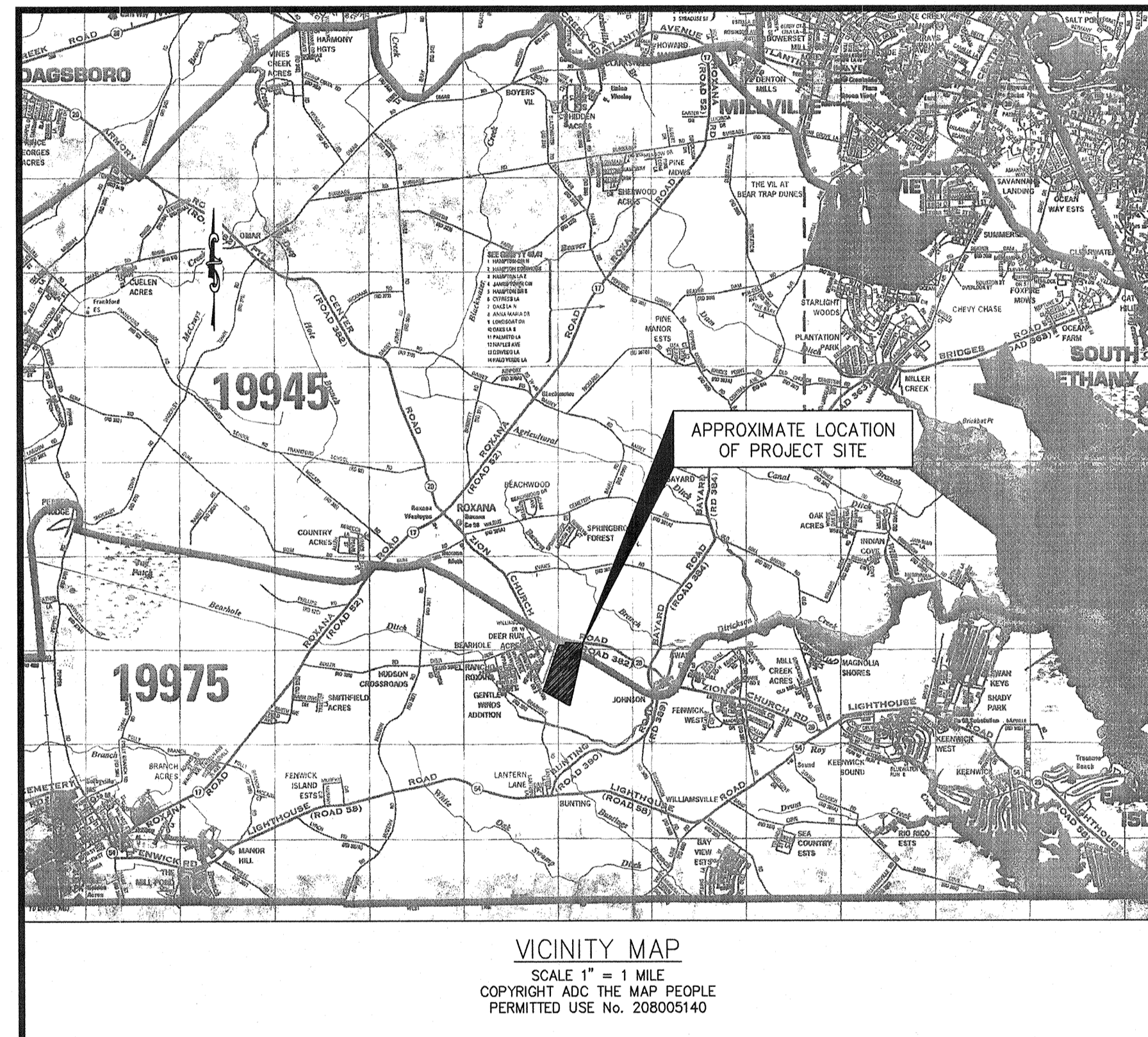
15. SURVEY: BOUNDARY AND TOPOGRAPHY SURVEY WAS CONDUCTED BY MCCRONE, INC. IN DECEMBER, 2007.  
MONUMENTS FOUND: 3

16. SITE SOILS:  
-KsA - KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES  
-HuA - HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES  
-MuA - MULLICA-BERRYLAND COMPLEX, 0 TO 2 PERCENT SLOPES

# GR-RPC & CR-1 PRELIMINARY PLAN

## FOR TWIN CEDARS SUSSEX COUNTY, DELAWARE

PREPARED FOR:  
**TWIN CEDARS, L.L.C.**



**INDEX OF DRAWINGS**

- COVER SHEET
- EXISTING CONDITIONS PLAN
- REZONING PLAN
- SITE PLAN
- GRADING PLAN
- PHASING PLAN

**LEGEND**

	EXISTING	PROPOSED
PROPERTY LINE	— — — — —	— — — — —
EASEMENT LINE	- - - - -	- - - - -
EASEMENT HATCH		
ZONING LINE	— — — — —	— — — — —
SETBACK LINE	- - - - -	- - - - -
R.O.W. LINE	— — — — —	— — — — —
CAPPED PIN FOUND	CPF ●	N/A
CONCRETE MONUMENT FOUND	CMF □	N/A
IRON PIPE FOUND	IPF ●	N/A
CAPPED PIN SET	CPS ●	N/A
BENCH MARK		N/A
SPOT ELEV. LABEL	x 100.01	N/A
MAJOR CONTOUR	- - - - - 25	N/A
MINOR CONTOUR	- - - - - 24	N/A
ROAD CENTERLINE	— — — — —	N/A
EDGE OF PAVEMENT	— — — — —	— — — — —
CURB	— — — — —	— — — — —
EDGE OF TRAVEL LANE	— — — — —	N/A
EDGE OF SHOULDER	— — — — —	N/A
EDGE OF DIRT ROAD	— — — — —	N/A
PAVEMENT HATCH		
BUILDING OUTLINE	— — — — —	— — — — —
BUILDING HATCH		
SIDEWALK	— — — — —	— — — — —
SIDEWALK HATCH		
FENCE LINE	x	x
SIGN		N/A
MONITORING WELL		N/A
MAIL BOX		N/A
EDGE OF MARSH/WETLAND		N/A
WETLAND HATCH		N/A
CENTERLINE OF DITCH	— — — — —	N/A
SANITARY MANHOLE		N/A
SANITARY CLEANOUT		N/A
SEPTIC TANK		N/A
WATER VALVE		N/A
WATER METER		N/A
WELL		N/A
NATURAL GAS STRUCTURE		N/A
UTILITY POLE		N/A
ELEC. JCT./SERVICE BOX		N/A
GUY WIRE		N/A
TELEPHONE PEDESTAL		N/A
DECIDUOUS TREE		N/A
TREE/SHRUB/BRUSH LINE		
FOREST CONSERVATION AREA		



REV. #	DATE	DESCRIPTION
05/15/2010 <td> <td>SITE DATA</td> </td>	<td>SITE DATA</td>	SITE DATA

**MCCRONE**  
 Engineering • Environmental Sciences  
 Construction Services • Land Planning & Surveying  
 ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY

119 NAYLOR MILL ROAD, SUITE 6  
 SALISBURY, MD 21801  
 PHONE 410-548-1492 • FAX 410-548-2055  
 www.mccrone-inc.com

DATE:	4/26/10
JOB NUMBER:	D5070018
SCALE:	AS NOTED
DRAWN BY:	ML
DESIGNED BY:	BP
APPROVED BY:	KSA
FOLDER REFERENCE:	N/A

COVER SHEET  
 FOR  
**TWIN CEDARS**  
 SELBYVILLE, SUSSEX COUNTY, DELAWARE  
 Prepared For: TWIN CEDARS, LLC