

# AMENDED AND RESTATED PLAT FOR A PORTION OF PINE BAY - SECTION OF COUNTRY MANOR RECORD PLAN SUSSEX COUNTY, DELAWARE

## SUPERSEDE NOTE

THE PURPOSE OF THIS AMENDED AND RESTATED PLAT IS TO REVISE THE RECORD WETLANDS LOCATION FOR RESIDENTIAL LOT 1, LOTS 4 THROUGH 6, LOTS 9 THROUGH 11, LOTS 67 & 68, AND OPEN SPACE PARCELS P-1 & P-2. THIS AMENDED AND RESTATED PLAT SHALL SUPERSEDE IN PART THE RECORD PLAT ENTITLED "PINE BAY-SECTION OF COUNTRY MANOR" AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY, DELAWARE IN PLOT BOOK 44, PAGE 295, AND REVISED IN PLOT BOOK 46, PAGE 225 IN SO FAR AS THOSE PLATS DESCRIBE THE ABOVE MENTIONED LOTS ONLY.

## GENERAL NOTES:

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTIES.

THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

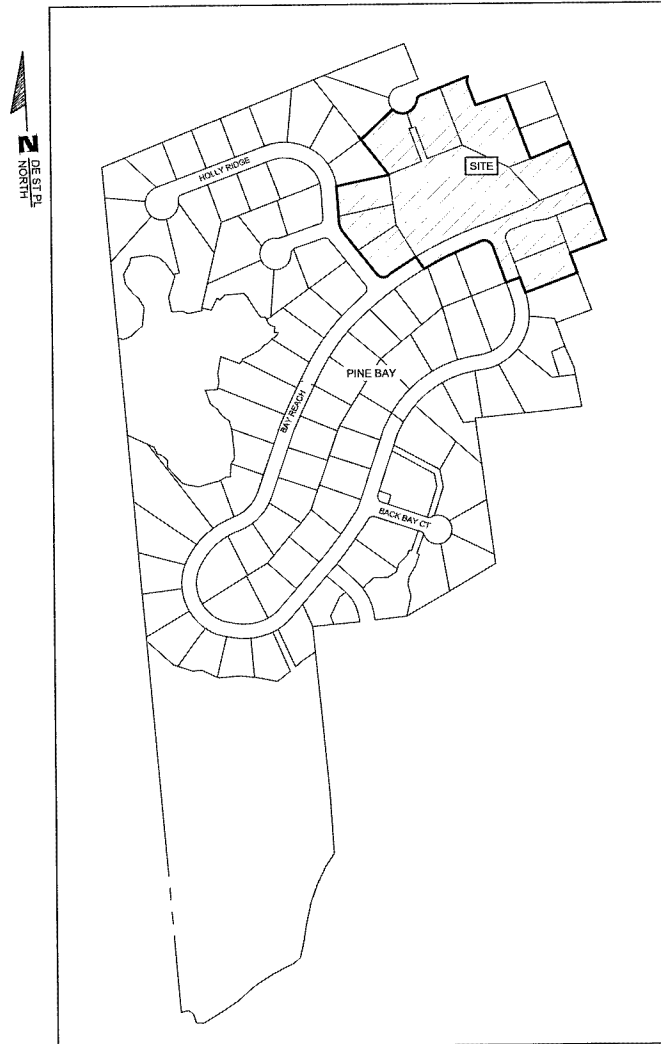
ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION. FRONT, SIDE AND REAR SETBACKS SHOWN PER PLOT BOOK 46-225.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 9-23-2022, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM PLOT BOOK 46 PAGE 225 AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83).

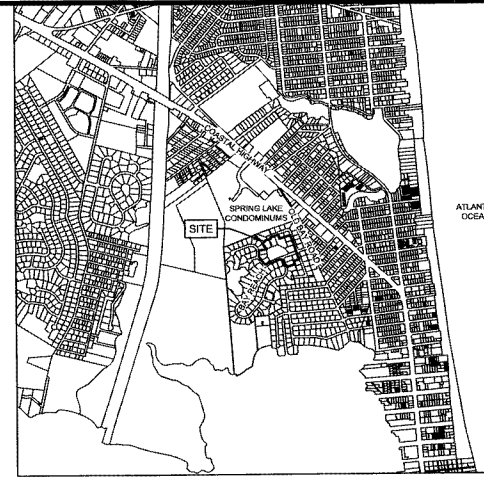
## LEGEND:

- IRON PIPE FOUND
- ⊙ CAPPED IRON PIPE FOUND
- ⦿ CAPPED IRON REBAR FOUND
- CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- - - LIMIT OF INVESTIGATION/SUBJECT BOUNDARY LINE
- · - CONTINUATION LINE (SEE P.B. 46-225)
- · - BUILDING RESTRICTION LINE
- · - SECTION 404 WETLANDS LINE AS DELINEATED ON 9-23-2022
- · - SECTION 404 WETLANDS LINE PER P.B. 46-225 (AS SCALED)
- WLF A12 WETLAND FLAG W/DESIGNATION



## KEY PLAN

SCALE: 1" = 300'



## LOCATION MAP

SCALE: 1" = 2,000'

## SITE DATA:

- ZONING CLASSIFICATION: MR
- TAX PARCEL NUMBERS: 334-20.00-3.00, 334-20.00-6.00, 334-20.00-7.00, 334-20.00-8.00, 334-20.00-11.00, 334-20.00-12.00, 334-20.00-13.00, 334-20.00-69.00, 334-20.00-70.00, & 334-20.00-99.00 (2 LOTS)
- OWNER INFORMATION:

TAX PARCEL NO. 334-20.00-3.00 JAMES E. P. RING & KATHLEEN MURPHY RING 19 MANOR DRIVE, REHOBOTH BEACH, DE	TAX PARCEL NO. 334-20.00-6.00 NEIL M. STEVENSON & RUTH K. STEVENSON 6 MANOR DRIVE, REHOBOTH BEACH, DE
TAX PARCEL NO. 334-20.00-7.00 MARY ELLEN ABENDROTH 8 MANOR DRIVE, REHOBOTH BEACH, DE	TAX PARCEL NO. 334-20.00-8.00 JOHN P. CECI & LYN A. CECI 344 N. STANWICK ROAD, MOORESTOWN, NJ
TAX PARCEL NO. 334-20.00-11.00 JOSEPH A. DUFFY & JENNIFER DUFFY BURNS 2 HOLLY RIDGE, REHOBOTH BEACH, DE	TAX PARCEL NO. 334-20.00-12.00 COLLEEN ROCHE 4634 31ST ROAD SOUTH, ARLINGTON, VA
TAX PARCEL NO. 334-20.00-13.00 PATRICIA A. MCMILLIN TRUSTEE 6 HOLLY RIDGE, REHOBOTH BEACH, DE	TAX PARCEL NO. 334-20.00-69.00 NANCY H. RIGGIN TRUSTEE 6 HEADWATER LANE, NEWARK, DE
TAX PARCEL NO. 334-20.00-70.00 BRIAN G. MURPHY & PATRICIA A. MURPHY 1104 JAMES LANE, BERWYN, PA	TAX PARCEL NO. 334-20.00-99.00 (2 LOTS) PINE BAY HOMEOWNERS ASSOCIATION 8 BAY REACH, REHOBOTH BEACH, DE
- NUMBER OF AFFECTED LOTS: 11
- TOTAL AREA OF AFFECTED LOTS: 6.95 ACRES
- USE: RESIDENTIAL
- BUILDING SETBACKS: FRONT 30'  
SIDE 10'  
REAR 10' PER COUNTY CODE, PLUS ADDITIONAL 10' PER DEED RESTRICTION (OR TO 404 WETLANDS LIMIT LINE, WHICHEVER IS GREATER)
- WATER SUPPLY: CENTRAL WATER - SUSSEX COUNTY - DEWEY BEACH DISTRICT
- SEWER SERVICE: CENTRAL SEWER - SUSSEX COUNTY - DEWEY BEACH DISTRICT
- THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0354K REVISED MARCH 16, 2015 (ZONE X).
- REVISED LOTS: 1, 4, 5, 6, 9, 10, 11, 67, 68, P-1, & P-2 (REVISED SECTION 404 WETLANDS LIMITS)
- SECTION "404" FEDERAL NON-TIDAL WETLANDS AREA PER DELINEATION ON SEPTEMBER 23, 2022, PERFORMED BY ENVIRONMENTAL RESOURCES, INC.: 0.1852 ACRES.

Revised Subdivision Plan  
APPROVED  
name change only  
Sussex County 11/22/22  
PLANNING & ZONING COMMISSION  
2 pgs

## OWNER CERTIFICATION:

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE MY ACT AND THAT I DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

*John F. Burt* *Resident, Pine Bay* 11/22/22  
(REPRESENTATIVE) DATE  
PINE BAY HOMEOWNERS ASSOC.  
8 BAY REACH  
REHOBOTH BEACH, DE 19978

## WETLANDS STATEMENT:

Environmental Resources, Inc. (ERI) completed a wetland review and delineation for approximately seven acres of the existing Pine Bay Subdivision, in eastern Sussex County, Delaware, during the fall of 2022. ERI reviewed this seven-acre Limit of Investigation (LOI) regarding the presence of jurisdictional waters, including nontidal wetlands, according to the Corps of Engineers Wetlands Delineation Manual (1987), the Atlantic and Gulf Coastal Plain Supplement (2010), associated guidance in effect at that time and best professional judgment. Background information for this portion of Pine Bay, Tax Parcels 334-20.00-3, 6, 7, 8, 11, 12, 13, 69, 70, and 99, indicates that wetlands were likely in association with the two stormwater ponds. Mike Yost of the Corps of Engineers was onsite at Parcel 3 in late 2021 and determined that wetland hydrology was lacking. ERI is actively working with the Corps to obtain a jurisdictional determination verification to help address a county planning requirement.

*Thomas D. Noble*  
Thomas D. Noble  
Professional Wetland Scientist: 000389  
Certified Wetland Delineator through the Corps of Engineers  
# WDCP93MD0310001A

## SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

*Ryan M. Phifer* 11/22/2022  
Ryan M. Phifer, P.L.S. DE No. 829 DATE

PINE BAY - SECTION OF COUNTRY MANOR

TAX MAP # 334-20.00-99.00 (& OTHERS AS SHOWN)

LEWES & REHOBOTH HUNDRED, REHOBOTH BEACH, DELAWARE

DATE: 09-23-2022  
SCALE: AS SHOWN  
DRAWN BY: W. SLATER  
PROJECT NO. CRXC008

1

SCALED.  
ENGINEERING  
Scaled Engineering Inc.  
20246 Coastal Highway  
Rehoboth Beach, DE 19871  
Phone: (302) 227-7800

RECORD PLAN

### WETLANDS STATEMENT:

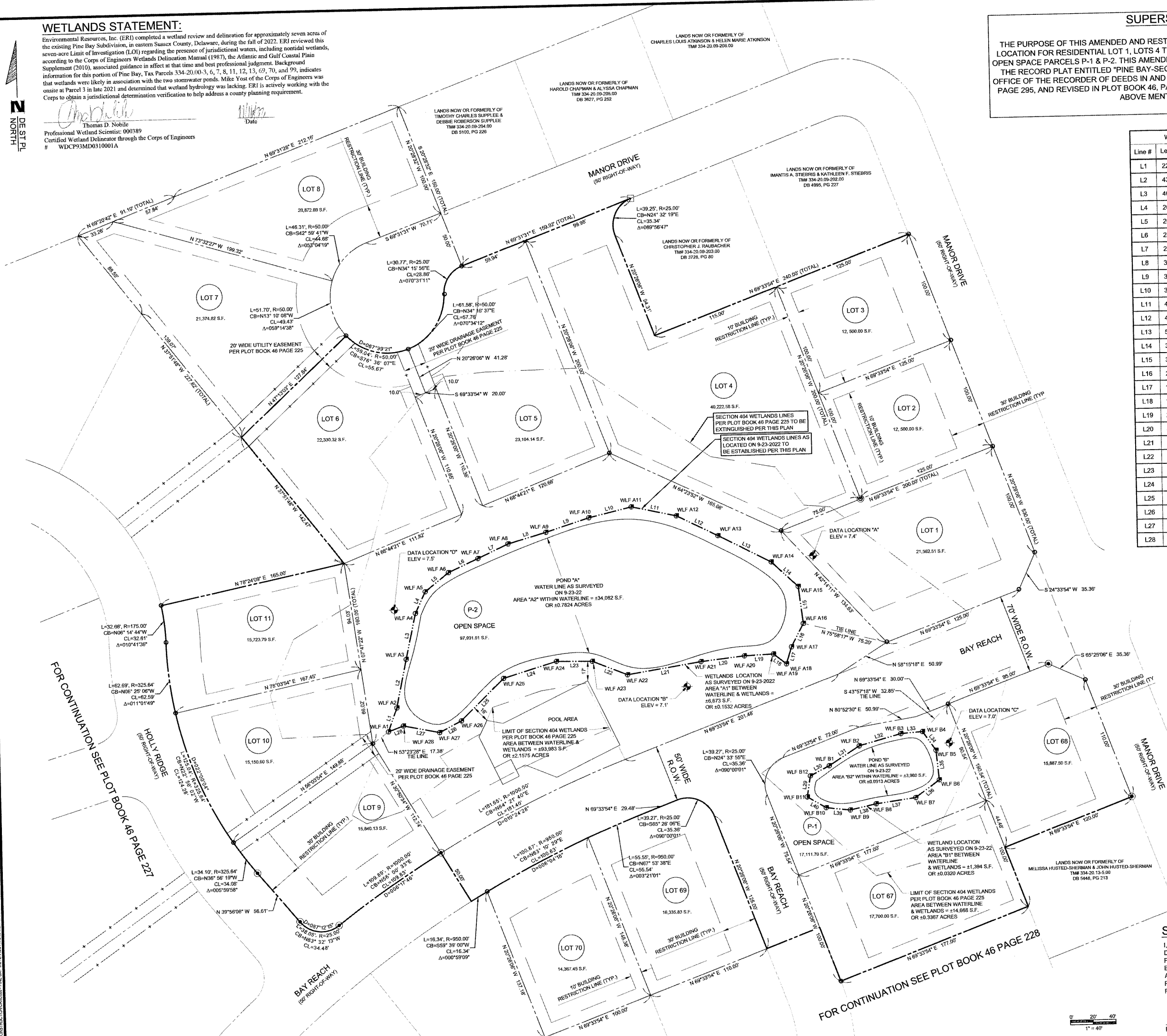
Environmental Resources, Inc. (ERI) completed a wetland review and delineation for approximately seven acres of the existing Pine Bay Subdivision, in eastern Sussex County, Delaware, during the fall of 2022. ERI reviewed this seven-acre Limit of Investigation (LOI) regarding the presence of jurisdictional waters, including nontidal wetlands, according to the Corps of Engineers Wetlands Delineation Manual (1987), the Atlantic and Gulf Coastal Plain Supplement (2010), associated guidance in effect at that time and best professional judgment. Background information for this portion of Pine Bay, Tax Parcels 334-20.00-3, 6, 7, 8, 11, 12, 13, 69, 70, and 99, indicates that wetlands were likely in association with the two stormwater ponds. Mike Yost of the Corps of Engineers was onsite at Parcel 3 in late 2021 and determined that wetland hydrology was lacking. ERI is actively working with the Corps to obtain a jurisdictional determination verification to help address a county planning requirement.

Thomas D. Noble  
Professional Wetland Scientist: 000389  
Certified Wetland Delineator through the Corps of Engineers  
# WDCP93MD0310001A

Date

DE ST PL  
NORTH

PLATTED: 11/22/2022 2:45 PM BY: WMP/PMW PLATTING: 05/06/2023



### SUPERSEDE NOTE

THE PURPOSE OF THIS AMENDED AND RESTATED PLAT IS TO REVISE THE RECORD WETLANDS LOCATION FOR RESIDENTIAL LOT 1, LOTS 4 THROUGH 6, LOTS 9 THROUGH 11, LOTS 67 & 68, AND OPEN SPACE PARCELS P-1 & P-2. THIS AMENDED AND RESTATED PLAT SHALL SUPERSEDE IN PART THE RECORD PLAT ENTITLED "PINE BAY-SECTION OF COUNTRY MANOR" AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY, DELAWARE IN PLOT BOOK 44, PAGE 295, AND REVISED IN PLOT BOOK 46, PAGE 225 IN SO FAR AS THOSE PLATS DESCRIBE THE ABOVE MENTIONED LOTS ONLY.

Wetlands Table		
Line #	Length	Direction
L1	22.16'	N20° 46' 29"E
L2	43.28'	N12° 03' 55"E
L3	40.87'	N12° 45' 08"E
L4	20.93'	N25° 43' 44"E
L5	26.44'	N51° 43' 19"E
L6	28.71'	N65° 55' 05"E
L7	29.34'	N65° 40' 33"E
L8	34.81'	N74° 04' 04"E
L9	39.89'	N72° 28' 43"E
L10	38.49'	N77° 08' 40"E
L11	40.35'	S77° 39' 22"E
L12	40.40'	S63° 17' 58"E
L13	52.34'	S62° 27' 25"E
L14	31.94'	S46° 35' 28"E
L15	32.61'	S06° 32' 21"E
L16	23.06'	S27° 46' 46"W
L17	15.40'	S17° 53' 00"W
L18	14.33'	N52° 02' 45"W
L19	25.79'	S87° 39' 39"W
L20	38.38'	S83° 52' 25"W
L21	65.53'	S81° 16' 10"W
L22	33.07'	N67° 56' 48"W
L23	31.68'	N88° 54' 17"W
L24	48.75'	S73° 19' 05"W
L25	52.36'	S46° 11' 40"W
L26	21.74'	S63° 03' 21"W
L27	32.38'	N78° 22' 37"W
L28	14.08'	S69° 49' 28"W

Wetlands Table		
Line #	Length	Direction
L29	18.66'	N09° 31' 22"E
L30	18.84'	N62° 54' 36"E
L31	31.52'	N57° 54' 42"E
L32	38.14'	N74° 56' 09"E
L33	19.16'	N85° 58' 54"E
L34	20.14'	S34° 09' 11"E
L35	25.89'	S05° 15' 42"E
L36	25.81'	S53° 59' 50"W
L37	35.30'	S82° 23' 27"W
L38	23.28'	S78° 01' 53"W
L39	21.22'	N83° 23' 50"W
L40	19.11'	N59° 30' 31"W

### LEGEND:

- IRON PIPE FOUND
- CAPPED IRON PIPE FOUND
- CAPPED IRON REBAR FOUND
- CONCRETE MONUMENT FOUND
- BOUNDARY LINE
- LIMIT OF INVESTIGATION/SUBJECT BOUNDARY LINE
- CONTINUATION LINE (SEE P.B. 46-225)
- BUILDING RESTRICTION LINE
- SECTION 404 WETLANDS LINE AS DELINEATED ON 9-23-2022
- SECTION 404 WETLANDS LINE PER P.B. 46-225 (AS SCALED)
- WETLAND FLAG WIDESIGNATION

### SURVEYOR CERTIFICATION:

I, RYAN M. PHIFER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

RYAN M. PHIFER, P.L.S. DE No. 829  
DATE 11/22/2022

Scaled Engineering Inc.  
20246 Coastal Highway  
Rehoboth Beach, DE 19971  
Phone: (302) 227-1808

SCALED  
ENGINEERING

RECORD PLAN

PINE BAY  
SECTION OF COUNTRY MANOR  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

DATE: 9/23/2022  
SCALE: 1" = 40'  
DRAWN BY: W. SLATER  
PROJECT NO. CRX008