

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



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

Sussex County Planning & Zoning Commission

AGENDA

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

<u>Rehoboth Gateway – Outparcel 6</u> Revised Site Plan	BM
<u>S-18-80 Sussex Conservation District</u> Revised Site Plan	KH
<u>S-19-18 Procino-Wells & Woodland</u> Preliminary Site Plan	KS
<u>S-19-20 Masten Realty</u> Preliminary Site Plan	KH
<u>Lands of Henderson</u> Minor Subdivision off an Easement	KH

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
sussexcountysde.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

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

KH

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



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

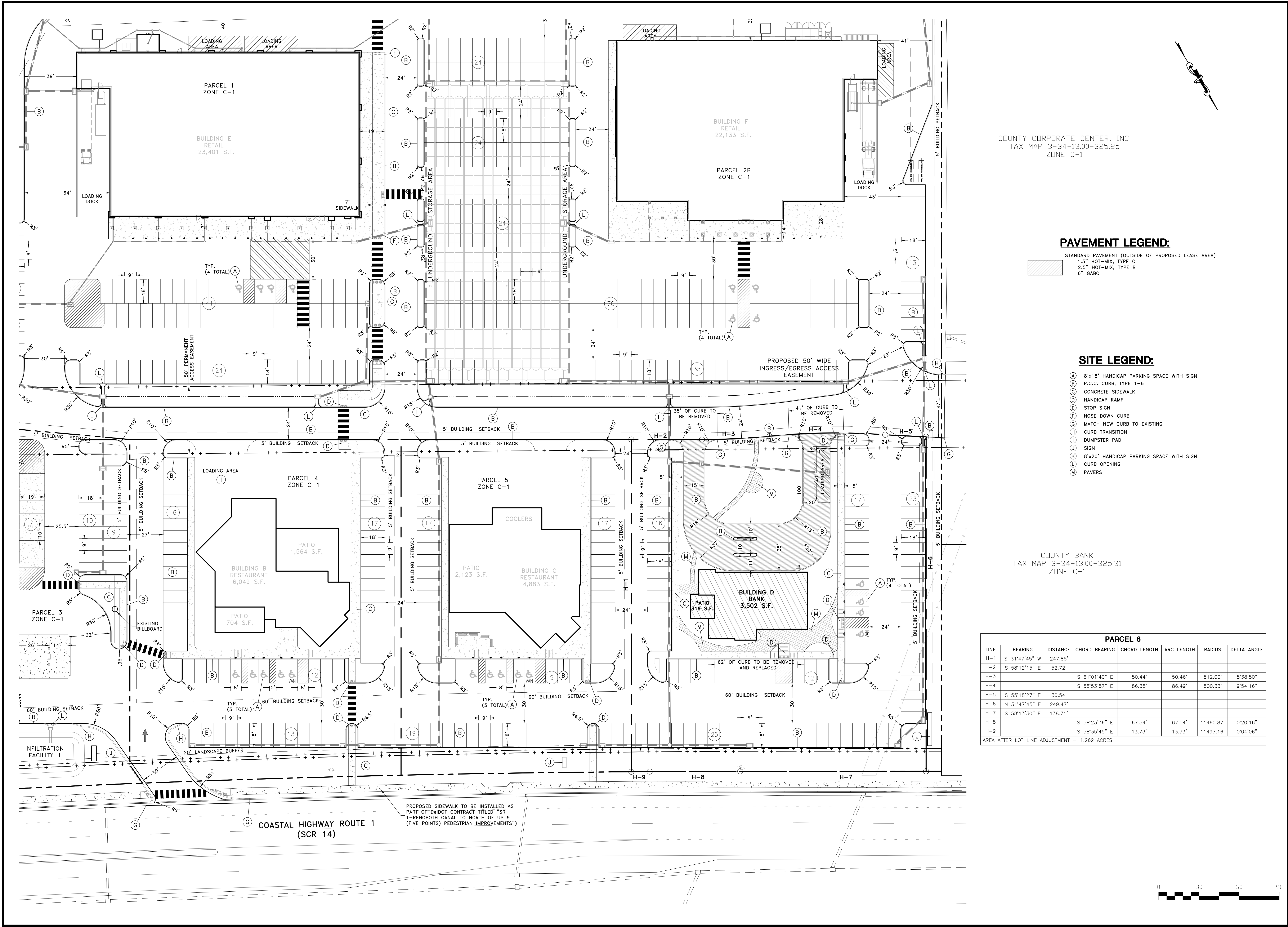
approved by County Council on March 12, 2019. The Preliminary Site Plan is in compliance with the Sussex County Zoning Code. Tax Parcel: 330-11.00-46.01. Zoning: B-2 (Business Community District). Staff are awaiting agency approvals.

Lands of Henderson

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.



COUNTY CORPORATE CENTER, INC.
TAX MAP 3-34-13.00-325.25
ZONE C-1

PAVEMENT LEGEND:

- STANDARD PAVEMENT (OUTSIDE OF PROPOSED LEASE AREA)
- 1.5" HOT-MIX, TYPE C
 - 2.5" HOT-MIX, TYPE B
 - 6" GABC

SITE LEGEND:

- (A) 8'x18" HANDICAP PARKING SPACE WITH SIGN
- (B) P.C.C. CURB, TYPE 1-6
- (C) CONCRETE SIDEWALK
- (D) HANDICAP RAMP
- (E) STOP SIGN
- (F) NOSE DOWN CURB
- (G) MATCH NEW CURB TO EXISTING
- (H) CURB TRANSITION
- (I) DUMPSTER PAD
- (J) SIGN
- (K) 8'x20" HANDICAP PARKING SPACE WITH SIGN
- (L) CURB OPENING
- (M) PAVERS

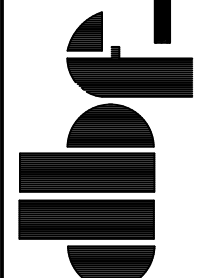
COUNTY BANK
TAX MAP 3-34-13.00-325.31
ZONE C-1

PARCEL 6

LINE	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS	DELTA ANGLE
H-1	S 31°47'45" W	247.85'					
H-2	S 58°12'15" E	52.72'					
H-3			S 61°01'40" E	50.44'	50.46'	512.00'	5°38'50"
H-4			S 58°53'57" E	86.38'	86.49'	500.33'	9°54'16"
H-5	S 55°18'27" E	30.54'					
H-6	N 31°47'45" E	249.47'					
H-7	S 58°13'30" E	138.71'					
H-8			S 58°23'36" E	67.54'	67.54'	11460.87'	0°20'16"
H-9			S 58°35'45" E	13.73'	13.73'	11497.16'	0°04'06"

AREA AFTER LOT LINE ADJUSTMENT = 1.262 ACRES

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS



OUTPARCEL 6, BUILDING D SITE PLAN

REHOBOTH GATEWAY
COMMERCIAL SITE
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

DATE: MAY, 2019
SCALE: 1"=30'
DWN.BY: LAB
PROJ.NO.: 2261A003
DWG.NO.: 2

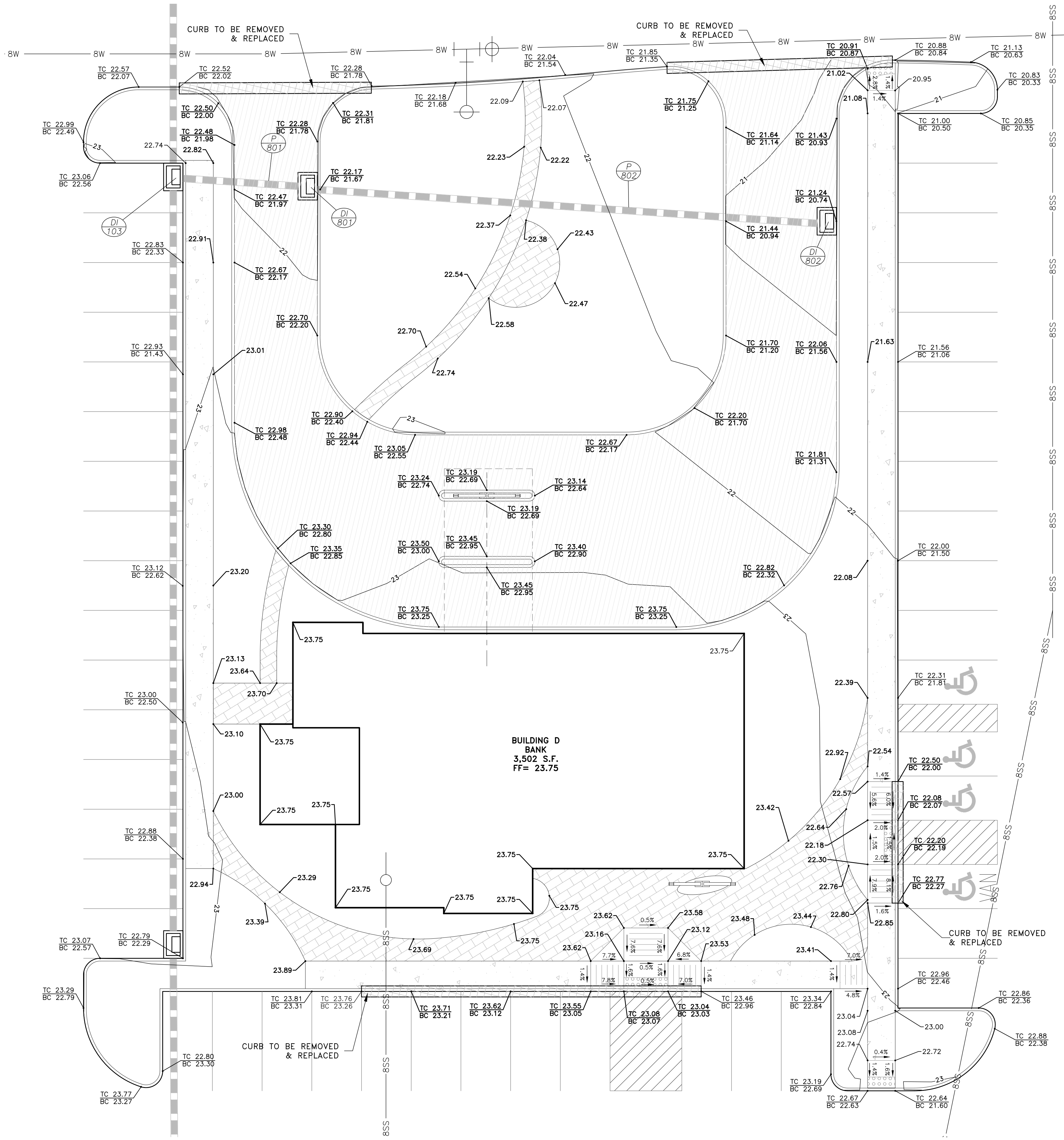
PIPE SCHEDULE									
LABEL	DESCRIPTION							INVERT ELEVATION	
	FROM	TO	SIZE (")	TYPE	LENGTH	CLASS	SLOPE (%)	UP	DOWN
P-801	DI-801	DI-103	15	HDPE	24	*	0.17	18.11	18.07
P-802	DI-802	DI-801	15	HDPE	94	*	0.15	18.25	18.11

* = HDPE PIPE SHALL COMPLY WITH AASHTO M252, M294, M7, AND ASTM 3350. PIPE SHALL BE INSTALLED PER ASTM D2321 AND AS RECOMMENDED BY THE MANUFACTURER. ALL HDPE SHALL HAVE WATERRIGHT CONNECTIONS.

DRAINAGE INLET & MANHOLE SCHEDULE							
LABEL	DESCRIPTION			T.G. ELEV.	INVERT IN	INVERT IN	INVERT OUT
	BOX	TOP UNIT	GRATE				
*DI-103	48	B	1	22.24			18.07
DI-801	24	B	1	21.67		18.11	18.11
DI-802	24	B	1	20.74			18.25

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



REHOBOTH GATEWAY GRADING PLAN
SCALE: 1"=10'



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

OUTPARCEL 6 GRADING PLAN

REHOBOTH GATEWAY
COMMERCIAL SITE
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

Date: APRIL, 2019
Scale: 1" = 10'
Dwn.By: LAB
Proj.No.: 2261A003
Dwg.No.: 3

PAVEMENT LEGEND:

ASPHALT PAVEMENT

N/F
CANAL CORKRAN, LLC
TAX MAP 3-34-19.00-163.00
DEED 2887/306
ZONE C-1

N/F
PIOS GRANDE HIGHWAY
ONE BRANCH, L.P.
TAX MAP 3-34-13.00-325.03
DEED 3702/19
PLOT 8/976
ZONE C-1



LANDSCAPE PLAN

SCALE: 1"=50'

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
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 STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
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 PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
12. LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.

LANDSCAPE PLANT SCHEDULE

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

LANDSCAPE BUFFER PLANT SCHEDULE (1,245 LF)

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS TREES					
LN	LT	LAGERSTROEMIA x 'NATCHEZ'	NATCHEZ CRAPEMYRTLE	8-10' Ht., B&B, 3 or 5 stem	72
		LAGERSTROEMIA x 'TUSKEGEE'	TUSKEGEE CRAPEMYRTLE	8-10' Ht., B&B, 3 or 5 stem	78
DECIDUOUS SHRUBS					
BT	RR	BERBERIS thunbergii 'ROSE GLOW'	ROSE GLOW JAPANESE BARBERRY	18-24", Cont.	136
		ROSA 'RADYOD'	RAINBOW KNOCK OUT ROSE	18-24", Cont.	136
EVERGREEN SHRUBS					
IC	JV	ILEX crenata 'GREEN LUSTRE'	GREEN LUSTRE HOLLY	24-30", B&B	224
		JUNIPERUS virginiana 'GREY OWL'	GREY OWL JUNIPER	24-30", B&B	224

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

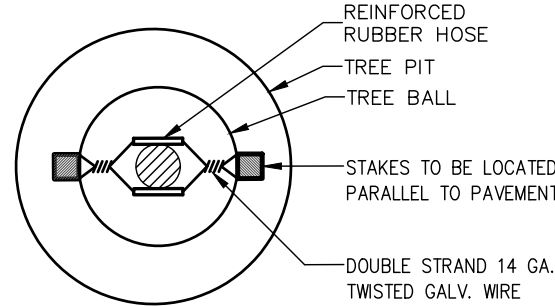
DATA COLUMN

MAP & PARCEL NUMBER: 3-34-13.00-325.51
DEED REFERENCE: 2006-251 3903-291

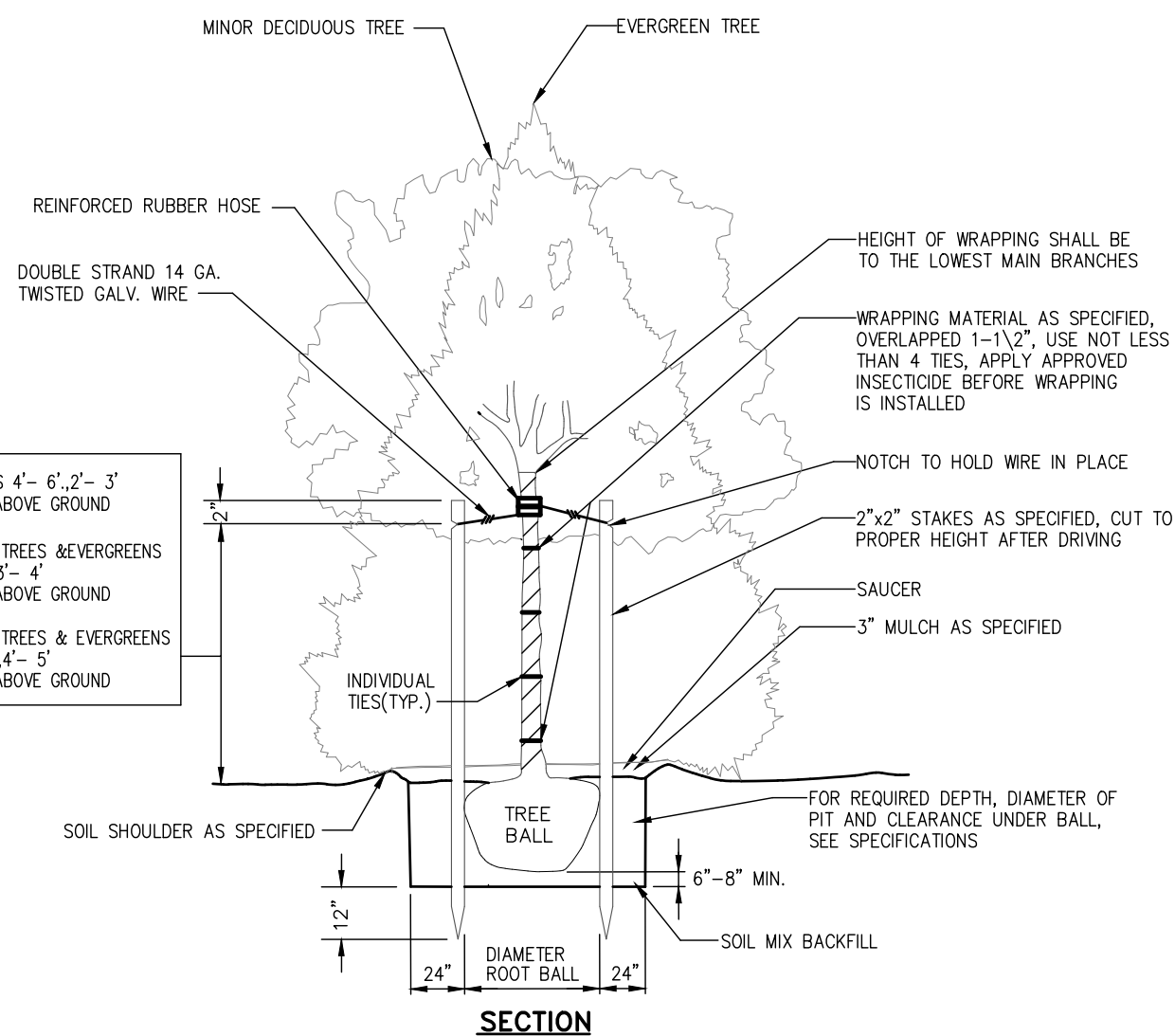
EXISTING ZONING: C-1
PROPOSED ZONING: C-1

OWNERS:
REHOBOTH GATEWAY, LLC
246 REHOBOTH AVENUE
REHOBOTH BEACH, DE 19971

PREPARED BY:
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
30-424-1441



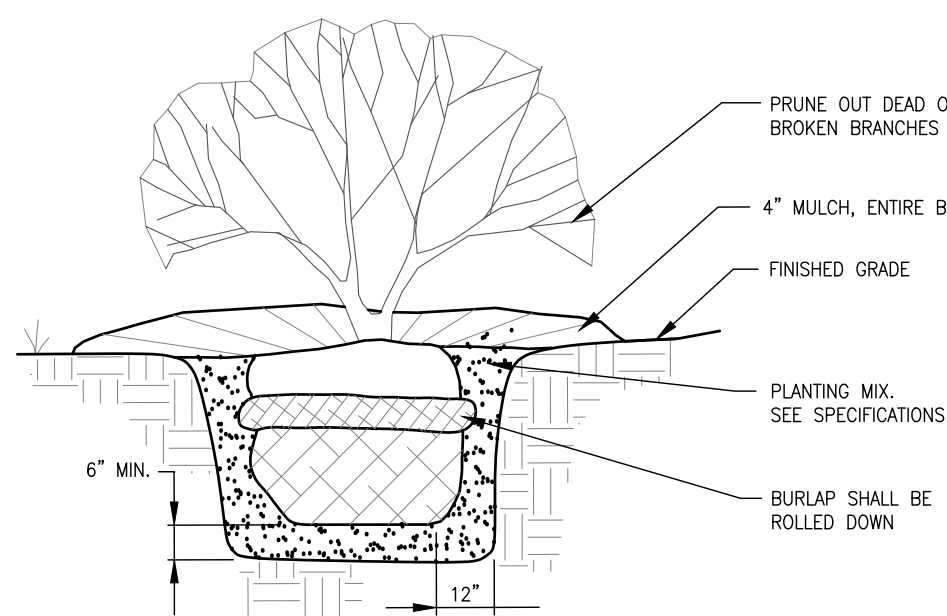
PLAN



SECTION

STAKING DETAIL

NOT TO SCALE



SHRUB PLANTING DETAIL

NOT TO SCALE

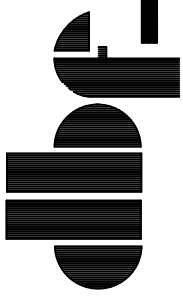
LANDSCAPE ARCHITECT'S STATEMENT

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 DELAWARE.

SIGNATURE _____ DATE _____

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

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS



SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

OUTPARCEL 6 LANDSCAPE PLAN

REHOBOTH GATEWAY
COMMERCIAL SITE
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE

Date: MAY, 2019
Scale: AS SHOWN
Dwn.By: LAB
Proj.No.: 2261A003
Dwg.No.:

4

LEGEND

- PROPERTY CORNER
- EX. WELL
- EX. TELECOMM
- EX. ELEC. TRANSFORMER
- EX. LIGHT POLE TO BE REMOVED
- PROPOSED LIGHT POLE
- BUILDING RESTRICTION LINE
- PROPERTY LINE
- EX CHAINLINK FENCE
- EX GRADE CONTOUR
- PROPOSED SWALE
- PROPOSED FENCE
- EX. EDGE OF GRAVEL
- PROPOSED EDGE OF PAVEMENT/GRAVEL
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING WOODS LINE
- PROPOSED WOODS LINE
- CENTER OF ROAD
- EDGE OF ROAD
- SIDEWALK
- PROPOSED PAVING
- PROPOSED GRAVEL

PROJECT INFORMATION

PLAN DATE: JULY 9, 2019

OWNER: STATE OF DELAWARE
DNREC, DIVISION OF WATERSHED

STEWARDSHIP: C/O TERRY DEPUTY, DIVISION DIRECTOR
89 KINGS HWY
DOVER, DE 19901
PH: 302-739-9921

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

PROJECT LOCATION: 23818 SHORTLY RD
GEORGETOWN, DE 19947

TAX MAP: 135-23.00-5.00
DEED BOOK: 451, PG: 88

ZONING: AR-1

PARCEL AREA: 27.3395 +/- ACRES

NET DEVELOPMENT AREA: 9.10 +/- ACRES

INTENDED USES: OFFICE BUILDING
GARAGE
VEHICLE STORAGE

WATER SUPPLIER: PRIVATE WELL ON SITE

SEWER PROVIDER: PRIVATE ON-SITE SYSTEM

PHASES: 1

MAX. BUILDING HT: 42'

SETBACKS FRONT: 40'
SIDE: 15'
REAR: 20'

FLOOD ZONE: AE, PER FEMA FLOOD MAP 10005C0300L DATED JUNE 12, 2018

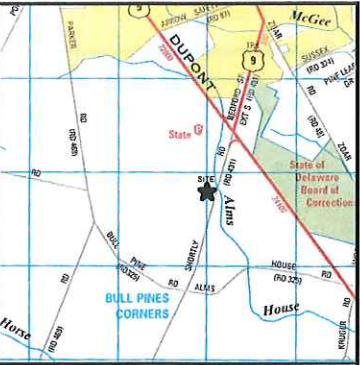
WETLANDS: BASED ON THE WETLAND DELINEATION PERFORMED BY COASTAL & ESTURINE RESEARCH, INC. IN JUNE 2008, FEDERAL 404 WETLANDS ARE PRESENT ON THIS PROPERTY. SEE WETLAND MAP THIS PAGE.

PARKING REQUIREMENTS

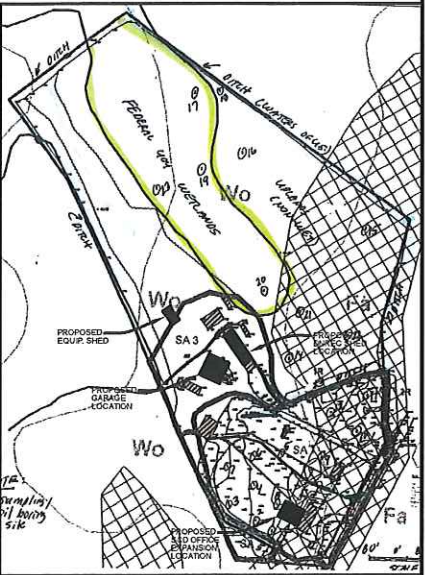
FACILITY	SQUARE FOOTAGE	REQUIRED SPACES	PROVIDED STANDARD SPACES	PROVIDED HANDICAP SPACES	TOTAL PROVIDED SPACES
SCD OFFICE (1/200 SF)	8,528 sf	43	43	2	45
SCD GARAGE					
(1/500 SF)	6,720 sf	14	14	N/A	14
+ 1 PER EMPLOYEE	N/A	10	10	N/A	10
SITE TOTAL		67	67	2	69

LOADING REQUIREMENTS

FACILITY	SQUARE FOOTAGE	REQUIRED LOADING	PROVIDED LOADING	DIMENSIONS
SCD OFFICE (1/200 SF)	8,528 sf	1	1	25' X 70'
SCD GARAGE	6,720 sf	1	1	12' X 40'



LOCATION MAP

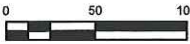


WETLAND MAP

FILE COPY

PRELIMINARY SITE PLAN
FOR
CASHER W. EVANS CONSERVATION CENTER

SITUATE IN:
SHORTLY ROAD, GEORGETOWN HUNDRED SUSSEX COUNTY
STATE OF DELAWARE
TAX MAP#: 1-35-23.00-5.00



22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-858-4912

Drawn By: VT Date: 07/10/19
Scale: 1" = 60' SITE-1

Licensed Professional Certification:

"I hereby certify that this plan has been prepared under my supervision and to the best of my knowledge complies with the applicable state and local regulations and ordinances."

SIGNATURE: DATE:

JOHN B. ROACH, P.E.
22184 MELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-858-4912

FIRE MARSHAL NOTES:

MAX HEIGHT: 3 STORIES, 42 FEET

CONSTRUCTION TYPE: NFPA TYPE: V (WOOD FRAME)

ALL FIRE LANDS, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS.

PROPOSED USE: OFFICE SPACE

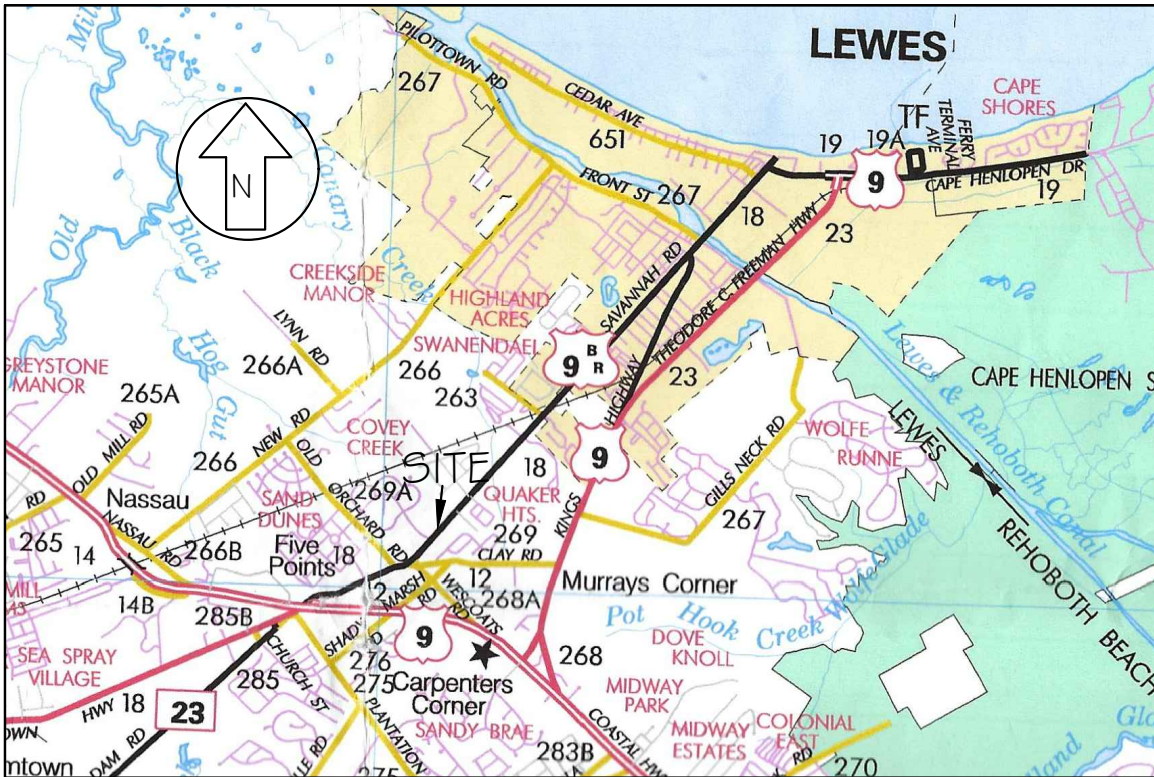
EXISTING BUILDING AREA: 2,178 SQ. FT. ±

LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORDING AND 4' LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.

AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.

THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS

A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL



VICINITY MAP
SCALE 1" = 1 MILE



SCALE: 1" = 40'

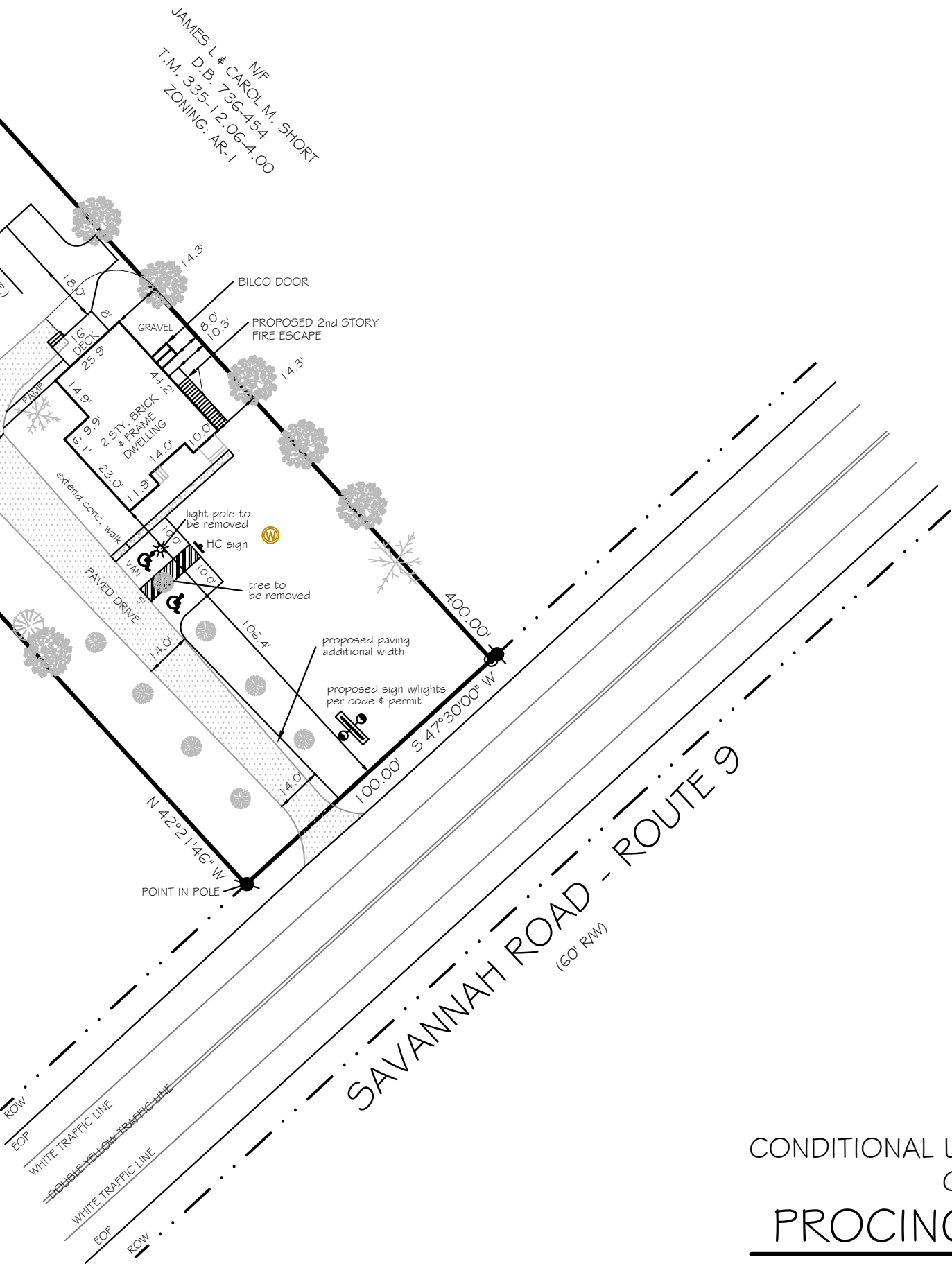
- CAPPED REBAR (FD)(W#E)
- IRON PIPE (FD)
- POINT
- UTILITY POLE
- W WELL
- * POLE LIGHT
- TREE

PLAN DATA:

TAX PARCEL NUMBER: 335-12.06-3.00
ADDRESS: 1519 SAVANNAH ROAD
LEWES, DE. 19958
SOURCE OF TITLE: DEEDBOOK 3914 PAGE 143
BEARING REFERENCE SYSTEM: DEEDBOOK 3914 PAGE 143
ZONING: AR-1 - AGRICULTURAL / RESIDENTIAL
REQUESTING CONDITIONAL USE
SETBACK REQUIREMENTS: FRONT: 40'
SIDE: 15'
REAR: 20'
WATER SUPPLY: ON SITE WELL
SEWERAGE: SUSSEX COUNTY
CURRENT USE: RESIDENTIAL
PROPOSED USE: OFFICE SPACE
PARKING REQUIREMENT: 1 SPACE PER 200 SQ .FT. OF OFFICE SPACE
PARKING PROPOSED: PROPOSED OFFICE SPACE 1,780 SQ. FT.
9 SPACES REQUIRED.
7 - 9' x 18' SPACES
2 HANDICAPPED SPACES (CAR & VAN ACCESSIBLE)

CONDITIONS OF APPROVAL:

- THE USE SHALL BE LIMITED TO PROFESSIONAL OFFICES ONLY.
- AS STATED BY APPLICANT, THE USE SHALL OCCUR WITHIN THE EXISTING STRUCTURE THAT WILL BE RENOVATED BY THE APPLICANT, WHILE MAINTAINING ITS RESIDENTIAL APPEARANCE FROM SAVANNAH RD.
- THE HOURS OF OPERATION WILL BE BETWEEN 7:00 A.M. AND 7:00 P.M., MONDAY THROUGH FRIDAY AND WEEKEND BY APPOINTMENTS.
- ANY DUMPSTERS SHALL BE LOCATED TO THE REAR OF THE PROPERTY AND SCREENED FROM VIEW OF NEIGHBORING PROPERTIES AND ROADWAYS.
- THE APPLICANT SHALL COMPLY WITH ALL DEDOT REQUIREMENTS CONCERNING ENTRANCE, TRAFFIC, AND ROADWAY IMPROVEMENTS.
- ALL EXTERIOR LIGHTING SHALL BE DOWNWARD SCREED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- AS STATED BY APPLICANT, THE EXISTING FENCING SHALL BE MAINTAINED AROUND THE SITE.
- WITH THE EXCEPTION OF THE REQUIRED HANDICAPPED SPACES, ALL PARKING SHALL BE LOCATED IN THE REAR OF THE PROPERTY BEHIND THE OFFICE. THE PARKING AREAS SHALL BE SHOWN ON THE FINAL SITE PLAN AND CLEARLY MARKED ON THE SITE.
- ONE LIGHTED SIGN WILL BE PERMITTED ON THE PROPERTY. THE SIGN SHALL BE NO LARGER THAN 32 SQ. FT. PER SIDE.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL OF THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.



OTHER THAN SHOWN, THIS SURVEY AND PLAT DOES NOT
VERIFY THE EXISTENCE OR NON-EXISTENCE OF
RIGHTS-OF-WAY OR EASEMENTS CROSSING THIS
PROPERTY.
NO TITLE SEARCH PROVIDED OR STIPULATED.
SURVEY CLASS: SUBURBAN

DATE	REVISION
4-23-19	RELOCATE H.C. PARKING
6-10-19	ADDITIONAL PAVING WIDTH

CONDITIONAL USE NUMBER CU 2160 DATED MARCH 19, 2019
CONDITIONAL USE & SITE PLAN FOR
PROCINO-WELLS & WOODLAND, LLC

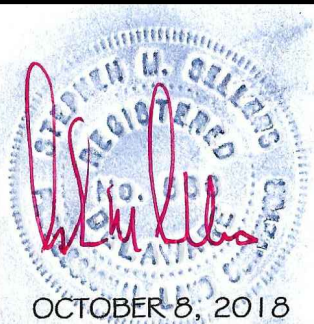
ADDRRESS: 225 HIGH STREET
SEAFORD, DE. 19973

PHONE: 302-628-4140

**MILNER
LEWIS, INC.**

LAND SURVEYING

1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391



HUNDRED	LEWES & REHOBOTH	COUNTY	SUSSEX
STATE	DELAWARE	DRAWN BY	SMS
REF.	3914-143	FILE	PROCINO 335-12.06-3

GENERAL NOTES

- 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 LOCATIONS.
- 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.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
- NOTIFY MISS UTILITY 48 HOURS PRIOR TO ANY EXCAVATION AT (800) 282-8555
- 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.
- 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.
- THIS PROPERTY IS NOT IMPACTED BY WETLANDS REGULATED BY THE STATE OF DELAWARE OF THE U.S. ARMY CORPS OF ENGINEERS.
- 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.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION OR SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY.
- 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.

LEGEND

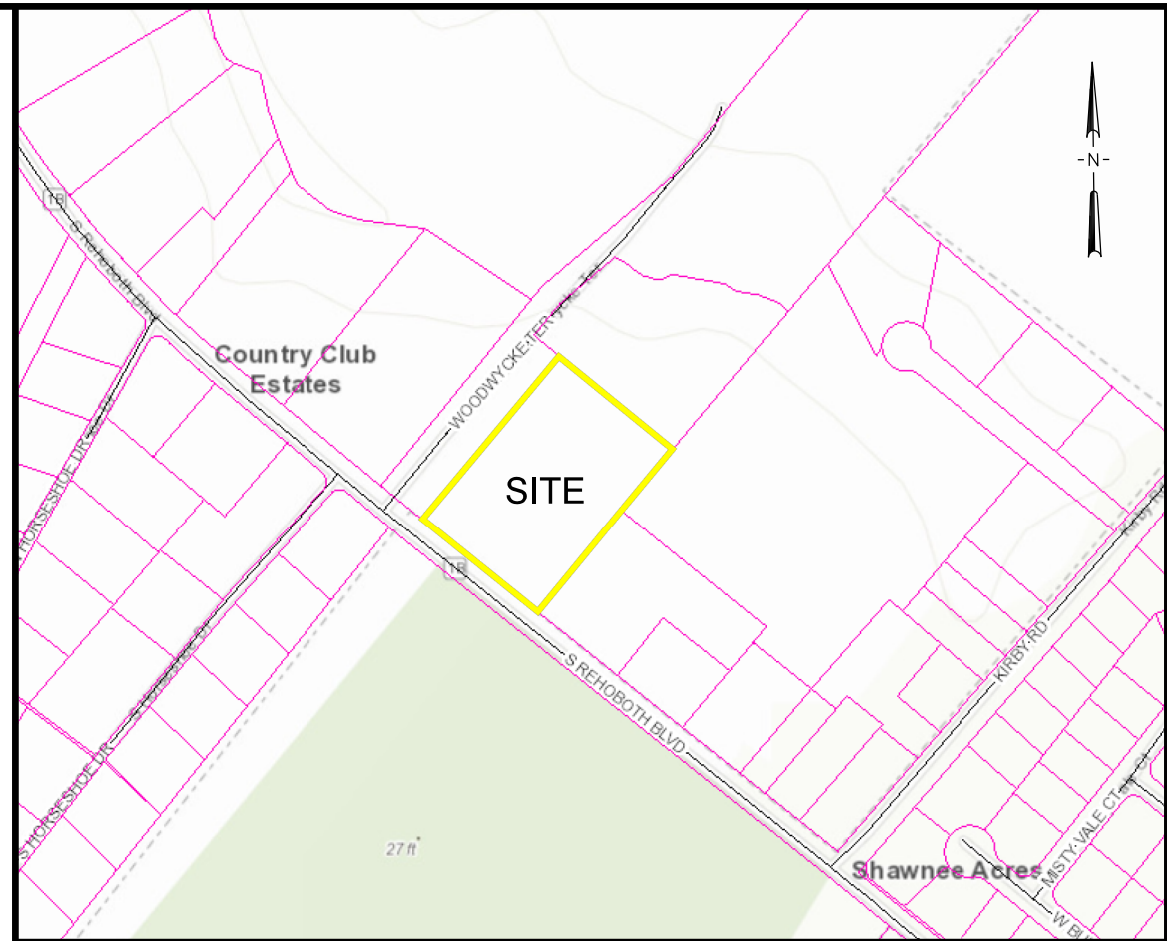
PROPERTY BOUNDARY	
RIGHT-OF-WAY LINE	
LOT LINE	
BUILDING SETBACK LINE	
STREAM BUFFER LINE	
WETLANDS LINE	
WOODS LINE	
LOT NUMBER	
EXISTING CONTOUR	
PROPOSED CONTOUR	
EXISTING STORM DRAIN	
PROPOSED STORM DRAIN	
EXISTING SANITARY SEWER	
PROPOSED SANITARY SEWER	
PROPOSED WATER LINE	
EXISTING UTILITY POLE	
EXISTING ROAD SIGN	
EXISTING SPOT ELEVATION	26x27
PROPOSED SPOT ELEVATION	(26x27)

N.O.F.
ACORN HOLDINGS, LLC
TP 330-11.00-46.03
DR 4659/247
ZONED AR-1

N.O.F.
JAMES J. MASTEN
TP 330-11.00-46.00
DR 4606/148
ZONED AR-1

N.O.F.
ACORN HOLDINGS, LLC
TP 330-11.00-48.07
DR 4659/245
ZONED AR-1

N.O.F.
DSHP, INC.
TP 330-11.00-48.00
DR 4323/85
ZONED AR-1



LOCATION MAP SCALE: 1" = 2000'

DATA COLUMN

TAX PARCEL NO:	3-30-11.00-46.01
EXISTING ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL)
BUILDING SETBACKS:	40' FRONT 15' SIDE 20' REAR
PROPOSED BUILDING GFA:	5,100 S.F.
BUILDING CONSTRUCTION TYPE:	TYPE V (000) WOOD
MAXIMUM BUILDING HEIGHT:	42 FEET
APPLICATION FILE NUMBER:	??
VERTICAL DATUM:	NAVD88
HORIZONTAL DATUM:	NAD83
ACREAGE WITHIN BOUNDARIES:	3.00 ACRES
TOTAL ACREAGE WITHIN STREETS:	0.0 ACRES
ACTIVE RECREATION AREA:	0.0 ACRES
PASSIVE RECREATION AREA:	0.0 ACRES
STORMWATER MANAGEMENT AREA:	0.00 ACRES
ACREAGE IN WETLANDS:	0.0 ACRES
ACREAGE IN WOODS:	0.0 ACRES
PARKING REQUIRED:	26 SPACES (5,100 S.F.)(1 SP/200 S.F.)
PARKING PROVIDED:	26 (1 HANDICAP)
PERCENT SLOPE:	1-2%
PERMANENT MONUMENTS FOUND:	1 (CMF)
PERMANENT MONUMENTS PLACED:	0
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)
OWNERS OF RECORD:	KAREN KOLOBIELSKI 9 STOCKLEY STREET REHOBOTH BEACH, DE 19971



250A Camden Wyoming Avenue
Camden, DE 19934
(302) 697-2239 Voice • (302) 697-2293 Fax

REVISIONS:

3/28/19 - REVISED PARKING AREAS

PROJECT NO: 18-113 DGN FILE: 18-113

CONCEPTUAL SITE PLAN

LANDS OF
KAREN KOLOBIELSKI

SITUATE IN: CEDAR CREEK HUNDRED
SUSSEX COUNTY, DELAWARE

0 15 30 60

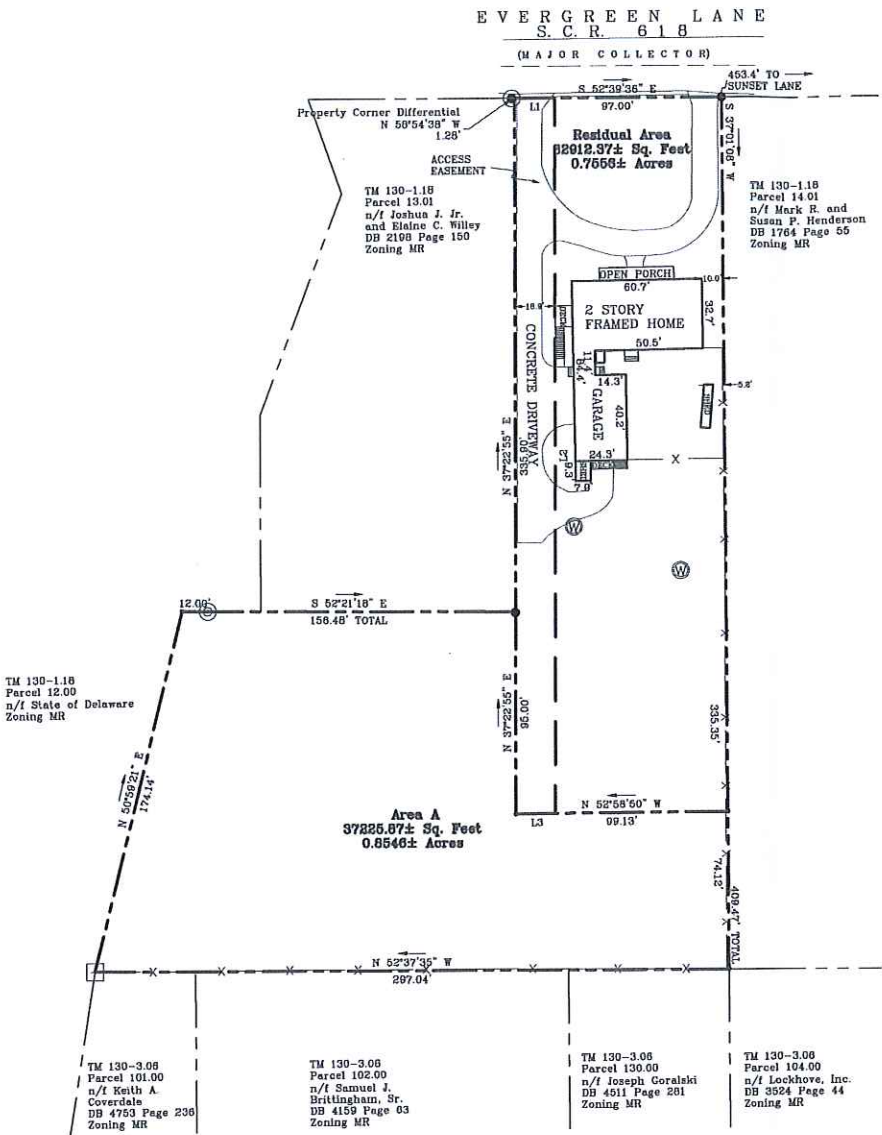
DATE: 8-22-2018 SCALE: 1" = 30' SHEET: 1

RECORD MINOR SUBDIVISION PLAN

FOR PROPERTY KNOWN AS:
LANDS OF "MARK R. AND SUSAN P.
HENDERSON"

ALSO KNOWN AS:
"408 EVERGREEN LANE, MILFORD, DE"

SITUATE IN:
CEDAR CREEK HUNDRED * SUSSEX COUNTY
STATE OF DELAWARE
TAX MAP#: 130-1.18-14.00



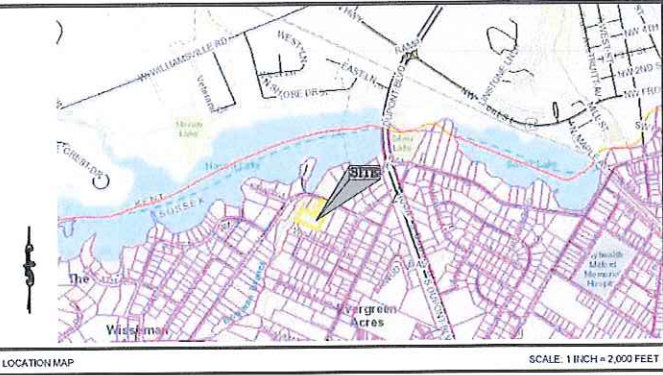
PLAN VIEW
1" = 40'

ACCESS EASEMENT LINE TABLE

LINE	BEARING	DISTANCE
L1	S 52°39'36" E	19.06'
L2	S 37°27'25" W	335.80'
L3	N 52°58'42" W	118.63'

LEGEND

- PROPERTY CORNER
- ⊙ WELL
- CONCRETE MONUMENT
- REBAR AND CAP
- IRON PIPE
- FENCE
- - - - - PROPERTY LINE



PLAN DATA:

- PARCEL I.D. No * 130-1.18-14.00
- PLAT REFERENCE * D.B. 4567, PAGE 30
- ZONING DISTRICT * MR (ZONING CLASSIFICATION)
- ROADWAY CLASSIFICATION * SCR 608 (MAJOR COLLECTOR ROAD)
- SEWAGE DISPOSAL * INDIVIDUAL ON-SITE WASTEWATER DISPOSAL SYSTEMS (PRIVATE)
- WATER SUPPLY * INDIVIDUAL ON-SITE WELLS (PRIVATE)
- SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
- OWNER * MR. MARK R. HENDERSON AND MS. SUSAN P. HENDERSON
408 EVERGREEN ROAD
MILFORD, DE 19963
- LOT AREA RATIONALE * RESIDUAL AREA = 0.7556 ACRES
AREA IN REMAINING LANDS = 0.8546 ACRES
GROSS AREA = 1.6102 ACRES
- TOTAL No. OF LOTS * 2 SINGLE FAMILY DWELLING UNITS
- (TID) PROXIMITY * 2 MILES (SOUTHEAST MILFORD)

NOTES

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 WAYS.
4. A PORTION OF THIS PARCEL LIES WITHIN A FEMA FLOOD AREA PER FEMA FLOOD MAP 10005C0037J EFFECTIVE 1/08/2005.
5. A PORTION OF THIS PROPERTY HAS WETLANDS SHOWN ON IT PER DNR/EC GIS 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 SUSAN P. HENDERSON DATE
408 EVERGREEN LANE
MILFORD, DE 19963

ENGINEER'S CERTIFICATION

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

JOHN B. ROACH, JR., P.E. DATE

Revised 07/10/2019



22164 NELSON ROAD
GEORGETOWN, DELAWARE 19947
PHONE NO. 302-856-1505

Drawn By: JBR Date: 05-27-2019
Scale: 1"=40' Sheet 1/1