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



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

# Sussex County Planning & Zoning Commission

**AGENDA** 

July 18, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – June 27, 2019

**Old Business** 

#### C/Z 1878 Captain's Way Development, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a GR-RPC (General Residential District – Residential Planned Community) to a GR-RPC (General Residential District – Residential Planned Community) to allow for garage studio apartments for Change of Zone No. 1721 (Ordinance No. 2295) for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 154.72 acres, more or less. The property is lying on the northeast side of Milton Ellendale Hwy. (Rt. 16), approximately 0.34 mile east of Hollytree Rd. 911 Address: N/A. Tax Parcels: 235-13.00-2.00, 2.06, 2.07, 2.08 and 235-13.00-32.00 through 332.00.

#### C/U 2177 Ingrid Hopkins

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an events venue to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 5.0 acres, more or less. The property is lying on the north side of Fisher Rd., approximately 0.45 mile and 0.76 mile west of Beaver Dam Rd. 911 Address: 30249 Fisher Rd., Lewes. Tax Parcels: 334-10.00-53.00 (portion of) and 334-10.00-55.00 (portion of).

#### C/Z 1883 OA-BP Marina Bay-Lakeside, LLC

BM

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR-RPC Medium Density Residential District - Residential Planned Community to a MR-RPC Medium Density Residential District - Residential Planned Community to amend conditions of approval of Change of Zone no. 1475 (Ordinance no. 1573) for a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 787.787 acres, more or less. The property is lying on the south end of Bay Farm Rd. and the south side of Trinity Rd. 911 Address: N/A. Tax Parcels: 234-30.00-1.00 through 430.00.



#### C/Z 1882 Nassau DE Acquisition Co., LLC

KS An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District and C-2 Medium Commercial District to a HR-1 High-Density Residential District - Residential Planned Community for a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 15.2 acres, more or less. The property is lying on the east side of Coastal Hwy. (Rt. 1), approximately 150 ft. north of Old Mill Rd, and on the north side of Old Mill Rd., approximately 708 ft. east of Coastal Hwy. (Rt. 1). 911 Address: N/A. Tax Parcels: 334-1.00-15.00 and 334-1.00-15.03.

#### Public Hearings

None

#### **Other Business**

Revised Site Plan	BM
S-18-80 Sussex Conservation District Revised Site Plan	КН
S-19-18 Procino-Wells & Woodland Preliminary Site Plan	KS
S-19-20 Masten Realty Preliminary Site Plan	КН
<u>Lands of Henderson</u> Minor Subdivision off an Easement	КН

\*\*\*\*\*\*\*\*\*\*

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

In accordance with 29 Del. C. \$10004(e)(2), this Agenda was posted on July 11, 2019 at 2:08 p.m., and at least seven (7) days in advance of the meeting.

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

Agenda items listed may be considered out of sequence.

####

#### **PLANNING & ZONING**

JAMIE WHITEHOUSE PLANNING & ZONING MANAGER

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



# Sussex County

DELAWARE sussexcountyde.gov

## 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: July 11, 2019

RE: Other Business for July 18, 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 July 18, 2019 Planning Commission meeting.

### Rehoboth Gateway - Outparcel 6

BM

Revised Site Plan

This is a Revised Site Plan for the construction of a 3,502-sf. building to be used as a bank with a drive through window and other site improvements to be located off Coastal Highway. The parking for this outparcel has previously been approved as part of the overall Master Plan for Rehoboth Gateway on June 25, 2015 and the 93 spaces shown are still in compliance with the use. The Revised Site Plan is in compliance with the Sussex County Zoning Code. Tax Parcel: 334-13.00-325.51. Zoning: C-1 (General Commercial District). Staff are awaiting agency approvals.

#### S-18-80 Sussex Conservation District

KH

Revised Site Plan

This is a Revised Site Plan for a 5,070 sf., one and one-half story building, additional parking, a 6,720-sf. garage, 1,962 sf. equipment shed, 3,200 sf. equipment storage canopy and other site improvements to be located off Shortly Rd. The Commission has previously given Preliminary approval to this Site plan for the 5,070 sf. one and one-half story building and additional parking only on November 29, 2018. The Preliminary Site Plan is in compliance with the Sussex County Zoning Code. Tax Parcel: 135-23.00-5.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

#### S-19-18 Procino-Wells & Woodland

KS

KΗ

Preliminary Site Plan

This is a Preliminary Site Plan for an office with parking and other site improvements. Conditional Use 2160 was approved March 19, 2019. A variance was approved for the side setback to accommodate an external fire escape that was required by the Office of the State Fire Marshal on July 1, 2019. The Preliminary Site Plan is in compliance with the Sussex County Zoning Code. Tax Parcel: 335-12.06-3.00. Zoning: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

### S-19-20 Masten Realty

Preliminary Site Plan

This is a Preliminary Site Plan for a 5,100-sf. office and parking. The office will be in an existing dwelling. The parcel has been rezoned from AR-1 to B-2 (Business Community District) and was



Memo Re: Other Business 07-18-2019

Page | 2

approved by County Council on March 12, 2019. The Preliminary Site Plan is in compliance with the Sussex County Zoning Code. Tax Parcel: 330-11.00-46.01. Zoning: B-2 (Business Community District). Staff are awaiting agency approvals.

<u>Lands of Henderson</u> KH

Minor Subdivision off an Easement

This is a Preliminary Minor Subdivision off a proposed 19' easement over an existing driveway. The subdivision is to create one parcel measuring 0.8546 ac. +/- leaving a residual parcel of 0.7556 ac. +/- to be located off Evergreen Ln. Tax Parcel: 130-1.18-14.00. Zoning: MR (Medium Residential District). Staff are awaiting agency approvals.

# REHOBOTH GATEWAY

# OUTPARCEL 6

# BUILDING D REHOBOTH BEACH SUSSEX COUNTY, DELAWARE

MAY, 2019 PROJECT NO. 2261A003

# **INDEX OF DRAWINGS:**

3-34-13.00-325.51

4,670 SQ. FT

6,532 SQ. FT.

6,242 SQ. FT.

3,502 SQ. FT.

23,401 SQ. FT.

22,133 SQ. FT.

CITY OF REHOBOTH

SUSSEX COUNTY

REHOBOTH BEACH

DETERMINED BY FEMA FIRM PANEL 10005C0353 K, DATED MARCH 16, 2015.

DELAWARE STATE GRID (NAD83)

FLOODPLAIN - THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS

3903-291

1.262 AC.

2.98 AC.

0.49 AC.

1.01 AC.

1.13 AC.

2006-251

C-1

ROW DEDICATED TO THE STATE OF DELAWARE

PARCEL AREA AFTER ROW DEDICATION

ROW DEDICATED TO THE STATE OF DELAWARE

DEDICATED TO THE STATE OF DELAWARE

INGRESS AND EGRESS EASEMENT

DELMARVA POWER & LIGHT

PROPOSED BUILDINGS

BUILDING A

BUILDING E

BUILDING (

BUILDING

BUILDING

BUILDING

MINIMUM LOT SIZE:

**SETBACKS** 

SIDE

COMPANY UTILITY EASEMENT

PROPOSED BUILDING AREAS

ZONING REQUIREMENTS (C-1)

PROPOSED BUILDING HEIGHTS

BUILDING A
BUILDING B

BUILDING C
BUILDING D

BUILDING E

PROPOSED WATER:

PROPOSED SEWER:

HORIZONTAL DATUM:

PROPOSED FIRE DISTRICT:

REHOBOTH GATEWAY, LLC

DAVIS, BOWEN & FRIEDEL, INC.

246 REHOBOTH AVENUE REHOBOTH BEACH, DE 19971

1 PARK AVENUE MILFORD, DE 19963 302-424-1441

PARCEL AREA AFTER ROW DEDICATION

MAXIMUM BUILDING HEIGHT: 42' (2-1/2 STORIES)

- I TITLE SHEET
- 2 SITE PLAN

DATA COLUMN

MAP & PARCEL NUMBER:

DEED REFERENCE:

**EXISTING ZONING:** 

PROPOSED ZONING:

EXISTING SITE AREA

PROPOSED AREA DATA

PERMANENT FASEMENT

- 3 GRADING PLAN
- 4 LANDSCAPE PLAN

# **GENERAL NOTES:**

- 1. HORIZONTAL AND VERTICAL CONTROL SURVEY BY DAVIS, BOWEN AND FRIEDEL, INC. OF SALISBURY MARYLAND. VERTICAL/HORIZONTAL DATUM N.A.V.D. 88 / NAD
- 2. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS, INCLUDING TELEPHONE, ELECTRIC, CABLE TV, GAS, TRAFFIC, SIGNAL, WATER, SEWER, FORCE MAINS AND STORM DRAINAGE ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE LOCATION, DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR PIPE LAYING. THE COUNTY, OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE COUNTY'S SATISFACTION, AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL MAKE HIS OWN INVESTIGATION AND TEST PIT EXISTING UTILITIES AS REQUIRED.
- 3. CONTRACTOR SHALL NOTIFY "MISS UTILITY" (1-800-282-8555 IN DE) & (1-800-441-8355 OUTSIDE OF DE) AT LEAST 3 CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- 4. ALL MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- 5. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIAL FOR BACK FILLING TRENCHES.
- 6. CONTRACTOR SHALL COMPLY WITH DELAWARE DIVISION OF HIGHWAYS PERMITS, POLICIES, SPECIFICATIONS AND STANDARDS AND COORDINATE ACTIVITIES WITH DEL.D.O.T. TRAFFIC SECTION PRIOR TO COMMENCEMENT OF ACTIVITIES.
- 7. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS IN ACCORDANCE WITH DEL.D.O.T. REQUIREMENTS. ANY PAVEMENT MARKINGS OR PAINTED LINES DISTURBED OR REMOVED DURING CONSTRUCTION SHALL BE REPLACED IN KIND AFTER COMPLETION OF PAVEMENT RESTORATION.
- 8. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES TO HIS OWN SATISFACTION. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE STREET RIGHT-OF-WAY OR EASEMENT AREAS PROVIDED. ANY DISTURBED AREAS BEYOND THE RIGHT-OF-WAY OR EASEMENT LINES
- SHALL BE RESTORED IMMEDIATELY TO THEIR ORIGINAL CONDITION. PAYMENT FOR THIS WORK SHALL BE INCLUDED IN THE COST OF ITEMS BID.

  9. CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE PARKING LOT CONSTRUCTION, THE INSTALLATION OF UTILITY WORK AND APPURTENANCES,
- AND DETERMINATION OF RIGHT—OF—WAY.
- 10. CONTRACTOR SHALL EXERCISE CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITIES. DAMAGED TREES TO BE REPLACED, IN KIND, AT THE CONTRACTOR'S EXPENSE.
- 11. ALL ROADWAYS ARE TO BE SWEPT FREE OF SEDIMENT ON A DAILY BASIS.
- 12. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE. THE COST SHALL BE INCLUDED IN THE COST OF ITEMS BID.
- 13. ALL EXISTING REGULATORY AND WARNING TYPE TRAFFIC SIGNS, AND ALL STREET NAME SIGNS OCCURRING WITHIN THE PROPOSED PROJECT LIMITS SHALL BE REMOVED AND IMMEDIATELY REPLACED AS DIRECTED BY THE STATE.
- 14. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1.
- 15. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- 16. PARKING SPACES RESERVED FOR USE BY THE HANDICAPPED AND RELATED ACCESSIBLE ROUTES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE AMERICAN NATIONAL STANDARDS INSTITUTE GUIDELINES ENTITLED "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES" (REFERENCE: ANSI A117.1—1998). ALL ACCESSIBLE ROUTES MUST COMPLY WITH U.S. DEPARTMENT OF JUSTICE 2010 AMERICANS WITH DISABILITIES ACT (ADA) STANDARDS FOR ACCESSIBLE DESIGN.
- 17. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL APPRAISE AND COORDINATE DURING ALL PHASES OF CONSTRUCTION:
- 18. THS SITE IS NOT IMPACTED BY THE 100-YEAR FLOOD PLAIN AS DEPICTED ON FEMA MAP NO: 10005C0353K, DATED MARCH 16, 2015
- 19. WETLANDS DO NOT EXIST ON SITE.

**EXISTING** 

\_\_\_\_\_\_ + + ---- EASEMENTS

- 20. ALL SIGNAGE IS SUBJECT TO A SEPARATE SUSSEX COUNTY SIGN PERMIT AND IS NOT APPROVED AS PART OF THE SITE PLAN.
- 21. THE SITE PLAN DOES NOT GRANT APPROVAL OF THE RELOCATION OF THE EXISTING BILLBOARD OR THE PLACEMENT OF A NEW BILLBOARD. THE BILLBOARDS REQUIRE A SPECIAL USE EXCEPTION FROM THE BOARD OF ADJUSTMENTS.

  DAVIS, BOWEN & FRIEDEL, INC. (302) 424—1441

**PROPOSED** 

CITY OF REHOBOTH BEACH - (302) 227-6181 DEL.D.O.T. SUSSEX COUNTY - (302) 739-4642 SUSSEX CONSERVATION DISTRICT - (302) 856-2105

# LEGEND

RESTAURANT FLOOR AREA (SQ. FT.) 1 SPACE PER 50 SQ. FT. PLUS 1 SPACE FOR EACH 2 EMPLOYEES (PER SUSSEX COUNTY CODE 115-162)

RETAIL FLOOR AREA (SQ. FT.) 1 SPACE PER 200 SQ. FT. PLUS 1 SPACE FOR EACH 2 EMPLOYEES (PER SUSSEX COUNTY CODE 115-162)

WATER MAIN. HYDRANT, VALVE, AND METER

CONCRETE SIDEWALK, CONCRETE PAD, OR CONCRETE PAVING

CURB, CURB AND GUTTER

**BITUMINOUS PAVING** 

=lacktriangle ====== stormdrain, manhole, and inlet

		<b>→</b>	LDGL O	F WOODS, LIMITS OF CL		<del></del>	C.O.			BUILDING	
LOADING SPACE DATA							PAR	KING SPACE I	DATA		
BUILDING NUMBER	TYPE	SQ. FT.	REQUIRED SPACES	PROVIDED SPACES	BUILDING NUMBER	TYPE	SQ. FT.	EMPLOYEES PER SHIFT	CALCULATION	REQUIRED SPACES	PROVIDED SPACES
A	CONVENIENCE STORE	4,670	1	1	Α	CONVENIENCE STORE	3,650*	28	3,650/200 + 28/2	32	50
В	RESTAURANT	6,532	1	1			•				
С	RESTAURANT	6,242	1	1	В	RESTAURANT	5,332*	20	5,332/50 + 20/2		67
D	BANK	3,502	1	1	C	RESTAURANT	4,994*	20	4,994/50 + 20/2	110	62
E	RETAIL	23,401	3	3	D	BANK	3,502*	20	3,502/50 + 20/2	80	93
F	RETAIL	22,133	3	3	E	RETAIL	18,813*	30	18,813/200 + 30/2	109	148
FLOOR AREA (SQ. FT.) 2,000 - 10,000 = 1 SPACE (PER SUSSEX COUNTY CODE 115-167)				F	RETAIL	14,405*	40	14,405/200 + 40/2	92	118	
	r.) 20,000 - 40,000 =							•	TOTAL	510	539
	., ==,===			,	* = FLOOR AREA US	SED FOR SALES OR DISP	LAY OF MERCHAND	DISE PURPOSES (RET	AIL) OR PATRON USE	(RESTAURANT)	

## JTILITY NOTES

- 2. SEWER AND WATER UTILITIES SHOULD BE KEPT TEN (10') APART (PARALLEL) OR WHEN CROSSING 18" VERTICAL CLEARANCE (OUTSIDE EDGE OF PIPE TO OUTSIDE EDGE OF PIPE.)

  3. IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, AND STORM LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE
- IN THE EVENT OF A VERTICAL CONFLICT BETWEEN WATERLINES, SANITARY LINES, AND STORM LINES (EXISTING AND PROPOSED), THE SANITARY LINE SHALL BE DUCTILE IRON PIPE WITH MECHANICAL JOINTS AT LEAST 10 FEET ON BOTH SIDES OF CROSSING, THE WATERLINE SHALL HAVE MECHANICAL JOINTS WITH APPROPRIATE THRUST BLOCKING AS REQUIRED TO PROVIDE A MINIMUM OF 18" CLEARANCE. MEETING REQUIREMENTS OF ANSI A21.10 OR ANSI 21.11 (AWWA C-151) (CLASS 50).
   ALL CONCRETE FOR ENCASEMENTS SHALL HAVE A MINIMUM 28 DAY COMPRESSION STRENGTH AT 3000 P.S.I.
- 5. ALL FILL MATERIAL IS TO BE IN PLACE, AND COMPACTED BEFORE INSTALLATION OF PROPOSED UTILITIES.
  6. LINES UNDERGROUND SHALL BE INSTALLED, INSPECTED AND APPROVED BEFORE BACKFILLING.
  7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTRUCTION AT NO COST TO THE OWNER.

CONTRACTOR SHALL NOTIFY THE UTILITY AUTHORITY'S INSPECTORS 72 HOURS BEFORE CONNECTING TO ANY EXISTING LINE.

- 7. CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING UTILITY DURING CONSTI B. SANITARY SEWER LATERALS SHALL BE SDR35 PER ASTM D 3034 8" PVC. 9. WATERLINES SHALL BE AS FOLLOWS:
- A. 6" AND LARGER SHALL BE C-909 CLASS 150 PVC PER ASTM 2241.

  B. 4" MAINS SHALL BE BE C-909 CLASS 150 PVC OR C-900 DR18 PVC, WHICHEVER IS ATTAINABLE.
- VALVES SHALL BE M&H RESILIENT SEAT AND M.J. GATE VALVES.

  C. ALL FIRE HYDRANTS SHALL BE MUELLER OR KENNEDY WITH PROPER FITTINGS PER THE LOCAL FIRE DISTRICT.

  O. ALL FITTINGS MUST BE MJ FITTINGS WITH RETAINERS.
- 11. ALL EXCAVATIONS FOR METER PITS WILL BE DONE BY CONTRACTOR WITH WATER UTILITY EMPLOYEE ON SITE.
  12. CONTRACTOR WILL INSTALL ALL WATER SERVICES WITH STAINLESS STEEL SADDLES AND CURB STOP.
  13. AFTER PIT INSTALLATION, ANY DAMAGE OR ADJUSTMENT TO METER PIT OR METER WILL BE AT CONTRACTORS' EXPENSE REGARDLESS OF WHO DAMAGED THE PIT.
- 13. AFTER FIT INSTALLATION, AND DAMAGE OF ADJUSTMENT TO METER FIT OF METER WILL BE AT CONTRACTORS EXPENSE REGARDLESS OF WHO DAMAGED THE FIT 14. ONCE METER IS INSTALLED ANY WATER USAGE WILL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE CITY OF REHOBOTH BEACH HAS OFFICIALLY BEEN NOTIFIED OF PROPERTY OWNER AND SETTLEMENT MADE.

  15. DRAWINGS DO NOT PURPORT TO SHOW ALL EXISTING UTILITIES.
- 16. EXISTING UTILITIES SHALL BE VERIFIED IN FIELD PRIOR TO INSTALLATION OF ANY NEW LINES.

  17. REFER TO INTERIOR PLUMBING DRAWINGS FOR TIE—IN OF ALL UTILITIES.

- 18. CONTRACTOR IS RESPONSIBLE FOR COMPLYING TO THE SPECIFICATIONS OF THE LOCAL AUTHORITIES WITH REGARDS TO MATERIALS AND INSTALLATION OF THE WATER AND SEWER LINES.
  19. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS
- BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- 20. ALL NECESSARY INSPECTIONS AND/OR CERTIFICATIONS REQUIRED BY CODES AND/OR UTILITY SERVICE COMPANIES SHALL BE PERFORMED PRIOR TO ANNOUNCED BUILDING POSSESSION AND THE FINAL CONNECTION OF SERVICE.
  21. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.
- 21. CONTRACTOR SHALL COORDINATE WITH ALL UTILITY COMPANIES FOR INSTALLATION REQUIREMENTS AND SPECIFICATIONS.

  22. CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS AND SPECIFICATIONS FOR ACTUAL LOCATION OF ALL UTILITY ENTRANCES TO INCLUDE SANITARY SEWER LATERALS, DOMESTIC AND FIRE PROTECTION WATER SERVICE, ELECTRICAL, TELEPHONE, AND GAS SERVICE. CONTRACTOR SHALL COORDINATING WITH JUTILITY COMPANY.
- UTILITIES, IN SUCH A MANNER AS TO AVOID CONFLICTS AND ASSURE PROPER DEPTHS ARE ACHIEVED AS WELL AS COORDINATING WITH UTILITY COMPANY REQUIREMENTS AS TO LOCATION AND SCHEDULING FOR TIE-INS/CONNECTIONS PRIOR TO CONNECTING TO EXISTING UTILITIES.

  23. THE CONTRACTOR SHALL CONDUCT ALL REQUIRED TESTS TO THE SATISFACTION OF THE RESPECTIVE UTILITY COMPANIES AND THE OWNER'S INSPECTING
- 24. CONTRACTOR SHALL COMPLY TO THE FULLEST EXTENT WITH THE LATEST STANDARDS OF OSHA DIRECTIVES OR ANY OTHER AGENCY HAVING JURISDICTION FOR EXCAVATION AND TRENCHING PROCEDURES. THE CONTRACTOR SHALL USE SUPPORT SYSTEMS, SLOPING, BENCHING, AND OTHER MEANS OF PROTECTION. THIS TO INCLUDE BUT NOT LIMITED FOR ACCESS AND EGRESS FROM ALL EXCAVATION AND TRENCHING. CONTRACTOR IS RESPONSIBLE TO COMPLY WITH PERFORMANCE CRITERIA FOR OSHA.
- 25. THE INSTALLATION OR REPAIR OF ANY UNDERGROUND FACILITIES OR PIPING WHICH CONNECTS TO OR FURNISHES WATER FOR THE FIRE PROTECTION SPRINKLER SYSTEM SHALL BE PERFORMED ONLY BY A LICENSED UTILITY CONTRACTOR, FIRE PROTECTION SPRINKLER CONTRACTOR, OR LICENSED PLUMBER. SEE O.C.G.A.

  TITLE 25-11-7-(a). A COPY OF THE LICENSE OR CERTIFICATE OF COMPETENCY SHALL BE PROVIDED TO THE INSPECTOR AT THE FINAL INSPECTION.

  26. CONTRACTOR SHALL COORDINATE ALL WORK WITHIN PUBLIC RIGHT-OF-WAYS WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- 27. USE ONLY SUITABLE AND APPROVED GRANULAR MATERIALS FOR BACKFILLING TRENCHES.
  28. CONTRACTOR SHALL PROVIDE STAKEOUT SURVEY NECESSARY FOR THE INSTALLATION OF UTILITY WORK AND APPURTENANCES, AND THE DETERMINATION OF
- 29. FITTINGS SHOWN ON THE PLANS ILLUSTRATE ANTICIPATED SIZE AND ANGLE OF DEFLECTION. THIS INFORMATION IS SHOWN FOR GENERAL INFORMATION ONLY, AND IS NOT GUARANTEED. ACTUAL SIZE AND ANGLE MAY VARY DUE TO FIELD CONDITIONS. THE CONTRACTOR WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION
- FOR CHANGES RESULTING FROM SUCH CONDITIONS. 30. THROUGHOUT THE PROJECT, WHERE WATER MAINS ARE LOCATED IN, ACROSS OR ADJACENT TO DRAINAGE DITCHES AND SWALES, THE CONTRACTOR SHALL
- RESTORE DISTURBED AREAS TO THEIR ORIGINAL GRADES. INSTALL EROSION CONTROL MATTING (AMERICAN GREEN SN 150) AND VEGETATE AS REQUIRED.
  31. MINIMUM COVER FOR ALL WATER MAINS SHALL BE 4'-0".
  32. PROVIDE CONCRETE BUTTRESSES FOR ALL BENDS. TEES. AND PLUGS ON PROPOSED WATER MAINS. PER DETAILS. ANCHOR AND ROD ALL HYDRANTS AS
- REQUIRED.

  33. PLACE NEW VALVES NEXT TO TEES, BENDS, ETC., SUPPORT ALL VALVE BOXES ON TWO (2) SOLID 4" CONCRETE BLOCKS.
- CARRY OUT ALL NECESSARY VALVE CLOSURES. CONTRACTOR SHALL COORDINATE ISOLATION OF EXISTING WATER MAINS WITH CITY OF REHOBOTH BEACH PUBLIC WORKS AND NOTIFY RESIDENTS AT LEAST 48 HOURS PRIOR TO CUT-IN.
- 35. PIPELINE DETECTION TAPE SHALL BE COLOR CODED, APPROPRIATELY LABELED, AND INSTALLED CONTINUOUSLY ALONG AND DIRECTLY ABOVE ALL PROPOSED WATER AND SEWER MAIN TWELVE (12") INCHES BELOW THE GROUND SURFACE.

  36. CONTRACTOR SHALL EXTEND WATER MAIN BELOW ANY CONFLICTS OR OBSTRUCTIONS TO PROVIDE REQUIRED CLEARANCE.

34. ALL VALVE CLOSURES AND CUT-INS SHALL BE COORDINATED WITH CITY OF REHOBOTH BEACH PUBLIC WORKS. CITY OF REHOBOTH BEACH OFFICIALS WILL

- 37. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN—MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- 38. ALL PROPOSED VALVE BOXES IN UNPAVED AREAS SHALL BE SET IN 3000 PSI CONCRETE PADS, 5" THICK, 7" THICK IN TRAFFIC AREAS, AT AN 18" DIA.
  39. BLOW—OFFS REQUIRED FOR CONSTRUCTION SHALL BE PROVIDED BY CONTRACTOR.
  40. CONTRACTOR SHALL GRADE, TOPSOIL, SEED AND MULCH ALL DISTURBED AREAS OF CONSTRUCTION, INCLUDING PIPE INSTALLATION OR DITCH CONSTRUCTION.
- EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL SLOPES GREATER THAN 3:1. (SSM-I, NORTH AMERICAN GREEN S75).

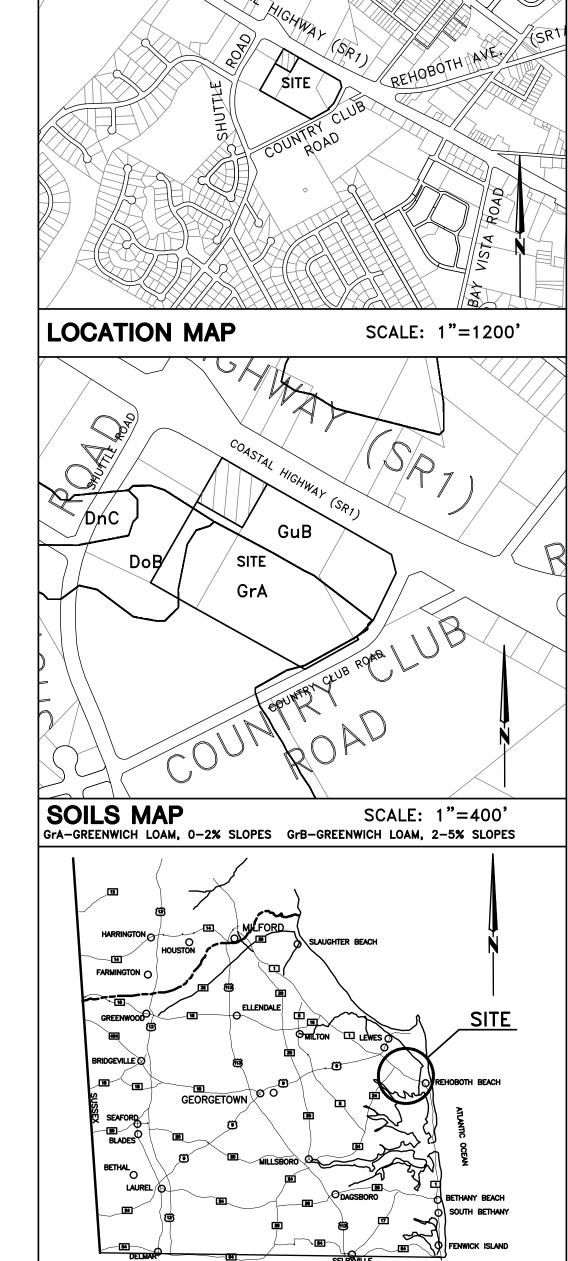
  41. OPEN-CUT TRENCHES AND PROVIDE PAVEMENT RESTORATION IN ACCORDANCE WITH DEPARTMENT OF TRANSPORTATION, CITY OF REHOBOTH BEACH, AND SUSSEX COUNTY STANDARDS AND SPECIFICATIONS. DRIVEWAYS SHALL BE RESTORED A MINIMUM OF 5 FEET BEHIND EDGE OF ROAD. FOR ALL BITUMINOUS PAVED OR MACADAM DRIVEWAYS FINISH WITH TYPE "C" HOT MIX. ADDITIONAL WORK REQUIRED DUE TO STREET CAVE-IN RESULTING FROM CONSTRUCTION ACTIVITIES SHALL BE AT THE CONTRACTOR'S EXPENSE.

  42. ALL STORM AND SANITARY SEWER SEALS MUST BE WATERTIGHT AND CONCRETE STRUCTURES MUST BE PRECAST OR POURED IN PLACE.
- 43. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR STRUCTURES PER THIS PLAN SET.
  44. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION

# OWNER'S CERTIFICATION

WE, REHOBOTH GATEWAY, LLC, HEREBY CERTIFY THAT WE ARE THE OWNERS OF PARCEL NUMBER 3-34-13.00-325.18 AND 3-34-13.00-325.44 AS DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

T. WILLIAM LINGO / TITLE	DATE



# **ENGINEERS STATEMENT**

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

SCALE: 1"=5 MILES

DAVIS, BOWEN & FRIEDEL, INC.

DATE

by JAMIE L. SECHLER, P.E.

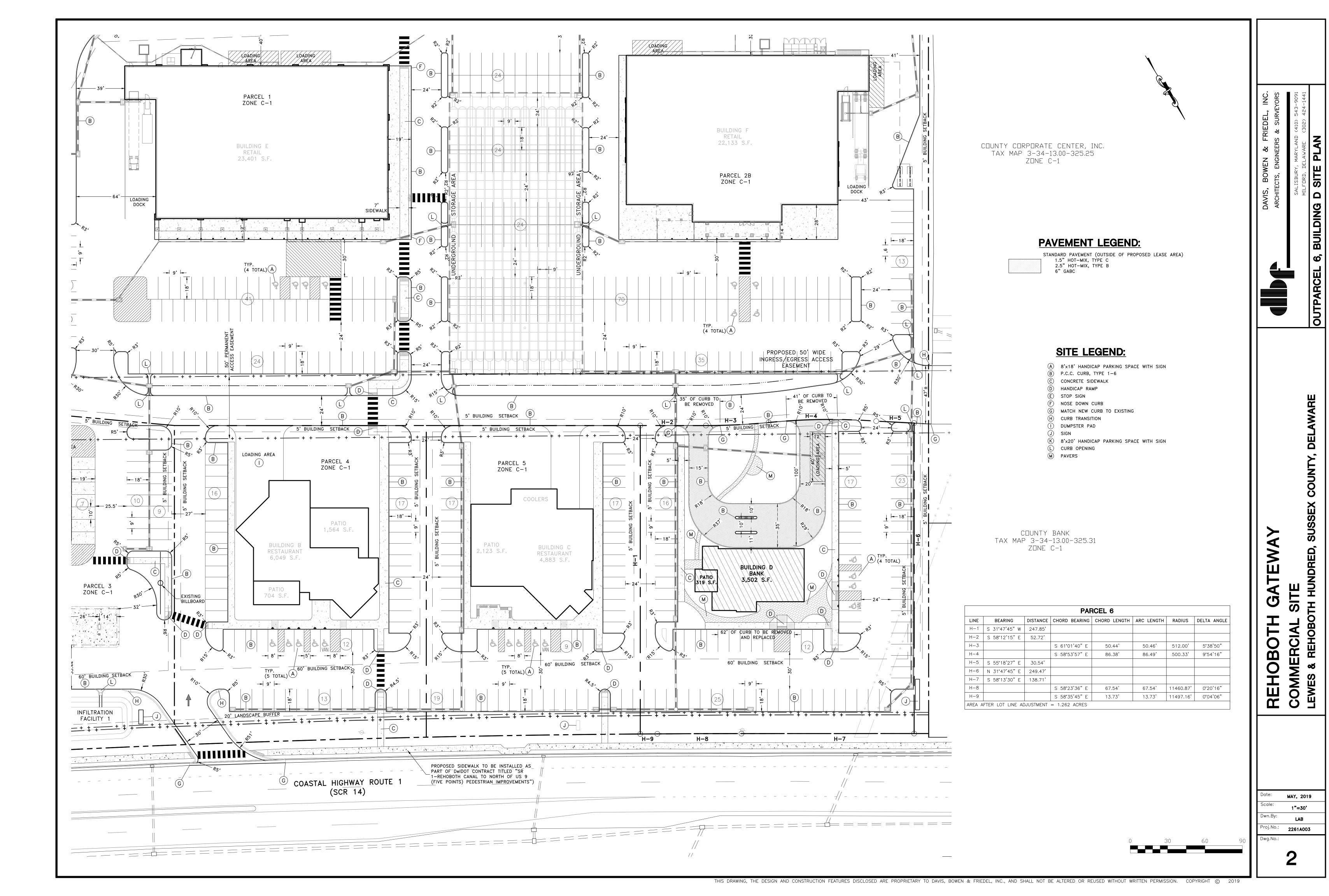


**VICINITY MAP** 

ARCHITECTS ENGINEERS SURVEYORS

ONE PLAZA EAST, SUITE 200, P.O. BOX 93
SALISBURY, MARYLAND 21803-0093

PHONE: 410-543-9091, FAX: 410-543-4172



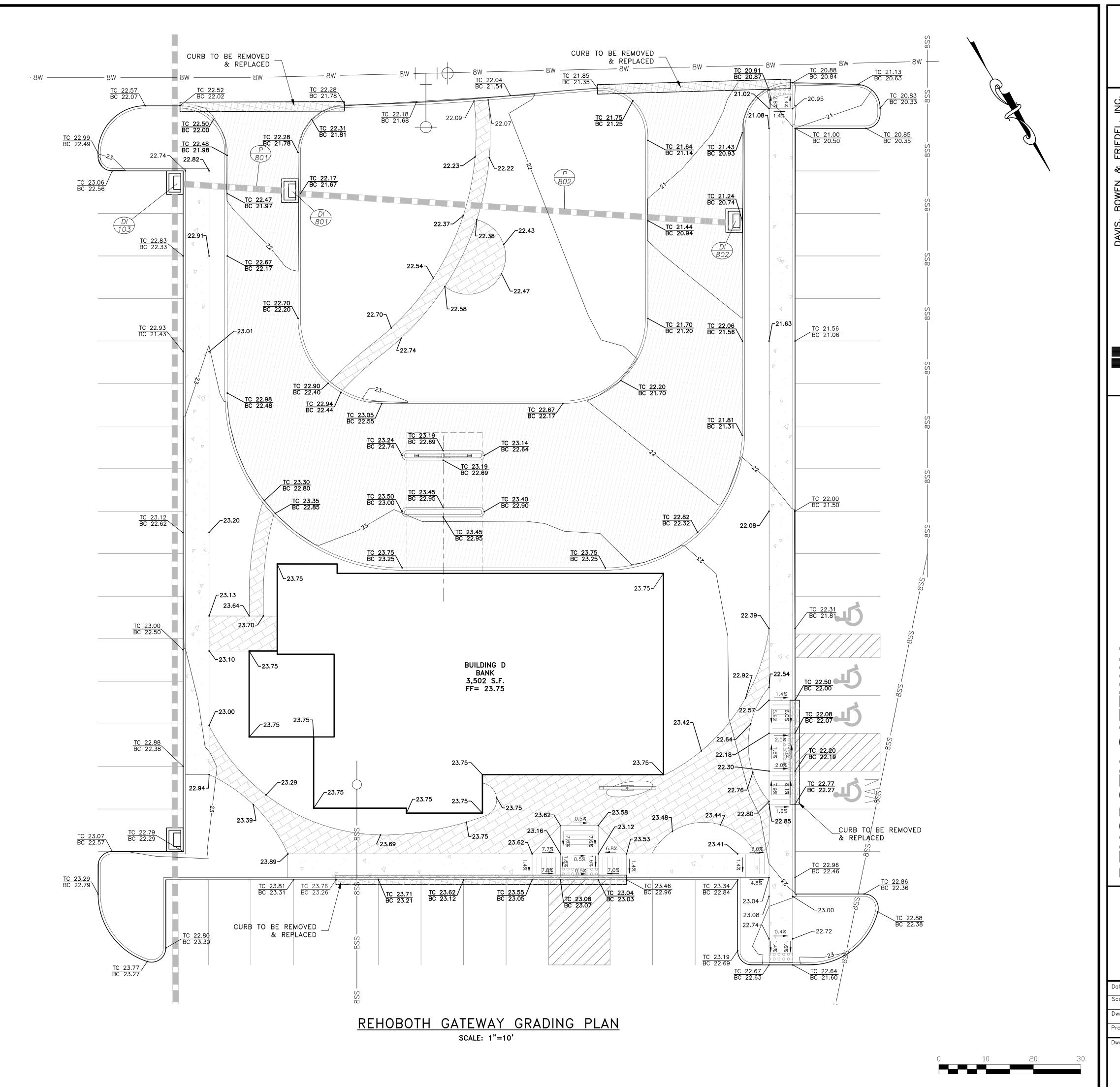
	PIPE SCHEDULE								
LABEL	DESCRIPTION INVERT ELEVATION							ELEVATION	
LABEL	FROM	то	SIZE (")	TYPE	LENGTH	CLASS	SLOPE (%)	UP	DOWN
P-801	DI-801	DI-103	15	HDPE	24	*	0.17	18.11	18.07
P-802	DI-802	DI-801	15	HDPE	94	*	0.15	18.25	18.11
* = HDPE	* = HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, MP7, AND ASTM 3350. PIPE SHALL BE INSTALLED								

\* = HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, MP7, AND ASTM 3350. PIPE SHALL BE INSTALL PER ASTM D2321 AND AS RECOMMENDED BY THE MANUFACTURER. ALL HDPE SHALL HAVE WATERIGHT CONNECTIONS.

DRAINAGE INLET & MANHOLE SCHEDULE									
LABEL	DESCRIPTION			1.6.		INVERT IN	INVERT IN	INVERT	
	вох	TOP UNIT	GRATE	ELEV.	INVERT IN			OUT	
*DI-103	48	В	1	22.24				18.07	
DI-801	24	В	1	21.67			18.11	18.11	
DI-802	24	В	1	20.74				18.25	
DRAINAGE II	JI FTS AND	MANHOLES	SHALL MEET	THE STAN	DARDS AND	SPECIFICAT	IONS PER	THE STATE	

DRAINAGE INLETS AND MANHOLES SHALL MEET THE STANDARDS AND SPECIFICATIONS PER THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS (LATEST EDITION)

\*EXISTING DRAINAGE INLET

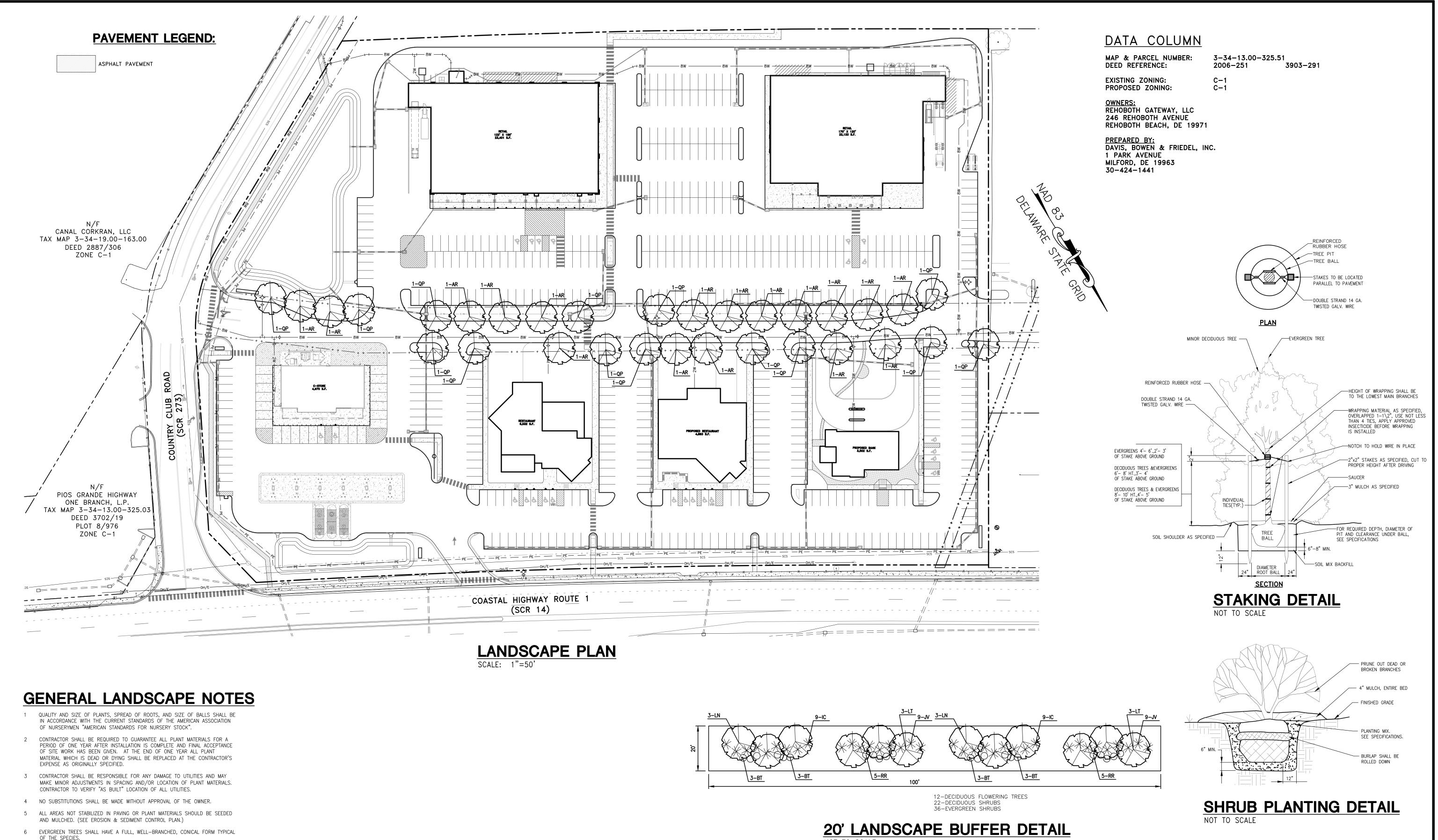


BEHOBOTH HUNDRED, Commercial Hundred, Commercial Scale:

Dwn.By:
Dwn.By:
Dwg.No.:

Commercial Stephonomy and Commercial Scale Scale

DELAWARE



# LANDSCAPE PLANT SCHEDULE LAND

	LANDSCAPE PLANT SCHEDULE						
SYMBOL KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY			
	DECIDUOUS SHADE TREES -						
AR QP	ACER rubrum 'OCTOBER GLORY' QUERCUS PHELLOS	OCTOBER GLORY RED MAPLE WILLOW OAK	1 3/4"-2" Cal. B&B 1 3/4"-2" Cal. B&B	17 14			

7 ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND

LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE

8 THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3"

9 THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.

10 ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE

11 THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24—HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF

12 LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES

SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.

STAKING DETAIL SHOWN.

OF BARK MULCH PER SPECIFICATIONS.

PLANT'S ORIGINAL GRADE BEFORE DIGGING.

NECESSARY, DURING THE FIRST GROWING SEASON.

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS TREES			
KT 3	LN	LAGERSTROEMIA × 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	8-10' Ht., B&B, 3 or 5 stem	72
$\Gamma \rightarrow \uparrow$	LT	LAGERSTROEMIA x 'TUSKEGEE'	TUSKEGEE CRAPEMYRTLE	8-10' Ht., B&B, 3 or 5 stem	78
کر <sub>ب</sub> کر					
		DECIDUOUS SHRUBS			
00	ВТ	BERBERIS thunbergii 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	18-24", Cont.	136
	RR	ROSA 'RADYOD'	RAINBOW KNOCK OUT ROSE	18-24", Cont.	136
		EVERGREEN SHRUBS			
**					
**	JV IC	ILEX crenata 'GREEN LUSTRE' JUNIPERUS virginiana 'GREY OWL'	GREEN LUSTRE HOLLY GREY OWL JUNIPER	24-30", B&B 24-30", B&B	224 224

1,245 TOTAL LF OF FRONTAGE = 150 DECIDUOUS FLOWERING TREES
272 DECIDUOUS SHRUBS
448 EVERGREEN SHRUBS

# LANDSCAPE ARCHITECT'S STATEMENT

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

SIGNATURE DATE

REGISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER

GISTERED LANDSCAPE ARCHITECT: TIMOTHY M. METZNER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE 19963

 Date:
 MAY, 2019

 Scale:
 AS SHOWN

 Dwn.By:
 LAB

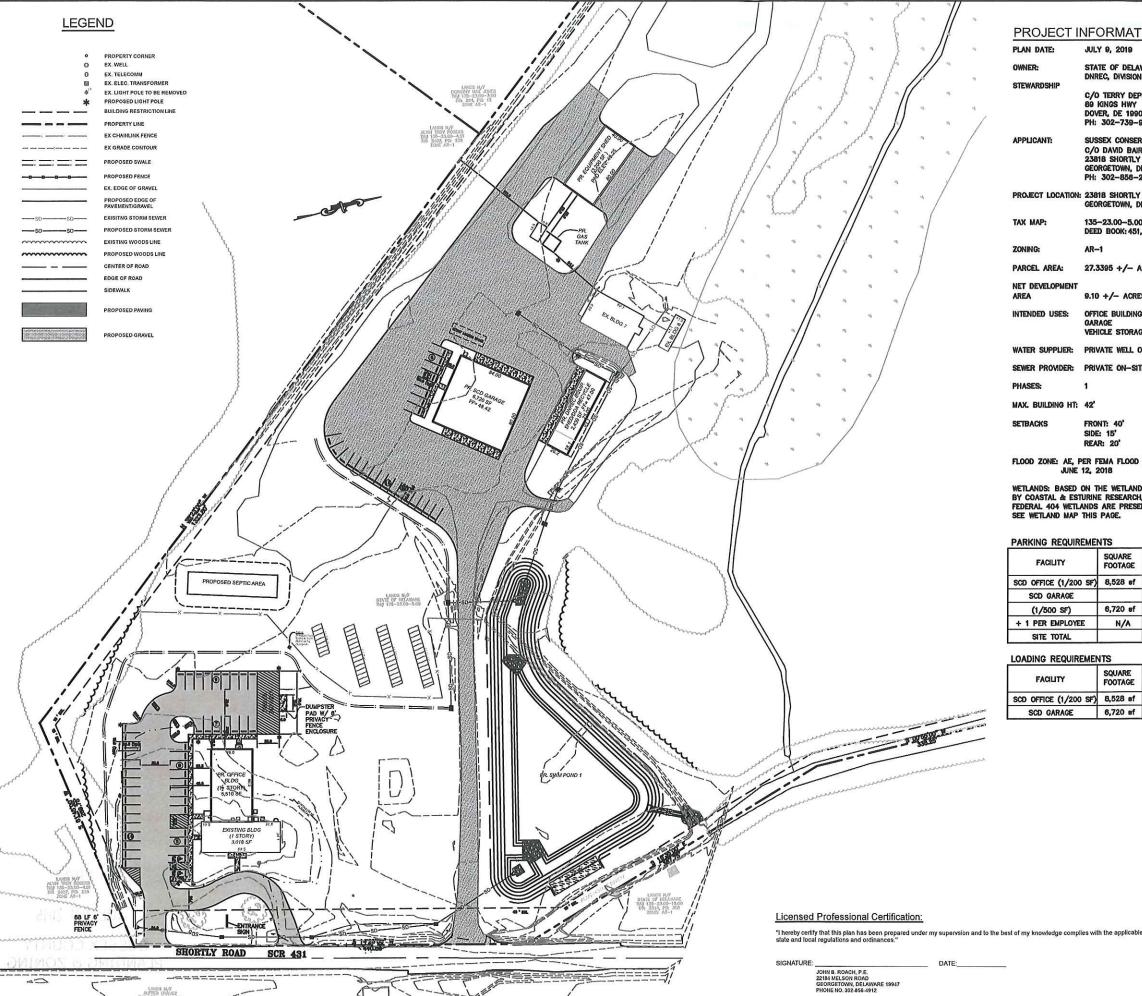
 Proj.No.:
 2261A003

 Dwg.No.:
 ...

 $\mathbf{\Sigma}$ 

Ŏ

4



DNREC, DIVISION OF WATERSHED

STEWARDSHIP

C/O TERRY DEPUTY, DIVISION DIRECTOR

89 KINGS HWY DOVER, DE 19901 PH: 302-739-9921

APPLICANT:

C/O DAVID BAIRD, DISTRICT COORDINATOR 23818 SHORTLY RD GEORGETOWN, DE 19947 PH: 302-858-2105

DEED BOOK: 451, PG: 88

NET DEVELOPMENT

OFFICE BUILDING

WATER SUPPLIER: PRIVATE WELL ON SITE

### PROJECT INFORMATION

STATE OF DELAWARE

SUSSEX CONSERVATION DISTRICT

PROJECT LOCATION: 23818 SHORTLY RD

135-23.00-5.00

PARCEL AREA: 27.3395 +/- ACRES

VEHICLE STORAGE

SEWER PROVIDER: PRIVATE ON-SITE SYSTEM

PHASES:

MAX. BUILDING HT: 42'

FRONT: 40'

**REAR: 20'** 

FLOOD ZONE: AE, PER FEMA FLOOD MAP 10005C0300L DATED

WETLANDS: BASED ON THE WETLAND DELINEATION PERFORMED BY COASTAL & ESTURINE RESEARCH, INC. IN JUNE 2006, FEDERAL 404 WETLANDS ARE PRESENT ON THIS PROPERTY. SEE WETLAND MAP THIS PAGE.

FACILITY	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED STANDARD SPACES	PROVIDED HANDICAP SPACES	TOTAL PROVIDED SPACES
SCD OFFICE (1/200 SF)	8,528 sf	43	43	2	45
SCD GARAGE					
(1/500 SF)	6,720 sf	14	14	N/A	14
+ 1 PER EMPLOYEE	N/A	10	10	N/A	10
SITE TOTAL		67	67	2	69

#### LOADING REQUIREMENTS

FOURING HEMOHIEMEN	110	the second second		7
FACILITY	SQUARE FOOTAGE	REQUIRED LOADING	PROVIDED LOADING	DIMENSIONS
SCD OFFICE (1/200 SF)	8,528 af	1	1	25' X 70'
SCD GARAGE	6,720 af	1	1	12' X 40'

# FILE COPY

CASHER W. EVANS CONSERVATION CENTER

SITUATE IN: SHORTLY ROAD, GEORGETOWN HUNDRED SUSSEX COUNTY



22184 MELSON ROAD GEORGETOWN, DELAWARE 19947 PHONE NO. 302-856-4912

LOCATION MAP

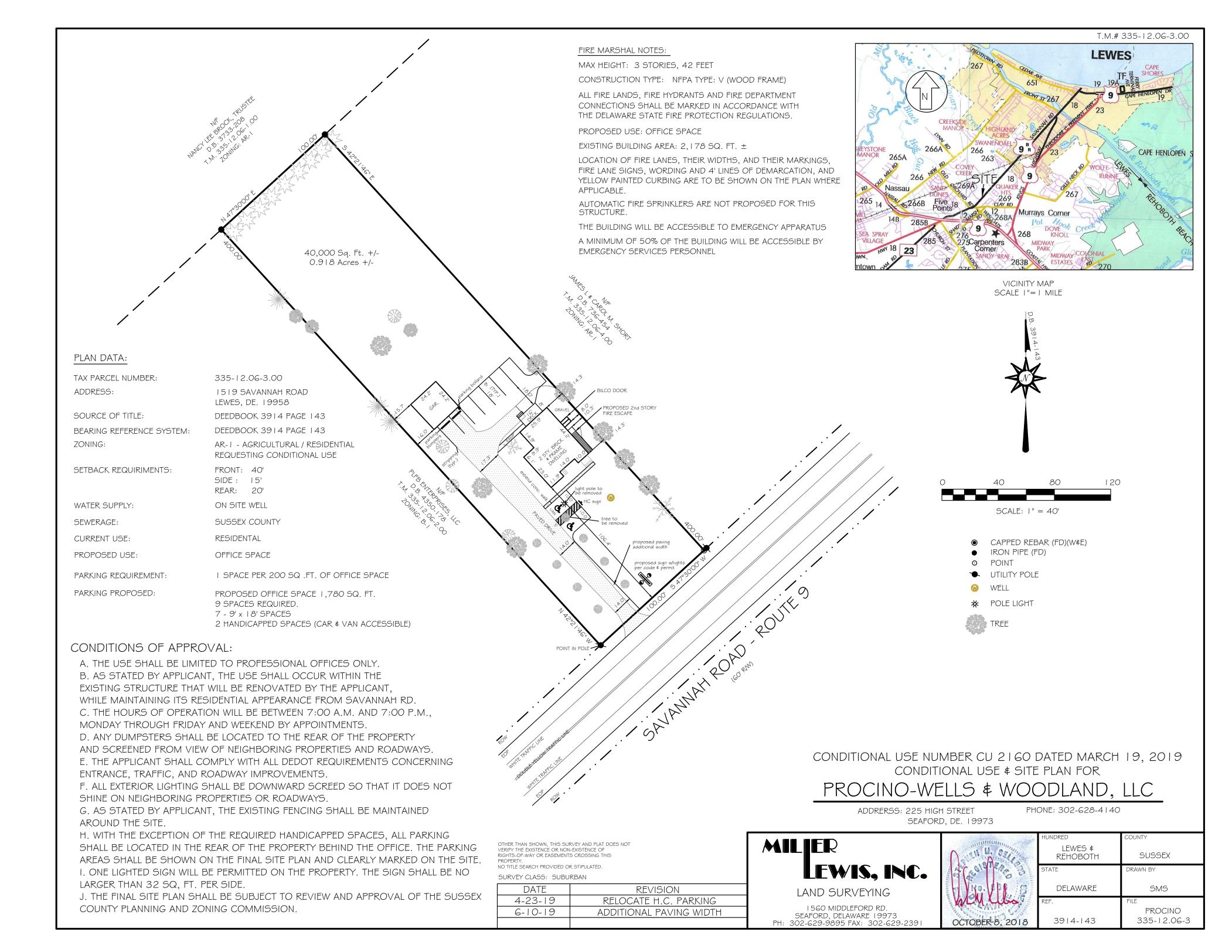
WETLAND MAP

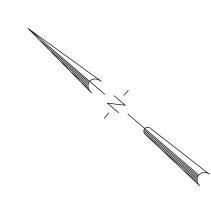
Date: 07/10/19 SITE-1

PRELIMINARY SITE PLAN

STATE OF DELAWARE TAX MAP#: 1-35-23.00-5.00

Engineering LLC



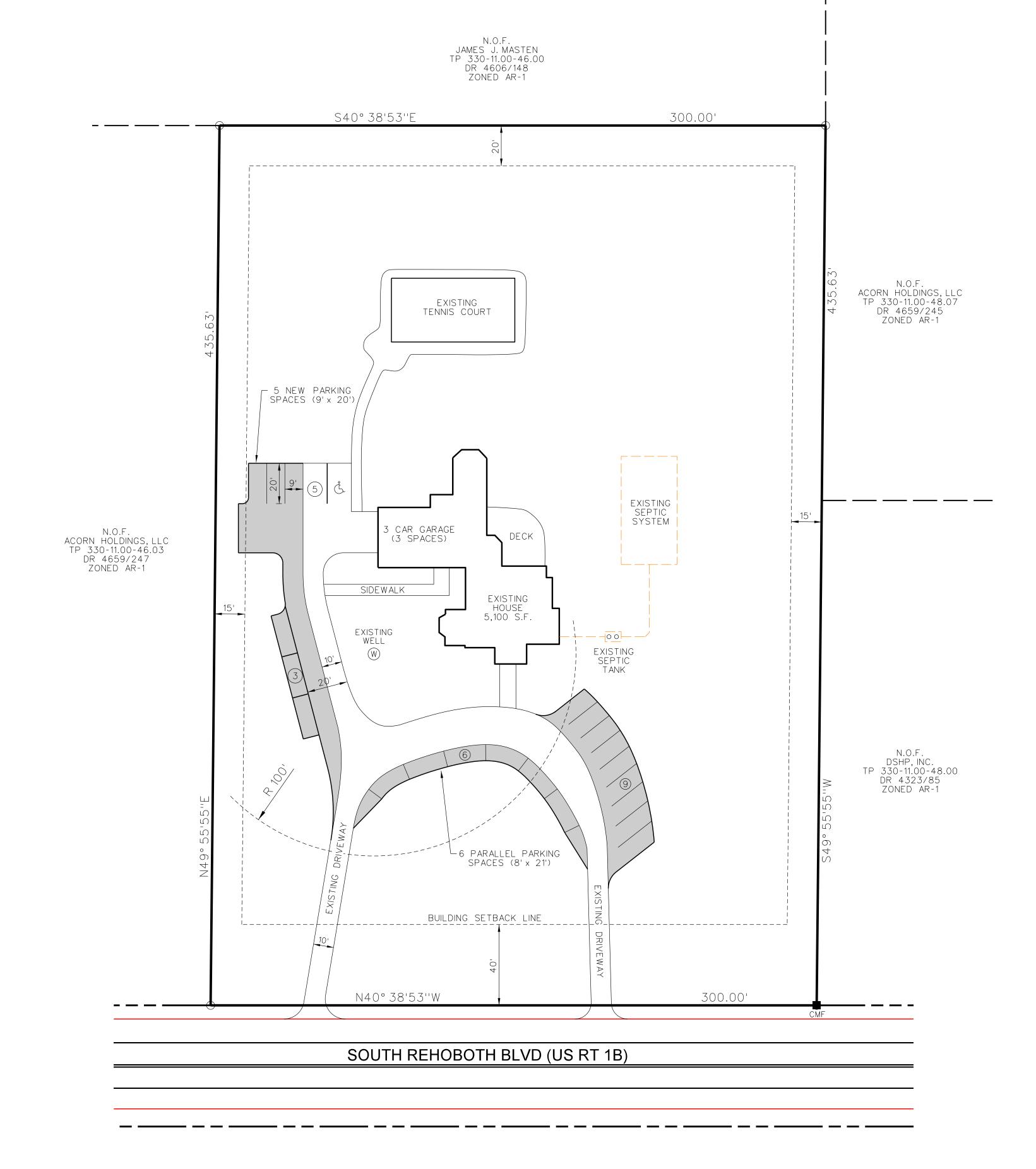


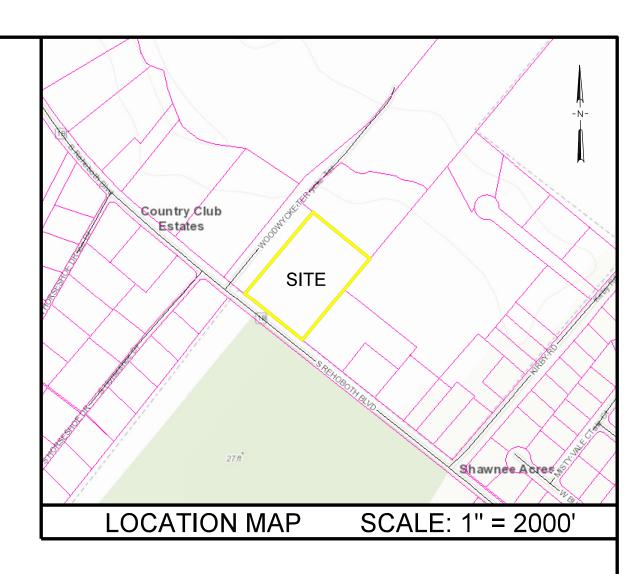
# **GENERAL NOTES**

- 1. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION AND IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY AND ALLOW FOR THEIR
- 2. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE.
- 3. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- 4. NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
- 5. THIS DRAWING DOES NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- 6. THE PROPERTY BOUNDARY INFORMATION SHOWN IS BASED ON A FIELD SURVEY PERFORMED BY CHARLES D. MURPHY, JR DATED 9-28-1990 AS PROVIDED BY THE OWNER.
- 7. THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OF THE U.S. ARMY CORPS OF ENGINEERS.
- 8. THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD BOUNDARY AS DEPICTED ON THE FEMA MAP COMMUNITY PANEL NUMBER 10005C0043K, DATED MARCH 16, 2015.
- 9. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
- 10. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION
- 11. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY.
- 12. THE SITE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE AND REPAIR OF ALL EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT MEASURES DURING CONSTRUCTION AND UTILITY INSTALLATION.

## LECEND

<u>LEGENL</u>	<u>)</u>
PROPERTY BOUNDARY	
RIGHT-OF-WAY LINE	
LOT LINE	
BUILDING SETBACK LINE	
STREAM BUFFER LINE	
WETLANDS LINE	
WOODS LINE	
LOT NUMBER	23)
EXISTING CONTOUR	
PROPOSED CONTOUR	<del>26</del>
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	S
PROPOSED SANITARY SEWER	s
PROPOSED WATER LINE	W
EXISTING UTILITY POLE	
EXISTING ROAD SIGN	<del>-</del>
EXISTING SPOT ELEVATION	26×27
PROPOSED SPOT ELEVATION	(26×27)





## DATA COLUMN

TAX PARCEL NO: 3-30-11.00-46.01

**EXISTING ZONING:** AR-1 (AGRICULTURAL RESIDENTIAL)

20' REAR

BUILDING SETBACKS: 40' FRONT 15' SIDE

PROPOSED BUILDING GFA: 5,100 S.F.

BUILDING CONSTRUCTION TYPE TYPE V (000) WOOD

MAXIMUM BUILDING HEIGHT: 42 FEET APPLICATION FILE NUMBER:

NAVD88 VERTICAL DATUM: HORIZONTAL DATUM: NAD83

ACREAGE WITHIN BOUNDARIES: 3.00 ACRES TOTAL ACREAGE WITHIN STREETS: 0.0 ACRES

0.0 ACRES ACTIVE RECREATION AREA: PASSIVE RECREATION AREA: 0.0 ACRES

STORMWATER MANAGEMENT AREA: 0.00 ACRES ACREAGE IN WETLANDS: 0.0 ACRES

ACREAGE IN WOODS: 0.0 ACRES **26 SPACES** PARKING REQUIRED:

PARKING PROVIDED: 26 (1 HANDICAP)

PERCENT SLOPE: 1-2%

PERMANENT MONUMENTS FOUND: 1 (CMF) PERMANENT MONUMENTS PLACED:

WATER SERVICE: PRIVATE ON-SITE WELL SEWER SERVICE: PRIVATE ON-SITE SEPTIC

INVESTMENT LEVEL AREA: LEVEL 1 PRESENT USE: RESIDENTIAL

PROPOSED USE: PROFESSIONAL OFFICE

**EASEMENTS:** NO EXISTING OR NEW EASEMENTS

POSTED SPEED LIMIT: 40 MPH (S REHOBOTH BOULEVARD)

KAREN KOLOBIELSKI OWNERS OF RECORD:

9 STOCKLEY STREET REHOBOTH BEACH, DE 19971

(5,100 S.F.)(1 SP/200 S.F.)



DGN FILE: 18-113

PROJECT NO: 18-113

# CONCEPTUAL SITE PLAN LANDS OF KAREN KOLOBIELSKI

SITUATE IN: CEDAR CREEK HUNDRED SUSSEX COUNTY, DELAWARE

SCALE: 1" = 30'

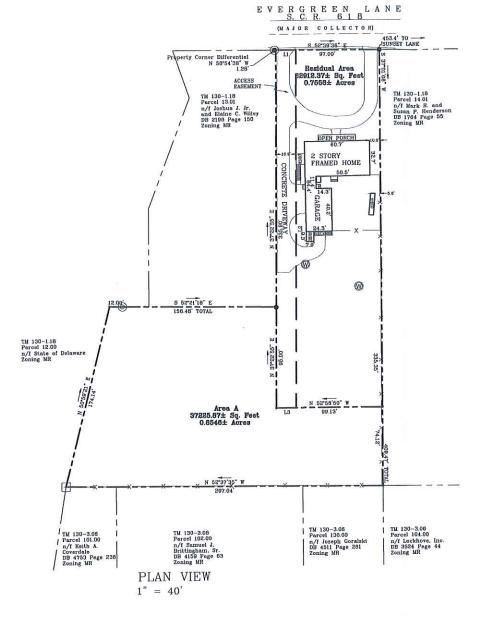
RECORD MINOR SUBDIVISION PLAN

FOR PROPERTY KNOWN AS:

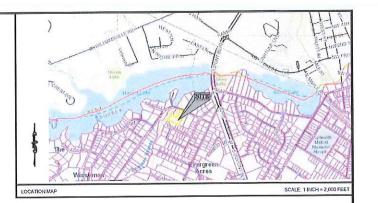
LANDS OF "MARK R. AND SUSAN P.

HENDERSON"

ALSO KNOWN AS: "408 EVERGREEN LANE, MILFORD, DE" CEDAR CREEK HUNDRED \* SUSSEX COUNTY STATE OF DELAWARE TAX MAP#: 130-1.18-14.00



ACCESS EASEMENT LINE TABLE



PLAN DATA:

130-1.18-14.00 PARCEL I.D. No

PLAT REFERENCE \* D.B. 4567, PAGE 30

 MR (ZONING CLASSIFICATION) ZONING DISTRICT

ROADWAY CLASSIFICATION SCR 608 (MAJOR COLLECTOR ROAD)

SEWAGE DISPOSAL \* INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE)

SEWERAGE IS SUBJECT TO APPROVAL OF THE THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.

WATER SUPPLY \* INDIVIDUAL ON-SITE WELLS (PRIVATE)

WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.

\* MR, MARK R, HENDERSON AND MS, SUSAN P, HENDERSON OWNER

406 EVERGREEN ROAD MILFORD, DE 19963

LOT AREA RATIONALE \* RESIDUAL AREA AREA IN REMAINING LANDS

GROSS AREA = 1,6102 ACRES

TOTAL No. OF LOTS \* 2 SINGLE FAMILY DWELLING UNITS (TID) PROXIMITY \* 2 MILES (SOUTHEAST MILFORD)

1. THIS SURVEY IS CLASSIFIED AS A "SUBURBAN" SURVEY.
2. UNLESS THIS PLAT HAS A SEAL WITH AN ORIGINAL SIGNATURE OF ENGINEER, IN RED INK, THIS IS NOT AN AUTHORIZED COPY.
3. THE SURVEY DOES NOT VERIFY THE EXISTENCE OF OR NONEXISTENCE OF ANY EASEMENTS OR RIGHT OF FAVS.
4. A PORTION OF THIS PARCEL LIES WITHIN A FEMA FLOOD AREA PER FEMA FLOOD MAP 10005C00371 EFFECTIVE 1/09/2005.
5. A PORTION OF THIS PROPERTY HAS WETLANDS SHOWN ON IT PER DNREC CIS MAP.

#### OWNER'S CERTIFICATION

I HEREBY CERTIFY THAT I AM THE LEGAL OWNER OF THE PROPERTY 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 DEVELOPED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

MARK R. HENDERSON 406 EVERGREEN LANE MILFORD, DE 19963

SUSAN P. HENDERSON

DATE

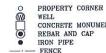
#### ENGINEER'S CERTIFICATION

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.

DATE

LEGEND



WELL CONCRETE MONUMENT REBAR AND CAP - FENCE

--- PROPERTY LINE

Revised 07/10/2019





Date: 05-27-2019 Drawn By: JBR

Scale: 1"=40'