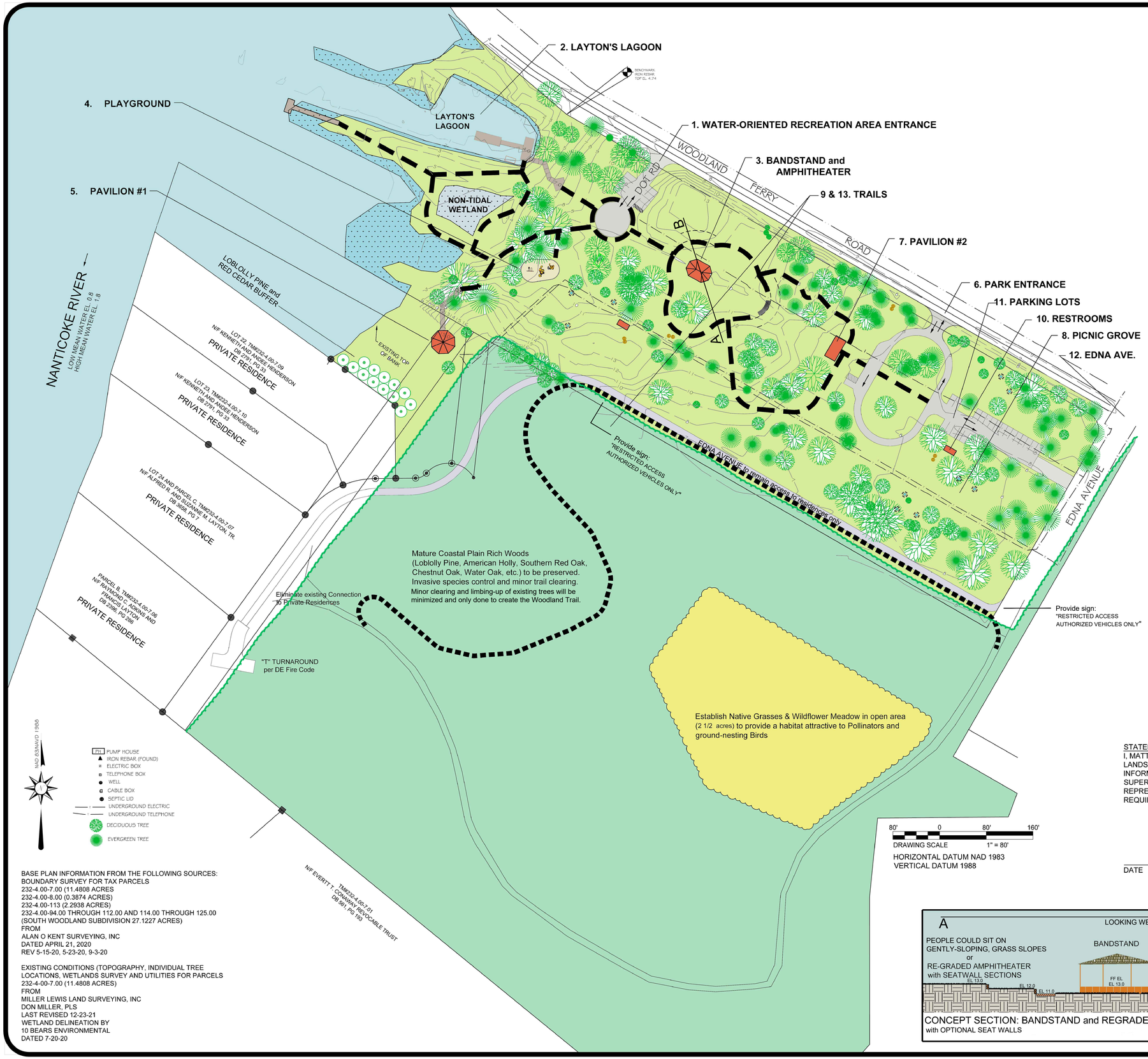
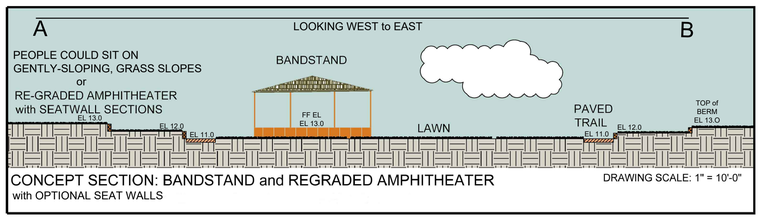


1. **WATER-ORIENTED RECREATION AREA ENTRANCE**
   - provides access for Nanticoke River recreation features.
   - uses existing DOT Road, eliminating time & expense required to obtain a DelDOT Commercial Entrance Permit.
   - provides 8 parking spaces (1 accessible).
   - provides turn-around and drop-off.
2. **LAYTON'S LAGOON**
   - provides accessible path to proposed canoe / kayak dock (dredge lagoon to an average depth of approximately 1.5 feet to allow adequate draft at low tide).
   - repair & replace shoreline bulkheading.
   - provide 12' x 24' fishing pier / River overlook.
   - restore non-tidal wetlands by removing invasive species and encouraging / planting appropriate, seasonally-interesting, native species to enhance the habitat for native wildlife.
3. **BANDSTAND**
   - elevated to allow good views (FF El. 13.0).
   - size (850 sf) provides adequate space for various sized bands along with their sound equipment and lighting.
   - sited to make use of the natural topographic feature, with minor regrading of existing landform, to create a bowl-shaped amphitheater that will enhance outdoor acoustics and provide seating for up to 400 people (See Detail Section below.)
4. **PLAYGROUND**
   - will serve children of all ages and abilities
   - centrally located near Parking, Bandstand Amphitheater and Pavilion.
   - shaded by existing, mature Swamp Oaks and Loblolly Pines.
5. **PAVILION #1**
   - 40' diameter octagonal structure
   - sited at a high point, approximately 16 feet above the River, to provide undisturbed views to the River, ferry and historic landscape.
   - could be used for small concerts, or rented for a family reunion, company picnic, wedding, etc.
6. **PARK ENTRANCE**
   - new, 2-way entrance provides access for Nanticoke Crossing Park.
   - centrally located and placed away from the Woodland Ferry Boarding Area to the south.
   - one-way loop accesses a drop-off area and ADA parking adjacent to Picnic Pavilion and 15 car parking lot with secondary access to existing Edna Road.
7. **PAVILION #2**
   - 20' x 40' pavilion, possibly with restrooms
   - could be used for small concerts, or rented for a family reunion, company picnic, wedding, etc.
8. **PICNIC GROVE**
   - tables, grills and a story ring are located under the shade of mature Oaks and Loblolly Pines.
9. **TRAILS and PEDESTRIAN CONNECTIONS**
   - bike / hike trail through woods uses existing roadway and adds footage to create a 3/4 mile loop.
   - trail system at Water-Oriented Recreation Area provides accessible connection between features.
   - raised boardwalks at Pavilion #1 and at the Kayak Dock provide an accessible path where existing grades are too steep.
10. **RESTROOMS**
    - pre-fabricated structures.
    - restroom #1 located to utilize existing septic and to serve Riverside activities, Playground and Bandstand users.
    - restroom #2 located to utilize existing septic and to serve Picnic Grove, Bandstand and Bike / Hike users.
11. **PARKING LOTS**
    - flexible, crusher-run paving.
    - stormwater runoff managed through green technology.
    - overflow parking for several dozen additional cars could be provided off the paving, if valet-parked by event staff.
12. **EDNA AVENUE**
    - signage will state " restricted access for authorized vehicles only"
    - follows existing roadway with new access to private single-family lots.
    - provides secondary access to main parking lot, which would help with circulation and emergency access during large events.
13. **SEMI-PRIMITIVE TRAIL (ROS)**
    - Portion of the Trail follows steep topography through mature Coastal Plain Rich Woods. These portions are not ADA compliant.
    - Trail location as shown is conceptual. Prior to finalizing a location, Sussex County Land Trust will retain a Botanist to ensure that the new Trail provides access to the best examples of the site's mature Eastern Coastal Plain rich forest and that its location will require minimal selective clearing in accordance with the approved future Forest Stewardship Plan.

80' 0 80' 160'

DRAWING SCALE 1" = 80'

HORIZONTAL DATUM NAD 1983
VERTICAL DATUM 1988



STATEMENT OF ACCURACY

I, MATTHEW SPONG, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DATE MATTHEW T. SPONG #126-E

BASE PLAN INFORMATION FROM THE FOLLOWING SOURCES:
BOUNDARY SURVEY FOR TAX PARCELS
232-4.00-7.00 (11.4808 ACRES
232-4.00-8.00 (0.3874 ACRES)
232-4.00-113 (2.2938 ACRES)
232-4.00-94.00 THROUGH 112.00 AND 114.00 THROUGH 125.00
(SOUTH WOODLAND SUBDIVISION 27.1227 ACRES)
FROM
ALAN O KENT SURVEYING, INC
DATED APRIL 21, 2020
REV 5-15-20, 5-23-20, 9-3-20

EXISTING CONDITIONS (TOPOGRAPHY, INDIVIDUAL TREE LOCATIONS, WETLANDS SURVEY AND UTILITIES FOR PARCELS
232-4-00-7.00 (11.4808 ACRES)
FROM
MILLER LEWIS LAND SURVEYING, INC
DON MILLER, PLS
LAST REVISED 12-23-21
WETLAND DELINEATION BY
10 BEARS ENVIRONMENTAL
DATED 7-20-20

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
FAX. 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

DESIGNED BY: MTS
DRAWN BY: PS
CHECKED BY: MTS
FILE NAME: Master Plan 1-31-22 rev
MATTHEW T. SPONG, RLS, ASLA
STATE: DELAWARE DE-126E

No.	REVISION	DRWN BY	CHK'D BY
1	per SCLT comments of 1-26-22	MTS	MTS
		2/17/22	

PRELIMINARY NOT FOR CONSTRUCTION

OWNER: SUSSEX COUNTY LAND TRUST
PO BOX 372
LEWES, DE 19958
PHONE: (302) 542-3305

Sussex County Land Trust

PRELIMINARY MASTER PLAN

NANTICOKE CROSSING PARK

SUSSEX ~ COUNTY ~ DELAWARE

DATE: 2-17-22
SCALE: 1" = 80'
PROJECT NO. 14019
SHEET: 1 (OF 1)