

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY WINGATE



2 THE CIRCLE | PO BOX 417
GEORGETOWN, DE 19947
(302) 855-7878 T
(302) 854-5079 F
sussexcountyde.gov

Sussex County Planning & Zoning Commission

AGENDA

March 12, 2020

6:00 P.M.

Call to Order

Approval of Agenda

Approval of Minutes – February 13, 2020

Old Business

None

Public Hearings

C/U 2222 – Jessica F. Peake

BM

An Ordinance to grant a Conditional Use of land in a C-1 General Commercial District for an outdoor miniature golf course to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 0.46 acre, more or less. The property is lying on the east side of Coastal Highway (Rt. 1), approximately 212 feet south of Jefferson Bridge Road 911 Address: 32967 Coastal Highway, Bethany Beach. Tax Parcel: 134-17.11-40.00

Other Business

2019-18 Merrill J. & Betty L. Parker

BM

Final Subdivision Plan

Ernest Maier, Inc. /Parker Block

HW

Revised Site Plan

Giant Food Expansion

BM

Preliminary Site Plan

Americana Bayside MR-RPC – Freeman Arts Pavilion

BM

Preliminary Site Plan



<u>Americana Bayside MR-RPC – The Point Amenity</u> Revised Amenities Site Plan	BM
<u>R.E Michel Co. (S-20-04)</u> Preliminary Site Plan	KS
<u>Cypress Pointe Subdivision (2005-75)</u> Request to Revise Conditions of Approval and Preliminary Amenities Plan	RW
<u>Lands of Wine Worx, LLC</u> Minor Subdivision off a 50-ft easement	BM

Planning and Zoning Commission meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on March 5, 2020 at 5:55 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

####

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
ACTING DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date March 12, 2020.

Application: (CU 2222) Lands of Jessica F. Peake

Applicant: Nick Geracimos
13001 Riggin Road
Ocean City, MD 21842

Owner: Jessica F. Peake
21 Ocean Drive
Apartment 707
Rehoboth Beach, DE 19971

Site Location: Located on the east side of Coastal Highway (Route 1), south of
Jefferson Bridge Road (S.C.R. 361-A) at 32967 Coastal Highway,
Bethany Beach, DE 19930.

Current Use: Commercial

Proposed Use: 18-hole miniature golf course.

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmatic
District: Mr. Hudson

School District: Indian River School District

Fire District: Bethany Beach Fire District

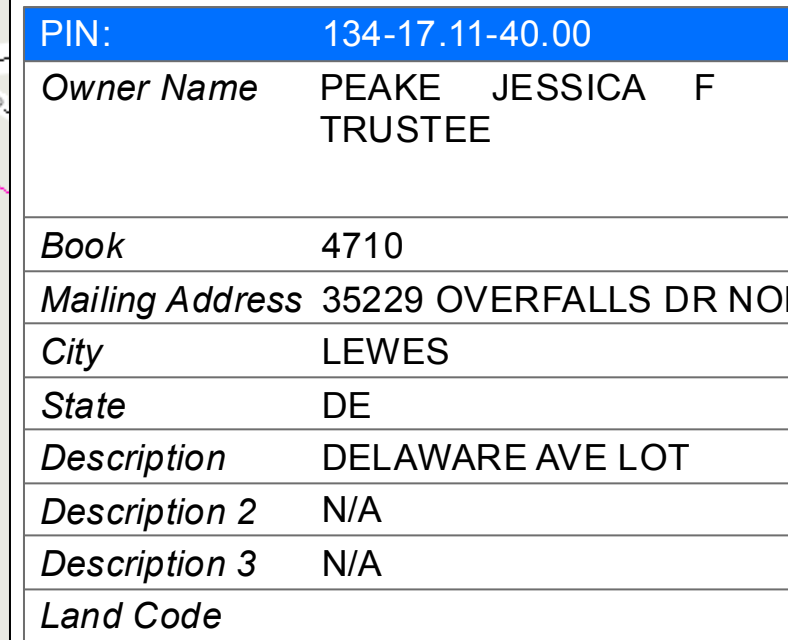
Sewer: Sussex County

Water: Private, On-site

Site Area: 0.46 acres +/-

Tax Map ID.: 134-17.11-40.00






polygonLayer


Override 1


polygonLayer

Override 1

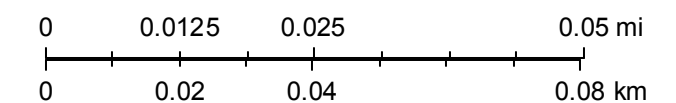
 Tax Parcels

911 Address

 Streets

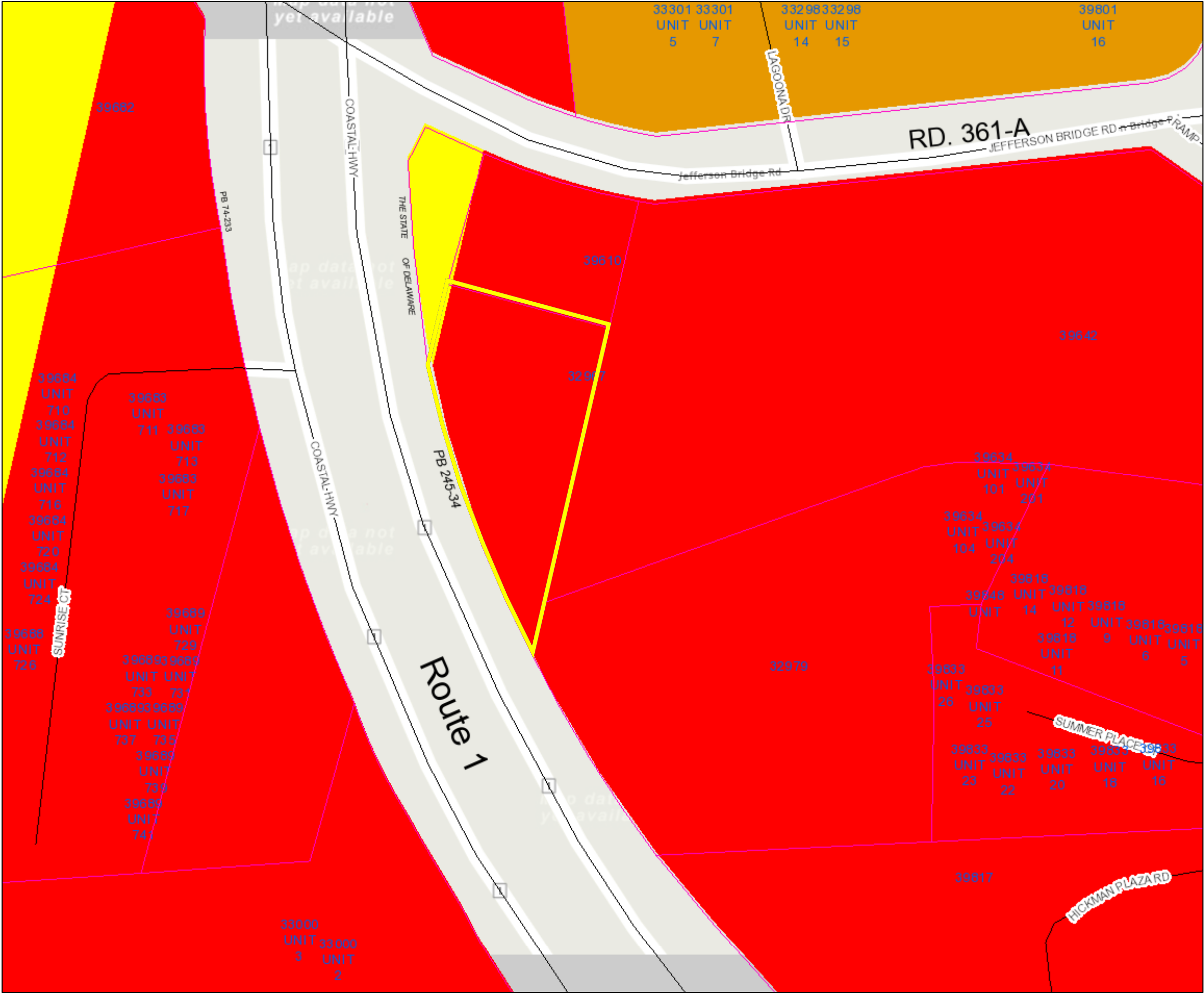
 County Boundaries

1:1,128





Sussex County

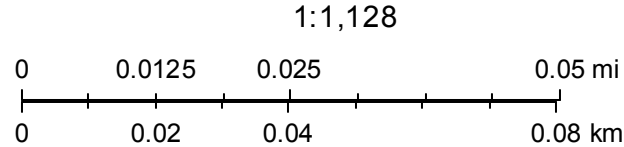


PIN:	134-17.11-40.00
Owner Name	PEAKE JESSICA F TRUSTEE
Book	4710
Mailing Address	35229 OVERFALLS DR NOR
City	LEWES
State	DE
Description	DELAWARE AVE LOT
Description 2	N/A
Description 3	N/A
Land Code	

- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- 911 Address
- Streets



Mailing List Exhibit Map
Planning Commission
CU 2222 Lands of Jessica F. Peake
134-17.11-40.00
Jessica F. Peake
21 Ocean Drive
Apartment 707
Rehoboth Beach, DE 19971

Located on the east side of Coastal Highway (Route 1), south of Jefferson Bridge Road (S.C.R. 361-A) at 32967 Coastal Highway, Bethany Beach, DE 19930.



JAMIE WHITEHOUSE, AICP MRTPI
ACTING PLANNING & ZONING DIRECTOR
(302) 855-7878 T
(302) 854-5079 F
jamie.whitehouse@sussexcountype.gov



Sussex County
DELAWARE
sussexcountype.gov

Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: March 5, 2020
RE: Staff Analysis for CU 2222 Jessica F. Peake

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2222 Jessica F. Peake to be reviewed during the March 12, 2020 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for tax parcel 134-17.11-40.00 to allow for an outdoor mini golf course to be located on the east side of Coastal Highway (Route 1), south of Jefferson Bridge Road (S.C.R. 361-A) at 32967 Coastal Highway in Bethany Beach, Delaware. The size of the property is 0.46 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of "Coastal Areas."

The areas to the north, south, east and west are also designated "Coastal Areas." "Coastal Areas" are areas that can accommodate development provided special environmental concerns are addressed. "Coastal Areas" also support a range of housing types including single-family homes, townhomes, and multi-family units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Mixed-use development should also be allowed.

The property is zoned General Commercial (C-1). The properties located to the north and east of the application site are also zoned General Commercial (C-1). There is one parcel zoned High Density Residential (HR-1) to the north on the northern side of Jefferson Bridge Road as well as a single parcel zoned Medium Density Residential (MR) to the northwest of the subject parcel. The properties on the western side of Coastal Highway (Route 1) are zoned General Commercial (C-1) and Medium Density Residential (MR).

Since 2011, there have been no Conditional Use approvals within a 1-mile radius of the application site.



Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use proposed for the abovementioned location subject to considerations of scale and impact, could be considered as being consistent, in principle, with the land use, area zoning and surrounding uses. Additionally, the site lies within the Combined Highway Corridor Overlay Zone (CHCOZ) and as such, all applicable landscape buffer requirements shall apply.

File #: CU 2222
202000 972

Planning & Zoning Commission Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

32967 Coastal Highway, Bethany Beach, DE 19930

Type of Conditional Use Requested:

Section 115-79 Conditional use for an outdoor 18-hole miniature golf course.

Tax Map #: 134-17.11-40.00

Size of Parcel(s): 0.46 acres

Current Zoning: C-1

Proposed Zoning: N/A

Size of Building: N/A

Land Use Classification: Commercial

Water Provider: _____

Sewer Provider: County

Applicant Information

Applicant Name: Nick Geracimos

Applicant Address: 13001 Riggan Road

City: Ocean City

State: MD

Zip Code: 21842

Phone #: _____

E-mail: geracimos17@gmail.com; cclosson@bwdc.com

Owner Information

Owner Name: Jessica F. Peake

Owner Address: 21 Ocean Drive, Apt. 707

City: Rehoboth Beach

State: DE

Zip Code: 19971

Phone #: _____

E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Mackenzie M. Peet, Esq.

Agent/Attorney/Engineer Address: 323E Rehoboth Avenue

City: Rehoboth Beach

State: DE

Zip Code: 19971

Phone #: (302) 227-1314

E-mail: mackenzie@tunnellraysor.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- ☒ Completed Application
- ☒ Provide eight (8) copies of the Site Plan or Survey of the property
 - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
 - Provide a PDF of Plans (may be e-mailed to a staff member)
 - Deed or Legal description
- ☒ Provide Fee \$500.00
- ☒ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- ☒ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.
- ___ DeIDOT Service Level Evaluation Request Response
- ___ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Mackenzie M. Peck, Esq.

Date: 01/27/2020

Signature of Owner

J. Peake

Date: 01/09/2020

For office use only:

Date Submitted: 1/28/2020

Staff accepting application: ceh

Location of property: _____

Fee: \$500.00 Check #: 1962

Application & Case #: 2020 00 972

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING DIVISION
C/U & C/Z COMMENTS

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **3/2/2020**

APPLICATION: **CU 2222 Lands of Jessica F. Peake**

APPLICANT: **Nick Geracimos**

FILE NO: **OM-3.07**

TAX MAP &
PARCEL(S): **134-17.11-40.00**

LOCATION: **East side of Coastal Highway (SR 1), south of Jefferson
Bridge Road at 32967 Coastal Highway, Bethany Beach,
Delaware**

NO. OF UNITS: **18 hole minature golf**

GROSS
ACREAGE: **0.46**

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☒

No ☐

a. If yes, see question (2).

b. If no, see question (7).

- (2). Which County Tier Area is project in? **Tier 1**

- (3). Is wastewater capacity available for the project? **Yes, As Proposed** If not, what capacity is available? **N/A.**

- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.

- (5). Are there any System Connection Charge (SCC) credits for the project? **Yes** If yes, how many? **1.81**. Is it likely that additional SCCs will be required? **Choose an item.**

If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Denise Burns** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**

☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.


- (7). Is project adjacent to the Unified Sewer District? **N/A**

- (8). Comments: **The parcel is served with one six-inch lateral. Depending on the number of EDU's required by the proposed use the lateral may need to be upgraded to an eight-inch lateral. It is unknown at this time if additional EDU's will be required for the proposed use. If the current structure is demolished an additional 1.26 EDU's of credit will be available bringing the total to 3.07. Once the proposed use has been reviewed by the Utility Permits department a final determination on the total number of EDU's will be determined.**

- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**

- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
Denise Burns

Conditional
Use

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RE: Case No. ~~12416~~ – Jessica Peake CU2202

Date: February 26, 2020

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely,

Ann Baker (Name)

101 Canal Rd (Address)

Bethany Beach, DE 19930 (Address)

Ann Baker

RECEIVED

MAR 02 2020

SUSSEX COUNTY
PLANNING & ZONING

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RE: Case No. ~~12416~~ - Jessica Peake *CU2222*

Date: *2-26-2020*

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely, *D S Setz*

Daniel Setz (Name)

20359 Thompson Way (Address)

Bethany Beach DE (Address)

19971

RECEIVED

MAR 02 2020

SUSSEX COUNTY
PLANNING & ZONING

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RE: Case No. ~~12416~~ – Jessica Peake *CU 2222*

Date: *2-25-2020*

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely,

Nick's Mini Golf (Name)
34923 Pickards Rd (Address)
Frankford, DE 19945 (Address)

RECEIVED

MAR 02 2020

SUSSEX COUNTY
PLANNING & ZONING

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RE: Case No. ~~12416~~ Jessica Peake

CY
2020

Date: 2-25-2020

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely,

Jess Doyle

Jess Doyle (Name)
35129 Glen Eagles (Address)
Dagsboro DE (Address)

19939

RECEIVED

MAR 02 2020

SUSSEX COUNTY
PLANNING & ZONING

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RE: Case No. 12416- Jessica Peake

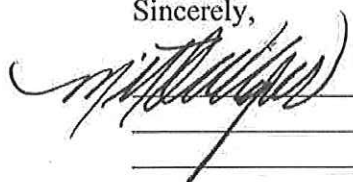
CU 2202

Date: 02/28/2020

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely,



(Name)
(Address)
(Address)

Michael J. Wilcus, President
Wicus Assoc. Inc.
32904 Coastal Hwy
P.O. Box 309
Bethany Beach, DE 19930

RECEIVED

MAR 02 2020

SUSSEX COUNTY
PLANNING & ZONING

February 27, 2020

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle
P.O. Box 417
Georgetown, DE 19947

RE: Case No. 12416 - Jessica Peake *CU 2222*

Dear Planning & Zoning Department and Planning & Zoning Commission:

I support and welcome the new business of Nick's Mini Golf as members of the Bethany Beach business community and offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for the operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930.

I believe that this wholesome family activity aligns perfectly Bethany Beach Resort and that visitors and locals are looking for experiences that allow them to spend time together having fun and being active.

Sincerely,

Wm Kevin McCabe
DB FRIES
32932 Daisey Rd
Frankford, DE
19945

[Signature]
D.B. Fries
29741 Millsboro Hwy
Millsboro DE
19966

Wm Kevin McCabe

RECEIVED

MAR 02 2020

SUSSEX COUNTY
PLANNING & ZONING

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RECEIVED

FEB 28 2020

SUSSEX COUNTY
PLANNING & ZONING

RE: Case No. ~~12416~~ - Jessica Peake CU2222

Date: 24 Feb 2020

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely, Cindy Hall

Cindy Hall (Name)
15 Seabrook Rd (Address)
Ocean View DE (Address)
19970

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle (P.O. Box 417)
Georgetown, DE 19947

RECEIVED

FEB 28 2020

SUSSEX COUNTY
PLANNING & ZONING

RE: Case No. ~~42416~~ - Jessica Peake *CU2222*

Date: *2/24/20*

Dear Planning & Zoning Department and Planning & Zoning Commission:

I/We, as (a) customer(s) and supporter(s) of Nick's Mini Golf and member(s) of the public, offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930. I/We, as a member(s) of the public strongly support this Application and encourage your favorable consideration.

Sincerely,



DONNASZYMANSKI (Name)

14 Josephine LA (Address)

Ocean View, DE (Address)

19970

Conditional
use

①



February 16, 2020

I am pleased to write this letter to you expressing support for the addition of Nick's Mini Golf in the Quiet Resorts. Mini golf is precisely what you think of when you think of a quiet, family friendly beach town like ours, and the addition of this business will tremendously enhance the small town atmosphere that we love and promote. The location on Jefferson Bridge Road is an ideal opportunity to grow leisure tourism outside of Bethany Beach proper, expanding both the physical and economical footprints of tourism further South throughout the town.

As our town continues to grow as a year round travel destination, more family and children's activities are needed in the shoulder season. Visitors come here throughout the year with the anticipation of family fun where they can create vacation memories, and Nick's is the ideal business to provide these services to our area.

In addition to being a draw for tourism, Nick's is also a favorite among locals. I know Nick's Mini Golf to be a quality business run by quality people, both with an excellent reputation throughout Delmarva. I ask you to consider this new business and the positive impact will undoubtedly have on our community.

Respectfully,

Bonnie Patterson
Hotel Manager
Holiday Inn Express
39642 Jefferson Bridge Road
Bethany Beach, DE 19930
(302) 541-9200
Bonnie.Patterson@hiexbethanybeach.com

RECEIVED

FEB 26 2020

SUSSEX COUNTY
PLANNING & ZONING



February 14, 2020

To Whom It May Concern:

Please accept this letter of support for the addition of a Nick's Mini Golf in Bethany Beach, DE. There is currently a lack of activities in our area. Reputable businesses like Nick's Mini Golf would increase the desire for visitors to stay in our area. Further, it's a great addition for our local community both in and off season. The proposed location at Jefferson Bridge Road and Coastal Highway is ideal as there is ample parking nearby.

Nick's Mini Golf is a first-class operation that will lend well to the family atmosphere Bethany Beach continues to provide to both visitors and the local community. I look forward to seeing this family-owned business thriving in our community.

Yours in Hospitality,

Lorrie Miller

Lorrie Miller
Area General Manager
Bethany Beach Ocean Suites
99 Hollywood Street
Bethany Beach, DE 19930

3

Susan Todaro
26340 Wild Air Way
Millville, De 19967

February 16, 2020

To whom it may concern,

It recently came to my attention that there was a proposal to build a new Nicks Mini Golf in Bethany Beach. I would like to register my support for this endeavor as my husband and I are always looking for ways to entertain family and guests when visiting. During the summer months with increased traffic and parking limitations in our region it becomes much harder to make the trek to Rehoboth or Ocean City. Having this option right in town and within walking proximity to the beach also makes for greater utilization of local community offerings that we are so proud to support.

Additionally, I work for a local business where families look for suggestions for activities and entertainment. I welcome additional options as we want to keep visitors using the services in our town rather than spending tourist dollars elsewhere. I believe the business community should support each other for the greater good it serves. I hope you will take this into consideration when approving this option. Thank you.

Sincerely,

Susan Todaro

Susan Todaro

Annalise Ridgeway
33 S Williams Street
Selbyville, DE 19975
302.519.2145

February 17, 2020

To Whom It May Concern,

It has been brought to my attention Nick's Mini Golf is hoping to expand to the heart of Bethany Beach, Delaware. As a fairly young local I am thrilled new businesses are growing in our community. I welcome the entertaining and fun activity simply because it is not a norm in Delaware. Fresh ideas are a necessity, especially to a seasonal town.

Proudly, I am a mother of a young child. The biggest battle of living in Sussex County is seeking entertainment our whole family can enjoy. Much of the time (such as off season) I truly love the quiet, laid back feel. At other times (such as high season) I am frustrated. The drive into Ocean City for some family fun is a headache. Traffic and congestion make the travel time longer than the actual activity. Just knowing outdoor fun will be within an easy reach is exactly what so many families need. I sincerely hope the town, area, county, etc. will invite other new businesses so families such as mine will feel more welcomed.

Please consider adding Nick's Mini Golf to town. It is vital to our area to expand our reach of entertainment and enjoyment.

All the best,

Annalise Ridgeway

(5)

To Whom It May Concern,

As a resident in Dagsboro, I believe it would be super beneficial to put a Nick's Mini Golf course in Bethany Beach. Not only will this bring in a substantial amount of business in to the town of Bethany but this will also provide jobs to the local people in Bethany and will create a fun environment for the visitors and locals in Bethany Beach. Therefore, as a local to Bethany Beach, I believe this Golf Course will bring in the light to Bethany Beach.

Sincerely,

Frank Barranco

7 Windward Way, Dagsboro, DE 19939

February 27, 2020

Sussex County Planning & Zoning Department

Attn: Planning & Zoning Commission

2 The Circle

P.O. Box 417

Georgetown, DE 19947

RE: Case No. 12416 - Jessica Peake

Dear Planning & Zoning Department and Planning & Zoning Commission:

I support and welcome the new business of Nick's Mini Golf as members of the Bethany Beach business community and offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for the operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930.

I believe that this wholesome family activity aligns perfectly Bethany Beach Resort and that visitors and locals are looking for experiences that allow them to spend time together having fun and being active.

Sincerely,



Dick Heidenberger

February 27, 2020

Sussex County Planning & Zoning Department

Attn: Planning & Zoning Commission

2 The Circle

P.O. Box 417

Georgetown, DE 19947

RE: Case No. 12416 - Jessica Peake

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I believe that this wholesome family activity aligns perfectly Bethany Beach Resort and that visitors and locals are looking for experiences that allow them to spend time together having fun and being active.

Sincerely,



Dick Heidenberger

February 27, 2020

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle
P.O. Box 417
Georgetown, DE 19947

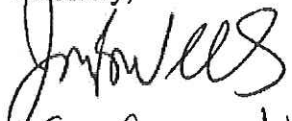
RE: Case No. 12416 – Jessica Peake

Dear Planning & Zoning Department and Planning & Zoning Commission:

I support and welcome the new business of Nick's Mini Golf as members of the Bethany Beach business community and offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for the operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930.

I believe that this wholesome family activity aligns perfectly Bethany Beach Resort and that visitors and locals are looking for experiences that allow them to spend time together having fun and being active.

Sincerely,


Sr. General Manager
ResortQuest Delaware

February 27, 2020

Sussex County Planning & Zoning Department
Attn: Planning & Zoning Commission
2 The Circle
P.O. Box 417
Georgetown, DE 19947

RE: Case No. 12416 – Jessica Peake

Dear Planning & Zoning Department and Planning & Zoning Commission:

I support and welcome the new business of Nick's Mini Golf as members of the Bethany Beach business community and offer strong support for the Planning and Zoning Commission's approval of the Applicant's request for Conditional Use for the operation of a miniature golf course located at 32967 Coastal Highway, Bethany Beach, DE 19930.

I believe that this wholesome family activity aligns perfectly Bethany Beach Resort and that visitors and locals are looking for experiences that allow them to spend time together having fun and being active.

Sincerely,

A handwritten signature in black ink, appearing to be 'CR' or 'Chris Reda', written in a cursive style.

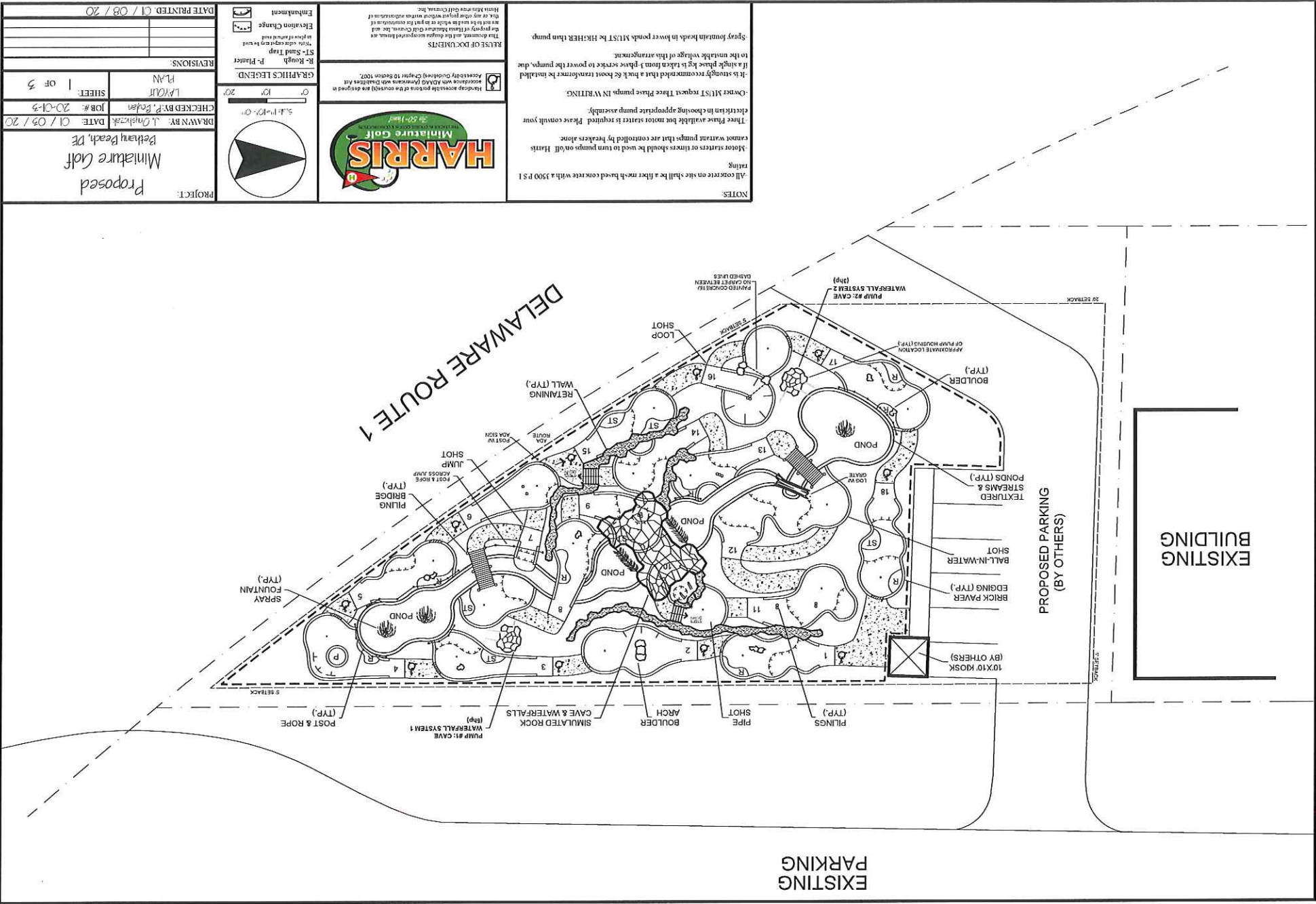
Chris Reda
Ropewalk Restaurants
chris@ropewalk.com
410.977.6752

EXHIBIT A

Site Plan



FILE COPY



NOTES:

All concrete on site shall be a fiber mesh based concrete with a 3500 P.S.I. rating.

Motor starters or timers should be used to turn pumps on/off. Harts cannot waterline pumps that are controlled by breakers alone.

Three Phase available but motor starter is required. Please consult your electrician in choosing appropriate pump assembly.

Owner MUST request Three Phase pumps in WRITING.

It is strongly recommended that a back & boost transformer be installed to the unstable voltage of this arrangement.

If a single phase leg is taken from 3 phase service to power the pumps, due to the unstable voltage of this arrangement.

Spray fountain heads in lower ponds MUST be HIGHER than pump.



REUSE OF DOCUMENTS

Handicap accessible portion of this course(s) are designed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines) Chapter 10 Section 1002.

The documents and the design are original works of art and are not to be used in whole or in part for reproduction of any other design without written permission of Harris Miniature Golf Company, Inc.



GRAPHICS LEGEND:

R- Rough
ST- Sand Trap
E- Embankment

Elevation Change

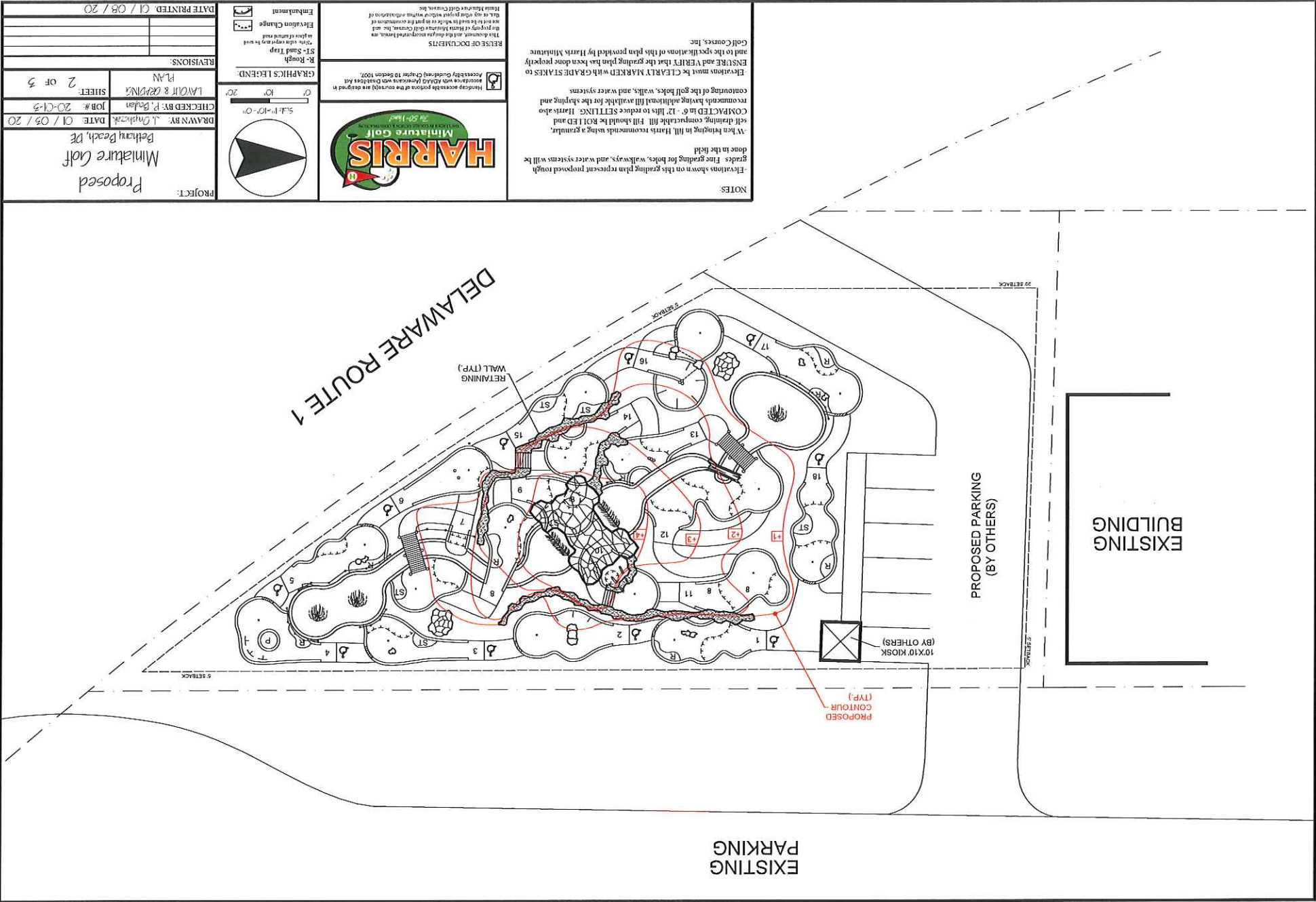
Notes: All elevations are in feet unless otherwise noted.

PROJECT: Proposed Miniature Golf
Bethany Beach, DE

DRAWN BY: J. Chelick
CHECKED BY: P. Egan
DATE: 01/08/20
JOB #: 20-01-5
SHEET: 1 OF 3

REVISIONS:

NO.	DESCRIPTION	DATE
1	DATE PRINTED 01/08/20	



EXISTING
PARKING

EXISTING
BUILDING

PROPOSED PARKING
(BY OTHERS)



DELAWARE ROUTE 1



Handicap accessible portions of the course are depicted in accordance with ADAAG (Americans with Disabilities Act) Accessible by (Indicate) Chapter 10 Section 1007.

REUSE OF EXISTING: This drawing, and the designs incorporated herein, are not to be used in whole or in part for construction of any other project without written authorization of Harris Miniature Golf Company, Inc.



GRAPHIC LEGEND
ST - Sand Trap
R - Rough
P - Plating
E - Elevation Change

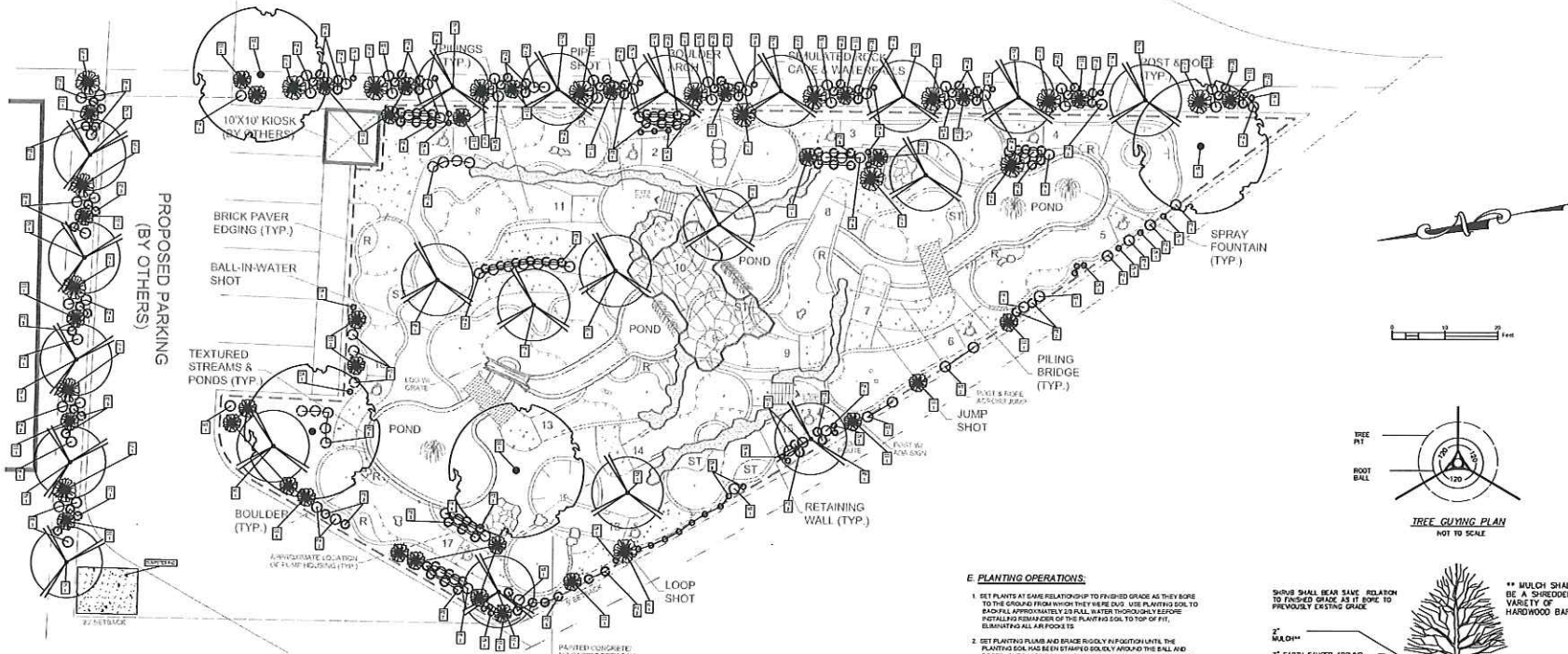
PROJECT	Proposed
Miniature Golf	
Bethany, DE	
DRAWN BY: J. Chappell	DATE: 01 / 05 / 20
CHECKED BY: P. Babin	DATE: 01 / 05 / 20
REVISIONS	
COLOR	REVISIONS
SHEET 3 OF 3	
DATE PRINTED: 01 / 08 / 20	



EXHIBIT B

Landscape Plan

LAW OFFICES
TUNNELL
& **RAYSOR**, P.A.



LEGEND

SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION
	LARGE SHADE TREE		SMALL SHRUBS
	MEDIUM TREE/LARGE SHRUB		TALL GRASSES
	SMALL TREE/MEDIUM SHRUB		SHORT GRASSES

GENERAL PLANTING SCHEDULE				
SYMBOL	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE & ROOT TYPE
LARGE TREES				
AR	1	ADONIS ARBUTUS	ADONIS ARBUTUS	2.5" CAL., B.B.
AS	1	ADONIS ARBUTUS	ADONIS ARBUTUS	2.5" CAL., B.B.
GO	1	ADONIS ARBUTUS	ADONIS ARBUTUS	2.5" CAL., B.B.
MEDIUM TREES				
BN	2	BETULA NANA	BETULA NANA	2.5" CAL., B.B.
OD	1	ODONDIS ARBUTUS	ODONDIS ARBUTUS	2.5" CAL., B.B.
OP	13	ODONDIS ARBUTUS	ODONDIS ARBUTUS	2.5" CAL., B.B.
PM	2	PRUNUS MANDCHURICA	PRUNUS MANDCHURICA	2.5" CAL., B.B.
SHRUBS				
KL	19	KLONDIKE ARBUTUS	KLONDIKE ARBUTUS	1.5" CAL., B.B.
OD	38	ODONDIS ARBUTUS	ODONDIS ARBUTUS	1.5" CAL., B.B.
GRASSES				
MS	23	MUSCIVORA ARBUTUS	MUSCIVORA ARBUTUS	1.5" CAL., B.B.
PA	68	PANICUM ARBUTUS	PANICUM ARBUTUS	1.5" CAL., B.B.
PS	115	PENSTEMON ARBUTUS	PENSTEMON ARBUTUS	1.5" CAL., B.B.
PD	8	PENTSTEMON ARBUTUS	PENTSTEMON ARBUTUS	1.5" CAL., B.B.
CA	41	CAREX ARBUTUS	CAREX ARBUTUS	1.5" CAL., B.B.

PLANTING SPECIFICATIONS

A. MATERIALS:

- PLANTS SHALL BE NURSERY GROWN IN ACCORDANCE WITH GOOD HORTICULTURAL PRACTICES, AND GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT. THEY SHALL HAVE BEEN ROOT PRUNED WITHIN THE LAST TWO YEARS. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL-BRANCHED AND PROPERLY RELATED WHEN PLANTED. THEY SHALL BE FREE OF DISEASE, PEST, EGGS OR LARVAE, AND SHALL HAVE A HEALTHY, DEVELOPED ROOT SYSTEM. PLANTS SHALL NOT BE PLANTED BEFORE DELIVERY. TREES WITH A DAMAGED OR CROOKED LEADER OR MULTIPLE LEADERS, AND/OR ON THE BARK, BUDS, OR GROWING KNIPS OR FRESH CUTS OVER 1" IN LENGTH, SHALL BE REJECTED. NO CHANGE IN QUANTITY, SIZE, OR QUALITY OF PLANTS SPECIFIED SHALL BE PERMITTED WITHOUT THE APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER.
- TOPSOIL SHALL BE FERTILE, FRIABLE AND TYPICAL OF THE LOCALITY. IT SHALL BE FREE OF STONES, LIMBS, PLANTS, ROOTS, STICKS AND SHALL NOT BE DELIVERED IN A FROZEN OR MOIST CONDITION.
- PLANTING SOIL (BAGGERS MIX) SHALL BE FIVE PARTS TOPSOIL AND ONE PART WET LOOSE PLANT MOSS.
- STAKE MATERIALS: GUY WIRE SHALL BE PLUMB, 1/8" DIA. GALVANIZED TWISTED TWO STRAND WIRE. HOSES SHALL BE A SUITABLE LENGTH OF TWO (2) INCHES, REINFORCED BLACK RUBBER HOSE 3/4" INCH DIA. METERS, STAKES SHALL CONFORM TO THE DETAIL ON THIS SHEET.
- WRAPPING MATERIAL SHALL BE A STANDARD MANUFACTURED TREE WRAPPING PAPER, BROWN COLOR, WITH AN OILY SURFACE AND FASTENED BY AN APPROVED METHOD.

B. APPLICABLE SPECIFICATIONS AND STANDARDS:

- "STANDARDIZED PLANT NAMES," LATEST EDITION, AMERICAN JOINT COMMITTEE ON HORTICULTURAL NOMENCLATURE.
- "AMERICAN STANDARD FOR NURSERY STOCK," LATEST EDITION, AMERICAN ASSOCIATION OF NURSERYMEN.

C. DIGGING AND HANDLING OF PLANT MATERIALS:

- IMMEDIATELY BEFORE DIGGING, SPRAY ALL EXPOSED OR DECOROUS PLANT MATERIAL IN FULL LEAF WITH AN ANTI-DESICCANT, APPLYING AN ADEQUATE FILM OVER THIN, BRANCHES, TWIGS, AND ON FOLIAGE.
- DO NOT ROLL AND BURLAP (GAS) PLANTS WITH FRESH NATURAL BALLS OF EARTH. IF GUY WIRE IS USED, IT SHALL BE REMOVED BY AMERICAN STANDARD FOR NURSERY STOCK, AND IF GUICUTTED, IT SHALL BE REMOVED BY THE PERSONS WHO PLANT THE PLANTS. PLANTS MOVED WITH A BALL WILL NOT BE ACCEPTED IF THE BALL IS CRACKED OR BROKEN BEFORE OR DURING PLANTING OPERATIONS.

D. EXCAVATION OF PLANTING AREAS:

- STAKE OUT ON THE GROUND LOCATIONS FOR PLANTS AND OUTLINES OF AREAS TO BE PLANTED AND OBTAIN APPROVAL OF THE LANDSCAPE ARCHITECT/DESIGNER BEFORE EXCAVATION IS BEGUN.

E. PLANTING OPERATIONS:

- SET PLANTS AT SAME RELATIONSHIP TO FINISHED GRADE AS THEY BORE TO THE GROUND FROM WHICH THEY WERE DUG. USE PLANTING SOIL TO BACKFILL APPROXIMATELY 2" BELOW FINISHED GRADE. WATER THOROUGHLY BEFORE INSTALLING REMAINDER OF THE PLANTING SOIL TO TOP OF PIT. ELIMINATE ALL AIR POCKETS.
- SET PLANTING PLUMB AND BRACE RIGIDLY IN POSITION UNTIL THE PLANTING SOIL HAS BEEN STAMPED SOFTLY AROUND THE BALL AND ROOTS. OUT ROOTS OR CUTS FROM TOP OF BALL AFTER PLANT HAS BEEN SET. LEAVE BURLAP OR GLOTH WRAPPING IN PLACE AROUND BALLS. TURN LEADER AND BURY PORTIONS OF BURLAP AT TOP OF BALL.
- PROTECT PLANTS AT ALL TIMES FROM SUN OR DRY WINDS. PLANTS THAT CANNOT BE PLANTED IMMEDIATELY ON DELIVERY SHALL BE KEPT IN THE SHADE, WELL PROTECTED WITH SOIL, WET MOSS OR OTHER ACCEPTABLE MATERIAL AND SHALL BE KEPT WELL WATERED. PLANTS SHALL NOT BE PLANT UNPLANTED FOR LONGER THAN THREE DAYS AFTER DELIVERY.
- PLANTS SHALL NOT BE BOUND WITH WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR OTHER BRANCHES. PLANTS SHALL BE LIFTED AND HANDLED FROM THE BOTTOM OF THE BALL ONLY.
- MATCH ALL PITS AND BEDS WITH A THREE INCH LAYER OF DOUBLE SIZED HARDWOOD BARK MULCH IMMEDIATELY AFTER PLANTING AND WORK INTO THE TOP THREE INCHES OF THE PLANTING SOIL. FORM A 3" EARTH SAUCER AROUND EACH PLANT. WATER ALL PLANTS IMMEDIATELY AFTER PLANTING.
- REMOVE ANY TREE WRAPPING FROM TRUNK FOLLOWING INSTALLATION.

F. STAKING AND PRUNING:

- STAKE SHALL BE COMPLETED IMMEDIATELY AFTER PLANTING. PLANTS SHALL STAKE PLUMB AFTER STAKING. STAKES AND GUY WIRES SHALL BE REMOVED AT THE END OF THE GUARANTEE PERIOD AND DEPOSITED OF OFF SITE BY THE CONTRACTOR.
- PRUNE PLANTS AT THE TIME OF PLANTING ONLY TO REMOVE DEAD WOOD, DROOPERS, OR EXCESSIVE BRANCHES.

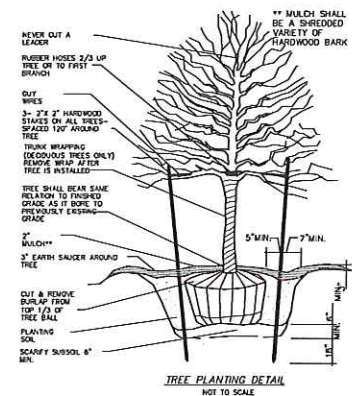
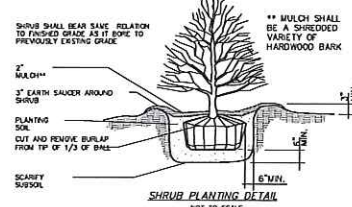
G. GUARANTEE:

- ALL PLANT MATERIALS SHALL BE GUARANTEED FOR ONE (1) FULL YEAR FROM THE DATE THAT THE LANDSCAPE INSTALLATION IS ACCEPTED AS COMPLETE. PLANT MATERIAL NOT FOUND TO BE IN A HEALTHY, VIGOROUS CONDITION AT THE END OF THE SECOND GROWING SEASON IS TO BE REPLACED.

H. SEEDING:

- ALL AREAS REMAINING DISTURBED AFTER CONSTRUCTION, PAVING AND INSTALLATION OF THE LANDSCAPE ARE TO BE SEED.
- SEED PREPARATION: APPLY 25 LBS. OF 10-10-10 FERTILIZER PER 1000 SQ. FT. OF SEEDING AREA. MIX SOIL TO A DEPTH OF 4 INCHES. APPLY PLANTING SOIL TO TOP OF SEEDING AREA. SOILS PER 1000 SQ. FT.
- SEEDING: APPLY 4 LBS. PER 1000 SQ. FT. OF SEEDING AREA. SEEDS PER 1000 SQ. FT. OF SEEDING AREA. SEEDS PER 1000 SQ. FT. OF SEEDING AREA.
- MULCHING: IMMEDIATELY AFTER SEEDING, UNIFORM MULCH 2" DEEP WITH UNWEATHERED SHAL OR STRAW AT A RATE OF 1 1/2" TO 2" TO 50 LBS. PER ACRE.

FOR BEST RESULTS, SEEDING SHOULD BE PERFORMED BETWEEN MARCH 1ST AND APRIL 30TH OR AUG. 15TH TO OCT. 31ST.



I HEREBY STATE AND WARRANT THAT THESE DOCUMENTS HAVE BEEN PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MARYLAND, LICENSE NO. 1001, EXPIRATION DATE 03/29/2018.

REVISIONS	
REV. #	DATE

McCRONE
ENGINEERS • SURVEYORS • PLANNERS
ANAPOLIS • CONTUMELIA • DELAWARE
1000 W. WILSON AVENUE
ANAPOLIS, MD 21403
(410) 261-1400
www.mccrone-engineers.com
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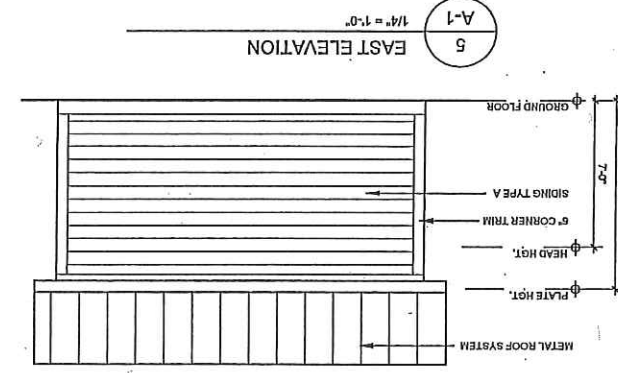
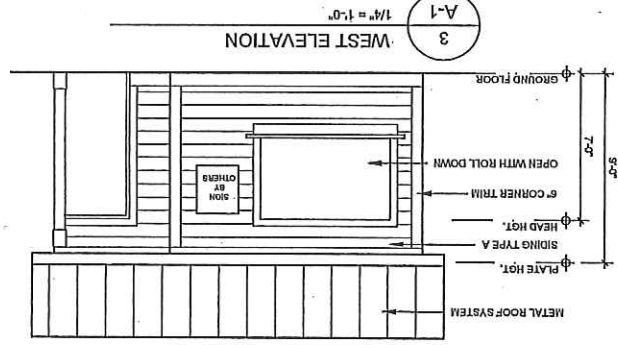
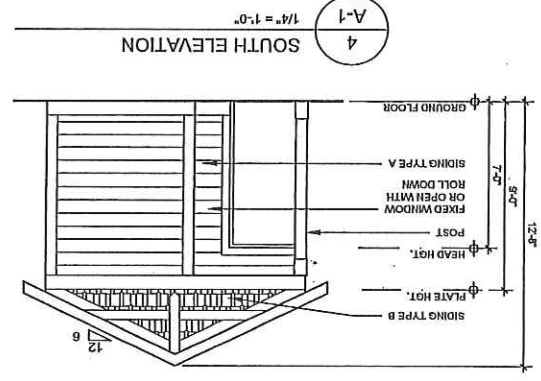
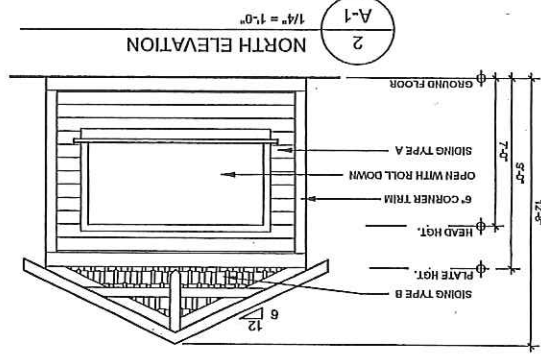
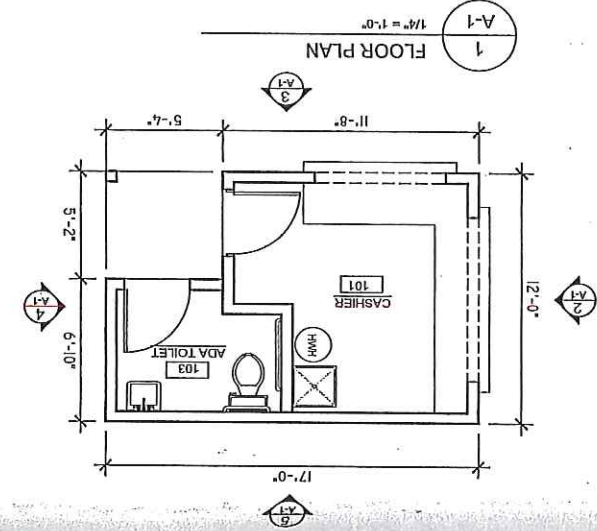
DATE	01/11/2018
JOB NUMBER	190301
SCALE	AS SHOWN
DRAWN BY	EC
DESIGNED BY	EC
APPROVED BY	EC
PROJECT	

LANDSCAPE PLAN
FOR
BETHANY MINATURE GOLF COURSE
BETHANY BEACH, DELAWARE, 19930
Prepared for: MILE ONE, LLC

EXHIBIT C

Building Plans





DATE:	ISSUED FOR: DELTA	1-9-2020	SCHEMATIC DESIGN
DRAWN BY: GWC	JOB NO: 20-010		
SHEET TITLE:	PLAN & ELEVATIONS		
SHEET NO:	A-1		

NICK'S MINI GOLF
ROUTE 1
BETHANY BEACH, DE

EXHIBIT D

Sussex County Code



*Sussex County, DE
Tuesday, January 14, 2020*

Chapter 115. Zoning

Article XI. C-1 General Commercial District

§ 115-79. Conditional uses.

The following uses may be permitted as conditional uses when approved in accordance with the provisions of Article **XXIV** of this chapter:

Airports and landing fields or seaplane bases, provided that they shall comply with the recommendations of the Federal Aviation Administration

Aquariums, commercial

Beaches, commercial

Bus terminals

Cemeteries, including a crematorium if located at least 200 feet from the boundaries of the cemetery

Drive-in theaters

Exposition centers or fairgrounds

Heliports or helistops

Hospitals and sanitariums

Institutions, educational or philanthropic, including museums, art galleries and libraries

Outdoor amusement places and open-air drive-in theaters. Outdoor amusement places include, but are not limited to, batting cages, skating rinks, waterslides, miniature golf model racing tracks and similar recreational activities. Mobile or fixed-type cranes or lifting devices, not designed, not approved for, not manufactured for or not intended to carry, transport or in any fashion move individual(s) or person(s), shall be prohibited and shall not be used for amusement purposes. [Added 8-11-1992 by Ord. No. 849; amended 3-30-1993 by Ord. No. 887; 8-22-2006 by Ord. No. 1870]

Public or governmental buildings and uses, including schools, parks, parkways, playgrounds and public boat landings

Public utilities or public service uses, buildings, generating or treatment plants, pumping or regulator stations, substations and transmission lines utilizing multilegged structures

Racetracks, any type, including horses, stock cars or drag strip

Recreation facilities, privately or commercially operated, such as a fishing or boating lake, picnic grounds or dude ranch, and accessory facilities, including sale of food, beverages, bait, incidentals, supplies and equipment

Residential, business, commercial or industrial uses when the purposes of this chapter are more fully met by issuing a conditional use permit

Special events such as circuses or carnival grounds, amusement parks or midways, festivals, concerts, race/walks or any other special event or gathering being held outdoors or within a temporary structure or at a site and for a purpose different from the designated use and usual occupancy of the premises and located on unincorporated lands within Sussex County, permanently or for a temporary time period exceeding three days. Special events not approved by the Director as

Permits issued under a condition use approval may be revoked by the Director for failure to comply with conditions of approval or applicable regulations.

Article XXV. Supplementary Regulations

§ 115-194.1. Combined Highway Corridor Overlay Zone (CHCOZ).

[Added 1-30-1996 by Ord. No. 1072; amended 8-3-2004 by Ord. No. 1711

A. Purpose. The Combined Highway Corridor Overlay Zoning District - (CHCOZ District) is hereby established to provide for the continued and efficient use of existing roadways and Emergency Evacuation Routes, to preserve and enhance the aesthetic and visual character of land uses contiguous to those roadways and to provide for orderly development in Sussex County. The requirements and guidelines contained in the chapter are to encourage a positive visual experience of development of lands along the corridors and provide safe access and turning movements for vehicular and pedestrian traffic, especially during an emergency evacuation. Development within the CHCOZ District shall conform to the minimum standards in this chapter; provided, however, that variances to the provisions of this section will be considered by the Board of Adjustment, as permitted pursuant to Article XXVII, Board of Adjustment.

B. Delineation of the zoning district. The CHCOZ District shall be established along the major north south corridors (Routes 1, 13, and 113). They are more particularly described below.

(1) The Route 1 Corridor:

(a) The Highway Corridor Overlay Zoning District - Route 1 shall include all unincorporated lands within 600 feet on each side of State Route 1, between Kent County, Delaware and Fenwick Island, Delaware.

(b) The six-hundred-foot zone will be measured from the existing road right-of-way line.

(2) The Route 13 Corridor:

(a) The Highway Corridor Overlay Zoning District - Route 13 shall include all unincorporated lands within 600 feet on each side of State Route 13, between Kent County, Delaware and Delmar, Delaware.

(b) The six-hundred-foot zone will be measured from the existing road right-of-way line.

(3) The Route 113 Corridor:

(a) The Highway Corridor Overlay Zoning District - Route 113 shall include all unincorporated lands within 600 feet on each side of State Route 113 between Milford, Delaware and Selbyville, Delaware.

(b) The six-hundred-foot zone will be measured from the existing road right-of-way line.

C. Permitted uses.

(1) The overlay zone.

(a) The CHCOZ District establishes procedures, guidelines and standards in which development and access should occur. The overlay zone is established to promote orderly development within the underlying zoning district. Uses permitted within the CHCOZ District will be those permitted by the underlying zoning category, except as modified by this section of the Zoning Ordinance.

(b) Uses prohibited in underlying zone are also prohibited in the overlay zone.

(2) The underlying zone.

- (a) Established development densities in underlying zoning districts shall be maintained; however buffer and building setbacks will be required in the CHCOZ District.
- (b) Existing buildings and structures that do not meet the requirements of this section shall be a nonconforming use and shall continue subject to the provisions of § 115-195 of the Zoning Ordinance.
- (3) Exemptions from the requirements of the CHCOZ District include:
 - (a) Existing homes and businesses.
 - (b) Commercial and industrial developments and subdivisions that have obtained site plan approval prior to the adoption of this section.
 - (c) Land in agricultural use.
 - (d) Historic properties that are listed on the National Register of Historic Places.

D. Permitted accessory uses.

- (1) Permitted accessory uses in the CHCOZ District shall be the same as in the underlying zoning district, except as modified by this section of the Zoning Ordinance.
- (2) Prohibited accessory uses in the underlying district shall be prohibited in the overlay zoning district.

E. Minimum buffer and setback requirements.

(1) For the purposes of this section, a "buffer" is defined as the area landscaped with native vegetative species, as provided for in Subsection E(6) below, between the road right-of-way line of the relevant corridor and the edge of paving and/or area of disturbance. The buffer is a part of and is included in the required setback.

(2) A "building setback" is defined as the minimum distance from the road right-of-way line of the relevant corridor to the nearest building edge. For purposes of this section of the Zoning Ordinance, the setback shall be measured as described in Table 1, Note 7, in the General Table of Height, Area and Bulk Requirements.^[1]

[1] Editor's Note: Table 1 is included at the end of this chapter.

(3) Setbacks and buffers will be required for all developments in the CHCOZ District in accordance with the following table:

[Amended 6-19-2012 by Ord. No. 2263; 2-27-2018 by Ord. No. 2550]

District	Setback (feet)	Buffer (feet)
AR-1 Agricultural Residential	40	20
AR-2 Agricultural Residential	40	20
MR Medium Density Residential	40	20
GR General Residential	40	20
HR-1 High-Density Residential	60	20
HR-2 High Density Residential	60	20
B-1 Neighborhood Business	60	20

District	Setback (feet)	Buffer (feet)
B-2 Business Community	60	20
B-3 Business Research	60	20
C-1 General Commercial	60	20
CR-1 Commercial Residential	60	20
C-2 Medium Commercial	60	20
C-3 Heavy Commercial	60	20
C-4 Planned Commercial	60	20
C-5 Service/Limited Manufacturing	60	20
I-1 Institutional	60	20
M Marine	60	20
LI-1 Limited Industrial	60	20
LI-2 Light Industrial	60	20
HI-1 Heavy Industrial	60	20

(4) Permitted uses within the required buffer include:

- (a) Driveway access.
- (b) Transit-oriented uses, including bus stops and shelters.
- (c) Utility lines.
- (d) Pedestrian and bike paths.
- (e) Lighting fixtures.
- (f) Signs.
- (g) Clearing and grading for sight distance.
- (h) Benches and other streetscape furniture.
- (i) Water features, but not including storm water management structures.
- (j) Pathways.

(5) Permitted uses in the setback, outside of the buffer, are those uses permitted in the underlying zone, including but not limited to lawns, parking areas, driveways and stormwater management structures.

(6) Landscape requirements.

(a) A landscape plan for the buffer and the site shall be submitted and approved with each site plan. Buffers shall retain existing native vegetated areas to the maximum extent possible. In areas where vegetation does not exist, additional landscaping shall be provided utilizing earth mounds and/or plant material. Landscape plantings should be indigenous to local areas and should provide a soft visual buffer between the roadway, the proposed development and contiguous land uses.

(b) For each 100 linear feet of buffer yard required, the number of plantings required shall be not less than 22. The plantings shall include, on average, a canopy forest of at least 12 deciduous or evergreen/conifer trees and 10 shrubs. The buffer yard shall be seeded

with grass or plants with ivy unless natural ground cover is established. In areas where a ten-foot paved path is provided, the landscaping requirement can be reduced by 50%.

F. Access standards from arterial roadways. The intent of the CHCOZ District is to minimize the number of access points and left turning movements along the designated corridor. Access and circulation to the designated corridor shall comply with the following standards:

- (1) Access from the designated corridor shall be subject to the approval of the Delaware Department of Transportation.
- (2) Access drives and service roads should be designed to minimize queuing of entering or exiting vehicles.
- (3) Shared driveways shall be used where feasible.
- (4) Access driveways should accommodate pedestrian traffic through the use of depressed curbs.
- (5) When properties are bound by two or more roadways, access shall be obtained from the lower roadway classification unless a traffic study, approved by DelDOT, determines that the operation or safety of an adjacent intersection is degraded.

G. Additional requirements.

(1) The following improvements shall be shown on the site plan:

- (a) Transit accommodations shall be provided for sites containing structures of 75,000 gross square feet or greater, at the discretion of the Planning and Zoning Commission and DelDOT.
- (b) Pedestrian movement must be accommodated throughout the site to provide safe connections to transit stops, parking areas and sidewalks.
- (c) Cross access easements and interconnections shall be provided between adjoining sites for vehicular and pedestrian traffic.
- (d) Service roads shall be provided where required by DelDOT.

Article XXVII. Board of Adjustment

§ 115-207. Establishment membership; officers; meetings.

- A. A Board of Adjustment is hereby created, which shall hereafter be referred to as the "Board."
- B. The Board shall consist of five members, whose selection, terms and qualifications shall be as indicated in 9 Del. C. § 6803(c), and any subsequent amendments thereto.
- C. The Board shall select a Chairman from its membership, shall appoint a Secretary and shall prescribe rules for the conduct of its affairs. The Chairman or, in his absence, the Acting Chairman shall have the power to issue subpoenas for the attendance of witnesses and the production of records and may administer oaths and take testimony.
- D. For the conduct of any hearing, a quorum shall not be less than three members, and an affirmative vote of three members of the Board shall be required to overrule any decision, ruling or determination of the official charged with enforcement of this chapter or to approve any special exception or variance.

a permitted use under § 115-79 all require a conditional use permit. All special events, regardless of duration, shall be subject to the requirements of the Sussex County Special Event Policy. [Amended 5-1-1990 by Ord. No. 680; 11-10-1992 by Ord. No. 863; 8-20-2013 by Ord. No. 2316; 9-18-2018 by Ord. No. 2599]

Sports arenas or stadiums, commercial athletic fields or baseball parks
Swimming or tennis clubs, private, nonprofit or commercially operated

§ 115-82. Height, area and bulk requirements.

A. Minimum lot sizes. Minimum lot sizes shall be as follows:

Use	Area** (square feet)	Width* (feet)	Depth (feet)
Single-family dwelling	10,000	75	100
Other	10,000	75	100

*NOTE: A lot fronting on a numbered road shown on the General Highway Map for Sussex County of 1964, as revised, shall have a minimum lot width of 150 feet.
[Added 11-7-1989 by Ord. No. 632; amended 7-20-1999 by Ord. No. 1328]

**NOTE: Any lot which is not connected to a central sewer system, as defined by § 115-194A, or which is located within a planning area as defined by a sewer planning study approved by the Sussex County Council, shall have a minimum area of 3/4 acre.
[Added 7-15-1997 by Ord. No. 1157]

B. Minimum yard requirements. Minimum yard requirements shall be as follows, except that, in addition, the requirements relating to minimum buffers and setbacks contained in § 115-194.1E of this Code shall apply to all uses other than single-family dwellings and multifamily structures:

Use	Depth of Front Yard (feet)	Width of Side Yard (feet)	Depth of Rear Yard (feet)
Single-family dwelling	40 (30)*	10	10
Other	60**	5*	5*
Multifamily-type structure	(See Table II, included at the end of this chapter.)		

*NOTE: See also the table of district regulations at the end of this chapter.

**NOTE: See also § 115-194.1.

C. Maximum height requirements. Maximum height requirements shall be as follows:
[Amended 10-31-1995 by Ord. No. 1062]

Use	Feet
Single-family dwelling	42
Other	42

§ 115-83. Reference to additional regulations.

A. The regulations contained in this article are supplemented or modified by regulations contained in other articles of this chapter, especially the following:

Article I, § 115-4, Definition, id word usage
Article XXI, Signs
Article XXII, Off-Street Parking
Article XXIII, Off-Street Loading
Article XXIV, Conditional Uses
Article XXV, Supplementary Regulations
Article XXVII, Board of Adjustment

- B. Closed district. As of the date of adoption of this amendment, the C-1 General Commercial District shall be considered a closed district and shall not be applied to any additional lands in Sussex County. The district and its various provisions and regulations shall continue to exist as they apply to a C-1 District established under the procedures of this chapter.
[Added 8-22-2006 by Ord. No. 1870]

Article XXII. Off-Street Parking
§ 115-162. Requirements.

- A. When any building or structure is hereafter erected or structurally altered or any building or structure is converted for any use listed below, accessory off-street parking spaces shall be provided as follows:

Use	Parking Spaces Required
Single-family dwellings, single-family manufactured homes and apartments [Amended 3-25-1997 by Ord. No. 1131; 2-2-1999 by Ord. No. 1286; 5-2-2000 by Ord. No. 1371; 10-12-2010 by Ord. No. 2152]	2 per family unit
Multifamily dwellings and townhouses [Amended 3-25-1997 by Ord. No. 1131; 2-2-1999 by Ord. No. 1286; 8-15-2006 by Ord. No. 1869]	See Subsection B.
Rooming, boarding- or tourist houses	1 per rental room, plus 2 for the resident owner or manager
Hotels, motels or lodging inns	1 1/2 per rental room or suite, plus 1 per 3 employees. If a restaurant open to the public is operated in connection with such use, additional off-street parking space meeting the minimum requirements for a restaurant must be provided
Eating places, taverns, bars and nightclubs	1 for each 50 square feet assigned for patron use, plus 1 per 2 employees on the largest shift
Indoor commercial recreation	1 per 150 square feet of floor area or 1 per 4 seats for patron use, whichever is applicable to the particular use
Offices, office buildings, banks or other financial offices	1 per 200 square feet of floor area, exclusive of basement, if not used for office or customer service purposes
Retail stores or supermarkets	1 per 200 square feet of floor area used for sales or display of merchandise purposes, plus 1 for each 2 employees on the largest shift

Use	Parking Spaces Required
Beauty and barber shops or other personal services	1 per 200 square feet of floor area
Shopping centers	5 per 1,000 square feet of gross leasable area
Furniture and appliance stores	1 per 400 square feet of floor area devoted to sales and display purposes
Funeral homes	1 per 20 square feet of floor area used for seating accommodations, plus 1 per employee
Commercial nurseries, sales of outdoor equipment or furniture or sales of new and used cars, trucks, boats, manufactured homes and campers	2 per salesman during peak period of employment
[Amended 10-12-2010 by Ord. No. 2152]	
Car wash establishments	
Coin-do-it yourself	2 at waiting area for each lane; 1 at exit area for each lane
Coin-operated automatic drive-through	4 at waiting area for each lane; 2 at exit area for each lane
Employee-operated	8 at waiting area for each lane; 2 at exit area for each lane
Gasoline filling stations	2 for employees, plus 1 for each service bay
Automobile service and repair garages	1 per 500 square feet of floor area, plus 1 per employee during peak period of employment
Wholesaling or manufacturing	1 for every 2 employees on the major shift establishments
Day nurseries, day-care centers or private preschools or kindergartens	1 per 1,000 square feet of floor area, plus 1 per employee
Elementary and junior high or middle schools	3 per room used for administrative purposes, plus 1 per classroom, plus 1 for each 5 seats in the auditorium or gymnasium or other facility open to the public
Senior high, trade and vocational schools, colleges and universities	3 per room used for administrative offices, plus 1 for every 10 pupils enrolled, plus 1 for each 5 seats in the auditorium, gymnasium or other facility open to the public
Stadiums, assembly halls, theaters and community centers	1 per 4 fixed seats in the assembly area or for each 50 square feet of floor area for rooms having movable seats
Public libraries	1 per 400 square feet of floor area for public use, plus 1 per 2 employees
Nursing homes, convalescent homes and homes for the aged	1 for each 4 patient beds, plus 1 per 2 employees on the largest shift
Hospitals	1 for each 3 patient beds, except bassinets, plus 1 per medical staff member, plus 1 per 2 employees on the largest shift
Medical and dental clinics and offices	1 for each 2 employees, plus 4 per doctor or dentist
Churches or other places of worship	1 for each 4 seats

B. Multifamily dwellings and townhouses. The number of off-street parking spaces per dwelling unit shall be as indicated below:

[Amended 8-15-2006 by Ord. 1869]

- (1) Two spaces per dwelling unit plus 0.5 space for each bedroom over three bedrooms with a maximum of three spaces per dwelling unit. For one-bedroom and efficiency units, the required number of parking spaces will be 1.5 spaces per unit.
- (2) For each development in excess of 50 units, the required number of parking spaces shall be reduced by 15% from the required number of spaces set forth in Subsection **B(1)** above after those spaces required for the first 50 units have been provided; and for each development in excess of 200 units, the required number of parking spaces shall be reduced by 20% from the required number of spaces set forth in Subsection **B(1)** above after those spaces required for the first 200 units have been provided. In calculating the required parking, the number of one-bedroom and efficiency units shall be proportionally distributed if the development exceeds 50 units. When the total number of parking spaces required for a project has been reduced according to this section, the land area saved shall be used only for open space, landscaping or pedestrian walkways.
- (3) A minimum of one space per dwelling unit must be outside of a private enclosed garage and accessible to guests.
- (4) For the purposes of this section, an "efficiency unit" shall mean a one-story room, the size of which may not exceed 500 square feet, that is not susceptible to permanent division and that contains a kitchen or kitchenette and not more than one bathroom. An efficiency or room that is larger than 500 square feet is considered to be a "one-bedroom unit" for the purposes of this Code. An accessory room shall mean any room in a dwelling unit other than a bedroom, bathroom, kitchen or one living room, one dining room or living-dining room combination, including, but not necessarily limited to, a den, library, family room, game room, patio room, Florida room, bar, nursery, etc. Any room as defined as being an "accessory room" is to be treated in the same manner as a bedroom, and required parking shall be computed accordingly. This shall apply to all residential buildings except detached single-family dwellings.

§ 115-163. Interpretation of requirements.

The following shall apply in the interpretation of the requirements of § 115-162:

- A. The parking requirements in the chart are in addition to space for storage of trucks or other vehicles used in connection with any use.
- B. The parking requirements in this Article do not limit other parking requirements contained in the district regulations.
- C. The parking requirements in this Article do not limit special requirements which may be imposed with large-scale developments, conditional uses (Article **XXIV**) or special exceptions (Article **XVII**).
- D. Floor area shall be as defined in § 115-4.
- E. Where fractional spaces result, the parking spaces required shall be construed to be the highest whole number.
- F. Except as otherwise provided, the number of employees shall be compiled on the basis of the maximum number of persons employed on the premises at one time on an average day or average night, whichever is greater. Seasonal variations in employment may be recognized in determining an average day.
- G. The parking space requirements for a use not specifically listed in the chart shall be the same for a listed use of similar characteristics of parking demand generation.

- H. In the case of mixed uses, _____s with different parking requirements occupying the same building or premises or in the case of joint use of a building or premises by more than one use having the same parking requirements, the parking spaces required shall equal the sum of the requirements of the various uses computed separately.
- I. Whenever a building or use is changed or enlarged in floor area, number of employees, number of dwelling units, seating capacity or otherwise to create a need under the requirements of this Article for an increase in parking spaces of 10% or more than those required before the change or enlargement, such additional space shall be provided on the basis of the change or enlargement. No additional spaces shall be required for the first change or enlargement which would result in an increase of spaces of less than 10% of those required before the change or enlargement, but this exception shall not apply to a series of changes or enlargements which together result in a need for an increase in parking space of 10% or more.
- J. The parking requirement, if any, for a home occupation or home office shall be determined by the Director, subject to review by the Board of Adjustment. In any event, the front yard shall not be used for the required parking spaces, and parking spaces shall not be less than five feet from any property line.

§ 115-164. Modification of requirements.

Where, in the judgment of the Planning and Zoning Commission, the parking requirements listed in § 115-162 are clearly excessive and unreasonable, the Commission may modify the requirements.

§ 115-165. Joint use and off-site facilities.

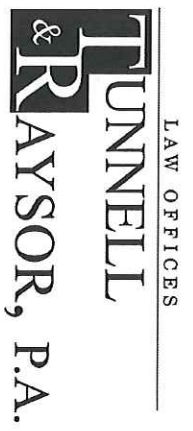
- A. All parking spaces required herein shall be located on the same lot with the building or use served.
- B. Shared parking. The Planning and Zoning Commission may authorize a reduction in the number of required parking spaces for multiple use developments or for uses that are located near one another with a maximum distance from the farthest parking space (or in the case of a parking garage, the pedestrian entrance to the garage) of 600 feet to the public entrances or a lighted, semi-weather-proofed covered walkway leading to the public entrances for commercial uses and with a maximum distance of 600 feet (or in the case of a parking garage, the pedestrian entrance to the garage) to the residential entrances that are being considered in the shared uses and, which have different peak parking demands and operating hours. Shared parking shall be subject to the following standards:
[Amended 2-14-2006 by Ord. No. 1826¹¹]
- (1) **Location.** All uses that participate in a single shared parking plan shall be located on the same lot or on lots that share a common boundary. The shared parking lot shall be developed and used as though the uses on the lots were a single unit.
- (2) **Shared parking study.** A shared parking study signed and sealed by a Delaware licensed professional engineer in a form acceptable to the Planning Director shall be submitted which clearly establishes those uses that will utilize the shared spaces at different times of the day, week, month and year, including seasonal or mode adjustment factors. The study shall:
- (a) Be based on the most current Urban Land Institute's shared parking study methodology or other generally accepted methodology;
- (b) Address the size and type of activities, the composition of occupants, the rate of turnover for proposed shared spaces and the anticipated peak parking and traffic loads;

- (c) Provide for a reduced parking by not more than 50% of the combined parking required for each use;
 - (d) Provide for no reduction in the number of spaces reserved for persons with disabilities;
 - (e) Provide a plan to convert the reserved area to parking area if it is ever required; and
 - (f) Be reviewed and approved by the Planning Director and the Planning and Zoning Commission.
- (3) Agreement for shared parking plan. A shared parking plan shall be enforced through written agreement. An attested copy of the agreement between the owners of record shall be submitted to the Planning Director who shall forward a copy to the County Attorney for review and approval. Proof of recordation of the agreement shall be presented to the Planning Director prior to issuance of a certificate of occupancy. The agreement shall:
- (a) List the names and ownership interest of all parties to the agreement and contain the signatures of those parties;
 - (b) Provide a legal description of the land;
 - (c) Include a site plan showing the area of the parking parcel and the open space reserved area which would provide for future parking and any required stormwater management facilities;
 - (d) Describe the area of the parking parcel and designate and reserve it for shared parking unencumbered by any conditions which would interfere with its use;
 - (e) Agree and expressly declare the intent for the covenant to run with the land and bind all parties and all successors in interest to the covenant;
 - (f) Assure the continued availability of the spaces for joint use and provide assurance that all spaces will be usable without charge to all participating uses;
 - (g) Describe the obligations of each party, including the maintenance responsibility to retain and develop reserved open space for additional parking spaces if the need arises;
 - (h) Incorporate the shared parking study by reference; and
 - (i) Describe the method by which the covenant shall, if necessary, be revised.
- (4) Change in use. Should any of the shared parking uses be changed, or should the Planning Director find that any of the conditions described in the approved shared parking study or agreement no longer exist or if the Planning Director and Planning and Zoning Commission determine that insufficient parking is an issue, the owner shall have the option of submitting a revised shared parking study and an amended shared parking agreement in accordance with the standards of this subsection or of providing the number of spaces required for each use as if computed separately. If the Planning Director determines that the revised shared parking study or agreement does not satisfy the off-street parking needs of the proposed uses, the shared parking request shall be denied, and no certificates of occupancy shall be issued until the full number of off-street parking spaces are provided.
- (5) Revocation of permits. Failure to comply with the shared parking provisions of this subsection shall constitute a violation of this Code and shall specifically be cause for revocation of a certificate of occupancy.

[1] *Editor's Note: This ordinance also repealed former Subsection C, which immediately followed and provided for the establishment of shared parking spaces by covenant or agreement.*

EXHIBIT E

Property and Owner Information



1/27/2020

Property Search

PARID: 134-17.11-40.00
PEAKE JESSICA F TRUSTEE

ROLL: RP
32967 COASTAL HWY

Property Information

Property Location:	32967 COASTAL HWY
Unit:	
City:	BETHANY BEACH
State:	DE
Zip:	19930
Class:	COM-Commercial
Use Code (LUC):	CO-COMMERCIAL
Town:	00-None
Tax District:	134 - BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	70-Bethany Beach
Deeded Acres:	.0001
Frontage:	225
Depth:	247.000
Irr Lot:	1
Zoning 1:	C-1-GENERAL BUSINESS
Zoning 2:	-
Plot Book Page:	245 34/PB
100% Land Value:	\$20,000
100% Improvement Value	\$74,700
100% Total Value	\$94,700

Legal

Legal Description DELAWARE AVE LOT

Owners

Owner	Co-owner	Address	City	State	Zip
PEAKE JESSICA F TRUSTEE		35229 OVERFALLS DR NORTH	LEWES	DE	19958

Owner History

Tax Year:	Owner:	Co-owner	Address:	City:	State:	Zip:	Deed Book/	Page:
2019	PEAKE JESSICA F TRUSTEE		35229 OVERFALLS DR NORTH	LEWES	DE	19958	4710/176	
2018	PEAKE JESSICA F TRUSTEE		35229 OVERFALLS DR NORTH	LEWES	DE	19958	4710/176	
2017	PEAKE JESSICA F TRUSTEE		35229 OVERFALLS DR NORTH	LEWES	DE	19958	4710/176	
2017	PEAKE JESSICA F TRUSTEE		21 OCEAN DR APT 707	REHOBOTH BEACH	DE	19971	4710/176	
2017	PEAKE JESSICA F		21 OCEAN DR APT 707	REHOBOTH BEACH	DE	19971	1982/242	
2006	PEAKE JESSICA F		21 OCEAN DR APT 707	REHOBOTH BEACH	DE	19971	1982/242	
1900	PEAKE JESSICA F				0	0/0		
1900	PEAKE C REX JR/JESSICA F				0	851/318		
1900	RESORT HOMES INC				0	657/428		
1900	PEAKE C REX JR/JESSICA F				0	1982/242		
1900	BEACH PACKAGE STORE LLC				0	1937/201		

Land

Line	Class	Land Use Code	Act Front	Depth	Deeded Acres	Ag
1	COM	CO	225	247	.0001	

Land Summary

Line	1
100% Land Value	20,000

1/27/2020

Property Search

100% Values

100% Land Value	100% Improv Value	100% Total Value
\$20,000	\$74,700	\$94,700

50% Values

50% Land Value	50% Improv Value	50% Total Value
\$10,000	\$37,350	\$47,350

Permit Details

Permit Date:	Permit #:	Amount:	Note 1
13-JUN-2016	201604698	\$20,000	BEER COOLER EXTENSION 12X15 - BEACH LIQUORS
16-NOV-2012	201200308	\$0	DIGITAL SIGN-DELAWARE AVE LOT
16-MAR-2010	19461-7	\$0	WALL SIGN-DELAWARE AVE
28-FEB-2005	19461-6	\$0	TENANT FIT UP-DELAWARE AVE
02-DEC-2004	19461-5	\$200,000	GROUND SIGN-E/RT1 125' S/RD361A
17-NOV-1999	19461-4	\$0	DECKSTORAGE AREA-DELAWARE AVE.
06-JUN-1995	19461-3	\$3,200	EXT. REMODELING-DELAWARE AVE
30-SEP-1994	19461-2	\$22,000	STORAGE ADD. TO STORE-E/1 200' S/361A
07-MAY-1985	19461-1	\$6,000	

18877

BK: 4710 PG: 176

Tax Number: 1-34 17.11 40.00
PREPARED BY & RETURN TO:
Tunnell & Raysor, P.A.
30 E. Pine Street
Georgetown, DE 19947
File No. DO2820/CCE

NO TITLE SEARCH REQUESTED
NO TITLE SEARCH PERFORMED
NO TITLE GUARANTEE
DEED PREPARATION ONLY

THIS DEED, made this 12th day of May, 2017,

- BETWEEN -

JESSICA F. PEAKE, of 21 Ocean Drive, Apt. #707, Rehoboth Beach, Delaware
19971, party of the first part,

- AND -

JESSICA F. PEAKE, TRUSTEE, OF THE JESSICA F. PEAKE
REVOCABLE TRUST, DATED MAY 12th, 2017, AND ANY AMENDMENTS
THERE TO, of 21 Ocean Drive, Apt. #707, Rehoboth Beach, DE 19971, as sole owner,
party of the second part.

WITNESSETH: That the said party of the first part, for and in consideration of the
sum of **ONE DOLLAR (\$1.00)**, lawful money of the United States of America, the receipt
whereof is hereby acknowledged, hereby grants and conveys unto the party of the second
part, and its heirs and assigns, the following described lands, situate, lying and being in
Sussex County, State of Delaware:

ALL THAT certain lot, piece or parcel of land situate, lying and being in Baltimore
Hundred, Sussex County and State of Delaware, and being more particularly described as
follows, to wit:

TUNNELL
RAYSOR, P.A.
Georgetown, Delaware

BK: 4710 PG: 177

BEGINNING at an iron pipe set in the Eastern right-of-way line of Delaware Route #14, said iron pipe marking a corner for these lands and lands now or formerly of George Knox; thence along and with the division line between these lands and lands now or formerly of George Knox North 14 degrees 38 minutes 45 seconds East for a distance of 247.53 feet to an iron pipe, said iron pipe marking a corner for these lands, lands now or formerly of George Knox and lands now or formerly of J.M. Loftus; thence along and with the division line between these lands and lands now or formerly of J.M. Loftus North 73 degrees 35 minutes 15 seconds West for a distance of 123.44 feet to an iron pipe, said iron pipe marking a corner for these lands, lands now or formerly of J.M. Loftus and lands now or formerly of the State of Delaware; thence along and with the division line between these lands and the lands now or formerly of the State of Delaware South 14 degrees 38 minutes 45 seconds West for a distance of 63.53 feet to an iron pipe set in the Eastern right-of-way line of Delaware Route #14; thence along and with the Eastern right-of-way line of Delaware Route #14 in a Southeasterly direction along the arc of a curve having a radius of 1070.63 feet for an arc distance of 225.11 feet to the first iron pipe, the point and place of beginning, said to contain 0.46 acres of land, more or less, together with all improvements thereon.

BEING the same lands conveyed to C. Rex Peake, Jr., and Jessica F. Peake, his wife from Beach Package Store, L.L.C., a Delaware limited liability company, by Deed dated March 10, 1994, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware, on June 1, 1994, in Deed Book 1982, Page 242.

THE SAID, C. Rex Peake, Jr. also known as Cornelius Rex Peake, Jr., departed this life on or about June 18th, 1996. His interest in the above property passed to his surviving spouse, Jessica F. Peake, by rights of survivorship.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

BK: 4710 PG: 178

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal the day and year first above written.

Signed, Sealed and Delivered
in the presence of:

CP Emmert
Witness

J. F. Peake
Jessica F. Peake (SEAL)

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on May 12th, 2017, personally came before me, the subscriber, Jessica F. Peake, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be her act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

CHRISTOPHE CLARK EMMERT
ATTORNEY AT LAW WITH
POWER TO ACT AS NOTARY PUBLIC
PER 29 DEL. C SEC 4323 (A) 3
CP Emmert
Notary Public
My Commission Expires: *12/14*

Consideration: .00

County	
State	.00
Town	.00
Total	.00
Received: Margaret P	May 19, 2017

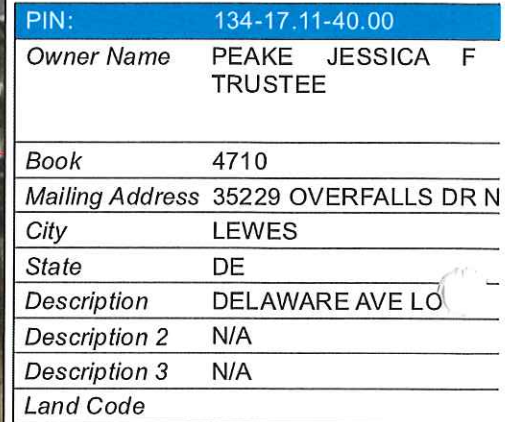
Recorder of Deeds
Scott Bailey
May 19, 2017 10:39A
Sussex County
Doc. Surcharge Paid

RECEIVED
MAY 19, 2017
ASSESSMENT DIVISION
OF SUSSEX COUNTY

EXHIBIT F

Parking

LAW OFFICES
TUNNELL
& **RAYSOR**, P.A.



Override 1

Override 1

911 Address

County

 County Boundaries

A number line with two scales. The top scale is labeled in miles (mi) with major tick marks at 0, 0.0125, 0.025, and 0.05. The bottom scale is labeled in kilometers (km) with major tick marks at 0, 0.02, 0.04, and 0.08. There are 8 equal intervals between 0 and 0.05 miles, and 8 equal intervals between 0 and 0.08 kilometers. Vertical lines connect the corresponding tick marks on both scales, showing that 0.0125 miles is equivalent to 0.02 kilometers, 0.025 miles is equivalent to 0.04 kilometers, and 0.05 miles is equivalent to 0.08 kilometers.

EXHIBIT G

Harris Miniature Golf Course Information

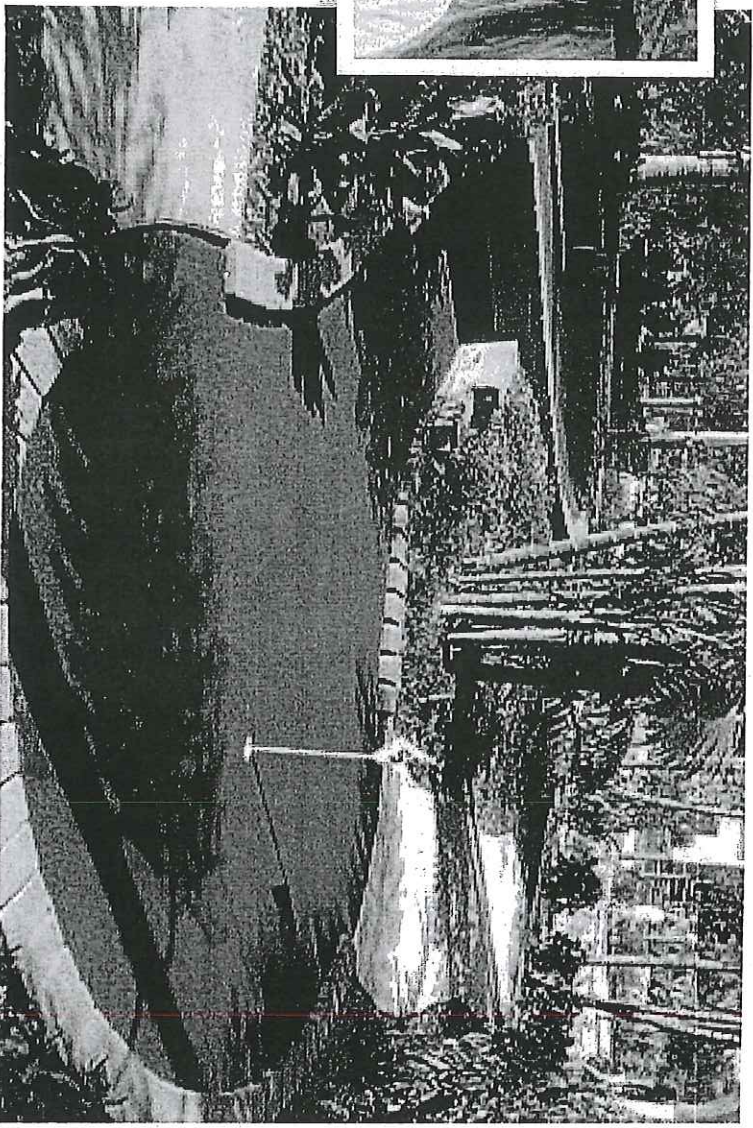




ABOUT HARRIS THE PIONEER OF MINI GOLF PROFITABILITY



Rich Lahey, President



Rich Lahey purchased Harris Miniature Golf Courses Inc. in 1988 with a vision for changing the industry.

Back then, miniature golf courses were mostly portable plywood tracks dominated by windmills and clown faces. Sales were dismal. Miniature golf, which hadn't changed much for decades, had lost its appeal.

Rich believed beautiful landscaped courses with dramatic features, lots of curb appeal and plenty of challenge – not by putting windmills or barns in the way, but by building banked, undulating greens and holes with risks and rewards – would revive interest in miniature golf and bring profitability back to the industry.

“I could see it,” Rich recalls. “I’d drive by these flat plywood courses with the usual array of wooden obstacles, and there would be no one playing.

Miniature golf is a really fun family game, but the courses were old and boring. I knew if we built more appealing and challenging courses, people of all ages would come.”

And come they did.

Over the ensuing decade, Rich’s vision led a revolution in miniature golf, leading the industry to build more elaborate courses than ever before and causing profits to soar. Now, instead of charging \$2 a game, course owners could charge \$4 or \$5 and people would pay it. Today, the average price of a round of miniature golf is \$8. Rich was hailed by *The New York*

Times as the man who reinvented miniature golf. Today, the industry boasts more than \$1 billion in annual revenues, and has minted more than its share of millionaire course owners.

Based on Rich's vision and decades of experience building courses around the world, Harris relies on water features and beautiful landscaping to create



I'd drive by these flat plywood courses with the usual array of wooden obstacles, and there would be no one playing. Miniature golf is a really fun family game, but the courses were old and boring. I knew if we built more appealing and challenging courses, people of all ages would come.

- Rich Lahey, President,
Harris Miniature Golf Inc.



fun and inviting spaces. The delicate contours, slopes and undulations of our greens reward players for a good putt while not overly penalizing a poor effort. At Harris, we believe the key to success is building courses that are interesting and fun to play with just enough challenge to make players want to come back and play again.

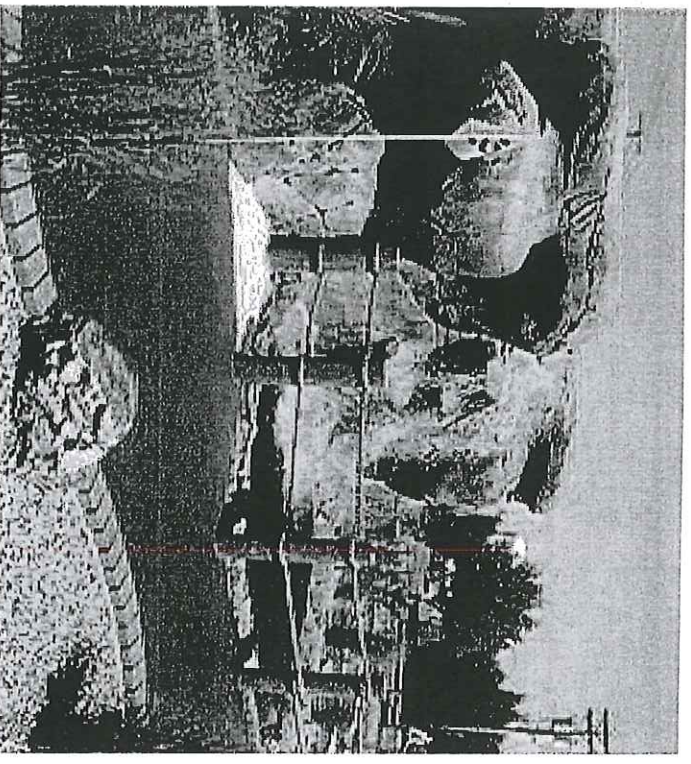
Rich and the team at Harris also pioneered the concept of the 36-hole course. Having two 18-hole courses can be key to promoting repeat business and profitability. Two courses not only create more choices and challenges for players, they provide the capacity necessary to accommodate large crowds

on summer evenings and weekends. Long lines at overcrowded single courses can reduce profits and drive customers away. Having a second course also allows owners to host groups without having to turn away walk-in customers - a key to midweek profitability.

At Harris, we know that a well-designed and well-built course will produce repeat business year after year. A poorly designed course will quickly become boring and frustrating, and repeat business will drop off. We also know that some of the best design ideas occur during construction, as the course is taking shape. All on-site changes are made with the customer's approval and without additional charge.

All of our projects are covered by the Harris 110% Guarantee, which means Rich and the team will always go the extra mile to make sure your project is as good as it can possibly be.

"At Harris Miniature Golf, we always give our customers the full measure of our talents," Rich says. "We feel it is the little things that make the difference between a good job and a great job. The courses we build not only meet but exceed customers' expectations. We finish projects on time and on budget. When we give you a price, we stick to it."





HARRIS

Miniature Golf

THE LEADER IN COURSE DESIGN & CONSTRUCTION

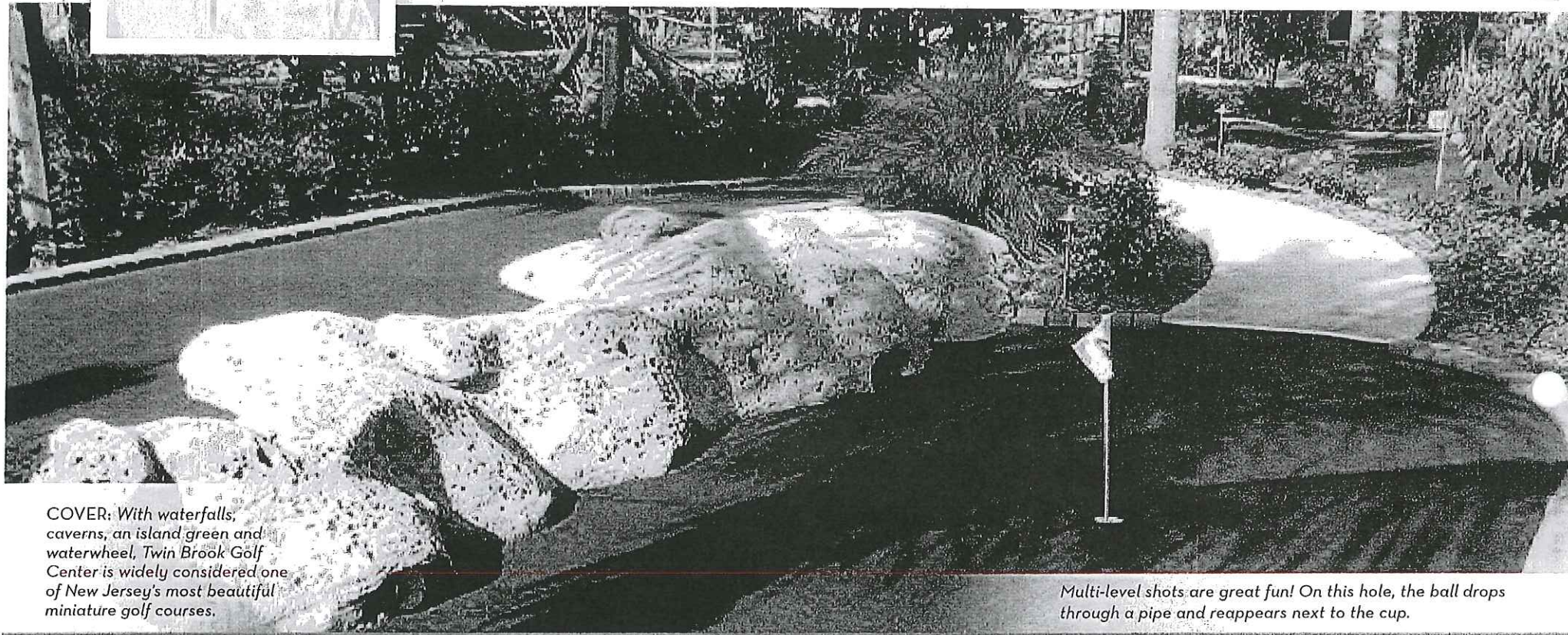
For 50+ Years!

THE HARRIS GUARANTEE



At Harris Miniature Golf, we always give our customers the full measure of our talents. We feel it is the little things that make the difference between a good job and a GREAT job. The courses we build not only meet, but exceed, customers' expectations. We finish projects on time and on budget. When we give you a price, we stick to it.

- Rich Lahey, President, Harris Miniature Golf Courses, Inc.



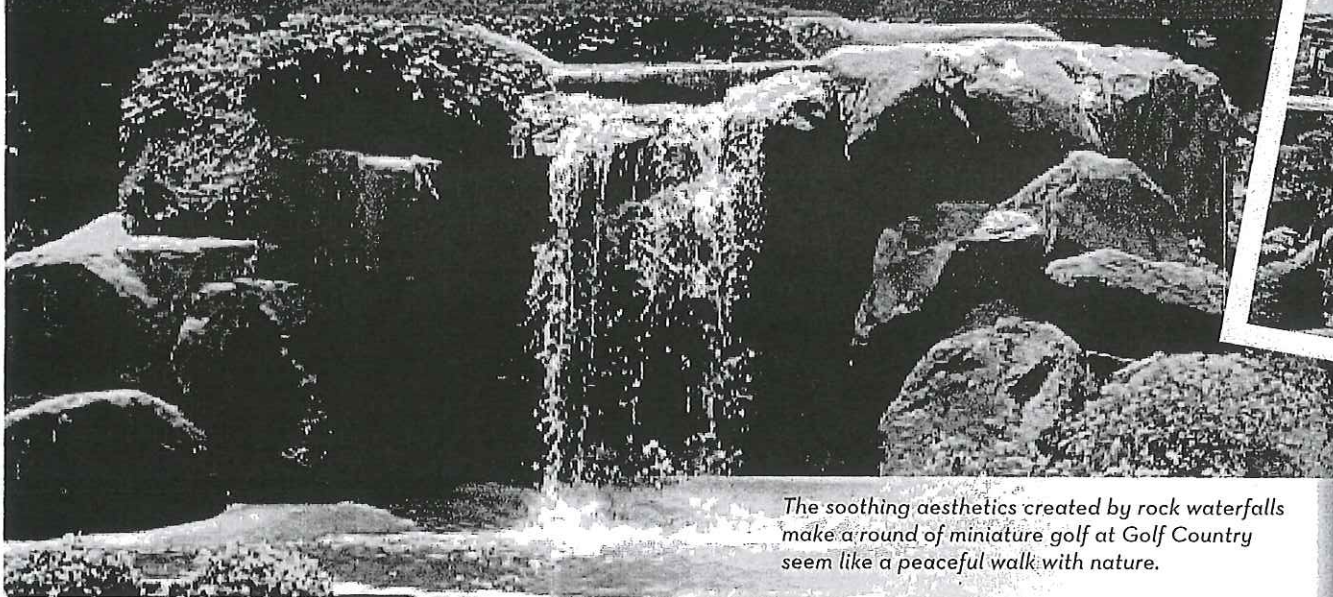
COVER: With waterfalls, caverns, an island green and waterwheel, Twin Brook Golf Center is widely considered one of New Jersey's most beautiful miniature golf courses.

Multi-level shots are great fun! On this hole, the ball drops through a pipe and reappears next to the cup.

2

Find Out How YOU Can Become a Successful Miniature Golf Course Owner

WHY MINIATURE GOLF?



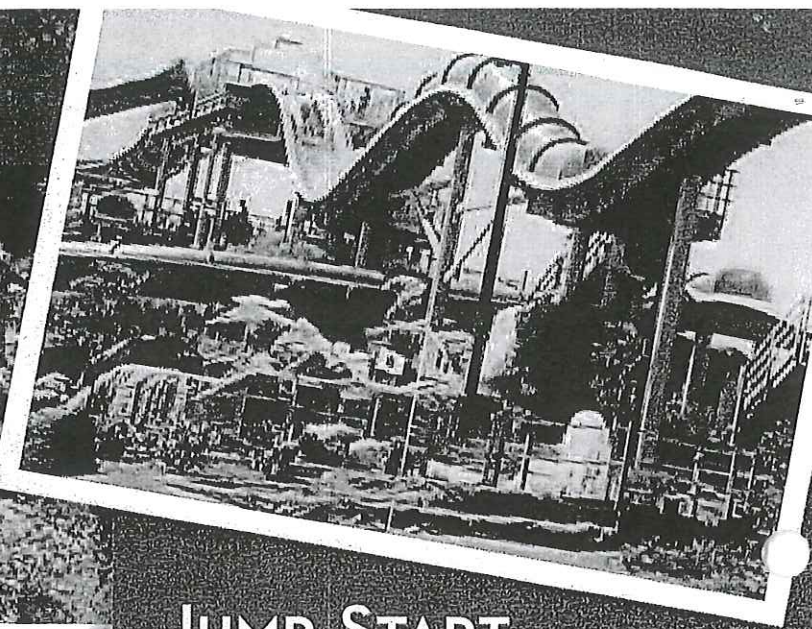
The soothing aesthetics created by rock waterfalls make a round of miniature golf at Golf Country seem like a peaceful walk with nature.

Longtime Harris course owners who operate other attractions such as rock climbing, go-cart racing and paintball courses say nothing compares to miniature golf in terms of profit margin, return on investment and broad market appeal. More than 130 million people of all ages play miniature golf every year with industry revenues in excess of \$1 billion annually.

- Fun family business to operate
- Seasonal business
- Attracts all age groups
- High profit margins
- Fast payback
- High return on investment (ROI)
- Low overhead (staff of one or two people)
- Low equipment cost for putters and balls
- No inventory (only scorecards)
- Minimal liability exposure

Adding miniature golf to our 50-year-old family business, which includes a dairy farm and ice cream shop, was the best decision we could have made. The golf course is consistently busy and we have seen an increase of more than 40 percent in our ice cream sales.

*- Tom Kerber
Kerber Dairy*



JUMP-START YOUR EXISTING BUSINESS

Turn your amusement park, driving range, ice cream stand, restaurant or other business into a moneymaking machine with a miniature golf course by Harris. Many of our customers say revenue generated by their miniature golf courses far surpasses anything

else they do. "We have seven attractions and miniature golf is, by far, the most profitable," says Mark Blasko, owner of Chuckster's. "I wish I had built a miniature golf course first and stopped."

(888) 294-6530 | www.harrisminigolf.com

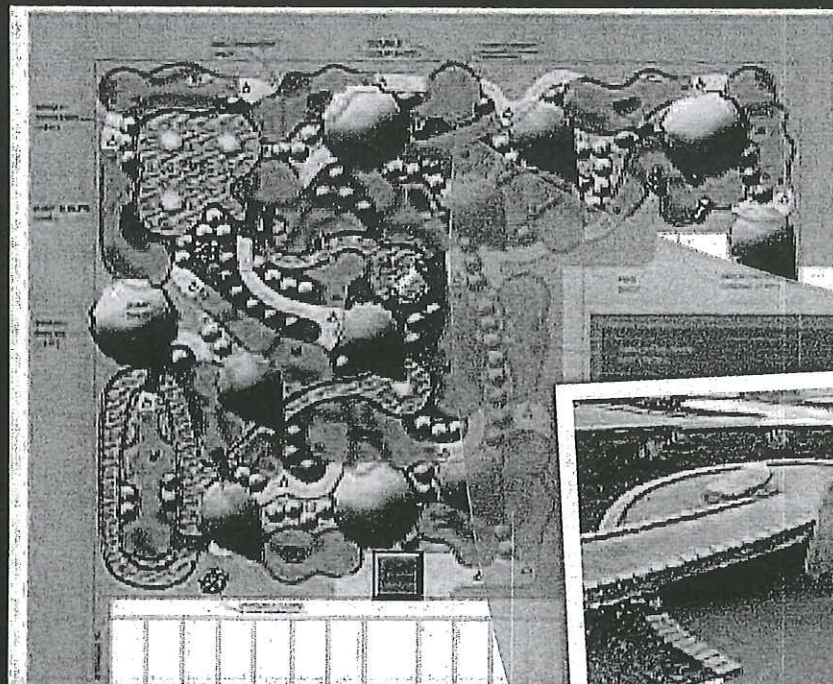


ON-SITE DESIGN IMPROVEMENTS

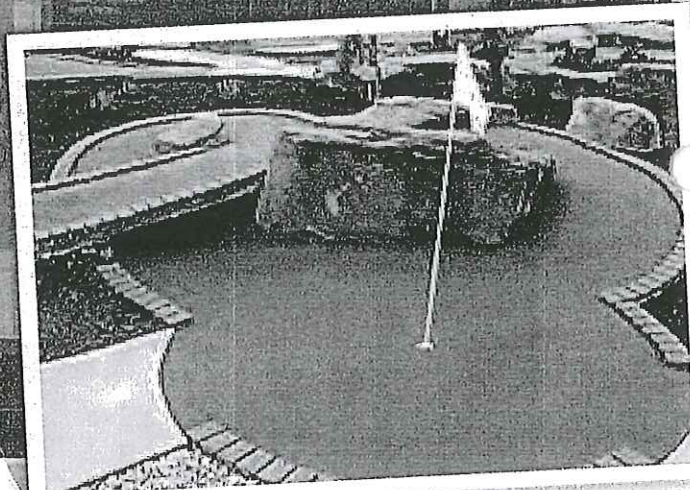
During construction, our project foremen are always looking for ways to improve a course's design, playability and visual appeal. That might involve changing the angle of a waterfall to increase roadside visibility or moving a stream to bring it into play on another hole, and we do it all at no additional cost to the owner/developer.

It was fun to watch the guys work and bring the course to life. The crew was always looking to improve the design whenever possible. They really wanted it to be as good as it could be!

- Gary Papa
Wildwood Mini Golf



HARRIS



At Harris, we use a state-of-the-art computer-aided design system to render our course designs.

HARRIS - THE RIGHT CHOICE FOR YOU

Harris Miniature Golf has been designing and building picturesque and profitable miniature golf courses for more than 50 years. To date, we have designed and built more than 800 courses across the United States. We believe it speaks volumes about the quality of our work that the majority of our new customers are referred to us by our existing customers.

- Recognized as a national leader in design and construction
- More than 50 years of experience
- More than 800 courses built
- Every course custom-designed to meet customer's needs and expectations
- Fixed price guarantee
- State-of-the-art color CAD design
- Promotional / marketing support



The beauty and challenge of a well-designed course like Woodstone Mini Golf keeps customers coming back again and again.

It was incredible working with the team at Harris. I never saw a group of guys work so hard in my life. No matter what issues they encountered on site, they just made it all happen.

*- Rusty Bertholet
Logs of Fun*

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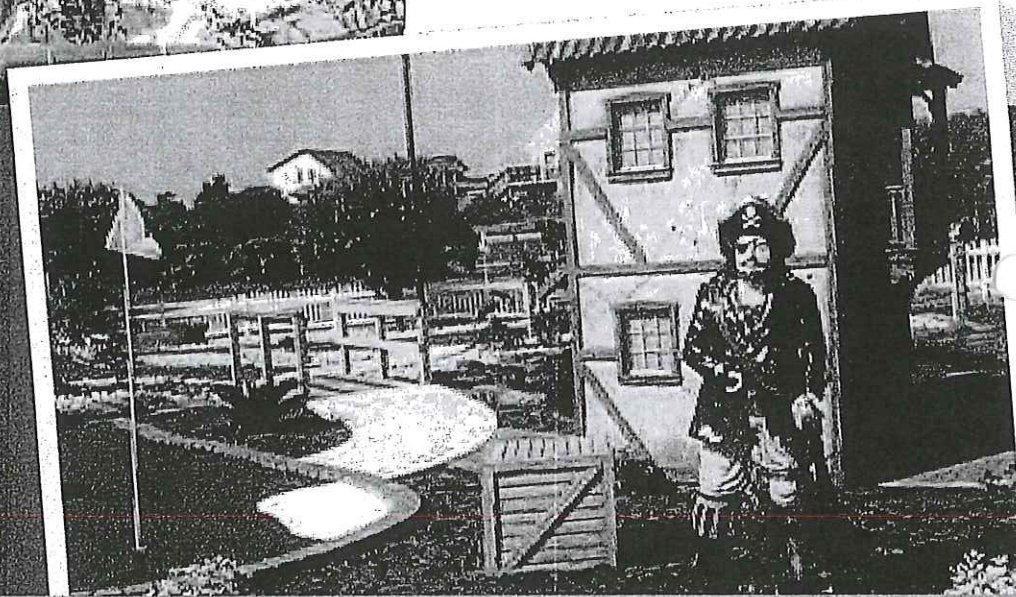


DESIGNING FOR PROFIT

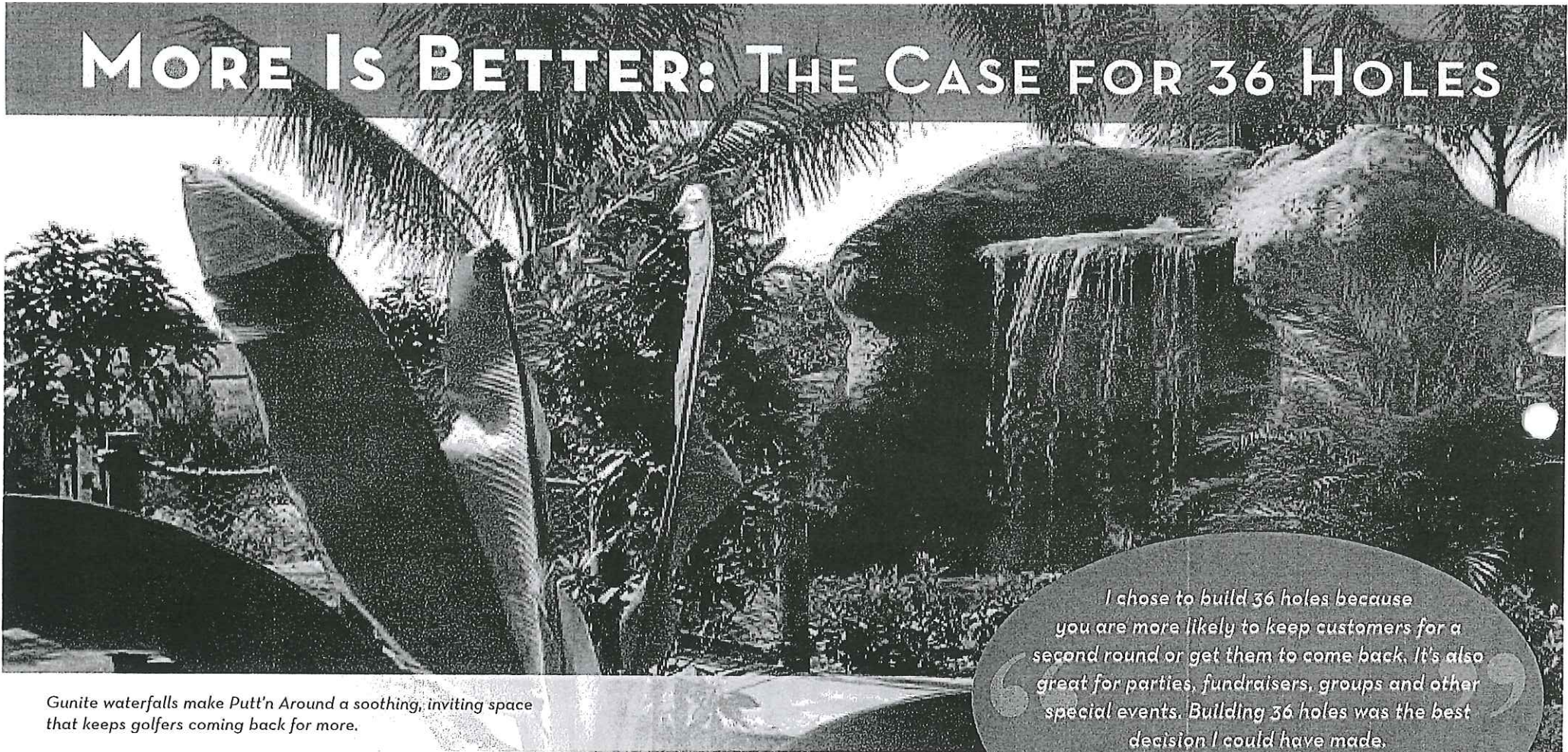
At Harris, we believe great design is the key to sustaining profitability year after year. Gone are the days of windmills and clown faces. By creating inviting and intriguing spaces, and challenging holes that test a golfer's skills, Harris designs courses that keep customers coming back. Ninety percent of Harris-built courses are in non-resort areas where repeat business is critical to profitability. By designing courses with soothing waterfalls, dramatic landscapes and other features that capture the imagination, Harris creates destinations that customers will want to visit again and again.

DESIGNING FOR FUN

Miniature golf is no longer child's play. Whether you're young or simply young at heart, miniature golf is all about the FUN!!! Our waterfalls, splash fountains, ponds, streams and undulating greens create thrills and laughs for golfers of all ages. Our water hazards create lots of awesome fun for kids. We use floating balls and even have a hole design where the ball goes into the water hazard and is returned back to the green near the cup!



MORE IS BETTER: THE CASE FOR 36 HOLES



Gunitite waterfalls make Putt'n Around a soothing, inviting space that keeps golfers coming back for more.

Having two 18-hole courses can be key to promoting repeat business and profitability for your facility. Two courses not only create more choices and challenges for players, they provide the capacity necessary to accommodate large crowds on summer evenings and weekends. Long lines at overcrowded single courses will reduce profits and drive customers away, maybe for good. Having a second course also allows you to host groups without having to turn away walk-in customers – a key to midweek profitability.

I chose to build 36 holes because you are more likely to keep customers for a second round or get them to come back. It's also great for parties, fundraisers, groups and other special events. Building 36 holes was the best decision I could have made.

*- Elise Johnson
Putt'n Around*

- More challenges and choices for golfers
- Promotes repeat customers
- Increases capacity for group sales
- Can accommodate groups and walk-in customers simultaneously
- Boosts midweek sales and profitability

(888) 294-6530 | www.harrisminigolf.com

IF YOU CAN DREAM IT, WE CAN BUILD IT

At Harris, we have more than 50 years of experience building all types of courses on all kinds of terrain. Our in-house designers start by looking at your property and designing a course that makes optimum use of your land's natural features.

LANDSCAPED COURSES

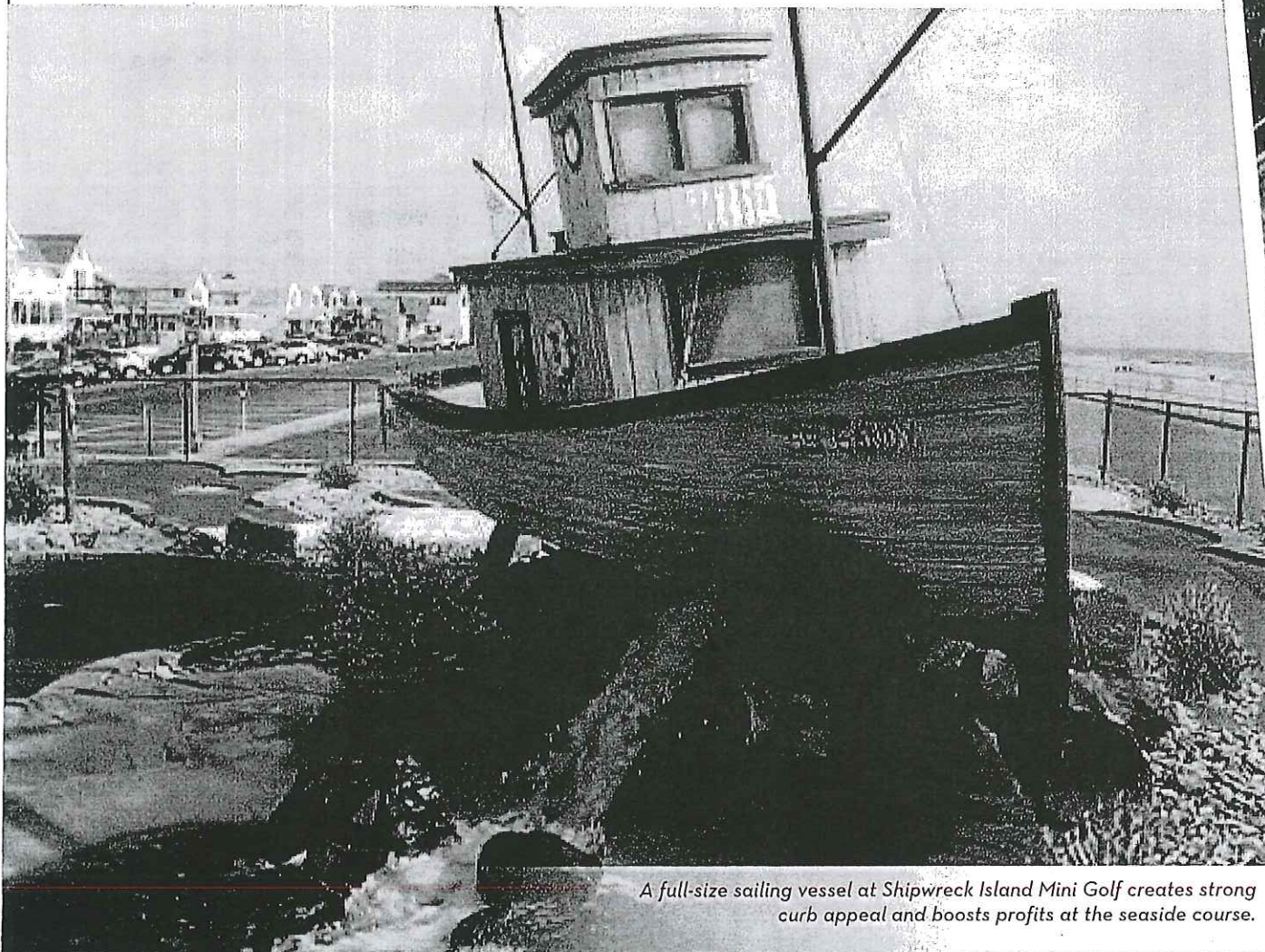
The team at Harris specializes in designing and building courses with stunning beauty and lots of curb appeal by combining terraced layouts with eye-catching water features like falls, splash fountains, ponds and streams. We use extensive masonry, rock and gunite throughout our designs to create tiers, terraces, walls and borders, while providing long-term durability and easy maintenance. Landscaped courses provide a soothing outdoor space for adults and lots of fascinating fun for kids – all to keep your customers coming back.



The terraces, splash fountains and waterfalls at Logs of Fun are just a few examples of the eye-popping features that create curb appeal and attract crowds of golfers.

THEMED COURSES

Whether it's a prehistoric world full of dinosaurs or a deserted island with shipwrecks and jungle creatures, Harris builds themed courses that give resort-area owners the edge over their competitors. Our themed courses feature eye-popping curb appeal that will have your tourist customers lining up to play.



A full-size sailing vessel at Shipwreck Island Mini Golf creates strong curb appeal and boosts profits at the seaside course.



CHANGEABLE THEMED COURSES

Harris courses are designed for owners who want to change themes periodically – during major holidays, for instance – or just want the option to add their own touches to the course. We start with a landscaped course design and provide areas between holes where owners can set up different types of themed or holiday-oriented props.

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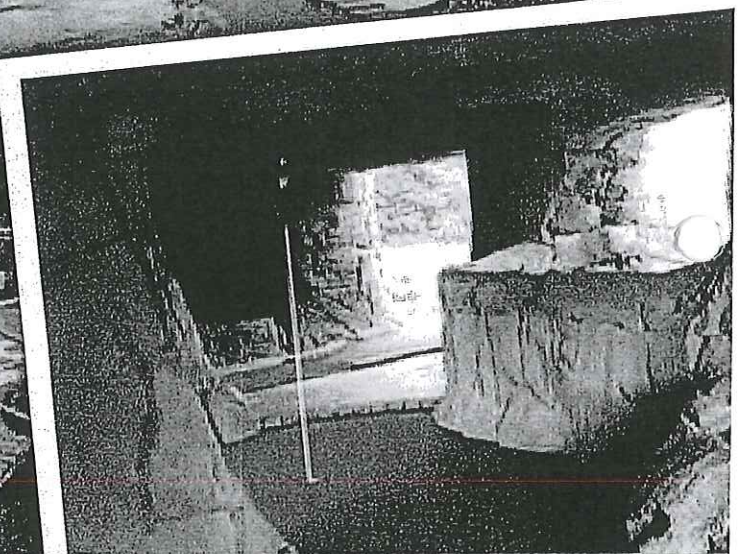
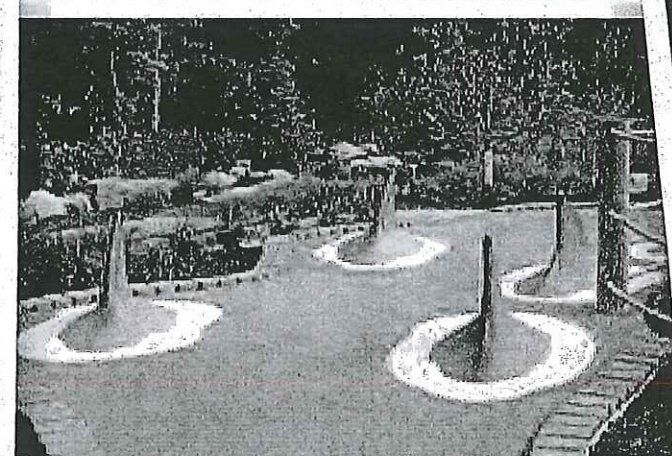
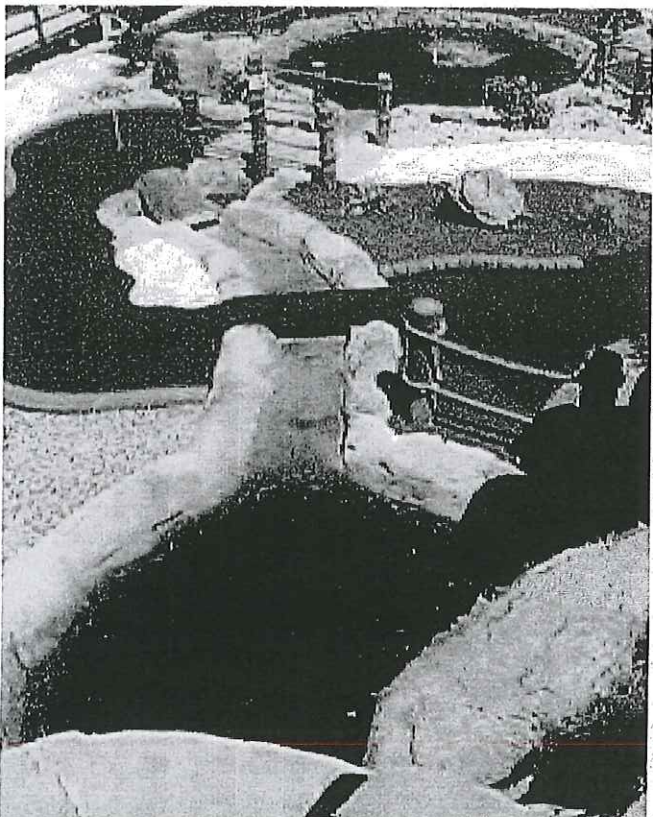
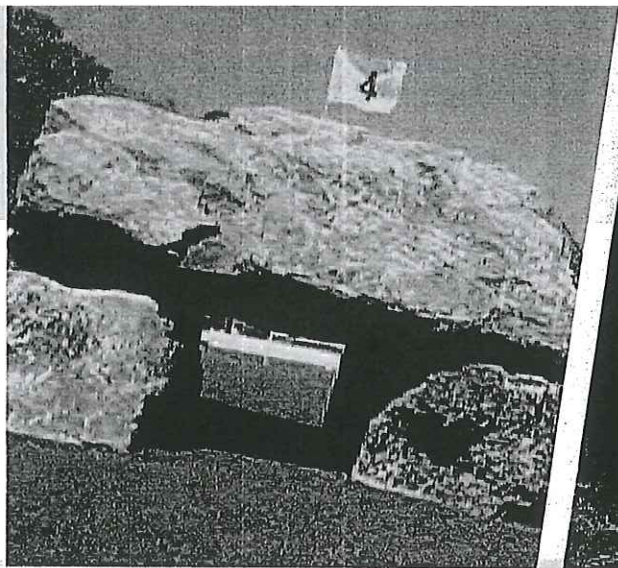
EYE CANDY

CURB APPEAL MEANS BIGGER CROWDS, HIGHER PROFITS



10

Interesting, Challenging Course Designs Keep Customers Coming Back



A GOOD WORD GOES A LONG WAY

READ WHAT HARRIS CUSTOMERS HAVE TO SAY



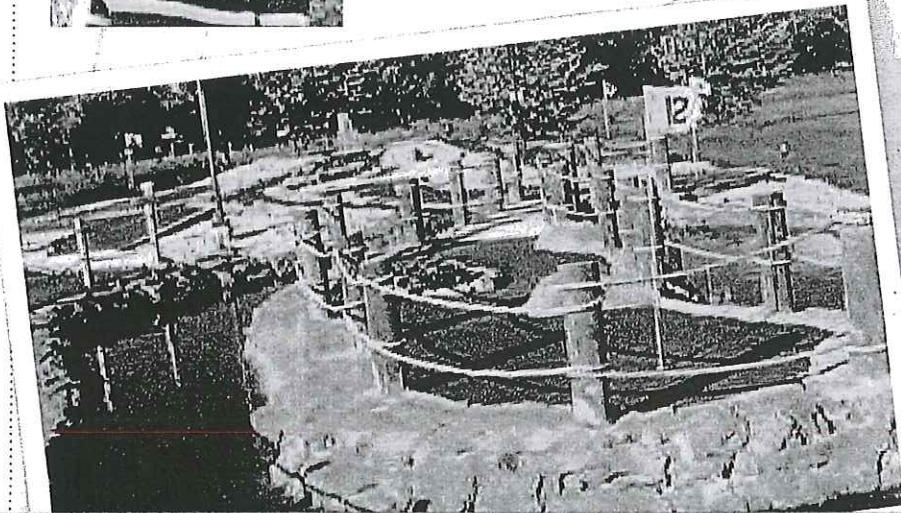
I knew Harris had a good reputation and everyone I met there was very friendly and very professional. I saw a lot of their courses and they always looked nice. The Harris folks clearly wanted me to succeed. They let me incorporate a lot of my unique ideas into the design and the process was very collaborative. The end result - three unique courses that consistently get rave reviews.

- Mark Blasko, Chuckster's



Working with Harris was fantastic from day one! When you are going into a new business, it's important to have trust. Harris helped us make decisions and steered us in the right direction. They treated us like family and still do.

- Elise Johnson, Putt'n Around



I wanted a miniature golf course that adults and teenagers could enjoy - not just little kids. I wanted something spectacular, different. Harris built us a beautiful course that's fair, but challenging - the perfect mix. The kids like it and so do the adults. Rich and the team at Harris are outstanding! Anything you want, they'll do it.

- Dennis Mekosh
Calm Miniature Golf



It's unbelievable the job Harris did on our small 90-by-100-foot piece of property. They built two large stone waterfalls, two streams and a pond with a small waterfall. The course plays beautifully. I never thought they could do such a wonderful job on such a small piece of property.

- Charlie Hook
Tropical Island

The people at Harris were efficient, effective and flexible. I was on site every day during construction and the guys were always asking me for my input. They would take what I suggested and make it happen. They were on time and on budget, which was an absolute delight! Best of all, I've made a ton of money in the miniature golf business.

- Randy Bloch, Putt U



I have had 11,000 customers pass through my doors in the past 35 days and every single person takes not just a minute, but sometimes five, 10 or 20 minutes, to tell me how much they love the course. If they are down for a week's vacation, they come back three or four times because the kids love it so much. Everyone says it's the nicest course they have ever played.

- Stephanie Bennett, Island Miniature Golf



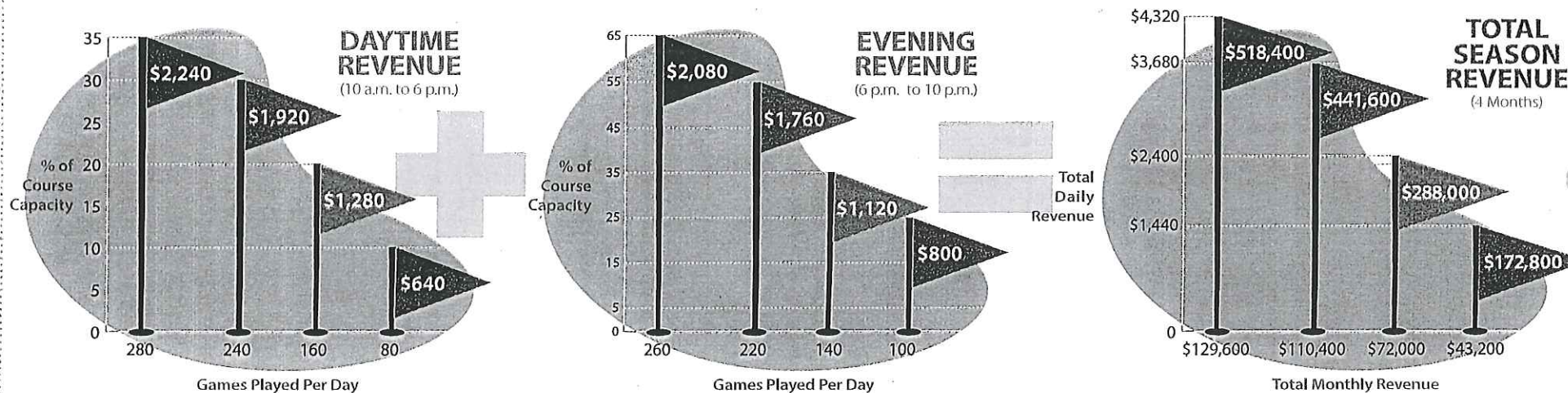
RUNNING THE NUMBERS

Miniature golf course owners are doing a tremendous business. In a typical season, Harris-built courses gross \$250,000 to \$500,000. An 18-hole course can accommodate about 100 players an hour. With an average playing fee of \$8 per round, that means income of \$800 an hour. In the summer, many of our courses have waiting lines and capacity crowds most of the night.

INCOME PROJECTIONS

The income projections below are based on a northern miniature golf course, which operates from about May 15 to Sept. 15. As you go farther south, the season becomes longer and income increases.

The illustration below shows that a reasonably busy course in a northern location can produce exceptional profits. Many Harris-built courses return their capital investment in the first year.



Miniature Golf is a Fun, Low-Cost, High-Profit Family Business

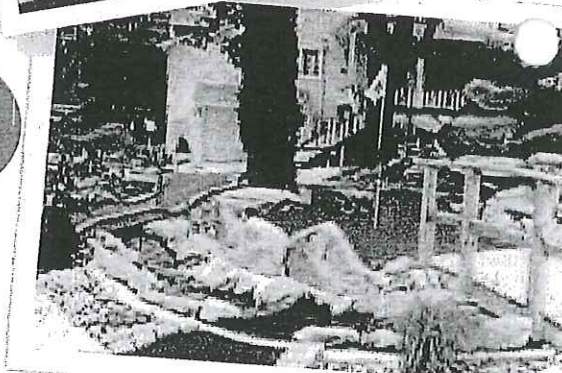
MAKE MONEY AND HAVE FUN DOING IT!!!

JOIN THE FAMILY OF HARRIS OWNERS

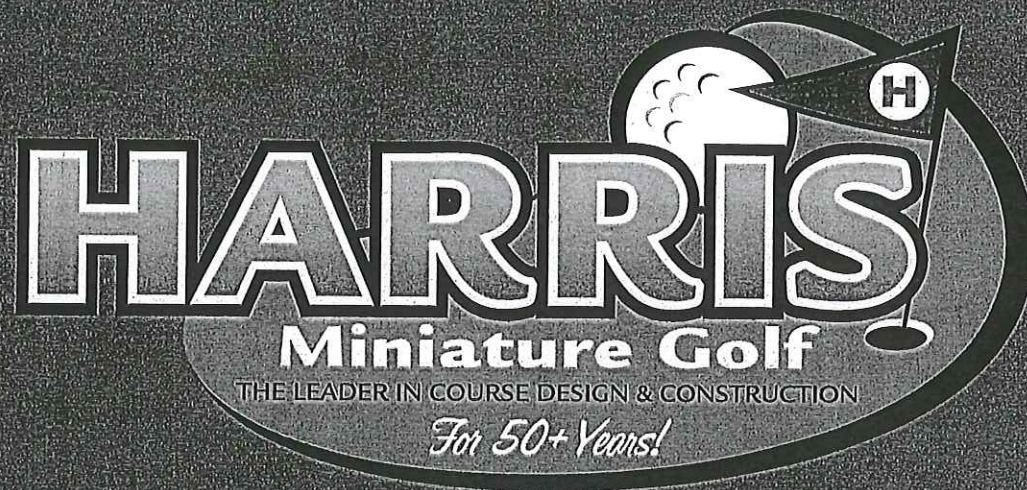


*I love being a miniature golf owner
and I am so grateful to Harris for making it
happen. My course is so beautiful and my business is
so rewarding. I love coming to work every day.
I have never been happier in my life!*

- Stephanie Bennett
Island Miniature Golf



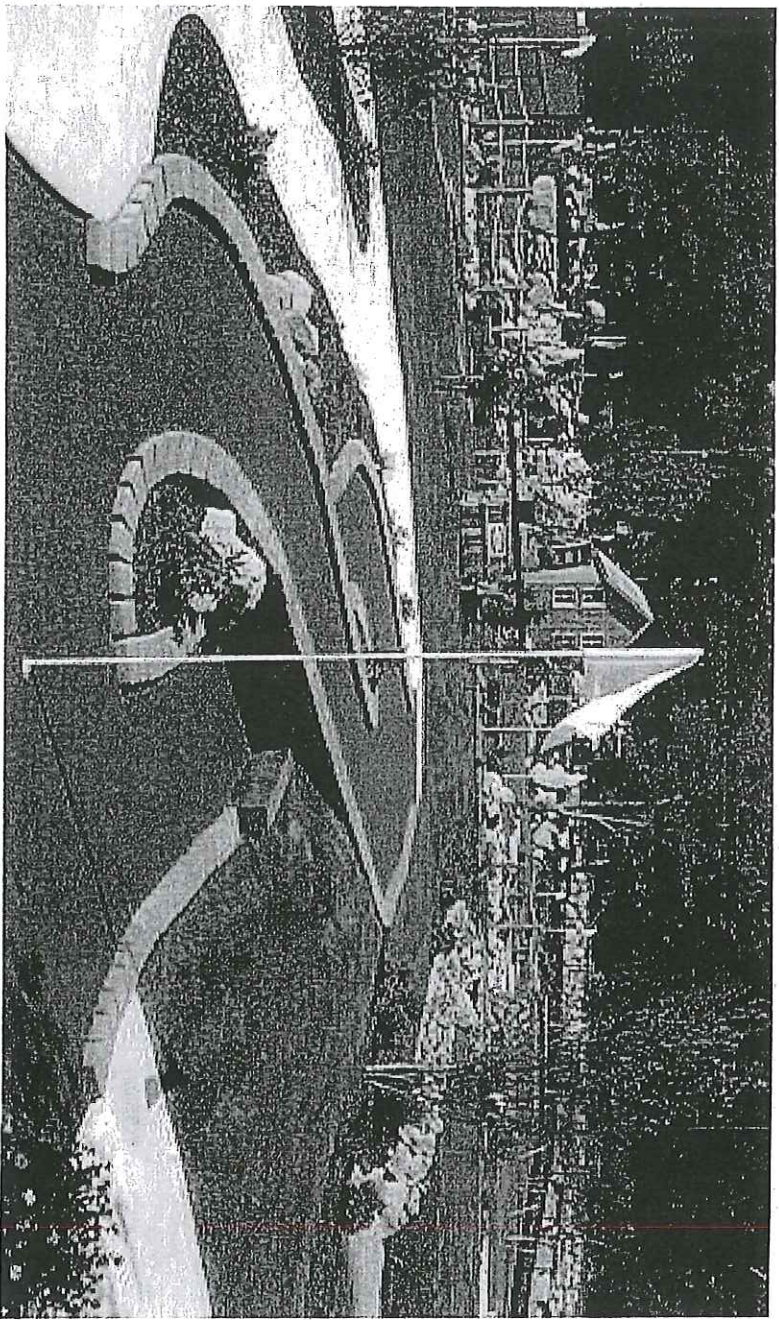
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Wildwood, NJ 08260
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FAQs TYPICAL CUSTOMER QUESTIONS



What is included in your price?

At Harris, we understand that your miniature golf course is much more than a construction project. We pride ourselves on providing our customers with the essential tools to both build and operate a miniature golf business.

We start by providing expert consultation during the pre-construction phase. Our highly experienced staff works with clients to develop a one-of-a-kind plan, individually created to maximize location and the natural beauty of the land. Full-color renderings are provided to facilitate and positively influence meetings with local planning boards and financial institutions.

Once the design is complete and a commitment to move forward has been accomplished, Harris provides a Marketing & Promotions Manual and Operations & Maintenance Manual to assist in the successful day-to-day operation and maintenance of the facility. Both manuals are based upon 50 years of experience, contain a wealth of knowledge and will support a successful outcome for your business.

Each Harris construction team is led by a foreman with more than 10 years' experience in building miniature golf courses. The team leader is customer-focused, keenly aware that it is in the best interest of owners not only to build a high-quality miniature

golf course, but also to expeditiously complete the job, enabling the business to begin operations. To this end, owner involvement is encouraged, and they should expect to be apprised of progress on a regular basis.

A typical project includes 18 or 36 playing holes with connecting concrete walkways, water systems and bridges. In addition, a full golf supply package containing the basic startup necessities is provided for each project.

Why invest in miniature golf?

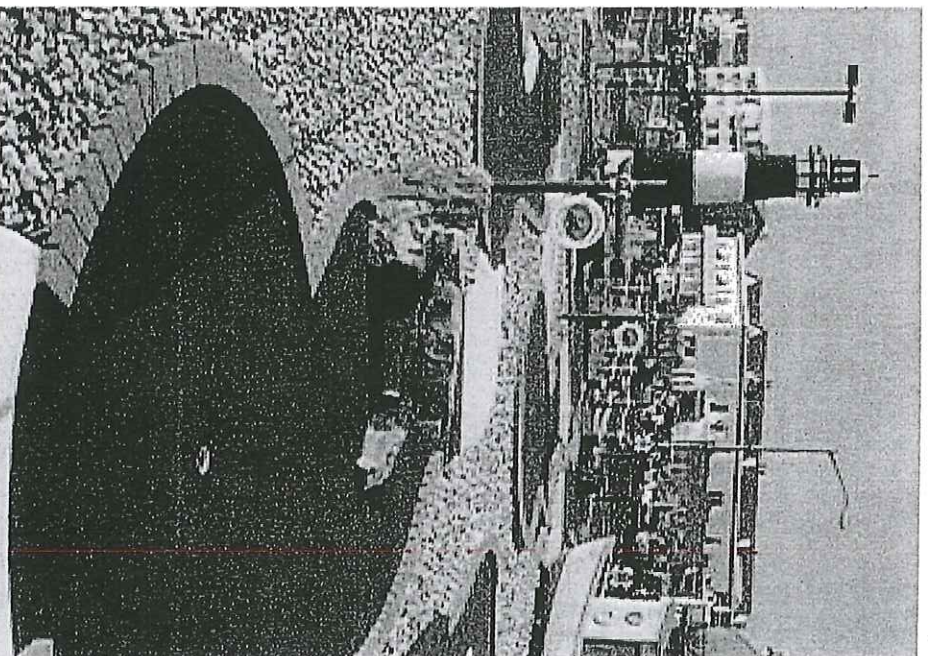
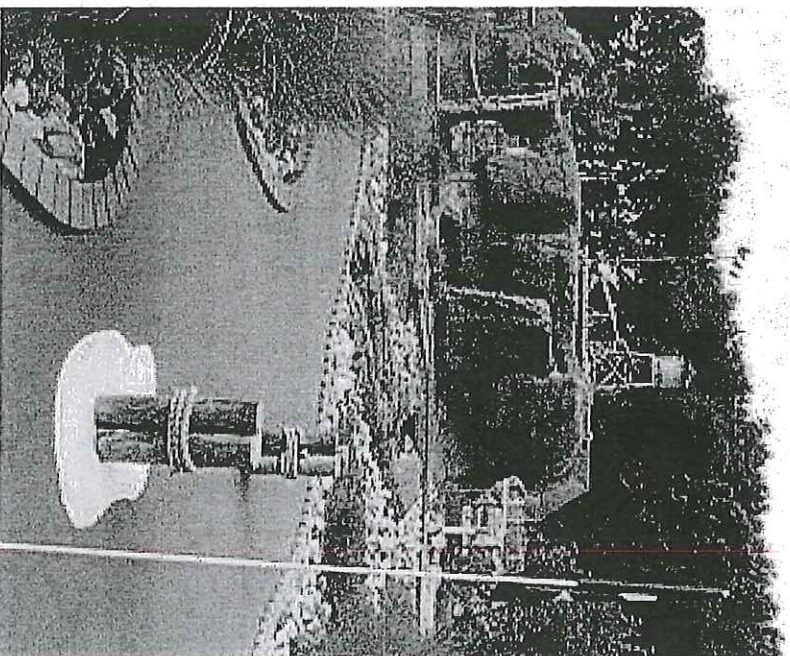
Longtime Harris course owners who operate other attractions such as rock climbing, go-cart racing and paintball courses say nothing compares to miniature golf in terms of profit margin, return on investment and broad market appeal. More than 130 million people of all ages play miniature golf every year with industry revenues in excess of \$1 billion annually.

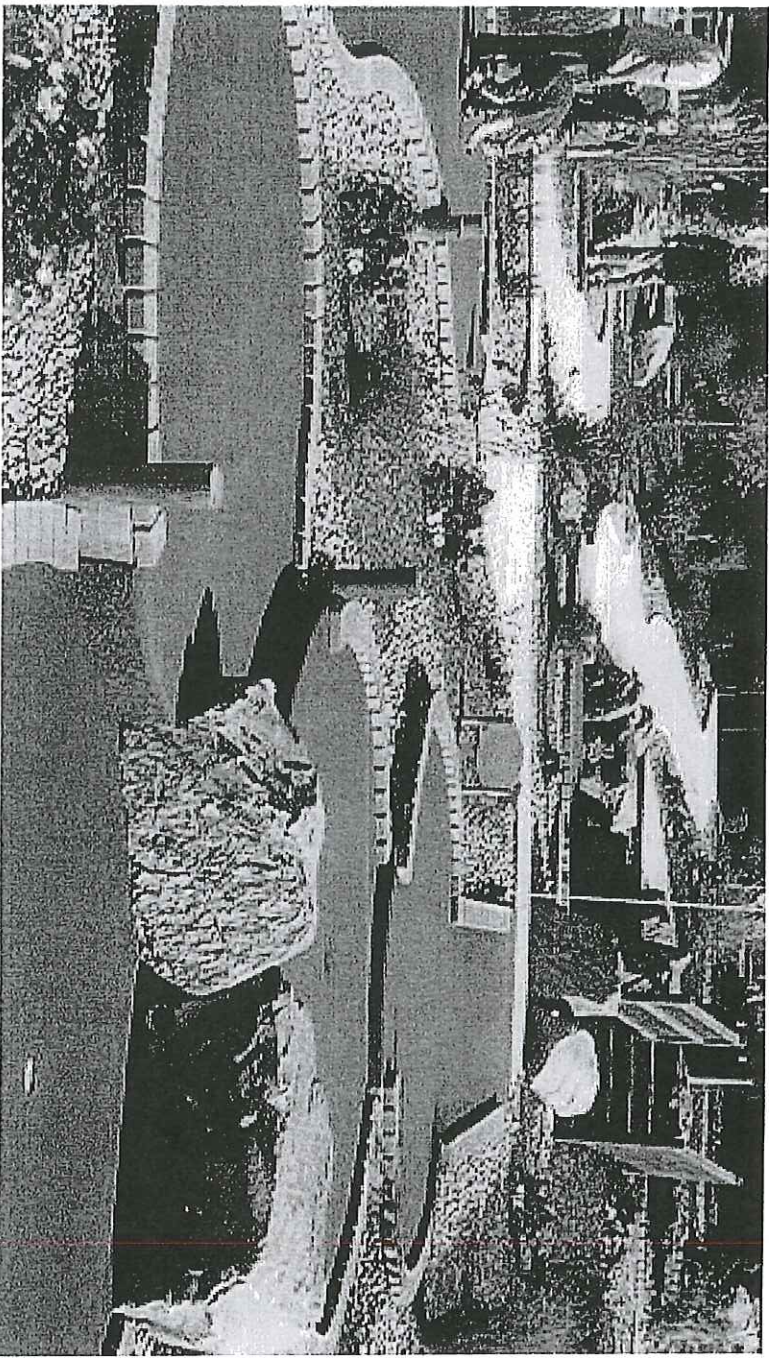
- Fun family business to operate
- Attracts all age groups
- High profit margins
- Fast payback
- High return on investment (ROI)
- Low overhead (staff of 1 or 2 people)
- Low equipment cost (balls and putters)
- Minimal liability exposure

What support do you provide after the project is complete?

In many ways, Harris thinks of its customers as members of our extended family. When questions arise or assistance is required, Harris will always be available to lend a helping hand. We speak with our clients on a regular basis, continually sharing ideas on ways to improve and grow the business of miniature golf.

A full-year, no-cost warranty on materials and workmanship is extended to each owner of a Harris-built miniature golf course. If a construction issue does arise and repairs are needed, the problem will be satisfactorily corrected. Remember, even after the first year, help is no more than a phone call away.





How much land is needed for an 18-hole course?

The recommendation for an 18-hole miniature golf course is between 15,000 and 22,000 square feet for the playing surface. However, a site as small as 9,000 square feet can be accommodated. The clubhouse and parking areas are additional to the playing surface. Call (888) 294-6530 and a Harris expert will be happy to discuss your land needs.

How much money will I make?

Many of our customers tell us that their investment is returned in one to two years. The amount of money that a particular business will generate is dependent upon varying factors.

Marketing and promotion is very important, and the Harris Marketing & Promotions Manual provides some great advice. Does the facility have a good visible location? How much is charged for a round of golf? Is there competition within a short traveling distance? Try our online Revenue Calculator to get a quick estimate.

Is it expensive to operate a miniature golf course?

Compared with other family entertainment options, operating a miniature golf course is very economical. Annual operating expenses include one or two low-wage employees per shift, electric and water utilities, reasonable liability and worker's compensation insurances, taxes and Internet service. Scorecards are the only daily consumable supply.

What are the typical ongoing maintenance items?

Typical course maintenance includes landscape maintenance and watering, draining and cleaning of ponds and streams, carpet vacuuming and winterization. However, part of the advantage of utilizing the services of Harris Miniature Golf is that an Operations & Maintenance Manual is provided to each course owner. The manual covers most daily and weekly operational items and includes a detailed description on how to winterize a mini golf course at season's end.

Where has Harris built miniature golf courses?

The greatest percentage of our miniature golf courses are located in small towns throughout the United States either as standalone facilities or in conjunction with existing family-run businesses. As the world's largest builder of miniature golf courses, Harris has thrived in the U.S. market. However, our company is actively expanding to overseas markets, having built courses on five of the seven continents worldwide.

What is the typical clubhouse size?

The right size clubhouse is unique to each owner's vision. A small building of 80 to 120 square feet will satisfy the needs of a business that offers strictly mini golf. Businesses that offer food service, party rooms, arcades or other additional future attractions obviously require more space and should be sized accordingly.

Harris Miniature Golf principals are not only highly experienced in the design and construction of miniature golf courses, but they are also well-versed in the operations of personally owned facilities. Contact a Harris Miniature Golf expert at (888) 294-6530 if you have more questions.

How long does it take to construct an 18-hole course?

Harris Miniature Golf construction crews are highly skilled. Our many years of expertise have enabled us to develop a process to complete construction within a four-week period. Knowledgeable in our craft, our foremen and staff have the ability to overcome all obstacles that might be encountered during construction. Harris will dispatch a construction team to your location once the site has been prepared according to the design specifications noted on your plan. Work will begin immediately. The playing surface and water systems will be completed in three weeks, leaving the remaining week for turf installation by our carpet installers.





THE 10-STEP PROCESS OF BUILDING A MINIATURE GOLF COURSE

THE STEPS

HOW YOU CAN DO IT

HOW HARRIS CAN HELP

1 YOU'RE CONSIDERING MINI GOLF AS A BUSINESS

Miniature golf is a very profitable, cash business with low overhead, reusable inventory and a small number of employees, which is fun to own and easy to operate.

Miniature golf is a \$1 billion market with more than 150 million golfers per year.

Miniature golf courses have demonstrated that they will increase the revenue of your existing business 20% to 50%.

Consult with our team. With more than 800 courses built nationwide, the professionals at Harris can help guide you through the initial feasibility process.

2 SITE SELECTION

Choose a site with a minimum 10,000 square feet. A typical 18-hole course takes up 15,000 to 20,000 square feet, plus additional space for your clubhouse and parking.

We know from experience what locations are best suited for mini golf.

3 ROUGH SITE LAYOUT

Obtain a topographical drawing of the site. Sketch out a block diagram of the layout with the area for the golf course, clubhouse, parking and/or other attractions.

With a topographical drawing of your site, our designer can lay out your 9-, 18- or 36-hole mini golf course, which will start the discussion process about building the perfect course for your location.

4 COURSE DESIGN

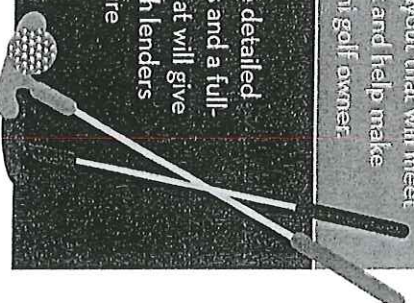
Visit Harris headquarters in Wildwood, N.J., where you can meet our team and visit some of the several courses we've built within a short drive of our office. Decide if you want a beautiful landscaped garden or a themed miniature golf course.

More than 65 percent of our existing customers visited our headquarters, and each one said it was well worth their time. The Harris design team will collaborate with you to turn your rough course design into a feature-rich layout that will meet your project budget and help make you a successful mini golf owner.

5 PROJECT FINANCING

Make sure you are creditworthy and capable of securing financing for your project, seek financing through local lending institutions, explore loans through the Small Business Administration, and negotiate a lease agreement, where necessary.

Harris will provide detailed design documents and a full-color rendering that will give you credibility with lenders and help you secure financing.



THE 10-STEP PROCESS ... continued



THE STEPS	HOW YOU CAN DO IT	HOW HARRIS CAN HELP
6 PERMITS AND APPROVALS	Hold preliminary meetings with local zoning and/or planning officials to understand the requirements for approval of your project. Hire a local engineering firm to provide a drawing of the final site layout and assist you in the approval process.	Harris will provide a full-color rendering, lighting plan and detailed drawing for the local review and approval process. If something needs to be changed to meet municipal requirements, our team will create a new drawing using our state-of-the-art CAD system.
7 PRE-CONSTRUCTION	A signed construction agreement and small financial commitment will reserve time for your project on our construction schedule.	We will schedule a pre-construction meeting – a key component of the Harris Construction Methodology – to bring together everyone involved in your project to review all aspects of your project and make sure everyone understands and meets their commitments. We will also order all long lead-time items for the construction of your course.
8 CONSTRUCTION	You should visit the construction site to check the progress and confer with the Harris crew. Your input is always welcome during construction.	Harris has developed standard practices and procedures that enable us to build high-quality courses in a very efficient manner. We meet with you frequently during construction to discuss your project and make sure everyone's expectations are being met. Our construction foremen are master craftsmen who typically will have suggestions for course improvements. Any improvements suggested by you or us during the construction phase are normally done at no additional cost. As always, you have our 100% satisfaction guarantee.
9 STAFFING AND OPERATION	Interview and hire staff. Set up your web site and social media channels, such as your course's Facebook page. Put together a marketing plan and budget for your course launch and ongoing promotion. Set up your operational budget and payroll system.	The team at Harris will share our experience operating multiple miniature golf courses to help you transition from construction to operation as smoothly as possible. As part of your project package, we will provide you with an initial supply of clubs and floating balls to get you started. We will also provide you with our Maintenance & Operations Manual, which gives you step-by-step instructions on how to maintain the beauty of your course throughout the season and winterize it after the season ends.
10 GRAND OPENING	Plan a grand opening celebration with advertising and media splash in your market.	Harris will provide you with our Marketing & Promotions Guide, which will give you a roadmap on how to market and promote your course. We combined our knowledge with the collective genius of more than 100 existing Harris course owners to create a treasure trove of marketing and promotional ideas for you.



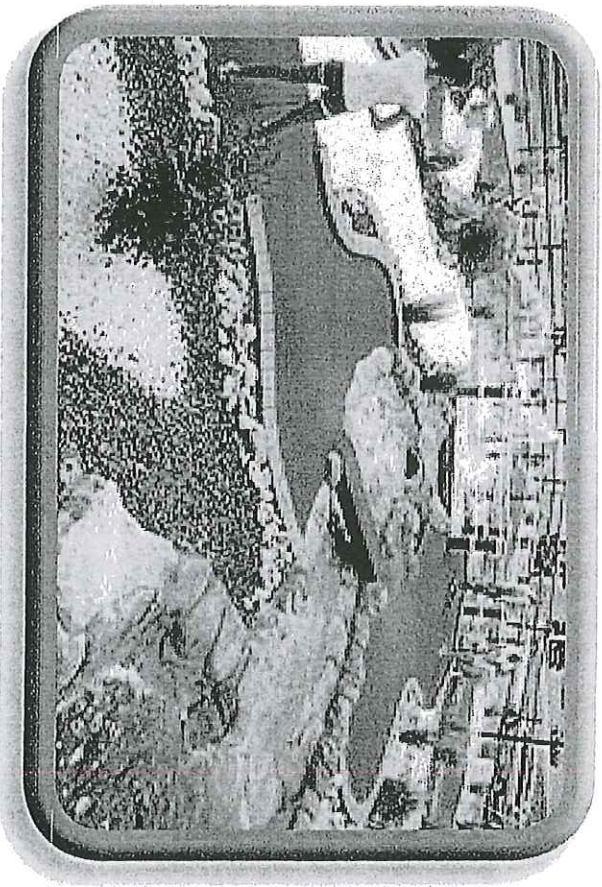
MINI-GOLF PRODUCT FEATURE

Advice for Choosing a Miniature Golf Construction Company

By Bob Lahey

A mistake will cost you money.

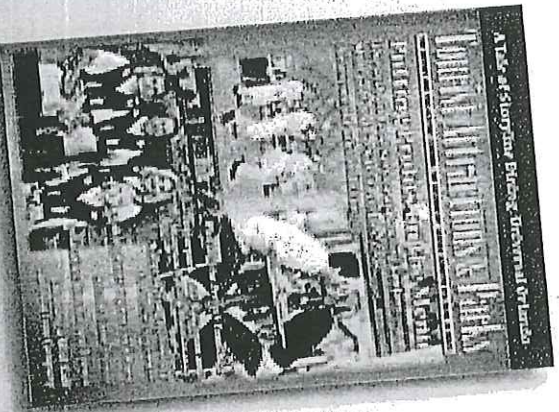
Whether you are an entrepreneur looking to get started in the family entertainment business or a seasoned veteran who has decided a new miniature golf course is the right investment, the path from idea to reality is complex.



Research is the cornerstone of remodeling or constructing a successful miniature golf course.

New business owners have to analyze the revenue potential and the operating cost, which by the way is very low, next purchase or lease a great piece of land with excellent visibility and secure the financing for the project. Now it is time to select a construction company. Unfortunately, selecting the right company is like picking the right bottle of wine. The right bottle is the perfect accompaniment to your evening. The wrong bottle leaves you with bad taste in your mouth and a headache the next morning.

Here are a few suggestions that will make the selection taste like the best bottle of wine imaginable.



This article appeared in the April/May 2014 edition of Tourist Attractions & Parks. It is reprinted by permission.

FAMILY ENTERTAINMENT CENTER REPORT

MINI-GOLF PRODUCT FEATURE

Do Your Research

Get out and visit as many miniature golf courses as possible. Play the courses and watch others play. Are the holes fun and interesting? Is the course crowded? Is everyone enjoying

themselves or are they frustrated because

the course is too hard? Maybe they are bored because it was too easy. Talk with the owner or course manager. Ask ques-

tions about the

pace of play. Solicit feedback from the players.

Determine how long it typically takes to play the course. Make note of what you like and make sure to discuss it with the course designer.

Selecting the Right Company

Building a miniature golf course is part construction project and part art form. Therefore, work with a company that specializes in miniature golf construction. The fact that a contractor can pour concrete is no indication he can build a miniature golf course. A well-constructed miniature golf course has lots of contouring, multi-level shots, elevation changes and water to enhance the beauty and playability of the course. It will entice customers to return again and again.

“Building a miniature golf course is part construction project and part art form. Therefore, work with a company that specializes in miniature golf construction.”

Experience matters, the more courses built, the better the result. Ask each company how many years they have been in business and the number of miniature golf courses built. An experienced

construction crew has at one time or another worked through most of the obstacles that can come up during construction. And yes, there will be obstacles to overcome!

Customer testimonials are a good source in helping to select the perfect construction company. An experienced builder should be able to provide customer references and sites. Call the references. Inquire about expectations of the builder and how the builder performed against their expectations. Always ask about the construction process. Did the contractor confront adversity? How did he handle the problem? A lot can be learned about a construction company by finding out how they deal with on the job issues. Did they do a quality job? Did they finish by the date promised? This may well be the best 30 minutes spent investigating your construction company.

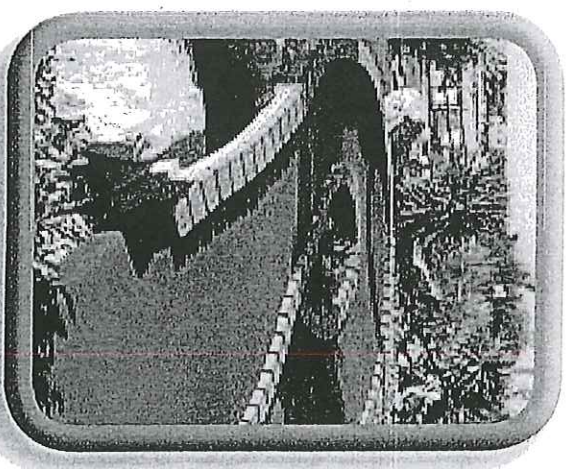
A good company employs in-house designers that work exclusively on designing miniature

MINI-GOLF PRODUCT FEATURE

golf courses. A seasoned designer understands how to incorporate different elevations to enhance the curb appeal of the course and still stay within Americans with Disabilities Act (ADA) requirements. He knows how to design a course that is fun for the entire family, with the right mix of challenging and easier holes. A good design rewards a good putt with a hole in one and does not heavily penalize a poor putt. No one wants to be frustrated when they are enjoying a family night out! A quality plan allows for the "flow" of the game and minimizes bottlenecks and stoppage of play throughout the entire course. Lastly, in-house designers work closely with their construction crews on a

regular basis. This working relationship provides continuity between design and construction.

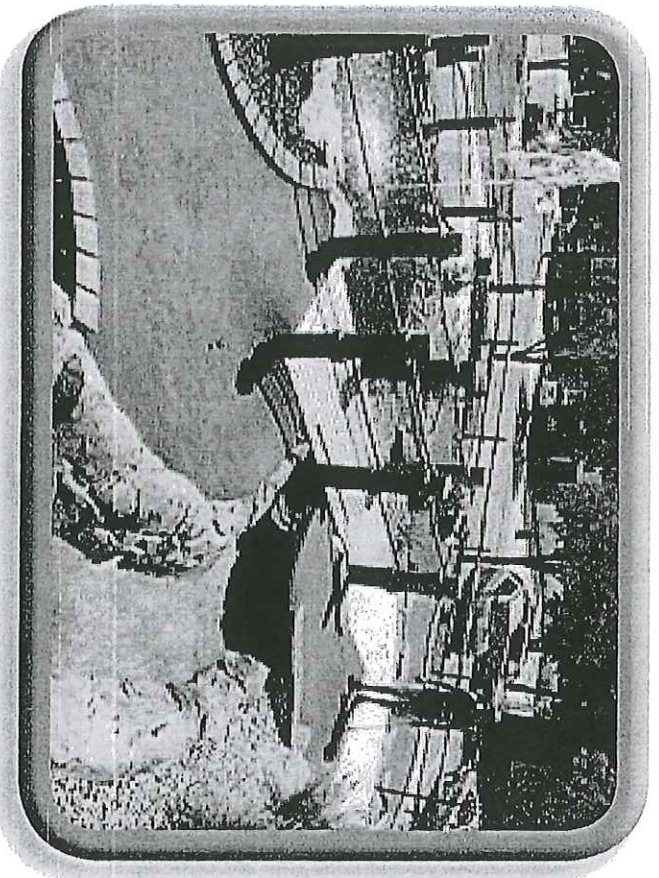
Miniature golf construction is a seasonal business. Work with a company that has construction crews available during the peak spring and early summer construction seasons. Every day waiting for



Choosing the right company to design and build your mini golf course is critical.

a construction crew to become available, is another day that you are not making money. Work with a company that assigns construction crews exclusively to its customers until the project is complete.

Another huge consideration is state licensing for construction contractors. Each state's requirements differ. Does your state require the licensing of contractors? Does your contractor hold a license in your state? In most instances, a licensed contractor must demonstrate



Building a miniature golf course is part construction project and part art form.

FAMILY ENTERTAINMENT CENTER REPORT

MINI-GOLF PRODUCT FEATURE

“Customer testimonials are a good source in helping to select the perfect construction company. An experienced builder should be able to provide customer references and sites. Call the references.”

However, a beautiful, well designed and constructed miniature golf course will ensure that they will come back!

Ask the contractor for ideas on how to market your business. A good builder understands what customers want and can provide good marketing guidance. Does the builder have a marketing manual as part of the project bundle?

not only functional competence, but also the financial capability to perform. Licensed contractors are required to have workers compensation and liability insurance. Competent contractors will gladly provide proof of such insurance before work begins. If someone is injured during the construction project you may be liable if the contractor is not insured.

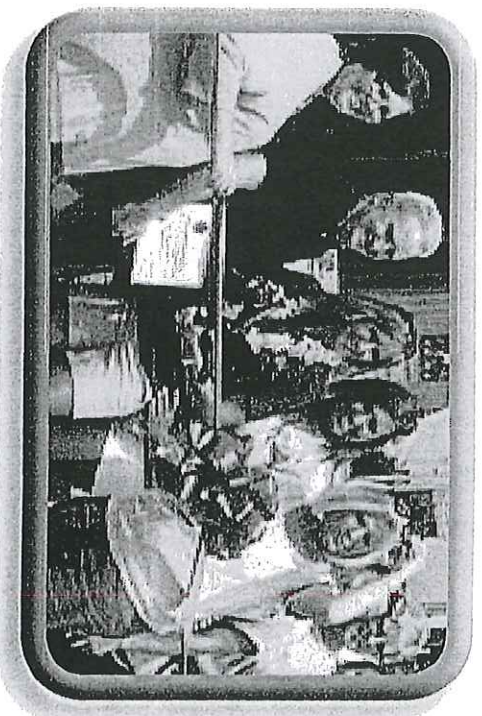
In the end, hiring a non-licensed contractor in a state that requires licensing may limit your legal recourse against a claim for nonperformance and may result in fines and other penalties.

Marketing

Every business needs a robust marketing plan to ensure success. It is well recognized that today's operators must compete for their share of the market. The successful owner must rise above his competition. Don't expect that just because you built it they will come.

Selecting the right miniature golf construction company has a direct impact on your long-term success. Follow the guidance provided here. Do the research. Select a construction company that is most capable of meeting your needs. And aggressively market the business. ♣

Bob Lahey is general manager of Harris Miniature Golf. Reach him by calling 609-522-4200 or emailing bob@harrisminiigolf.com.



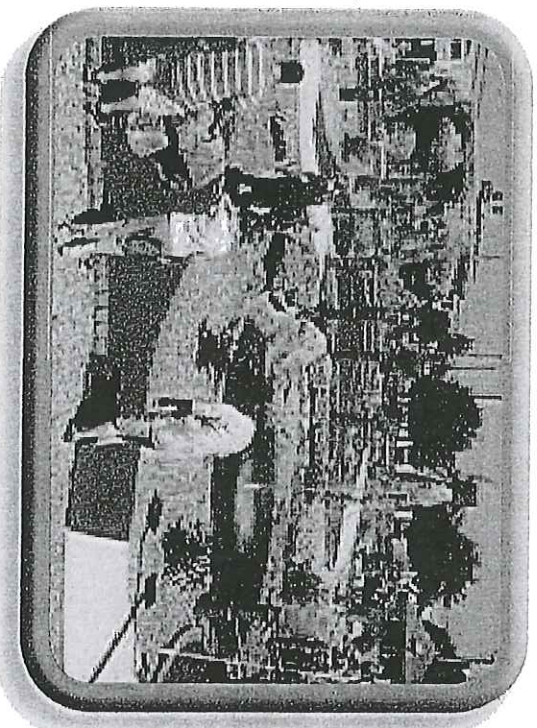
After opening your miniature golf course, aggressive marketing is key to success.

A Solid Course of Action

Adding Miniature Golf to a Family Entertainment Center

By Patrick Boylan

Twenty years ago the experts and consultants exalted the virtues of building the Big 5: go-karts, batting cages, arcades, bumper boats and miniature golf. It was also a time when the economy was starting to boom and money was there for the asking. All a bank needed to know was that Walmart was planning to build in your town. Sounded like a rock solid business plan! What could go wrong?



The Island Mini Golf in Wildwood, N.J. Miniature golf is highly accessible, appealing to a broad demographic.

Just like day trading, house flipping, investing in .com companies, multi-level marketing and a host of other ventures, the Big 5 worked for many savvy operators. For others, not so much.

It is critical to have the right combination, and even more critical to be able to

manage the right combination. All of the attractions can turn a profit by appealing to the right demographic at the right time. If the FEC mix mostly appeals to 15-24-year-old males, the potential profit pie shrinks. Too many trained employ-

ees required to operate an attraction will cut into the net profit pie. Insurance, taxes, general maintenance, specialized maintenance, government regulation, parts inventory, advertising, marketing and utilities will also like a slice of the net profit pie. There is nothing more discouraging than a hungry entrepreneur looking at crumbs. A high-grossing business is nothing without a strong net profit. Due to some kind of Jedi mind trick, blinders or rose



FAMILY ENTERTAINMENT CENTER REPORT

colored glasses, a business can keep its doors open months, sometimes even years, before it becomes evident the business is actually losing money.

Miniature golf is one of those activities that appeals to a very large market. Anyone can play mini-

golf. Young, old, handicapped, athletic, not athletic, singles, groups and couples on dates can enjoy mini-golf. Corporate events, birthday parties, school trips, tournaments and charity fundraisers are all ideal activities that can include mini-golf. The appeal of mini-golf is wide-spread. When was the last time you saw a grandparent, parent, teenager and child engage in an activity where everyone had fun and nobody got embarrassed? The last time you watched a movie with a teenager there was probably a scene that

A course at South of the Border in Haner, S.C. With its varied design shapes, miniature golf holes can be built to fit any location.

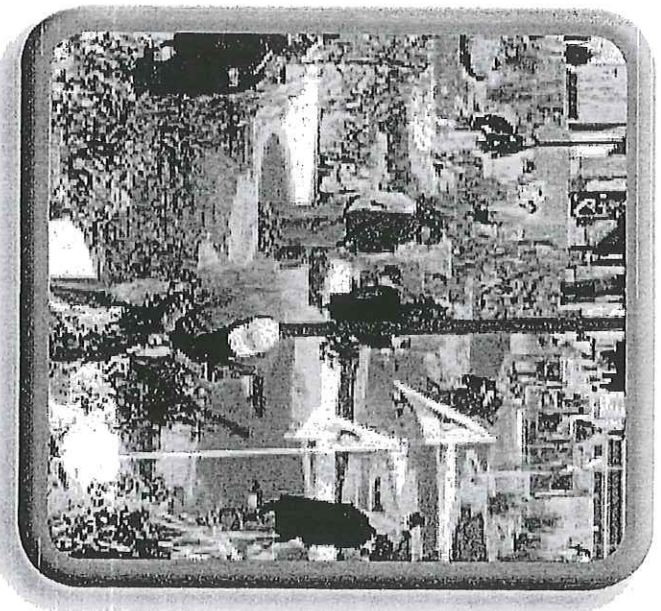


made for a very awkward moment that nobody really wanted to acknowledge. Embarrassment in mini-golf comes from a missed putt inches from the cup. On a date, miniature golf is not the only game being played. Interaction is crucial for a successful memorable experience.

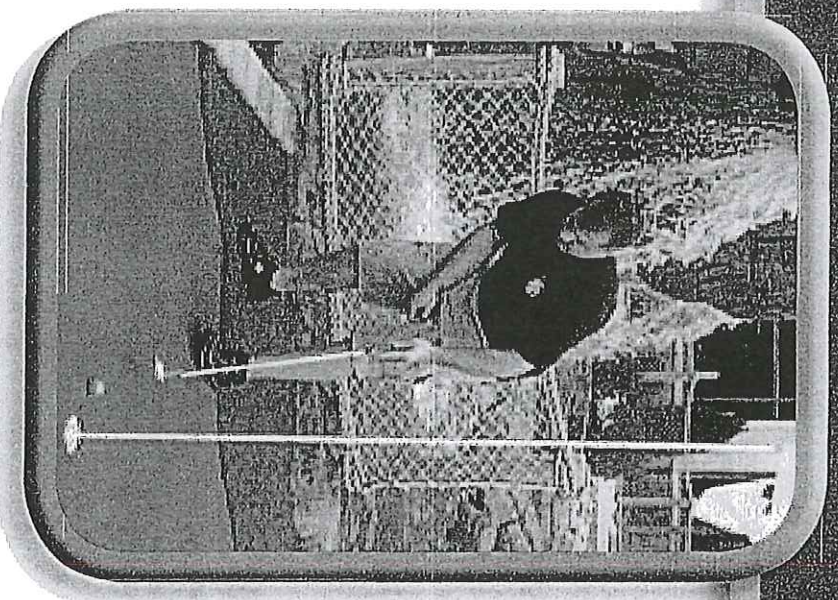
A family can go to an FEC and have an absolute blast riding karts, hitting balls and playing video games and blow through a small fortune in a short period of time. By extending the visit another

30-40 minutes, a sense of added value is added to the trip. All of a sudden a brief costly burst of fun became an evening out. For a few dollars more, a family will perceive the FEC as a good deal and will become frequent fliers. Miniature golf is the perfect fit to add value.

Miniature golfers are an adventure-some bunch. While they may not set out to hit balls in a cage, drive balls at a range, ride karts, or play video games, they will do all of this while knocking down an ice-cream cone, and never break a sweat. Fast forward 20 years and the Big 5 has



Miniature golf is a perfect way to add value and fun to a family entertainment visit. Shown is the course at Chuckster's in Vestal, N.Y.



Tournaments and group events can bring a large number of guests to family entertainment centers. Shown above, Twin Brook Golf Center, Tinton Falls, N.J.

expanded to laser tag, bowling, ropes courses, mazes and zip lines, and miniature golfers are up for all of it!

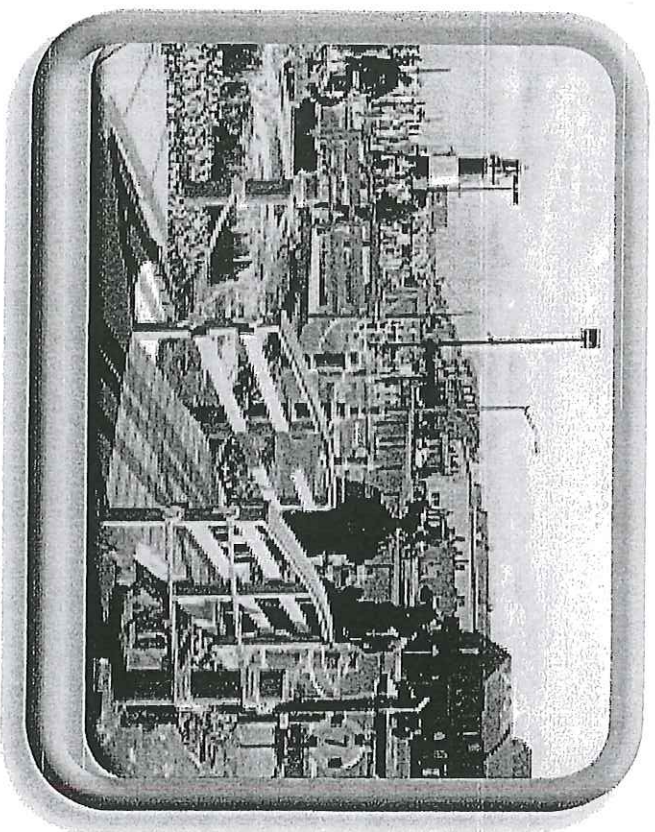
Miniature golf expands the market pie and the synergy it creates increases revenue for other attractions, often by 15-30 percent or more. That's good. What about on the operation side of the business? Typically one employee can handle day hours during the week. A second employee can be added during evening hours and on weekends to keep things flowing smoothly. Hand out a ball and putter, take in money, and say thank you. Not super technical. A daily maintenance schedule will keep the course looking fresh.

FAMILY ENTERTAINMENT CENTER REPORT

Does your FEC have any land not being used? Miniature golf can be built in squares, rectangles, circles and whatever other shapes that have been long since forgotten from high school geometry. Take a trip down memory lane to that geometry class to see your site in another perspective. The land is already owned or leased.

Maybe your FEC consists of all indoor activities. People who drive by see a parking lot, a building and if the town allows it, an eye-catching sign. Miniature golf can be that sign! A cool waterfall, some fountains and beautiful landscaping make a great billboard. Imagine a billboard that attracts new business and makes money! A savvy operator will turn that real estate into revenue!

By Patrick Boylan
Vice President Sales
Harris Miniature Golf
141 West Burk Avenue, Wilwood, NJ 08260
www.harrisminiigolf.com



Shipwreck Island Mini Golf in Bradley Beach, N.J. A high-quality miniature golf course is an ideal way to capture the attention of customers as they drive by a family entertainment center.



This article appeared in the June 2014 edition of Tourist Attractions & Parks. It is reprinted by permission.

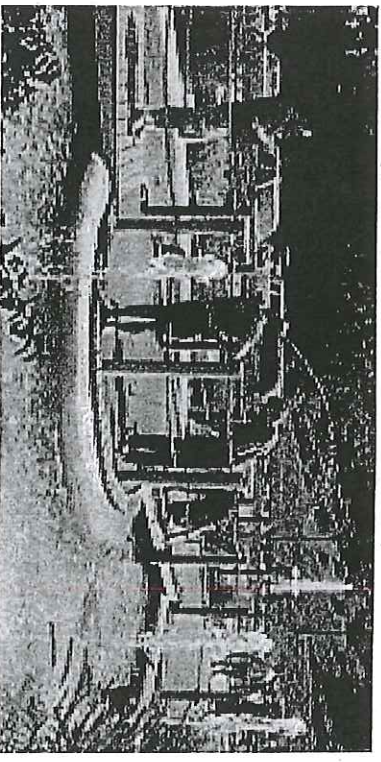
Special Expanded Entertainment Center Report Vendor Perspective

Adding Mini Golf Can Rejuvenate Your Business

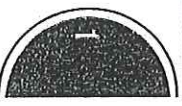
By Rich Lahey

Need to attract more customers to your business and breathe new life into your bottom line? Miniature golf might be just the ticket.

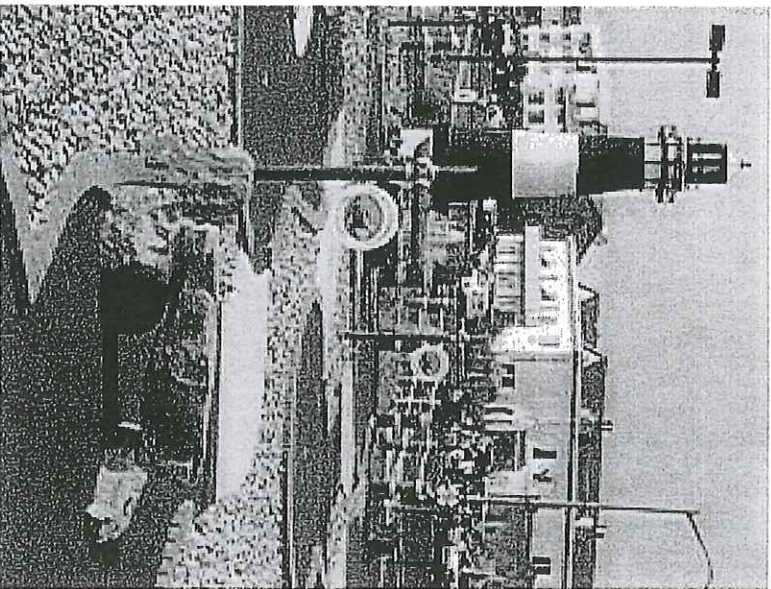
For many businesses, adding a mini golf course can help drive traffic to your door and rejuvenate your bottom line. At Harris Miniature Golf Courses, Inc., we have seen mini golf revitalize all kinds of businesses, from traditional family attractions like ice cream stands, campgrounds and driving ranges to restaurants, car washes and even a furniture store. In fact, more than half the courses we design and build are add-ons to existing attractions and businesses.



A beautifully designed mini golf course creates curb appeal and draws attention to your existing business. Curb appeal means more walk-in traffic, and more walk-in traffic means more sales. For businesses that rely heavily on group sales, such as bowling alleys and skating rinks, a mini golf course can be a



○○● Entertainment Center Report • Vendor Perspective



Without exception, our customers' businesses have benefited by the addition of a mini golf course. One of our customers, Tom Kerber, owner of Kerber Dairy, saw a 40 percent jump in ice cream sales by adding a mini golf course, and the course paid for itself within two years. "Adding miniature golf to our 50-year-old family business was the best decision we could have made," he said.

Mini Golf Profits Often Trump Existing Business

Many of our customers say profits from their mini golf courses far surpass profits from other areas of their businesses. "We have seven attractions and miniature golf is, by far, the most profitable," said Mark Blasko, owner of Chuckster's. "I wish I had built a miniature golf course first and stopped."

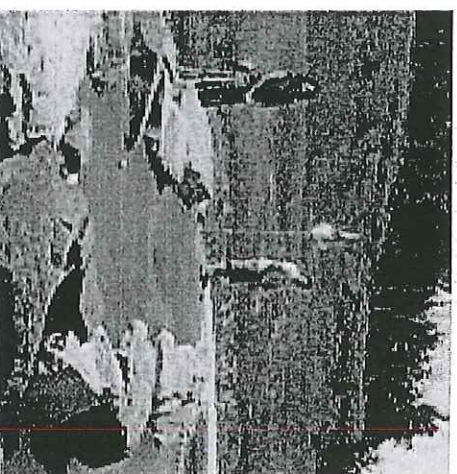
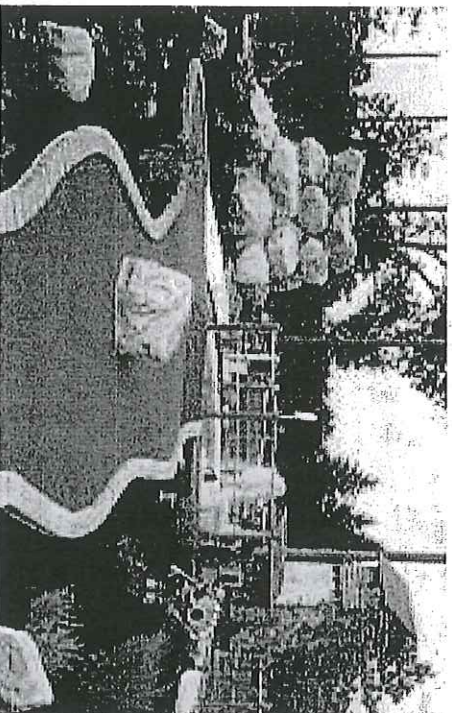
Mini golf is a natural add-on for many family recreation businesses. We have designed and built courses for campgrounds, family parks, go-cart tracks, bowling alleys, batting cages, driving ranges, roller rinks and arcades, to name a few. But we have also added them to family-owned grocery stores, strip malls, pizza parlors, car washes and even a furniture store.

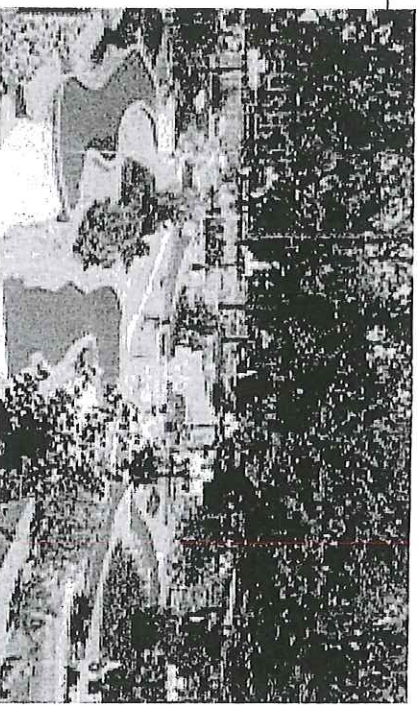
The feedback from customers who have added mini golf to their existing businesses has been overwhelmingly positive. Most



huge boost. It also creates buzz in your community, demonstrates that you are reinvesting in your business and gives people more reasons to come.

In the case of campgrounds, for instance, a mini golf course is the second most requested amenity behind a swimming pool, so customers will always choose a campground that has mini golf over one that doesn't. For a family restaurant, a mini golf course means families can enjoy a whole evening of family fun in one place.





of them said the addition of mini golf was a worthwhile investment, and found that the course paid for itself in a year or two. Our furniture store owner, who was nearing retirement, told us he wished he had built his mini golf course earlier because the business was so much fun to operate and so profitable.

Existing Businesses Have a Leg Up

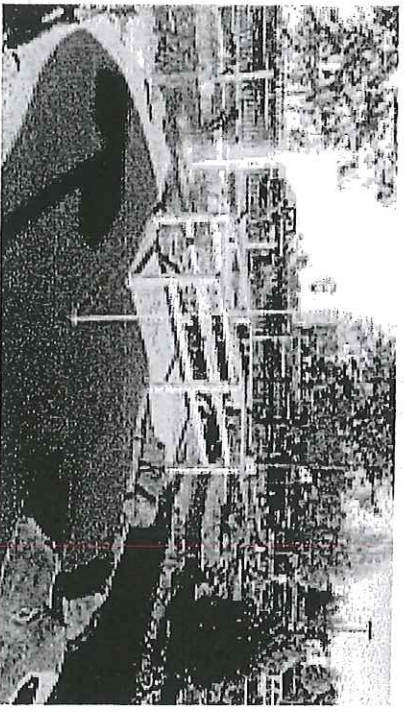
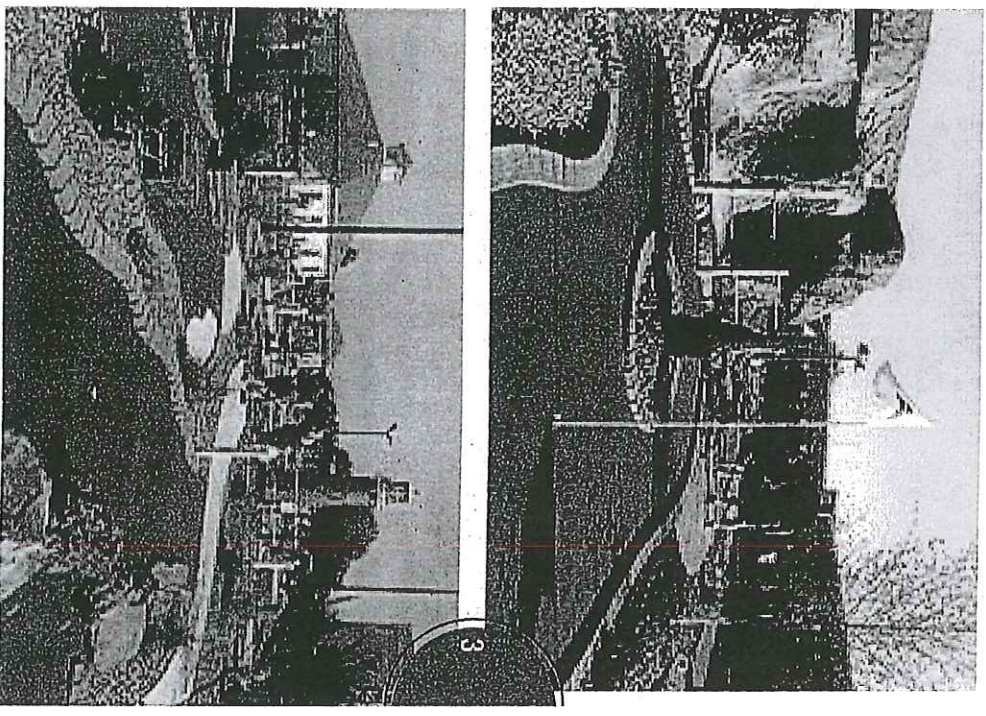
In contrast to miniature golf course startups, existing business owners have a leg up. They have an existing customer base and already own land that is zoned for commercial purposes. They have existing infrastructure like buildings, parking lots, utilities and lighting, existing staff and established channels for marketing and promotion.

If you own an existing attraction or business and are interested in adding a mini golf course, we recommend a minimum of 15,000 to 22,000 square feet of property for an 18-hole course. While prices may vary depending on the developer, the average total investment for one of our beautifully designed courses is between \$200,000 and \$300,000.

Why Mini Golf?

While there are lots of family business opportunities out there, few are as profitable as miniature golf. More than 130 million people play mini golf every year with industry revenues in excess of \$1 billion annually. From small children to senior citizens, mini golf appeals to players of all ages.

Depending on location, mini golf can be a seasonal business. It also carries low overhead (usually one minimum-wage staff person to collect fees) and requires a small inventory of clubs, balls and scorecards. In addition, liability insurance is relatively inexpensive. While payback time varies depending on the course design, location and project scope, many of our customers recoup their initial invest-



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ment within the first 18 months of operation. However, it is important to note that the most successful courses are in good locations, well-run and marketed aggressively.

Choosing the Right Developer

As we always say, mistakes cost money. Choosing the right developer for your mini golf course is critical to your project's long-term success. Just because a contractor can pour concrete doesn't mean he can build a miniature golf course. Make sure the company has designers who are experts at designing miniature golf courses, not just general architects and/or engineers. A course that is visually attractive and fun to play will keep customers coming back. In many areas, contractors won't have construction crews available during the peak spring and early summer construction seasons when you will be building your course. Every day waiting for a construction crew is another day you aren't making money.

Make sure your developer is fully licensed, bonded and insured. Hiring an unlicensed contractor may limit your legal recourse in a claim for nonperformance, and may result in fines and other penalties. Make sure your developer will meet all of your state's licensing requirements, is financially capable of completing your project, and will assume all liability in the event someone on

the construction crew gets hurt during the building process.

Your developer should also make sure your project complies with local zoning and land-use regulations. If a problem arises and something in the course design needs to be changed, you need a developer that can turn around a revised blueprint within 24 hours, so your project stays on time and on budget.

Consider Miniature Golf

If you are in the family entertainment industry, and even if you're not, there's a good chance that mini golf can breathe new life into your business. If you are interested in exploring miniature golf opportunities further, seek out additional information from a professional developer like Harris. Take a long, hard look at your existing business, run the numbers and see if mini golf makes sense for you.

Rich Lahay

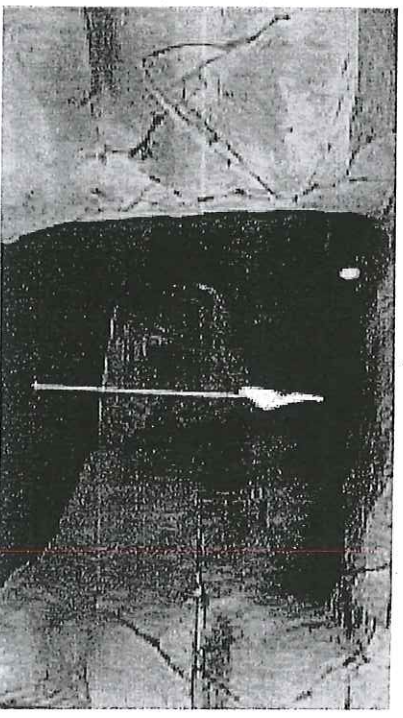
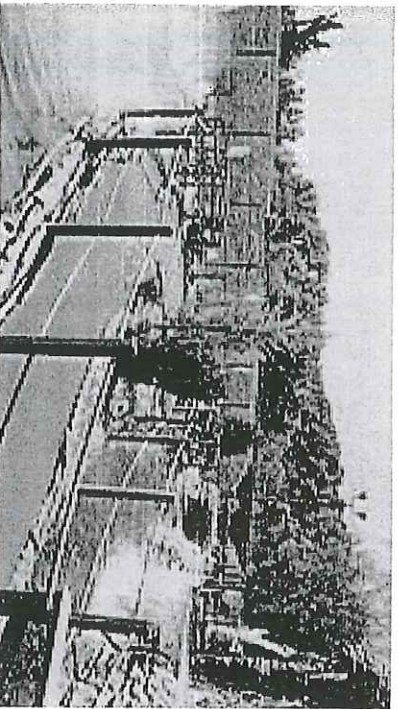
President

Harris Miniature Golf

141 West Burk Avenue

Wildwood, NJ 08260

www.harrismini golf.com



TESTIMONIALS

A GOOD WORD GOES A LONG WAY



The great thing about Harris Miniature Golf is the years of experience they bring to course design. From first design to the crew working on site, I can honestly say that working with Harris has been one of the best business decisions I have ever made. The nearly 40,000 visitors we had during the first year proves that a well-designed mini golf course will bring people to your attraction.

- Michael McAdam
Movie House Cinemas
Northern Ireland

Adding miniature golf to our 50-year-old family business, which includes a dairy farm and ice cream shop, was the best decision we could have made. The golf course is consistently busy and we have seen an increase of more than 40 percent in our ice cream sales.

- Tom Kerber
Kerber Dairy



Working with Harris was fantastic from day one! When you are going into a new business, it's important to have trust. Harris helped us make decisions and steered us in the right direction. They treated us like family and still do.

- Elise Johnson
Puttn Around

It's unbelievable the job Harris did on our small 90-by-100-foot piece of property. They built two large stone waterfalls, two streams and a pond with a small waterfall. The course plays beautifully. I never thought they could do such a wonderful job on such a small piece of property.

- Charlie Hook
Tropical Island

From your first response to my email inquiry to the final day of your stay in the Kingdom, your team has been exemplary role models of efficiency, professionalism and good old-fashioned hard work. Undertaking a first of its kind task like this in Saudi Arabia is no easy feat, but your determination, research, creativity, and enthusiasm brought it all together. I am truly so pleased that I found Harris Miniature Golf to help make our vision for a high-end, luxury miniature golf course here at our beautiful resort a reality! I would recommend Harris without reservation.

- Frederick Petry
Al Faisaliah Resort
Riyadh, Saudi Arabia

It was incredible working with the team at Harris. I never saw a group of guys work so hard in my life. No matter what issues they encountered on site, they just made it all happen.

- Rusty Bertholet
Logs of Fun

TESTIMONIALS A GOOD WORD GOES A LONG WAY



The people at Harris were efficient, effective and flexible. I was on site every day during construction and the guys were always asking me for my input. They would take what I suggested and make it happen. They were on time and on budget, which was an absolute delight! Best of all, I've made a ton of money in the miniature golf business."

- Randy Bloch
Putt U

Our experience with the team from Harris has been nothing short of stellar. From the opening sales dialogue, to the on-site sales meetings, to working with the design teams, the construction crew, office staff, and marketing support, all showed a level of professionalism seldom found concentrated in one organization. We have already, and we will be happy to continue recommending Harris to anyone considering building a high-quality miniature golf facility.

- Richard and Dawn Lussier
Mulligan's Miniature Golf



The Harris folks clearly wanted me to succeed. They let me incorporate a lot of my unique ideas into the design and the process was very collaborative. The end result - three unique courses that consistently get rave reviews.

- Mark Blasko
Chuckster's

We are extremely pleased with our course and would recommend Harris to anyone that is considering construction of a new course. The course is attractive, entertaining and challenging. We have a tremendous amount of repeat business. Our customers are highly complimentary of the course. Many have said I the best they have ever played.

- Stan and Denise Capps
Dalton Falls Golf

I wanted a miniature golf course that adults and teenagers could enjoy - not just little kids. I wanted something spectacular, different. Harris built us a beautiful course that's fair, but challenging - the perfect mix. The kids like it and so do the adults. Rich and the team at Harris are outstanding! Anything you want, they'll do it.

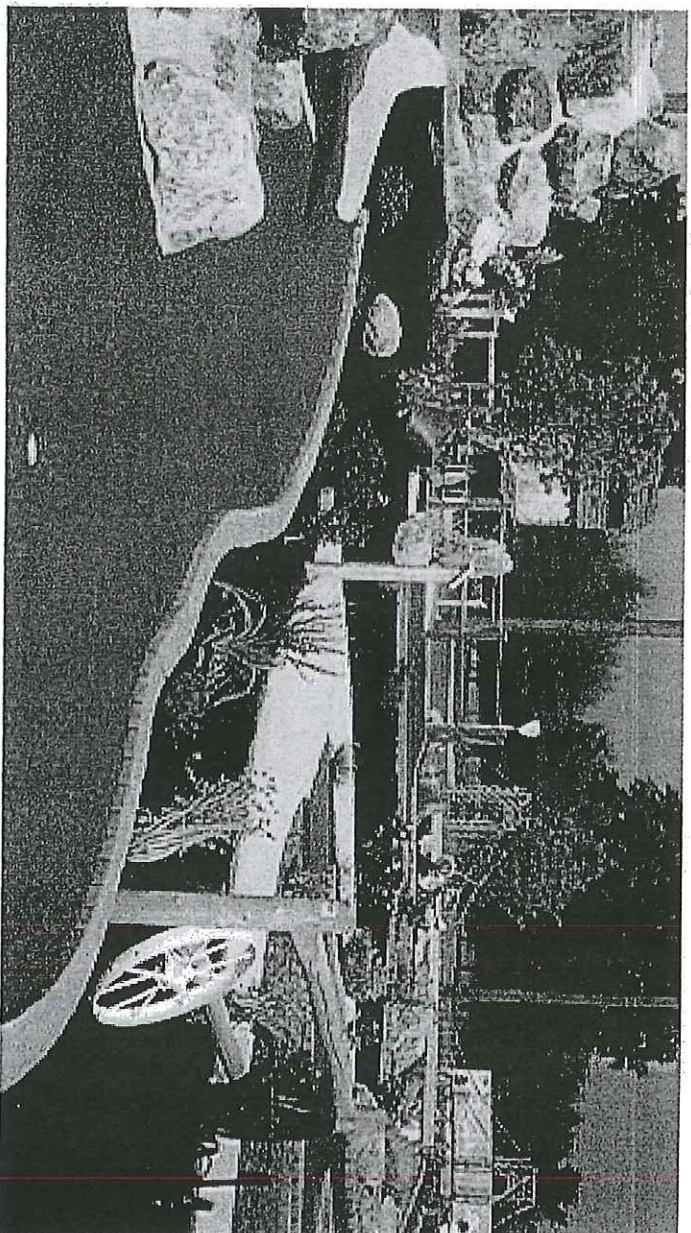
- Dennis Mekosh
Cala Miniature Golf

When Jodie and I decided that Harris would be our builder we expected delays, surprise cost and to deal with some less-than-friendly employees. During the construction of our building we dealt with these problems, and much more. We thought it was only natural that we would have to deal with similar problems from the Harris crew, but to our surprise there were no delays, no surprise cost and the employees were on time and very friendly.

- Tony and Jodie McCoy
Just Swing'n It



WHY MINI GOLF? A FUN & PROFITABLE FAMILY BUSINESS



Longtime Harris course owners who operate other attractions such as rock climbing, go-cart racing and paintball courses say nothing compares to miniature golf in terms of profit margin, return on investment and broad market appeal. More than 130 million people of all ages play miniature golf every year with industry revenues in excess of \$1 billion annually.

- Fun family business to operate
- Seasonal business
- Attracts all age groups
- High profit margins
- Fast payback
- High return on investment (ROI)
- Low overhead (staff of one or two people)
- Low equipment cost for putters and balls
- No inventory (only scorecards)
- Low liability insurance costs

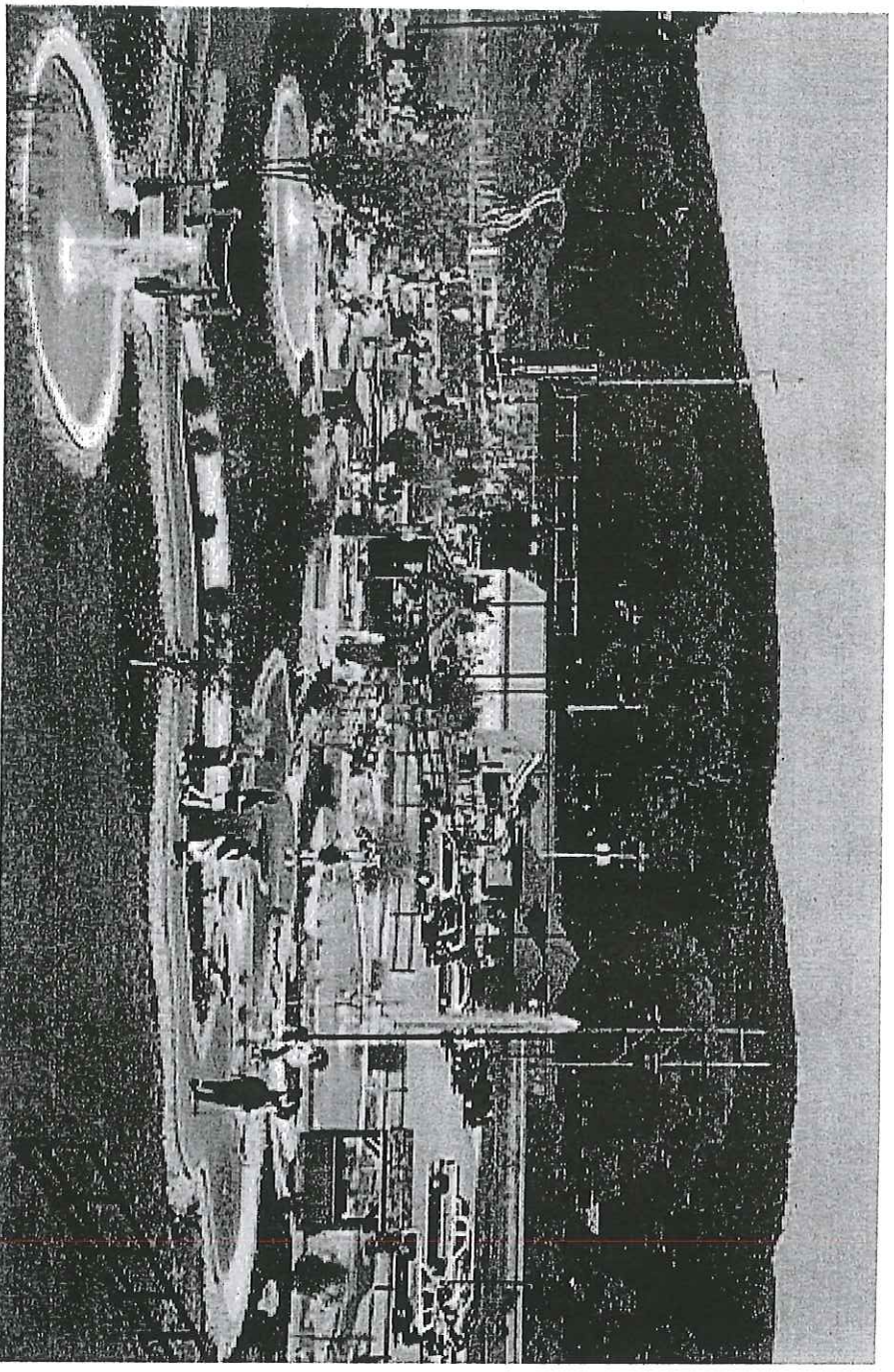
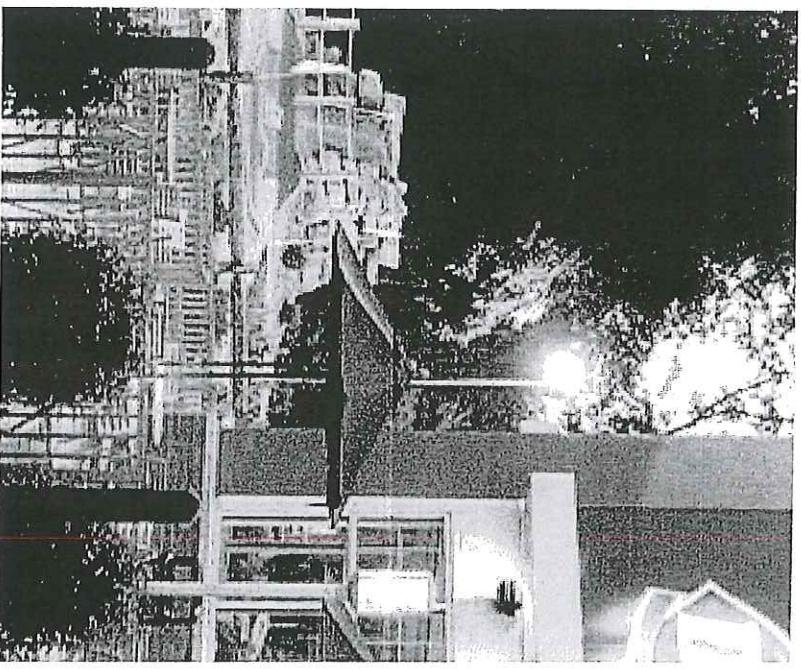
Every year, more than 130 million people of all ages play miniature golf, producing revenues in excess of \$1 billion annually for course owners.

Jump-Start Your Existing Business

Turn your amusement park, driving range, ice cream stand, restaurant or other business into a money-making machine with a miniature golf course by Harris. Many of our customers say revenue generated by their miniature golf courses far surpasses anything else they do.

More Is Better: The Case for 36 Holes

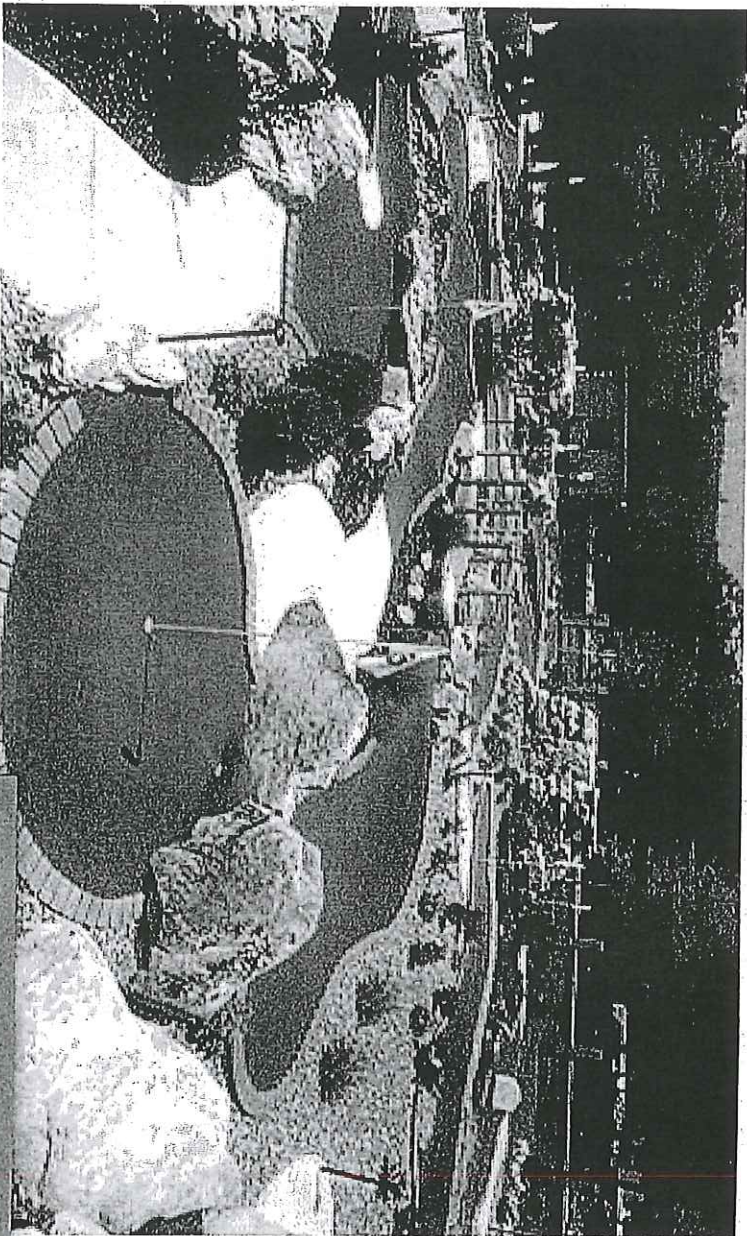
Having two 18-hole courses can be key to promoting repeat business and profitability for your facility. Two courses not only create more choices and challenges for players, they provide the capacity to accommodate large crowds on summer evenings and weekends. Long lines at overcrowded single courses will reduce profits and drive customers away. Having a second course also allows you to host groups without having to turn away walk-in customers – a key to midweek profitability.





WHY HARRIS?

THE NATION'S LEADER IN COURSE DESIGN & CONSTRUCTION



Harris Miniature Golf has been designing and building picturesque and profitable miniature golf courses for more than 50 years. To date, we have designed and built more than 800 courses worldwide. We believe it speaks volumes about the quality of our work that the majority of our new customers are referred to us by our existing customers.

- Recognized as a national leader in design and construction
- More than 50 years of experience
- More than 800 courses built
- Every course custom-designed to meet customer's needs and expectations
- Fixed price guarantee
- State-of-the-art color CAD design
- Promotional / marketing support

Harris
Miniature Golf
Courses Inc.
has designed
and built
more than
800 courses
worldwide over
the past 50-
plus years.

Designing for Fun

Miniature golf is no longer child's play. Whether you're young or simply young at heart, miniature golf is all about the FUN!!! Our waterfalls, splash fountains, ponds, streams and undulating greens create thrills and laughs for golfers of all ages. Our water hazards create lots of awesome fun for kids. We use floating balls and even have a hole design where the ball goes into the water hazard and is returned back to the green near the cup!

Designing for Profit

At Harris, we believe great design is the key to sustaining profitability year after year. Gone are the days of windmills and clown faces. By creating inviting and intriguing spaces, and challenging holes that test a golfer's skills, Harris designs courses that keep customers coming back. Ninety percent of Harris-built courses are in non-resort areas where repeat business is critical to profitability. By designing courses with soothing waterfalls, dramatic landscapes

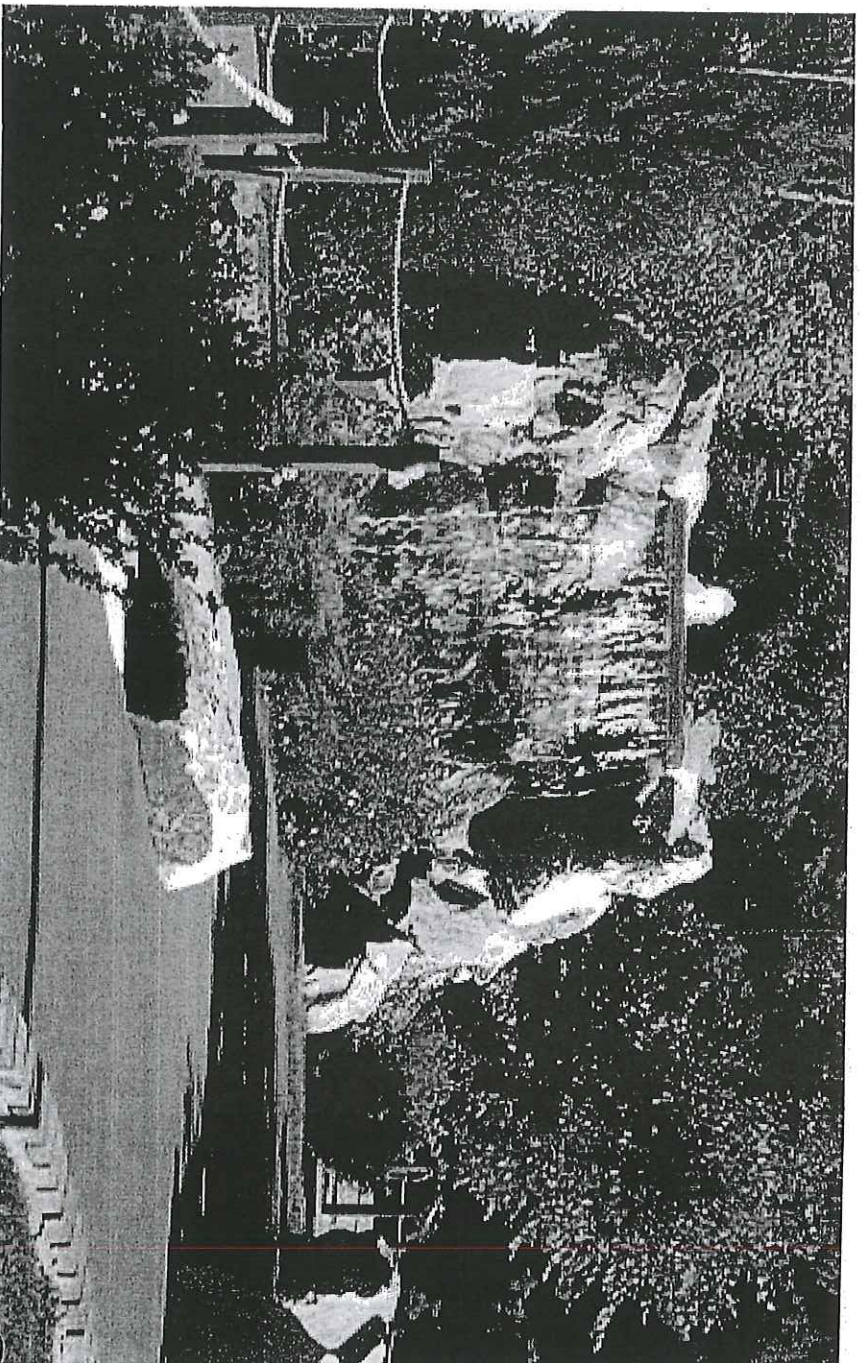
and other features that capture the imagination, Harris creates destinations that customers will want to visit again and again.

On-Site Design Improvements

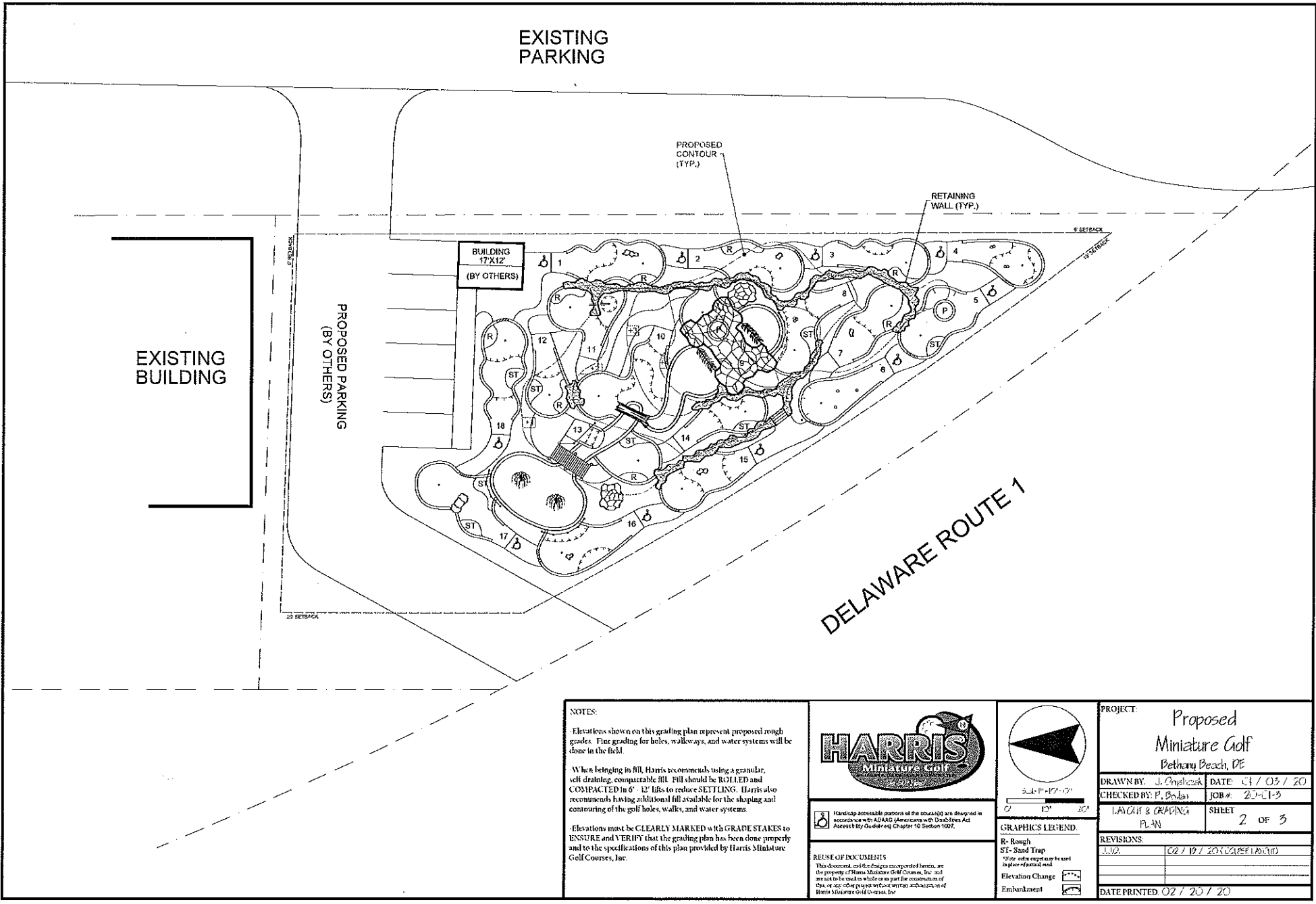
During construction, our project foremen are always looking for ways to improve a course's design, playability and visual appeal. That might involve changing the angle of a waterfall to increase roadside visibility or moving a stream to bring it into play on another hole, and we do it all at no additional cost to the owner/developer.

The Harris Guarantee

At Harris Miniature Golf, we always give our customers the full measure of our talents. We feel it is the little things that make the difference between a good job and a GREAT job. The courses we build not only meet, but exceed customers' expectations. We finish projects on time and on budget. When we give you a price, we stick to it.



New



NOTES:

Elevations shown on this grading plan represent proposed rough grades. Fine grading for holes, walkways, and water systems will be done in the field.

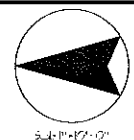
When bringing in fill, Harris recommends using a granular, self-draining, compactable fill. Fill should be ROLLED and COMPACTED in 6" - 12" lifts to reduce SETTLEMENT. Harris also recommends having additional fill available for the shaping and contouring of the golf holes, walks, and water systems.

Elevations must be CLEARLY MARKED with GRADE STAKES to ENSURE and VERIFY that the grading plan has been done properly and to the specifications of this plan provided by Harris Miniature Golf Courses, Inc.



Handicap accessible portions of the course(s) are designed in accordance with ADAAG (Americans with Disabilities Act Accessibility Guidelines Chapter 10 Section 1007).

REUSE OF DOCUMENTS
This document, and the designs incorporated herein, are the property of Harris Miniature Golf Courses, Inc. and are not to be used in whole or in part for construction of this, or any other project without written authorization of Harris Miniature Golf Courses, Inc.



GRAPHICS LEGEND

R- Rough
ST- Sand Trap
Other notes may be used in place of actual field
Elevation Change
Embankment

PROJECT: Proposed Miniature Golf Bethany Beach, DE	
DRAWN BY: J. Amato	DATE: 01 / 03 / 20
CHECKED BY: P. DeJas	JOB #: 20-01-3
LAYOUT & GRADING PLAN	SHEET 2 OF 3
REVISIONS:	
1.02	02 / 19 / 20 (CORRECTION)
DATE PRINTED: 02 / 20 / 20	

RECEIVED
FEB 26 2020
SUSSEX COUNTY
PLANNING & ZONING



Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Acting Director, Department of Planning & Zoning; Lauren DeVore, Planner III; and Jenny Norwood, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: March 6, 2020

RE: Other Business for March 12, 2020 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the March 12, 2020 Planning Commission meeting.

2019-18 Merrill J. & Betty L. Parker

BM

Final Subdivision Plan

This is a Final Subdivision Plan for a standard subdivision of 8 single family lots and site improvements. This site is 49.80 acres located on the northeast side of Lakeview Rd. The Preliminary Subdivision Plan was approved with conditions at the October 17, 2019 meeting of the Planning and Zoning Commission. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. The Applicant is seeking to split the subdivision into phases while awaiting further DelDOT approval. Phase 1 will consist of 4 lots and the residual land. Tax Parcel: 133-15.00-19.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff is in receipt of agency approvals for the Phase 1 portion of the subdivision.

Ernest Maier, Inc./Parker Block

HW

Revised Site Plan

This is a Revised Site Plan for a proposed 4,144 square foot office addition and other site improvements on a 20.3313-acre parcel of land accessed from Millsboro Hwy. The Revised Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 133-20.00-15.01. Zoning District: AR-1 (Agricultural Residential Zoning District) and LI-2 (Limited Industrial Zoning District). Staff is awaiting agency approvals.

Giant Food Expansion

BM

Preliminary Site Plan

This is a Preliminary Site Plan for an 14,800 square foot expansion of the existing Giant Food building. Site improvements include extending the existing sidewalk around the building, shifting the fire lane, the addition of 48 new parking spaces, changes to the existing parking lot, and landscaping between the new parking area and Seaside Boulevard. The site is located at 19312 Lighthouse Plaza with access off Coastal Highway. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcels: 334-13.00-325.40 & 325.41. Zoning District: C-1 (General Commercial). Staff are awaiting agency approvals.

Americana Bayside MR-RPC – Freeman Arts Pavilion

BM

Preliminary Site Plan



This is a Preliminary Site Plan for the construction of a 1,010-seat proposed arts pavilion, including 845 parking spaces, 18 handicap spaces, 14 large passenger vehicle spaces and other related uses on a parcel consisting of 8.98 acres. The site is located on the south side of Signature Boulevard within Americana Bayside. The Preliminary Site Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcels: 533-19.00-36.01, 864.00, 866.00, 881.00 and 990.00. Zoning District: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are awaiting agency approvals.

Americana Bayside MR-RPC – The Point Amenity

BM

Revised Amenities Site Plan

This is a Revised Amenities Site plan for the Point Amenity for the proposed installation of six (6) removable safety bollards, a proposed building roof addition with columns over the existing patio to connect the existing pool bar roof, and proposed 445 square foot patio expansion (consisting of a total of 1,713 square feet). The addition will be open to the air with rope fencing surrounding to match existing proposals. The public service area has also been delineated on the plans. The Planning and Zoning Commission approved the installation of bollards to prevent vehicular traffic access beyond the existing parking area and the commercial use of the existing tiki bar at their meeting of December 19, 2019. Tax Parcel: 533-19.00-304.01. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

R.E. Michel Co. (S-20-04)

KS

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed 24,760 square foot building addition with expanded parking lot and a possible stormwater management facility. The site is 11.56 acres and accessed from Janice Road. The existing use is commercial, and the proposed use is wholesaling. The site plan complies with the Sussex County Zoning Code. Tax Parcel: 334-5.00-138.00. Zoning District: C-1 (General Commercial.) Staff are awaiting agency approvals.

Cypress Point Subdivision (2005-75)

RW

Request to Revise Conditions of Approval and Preliminary Amenities Plan

This is a request to revise the wording of conditions of approval for the amenities plan located in the Cypress Point Subdivision (2005-75) located south of Woodland Ferry Rd. This subdivision was granted final approval by the Planning and Zoning Commission on November 16, 2007 meeting. Condition 9 states “*As stated by the Applicant, there shall be amenities including tot lot, bike paths, and a mulched trail system.*” The Applicant submitted a request to modify Condition 9 to “There shall be amenities including, tot lot, bus shelter, and parking.” The Preliminary Amenities Plan complies with the Sussex County Zoning Code and the proposed amended Condition 9. Tax Parcel: 232-5.00-4.00. Zoning District: AR-1 (Agricultural Residential Zoning District). Staff is awaiting agency approvals.

Lands of Wine Worx, LLC

BM

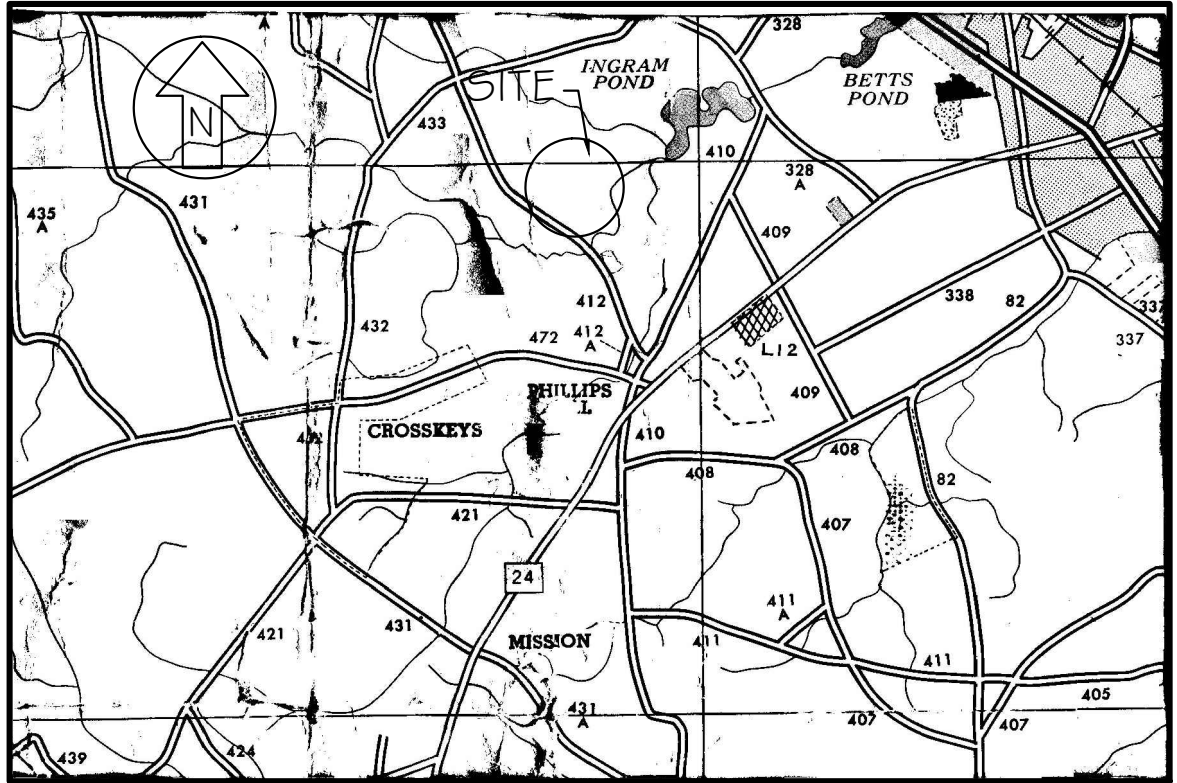
Minor Subdivision off a 50-ft easement

This is a Preliminary Subdivision Plan for the establishment of an additional proposed lot off a 50-ft ingress/egress access easement. The parcel is located on the west side of Blackwater Road (S.C.R. 384). The Preliminary Subdivision Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcel: 134-11.00-53.00. Zoning District: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

LANDS N/F
INGRAMS POINT LLC
DB 4766-194
T.M.#133-19.00-27.01



T. M. #133-15.00-19.00



VICINITY MAP SCALE 1"=2,000'

DATA COLUMN:

T.M. #133-15.00-19.00
-ZONING: AR
-TRACT AREA: 49.80 ACRES
-TOTAL # OF LOTS: 5 (INCLUDES RESIDUAL LANDS)
-PRESENT USE: AGRICULTURAL
-PROPOSED USE: RESIDENTIAL
-ACCESS: S.C.R. #412 (LAKEVIEW ROAD) LOCAL ROADWAY
-WATER AND SEWER: INDIVIDUAL ON-SITE
-100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS PER FIRM #10005C0453J DATED 1/6/05
-SPEED LIMIT ON LAKEVIEW RD. IS 50 MPH.
-BUILDING SETBACK REQUIREMENTS:
FRONT: 40'
SIDES: 15'
REAR: 20'
-IMPACT ON "COUNTY VIEW" SUBDIVISION, LOTS 8 & 9:
-LOT #8 T.M. #133-15.00-18.10 EXISTING AREA: 2.420 ACRES
-ADDITION FROM #133-15.00-19.00: 0.899 ACRES
NEW TOTAL AREA: 3.319 ACRES
-LOT #9 T.M. #133-15.00-18.11 EXISTING AREA: 0.510 ACRE
-ADDITION FROM #133-15.00-19.00: 1.521 ACRES
NEW TOTAL AREA: 2.031 ACRES
-STREET IS TO REMAIN PRIVATE AND MAINTAINED BY THE OWNERS OF TRACTS 1 THRU 4 AND THE OWNER OF THE RESIDUAL LANDS THEIR HEIRS AND/OR ASSIGNS.
-THIS PROJECT IS NOT IN THE PROXIMITY OF A TID

LANDS N/F
LONGWOOD LAKES LLC
DB 3784-90
T.M.#133-15.00-106.00

S.C.P.#2. NOTES:
A. THERE SHALL BE NO MORE THAN 9 LOTS WITHIN THE SUBDIVISION.
B. THE DEVELOPER SHALL ESTABLISH A HOMEOWNERS ASSOCIATION OR MAINTENANCE AGREEMENT RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORM WATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
C. THE STORM WATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
D. THE SUBDIVISION SHALL BE SERVED BY INDIVIDUAL PRIVATE WELLS AND SEPTIC SYSTEMS.
E. ROAD NAMING ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
F. CONSTRUCTION HOURS INCLUDING DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 AM THROUGH 6:00 PM, MONDAY THROUGH FRIDAY. THERE SHALL BE NO WORK ON SATURDAY OR SUNDAY.
G. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
H. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

RESIDUAL LANDS
32.03 ACRES

LANDS N/F
DEAN R. PARKER
DB 4012-29

LANDS N/F
CYNTHIA R. PASE
DB 4827-130

LANDS N/F
INGRAMS POINT LLC
DB 4766-194
T.M.#133-19.00-27.01

LANDS N/F
EUGENE R. & DENISE M. STOWELL
DB 2712-89
T.M.#133-15.00-18.05

LANDS N/F
EUGENE R. & DENISE M. STOWELL
DB 3136-275
T.M.#133-15.00-18.05

WE, THE UNDERSIGNED, HEREBY AGREE TO THE LOCATION OF AN ACCESS EASEMENT AS SHOWN ON THIS PLAN.

EUGENE R. STOWELL DATE
DENISE M. STOWELL DATE

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

WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN FOR VIRTUE OF: (CHECK APPLICABLE SECTION)

THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARLAND, OR

THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS PRINCIPAL RESIDENCE OR FARMLAND.

MERRILL J. PARKER DATE
BETTY L. PARKER DATE

SUSSEX COUNTY APPROVAL:

PLANNING & ZONING COMMISSION DATE
SUSSEX COUNTY COUNCIL DATE

PHASE I
MAJOR SUBDIVISION PLAN FOR

MERRILL J. & BETTY L. PARKER

29501 RACOONS POINT, MILLSBORO, DE 19966

**MILLER
LEWIS, INC.**
LAND SURVEYING

1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-8895 FAX: 302-629-2391

JULY 18, 2019

HUNDRED

COUNTY

DAGSBORO

SUSSEX

STATE

DRAWN BY

DELAWARE

D.K. MILLER

REF.

FILE NO.

DB 822-308

STOWELL
I-133-15-19

LINE	BEARING	DISTANCE
L1	S 38°41'17" E	27.35
L2	N 87°48'58" E	13.89
L3	S 42°04'03" E	19.78
L4	S 30°10'55" E	21.07
L5	S 35°46'01" E	39.82
L6	N 26°26'58" E	25.89
L7	N 62°42'28" E	37.85
L8	S 69°22'26" E	39.17
L9	S 48°27'11" E	26.65
L10	S 69°02'30" E	8.57
L11	N 71°02'53" E	9.92
L12	N 77°53'15" E	72.64
L13	N 46°15'50" E	24.98
L14	N 78°59'27" E	16.74
L15	S 56°57'26" E	18.02
L16	S 34°31'25" E	42.59
L17	S 64°36'23" E	29.74
L18	S 06°33'31" E	19.82
L19	S 43°26'33" E	35.24
L20	S 58°25'40" E	85.69

LANDS N/F
E M SMITH FARMS LIMITED PARTNERSHIP
DB 2917-285
T.M.#133-15.00-29.01

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	67.18	250.86	131°20'37"	N 33°44'22" E	66.98
C2	198.64	250.86	45°22'12"	N 03°22'57" E	193.50
C3	282.56	424.38	38°08'54"	N 38°22'36" W	277.37
C4	174.93	157.84	63°30'04"	N 25°42'00" W	166.12
C5	161.93	142.93	64°54'47"	S 72°29'30" W	153.41
C6	71.80	107.84	38°08'52"	S 20°57'57" W	70.48
C7	111.68	107.84	59°20'11"	S 27°46'57" E	106.76
C8	228.26	474.38	27°34'10"	S 43°39'57" E	226.07
C9	87.59	474.38	10°34'43"	S 24°35'30" E	87.46
C10	172.24	300.86	32°46'07"	S 02°54'05" E	169.90

NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

LEGEND:

--- PROPERTY LINE TO BE EXTINGUISHED
--- EXISTING RIGHT-OF-WAY LINE
--- EDGE OF PAVING LINE
--- EXISTING PROPERTY LINE
--- CENTERLINE
--- NEXT PROPERTY LINE
--- PROPOSED RIGHT-OF-WAY LINE
--- PROPOSED PROPERTY LINE

Y/E EXISTING ENTRANCE
Y/E PROPOSED ENTRANCE
● IRON PIPE (SET)
● IRON PIPE (FOUND)
○ POINT

FIRE MARSHAL NOTES:

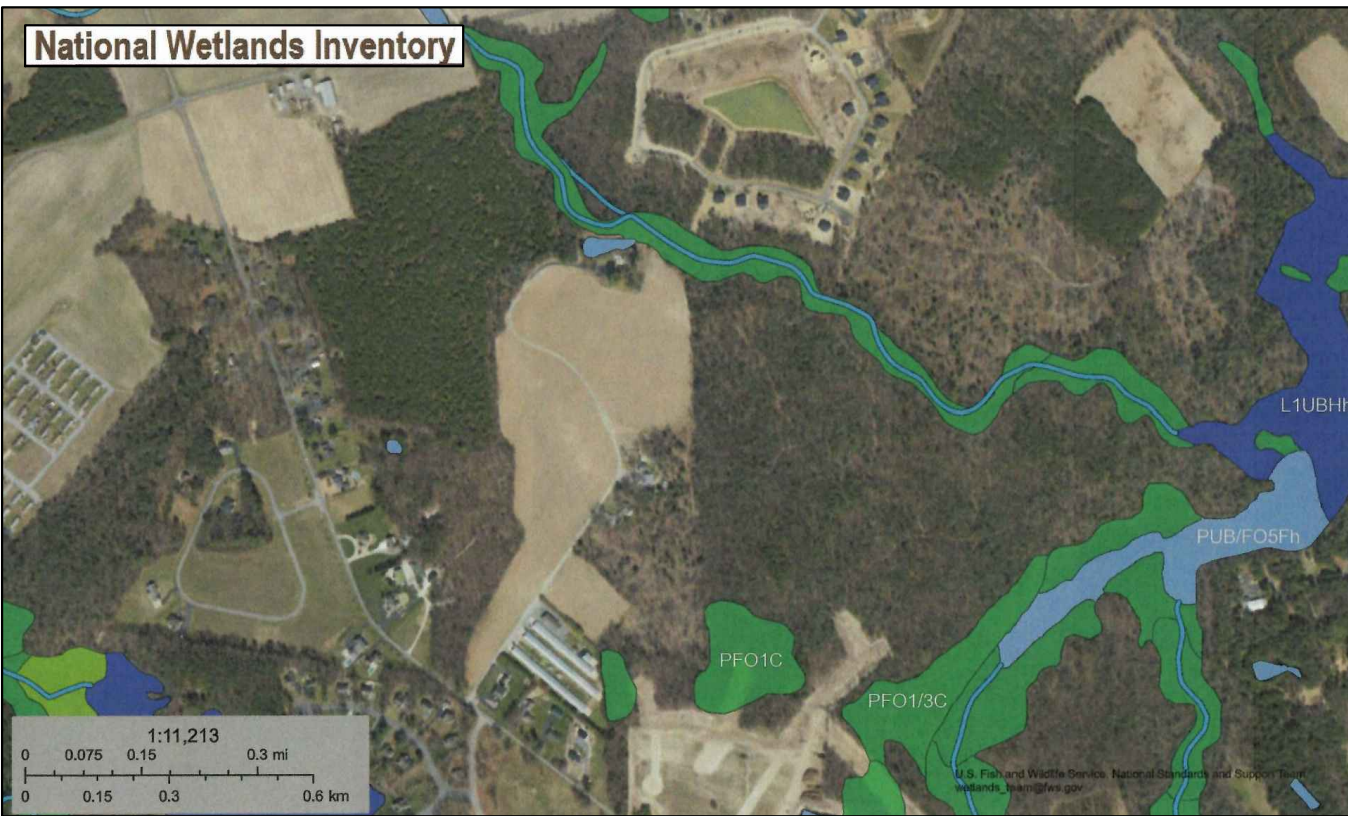
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
- A SINGLE FAMILY DWELLING IS PROPOSED.
- BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

0 100 200 300
SCALE: 1" = 100'

I, DONALD K. MILLER 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.

DONALD K. MILLER #07

DATE



WETLANDS MAP

N.T.S.

- NOTES:
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DEL.D.O.T.S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 - TRACTS #1 THROUGH #4 SHALL HAVE ACCESS TO SCR 412 VIA THE 50 FOOT WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS MAJOR SUBDIVISION PLAN.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

THIS SURVEY AND PLAT DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS PROPERTY.

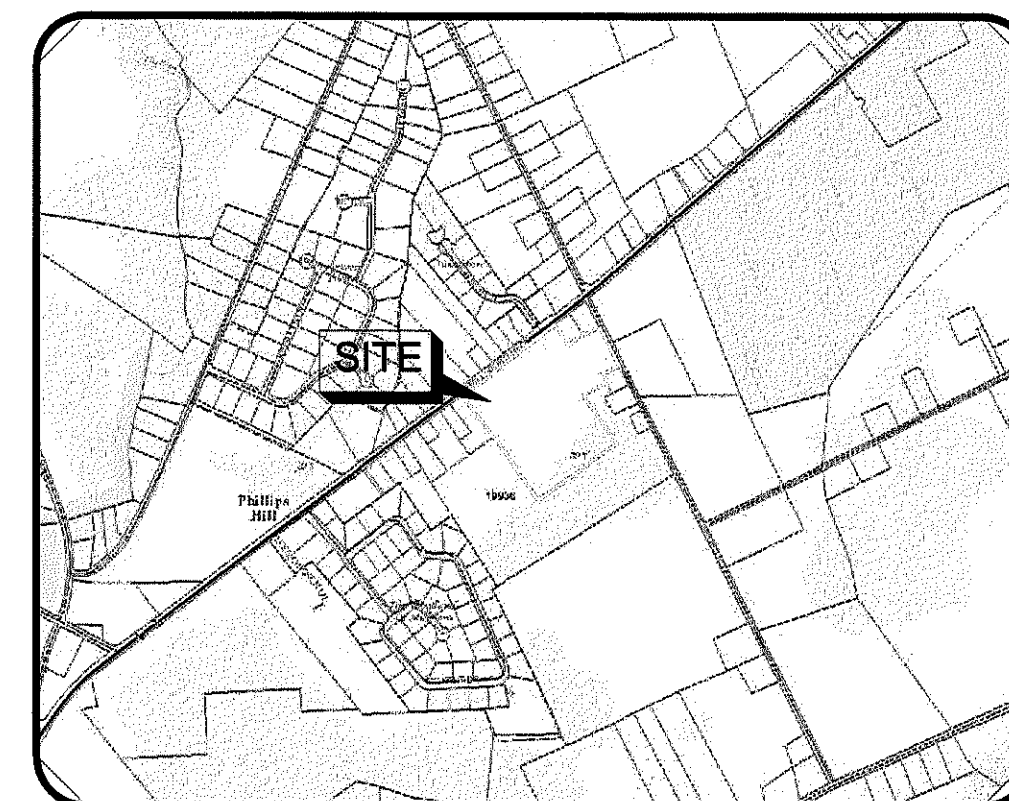
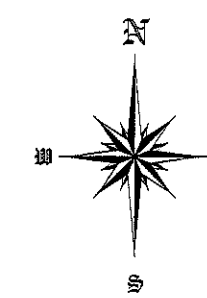
NO TITLE SEARCH PROVIDED OR STIPULATED.

SURVEY CLASS: SUBURBAN

DATE	REVISION
1/1/15/2019	DEL. D.O.T. COMMENTS
03/03/2020	S.C.P.#2. COMMENTS

BUILDING NUMBER	CONSTRUCTION TYPE	USE	HEIGHT	STORIES	SQUARE FOOTAGE	SPRINKLERS
1 Existing	Masonry	Office	17.2'	1	2,199	N
1 Proposed	Masonry	Office	17.2'	1	4,144	N
2	Masonry	Storage	18.7'	1	1,283	N
3	Masonry	Not in use	17.0'	1	783	N
6	Pole Bldg	Bag House	25.2'	1	4,849	N
7	Masonry	Storage	28.8'	1	3,606	N
8	Masonry	Mechanic Shop	17.2'	1	7,889	N
9	Masonry	Block & Lintel Plant	29.5'	1	24,808	N
10	Masonry	Storage	20.7'	1	1,351	N
11	Masonry	Dispatch House	28.3'	2	627	N

Lands of Ernest Maier, INC.
Db. 4091, Pg. 317



VICINITY MAP

NOT TO SCALE

SITE DATA

- TAX MAP NO. 1-33-20-15.01
- STATE: DELAWARE
- COUNTY: SUSSEX
- HUNDRED: DAGSBORO
- AREA: 20.3313 ACRES
- SCALE: 1"=60'
- CLASS "A" SURVEY

ZONING AND RESTRICTIONS SHOWN HEREON WERE OBTAINED BY A GENERAL REQUEST AT THE PUBLIC COUNTER OF THE LOCAL ZONING AUTHORITY. NO REPRESENTATION IS MADE FOR THE ACCURACY OR COMPLETENESS OF SAID THIRD PARTY INFORMATION. THIS FIRM IS NOT AN EXPERT IN THE INTERPRETATION OF COMPLEX ZONING ORDINANCES. COMPLIANCE IS BEYOND THE SCOPE OF THIS SURVEY. ANY USER OF SAID INFORMATION IS URGED TO CONTACT THE LOCAL AGENCY DIRECTLY.

- ZONING- LI (LIMITED INDUSTRIAL)
- BUILDING RESTRICTION LINE (B.R.L.)
 - A. -FRONT= 50'
 - B. -SIDE = 50'
 - C. -REAR = 40' (Adjoining Residential District)
- ZONING- AR-1 (LIMITED INDUSTRIAL)
- BUILDING RESTRICTION LINE (B.R.L.)
 - A. -FRONT= 40'
 - B. -SIDE = 15'
 - C. -REAR = 20'

- HORIZONTAL DATUM- NAD'83 (1983 NORTH AMERICAN DATUM)
- WATER SUPPLIER: ON-SITE INDIVIDUAL WELLS
- Address: 30234 Millsboro Highway
- Millsboro, DE 19966
- Existing Parking spaces (Not well defined)
- 23 parking spaces
- Required Parking spaces
- 21 parking spaces

SURVEYOR NOTES

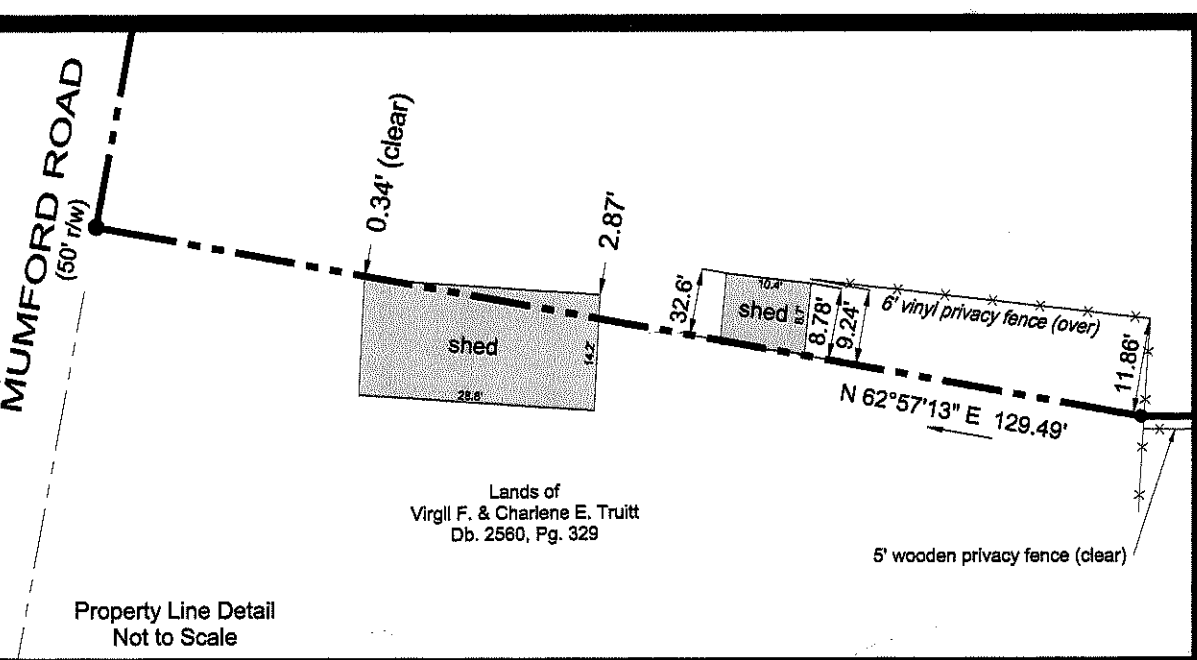
- Deed Book Reference:
 - Db. 4091, Pg. 317 (Our Parcel)
 - Db. 3335, Pg. 181 (Parcel 62)
 - Db. 3934, Pg. 308 (Parcel 15.03 & 64)
- Plot Book Reference:
 - Pb. 101, Pg. 83 (Ramesh C. Batta Assoc. Survey)
 - Pb. 35, Pg. 325 (McCann Surveyors, Inc. Survey)

STANDARD LEGEND

These standard symbols will be found in the drawing

- 1/2" PIPE (FD)
- 3/4" PIPE (FD)
- CONC. MON. (FD)
- 5/8" REBAR (SET)
- PK NAIL (FD)
- 5/8" REBAR (FD)
- POINT
- OVER HEAD ELECTRIC
- EXISTING PARKING SPACE (Not defined by any striping)

FLOOD DATA This property is in Zone (non-shaded) of the Flood Insurance Rate Map, Community Panel No. 120029-100250454-K, which has an effective date of MARCH 18, 2015 and IS NOT in a Special Flood Hazard Area.



MUMFORD ROAD
Sussex County Road No. 409
(60' r/w)

Lands of Big Chief, LLC
Db. 3437, Pg. 186

Lands of Anne Redden
Db. 3335, Pg. 178

Lands of Wayne & Filomena Kline
Db. 3094, Pg. 332

Lands of Virgil F. & Charlene E. Truitt
Db. 2560, Pg. 329

Lands of Big Chief, LLC
Db. 3490, Pg. 151

Lands of Ray Fulford, Sr.
Db. 3934, Pg. 308

Lands of East Side Delelopers, Inc.
Db. 2423, Pg. 107

Ordinance No. 1898
(May 1, 2007)
Area: 10.0193 Acres

Special Exception No. 1
(Tax Ditch Easement, 25' from top of Bank, Per Deed Book 4, Page 252, 5, Page 87 and 16, Page 239)

Special Exception No. 3
(Easement located 15 feet on each side of Delmarva's Facilities, Per Deed Book 1589, Page 104)

Special Exception No. 2 & 4
(20' wide ingress/egress easement per Deed Book 862, Page 113)

SURVEYOR CERTIFICATION

I, GREGORY M. HOOK, hereby certify that I am a registered land surveyor in the State of Delaware. The information shown hereon has been prepared under my supervision and to the best of my knowledge and belief, it complies with the provisions of the Delaware Surveying and Mapping Act of 1991, and the rules and regulations of the Delaware Board of Surveying and Mapping.

GREGORY M. HOOK, PLS 711
Date: 01/03/2020

DATE OF ORIGINAL: AUGUST 28, 2018
REVISION: SPECIAL EXCEPTIONS DATE: SEPTEMBER 05, 2018
REVISION: Proposed Addition to Building No. 3 DATE: JULY 2, 2019
REVISION: Scale, Parking calculations DATE: JANUARY 07, 2020
REVISION: DATE: 2020
REVISION: DATE: 2020
REVISION: DATE: 2020
REVISION: DATE: 2020
Drawn by: MICHAEL LOVELAND Checked by: GREGORY M. HOOK

Lands of ERNEST MAIER, INC.

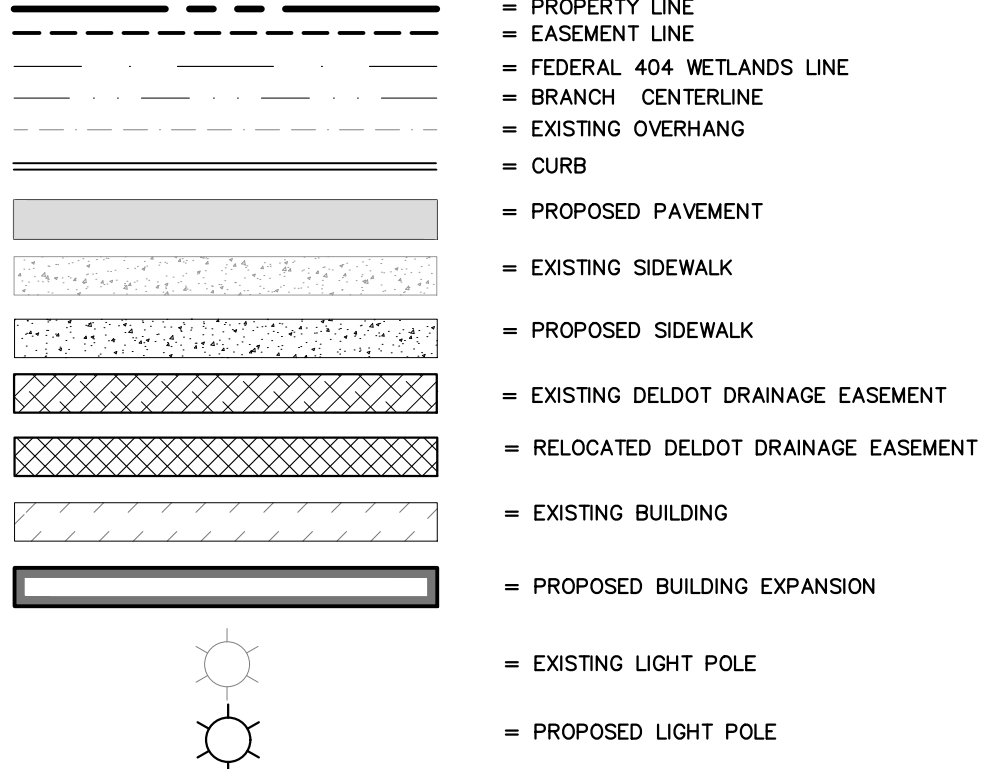
SEAL
01/03/2020

SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873 FAX: (302) 539-4336

Line Table		
Line #	Distance	Bearing
L1	14.390	S72° 58' 39.43"E
L2	42.440	S45° 34' 23.43"E
L3	45.230	S65° 28' 27.43"E
L4	39.770	S88° 43' 20.43"E
L5	27.070	N71° 19' 04.57"E
L6	112.430	S25° 36' 56.43"E
L7	52.890	S76° 48' 36.43"E
L8	237.620	N76° 48' 41.09"W
L9	30.000	S76° 47' 59.56"E
L10	584.150	N13° 11' 23.57"E
L11	245.910	S76° 48' 36.43"E
L12	475.504	S02° 02' 13.57"W
L13	139.700	N13° 11' 23.57"E
L14	207.620	S76° 48' 36.43"E
L15	139.695	S13° 11' 23.57"W

Curve Table					
Curve #	Radius	Delta	Arc Length	Chord Length	Chord Bearing
C1	23.56'	090°00'00"	23.56'	21.21'	S31° 48' 36"E
C2	23.56'	090°00'00"	23.56'	21.21'	N58° 11' 24"E
C3	395.23'	006°00'24"	395.23'	395.05'	S79° 48' 48"E

LEGEND



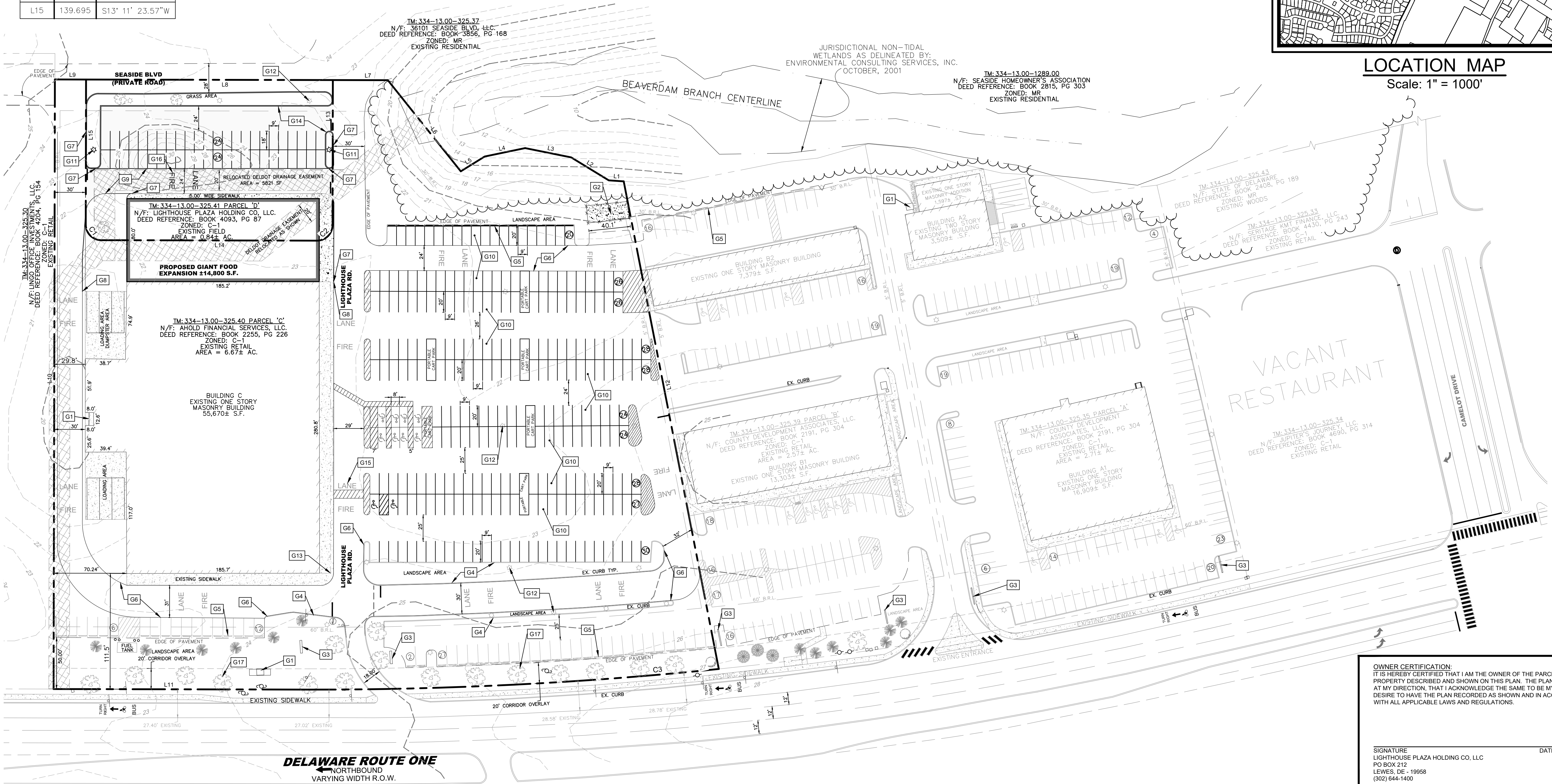
SITE KEYED NOTES

- G1 EXISTING ELECTRICAL TRANSFORMER
- G2 EXISTING STORMWATER TREATMENT FACILITY
- G3 EXISTING COMMERCIAL SIGN
- G4 P.C.C. CURB TYPE 1
- G5 CURB STOP (TYP.)
- G6 EXISTING 4" SOLID YELLOW DEMARCATION LINE (TYP.), SEE DETAIL 1/ PP1002
- G7 BEGIN/ END TOP OF FACE OF CURB TO BE PAINTED YELLOW PER THE STATE OF DELAWARE FIRE MARSHAL REGULATION.
- G8 TRANSITION BETWEEN EXISTING AND PROPOSED 4" SOLID YELLOW DEMARCATION LINE.
- G9 PROPOSED 4" SOLID YELLOW DEMARCATION LINE (TYP.)
- G10 PARKING TO BE RESTRIPTED FROM 10' X 20' TO 9' X 20'
- G11 PROPOSED LIGHT POLES.
- G12 EXISTING LIGHT POLES (TYP.)
- G13 EXISTING BUILDING OVERHANG (TYP.)
- G14 PROPOSED DELDOT TYPE 1-6 CURBING.
- G15 EXISTING FIRE LANE MARKING (TYP.)
- G16 PROPOSED FIRE LANE MARKING (TYP.), SEE DETAIL 1/ PP1002
- G17 EXISTING LANDSCAPING (TYP.) WITHIN 20' WIDE SUSSEX COUNTY CORRIDOR OVERLAY.



LOCATION MAP

Scale: 1" = 1000'



OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PARCEL 'D' PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE
LIGHTHOUSE PLAZA HOLDING CO, LLC
PO BOX 212
LEWES, DE - 19958
(302) 644-1400

DATE

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

DATE

DEVELOPER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE
VANGUARD RETAIL DEVELOPMENT
605 S. EDEN STREET, SUITE 250
BALTIMORE, MD 21231

DATE

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PARCEL 'C' PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE
AHOLD FINANCIAL SERVICES, LLC
PO BOX 6500
CARLSISLE, PA - 17013
(717) 249-4000

DATE

GIANT FOOD EXPANSION

TAX MAP: 334-13.00-325.40 & 325.41
19312 LIGHTHOUSE PLAZA, COASTAL HIGHWAY
REHOBOTH BEACH, DE - 19971
LEWES - REHOBOTH HUNDRED, SUSSEX COUNTY

PRELIMINARY SITE PLAN

VANGUARD RETAIL DEVELOPMENT
605 S. EDEN STREET, SUITE 250
BALTIMORE, MD 21231

NO.	REVISIONS	DATE	BY
1	REVISED PER P&Z COMMENTS	10/19/2020	MP

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	VANRD19001
DATE	2020-01-08
DRAWING SCALE	1"= 50'
DRAWN BY	MP
APPROVED BY	AMD

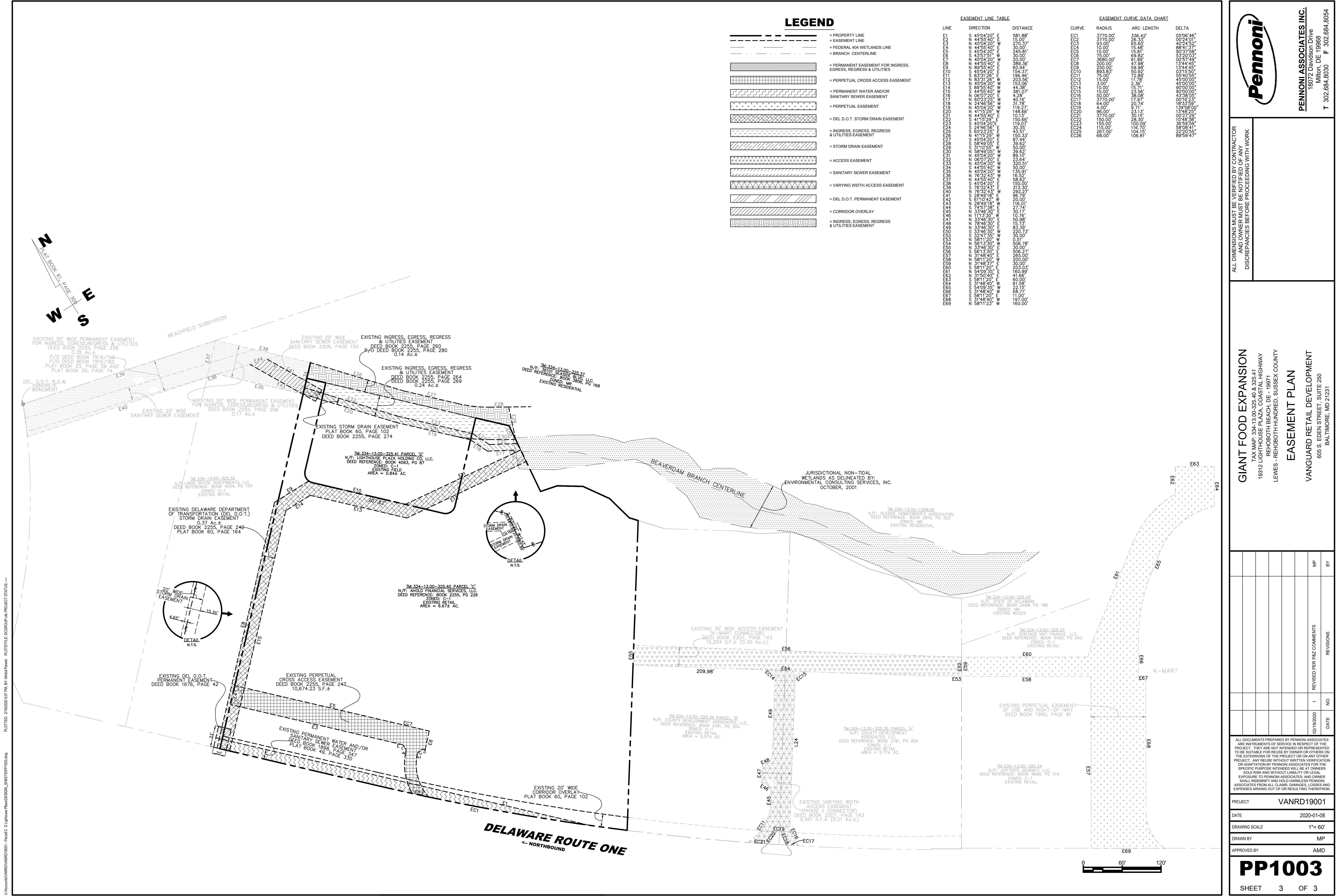
PP1001

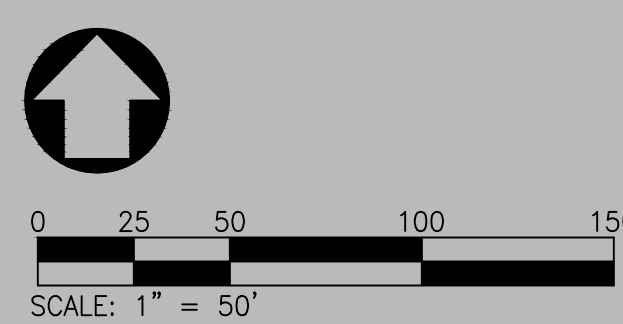
SHEET 1 OF 3

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK



PENNONI ASSOCIATES, INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

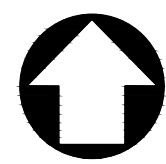




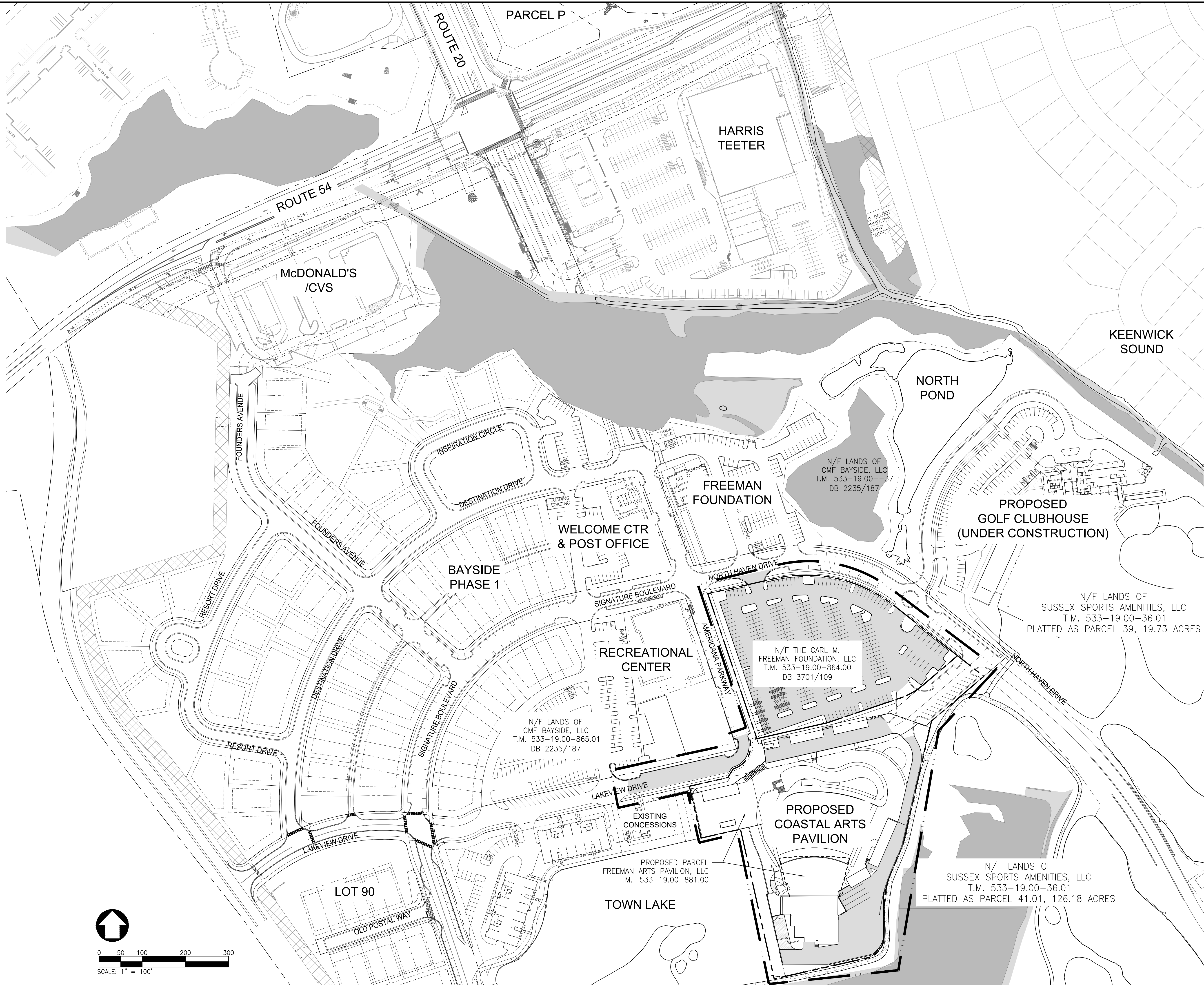
C:\Projects\1927\1927056-1\Drawings\Golf Clubhouse and Signage\Working Set\ Preliminary Site Plan\Contd. A14 Prelim 2019 PSp.dwg, 3 KEY PLAN.dwg, 3/3/2020 3:25 PM, Terry M. Gaudy

PEN-RED : 0.08 INCHES (2.0mm) PEN-YELLOW : 0.07 INCHES (1.8mm) PEN-GREEN : 0.10 INCHES (2.5mm) PEN-BLUE : 0.07 INCHES (2.0mm) PEN-WHITE : 0.09 INCHES (2.3mm)

PLOT CODE
PSM-CON



0 50 100 200 300
SCALE: 1" = 100'



PRINTS ISSUED FOR:
PRELIMINARY SITE PLAN

DATE

REVISIONS

NO.

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-348-5790
www.gmbnet.com

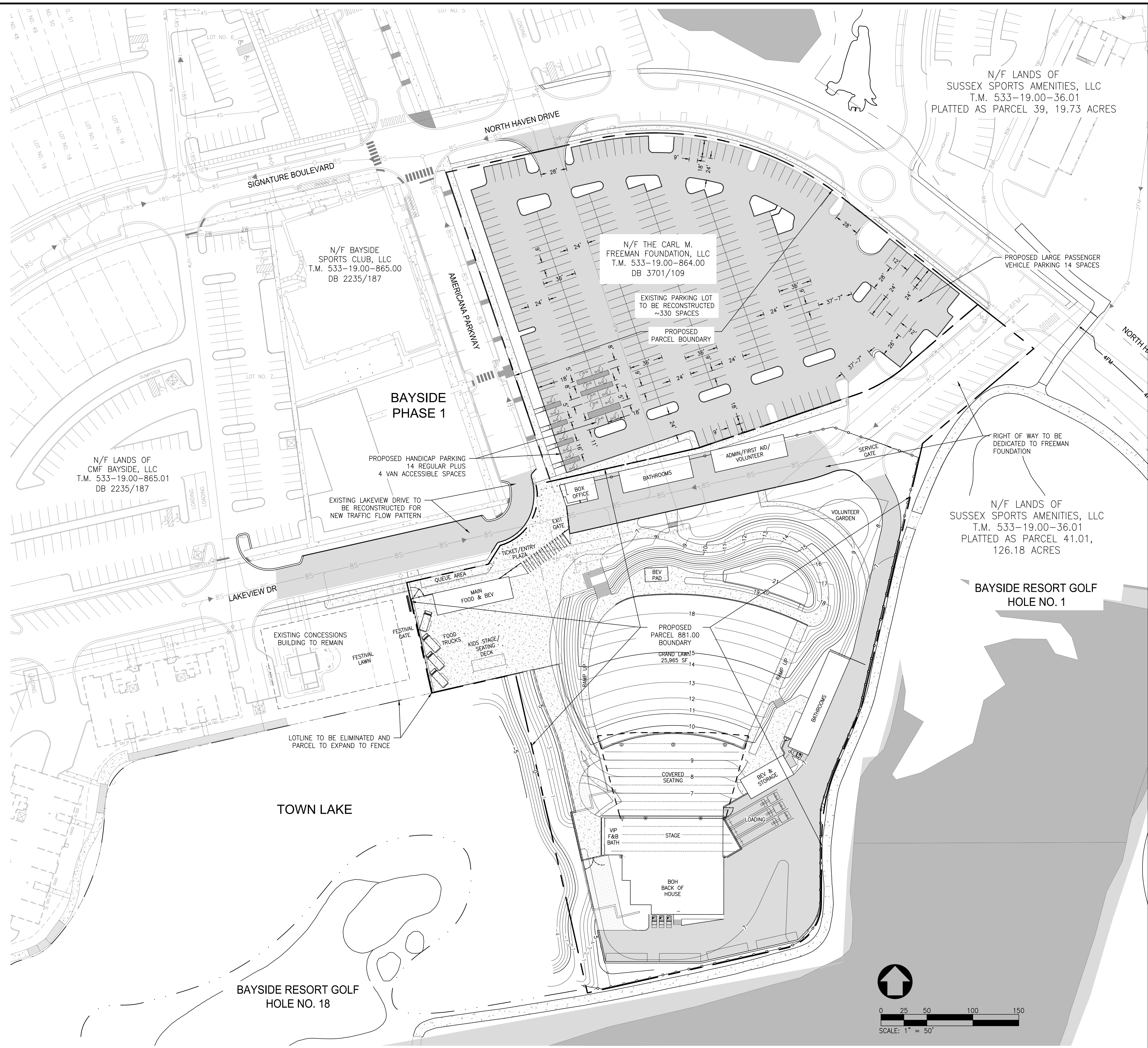
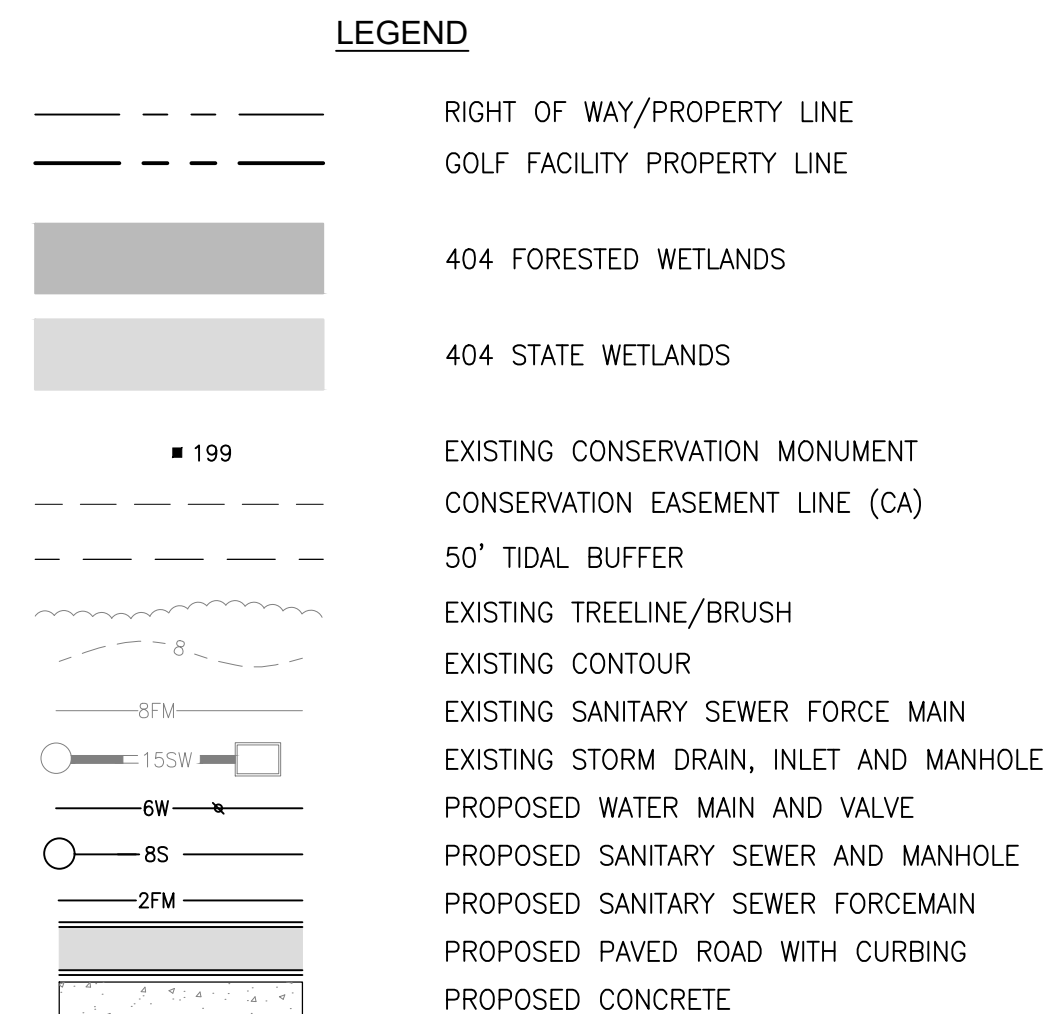
AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

**FREEMAN ARTS
PAVILION
KEY PLAN**

SCALE : 1" = 100'
DESIGN BY : TMG
DRAWN BY : TMG
CHECKED BY :
GMB FILE : 150078
DATE : JAN 2020

SHEET NO.
PSP 3

[illegible]



NO.

GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SAUSBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
ALISBURY, MARYLAND 2180
410-742-3115, FAX 410-548-5790
www.gmbnet.com

Joshua M. Freeman
FOUNDATION

SCALE : NO SCALE	SHEET NO. PSP 5
DESIGN BY : HMB	
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 150078	
DATE : JAN 2020	



No.

GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SAUSBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
ALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

1

SCALE : NO SCALE	SHEET NO. <div style="font-size: 2em; font-weight: bold;">PSP 6</div>
DESIGN BY : HMB	
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 150078	
DATE : JAN 2020	

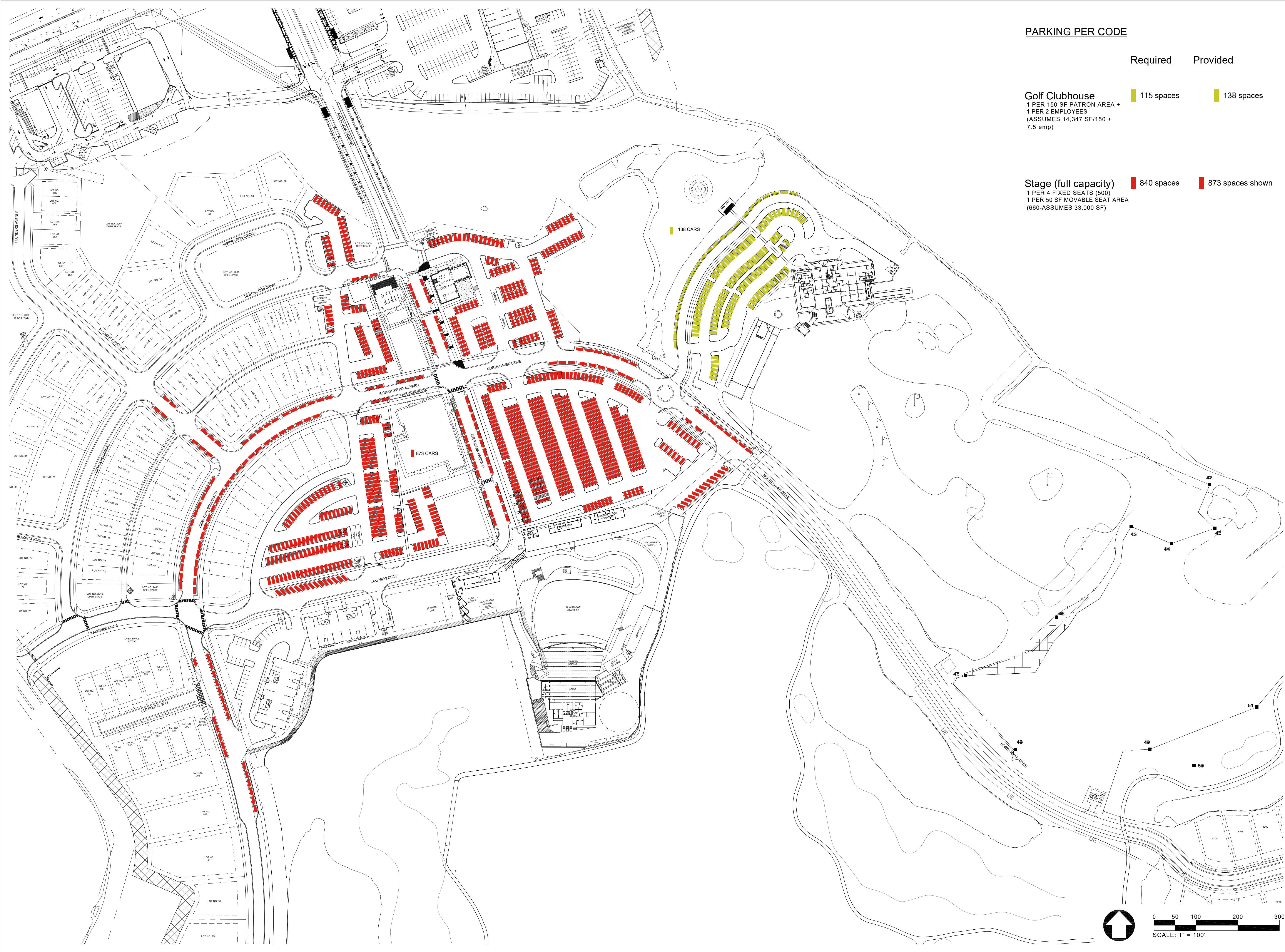
C:\projects\19707558-JDrawings\RLM Analysis\Freeman Final\Stage Layout Exhibit\Drawing per Code exhibit.dwg, 7/10/2015 4:44 PM, Lauren Myrick

PEN=RED 007 INCHES (18mm) PEN=YELLOW 007 INCHES (18mm) PEN=GREEN 200 INCHES (50mm) PEN=BLUE 200 INCHES (50mm) PEN=WHITE 200 INCHES (50mm)

PLOT CODE
PML/CAN

PEN=BLUE 200 INCHES (50mm)

PEN=MAGENTA 200 INCHES (50mm)



PARKING PER CODE

Required Provided

Golf Clubhouse
1 PER 150 SF PATRON AREA +
1 PER 2 EMPLOYEES
(ASSUMES 14,347 SF/150 +
7.5 emp)

Stage (full capacity)
1 PER 4 FIXED SEATS (500)
1 PER 50 SF MOVABLE SEAT AREA
(660-ASSUMES 33,000 SF)

PRINTS ISSUED FOR:
DRAWINGS STAGE

DATE

REVISIONS

NO.

GMB
GEORGE, MILES & BUHR, LLC
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BALTIMORE, MARYLAND
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
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AMERICANA BAYSIDE
Joshua M. Freeman
FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

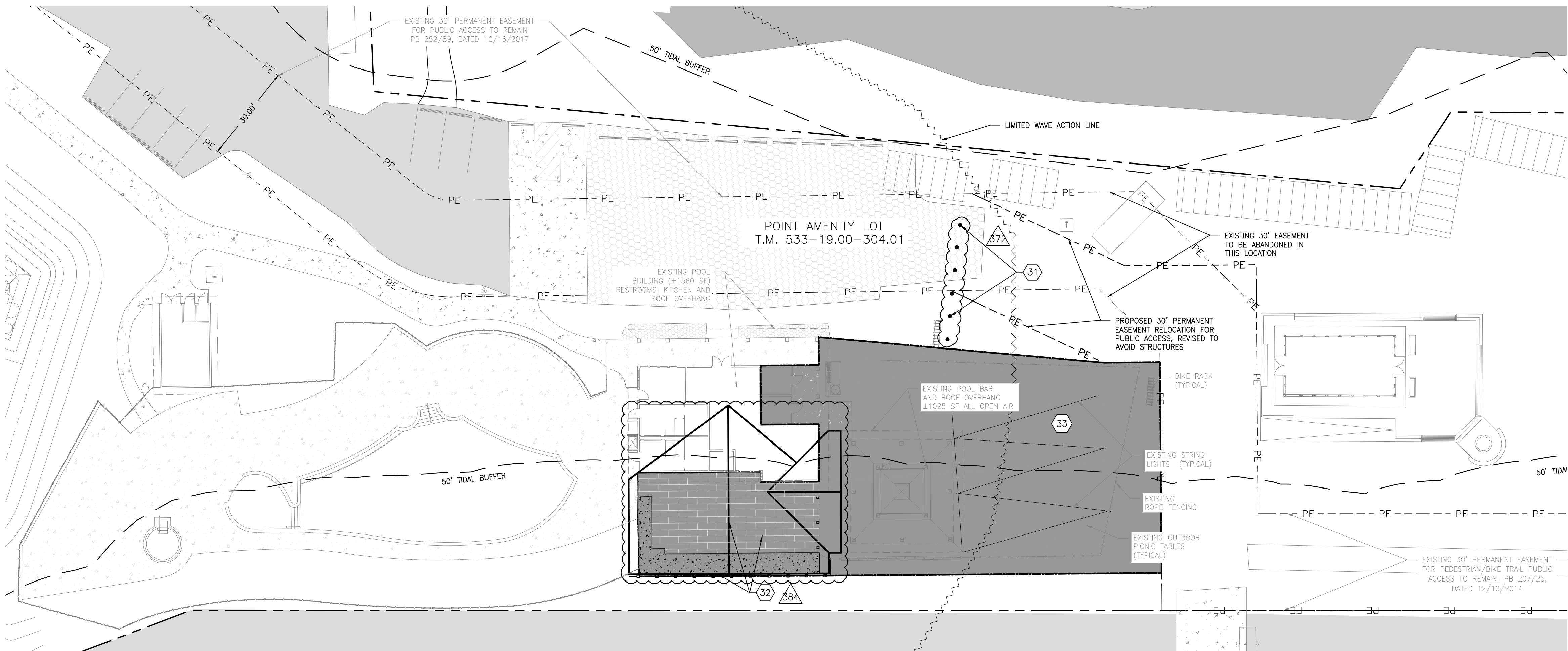
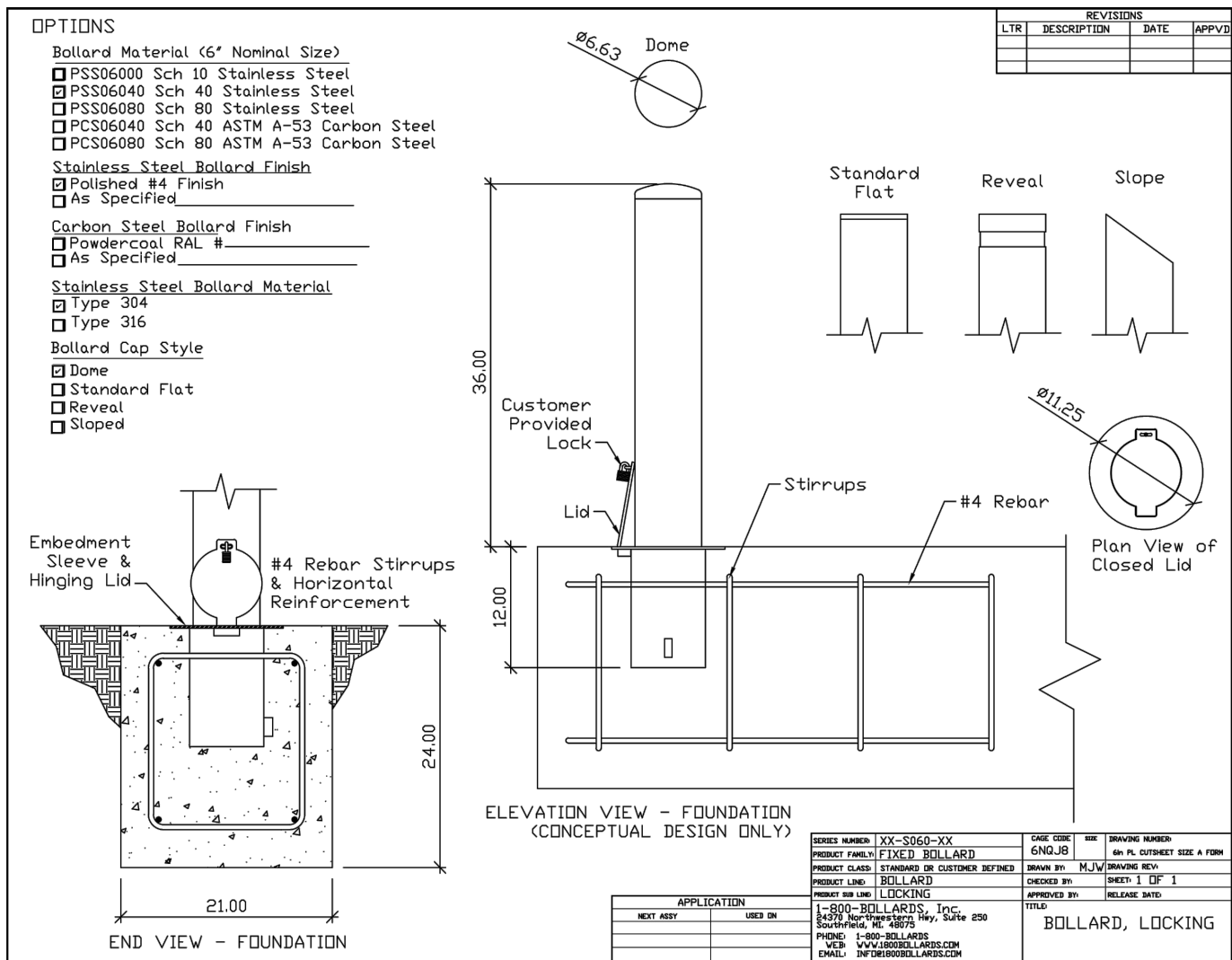
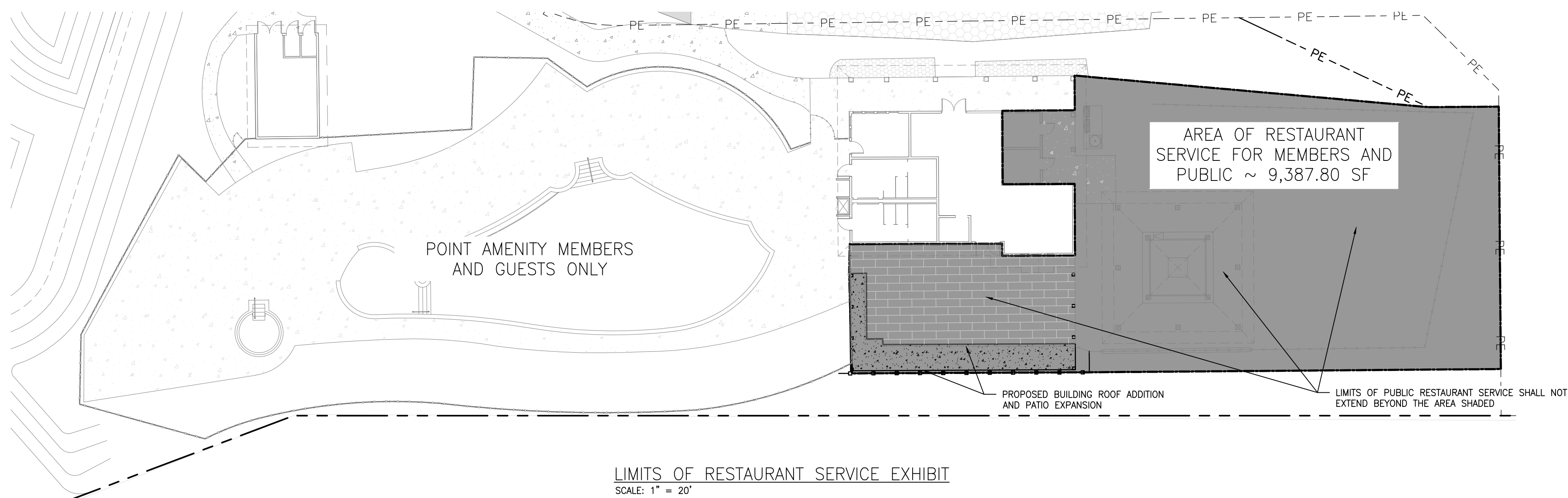
PARKING PER
CODE EXHIBIT
TOWN CENTER

SCALE : 1" = 100'
DESIGN BY : RLM
DRAWN BY : RLM
CHECKED BY :
GMB FILE : 1997058-J
DATE : MAR 2020
SHEET NO.
2.0
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AMERICANA BAYSIDE



SUSSEX COUNTY, DELAWARE
POINT AMENITY - PARCEL 304.01
PROPOSED LIMITS OF COMMERCIAL USE
AND BOLLARD/ROOF ADDITION SITE PLAN
GMB FILE NO. 150310



DEVELOPER'S CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

JOSH MASTRANGELO
CMF BAYSIDE, LLC
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DELAWARE 19970

ENGINEER'S CERTIFICATION:

I, STEPHEN L. MARSH, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

STEPHEN L. MARSH, P.E.
GEORGE, MILES, & BUHR, LLC
206 W. MAIN STREET
SALISBURY, MD 21801

APPROVED BY: SUSSEX COUNTY SOIL CONSERVATION DISTRICT
EXISTING 30' PERMANENT EASEMENT FOR PEDESTRIAN/BIKE TRAIL PUBLIC ACCESS TO REMAIN: PB 207/25, 12/10/2014

APPROVED BY: SUSSEX COUNTY PLANNING AND ZONING COMMISSION

PRINTS ISSUED FOR:
APPROVAL AND RECORDATION

DATE	REVISIONS	NO.
11/05/19	ADDED BOLLARDS FOR VEHICLE ACCESS LIMITS	372
11/05/19	POINT AMENITY POOL BUILDING ROOF AND PATIO ADDITION SITE PLAN	384

T.M. 533-19.00-304.01

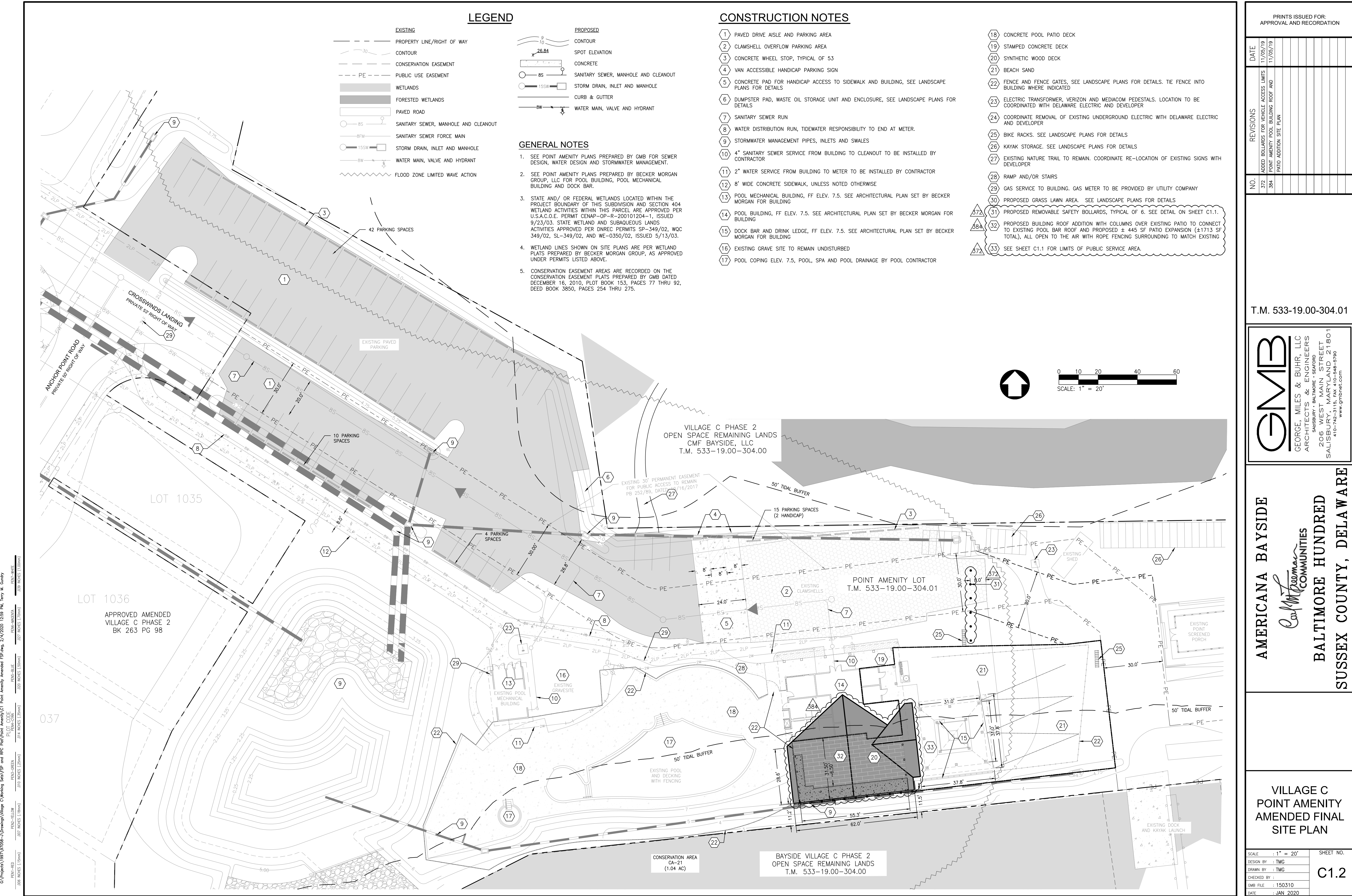
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206 WEST MAIN STREET
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410-742-3115, FAX 410-548-9790
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AMERICANA BAYSIDE
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

VILLAGE C
POINT AMENITY
AMENDED FINAL
SITE PLAN

SCALE: 1" = 20'	SHEET NO. C1.1
DESIGN BY: TMG	
DRAWN BY: TMG	
CHECKED BY:	
GMB FILE: 150310	
DATE: NOV 2019	

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[illegible]

T.M. 533-19.00-304.01

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SAUSURVILLE • BALTIMORE • SEAFORD
206 WEST MAIN STREET
ANNE ARBOR, MICHIGAN 48106
410-774-3115, FAX 410-548-3790
www.gmbnet.com

AMERICANA BAYSIDE
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

VILLAGE C
POINT AMENITY
AMENDED FINAL
SITE PLAN

SCALE : 1" = 20'	SHEET NO. C1.2
DESIGN BY : TMG	
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 150310	
DATE : JAN 2020	



LOCATION MAP SCALE: 1"=2,000'

DATA COLUMN

TAX MAP NUMBER:	3-34-5.00-138.00
EXISTING USE:	COMMERCIAL
PROPOSED USE:	WHOLESALE
PROPOSED CONSTRUCTION:	PRE-ENGINEERED BUILDING
ZONING:	
EXISTING:	C-1 GENERAL COMMERCIAL
PROPOSED:	C-1 GENERAL COMMERCIAL
MINIMUM C-1 REQUIREMENTS	
FRONT SETBACK:	60 FT.
SIDE SETBACK:	5 FT.
REAR SETBACK:	5 FT.
BUILDING:	
EXISTING:	10,500 S.F. (TOTAL)
PROPOSED:	24,760 S.F. (ADDITIONAL)
PARKING:	35,260 S.F. (TOTAL)
EXISTING:	10 SPOTS, 1 LOADING SPACES
PROPOSED:	27 SPOTS, 4 LOADING SPACES
REQUIRED:	1 SPOT PER 2 EMPLOYEES ON MAJOR SHIFT (12 EMPLOYEES ÷ 2 = 6 SPOTS REQUIRED)

BUILDING HEIGHT	42 FT.
MAX ALLOWED:	30 FT.
PROPOSED:	

AREA:	
TOTAL SITE AREA:	11.5795± AC.
NET DEVELOPMENT AREA:	11.5795± AC.
EXISTING IMPERVIOUS AREA:	1.287± AC.
PROPOSED IMPERVIOUS AREA:	2.304± AC.

THE PARCELS ARE LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.

THE PARCELS ARE NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA.

THE PARCELS ARE IN ZONE X AREA OF MINIMAL FLOOD HAZARD PER FEMA FLOOD MAP 10005C0351K EFFECTIVE 03/16/2015

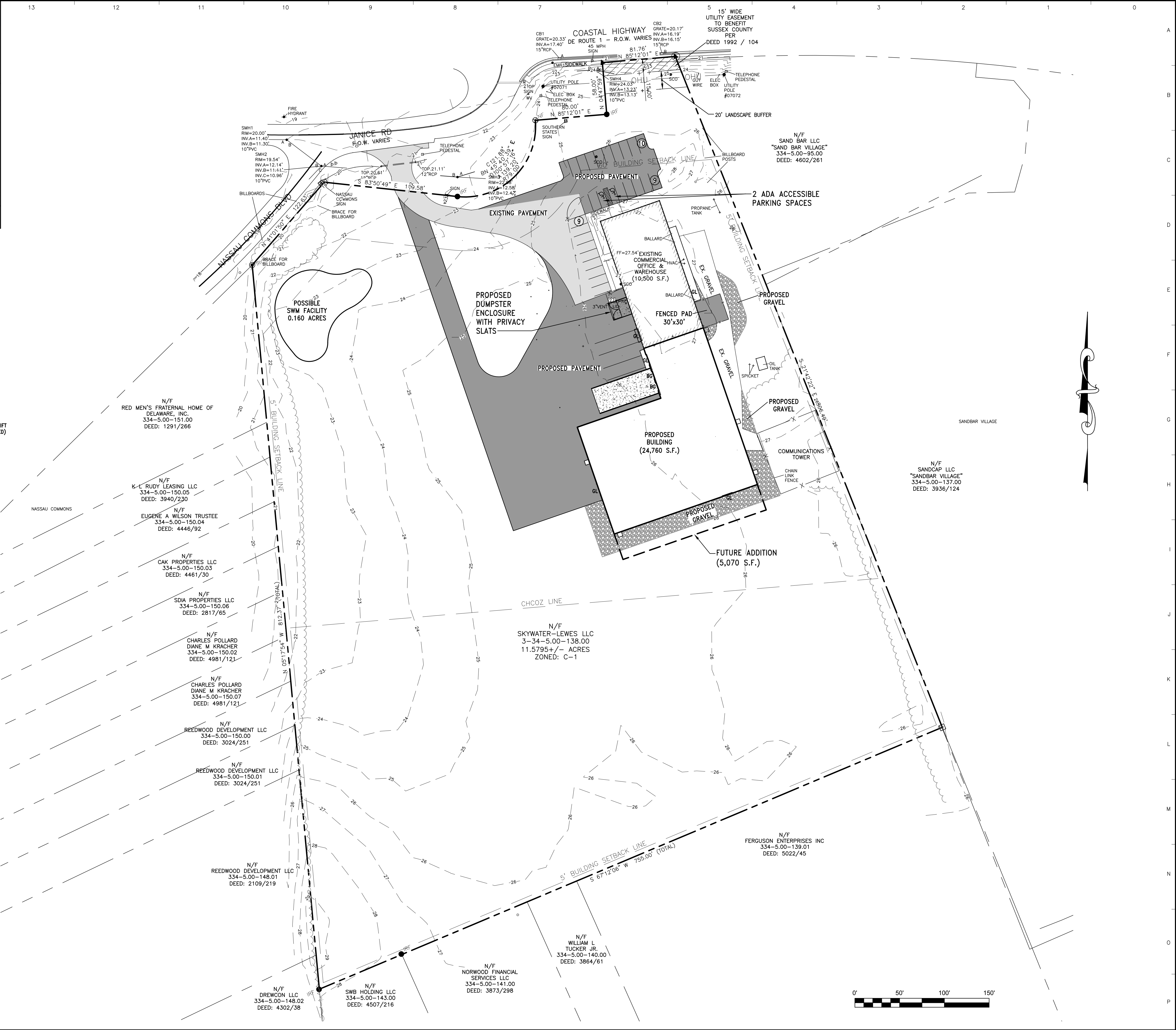
NO WETLANDS ARE PRESENT ON THE PARCEL.

OWNER/DEVELOPER:	SKYWATER-LEWES LLC 1 RE MICHEL DR GLEN BURNIE, MD. 21060 410-760-4000
PREPARED BY:	DAVIS, BOWEN & FRIEDEL, INC. 601 EAST MAIN STREET, SUITE 100 SALESBURY, MD 21804 410-543-9091

ENGINEER'S STATEMENT

I, RING W. LARDNER P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

RING W. LARDNER, P.E. DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963



DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS
SALESBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-1744

CONCEPTUAL SITE PLAN

RE MICHEL CO
JANICE ROAD, LEWES
SUSSEX COUNTY, DELAWARE

Revisions:

Date: FEBRUARY 2020
Scale: 1" = 50'
Dwn.By: TMM
Proj.No.: 0894A013
Dwg.No.:

1



January 27, 2020

Mr. Jamie Whitehouse
Sussex County Planning and Zoning Department
2 The Circle, PO Box 417
Georgetown, DE 19947

RE: Request to Amend Conditions of Approval for Cypress Point
Tax Parcel: 232-5.00-4.00

Dear Mr. Whitehouse:

The Cypress Pointe subdivision received preliminary approval subject to conditions as shown on the approval letter dated November 27th, 2006. As discussed at our meeting last month, Solutions IPEM would like to request amendment to the conditions of approval for Cypress Pointe (Subdivision #2005-75) on behalf of the developer, Top Drawer, LLC. Specifically, condition number 9 would be revised with this request.

The condition currently reads "As stated by the Applicant, there shall be amenities including a tot lot, bike paths, and mulched trail system."

The currently approved final plat does not show these amenities, but rather shows a pool and clubhouse which would not comply with this condition and would result in a significant increase in Property Owner Association fees for the community. Top Drawer, LLC would like to revise this condition to match the proposed site amenity plan, which is included with this letter. closely matches the original conditions listed in the preliminary approval letter. The proposed amenities include a tot lot, bus shelter, and parking facilities. This provides a usable area for homeowners. Solutions IPEM requests that Condition Number 9 is revised to read as shown below:

9. There shall be amenities including a tot lot, bus shelter, and parking facilities.

A proposed Site Amenities Plan is submitted with this letter for your review. This plan also shows the proposed revision to the conditions of approval. If you have any questions, please contact me at your convenience.

Sincerely,

Solutions, IPEM

A handwritten signature in black ink, appearing to read "Jim Eriksen".

Jim Eriksen, PE



November 27, 2006

Mark Chua
Top Drawer, L.L.C.
55 Cascade Lane Suite A
Rehoboth Beach, DE 19971

RE: Subdivision #2005-75
Cypress Pointe

Dear Mr. Chua,

Please be advised that on November 20, 2006 the Sussex County Planning and Zoning Commission granted preliminary record plan approval, with conditions, for the above referenced 72-lot standard subdivision application. Preliminary approval is valid for a one-year period. The conditions of this preliminary approval are:

- The applicant shall prepare and record Restrictive Covenants governing the development and form a homeowners' association to be responsible for the perpetual maintenance of streets, roads, any buffers, storm water management facilities, erosion and sedimentation control facilities and other common areas.
- The storm water management system shall meet or exceed the requirements of the State and County.
- All entrances shall comply with all of DelDOT's requirements.
- The Restrictive Covenants shall include the Agricultural Use Protection Notice.
- A forested buffer shall be included around the perimeter of the subdivision where the adjacent property is used for agricultural purposes.
- Street naming shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- The final site plan shall be subject to the review and approval of the Planning and Zoning Commission.
- As stated by the Applicant, the Restrictive Covenants shall include tree preservation requirements.

November 27, 2006

Page 2

9. THERE SHALL BE AMENITIES INCLUDING, TOT LOT, BUS SHELTER, AND PARKING.
10. As stated by the Applicant, there shall be amenities including a tot lot, bike paths, and a restricted trash system.

Final record plan approval shall be subject to the review and approval of the Planning and Zoning Commission upon receipt of all agency approvals. The following approvals are required for this project: DelDOT, DNREC, Department of Agriculture, Office of the State Fire Marshal, Sussex Conservation District, Sussex County Engineering, Sussex County Mapping and Addressing and U.S. Army Corps of Engineers.

As previously stated, preliminary approval is valid for a one-year period.

Should you have any questions, please do not hesitate to contact this office.

Sincerely,
Shane Abbott
Shane Abbott
Assistant Director

cc: Doug Warner, Element Design Group
Tom Baker, Division of Public Works

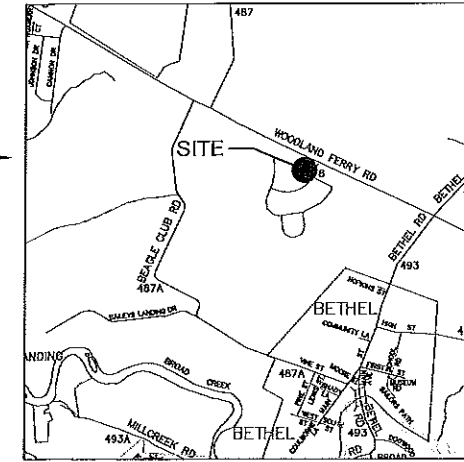
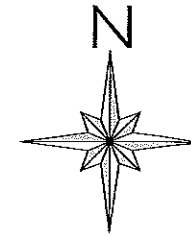
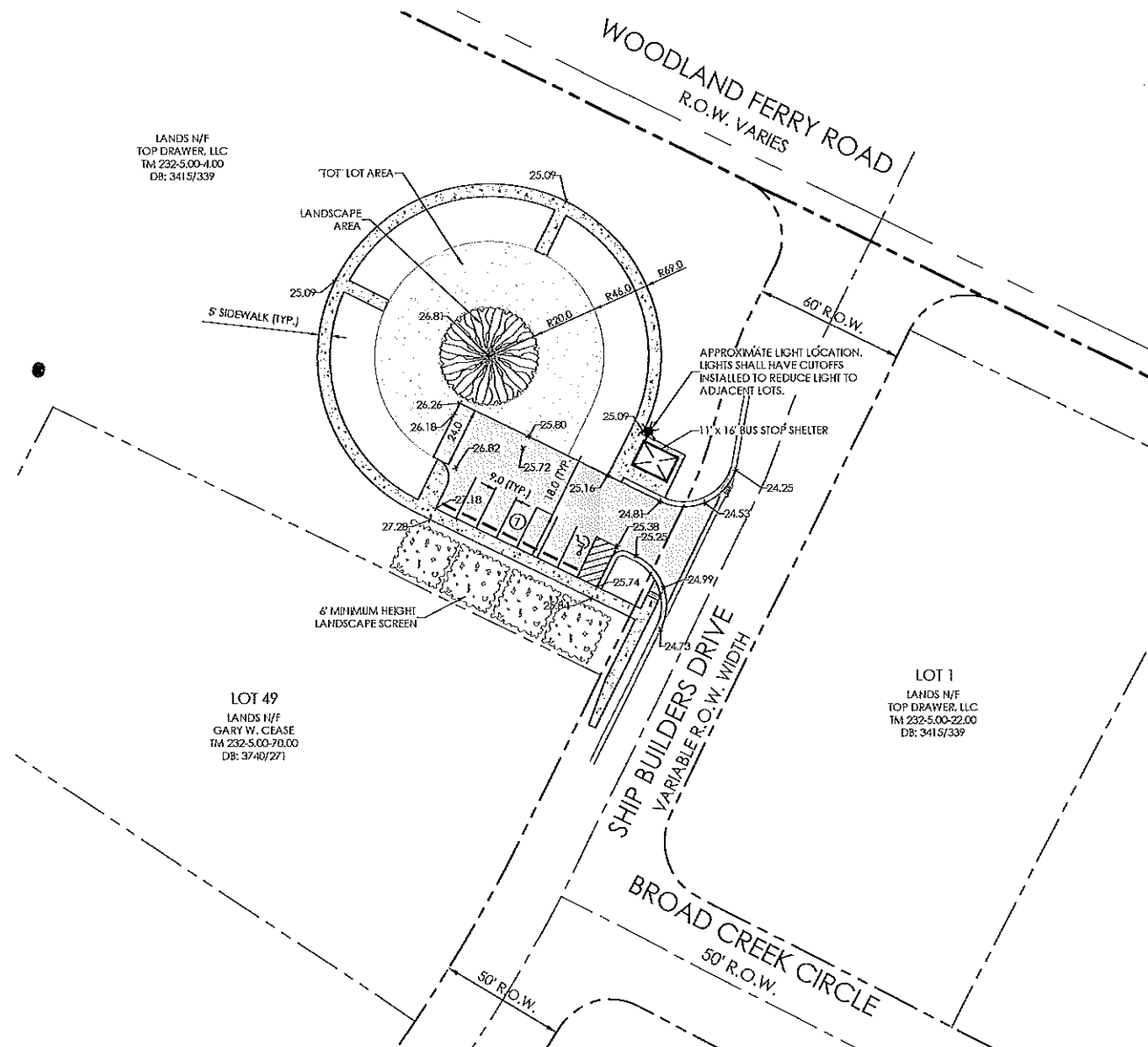
LEGEND

EXISTING	PROPOSED
PROPERTY LINE	---
EASEMENT/BUFFER LINE	---
R.O.W. LINE	---
SPOT ELEV. LABEL	+ 19.25
MAJOR CONTOUR	---
MINOR CONTOUR	---
ROAD CENTERLINE	---
EDGE OF CONCRETE	---
EDGE OF PAVEMENT	---
PAVEMENT HATCH	N/A
BUILDING	N/A
CURB AND GUTTER	---
SIDEWALK	---
SIDEWALK HATCH	---
EDGE OF POND	N/A
STORM MANHOLE	⊙
CURB INLET	⊙
STORM PIPE	---
SANITARY MANHOLE	⊙
SANITARY PIPE	---
SANITARY CLEANOUT	⊙
WATER PIPE	---
SGN	N/A
TOT LOT AREA	N/A

CYPRESS POINTE

AMENITY SITE PLAN

TUSSOCKY/BROAD CREEK WATERSHED
BROAD CREEK HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP 232-5.00, PARCEL 4.00



VICINITY MAP
SCALE: 1" = 2,000'

SITE DATA:

OWNER/DEVELOPER: TOP DRAWER LLC
28107 BEAVER DAM BRANCH RD
LAUREL, DE 19956
CONTACT: BOBBY HORSEY
PHONE: 302-875-3033

ENGINEER: SOLUTIONS IPEN
JIM ERISEN, PE
303 NORTH BEDFORD STREET
GEORGETOWN, DE 19947
302-297-9215

PARCEL I.D. NO: 232-5.00, PARCELS 4.00

SITE ADDRESS: INTERSECTION OF WOODLAND FERRY RD AND SHIP BUILDERS DR.

LATITUDE/LONGITUDE: 38° 35' 02" N & 75° 37' 23" W

EXISTING ZONING: AR-1

PROPOSED USE: RECREATION FACILITY AND PARKING

MAXIMUM BUILDING HEIGHT: 42 FT

FLOOD ZONE: THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN) PRE FIRM MAP NUMBERS 100SC0384K AND 100SC0403K, REVISED MARCH, 2015.

THE RECREATION AREA AND FACILITIES ARE FOR THE RESIDENTS OF CYPRESS POINTE SUBJECT TO HOA DOCUMENTS.

NOTES:

- SITE AMENITIES AND PARKING SHALL BE FOR RESIDENTS/MEMBERS OF THE HOMEOWNERS ASSOCIATION AND AUTHORIZED GUESTS ONLY.
- LIGHTING FOR THE RECREATIONAL FACILITIES AND PARKING SHALL BE COORDINATED BETWEEN DE COOP AND THE DEVELOPER.
- FINAL LANDSCAPING & AESTHETIC HARDSCAPING SHALL BE DONE BY OTHERS.
- LANDSCAPE EDGING MATERIALS MAY BE UTILIZED AND GRADES MAY REQUIRE ADJUSTMENTS IN THE FIELD TO ACCOMMODATE THE MATERIALS.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC, SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT.

ROBERT HORSEY, TOP DRAWER, LLC

ENGINEER'S CERTIFICATION

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

JIM ERISEN, PE

solutions

303 North Bedford Street
Georgetown, DE 19947
T. 302.297.9215
F. 302.297.9215
www.solutionsipen.com Copyright © 2010



Seal 3-2-2020

Date

NO.	DATE	DESCRIPTION
1	3-2-2020	ADDRESSED P&Z COMMENTS

RECREATION FACILITY SITE PLAN
for
CYPRESS POINTE
SUSSEX COUNTY, DELAWARE
Prepared for: TOP DRAWER, LLC

Date:	12/17/19
Job Number:	GI 9075
Scale:	1" = 30'
Drawn By:	JPE
Designed By:	JPE
Approved By:	JPE

Sheet No.: 1

File Name: CypressPointeAmenityPlan

