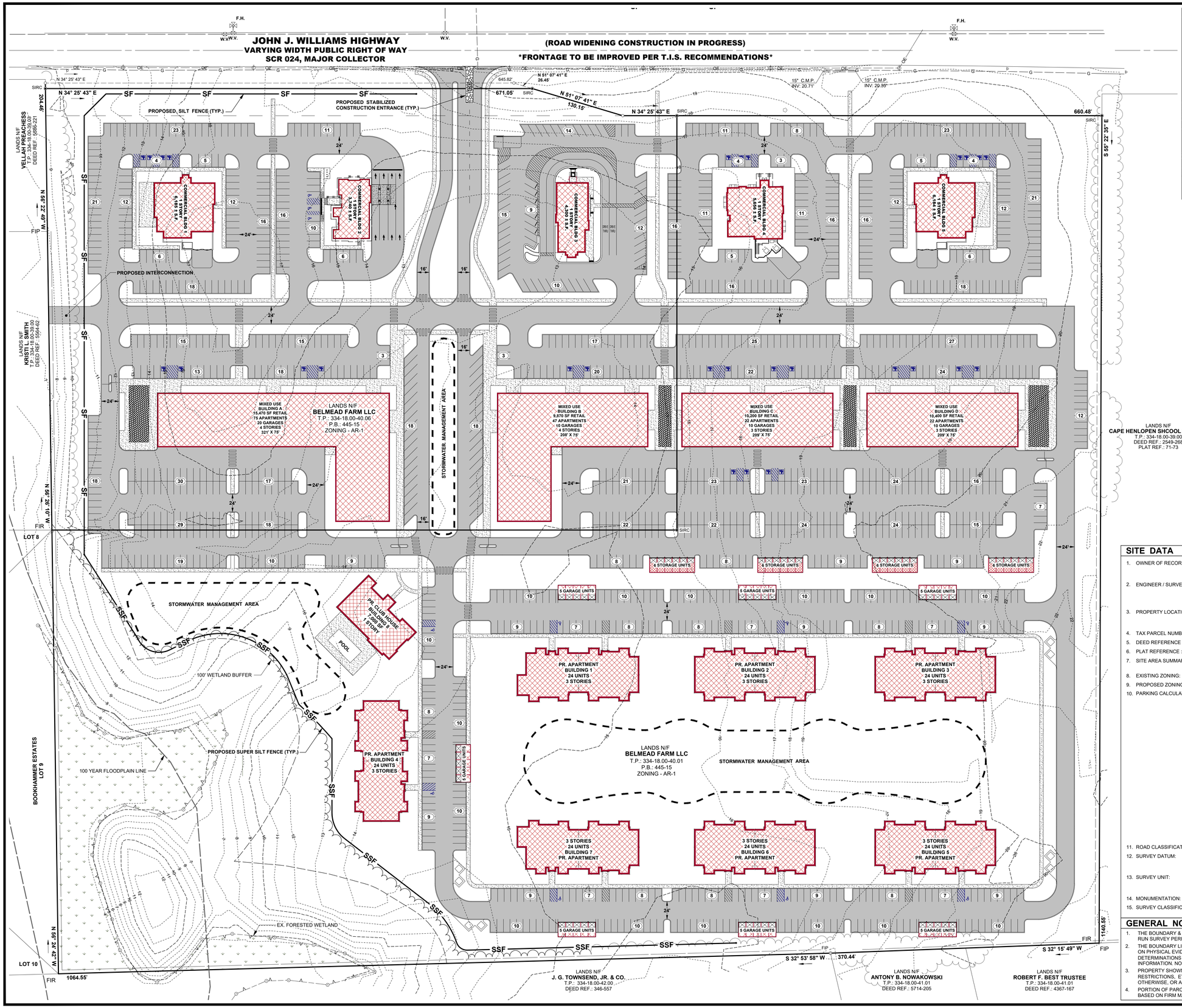


SITE DATA

1.	OWNER OF RECORD:	BELMEAD FARM LLC 28855 LEWES GEORGETOWN HIGHWAY LEWES, DELAWARE 19958
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3.	PROPERTY LOCATION:	JOHN J WILLIAMS HIGHWAY, LEWES, DE 19958 LATITUDE N 38° 42' 40.68" GRS80 - NAD83 (2011) LONGITUDE W 75° 09' 08.01" GRS80 - NAD83 (2011)
4.	TAX PARCEL NUMBER:	334-18.00-40.01; 334-18.00-40.06
5.	DEED REFERENCE :	D.R. 5653-59
6.	PLAT REFERENCE :	P.B. 445-15
7.	SITE AREA SUMMARY:	334-18.00-40.01 (27.2402 AC. ±) / 334-18.00-40.06 (11.9803 AC.±) TOTAL AREA: 39.2210 ACRES ±
8.	EXISTING ZONING:	AR-1: AGRICULTURAL RESIDENTIAL
9.	PROPOSED ZONING:	C-4: PLANNED COMMERCIAL DISTRICT
10.	PARKING CALCULATIONS:	COMMERCIAL (10 AC ± or 25% OF TOTAL AREA) GENERAL COMMERCIAL: 5 PER 1,000 SF OF GROSS SF. REQUIRED: 26,095 GROSS LEASABLE AREA REQUIRED: 26,085 ÷ 200 SF = 130 SPACES REQUIRED PROVIDED: 436 SPACES ACCESSIBLE PARKING SPACES: 14 SPACES NOTE: COMMERCIAL USES SHOWN ARE CONCEPTUAL AT NATURE. PARKING SUBJECT TO FINAL TENANT USE AND SITE PLAN REQUIREMENTS. MIXED-USE (16 AC ± or 40% OF TOTAL AREA) COMMERCIAL/RETAIL: 1 SPACE PER 200 S.F. REQUIRED: 45,740 S.F. ÷ 200 S.F. = 228.7 (229 SPACES) REQUIRED: EST. 24 EMPLOYEES ÷ 24 / 2 = 12 SPACES RESIDENTIAL: 2 SPACES PER DWELLING UNIT REQUIRED: 166 DWELLING UNITS x 2 = 332 SPACES TOTAL REQUIRED: 573 SPACES PROVIDED: 655 SPACES ACCESSIBLE PARKING SPACES: 18 SPACES MULTI-FAMILY (14 AC ± or 35% OF TOTAL AREA) MULTI-FAMILY: TWO SPACES PER DWELLING UNIT REQUIRED: 168 DWELLING UNITS x 2 = 336 SPACES PROVIDED: 308 SPACES + 35 GARAGES = 343 SPACES ACCESSIBLE PARKING SPACES: 7 SPACES
11.	ROAD CLASSIFICATION:	JOHN J WILLIAMS HIGHWAY - MAJOR COLLECTOR (45 M.P.H.)
12.	SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - X HORIZONTAL: NAD 83 (2011) DSP - X
13.	SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND
14.	MONUMENTATION:	6 FOUND / 0 SET
15.	SURVEY CLASSIFICATION:	SUBURBAN SURVEY

GENERAL NOTES

1. THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE. IN MARCH 2023.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION. NO TITLE EXAMINATION PERFORMED.
3. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
4. PORTION OF PARCEL IS LOCATED WITHIN ZONE "AE", BASE FLOOD ELEVATION 5', BASED ON FIRM MAP 10005C0334K, EFFECTIVE DATE MARCH 16, 2015.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
Dover
302.734.7950
Newark
302.369.3700

Maryland
Salisbury
410.546.9100

North Carolina
Charlotte
980.270.9100
Raleigh
919.243.1332
Wilmington
910.341.7600

www.beckermorgan.com

PROJECT TITLE

LANDS OF

BELMEAD FARM, LLC

JOHN J WILLIAMS HIGHWAY
LEWES, DELAWARE 19958
SUSSEX COUNTY

SHEET TITLE

REZONING SITE PLAN

0 30 60 120

SCALE: 1" = 60'

ISSUE BLOCK		
MARK	DATE	DESCRIPTION

PROJECT NO.:	2022079.00
DATE:	02/24/2025
SCALE:	1" = 60'
DRAWN BY: C.D.C.	PROJ. MGR.: J.S.F.

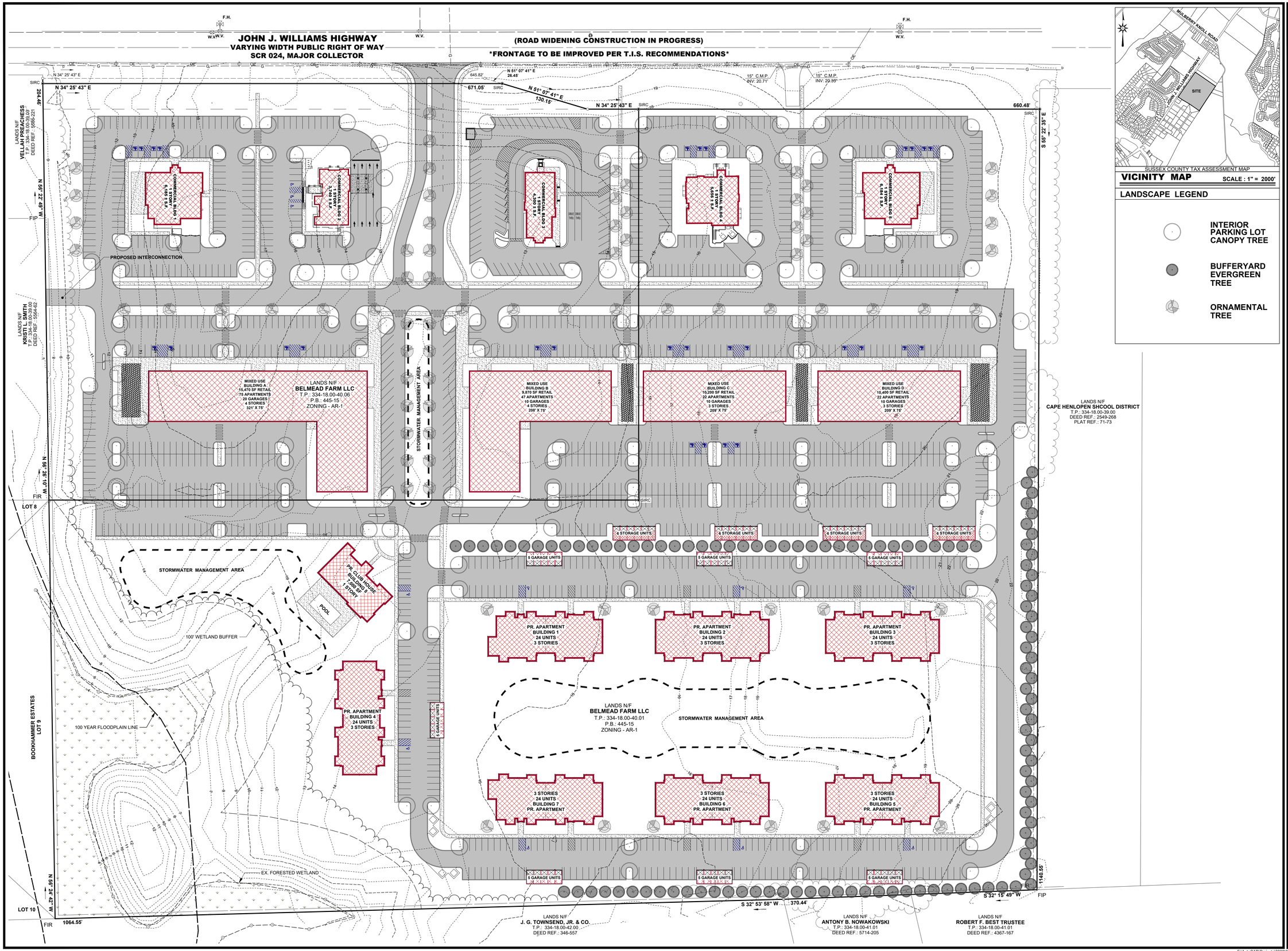
LAYER STATE: C001

SHEET

C-001

COPYRIGHT 2025

F:\AutoCAD\Projects\2022\2022079\DWG\2022079-SITE-C3D21.dwg, Feb 24, 2025 - 5:39pm



BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

LANDS OF
BELLE MEADE FARM LLC

JOHN J WILLIAMS HIGHWAY
LEWES, DELAWARE 19958
SUSSEX COUNTY

SHEET TITLE

REZONING LANDSCAPE PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: L001

PROJECT NO.:	2022079.00
DATE:	02/24/2024
SCALE:	1" = 60'
DRAWN BY: C.D.C.	PROJ. MGR.: J.S.F.

SHEET
L-001

COPYRIGHT 2023

F:\AutoCAD\Projects\2022\2022079\DWG\2022079-LSCAPE-C3D21.dwg, Feb 24, 2025 - 5:41pm