

# Sussex County Planning & Zoning Commission

# AGENDA

# <u>May 23, 2019</u>

<u>6:00 P.M</u>

Call to Order

Approval of Agenda

Approval of Minutes - April 25, 2019

# Old Business

# 2019-7 Guy Subdivision – Charles H. Guy, IV

A standard subdivision to divide 38.286 acres +/- into 13 single family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The portion of property that is subject for the subdivision is lying on the south side of Waterview Rd., approximately 542 ft. east of Camp Arrowhead Rd. Tax Parcel: 234-12.00-22.00 (portion of). Zoning District. AR-1 (Agricultural Residential District).

# C/U 2156 Christin and Josepth R. Hudson

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential district for wellness classes (including yoga, massage meditation, acupuncture and lectures) to be located on a certain parcel of land lying and being in Broad Kill hundred, Sussex County, containing 3.33 acres, more or less. The property is lying on the northwest side of Coastal Hwy. (Rt. 1), approximately 0.28 mile south of Hudson Rd. 911 Address: 14904 Coastal Hwy., Milton. Tax Parcels: 235-16.00-75.00 and 77.00.

# C/Z 1876 Robert M. and Debora A. Reed

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a MR Medium-Density Residential District for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6.113 acres, more or less. The property is lying on the north side of Savannah Rd., approximately 152 ft. northeast of Parker Run. 911 Address: 1525 Savannah Rd., Lewes. Tax Parcel: 335-12.06-1.00.

# C/U 2169 Robert M. and Debora A. Reed

An Ordinance to grant a Conditional Use of land in a MR Medium Density Residential District for multi-family to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 6.113 acre, more or less. The property is lying on the north side of Savannah Rd., approximately 152 ft. northeast of Parker



KS

KS

BM

KS

Run. 911 Address: 1525 Savannah Rd., Lewes. Tax Parcel: 335-12.06-1.00.

#### Public Hearings

#### 2018-32 Tepache Farms – Pheat Farms, LLC

A cluster subdivision to divide 33.81 acres +/- into 33 single family lot to be located on a certain parcel of land lying and being in Broad Kill, Sussex County. The property is located on the north side of Burton Rd., approximately 0.83 mile west of Sandhill Rd. Tax Parcel: 235-19.00-7.00. Zoning District. AR-1 (Agricultural Residential District).

#### C/U 2173 Roy Richardson

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for a catering business to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 1.08 acres, more or less. The property is lying on the west side of Doddtown Rd., approximately 511 ft. north of Anderson Corner Rd. 911 Address: 21170 Doddtown Rd., Harbeson. Tax Parcel: 234-9.00-6.02.

#### C/U 2174 Madeline Troescher

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an event venue to be located on a certain parcel of land lying and being in Baltimore Hundred, Sussex County, containing 3.38 acres, more or less. The property is lying on the southwest side of Dirickson Creek Rd., approximately 0.57 mile south of Millers Neck Rd. 911 Address: 37428 Dirickson Creek Rd., Frankford. Tax Parcel: 134-21.00-20.02.

#### C/U 2175 All, Automotive, LLC

An Ordinance to grant a Conditional Use of land in an AR-1 (Agricultural Residential District) for an automotive repair business to be located on a certain parcel of land lying and being in Indian River hundred, Sussex County, containing 0.75 acre, more or less. The property is lying on the south side of Harmons Hill Rd., approximately 0.6 mile east of Hollyville Rd. 911 Address: 28858 Harmons Hill Rd., Millsboro. Tax Parcel: 234-16.00-27.03.

#### C/Z 1879 William (Ulbio) Parraga

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 (Agricultural Residential District) to a B-2 (Business Community District) for a certain parcel of land lying and being in Georgetown Hundred, Sussex County, containing 0.827 acre, more or less. The property is lying on the west side of DuPont Blvd. (Rt. 113), approximately 406 ft. south of Wilson Hill Rd. 911 Address: N/A. Tax Parcel: 135-14.00-12.01.

#### Other Business

Peach Tree Acres	KS
Final Site Plan	
Americana Bayside Golf Club House Amenities	BM
Revised Preliminary Amenities Site Plan	
<u>S-19-21 Iris Downing</u>	KH
Preliminary Site Plan	

#### HW

BM

# KH

#### KS

KS

Planning & Zoning Commission Agenda 5-23-19 P a g e | 3

<u>Lands of Gary Chorman</u> Minor Subdivision off a 50' easement	KS
<u>Lands of Lewis</u> Minor Subdivision off a 50' easement	BM
Lands of Robert Maltese and Brian Stiles Minor Subdivision off a 50' easement	KS

#### \*\*\*\*\*\*

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

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 16, 2019, at 12:30 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.

####

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



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

Second State

# Sussex County Planning & Zoning Commission

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date: May 23, 2019.

Application:	2018-32 Tepache Farms
Applicant:	Pheat Farms LLC 1605 West 13 <sup>th</sup> Street Wilmington, DE 19806
Owner:	James Grant 1605 West 13th Street Wilmington, DE 19806
Site Location:	North of Burton Road (SCR 241) 4389 feet west of Sandhill Road (SCR 319)
Zoning:	AR-1 (Agricultural Residential Cluster Zoning District)
Current Use:	Agricultural/Dwelling
Proposed Use:	33 Detached Single-Family Dwellings/Lots
Comprehensive Land Use Plan Reference:	Low Density Area
Councilmatic District:	Mr. Burton
School District:	Cape Henlopen School District
Fire District:	Milton District (05)
	Milton Fire District (85)
Sewer:	Private – Individual Septic
Sewer: Water:	
	Private – Individual Septic







225 40 00 7 00
235-19.00-7.00
GATOR &
ASSOCIATES LLC
4895
1605 W 13TH STREET
WILMINGTON
DE
N/RD 241
4389'W/RD 319
T#37767 RESIDUAL LND

polygonLayer			
Override 1			
polygonLayer			
Override 1			
Tax Parcels			
— Streets			
County Boundaries			
Young Farmers Loan			
Forest Land Preservation			
Forestland Preservation Area			
Forestland Preservation Easement			
Ag Preservation Districts			
Agricultural Easement			
Agricultural District			
Agricultural Expansion			

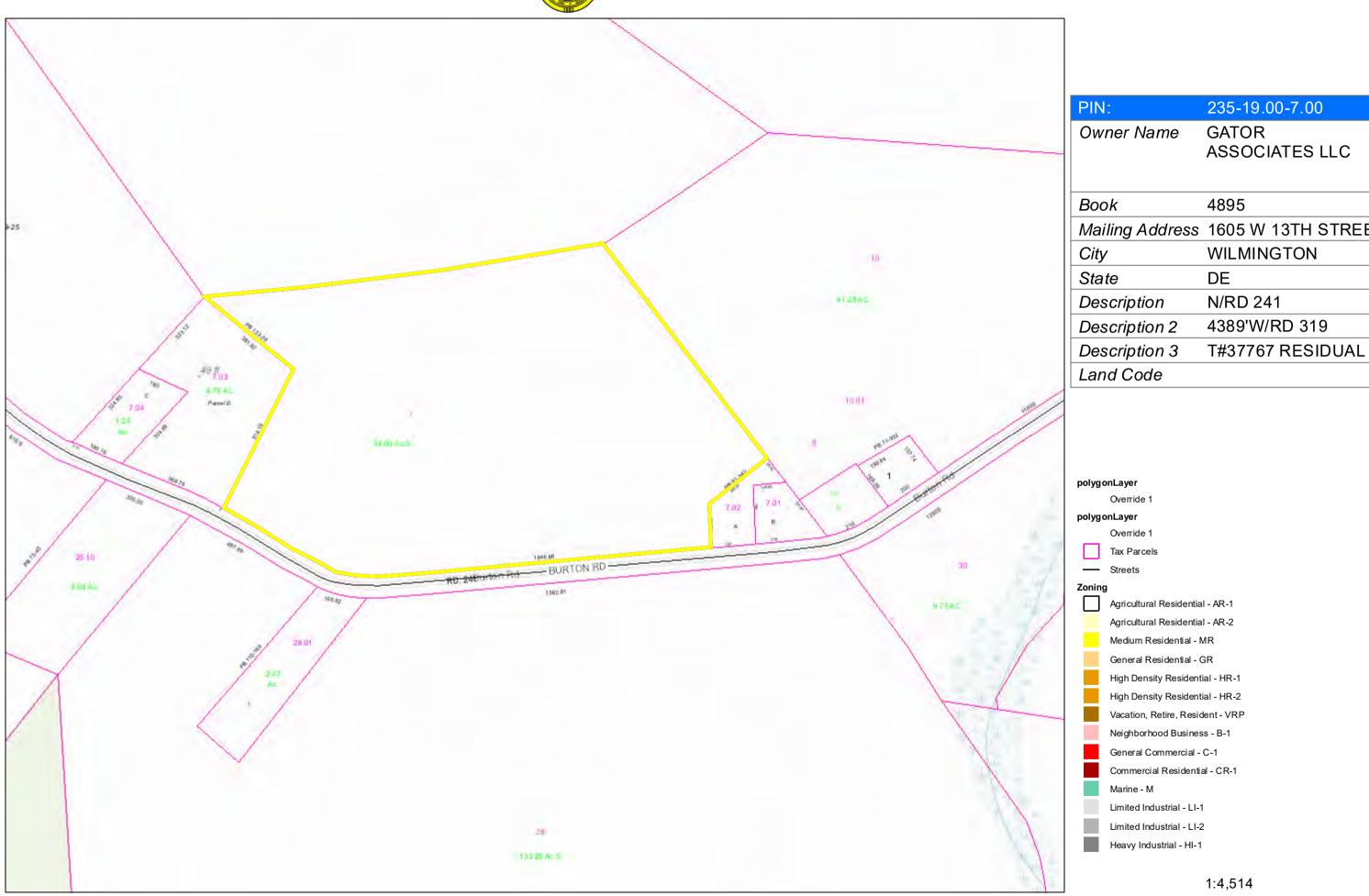
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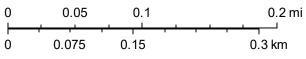
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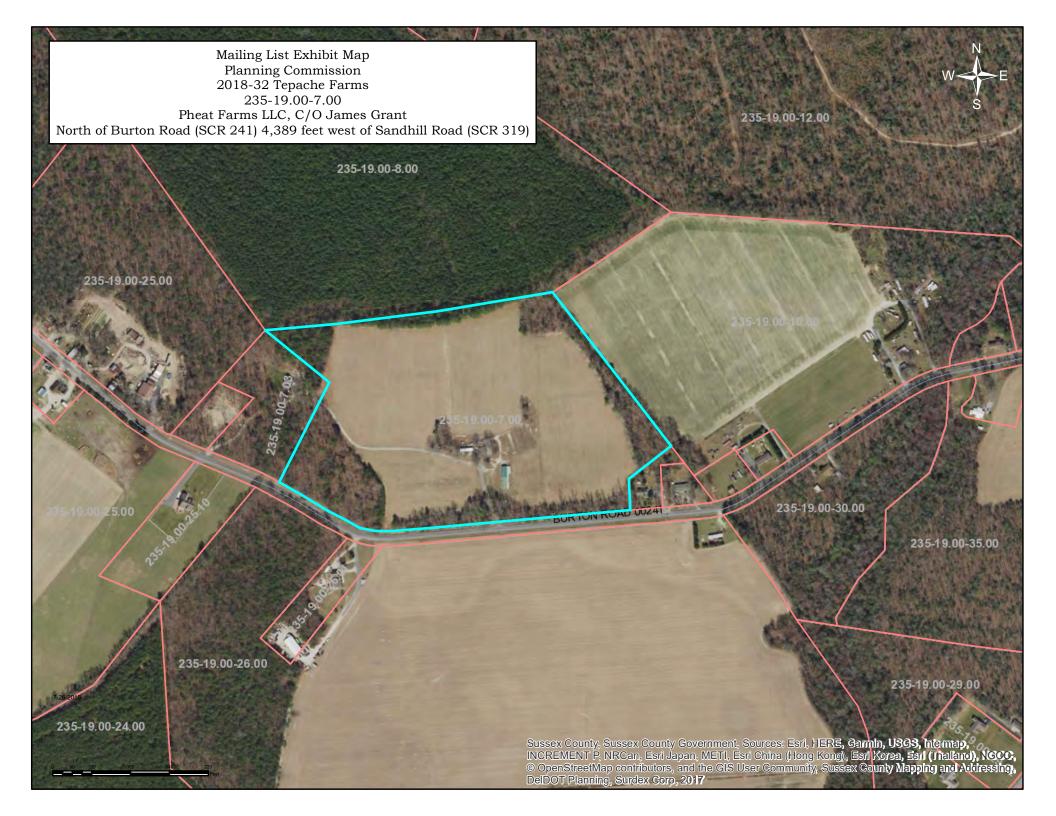
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PIN:	235-19.00-7.00
Owner Name	GATOR & ASSOCIATES LLC
Book	4895
Mailing Address	1605 W 13TH STREET
City	WILMINGTON
State	DE
Description	N/RD 241
Description 2	4389'W/RD 319
Description 3	T#37767 RESIDUAL LND
Land Code	





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

TO:	Janelle Cornwell
REVIEWER:	Chris Calio
DATE:	5/2/2019
APPLICATION:	2018-32 Tepache Farms
APPLICANT:	Pheat Farms LLC
FILE NO:	NCPA-5.03
TAX MAP & PARCEL(S):	235-19.00-7.00
LOCATION:	North of Burton Road (CR 241), 4,389 feet west of Sandhill Road (CR 319)
NO. OF UNITS:	33 Detached Single-family Dwellings/lots
GROSS ACREAGE:	33.81

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

### 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 3
- (3). Is wastewater capacity available for the project? N/A If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? N/A If yes, how many? N/A. Is it likely that additional SCCs will be required? N/A If yes, the current System Connection Charge Rate is Click or tap to enter a fee per EDU. Please contact N/A at 302-855-7719 for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No** 

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? No
- (8). Comments: The proposed Subdivision is not in an area where the Sussex County Engineering Department has a plan/schedule to provide sanitary sewer service.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

UTILITY PLANNING APPROVAL: John J. Ashman

Director of Utility Planning

Xc: Hans M. Medlarz, P.E. Jayne Dickerson No Permit Tech Assigned



MICHAEL T. SCUSE SECRETARY E. AUSTIN SHORT DEPUTY SECRETARY KENNETH M. BOUNDS DEPUTY SECRETARY

DEPARTMENT OF AGRICULTURE 2320 South DuPont Highway Dover, DeLaware 19901 Do. DeLaware Gov

TELEPHONE (302) 698-4500 TOLL FREE (800) 282-8685 FAX (302) 697-6287

December 10, 2018

Christin Headley Planning and Zoning Manager Planning and Zoning Commission 2 The Circle PO Box 417 Georgetown, Delaware 19947

Subject: 2018-32-Tepache Farms

Dear Mr. Headley,

Thank you for submitting the site plan for Tepache Farms subdivision submitted by Pennoni Associates INC. The Sussex County Planning and Zoning Forested Buffer Ordinance Number 1984 Section 99-5 requires a forested buffer, Tepache Farms has the required forested buffer indicated.

Sussex County Planning and Zoning Forested Buffer Ordinance Number 1984 Section 99-5 also requires a planting plate, which is to follow 70% deciduous and 30% evergreens to be planted in the buffer strip which should be provided in the future. A comprehensive display of plantings in the buffers should be included with species being used for review. We recommend a planting list to be provided for review as well as planting specifications once this stage is reached.

If you have any more questions please feel free to contact me 302.659.6704 or email me at Michael.Martini@state.de.us

Sincerely,

Michael Martin

Michael Martini Urban Forestry Program Delaware Forest Service

#### **MAPPING & ADDRESSING**

MEGAN NEHRBAS MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS) (302) 855-1176 T (302) 853-5889 F



# Sussex County

DELAWARE sussexcountyde.gov

October 26, 2018

Pennoni Attn: Alan Decktor 18072 Davidson Dr Milton, De. 19968

#### RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision TEPACHE FARMS, which is located in MILTON (235-19.00-7.00). In reviewing the proposed name(s) the following has been **approved** for this subdivision:

# **TEPACHE FARMS**

Should you have any questions please contact the Sussex County Addressing Department at 302-853-5888 or 302-855-1176.

Sincerely,

Terri & Dukes

Terri L. Dukes Addressing Technician II

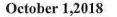
CC: Christin Headley Planning & Zoning



COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE | PO BOX 589 GEORGETOWN, DELAWARE 19947

#### **MAPPING & ADDRESSING**

MEGAN NEHRBAS MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS) (302) 855-1176 T (302) 853-5889 F





# Sussex County DELAWARE sussexcountyde.gov

Pennoni Attn: Alan M. Decktor 18072 Davidson Dr. Milton, De. 19968

#### **RE: TEPACHE FARMS**

I have received proposed street name(s) for the new subdivision, TEPACHE FARMS, located in Milton. In reviewing the proposed street name(s) the following have been approved:

Auroras Aly	Tavish Station Way	
Hazels Hide Way		

Use only approved road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of TEPACHE FARMS please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible for the purpose of addressing. Should you have any questions, please contact the Sussex County Addressing Department at 302-855-1176.

Sincerely,

Terri g. Dukes

Terri L.Dukes Addressing Technician II

CC: Christin Headley Planning & Zoning



COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE | PO BOX 589 GEORGETOWN, DELAWARE 19947



# DELAWARE HEALTH AND SOCIAL SERVICES

Division of Public Health

Office of Engineering Phone: (302) 741-8640 Fax: (302) 741-8641

November 26, 2018

Ms. Christin Headley Sussex County Planning & Zoning Commission PO Box 417 Georgetown, DE 19947

Re: Sussex County Technical Advisory Committee

Dear Ms. Headley:

The Division of Public Health Office of Engineering is in receipt of the following applications:

1. Applications: 2018-31 Stagg Run 2018-32 Tepache Farms

This application indicates that individual wells will supply water. No review is needed by the Office of Engineering.

Routine plumbing permits will be required.

Please do not hesitate to contact me at 302-741-8646 with questions or comments.

Sincerely, William J. Milliken, J Engineer II

Engineer IIV Office of Engineering

#### ENGINEERING DEPARTMENT

ADMINISTRATION	(302)
AIRPORT & INDUSTRIAL PARK	(302)
ENVIRONMENTAL SERVICES	(302)
PUBLIC WORKS	(302) 8
RECORDS MANAGEMENT	(302) 8
UTILITY ENGINEERING	(302) 8
UTILITY PERMITS	(302) 8
UTILITY PLANNING	(302) 8
FAX	(302) 8

#### ) 855-7718 ) 855-7774 ) 855-7730 ) 855-7703 ) 854-5033 ) 855-7717 ) 855-7719 ) 855-1299 ) 855-7799



# Sussex County

DELAWARE sussexcountyde.gov

HANS M. MEDLARZ, P.E. COUNTY ENGINEER

JOHN J. ASHMAN DIRECTOR OF UTILITY PLANNING

#### MEMORANDUM

TO;	Jennifer Norwood Planning Technician for Planning and Zoning
FROM:	John J. Ashman H Director of Utility Planning
REF:	T.A.C. COMMENTS FOR JANUARY 3, 2019

DATE: December 26, 2018

Attached, please find the Engineering Department's comments for the Technical Advisory Committee for the TAC requests for the month. Any questions please feel free to call me at 856-6258.

Attachments

cc: Jayne Ellen Dickerson with attachments Reviewer with attachments Planning Tech with attachments Applicant with attachments File with attachments



#### ENGINEERING DEPARTMENT

ADMINISTRATION AIRPORT & INDUSTRIAL PARK ENVIRONMENTAL SERVICES PUBLIC WORKS RECORDS MANAGEMENT UTILITY ENGINEERING UTILITY PERMITS UTILITY PLANNING FAX (302) 855-7718 (302) 855-7774 (302) 855-7730 (302) 855-7703 (302) 855-7703 (302) 855-7717 (302) 855-7719 (302) 855-7799



# Sussex County

DELAWARE sussexcountyde.gov

HANS M. MEDLARZ, P.E. COUNTY ENGINEER

MICHAEL E. BRADY DIRECTOR OF PUBLIC WORKS

#### December 26, 2018

REF:

T. A. C. COMMENTS STAGG RUN TIER 3 SUSSEX COUNTY ENGINEERING DEPARTMENT SUSSEX COUNTY TAX MAP NUMBER 135-10.00 PARCEL 5.00 & 6.00 PROJECT CLASS-5 AGREEMENT NO. 1115

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

#### PUBLIC WORKS DIVISION COMMENTS

- Proposed developments with private roads or projects required by the County to conform to or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed. The road section shown by Pennoni's plan submittal does not conform to the current standards, please refer to the Sussex County Code, Chapter 99-18, Street design standards for current requirements.
- This project is not located within the limits of a Ground Water Management Zone (GMZ). (Projects located within a GMZ must be forwarded to the County Engineer for review and comment.)
- 3. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
- 4. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction on all plans.
- 5. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.
- 6. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50'.



The plans shall show and address the following items at minimum:

- 7. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
- 8. Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
- 9. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.
- 10. The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.
- 11. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.
- 12. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
- 13. Indicate the location of all wetlands (both state and federal), to facilitate compliance with County, State and Federal requirements.
- 14. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project bench marks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
- 15. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.
- 16. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.

- 17. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.
- 18. Provide the limits and elevations of the one-hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations base flood. The design engineer must resolve discrepancies, if any, between surveyed topography and the FEMA Flood Insurance Rate Maps.
- 19. False berms shall not be utilized to create roadside drainage swale back slopes.
- 20. For parking lots and drives, provide spot elevations at the edge of pavement, right-ofway or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
- 21. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
- 22. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
- 23. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
- 24. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
- 25. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
- 26. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
- 27. If special conditions are found to exist, the Engineering Department may elect to withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require

the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.

28. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

#### UTILITY PLANNING DIVISION COMMENTS

REVIEWER:	Rob Davis
APPLICATION:	2018-31 - Stagg Run
APPLICANT:	J and J Rocketship, LLC
FILE NO:	NCPA – 5.03
TAX MAP & PARCEL(S):	135-10.00-Parcels 5.00 & 6.00
LOCATION:	On the southeast side of Wilson Road and west side of Savannah Road.
NO, OF UNITS:	26
GROSS ACREAGE:	26.00
SYSTEM DESIGN	ASSUMPTION MAXIMUM NO. OF UNITS/ACRE: 2

#### SEWER:

1 /1 --- A /----

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

No 🛛

a. If yes, see question (2).

Yes 🗆

- b. If no, see question (7).
- (2). Which County Tier Area is project in? Tier 3
- (3). Is wastewater capacity available for the project? No If not, what capacity is available? Individual onsite septic systems are proposed.
- (4). Is a Construction Agreement required? No If yes, contact Utility Engineering at (302) 855-7717.

- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? No If yes, the current System Connection Charge Rate is \$6,360.00 per EDU. Please contact N/A at 302-855-7719 for additional information on charges.
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**

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? No
- (8). Comments: Individual on-site septic systems are proposed to serve the project. The development is within the North Coastal Planning Area but is not in an area where Sussex County expects to provide sewer service in the foreseeable future. Sussex County has no objection to the proposed development being served by individual on-site systems.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

### ENGINEERING DEPARTMENT

December 26, 2018

ADMINISTRATION AIRPORT & INDUSTRIAL PARK ENVIRONMENTAL SERVICES PUBLIC WORKS RECORDS MANAGEMENT UTILITY ENGINEERING UTILITY PERMITS UTILITY PLANNING FAX (302) 855-7718 (302) 855-7774 (302) 855-7730 (302) 855-7703 (302) 854-5033 (302) 855-7719 (302) 855-7719 (302) 855-1299



# Sussex County

DELAWARE sussexcountyde.gov HANS M. MEDLARZ, P.E.

COUNTY ENGINEER

MICHAEL E. BRADY DIRECTOR OF PUBLIC WORKS

REF:

T. A. C. COMMENTS TEPACHE FARMS TIER 3 SUSSEX COUNTY ENGINEERING DEPARTMENT SUSSEX COUNTY TAX MAP NUMBER 235-19.00 PARCEL 7.00 PROJECT CLASS-5 AGREEMENT NO. 1116

The following comments are the result of the Sussex County Engineering Department's review of the preliminary site plan for the above referenced project:

#### PUBLIC WORKS DIVISION COMMENTS

- Proposed developments with private roads or projects required by the County to conform to or exceed the County street design requirements shall be regulated by and conform to Sussex County Code and the comments here listed. The road section shown by Pennoni's plan submittal does not conform to the current standards, please refer to the Sussex County Code, Chapter 99-18, Street design standards, for current requirements.
- 2. Extend the road and ROW across the full frontage of lot #17.
- This project is not located within the limits of a Ground Water Management Zone (GMZ). (Projects located within a GMZ must be forwarded to the County Engineer for review and comment.)
- 4. Project Construction Drawings shall show, in detail, the proposed improvements. The work required includes preparation and delivery of an AutoCAD 2012 digitized plan showing existing and proposed lines, grades, topography and features in a given area, which was utilized in preparing plans for construction. The individual sheet types will be in a separate design to show plan views on sheets separate from profile views. In addition, each sheet of the plans shall be submitted in a PDF format.
- 5. All work shall be geo-referenced to the Delaware State Grid System NAD-83 (HARN) and provided in an AutoCAD 2012 format. North will always be shown in an up direction on all plans.
- 6. Topographic contours at one-foot intervals shall be shown and referenced to United States Geological Survey Mean Sea Level Datum NAVD 1988 Datum.



7. The plans shall be provided on 24" x 36" drawing sheets at a scale of 1" = 50'.

The plans shall show and address the following items at minimum:

- 8. The project requires professional land surveying services to accurately delineate, and show the following items but is not limited to the following: all property and right-of-way lines, established at a minimum, two (2) horizontal and vertical control concrete project benchmarks, survey monuments, easements, existing and proposed topographic contours at 1-foot vertical intervals and spot elevations as necessary to establish grades, the locations of all existing structures, highway and roadway pavements, shoulders, curbs, driveways, sidewalks, lighting structures, traffic control signs, and all public and private utilities, including, but not limited to, electric power and telephone lines, poles and boxes, underground electric, telephone, and communication lines, potable water lines, fire hydrants and valve boxes, gas lines, wells, sanitary sewers including septic systems, rim and invert elevations of manholes and cleanouts, and the rims and invert elevations and type of storm water structures, drainage ditches, ponds, streams and waterways, flood zones and flood zone boundaries and elevations, and State and Federal wetlands, trees, cemeteries and historic features, and the finished floor elevations of buildings.
- Plans shall show the seal and signature of a registered Delaware land surveyor or registered Delaware professional engineer.
- 10. The plan requires a Certification Signature and/or a Certification Block for the Delaware Professional Engineer or Delaware Land Surveyor.
- The plan requires a Certification Signature and/or a Certification Block for the Owner or Representative of the Owner.
- 12. The plan requires a Certification Signature and/or a Certification Block for the Professional Wetlands Delineator.
- 13. The name, address, phone number and contact person's name of the Owner of Record, the Developer and the Engineer or Surveyor preparing the plan.
- 14. Indicate the location of all wetlands (both state and federal), to facilitate compliance with County, State and Federal requirements.
- 15. Define the courses and distances of the property perimeter and the approximate acreage contained therein. Establish and set in the field two (2) CONCRETE MONUMENT project bench marks, preferably at property perimeter corners, geo-referenced to the Delaware State Plane Coordinate system NAD 83 and show the location including the North and East coordinates of the marks on the plans.
- 16. Indicate the development construction phases proposed showing the boundaries of each phase. Phasing boundaries shall include buildings, residential units, amenities, roads, storm water management facilities, wastewater systems and all other improvements and utilities required to service each phase.
- 17. Show the layout, width and names of all streets, alleys, crosswalks and easements proposed to be dedicated for private or public use. Street names shall not duplicate

nor closely resemble existing street names in the same hundred or postal district, except for extensions of existing streets.

- 18. When on site individual septic tank systems are to be used and the lot topography is to be modified by cuts and fills it is required that the Design Engineer contact the Delaware Department of Natural Resources and Environmental Control, Division of Groundwater Water Discharge Section, 20653 DuPont Boulevard, Unit 5, Georgetown, DE 19947 phone number 302-856-4561 subject to mass grading operations for documented approval.
- 19. Provide the limits and elevations of the one-hundred (100) year flood. This may require the design engineer to complete an analysis and provide a report including the depiction of the subject watershed(s), calculations and other technical data necessary to determine the limits and elevations base flood. The design engineer must resolve discrepancies, if any, between surveyed topography and the FEMA Flood Insurance Rate Maps.
- 20. False berms shall not be utilized to create roadside drainage swale back slopes.
- 21. For parking lots and drives, provide spot elevations at the edge of pavement, right-ofway or travel way centerline, at changes in grade, and high points and low points, to the nearest drainage facilities. Show the limits of the various surface materials and provide construction sections.
- 22. Provide and show the locations and details of all ADA compliant accessible walks and ramp features.
- 23. If the site has a cemetery located on it the Developer shall contact the Delaware State Historic Preservation Office and satisfy the requirements of that Office prior to beginning any construction activity. This area shall not be disturbed by this project. Adequate access to the site and buffers to protect the site, shall be provided.
- 24. Private rights-of-way adjacent to and abutting parcels not part of the project shall be located and designed to provide adequate buffer so that construction activities do not encroach onto adjacent properties.
- 25. Provide statements explaining how and when the developer proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavement, drainage structures and any other required improvements.
- 26. Provide statements concerning any proposed deed restrictions to be imposed by the owner.
- 27. Where special physical conditions exist, which may act as constraints on normal development or may preclude development, the developer may be required to submit special technical data, studies or investigations. This information must be prepared by individuals technically qualified to perform such work. Additional information may include but is not limited to the following: on-site sanitary sewage disposal feasibility, water supply surveys, such as test well drilling, storm water runoff computations and identification of areas subject to periodic flooding.
- 28. If special conditions are found to exist, the Engineering Department may elect to

withhold approval of a construction plan until it is determined that it is technically feasible to overcome such conditions. The Engineering Department may then require the developer to incorporate specific improvement design criteria into the plat as a condition to its approval.

29. When special studies or investigations pertain to a regulatory program of another public agency, the developer shall submit the results of these studies or investigations to said public agencies for technical review and approval. Approvals and/or written comments from these agencies shall be supplied to Sussex County by the developer.

#### UTILITY PLANNING DIVISION COMMENTS

<b>REVIEWER</b> :	Rob Davis				
APPLICATION:	2018-32 – Tepache Farms				
APPLICANT:	Pheat Farms LLC C/O James Grant				
FILE NO:	NCPA-5.03				
TAX MAP & PARCEL(S):	235-19.00 Parcel 7.00				
LOCATION:	on the north side of Burton Road, west of Sandhill Road				
NO. OF UNITS:	33				
GROSS ACREAGE:	33.81				
SYSTEM DESIGN	ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2				

#### 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 3
- (3). Is wastewater capacity available for the project? No If not, what capacity is available? Individual onsite septic systems are proposed.

- (4). Is a Construction Agreement required? No If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? No If yes, the current System Connection Charge Rate is \$6,360.00 per EDU. Please contact N/A at 302-855-7719 for additional information on charges.
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**

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? No
- (8). Comments: Individual on-site septic systems are proposed to serve the project. The development is within the North Coastal Planning Area but is not in an area where Sussex County expects to provide sewer service in the foreseeable future. Sussex County has no objection to the proposed development being served by individual on-site systems.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

If the above items, as applicable, are incorporated into the development plans, then preliminary approval is recommended. However, final plan approval should be withheld pending the approval of the construction plans by the Sussex County Engineering Department.

# Sussex County, Delaware Technical Advisory Committee

Comment Sheet



DATE OF REVIEW: November 30, 2018

### **REVIEWING AGENCY: Delaware State Fire Marshals Office, Sussex Office**

### INDIVIDUAL REVIEWERS: Duane T. Fox, CFPS, CFPE, CFI, Asst. Chief Technical Services Dennett E. Pridgeon, CFPS, CFPE, CFI, Sr. Fire Protection Specialist Jefferson L. Cerri, CFI, Sr. Fire Protection Specialist Joseph Moran, CFI, Sr. Fire Protection Specialist Desiree B. McCall, CFI, Fire Protection Specialist

AGENCY PHONE NUMBERS: 302-856-5298, Fax: 302-856-5800

RE: TEPACHE FARMS (2018-32)

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation:

#### a. Fire Protection Water Requirements:

Since the dwellings of the subdivision are proposed to be served by individual on-site wells (No Central or Public Water System within 1000' of property), set back and separation requirements will apply.

# b. Fire Protection Features:

8

### c. Accessibility:

All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road (entrance) to the subdivision from Burton Rd must be constructed so all fire department apparatus may negotiate it. If a median or boulevard is to be used it must be designed so that fire apparatus can make left and right hand turns into the subdivision.

- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door.
- Any dead end road more than 300 feet in length shall be provided with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

## d. Gas Piping and System Information:

> Provide type of fuel proposed, and show locations of bulk containers on plan.

# e. Required Notes:

- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations"
- > Proposed Use
- > National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Provide Road Names, even for County Roads

Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: <a href="https://www.statefiremarshal.delaware.gov">www.statefiremarshal.delaware.gov</a>, technical services link, plan review, applications or brochures.

# THIS DOCUMENT IS INFORMATIONAL ONLY, AND DOES NOT CONSTITUTE ANY TYPE OF APPROVAL FROM THE DELAWARE STATE FIRE MARSHAL'S OFFICE

Agency Name: DNREC

Project Name: 2018-32 Tepache Farms

Date: 1/4/2019

Division: <u>Waste and Hazardous Substances/ SIRS</u> Meghan.Crystall@state.de.us (302)-395-2600 Contact Person: Meghan Crystall

# **Regulations/Code Requirements**

DNREC's Site Investigation and Restoration Section (SIRS) has reviewed the proposed project.

- If it is determined by the Department that there was a release of a hazardous substance on the property in question and the Department requires remediation pursuant to the Hazardous Substance Cleanup Act, the provisions of 7 Del.C. Chapter 91, Delaware Hazardous Substance Cleanup Act and the Delaware Regulations Governing Hazardous Substance Cleanup shall be followed."
- There are no SIRS sites found within a <sup>1</sup>/<sub>2</sub>-mile radius of the proposed project.

# Suggestions

- SIRS strongly recommends that the land owner performs appropriate environmental due diligence as necessary of the property.
- Additional remediation may be required if the project property or site is re-zoned by the county or state.
- Should a release or imminent threat of a release of hazardous substances be discovered during the course of development (e.g., contaminated water or soil), construction activities should be discontinued immediately and DNREC should be notified at the 24-hour emergency number (800-662-8802). SIRS should also be contacted as soon as possible at 302-395-2600 for further instructions.

### **Christin Headley**

From:	Hayes, John G. (DNREC) <john.hayes@state.de.us></john.hayes@state.de.us>
Sent:	Monday, November 26, 2018 10:54 AM
То:	Christin Headley
Cc:	Tholstrup, Michael S. (DNREC)
Subject:	RE: TAC Review for 2018-31 Stagg Run & 2018-32 Tepache Farms
Categories:	TAC Comments

Christin,

The Groundwater Discharges Section (GWDS) has not received a feasibility study for either of these projects which is a requirement in order to determine on-site wastewater treatment and disposal system suitability and is a primary step prior to individual site evaluations. We would suggest that a decision on these projects be delayed until such time the feasibility studies are completed and reviewed by the GWDS.

Jack

John G. "Jack" Hayes, Jr. Environmental Program Manager Delaware Department of Natural Resources and Environmental Control Groundwater Discharges Section 89 Kings Highway Dover, DE 19901 John.hayes@state.de.us (302) 739-9327 (302) 739-7764 Fax

#### From: Christin Headley [mailto:christin.headley@sussexcountyde.gov]

Sent: Monday, November 19, 2018 3:08 PM

To: Brad Hawkes <bhawkes@sussexcountyde.gov>; C. Daniel Parsons <dparsons@sussexcountyde.gov>; Dean Holden -Chesapeake Electric <dholden@chpk.com>; Fox, Duane T. (FireMarshal) <Duane.Fox@state.de.us>; Butler, Eileen M. (DNREC) <Eileen.Butler@state.de.us>; Watson, Jessica (DNREC) <Jessica.Watson@state.de.us>; John J. Ashman <jashman@sussexcountyde.gov>; Hayes, John G. (DNREC) <John.Hayes@state.de.us>; Kennel, John M. (DNREC) <John.Kennel@state.de.us>; Martin, John (DNREC) <John.Martin@state.de.us>; Fleming, Kate M. (DNREC) <Kate.Fleming@state.de.us>; Kelley Gabbard <kgabbard@chpk.com>; DeVore, Lauren (DNREC) <Lauren.Devore@state.de.us>; Crystall, Meghan (DNREC) </Meghan.Crystall@state.de.us>; Tholstrup, Michael S. (DNREC) <Michael.Tholstrup@state.de.us>; Nike Brady <MBRADY@sussexcountyde.gov>; Melendez, Milton (DDA) <milton.melendez@state.de.us>; Subdivision (MailBox Resources) <Subdivision@state.de.us>; Susan Isaacs <sisaacs@sussexcountyde.gov>; Terri Dukes <tdukes@sussexcountyde.gov>; Troy Dickerson <TDickerson@deccoop.com>; Vince Robertson <vrobertson@pgslegal.com> Subject: TAC Review for 2018-31 Stagg Run & 2018-32 Tepache Farms

Good Afternoon,

Sussex County Planning Office has received two (2) applications that require TAC review. Attached is a memo regarding the applications and a PDF of the plans submitted for 2018-31 Stagg Run and 2018-32 Tepache Farms.

Please provide comments on or before Thursday, January 3, 2019.

Please feel free to contact me with any questions.

Thanks,

-

Christin Headley

Christin Headley, Planning Technician Planning & Zoning Department 2 The Circle PO Box 417 Georgetown, DE 19947 302-855-7878 christin.headley@sussexcountyde.gov

# **Christin Headley**

From:	Dickerson, Troy <tdickerson@delaware.coop></tdickerson@delaware.coop>
Sent:	Wednesday, November 21, 2018 2:27 PM
То:	Christin Headley
Subject:	RE: TAC Review for 2018-31 Stagg Run & 2018-32 Tepache Farms

**Categories:** 

TAC Comments

Christin,

Both of the developments are located within DEC's service territory and we have adequate facilities in the area to serve both.

Thanks!

# Troy W. Dickerson, P.E.

Assistant V.P. of Engineering Voice: (302) 349-3125 Cell: (302) 535-9048 Fax: (302) 349-5891 tdickerson@delaware.coop



DELAWARE ELECTRIC CO-OP "We Keep the Lights On"

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#### From: Christin Headley <christin.headley@sussexcountyde.gov>

#### Sent: Monday, November 19, 2018 3:08 PM

Good Afternoon,

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Please provide comments on or before Thursday, January 3, 2019.

Please feel free to contact me with any questions.

Thanks,

Christin Headley

Christin Headley, Planning Technician Planning & Zoning Department 2 The Circle PO Box 417 Georgetown, DE 19947 302-855-7878 christin.headley@sussexcountyde.gov

#### PLANNING & ZONING

JANELLE M. CORNWELL, AICP DIRECTOR (302) 855-7878 T (302) 854-5079 F





RECEIVED

DEC 2 6 2018 SUSSEX COUNTY PLANNING & ZONING

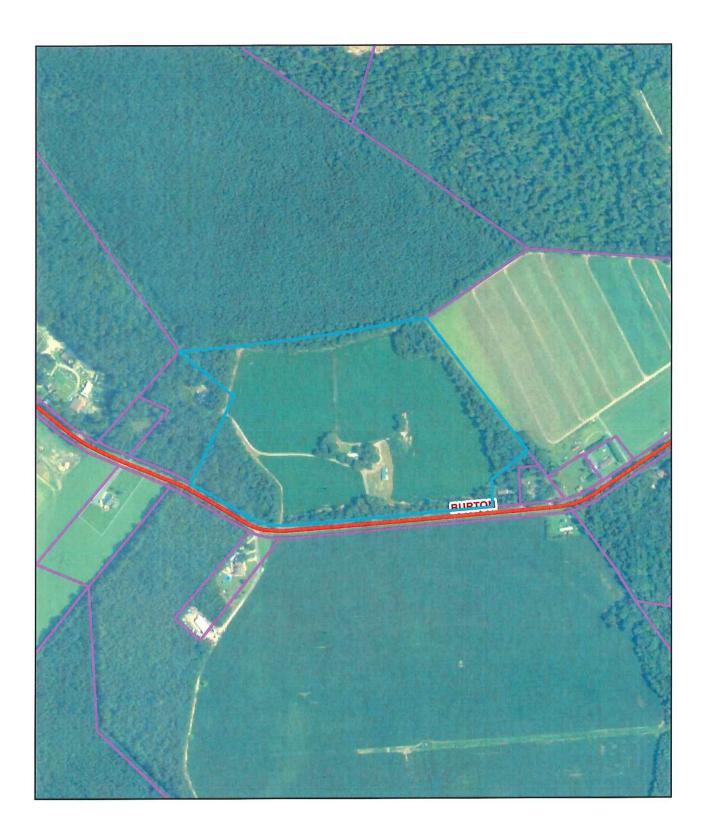
# Memorandum

To: Sussex County Technical Advisory Committee From: Christin Headley, Planning Technician Date: November 19, 2018 RE: Major Subdivision

The Sussex County Planning and Zoning Office has received two (2) applications for a major subdivision that require review by the Sussex County Technical Advisory Committee. Please review the application and provide comments back to the Planning and Zoning Office on or before **Thursday**, January 3, 2019.

- <u>2018-31 Stagg Run</u>- This is a Cluster subdivision. The Cluster subdivision is for the creation of twenty-six (26) single family lots. The property is located on the south east side of Wilson Rd. and west side of Savannah Rd. Tax Parcels: 135-10.00-5.00 & 135-10.00-6.00. Zoning: AR-1 (Agricultural Residential District). Owner: J&J Rocketship, LLC.
- 2.) <u>2018-32 Tepache Farms</u>- This is a Cluster subdivision. The Cluster subdivision is for the creation of thirty-three (33) single family lots. The property is located on the north side of Burton Rd., west of Sandhill Rd. Tax Parcel: 235-19.00-7.00. Zoning: AR-1 (Agricultural Residential District). Owner: Gator & Associates, LLC.

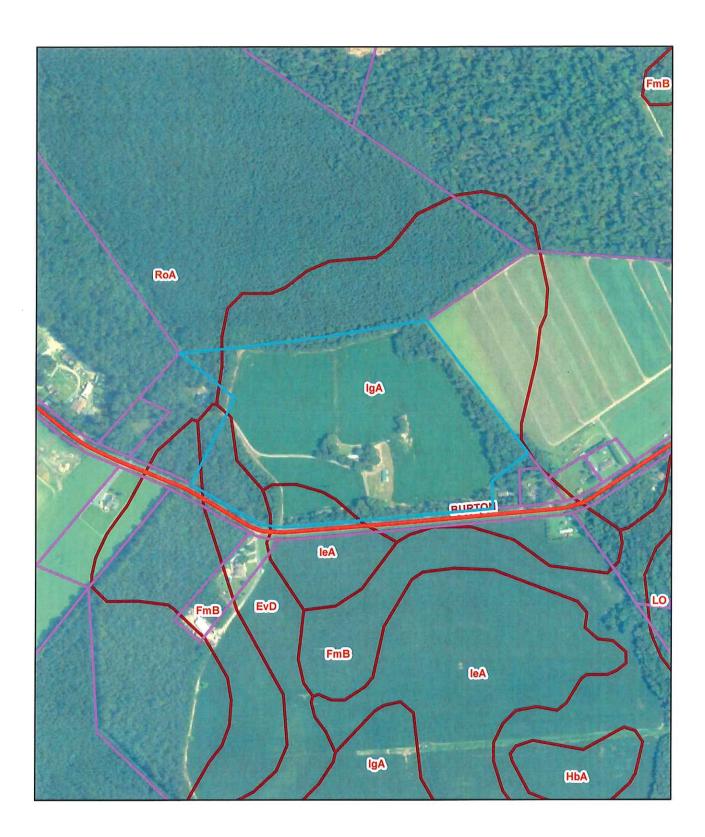
Please feel free to send your comments via e-mail. Please feel free to contact me with any questions at (302) 855-7878 during normal business hours 8:30am-4:30pm Monday through Friday or e-mail me at christin.headley@sussexcountyde.gov.



C

C

2018-32 TM #235-19.00-7.00 Tepache Farms



C

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2018-32 TM #235-19.00-7.00 Tepache Farms



United States Department of Agriculture

Natural Resources Conservation Service

Georgetown Service Center

21315 Berlin Road Unit 3 Georgetown, DE 19947

Voice 302.856.3990 Fax 855.306.8272 December 21, 2018

Janelle M. Cornwell, Director Sussex County Planning & Zoning Sussex County Courthouse Georgetown, DE 19947

# RE: Tepache Farms Broadkill Hundred 33 single family lots

Dear Ms. Cornwell:

Soils within the delineated area on the enclosed map are:

EvD	Evesboro loamy sand, 5 to 15 percent slopes			
FmB	Fort Mott loamy sand, 2 to 5 percent slopes			
IeA	Ingleside loamy sand, 0 to 2 percent slopes			
IgA	Ingleside sandy loam, 0 to 2 percent slopes			
RoA	Rosedale loamy sand, 0 to 2 percent slopes			

#### Soil Interpretation Guide

Soil Limitation Class

Buildings

Map Symbol	Urbanizing Subclass	With Basement	Without Basement	Septic Filter Fields
EvD	Y3	Somewhat limited	Somewhat limited	Very limited
FmB	G1	Not limited	Not limited	Somewhat limited
IeA	Y2	Somewhat limited	Not limited	Very limited
IgA	Y2	Somewhat limited	Not limited	Very limited
RoA	Y2	Somewhat limited	Not limited	Very limited

Definition of soil limitation ratings classes:

Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect building site development.

"**Not limited"** indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "**Somewhat limited"** indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected.

**"Very limited"** indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

#### <u>G1</u>:

These soils are on nearly level to strongly sloping (0-10% slopes), well drained, mostly permeable soils. As sites for large commercial, industrial, institutional, and residential developments, these soils have fewer limitations than any other soils in the state. Slopes are favorable, and grading can be done without difficulty. Foundation conditions are generally good. Grasses, trees, and do well. Principal soil limitations: No apparent soil limitations for conventional uses.

#### Y2:

The soils in this classification are nearly level or gently sloping, moderately well drained or well drained with ground water between four to six feet from the surface, and are subject to seasonal high water tables. Seasonal wetness and seepage around foundations moderately limits these soils for residential use. The principal soil limitations are: 1) lateral seepage in subsoil causes concentration of water around foundations, 2) soil is highly susceptible to frost action, 3) excavations are likely to fill with water in late winter or early spring, and 4) wet basements or foundations are probable.

#### Y3:

Strongly sloping to steep (5-15% slopes) excessively drained, very sandy, rapidly permeable soils. These are the same kind of soils as in subclass G2 but are more sloping. Slopes moderately limit their use for residential developments, but available moisture for lawns, trees, shrubs, and gardens is severely limited, especially if the soil has been graded.

The soil interpretations above do not eliminate the need for detailed investigations at each proposed construction site. However, the interpretations can serve as a guide to planning more detailed investigations. No consideration was given in these interpretations regarding the size and shape of the soil area; nor to the pattern they form with other soils in the landscape. Also, because of the scale of the maps used, small areas of other kinds of soils may be included within some delineations of the soil map. Thus, an individual lot or building site could occupy a small area that would not fit the interpretations given for the soils symbol representing the entire delineation of the map. Interpretations apply to the soils in their natural state and not for areas that may have been altered through grading, compacting, and the like.

Sincerely,

Herto D. Der

Thelton D. Savage District Conservationist USDA, Natural Resources Conservation Service

TDS/bh

18072 Davidson Drive Milton, DE 19968 T: 302-684-8030 F: 302-684-8054

www.pennoni.com

## <u>TEPACHE FARMS SUBDIVISION</u> <u>33 SINGLE-FAMILY LOTS</u> <u>TAX MAP 235-19.00-7.00</u>

Pennoni

<u>§ 99-24 Supporting Statements. A.</u> Statements explaining how and when the subdivider proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavements and drainage structures.

A larger soil feasibility study for this property and the surrounding property was completed and approved by DNREC back on January 19, 2005 and in March 2006. Pennoni is currently updating the soils feasibility for the proposed subdivision. The soil feasibility study will be submitted to DNREC per Section 5.2.2. a copy of the approval will be submitted to Sussex county Planning and Zoning commission for their consideration when reviewing the subdivision application.

Once the subdivision approved and recorded, the developer of the subdivision will perform 10indivdual site evaluations for each individual single-family lot. Per section 5.2.1, a site evaluation is the first step in the process of obtaining a construction permit for an on-site wastewater treatment and disposal system. The site evaluation report will identify specific site conditions or limitations including, but not limited to, isolation and separation distances, slopes, existing wells, cuts and fills, and unstable landforms. The site evaluation prescription shall follow an approach that includes consideration of topography, available area, slope gradient and uniformity, soil profile (thickness and depth of each horizon, color, percolation, absorption rate, redoximorphic features, texture (see Exhibit B), and zones of saturation), drinking water supplies, bodies of water, and shellfish growing areas. All suitable soils within the evaluated area shall be delineated regardless of isolation distances, physical encumbrances and easement requirements as well as any of the above conditions which may exist. The site evaluation report shall be reviewed and approved for compliance with current Regulations by a DNREC Environmental Scientist with a soil science background.

Once the approved site evaluations have been approved and prior to the issuance of Building Permits, an onsite wastewater disposal system permit will be prepared per Section 5.3 of the current DNREC Regulations. The disposal systems shall be sized based on the estimated wastewater flow and the results of percolation tests or the assigned percolation rate. Percolation rates shall be based on USDA soil textures and assigned by the Class D soil scientist through the site evaluation process. The projected peak daily wastewater flow shall be used to determine the appropriate size and design of on-site wastewater treatment and disposal systems. Onsite wastewater disposal systems are sized and designed on a per lot basis as houses are being planned for the lots.

Street pavement design will follow Sussex County, Delaware Private Road Standards Details dated August 19, 2008. The streets within **Tepache Farms** will be Private and will initially be installed by the developer and will be designed and constructed in accordance with Section 99-18 of the subdivision code. All roads regulated by Sussex County shall meet fire access requirements as required pursuant to the Delaware State Fire Prevention Regulations (DSFPR).

All drainage for the subdivision will follow approved sediment control and stormwater management plans that have been approved by the Sussex Conservation District meeting all of the applicable requirements of the Sussex Conservation District Sediment Control and Stormwater Management Program and Handbook, Delaware Sediment and Stormwater Regulations and Chapter 99, Articles I, III, V and VI, including an inspection and maintenance agreement, and an Individual Grading Plan meeting all requirements of the Sussex County Drainage and Grading Requirements.

§ 99-24 Supporting Statements. B. Statements concerning any proposed deed restrictions to be imposed by the owner.

Covenants, Conditions and Restrictions for the **Tepache Farms** Home Owners Association will be submitted to the Planning & Zoning Commission prior to the public hearing that will describe the requirements and limitations of the subdivision. The goal of this document will be to protect, preserve and enhance property values in the community. The document will regulate what property owners within **Tepache Farms** can or cannot do with their property. The document will also outline the minimum requirements outlined in the county codes as it pertains to agricultural use protection and required forested and/or landscaped buffer strip areas.

## <u>§ 99-24 Supporting Statements. F.</u> Statements explaining how and when the subdivider proposes to provide for the perpetual maintenance of forested buffer strips, if required.

The perpetual maintenance of the buffer plantings by a homeowners' association shall be assured through the covenants, conditions and restrictions and/or homeowners' association documents. The perpetual maintenance shall include the requirement that any trees that die must be replanted with trees of the same type and species and in accordance with the original landscape plan approved by the County. The perpetual maintenance shall also include a requirement that the forested buffer area be planted and maintained according to best management practices in the forestry industry. The responsibility for the perpetual maintenance of the buffer strip and its plantings shall be assured through covenants, conditions and restrictions which are obligatory upon the purchasers through assessments by the homeowners' association. The developer shall be held responsible for the health and survival of the trees, including regular necessary watering for a minimum of two years or until such later date as the maintenance responsibilities are transferred to a homeowners' association; provided, however, that the developer shall replace any trees that die during the minimum two-year developer maintenance prior to transferring maintenance responsibilities to a homeowners' association.

1. TAX MAP NUMBER:	235-19.00-7.00	
	PHEAT FARMS LLC C/OJAMES GRANT	
2. DEVELOPER NAME: 3. HUNDRED/COUNTY:	BROAD KILL / SUSSEX	
	AR-1 RESIDENTIAL DISTRICT	
4. CURRENT ZONING:		
5. PROPOSED ZONING:	AR-1	
6. PRESENT USE:	AGRICULTURAL / DWELLING	
7. PROPOSED USE:	DETACHED SINGLE FAMILY DWELLINGS (115-20 A. (1)) CLUSTER DEVELOPMENT (115-25 A. (2))	
8. REQUIRED SETBACKS (B.R.L.):	AR-1 (CLUSTER DEVELOPMENT) (115-25 C.)	)
DEPTH OF FRONT YARD (FEET) DEPTH OF CORNER SIDE YARD WIDTH OF SIDE YARD (FEET) DEPTH OF REAR YARD (FEET) MINIMUM LOT WIDTH		
9. DWELLING UNIT CALCULATIONS	: (115-25 A. (2) LOW DENSITY AREA)	
GROSS AREA: LESS 25% FOR LOW DENSITY: PERMITTED LOTS: PROPOSED LOTS:	33.81 AC. 25.36 AC. 25.36 / 0.75 = 33.81 LOTS 33 LOTS	
10. GROSS DENSITY (UNITS/AC.):	1.00 LOT/ACRE	
11. REQUIRED LOT SIZE (MIN.) (115-	25 A. (2)):	
WIDTH : DEPTH : AREA :	100 FT. 100 FT. 21,780 S.F. (0.50 ACRES)	
PROPOSED MIN. LOT SIZE: PROPOSED AVERAGE LOT SIZI	21,793 S.F. E: 22,438 S.F.	
12. WATER SUPPLIER:	PRIVATE - INDIVIDUAL WELL	OWNER/DEVELOPER
13. SANITARY SEWER PROVIDER:	PRIVATE - INDIVIDUAL SEPTIC	PHEAT FARMS LLC C/O JAMES GRAM 1605 WEST 13TH ST.
14. STREETS:	PRIVATE (99-18 D & E.)	WILMINGTON, DE 19806
15. POSTED SPEED LIMIT (BURTON	RD): 50 MPH	ENGINEER/SITE DESIGNER
16. STATE INVESTMENT AREA:	LEVEL 4	PENNONI ASSOCIATES INC. 18072 DAVIDSON DRIVE
17. MAXIMUM BUILDING HEIGHT (11	5-25 D.): 42 FEET	MILTON, DE 19968 (302) 684-8030
18. SITE AREA AND ACREAGE:		
GROSS ACREAGE / NET DEVEL LOT AREA (26 LOTS): PRIVATE ROAD R.O.W.:	OPMENT AREA: 33.81± AC 18.18± AC	SURVEYOR PENNONI ASSOCIATES, INC. LANDSCAPE ARCHITECT
IMPERVIOUS: GRASS	1.40± AC 1.91± AC	PENNONI ASSOCIATES, INC.
OPEN SPACE: TOTAL :	12.32± AC 33.81± AC	SCHOOL DISTRICT
19. REQUIRED OPEN SPACE (99-21		INDIAN RIVER SCHOOL DISTRICT
20. OPEN SPACE AREA BREAKDOW		MILTON FIRE CO. (85)
LANDSCAPE BUFFER: ACTIVE OPEN SPACE:	3.13± AC (25.41%) 7.87± AC (63.88%) 4.92+ AC (63.88%)	POSTAL DISTRICT MILTON (19968)
STORMWATER MANAGEMENT OPEN SPACE IMPERVIOUS ARI TOTAL OPEN SPACE:		WATER UTILITY ON-SITE WELL
21. LONGITUDE AND LATITUDE STATE PLAN COORDINA	ATES: LONGITUDE: W - 69°54'55.55" LATITUDE; N 40°20'55.62"	SEWER UTILITY ON-SITE DISPOSAL SYSTEM
22. WETLAND AREA IMPACTED:	0.00± AC.	
23. PROPOSED DISCHARGE LOCA	TION: ON SITE INFILTRATION/ ROAD SIDE	
	Call & C. Shee have	

ZONE X (SEE GENERAL NOTE 3)

IYDROLOGIC SOIL

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SOILS

DESCRIPTION

EVESBORO LOAMY SAND, 5 TO 15

PERCENT SLOPES

FORT MOTT LOAMY SAND, 2 TO 5

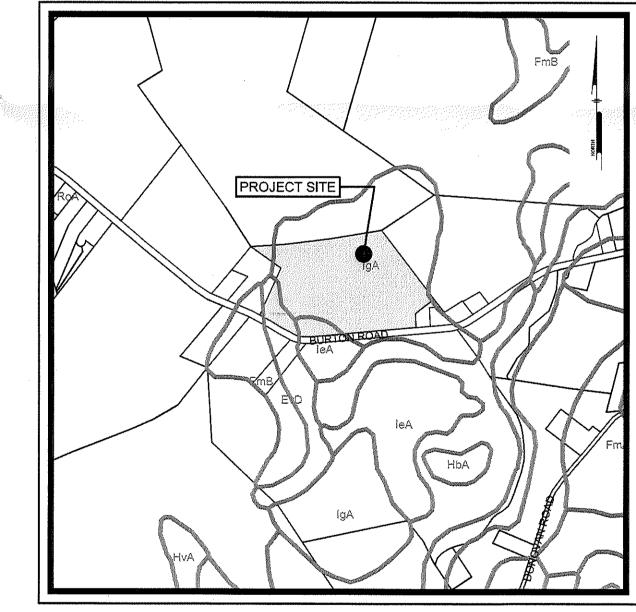
PERCENT SLOPES

INGLESIDE LOAMY SAND 0 TO 2

PERCENT SLOPES

PERCENT SLOPES ROSEDALE LOAMY SAND, 0 TO 2

PERCENT SLOPES



TRAFFIC GENERATION - BURTON RD (SCR 241) (FULL MOVEMENT) ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION - S241 (BURTON ROAD) - LOCAL ROAD POSTED SPEED LIMIT - 50 MPH AADT = 243 TRIPS (FROM 2017 DELDOT TRAFFIC SUMMARY) DIRECTIONAL DISTRIBUTION<sup>1</sup> 10 YEAR PROJECTED AADT= 1.16 x = 243 TRIPS = 281 TRIPS 10 YEAR PROJECTED AADT + SITE ADT = 656 TRIPS TRAFFIC PATTERN GROUP = 7 (FROM 2017 DELDOT TRAFFIC SUMMARY) PEAK HOUR - 14.97% x 281 TRIPS = 42 TRIPS TRUCK VOLUME - 9.43% X 281 = 27 TRUCKS SITE TRAFFIC DATA: ----- 121 L 112 (9) [11] **——** 122 SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION<sup>2</sup> 75 (6) [7] EXISTING LAND USE: GRASS/WOODS TOTAL ADT FOR SITE = 0 TRIPS PROPOSED LAND USE: 33 LOTS -SINGLE FAMILY DETACHED HOUSING (ITE 210) Ln(T) = 0.92Ln(X) + 2.71 = 375 (WEEKDAY) **BURTON ROAD** Ln(T) = 0.94Ln(X) + 2.56 = 346 TRIPS (SATURDAY) WEEKDAY PEAK HOUR BREAKDOWN: AM: Ln(T) = 0.91Ln(X) + 0.20 = 30 TRIPS (WEEKDAY) TRAFFIC GENERATION DIAGRAM PM: Ln(T) = 0.94Ln(X) + 0.34 = 36 TRIPS (WEEKDAY) T = 0.84(X) + 17.99 = 46 TRIPS (SATURDAY)ADT PEAK HOUR (A.M.), ADT PEAK HOUR [P.M.] DIRECTIONAL DISTRIBUTION: 60% TO AND FROM THE EAST (225 TRIPS) (18)[22] <sup>1</sup> DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT 40% TO AND FROM THE WEST (150 TRIPS) (12)[14] <sup>2</sup> DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

TOTAL NEW TRIPS = 375 ADT

Burton Road Subdivision/DESIGN\_SHEETSIPP-0001.dwg PLOTTED: 10/26/2018 4:31 PM, BY: Logan Strickland PLOTSTYLE: Pennoni NCS.stb PROJECT STATUS: PRELIMINARY PLAN

25. FLOOD ZONE:

TYPE

EvD

FmB

leA

lgA

RoA

- urten Road Subdivision(DESIGN) SHEFTSIPP-0001 dwo PLOTTED: 10/26/2018 4:31 PM RV:1 onen Striviand BLOTSTVI E- Bonnord NCS eft. PBO JECT STAT

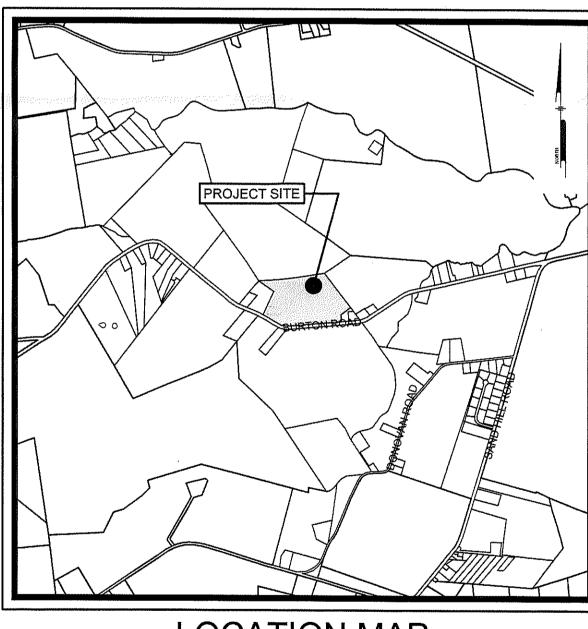
# **TEPACHE FARMS**

# PRELIMINARY SUBDIVISION PLAN

## BURTON ROAD, MILTON, DE 19968 SUSSEX COUNTY - BROADKILL HUNDRED

# PREPARED FOR: OWNER/DEVELOPER PHEAT FARMS LLC

## **1605 WEST 13TH STREET WILMINGTON, DE 19806** (302) 593-2266



SOILS MAP Scale: 1" = 1000'

## LOCATION MAP Scale: 1" = 2000'



## LEGEND

EXISTING	PROPOSED
	4
× × ×	~xx ¢
	•
	$\square$
WaC	
	101

DESCRIPTION
BUILDING
FULL DEPTH PAVEMENT
CONCRETE SIDEWALK
CURB
EDGE OF PAVEMENT
EDGE OF GRAVEL
EASEMENT
FENCE
POWER, UTILITY POLE
POWER, LIGHT
PROPERTY, LINE
LEGAL RIGHT-OF-WAY
PROPERTY, CORNER FOUND
PROPERTY, ADJOINING LINED
SITE, MAIL BOX
SITE, TRAFFIC SIGN
SOIL BOUNDARY
SOIL LABEL
STORM SEWER, INLET
STORM SEWER, HEADWALL
STORM SEWER, MANHOLE
STORM SEWER, UNDERGROUND
SWALE
VEGETATION, TREE LINE
MINOR CONTOUR
MAJOR CONTOUR
SPOT ELEVATION

# ZONING DATA TABLE - SUSSEX COUNTY

	REQUIREMENT		PROPOSED	
MIN. LOT SIZE	21,780	S.F.	21,793	S.F.
MIN. LOT WIDTH	100	FT.	100	FT.
MIN. LOT DEPTH	100	FT.	>100	FT.
MIN. FRONT YARD	30	FT.	30	FT.
MIN. CORNER FRONT YARD	15	FT.	15	FT.
MIN. SIDE YARD	15	FT.	15	FT.
MIN. REAR YARD	20	FT.	20	FT.
MAX. HEIGHT	42	FT.	42	FT.

## EASEMENTS:

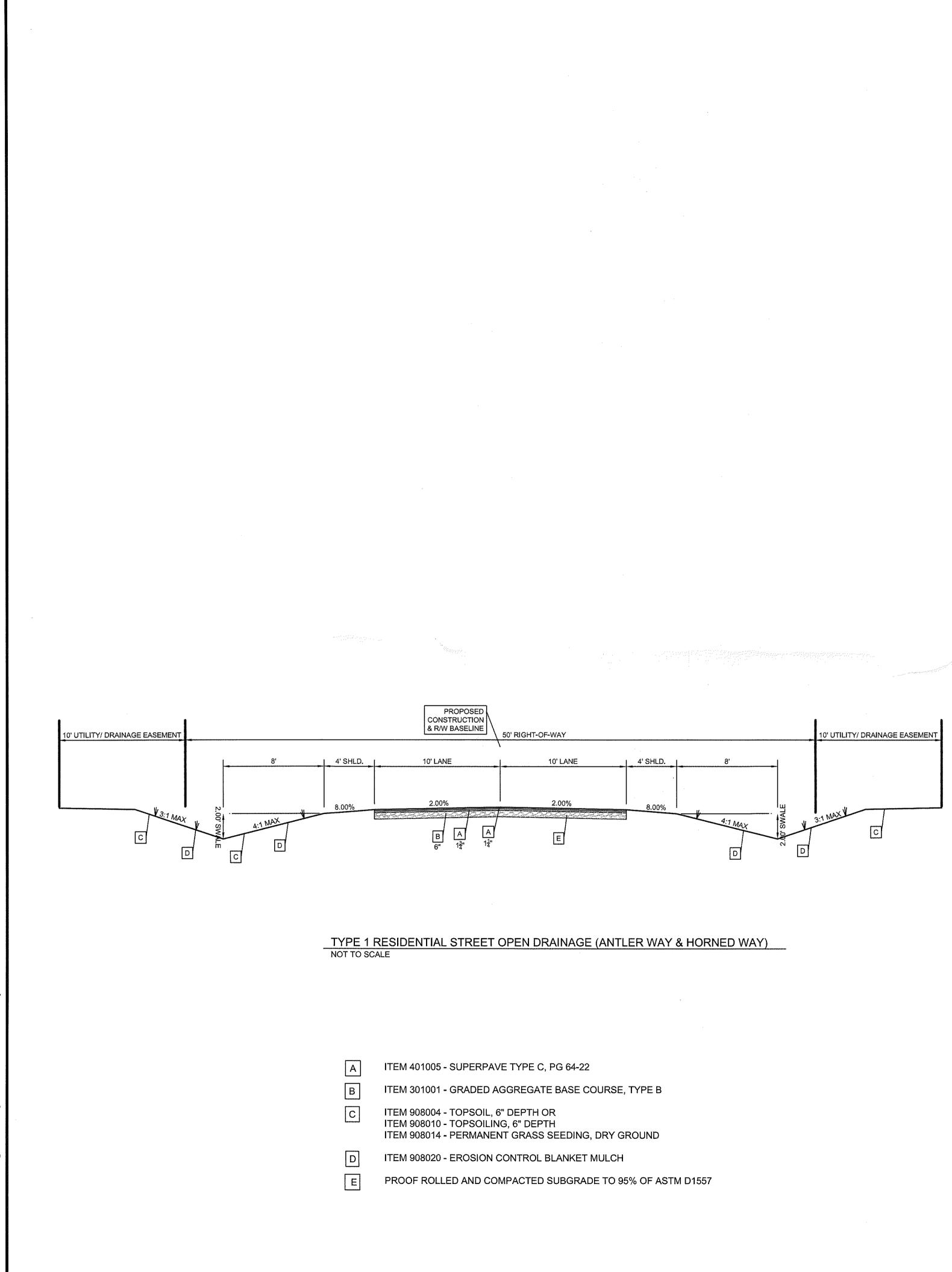
ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

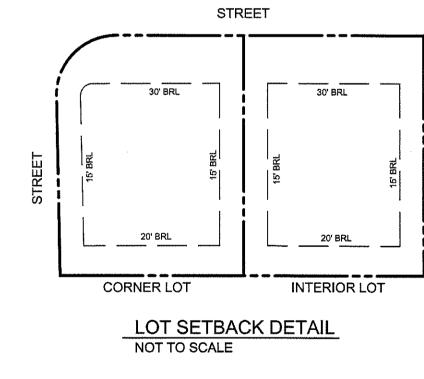
Sheet List Table				
Sheet Number	Drawing Number	Sheet Title		
1	PP-0001	COVER SHEET		
2	PP-0002	PRELIMINARY SUBDIVISION NOTES AND DETAILS		
3	PP-1001	PRELIMINARY SITE PLAN		

SUSSEX COUNTY	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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
DATE	SIGNATURE DATE ALAN M. DECKTOR, PE (DE PE#17771) (302) 684-8030 PENNONI ASSOCIATES, INC 18072 DAVIDSON DRIVE MILTON, DE 19968
OF PLANNING & ZONING COMMISSION DATE	DEVELOPER CERTIFICATION: I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
JNTY COUNCIL DATE	PHEAT FARMS LLC C/O JAMES GRANT DATE 1605 WEST 13TH ST. (302) 539-2266 WILMINGTON, DE 19806

L L L L L L L L L L L L L L L L L L L	PENNONI ASSOCIATES INC. 18072 Davidson Drive Milton, DE 19968 T 302.684.8030 F 302.684.8054
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK	
TEPACHE FARMS TAX MAP NUMBER: 235-19.00-7.00 BURTON ROAD MILTON DE, 19968 COVER SHEET	PHEAT FARMS LLC 1605 WEST 13TH STREET WILMINGTON, DE 19806
	BY
	REVISIONS
	NO.
	DATE
ALL DOCUMENTS PREPARED BY P ARE INSTRUMENTS OF SERVICE PROJECT. THEY ARE NOT INTENDI TO BE SUITABLE FOR REUSE BY OU THE EXTENSIONS OF THE PROJECT	IN RESPECT OF THE ED OR REPRESENTED WNER OR OTHERS ON 2T OR ON ANY OTHER /RITTEN VERIFICATION SOCIATES FOR THE VILL BE AT OWNERS BILITY OR LEGAL TE; AND OWNER SHALL
PROJECT. ANY REUSE WITHOUT W OR ADAPTATION BY PENNONI AS SPECIFIC PURPOSE INTENDED W SOLE RISK AND WITHOUT LIAI EXPOSURE TO PENNONI ASSOCIAT INDEMNIFY AND HOLD HARMLESS F FROM ALL CLAIMS, DAMAGES, LOO ARISING OUT OF OR RESULTII	
OR ADAPTATION BY PENNONI AS SPECIFIC PURPOSE INTENDED W SOLE RISK AND WITHOUT LIAI EXPOSURE TO PENNONI ASSOCIAT INDEMNIFY AND HOLD HARMLESS F FROM ALL CLAIMS, DAMAGES, LOS ARISING OUT OF OR RESULTI	NG THEREFROM.

SHEET 1 OF 3





1.

2.

## **GENERAL NOTES:**

1. ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

2. STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF WET POND THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA ) FLOOD INSURANCE RATE MAP (FIRM) 10005C0165J, EFFECTIVE DATE JANUARY 6, 2005, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.

4. NO WETLANDS EXIST ON THIS SITE PER THE US FISH AND WILDLIFE NATIONAL WETLAND INVENTORY ONLINE MAPPING.

5. ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.

6. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

7. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

8. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.

9. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

10. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.

11. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."

12. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".

13. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON 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 DUST, NOISE, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.

14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

15. ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

16. ALL LOTS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #472 WILL BE PERMITTED.

17. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

18. ALL SINGLE FAMILY HOMES TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.

19. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AN STORM WATER MANAGEMENT.

20. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.

21. NO EASEMENTS WERE VERIFIED PER THIS PLAT.

22. THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.

23. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.

24. ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.

## **DELDOT RECORD / SITE PLAN NOTES:**

ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

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 OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

3. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".

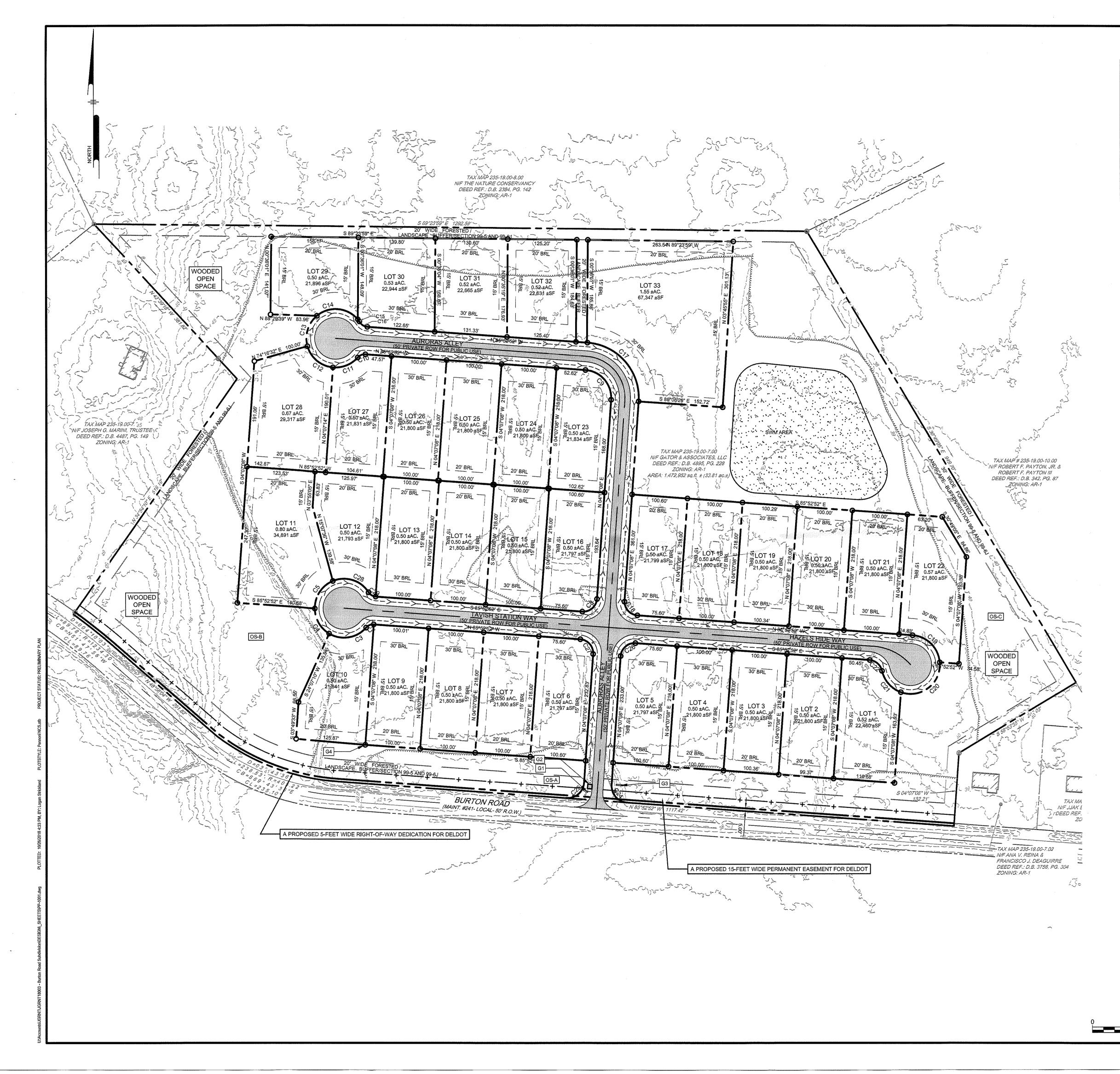
4. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

5. THE SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SHARED-USE PATH.

6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

7. ANY FUTURE PATH FROM THE SHARED USE PATH INTO THE SITE SHALL BE ADA COMPLIANT WITHIN THE RIGHT-OF-WAY AND THE PERMANENT EASEMENT.

	rennoni			<b>PENNONI ASSOCIATES INC.</b>	18072 Davidson Drive Milton, DE 19968	T 302.684.8030 F 302.684.8054
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK						
TEPACHE FARMS	TAX MAP NUMBER: 235-19.00-7.00 BURTON ROAD	PRELIMINARY SUBDIVISION NOTES AND DETAILS			PIEAL FARIVIS LLO 1605 WEST 13TH STRFET	WILMINGTON, DE 19806
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						DATE
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PARCEL CURVE TABLE						
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING	
C2	17.00'	053°07'48"	15.76'	15.21'	S 67°33'14" W	
C3	53.00'	079°41'45"	73.72'	67.92'	N 80°50'12" E	
C4	53.00'	058°46'32"	54.37'	52.02'	S 29°55'39" E	
C5	53.00'	068°02'59"	62.95'	59.31'	S 33°29'06" W	
C8	25.00'	090°00'00"	39.27'	35.36'	N 49°07'08" E	
C9	50.00'	090°00'00"	78.54'	70.71'	N 40°52'52" W	
C10	17.00'	053°07'48"	15.76'	15.21'	S 67°33'14" W	
C11	53.00'	053°08'37"	49.16'	47.42'	N 68°40'08" E	
C12	53.00'	069°02'06"	63.86'	60.07'	S 50°14'31" E	
C13	53.66'	065°11'06"	61.05'	57.81'	S 17°19'32" W	
C14	53.00'	089°13'02"	82.53'	74.44'	N 85°00'58" W	
C15	52.68'	007°42'09"	7.08'	7.08'	N 36°34′45″ W	
C16	17.00'	053°07'48"	15.76'	15.21'	S 59°18'58" E	
C17	100.00'	090°00'00"	157.08'	141.42'	N 40°52'52" W	
C18	25.00'	090°00'00"	39.27	35.36'	N 40°52'52" W	
C19	53.00'	081°15'35"	75.17'	69.02'	N 45°15'05" W	
C20	53.00'	114°14'01"	105.67'	89.02'	N 52°29'43" E	
C21	53.00'	058°07'27"	53.77'	51.49'	S 41°19'33" E	
C22	25.00'	073°37'02"	32.12'	29.96'	N 49°04'21" W	
C24	30.00'	090°00'00"	47.12'	42.43'	N 40°52'52" W	
C25	30.00'	090°39'19"	47.47'	42.67'	N 49°26'53" E	
C26	25.00'	090°00'00"	39.27'	35.36'	N 49°07'08" E	
C27	25.00'	090°00'00"	39.27'	35.36'	N 40°52'52" W	
C28	53.00'	079°44'19"	73.76'	67.95'	N 72°37'14" W	
C29	17.00'	053°07'48"	15.76'	15.21'	S 59°18'58" E	

OPEN SPACE TABLE					
	AREA (S.F.)	AREA(ACRE)	PORPOSE		
OS-A	136358.37	3.13	LANDSCAPE BUFFER		
OS-B	172100.05	3.95	ACTIVE		
OS-C	228404.08	5.24	ACTIVE		

IRON PIPE/ROD FOUND STREET LIGHT IRON PIPE TO BE SET EXISTING PROPERTY LINE EASEMENT LOT LINES ROW / ADJACENT PROPERTY EDGE OF ROAD / PAVEMENT CENTERLINE OF ROAD LANDSCAPE BUFFER

# LEGEND annadar antaris dataris transmissionalistic 6-----

**SITE KEYED NOTES** 

G1 CO-POST STOP SIGN (R1-1) 36" X 36" AND STREET SIGN G2 BUS STOP G3 DEVELOPMENT SIGN G4 IRON PIPE TO BE SET (TYP.)

> 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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE ALAN M. DECKTOR, PE (DE PE#17771) PENNONI ASSOCIATES, INC 18072 DAVIDSON DRIVE MILTON, DE 19968

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

PHEAT FARMS LLC C/O JAMES GRANT 1605 WEST 13TH ST. WILMINGTON, DE 19806

DATE (302) 539-2266

DATE

(302) 684-8030

	<b>Nennon</b>	PENNONI ASSOCIATES INC	18072 Davidson Drive Milton, DE 19968	T 302.684.8030 F 302.684.8054
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK			· · · ·	
TEPACHE FARMS	TAX MAP NUMBER: 235-19.00-7.00 BURTON ROAD MILTON DE, 19968		PHEAL FAKMS LLC 1605 WEST 13TH STREET	WILMINGTON, DE 19806
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DRAWING S			MP/LF	S
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18072 Davidson Drive Milton, DE 19968 T: 302-684-8030 F: 302-684-8054

www.pennoni.com

## PHEAT FARMS LLC

CASE NO. S-2018-32 MAJOR SUBDIVISION APPLICATION §115-25 A (2)



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Owner

ennor

Pheat Farms LLC James Grant 1605 West 13<sup>th</sup> Street Wilmington DE 19806

## **Applicant/Representative**

Pheat Farms LLC James Grant 1605 West 13<sup>th</sup> Street Wilmington DE 19806

## **Principal Consultant**

Pennoni Associates Inc. Mark H Davidson 18072 Davidson Drive Milton, DE 19968

## **Project Surveyor**

Pennoni Associates Inc. John W Haupt, PLS 18072 Davidson Drive Milton, DE 19968

## **Project Engineer(s)**

Pennoni Associates Inc. Alan M. Decktor, PE, ENV, SP Milton DE 19968

## **Transportation Engineer**

Pennoni Associates Inc. Kyle Clevenger PE, PTOE 18072 Davidson Drive Milton, DE 19968

## **Environmental Consultant**

Accent Environmental, LLC William J. Gangloff PO Box 788 Millsboro, DE 19966

## Mark H. Davidson / Associate Vice President Principal Land Planner/Office Director

#### EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

#### CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

#### TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

#### PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

#### **HONORS/AWARDS**

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

#### **EXPERIENCE SUMMARY**

Mark H. Davidson serves as Associate Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 33-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.

He was currently appointed by the Secretary of DNREC to serve 3-years on the On Site Septic Advisory Board for the State of Delaware.





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Pennoni Associates Inc., established in 1966, is a multi-disciplined engineering and design consulting firm that provides personalized services and solutions to meet the needs of our diverse clients. Pennoni employs 1,250 professional, technical, and administrative personnel in 35 offices throughout Pennsylvania, New Jersey, Delaware, New England, Maryland, Florida, North Carolina, Ohio, Virginia, Illinois and New York. Pennoni provides services to local, state, and federal governments, private, commercial, industrial, and construction clients as well as to other professional firms.

### Pennoni Associates Inc. Key Personnel:

Mark H. Davidson, Vice President **Office Director Principal Land Planner/Consultant Experience:** 33-years Education: University of Delaware 1986-1990 - Civil Engineering Delaware Technical & Community College 1984-1986 -Land Surveying Land Surveying Business Diploma 1998 Institute for Public Administration 2006 - Land Planning Delaware TR-20 Hydrology 1993 Reducing Flood Hazard Coastal Development 1996 Wastewater Microbiology 1997 Land Conservation/Historic Preservation 2003 Licenses/Certifications: Delaware DNREC Class A & B License #2418 Sediment & Stormwater Management Certification, DE #860, MD #4914 DNREC Certified Construction Reviewer DE #1270 IPA Delaware State Planning Certification

- Civil Engineering/Land Surveying
- Project/Construction Management
- ✤ Land Planning/Consulting
- Transportation engineering
- Soils/Wetlands Permitting/Consulting
- ✤ Water/Wastewater Engineering
- Contract Writing/Negotiating
- Policy Planning & Reporting
- FEMA Permitting
- Stormwater/Wastewater Management
- Municipal Engineering
- Local/State Highway & Road Planning/Design
- Shore, Dune and Beach Replenishment Design
- Pollution Control Strategy Permitting
- ✤ Strategic Planning
- Comprehensive Land Use Planning
- Project & Business Development

Alan M. Decktor, PE, ENV SP, Senior Project Engineer/ Civil Engineer Experience: 12-years Education: University of Delaware, Bachelor of Science in Civil Engineering Licenses/Certifications: Delaware Professional Engineer #17771 Pennsylvania Professional Engineer #PE081635 Maryland Professional Engineer #51306 NCEES Record #54878 Envision Sustainable Professional, ISI

- ✤ Civil Engineering
- ✤ Survey Experience
- Project Management, Proposal Preparation
- Residential and Commercial Design/Permitting
- Municipal Services/Design
- Contract Administration
- Construction Administration/Review
- Subdivision Street and Entrance Design
- Local/State Highway and Road Planning/Design
- Innovative Stormwater Design, Hydrology and Hydraulics
- Erosion and Sediment Control Plans
- Water and Wastewater Design
- Utility Design
- ✤ Land Planning Consulting
- Sustainable Design Experience

## Peter J. Stone, RLA, LEED AP Project Landscape Architect

Experience: 17-years Education: Bachelor of Science in Landscape Architecture Licenses/Certifications: Delaware Landscape Architect #363, Maryland Landscape Architect#3068, Virginia Landscape Architect #1436 LEED AP BD+C Certification

- Landscape and Lighting Design
- Construction Administration
- Residential and Commercial Design
- Site Detailing, layout and design
- Public Hearings
- Subdivision Street and Entrance Design
- LEED Design Experience
- Innovative Stormwater Design
- Utility Design
- ✤ Land Planning/Consulting

#### John W Haupt, PLS, Senior Surveyor Experience: 42-years

**Education: University of Delaware** 

Licenses/Certifications: DE Licensed Professional Surveyor #585,

MD Licensed Professional Surveyor #21545

- Residential & Commercial Land Surveying
- Industrial and Municipal Land Surveying
- Topography and Wetlands Surveying
- Construction Stakeout
- FEMA/Floodplain Surveying/Permitting
- State Highway and Local Roads Surveying
- ✤ GPS Surveying
- Deed Research & Interpretation
- Boundary and Easement Legal Descriptions
- Shore, Dune and Beach Replenishment Surveying
- Municipal and Highway Engineering
- Stormwater Management Design/Permitting
- Wastewater Management Design/Permitting
- Boundary Survey Determinations/Management
- FEMA/Floodplain Design/Permitting

Using state-of-the-art technology and equipment, Pennoni offers full service capabilities in the following areas:

Bridge & Highway Engineering Civil Engineering Construction & Fabrication Management Construction Material Testing Electrical Engineering Environmental Engineering Environmental Sciences Geographic Information Systems (GIS) Geotechnical Engineering Inspection & Testing Landscape Architecture Mechanical Engineering Planning Plumbing/Fire Protection Engineering Site Design

### **Kyle O. Clevenger, P.E., PTOE Project Engineer/Traffic Engineer Experience:** 9 years

**Education:** University of Delaware, Bachelor of Science in Civil Engineering

#### Licenses/Certifications: Professional Engineer:

Delaware #18723, Maryland #50767, Virginia #0402058153,

Washington DC #909066

- Traffic Capacity and Alternatives Analysis
- ✤ Traffic Impact Studies
- Maintenance of Traffic/Construction Phasing Design
- Signing and Pavement Marking Design
- Traffic Signal Design
- Roadway Lighting Design
- ✤ ADA Curb Ramp Design
- Public Hearings
- Traffic and Safety Studies
- Data Collection
- Utility coordination/Design
- ✤ Land Planning/Consulting

Solid & Hazardous Waste Management Land Surveying Transportation Engineering Underwater Inspections Water & Wastewater Management Municipal Engineering Printing and Reproduction Project Management & Consulting Construction Management (CCR Reporting and Inspection) Multiple Federal, State and County Permitting Conservation Design and Consulting Services Energy



Fi	le	#	:

## Sussex County Major Subdivision 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)

 Standard:

 Cluster:

 ESDDOZ:

 Location of Subdivision:

 N ROAD 241 (A.K.A. BURTON ROAD) 4389' W RD 319 (A.K.A. SANDHILL ROAD) MILTON, DELAWARE 19968

 Proposed Name of Subdivision:

 Tax Map #:
 Total Acreage:

 Zoning:
 Density: 1.0 AC Lot Minimum Lot Size: 21,793 S.F. Number of Lots:

 Open Space Acres:

Water Provider:

## Sewer Provider:

ZipCode:

## **Applicant Information**

Applicant Name:	
Applicant Address:	
City:	State:
Phone #:	E-mail:

## **Owner Information**

Owner Name: Owner Address: City: State: Zip Code: Phone #: E-mail:

## Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Agent/Attorney/Engineer Address:		
City:	State:	Zip Code:
Phone #:	E-mail:	





## **Check List for Sussex County Major Subdivision Applications**

The following shall be submitted with the application

<u> </u>	Completed Application
	<ul> <li>Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)</li> <li>Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. Per Subdivision Code 99-22, 99-23 &amp; 99-24</li> <li>Provide compliance with Section 99-9.</li> <li>Deed or Legal description, copy of proposed deed restrictions, soil feasibility study</li> </ul>
<u> </u>	Provide Fee \$500.00 JOST SETTLOD LAST WEEK. Will SUBMIT OPEN FORTE DOCUMENTS 30-DAYS PRION TO PUBLIC HERDING. Optional - Additional information for the Commission to consider (ex. photos, exhibit
<u> </u>	<b>Optional - Additional information for the Commission to consider</b> (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
<u> </u>	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.
	PLUS Response Letter (if required)
	51% of property owners consent if applicable

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 by behalf shall attend all public hearing before the Planning and Zoning Commission 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

	Date:	
Signature of Owner Jours And	Date: 11/2/18	
For office use only:		
Date Submitted:	Fee: \$500.00 Check #:	
Staff accepting application:	Application & Case #:	
Location of property:		
Date of PC Hearing:	Recommendation of PC Commission:	

## COMMUNITY DEVELOPMENT & HOUSING

BRAD D. WHALEY DIRECTOR (302) 855-7777 T (302) 854-5397 F





## Affordable Housing Support Policy

## I. Mission Statement

It is Sussex County's mission to promote non-discrimination and affirmatively further fair and equal housing opportunities for all, and further, to inform housing developers and the general public that the County supports the development of affordable housing opportunities in Sussex County.

## II. Affordable Housing Subdivisions

Sussex County promotes racially/ethnically diverse, mixed income, affordable housing in all areas under its jurisdiction. Accordingly, Developers are encouraged to provide affordable housing opportunities to Sussex County residents in all new developments, affirmatively market those affordable housing units to diverse populations, and meet with the surrounding residents early in the development approval process.

## III. Affordable Housing Defined

- a. **Homeownership:** Sussex County considers an affordable housing project to be a housing project in which any portion thereof is designed or intended to serve households earning less than 125 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:
  - i. Seeking participation in Sussex County's Moderately Priced Housing Unit (MPHU) Program
  - ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
  - iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
  - iv. Applying for a Section 523 or 524 Rural Housing Site Loan through the U.S. Department of Agriculture (USDA) Rural Development
  - v. Sussex County Habitat for Humanity
  - vi. Milford Housing Development Corporation
  - vii. Community Land Trust
  - viii. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.



- b. **Rental:** Sussex County considers an affordable rental housing project to be a rental housing project in which any portion thereof is designed or intended to serve households earning less than 80 percent of the Area Median Income for Sussex County as calculated by the U.S. Department of Housing and Urban Development annually, and which is comprised of at least one of the following elements:
  - i. Seeking participation in the Sussex County Rental Program (SCRP)
  - ii. Applying for funding by the Delaware State Housing Authority's (DSHA) Housing Development Fund (HDF)
  - iii. Applying for HOME Investment Partnerships (HOME) funding through DSHA
  - iv. Applying for funding by DSHA's Low Income Housing Tax Credits (LIHTC) program
  - v. Applying for Multi-Family Mortgage Revenue Bond Program (MFMRB) financing through DSHA
  - vi. Applying for a Rural Rental Housing Loan through USDA Rural Development
  - vii. Applying for a Guaranteed Rental Housing Loan through USDA Rural Development
  - viii. Community Land Trust
  - ix. Other elements which, in the County's discretion, meet the goals and objectives set forth in the Affordable Housing Support Policy Mission Statement.

## IV. Affordable Housing Project Support

## a. Letter of Support

Sussex County will provide conditional letters of support to developers of affordable housing projects seeking financing opportunities, provided that the project qualifies under the definitions above. Further, support letters for affordable rental housing projects will only be authorized if the project is proposed in an Area of Opportunity, as defined by DSHA in Exhibit A. For further information regarding impacted areas versus areas of opportunity, please contact Karen Horton with DSHA at (302) 739-4263. **Note**: Letters of support do not exempt the developer from the County's planning and zoning process, nor guarantee approval through that process.

### b. Deferral of Fees

Sussex County desires to encourage the construction of affordable housing for lowand moderate-income households. The County finds that the up-front payment of sewer impact fees for affordable residential housing development creates a barrier to such development and desires to ease the barrier by deferring the time for payment of the fees.

Projects must qualify under Sussex County Code (§110-94) and Delaware State Code (Title 9, Chapter 81, Sections 8105, 8106, and 8110). Qualifying projects will not be assessed connection charges for County sewer. However, once the property is

transferred or sold to a non-qualifying buyer, those deferred charges will be immediately due and payable within 30 days.

It is incumbent upon the affordable housing developer to submit evidence of their qualifying status to the County's Assessment Department to ensure that they benefit from this affordable housing incentive.



## FAIR HOUSING POLICY

It is the policy of Sussex County to comply with the Fair Housing Act, as amended, (42 U.S.C. §§ 3601-3619) and the Delaware Fair Housing Act (6 Del. C. Ch. 46), by ensuring that its zoning and land use decisions do not discriminate against persons based on race, color, religion, national origin, handicap/disability, familial status, sex, creed, marital status, age, sexual orientation, or gender identity. This policy means that, among other things, the County and all its officials, agents and employees will not discriminate in any aspect of housing based on these protected characteristics, including by:

(a) making unavailable or denying a dwelling to any person based on a protected characteristic;

(b) discriminating against any person in the terms, conditions or privileges of a dwelling, or in the provision of services or facilities in connection therewith based on a protected characteristic;

(c) Making, printing, or publishing, or causing to be made, printed, or published any notice, statement, or advertisement, with respect to a dwelling that indicates any preference, limitation, or discrimination based on a protected characteristic;

(d) Representing to persons because of a protected characteristic that any dwelling is not available when such dwelling is in fact so available;

(e) interfering with any person in the exercise or enjoyment of, or on account of his having exercised or enjoyed, or on account of his having aided or encouraged any other person in the exercise or enjoyment of, any right protected by the Fair Housing Act;

(f) interfering with the funding, development, or construction of any affordable housing units because of a protected characteristic; and

(g) discriminating on the basis of race or color in any aspect of the administration of its zoning, land use, or building ordinances, policies, practices, requirements, or processes relating to the use, construction, or occupancy of dwellings.

Any person who believes that any of the above policies have been violated by the County may contact:

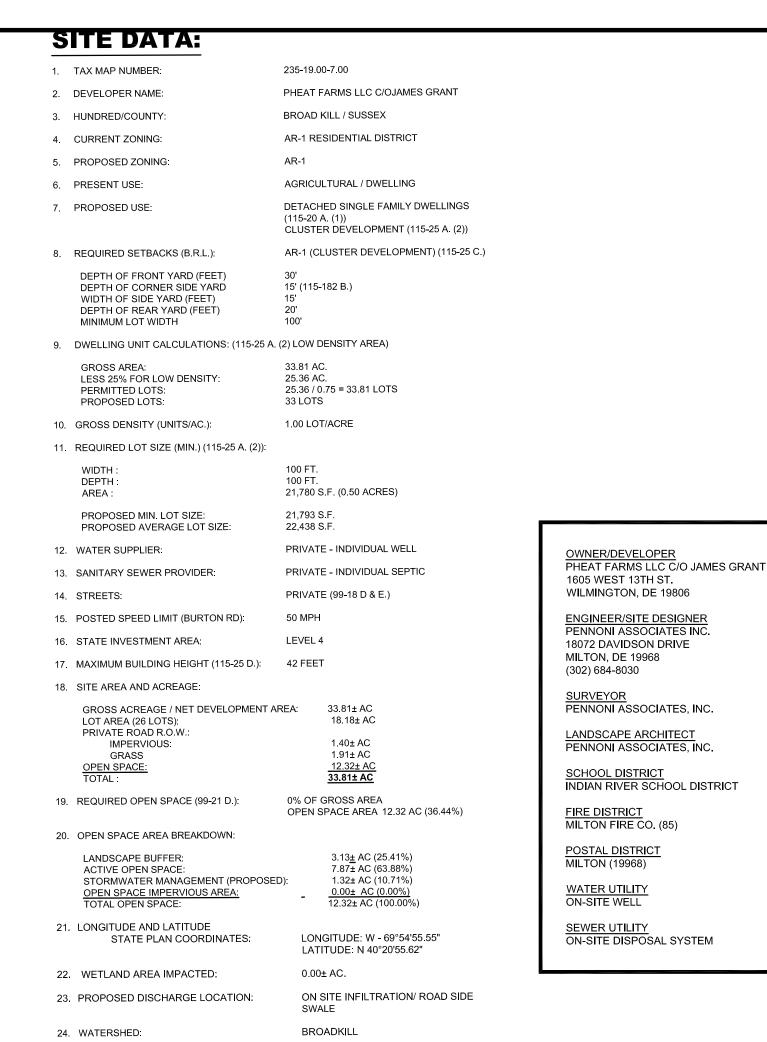


COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE | PO BOX 589 GEORGETOWN, DELAWARE 19947

- Sussex County's Fair Housing Compliance Officer, Brandy Nauman, at <u>bnauman@sussexcountyde.gov</u> or (302) 855-7777.
- the U.S. Department of Housing and Urban Development at 1-888-799-2085, or
- the U.S. Department of Justice at 1-800-896-7743 or (202) 514-4713.

It is also the policy of Sussex County to ensure that conduct at public hearings regarding land use and zoning adhere to the intentions of the Fair Housing Policy as outlined above. Legal counsel representing County Council, the Board of Adjustment, and the Planning & Zoning Commission will read the following statement prior to the start of all public hearings:

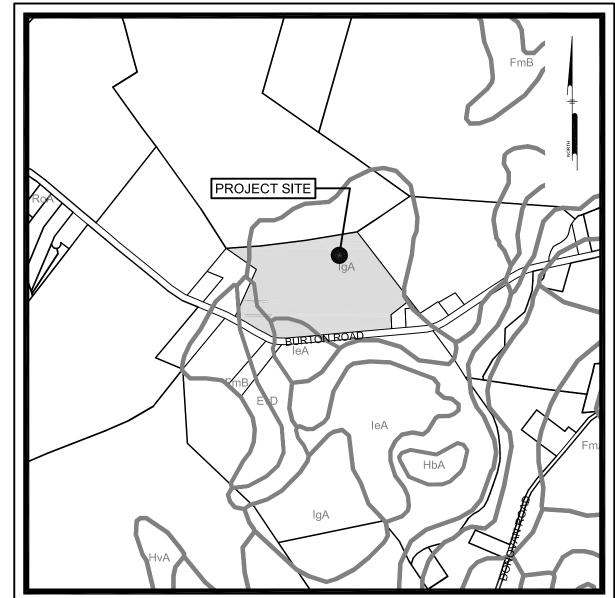
"Sussex County, in its zoning and land use decisions, does not discriminate against persons based on race, color, religion, national origin, handicap/disability, familial status, sex, creed, marital status, age, sexual orientation, or gender identity. Public comments made on the basis of bias and stereotype concerning people within these protected classes will not be taken into consideration by the County in its deliberations."

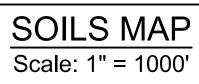


ZONE X (SEE GENERAL NOTE 3)

25. FLOOD ZONE:

SOILS HYDROLOGIC DESCRIPTION TYPE SOIL EVESBORO LOAMY SAND, 5 TO 15 EvD PERCENT SLOPES FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES INGLESIDE LOAMY SAND 0 TO 2 PERCENT SLOPES INGLESIDE SANDY LOAM, 0 TO 2 ΙqΑ PERCENT SLOPES ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES





TRAFFIC GENERATION - BURTON RD (FULL MOVEMENT)	ROAD TRAFFIC DATA:
PROPOSED           75 (6) [7]           113 (9) [11]	FUNCTIONAL CLASSIFICATION - S241 (BURTON ROAD) - LOCAL ROAD POSTED SPEED LIMIT - 50 MPH AADT = 243 TRIPS (FROM 2017 DELDOT TRAFFIC SUMMARY) DIRECTIONAL DISTRIBUTION <sup>1</sup> 10 YEAR PROJECTED AADT = 1.16 x = 243 TRIPS = 281 TRIPS 10 YEAR PROJECTED AADT + SITE ADT = 656 TRIPS TRAFFIC PATTERN GROUP = 7 (FROM 2017 DELDOT TRAFFIC SUMMARY) PEAK HOUR - 14.97% x 281 TRIPS = 42 TRIPS TRUCK VOLUME - 9.43% X 281 = 27 TRUCKS
<u>121</u> 122 75 (6) [7] <b>BURTON ROAD</b>	SITE TRAFFIC DATA: SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION <sup>2</sup> EXISTING LAND USE: GRASS/WOODS TOTAL ADT FOR SITE = 0 TRIPS PROPOSED LAND USE: 33 LOTS -SINGLE FAMILY DETACHED HOUSING (ITE 210) Ln(T) = 0.92Ln(X) + 2.71 = 375 (WEEKDAY) Ln(T) = 0.94Ln(X) + 2.56 = 346 TRIPS (SATURDAY)
TRAFFIC GENERATION DIAGRAM ADT PEAK HOUR (A.M.), ADT PEAK HOUR [P.M.] <sup>1</sup> DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT	WEEKDAY PEAK HOUR BREAKDOWN: AM: $Ln(T) = 0.91Ln(X) + 0.20 = 30$ TRIPS (WEEKDAY) PM: $Ln(T) = 0.94Ln(X) + 0.34 = 36$ TRIPS (WEEKDAY) T = 0.84(X)+17.99 = 46 TRIPS (SATURDAY) <u>DIRECTIONAL DISTRIBUTION:</u> 60% TO AND FROM THE EAST (225 TRIPS) (18)[22]

# **TEPACHE FARMS**

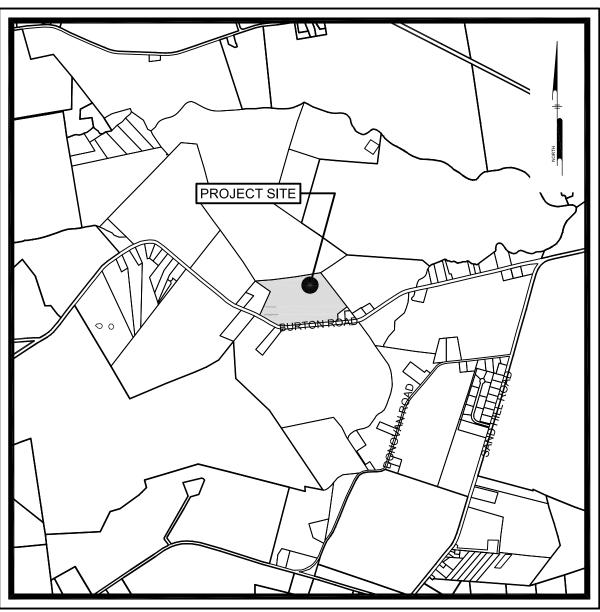
# PRELIMINARY SUBDIVISION PLAN

## **BURTON ROAD, MILTON, DE 19968 SUSSEX COUNTY - BROADKILL HUNDRED**

# PREPARED FOR: OWNER/DEVELOPER PHEAT FARMS LLC

# 1605 WEST 13TH STREET WILMINGTON, DE 19806

(302) 593-2266



LOCATION MAP Scale: 1" = 2000'



## LEGEND

EXISTING	PROPOSED
++	++
——————————————————————————————————————	××
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	$\square$
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WaC	
K D	ľ,
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101	101
——————————————————————————————————————	
x <sup>100.5</sup>	35.00

DESCRIPTION
BUILDING
FULL DEPTH PAVEMENT
CONCRETE SIDEWALK
CURB
EDGE OF PAVEMENT
EDGE OF GRAVEL
EASEMENT
FENCE
POWER, UTILITY POLE
POWER, LIGHT
PROPERTY, LINE
LEGAL RIGHT-OF-WAY
PROPERTY, CORNER FOUND
PROPERTY, ADJOINING LINED
SITE, MAIL BOX
SITE, TRAFFIC SIGN
SOIL BOUNDARY
SOIL LABEL
STORM SEWER, INLET
STORM SEWER, HEADWALL
STORM SEWER, MANHOLE
STORM SEWER, UNDERGROUND
SWALE
VEGETATION, TREE LINE
MINOR CONTOUR
MAJOR CONTOUR
SPOT ELEVATION

## ZONING DATA TABLE - SUSSEX COUNTY

AR-1 DETACHED SINGLE FAMILY DWELLINGS (CLUSTER DEVELOPMENT)

REQUIF	REMENT	PROP	OSED
21,780	S.F.	21,793	S.F.
100	FT.	100	FT.
100	FT.	>100	FT.
30	FT.	30	FT.
15	FT.	15	FT.
15	FT.	15	FT.
20	FT.	20	FT.
42	FT.	42	FT.
	21,780 100 100 30 15 15 20	100     FT.       100     FT.       300     FT.       150     FT.       200     FT.	21,780     S.F.     21,793       100     FT.     100       100     FT.     >100       30     FT.     30       15     FT.     15       20     FT.     20

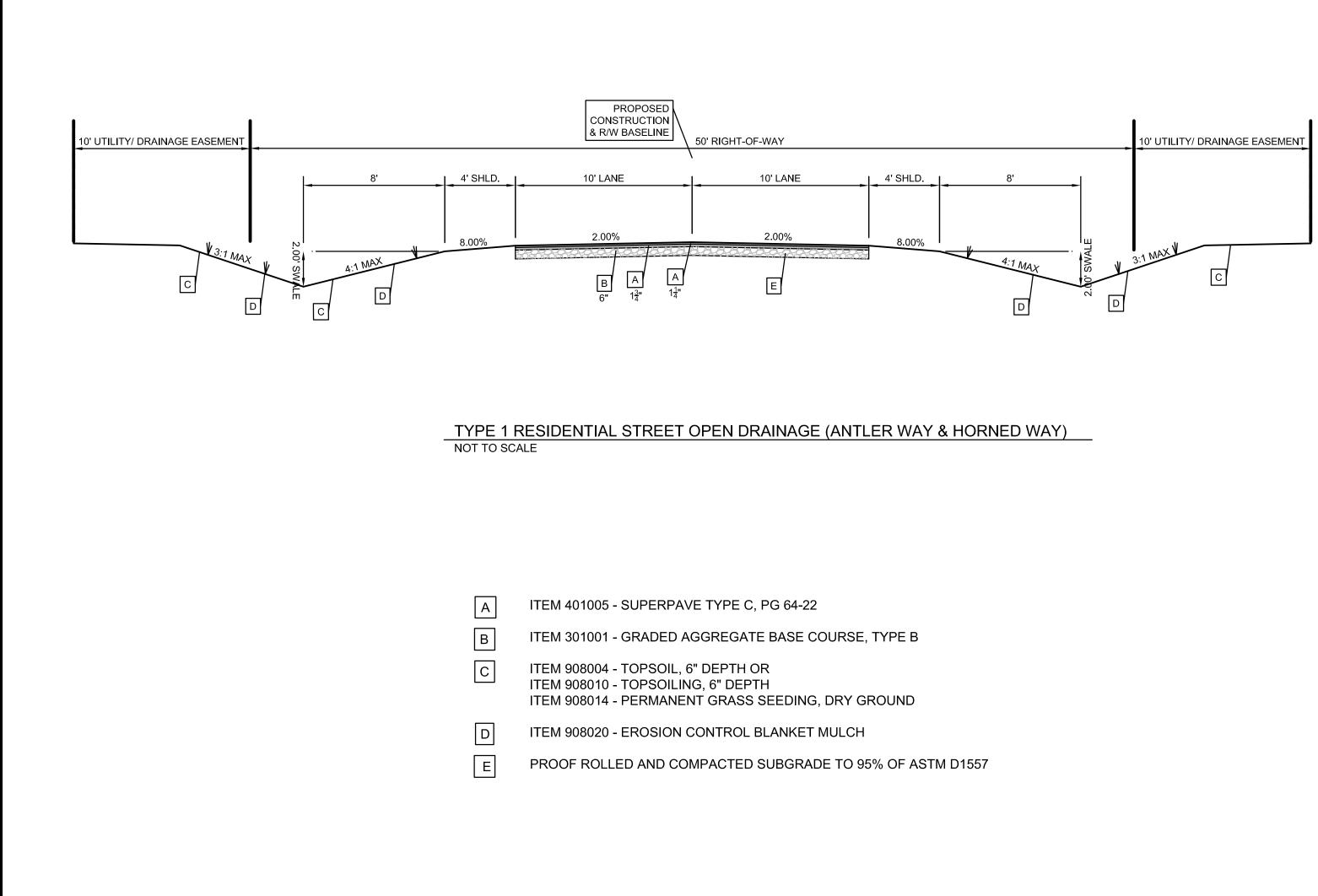
EASEMENTS:

ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE EASEMENTS ALONG ALL LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST 10 FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS OF GREATER WIDTH MAY BE REQUIRED ALONG LOT LINES OR ACROSS LOTS, WHERE NECESSARY. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE NO LESS THAN 10 FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

Sheet List Table				
Sheet Number	Drawing Number	Sheet Title		
1	PP-0001	COVER SHEET		
2	PP-0002	PRELIMINARY SUBDIVISION NOTES AND DETAILS		
3	PP-1001	PRELIMINARY SITE PLAN		

SUSSEX COUNTY	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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
DATE	SIGNATUREDATEALAN M. DECKTOR, PE(DE PE#17771)(302) 684-8030PENNONI ASSOCIATES, INC18072 DAVIDSON DRIVE MILTON, DE 19968
PLANNING & ZONING COMMISSION DATE	DEVELOPER CERTIFICATION: I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE MY ACT, AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
TY COUNCIL DATE	PHEAT FARMS LLC C/O JAMES GRANT DATE 1605 WEST 13TH ST. (302) 539-2266 WILMINGTON, DE 19806

	inonna-			PENNONI ASSOCIATES INC.	18072 Davidson Drive Milton, DE 19968	T 302.684.8030 F 302.684.8054
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK						
TEPACHE FARMS	TAX MAP NUMBER: 235-19.00-7.00 BURTON ROAD				1605 WEST 13TH STREET	WILMINGTON, DE 19806
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## **GENERAL NOTES:**

- THERETO APPURTENANT

STREET 30' BRL 30' BRL 20' BRL CORNER LOT INTERIOR LOT LOT SETBACK DETAIL NOT TO SCALE

1. ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.

2. STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF WET POND THAT WILL BE LOCATED ON SITE. THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

3. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA ) FLOOD INSURANCE RATE MAP (FIRM) 10005C0165J, EFFECTIVE DATE JANUARY 6, 2005, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X', UNSHADED, WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.

4. NO WETLANDS EXIST ON THIS SITE PER THE US FISH AND WILDLIFE NATIONAL WETLAND INVENTORY ONLINE MAPPING.

5. ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET ALONG A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.

6. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

7. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

8. THE PROPOSED ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.

9. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

10. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.

11. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF "DELAWARE TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY, AND EMERGENCY OPERATIONS."

12. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".

13. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON 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 DUST, NOISE, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.

14. NO BUILDING PERMIT SHALL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE PERMIT WILL BE ISSUED IN A MANNER ACCEPTABLE BY THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

15. ALL PROPOSED FOREST BUFFERS ARE TO BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.

16. ALL LOTS TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND THAT NO DIRECT ACCESS FROM SCR #472 WILL BE PERMITTED.

17. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

18. ALL SINGLE FAMILY HOMES TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF THREE STORIES, NOT TO EXCEED 42'.

19. COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AN STORM WATER MANAGEMENT.

20. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTORS EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA.

21. NO EASEMENTS WERE VERIFIED PER THIS PLAT.

22. THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.

23. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL WORK MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS

24. ALL OPEN SPACE AREAS ON SITE ARE INTENDED FOR LANDSCAPE, RECREATION AND STORMWATER MANAGEMENT PRACTICES AND ARE THE RESPONSIBILITY OF THE DEVELOPER UNTIL A HOMEOWNER'S ASSOCIATION CAN ASSUME OWNERSHIP AND RESPONSIBILITY FOR THE OPEN SPACE.

## **DELDOT RECORD / SITE PLAN NOTES:**

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

2. 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 OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".

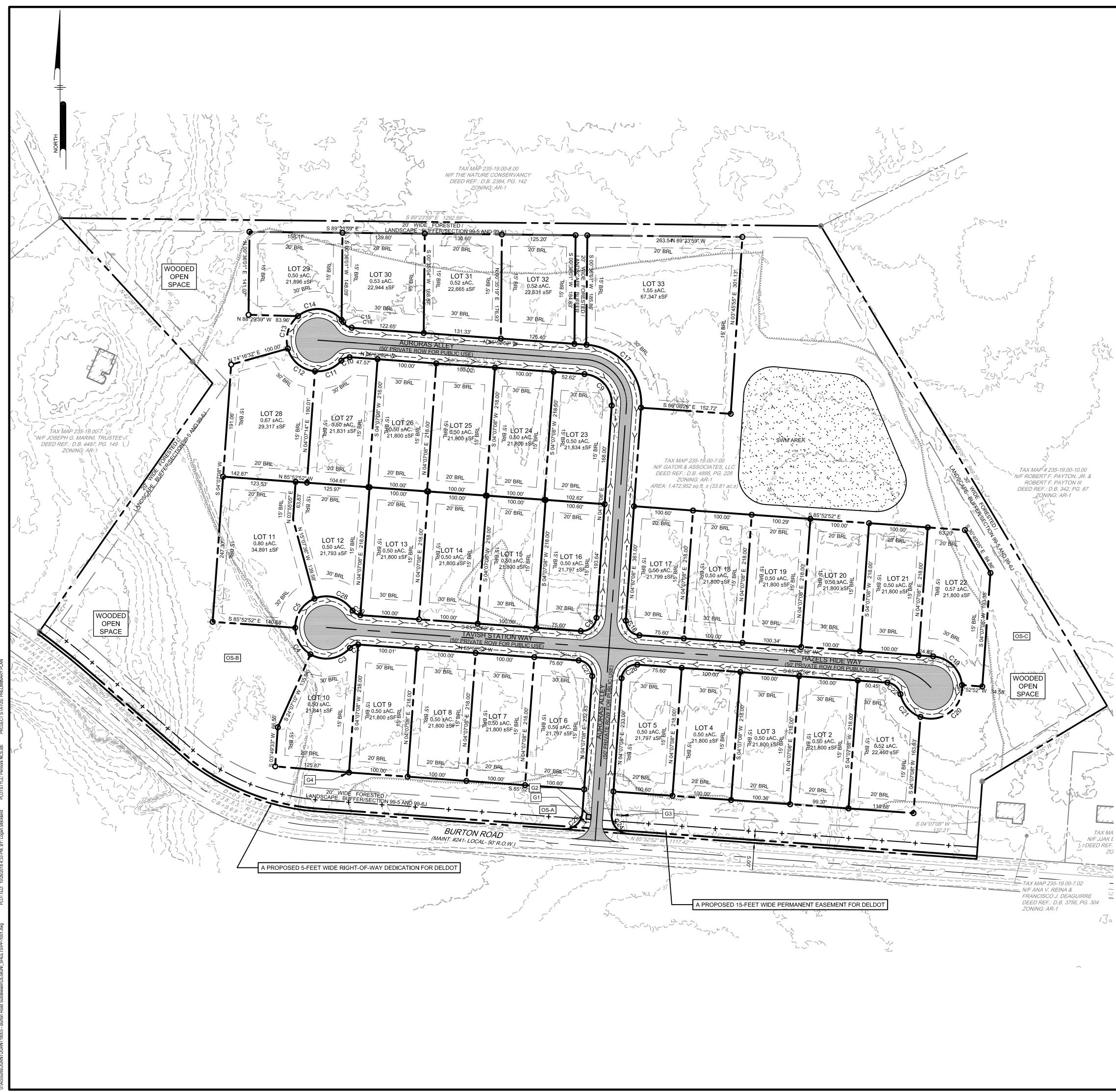
4. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.

5. THE SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SHARED-USE PATH.

6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

7. ANY FUTURE PATH FROM THE SHARED USE PATH INTO THE SITE SHALL BE ADA COMPLIANT WITHIN THE RIGHT-OF-WAY AND THE PERMANENT EASEMENT.

				PENNONI ASSOCIATES INC.	18072 Davidson Drive Milton. DE 19968	T 302.684.8030 F 302.684.8054
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK						
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PARCEL CURVE TABLE					
CURVE #	RADIUS	DELTA	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	17.00'	053°07'48"	15.76'	15.21'	S 67°33'14" W
C3	53.00'	079°41'45"	73.72'	67.92'	N 80°50'12" E
C4	53.00'	058°46'32"	54.37'	52.02'	S 29°55'39" E
C5	53.00'	068°02'59"	62.95'	59.31'	S 33°29'06" W
C8	25.00'	090°00'00"	39.27'	35.36'	N 49°07'08" E
C9	50.00'	090°00'00"	78.54'	70.71'	N 40°52'52" W
C10	17.00'	053°07'48"	15.76'	15.21'	S 67°33'14" W
C11	53.00'	053°08'37"	49.16'	47.42'	N 68°40'08" E
C12	53.00'	069°02'06"	63.86'	60.07'	S 50°14'31" E
C13	53.66'	065°11'06"	61.05'	57.81'	S 17°19'32" W
C14	53.00'	089°13'02"	82.53'	74.44'	N 85°00'58" W
C15	52.68'	007°42'09"	7.08'	7.08'	N 36°34'45" W
C16	17.00'	053°07'48"	15.76'	15.21'	S 59°18'58" E
C17	100.00'	090°00'00"	157.08'	141.42'	N 40°52'52" W
C18	25.00'	090°00'00"	39.27'	35.36'	N 40°52'52" W
C19	53.00'	081°15'35"	75.17'	69.02'	N 45°15'05" W
C20	53.00'	114°14'01"	105.67'	89.02'	N 52°29'43" E
C21	53.00'	058°07'27"	53.77'	51.49'	S 41°19'33" E
C22	25.00'	073°37'02"	32.12'	29.96'	N 49°04'21" W
C24	30.00'	090°00'00"	47.12'	42.43'	N 40°52'52" W
C25	30.00'	090°39'19"	47.47'	42.67'	N 49°26'53" E
C26	25.00'	090°00'00"	39.27'	35.36'	N 49°07'08" E
C27	25.00'	090°00'00"	39.27'	35.36'	N 40°52'52" W
C28	53.00'	079°44'19"	73.76'	67.95'	N 72°37'14" W
C29	17.00'	053°07'48"	15.76'	15.21'	S 59°18'58" E

OPEN SPACE TABLE				
	AREA (S.F.)	AREA(ACRE)	PORPOSE	
OS-A	136358.37	3.13	LANDSCAPE BUFFER	
OS-B	172100.05	3.95	ACTIVE	
OS-C	228404.08	5.24	ACTIVE	

LEGEND

IRON PIPE/ROD FOUND STREET LIGHT IRON PIPE TO BE SET EXISTING PROPERTY LINE EASEMENT LOT LINES ROW / ADJACENT PROPERTY EDGE OF ROAD / PAVEMENT CENTERLINE OF ROAD LANDSCAPE BUFFER

DEND		
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G1 CO-POST STOP SIGN (R1-1) 36" X 36" AND STREET SIGN
G2 BUS STOP
G3 DEVELOPMENT SIGN
G4 IRON PIPE TO BE SET (TYP.)

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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE

ALAN M. DECKTOR, PE (DE PE#17771) PENNONI ASSOCIATES, INC 18072 DAVIDSON DRIVE MILTON, DE 19968

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

PHEAT FARMS LLC C/O JAMES GRANT 1605 WEST 13TH ST. WILMINGTON, DE 19806

DATE (302) 539-2266

(302) 684-8030

Pennon Association Difference 18072 Davidson Drive Milton, DE 19968	T 302.684.8030 F 302.684.8054
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK	
TEPACHE FARMS         TAX MAP NUMBER: 235-19:00-7:00         BURTON ROAD         BURTON ROAD         BURTON ROAD         MILTON DE, 1968         PRELINUARY SITE PLAN         PREATRART L	WILMINGTON, DE 19806
	REVISIONS
	NO.
ALL DOCUMENTS PREPARED BY PENNONI ASSOCIA RE INSTRUMENTS OF SERVICE IN RESPECT OF T PROJECT. THEY ARE NOT INTENDED OR REPRESEI TO BE SUITABLE FOR REUSE BY OWNER OR OTHER THE EXTENSIONS OF THE PROJECT OR ON ANY OT PROJECT. ANY REUSE WITHOUT WRITTEN VERIFIC/ OR ADAPTATION BY PENNONI ASSOCIATES FOR T SPECIFIC PURPOSE INTENDED WILL BE AT OWNE SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWN SHALL INDEMNIFY AND HOLD HARMLESS PENNO ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES EXPENSES ARISING OUT OF OR RESULTING THEREF PROJECT	THE NTED SON HER ATION HE RS ER NI S AND FROM
DATE 2018-10-2 DRAWING SCALE 1"=8	26
DRAWN BY MP/LF	

SHEET 3 OF 3

JGRNT18003 DB4895 PG228

19546

BK: 4895 FG: 228

TAX MAP #: 2-35 19.00 7.00 PREPARED BY & RETURN TO: Tunnell & Raysor, P.A. 30 E. Pine Street Georgetown, DE 19947 File No. TS18164/SAD

THIS DEED, made this May 30, 2018,

#### - BETWEEN -

JOSEPH MARINI, TRUSTEE OF THE JOSEPH MARINI TRUST DATED NOVEMBER 24, 2015, of PO Box 191, Milton, DE 19968, party of the first part,

- AND -

GATOR & ASSOCIATES, LLC, a Limited Liability Company of the State of Delaware, of 1605 W 13th Street, Wilmington, DE 19806, 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, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

The following is a description of remaining lands of Joseph G. Marini, Broadkill Hundred, Sussex County, Delaware, and more particularly described as follows:

**BEGINNING** for the purpose of this description at a point, said point situated on the northerly right of way of Sussex County Road 241 (also known as Burton Road), fifty feet wide at the end of an extension line of the westerly boundary line of Parcel A; thence by and with the northerly right of way of Sussex County Road 241, the following four courses and distances: 1) North 85 degrees, 52 minutes 52 seconds West, 1,117.41 feet to a point; 2) with a curve to the right, said curve having a radius of 405.22 feet, a central angle of 33 degrees 43 minutes 36 seconds, an arc length of 238.53 feet, and chord data of North 69 degrees 43 minutes 36 seconds West, 235.10 feet to a point; 3) North 48 degrees 58 minutes 04 seconds West, 251.82 feet to a point; 4) with a curve to the left, said curve having a radius of 1,234.30 feet, a central angle of 04 degrees 10 minutes 03 seconds, an arc length of 89.78 feet, and chord data of North 51 degrees 47 minutes 56 seconds West, 89.76 feet, to a point, said point being an extension to the easterly boundary line of the new

RUNNELL RAYSOR, P.A. Georgetown, Delaware

### BK: 4895 PG: 229

Parcel D; thence by and with new Parcel D, North 34 degrees 54 minutes 10 seconds East. 519.19 feet to a point; thence continuing with new Parcel D North 42 degrees 39 minutes 18 seconds West, 381.82 feet to a concrete monument, shown on a plat of survey prepared by Meridian Consultant Engineers, LLC, dated November 13, 2001, said concrete monument situate on a common boundary corner between this Parcel, lands now or formerly of Ray H. Burton and lands now or formerly of The Nature Conservancy; thence by and with the lands now or formerly of The Nature Conservancy, South 89 degrees 23 minutes 59 seconds East, 1,292.59 feet to an iron pin, shown on a plat of survey prepared by Meridian Consultant Engineers, LLC, dated November 13, 2001, said iron pin situated at a common boundary corner between this Parcel, lands now or formerly of The Nature Conservancy and the lands now or formerly of Edna M. Blizzard; thence by and with lands now or formerly of Edna M. Blizzard South 30 degrees 49 minutes 05 seconds East 949.70 feet to an iron pipe, said iron pipe situate at a common boundary corner between this Parcel and Parcel A as shown on a minor subdivision plat dated March 9, 2005 of a portion of lands of Joseph G. Marini; thence by and with aforesaid Parcel A the following two (2) courses and distances: 1) South 58 degrees 53 minutes 35 seconds West 248.03 feet to an iron pipe; 2) South 04 degrees 07 minutes 08 seconds West, 132.44 feet to a point, said point being the point of beginning for this description and containing 33.81 acres more or less.

This description is not the result of a field survey of the Parcel, but a compilation of plats made by Meridian Consultants Engineers L.L.C., dated November 13, 2001, and Design Consultants Group LLC, dated March 09, 2005 and June 09, 2009.

**BEING** the same lands conveyed unto Joseph Marini, Trustee, or any successors in trust, under the Joseph Marini Trust dated November 24, 2015 and any amendments thereto, by deed of Joseph G. Marini; said Warranty Deed dated November 25, 2015, and recorded December 28, 2015 in the Office of the Recorder of Deeds in and for Sussex County, at Georgetown, Delaware, in Deed Book 4487, Page 166.

**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.

This property is located in the vicinity of land used primarily for agricultural purposes on which normal agricultural uses 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 of agricultural chemicals and nighttime farm operations. The use and enjoyment of this property is expressly conditioned on acceptance of any annoyance or inconvenienced which may result from such normal agricultural uses and activities.

RUNNELL RAYSOR, P.A. Georgetown, Delaware BK: 4895 PG: 230

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

Witnes

### THE JOSEPH MARINI TRUST DATED NOVEMBER 24, 2015

(SEAL) Bv h Marini, Trustee

Recorder of Deeds Scott Dailes May 31,2018 01:14P Sussex County Doc. Surcharse Paid

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

**BE IT REMEMBERED**, that on May <u>50</u>, 2018, personally came before me, the subscriber, Joseph Marini, Trustee of the Joseph Marini Trust Dated November 24, 2015, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be its act and deed.

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

CRAIG M. ALEMAN ATTORNEY AT LAW WITH POWER TO ACT AS NOTARY PUBLIC PER 29 DEL. C SEC 4323 (A)3

Notary Publ Commission Expires: M

Consideration:

338,000.00

County 5,070.00 State 8,450.00 Town Total 13,520.00 Received: Brittany B May 31,2018

RECEIVED May 31,2018 ASSESSMENT DIVISION OF SUSSEX COUNTY

UNNELL RAYSOR, P.A. Georgetown, Delaware



18072 Davidson Drive Milton, DE 19968 T: 302-684-8030 F: 302-684-8054

www.pennoni.com

## TEPACHE FARMS SUBDIVISION 33 SINGLE-FAMILY LOTS TAX MAP 235-19.00-7.00

<u>§ 99-24 Supporting Statements. A.</u> Statements explaining how and when the subdivider proposes to provide and install the required water supply, sewers or other means of sewage disposal, street pavements and drainage structures.

A larger soil feasibility study for this property and the surrounding property was completed and approved by DNREC back on January 19, 2005 and in March 2006. Pennoni is currently updating the soils feasibility for the proposed subdivision. The soil feasibility study will be submitted to DNREC per Section 5.2.2. a copy of the approval will be submitted to Sussex county Planning and Zoning commission for their consideration when reviewing the subdivision application.

Once the subdivision approved and recorded, the developer of the subdivision will perform 10indivdual site evaluations for each individual single-family lot. Per section 5.2.1, a site evaluation is the first step in the process of obtaining a construction permit for an on-site wastewater treatment and disposal system. The site evaluation report will identify specific site conditions or limitations including, but not limited to, isolation and separation distances, slopes, existing wells, cuts and fills, and unstable landforms. The site evaluation prescription shall follow an approach that includes consideration of topography, available area, slope gradient and uniformity, soil profile (thickness and depth of each horizon, color, percolation, absorption rate, redoximorphic features, texture (see Exhibit B), and zones of saturation), drinking water supplies, bodies of water, and shellfish growing areas. All suitable soils within the evaluated area shall be delineated regardless of isolation distances, physical encumbrances and easement requirements as well as any of the above conditions which may exist. The site evaluation report shall be reviewed and approved for compliance with current Regulations by a DNREC Environmental Scientist with a soil science background.

Once the approved site evaluations have been approved and prior to the issuance of Building Permits, an onsite wastewater disposal system permit will be prepared per Section 5.3 of the current DNREC Regulations. The disposal systems shall be sized based on the estimated wastewater flow and the results of percolation tests or the assigned percolation rate. Percolation rates shall be based on USDA soil textures and assigned by the Class D soil scientist through the site evaluation process. The projected peak daily wastewater flow shall be used to determine the appropriate size and design of on-site wastewater treatment and disposal systems. Onsite wastewater disposal systems are sized and designed on a per lot basis as houses are being planned for the lots.

Street pavement design will follow Sussex County, Delaware Private Road Standards Details dated August 19, 2008. The streets within **Tepache Farms** will be Private and will initially be installed by the developer and will be designed and constructed in accordance with Section 99-18 of the subdivision code. All roads regulated by Sussex County shall meet fire access requirements as required pursuant to the Delaware State Fire Prevention Regulations (DSFPR).

All drainage for the subdivision will follow approved sediment control and stormwater management plans that have been approved by the Sussex Conservation District meeting all of the applicable requirements of the Sussex Conservation District Sediment Control and Stormwater Management Program and Handbook, Delaware Sediment and Stormwater Regulations and Chapter 99, Articles I, III, V and VI, including an inspection and maintenance agreement, and an Individual Grading Plan meeting all requirements of the Sussex County Drainage and Grading Requirements.

## <u>§ 99-24 Supporting Statements. B.</u> Statements concerning any proposed deed restrictions to be imposed by the owner.

Covenants, Conditions and Restrictions for the **Tepache Farms** Home Owners Association will be submitted to the Planning & Zoning Commission prior to the public hearing that will describe the requirements and limitations of the subdivision. The goal of this document will be to protect, preserve and enhance property values in the community. The document will regulate what property owners within **Tepache Farms** can or cannot do with their property. The document will also outline the minimum requirements outlined in the county codes as it pertains to agricultural use protection and required forested and/or landscaped buffer strip areas.

## <u>§ 99-24 Supporting Statements. F.</u> Statements explaining how and when the subdivider proposes to provide for the perpetual maintenance of forested buffer strips, if required.

The perpetual maintenance of the buffer plantings by a homeowners' association shall be assured through the covenants, conditions and restrictions and/or homeowners' association documents. The perpetual maintenance shall include the requirement that any trees that die must be replanted with trees of the same type and species and in accordance with the original landscape plan approved by the County. The perpetual maintenance shall also include a requirement that the forested buffer area be planted and maintained according to best management practices in the forestry industry. The responsibility for the perpetual maintenance of the buffer strip and its plantings shall be assured through covenants, conditions and restrictions which are obligatory upon the purchasers through assessments by the homeowners' association. The developer shall be held responsible for the health and survival of the trees, including regular necessary watering for a minimum of two years or until such later date as the maintenance responsibilities are transferred to a homeowners' association; provided, however, that the developer shall replace any trees that die during the minimum two-year developer maintenance prior to transferring maintenance responsibilities to a homeowners' association.

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR Pheat Farms LLC | Tepache Farms Subdivision

**Pheat Farms, LLC.,** a Delaware corporation, hereinafter called Declarants, are owners in fee simple of certain real property located in Georgetown Hundred, Sussex County, State of Delaware, and known on official plat designation as Tepache Farms Subdivision, a subdivision pursuant to a plat recorded on \_\_\_\_\_\_\_ in the Recorder of Deeds Office of Sussex County, State of Delaware, in Plat Book \_\_\_\_\_, page \_\_\_\_\_ and is further described as Exhibit "A" attached hereto and desires to develop therein a residential community.

WHEREAS, the Developer desires to provide for the preservation of the values and amenities in said community and for the maintenance of common lands and facilities and to this end, desires to subject the property to the covenants, restrictions, easements, charges and liens (hereinafter referred to collectively as "The Restrictions"), as herein set forth, for the benefit of the property and each owner thereof:

WHEREAS, the Developer has deemed it desirable for the efficient preservation of values and amenities in said community, to create an agency to which will be delegated and assigned the powers of maintaining and administering and enforcing the covenants and restrictions and levying, collecting and disbursing the assessments and charges hereinafter created; and WHEREAS, the Developer will incorporate under the laws of the State of Delaware, as a nonprofit corporation, Tepache Farms Subdivision Homeowner's Association, Inc. or a similarly named corporation, for the purpose of exercising the functions aforesaid.

**NOW, THEREFORE**, the Developer hereby declared that the following Restrictions shall run with, burden and bind the Property; and the Developer hereby declares the Property, as described in Exhibit "A" and as shown on the recorded subdivision plot, is and shall be held, transferred, sold, conveyed, occupied, and used to the restrictions hereinafter set forth and during the period of time set forth, and subject to all easements, right of way and restrictions previously placed upon property as recorded in the office of the Recorder of Deeds, in and for Sussex County, by the Developer and its predecessors of title:

1. Each lot or given land area located in Tepache Farms shall be solely and exclusively used for residential or recreational purposes. No structural or other improvements, except as herein provided, shall be erected, altered, placed, used or permitted to remain upon any such numbered lot in Tepache Farms.

2. Tepache Farms is hereby established as a restrictive development of single family detached dwellings. For the purpose of these restrictions, the word "family" shall mean a single person occupying the dwelling unit and maintaining household; two (2) or more persons related by blood or marriage or adoption occupying a dwelling, living together and maintaining a common household; or, not more than three (3) unrelated persons occupying a dwelling, living together and maintaining a common household.

3. Nor house, dwelling, accessory building or landscape design shall be commenced, erected, nor any addition to, or alteration therein shall be made until house plans, specifications, and landscaping design showing nature, shape, height, materials, floor plan, color scheme, location and approximate cost shall have been submitted to and approved in writing by Tepache Farms Architectural Review Committee or its successor or assignee.

- (a) All houses must have no less than a 5/12 roof pitch and no less than four (4) course 8" block foundation.
- (b) The yards of all houses must be seeded and landscaped and this must be completed within thirty (30) days completion of the house, However, due to inclement weather the homeowner may obtain a letter of extension from the Architectural Review Committee.

- (c) The entrance steps in front of the of the house must be concrete and the entrance steps in the back of side of the house must be concrete and/or a deck.
- (d) No trees shall be removed without the approval of the Architectural Review Committee with the exception of dead trees or trees that pose a threat to the health and safety of an individual or properties.

4. No lot or given area within Tepache Farms shall be re-subdivided or otherwise alienated into a lesser or smaller portion. A contiguous lot may be subdivided and each portion assigned to the adjacent lot so as to create a larger lot for the benefit of a single family house

5. There shall be no hunting or trapping allowed on any part of the land at any time. The use of BB guns, BB pistols, pellet guns, or any air rifles, bullet rifles, shotguns, or any firearm of any type is strictly prohibited. The breach of this restriction by any minor children shall be constituted a breach by their parents under whose direct supervision this restriction applies.

6. The recreation area designated on the plot plan is provided for the use and enjoyment of Tepache Farms families and their guests. It shall be the responsibility of all parties using said recreation area to remove all litter and properly maintain and respect the rights of wildfowl and wildlife that inhabit this area.

7. The minimum dwelling size is to the One Thousand Two Hundred and Fifty (1,250) square feet for a single story dwelling and Fifteen Hundred (1,500) square feet for a two story dwelling. For the purposes of the setback requirements as stated below as subparagraph (a) through (f), eaves steps and unroofed terraces shall not be considered part of any building or structure.

- (a) The front yard setback of the dwelling on all lots shall be thirty (30) feet from the nearest right-of-way.
- (b) The dwelling shall front or face toward the street, with the front line of the house at the thirty (30) foot setback line.
- (c) The rear setback line of the dwelling shall be twenty (20) feet from the rear line.

- (d) There shall be two (2) side yards, each of which shall be at least fifteen (15) feet in width.
- (e) All accessory buildings shall have a minimum setback line of twenty (20) feet from the rear lot line and fifteen (15) feet from the side yard lines.
- (f) No accessory building shall be located forward of the front of the dwelling.

8. In order to provide unobstructed views of the surroundings and to restrict the erection or placement of improvements or objects that detract from the overall appearance of Tepache Farms, the following restrictions shall apply:

- (a) No boat trailer, boat, travel trailer or camper of any type shall be semi-permanently or permanently placed or stored forward of the front of the dwelling.
- (b) No untagged, wholly or partially stripped down motor vehicle or battered motor vehicle shall be permitted to be parked on any lot or on any street in Tepache Farms. There will be a Ten Dollar (\$10.00) per day fine for all unlicensed, stripped down or battered vehicles after thirty (30) days' notice issued by regular mail from the Architectural Review Committee.
- (c) No advertising signs shall be permitted on any numbered lot or given land area in Tepache Farms, except during time of construction. All signs must be removed within ten (10) days after completion of construction. A sign offering the premises for rent, or sale, or both may be displayed upon the lot or given land area which is for sale or rent.
- (d) No rubbish, trash, garbage or other waste material shall be kept or permitted on any lot or on the common area except insanitary containers which are securely fastened to prevent dispersal of such materials by and animals. Such containers shall be kept in an appropriate area which is concealed from public view.

- (e) No fence, hedge, wall or other dividing instrument over four (4) feet in height for the front yard and six (6) feet in height for the side and rear yards, measured from the ground on which it stands, shall be constructed or maintained on any lot, excepting temporary fences during construction of improvements by Declarants.
- (f) No vehicle over ten thousand (10,000) pounds shall be permitted except for local deliveries. A fine of no less than Fifty Dollars (\$50.00) per occurrence will be imposed, issued by regular mail, from the Architectural Review Committee.
- (g) Each lot owner shall provide space for two (2) parking spaces for vehicles off of the way and roads of Tepache Farms. All driveways must be stone or better. No vehicles are to be parked on the streets or roadways or common areas.

9. The following general prohibitions and requirements shall apply to construction or other activities conducted on any numbered lot or given land area in Tepache Farms.

**BUILDING PLANS.** In order to insure the development and maintenance of Tepache Farms as a residential development of high standard, Tepache Farms Architectural Review Committee, or its successors, shall be vested through its powers to control all buildings, structures, or improvements to be placed upon any lot or other land with Tepache Farms. The Tepache Farms Architectural Review Committee until such time as turned over to the Homeowner's Association will be comprised of James Grant.

(a) The owner of each and every lot or other land area within Tepache Farms, by accepting title thereto, or by occupying the same, hereby covenants and agrees that no building, structure, or other improvements shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or other land area, unless and until the plans and specifications therefore shall have first been approved in writing by the Architectural Review Committee, or its successors, and that each such building, structure, or other improvement shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or there land area only in accord with such approved plans and specifications therefore. Refusal to approve any such plans and specifications by the Association or its successors may be based on any ground whatsoever, including purely aesthetic grounds, which shall seem sufficient in the sole discretion of such plans and specifications with thirty (30) days after written request, written approval shall be required.

**PROVIDED**, however, that no building, structure, or improvement shall be erected, altered, rebuilt, placed, or permitted to remain upon any such lot or other land which violates any of these covenants as herein before or hereinafter set forth.

- (b) All builders have to be approved by the Architectural Review Committee and the Architectural Review Committee has the right to refuse any builder for any reason.
- (c) Once construction of any structure has been commenced, such construction shall proceed without delay until the same is completed, unless such delay is attributable to a cause beyond control of the owner, builder, or contractor, as the case may be. Cessation of work before completion of any structure once started and continuance of such cessation for a continuous period of sixty (60) days shall be Prim Facie evidence of an attempt to abandon the structure, which shall thereafter be deemed to be a nuisance and must be removed.
- (d) No residence shall be occupied until the same has been substantially completed in accordance with its plans and specifications, and a letter of completion issued by Tepache Farms Architectural Review Committee stating that all building specifications and set backs have met with approval. In conjunction with the letter of approval of the Tepache Farms Architectural Review Committee will be permitted to inspect the building site during construction to enforce and monitor restrictions and building guidelines.
- (e) The elevation of any given lot or land area shall not be changed so as to materially affect the surface grade of the surrounding lot or land area without first obtaining the prior approval in writing of the Developer herein, its successors or assignees.

(f) Each lot owner will be charged a fee of Six Hundred Dollars (\$600.00) at settlement by the Developer for the installation of a culvert at the entrance of their lot. This fee may be increased by the Developer, its heirs or assigns from time to time depending upon the costs incurred for purchasing and installing culverts.

10. **PROPERTY MAINTENANCE**: It shall be the responsibility of each lot owner to seed and maintain in a clean and orderly condition the planting area between the paved roadway and the property line of the lot.

Upon initial construction of a new home the contractor or property owner must post a three hundred dollars (\$300.00) refundable cash bond to be used for maintenance, regrading and reseeding the shoulders in front of each prospective lot upon which the house is being constructed. Upon completion of the home, if the shoulders are found improper condition, the full amount of the deposit will be returned. However, if regrading and reseeding the shoulders is necessary, the cost will be deducted from the bond.

Tepache Farms has no central water system. It is the responsibility of each lot owner to apply for installation of a well on the property and `pay all fees connected therewith.

11. **RENTAL OF RESIDENCE**: Any owner of any lot in Tepache Farms development may rent his or her property for the sole purpose of residential occupancy. All covenants, restrictions, rules and agreements are applicable to such rentals and those persons leasing said property must be given, by the owner of the property, copies of all applicable covenants, restrictions, rules and agreements in order that they be served with notice of the same.

12. No portion of any lot shall be used as a street or right-of-way for ingress or egress. This shall not include private access drives or walkways created within the boundaries of the lot for the owner's sole use and service thereto.

13. No animals, livestock, reptiles, insects or poultry of any kind shall be raised, bred or kept on any lot. However, dogs, cats and other common household pets may be kept on lots subject to such rules and regulations as may be adopted by the Association, so long as they are not kept, bred, or maintained for commercial purposes. Furthermore, the number of

domesticated animals shall be limited so as not to constitute a kennel operation.

14. The street, road, entrance area, recreation area and designated common areas, as shown on the plat of Tepache Farms or as subsequently constructed are hereby dedicated for the use of the residents and property owners of Tepache Farms. Common areas may be altered or improved upon by Developer, with the consent of the Tepache Farms Architectural Review Committee. The streets, roads, and entrance shall be constructed by the Developer in accordance with applicable standards and such streets, roads and entrance areas will not be maintained by the State of Delaware or Sussex County. Each such resident and property owner by the acceptance of a conveyance of a lot or lots in Tepache Farms hereby agrees to pay his or her proportionate share for maintaining, repairing and replacing all streets, roads, entrance areas, draining swales, and for the purposes alluded to in paragraph 16 hereof.

15. **SANITATION**: No toilet, sewage disposal system, or cesspool shall be maintained or used upon any lot or land area located in Tepache Farms, excepting where the same is used in combination with a septic tank. All septic tanks shall be constructed and maintained in accord with the rules and regulations established by those health authorities having jurisdiction over Tepache Farms. Whenever public sewer mains are made available to a lot in Tepache Farms, all premises adjacent to such public sewer mains shall be connected to said mains at the expense of the owners of such lot.

16. (a) Every person, firm or corporation who acquired title, legal or equitable, in any lot or given land area in Tepache Farms shall be a member of the Tepache Farms Homeowner's Association; provided, however, that such membership is not intended to apply to those persons, firms or corporations who hold an interest in any such lot merely as security for the performance of any obligation to pay money; namely, mortgages, deeds of trust, or real estate contract purchases. However, if such persons, firms or corporations shall realize upon their security and become the real owner or owners of a lot within Tepache Farms, such persons, firms or corporations on such owners within Tepache Farms and limitations imposed in these Restrictions on such owners within Tepache Farms and all members of the Association, including those provisions with respect to the payment of an annual charge.

(b) The general purpose of the Association is to further and promote the community welfare of the property owners in Tepache Farms.

(c) The Association shall also be the means for the promulgation and enforcement of all regulations necessary for the governing of Tepache Farms.

(d) The Association shall have all the powers that belong to it be operating law. The Association shall be governed by a Board of Directors of not less than three (3) nor more than five (5) members, all whom shall be property owners in Tepache Farms. Prior to the sale of seventy-five percent (75%) of the lots laid out by the Developer and designated as Tepache Farms, the Developer, or its successors or assigns, may, in its discretion, appoint a Board of Directors of the Tepache Farms Homeowner's Association, consisting of not less than three (3) nor no more than (5) members, as well as to appoint the respective successors thereof. After the sale of seventy-five percent (75%) of the numbered lots laid out by it in Tepache Farms, such a Board of Directors shall be selected, elected and appointed by the vote in person or by proxy of the owners of the majority of the lots located in Tepache Farms, the owner or owners thereof are to have one (1) vote for each lot owned by him, her, them or it, as the case may be. Upon establishment of the Board of Directors in the manner aforesaid, such Board of Directors shall thereupon succeed to all powers, privileges, rights and authority reserved by vested in, or exercised by the developer, successors and assigns.

17. Each lot owner in Tepache Farms covenants to pay prior to the establishment of Tepache Farms Homeowner's Association and such association after its formation, and its successors, at settlement and on January 1<sup>st</sup> of each year thereafter, a maintenance assessment, such assessment to be One Hundred Fifty Dollars (\$150.00) per year to be determined by Tepache Farms Homeowner's Association or by the Board of Directors of the Tepache Farms Homeowner's Association, for each and every lots owned by said property owner in Tepache Farms. The process received by Tepache Farms or the Tepache Farms Homeowner's Association, as the case may be, shall be used and expended for swales, common areas, lighting for streets, fences and other similar purposes, including snow removal. If any assessment is not paid on the date when due as hereinabove provided, then such assessment shall be deemed delinquent and shall, together with such interest thereon and cost of collecting, including

reasonable attorney's fees thereof as hereinafter provided, continue as a lien on the lot and nay structure build thereon which shall bind such lot in the hands of the then owner, his heirs, devises, personal representatives, successors and assigns. In addition to such lien rights, the personal obligation of the then owner to pay such assessment, shall remain this personal obligation and shall not pass to his successors in title (other than as a lien on the land) unless expressly assumed by them. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinguency at the legal interest rate authorized by 6 Del. C. Sec. 2301, as amended, and the Association many bring legal action against the owner personally obligated to pay the same or may enforce or foreclose the lien against the lot; and in the event a judgment is obtained, such judgment shall include interest on the assessment above provided and any reasonable attorney's fees to be fixed by the court, together with the cost of the action. No owner of a lot may waive or otherwise escape liability for the assessment provided by nonuse of the roads, streets, or other common areas, or by abandonment his or her or its lot. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage on the lot. Sale or transfer of any lot shall relieve such lot from liability for any assessments thereafter becoming due or from the lien thereof.

18. Nothing contained herein shall be constructed in any manner so as to impose upon the Developer, its successors or assigns, and liabilities for the property damages and/or persons' injury occurring to any person or persons whomsoever for or by reason of the use of the ways, roads, streets, lands, easements, common areas, entrance ways, or similar like conditions, or any of them in Tepache Farms.

19. There is hereby reserved along the side and rear lot of each numbered lot or given land areas in Tepache Farms an easement of ten (10) feet in width for utilities and drainage. There is also reserved along the front of each numbered lot or given land area in Tepache Farms an easement of five (5) feet in width for utilities.

20. Agricultural use protections. Normal agricultural uses and activities conducted in a lawful manner are preferred. In order to establish and maintain a preference and priority for such normal agricultural uses and activities and avert and negate complaints arising from normal noise, dust, manure and other odors, the use of agricultural chemicals and nighttime farm

operations, land uses adjacent to land used primarily for agricultural purposes shall be subject to the following restrictions:

- (a) For any new subdivision development located in whole or in part within 300 feet of the boundary of land used primarily for agricultural purposes, the owner of the development shall provide in the deed restrictions and any leases or agreements of sale for any residential lot or dwelling unit the following notice: "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 of agricultural chemicals and nighttime farm operations. 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."
- (b) For any new subdivision development located in whole or in part within 50 feet of the boundary of land used primarily for agricultural purposes, no improvement requiring an occupancy approval for a residential type use shall be constructed within 50 feet of the boundary of land used primarily for agricultural purposes.

21. The Restriction and Agreements set forth herein are made for the mutual and reciprocal benefit of each and every lot or given land are in Tepache Farms and are intended to create mutual, equitable servitudes upon each of said lots or given land areas in favor of each and all other lots therein; to create reciprocal rights between the respective owners of all the said lots; to create a privity of contract and estate between the grantees of said lots and given land area, run with the land for the benefit of each and all other lots other lots and given land area and their respective owners.

22. The owner of any lot or given land area to whose benefit these Restrictions inure may proceed at law or in equity to prevent, after fifteen (15) days notification by certified or registered mail, the occurrence, continuation or violation of any of these Restrictions and the court in any such action may award the successful party reasonable attorney's fees. The remedies specified herein are cumulative and a specification of them shall not be taken to preclude any aggrieved party from resorting to any other remedy at law or in equity or under any other statue. No delay or failure on the part of an aggrieved party to invoke an available remedy in respect to a violation of any of these Restrictions shall be held to be a waiver of that party or an estoppel of that party to assert any rights available to him upon the reoccurrence or continuation of such violation or the occurrence of a different violation.

The Restrictions may be amended by the Tepache Farms Architectural 23. Review Committee until at least seventy-five percent (75%) of the lots have been sold, and then at such time when the Homeowner's Association is turned over to the property owners, and at that point these restrictions may be amended with the written consent of not less than sixty percent (60%) of the owners of all the lots in Tepache Farms. The required percentage of owners of the various lots or given land area in Tepache Farms shall have the power to waive, abandon, terminate, modify, alter, change, amend, or add to these Restrictions or any of them at any time hereafter. Any such abandonment, termination, modification, alteration, waiver. change. amendment or addition shall take effect when a copy thereof executed and acknowledged by each of the lot owners who assent thereto in accordance with the usual form of execution and acknowledgement of deeds to land shall have been filed for record in the Office of the Recorder of Deeds, in and for Sussex County, and the same shall be waived, abandoned, terminated, modified, altered, changed, amended or added to as the case may be. In taking of any such vote of the obtaining of any such written consents, each owner, including the Developer, shall have as many votes or consents as he may own lots or given land areas situated in Tepache Farms. The right and privilege granted herein to waive, abandon, terminate, modify, alter, change, amend, or add to these Restrictions or any of them does not extend nor apply to the waiver, abandonment, termination, modification, alteration, change, amendment, or addition to the plot of Tepache Farms as the same presently appears of record, nor addition to the plot of Tepache Farms as the same presently appears of record, nor to the location of the various streets, roads, thoroughfares, or ways shown thereon, neither of which shall be abandoned, terminated, waived, modified, altered, changed, amended, or added to without the express written consent of Tepache Farms first being had and obtained. Furthermore, these Restrictions may not be waived, abandoned, terminated, modified, altered, changed or amended so as to affect in any manner the obligation of the lot owners to properly maintain, repair and replace the streets, roads and entrance areas shown on the plot of Tepache

Farms, unless and until such obligations shall be assumed by the Division of Highways of the State Department of Transportation or by another responsible governmental agency.

24. The invalidating of any one of the foregoing Restrictions by any court or competent jurisdiction shall in no way affect or impair the full force and effect of all other Restrictions set forth herein, and in any such event, all other restrictions invalidated thereby shall remain in full force and effect.

END OF TEXT -SIGNATURE PAGE FOLLOWS

**IN WITNESS WHEREOF**, The said party of the first part has caused these presents to be signed by its proper officers and its corporate seal to be hereunto affixed this \_\_\_\_\_ day of \_\_\_\_\_,2019

Signed, sealed, and delivered In the presence of:

**Pheat Farms, LLC** 

BY:\_\_\_\_\_ James Grant – President

Witness

Witness

BY:\_

James Grant – Secretary

# STATE OF DELAWARE:

		-
COUNTY	OF SUSSEX :	
	OF OUCOLA .	

**BE IT REMEMBERED**, That on this \_\_\_\_\_ day of \_\_\_\_\_, 2019, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, \_\_\_\_\_\_, parties to this Indenture, known to me personally to be such, and acknowledged this Indenture to their act and deed.

**GIVEN** under my hand and seal of office, the day and year aforesaid.

SS

Notary Public

# § 115-25 E. Design requirements for cluster development.

(1) All development shall be in accordance with the latest amendment to the community design standards.

This project is being proposed under Section 115-25 A. (2) Cluster Development Option. The minimum Lot size is 21,780 square feet; the road design meets the minimum design standards per Sussex County Private Road Standards; the entrance will be constructed based on current DelDOT criteria and the Design Development Manual; No lots shall have direct access to any state-maintained roads; the subdivision is surrounded by a 20-foot forested and/or landscape buffer.

(2) Housing types in the low-density area, as shown on the Sussex County Comprehensive Plan, are limited to single-family detached dwellings and manufactured homes where permitted by ordinance.

All lots are for Detached single-family dwellings on individual lots, §115-20 A. (1). Please refer to the Covenants & Restriction for permitted housing for this project. The total number of lots permitted was determined by first reducing the gross area by 25%. The Density for this application is less than 1 lot per acre.

(3) A forested buffer area with a minimum width of 30 feet shall be provided for lots abutting an agricultural area

The subdivision provides for a 30-foot forested buffer adjacent to the lands along the westerly side of this property as required. Plantings shall follow the forested and/or landscape buffer, as defined in § 99-5, Subsections A through J.

(4) Dwellings located within 50 feet of an existing residential development shall provide adequate transition in density or shall provide a thirty-foot buffer meeting the standards below and maintained by a designated entity.

The proposed density is less than 1-lot/acre and therefore provides for adequate transition in density with adjacent properties. The Home Owners Association for the development will be responsible for all maintenance of the landscape buffers. (a) A planting strip at least 30 feet wide near the property line which shall include two canopy trees, four under story trees and 10 shrubs per 100 linear feet of buffer; or

(b) A landscaped rolling berm at least four feet in height; or

(c) A solid fence or wall a minimum of six feet in height designed with durable materials, texture and colors compatible with adjacent residential development.

(5) No lots shall have direct access to any state-maintained roads.

This subdivision shall only have direct access to Burton Road (Sussex County Road 241) which is considered a Local Road.

(6) All lots shall be configured to be contained completely outside of all wetlands.

There are no wetlands on this property.

(7) Any development using the option in Subsection B(2) shall have central water and wastewater systems operated and maintained by companies authorized by the State of Delaware to perform such services. Wastewater collection and treatment systems must be designed in accordance with the requirements of Sussex County ordinances and conform to the requirements for a central sewer system as defined in § 115-194 A of the Sussex County Zoning Ordinance.

This project is using the option in Subsection A. (2) and will have onsite wastewater disposal systems and onsite wells.

# § 99-9. C. In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following: [Added 7-8-1997 by Ord. No. 1152]

(1) Integration of the proposed subdivision into existing terrain and surrounding landscape.

Careful attention was directed at the location of the lots to the adjoining properties and adjacent Public Road. The subdivision will be integrated into the existing terrain and surrounding landscape with the maintenance of open space, trees and buffers. The proposed subdivision will be encompassed by a 20-foot "Forested and/or Landscape Buffer Strip subject to the conditions outlined in Section 99-5 of the Sussex County Subdivision Code. The majority of the trees onsite were avoided with the design of this subdivision.

# (2) Minimal use of wetlands and floodplains.

In order to evaluate wetlands, Pennoni reviewed mapped soils data, available wetland inventory maps, FEMA maps and performed an onsite preliminary wetland investigation and delineation. The wetlands were delineated and are shown on the preliminary subdivision plans. There are NO Non-Tidal wetlands on the property.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated January 6, 2005 Map Number 10005C0165J, the subject property is located in a Zone "X" unshaded, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flooding (see FEMA Floodplain Map – MAP SECTION).

# (3) Preservation of natural and historical features.

Pennoni provided an environmental review field study of the subject property. One of the purposes of the review was to identify the presence of threatened and/or endangered species within the proposed development area through a visual site investigation and Federal and State agency database review. The findings of this assessment indicated an absence of threatened and/or endangered species within the area of investigations. This was determined through both a visual site reconnaissance and a database review of the Delaware Department of Natural Resources and Environmental control, Division of Fish & Wildlife and Delaware Natural Heritage Program databases. The database review also yielded no State Resource Areas, no Natural Areas, and no Critical Natural Areas within the subject property. Pennoni reviewed available historical information for indications of past usage that may have had an environmental impact on the site. This historical review included aerial photographs of the site and surrounding vicinity for year 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007 and 2012 (see MAPS Section in the Hearing Booklet). Information depicted on aerial photographs indicates active farming of the agricultural field with dwelling and farm structures present. Minimal Tree Disturbance within the lot area will occur with this development. No trees will be disturbed with the infrastructure placement of the subdivision unless required through agency regulations.

# (4) Preservation of open space and scenic views.

Approximately 12.32 acres (36%) of the project remains as open space which includes approximately 3.13 acres of the site to be planted for the forested and/or landscape buffer, as defined in § 99-5, Subsections A through J. The proposed open space exceeds the minimum required open space per §99-21 D.

Scenic views for all the lots will be provided through the existing woods remaining as a part of this development.

## (5) Minimization of tree, vegetation and soil removal and grade changes.

Cut and fill will be limited to those instances where it is required to achieve acceptable street grades, parking areas and building sites and where it will be used to enhance the site, such as by berms or swales which add visual interest and perform a useful function, such as screening and drainage.

The majority of all trees within the property will remain as part of the scenic views for the development.

(6) Screening of objectionable features from neighboring properties and roadways.

A 20-foot "Forested and/or Landscape Buffer Strip required as per Section 99-5 of the Sussex County Subdivision Code has been provided for this project from all adjacent properties. Open space has been provided along Burton Road to maintain some of the rural character and to reduce noise conflicts between homes and traffic.

# (7) Provision for water supply.

All lots will have private individual on-site wells that will be permitted by DNREC.

(8) Provision for sewage disposal.

All lots will have private individual on-site septic systems permitted by DNREC. Lots have been rearranged on the property to take advantage of the better soils on the property.

(9) Prevention of pollution of surface and groundwater.

It is the stated goal of the project to provide in general, Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

(10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.

Stormwater structures are very effective techniques for providing channel protection and pollutant removal prior to entering the existing streams. The effectiveness of stormwater structures can be attributed to their proven ability to attenuate runoffs from design storm events.

It is the stated goal of the project to provide in general, Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best

Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels. Stormwater design for the site will primarily be contained onsite within ponds and infiltrated back into the ground through recharge.

In completing the design for the stormwater conveyance and management system, the designers and the developer have been and will continue to work with the Sussex Conservation District to achieve the best management practice for the development.

(11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways

The roads have been designed to provide for slower moving vehicles within the development.

(12) Effect on area property values.

The single-family detached housing that will be permitted in this development will enhance and compliment the natural setting of the community and will increase in value over time and will promote an alternative as well as an unmatched style of living for the area. Sufficed to say, the area property values will not be decreased and may be increased by the development of the project.

(13) Preservation and conservation of farmland.

It is the intent of the applicant to stress the preservation of all agricultural lands which are feasible and worthwhile of such preservation in order to conserve such natural amenities. The applicant has ensured, through its planning, that there shall be no negative effect on the agricultural uses or agricultural farmland.

# (14) Effect on schools, public buildings and community facilities.

The project will have a positive benefit on schools by generating economic benefits in the form of increased revenues through property taxes. The applicant shall coordinate and cooperate with the local school district's transportation manager to establish a school bus stop area, if the transportation manager deems a stop area necessary or appropriate. At the same time, the expected demographic of the purchaser and impact on the school system is not expected to create any burden from the number of pupils projected to attend the local school district.

# (15) Effect on area roadways and public transportation.

To support existing traffic and additional traffic from this development, road and entrance improvement plans for this project will be finalized with DeIDOT and safe ingress and egress will be constructed.

# (16) Compatibility with other area land uses.

The owners and planners have recognized the dichotomy between this project and the surrounding area and has endeavored to provide for a project that will fit in with the existing community as well as provide for a transition with the existing adjacent lands. This development provides for low density housing within an area predominantly having low density zoning. In addition, the project has been designed to minimize any adverse impacts on properties that are adjacent to it. This development interrelates with the County's strategies for preserving the rural environment, conserving more open space, and providing for design ingenuity while protecting existing and future developments.

## (17) Effect on area waterways.

It should be noted that Best Management Practices (BMPs) have been implemented to the greatest degree practicable to protect sensitive headwaters and other water bodies. The overall stormwater management practice for this project along with the significant amount of open space and buffers associated with the design of the property will help mitigate any impacts downstream.



STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL DIVISION OF WATER 21309 Berlin Road, Suite 2 GEORGETOWN, DELAWARE 19947 March 29, 2019

Pennoni Associates, Inc. 18072 Davidson Drive Milton, DE 19968

RE: Feasibility Study Lands of Gator & Associates, LLC, Proposed Tepache Farms Subdivision Tax Map No.: 235-19.00-7.00, Proposed Lots 1 Through 33

Dear Pennoni Associates, Inc.:

The Department of Natural Resources and Environmental Control (the Department) received a submission from Accent Environmental, LLC (AE) on March 26, 2019, requesting a non-binding statement of feasibility for subdivision as required by the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems, dated January 4, 1985, last amended on January 11, 2014 (the Regulations).

The submission consists of a report titled "FEASIBILITY STUDY FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL FOR THE PROPOSED SUBDIVISION OF THE LANDS OF GATOR & ASSOCIATES, LLC" prepared by AE and dated March 25, 2019, that summarizes the information collected. The report includes, but is not necessarily limited to, the following information:

- A summary of the study,
- a sketch titled "Map 1: Tepache Farms TM: 235-19.00-7.00" prepared by AE (hereafter referred to as the Plan),
- a sketch titled "Map 2: Tepache Farms NRCS Soils TM: 235-19.00-7.00" prepared by AE and shows NRCS mapped soil series.
- an untitled, undated, unsigned and unsealed plan showing the conceptual lot layout of the proposed subdivision, including number, area and proposed metes and bounds for each of the proposed lots,
- soil profile notes and the results of infiltration testing, and
- a Sussex County Property Information form as proof of ownership.

Information shown by the Plan includes, but is not limited to, the conceptual lot layout, topography at an apparent 2-foot contour, locations of soil borings, test pits and infiltration tests and locations of wells within 150 feet of the proposed subdivision boundaries. In addition, the Plan shows that one map unit was delineated by AE as related to on-site wastewater treatment and disposal system (OWTDS) feasibility. Delaware's good nature depends on you!

Pennoni Associates, Inc. March 29, 2019 Page 2 of 3

#### **Background Information**

The property is located along the north side of Burton Road (CR 241) about 1.2 miles west of Gravel Hill Road (SR 30). The owner/developer proposes to subdivide the  $34\pm$  acre parcel into 33 single-family residential building lots ranging in size from  $0.50\pm$  to  $1.55\pm$  acres. The  $34\pm$  acre parcel will hereafter be referred to as the project site. Based on information provided by AE, the majority of the project site during the study was an agricultural field with a wooded perimeter. A dwelling, a barn, an OWTDS and a water supply well are shown by the Plan to be located within the southern portion of the project site.

#### Soils Investigations by AE and Discussion

Thirty-six soil borings (SB) and two test pits (TP) were performed, logged and submitted by AE as part of the study. One mapping unit, the Gravity map unit, was delineated by AE over the project site.

The Gravity map unit has estimated limiting zones of 60 to > 72 inches below the mineral soil surface suggesting feasibility for full-depth gravity OWTDS. Based solely on hand-estimated physical properties of soils encountered in this map unit, AE estimates a permeability rate of 20 to 50 minutes per inch (MPI). Six constant-head single-ring infiltration tests were performed in the Gravity map unit. The three tests performed at TP 1 had measured rates of from 9 to 13 MPI (average of 11MPI). The three tests performed at TP 2 had measured rates of from 11 to 28 MPI (average of 20 MPI). It is important to note that the Department considers the term percolation rate and infiltration rate to be interchangeable in this case for the purposes of satisfying section 5.3.2.4.

## Conclusions

• Based on information collected, analyzed and presented by AE, it appears that proposed lots 1 through 33 as depicted by the Plan have sufficient area to accommodate at least an initial OWTDS as long as judicious and coordinated use of land is exercised and areas delineated as being feasible for OWTDS as depicted by the Plan are accurate.

#### Site Preparation

Removal, disturbance or compaction of soils mapped as being feasible for OWTDS during any portion of the construction and building phase other than that necessary for system installation may result in the rescission of the site evaluation approval. Soil material from road cuts and other excavated sources should not be placed on any portion of areas proposed for OWTDS. It is best to keep all areas proposed for OWTDS free from any form of disturbance by methods such as staking, flagging or fencing. The Department reserves the right to inspect the construction site at any time to ensure compliance with the above.

Pennoni Associates, Inc. March 29, 2019 Page 3 of 3

#### Future Requirements and Comments

Prior to obtaining individual OWTDS construction permits complete site evaluation reports will be required for all lots in accordance with the Regulations. The Department requires one copy of the **Record Plat** following final subdivision approval by the Planning and Zoning Commission of Sussex County prior to processing and approving any site evaluations.

#### Non-Binding Statement of Feasibility

Based on the information prepared, analyzed and presented by AE, it is the opinion of the Department that the proposed subdivision as shown by the Plan would be feasible for at least an initial OWTDS in accordance with the <u>Regulations Governing the Design</u>, <u>Installation and Operation of On-Site Wastewater Treatment and Disposal Systems</u>, dated January 4, 1985, last amended on January 11, 2014, as long as judicious and coordinated use of land is exercised and areas delineated by AE as being feasible for OWTDS as depicted by the Plan are accurate.

The comments in this letter are technical and are not intended to suggest that the Department supports this development proposal. This letter does not in any way suggest or imply that you may receive or may be entitled to permits or other approvals necessary to construct the development you indicate or any subdivision thereof on these lands.

Sincerely,

Scott Kline Environmental Scientist

Cc: William Gangloff - AE file

### FEASIBILITY STUDY FOR ON-SITE WASTEWATER TREATMENT AND DISPOSAL FOR THE PROPOSED SUBDIVISION OF THE LANDS OF GATOR & ASSOCIATES, LLC

#### SUSSEX COUNTY, DELAWARE

Tax Map 235-19.00 Parcel 7.00

March 25, 2019

**Prepared for:** 

Pennoni Associates, Inc. 18072 Davidson Drive Milton, DE 19968

Submitted by:

William J. Gangloff Soil Scientist

Accent Environmental, LLC PO Box 788 Millsboro, DE 19966 1-302-352-1700

Accent Job #: 14-DS19-FS



accent Énvironmental, LLC



RESOURCE MAPPING · SOIL & PROPERTY INVESTIGATIONS · WASTEWATER & STORMWATER · WETLANDS · NUTRIENT MANAGEMENT

March 25, 2019

Mr. Scott Kline DE DNREC GWDS 21309 Berlin Road Georgetown, DE 19947

Re: Feasibility Investigation for On-Site Wastewater Disposal; Subdivision of the Lands of Gator & Associates, LLC; Sussex County, DE; Tax Map #: 235-19.00-7.00; Tepache Farms

Dear Mr. Kline,

Enclosed you will find the On-Site Wastewater Treatment and Disposal Feasibility Report for the proposed Subdivision of the Lands of Gator & Associates, LLC. Soil profile locations, soil percolation test locations, interpretive mapping delineations, proposed lot lines, topography (2 foot intervals), and other pertinent features are shown on the enclosed Map 1. Within the report, soil boring summary information is presented in Appendix A, infiltration testing results are presented in Appendix B and additional information appears in Appendix C.

Pennoni Associates, Inc. provided the preliminary subdivision plan and surveying for the project. The developer intends to develop the property with individual on-site wastewater treatment and disposal systems and individual wells. The subdivision layout, as proposed, contains less than 50 lots.

If you need additional information or have any questions regarding this report, please feel free to call me at 1-302-352-1700.

Sincerely, For Accent Environmental, LLC

William J. Gangloff Soil Scientist

Enclosed: Feasibility Report, Map 1, Map 2 and Appendices A, B, and C

PO BOX 788 MILLSBORO, DE 19966 PHONE: 1-302-352-1700 FAX: 1-302-371-0091

#### **INTRODUCTION**

Pennoni Associates, Inc. retained Accent Environmental, LLC (AE) to complete a Soil Feasibility Study for On-Site Wastewater Treatment and Disposal Systems (OWTDS) on lands identified as Sussex County Tax Map Parcel 235-19.00-7.00 and located along the north side of Burton Road (CR 241), west of Gravel Hill Road (SR 30). The current property owner is Gator Associates, LLC. The area under investigation is approximately 34± acres and the name of the project is Tepache Farms subdivision (previously Burton Road).

The study area is located within the Wagamons Pond watershed (HUC 020402070601). There are no commercial wells, well head protection areas, right-of-ways or storm water management features within 150 feet of the suitable disposal areas. There are no wetlands within the parcel.

The preliminary Subdivision Plan prepared by Pennoni Associates, Inc. includes 33 single-family residential lots. Lot sizes are proposed to be a minimum of 21,793 square feet (~0.5 acres) with the maximum lot occupying 67,347 square feet (~1.55 acres). Average lot size is 24,008 square feet (~0.55 acres) (**Table 1**). The preliminary plan proposes a stormwater structure in the northeast portion of the study area. All lots will be served by individual on-site wastewater treatment and disposal systems (OWTDS) and individual wells.

Table 1. St	ummary lot	information for	• Tepache F	Farms (235	-19.00-7.00).
Lot	Acres	Square Feet	Lot	Acres	Square Feet
1	0.52	22,460	18	0.50	21,800
2	0.50	21,800	19	0.50	21,800
3	0.50	21,800	20	0.50	21,800
4	0.50	21,800	21	0.50	21,800
5	0.50	21,797	22	0.57	24,830
6	0.50	21,797	23	0.50	21,834
7	0.50	21,800	24	0.50	21,800
8	0.50	21,800	25	0.50	21,800
9	0.50	21,800	26	0.50	21,800
10	0.50	21,841	27	0.50	21,831
11	0.80	34,891	28	0.67	29,317
12	0.50	21,793	29	0.50	21,896
13	0.50	21,800	30	0.53	22,944
14	0.50	21,800	31	0.52	22,665
15	0.50	21,800	32	0.52	22,631
16	0.50	21,797	33	1.55	67,347
17	0.50	21,799			

Field work was conducted in February and March of 2019 by William Gangloff, D-4455. Soil borings were excavated on a 200 x 200 foot grid; boring number 11 was moved due to the existence of a structure. Site topography was obtained from readily available sources. The locations of soil profile descriptions, property boundary, site

topography, adjacent well(s), and other pertinent features are shown on the soil feasibility for on-site wastewater treatment and disposal plan prepared by AE (**Map 1**).

A total of 36 profile descriptions were recorded to assess soil/site suitability for OWTDS; an additional 2 test pits were described. Soil boring summary data are provided in **Appendix A**. Six constant head, single-ring infiltration tests were conducted to assess soil permeability conditions. Infiltration testing results are presented in **Appendix B**. Additional information is presented in **Appendix C**.

#### **EXISTING SITE CHARACTERISTICS**

The majority of the parcel is an agricultural field with a wooded perimeter. The northwest and southwest corners of the parcel are wooded. There is a dwelling and barn in the south, central portion. There is a dwelling adjacent to the southeast corner and another dwelling to the west of the parcel. Areas north and west of the parcel are wooded; south and east are primarily agricultural.

The USGS Topographic Milton Quadrangle identifies topography in the area to be approximately 40 feet above sea level. Relative elevations are higher along the western portion of the study area. The study area generally slopes towards the east and in the direction of Pemberton Branch.

The soils within the flatter, eastern portion of the parcel are primarily influenced by the Lynch Heights Formation based on available information from the Delaware Geological Survey. The Lynch Heights Formation was deposited during the Late Pleistocene Epoch. It is described as a fluvial to estuarine unit of fluvial channel, tidal flat, tidal channel, beach, and bay deposits.

The Beaverdam formation is associated with the wooded, backslope landscape positions within the western portion of the parcel. The Beaverdam Formation was deposited during the Late Pliocene. The heterogenous sediments of the Beaverdam are typical of either fluvial or estuarine environments.

The US Department of Agriculture Web Soil Survey identifies soils in the area as being well drained to excessively drained with moderately to rapidly permeable subsoil. The Ingleside sandy loam and loamy sand soil series are mapped across most of the study area (**Map 2**). There are also inclusions of Evesboro, Rosedale and Fort Mott loamy sand mapped along the western portion of the parcel.

The observed typical soil profiles were characterized by a loamy sand mantle of variable thickness overlying sandy loam to sandy clay loam argillic horizons; parent materials were loamy sands. Typical soil horizons exhibited weak to moderate structure and were friable to very friable. Free water was not observed within 72 inches of the soil surface (**Appendix A**, **Appendix C**).

One interpretive mapping unit (i.e. Gravity) was utilized for this investigation based on soil suitability for OWTDS. Soils within the Gravity unit have limiting zones ranging from 60 to >72 inches.

#### PERMEABILITY CONSIDERATIONS

The DNREC policy for permeability estimates for OWTDS design is based on the least permeable horizon in the upper 60 inches of the soil profile. Estimates of soil permeability may be determined by field evaluation of soil texture and structure/consistence in conjunction with permeability rates provided in the DNREC regulations. A representative number of permeability tests are required for the Feasibility Study/Preliminary subdivision approval process.

Six constant head, single ring infiltration tests were conducted to evaluate soil permeability conditions. Infiltration tests were conducted in the argillic horizon or the most hydraulically restrictive soil horizon within 60 inches of the soil surface. William Gangloff (D-4455) conducted the tests on March 8, 2019 and the data are presented in **Appendix B**.

Infiltration rates ranged from rapid to moderately rapid at Test Pit 1; the range was 9 to 13 minutes per inch (MPI) with an average of 11 MPI. The field estimate for Test Pit 1 was 40 MPI.

Infiltration rates ranged from moderately rapid to moderate at Test Pit 2; the range was 11 to 28 MPI with an average of 20 MPI. The field estimate for Test Pit 2 was 40 MPI. Recommended permeability estimates during individual site evaluations should be conservative and range from 30 to 40 MPI.

#### DISPOSAL SYSTEM RECOMMENDATIONS AND SUMMARY

A 100 foot isolation distance is required between an on-site well and an OWTDS. The isolation distance to public supply wells is 150 feet. Other isolation distances to consider on individual lots include storm water management swales, ditches, ponds, and other watercourses.

The soil boring density utilized during individual Site Evaluations is more intense than the current preliminary, feasibility study. Therefore, it is recommended that individual site evaluations be conducted on all lots prior to final plat recordation or financial transactions to ensure there is area available for both initial and replacement systems.

In addition, it will be important to protect proposed disposal areas from accidental soil compaction during subdivision and individual lot development. Heavy equipment should be restricted to designated roadways and substantial barriers should be placed around proposed disposal areas.

#### To avoid accidental soil compaction and disturbance during subdivision and individual lot development, a barrier should be placed around proposed disposal areas. It is the developers' responsibility to protect all potential disposal system areas from disturbance and compaction.

It is likely that nearly level and gently sloping areas may be cut off from the natural surface drainage by manmade features. Impervious area may increase surface runoff to these areas. It will be important that final grading around the disposal areas minimize surface water collection over the system so system failure does not occur.

The findings of this investigation are based on visual inspections made at the site and information collected to meet the DNREC requirements of Section 5.2.2 of the Regulations Governing the Design, Installation and Operation of On-Site Wasterwater Treatment and Disposal Systems (amended January 11, 2014). This investigation was performed in compliance with these regulations and is preliminary in nature. Site conditions may change, and data collected during detailed individual Site Evaluations can change the conclusions presented in the report.

Soil Profile ID	Limiting Zone	Free Water	Infiltration Est.	Taxon	System Type
	inch		min/inch		
sb 1	>72	>72	20	Typic Udipsamments	Gravity
sb 2	>72	>72	35	Arenic Hapludults	Gravity
sb 3	>72	>72	35	Arenic Hapludults	Gravity
sb 4	>72	>72	50	Arenic Hapludults	Gravity
sb 5	64	66	40	Arenic Hapludults	Gravity
sb 6	>72	>72	20	Typic Udipsamments	Gravity
sb 7	60	58	20	Typic Udipsamments	Gravity
sb 8	>72	>72	40	Arenic Hapludults	Gravity
sb 9	>72	>72	35	Arenic Hapludults	Gravity
sb 10	>72	>72	20	Typic Udipsamments	Gravity
sb 11	>72	>72	40	Arenic Hapludults	Gravity
sb 12	>72	>72	20	Typic Udipsamments	Gravity
sb 13	>72	>72	35	Arenic Hapludults	Gravity
sb 14	>72	>72	35	Arenic Hapludults	Gravity
sb 15	>72	>72	35	Arenic Hapludults	Gravity
sb 16	>72	>72	45	Arenic Hapludults	Gravity
sb 17	>72	>72	40	Arenic Hapludults	Gravity
sb 18	>72	>72	40	Arenic Hapludults	Gravity
sb 19	>72	>72	35	Arenic Hapludults	Gravity
sb 20	>72	>72	35	Arenic Hapludults	Gravity
sb 21	60	62	30	Arenic Hapludults	Gravity
sb 22	>72	>72	40	Arenic Hapludults	Gravity
sb 23	>72	>72	40	Arenic Hapludults	Gravity
sb 24	>72	>72	30	Arenic Hapludults	Gravity
sb 25	>72	>72	40	Arenic Hapludults	Gravity
sb 26	>72	>72	20	Typic Udipsamments	Gravity
sb 27	>72	>72	40	Arenic Hapludults	Gravity
sb 28	>72	>72	20	Typic Udipsamments	Gravity
sb 29	>72	>72	40	Typic Hapludults	Gravity
sb 30	>72	>72	45	Arenic Hapludults	Gravity
sb 31	>72	>72	20	Typic Udipsamments	Gravity
sb 32	60	63	40	Arenic Hapludults	Gravity
sb 33	68	>72	40	Arenic Hapludults	Gravity
sb 34	60	60	40	Arenic Hapludults	Gravity
sb 35	60	61	40	Arenic Hapludults	Gravity
sb 36	60	62	20	Typic Udipsamments	Gravity
TP 1	74	77	40	Arenic Hapludults	Gravity
TP 2	76	80	40	Arenic Hapludults	Gravity

# Appendix A. Soil boring summary information.

Test ID Depth:	Pit 1 Test 28	1	1" head	Test ID Depth:	Pit 1 Test 31 inches	2	1" head	Test ID Depth:	Pit 1 Test 31 inches	3	1" head
	Interval (m)	Drop (cm)	Difference		Interval (m)	Drop (cm)	Difference		Interval (m)	Drop (cm)	Difference
830a				830a				830a			
930a		3		930a		10.5		930a		0	
	10	29.2	26.2		10				10	29	29
		53.3	24.1			76	33.2			60.5	31.5
		78				Gap/Fill				Gap/Fill	
		Gap/Fill				1				1.5	
		0				26.5	25.5			28.5	27
		20.2	20.2			52.3	25.8			53.5	25
		39.2	19			78	25.7			Gap/Fill	
		59.2	20			Gap/Fill				0	
		78	18.8			7				22	
		Gap/Fill				36.5				43.5	21.5
		7				65.7	29.2			64.5	21
		27	20			Gap/Fill				Gap/Fill	
		45.9	18.9			1				1.2	
		64.9	19			26				22.2	
		Gap/Fill				51				43.5	21.3
		3				76	25			64.5	21
		21	18								
		39.1	18.1								
		57.1	18								
Steady Sta		18		Steady St	•	25		Steady Sta		21	
Volume (ci	m3):	633.96		Volume (c	m3):	880.5		Volume (c	m3):	739.62	
cm drop:		2.018981		cm drop:		2.80414		cm drop:		2.355478	
cm/min:		0.201898		cm/min:		0.280414		cm/min:		0.235548	
cm/h:		12.11389		cm/h:		16.82484		cm/h:		14.13287	
in/h:		4.769246		in/h:		6.623953		in/h:		5.564121	
mpi:		13		mpi:		9		mpi:		11	
Test ID	Pit 2 Test 1		1" head	Test ID	Pit 2 Test 2	2	1" head	Test ID	Pit 2 Test	3	1" head
Depth:	24 inches			Depth:	24 inches			Depth:	23 inches		
	Interval (m)	Drop (cm)	Difference		Interval (m)	Drop (cm)	Difference		Interval (m)	Drop (cm)	Difference
12p	. ,	,		12p	. ,			12p		,	
1p	10	19.7		1p	10	29.5		1p	10	27	
		54.5	34.8			42.3	12.8			36.7	9.7
		Con/Fill									9.5
		Gap/Fill				54.7	12.4			46.2	3.5
						54.7 67				46.2	9.3
		. 3	28.2			67				46.2 55.5	
			28.2 27.8			67 Gap/Fill	12.3			46.2	
		3 31.2 59				67 Gap/Fill 1.5	12.3			46.2 55.5 Gap/Fill	
		3 31.2				67 Gap/Fill	12.3			46.2 55.5 Gap/Fill 2.7	9.3
		3 31.2 59 Gap/Fill				67 Gap/Fill 1.5 13.5	12.3 12 11.8			46.2 55.5 Gap/Fill 2.7 12.4	9.3
		3 31.2 59 Gap/Fill 2	27.8			67 Gap/Fill 1.5 13.5 25.3	12.3 12 11.8 11.9			46.2 55.5 Gap/Fill 2.7 12.4 21.8	9.3 9.7 9.4
		3 31.2 59 Gap/Fill 2 24.3	27.8 22.3 22.4			67 Gap/Fill 1.5 13.5 25.3 37.2	12.3 12 11.8 11.9 12.1			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2	9.3 9.7 9.4 9.4 9.5
		3 31.2 59 Gap/Fill 2 24.3 46.7	27.8 22.3 22.4			67 Gap/Fill 1.5 13.5 25.3 37.2 49.3	12.3 12 11.8 11.9 12.1			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7	9.3 9.7 9.4 9.4 9.5 9.3
		3 31.2 59 Gap/Fill 2 24.3 46.7 69	27.8 22.3 22.4 22.3			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4	12.3 12 11.8 11.9 12.1 12.1			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50	9.3 9.7 9.4 9.4 9.5 9.3
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill	27.8 22.3 22.4 22.3			67 Gap/Fill 1.5 13.5 25.3 37.2 49.3 61.4 Gap/Fill	12.3 12 11.8 11.9 12.1 12.1			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2	27.8 22.3 22.4 22.3 20.8			67 Gap/Fill 1.5 13.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill	9.3 9.7 9.4 9.4 9.5 9.3 9.3
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8	27.8 22.3 22.4 22.3 20.8 20.8			67 Gap/Fill 1.5 13.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5	27.8 22.3 22.4 22.3 20.8 20.8			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.9 7.8
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2	27.8 22.3 22.4 22.3 20.8 20.7 20.7			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.9 7.8
		3 31.2 59 Gap/Fill 2 224.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill	27.8 22.3 22.4 22.3 20.8 20.7 20.7			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.9 7.8
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 2.8 43.5 64.2 Gap/Fill 2	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.9 7.8
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 2.1.7	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.9 7.8
		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 2.1.7	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.4			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.9 7.8
Steady Sta	ate drop:	3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 2.1.7	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7 19.6	Steady St	ate drop:	67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.3 11	Steady Sta	ate drop:	46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.8 8 8
Steady Sta		3 31.2 59 Gap/Fill 2 24.3 3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 21.7 41.3	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7 19.6	Steady St Volume (c		67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5 36.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.3 11	Steady Sta		46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2 30.2	9.3 9.7 9.4 9.5 9.3 9.3 9.3 7.9 7.8 8
		3 31.2 59 Gap/Fill 2 24.3 346.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 21.7 41.3	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7 19.6			67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5 36.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.3 11 11 11 11 11 11 11 11 11 1			46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2 30.2	9.3 9.7 9.4 9.5 9.3 9.3 7.9 7.8 8 8
Volume (ci		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 21.7 41.3 21.7 41.3	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7 19.6	Volume (c		67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5 36.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 12.1 11.4 11.3 11 11 11 11 11 11 11 11 11 1	Volume (c		46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2 30.2 30.2 8 8 281.76	9.3 9.7 9.4 9.5 9.3 9.3 9.3 7.9 7.8 8 8
Volume (ci cm drop:		3 31.2 59 Gap/Fill 2 24.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 21.7 41.3 20 704.4 2.20	27.8 22.3 22.4 22.3 20.8 20.7 20.7 20.7 19.7 19.6	Volume (c cm drop:		67 Gap/Fill 1.5 13.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 2.5 5 36.5 36.5 36.5 36.5 36.5	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.3 11 11 11	Volume (c cm drop:		46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2 30.2 30.2 8 8 281.76 0.897325	9.3 9.7 9.4 9.5 9.3 9.3 9.3 7.9 7.8 8 8
Volume (cr cm drop: cm/min:		3 31.2 59 Gap/Fill 2 2.4.3 46.7 69 Gap/Fill 2 22.8 43.5 64.2 Gap/Fill 2 21.7 41.3 2 20 704.4 2.243312 0.2243312	27.8 22.3 22.4 22.3 20.8 20.7 20.7 19.7 19.6	Volume (c cm drop: cm/min:		67 Gap/Fill 1.5 25.3 37.2 49.3 61.4 Gap/Fill 2.8 14.2 25.5 36.5 36.5 36.5 10 11 387.42 1.233822 0.123382	12.3 12 11.8 11.9 12.1 12.1 12.1 12.1 11.4 11.3 11 11 11 11 11	Volume (c cm drop: cm/min:		46.2 55.5 Gap/Fill 2.7 12.4 21.8 31.2 40.7 50 59.3 Gap/Fill 6.5 14.4 22.2 30.2 30.2 8 8 281.76 0.897325 0.0897325	9.3 9.7 9.4 9.4 9.5 9.3 9.3 9.3 7.9 7.8 8 8

# Appendix B. Infiltration testing summary

Appendix C. Additional information

# accent Énvironmental, LLC



RESOURCE MAPPING · SOIL & PROPERTY INVESTIGATIONS · WASTEWATER & STORMWATER · WETLANDS · NUTRIENT MANAGEMENT

March 25, 2019

Mr. Alan Decktor Pennoni Associates Inc 18072 Davidson Drive Milton, DE 19968

# **RE:** Summary of soils investigation for stormwater infiltration structure; Burton Road (CR 241) Sussex County, DE, TM: 235-19.00-7.00;

Mr. Decktor:

Accent Environmental, LLC was contracted to perform single ring infiltration testing for one proposed stormwater infiltration structure. Field work took place in February and March, 2019. Three soil borings were excavated and a detailed soil pit description was also performed within the proposed management area identified by Pennoni Associates, Inc. Results indicated the proposed management areas are suitable for an infiltration structure.

The 34 acre parcel is located on the north side of CR 241 (Burton Road). The majority of the parcel is an agricultural field with a wooded perimeter. The northwest and southwest corners of the parcel are wooded. There is a dwelling and barn in the south, central portion. There is a dwelling adjacent to the southeast corner and another dwelling to the west of the parcel. Areas north and west of the parcel are wooded; south and east are primarily agricultural. There are no wetlands within the study area and there are no commercial wells or well head protection areas within 150 feet of the proposed structure.

The study area is located within the Wagamons Pond watershed (HUC 020402070601). The USGS Topographic Map Harbeson Quadrangle identifies topography in the area to be approximately 40 feet above sea level. The soils within the proposed structure are primarily influenced by the Lynch Heights Formation based on available information from the Delaware Geological Survey. The Lynch Heights Formation was deposited during the Late Pleistocene Epoch. It is described as a fluvial to estuarine unit of fluvial channel, tidal flat, tidal channel, beach, and bay deposits.

The US Department of Agriculture Web Soil Survey identifies soils in the parcel as being well drained to excessively drained with moderately to rapidly permeable subsoil. The study area is mapped as Ingleside sandy loam (**Map 1**). There are also inclusions of Evesboro, Rosedale and Fort Mott loamy sand mapped along the western portion of the parcel.

Three single ring tests were conducted within the proposed structure and test location is presented on the enclosed map. Single ring infiltration testing was performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs. Results from single ring tests are summarized in **Table 1** and **Appendix A**; detailed soil boring/test pit data are also enclosed (**Appendix A**).

The depth to seasonal high water table (SHWT) is estimated as the depth to groundwater (free water) for a sustained 2 week period, typically present at the peak of the wet season (i.e. end of March).





Depth to the SHWT is estimated based on the depth to low chroma redoximorphic soil features. The average water table depth (AVG) is estimated as the depth to groundwater for more than 6 months of the year. The depth to free water (FW) is presented as the depth to groundwater at the time of the investigation. Groundwater and saturation levels may be higher (spikes) than the depths/ elevations specified during significant, single storm events and compound events.

The soils encountered during this investigation correspond to the well drained, Fort Mott loamy sand. Seasonal high water table estimates ranged from 65 to 74 inches beneath the soil surface. The measured infiltration rate (MIR) ranged from 4.8 to 6.6 inches per hour. The design infiltration rate (DIR), as defined by the Division of Soil and Water Conservation, has a safety factor of 2.0.

All Federal, State, and Local permits must be obtained pertaining to the use of the evaluated area as an infiltration structure. It is recommended that construction activities in the vicinity of the proposed infiltration structure are conducted during low moisture conditions, typically late spring to late fall. It is further recommended that traffic from heavy machinery and excavation equipment be minimized in the area of the infiltration structure to prevent mass soil disturbance and compaction.

Feel free to contact me if you need additional information or have any questions concerning this information.

Sincerely, for Accent Environmental, LLC

William J. Gangloff, PhD

DE Class D Evaluator #4455 ARCPACS CPSS #24747 VA Professional Soil Scientist

Enclosures: Map 1, Appendix A

PO BOX 788 MILLSBORO, DE 19966 PHONE: 1-302-352-1700 FAX: 1-302-371-0091

Table 1. Su	mmary of sing	gle ring infiltratio	n data for sto	rmwater infi	iltration structure	design.	
Prepared for	or Pennoni Ass	sociates, Inc. TN	1: 235-19.00-	7.00			
Test Pit/	SHWT <sup>1</sup>	AVG <sup>2</sup>	FW <sup>3</sup>	Test	Test Depth	MIR <sup>4</sup>	DIR <sup>5</sup>
Boring		inches			inches	inches	/ hour
TP 1	74	86	77				
				1	28	4.8	2.4
				2	31	6.6	3.3
				3	31	5.6	2.8
SW 1	65	na	65				
SW 2	>72	na	>72				
SW 3	>72	na	>72				
1 Depth to	Seasonal High	Water Table					
2 Depth to	Average Wate	er Table					
3 Depth to	Free Water						
4 Measure	d Infiltration	Rate					
5 Design I	nfiltration Ra	ate					

aÉ

PO BOX 788 MILLSBORO, DE 19966 PHONE: 1-302-352-1700 FAX: 1-302-371-0091 Appendix A: Infiltration Data & Soil Profile Data

Test ID	Pit 1	Test	1	1" head	Test ID	Pit 1 Test	2	1" head	Test ID	Pit 1 Test	3	1" head
Depth:		28	•	1 nodu	Depth:	31 inches		1 nead	Depth:	31 inches	5	i nodu
	Interv		Dron (cm)	Difference		Interval (m)	Drop (cm)	Difference		Interval (m)	Drop (cm)	Difference
830a		ai (iii)		Difference	830a		Drop (onl)	Difference	830a		Brop (onl)	Difference
930a			3		930a		10.5		930a		0	
0000		10	29.2	26.2	0000	10		32.3	0000	10		29
		10	53.3	24.1		10	76	33.2		10	60.5	31.5
			78	2			Gap/Fill	00.2			Gap/Fill	01.0
			Gap/Fill				1				1.5	
			0				26.5	25.5			28.5	27
			20.2	20.2			52.3	25.8			53.5	
			39.2	19			78	25.7			Gap/Fill	
			59.2	20			Gap/Fill				0	
			78	18.8			7				22	22
			Gap/Fill				36.5	29.5			43.5	21.5
			7 Cup/1 III				65.7	29.2			64.5	21
			27	20			Gap/Fill				Gap/Fill	
			45.9	18.9			1				1.2	
			64.9	19			26	25			22.2	21
			Gap/Fill				51	25			43.5	21.3
			. 3				76	25			64.5	21
			21	18								
			39.1	18.1								
			57.1	18								
Steady Sta	ate dro	p:	18		Steady Sta	ate drop:	25		Steady Sta	ate drop:	21	
Volume (c	m3):		633.96		Volume (c	m3):	880.5		Volume (c	m3):	739.62	
cm drop:			2.018981		cm drop:		2.80414		cm drop:		2.355478	
cm/min:			0.201898		cm/min:		0.280414		cm/min:		0.235548	
cm/h:			12.11389		cm/h:		16.82484		cm/h:		14.13287	
in/h:			4.769246		in/h:		6.623953		in/h:		5.564121	
mpi:			13		mpi:		9		mpi:		11	

Soil Profile ID	Limiting Zone	Free Water	<b>Infiltration Rate</b>	Taxon	System Type
	inch	es	Estimate		
TP 1	74	77	Moderate	Arenic Hapludults	GRAVITY
SW 1	65	65	Moderate	Arenic Hapludults	GRAVITY
SW 2	>72	>72	Moderate	Arenic Hapludults	GRAVITY
SW 3	>72	>72	Moderate	Arenic Hapludults	GRAVITY

Tax Map # Job Numbe	ofile Notes 235 r: <u>14-D5</u>	-19-7 19-FS		Da	te: 3/8/201	9	Accent Envi PO Box 788 Millsboro, I www.aedelm	DE 19966
Client / Lo	cation: MSN	NONI/B	URIDN	Ev 44:	aluated by or under 55; ARCPACS CPS	the supervision Sc/CPAg # 247	of William Gangl 47; VA CPSSc	loff; DE license # D-
Profile #	TP	1	Soil Boring of T	2	lief:			Slope: 0-19
74 incl	h Depth to Limit	ing Zone	egetation:		AG SNE	BUE 1	ienss	
40 MP	h Depth to Free V PI Estimated Perm es: Y / N	neability	lotes:					
		Soil Classifica			HENIC IN	PWAUL	13	
Horizon	Depth	Matrix	Colors Redox	Redox De Ab. S. Co		Structure	Consistence	Notes
AP	0-9	107R3/3	NON	Non	15 LS	IFGR	VIR	
15	9-24	10-10-5/4	1/	- <i>y</i> -	15	1F-BC	VIR	
Br	24-36	7.578%	1	4	Sel	IMSBK	TR	
$C_{i}$	36-50	101846	11	R	SL-	M	(R	
4	50-74	10407/4	1) 1)	11	15	m	VAR	E 1
4	74-96	10113	10 4R 6/8	FAZP	15	m	VIR	
Gyy	86-90	1010M	127124/8	ruzp	LB	M	VIR	

Site Evaluator's Signature:

wy. YA

Tax Map #	ofile Notes 235 -1 er: 14-25	9.00-7 519-FS			Date: _2	27/20	19	Accent Env PO Box 78: Millsboro, www.aedelt	DE 19966
Client / Lo	cation: 1 16-14		BRIDN		Evaluate 4455; Al	d by or under RCPACS CPS	the supervisio SSc/CPAg # 24	n of William Gang 747; VA CPSSc	gloff; DE license # D-
Profile #	: SW	- \	Soil Boring or	Test Pit	Relief:	FLA	T		Slope: - VS
11	h Depth to Limit		Vegetation:		AG S	NEBLE	TCIERS	2	
-	h Depth to Free		Notes:						
	es: Y / 7	*							
		Soil Classif		11		house	IS		
Horizon	Depth	Matrix	Colors Redox		x Desc. S. Con.	Texture	Structure	Consistence	Notes
AP	0-9	104R3/2	1 None	No	NE	15	IEP	VER	
Б	9.25	2.54/4	4			15	11591	VA	
bt	25-34	10125/6	1	ù		SL	1/59/	R	
C,	34-65	10187/4	n It	4		LS	m	VIR	
C2	65-72	10427	3 10119/8	FIP		15	M	VIL	
				-					
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				-					

Tax Map # Job Numbe	er: <u>14-DS</u>	19-7 19-FS			Date:	2/27/2	2019	Accent Envi PO Box 788 Millsboro, J www.aedelu	DE 19966
Client / Lo	ecation: Pre	NARNI/B	URTON					of William Gang 747; VA CPSSc	loff; DE license # D-
Profile #	SW	2	Soil Boring or T	est Pit	Relief				Slope: 0 - 1%
-72 incl	h Depth to Limit	ing Zone	Vegetation:		AC	n STUBLE	F BLACA	155	
<u>40</u> MF	h Depth to Free V PI Estimated Permes: Y / N	neability	Notes:						
		Soil Classific			VISNIC	- MAR	VAULTS		
Horizon	Depth	Matrix	Colors Redox		ox Desc. S. Con.	Texture	Structure	Consistence	Notes
Ap	0-8	10723/4	Nons	nl	aus	15	IFCIR	VIR	
E	8-22	10405/4	1/		H:	15	1FSB1	VIR	
Bt	22-34	7.570%	le	1	4	sa	IMSBIC	FR	
$C_{1}$	34-46	10 4R 7/4	1,	1	ć.	15	M	VR	
Cz	46-72	107R7/4C	3) ''		4	LS	M	Vir	
				_					

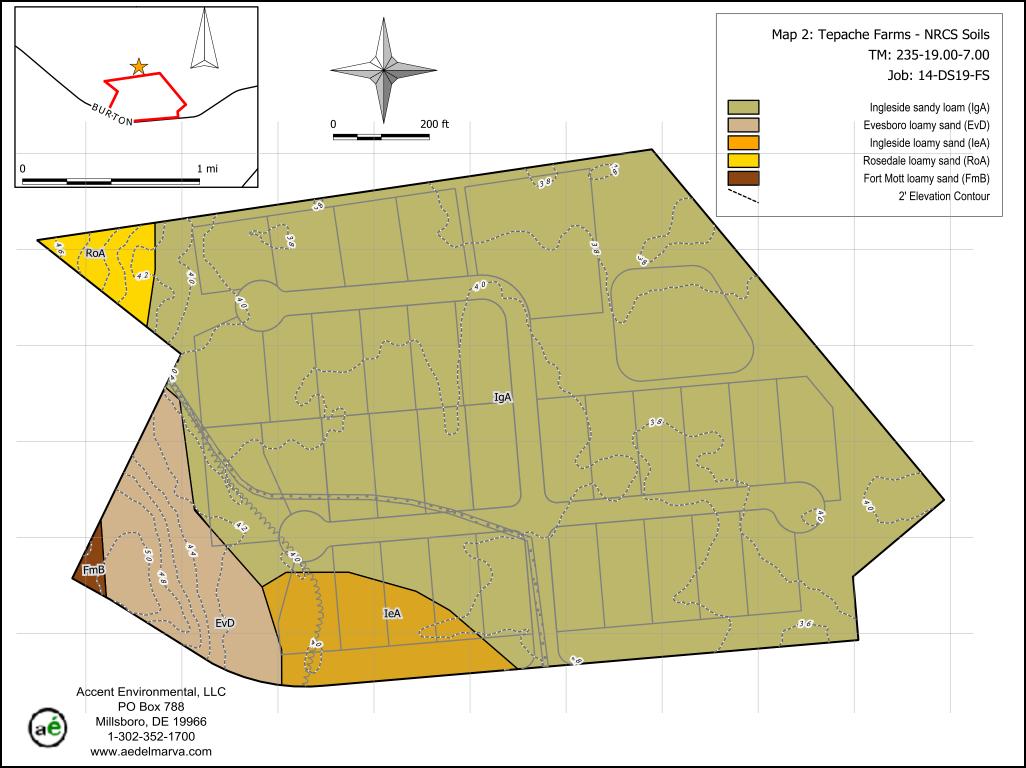
Tax Map #	ofile Notes 235-1 er: 14- ASI cation: <i>Neuvil</i> e	9.00= 9-FS	7,00	-	Date: 7	27/20	<i>519</i>	Accent Env PO Box 78 Millsboro, www.aedel	DE 19966
Client / Loo	cation: 1.900	owi / B	WRIDAJ	-				n of William Gan 747; VA CPSSc	gloff; DE license # D-
Profile #	SW-	3	Soil Boring or	Test Pit	Relief:	FLAT	<		Slope: 0 - 1/0
272 incl	h Depth to Limiti	ing Zone	Vegetation:	AG	STUR	BLE	GRASS	5	
<u>40</u> mp	h Depth to Free V PI Estimated Pern	neability	Notes:						
OH Utilitie	es: Y / (N			A	PENIC	1JAPI.	VAULTS		
n x	D. d	Soil Classif	Colors	Red	lox Desc.	Texture			Nete
Horizon	Depth 0-9	Matrix 10 Plu	Navis		S. Con.	LS	Structure	Consistence	Notes
E	9-21	2.54%	1	,	t	15	IF9/	Vir	
bt	21-34	10723/2	11	h		sa	ifel	R	
C,	34-62	1042 H	- Iţ	1	1	LS	M	VII	
62	6272	104R71	3 "	11		15	M	VIR	
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			_						

3/8/2019

Test ID	Pit / Test	1	1" 145-90	Test ID	Pit   Test	2	1" HGAD	Test ID	Pit / Test	3	1"Item
Depth:	28			Depth:	31			Depth:	31		
	e Interval (m	Drop (cm)	Difference		e Interval (r	r Drop (cm)	Difference	Start Tim	e Interval (r	r Drop (cm)	Difference
8304	10m		1.2.1	8:30	10 m			8'30 9:30	10m		1.1.1.1
930a		3 29.2		9:30		10,5		9:30		0	
		29.2				42.8				29	
		53.3				76				60,5	1
		53.3 78			NG .	1			pre -	-	
	125 -	-			102	1			11.4	1.5	
	1.	0				26.5				28.5	
		20.2				172			-	53.5	
	-	20.2			-	57.3 78			Ref -	23.7	
		201			PSA	10			1021 -	To	
		39.Z 59.Z 78			10A	7			-		
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TEPACHE Farms

Google Earth

© 2018 Google

THE

Sand Hill Rd

Donovans Rd



MEGAN NEHRBAS MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS) (302) 855-1176 T (302) 853-5889 F





**October 1,2018** 

Pennoni Attn: Alan M. Decktor 18072 Davidson Dr. Milton, De. 19968

## **RE: TEPACHE FARMS**

I have received proposed street name(s) for the new subdivision, TEPACHE FARMS, located in Milton. In reviewing the proposed street name(s) the following have been **approved**:

Auroras Aly	Tavish Station Way	
Hazels Hide Way		

Use only **approved** road names that you have written confirmation for or you will be required to rerecord. Each street name is to be used only once.

Upon final approval of **TEPACHE FARMS** please forward a copy of the recorded site plan to my attention. Our office would appreciate a digital copy if at all possible for the purpose of addressing. Should you have any questions, please contact the **Sussex County Addressing Department** at 302-855-1176.

Sincerely,

Terri I. Dukes

Terri L.Dukes Addressing Technician II

CC: Christin Headley Planning & Zoning





MEGAN NEHRBAS MANAGER OF GEOGRAPHIC INFORMATION SYSTEMS (GIS) (302) 855-1176 T (302) 853-5889 F





October 26, 2018

Pennoni Attn: Alan Decktor 18072 Davidson Dr Milton, De. 19968

#### RE: Proposed Subdivision Name(s)

I have reviewed the name(s) submitted for your proposed subdivision TEPACHE FARMS, which is located in MILTON (235-19.00-7.00). In reviewing the proposed name(s) the following has been **approved** for this subdivision:

## **TEPACHE FARMS**

Should you have any questions please contact the **Sussex County Addressing Department at 302-853-5888 or 302-855-1176.** 

Sincerely,

Terri L'Dukes

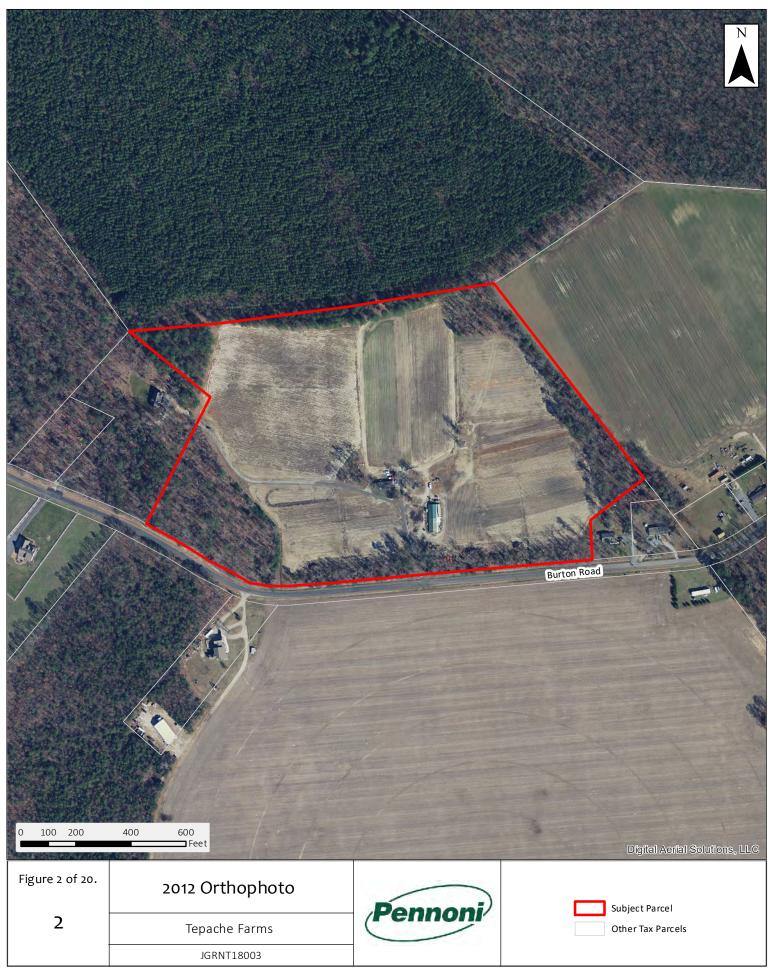
Terri L. Dukes Addressing Technician II

CC: Christin Headley Planning & Zoning

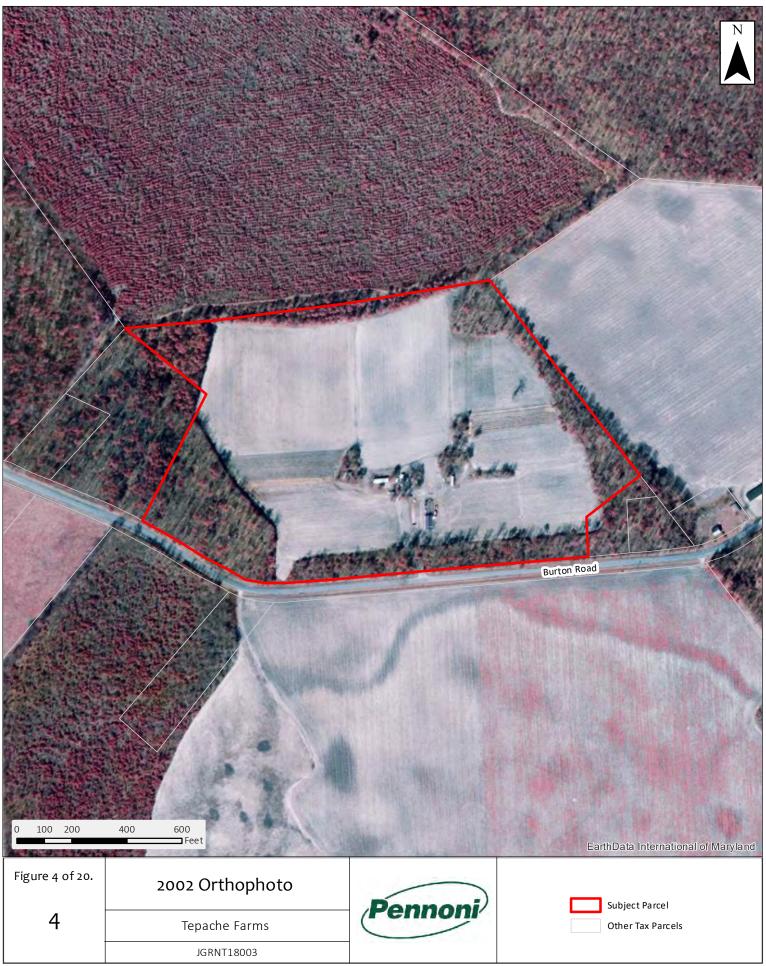




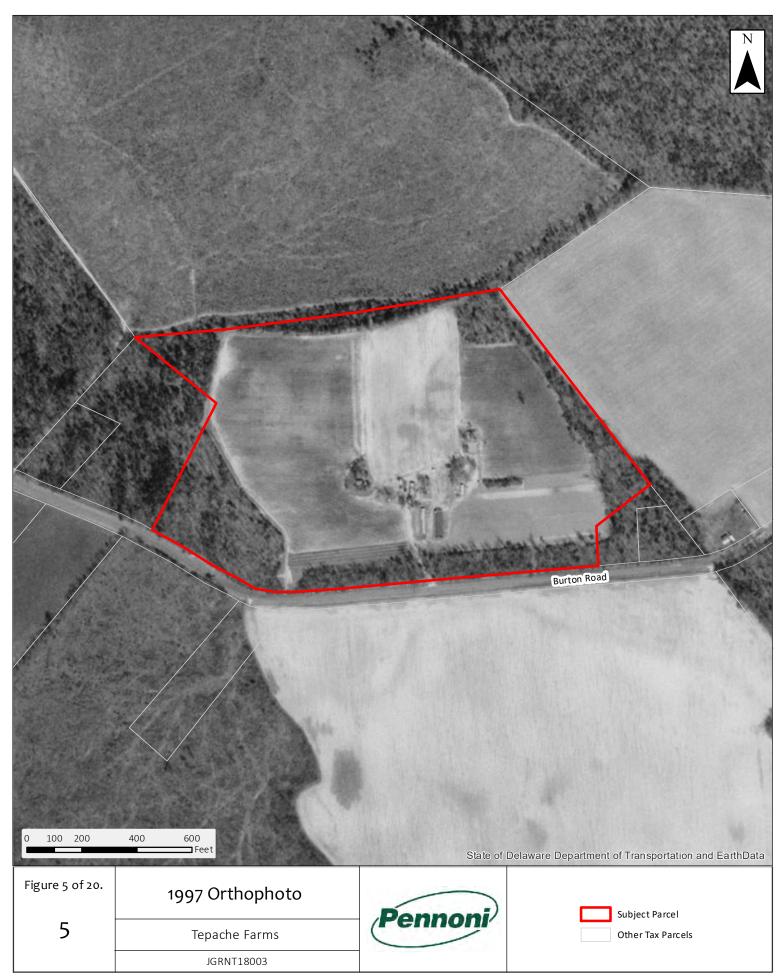
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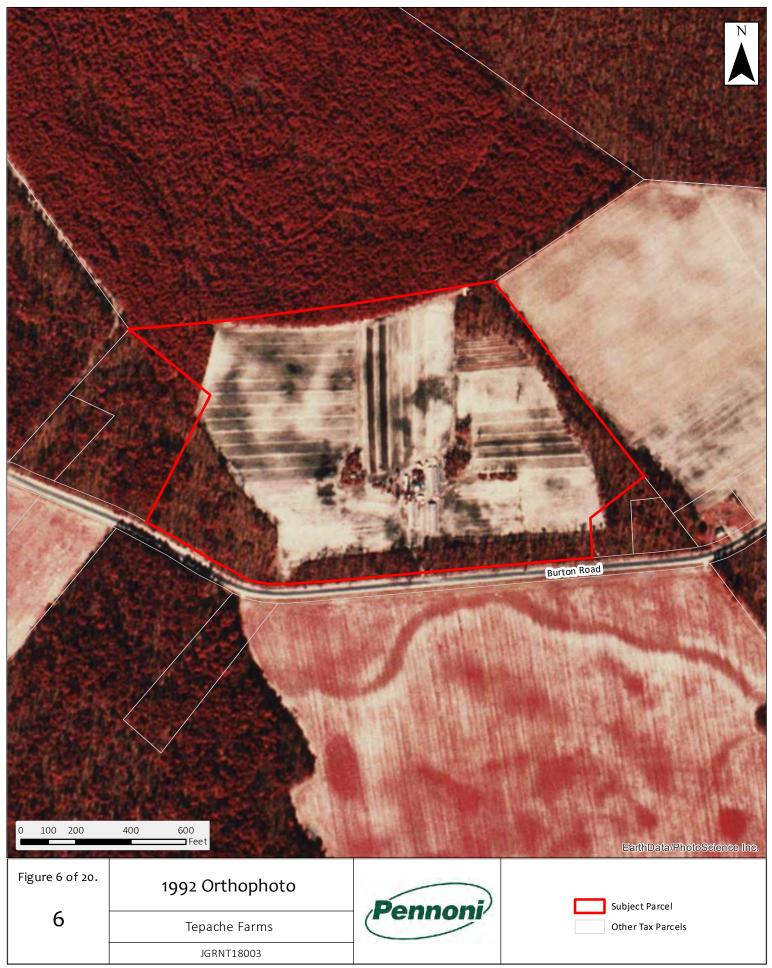


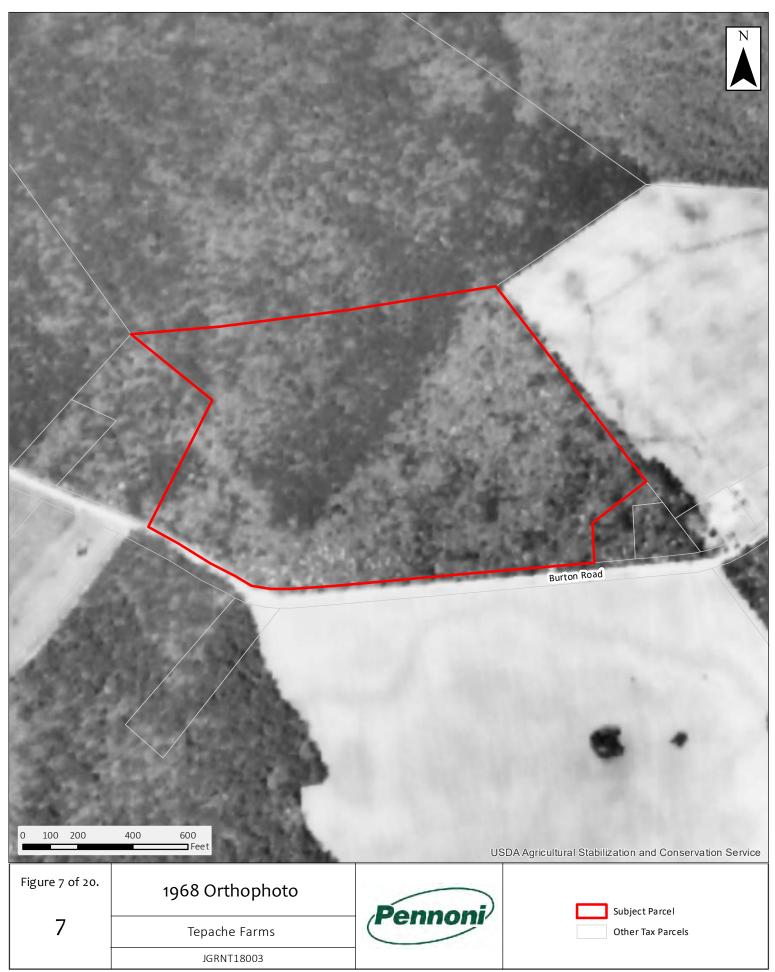


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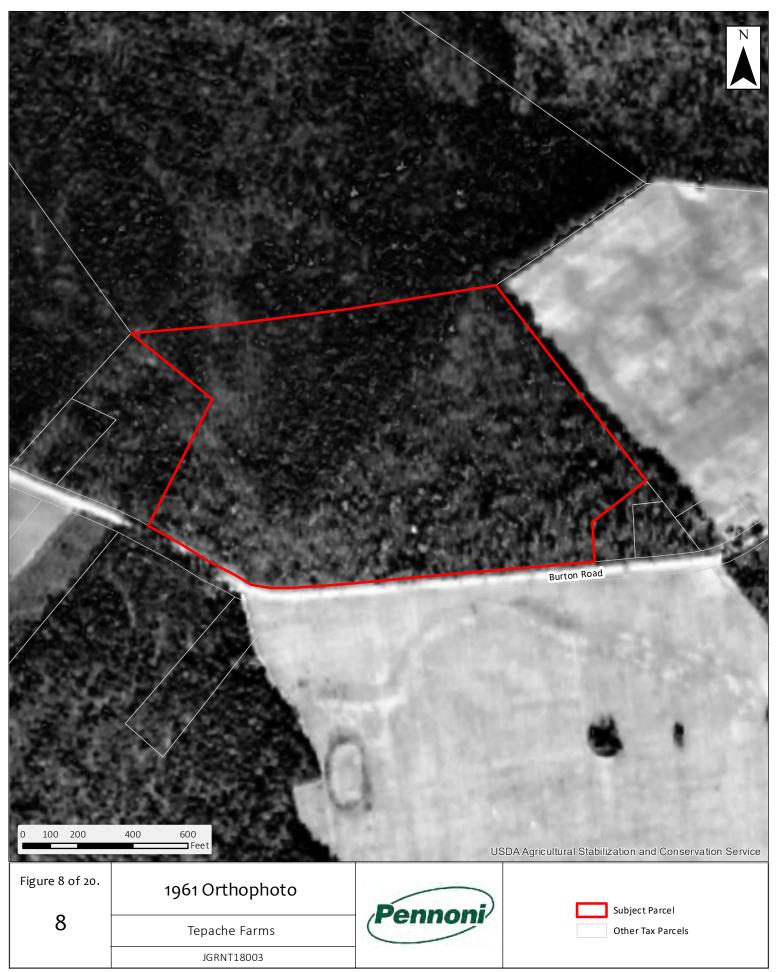


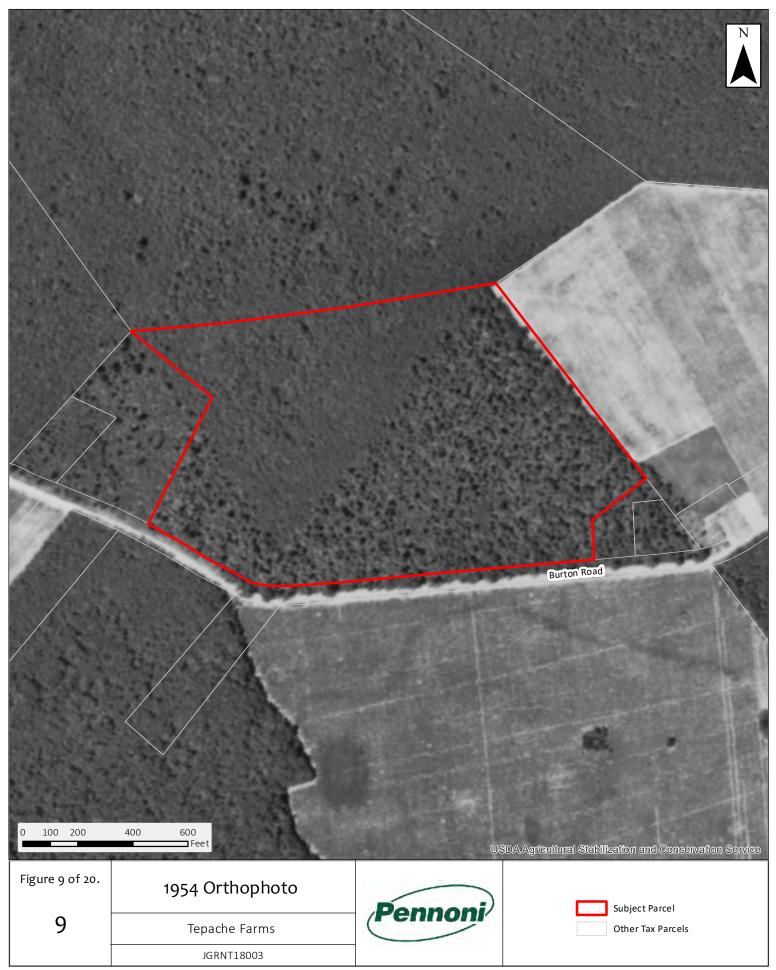
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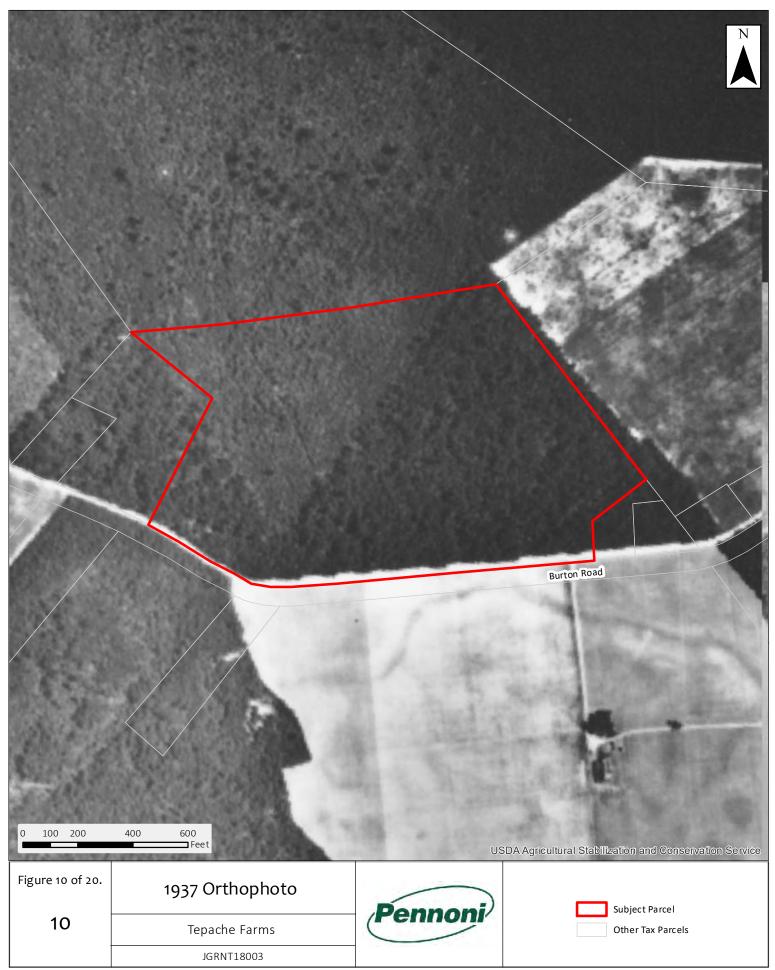




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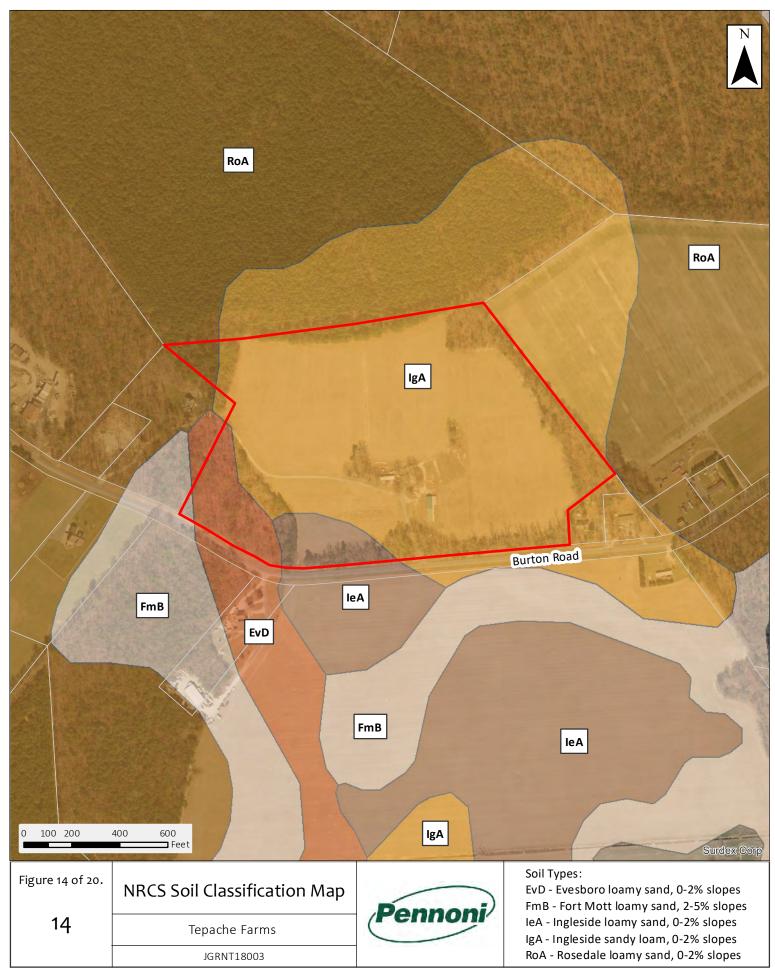


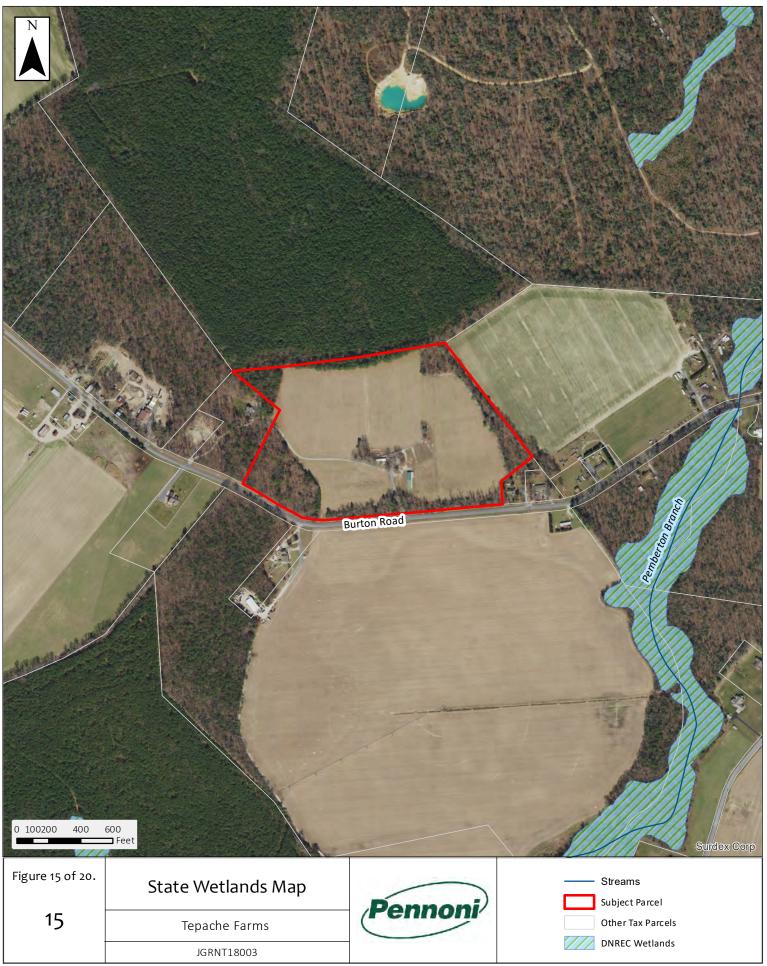
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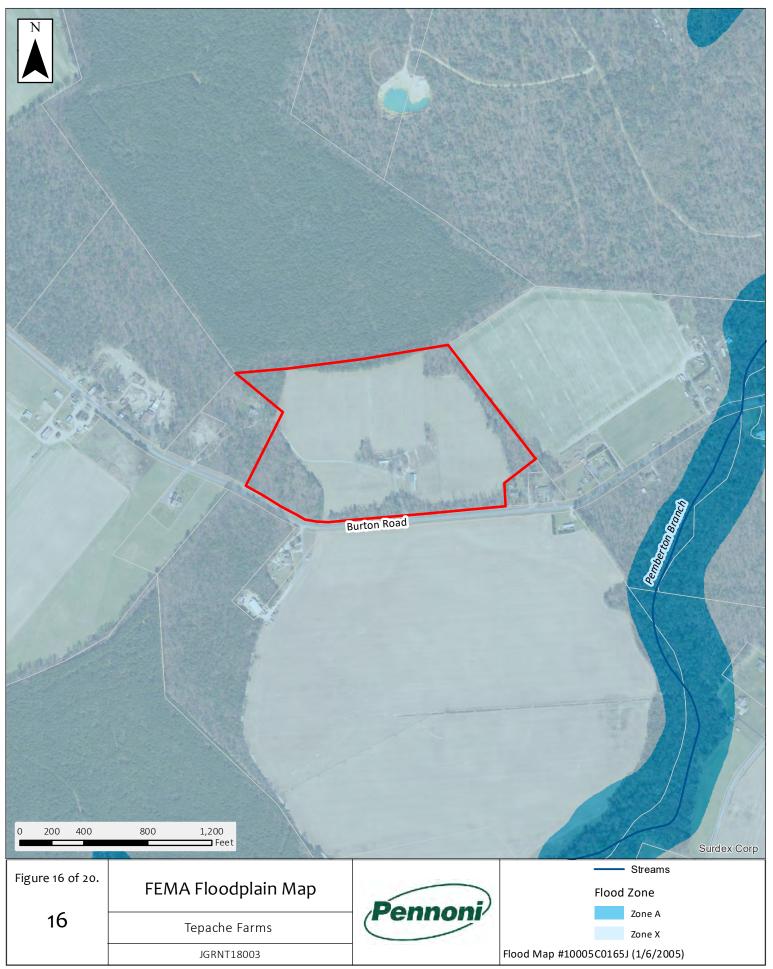


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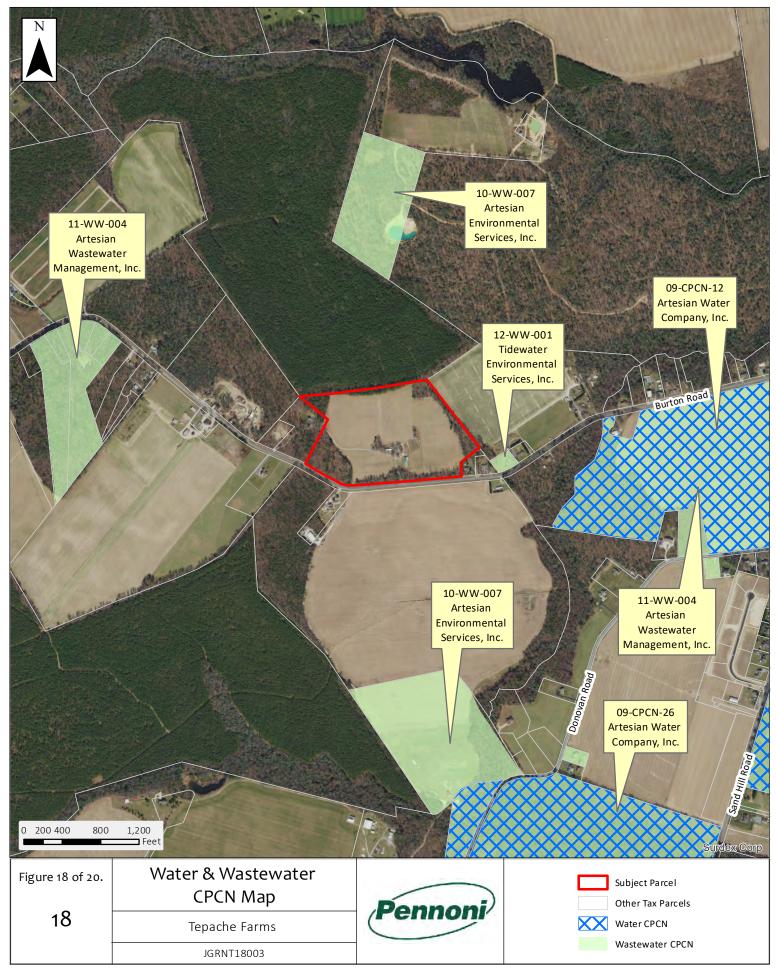


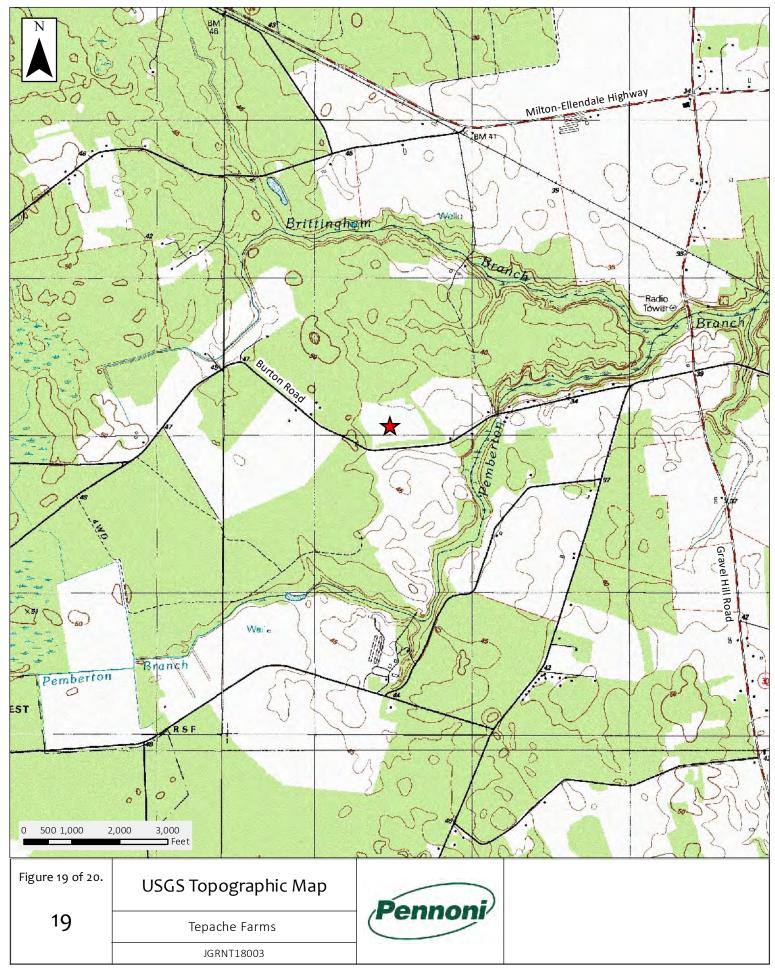






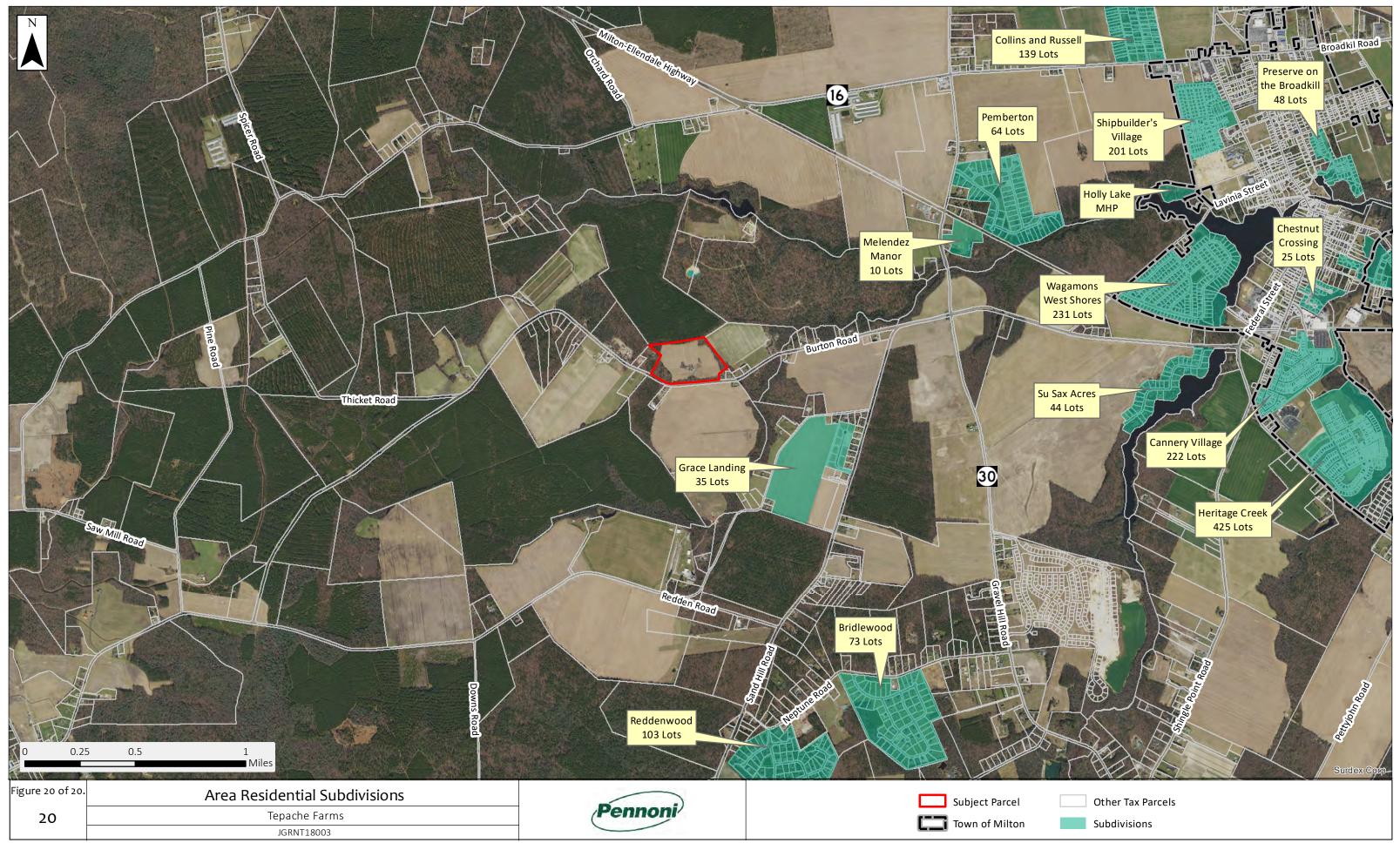
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Date: 1/7/2019

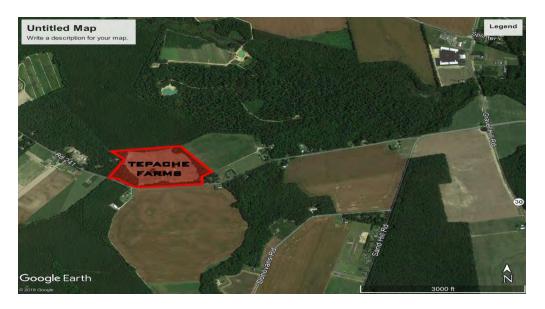
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### PROPOSED FINDINGS OF FACT and CONDITIONS SUBDIVISION #S-2018-32 TEPACHE FARMS SUBDIVISION

#### Findings of Fact

 This is an application to consider a detached single-family lot subdivision using the cluster development option under §115-25 A. (2) of land in an AR-1 Agricultural Residential District by dividing 33.81 acres into 33 lots, more or less, in Broadkill Hundred located on the north side of Burton Road (Sussex County Road 241), 1 Mile west of Delaware Route 30.



- The subject property will be developed by PHEAT Farms, LLC with James Grant of Gator & Associates LLC as the Managing Member.
- 3. The applicant is the owner/developer of the project to be known as Tepache Farms.
- 4. The subject property is located in the Broadkill Hundred approximately 2 Miles west of the Town of Milton.

- 5. The applicant has provided the required supporting statements as required under §99-24 A., B. and F. in support of the subdivision's application for tentative approval.
- 6. In the 2007 Sussex County Comprehensive Plan Update, the area for the proposed Tapache Farms is identified for purposes of future land use as a "low density area". The Strategies for State Policies and Spending identify the area as Investment Level 4 and is consistent with the land use plan as well as with all County ordinances. The development of this site in an AR-1 Agricultural Residential District with a cluster option is a permitted use.
- 7. With the conditions imposed, the proposed development will be designed in accordance with both the subdivision ordinance and the zoning ordinance.
- 8. The development has a proposed density of less than 1 lot/acre and is consistent with the uses permitted in the "low density area" of the 2007 Sussex County Land Use Plan Update as certified by the State, and the purposes of AR-1 Agricultural Residential District, which permits residential development, and with the ordinance relating to the cluster development in subdivisions.
- 9. The proposed project is consistent with the trend of single-family residences in the area. Tepache Farms is in character with the nature of the area in that it provides for one-half acre lots and the retention of natural and open space features. The project will comply with all agricultural use regulations required by law including buffers, setbacks, and agricultural use restrictions.
- The project will provide active and passive recreational uses that consist of 12.32± acres (36%).

- 11. The project's location, west of Sand Hill Road and DE RT 30 provides easy access to major roadways for shopping in Georgetown and Milton.
- 12. Public investment in infrastructure will be avoided because all single family lots will have individual wells and septics. The developer will be responsible for the construction of roads within the subdivision as well as the entrance and road improvements to and along Burton Road.
- 13. The cluster design is superior in design as it provides for single-family detached dwellings in the low-density area, as shown on the Sussex County Comprehensive Plan; Approximately 12.32 acres (36%) of the project remains as open space which includes approximately 3.13 acres of the site to be planted for the forested and/or landscape buffer, as defined in § 99-5, Subsections A through J. 7.87 acres will be used for active open space. The majority of the woods onsite have been avoided. There are no wetlands located on the property; Majority of lots will back up to open space instead of the backyards of other lots; School Bus Stop will be provided at the entrance to the subdivision; the proposed subdivision provides for the adequate transition in density from the adjacent properties; no lots will have direct access to Burton Road; additional open space has been provided around the perimeter of the subdivision to help handle stormwater management without disturbing the landscaping proposed for the project.
- 14. The project will have a single homeowners' association for the maintenance of common areas, e.g., open areas, amenities, streets, buffers, etc.
- 15. The items listed in Section 99-9C of the Subdivision Ordinance have been addressed.

16. The proposed subdivision meets the general purpose of the Subdivision and Zoning Ordinance being located in an appropriate location meeting the purpose of the zoning district and the comprehensive plan which is essential and desirable for the general convenience, orderly growth, prosperity and welfare of the County.

#### Conditions of Approval

Preliminary approval is subject to the following conditions:

- 1. The maximum number of dwelling units shall not exceed 33 lots.
- 2. Final site plan review by Planning and Zoning shall be required.
- Interior street design shall comply with or exceed Sussex County standards and shall include street lighting.
- 4. All entrances, intersections, roadway improvements, and multi-modal facilities required by DelDOT have been completed by the applicant as required by and within the time periods required.
- The subdivision lots shall be served by individual on-site wells that will be regulated by the Department of Natural Resources and Environmental Control.
- The subdivision lots shall be served by individual on-site septics that will be regulated by the Department of Natural Resources and Environmental Control.
- 7. Storm water management and erosion and sediment control shall be constructed in accordance with all applicable state and county requirements and shall be operated utilizing best management practices and best available technologies.
- 8. A homeowner's association shall be formed to provide for the perpetual maintenance, repair and replacement of streets, roads, buffers, stormwater management facilities, recreational facilities and other common areas.
- 9. Road naming and addressing shall be subject to the approval of the Sussex

County Mapping and Addressing Department.

- 10. Agricultural buffers shall be provided as required by applicable state and county requirements.
- 11. The Agricultural Use Notice shall be included in the restrictive covenants.
- 12. The applicant shall coordinate and cooperate with the local school district's transportation manager to establish school bus stop areas.
- 13. No site preparation, site disturbance, excavation, or other construction shall be commenced until all permits required by other laws, ordinances, rules and regulations have been issued and the approved final site plan is recorded.

**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 JANELLE CORNWELL, AICP DIRECTOR

## PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date May 23, 2019

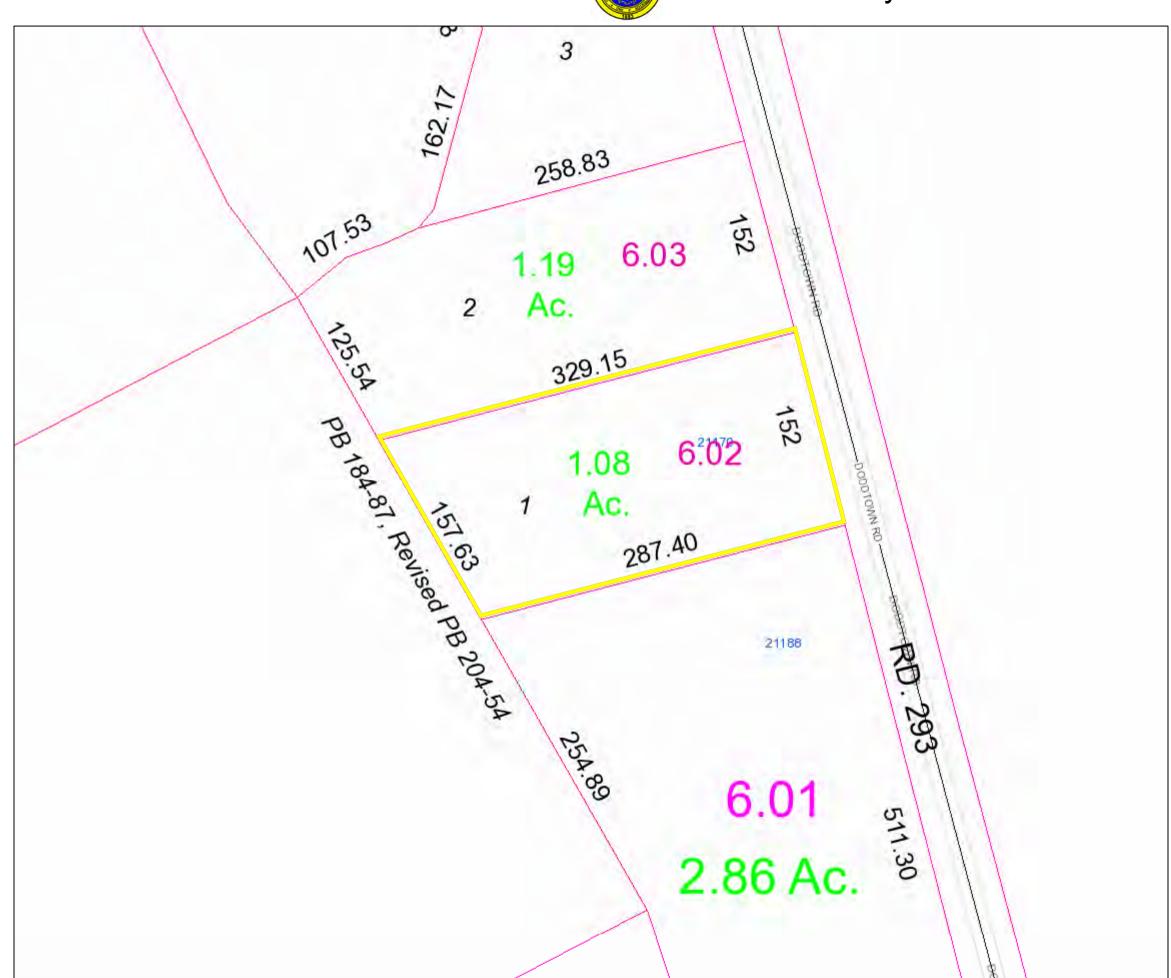
- Application: CU 2173 Roy Richardson
- Applicant: Roy Richardson 21170 Doddtown Road Harbeson, DE 19951
- Owner: Craig and Peggy Richardson 149 Pembroke Lane White Stone, VA 22578
- Site Location:21170 Doddtown Road. West side of Doddtown Road, approximately<br/>511 feet north of Anderson Corner Road.
- Current Zoning: AR-1 (Agricultural Residential District)
- Proposed Use: Catering Business

Comprehensive Land Use Plan Reference: Low Density Area

Councilmatic District:	Mr. Burton
School District:	Indian River School District
Fire District:	Georgetown Fire District
Sewer:	Private, On-Site
Water:	Private, On-Site
Site Area:	1.08 ac. +/-
Tax Map ID.:	234-9.00-6.02



Sussex County



PIN:	234-9.00-6.02
Owner Name	RICHARDSON CRAIG R
Book	5003
Mailing Address	PO BOX 783
City	LEWES
State	DE
Description	SW/RD 293
Description 2	664'NW/RT 292
Description 3	N/A
Land Code	

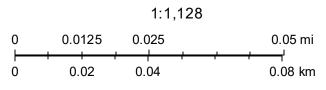
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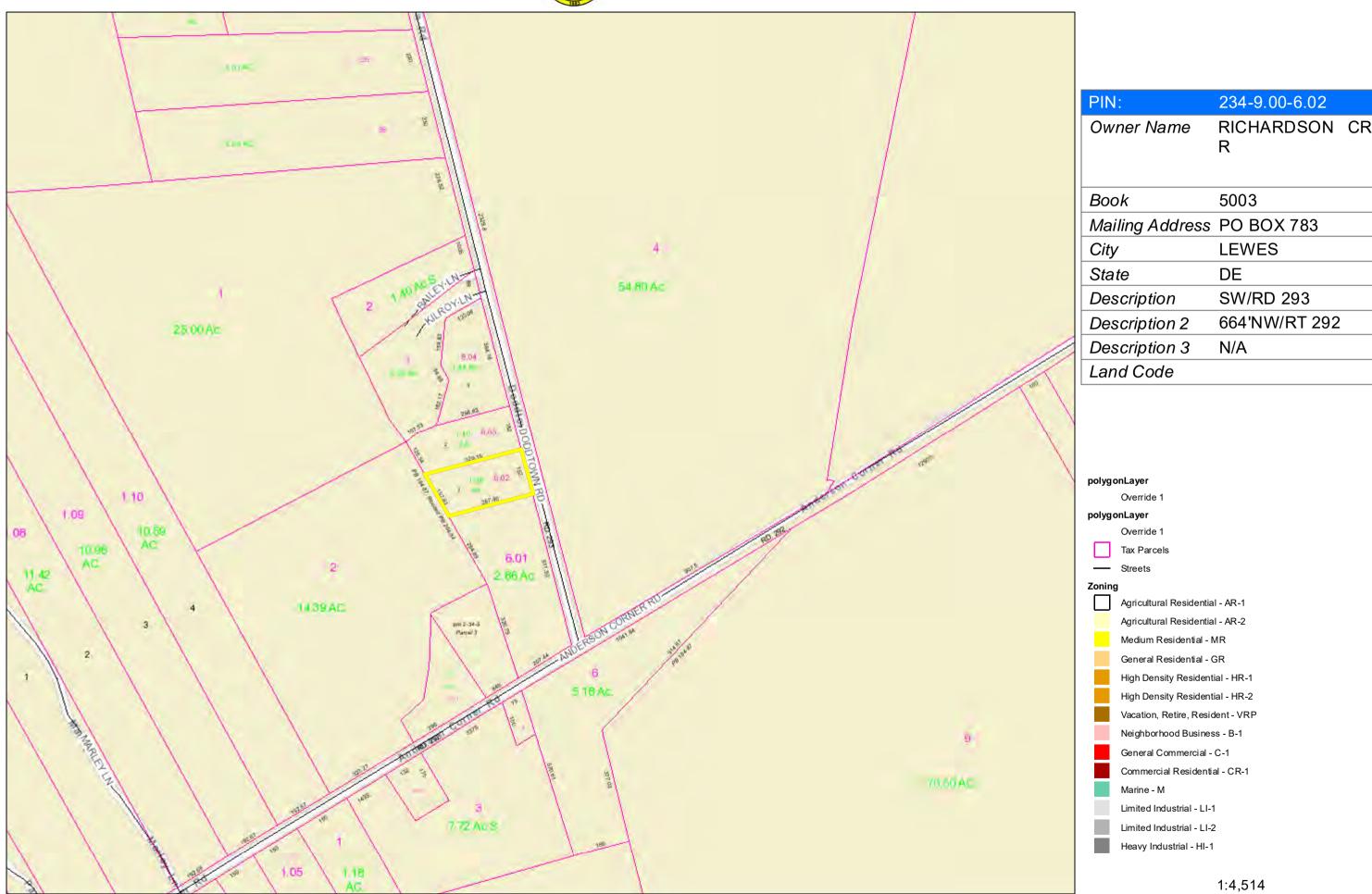
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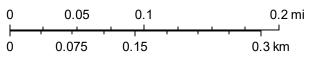
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



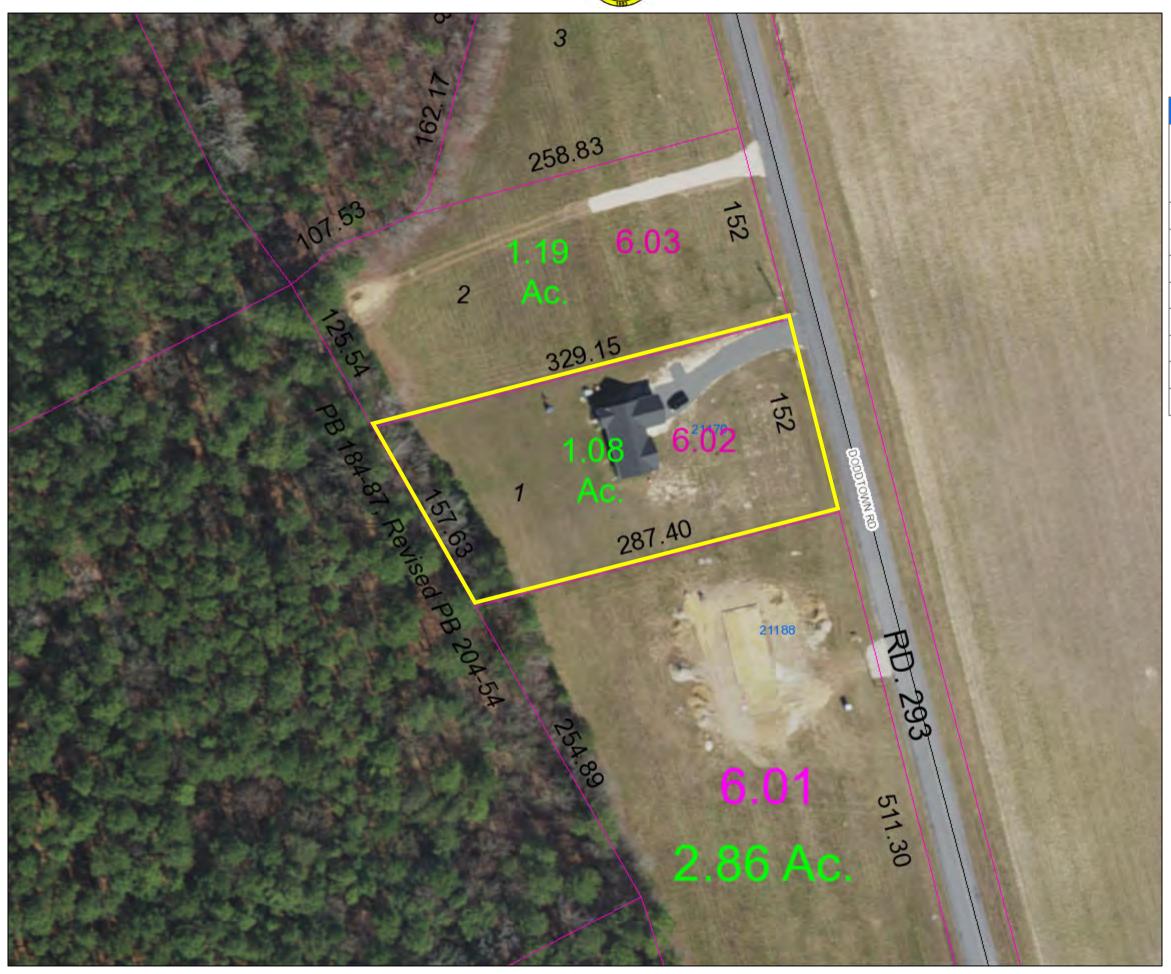
Sussex County



PIN:	234-9.00-6.02
Owner Name	RICHARDSON CRAIG R
Book	5003
Mailing Address	PO BOX 783
City	LEWES
State	DE
Description	SW/RD 293
Description 2	664'NW/RT 292
Description 3	N/A
Land Code	



Sussex County



PIN:	234-9.00-6.02
Owner Name	RICHARDSON CRAIG R
Book	5003
Mailing Address	PO BOX 783
City	LEWES
State	DE
Description	SW/RD 293
Description 2	664'NW/RT 292
Description 3	N/A
Land Code	

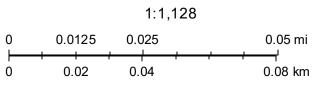
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Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries





STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 800 Bay Road P.O. Box 778 Dover, Delaware 19903

JENNIFER COHAN SECRETARY

February 5, 2019

Ms. Janelle Cornwell, Director Sussex County Planning & Zoning P.O. Box 417 Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Ray Richardson** conditional use application, which we received on January 11, 2019. This application is for a 1.08-acre parcel (Tax Parcel: 234-9.00-6.02). The subject land is located on the west side of Doddtown Road (Sussex Road 293), approximately 550 feet northwest of the intersection of Doddtown Road and Anderson Corner Road (Sussex Road 292). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize a 480 square-foot portion of the existing residence to operate an off-premise catering business.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Doddtown Road where the subject land is located, which is from Anderson Corner Road to Delaware Route 5, is 576 vehicles per day.

Based on our review, we estimate that the proposed land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Ms. Janelle M. Cornwell Page 2 of 2 February 5, 2019

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Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

J. William Brochenbrough, f

T. William Brockenbrough, Jr. County Coordinator Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues Ray Richardson, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination





# Service Level Evaluation Request Form

This form shall be submitted to the Planning and Zoning Office and a response shall be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 1/11/19

Site Information:

Site Address/Location: 211	20 Doddfor	wh what H	arsisa-ise 1995	- (

Tax Parcel Number:	234-9-4.02
,	Visidiacica
Proposed Zoning:	Conditional use
Land Use Classificati	on:

Proposed Use(s):

posed buildings or number of units: 480

Square footage of any proposed buildings or number of units:

#### **Applicant Information:**

Applicant's Name:	Cay	N.	chardsy	<u> </u>	
Applicant's Address:	Po'	Bor	783		
City:	Leuis		State: NE	Zip Code:	19958

Applicant's Phone Number: <u>302</u> 515 4990 Applicant's e-mail address: <u>Shor-Cuterer @ Sonal</u> Com

LEFT MESSACE 2/6/2019 9:13 AM

Sussex County

DELAWARE sussexcountyde.gov



COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE | PO BOX 417 GEORGETOWN, DELAWARE 19947

Last updated 7-27-18

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

TO:	Janelle Cornwell
REVIEWER:	Chris Calio
DATE:	5/2/2019
APPLICATION:	CU 2173 Roy Richardson
APPLICANT:	Roy Richardson
FILE NO:	NCPA-5.03
TAX MAP & PARCEL(S):	234-9.00-6.02
LOCATION:	21170 Doddtown Road. West side of Doddtown Road, approximately 511 feet north of Anderson Corner Road.
NO. OF UNITS:	Catering Business
GROSS ACREAGE:	1.08

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

#### 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 3
- (3). Is wastewater capacity available for the project? N/A If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? No If yes, how many? N/A. Is it likely that additional SCCs will be required? N/A If yes, the current System Connection Charge Rate is Click or tap to enter a fee per EDU. Please contact N/A 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** 

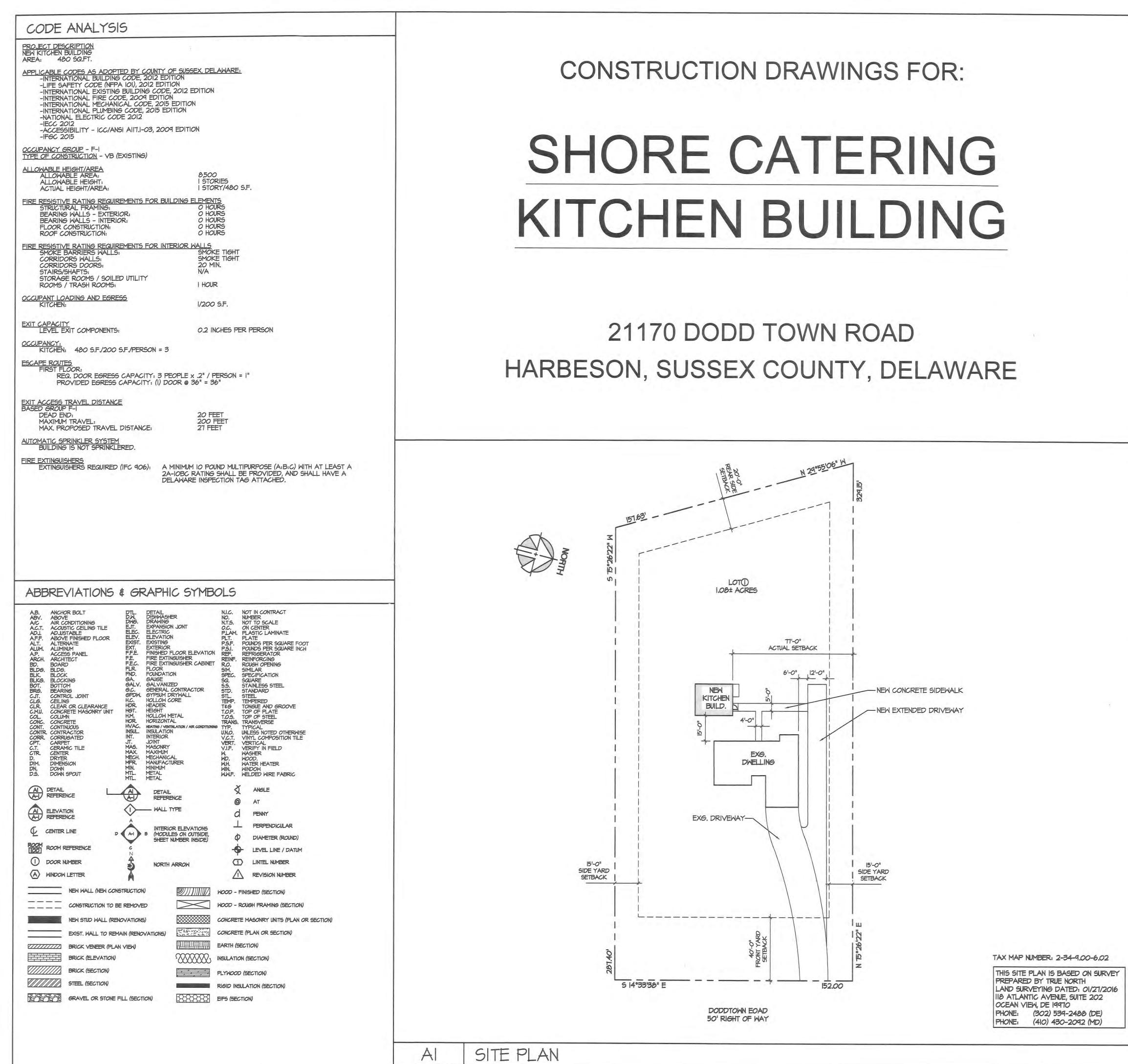
Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

- (7). Is project adjacent to the Unified Sewer District? N/A
- (8). Comments: The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a plan/schedule to provide sanitary sewer service.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

UTILITY PLANNING APPROVAL:

John J. Ashman Director of Utility Planning

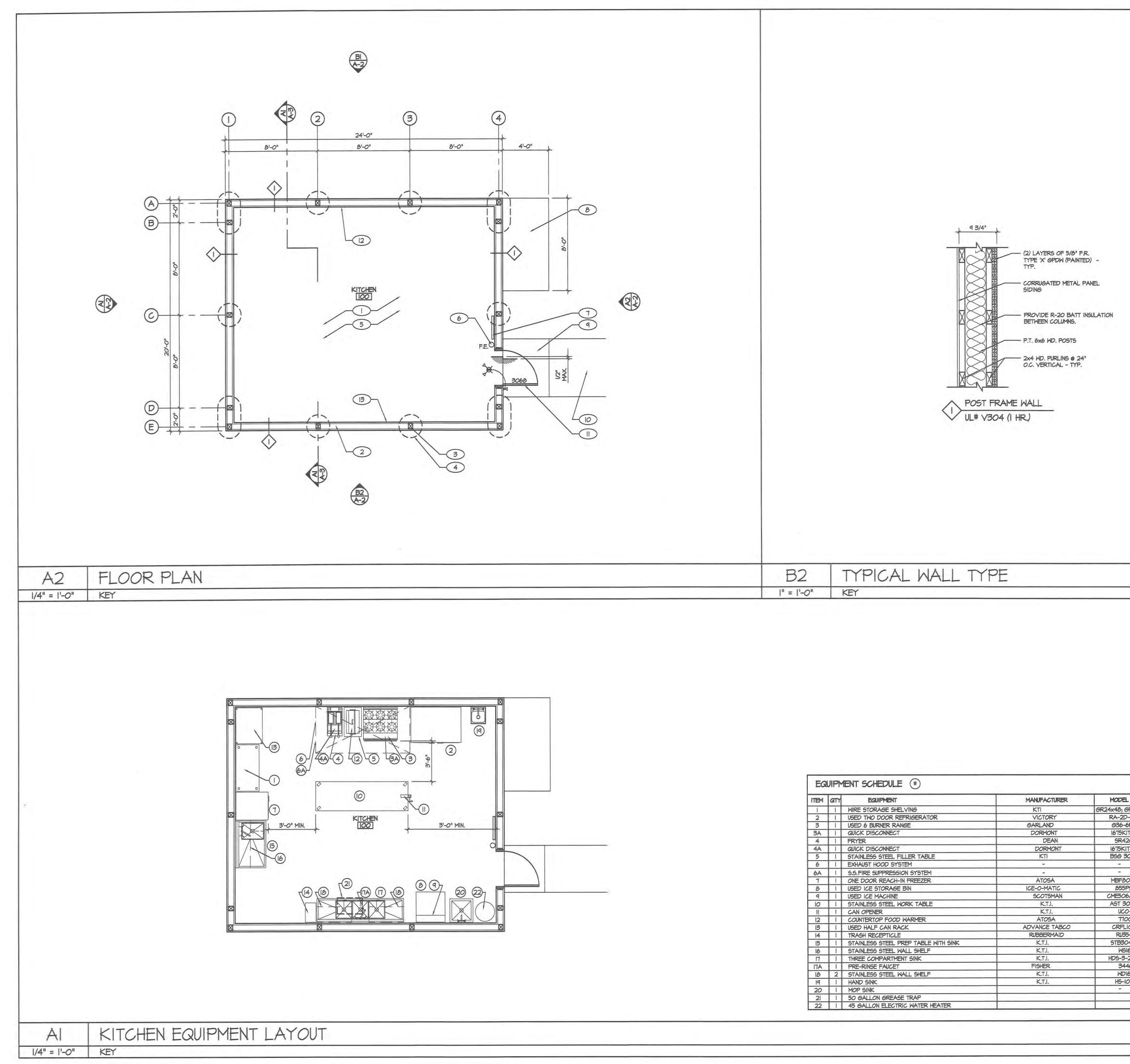
Xc: Hans M. Medlarz, P.E. Jayne Dickerson No Permit Tech Assigned



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KEY

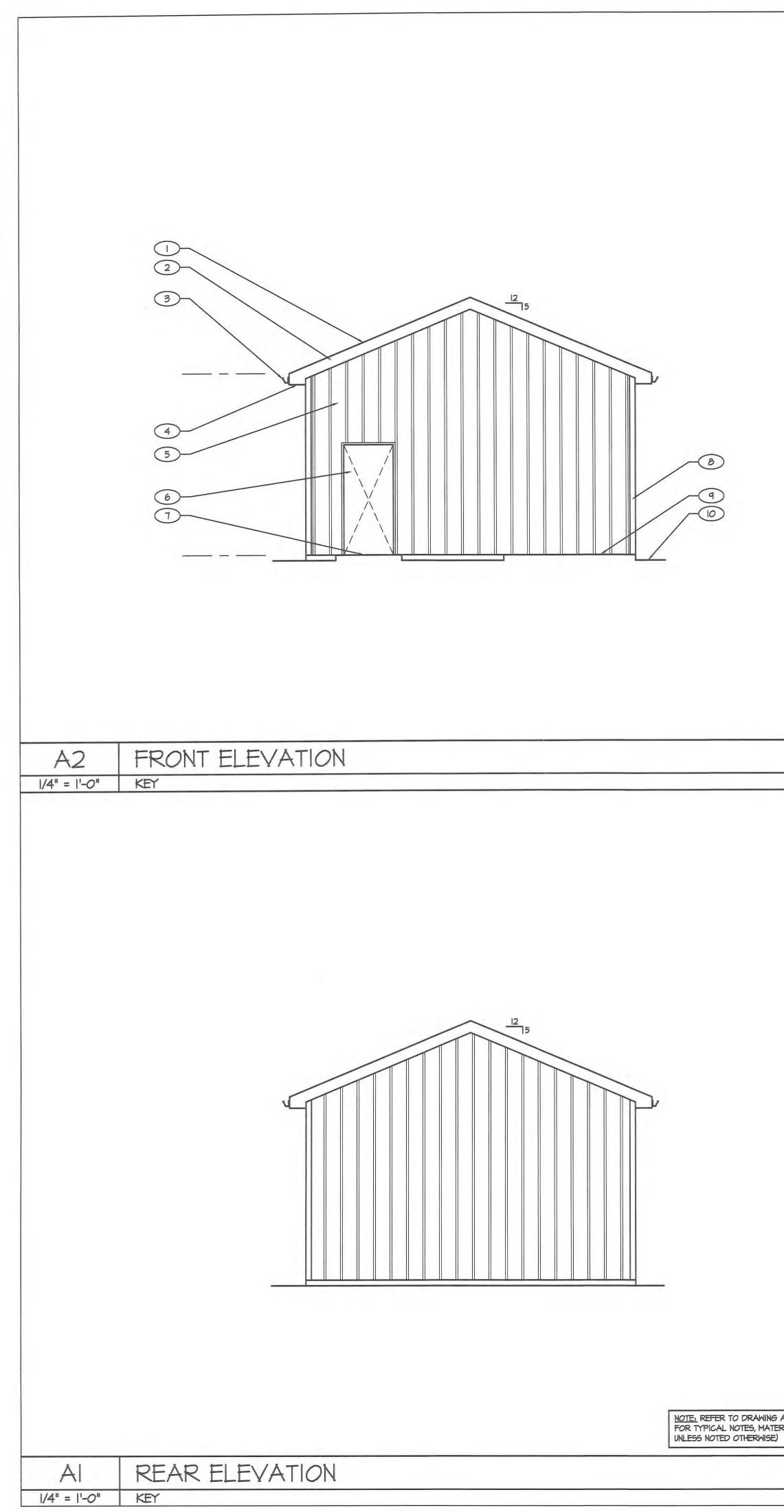
VICINITY MAP	1.27	
21170 Road 293		
PROJECT-		
	MOON ARCHITEC (302) 64	TURE, INC
Saim John's Umted W Methodist Church	s and arrangements are the property of nd are intended to be eclific project only and	note or in part for any other lithout the written consent of Inc No changes or deviations hout the written consent of Architecture, Inc.
BUILDING OWNER:       TAX MAP NO.:       2-34-9.00-6.02         J&G SERVICES       ZONING:       AR-1         34691 JIFFY WAY SUITE 4       FLOOD ZONE:       X         LEWES, DE 19958       SETBACKS:         PH:       SETBACKS:         MOONLIGHT ARCHITECTURE, INC.       SIDE SETBACK:       40'-0"         29003 LEWES GEORGETOWN HWY.       HEIGHT SETBACK:       20'-0"         LEWES, DE 19958       HEIGHT SETBACK:       42'-0"         PH:       (302) 645-9361       FLOOR AREA RATIO: N/A	All designs, concepts, Ideas and arrangements depicted on these drawings are the property o Moonlight Architecture, Inc. and are intended to l used in connection with this specific project only oball of the used in the specific project only	purpose whatsoever without th purpose whatsoever without th Moonlight Architecture, Inc No shall be allowed without the Moonlight Architec
CONTRACTOR: T.B.D.		SCALE: AS NOTED DATE: 12/19/2018 © copretent 2018 Moonleht Architecher, INC.
<ul> <li>G-I COVER SHEET &amp; SITE PLAN</li> <li>A-I KITCHEN EQUIPMENT LAYOUT, FLOOR PLAN &amp; TYPICAL WALL TYPE</li> <li>A-2 EXTERIOR ELEVATIONS</li> <li>A-3 BUILDING SECTIONS</li> </ul> GENERAL NOTES <ol> <li>DO NOT SCALE THESE DRAWINGS. (VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.)</li> <li>THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION.</li> <li>ALL DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY UNITS UNLESS NOTED OTHERWISE.</li> </ol>	KITCHEN BUILDING TOWN ROAD COUNTY, DELAWARE	T & SITE PLAN
<ol> <li>CONTRACTOR SHALL MEET WITH OWNER OR OWNER'S REPRESENTATIVE AT COMPLETION OF FLOOR FRAMING/SLAB CONSTRUCTION. PROPOSED WALL LAYOUT (INCLUDING WINDOW AND DOOR LOCATIONS) SHALL BE CHALK-LINED ON SUB-FLOOR/SLAB FOR OWNER'S APPROVAL. CONTRACTOR SHALL OBTAIN OWNER'S WRITTEN APPROVAL OF WALL LAYOUT PRIOR TO PROCEEDING WITH WALL FRAMING.</li> <li>CONTRACTOR SHALL MEET WITH OWNER OR OWNER'S REPRESENTATIVE AT COMPLETION OF ROUGH FRAMING AND PRIOR TO INSTALLATION OF ANY ELECTRICAL, MECHANICAL OR PLUMBING WORK. THE PURPOSE OF THIS MEETING IS TO FIELD-LOCATE ANY AND ALL ELECTRICAL SWITCHES, OUTLETS, LIGHT FIXTURES, ELECTRICAL PANELS, THERMOSTATS, AIR REGISTERS, GRILLES, EQUIPMENT, PLUMBING FIXTURES, ETC CONTRACTOR SHALL OBTAIN WRITTEN APPROVAL OF THESE LOCATIONS PRIOR TO PROCEEDING WITH THIS WORK.</li> <li>FAILURE BY THE CONTRACTOR TO CONDUCT THE ABOVE MEETINGS AND OBTAIN WRITTEN APPROVAL ON LOCATIONS OF REFERENCED DATA WILL RELIEVE OWNER FROM ANY AND ALL CHANGES OR RELOCATION EXPENSES RELATED TO THE ABOVE.</li> <li>ALL EXTERIOR WALLS ARE 2x6 WD. STUDS AT 16" O.C. (UNLESS NOTED OTHERWISE).</li> <li>ALL METAL CONNECTIONS/FASTENERS TO BE GALVANIZED (FRAMING SPECIALTIES TO BE MANUFACTURED BY KANT-SAG, SIMPSON, OR TECO).</li> <li>ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY UNITS OR EXPOSED TO THE ENVIRONMENT SHALL BE PRESSURE TREATED WOOD.</li> <li>CONTRACTOR SHALL NOTIFY MISS UTILITY NOT LESS THAN 2 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS, PRIOR TO EXCAVATION OR DEMOLITION ON THIS PROJECT.</li> </ol>	FOR THE: SHORE CATERING 2110 DODD HARBESON, SUSSEX	COVER SHEET
<ol> <li>ALL NEW MATERIALS SHALL BE FREE OF LEAD, ASBESTOS OR MERCURY.</li> <li>ALL ELECTRICAL WORK SHALL COMPLY WITH NEPA 10, NATIONAL FIRE CODES AND NATIONAL ELECTRIC CODE (N.E.C.).</li> <li>SHOULD ANY WORDS OR NUMBERS THAT ARE NECESSARY FOR A CLEAR UNDERSTANDING OF THE WORK BE ILLEGIBLE OR OMITTED, OR SHOULD AN ERROR OR DISCREPANCY OCCUR IN ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL CLARIFICATION IS RECEIVED. IN THE EVENT THE CONTRACTOR PROCEEDS WITHOUT SO NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING SAME, INCLUDING ANY RESULTING DAMAGE.</li> </ol>	CONSTRUCTION DOCUMENTS	PROJECT #: IBITA
<ul> <li>DAMAGE.</li> <li>14. GENERAL CONTRACTOR IS RESPONSIBLE FOR ALL ASPECTS OF THE CONSTRUCTION DOCUMENTS (DRAWINGS # SPECIFICATIONS). ARCHITECT WILL NOT ISSUE PARTIAL SETS OF CONSTRUCTION DOCUMENTS (DRAWINGS # SPECIFICATIONS). TO ANY GENERAL CONTRACTOR, SUBCONTRACTOR OR MATERIAL SUPPLIER. IF GENERAL CONTRACTOR SO ISSUE PARTIAL SETS OF CONSTRUCTION DOCUMENTS (DRAWINGS # SPECIFICATIONS) TO ANY OF THEIR SUBCONTRACTORS OR MATERIAL SUPPLIERS, THEY ARE DOING SO AT THEIR OWN RISK AND THEY WILL BE RESPONSIBLE FOR ANY OMISSIONS OR COORDINATION CONFLICTS BETWEEN DISCIPLINES.</li> <li>15. THE CONTRACTOR ACKNOWLEDGES AND WARRANTS THAT THEY HAVE CLOSELY EXAMINED ALL THE CONTRACT DOCUMENTS, THAT THEY ARE SUITABLE AND SUFFICIENT TO ENABLE THE CONTRACTOR TO COMPLETE THE WORK IN A TIMELY MANNER FOR THE CONTRACT SUM, AND THAT THEY INCLUDE ALL WORK, WHETHER OR NOT SHOWN OR DESCRIBED, WHICH REASONABLY MAY BE INFERRED TO BE REQUIRED OR USEFUL OF THE COMPLETION OF THE WORK IN FULL COMPLIANCE WITH ALL APPLICABLE CODES, LAWS, ORDINANCES AND REGULATIONS.</li> </ul>	SHEET #:	W. ROLLING



ITEM	att	EQUIPMENT	MANUFACTURER	MODEL
1	11	WIRE STORAGE SHELVING	KTI	GR24x48; GR 7
2		USED TWO DOOR REFRIGERATOR	VICTORY	RA-2D-57
3	111	USED 6 BURNER RANGE	GARLAND	636-6R
3A	1	QUICK DISCONNECT	DORMONT	1675KIT-4
4		FRYER	DEAN	SR426
4A		QUICK DISCONNECT	DORMONT	1675KIT-X
5	11	STAINLESS STEEL FILLER TABLE	KTI	BSG 30x1
6	1	EXHAUST HOOD SYSTEM	-	-
6A		S.S.FIRE SUPPRESSION SYSTEM	+ / · · · · · ·	-
7		ONE DOOR REACH-IN FREEZER	ATOSA	MBF8001
8	11	USED ICE STORAGE BIN	ICE-O-MATIC	855PS
9	11	USED ICE MACHINE	SCOTSMAN	CME506AS
10	11	STAINLESS STEEL WORK TABLE	K.T.I.	AST 30x9
11	11	CAN OPENER	K.T.I.	UCO-I
12	11	COUNTERTOP FOOD WARMER	ATOSA	TIOO
13	1	USED HALF CAN RACK	ADVANCE TABCO	CRPLIO-T
14	1	TRASH RECEPTICLE	RUBBERMAID	RU3540
15	1	STAINLESS STEEL PREP TABLE WITH SINK	K.T.I.	STB3048
16	1	STAINLESS STEEL WALL SHELF	K.T.I.	WS1648
17	11	THREE COMPARTMENT SINK	K.T.I.	HDS-3-2D-
17A	11	PRE-RINSE FAUCET	FISHER	34460
18	2	STAINLESS STEEL WALL SHELF	K.T.I.	WD1636
19	11	HAND SINK	K.T.I.	H5-1000
20	1	MOP SINK		-
21	1	50 GALLON GREASE TRAP		
22		45 GALLON ELECTRIC WATER HEATER		

		GENERAL NOTES	172273	
		I. PROVIDE PORTABLE FIRE EXTINGUISHERS. A MINIMUM 10 POUND MULTIPURPOSE (A:B:C) WITH AT LEAST A 2A-10BC RATING SHALL BE	(1 e - f)	*)
		<ol> <li>PROVIDED, AND SHALL HAVE A DELAWARE INSPECTION TAG ATTACHED.</li> <li>INTERIOR FINISH ON WALLS AND CEILINGS SHALL BE CLASS A OR CLASS</li> </ol>		
		B. IF FINISHES OTHER THAN DRYWALL AND PAINT ARE PROPOSED. PROVIDE THE FIRE MARSHAL WITH MANUFACTURER'S SPECIFICATIONS.		
		<ol> <li>INTERIOR FLOOR FINISH SHALL BE CLASS I OR CLASS II</li> <li>ALL EXIT DOORS SHALL BE NON-KEYED FROM THE EGRESS SIDE. THIS</li> </ol>	A way	
		CAN BE A LEVER, PANIC HARDWARE, OR THUMB LATCH.	h 34	( second
		5. CONTRACTOR TO PROVIDE WOOD BLOCKING IN WALLS FOR BATHROOM FIXTURES & ACCESSORIES, HANDRAILS, FIRE EXTINGUISHERS, WOOD TRIM, CASEWORK, ETC. CONTRACTOR TO HOLD A MEETING W/ THE OWNER AND/OR ARCHITECT TO VERIFY LOCATION OF BLOCKING PRIOR TO CONTRACTOR DRYWALLING AND FINISHING THE WALLS. FAILURE TO HOLD MTG. MAY RESULT IN ADDITIONAL COST TO THE CONTRACTOR TO PROVIDE BLOCKING.	MOON ARCHITECT (302) 64	FURE, INC.
		EMERGENCY FIXTURE LEGEND	ments erty of only and	any ound consent of msent of
			l arrangements the property of e intended to be project only am	or or cons
		EMERGENCY LIGHTING WITH REMOTE HEAD COMBINATION EMERGENCY EXIT SIGN / EMERGENCY EXIT LIGHT WITH REMOTE HEAD	s, Ideas and awings are t inc. and are this specific	e, Inc No without the ht Architec
		NOTE LEGEND: (*)	designs, ted on ght Arch connect	0000
		I. <u>TYPICAL FLOOR CONSTRUCTION:</u> FINISH FLOOR PER OWNER'S SELECTION ON 4" THICK REINFORCED CONCRETE SLAB WITH 3500 PSI CONCRETE WITH 6x6 WI.4 x 1.4 W.W.F. ON IO MIL POLY VAPOR BARRIER ON 4" WASHED GRAVEL ON COMPACTED GRADE	All desided depicted Moonlight used in con	Moonlight Ar shall be
		<ol> <li><u>TYPICAL EXTERIOR WALL CONSTRUCTION:</u> CORRUGATED METAL PANEL SIDING ON 2x4 WD. PURLINS @ 24" O.C. VERTICAL ON P.T. 6x6 WD. POSTS WITH R-20 BATT INSULATION BETWEEN POSTS AND FINISH ON INTERIOR SIDE WITH (2) LAYERS OF 5/8" F.R. TYPE "X" GPDW (PAINTED)</li> </ol>		SCALE: AS NOTED DATE: 12/19/2018 © COPYRIGHT 2018 MOONLIGHT ARCHITECTURE, INC.
		<ol> <li>P.T. 6x6 P.T. WD. POST SET INTO CONCRETE SONOTUBE FOOTING - TYP.</li> <li>24" \$\u03c8 x 3'-0" DEEP CONCRETE SONOTUBE FOOTING WITH FIBERMESH REINFORCING - TYP.</li> </ol>		SCALE: AS NOTE DATE: 12/19/2018 © COPTRIGHT 2018 MOONLIGHT ARCHITECTURE
		<ol> <li>5. PROVIDE 5/8" F.R. TYPE "X' GPDW ON CEILING (PAINTED) - TYP.</li> <li>6. PORTABLE FIRE EXTINGUISHER</li> <li>7. ELECTRICAL PANEL</li> </ol>		
		<ul> <li>8. 8' WIDE × 4' DEEP × 4" THICK REINFORCED CONCRETE PAD FOR GAS TANKS AND TRASH</li> <li>9. 5' WIDE × 4' DEEP × 4" THICK REINFORCED CONCRETE PAD</li> </ul>		⇒
		10. 4" THICK CONCRETE WALKWAY 11. 3'-0" x 6'-8" FLUSH INSULATED METAL DOOR WITH CLOSER	0	PLAN
		<ol> <li>PROVIDE 20 GA STAINLESS STEEL PANEL SECURED TO WALL BEHIND COOKING LINE</li> <li>PROVIDE FRP PANELS ON ALL WALLS - TYP.</li> </ol>	E: SHORE CATERING KITCHEN BUILDING 21170 DODD TOMN ROAD HARBESON, SUSSEX COUNTY, DELAMARE	KITCHEN EQUIPMENT LAYOUT, FLOOR PL, TYPICAL WALL TYPE
R 74 POST	REMARKS		CONSTRUCTION DOCUMENTS FOR THE	
2 74 POST 57 2-48 59 -XX 2x18			JMENTS	
e -XX			Dod	
DxI8	BY OTHERS		<b>JCTION</b>	JECT #.
01 5	BY OTHERS		NSTR	PROJECT #,
0  5 AS-IF ×96 -1 0			3	N N N
-1 2 2-12			ERT W.	ROLLA
9-12 40 48BL 948 2D-2016 60 36 00	BY OTHERS		No. 5	A Rut
	ON ROOF ABOVE		SHEET #:	
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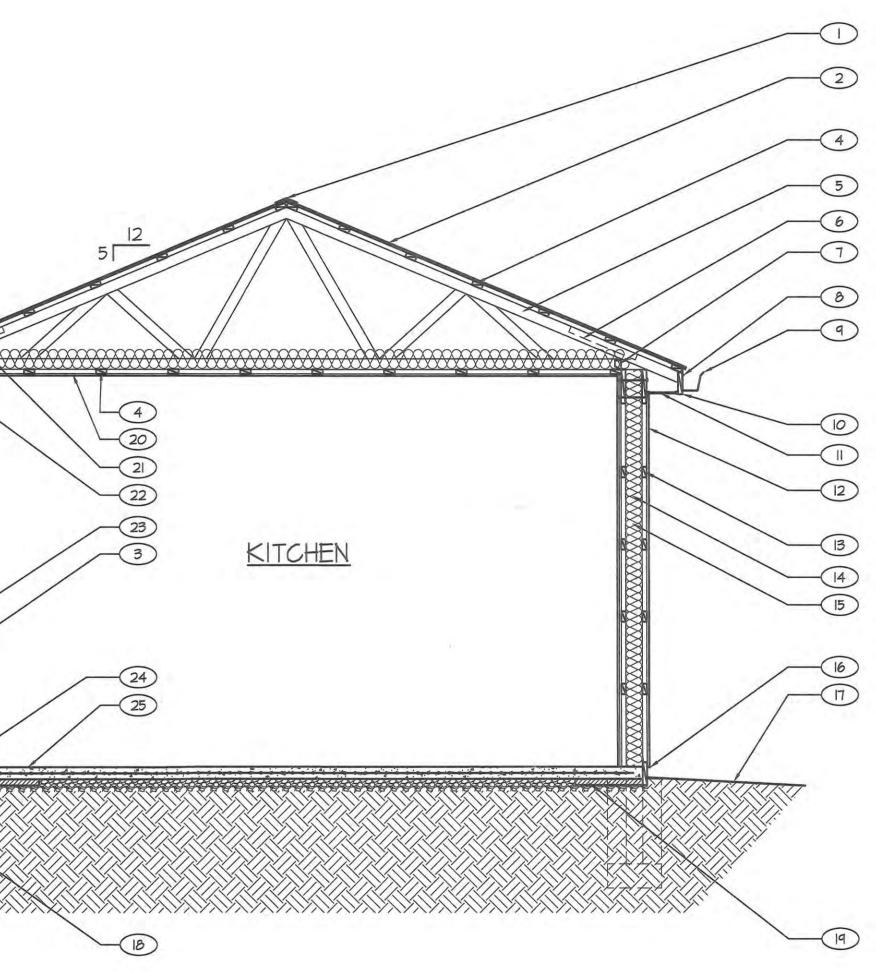
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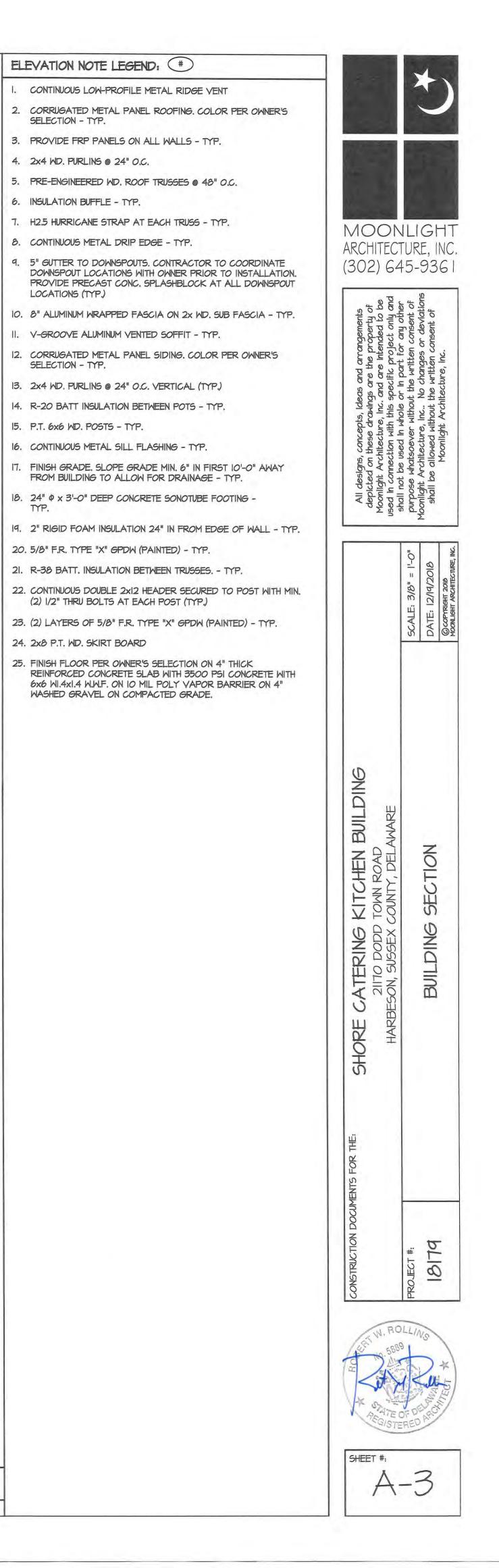


			NOTE: REFE FOR TYPICA
	B2	LEFT SIDE ELEVATION	
	/4" =  '-O"	KEY	
NG A2/A-2 FRONT ELEVATION NTERIALS & DIMENSIONS (TYPICAL SE)			NOTE: REFI FOR TYPIC UNLESS NO
NG A2/A-2 FRONT ELEVATION TERIALS & DIMENSIONS (TYPICAL SE)	BI	RIGHT SIDE ELEVATION	NOTE: REFI FOR TYPIC UNLESS NO

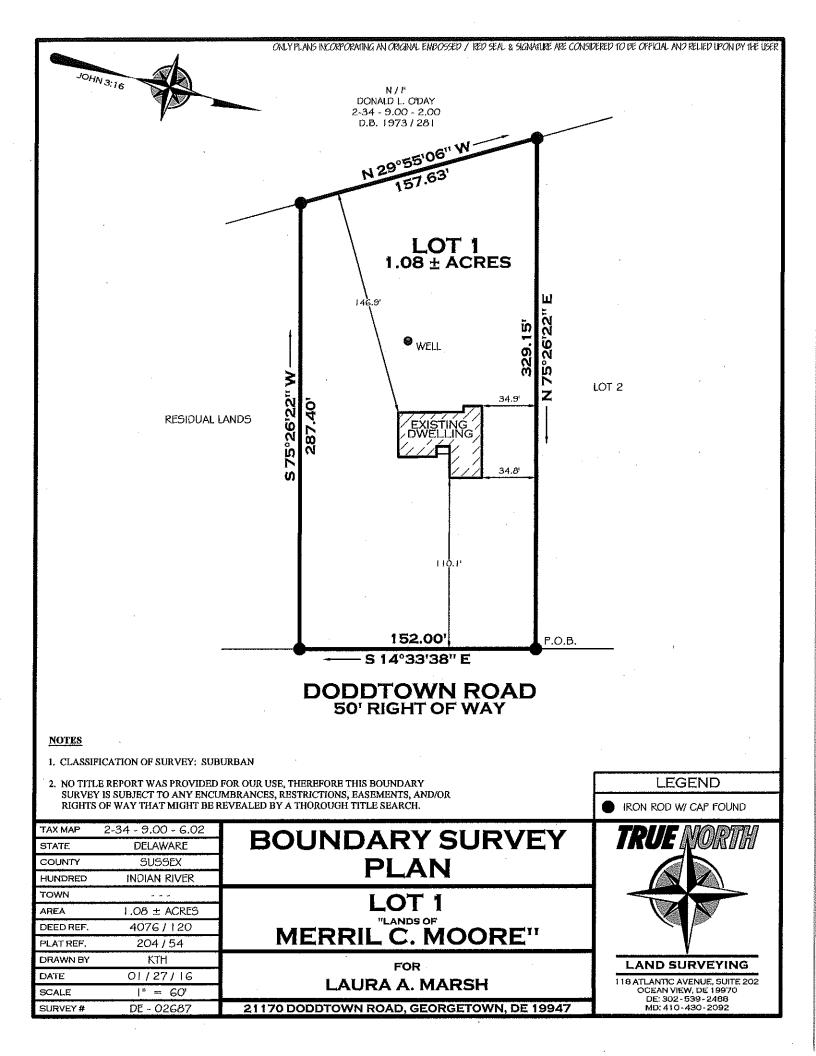
	<ol> <li>&amp;" ALIMINUM WRAPPED FASCIA</li> <li>5" SEAMLESS GUTTER TO DOWNSPOUTS, CONTRACTOR TO COORDINATE DOWNSPOUT LOCATIONS WITH OWNER PRIOR TO INSTALLATION</li> <li>V-GROOVE ALIMINUM VENTED SOFFIT</li> <li>CORRUGATED METAL PANEL SIDING, COLOR PER OWNER'S SELECTION</li> <li>DOOR UNIT, REFER TO FLOOR PLAN</li> <li>CONCRETE PAD, REFER TO FLOOR PLAN</li> <li>4" METAL CORNER TRIM AT ALL OUTSIDE CORNERS - TYP.</li> <li>CONCRETE PAD FOR GAS TANKS AND TRASH, REFER TO FLOOR PLAN</li> <li>FINISH GRADE, SLOPE GRADE MIN. 6" IN FIRST IO'-O" AWAY FROM BUILDING - TYP.</li> <li>CONTINUOUS LOW-PROFILE METAL ROOF RIDGE VENT (COLOR TO MATCH ROOF PANELS)</li> </ol>	All designs, concepts, Ideas and arrangements depicted on these drawings are the property of Moonlight Architecture, Inc. and are Intended to be used in connection with this specific project only and shall not be used in whole or in part for any other	FURE, INC. 45-9361
			SCALE: 1/4" = 1'-0" DATE: 12/19/2018 ©copyright 2018 Moonlight architecture, inc.
ER TO DRAWING A2/A-2 FRONT ELEVATION AL NOTES, MATERIALS & DIMENSIONS (TYPICAL TED OTHERWISE)		SHORE CATERING KITCHEN BUILDING 21170 DODD TOWN ROAD HARBESON, SUSSEX COUNTY, DELAWARE	EXTERIOR ELEVATIONS
		ICTION DOCUMENTS FOR THE:	T#: Td

1		
		RIDGE @ 15'-8" (±) A.F.F.
		FINISH FLOOR @ 0'-0" FINISH GRADE @ -0'-3 1/2" T' BELLOW TOP OF SKIRT BOARD B.O.F. @ -3'-4"
	AI BUILDING SECTION 3/8" = 1'-0" KEY	





TYP.



**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 JANELLE CORNWELL, AICP DIRECTOR

#### PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date May 23, 2019

- Application: CU 2174 Madeline Troescher
- Applicant: Madeline Troescher 37428 Dirickson Creek Rd. Frankford, DE 19945
- Owner: Garth C. Troescher, Sr. 37428 Dirickson Creek Rd. Frankford, DE 19945
- Site Location:37428 Dirickson Creek Road. Sothwest side of Dirickson Creek Road,<br/>approximately 0.57 mile south of Millers Neck Road.
- Current Zoning: AR-1 (Agricultural Residential District)
- Proposed Use: Event Venue
- Comprehensive Land Use Plan Reference: Environmentally Sensitive Developing Area

Councilmatic District:	Mr. Rieley
School District:	Indian River School District
Fire District:	Roxana Fire District
Sewer:	Private, On-Site
Water:	Private, On-Site
Site Area:	3.41 ac. +/-
Tax Map ID.:	134-21.00-20.02





134-21.00-20.02
TROESCHER GARTH C SR & MADELINE D
3360
37428 DIRICKSON CREEK
FRANKFORD
DE
ADKINS SUBD
SW/RD 364B
REVISED LOT 3

### polygonLayer

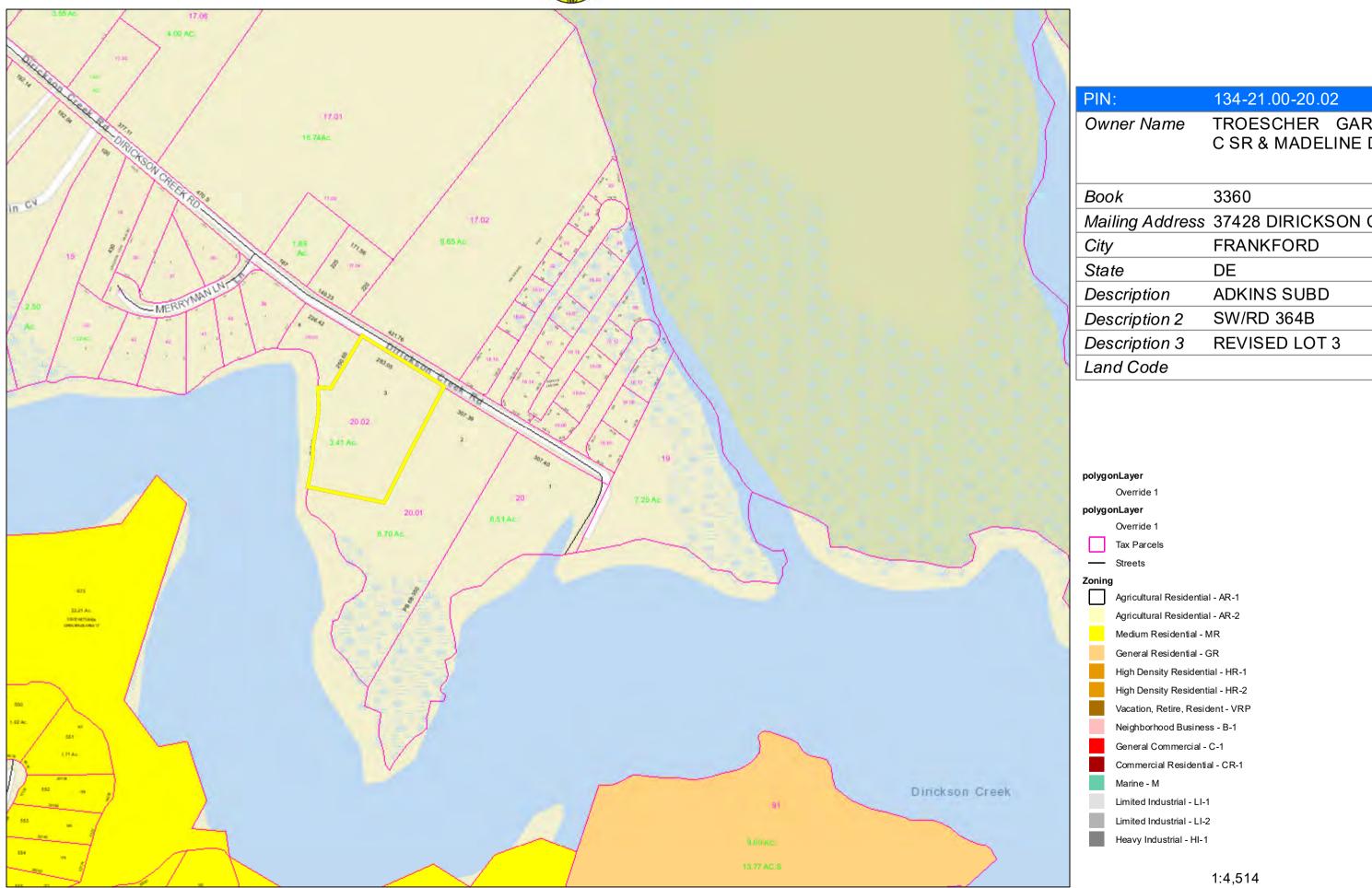
Override 1

#### polygonLayer

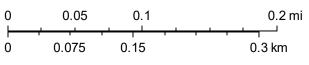
Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries

		1:2,257	
0	0.0275	0.055	 0.11 mi
0	0.0425	0.085	0.17 km



PIN:	134-21.00-20.02
Owner Name	TROESCHER GARTH C SR & MADELINE D
Book	3360
Mailing Address	37428 DIRICKSON CREEK
City	FRANKFORD
State	DE
Description	ADKINS SUBD
Description 2	SW/RD 364B
Description 3	REVISED LOT 3
Land Code	





134-21.00-20.02
TROESCHER GARTH C SR & MADELINE D
3360
37428 DIRICKSON CREEK
FRANKFORD
DE
ADKINS SUBD
SW/RD 364B
REVISED LOT 3

# polygonLayer

Override 1

# polygonLayer

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0	0.0275	0.055	 0.11 mi
0	0.0425	0.085	0.17 km



STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 600 Bay Road P.O. Box 776 Dover, Délaware 19903

JENNIFER COHAN SECRETARY

February 5, 2019

Ms. Janelle Cornwell, Director Sussex County Planning & Zoning P.O. Box 417 Georgetown, DE 19947

Dear Ms. Cornwell:

This letter is to revise and replace my previous letter of November 9, 2018, regarding a Service Level Evaluation Request for the Madeline R. Troescher conditional use application. On January 8, 2019, the applicant sent a revised application changing the Tax Parcel from 134-21.00-20.03 to 134-21.00-20.02. We are writing to address that request. A copy of our November 9, 2018 letter is enclosed.

The Department has completed its review of a Service Level Evaluation Request for the above-mentioned application, which we received on January 8, 2019. This application is for a 3.41-acre parcel (Tax Parcel: 134-21.00-20.02). The subject land is located on the southwest side of Dirickson Creek Road (Sussex Road 364B), approximately 3,000 feet southwest of the intersection of Dirickson Creek Road and Millers Neck Road (Sussex Road 364A). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the existing 8,500 square-foot residential facility for events and weddings.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Dirickson Creek Road where the subject land is located is 144 vehicles per day.

The traffic impact of event and wedding venues necessarily varies with the frequency and size of the events and weddings. Generally, DelDOT bases its decision to require a Traffic Impact Study (TIS) on traffic volumes that recur on a daily or weekly basis. Special events, if large enough, may require coordination with our Transportation Management Center but cannot be properly addressed by the TIS process.

Regarding DelDOT's warrants for requiring a TIS, special events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. Special events generating more than 200 vehicle trips in any hour and / or more than 2,000 vehicle trips per day would be considered to have a Major



Ms. Janelle M. Cornwell Page 2 of 2 February 4, 2019

impact to local area roadways. Because we expect the typical event to generate no more than 50 vehicle trips in any hour and no more than 500 vehicle trips per day, we recommend that this conditional use application be considered without a TIS.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

J. William Brochenbriousf of

T. William Brockenbrough, Jr. County Coordinator Development Coordination

#### TWB:cjm

Enclosure

 cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues Madeline R. Troescher, Applicant
 J. Marc Coté, Assistant Director, Development Coordination
 Gemez Norwood, South District Public Works Manager, Maintenance & Operations

Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination Derek Sapp, Subdivision Manager, Development Coordination Brian Yates, Subdivision Manager, Development Coordination

Troy Brestel, Project Engineer, Development Coordination

Claudy Joinville, Project Engineer, Development Coordination



STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 800 Bay Road 9.0. Box 778 Dover, Delaware 19903

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February 5, 2019

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Ms. Janelle M. Cornwell Page 2 of 2 February 4, 2019

1. 1. A. A.

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TO WHOM IT MAY CONCERN,

THIS IS A RESUBMITTED REQUEST FORM. WITH: CORRECT TAX MAP I.D.

I HAVE COME IN PERSON + CALLED BUT CAN'T GET A RESPONSE SO I AM RE-SUBMITTING THIS FORM FOR 2ND TIME:

THANK YOU, MADELINE TROFSCHER maggie @events by maggiet.com

#### **PLANNING & ZONING**

JANELLE M. OORNWELL, AICP DIRECTOR (302) 855-7878 T (302) 854-5079 F





# Service Level Evaluation Request Form

This form shall be submitted to the Planning and Zoning Office and a response shall be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 1/291

Site Information:

Site Address/Location: 37428 DIRICKSON CREEK RD

Tax Parcel Number: 134 - 21.00 - 20.02 Current Zoning: CONDITIONAL USE Proposed Zoning: Land Use Classification: RESIDENTIAN / AGRIGULTURE

Proposed Use(s):

EVENTS, WEDDINGS

Square footage of any proposed buildings or number of units: <u>FXISTING</u> <u>PJ500</u> <u>SQFT</u> DWELUING

#### Applicant Information:

Applicant's Name:	MADELIN	JE RI	TROFISCHE	R	
Applicant's Address:_	37428	DIRIEK	SON CREE	K RD	
			State: DE		19945

443-497 -14 Applicant's Phone Number: e @events by maggiet. com Applicant's e-mail address:



COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE I PO BOX 417 GEORGETOWN, DELAWARE 19947



Ϊð.





sussexcountyde.gov

### Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 10/09/18

Site Information:

Site Address/Location: 37428 DIRICKSON CREEK RD FRANKFORD

Tax Parcel Number: <u>134-21,00-20.08</u>-Current Zoning: <u>AGRICULTURAL/RESIDENTIAL</u> Proposed Zoning: <u>CONDITIONAL</u> USE Land Use Classification: <u>RESIDENTIAL</u>, <u>SINGLE</u> DWELLING 1 lot

Proposed Use(s):

EVENTS, WEDDINGS

Square footage of any proposed buildings or number of units: <u>EXISTING DWELLING</u> 500 SQFT.

#### Applicant Information:

Applicant's Name: <u>MADEL/NE R. TROESCHER</u> Applicant's Address: <u>37428</u> D/RICK'SON CREEK RD City: <u>FRANKFORD</u> State: <u>DE</u> Zip Code: <u>19945</u>

Applicant's Phone Number: 443 - 497 - 1403maggie@eventsbymaggiet.com Applicant's e-mail address:



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

TO:	Janelle Cornwell
REVIEWER:	Chris Calio
DATE:	5/2/2019
APPLICATION:	CU 2174 Madeline Troescher
APPLICANT:	Madeline Troescher
FILE NO:	SPS-5.04
TAX MAP & PARCEL(S):	134-21.00-20.02
LOCATION:	37428 Dirickson Creek Road. Southwest side of Dirickson Creek Road, approximately 0.57 mile south of Millers Neck Road
NO. OF UNITS:	Event Venue
GROSS ACREAGE:	3.41

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

#### 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 2
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? N/A If yes, how many? N/A. Is it likely that additional SCCs will be required? N/A If yes, the current System Connection Charge Rate is Click or tap to enter a fee per EDU. Please contact Choose an item. 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** 

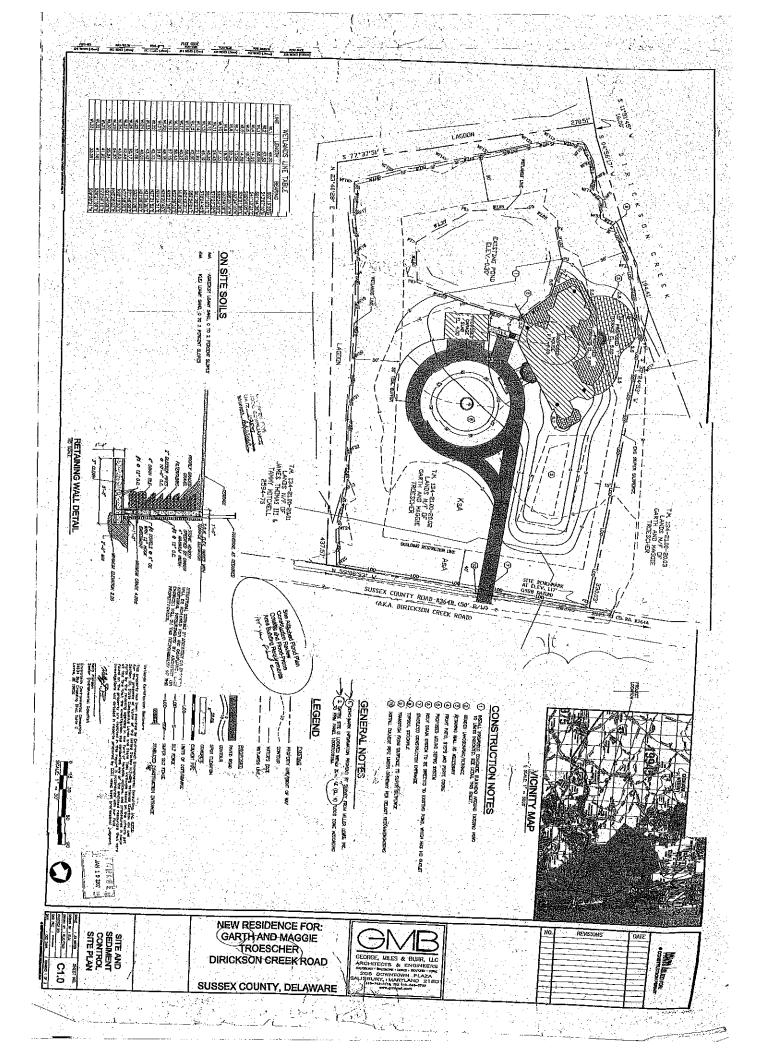
Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

- (7). Is project adjacent to the Unified Sewer District? N/A
- (8). Comments: The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a plan/schedule to provide sanitary sewer service.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

UTILITY PLANNING APPROVAL:

John J. Ashman Director of Utility Planning

Xc: Hans M. Medlarz, P.E. Jayne Dickerson No Permit Tech Assigned



**PLANNING & ZONING COMMISSION** 

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





DELAWARE sussexcountyde.gov 302-855-7878 T 302-854-5079 F JANELLE CORNWELL, AICP DIRECTOR

#### PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date: May 23, 2019

Application: CU 2175 All Automotive, LLC.

- Applicant: All Automotive, LLC. 28858 Harmons Hill Road Millsboro, DE 19966
- Owner: Thomas L. Honaker 33422 Lakeshore Circle Millsboro, DE 19966
- Site Location: 28858 Harmons Hill Road, Millsboro, Delaware, 19966 on the south side of Harmons Hill Road approximately 0.6 miles east of Hollyville Road.
- Current Zoning: AR-1 (Agricultural Residential District)
- Proposed Use: Automotive Repair Shop
- Comprehensive Land Use Plan Reference: Mixed Residential Areas
- Councilmatic District: Mr. Burton
- School District: Cape Henlopen School District
- Fire District: Millsboro Fire District
- Sewer: Private, On-Site
- Water: Private, On-Site
- Site Area: .75 acre +/-
- Tax Map ID.: 234-16.00-27.03





PIN:	234-16.00-27.03	
Owner Name	ALL AUTOMOTIVE LLC	
Book	4950	
Mailing Address	33422 LAKESHORE CIR	
City	MILLSBORO	
State	DE	
Description	S/RD 302	
Description 2	3147' E/RD 305	
Description 3	N/A	
Land Code		

#### polygonLayer

Override 1

#### polygonLayer

Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries

		1:2,257		
0	0.0275	0.055	1	0.11 mi
0	0.0425	0.085		0.17 km



PIN:	234-16.00-27.03	
Owner Name	ALL AUTOMOTIVE LLC	
Book	4950	
Mailing Address	33422 LAKESHORE CIR	
City	MILLSBORO	
State	DE	
Description	S/RD 302	
Description 2	3147' E/RD 305	
Description 3	N/A	
Land Code		

#### polygonLayer

Override 1

#### polygonLayer

Override 1

Tax Parcels

911 Address

Streets

		1:2,257	
0	0.0275	0.055	 0.11 mi
0	0.0425	0.085	0.17 km





#### STATE OF DELAWARE

DEPARTMENT OF TRANSPORTATION 800 Bay Road P.O. Box 778 Dover, Delaware 19903

JENNIFER COHAN SECRETARY

November 9, 2018

Ms. Janelle Cornwell, Director Sussex County Planning & Zoning P.O. Box 417 Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Thomas L. Honak** conditional use application, which we received on October 11, 2018. This application is for a 0.75-acre parcel (Tax Parcel: 234-16.00-27.03). The subject land is located on the south side of Harmons Hill Road (Sussex Road 302), approximately 3,200 feet east of the intersection of Harmons Hill Road and Zoar Road (Sussex Road 48) / Hollyville Road (Sussex Road 305). The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the existing facility to operate an auto repair shop.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Harmons Hill Road where the subject land is located is 1,305 vehicles per day.

Based on our review, we estimate that the proposed land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Ms. Janelle M. Cornwell Page 2 of 2 November 9, 2018

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Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,

Ley Burght

T. William Brockenbrough, Jr. County Coordinator Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues Thomas L. Honak, Applicant

J. Marc Coté, Assistant Director, Development Coordination Gemez Norwood, South District Public Works Manager, Maintenance and Operations

Steven Sisson, Sussex County Subdivision Coordinator, Development Coordination Brian Yates, Subdivision Manager, Development Coordination Susanne Laws, Subdivision Manager, Development Coordination

Troy Brestel, Project Engineer, Development Coordination

Claudy Joinville, Project Engineer, Development Coordination

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN MARTIN L. ROSS, VICE CHAIRMAN R. KELLER HOPKINS DOUGLAS B. HUDSON KIM HOEY STEVENSON



Sussex County DELAWARE sussexcountyde.gov 302-855-7878 T

302-855-7878 T 302-845-5079 F JANELLE M. CORNWELL, AICP DIRECTOR

### Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 8/24/2018

Site Information:

28858 Site Address/Location: 28876 Harmon's Hill R.D. Millsbord DE 19966

Tax Parcel Number: 2 - 34 - 16.00 - 21.03Current Zoning: Ara. Conditional Use Proposed Zoning: Land Use Classification:

Proposed Use(s):

Huto Bepair Shop

Square footage of any proposed buildings or number of units:

#### Applicant Information:

Applicant's Name: Thomas L. Honak Lakeshore Cr State: DF. Zip Code: 19966 Applicant's Address: 33422 City: Mills hom

Applicant's Phone Number: 7/7-309 Applicant's e-mail address: Tectome ach com

LEPT MESSAGE 10:42 11/14/2018

4100

Last updated 5-27-16

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

TO:	Janelle Cornwell
REVIEWER:	Chris Calio
DATE:	5/2/2019
APPLICATION:	CU 2175 All Automotive, LLC
APPLICANT:	All Automotive, LLC
FILE NO:	NCPA-5.03
TAX MAP & PARCEL(S):	234-16.00-27.03
LOCATION:	28858 Harmons Hill Road, Millsboro, DE 19966. On the south side of Harmons Hill Road, approximately 0.6 miles east of Hollyville Road
NO. OF UNITS:	Automotive Repair Shop
GROSS ACREAGE:	.75

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

#### 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 3**
- (3). Is wastewater capacity available for the project? N/A If not, what capacity is available? N/A.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? N/A If yes, how many? N/A. Is it likely that additional SCCs will be required? N/A If yes, the current System Connection Charge Rate is Click or tap to enter a fee per EDU. Please contact N/A at 302-855-7719 for additional information on charges.

(6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No** 

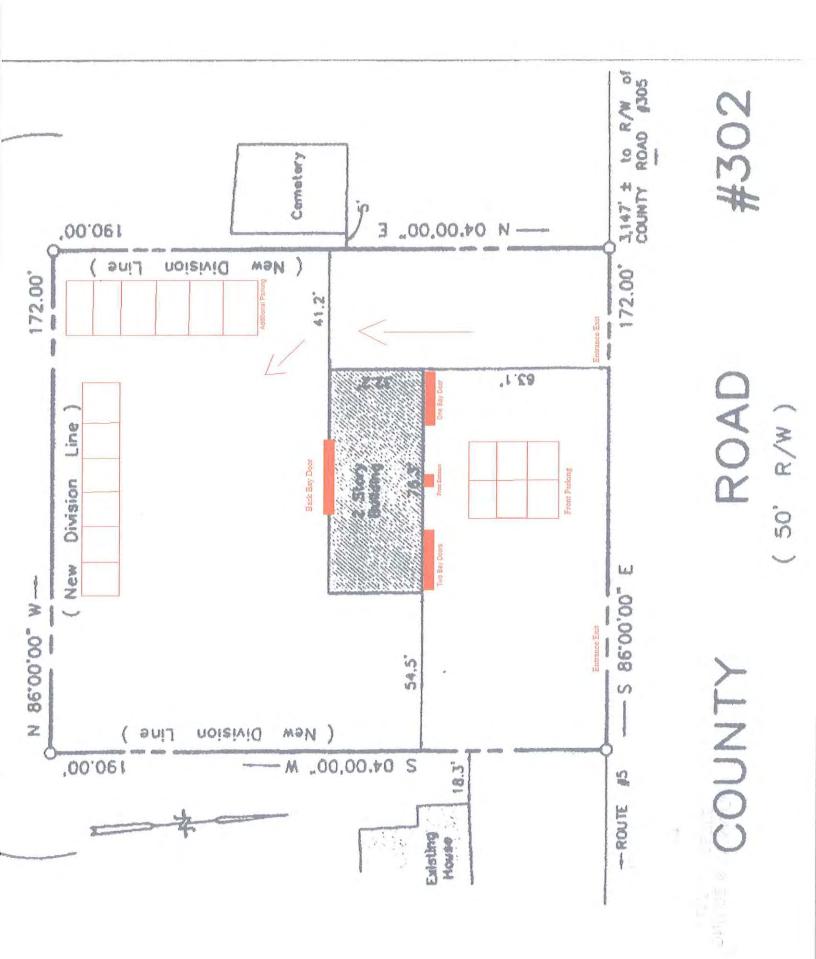
Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

- (7). Is project adjacent to the Unified Sewer District? No
- (8). Comments: The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a plan/schedule to provide sanitary sewer service.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

UTILITY PLANNING APPROVAL:

John J. Ashman Director of Utility Planning

Xc: Hans M. Medlarz, P.E. Jayne Dickerson No Permit Tech Assigned





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28858 Harmons Hill Road, Millsboro, DE, 19966 (302) 947-4148

# Planning & Zoning Commission Presentation for Conditional Use

Presented By: Thomas Honaker & Daniel Honaker

#### Council Members,

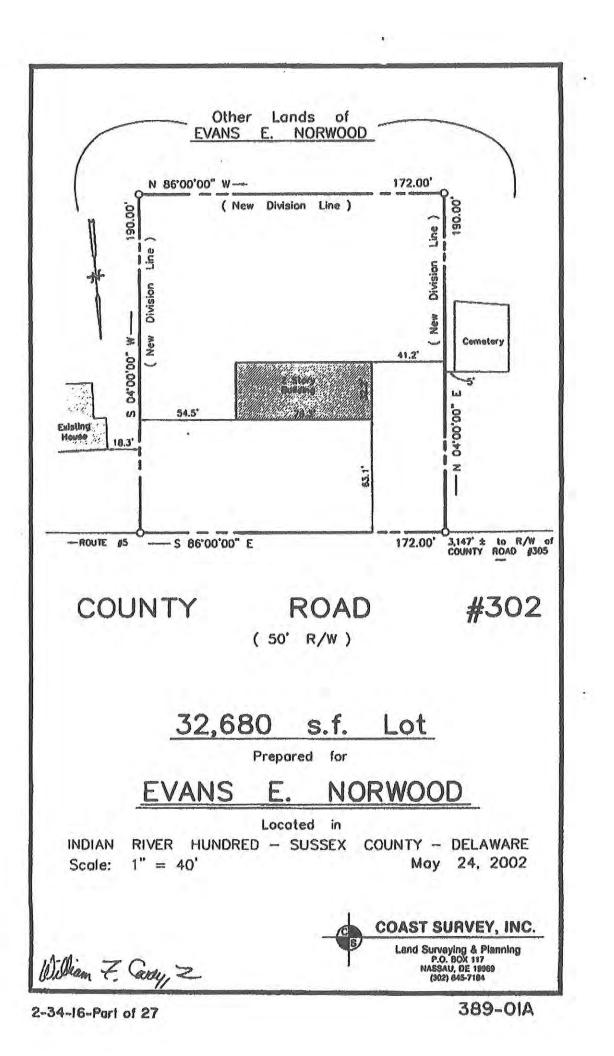
My name is Dan Honaker and I would like to thank you for taking your time and consideration, to potentially allow us to conditionally change our zoning for an automotive repair facility in Millsboro. We have plans to open our repair facility at 28858 Harmons Hill Road in Millsboro, DE. We are a Father and Son Duo, with both knowledge and many years of experience in the automotive repair business. Tom Honaker, my father, has been an automotive technician professionally for forty-five years, with multiple master certifications. Tom worked for Bridgestone Firestone for twenty-nine years and was nationally recognized as the company's award-winning top performer. I studied Business Management in college and under my father's direction have learned everything I know about the automotive repair business. Our Facility has five service bays, currently with two automotive lifts with plans to add three more in the future. We have all current up to date equipment to best service all vehicles. We pride ourselves on serving each future customer in a timely fashion but with precise care, and providing a clean and welcoming environment. We strive to be a positive contributor to the surrounding community with not only our automotive repair services, but with our updates to the property currently and future exterior renovations.

We look forward to meeting and getting the opportunity to speak with and answer all questions presented to us by council members.

Thank you once again for your time and giving my Father and I the chance to open and operate an automotive repair facility in Sussex County.

Sincerely,

Dan Honaker





STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 800 BAY ROAD P.O. BOX 778 DOVER, DELAWARE 19903

JENNIFER COHAN SECRETARY

November 9, 2018

Ms. Janelle Cornwell, Director Sussex County Planning & Zoning P.O. Box 417 Georgetown, DE 19947

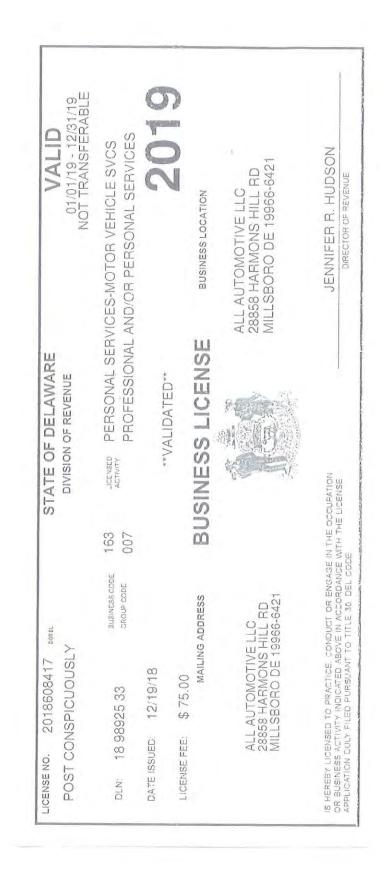
Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Thomas L. Honak** conditional use application, which we received on October 11, 2018. This application is for a 0.75-acre parcel (Tax Parcel: 234-16.00-27.03). The subject land is located on the south side of Harmons Hill Road (Sussex Road 302), approximately 3,200 feet east of the intersection of Harmons Hill Road and Zoar Road (Sussex Road 48) / Hollyville Road (Sussex Road 305). The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the existing facility to operate an auto repair shop.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Harmons Hill Road where the subject land is located is 1,305 vehicles per day.

Based on our review, we estimate that the proposed land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.





TAX MAP AND PARCEL #: 2-34-16.00-27.03 PREPARED BY & RETURN TO: Larry W. Fifer, Attorney at Law 1201-B Savannah Road Lewes, DE 19958 File No. 2018-65/

THIS DEED, made this 13th day of September, 2018,

#### - BETWEEN -

EVANS E. NORWOOD, of 23144 Hollyville Road, Harbeson, DE 19951, party of the first part,

#### - AND -

<u>ALL AUTOMOTIVE, LLC</u>, a Delaware Limited Liability Company, of 33422 Lakeshore Circle, Long Neck, DE 19966, 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), and other good and valuable consideration, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, 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 Indian River Hundred, County of Sussex and State of Delaware, located on Sussex County Road No. 302, and containing 32,680 square feet of land, more or less, together with any and all improvements thereon erected.

BEING a part of the same lands and premises conveyed unto Evans E. Norwood by Deed of Lester H. Blades, Jr., Esquire, Trustee dated May 28, 1991 and of record in the Office of the Recorder of Deeds in and for Sussex County at Georgetown, Delaware at Deed Book 1790, Page 325.

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

Signed, Sealed and Delivered in the presence of:

~ F. Marwoo (SEAL)

**EVANS E. NORWOOD** 

#### STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on September 13, 2018, personally came before me, the subscriber, EVANS E. NORWOOD, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

Given under my Hand and Seal of office the day and year aforesaid.

Notary Public A. al sth. Printed Name: GAY E LIGHT My Commission Expires NOTARY PUBLIC ··· STATE OF DELAWARE My Commission Expires November 17, 2020

# STATE of DELAWARE LIMITED LIABILITY COMPANY CERTIFICATE of FORMATION

All Automotive, LLC

FIRST. 'The name of the limited liability company is All Automotive, LLC

SECOND. The address of its registered office in the State of Delaware is 300 Delaware Avenue, Suite 210-A, Wilmington, DE 19801, County of New Castle. The name of its Registered agent at such address is United States Corporation Agents, Inc.

IN WITNESS WHEREOF, the undersigned has executed this Certificate of Formation on the date below.

Date: January 25, 2018

<u>/s/ Cheyenne Moscley</u> LegalZoom.com, Inc., Organizer By: Cheyenne Moseley, Assistant Secretary

State of Delaware Secretary of State Division of Corporations Delivered 10:00 AM 01/26/2018 FILED 10:00 AM 01/26/2018 SR 20180513777 - File Number 6728683

. . .

#### **PLANNING & ZONING COMMISSION**

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





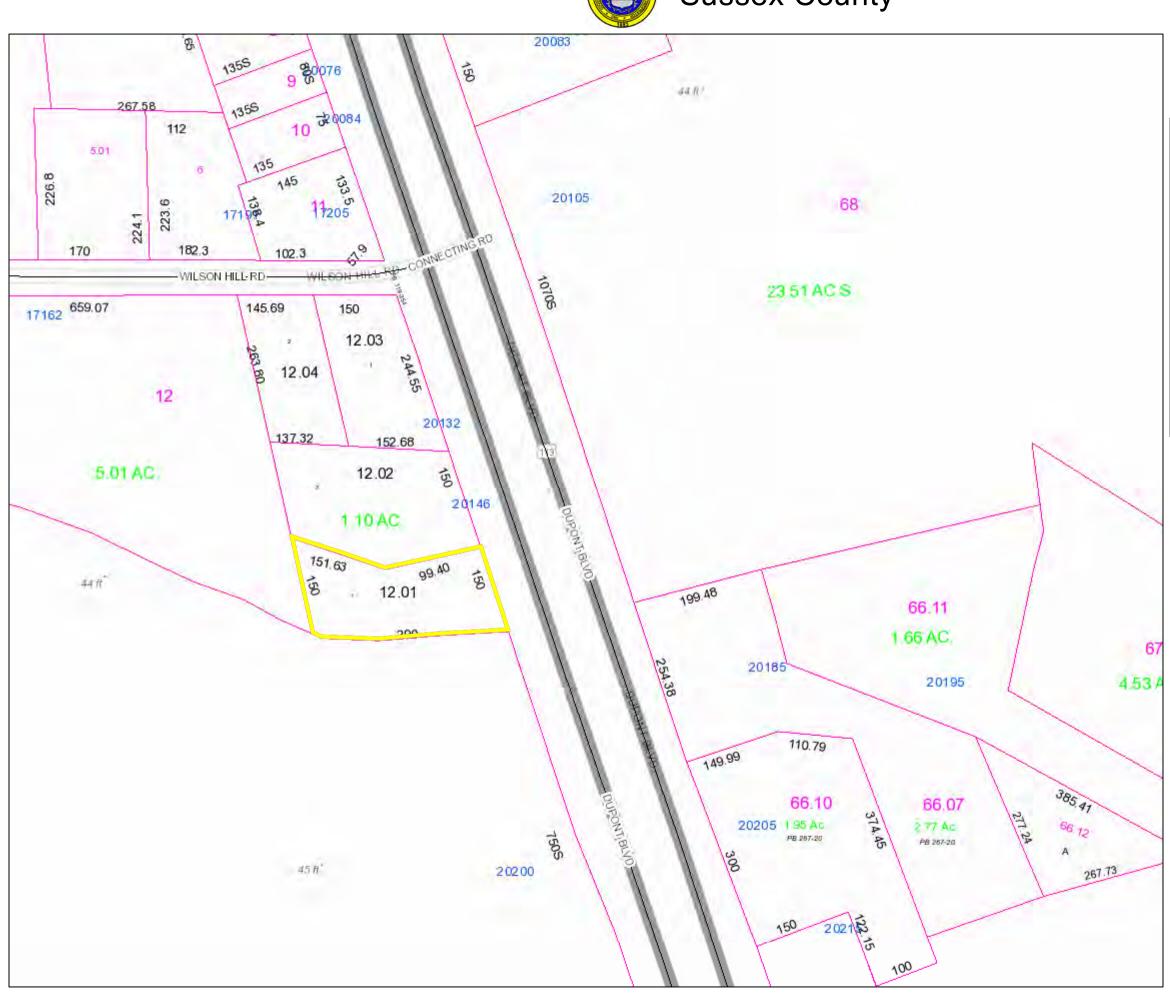
DELAWARE sussexcountyde.gov 302-855-7878 T 302-854-5079 F JANELLE CORNWELL, AICP DIRECTOR

## PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET Planning Commission Public Hearing Date: May 23, 2019

- Application: CZ 1879 William (Ulbio) Parraga
- Applicant: William (Ulbio) Parraga 4605 Distillery Court Ijamsville, MD 21754
- Owner: Ulbio Parraga 4605 Distillery Court Ijamsville, MD 21754
- Site Location: On the west side of DuPont Boulevard (Route 113) approximately 406 feet south of Wilson Road.
- Current Zoning: AR-1 (Agricultural Residential District)
- Proposed Use: Change of zone from AR-1 to B-2.
- Comprehensive Land Use Plan Reference: Low Density Areas
- Councilmatic District: Mr. Wilson School District: Indian River School District Fire District: Georgetown Fire District Sewer: Private, On-Site Water: Private, On-Site Site Area: .83 acre +/-
- Tax Map ID.: 135-14.00-12.01







135-14.00-12.01
TAPA HOMES LLC
3334
8 CAROLINE STREET
OCEAN VIEW
DE
W/RT 113
LOT 1
N/A

### polygonLayer

Override 1

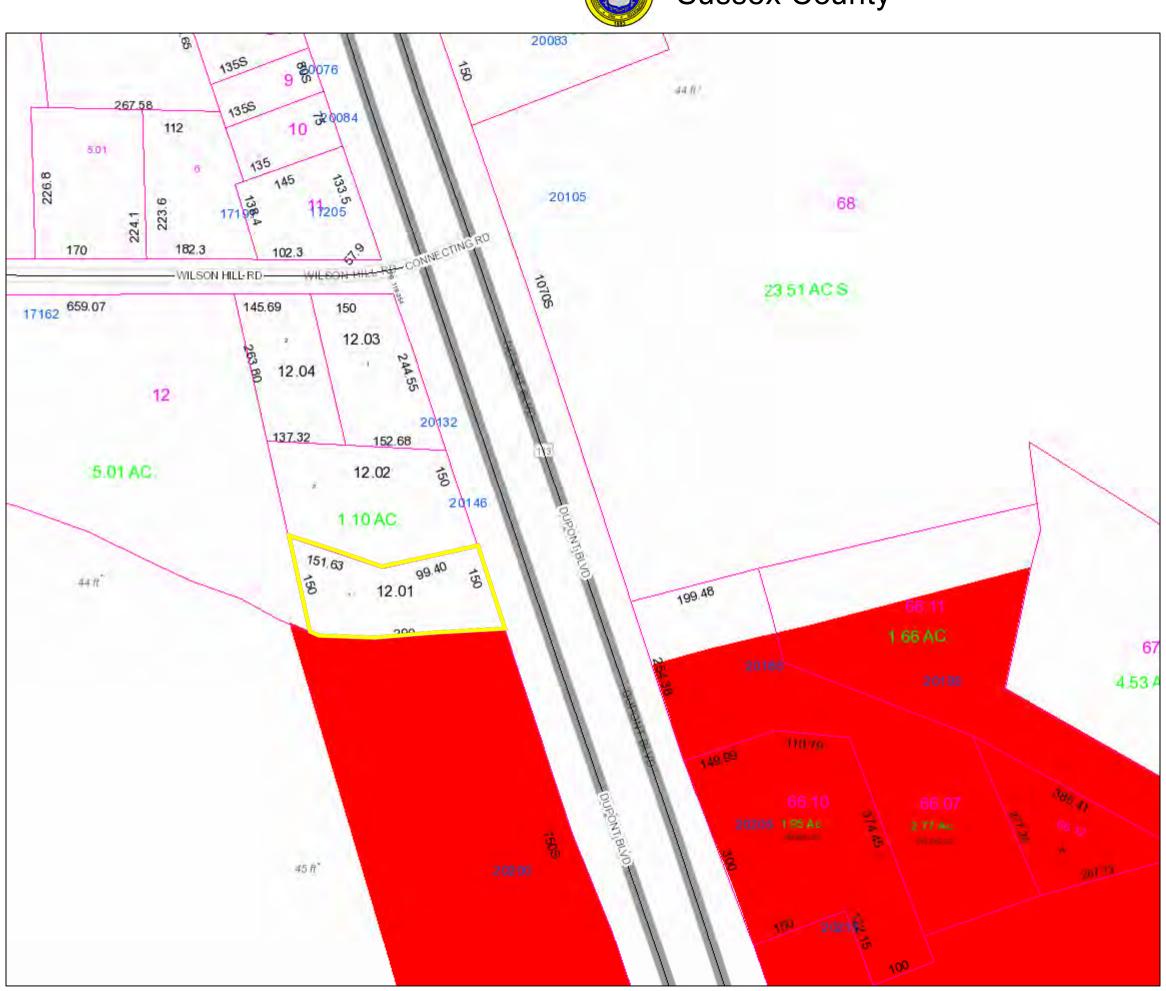
## polygonLayer

Override 1

- Tax Parcels
- 911 Address
- Streets
- County Boundaries

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0	0.0425	0.085	_ 1 _ 1	0.17 km





135-14.00-12.01
TAPA HOMES LLC
3334
8 CAROLINE STREET
OCEAN VIEW
DE
W/RT 113
LOT 1
N/A

# polygonLayer

Override 1

# polygonLayer

Override 1

Tax Parcels

911 Address

— Streets

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0	0.0275	0.055	0.11 m	i
0	0.0425	0.085	0.17 km	





STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 800 Bay Road P.O. Box 778 Dover, Delaware 19903

JENNIFER COHAN SECRETARY

November 15, 2018

Ms. Janelle Cornwell, Director Sussex County Planning & Zoning P.O. Box 417 Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **William Parraga** rezoning application, which we received on October 19, 2018. This application is for a 0.75-acre parcel (Tax Parcels: 135-14.00-12.01). The subject land is located on the west side US Route 113, approximately 400 feet southwest of the intersection of US Route 113 and Wilson Hill Road (Sussex Road 527). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to B-2 (Neighborhood Business) to develop 5,000 square feet of commercial space.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volumes on an average day and on an average summer day along the segment of US Route 113 where the subject land is located, which is from the north Georgetown limits to Delaware Route 16, are 21,704 and 28,558 vehicles per day, respectively.

Based on our review, we estimate that the proposed land use will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Ms. Janelle M. Cornwell Page 2 of 2 November 24, 2018

The property is adjacent to US Route 113, thereby is subject to the Department's Corridor Capacity Preservation Program. The main goal of the Program is to maintain the capacity of the existing highway by minimizing and consolidating the amount of high density, direct driveway access points on the arterial highway. The Program was established in accordance with the provisions of Title 17, Section 145 of the Delaware Code. According to the Office of State Planning, *Strategies for State Policies and Spending document*, the property is located within a Level 2 Investment Area. In this area, direct access to the corridor may be granted if reasonable alternative access (either to an existing secondary road or through an adjacent property) is not available. Given the site proposal will generate a relatively small number of trips according to the 10<sup>th</sup> edition of the Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> and the site doesn't have reasonable secondary access, a rights-in / rights-out driveway along US Route 113 can be developed to accommodate 140 vehicle trips per day. The Corridor Capacity Preservation Program policy can be viewed on Department's website at <u>www.deldot.gov</u>. The manual is located under the publication link.

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence or Mr. Thomas Felice, at (302) 760-2338, if you have questions concerning the Corridor Capacity Preservation Program.

Sincerely,

J. William Brochenbrough of

T. William Brockenbrough, Jr. County Coordinator Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues William Parraga, Applicant

J. Marc Coté, Assistant Director, Development Coordination

Gemez Norwood, South District Public Works Manager, Maintenance and Operations

Tom Felice, Corridor Capacity Preservation Program Manager, Development Coordination

Steven Sisson, Sussex County Subdivision Coordinator, Development Coordination Derek Sapp, Subdivision Manager, Development Coordination

Susanne Laws, Subdivision Manager, Development Coordination

Troy Brestel, Project Engineer, Development Coordination

Claudy Joinville, Project Engineer, Development Coordination

PLANNING & ZONING

JANELLE M. CORNWELL, AICP DIRECTOR (302) 855-7878 T (302) 854-5079 F





# Service Level Evaluation Request Form

This form **shall** be submitted to the Planning and Zoning Office and a response **shall** be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 10/19/18

#### Site Information:

Site Address/Location: Lot 12.01 Dupont Highway, Georgetown, DE 19970

Tax Parcel Number:135-14-12.01Current Zoning:AR1Proposed Zoning:B-2Land Use Classification:

Proposed Use(s):

Square footage of any proposed buildings or number of units: 5,000

#### Applicant Information:

Applicant's Name: William Parraga

Applicant's Address: 4605 Distillery Ct

City: Ijamsville

State: MD

Zip Code: 21754

Applicant's Phone Number: (301) 775-6444 Applicant's e-mail address: wparraga@dfmcorp.net



COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE I PO BOX 417 GEORGETOWN, DELAWARE 19947

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

TO:	Janelle Cornwell
REVIEWER:	Chris Calio
DATE:	5/3/2019
APPLICATION:	CZ 1879 William (Ulbio) Parraga
APPLICANT:	William (Ulbio) Parraga
FILE NO:	WSPA-5.02
TAX MAP & PARCEL(S):	135-14.00-12.01
LOCATION:	On the west side of DuPont Boulevard (Route 113), approximately 406 feet south of Wilson Hill Road
NO. OF UNITS:	Upzone from AR-1 to B-2
GROSS ACREAGE:	.83

SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: 2

# 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 3**
- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? N/A If yes, how many? N/A. Is it likely that additional SCCs will be required? N/A If yes, the current System Connection Charge Rate is Click or tap to enter a fee per EDU. Please contact N/A 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** 

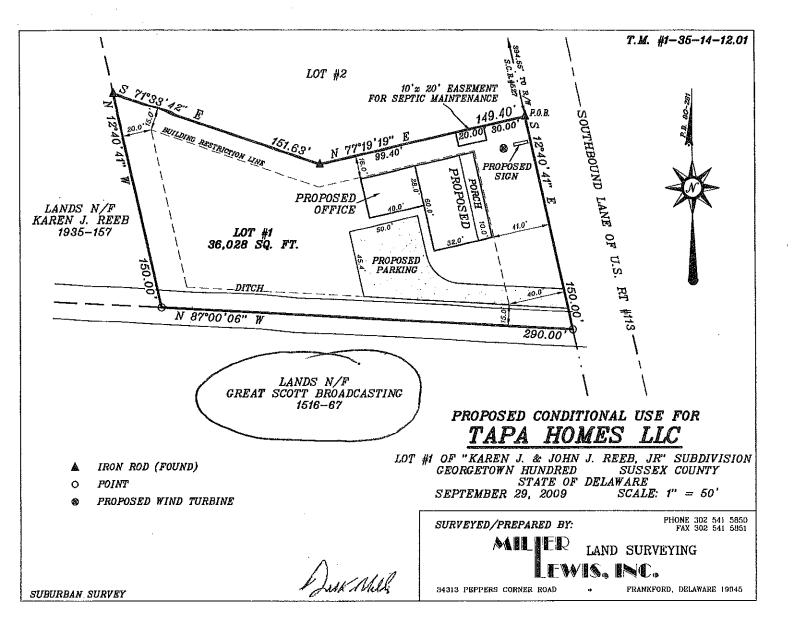
□ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.

- (7). Is project adjacent to the Unified Sewer District? N/A
- (8). Comments: The proposed Change of Zone is not in an area where the Sussex County Engineering Department has a plan/schedule to provide sanitary sewer service. It is within the Growth and Annexation area of the Town of Georgetown.
- (9). Is a Sewer System Concept Evaluation required? No
- (10). Is a Use of Existing Infrastructure Agreement Required? No

UTILITY PLANNING APPROVAL:

John J. Ashman Director of Utility Planning

Xc: Hans M. Medlarz, P.E. Jayne Dickerson No Permit Tech Assigned



## **PLANNING & ZONING**

JAMIE WHITEHOUSE PLANNING & ZONING MANAGER

> (302) 855-7878 T (302) 854-5079 F





# Memorandum

To: Sussex County Planning Commission Members From: Jamie Whitehouse, Planning and Zoning Manager; Lauren DeVore, Planner III; Samantha Bulkilvish, Planner I and Jenny Norwood, Planner I CC: Vince Robertson, Assistant County Attorney Date: May 16, 2019 RE: Other Business for May 23, 2019 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 May 23, 2019 Planning Commission meeting.

## Peach Tree Acres

Final Site Plan

This is a Revised Site Plan for a 76 unit assisted living facility for patients with brain trauma to be located off Lewes-Georgetown Highway. This Site plan has previously received Preliminary approval by the Planning Commission on December 21, 2017 and Final by staff on September 11, 2018 but has since removed a building and the interconnectivity to the parcel to the east. Ownership of this project has changed and with it some changes to the site design and the removal of interconnectivity with the intent to possibly include connectivity in the future. After the Planning Commission meeting of May 9, 2019, it was brought to the staff's attention that the zoning was incorrectly read into record as CR-1 instead of AR-1. Interconnectivity is not a requirement of two parcels zoned AR-1, however the parcel owner has agreed to include a blanket cross access easement in the record plat for any future interconnectivity. Tax Parcel: 235-30.00-58.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

## Americana Bayside Golf Club House Amenities

Revised Preliminary Amenities Site Plan

This is a Revised Preliminary Amenities Site Plan for the construction of a golf clubhouse, restaurant, golf cart storage, and other site improvements. This plan modifies the Preliminary Site Plan approved by the Planning Commission on September 14, 2017. The changes consisted of creating a golf cart storage building, relocating the clubhouse building, and the parking lot layout. The Revised Preliminary Amenities Plan complies with the Zoning Code. Tax Parcel: 533-19.00-36.01. Zoning: MR-RPC (Medium Density Residential Zoning District-Residential Planned Community). Staff are awaiting agency approvals.

# S-19-21 Iris Downing

Preliminary Site Plan

This is a Preliminary Site Plan for a proposed transitional home in an existing dwelling and other site improvements to be located off of Wild Cherry Street. The Planning Commission approved Conditional Use 2172 on March 14, 2019 and the Sussex County Council approved the use on April 16, 2019. The Site Plan is in compliance with the Sussex County Zoning Code and the conditions of



COUNTY ADMINISTRATIVE OFFICES 2 THE CIRCLE I PO BOX 417 GEORGETOWN, DELAWARE 19947 KS

BM

KH

approval. Tax Parcel: 230-26.20-18.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

#### Lands of Gary Chorman

Minor Subdivision off a 50' easement

This is a Preliminary Subdivision Plan for a minor subdivision off a 50' easement over an existing driveway to create one (1) lot measuring 3.09 +/- acres and a residual lot measuring 22.48 +/- acres to be located off of Pickering Drive. Tax Parcel: 235-22.00-23.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

#### Lands of Lewis

Minor Subdivision off a 50' easement

This is a Preliminary Subdivision Plan for a minor subdivision off a 50' easement over an existing driveway to create three (3) lots from an existing 10.00 + /- acre parcel located off Armory Road. Lot 3 will contain the existing poultry houses and composter on 5.00 + /- acres. There is record of permits and certificates of compliance for these farm buildings. Tax Parcel: 233-11.00-207.01. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

#### Lands of Robert Maltese and Brian Stiles

Minor Subdivision off a 50' easement

This is a Preliminary Subdivision Plan for a minor subdivision off a 50' easement over an existing driveway to create two (2) lots from an existing 6.1944 +/- acre parcel. The conceptual plan if approved will be reviewed by the Planning and Zoning Department for compliance with the Zoning Code prior to any final approvals. Tax Parcel: 230-22.00-38.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

KS

BM

# EROSION AND SEDIMENT CONTROL NARRATIVE

STANDARD SEDIMENT AND STORMWATER CONSTRUCTION NOTES

- THE DNREC SEDIMENT AND STORMWATER PROGRAM AND SUSSEX CONSERVATION DISTRICT MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION TO SCHEDULE A PRE-CONSTRUCTION MEETING. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- . REVIEW AND/OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- 3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY DNREC OR THE SUSSEX CONSERVATION DISTRICT.
- . THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- 5. FOLLOWING SOIL DISTURBANCE OR RE-DISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED WITHIN FOURTEEN (14) CALENDAR DAYS TO THE SURFACE OF ALL PERIMETER SEDIMENT CONTROLS. TOPSOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROPOSED SITE UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY
- 6. THE CONTRACTOR IS RESPONSIBLE FOR THE INSPECTION AND MAINTENANCE OF ALL EROSION AND SEDIMENT FACILITIES AND CONTROLS DURING CONSTRUCTION. ALL EROSION AND SEDIMENT CONTROLS SHALL BE CHECKED AFTER EACH RAIN EVENT AND WEEKLY TO ENSURE THAT THEY ARE IN GOOD WORKING CONDITION. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN NECESSARY, AND ANY DAMAGED CONTROLS SHALL BE REPAIRED IMMEDIATELY.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK 1989 (OR LATEST EDITION).
- 8. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE. AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
- ). THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN AND REPAIR ALL EROSION AND SEDIMENT CONTROLS DURING UTILITY INSTALLATION.
- 0. POST-CONSTRUCTION VERIFICATION SURVEYS AND DRAWINGS ARE TO BE SUBMITTED TO THE DNREC SEDIMENT AND STORMWATER PROGRAM OR THE SUSSEX CONSERVATION DISTRICT WITHIN 60 DAYS OF STORMWATER MANAGEMENT FACILITY COMPLETION BY GENERAL CONTRACTOR.
- 1. APPROVED PLANS REMAIN VALID FOR 5 YEARS FROM THE DATE OF APPROVAL.
- 12. APPROVAL OF A SEDIMENT CONTROL AND STORMWATER PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- 3. THE NOTICE OF INTENT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY UNDER NPDES GENERAL PERMIT FOR THIS PROJECT IS #5662. AT ANY TIME THE OWNERSHIP FOR THIS PROJECT CHANGES. A TRANSFER OF AUTHORIZATION OR A CO-PERMITTEE APPLICATION MUST BE SUBMITTED TO DNREC. THE PERMITTEE OF RECORD SHALL NOT BE RELIEVED OF THEIR RESPONSIBILITIES UNTIL A NOTICE OF TERMINATION HAS BEEN PROCESSED BY DNREC.

#### 14. TOTAL DISTURBED AREA: 3.75± ACRES VOLUME OF SPOIL MATERIAL:

#### 4,202± CUBIC YARDS 3,721± CUBIC YARDS VOLUME OF BORROW MATERIAL: 481± CUBIC YARDS (SPOIL) NET VOLUME:

(NOTE: EARTHWORK QUANTITIES ARE APPROXIMATE AND ARE NOT TO BE USED FOR BIDDING/CONSTRUCTION PURPOSES.) 15. OFFSITE BORROW/HAUL MATERIAL TO BE TAKEN FROM/TO AN APPROVED SITE AS DETERMINED BY A LICENSED GEOTECHNICAL

- ENGINEER, AS REQUIRED. 16. THE CONTRACTOR IS RESPONSIBLE FOR CLEARING ANY SEDIMENT FROM PUBLIC ROADS IN THE VICINITY OF THE STABILIZED CONSTRUCTION ENTRANCE DUE TO CONSTRUCTION ACTIVITIES.
- 7. THE OWNER SHALL BE FAMILIAR WITH AND COMPLY WITH ALL ASPECTS OF THE NPDES CONSTRUCTION GENERAL PERMIT ASSOCIATED WITH THE PROJECT. INCLUDING, BUT NOT LIMITED TO, PERFORMING WEEKLY SITE INSPECTIONS DURING CONSTRUCTION AND AFTER RAIN EVENTS. AND MAINTAINING WRITTEN LOGS OF THESE INSPECTIONS.
- 18. BEFORE ANY EARTHWORK OR EXCAVATION TAKES PLACE, THE CONTRACTOR SHALL CALL MISS UTILITY AT 811 OR 1-800-282-8555 AT LEAST 48 HOURS PRIOR TO CONSTRUCTION, TO HAVE ALL EXISTING UTILITIES MARKED ONSITE.
- 19. THE CONTRACTOR SHALL AT TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION. THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS. OR AS DIRECTED BY THE SUSSEX CONSERVATION DISTRICT CONSTRUCTION SITE REVIEWER.
- 20. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH THE REQUIREMENTS OF 7. DEL C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND THE DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.
- 1. DOCUMENTATION OF SOIL TESTING AND MATERIALS USED FOR TEMPORARY OR PERMANENT STABILIZATION INCLUDING BUT NOT LIMITED TO SOIL TEST RESULTS SEED TAGS SOIL AMENDMENT TAGS FTC. SHALL BE PROVIDED TO THE DEPARTMENT OR DELEGATED AGENCY TO VERIEV THAT THE PERMANENT OR TEMPORARY STABILIZATION HAS BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLAN AND THE STANDARDS AND SPECIFICATIONS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION. THE DEPARTMENT OF DELEGATED AGENCY SHALL HAVE THE DISCRETION TO REQUIRE ADDITIONAL SOIL TESTING AND REAPPLICATION OF PERMANENT OR TEMPORARY STABILIZATION IN ACCORDANCE WITH THE SPECIFICATION PROVIDED IN THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- 22. DRAINAGE, STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROLS SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT & STORMWATER REGULATIONS (LATEST EDITION). MAINTENANCE OF DRAINAGE, STORMWATER MANAGEMENT AND SEDIMENT & EROSION CONTROL PRACTICES WILL BE THE RESPONSIBILITY OF THE SITE CONTRACTOR DURING THE CONSTRUCTION PHASE OF THE PROJECT, INCLUDING CONSTRUCTION OF THE UTILITIES. WHEN THE PERMANENT DRAINAGE AND STORMWATER MANAGEMENT PRACTICES HAVE BEEN COMPLETED TO THE SATISFACTION OF THE APPLICABLE AGENCIES, MAINTENANCE WILL ULTIMATELY BECOME THE RESPONSIBILITY OF THE PROPERTY OWNERS.
- SEQUENCE OF CONSTRUCTION: NOTIFY THE DNREC SEDIMENT AND STORMWATER PROGRAM AND THE SUSSEX CONSERVATION DISTRICT IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION, FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH THE SUSSEX CONSERVATION DISTRICT CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER (IF APPLICABLE) ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING: THE DESIGNER IS RECOMMENDED TO ATTEND.
- CLEAR AND GRUB AREAS NECESSARY FOR THE INSTALLATION OF PERIMETER CONTROLS. INSTALL THE INITIAL PERIMETER SEDIMENT AND EROSION CONTROL MEASURES INCLUDING, BUT NOT LIMITED TO, SILT FENCE, AND TEMPORARY STABILIZED CONSTRUCTION ENTRANCE, ALL PERIMETER CONTROLS ARE TO BE INSPECTED BY A SUSSEX CONSERVATION DISTRICT. INSPECTOR AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION. OPERATE WITHIN THE LIMITS OF DISTURBANCE SHOWN ON THESE PLANS. NOTE THAT THE LIMIT OF DISTURBANCE SHOWN ON THESE PLANS MAY BE OFFSET FROM THE ACTUAL LIMIT OF GRADING FOR CLARITY PURPOSES. ALL DISTURBANCE SHALL TAKE PLACE WITHIN THE PROPERTY BOUNDARY, EXCEPT WHERE SPECIFICALLY DEPICTED OTHERWISE.
- 4. G.C. SHALL COORDINATE WITH SUSSEX CONSERVATION DISTRICT INSPECTOR AS WORK IS INITIATED AND PROGRESSES.
- THE CONTRACTOR SHALL INCLUDE AND BE RESPONSIBLE FOR ALL NECESSARY DEWATERING COSTS AND SHALL BE FAMILIAR WITH THE FINDINGS IN ANY/ALL SUBSURFACE REPORTS INDICATING GROUNDWATER CONDITIONS, DEWATERING COSTS TO BE INDICATED IN THE REPORTS. IF DEWATERING IS USED IT SHALL BE THROUGH A GEOTEXTILE DEWATERING BAG PER DNREC ESC DETAIL 3.2.12 OR AN APPROVED EQUAL MEASURE.
- CONTRACTOR SHALL BE PREPARED AND BUDGET FOR EXPECTED WEATHER CONDITIONS DURING CONSTRUCTION AND SHALL TAKE NECESSARY PRECAUTIONS, AND INCLUDE IN CONTRACT PRICE, TO SAFEGUARD THE SITE. THIS SHALL INCLUDE, BUT IS NOT LIMITED TO: WINTERIZATION OF UTILITY SERVICES/CONNECTIONS; WINTERIZATION OR BUILDINGS AND SITE FEATURES; PROPER ASPHALT/CONCRETE ADDITIVES IN EXTREME TEMPERATURES; DUST CONTROL IN DROUGHT CONDITIONS; AND INCREASED/SECURED STABILIZATION AND PERIMETER CONTROLS DURING HEAVY CONSTRUCTION.
- . A GEOTECHNICAL ENGINEER OR SOIL SCIENTIST IS REQUIRED TO BE PRESENT DURING THE CONSTRUCTION OF ALL INFILTRATION FACILITIES. PHASE 1 OF 1
- NOTIFY THE PERSON RESPONSIBLE FOR STORMWATER CONSTRUCTION REVIEW AT LEAST THREE (3) DAYS PRIOR TO THE START OF THE STORMWATER SYSTEM CONSTRUCTION: STORMWATER FACILITIES MUST BE REVIEWED THROUGHOUT THEIR CONSTRUCTION.
- 9. INITIATE CLEARING, GRUBBING, DEMOLITION AND ROUGH GRADING FOR THE PROPOSED IMPROVEMENT AREAS.
- 10. AFTER SWM INFILTRATION AREAS ARE ROUGH GRADED, INITIATE STORM DRAIN INSTALLATION, STARTING FROM THE DOWNSTREAM END AND WORK UPSTREAM.
- 1. INITIATE BUILDING CONSTRUCTION. BUILDING CONSTRUCTION TO BE ON-GOING IN PARALLEL WITH SITE WORK, AS NECESSARY. 2. INITIATE WET AND DRY UTILITY INSTALLATION. GC MUST COORDINATE WITH RESPECTIVE SERVICE PROVIDER PRIOR TO PROJECT
- BIDDING AND CONSTRUCTION. 3. G.C. RESPONSIBLE FOR COORDINATING WITH PROJECT ARCHITECT AND BOHLER ENGINEERING TO CONFIRM IF EXISTING UTILITIES ARE ADEQUATE TO SERVICE PROPOSED USE PRIOR TO START OF CONSTRUCTION. ANY DISCREPANCIES SHALL BE REPORTED TO BOHLER IN WRITING PRIOR TO CONSTRUCTION.
- 4. INITIATE INSTALLATION OF THE SUB-BASE AND BASE COURSE SECTIONS OF THE PAVED AREAS TO DESIGN GRADES. INITIATE FINAL PERVIOUS AREA STABILIZATION AND LANDSCAPE INSTALLATION.
- 15. INSTALL THE ASPHALT TOP COAT ONCE CONSTRUCTION TRAFFIC HAS COMMENCED.
- 16. ONCE THE CONTRIBUTING DRAINAGE AREAS TO EACH OF THE SWM BMPS THAT ARE ACTING AS SEDIMENT TRAPS ARE STABILIZED, AND THE GC HAS OBTAINED WRITTEN APPROVAL FROM THE SCD INSPECTOR, THE TRAPS CAN BE CONVERTED TO SWM BMPS BY EXCAVATING TO THEIR FINAL GRADES AND STABILIZED PER THESE PLANS.
- . REMOVE ALL REMAINING SEDIMENT CONTROL DEVICES. SEDIMENT CONTROL DEVICES SHALL BE REMOVED ONLY AFTER WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED WITH WRITTEN PERMISSION FROM THE SEDIMENT CONTROL INSPECTOR.

# SEDIMENT AND STORMW MANAGEMENT PLAN FOR

- 18. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF THE EFFECTIVE CAPACITY OF CONTROL. IN ADDITION. THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS. OR AS DIRECTED BY THE SUSSEX CONSERVATION DISTRICT CONSTRUCTION SITE REVIEWER. REFERENCE THE DNREC DUST CONTROL DETAIL SHOULD DUST BECOME AN ISSUE.
- 19. THE TERMINATION OF THE CONSTRUCTION GENERAL PERMIT WILL REQUIRE SUBMISSION AND ACCEPTANCE OF THE POST CONSTRUCTION VERIFICATION DOCUMENTS, INCLUDING FINAL STABILIZATION THROUGHOUT THE SITE, ALL ELEMENTS OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN IMPLEMENTED, AND ACCEPTANCE OF THE FINAL OPERATION AND MAINTENANCE PLAN
- 20. PHASE TWO TO BE SUBMITTED AND PERMITTED UNDER SEPARATE COVER
- GENERAL NOTES
- 1. THIS PLAN IS BASED ON A FIELD SURVEY BY:
- CONTROL POINT ASSOCIATES, INC. 305 FELLOWSHIP ROAD - SUITE 210 MT. LAUREL, NJ 08054
- DATED: 8/22/17
- PARCEL DATA TM NO. 235-30.00-58.00; 3.49± AC (3.45± AC AFTER DELDOT DEDICATION); PROPOSED 76 UNIT ASSISTED LIVING FACILITY (TWO BUILDINGS: 52,780± SF TOTAL, AND 800 SF STORAGE BUILDING). ULTIMATE PHASE TO CONSIST OF 114 UNITS AND TO BE SUBMITTED UNDER SEPARATE COVER.
- OWNER/APPLICANT/DEVELOPER: JERC PARTNERS LVIII. LLC 171 STATE ROUTE 173, SUITE 201 ASBURY, NJ 08802 CONTACT: GREGORY ROGERSON
- ZONING: AR-1 (AGRICULTURAL RESIDENTIAL); PLUS NO. 2016-11-04
- 5. PROPOSED UTILITIES: ARTESIAN WATER COMPANY, INC. (WATER) ARTESIAN WASTEWATER MANAGEMENT, INC. (SEWER)

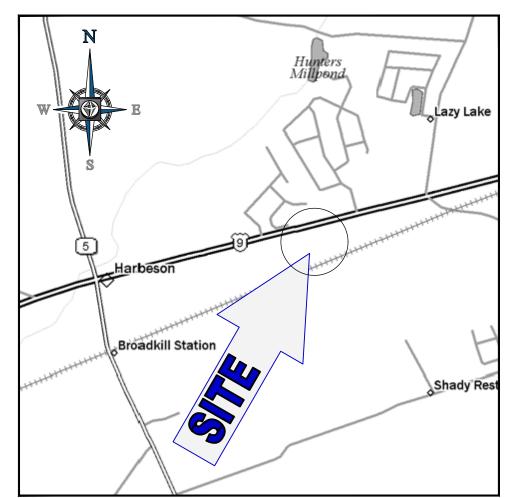
ANTICIPATED SEWAGE: 76 UNITS = 22,800 GPD PEAK = 91,200 GPD

BENCHMARK INFORMATION. BM NO. 1: MONUMENT - NE PROPERTY CORNER

- 9. HORIZONTAL DATUM: D.B. 2497, PG. 192 VERTICAL DATUM: NAVD88
- THERE ARE NO WETLANDS LOCATED ONSITE PER THE WETLAND DELINEATION REPORT BY ENVIROTECH ENVIRONMENTAL CONSULTING, INC. DATED: 8/22/17
- THE SITE IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) 9. PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, PANEL 310 OF 660", MAP NO. 10005C0310K, MAP REVISED; MARCH 16, 2015.
- ENTRANCE/EXIT FACILITIES ARE SUBJECT TO THE FINAL APPROVAL OF THE DELAWARE DEPARTMENT OF TRANSPORTATION, AND/OR SUSSEX COUNTY.
- 11. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVE AISLES, PARKING AREAS, AND ALL OPEN SPACE, INCLUDING STORMWATER MANAGEMENT, COMMON, BUFFER AND LANDSCAPED AREAS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- 13. STORMWATER MANAGEMENT IS SUBJECT TO THE FINAL APPROVAL OF DNREC/SUSSEX CONSERVATION DISTRICT. BOARD OF ADJUSTMENT CASE NO. 12008 WAS APPROVED ON 8/21/17 FOR A SPECIAL USE EXCEPTION TO EXPAND AND 14.
- OPERATE AN ASSISTED LIVING FACILITY AND TO USE A MANUFACTURED HOME TYPE STRUCTURE AS AN OFFICE. CONDITIONAL USE NO. 1141 FOR A MEETING PLACE WAS APPROVED BY COUNTY COUNCIL ON 01/30/1996.
- 15. AS TO LOT 58.00. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NO. 170387PHI, WITH AN EFFECTIVE DATE OF 6114/2017, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
- 15.1. SLOPE EASEMENT AGREEMENT TO STATE HIGHWAY DEPARTMENT AS SET FORTH IN DEED RECORD 428, PG.114-SHOWN 15.2. RIGHT OF WAY AGREEMENT TO DELAWARE POWER & LIGHT COMPANY AS SET FORTH IN DEED RECORD 430, PG.155AND DEED RECORD 518, PG.141- NO EXISTING POLES FOUND
- 15.3. RIGHT OF WAY AGREEMENT TO DELMARVA POWER & LIGHT COMPANY AS SET FORTH IN DEED RECORD 1403, PG. 3-BLANKET IN NATURE
- 15.4. UNDERGROUND GRANT TO VERIZON DELAWARE, INC. AS SET FORTH IN DEED RECORD 2800, PG. 21 BLANKET IN NATURE
- 15.5. BUILDING ENTRANCE FACILITY GRANT TO VERIZON DELAWARE AS SET FORTH IN DEED RECORD 2800, PG. 24- BLANKET IN NATURE
- 15.6. PERPETUAL UTILITY EASEMENT AND RIGHT OF WAY AGREEMENT TO ARTESIAN WATER COMPANY, INC. AND ARTESIAN WASTEWATER MANAGEMENT, INC. AS SET FORTH IN DEED RECORD 4709, PG. 1 -SHOWN 15.7 EASEMENTS AND CONDITIONS AS SET FORTH IN PLOT RECORD 10-103, PLOT RECORD 11-62 AND PLOT RECORD 68-20 - NO
- EASEMENTS SHOWN AS TO LOT 58.08. THIS SURVEY IS PREPARED WITH REFERENCE TO A TITLE REPORT PREPARED BY CHICAGO TITLE INSURANCE 16. COMPANY, COMMITMENT NO. 170388PHI, WITH AN EFFECTIVE DATE OF 611312017, WHERE THE FOLLOWING SURVEY RELATED EXCEPTIONS APPEAR IN SCHEDULE B, SECTION II:
- 16.1. SLOPE EASEMENT AGREEMENT TO STATE HIGHWAY DEPARTMENT AS SET FORTH IN DEED RECORD 428, PG.114-SHOWN 16.2. RIGHT OF WAY AGREEMENT TO DELAWARE POWER & LIGHT COMPANY AS SET FORTH IN DEED RECORD 430, PG.155AND
- DEED RECORD 518, PG.141- NO EXISTING POLES FOUND 16.3. RIGHT OF WAY AGREEMENT TO DELMARVA POWER & LIGHT COMPANY AS SET FORTH IN DEED RECORD 1403, PG. 3-BLANKET IN NATURE
- 16.4. UNDERGROUND GRANT TO VERIZON DELAWARE, INC. AS SET FORTH IN DEED RECORD 2800, PG. 21 BLANKET IN NATURE
- 16.5. BUILDING ENTRANCE FACILITY GRANT TO VERIZON DELAWARE AS SET FORTH IN DEED RECORD 2800, PG. 27- BLANKET IN NATURE
- 16.6. PERPETUAL UTILITY EASEMENT AND RIGHT OF WAY AGREEMENT TO ARTESIAN WATER COMPANY, INC. AND ARTESIAN WASTEWATER MANAGEMENT, INC. AS SET FORTH IN DEED RECORD 4708, PG. 311 - SHOWN
- 16.7. EASEMENTS AND CONDITIONS AS SET FORTH IN PLOT RECORD 10-103, PLOT RECORD 11-62 AND PLOT RECORD 68-20 - NO EASEMENTS SHOWN IMPROVEMENTS ON TAX MAP NO. 58.08 ARE TO BE COVERED UNDER A SEPARATE COVER. 17

LOCATION OF SITE 26890 LEWES GEORGETOWN, HWY HARBESON, DE SUSSEX COUNTY **BROADKILL HUNDRED** TAX MAP NO. 235-30.00-58.00

PTHG DELAWARE



LOCATION MAP COPYRIGHT 2003 DELORME STREET ATLAS 2004 PLUS USA SCALE: 1"=2000'



# 18958 COASTAL HWY, SUITE D **REHOBOTH BEACH, DE 19971** Phone: (302) 644-1155 (302) 703-3173 Fax: BohlerEngineering.com CONTACT: DAVID M. KUKLISH, P.E.

# BULK REQUIREMENTS

APPROXIMATE ACREAGE		3.49± AC (PARCEL 58.00, 3.45± A DELDOT DEDICATION)
		76 PROPOSED UNITS
PROPOSED BUILDING AREA	BUILDING A	17,988± SF (FOOTPRINT/GROUNI 17,396± SF (SECOND FLOO 17,396± SF (THIRD FLOOI 52,780± SF (TOTAL)
	BUILDING B	800± SF (FOOTPRINT)
EXISTING ZONING		AR-1 - AGRICULTURAL RESIDI
PROPOSED ZONE		AR-1 - AGRICULTURAL RESIDI
	ORDINANCE SECTION	
	MINIMUM BUILDING	SETBACK
FRONT SETBACK (NORTH)	§ 115 (TABLE 1)	40' *
SIDE SETBACK (WEST)	§ 115 (TABLE 1)	15'
SIDE SETBACK (EAST)	§ 115 (TABLE 1)	15'
REAR SETBACK (SOUTH)	§ 115 (TABLE 1)	20'
PARKING REQUIREMENTS	§ 115-162	34; 51 PROVIDED
LOADING REQUIREMENTS	§ 115-167	2; 2 (1 STRIPED)
MIN. PARKING SPACE DIMENSIONS	§ 115-166	162 SF (9' x 18')
MIN. DRIVE AISLE	§ 115-166	24'
MAX. BLDG HEIGHT	§ 115 (TABLE 1)	42'
MIN. LOT WIDTH	§ 115 (TABLE 1)	100'
MIN. LOT DEPTH	§ 115 (TABLE 1)	100'

\*ON PROPERTY FRONTING ON HIGHWAYS DESIGNATED BY THE DELAWARE DEPARTMEN TRANSPORTATION AS PRINCIPAL ARTERIALS OR MINOR ARTERIALS. THE SETBACK SHA MEASURED FROM A POINT NOT LESS THAN 50 FEET FROM THE CENTER LINE OF THE RIG

A	TER <u>CONTACT INFO</u>	DRMATION	FINDER CONSTRUCTION PURPOSES
	<b>REFERENCES</b> • <u>ALTA/NSPS LAND TITLE SURVEY:</u> CONTROL POINT ASSOCIATES, INC. 305 FELLOWSHIP ROAD - SUITE 210 MT. LAUREL, NJ 08054 DATED: 8/22/17	◆ <u>GEOTECHNICAL REPORT:</u> JOHN D. HYNES & ASSOCIATES, INC. 32185 BEAVER RUN DR. SALISBURY, MD 21804 DATED: 12/11/17	G I N CAPE ARCH STAINABLE MITTING SE MORTHER RANDER
	• WETLAND DELINEATION REPORT: ENVIROTECH ENVIRONMENTAL CONSULTING, INC. 17605 NASSAU COMMONS BLVD, UNIT D LEWES, DE 19958 DATED 8/22/17	• ARCHITECTURAL PLANS: CERMINARA ARCHITECT 224 COURTYARD DR HILLSBOROUGH, NJ 08844 DATED 2/21/19	E N E N E N E N E N E N E N E N E N E N
	GOVERNING AGENCIES • SUSSEX CONSERVATION DISTRICT 23818 SHORTLY RD. GEORGETOWN, DE 19947 (302) 856-2105 (P) (302) 856-0951 (F)	<ul> <li>DELDOT 800 BAY ROAD P.O. BOX 778 DOVER, DELAWARE 19903 (302) 760-2260 (P)</li> </ul>	REVISIONS REV DATE COMMENT DRAWN BY CHECKED BY
	<ul> <li>STATE FIRE MARSHAL</li> <li>22705 PARK AVENUE</li> <li>GEORGETOWN, DE 19947</li> <li>(302) 856-5298 (P)</li> <li>(302) 856-5800 (F)</li> </ul>	<ul> <li>ARTESIAN WATER COMPANY, INC.</li> <li>664 CHURCHMANS ROAD</li> <li>NEWARK, DE 19702</li> <li>(302) 453-6930 (P)</li> </ul>	1     4/16/19     PER AGENCY COMMENTS     CBH       2     5/13/19     EASEMENT NOTE ADDED     CBH
	<ul> <li>ARTESIAN WASTEWATER MANAGEMENT, INC.</li> <li>664 CHURCHMANS ROAD</li> <li>NEWARK, DE 19702</li> <li>(302) 453-6930 (P)</li> </ul>	<ul> <li>CHESAPEAKE UTILITIES</li> <li>909 SILVER LAKE BOULEVARD</li> <li>DOVER, DE 19904</li> <li>(800) 427-0015 (P)</li> </ul>	
	SHEET	INDEX	
	SHEET NO.	SHEET TITLE	THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY
	C-101 C-102	COVER SHEET GENERAL NOTES	REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.
	C-102	GENERAL NOTES	
	C-104	SITE DETAILS	
	C-201	EXISTING CONDITIONS AND DEMOLITION PLAN	
	C-301		Know what's <b>below.</b> <b>Call</b> before you dig.
	C-401 C-501	UTILITY PLAN	ALWAYS CALL 811
		PRE- CONSTRUCTION SITE STORMWATER	It's fast. It's free. It's the law.
	C-601	MANAGEMENT PLAN CONSTRUCTION SITE STORMWATER MANAGEMENT	
	C-602	PLAN	NOT APPROVED FOR
	C-603	POST CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	CONSTRUCTION
	C-604	EROSION AND SEDIMENT CONTROL DETAILS	PROJECT No.: DE1700202
	C 605		DRAWN BY: CBH CHECKED BY: DMK
	C-605	EROSION AND SEDIMENT CONTROL DETAILS	DATE: 2/22/19 SCALE: AS SHOWN
	C-606	EROSION AND SEDIMENT CONTROL DETAILS	CAD I.D.: SDP-1
	C-701	LANDSCAPE PLAN	PROJECT:
	C-702	LANDSCAPE NOTES & DETAILS	SEDIMENT AND
	C-801	SANITARY PROFILES AND DETAILS	STORMWATER
	C-802	STORM PROFILES AND DETAILS	MANAGEMENT PLAN
	C-803	WATER PROFILE AND DETAILS	FOR
	C-901	PRE-DEVELOPMENT DRAINAGE AREA PLAN	PTHG DELAWARE
	C-902	POST DEVELOPMENT DRAINAGE AREA PLAN	
	C-903	BMP CONTRIBUTING DRAINAGE AREA PLAN	
	C-904	PRE-DEVELOPED SUBAREA LIMIT OF DISTURBANCE	
		DATA PLAN LIGHTING PLAN (BY HOLOPHANE, TWO SHEETS)	
		LIGHTING FLAN (BT HOLOFHANE, TWO SHEETS)	26890 LEWES GEORGETOWN, HWY
			HARBESON, DE SUSSEX COUNTY
			BROADKILL HUNDRED TAX MAP NO. 235-30.00-58.00
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s			<b>BOHLER</b>
ND FLOOR)			
OOR) OR)	DOLUTA DI DOLUTION CODU		18958 COASTAL HWY, SUITE D REHOBOTH BEACH, DE 19971
) Γ)	EQUITABLE OWNER CERT	IFICATION	Phone: (302) 644-1155
DENTIAL	I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE I SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT N		Fax: (302) 703-3173 BohlerEngineering.com
DENTIAL	MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS AND REGULATIONS.	SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS	www.
	I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARIN	G, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE	DAR KINKI TEH
	PURSUANT TO THE APPROVED PLAN AND THAT RESPON IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION	OF TRAINING PRIOR TO INITIATION OF THE PROJECT AT	
	A DNREC SPONSORED OR APPROVED TRAINING COUL DURING CONSTRUCTION. IN ADDITION, I GRANT THE DN	IREC SEDIMENT AND STORMWATER PROGRAM AND/OR	No 14522
	THE RELEVANT AGENCY THE RIGHT TO CONDUCT ON-S UNDER THE NPDES CONSTRUCTION GENERAL PERMIT.	ITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITY	PROFESSIONAL ENGINEER
			URGINIA LICENSE NO. 0402045209
		2/14/19	17, SSIONAL ENGLIS
	GREGORY ROGERSON		
	JERC PARTNERS LVIII, LLC 171 STATE ROUTE 173, SUITE 201		SHEET TITLE:
	ASBURY, NJ 08802		COVER
	SITE DESIGNER/ENGINEE	R CERTIFICATION	SHEET
	I HEREBY CERTIFY THAT I AM A REGISTERED PROF		
	ENGINEERING IN THE STATE OF DELAWARE AND THAT TH AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH ORDINANCES.		
			C-101
NT OF	DXJAX		
ALL BE IGHT-OF-WAY.	SIGNATURE AND SEAL OF ENGINEER	2/22/19 DATE	REVISION 2 - 5/13/19

# GENERAL NOTES

- THESE PLANS ARE SOLELY BASED ON INFORMATION PROVIDED TO BOHLER ENGINEERING VA. LLC (HEREIN "BOHLER ENGINEERING") BY THE OWNER AND OTHERS PRIOR TO THE DATE ON WHICH ENGINEER PREPARED. THIS PLAN CONTRACTOR MUST FIELD VERIFY ALL EXISTING CONDITIONS AND IMMEDIATELY NOTIFY BOHLER ENGINEERING, IN WRITING, IF ANY ACTUAL SITE CONDITIONS DIFFER FROM THOSE SHOWN ON THIS PLAN, OR IF THE PROPOSED WORK CONFLICTS WITH ANY OTHER SITE FEATURES.
- CONTRACTOR MUST STRICTLY COMPLY WITH THESE NOTES AND/OR ALL SPECIFICATIONS/REPORTS CONTAINED HEREIN. CONTRACTOR MUST ENSURE THAT ALL SUBCONTRACTORS FULLY AND COMPLETELY CONFORM TO AND COMPLY WITH THESE REQUIREMENTS, THIS NOTE, AND THE REQUIREMENTS OF THE NOTES CONTAINED IN ALL THE OTHER DRAWINGS THAT MAKE UP THE PLAN SET OF DRAWINGS. ADDITIONAL NOTES AND SPECIFIC PLAN NOTES MAY BE FOUND ON THE INDIVIDUAL PLANS. THESE GENERAL NOTES APPLY TO THIS ENTIRE DOCUMENT PACKAGE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW ALL CONSTRUCTION CONTRACT DOCUMENTS INCLUDING, BUT NOT LIMITED TO, ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION AND COMMENCEMENT OF CONSTRUCTION.
- PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR MUST VERIFY AND CONFIRM THAT THE LATEST EDITION OF THE DOCUMENTS AND/OR REPORTS REFERENCED WITHIN THE PLAN REFERENCES ARE BEING USED FOR CONSTRUCTION. THIS IS THE CONTRACTOR'S COMPLETE AND SOLE RESPONSIBILITY. PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST ENSURE THAT ALL REQUIRED PERMITS AND APPROVALS
- HAVE BEEN OBTAINED NO CONSTRUCTION OR FABRICATION IS TO BEGIN UNTIL THE CONTRACTOR HAS RECEIVED AND THOROUGHLY REVIEWED THE CONDITIONS OF APPROVAL TO ALL PLANS AND OTHER DOCUMENTS REVIEWED AND APPROVED BY THE PERMITTING AUTHORITIES AND CONFIRMED THAT ALL NECESSARY OR REQUIRED PERMITS HAVE BEEN OBTAINED. CONTRACTOR MUST HAVE COPIES OF ALL PERMITS AND APPROVALS ON SITE AT ALL TIMES. CONTRACTOR MUST ENSURE THAT ALL WORK IS PERFORMED IN ACCORDANCE WITH THESE PLANS,
- SPECIFICATIONS/REPORTS AND CONDITIONS OF APPROVAL, AND ALL APPLICABLE REQUIREMENTS, RULES, REGULATIONS, STATUTORY REQUIREMENTS. CODES, LAWS AND STANDARDS OF ALL GOVERNMENTAL ENTITIES WITH JURISDICTION OVER THIS PROJECT, AND CONDITIONS OF THE CONSTRUCTION CONTRACT WITH THE OWNER/DEVELOPER. PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR MUST COORDINATE THE BUILDING LAYOUT BY CAREFUL REVIEW OF THE LATEST ARCHITECTURAL, CIVIL AND STRUCTURAL CONSTRUCTION DOCUMENTS (INCLUDING, BUT NOT
- LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE SUPPRESSION PLANS, WHERE APPLICABLE). THE CONTRACTOR MUST IMMEDIATELY NOTIFY OWNER, ARCHITECT AND ENGINEER OF RECORD, IN WRITING, OF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES WHICH EXIST BETWEEN THESE PLANS AND ANY OTHER PLANS THAT MAKE UP THE CONSTRUCTION DOCUMENTS. CONTRACTOR MUST REFER TO AND ENSURE COMPLIANCE WITH THE APPROVED ARCHITECTURAL/BUILDING PLANS OF
- RECORD FOR EXACT LOCATIONS AND DIMENSIONS OF ENTRY/EXIT POINTS, ELEVATIONS, PRECISE BUILDING DIMENSIONS, AND EXACT BUILDING UTILITY LOCATIONS ALL DIMENSIONS SHOWN ON THESE PLANS MUST BE FIELD VERIFIED BY THE CONTRACTOR PRIOR TO THE START OF
- CONSTRUCTION. CONTRACTOR MUST IMMEDIATELY NOTIFY ENGINEER OF RECORD, IN WRITING, IF ANY CONFLICTS, DISCREPANCIES OR AMBIGUITIES EXIST PRIOR TO PROCEEDING WITH CONSTRUCTION NO EXTRA COMPENSATION WILL BE PAID TO THE CONTRACTOR FOR WORK WHICH HAS TO BE RE-DONE OR REPAIRED DUE TO DIMENSIONS OR GRADES SHOWN INCORRECTLY ON THESE PLANS PRIOR TO CONTRACTOR GIVING ENGINEER OF RECORD WRITTEN NOTIFICATION OF SAME AND ENGINEER OF RECORD, THEREAFTER, PROVIDING CONTRACTOR WITH WRITTEN AUTHORIZATION TO PROCEED WITH SUCH ADDITIONAL WORK.
- CONTRACTOR MUST VERIFY ALL DIMENSIONS INCLUDED ON DESIGN DOCUMENTS HEREIN AND SHOULD NOT SCALE OFF THE DRAWINGS DUE TO POTENTIAL PRINTING INACCURACIES, ALL DIMENSIONS ARE TO BE CHECKED AND CONFIRMED BY THE GENERAL CONTRACTOR PRIOR TO PREPARATION OF SHOP DRAWINGS. FABRICATION / ORDERING OF PARTS & MATERIALS AND COMMENCEMENT OF SITE WORK SITE PLAN DRAWINGS ARE NOT INTENDED AS SURVEY DOCUMENTS. DIMENSIONS SUPERSEDE GRAPHICAL REPRESENTATIONS. CONTRACTOR MUST MAKE CONTRACTOR'S OWN MEASUREMENTS FOR LAYOUT OF IMPROVEMENTS.
- THE OWNER AND CONTRACTOR MUST BE FAMILIAR WITH, AND RESPONSIBLE FOR THE PROCUREMENT OF ANY AND ALL CERTIFICATIONS REQUIRED FOR THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY. WHEN INCLUDED AS ONE OF THE REFERENCED DOCUMENTS. THE GEOTECHNICAL REPORT. SPECIFICATIONS AND RECOMMENDATIONS SET FORTH THEREIN ARE A PART OF THE REQUIRED CONSTRUCTION DOCUMENTS AND. IN CASE OF CONFLICT, DISCREPANCY OR AMBIGUITY, THE MORE STRINGENT REQUIREMENTS AND/OR RECOMMENDATIONS CONTAINED IN: (A) THE PLANS; AND (B) THE GEOTECHNICAL REPORT AND RECOMMENDATIONS SHALL TAKE PRECEDENCE UNLESS SPECIFICALLY NOTED OTHERWISE ON THE PLANS. THE CONTRACTOR MUST NOTIFY THE ENGINEER OF RECORD. IN WRITING, OF ANY SUCH CONFLICT, DISCREPANCY OR AMBIGUITY BETWEEN THE GEOTECHNICAL REPORTS AND PLANS AND SPECIFICATIONS PRIOR TO PROCEEDING WITH ANY FURTHER WORK. IF A GEOTECHNICAL REPORT WAS NOT PERFORMED, THEN THE CONTRACTOR MUST FOLLOW AND COMPLY WITH ALL OF THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE SPECIFICATIONS WHICH HAVE JURISDICTION OVER THIS PROJECT. ENGINEER OF RECORD IS NEITHER LIABLE NOR RESPONSIBLE FOR ANY SUBSURFACE CONDITIONS AND FURTHER, HAS NO
- LIABILITY FOR ANY HAZARDOUS MATERIALS, HAZARDOUS SUBSTANCES, OR POLLUTANTS ON, ABOUT OR UNDER THE PROPERTY THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFYING WHEN AND WHERE SHORING IS REQUIRED AND FOR INSTALLING ALL SHORING REQUIRED DURING EXCAVATION (TO BE PERFORMED IN ACCORDANCE WITH CURRENT OSHA STANDARDS) AND ANY ADDITIONAL PRECAUTIONS TO BE TAKEN TO ASSURE THE STABILITY OF ADJACENT, NEARBY AND CONTIGUOUS
- STRUCTURES AND PROPERTIES. THE CONTRACTOR MUST EXERCISE EXTREME CAUTION WHEN PERFORMING ANY WORK ACTIVITIES ADJACENT TO PAVEMENT, STRUCTURES, ETC, WHICH ARE TO REMAIN EITHER FOR AN INITIAL PHASE OF THE PROJECT OR AS PART OF THE FINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR TAKING ALL APPROPRIATE MEASURES REQUIRED TO ENSURE THE STRUCTURAL STABILITY OF SIDEWALKS AND PAVEMENT, UTILITIES, BUILDINGS, AND INFRASTRUCTURE WHICH ARE TO REMAIN, AND TO PROVIDE A SAFE WORK AREA FOR THIRD PARTIES, PEDESTRIANS AND ANYONE INVOLVED WITH THE PROJECT
- DEBRIS MUST NOT BE BURIED ON THE SUBJECT SITE. ALL DEMOLITION AND CONSTRUCTION WASTES, UNSUITABLE EXCAVATED MATERIAL, EXCESS SOIL AND DEBRIS (SOLID WASTE) MUST BE DISPOSED OF IN ACCORDANCE WITH THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS AND APPLICABLE CODES WHICH HAVE JURISDICTION OVER THIS PROJECT OR OVER THE CONTRACTOR. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO MAINTAIN RECORDS TO DEMONSTRATE PROPER AND COMPLIANT
- DISPOSAL ACTIVITIES, TO BE PROMPTLY PROVIDED TO THE OWNER UPON REQUEST. THE CONTRACTOR MUST REPAIR, AT CONTRACTOR'S SOLE COST, ANY AND ALL DAMAGE DONE TO ANY NEW OR EXISTING CONSTRUCTION OR PROPERTY DURING THE COURSE OF CONSTRUCTION, INCLUDING BUT NOT LIMITED TO DRAINAGE, UTILITIES, PAVEMENT, STRIPING, CURB, ETC. AND SHALL BEAR ALL COSTS ASSOCIATED WITH SAME TO INCLUDE, BUT NOT BE LIMITED TO, REDESIGN, RE-SURVEY, RE-PERMITTING AND CONSTRUCTION. THE CONTRACTOR IS RESPONSIBLE FOR AND UST REPLACE ALL SIGNAL INTERCONNECTION CABLE. WIRING CONDUITS. AND ANY UND EQUIPMENT DAMAGED DURING CONSTRUCTION AND MUST BEAR ALL COSTS ASSOCIATED WITH SAME. THE REPAIR OF ANY SUCH NEW OR EXISTING CONSTRUCTION OR PROPERTY MUST RESTORE SUCH CONSTRUCTION OR PROPERTY TO A CONDITION EQUIVALENT TO OR BETTER THAN THE CONDITIONS PRIOR TO COMMENCEMENT OF THE CONSTRUCTION. AND IN CONFORMANCE WITH APPLICABLE CODES. LAWS. RULES. REGULATIONS. STATUTORY REQUIREMENTS AND STATUTES. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH SAME, CONTRACTOR MUST, PROMPTLY, DOCUMENT ALL EXISTING DAMAGE AND TO NOTIFY THE OWNER AND THE CONSTRUCTION MANAGER PRIOR TO THE START OF CONSTRUCTION.
- THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR AND HAVE NO CONTRACTUAL. LEGAL OR OTHER RESPONSIBILITIES FOR JOB SITE SAFETY JOB SITE SUPERVISION, OR ANYTHING RELATED TO SAME. THE ENGINEER OF RECORD AND BOHLER ENGINEERING HAVE NOT BEEN RETAINED TO PERFORM OR TO BE RESPONSIBLE FOR JOB SITE SAFETY. SAME BEING WHOLLY OUTSIDE OF ENGINEER OF RECORD'S AND BOHLER ENGINEERING SERVICES AS RELATED TO THE PROJECT. THE ENGINEER OF RECORD AND BOHLER ENGINEERING ARE NOT RESPONSIBLE TO IDENTIFY OR REPORT ANY JOB SITE SAFETY ISSUES OR ANY JOB SITE CONDITIONS, AT ANY TIME.
- CONTRACTOR MUST IMMEDIATELY IDENTIFY. IN WRITING TO THE ENGINEER OF RECORD, ANY DISCREPANCIES THAT MAY OR COULD AFFECT THE PUBLIC SAFETY, HEALTH OR GENERAL WELFARE, OR PROJECT COST. IF CONTRACTOR PROCEEDS WITH CONSTRUCTION WITHOUT PROVIDING PROPER WRITTEN NOTIFICATION AS DESCRIBED ABOVE. IT WILL BE AT THE CONTRACTOR'S OWN RISK AND, FURTHER, CONTRACTOR MUST INDEMNIFY, DEFEND AND HOLD HARMLESS THE ENGINEER OF RECORD FOR ANY AND ALL DAMAGES, COSTS, INJURIES, ATTORNEY'S FEES AND THE LIKE WHICH RESULT FROM OR ANY IN ANY WAY RELATED TO SAME INCLUDING, BUT NOT LIMITED TO, ANY THIRD PARTY AND FIRST PARTY CLAIMS.
- ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY INJURY OR DAMAGES RESULTING FROM CONTRACTOR'S FAILURE TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH THE APPROVED PLANS, AND CURRENT CODES, RULES, STATUTES OR THE LIKE, IF CONTRACTOR AND/OR OWNER FAIL TO BUILD OR CONSTRUCT IN STRICT ACCORDANCE WITH APPROVED PLANS, RULES, STATUTES, CODES AND THE LIKE, CONTRACTOR AGREES TO AND MUST JOINTLY, INDEPENDENTLY, SEPARATELY, AND SEVERALLY INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING HARMLESS FOR AND FROM ALL INJURIES, CLAIMS AND DAMAGES THAT ENGINEER SUFFERS AND ANY AND ALL COSTS THAT ENGINEER INCURS AS RELATED TO SAME ALL CONTRACTORS MUST CARRY AT LEAST THE MINIMUM AMOUNT OF THE SPECIFIED STATUTORY WORKER'S
- COMPENSATION INSURANCE, EMPLOYER'S LIABILITY INSURANCE AND LIMITS OF COMMERCIAL GENERAL LIABILITY INSURANCE (CGL) INCLUDING ALSO ALL UMBRELLA COVERAGES. ALL CONTRACTORS MUST HAVE THEIR CGL POLICIES ENDORSED TO NAME BOHLER ENGINEERING, AND ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUB CONSULTANTS AS ADDITIONAL NAMED INSUREDS AND TO PROVIDE CONTRACTUAL LIABILITY COVERAGE SUFFICIENT TO INSURE THE (DEFEND, IF APPLICABLE) AND HOLD HARMLESS AND INDEMNITY OBLIGATIONS ASSUMED AND AGREED TO BY THE CONTRACTOR HEREIN. ALL CONTRACTORS MUST FURNISH BOHLER ENGINEERING WITH CERTIFICATIONS OF INSURANCE AS EVIDENCE OF THE REQUIRED INSURANCE PRIOR TO COMMENCING ANY WORK AND UPON RENEWAL OF EACH POLICY DURING THE ENTIRE PERIOD OF CONSTRUCTION AND FOR TWO YEARS AFTER THE COMPLETION OF CONSTRUCTION AND AFTER ALL PERMITS ARE ISSUED, WHICHEVER DATE IS LATER. IN ADDITION, ALL CONTRACTORS AGREE THAT THEY WILL AND WILL, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, INDEMNIFY, DEFEND AND HOLD HARMLESS BOHLER ENGINEERING AND ITS PAST PRESENT AND FUTURE OWNERS OFFICERS DIRECTORS PARTNERS SHAREHOLDERS MEMBERS PRINCIPALS COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUB CONSULTANTS FROM AND AGAINST ANY DAMAGES, INJURIES, CLAIMS, ACTIONS, PENALTIES, EXPENSES, PUNITIVE DAMAGES, TORT DAMAGES, STATUTORY CLAIMS, STATUTORY CAUSES OF ACTION, LOSSES, CAUSES OF ACTION, LIABILITIES OR COSTS, INCLUDING, BUT NOT LIMITED TO, REASONABLE ATTORNEYS' FEES AND DEFENSE COSTS, ARISING OUT OF OR IN ANY WAY CONNECTED WITH OR TO THE PROJECT. INCLUDING ALL CLAIMS BY EMPLOYEES OF THE CONTRACTOR(S), ALL CLAIMS BY THIRD PARTIES AND ALL CLAIMS RELATED TO THE PROJECT. CONTRACTOR MUST NOTIFY ENGINEER, IN WRITING, AT LEAST THIRTY (30) DAYS PRIOR TO ANY TERMINATION, SUSPENSION OR CHANGE OF ITS INSURANCE HEREUNDER. THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR CONSTRUCTION METHODS, MEANS,
- TECHNIQUES OR PROCEDURES, GENERALLY OR FOR THE CONSTRUCTION MEANS, METHODS, TECHNIQUES OR PROCEDURES FOR COMPLETION OF THE WORK DEPICTED BOTH ON THESE PLANS. AND FOR ANY CONFLICTS IN SCOPE AND REVISIONS THAT RESULT FROM SAME. CONTRACTOR IS FULLY AND SOLELY RESPONSIBLE FOR DETERMINING THE MEANS AND METHODS FOR COMPLETION OF THE WORK PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
- NEITHER THE PROFESSIONAL ACTIVITIES OF BOHLER ENGINEERING, NOR THE PRESENCE OF BOHLER ENGINEERING AND/OR ITS PAST, PRESENT AND FUTURE OWNERS, OFFICERS, DIRECTORS, PARTNERS, SHAREHOLDERS, MEMBERS, PRINCIPALS, COMMISSIONERS, AGENTS, SERVANTS, EMPLOYEES, AFFILIATES, SUBSIDIARIES, AND RELATED ENTITIES, AND ITS SUBCONTRACTORS AND SUB CONSULTANTS AT A CONSTRUCTION/PROJECT SITE. RELIEVES OR WILL RELIEVE THE CONTRACTOR OF ITS OBLIGATIONS, DUTIES AND RESPONSIBILITIES INCLUDING, BUT NOT LIMITED TO, CONSTRUCTION MEANS, METHODS, SEQUENCE, TECHNIQUES OR PROCEDURES NECESSARY FOR PERFORMING, OVERSEEING, SUPERINTENDING AND COORDINATING THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND COMPLIANCE WITH ANY AND ALL HEALTH AND/OR SAFETY PRECAUTIONS REQUIRED BY ANY REGULATORY AGENCIES WITH JURISDICTION OVER THE PROJECT AND/OR PROPERTY. BOHLER ENGINEERING AND ITS EMPLOYEES, PERSONNEL, AGENTS AND SUBCONSULTANTS HAVE NO AUTHORITY TO EXERCISE ANY CONTROL OVER (OR ANY RESPONSIBILITY FOR) ANY CONSTRUCTION, CONTRACTOR OR ITS EMPLOYEES RELATING TO THEIR WORK AND ANY AND ALL HEALTH AND/OR SAFETY PROGRAMS OR PROCEDURES. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE SAFETY. CONTRACTOR MUST INDEMNIFY, DEFEND, PROTECT AND HOLD HARMLESS BOHLER ENGINEERING FOR AND FROM ANY LIABILITY TO BOHLER ENGINEERING RESULTING FROM CONTRACTOR'S WORK SERVICES AND/OR VIOLATIONS OF THIS NOTE. THESE NOTES OR ANY NOTES IN THE PLAN SET AND, FURTHER, CONTRACTOR MUST NAME BOHLER ENGINEERING AS AN ADDITIONAL INSURED UNDER THE GENERAL CONTRACTOR'S POLICIES OF GENERAL LIABILITY INSURANCE AS DESCRIBED ABOVE
- WHEN IT IS CLEARLY AND SPECIFICALLY WITHIN BOHLER ENGINEERING'S SCOPE OF SERVICES CONTRACT WITH THE OWNER/ DEVELOPER. BOHLER ENGINEERING WILL REVIEW OR TAKE OTHER APPROPRIATE ACTION ON THE CONTRACTOR SUBMITTALS, SUCH AS SHOP DRAWINGS, PRODUCT DATA, SAMPLES, AND OTHER DATA, WHICH THE CONTRACTOR IS REQUIRED TO SUBMIT, BUT ONLY FOR THE LIMITED PURPOSE OF EVALUATING CONFORMANCE WITH THE DESIGN INTENT AND THE INFORMATION SHOWN IN THE CONSTRUCTION CONTRACT DOCUMENTS. CONSTRUCTION MEANS AND METHODS AND/OR TECHNIQUES OR PROCEDURES, COORDINATION OF THE WORK WITH OTHER TRADES, AND CONSTRUCTION SAFETY PRECAUTIONS ARE THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND BOHLER ENGINEERING HAS NO RESPONSIBILITY OR LIABILITY FOR SAME HEREUNDER, BOHLER ENGINEERING'S SHOP DRAWING REVIEW WILL BE CONDUCTED WITH REASONABLE PROMPTNESS WHILE ALLOWING SUFFICIENT TIME TO PERMIT ADEQUATE REVIEW. ANY DOCUMENT, DOCUMENTING BOHLER ENGINEERING'S REVIEW OF A SPECIFIC ITEM OR LIMITED SCOPE, MUST NOT AND SHALL NOT INDICATE THAT BOHLER ENGINEERING HAS REVIEWED THE ENTIRE ASSEMBLY OF WHICH THE ITEM IS A COMPONENT

BOHLER ENGINEERING IS NOT RESPONSIBLE FOR ANY DEVIATIONS FROM THE CONSTRUCTION DOCUMENTS. CONTRACTOR MUST, IN WRITING, PROMPTLY AND IMMEDIATELY BRING SAME TO BOHLER ENGINEERING'S ATTENTION. BOHLER ENGINEERING IS NOT REQUIRED TO REVIEW PARTIAL SUBMISSIONS OR THOSE FOR WHICH SUBMISSIONS OF CORRELATED ITEMS HAVE NOT BEEN RECEIVED.

- 25. IF THE CONTRACTOR DEVIATES FROM THESE PLANS AND/OR SPECIFICATIONS, INCLUDING THE NOTES CONTAINED HEREIN, WITHOUT FIRST OBTAINING THE PRIOR WRITTEN AUTHORIZATION OF THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING FOR SUCH DEVIATIONS. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR THE PAYMENT OF ALL COSTS INCURRED IN CORRECTING ANY WORK DONE WHICH DEVIATES FROM THE PLANS, ALL FINES AND/OR PENALTIES ASSESSED WITH RESPECT THERETO AND ALL COMPENSATORY OR PUNITIVE DAMAGES RESULTING THEREFROM AND, FURTHER, SHALL DEFEND, INDEMNIFY, PROTECT, AND HOLD HARMLESS THE ENGINEER AND ALL ENGINEER PARTIES DESCRIBED IN NOTE 23. ABOVE, TO THE FULLEST EXTENT PERMITTED UNDER THE LAW, FOR AND FROM ALL FEES, ATTORNEYS' FEES, DAMAGES, COSTS, JUDGMENTS, CLAIMS, INJURIES, PENALTIES AND THE LIKE RELATED TO SAME 26. CONTRACTOR IS RESPONSIBLE FOR A MAINTENANCE AND PROTECTION OF THE TRAFFIC CONTROL PLAN IN ACCORDANCE
- WITH FEDERAL, STATE, AND LOCAL REQUIREMENTS, FOR ALL WORK THAT AFFECTS PUBLIC TRAVEL EITHER IN THE RIGHT OF WAY OR ON SITE. THE COST FOR THIS ITEM MUST BE INCLUDED IN THE CONTRACTOR'S PRICE AND IS CONTRACTOR'S SOLE RESPONSIBILITY. 27. OWNER MUST MAINTAIN AND PRESERVE ALL PHYSICAL SITE FEATURES AND DESIGN FEATURES DEPICTED ON THE PLANS
- AND RELATED DOCUMENTS IN STRICT ACCORDANCE WITH THE APPROVED PLAN(S) AND DESIGN: AND, FURTHER, THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR ANY FAILURE TO SO MAINTAIN OR PRESERVE SITE AND/OR DESIGN FEATURES. IF OWNER FAILS TO MAINTAIN AND/OR PRESERVE ALL PHYSICAL SITE FEATURES AND/OR DESIGN FEATURES DEPICTED ON THE PLANS AND RELATED DOCUMENTS, OWNER AGREES TO INDEMNIFY AND HOLD THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING HARMLESS FOR ALL INJURIES, DAMAGES AND COSTS THAT
- ENGINEER OF RECORD AND/OR BOHLER ENGINEERING INCUR AS A RESULT OF SAID FAILURE. 28. CONTRACTOR IS SOLELY RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES AND MATERIALS COMPLY WITH AND CONFORM TO APPLICABLE FEDERAL, STATE AND LOCAL RULES AND REGULATIONS, LAWS, ORDINANCES, AND CODES, AND ALL APPLICABLE REQUIREMENTS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, (29 U.S.C. 651 ET SEQ.) AS AMENDED, AND ANY MODIFICATIONS, AMENDMENTS OR REVISIONS TO SAME. 29. THE CONTRACTOR MUST STRICTLY COMPLY WITH THE LATEST AND CURRENT OSHA STANDARDS AND REGULATIONS,
- AND/OR BOHLER ENGINEERING WILL HAVE NO RESPONSIBILITY FOR OR AS RELATED TO EXCAVATION AND TRENCHING PROCEDURES 30. CONTRACTOR AND OWNER MUST INSTALL ALL ELEMENTS AND COMPONENTS IN STRICT COMPLIANCE WITH AND IN ACCORDANCE WITH MANUFACTURER'S STANDARDS AND RECOMMENDED INSTALLATION CRITERIA AND SPECIFICATIONS. IF CONTRACTOR AND/OR OWNER FAIL TO DO SO, THEY AGREE TO JOINTLY, INDEPENDENTLY, SEPARATELY, COLLECTIVELY, AND SEVERALLY INDEMNIEY, DEFEND, PROTECT AND HOLD ENGINEER OF RECORD AND/OR BOHLER ENGINEERING AND ALL OF THE PARTIES IDENTIFIED IN NOTE 23. ABOVE, HARMLESS FOR ALL INJURIES AND DAMAGES THAT ENGINEER SUFFERS
- AND COSTS THAT ENGINEER INCURS AS A RESULT OF SAID FAILURE. 31. CONTRACTOR IS RESPONSIBLE TO MAINTAIN AN ON-SITE STORMWATER POLLUTION PREVENTION PLAN (SWPPP) IN COMPLIANCE WITH THE ENVIRONMENTAL PROTECTION AGENCY (EPA) REQUIREMENTS OR LOCAL GOVERNING AGENCY FOR SITES WHERE ONE (1) ACRE OR MORE IS DISTURBED BY CONSTRUCTION ACTIVITIES (UNLESS THE LOCAL JURISDICTION REQUIRES A DIFFERENT THRESHOLD), CONTRACTOR MUST ENSURE THAT ALL ACTIVITIES INCLUDING THOSE OF SUBCONTRACTORS, ARE IN COMPLIANCE WITH THE SWPPP, INCLUDING BUT NOT LIMITED TO LOGGING ACTIVITIES (MINIMUM ONCE PER WEEK AND AFTER RAINFALL EVENTS) AND CORRECTIVE MEASURES, AS APPROPRIATE.
- 32 AS CONTAINED IN THESE DRAWINGS AND ASSOCIATED DOCUMENTS PREPARED BY THE SIGNATORY PROFESSIONAL ENGINEER OF RECORD, THE USE OF THE WORDS 'CERTIFY' OR 'CERTIFICATION' CONSTITUTE(S) AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE INFORMATION WHICH IS THE SUBJECT OF THE ENGINEER OF RECORD'S KNOWLEDGE OR BELIEF AND IN ACCORDANCE WITH COMMON AND ACCEPTED PROCEDURE CONSISTENT WITH THE APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, UNDER ANY CIRCUMSTANCES.

# **GRADING NOTES**

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLAN'S SPECIFIC NOTES.
- SITE GRADING MUST BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND/OR SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AS REFERENCED IN THIS PLAN SET. IF NO GEOTECHNICAL REPORT HAS BEEN REFERENCED. THE CONTRACTOR MUST HAVE A GEOTECHNICAL ENGINEER PROVIDE WRITTEN SPECIFICATIONS AND RECOMMENDATIONS. THE CONTRACTOR MUST FOLLOW THE REQUIREMENTS OF ANY AND ALL MUNICIPAL, COUNTY, STATE, AND FEDERAL LAWS, WHICH HAVE JURISDICTION OVER THIS PROJECT AND ALL APPLICABLE SPECIFICATIONS
- CONTRACTOR IS REQUIRED TO SECURE ALL NECESSARY AND/OR REQUIRED PERMITS AND APPROVALS FOR ALL OFF-SITE MATERIAL SOURCES AND DISPOSAL FACILITIES. CONTRACTOR MUST SUPPLY COPY OF APPROVALS TO ENGINEER OF RECORD AND OWNER PRIOR TO INITIATING ANY WORK. THE CONTRACTOR IS FULLY RESPONSIBLE FOR VERIFYING EXISTING TOPOGRAPHIC INFORMATION AND UTILITY INVERT
- ELEVATIONS PRIOR TO COMMENCING ANY CONSTRUCTION. SHOULD DISCREPANCIES BETWEEN THE PLANS AND INFORMATION OBTAINED THROUGH FIELD VERIFICATIONS BE IDENTIFIED OR EXIST, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD. IN WRITING. THE CONTRACTOR IS RESPONSIBLE FOR REMOVING AND REPLACING ALL UNSUITABLE MATERIALS WITH SUITABLE MATERIALS
- AS SPECIFIED IN THE GEOTECHNICAL REPORT ALL EXCAVATED OR FILLED AREAS MUST BE COMPACTED AS OUTLINED IN THE GEOTECHNICAL REPORT. MOISTURE CONTENT AT TIME OF PLACEMENT MUST BE SUBMITTED IN A COMPACTION REPORT PREPARED BY A QUALIFIED GEOTECHNICAL ENGINEER. REGISTERED WITH THE STATE WHERE THE WORK IS PERFORMED. WHICH REPORT VERIFIES THAT ALL FILLED AREAS AND SUBGRADE AREAS WITHIN THE BUILDING PAD AREA AND AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS SPECIFICATIONS AND THE RECOMMENDATIONS SET FORTH IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES WHICH ARE IN EFFECT AND WHICH ARE APPLICABLE TO THE PROJECT. SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT MUST BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE BY OWNER/DEVELOPER, OR OWNER/DEVELOPER'S REPRESENTATIVE, SUBBASE MUST BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED AS DIRECTED BY THE GEOTECHNICAL REPORT. EARTHWORK ACTIVITIES INCLUDING. BUT NOT LIMITED TO, EXCAVATION, BACKFILL, AND COMPACTING MUST COMPLY WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT AND ALL APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES. EARTHWORK ACTIVITIES MUST COMPLY WITH THE STANDARD STATE DOT SPECIFICATIONS FOR ROADWAY CONSTRUCTION (LATEST EDITION) AND ANY AMENDMENTS OR REVISIONS THERETO.
- THE TOPS OF EXISTING MANHOLES, INLET STRUCTURES, AND SANITARY CLEANOUT TOPS MUST BE ADJUSTED, AS NECESSARY, TO MATCH PROPOSED FINISHED GRADES WITH NO TRIPPING OR SAFETY HAZARD IN ACCORDANCE WITH ALL APPLICABLE STANDARDS, REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES.
- GRADING PLAN WILL TAKE PRECEDENCE AND CONTROL. CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, OF ANY DISCREPANCY(IES) AND/OR CONFLICT(S).
- THE CONTRACTOR IS RESPONSIBLE TO IMPORT FILL OR EXPORT EXCESS MATERIAL AS NECESSARY TO CONFORM TO THE PROPOSED GRADING, AND TO BACKFILL EXCAVATIONS FOR THE INSTALLATION OF UNDERGROUND IMPROVEMENTS.

# SITE LAYOUT NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO AND FULLY COMPLIED WITH BY THE CONTRACTOR THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL THE GENERAL NOTES. AND ALL THE PLANS' SPECIFIC NOTES.
- AND ANY STORMWATER POLLUTION PREVENTION PLAN (SWPPP) MEASURES NECESSARY, AS INDICATED ON THE APPROVED SOIL EROSION AND SEDIMENT CONTROL PLAN AND IN ACCORDANCE WITH APPROPRIATE AGENCIES' GUIDELINES TO PREVENT SEDIMENT AND/OR LOOSE DEBRIS FROM WASHING ONTO ADJACENT PROPERTIES OR THE RIGHT OF WAY
- ON UNIFORM TRAFFIC CONTROL (MUTCD) AND ANY APPLICABLE STATE OR LOCALLY APPROVED SUPPLEMENTS, GUIDELINES, RULES, REGULATIONS, STANDARDS AND THE LIKE. THE LOCATIONS OF PROPOSED UTILITY POLES AND TRAFFIC SIGNS SHOWN ON THE PLANS ARE SCHEMATIC AND
- COORDINATE THE RELOCATION OF TRAFFIC SIGNS WITH THE ENTITY HAVING JURISDICTION OVER THE PROJECT. ALL DIMENSIONS SHOWN ARE TO BOTTOM FACE OF CURB, EDGE OF PAVEMENT, OR EDGE OF BUILDING, EXCEPT WHEN
- PERFORMED IN STRICT ACCORDANCE WITH THE DETAILS, UNLESS NOTED OTHERWISE.

# LIGHTING NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL THE GENERAL NOTES AND ALL THE PLAN'S SPECIFIC
- THE LIGHTING CONTRACTOR MUST COMPLY WITH ALL APPLICABLE CONTRACTOR REQUIREMENTS INDICATED IN THE PLANS, INCLUDING BUT NOT LIMITED TO GENERAL NOTES, GRADING AND UTILITY NOTES, SITE SAFETY, AND ALL AGENCY AND GOVERNMENTAL REGULATIONS.
- THIS LIGHTING PLAN DEPICTS PROPOSED SUSTAINED ILLUMINATION LEVELS CALCULATED USING DATA PROVIDED BY THE NOTED MANUFACTURER, ACTUAL SUSTAINED SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, THE SERVICE LIFE OF EQUIPMENT AND
- LUMINAIRES AND OTHER RELATED VARIABLE FIELD CONDITIONS. THE LIGHTING VALUES AND CALCULATION POINTS DEPICTED ON THIS PLAN ARE ALL ANALYZED ON A HORIZONTAL GEOMETRIC PLANE AT ELEVATION ZERO (GROUND LEVEL) UNLESS OTHERWISE NOTED. ILLUMINATION LEVELS ARE SHOWN IN FOOT-CANDLES.
- THE LUMINAIRES, LAMPS AND LENSES MUST BE REGULARLY MAINTAINED TO ENSURE THAT THEY FUNCTION PROPERLY. THIS WORK MAY INCLUDE, BUT IS NOT LIMITED TO, VISUAL OBSERVATION, CLEANING OF LENSES, AND RE-LAMPING (IF NECESSARY) AT LEAST ONCE EVERY SIX (6) MONTHS. UPON COMPLETION AND ACCEPTANCE OF THE WORK BY THE OWNER, THIS RESPONSIBILITY BECOMES SOLELY THE OWNER'S.
- WHERE APPLICABLE, THE EXISTING CONDITION LIGHT LEVELS ILLUSTRATED ARE REPRESENTATIVE OF AN APPROXIMATION UTILIZING LABORATORY DATA FOR SIMILAR FIXTURES, UNLESS ACTUAL FIELD MEASUREMENTS ARE TAKEN WITH A LIGHT METER. DUE TO FACTORS SUCH AS FIXTURE MAINTENANCE, EQUIPMENT TOLERANCES, WEATHER CONDITIONS, ETC., ACTUAL LIGHT LEVELS MAY DIFFER. EXISTING LIGHT LEVELS DEPICTED ON THIS PLAN ARE TO BE CONSIDERED APPROXIMATE.
- THIS LIGHTING PLAN IS INTENDED TO SHOW THE LOCATIONS AND TYPE OF LUMINAIRES. POWER SYSTEM, CONDUITS, WIRING AND OTHER ELECTRICAL COMPONENTS ARE SOLELY THE RESPONSIBILITY OF THE ARCHITECT. MECHANICAL ENGINEER AND/OR LIGHTING CONTRACTOR AS INDICATED IN THE CONSTRUCTION CONTRACT DOCUMENTS. THESE ITEMS MUST BE INSTALLED AS REQUIRED BY STATE AND LOCAL REGULATIONS. CONTRACTOR IS RESPONSIBLE FOR THE INSTALLATION OF LIGHTING FIXTURES AND APPURTENANCES IN ACCORDANCE WITH ALL APPLICABLE BUILDING AND FLECTRICAL CODES
- ANY LIGHT LOCATIONS THAT CONFLICT WITH DRAINAGE, UTILITIES, OR OTHER STRUCTURE(S) MUST IMMEDIATELY BE BROUGHT TO THE ATTENTION OF THE ENGINEER OF RECORD BY THE CONTRACTOR, PRIOR TO THE START OF CONSTRUCTION.
- LIGHTING CONTRACTOR MUST COORDINATE WITH THE PROJECT ARCHITECT REGARDING POWER SOURCE FROM WITHIN THE BUILDING, AND TIMING DEVICES NECESSARY TO MEET THE DESIGN INTENT. ). CONTRACTOR IS RESPONSIBLE TO ENSURE SHIELDING AND OR ROTATED OPTICS ARE INSTALLED AS INDICATED ON THE PLAN IN ORDER TO ACHIEVE THE LIGHTING LEVELS APPROVED BY THE REVIEWING AGENCY.

AND/OR ANY OTHER AGENCY WITH JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. ENGINEER OF RECORD

IN THE EVENT OF A DISCREPANCY(IES) AND/OR A CONFLICT(S) BETWEEN PLANS, OR RELATIVE TO OTHER PLANS, THE

PRIOR TO THE COMMENCEMENT OF GENERAL CONSTRUCTION, THE CONTRACTOR MUST INSTALL SOIL EROSION CONTROL ALL DIRECTIONAL/TRAFFIC SIGNING AND PAVEMENT STRIPING MUST CONFORM TO THE LATEST STANDARDS OF THE MANUAL

PRELIMINARY. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR FIELD-VERIFYING THEIR LOCATION. CONTRACTOR MUST DIMENSION IS TO A PROPERTY LINE, STAKE OUT OF LOCATIONS OF INLETS, LIGHT POLES, ETC. AND ALL MUST BE

# DEMOLITION NOTES

- THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS THE GENERAL NOTES ARE REFERENCED HEREIN, AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES.
- CONTRACTOR MUST CONDUCT DEMOLITION/REMOVAL ACTIVITIES IN SUCH A MANNER TO ENSURE MINIMUM INTERFERENCE WITH ROADS, STREETS, SIDEWALKS, WALKWAYS, AND ALL OTHER ADJACENT FACILITIES. CONTRACTOR MUST OBTAIN ALL APPLICABLE PERMITS FROM THE APPROPRIATE GOVERNMENTAL AUTHORITY(IES) PRIOR TO THE COMMENCEMENT OF ANY ROAD OPENING OR DEMOLITION ACTIVITIES IN OR ADJACENT TO THE RIGHT-OF-WAY CONTRACTOR MUST PROVIDE TRAFFIC CONTROL AND GENERALLY ACCEPTED SAFE PRACTICES IN CONFORMANCE WITH ALL
- CURRENT FEDERAL HIGHWAY ADMINISTRATION "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), AND THE FEDERAL, STATE, AND LOCAL REGULATIONS, WHEN DEMOLITION-RELATED ACTIVITIES IMPACT ROADWAYS AND/OR ROADWAY RIGHT-OF-WAY THE DEMOLITION (AND/OR REMOVALS) PLAN IS INTENDED TO PROVIDE GENERAL INFORMATION AND TO IDENTIFY CONDITIONS
- ONLY REGARDING ITEMS TO BE DEMOLISHED, REMOVED, AND/OR TO REMAIN. A THE CONTRACTOR MUST ALSO REVIEW ALL CONSTRUCTION DOCUMENTS AND INCLUDE IN DEMOLITION ACTIVITIES ALL
- INCIDENTAL WORK NECESSARY FOR THE CONSTRUCTION OF THE NEW SITE IMPROVEMENTS. B. THIS PLAN IS NOT INTENDED TO AND DOES NOT PROVIDE DIRECTION REGARDING THE MEANS. METHODS. SEQUENCING. TECHNIQUES AND PROCEDURES TO BE EMPLOYED TO ACCOMPLISH THE WORK. ALL MEANS. METHODS
- SEQUENCING, TECHNIQUES AND PROCEDURES TO BE USED MUST BE IN STRICT ACCORDANCE AND CONFORMANCE WITH ALL STATE, FEDERAL, LOCAL, AND JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR MUST COMPLY WITH ALL OSHA AND OTHER SAFETY PRECAUTIONS NECESSARY TO PROVIDE A SAFE WORK SITE FOR THE CONTRACTOR AND PUBLIC. THE CONTRACTOR MUST PROVIDE ALL "METHODS AND MEANS" NECESSARY TO PREVENT MOVEMENT, SETTLEMENT, OR
- COLLAPSE OF EXISTING STRUCTURES, AND ANY OTHER IMPROVEMENTS THAT ARE REMAINING ON OR OFF SITE. THE CONTRACTOR MUST REPAIR ALL DAMAGE TO ALL ITEMS AND FEATURES THAT ARE TO REMAIN. CONTRACTOR MUST USE NEW MATERIAL FOR ALL REPAIRS. CONTRACTOR'S REPAIRS MUST INCLUDE THE RESTORATION OF ALL ITEMS AND FEATURES REPAIRED TO THEIR PRE-DEMOLITION CONDITION, OR BETTER. CONTRACTOR MUST PERFORM ALL REPAIRS AT THE CONTRACTOR'S SOLE EXPENSE.
- ENGINEER OF RECORD AND/OR BOHLER ENGINEERING ARE NOT RESPONSIBLE FOR JOB SITE SAFETY OR SUPERVISION. CONTRACTOR MUST PROCEED WITH THE DEMOLITION IN A SYSTEMATIC AND SAFE MANNER. COMPLYING WITH ALL OSHA REQUIREMENTS, TO ENSURE PUBLIC AND CONTRACTOR SAFETY AND SAFETY TO ALL PROPERTY ON THE SITE OR ADJACENT OR NEAR TO SAME. CONTRACTOR IS RESPONSIBLE FOR JOB SITE SAFETY, WHICH MUST INCLUDE, BUT NOT BE LIMITED TO, THE INSTALLATION AND
- MAINTENANCE OF BARRIERS, FENCING, OTHER APPROPRIATE OR NECESSARY SAFETY FEATURES AND ITEMS NECESSARY TO PROTECT THE PUBLIC FROM AREAS OF CONSTRUCTION AND CONSTRUCTION ACTIVITIES. THE CONTRACTOR MUST SAFEGUARD THE SITE AS NECESSARY TO PERFORM THE DEMOLITION IN SUCH A MANNER AS TO PREVENT THE ENTRY OF UNAUTHORIZED PERSONS AT ANY TIME TO OR NEAR THE DEMOLITION AREA.
- PRIOR TO THE COMMENCEMENT OF ANY SITE ACTIVITY AND ANY DEMOLITION ACTIVITY, CONTRACTOR MUST, IN WRITING, RAISE ANY QUESTIONS CONCERNING THE ACCURACY OR INTENT OF THESE PLANS AND/OR SPECIFICATIONS, CONCERNS REGARDING THE APPLICABLE SAFETY STANDARDS, AND/OR THE SAFETY OF THE CONTRACTOR OR THIRD PARTIES IN PERFORMING THE WORK ON THIS PROJECT. ANY SUCH CONCERNS MUST BE PRESENTED TO THE ENGINEER OF RECORD AND/OR BOHLER ENGINEERING. IN WRITING AND MUST ADDRESS ANY ISSUES AND ITEMS RESPONDED TO. BY THE ENGINEER OF RECORD AND/OR BY BOHLER ENGINEERING, IN WRITING. ALL DEMOLITION ACTIVITIES MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS AND SPECIFICATIONS AND ALL APPLICABLE FEDERAL, STATE AND LOCAL REGULATIONS, RULES, REQUIREMENTS, STATUTES, ORDINANCES AND CODES.
- THE CONTRACTOR MUST BECOME FAMILIAR WITH THE APPLICABLE UTILITY SERVICE PROVIDER REQUIREMENTS AND IS RESPONSIBLE FOR ALL COORDINATION REGARDING UTILITY DEMOLITION AND/OR DISCONNECTION AS IDENTIFIED OR REQUIRED. FOR THE PROJECT. THE CONTRACTOR MUST PROVIDE THE OWNER WITH WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED, REMOVED AND/OR ABANDONED IN ACCORDANCE WITH THE JURISDICTION AND UTILITY COMPANY REQUIREMENTS AND ALL OTHER APPLICABLE REQUIREMENTS. RULES, STATUTES, LAWS, ORDINANCES AND CODES. 10. PRIOR TO STARTING ANY DEMOLITION, CONTRACTOR MUST:
- A. OBTAIN ALL REQUIRED PERMITS AND MAINTAIN THE SAME ON SITE FOR REVIEW BY THE ENGINEER AND ALL PUBLIC AGENCIES WITH JURISDICTION THROUGHOUT THE DURATION OF THE PROJECT, SITE WORK, AND DEMOLITION WORK.
- B. NOTIFY, AT A MINIMUM, THE MUNICIPAL ENGINEER, DESIGN ENGINEER, AND LOCAL SOIL CONSERVATION JURISDICTION, AT LEAST 72 BUSINESS HOURS PRIOR TO THE START OF WORK.
- C. INSTALL THE REQUIRED SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO SITE DISTURBANCE, AND MAINTAIN SAID CONTROLS UNTIL SITE IS STABILIZED
- D. IN ACCORDANCE WITH STATE LAW, THE CONTRACTOR MUST CALL THE STATE ONE-CALL DAMAGE
- PROTECTION SYSTEM FOR UTILITY MARK OUT, IN ADVANCE OF ANY EXCAVATION. E. LOCATE AND PROTECT ALL UTILITIES AND SERVICES, INCLUDING BUT NOT LIMITED TO GAS, WATER, ELECTRIC, SANITARY AND STORM SEWER, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN AND ADJACENT TO THE LIMITS OF PROJECT ACTIVITIES. THE CONTRACTOR MUST USE AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL THE UNDERGROUND UTILITIES.
- F. PROTECT AND MAINTAIN IN OPERATION, ALL ACTIVE UTILITIES AND SYSTEMS THAT ARE NOT BEING REMOVED DURING ALL DEMOLITION ACTIVITIES. G. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) FOR THE
- TEMPORARY OR PERMANENT TERMINATION OF SERVICE REQUIRED BY THE PROJECT PLANS AND SPECIFICATIONS REGARDING THE METHODS AND MEANS TO CONSTRUCT SAME. WHICH IS NOT THE ENGINEER OF RECORD'S RESPONSIBILITY. IN THE EVENT OF ABANDONMENT, THE CONTRACTOR MUST PROVIDE THE UTILITY ENGINEER AND OWNER WITH IMMEDIATE WRITTEN NOTIFICATION THAT THE EXISTING UTILITIES AND SERVICES HAVE BEEN TERMINATED AND ABANDONED IN ACCORDANCE WITH JURISDICTIONAL AND UTILITY COMPANY REQUIREMENTS.
- H. ARRANGE FOR AND COORDINATE WITH THE APPLICABLE UTILITY SERVICE PROVIDER(S) REGARDING WORKING "OFF-PEAK" HOURS OR ON WEEKENDS AS MAY BE REQUIRED TO MINIMIZE THE IMPACT ON, OF AND TO THE AFFECTED PARTIES. WORK REQUIRED TO BE DONE "OFF-PEAK" IS TO BE DONE AT NO ADDITIONAL COST TO THE OWNER. I. IN THE EVENT THE CONTRACTOR DISCOVERS ANY HAZARDOUS MATERIAL, THE REMOVAL OF WHICH IS NOT
- ADDRESSED IN THE PROJECT PLANS AND SPECIFICATIONS. OR THE CONTRACT WITH THE OWNER/ DEVELOPER. THE CONTRACTOR MUST IMMEDIATELY CEASE ALL WORK IN THE AREA OF DISCOVERY, AND IMMEDIATELY NOTIFY, IN WRITING AND VERBALLY, THE OWNER AND ENGINEER OF THE DISCOVERY OF SUCH MATERIALS TO PURSUE PROPER AND COMPLIANT REMOVAL OF SAME . THE CONTRACTOR MUST ENSURE THAT ANY EXISTING ASBESTOS-CONTAINING MATERIALS ENCOUNTERED ARE PROPERLY
- REMOVED FROM SUBJECT PREMISES AND DISPOSED OF IN ACCORDANCE WITH FEDERAL STATE AND LOCAL REQUIREMENTS. PRIOR TO THE START OF DEMOLITION ON SITE AND SHALL PERFORM ALL AGENCY NOTIFICATIONS AS REQUIRED AT CONTRACTOR'S SOLE EXPENSE. 12. THE CONTRACTOR MUST NOT PERFORM ANY EARTH MOVEMENT ACTIVITIES, DEMOLITION OR REMOVAL OF FOUNDATION WALLS.
- FOOTINGS, OR OTHER MATERIALS WITHIN THE LIMITS OF DISTURBANCE UNLESS SAME IS IN STRICT ACCORDANCE AND CONFORMANCE WITH THE PROJECT PLANS AND SPECIFICATIONS, AND/OR UNDER THE WRITTEN DIRECTION OF THE OWNER'S STRUCTURAL OR GEOTECHNICAL ENGINEER
- 13. DEMOLITION ACTIVITIES AND EQUIPMENT MUST NOT USE OR INCLUDE AREAS OUTSIDE THE DEFINED PROJECT LIMIT LINE, WITHOUT SPECIFIC WRITTEN PERMISSION AND AUTHORITY OF AND FROM THE OWNER AND ALL GOVERNMENTAL AGENCIES WITH JURISDICTION
- 14. CONTRACTOR MUST BACKFILL ALL EXCAVATION RESULTING FROM. OR INCIDENTAL TO, DEMOLITION ACTIVITIES, BACKFILL MUST BE ACCOMPLISHED WITH APPROVED BACKELL MATERIALS AND MUST BE SUFFICIENTLY COMPACTED TO SUPPORT ANY AND ALL NEW IMPROVEMENTS AND MUST BE PERFORMED IN COMPLIANCE WITH THE RECOMMENDATIONS AND GUIDANCE IN THE GEOTECHNICAL REPORT. BACKFILLING MUST OCCUR IMMEDIATELY AFTER DEMOLITION ACTIVITIES AND MUST BE PERFORMED SO AS TO PREVENT WATER ENTERING THE EXCAVATION. FINISHED SURFACES MUST BE GRADED TO PROMOTE POSITIVE DRAINAGE. THE CONTRACTOR IS RESPONSIBLE FOR COMPACTION TESTING AND SHALL SUBMIT SUCH REPORTS AND RESULTS TO THE ENGINEER OF RECORD AND OWNER.
- 5. EXPLOSIVES MUST NOT BE USED WITHOUT PRIOR WRITTEN CONSENT FROM BOTH THE OWNER AND ALL APPLICABLE. NECESSARY AND REQUIRED GOVERNMENTAL AUTHORITIES. PRIOR TO COMMENCING ANY EXPLOSIVE PROGRAM AND/OR ANY DEMOLITION ACTIVITIES, CONTRACTOR MUST INSURE THE INSTALLATION OF ALL OF THE REQUIRED PERMITS AND EXPLOSIVE CONTROL MEASURES THAT ARE REQUIRED BY THE FEDERAL, STATE, AND LOCAL GOVERNMENTS, THE CONTRACTOR IS ALSO RESPONSIBLE TO CONDUCT AND PERFORM ALL INSPECTION AND SEISMIC VIBRATION TESTING THAT IS REQUIRED TO MONITOR THE EFFECTS ON ALL LOCAL STRUCTURES.
- 16. IN ACCORDANCE WITH FEDERAL, STATE, AND/OR LOCAL STANDARDS, THE CONTRACTOR MUST USE DUST CONTROL MEASURES TO LIMIT AIRBORNE DUST AND DIRT RISING AND SCATTERING IN THE AIR. AFTER THE DEMOLITION IS COMPLETE, CONTRACTOR MUST CLEAN ALL ADJACENT STRUCTURES AND IMPROVEMENTS TO REMOVE ALL DUST AND DEBRIS CAUSED BY THE DEMOLITION OPERATIONS. THE CONTRACTOR IS RESPONSIBLE FOR RETURNING ALL ADJACENT AREAS TO THEIR "PRE-DEMOLITION" CONDITION AT CONTRACTOR'S SOLE COST.
- 2. PAVEMENT MUST BE SAW CUT IN STRAIGHT LINES, AND EXCEPT FOR EDGE OF BUTT JOINTS, MUST EXTEND TO THE FULL DEPTH OF THE EXISTING PAVEMENT. ALL DEBRIS FROM REMOVAL OPERATIONS MUST BE REMOVED FROM THE SITE AT THE TIME OF EXCAVATION. STOCKPILING OF DEBRIS OUTSIDE OF APPROVED AREAS WILL NOT BE PERMITTED, INCLUDING BUT NOT LIMITED TO, THE PUBLIC RIGHT-OF-WAY
- 18. CONTRACTOR MUST MAINTAIN A RECORD SET OF PLANS UPON WHICH IS INDICATED THE LOCATION OF EXISTING UTILITIES THAT ARE CAPPED, ABANDONED IN PLACE, OR RELOCATED DUE TO DEMOLITION ACTIVITIES. THIS RECORD DOCUMENT MUST BE PREPARED IN A NEAT AND WORKMAN-LIKE MANNER AND TURNED OVER TO THE OWNER/DEVELOPER UPON COMPLETION OF THE WORK ALL OF WHICH IS AT CONTRACTOR'S SOLE COST
- 19. UNDERGROUND STORAGE TANKS, IF ENCOUNTERED, MUST BE EMPTIED, CLEANED AND REMOVED FROM THE SITE IN ACCORDANCE WITH FEDERAL, STATE, COUNTY AND LOCAL REQUIREMENTS PRIOR TO CONTINUATION OF CONSTRUCTION IN THE AREA AROUND THE TANK BY CONTRACTOR AT ITS SOLE COST.

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# ACCESSIBILITY DESIGN GUIDELINES

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- SAME

ALL ACCESSIBLE (A.K.A. ADA) COMPONENTS AND ACCESSIBLE ROUTES MUST BE CONSTRUCTED TO MEET, AT A MINIMUM. THE MORE STRINGENT OF: (A) THE REQUIREMENTS OF THE "AMERICANS WITH DISABILITIES ACT" (ADA) CODE (42 U.S.C. § 12101 ET SEQ. AND 42 U.S.C. § 4151 ET SEQ.); AND (B) ANY APPLICABLE LOCAL AND STATE GUIDELINES, AND ANY AND ALL AMENDMENTS TO BOTH, WHICH ARE IN EFFECT WHEN THESE PLANS ARE COMPLETED.

CONTRACTORS MUST EXERCISE APPROPRIATE CARE AND PRECISION IN CONSTRUCTION OF ACCESSIBLE (ADA) COMPONENTS AND ACCESSIBLE ROUTES FOR THE SITE. FINISHED SURFACES ALONG THE ACCESSIBLE ROUTE OF TRAVEL FROM PARKING SPACES. PUBLIC TRANSPORTATION. PEDESTRIAN ACCESS. AND INTER-BUILDING ACCESS. TO POINTS OF ACCESSIBLE BUILDING ENTRANCE/EXIT, MUST COMPLY WITH THESE ACCESSIBLE GUIDELINES AND REQUIREMENTS WHICH INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING (AND CONTRACTOR MUST ALSO REVIEW ALL DOCUMENTS REFERENCED IN THESE NOTES FOR ACCURACY, COMPLIANCE AND CONSISTENCY):

A. PARKING SPACES AND PARKING AISLES - SLOPE MUST NOT EXCEED 1:50 (2.0%) IN ANY DIRECTION.

B. LEVEL LANDINGS - MUST BE PROVIDED AT EACH END OF RAMPS, MUST PROVIDE POSITIVE DRAINAGE AWAY FROM STRUCTURES, AND MUST NOT EXCEED 1:50 (2.0%) SLOPE IN ANY DIRECTION. C. CURB RAMPS - SLOPE OF PATH MUST NOT EXCEED 1:12 (8.3%) FOR A MAXIMUM RISE OF 6-INCHES.

D. IF FLARE SIDES ARE PART OF THE DESIGNED RAMP, AND TOP LANDING IS PROVIDED, SLOPE ON FLARE MUST NOT EXCEED 1:10 (10%). WHEN TOP LANDING SPACE IS LESS THAN 48-INCHES, FLARE SIDES MUST NOT EXCEED 1:12 (8.3%). E. PATH OF TRAVEL ALONG ACCESSIBLE ROUTE - MUST PROVIDE A 36-INCHES MINIMUM WIDTH OR GREATER AS SPECIFIED BY THE APPROPRIATE GOVERNING AGENCY. UNOBSTRUCTED WIDTH OF TRAVEL (CAR OVERHANGS AND/OR HANDRAILS CANNOT REDUCE THIS MINIMUM WIDTH). THE SLOPE MUST NOT BE GREATER THAN 1:20 (5.0%) IN THE DIRECTION OF TRAVEL AND MUST NOT EXCEED 1:50 (2.0%) IN CROSS SLOPE. WHERE PATH OF TRAVEL WILL BE GREATER THAN 1:20 (5.0%), AN ACCESSIBLE RAMP WITH A MAXIMUM SLOPE OF 1:12 (8.3%) FOR A MAXIMUM RISE OF 30-INCHES, MUST BE PROVIDED. THE RAMP MUST HAVE ACCESSIBLE HAND RAILS AND LEVEL LANDINGS ON EACH END. F. DOORWAYS - MUST HAVE AN ACCESSIBLE LANDING AREA ON THE EXTERIOR SIDE OF THE DOOR THAT IS SLOPED AWAY FROM THE DOOR NO MORE THAN 1:50 (2.0%) FOR POSITIVE DRAINAGE. THIS LANDING AREA MUST BE NO FEWER THAN 60-INCHES (5 FEET) LONG, EXCEPT WHERE OTHERWISE CLEARLY PERMITTED BY ACCESSIBLE STANDARDS FOR ALTERNATIVE DOORWAY OPENING CONDITIONS. (SEE ICC/ANSI A117.1-2009 AND OTHER REFERENCES INCORPORATED

G. WHEN THE PROPOSED CONSTRUCTION INVOLVES RECONSTRUCTION, MODIFICATION, REVISION OR EXTENSION OF OR TO ACCESSIBLE COMPONENTS FROM EXISTING DOORWAYS OR SURFACES. CONTRACTOR MUST VERIFY EXISTING ELEVATIONS SHOWN ON THE PLAN. NOTE THAT TABLE 405.2 OF THE DEPARTMENT OF JUSTICE'S ADA STANDARDS FOR ACCESSIBLE DESIGN ALLOWS FOR STEEPER RAMP SLOPES. IN RARE CIRCUMSTANCES. THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD OF ANY DISCREPANCIES AND/OR FIELD CONDITIONS THAT DIFFER IN ANY WAY OR ANY RESPECT FROM WHAT IS SHOWN ON THE PLANS, IN WRITING, BEFORE COMMENCEMENT OF WORK. CONSTRUCTED IMPROVEMENTS MUST FALL WITHIN THE MAXIMUM AND MINIMUM LIMITATIONS IMPOSED BY THE BARRIER FREE REGULATIONS AND THE ACCESSIBLE GUIDELINES.

H. THE CONTRACTOR MUST VERIFY THE SLOPES OF THE CONTRACTOR'S FORMS PRIOR TO POURING CONCRETE. IF ANY NON-CONFORMANCE EXISTS OR IS OBSERVED OR DISCOVERED, CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, PRIOR TO POURING CONCRETE. CONTRACTOR IS SOLELY RESPONSIBLE FOR ALL COSTS TO REMOVE, REPAIR AND/OR REPLACE NON-CONFORMING CONCRETE AND/OR PAVEMENT SURFACES. IT IS STRONGLY RECOMMENDED THAT THE CONTRACTOR REVIEW THE INTENDED CONSTRUCTION WITH THE LOCAL BUILDING CODE PRIOR TO COMMENCEMENT OF CONSTRUCTION.

# DRAINAGE AND UTILITY NOTES

THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL THE GENERAL NOTES AND ALL THE PLAN'S SPECIFIC NOTES. LOCATIONS OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE INDEPENDENTLY CONFIRMED AND VERIFIED WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR MUST INDEPENDENTLY VERIFY AND CONFIRM ALL SANITARY AND ALL OTHER UTILITY SERVICE CONNECTION POINTS, IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION. THE CONTRACTOR MUST REPORT ALL DISCREPANCIES, IN WRITING, TO THE ENGINEER OF RECORD.

CONTRACTOR MUST VERTICALLY AND HORIZONTALLY LOCATE ALL UTILITIES AND SERVICES INCLUDING, BUT NOT LIMITED TO, GAS, WATER, ELECTRIC, SANITARY AND STORM, TELEPHONE, CABLE, FIBER OPTIC CABLE, ETC. WITHIN THE LIMITS OF DISTURBANCE OR WORK SPACE WHICHEVER IS GREATER. THE CONTRACTOR MUST USE, REFER TO, AND COMPLY WITH THE REQUIREMENTS OF THE APPLICABLE UTILITY NOTIFICATION SYSTEM TO LOCATE ALL OF THE UNDERGROUND UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRING ALL DAMAGE TO ANY EXISTING UTILITIES WHICH OCCUR DURING CONSTRUCTION, AT NO COST TO THE OWNER AND AT CONTRACTOR'S SOLE COST AND EXPENSE. CONTRACTOR MUST BEAR ALL COSTS ASSOCIATED WITH DAMAGE TO ANY EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR MUST FIELD VERIFY THE PROPOSED INTERFACE POINTS (CROSSINGS) WITH EXISTING UNDERGROUND UTILITIES BY A TEST

PIT TO CONFIRM EXACT DEPTH, PRIOR TO COMMENCEMENT OF CONSTRUCTION. STORMWATER ROOF DRAIN LOCATIONS ARE BASED ON ARCHITECTURAL PLANS. CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATIONS OF SAME BASED UPON FINAL ARCHITECTURAL PLANS.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION OF SITE PLAN DOCUMENTS AND ARCHITECTURAL PLANS FOR EXACT BUILDING UTILITY CONNECTION LOCATIONS, GREASE TRAP REQUIREMENTS AND DETAILS, DOOR ACCESS, AND EXTERIOR GRADING. THE ARCHITECT WILL DETERMINE THE UTILITY SERVICE SIZES. THE CONTRACTOR MUST COORDINATE INSTALLATION OF UTILITY SERVICES WITH THE INDIVIDUAL COMPANIES TO AVOID CONFLICTS AND TO ENSURE THAT PROPER DEPTHS ARE ACHIEVED. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT INSTALLATION OF ALL IMPROVEMENTS COMPLIES WITH ALL UTILITY REQUIREMENTS OF THE APPLICABLE JURISDICTION AND REGULATORY AGENCIES AND ALL OTHER APPLICABLE REQUIREMENTS, RULES, STATUTES, LAWS, ORDINANCES AND CODES AND, FURTHER, IS RESPONSIBLE FOR COORDINATING THE UTILITY TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO THE EXISTING UTILITY/SERVICE. WHERE A CONFLICT(S) EXISTS BETWEEN THESE DOCUMENTS AND THE ARCHITECTURAL PLANS, OR WHERE ARCHITECTURAL PLAN UTILITY CONNECTION POINTS DIFFER, THE CONTRACTOR MUST IMMEDIATELY NOTIFY THE ENGINEER OF RECORD, IN WRITING, AND PRIOR TO CONSTRUCTION, RESOLVE

ALL FILL, COMPACTION, AND BACKFILL MATERIALS REQUIRED FOR UTILITY INSTALLATION MUST BE EXACTLY AS PER THE RECOMMENDATIONS PROVIDED IN THE GEOTECHNICAL REPORT AND CONTRACTOR MUST COORDINATE SAME WITH THE APPLICABLE UTILITY COMPANY SPECIFICATIONS. WHEN THE PROJECT DOES NOT HAVE GEOTECHNICAL RECOMMENDATIONS, FILL AND COMPACTION MUST, AT A MINIMUM, COMPLY WITH THE STATE DOT REQUIREMENTS AND SPECIFICATIONS AND CONSULTANT HAS NO LIABILITY OR RESPONSIBILITY FOR OR AS RELATED TO FILL. COMPACTION AND BACKFILL

DURING THE INSTALLATION OF SANITARY, STORM. AND ALL UTILITIES, THE CONTRACTOR MUST MAINTAIN A CONTEMPORANEOUS AND THOROUGH RECORD OF CONSTRUCTION TO IDENTIFY THE AS-INSTALLED LOCATIONS OF ALL UNDERGROUND INFRASTRUCTURE. THE CONTRACTOR MUST CAREFULLY NOTE ANY INSTALLATIONS THAT DEVIATE FROM THE INFORMATION CONTAINED IN THESE PLANS. THIS RECORD MUST BE KEPT ON A CLEAN COPY OF THE SITE PLAN, WHICH CONTRACTOR MUST PROMPTLY PROVIDE TO THE OWNER IMMEDIATELY AT THE COMPLETION OF WORK.

CONTRACTOR MUST ENSURE THAT ALL UTILITY TRENCHES LOCATED IN EXISTING PAVED ROADWAYS INCLUDING SANITARY, WATER AND STORM SYSTEMS, ARE REPAIRED IN ACCORDANCE WITH REFERENCED MUNICIPAL, COUNTY AND OR STATE DOT DETAILS AS APPLICABLE. CONTRACTOR MUST COORDINATE INSPECTION AND APPROVAL OF COMPLETED WORK WITH THE AGENCY WITH JURISDICTION OVER SAME. FINAL LOCATIONS OF PROPOSED UTILITY POLES, AND/ OR POLES TO BE RELOCATED ARE AT THE SOLE DISCRETION OF THE RESPECTIVE

UTILITY COMPANY, REGARDLESS OF WHAT THIS PLAN DEPICTS. WATER SERVICE MATERIALS, BURIAL DEPTH, AND COVER REQUIREMENTS MUST BE SPECIFIED BY THE LOCAL UTILITY COMPANY. CONTRACTOR MUST CONTACT THE APPLICABLE MUNICIPALITY TO CONFIRM THE PROPER WATER METER AND VAULT, PRIOR TO COMMENCING CONSTRUCTION

# SOIL EROSION & SEDIMENT CONTROL PLAN NOTES

THE GENERAL NOTES MUST BE PART OF THIS ENTIRE DOCUMENT PACKAGE AND ARE PART OF THE CONTRACT DOCUMENTS. THE GENERAL NOTES ARE REFERENCED HEREIN AND MUST BE REFERRED TO BY THE CONTRACTOR. THE CONTRACTOR MUST BE FAMILIAR WITH AND ACKNOWLEDGE FAMILIARITY WITH ALL OF THE GENERAL NOTES AND ALL OF THE PLANS' SPECIFIC NOTES. EROSION CONTROL MEASURES MUST CONFORM TO THE DNREC GUIDELINES FOR URBAN EROSION AND SEDIMENT CONTROL UNLESS OTHERWISE NOTED. OR AS UNLESS OTHERWISE CLEARLY AND SPECIFICALLY DIRECTED BY ENGINEER. INSTALLATION OF EROSION CONTROL,

CLEARING, AND SITE WORK MUST BE PERFORMED EXACTLY AS INDICATED IN THE EROSION CONTROL CONSTRUCTION NOTES. THE DISTURBED LAND AREA OF THIS SITE IS APPROXIMATELY 3.75 ACRES.

THE FOLLOWING EROSION CONTROL MEASURES ARE PROPOSED FOR THIS SITE:

A. STABILIZED CONSTRUCTION ENTRANCE/ EXIT - A TEMPORARY GRAVEL CONSTRUCTION ENTRANCE/ EXIT IS TO BE INSTALLED AT THE DESIGNATED LOCATION SHOWN ON THE PLAN; THIS AREA MUST BE GRADED SO THAT RUNOFF WATER WILL BE RETAINED ON-SITE. B. SEDIMENT FENCE - INSTALL SILT FENCE(S) AND/OR SILT SOCK AROUND ALL OF THE DOWNSLOPE PERIMETERS OF THE SITE, TEMPORARY FILL AND SOIL STOCKPILES.

C. INSTALL FILTER FABRIC DROP INLET PROTECTION AROUND EACH DRAINAGE INLET AS DRAINAGE STRUCTURES ARE INSTALLED TO REDUCE THE QUANTITY OF SEDIMENT. INSTALL TEMPORARY INLET PROTECTION ON INLETS DOWNSLOPE FROM DISTURBANCE, WHICH MAY BE BEYOND THE LIMITS OF DISTURBED AREA.

INSTALLATION OF EROSION CONTROL DEVICES MUST BE IN ACCORDANCE WITH ALL OF THE MANUFACTURER'S RECOMMENDATIONS. CONTRACTOR MUST INSPECT EROSION CONTROL MEASURES WEEKLY. CONTRACTOR MUST IMMEDIATELY CLEAR ANY SILT GREATER THAN 6" BEHIND THE FILTER FABRIC AND/OR SILT SOCK BARRIERS AND EXCAVATE AND REMOVE ANY SILT FROM DROP INLET PROTECTION CONTRACTOR MUST APPLY TEMPORARY SEED AND MULCH TO ALL DISTURBED AREAS THAT WILL NOT BE BROUGHT TO FINISHED GRADE AND VEGETATED WITHIN 7 DAYS. WHEN AREAS ARE DISTURBED AFTER THE GROWING SEASON, CONTRACTOR MUST STABILIZE SAME WITH GEOTEXTILE FABRIC AND MAINTAIN SAME IN STRICT ACCORDANCE WITH BEST MANAGEMENT PRACTICES. CONTRACTOR MUST INSTALL ADDITIONAL EROSION CONTROL MEASURES IF REQUIRED BY THE ENGINEER, TO PREVENT THE INCIDENTAL AND

ANY DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. THE CONTRACTOR MUST BE RESPONSIBLE FOR ALL INSPECTING AND MAINTAINING ALL EROSION CONTROL MEASURES ON THE SITE UNTIL PERMANENT PAVING AND TURF/LANDSCAPING IS ESTABLISHED. THE COSTS OF INSTALLING AND MAINTAINING THE EROSION CONTROL MEASURES MUST BE INCLUDED IN THE BID PRICE FOR THE SITE WORK AND THE CONTRACTOR IS RESPONSIBLE FOR ALL SUCH COSTS. 10. CONTRACTOR MUST CONTINUE TO MAINTAIN ALL EROSION CONTROL MEASURES UNTIL THE COMPLETION OF CONSTRUCTION AND THE ESTABLISHMENT OF VEGETATION

11. CONTRACTOR MUST REMOVE EROSION CONTROL MEASURES, SILT AND DEBRIS AFTER ESTABLISHING PERMANENT VEGETATION COVER OR OTHER SPECIFIED METHOD OF STABILIZATION. . THIS PLAN REPRESENTS THE MINIMUM LEVEL OF IMPLEMENTATION OF TEMPORARY EROSION AND SEDIMENTATION CONTROL STRUCTURES. ADDITIONAL FACILITIES OR MEASURES MUST BE INSTALLED WHERE NECESSARY TO COMPLY WITH ALL APPLICABLE CODES AND STANDARDS

AND/OR TO PREVENT ANY OR THE INCIDENTAL DISCHARGE OF SILT-LADEN RUNOFF FROM EXITING THE SITE. 13. CONTRACTOR MUST PROTECT ALL EXISTING TREES AND SHRUBS. CONTRACTOR, PLEASE REFER TO LANDSCAPE PLAN FOR TREE PROTECTION, FENCE LOCATIONS AND DETAILS.

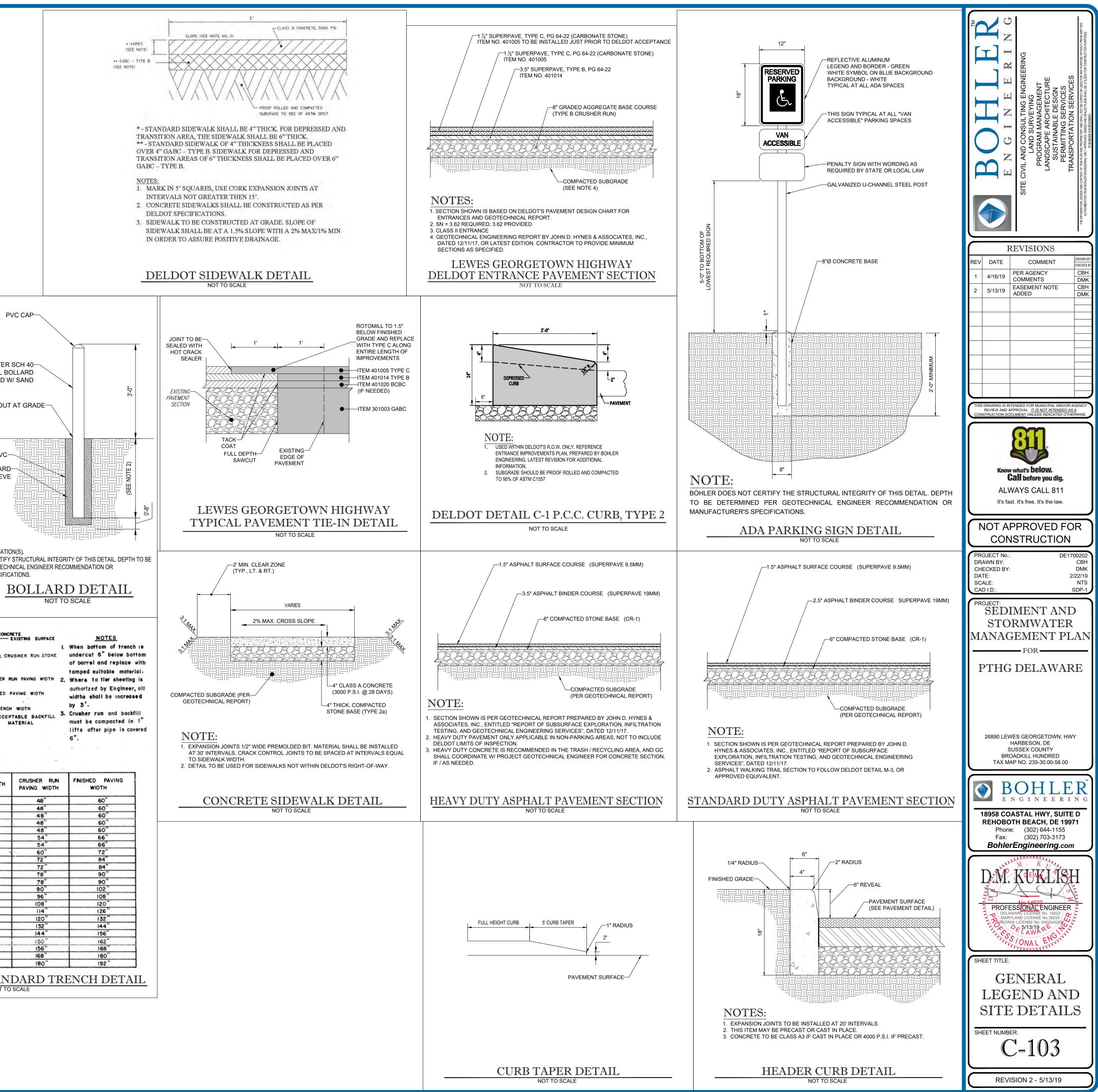
14. CONTRACTOR, PLEASE REFER TO GRADING PLANS FOR ADDITIONAL INFORMATION. 15. THE CONTRACTOR MUST CLEAN EXISTING AND PROPOSED DRAINAGE STRUCTURES AND INTERCONNECTING PIPES ON OR OFF-SITE AS REQUIRED BY THE JURISDICTIONAL AGENCY AT THE TIME OF SITE STABILIZATION AND AT END OF PROJECT. 16. SOIL EROSION CONTROL MEASURES MUST BE ADJUSTED OR RELOCATED BY THE CONTRACTOR AS IDENTIFIED DURING SITE OBSERVATION IN ORDER TO MAINTAIN THE COMPLETE EFFECTIVENESS OF ALL CONTROL MEASURES. 17. CONTRACTOR MUST IDENTIFY, ON THE PLAN, THE LOCATION OF WASTE CONTAINERS, FUEL STORAGE TANKS, CONCRETE WASHOUT AREAS

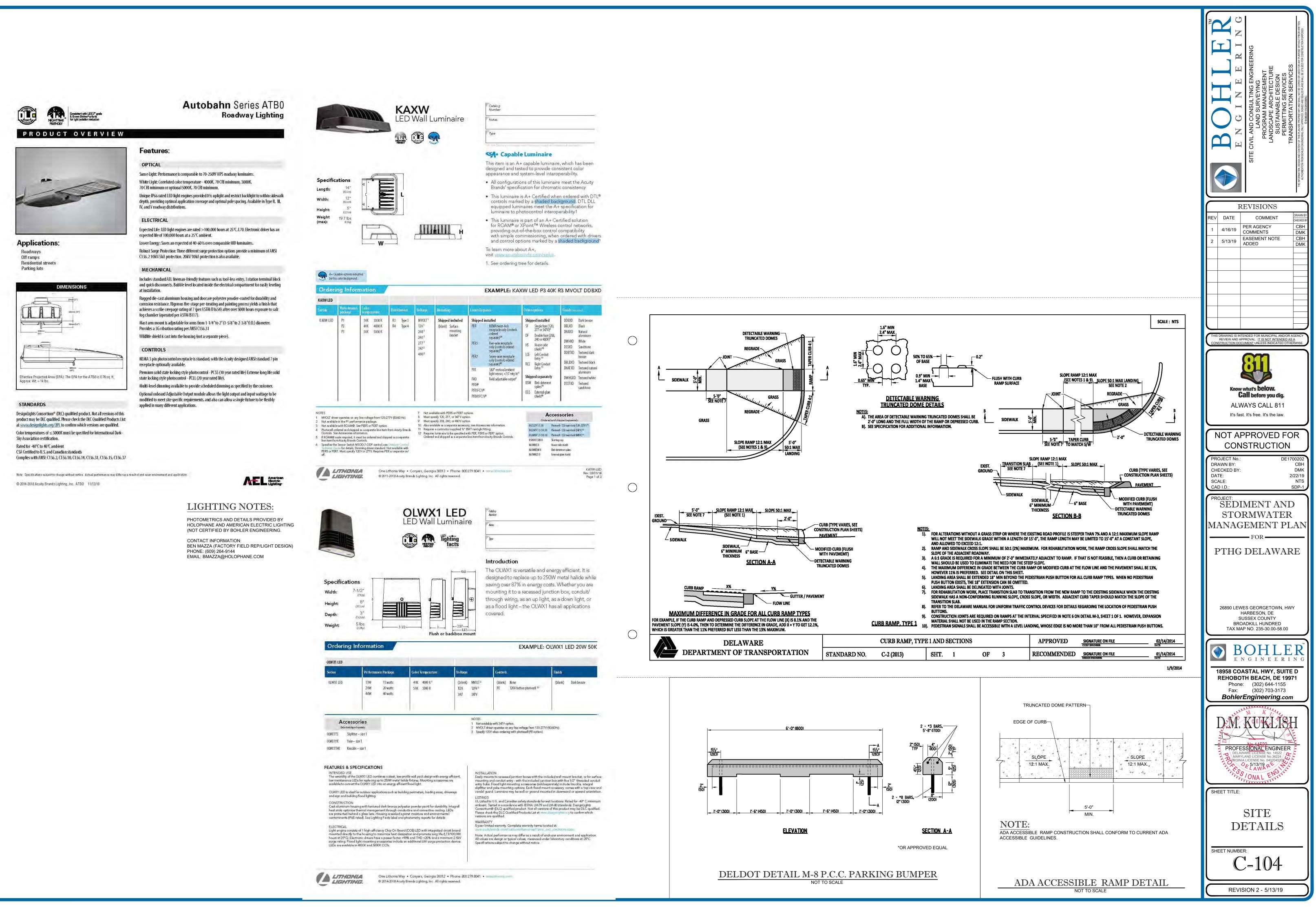
AND ANY OTHER LOCATIONS WHERE HAZARDOUS MATERIALS ARE STORED. 8. WITHOUT WRITTEN APPROVAL OF DNREC, UNSTABILIZED AREAS OF DISTURBANCE THROUGHOUT THE SITE MUST NOT BE MORE THAN 20-ACRES AT ANY TIME, ADDITIONAL INSPECTION REQUIREMENTS AS STIPULATED BY THE JURISDICTIONAL AGENCY MUST BE ADOPTED AS

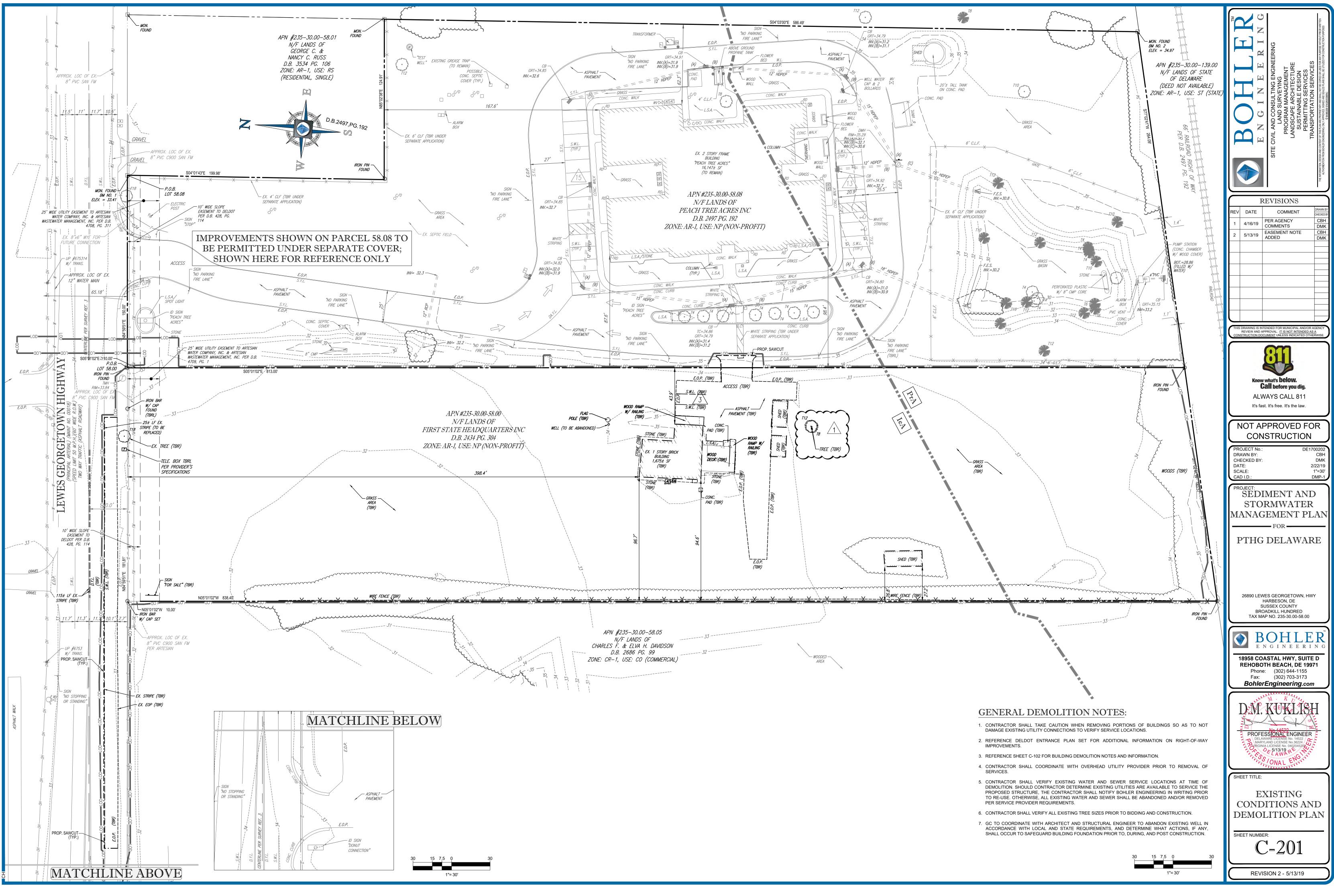
REQUIRED FOR DISTURBANCE MORE THAN 5 ACRES.



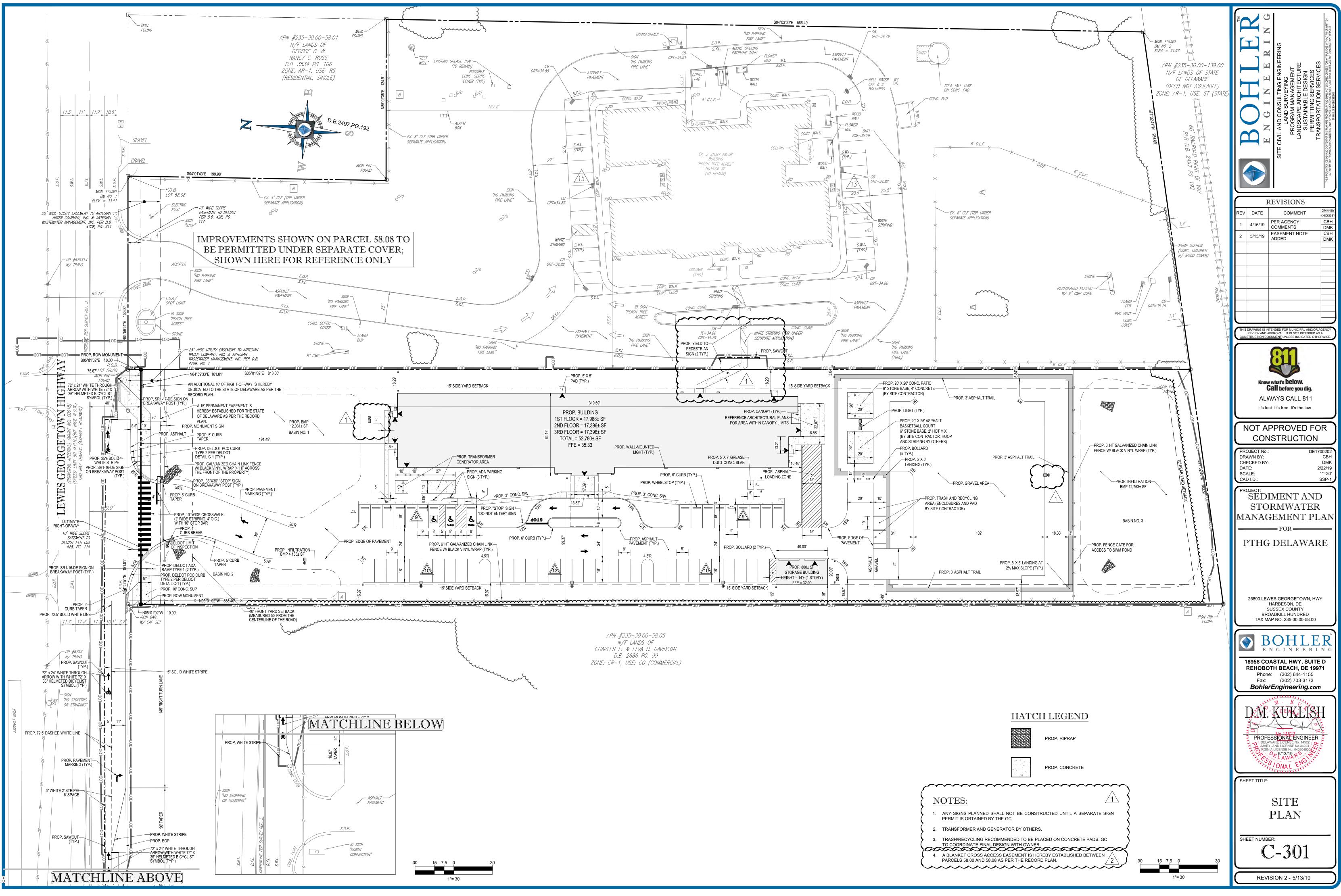
STANDAR	RD DRAWING FOR ENTIRE PLAN SET (NOT TO SCALE)	LEGEND	S	TANDARD	ABB	REVIATIONS	
EXISTING NOTE	TYPICAL NOTE TEXT		AC	FOR E	NTIRE PL	AN SET POINT OF GRADE	
	LINE / R.O.W. LINE NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE		ADA	AMERICANS WITH DISABILITY ACT	PROP	PROPOSED	-
	EASEMENT LINE		ARCH	ARCHITECTURAL	PT	POINT OF TANGENCY	_
	SETBACK LINE		вс	BOTTOM OF CURB	PTCR	POINT OF TANGENCY, CURB RETURN	-
			BF	BASEMENT FLOOR	PVC	POLYVINYL CHLORIDE PIPE	
		CURB AND GUTTER	ВК	BLOCK	PVI	POINT OF VERTICAL INTERSECTION	
	CONCRETE CURB & GUTTER	SPILL CURB TRANSITION CUR	BL	BASELINE	PVT	POINT OF VERTICAL TANGENCY	-
		DEPRESSED CURB AND GUTTE	BLDG	BUILDING	R	RADIUS	-
	UTILITY POLE WITH LIGHT		ВМ	BUILDING BENCHMARK	RCP	REINFORCED CONCRETE PIPE	-
<b>E</b> O	POLE LIGHT	<b>E</b> O	BRL CF	BUILDING RESTRICTION LINE CUBIC FEET	RET WALL R/W	RETAINING WALL	-
₽€	TRAFFIC LIGHT	₽€	CL	CENTERLINE	S	SLOPE	
0	UTILITY POLE	0	CMP	CORRUGATED METAL PIPE	SAN	SANITARY SEWER	-
0	TYPICAL LIGHT	0	CONN	CONNECTION	SF	SQUARE FEET	
¢	ACORN LIGHT	¢	CONC	CONCRETE	STA	STATION	P
	TYPICAL SIGN	_ <b>v</b> _	CPP	CORRUGATED PLASTIC PIPE	STM	STORM	
	PARKING COUNTS	$\mathbf{x}$	СҮ	CUBIC YARDS	S/W	SIDEWALK	
	000110		DEC DEP	DECORATIVE	TBR TBRL	TO BE REMOVED	6" DIAMETER STEEL BO
<i>170</i>	CONTOUR		DIP	DUCTILE IRON PIPE	тс	TOP OF CURB	FILLED W
169	LINE	187 TG516.00 BC 515.55	DOM	DOMESTIC	TELE	TELEPHONE	SIKA-FLEX GROUT
TC 516.4 OR 516.4	ELEVATIONS	•BC 515.55	ELEC	ELECTRIC	TPF	TREE PROTECTION FENCE	
[SAN]	SANITARY	SAN	ELEV	ELEVATION	тw	TOP OF WALL	
	LABEL	#	EP	EDGE OF PAVEMENT	ТҮР	TYPICAL	8" SCH 40 PVC-
	LABEL SANITARY SEWER	X #	ES	EDGE OF SHOULDER	UG	UNDERGROUND	AND PVC SLEEVE
			EW	END WALL	UP	UTILITY POLE	
W	UNDERGROUND		EX		w	WIDE	-
	UNDERGROUND	E	FES	FLARED END SECTION	W/L	WATER LINE	NOTE:
G	GAS LINE	G	FF FH	FINISHED FLOOR	W/M	WATER METER PLUS OR MINUS	1. SEE SITE PLAN FOR LOCATIO 2. BOHLER DOES NOT CERTIFY
OH	WIRE	ОН	FG	FINISHED GRADE	* °	DEGREE	DETERMINED PER GEOTECH MANUFACTURER'S SPECIFIC
<i>T</i>	UNDERGROUND TELEPHONE LINE UNDERGROUND	T	G	GRADE GARAGE FLOOR (AT	Ø	DIAMETER	
C	- STORM	C	GF	DOOR) GRADE HIGHER SIDE	#	NUMBER	
	SEWER			OF WALL GRADE LOWER SIDE	-		BITUMINOUS CONCI
FM	SANITARY SEWER FORCE MAIN	FM	GL	OF WALL	-		8" MIN. CR
<u>v</u>	HYDRANT	g	GRT GV	GRATE GATE VALVE	-	616 	
<u> </u>	GRINDER STATION STORM		HDPE	HIGH DENSITY POLYETHYLENE PIPE	-		CRUSHER F
(D) WM	MANHOLE		HP	HIGH POINT			TRENC
⊗ <sup>WM</sup> WV	WATER METER	•	HOR	HORIZONTAL	-		ACCEP
	WATER VALVE	•	HW	HEADWALL			
	GAS VALVE		INT INV	INTERSECTION		1	
	GAS METER		LF	LINEAR FOOT		PIPE DI	AMETER TRENCH WIDTH
	TYPICAL END SECTION		LOC	LIMITS OF CLEARING	-	6"8"	<u> </u>
D or II	HEADWALL OR ENDWALL	OR	LOD	DISTURBANCE	-	10" 12"	36" 36"
	YARD INLET		LOS	LINE OF SIGHT	-	18"	ludes 16") 36" 42" udes 20") 42"
<u></u>	CURB INLET	<b>O</b> _	L/S	LANDSCAPE		24" 27"	48" - 60"
0	CLEAN OUT	0	MAX	MAXIMUM		30" 33" 36"	60" 66" 66"
Ē	ELECTRIC MANHOLE	E	MIN	MINIMUM	-	42" 48"	
7	TELEPHONE MANHOLE	1	MH MJ	MANHOLE MECHANICAL JOINT	-	54" 60" 66"	96" 102" 108"
EB	ELECTRIC BOX	EB	ос	ON CENTER		72" 78"	120" 132"
EP	ELECTRIC PEDESTAL	EP	PA PC	POINT OF ANALYSIS		84" 90" 102"	138" 144" 156"
				POINT OF	-	108"	168"
$\bigcirc$	MONITORING WELL	$\bigcirc$	PCCR	COMPOUND CURVATURE, CURB RETURN		<u>SUSSEX</u>	COUNTY STAN
<b>4</b>	TEST PIT	<b>.</b>	PI	POINT OF	]		
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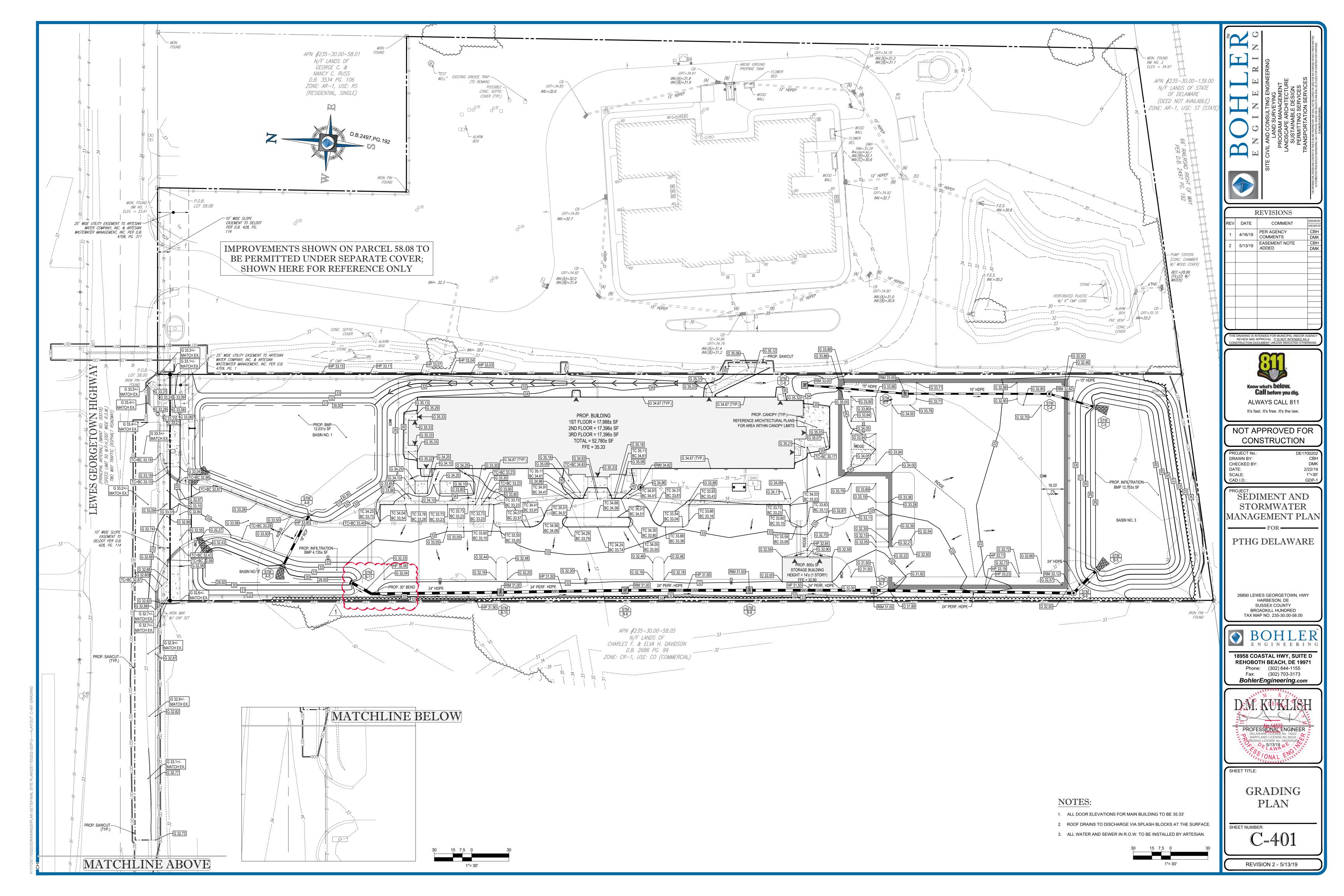


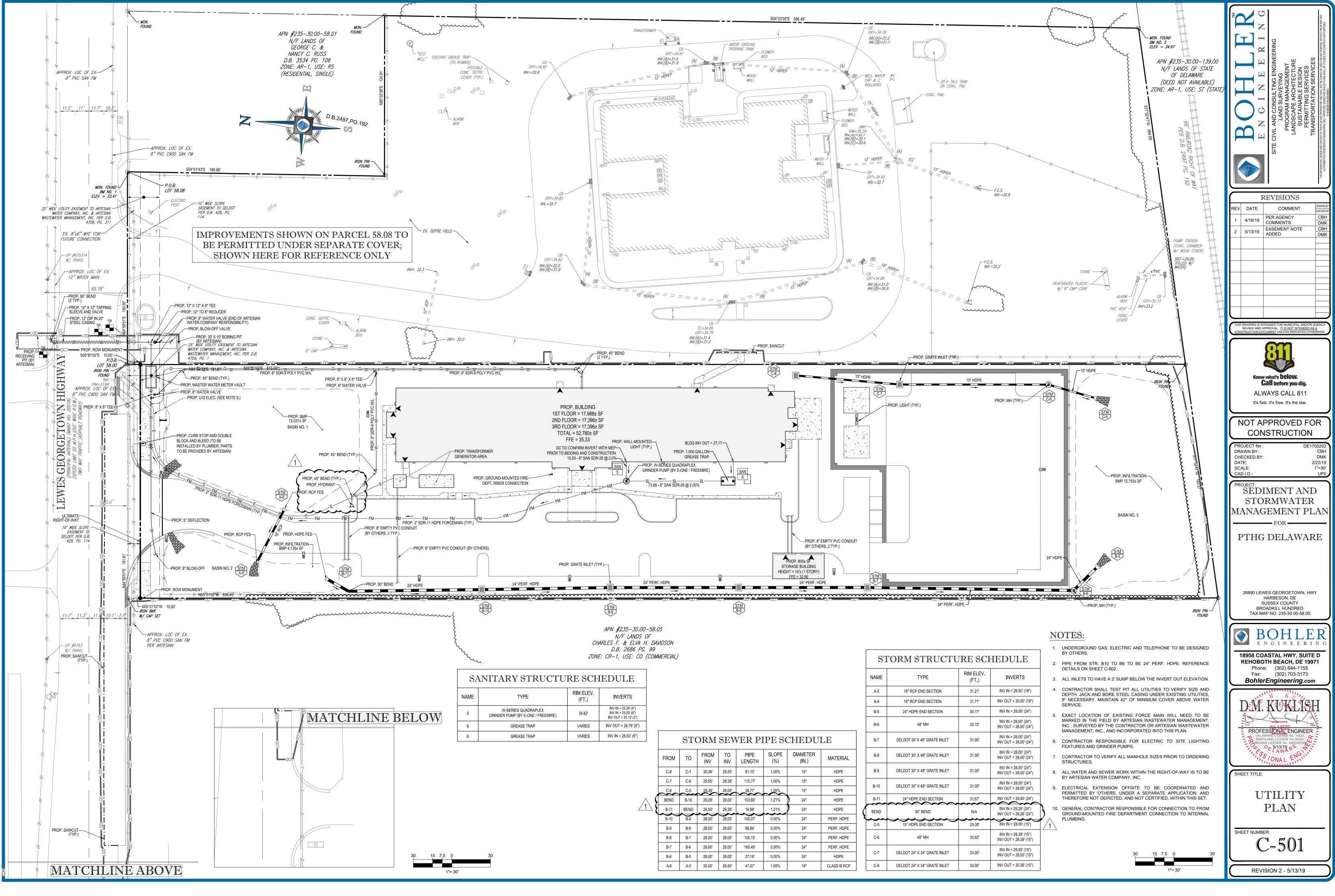


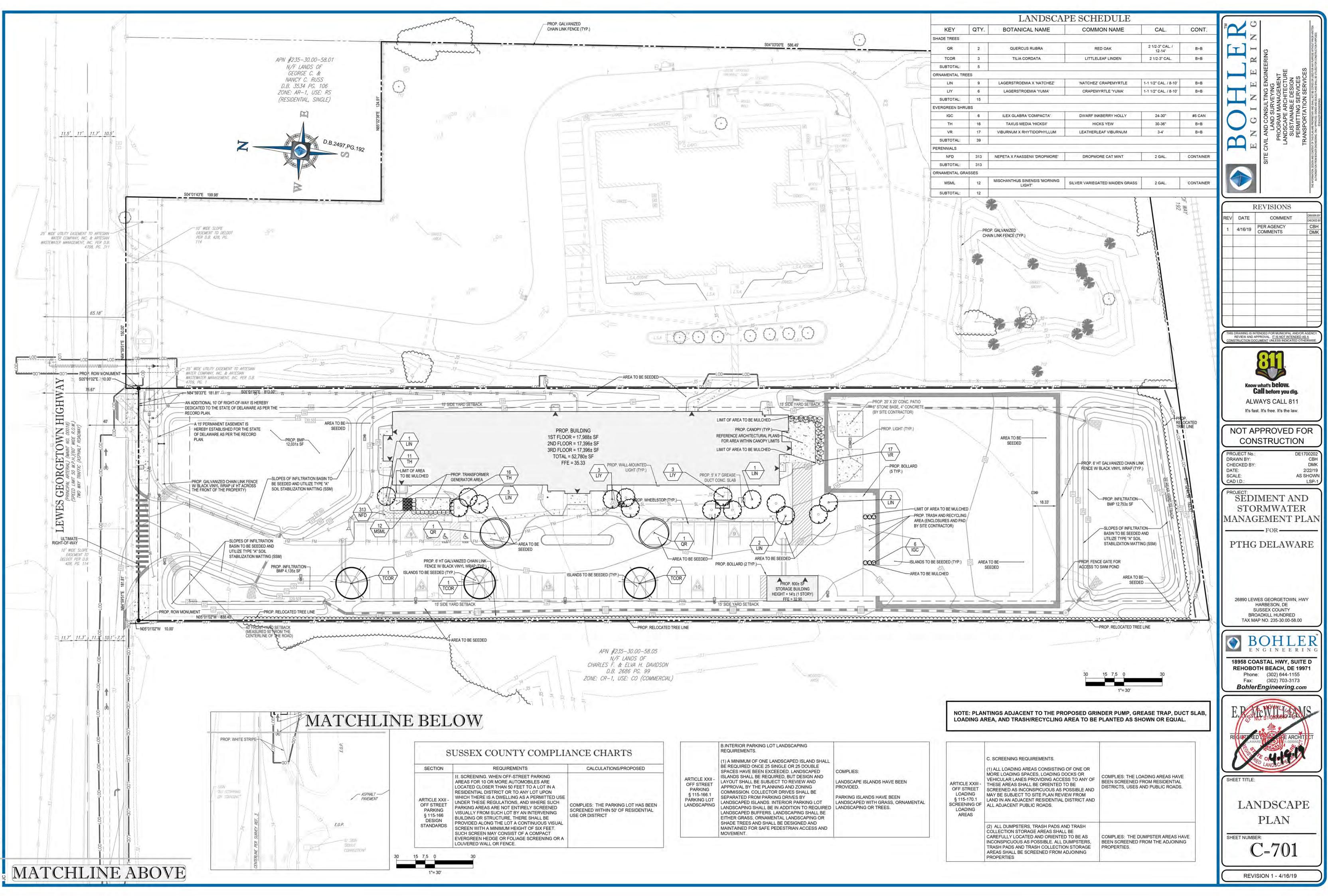


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# LANDSCAPE SPECIFICATIONS

# 1. SCOPE OF WORK:

THE LANDSCAPE CONTRACTOR SHALL BE REQUIRED TO PERFORM ALL CLEARING, FINISHED GRADING, SOIL
PREPARATION, PERMANENT SEEDING OR SODDING, PLANTING AND MULCHING INCLUDING ALL LABOR, MATERIALS,
TOOLS AND EQUIPMENT NECESSARY FOR THE COMPLETION OF THIS PROJECT, UNLESS OTHERWISE CONTRACTED BY
THE GENERAL CONTRACTOR.

- A. GENERAL ALL HARDSCAPE MATERIALS SHALL MEET OR EXCEED SPECIFICATIONS AS OUTLINED IN THE STATE DEPARTMENT OF TRANSPORTATION'S SPECIFICATIONS.
- B. TOPSOIL NATURAL, FRIABLE, LOAMY SILT SOIL HAVING AN ORGANIC CONTENT NOT LESS THAN 5%, A PH RANGE BETWEEN 4.5-7.0. IT SHALL BE FREE OF DEBRIS, ROCKS LARGER THAN ONE INCH (1"), WOOD, ROOTS, VEGETABLE MATTER AND CLAY CLODS
- C. LAWN ALL DISTURBED AREAS ARE TO BE TREATED WITH A MINIMUM SIX INCH (6") THICK LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, AND SEEDED OR SODDED IN ACCORDANCE WITH THE PERMANENT STABILIZATION METHODS INDICATED WITHIN THE SOIL EROSION AND SEDIMENT CONTROL NOTES. 1.1 LAWN SEED MIXTURE SHALL BE FRESH CLEAN NEW CROP SEED 1.2. SOD SHALL BE STRONGLY ROOTED, WEED AND DISEASE/PEST FREE WITH A UNIFORM THICKNESS. 1.3. SOD INSTALLED ON SLOPES GREATER THAN 4:1 SHALL BE PEGGED TO HOLD SOD IN PLACE.
- D. MULCH THE MULCH AROUND THE PERIMETER OF THE BUILDING SHALL BE A 3" LAYER OF DOUBLE SHREDDED BLACK CEDAR MULCH ONLY. ALL OTHER AREAS SHALL BE MULCHED WITH A 3" LAYER OF DOUBLE SHREDDED DARK BROWN HARDWOOD BARK MULCH, UNLESS OTHERWISE STATED ON THE LANDSCAPE PLAN.
- E FERTILIZER 1.1. FERTILIZER SHALL BE DELIVERED TO THE SITE MIXED AS SPECIFIED IN THE ORIGINAL UNOPENED STANDARD BAGS SHOWING WEIGHT, ANALYSIS AND NAME OF MANUFACTURER. FERTILIZER SHALL BE STORED IN A WEATHERPROOF PLACE SO THAT IT CAN BE KEPT DRY PRIOR TO USE. 1.2. FOR THE PURPOSE OF BIDDING, ASSUME THAT FERTILIZER SHALL BE 10% NITROGEN, 6% PHOSPHORUS AND
- 4% POTASSIUM BY WEIGHT. A FERTILIZER SHOULD NOT BE SELECTED WITHOUT A SOIL TEST PERFORMED BY A CERTIFIED SOIL LABORATORY. PLANT MATERIAL
- 1.1. ALL PLANTS SHALL IN ALL CASES CONFORM TO THE REQUIREMENTS OF THE "AMERICAN STANDARD FOR NURSERY STOCK" (ANSI Z60.1), LATEST EDITION, AS PUBLISHED BY THE AMERICAN NURSERY & LANDSCAPE ASSOCIATION
- 1.2. IN ALL CASES, BOTANICAL NAMES SHALL TAKE PRECEDENCE OVER COMMON NAMES FOR ANY AND ALL PLANT MATERIAL 1.3. PLANTS SHALL BE LEGIBLY TAGGED WITH THE PROPER NAME AND SIZE. TAGS ARE TO REMAIN ON AT LEAST
- ONE PLANT OF EACH SPECIES FOR VERIFICATION PURPOSES DURING THE FINAL INSPECTION. TREES WITH ABRASION OF THE BARK, SUN SCALDS, DISFIGURATION OR FRESH CUTS OF LIMBS OVER 11/4", WHICH HAVE NOT BEEN COMPLETELY CALLUSED, SHALL BE REJECTED.PLANTS SHALL NOT BE BOUND WITH
- WIRE OR ROPE AT ANY TIME SO AS TO DAMAGE THE BARK OR BREAK BRANCHES. 1.5. ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OF GROWTH: WELL DEVELOPED BRANCHES, DENSELY FOLIATED, VIGOROUS ROOT SYSTEMS AND BE FREE OF
- DISEASE, INSECTS, PESTS, EGGS OR LARVAE. 1.6. CALIPER MEASUREMENTS OF NURSERY GROWN TREES SHALL BE TAKEN AT A POINT ON THE TRUNK SIX INCHES (6") ABOVE THE NATURAL GRADE FOR TREES UP TO AND INCLUDING A FOUR INCH (4") CALIPER SIZE. IF THE CALIPER AT SIX INCHES (6") ABOVE THE GROUND EXCEEDS FOUR INCHES (4") IN CALIPER, THE CALIPER SHOULD BE MEASURED AT A POINT 12" ABOVE THE NATURAL GRADE
- 1.7. SHRUBS SHALL BE MEASURED TO THE AVERAGE HEIGHT OR SPREAD OF THE SHRUB, AND NOT TO THE LONGEST BRANCH 1.8. TREES AND SHRUBS SHALL BE HANDLED WITH CARE BY THE ROOT BALL

# 3. GENERAL WORK PROCEDURES

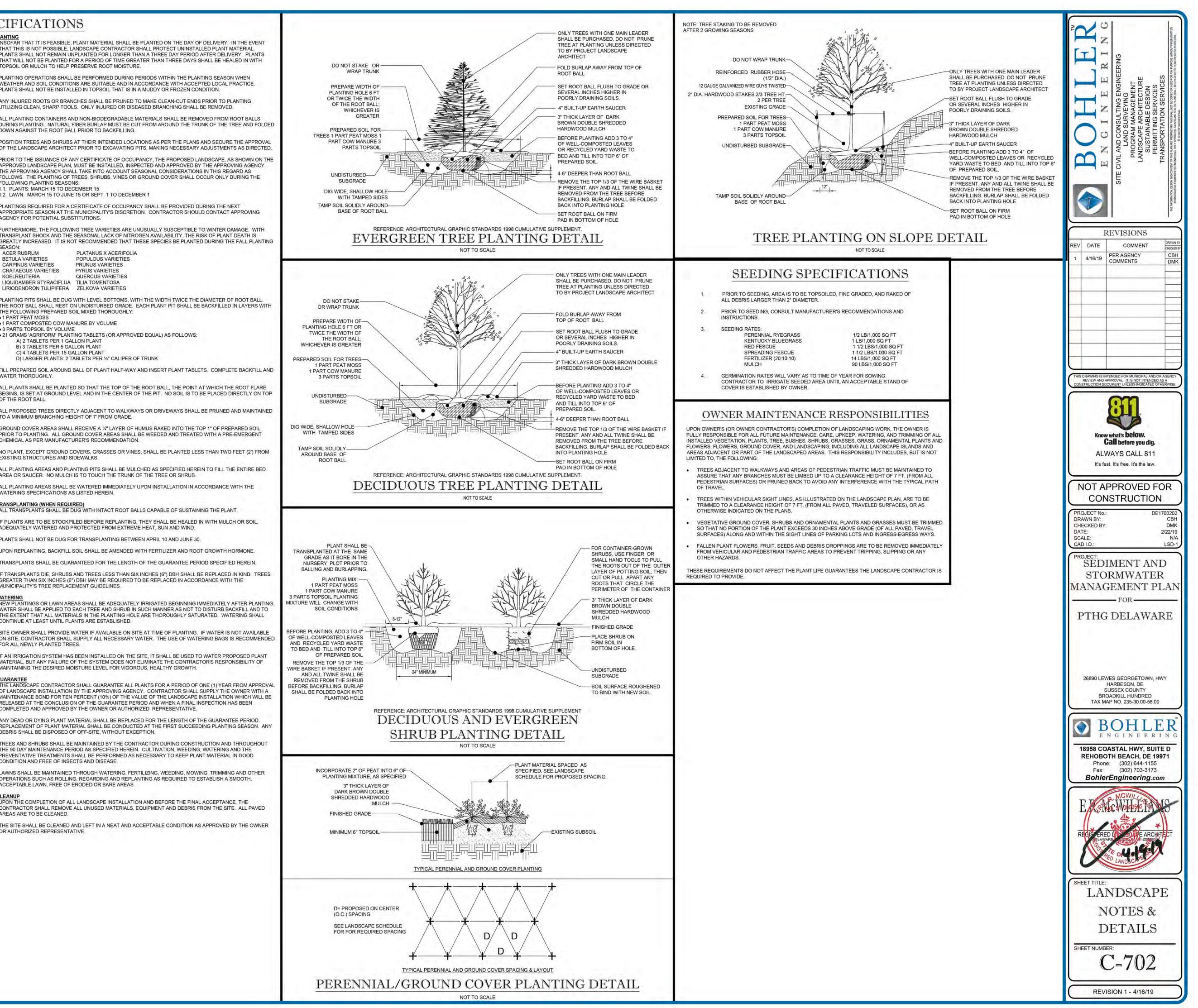
- A. CONTRACTOR TO UTILIZE WORKMANLIKE INDUSTRY STANDARDS IN PERFORMING ALL LANDSCAPE CONSTRUCTION. THE SITE IS TO BE LEFT IN A CLEAN STATE AT THE END OF EACH WORKDAY. ALL DEBRIS, MATERIALS AND TOOLS SHALL BE PROPERLY STORED, STOCKPILED OR DISPOSED OF.
- B. WASTE MATERIALS AND DEBRIS SHALL BE COMPLETELY DISPOSED OF AT THE CONTRACTOR'S EXPENSE. DEBRIS SHALL NOT BE BURIED, INCLUDING ORGANIC MATERIALS, BUT SHALL BE REMOVED COMPLETELY FROM THE SITE.
- 4. SITE PREPARATIONS A. BEFORE AND DURING PRELIMINARY GRADING AND FINISHED GRADING, ALL WEEDS AND GRASSES SHALL BE DUG OUT BY THE ROOTS AND DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES OUTLINED HEREIN
- B. ALL EXISTING TREES TO REMAIN SHALL BE PRUNED TO REMOVE ANY DAMAGED BRANCHES. THE ENTIRE LIMB OF ANY DAMAGED BRANCH SHALL BE CUT OFF AT THE TRUNK. CONTRACTOR SHALL ENSURE THAT CUTS ARE SMOOTH AND STRAIGHT. ANY EXPOSED ROOTS SHALL BE CUT BACK WITH CLEAN. SHARP TOOLS AND TOPSOIL SHALL BE PLACED AROUND THE REMAINDER OF THE ROOTS. EXISTING TREES SHALL BE MONITORED ON A REGULAR BASIS FOR ADDITIONAL ROOT OR BRANCH DAMAGE AS A RESULT OF CONSTRUCTION. ROOTS SHALL NOT BE LEFT EXPOSED FOR MORE THAN ONE (1) DAY. CONTRACTOR SHALL WATER EXISTING TREES AS NEEDED TO PREVENT SHOCK OR DECLINE
- C. CONTRACTOR SHALL ARRANGE TO HAVE A UTILITY STAKE-OUT TO LOCATE ALL UNDERGROUND UTILITIES PRIOR TO INSTALLATION OF ANY LANDSCAPE MATERIAL. UTILITY COMPANIES SHALL BE CONTACTED THREE (3) DAYS PRIOR TO THE BEGINNING OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING TREES TO REMAIN. A TREE PROTECTION ZONE SHALL BE ESTABLISHED AT THE DRIP LINE OR 15 FEET FROM THE TRUNK OR AT THE LIMIT OF CONSTRUCTION DISTURBANCE, WHICHEVER IS GREATER. LOCAL STANDARDS THAT MAY REQUIRE A MORE STRICT TREE PROTECTION ZONE SHALL BE HONORED.
- 3. A FORTY-EIGHT INCH (48") HIGH WOODEN SNOW FENCE OR ORANGE COLORED HIGH-DENSITY 'VISI-FENCE', OR APPROVED EQUAL, MOUNTED ON STEEL POSTS SHALL BE PLACED ALONG THE BOUNDARY OF THE TREE PROTECTION ZONE. POSTS SHALL BE LOCATED AT A MAXIMUM OF EIGHT FEET (8') ON CENTER OR AS INDICATED WITHIN THE TREE PROTECTION DETAIL.
- WHEN THE TREE PROTECTION FENCING HAS BEEN INSTALLED, IT SHALL BE INSPECTED BY THE APPROVING AGENCY PRIOR TO DEMOLITION, GRADING, TREE CLEARING OR ANY OTHER CONSTRUCTION. THE FENCING ALONG THE TREE PROTECTION ZONE SHALL BE REGULARLY INSPECTED BY THE LANDSCAPE CONTRACTOR AND MAINTAINED UNTIL ALL CONSTRUCTION ACTIVITY HAS BEEN COMPLETED.
- D. AT NO TIME SHALL MACHINERY, DEBRIS, FALLEN TREES OR OTHER MATERIALS BE PLACED, STOCKPILED OR LEFT STANDING IN THE TREE PROTECTION ZONE.
- 6. SOIL MODIFICATIONS A. CONTRACTOR SHALL ATTAIN A SOIL TEST FOR ALL AREAS OF THE SITE PRIOR TO CONDUCTING ANY PLANTING.
- SOIL TESTS SHALL BE PERFORMED BY A CERTIFIED SOIL LABORATORY. B. LANDSCAPE CONTRACTOR SHALL REPORT ANY SOIL OR DRAINAGE CONDITIONS CONSIDERED DETRIMENTAL TO THE GROWTH OF PLANT MATERIAL. SOIL MODIFICATIONS, AS SPECIFIED HEREIN, MAY NEED TO BE CONDUCTED BY THE LANDSCAPE CONTRACTOR DEPENDING ON SITE CONDITIONS.
- THE FOLLOWING AMENDMENTS AND QUANTITIES ARE APPROXIMATE AND ARE FOR BIDDING PURPOSES ONLY. COMPOSITION OF AMENDMENTS SHOULD BE REVISED DEPENDING ON THE OUTCOME OF A TOPSOIL ANALYSIS PERFORMED BY A CERTIFIED SOIL LABORATORY 1.1. TO INCREASE A SANDY SOIL'S ABILITY TO RETAIN WATER AND NUTRIENTS, THOROUGHLY TILL ORGANIC
- MATTER INTO THE TOP 6-12". USE COMPOSTED BARK, COMPOSTED LEAF MULCH OR PEAT MOSS. ALL PRODUCTS SHOULD BE COMPOSTED TO A DARK COLOR AND BE FREE OF PIECES WITH IDENTIFIABLE LEAF OR WOOD STRUCTURE. AVOID MATERIAL WITH A PH HIGHER THAN 7.5. 1.2 TO INCREASE DRAINAGE, MODIFY HEAVY CLAY OR SILT (MORE THAN 40% CLAY OR SILT) BY ADDING
- COMPOSTED PINE BARK (UP TO 30% BY VOLUME) AND/OR AGRICULTURAL GYPSUM. COARSE SAND MAY BE USED IF ENOUGH IS ADDED TO BRING THE SAND CONTENT TO MORE THAN 60% OF THE TOTAL MIX. SUBSURFACE DRAINAGE LINES MAY NEED TO BE ADDED TO INCREASE DRAINAGE 1.3. MODIFY EXTREMELY SANDY SOILS (MORE THAN 85%) BY ADDING ORGANIC MATTER AND/OR DRY, SHREDDED CLAY LOAM UP TO 30% OF THE TOTAL MIX.
- . FINISHED GRADING
- A. UNLESS OTHERWISE CONTRACTED, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TOPSOIL AND THE ESTABLISHMENT OF FINE-GRADING WITHIN THE DISTURBANCE AREA OF THE
- B. LANDSCAPE CONTRACTOR SHALL VERIFY THAT SUBGRADE FOR INSTALLATION OF TOPSOIL HAS BEEN ESTABLISHED. THE SUBGRADE OF THE SITE MUST MEET THE FINISHED GRADE LESS THE REQUIRED TOPSOIL THICKNESS (1"±).
- ALL LAWN AND PLANTING AREAS SHALL BE GRADED TO A SMOOTH, EVEN AND UNIFORM PLANE WITH NO ABRUPT CHANGE OF SURFACE AS DEPICTED WITHIN THIS SET OF CONSTRUCTION PLANS, UNLESS OTHERWISE DIRECTED BY THE PROJECT ENGINEER OR LANDSCAPE ARCHITECT.
- D. ALL PLANTING AREAS SHALL BE GRADED AND MAINTAINED TO ALLOW FREE FLOW OF SURFACE WATER IN AND AROUND THE PLANTING BEDS. STANDING WATER SHALL NOT BE PERMITTED IN PLANTING BEDS. B. TOPSOILING
- A. CONTRACTOR SHALL PROVIDE A SIX INCH (6") THICK MINIMUM LAYER OF TOPSOIL, OR AS DIRECTED BY THE LOCAL ORDINANCE OR CLIENT, IN ALL PLANTING AREAS. TOPSOIL SHOULD BE SPREAD OVER A PREPARED SURFACE IN A UNIFORM LAYER TO ACHIEVE THE DESIRED COMPACTED THICKNESS.
- B. ON-SITE TOPSOIL MAY BE USED TO SUPPLEMENT THE TOTAL AMOUNT REQUIRED. TOPSOIL FROM THE SITE MAY BE REJECTED IF IT HAS NOT BEEN PROPERLY REMOVED, STORED AND PROTECTED PRIOR TO CONSTRUCTION.
- C. CONTRACTOR SHALL FURNISH TO THE APPROVING AGENCY AN ANALYSIS OF BOTH IMPORTED AND ON-SITE TOPSOIL TO BE UTILIZED IN ALL PLANTING AREAS. THE PH AND NUTRIENT LEVELS MAY NEED TO BE ADJUSTED THROUGH SOIL MODIFICATIONS AS NEEDED TO ACHIEVE THE REQUIRED LEVELS AS SPECIFIED IN THE MATERIALS SECTION ABOVE.
- ALL PLANTING AND LAWN AREAS ARE TO BE CULTIVATED TO A DEPTH OF SIX INCHES (6"). ALL DEBRIS EXPOSED FROM EXCAVATION AND CULTIVATION SHALL BE DISPOSED OF IN ACCORDANCE WITH GENERAL WORK PROCEDURES SECTION ABOVE. THE FOLLOWING SHALL BE TILLED INTO THE TOP FOUR INCHES (4") IN TWO DIRECTIONS (QUANTITIES BASED ON A 1,000 SQUARE FOOT AREA): 1.1. 20 POUNDS 'GROW POWER' OR APPROVED EQUAL
- 1.2. 20 POUNDS NITRO-FORM (COURSE) 38-0-0 BLUE CHIP
- E. THE SPREADING OF TOPSOIL SHALL NOT BE CONDUCTED UNDER MUDDY OR FROZEN CONDITIONS.

- 9. PLANTING A. INSOFAR THAT IT IS FEASIBLE, PLANT MATERIAL SHALL BE PLANTED ON THE DAY OF DELIVERY. IN THE EVENT THAT THIS IS NOT POSSIBLE, LANDSCAPE CONTRACTOR SHALL PROTECT UNINSTALLED PLANT MATERIAL. PLANTS SHALL NOT REMAIN UNPLANTED FOR LONGER THAN A THREE DAY PERIOD AFTER DELIVERY. PLANTS THAT WILL NOT BE PLANTED FOR A PERIOD OF TIME GREATER THAN THREE DAYS SHALL BE HEALED IN WITH TOPSOIL OR MULCH TO HELP PRESERVE ROOT MOISTURE.
- B. PLANTING OPERATIONS SHALL BE PERFORMED DURING PERIODS WITHIN THE PLANTING SEASON WHEN WEATHER AND SOIL CONDITIONS ARE SUITABLE AND IN ACCORDANCE WITH ACCEPTED LOCAL PRACTICE. PLANTS SHALL NOT BE INSTALLED IN TOPSOIL THAT IS IN A MUDDY OR FROZEN CONDITION.
- C. ANY INJURED ROOTS OR BRANCHES SHALL BE PRUNED TO MAKE CLEAN-CUT ENDS PRIOR TO PLANTING UTILIZING CLEAN, SHARP TOOLS, ONLY INJURED OR DISEASED BRANCHING SHALL BE REMOVED.
- D. ALL PLANTING CONTAINERS AND NON-BIODEGRADABLE MATERIALS SHALL BE REMOVED FROM ROOT BALLS DURING PLANTING. NATURAL FIBER BURLAP MUST BE CUT FROM AROUND THE TRUNK OF THE TREE AND FOLDED DOWN AGAINST THE ROOT BALL PRIOR TO BACKFILLING
- E. POSITION TREES AND SHRUBS AT THEIR INTENDED LOCATIONS AS PER THE PLANS AND SECURE THE APPROVAL OF THE LANDSCAPE ARCHITECT PRIOR TO EXCAVATING PITS, MAKING NECESSARY ADJUSTMENTS AS DIRECTED.
- F. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, THE PROPOSED LANDSCAPE. AS SHOWN ON THE APPROVED LANDSCAPE PLAN, MUST BE INSTALLED, INSPECTED AND APPROVED BY THE APPROVING AGENCY. THE APPROVING AGENCY SHALL TAKE INTO ACCOUNT SEASONAL CONSIDERATIONS IN THIS REGARD AS FOLLOWS. THE PLANTING OF TREES, SHRUBS, VINES OR GROUND COVER SHALL OCCUR ONLY DURING THE FOLLOWING PLANTING SEASONS: 1.1. PLANTS: MARCH 15 TO DECEMBER 15 1.2. LAWN: MARCH 15 TO JUNE 15 OR SEPT. 1 TO DECEMBER 1
- G. PLANTINGS REQUIRED FOR A CERTIFICATE OF OCCUPANCY SHALL BE PROVIDED DURING THE NEXT APPROPRIATE SEASON AT THE MUNICIPALITY'S DISCRETION. CONTRACTOR SHOULD CONTACT APPROVING AGENCY FOR POTENTIAL SUBSTITUTIONS.
- H. FURTHERMORE, THE FOLLOWING TREE VARIETIES ARE UNUSUALLY SUSCEPTIBLE TO WINTER DAMAGE. WITH TRANSPLANT SHOCK AND THE SEASONAL LACK OF NITROGEN AVAILABILITY. THE RISK OF PLANT DEATH IS GREATLY INCREASED. IT IS NOT RECOMMENDED THAT THESE SPECIES BE PLANTED DURING THE FALL PLANTING SEASON: PLATANUS X ACERIFOLIA

ACER RUBRUM	
BETULA VARIETIES	
CARPINUS VARIETIES	
CRATAEGUS VARIETIES	
KOELREUTERIA	
LIQUIDAMBER STYRACIFLU	A
LIRIODENDRON TULIPIFERA	1



- PLANTING PITS SHALL BE DUG WITH LEVEL BOTTOMS, WITH THE WIDTH TWICE THE DIAMETER OF ROOT BALL
- THE FOLLOWING PREPARED SOIL MIXED THOROUGHLY 1 PART PEAT MOSS
- 1 PART COMPOSTED COW MANURE BY VOLUME • 3 PARTS TOPSOIL BY VOLUME
- 21 GRAMS 'AGRIFORM' PLANTING TABLETS (OR APPROVED EQUAL) AS FOLLOWS: A) 2 TABLETS PER 1 GALLON PLANT B) 3 TABLETS PER 5 GALLON PLANT
- C) 4 TABLETS PER 15 GALLON PLANT D) LARGER PLANTS: 2 TABLETS PER 1/2" CALIPER OF TRUNK
- J. FILL PREPARED SOIL AROUND BALL OF PLANT HALF-WAY AND INSERT PLANT TABLETS. COMPLETE BACKFILL AND WATER THOROUGHLY
- K. ALL PLANTS SHALL BE PLANTED SO THAT THE TOP OF THE ROOT BALL. THE POINT AT WHICH THE ROOT FLARE BEGINS, IS SET AT GROUND LEVEL AND IN THE CENTER OF THE PIT. NO SOIL IS TO BE PLACED DIRECTLY ON TOP
- OF THE ROOT BALL L. ALL PROPOSED TREES DIRECTLY ADJACENT TO WALKWAYS OR DRIVEWAYS SHALL BE PRUNED AND MAINTAINED TO A MINIMUM BRANCHING HEIGHT OF 7' FROM GRADE.
- M. GROUND COVER AREAS SHALL RECEIVE A 1/2" LAYER OF HUMUS RAKED INTO THE TOP 1" OF PREPARED SOII PRIOR TO PLANTING. ALL GROUND COVER AREAS SHALL BE WEEDED AND TREATED WITH A PRE-EMERGENT CHEMICAL AS PER MANUFACTURER'S RECOMMENDATION.
- N. NO PLANT, EXCEPT GROUND COVERS, GRASSES OR VINES, SHALL BE PLANTED LESS THAN TWO FEET (2') FROM EXISTING STRUCTURES AND SIDEWALKS.
- O. ALL PLANTING AREAS AND PLANTING PITS SHALL BE MULCHED AS SPECIFIED HEREIN TO FILL THE ENTIRE BED AREA OR SAUCER. NO MULCH IS TO TOUCH THE TRUNK OF THE TREE OR SHRUB.
- P. ALL PLANTING AREAS SHALL BE WATERED IMMEDIATELY UPON INSTALLATION IN ACCORDANCE WITH THE WATERING SPECIFICATIONS AS LISTED HEREIN.
- 10. TRANSPLANTING (WHEN REQUIRED) A. ALL TRANSPLANTS SHALL BE DUG WITH INTACT ROOT BALLS CAPABLE OF SUSTAINING THE PLANT. B. IF PLANTS ARE TO BE STOCKPILED BEFORE REPLANTING, THEY SHALL BE HEALED IN WITH MULCH OR SOIL,
- ADEQUATELY WATERED AND PROTECTED FROM EXTREME HEAT, SUN AND WIND. C. PLANTS SHALL NOT BE DUG FOR TRANSPLANTING BETWEEN APRIL 10 AND JUNE 30.
- D. UPON REPLANTING, BACKFILL SOIL SHALL BE AMENDED WITH FERTILIZER AND ROOT GROWTH HORMONE.
- E. TRANSPLANTS SHALL BE GUARANTEED FOR THE LENGTH OF THE GUARANTEE PERIOD SPECIFIED HEREIN. F. IF TRANSPLANTS DIE, SHRUBS AND TREES LESS THAN SIX INCHES (6") DBH SHALL BE REPLACED IN KIND. TREES GREATER THAN SIX INCHES (6") DBH MAY BE REQUIRED TO BE REPLACED IN ACCORDANCE WITH THE MUNICIPALITY'S TREE REPLACEMENT GUIDELINES.
- 1. WATERING
- A. NEW PLANTINGS OR LAWN AREAS SHALL BE ADEQUATELY IRRIGATED BEGINNING IMMEDIATELY AFTER PLANTING. WATER SHALL BE APPLIED TO EACH TREE AND SHRUB IN SUCH MANNER AS NOT TO DISTURB BACKFILL AND TO THE EXTENT THAT ALL MATERIALS IN THE PLANTING HOLE ARE THOROUGHLY SATURATED. WATERING SHALL CONTINUE AT LEAST UNTIL PLANTS ARE ESTABLISHED.
- B. SITE OWNER SHALL PROVIDE WATER IF AVAILABLE ON SITE AT TIME OF PLANTING. IF WATER IS NOT AVAILABLE ON SITE, CONTRACTOR SHALL SUPPLY ALL NECESSARY WATER. THE USE OF WATERING BAGS IS RECOMMENDED FOR ALL NEWLY PLANTED TREES.
- C. IF AN IRRIGATION SYSTEM HAS BEEN INSTALLED ON THE SITE, IT SHALL BE USED TO WATER PROPOSED PLANT MATERIAL, BUT ANY FAILURE OF THE SYSTEM DOES NOT ELIMINATE THE CONTRACTOR'S RESPONSIBILITY OF MAINTAINING THE DESIRED MOISTURE LEVEL FOR VIGOROUS, HEALTHY GROWTH,
- GUARANTEI THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANTS FOR A PERIOD OF ONE (1) YEAR FROM APPROVAL OF LANDSCAPE INSTALLATION BY THE APPROVING AGENCY. CONTRACTOR SHALL SUPPLY THE OWNER WITH A MAINTENANCE BOND FOR TEN PERCENT (10%) OF THE VALUE OF THE LANDSCAPE INSTALLATION WHICH WILL BE RELEASED AT THE CONCLUSION OF THE GUARANTEE PERIOD AND WHEN A FINAL INSPECTION HAS BEEN COMPLETED AND APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.
- B. ANY DEAD OR DYING PLANT MATERIAL SHALL BE REPLACED FOR THE LENGTH OF THE GUARANTEE PERIOD. REPLACEMENT OF PLANT MATERIAL SHALL BE CONDUCTED AT THE FIRST SUCCEEDING PLANTING SEASON. ANY DEBRIS SHALL BE DISPOSED OF OFF-SITE, WITHOUT EXCEPTION.
- C. TREES AND SHRUBS SHALL BE MAINTAINED BY THE CONTRACTOR DURING CONSTRUCTION AND THROUGHOUT THE 90 DAY MAINTENANCE PERIOD AS SPECIFIED HEREIN. CULTIVATION, WEEDING, WATERING AND THE PREVENTATIVE TREATMENTS SHALL BE PERFORMED AS NECESSARY TO KEEP PLANT MATERIAL IN GOOD CONDITION AND FREE OF INSECTS AND DISEASE
- D. LAWNS SHALL BE MAINTAINED THROUGH WATERING, FERTILIZING, WEEDING, MOWING, TRIMMING AND OTHER OPERATIONS SUCH AS ROLLING, REGARDING AND REPLANTING AS REQUIRED TO ESTABLISH A SMOOTH, ACCEPTABLE LAWN, FREE OF ERODED OR BARE AREAS. 13. CLEANUP
- UPON THE COMPLETION OF ALL LANDSCAPE INSTALLATION AND BEFORE THE FINAL ACCEPTANCE, THE CONTRACTOR SHALL REMOVE ALL UNUSED MATERIALS, EQUIPMENT AND DEBRIS FROM THE SITE. ALL PAVED AREAS ARE TO BE CLEANED.
- B. THE SITE SHALL BE CLEANED AND LEFT IN A NEAT AND ACCEPTABLE CONDITION AS APPROVED BY THE OWNER OR AUTHORIZED REPRESENTATIVE.



#### ZONING CONDITIONS

FEBRUARY 6, 2001 - AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010 CMF BAYSIDE, L.L.C. - CHANGE OF ZONE NO. 1393 CONDITIONS

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700.
- 2. THE DEVELOPER WAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS, REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
- 3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
- RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
- 5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
- 8. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL DE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
- THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
- 8. RECREATIONAL FACILITIES, I.E., COLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION
- THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.
- 10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFTICE, THE PUBLIC SERVICE COMMIS AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
- 11. STORNWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
- THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF GOURSE MAINTENNICE AND PROTECTION OF NON-TIDAL WEILANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
- 13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
- 14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALD FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALD PERMITS.
- 15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXAM VOLINTEER RIME COMPANY WHEN DEVELD APPROPRIATE BY SMD DRONNIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS WUTUALLY AGREED UPOL BY THE PARTIES INVOLVED.
- 16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECRETATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
- 17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24-HOUR ENERGENCY CENTER, SUFFICIENT STAFF AND VENCES, WITH INCREASING STAFF TO CONICIDE WITH INCREASED OCCUPANTS FOR THE PROJECT.
- 18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EXACUTOR PROCEDURE FOR THE DEVELOPMENT, MINED EN INCOMPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY WANDAT EVACUTARD. IF NEEDED, BY SAID OFFICES.
- 19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITES, OR BOAT LAUNCHING FACILITES OTHER THAN A COMMUNITY WATER TAN'S SERVICE FACILITY. NOI-MOTORIZED WATERCRAFT, SNALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAN'S SERVICE.
- SHALL BE PERMITTED AT THE BOAT MOTION IN SERVICE FACULTY. NON-MOTORIZED WATER NO. SITE PERMANDIN, SITE DESTURBANCE, SITE EXXAMIDIN, OR OTHER SITE CONSTRUCTION SHALL BE COMMENDED UNTR. ALL DEWIS REQUERD BY ALL OTHER HAW, DRAMANCES, RULES AND RECULATIONS SHALL HAVE BEEN ISSUED AND THE APPROVED FMAL SITE FAM IS RECORDED, EXCEPT SUCH SITE WORK FOR WINCH A PERMIT MAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT FRAUTI AND DISTRICT. THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT FRAUTI NE SUSSEX COUNT ENGINEERING DEPARTMENT AND BELIDDI TO THE FOR FEMALES AND RECOMMENCED WORK SUBJECT ON THE SUSSEX CONSERVATION DISTRICT FRAUTI AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL REFLEASED UPON THE SUSSEX COUNT ENGINEERING DEPARTMENT AND BELIDDI TO THE FOR FEMALES OF THE COST OF THE SITE WORK AUTHORIZED BY THE EDUDI TO THE SUSSEX CONSERVATION OF THE SUSSEX COUNT ENGINEERING DEPARTMENT AND BELIDDI TO THE SUSSEX OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT FEMALE AND REAL SOLVED OF ALL OTHER PERMITS AND THE FILLING OF AN APPROVED WASTER FLAM OR FINAL SITE FLAM.
- 21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALION COUNT ROAD 394 AND 3944, THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC, THAT TRAFFIC GALING DEVECES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROADS AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELIDYS APPROVAL THROUGH
- 22. PUBLIC ACCESS SHALL BE PERNITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
- 23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
- 24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICK COMMERCIAL USE SHALL BE PENTITED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELOOT ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF SOOF FEET FROM ROUTE 54, ROEFET FOR A SINGLE ROHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL ISOU WHICH IS SUBJECT TO APPROVEL FROM DELOOT.
- PLANNING & ZOHING DESIGN CONDITIONS SEPTEMBER 23. 2003
- A. THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15-FEET.
- B. THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.
- C. THE COMMESSION APPROVED THE HIGHES OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWINGUES, MULTI-FAMILY MIRS AND THE MISCH MOST TO BE 32 FEED AN HIGHER AREA FORMITED S. MULTI-FAMILY MIRS AND THE MISCH MOST TO SEE 32 FEED AN HIGHER AREA DUNCETHRANT THESE STRUCTURES WINCH WILL RESULT IN WORK OPEN SPACE BINN GERATED; AND THAT ALL SINGLE FAMILY RESIDENCES MILL NOT EXCEED THE MAXIMUM ALLOWED 42-FOOT HEGHT UNIT WITH THE FOLLOWING STRUCTURATIONS:
- THERE SHALL BE NO LIVING SPACE ABOVE 42-FEET. The JAXNUOM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52-FEET. ORMANETIAL INPROVEMENTS, SUCH AS CUPOLIAS, WIDO'RS WATCHES, CROW'S NEST OR SINILAR, SHALL NOT EXCEED 8-FEET ABOVE THE PEAK OF THE ROOF.
- THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI-FAMILY STRUCTURES ONLY TO BE 9-FEET BY 18-FEET IN SIZE: THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI-FAMILY UNITS: THAT THERE WILL BE A SWITTLE SERVICE FOR THE COMMUNITY. THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIRELENSS OF THE ZONING CODE, AND THAT THE EMTIRE PROVECT WILL REQUIRE 5.33P PARKING SPACES WHICH WILL BE PROVIDED.
- SUSSEX COUNTY BOARD OF ADJUSTMENT CASE 48702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARWACE REQUEST FOR CHAPTER 115, ARTICLE XM, SUBSECTION 127 REDUCING THE MINIMUM SURVLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARWIGE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS 'PATIO HOMES' ON THE APPROVED UR-RCC MASTER FLAM.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE 19853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARANCE REQUEST FOR CHF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

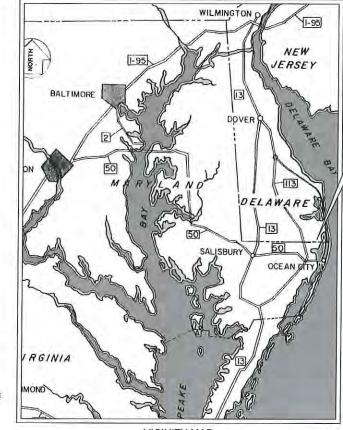
SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON WARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

# **AMERICANA BAYSIDE**



# SUSSEX COUNTY, DELAWARE **GOLF CLUBHOUSE** AMENDED PRELIMINARY SITE PLAN CMB FILE NO 97058 1 / 150300



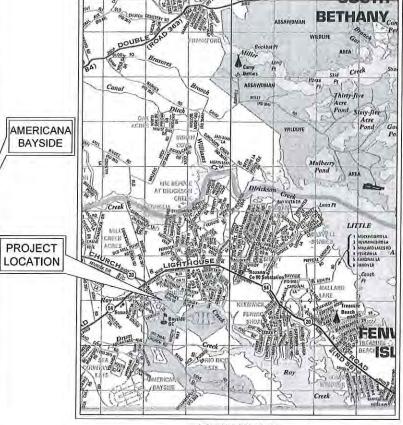
VICINITY MAP SCALE: 1" = 20 MILES

LIST OF DRAWINGS

- PRELIMINARY SITE PLAN COVER SHEET PSP-L
- PSP-2 OVERALL KEY SHEET EXISTING CONDITIONS PSP-5
- PSP-4 GOLF CLUBBOUSE PRELIMINARY SITE PLAN
- GOLF CLUBHOUSE ENLARGED FLAN GOLF CLUBHOUSE RENDERING PSP-6

SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790

**MARCH 2019** 



LOCATION MAP SCALE: 1" = 2000"

ENGINEER'S CERTIFICATION:

TSTEPHEN 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 BELLEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

DATE

DATE

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

**OWNER/DEVELOPER'S CERTIFICATION:** I HEREBY CERTIFY THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY

DAVE LEVITSKY SUSSEX SPORTS AMENITIES, LLC 21 VILLAGE GREEN DRIVE, SUITE 200 OCEAN VIEW, DELAWARE 19970

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #11252 ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANINGUSLY APPROVED A REQUEST FROM CWF BAYSIDE, LLC FOR A 20 FOOT VARINNCE FROM THE 60 FEET COT WIDH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARINGE FROM THE UNINUU 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLOR C, PARSE 1 AMERICANA BAYSIDE.



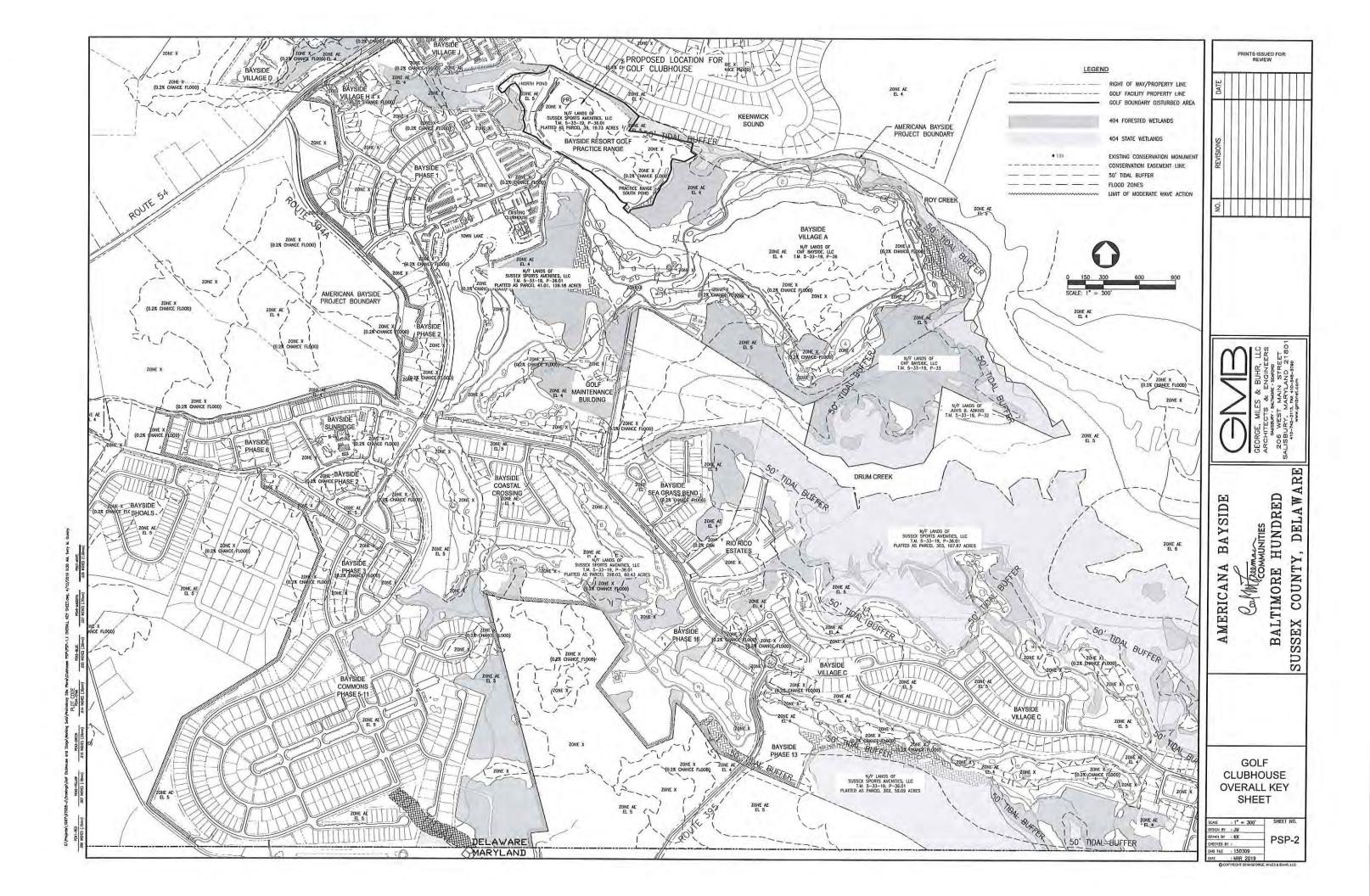
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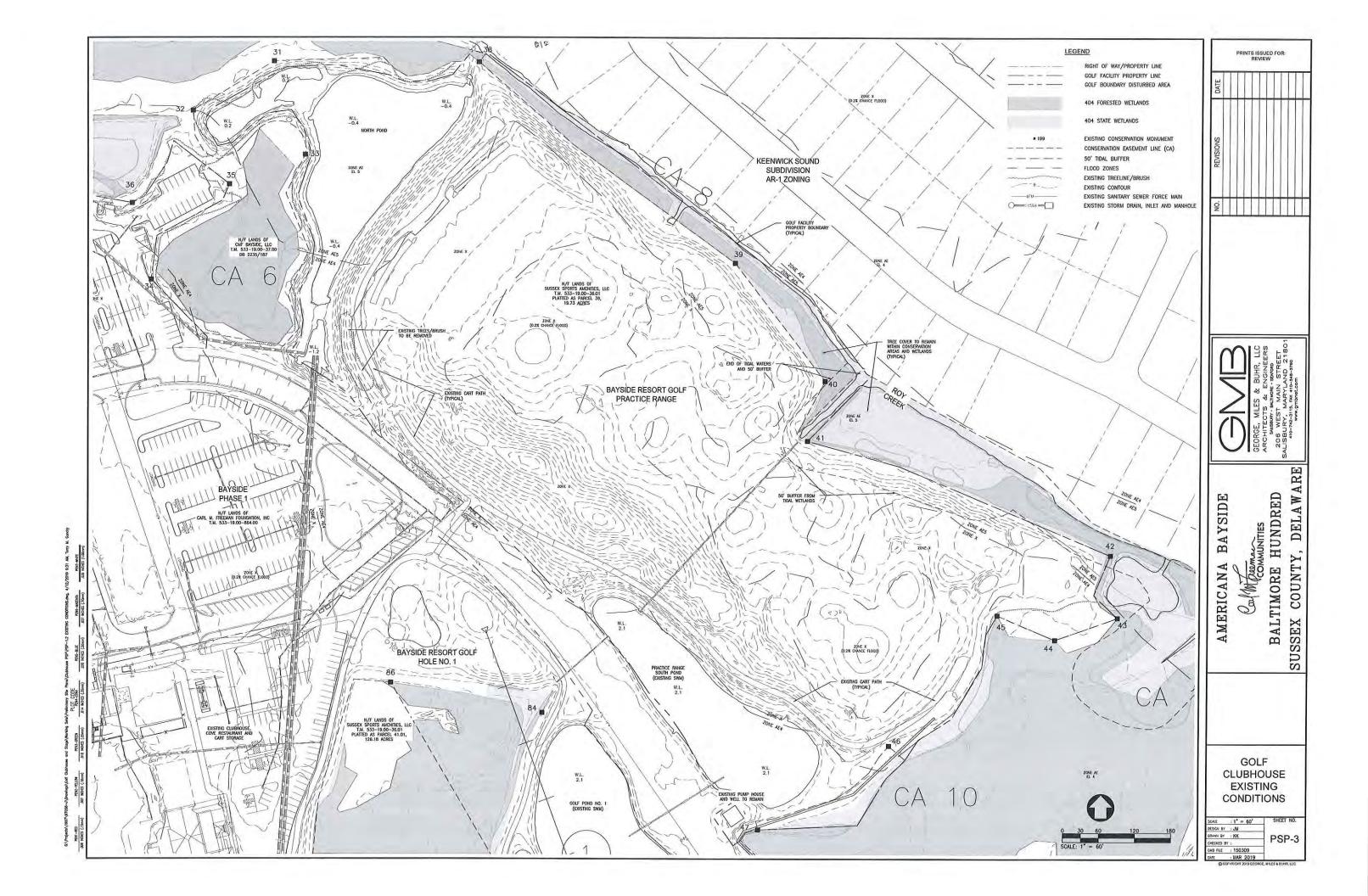
- 1. ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WE RENARD AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES. THIS PLAT AND SURVEY DOBES NOT VERIFY THE EXISTENCE OR NON- EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
- MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
- 3. MAINTENANCE OF STORM DRAIN AND STORMWATER MANAGEMENTS FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH, THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STORM DRAIN WITHIN INDICATED DELDOT RIGHTS OF WAY ONLY.
- 4. ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
- 5. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY TIDEWATER UTILITIES, INC. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELWARE DIVISION OF PUBLIC HEALTH.
- 6. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT, SOUTH COASTAL WASTE WATER TREATMENT FACILITY. THE COLLECTION AND TRANSMISSION SYSTEM WILL CONSIST OF VARIOUS DIAMETER (TRAVITY SEWERS). THE COLLECTION AND TRANSMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DNREC.
- 7. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING PROPOSED DEVELOPMENT
- 8. TIDAL OR NON-TIDAL WETLANDS EXIST ON THE BAYSIDE PROPERTY, SECTION 404 WETLAND ACTIVITIES APPROVED PER U.S.A.C.O.E. PERMIT CENAP-OP-R-200101204-1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP-349/02, WQC 349/02, SL-349/02, AND WE-0350/02, ISSUED 5/13/03. WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE
- 9. STORNWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORNWATER QUALITY AND OUNNITY MANAGEMENT REQUIREMENTS. ALL STORNWATER MANAGEMENT DESIGN WILL BE IN ACCORDANCE WITH DELAWARE STORNWATER DESIGN MANUAL STANDARDS.
- 10.EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. NECESSARY EASEMENTS ALONG PERMIETER BOUNDARIES OF THE DEVELOPMENT SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.

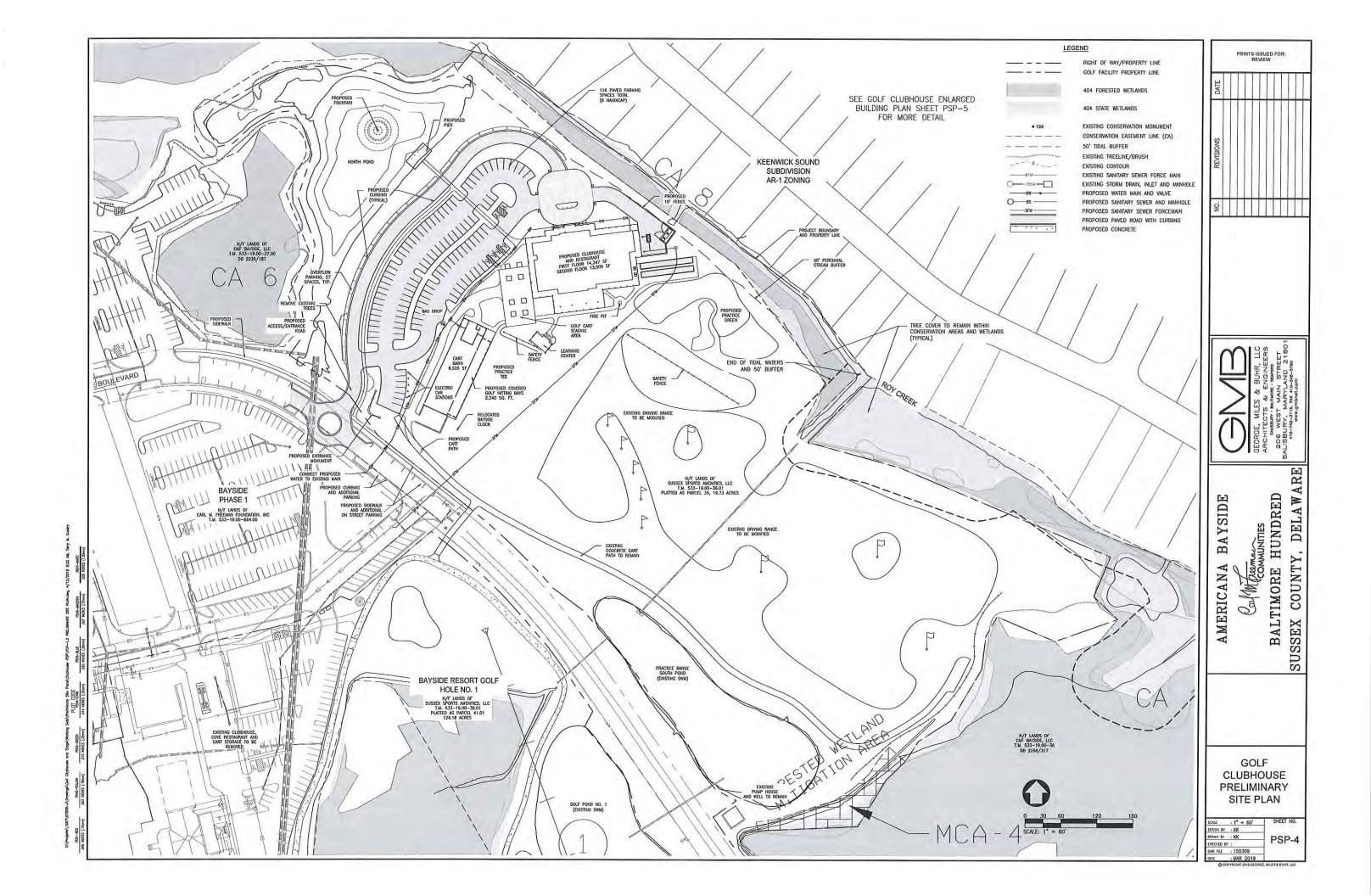
SITE DATA.

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SITE DATA:			
OWNER/DEVELOPER:	21 VILLAG OCEAV VIE	PORTS AMENITIES, LLC E GREEN DRIVE, SUITE 200 W, DE 19970 DAVE LEVITSKY (302)-436-3000	
ENGINEER;	SALISBURY	GEORGE, MILES AND BUHR, LLC 206 WEST MAIN STREET SALISBURY, MD 21801 CONTAGT: STEVE MARSH (410)-742-3115	
тах мар #:	T.M. ID 53 PLATTED A	T.M. ID 533-19.00, PARCEL 36.01 PLATTED AS PARCELS: 38, 41.01, 202, 298.03 & 303 BOOK 4394 PAGE 328	
DEED REFERENCE: ZONING CLASSIFICATI PRESENT USE: PROPOSED USE:	BOOK 439 ION: MR-RPC GOLF FACI GOLF FACI	4 Page 328 Littes — practice range Littes — clubhouse, restaurant, pro shop, n, teaching facility, and practice range	
TOTAL BAYSIDE GOLI	FACILITY LAND AREA:	±372.93 ACRES	
AREA DISTURBED PARCEL 36.01 TOTAL PROPOSED DEVELOP SECTION 404 WEILA CONSERVATION AREA FORESTED WEILAND	ED_PARCEL_36.01_AREA: NDS:	ACRES ±19.73 ± 0.95 ± 0.95 ± 0.753 ± 0.218	
FLOOD INFORMATION:	ZONE AE	ND SPECIAL FLOOD HAZARD AREA 4 & 5 PER FEMA MAP 10005C0653K, ARCH 16, 2015	
BUILDING RESTRICTIO THERE ARE NO SETE	<u>NS:</u> Jacks within the Golf	FACILITY BOUNDARY	
MAXIMUM BUILDING H DESIGN CONDITIONS	EIGHT 52' WITH NO LIM DATED SEPT 23, 2003 T	NG SPACE ABOVE 42', SEE PLANNING AND ZONING HIS SHEET.	
FIRST FLOOR: 14, SECOND FLOOR: 13.0	347 SQ.FT. 309 SQ.FT.		
	1/50 SQ FT RESTAURAN 1/150 SQ FT ASSEMBLY 1/2 EMPLOYEES (20/2=	r (3,140/150) 21 10)10	
TOTAL:		115	
PROVIDED PARKING:		116 (5 HANDICAP) 27 (OVERFLOW PARKING) <u>14 (</u> ON STREET PARKING)	
TOTAL:		157 LOADING ZONE (SERVICE DRIVE)	
CLUBHOUSE BUILDING	LOCATION APPROVED A AND ALSO APPROVED C	T THE DECEMBER 16, 2015 PLANNING DN MASTER PLAN MP-8.	
DECEMBER 13, 2010	AND RECORDED JULY 1	WED BY PLANNING AND ZONING 5, 2010 PLOT BOOK 153, PAGE 77, ENT IS TO ASSURE THE EASEMENT AREA IN A NATURAL, SCENIC, AND OPEN SPACE TE EASEMENT AREA THAT WILL HE CONSERVATION VALUE OF THE AREA.	
HEREBY CERTIFY TH	VELOPER'S CE HAT I AM THE OWNER/D WN ON THIS PLAN AND	ERTIFICATION: DEVELOPER OF THE PROPERTY THAT THE PLAN WAS MADE AT MY	
DSH MASTRANGELO		DATE	
21 VILLAGE GREEN D DCEAN VIEW, DELAWA	rive, suite 200 Re 19970		



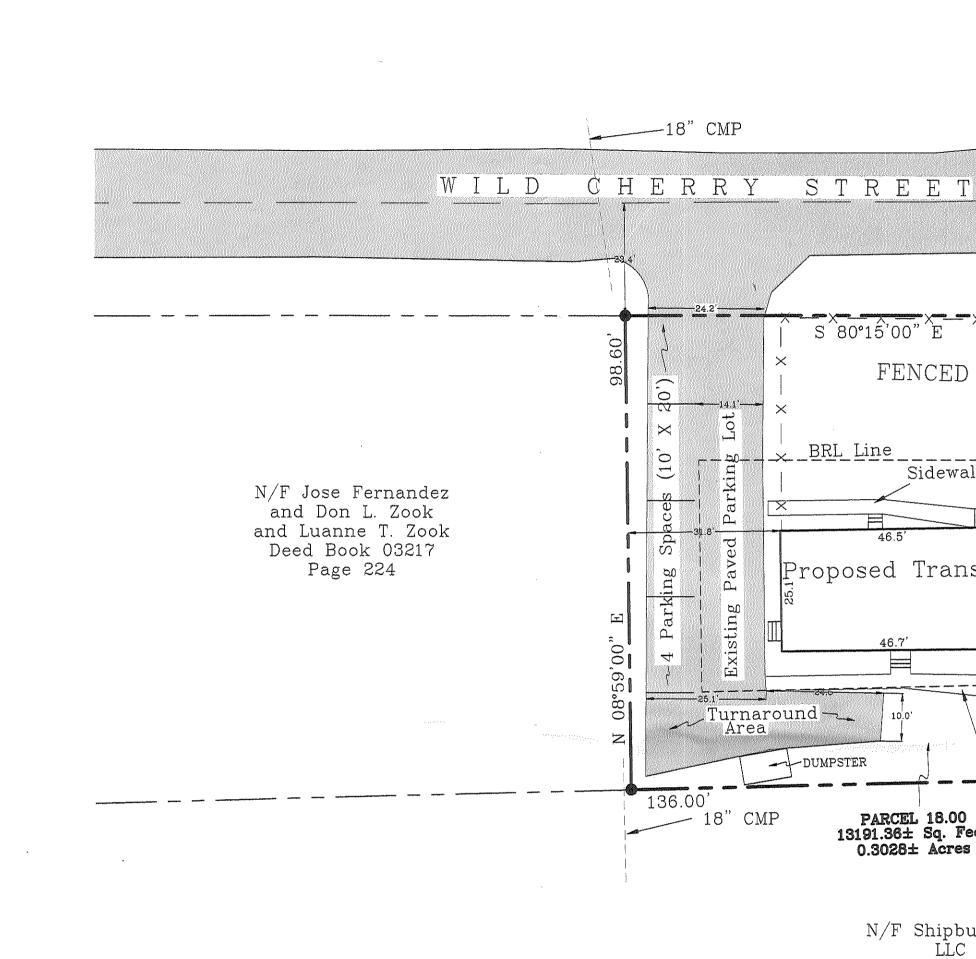


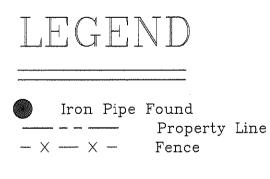






# PRELIMINARY SITE PLAN - IRIS DOWNING - TRANSITIONAL HOME





C. The use shall maintain its residential appearance.

E. The use shall comply with all Sussex County parking requirements.

G. No signage shall be permitted.

qualification, referral, and placement of residents to the home. I. The operator of the home shall comply with all Federal, State, and local laws governing the operation of the home.

NOTES:

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1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.

2. This plan is referenced to Sussex County Planning and Zoning Conditional Use Number CU 2172.

3. This property is not located in a FEMA Flood Zone per FEMA Flood Map 10005C0171 effective 1/06/2005.

S 80°15'00" E 136.00' FENCED YARD Handicapped Ramp Location \_\_\_\_×--Sidewalk  $\mathcal{O}$ 30.3' N/F Marcus D. 46.5' Mullen Proposed Transitional Home Deed Book 02553 Page 318 46.7 Sidewalk N 81°36'00"W PARCEL 18.00 13191.36± Sq. Feet 0.3028± Acres

N/F Shipbuilders, LLC

Deed Book 3055 Page 330

# SUSSEX COUNTY PLANNING AND ZONING CONDITIONAL USE REQUIREMENTS:

A. Transitional housing shall be available on this site to no more than 12 individuals, plus the staff required to operate the facility. B. As proposed by the Applicants, the housing will be on a temporary or transitional basis and it shall not become a long-term boarding house. No residents shall remain in the home for more than 18 months, except for support staff.

D. The facility shall be staffed on a 24-hour, 7 day per week basis to control compliance with the occupancy limitations and to

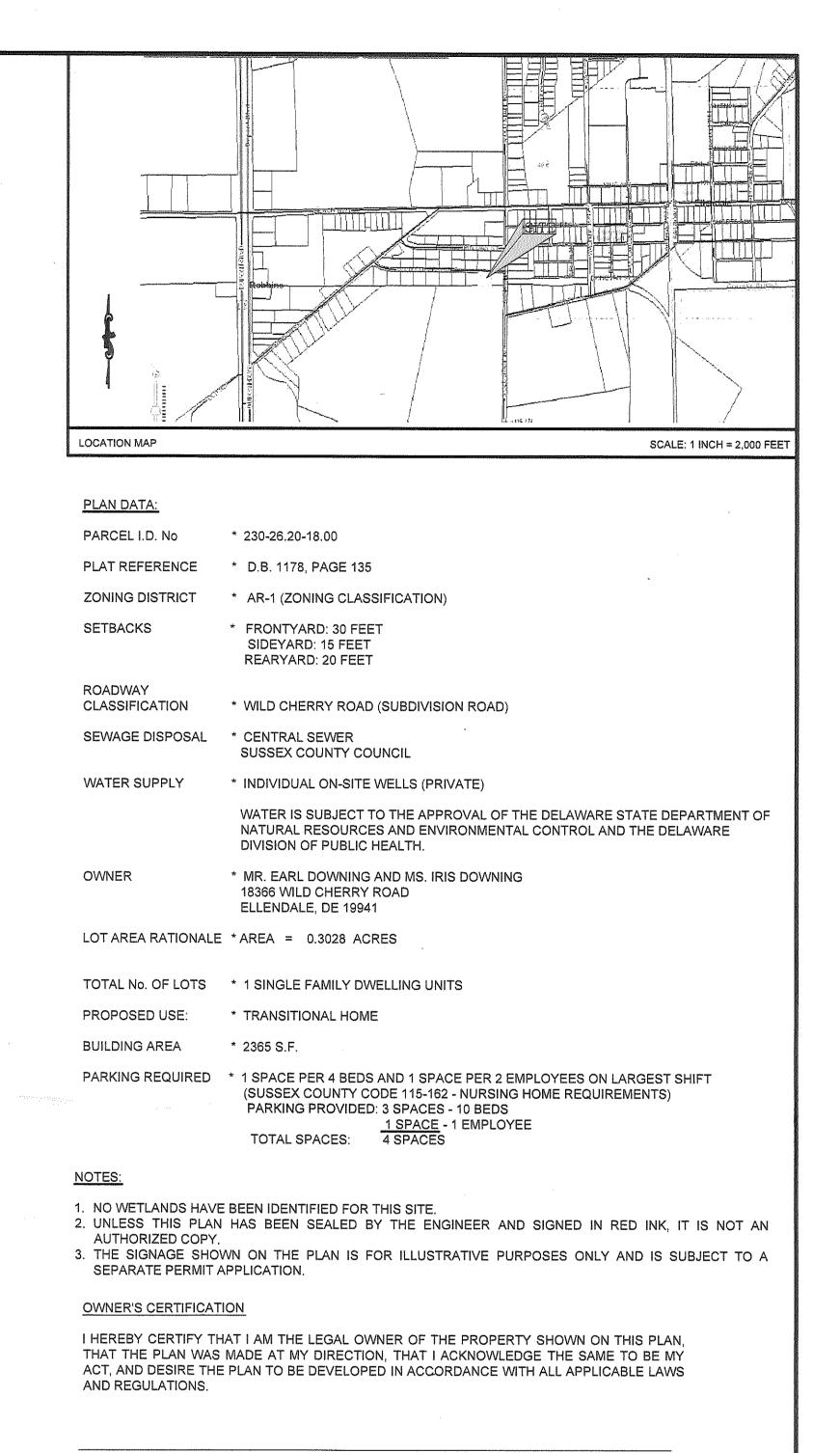
ensure that it is operated in a clean and organized manner at all times.

F. The site shall comply with any requirements of the Sussex Conservation District.

H. As stated by the Applicant, staff at the home shall partner with a local organization familiar with homeless to assist in the

J. The site shall comply with all requirements of the Delaware Department of Transportation.

K. The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.



MR. EARL DOWNING AND MS. IRIS DOWNING DATE 18366 WILD CHERRY ROAD ELLENDALE, DE 19941

# ENGINEER'S CERTIFICATION

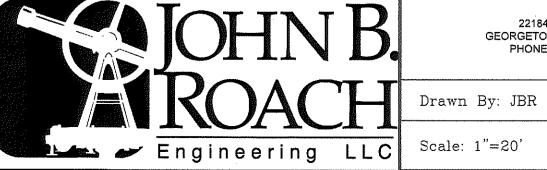
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

JOHN B. ROACH, JR., P.E.

RECORD PLAN

FOR PROPERTY KNOWN AS: LANDS OF "EARL AND IRIS DOWNING" ALSO KNOWN AS: "18366 WILD CHERRY STREET, ELLENDALE, DE" SITUATE IN: CEDAR CREEK HUNDRED \* SUSSEX COUNTY

STATE OF DELAWARE TAX MAP#: 230-26.20-18.00 Revised 5/02/2019



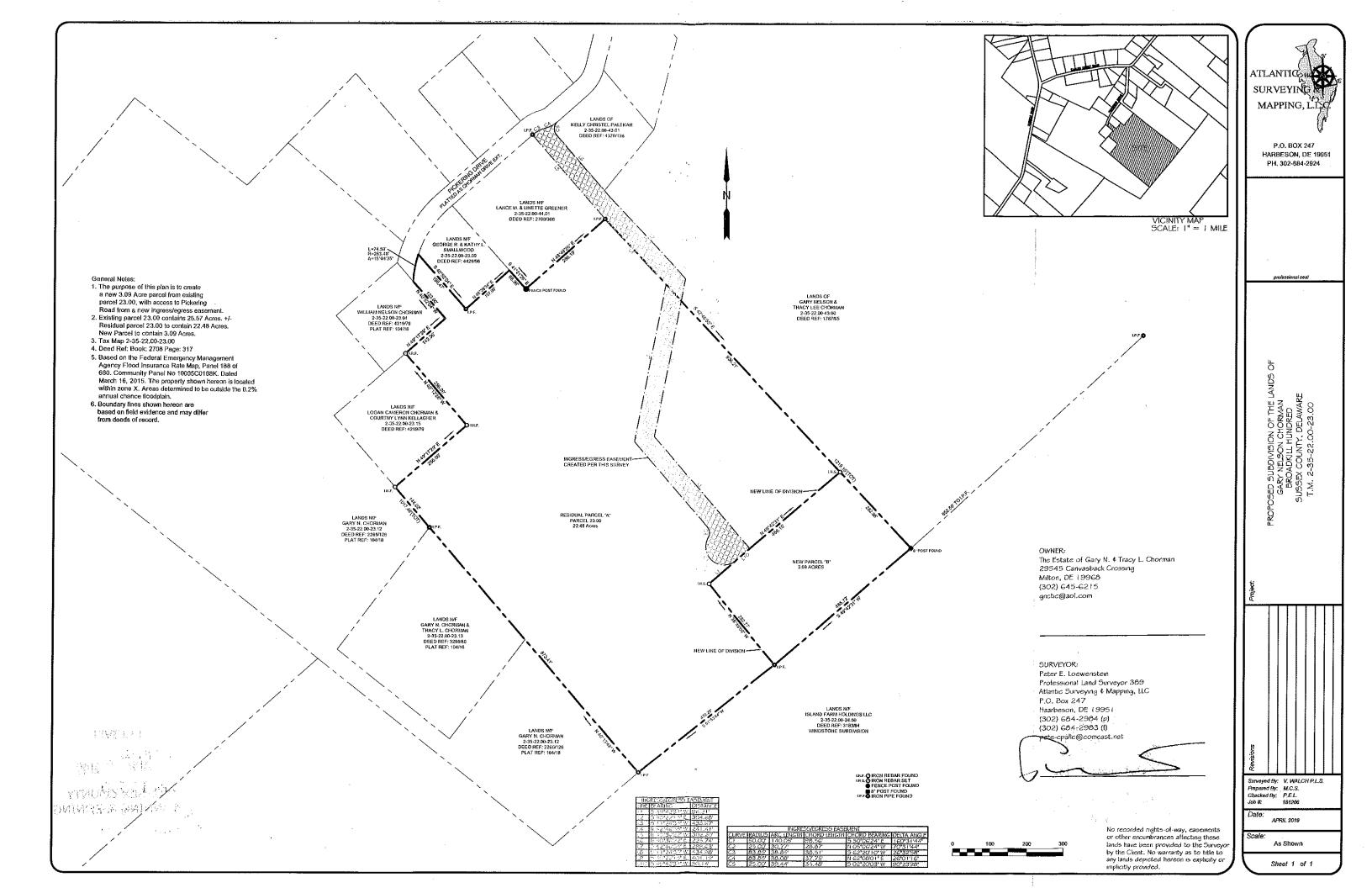
22184 MELSON ROAD GEORGETOWN, DELAWARE 19947 PHONE NO. 302-856-1565

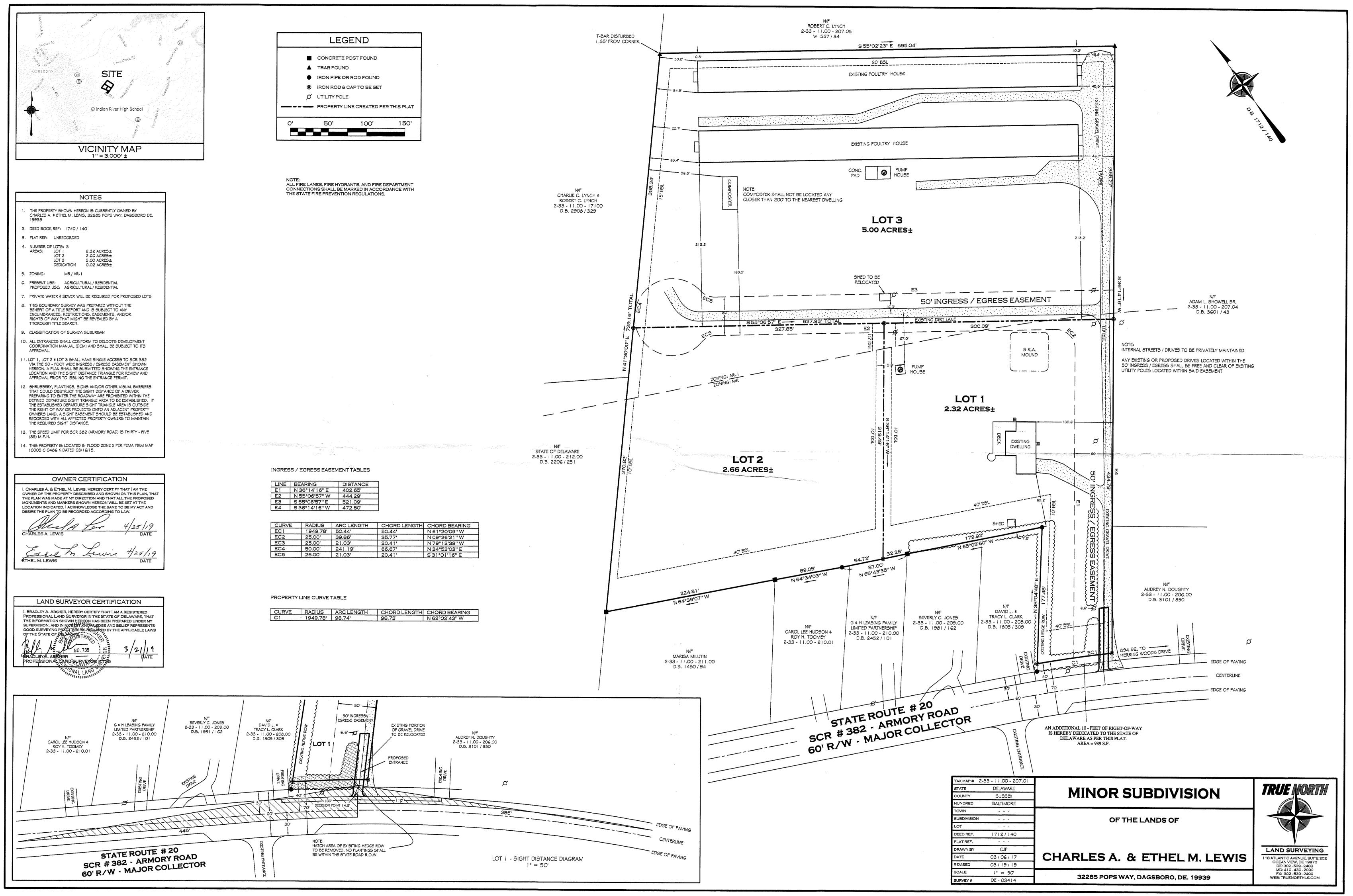
Date: 01-22-2019

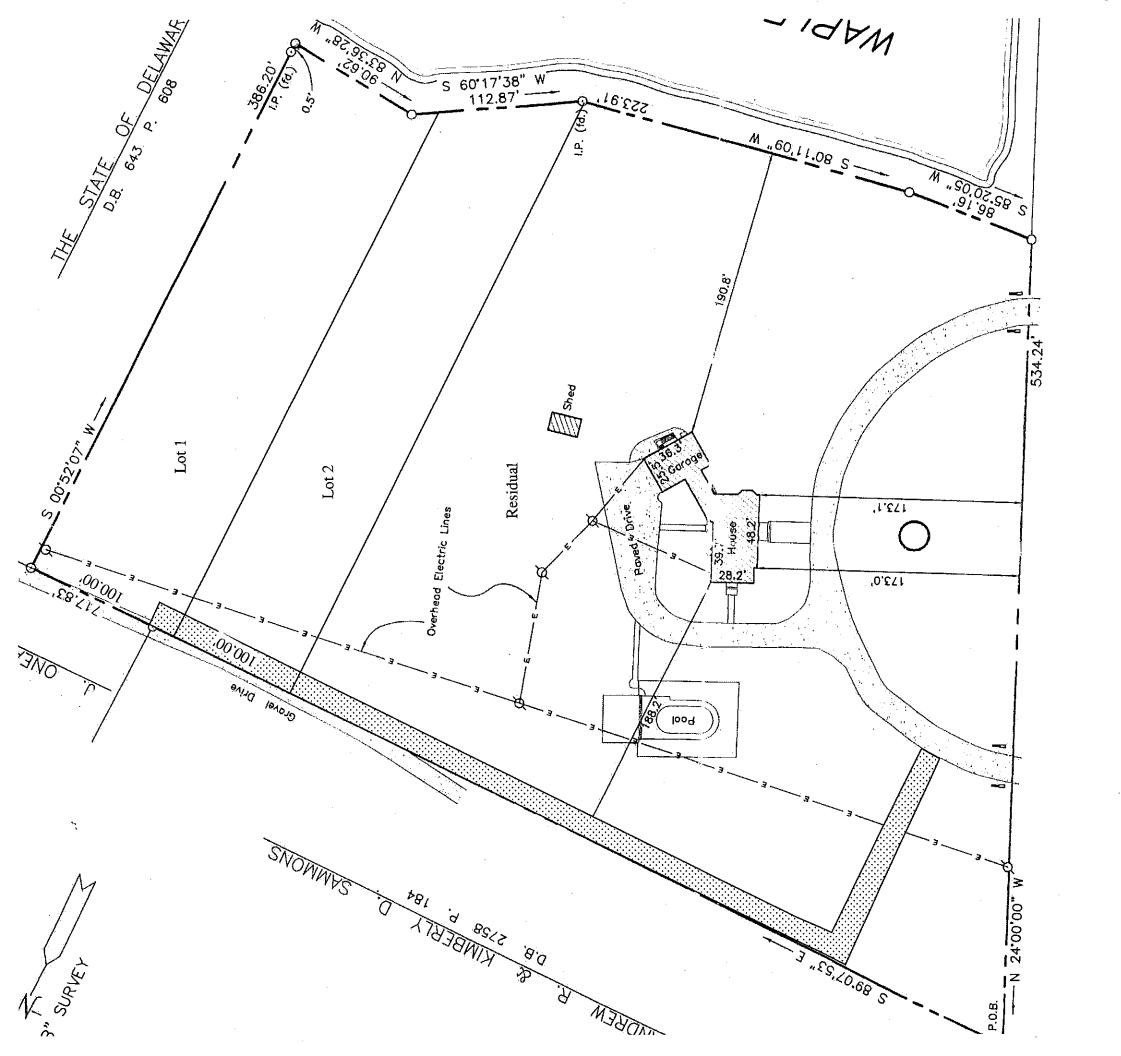
Sheet 1/1

DATE

SCALE: 1" = 20'







ROUTE

ONE

DAN WEG Reer С Ц STIL Parcel BRIAN for Acre ઝ Tax Map #: 2-30-22-38 Prepared С S 6.1944 MAL **ROBER**<sub>1</sub>

ROUTE