

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

October 10, 2019

6:00 P.M

Call to Order

Approval of Agenda

Approval of Minutes – September 12, 2019

Old Business

C/U 2185 Vincent Kinack

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for multi-family (2 units) to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 3.4516 acres, more or less. The property is lying on the northeast corner of Short Rd. and Anderson Corner Rd. 911 Address: 21167 Short Rd., Harbeson. Tax Parcel: 234-4.00-42.00.

C/U 2188 Donovan's Painting and Drywall, LLC c/o Jose Sandoval

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a contractor's office and storage to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.69 acre, more or less. The property is lying on the south side of Lewes Georgetown Hwy. (Rt. 9), approximately 187 ft. west of Church St. 911 Address: 32454 Lewes Georgetown Hwy., Lewes. Tax Parcels: 334-5.00-205.01 and 208.00.

C/U 2190 Steven and Helene Falcone

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for an office to be located on a certain parcel of land lying and being in Lewes and Rehoboth Hundred, Sussex County, containing 0.26 acre, more or less. The property is lying on the northwest corner of Beaver Dam Rd. and Church St. 911 Address: 17662 Beaver Dam Rd., Lewes. Tax Parcels: 334-5.00-212.00 and 213.00.

C/Z 1899 Harbeson Farm Revex, LLC

KS

An Ordinance to amend the Comprehensive Zoning Map of Sussex County from a MR Medium Density Residential District and AR-1 Agricultural Residential District to a B-2 Business Community District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 0.8016 acres, more or less. The property is lying on the east side of Harbeson Rd. (Rt. 5), approximately 0.44 miles south of Lewes-Georgetown



Hwy. (Rt. 9). 911 Address: 18865 Harbeson Rd., Harbeson. Tax Parcel: 235-30.00-131.01 (portion of).

Public Hearings

2019-15 LBG Homes, LLC

BM

A standard subdivision to divide 7.975 acres +/- into 4 single-family lots to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County. The property is located on the east side of William Street Rd, approximately 700 ft. south of Maryland Camp Rd. Tax Parcel: 234-28.00-19.00. Zoning District. AR-1 (Agricultural Residential District).

C/U 2186 Mountaire Farms of Delaware, Inc.

KS

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District and GR General Residential District for sludge and wastewater spray irrigation to be located on a certain parcel of land lying and being in Indian River Hundred, Sussex County, containing 351.86 acres, more or less. The property is lying on both sides of Mount Joy Rd., approximately 52 ft. west of Townsend Rd, and being on both sides of Townsend Rd., approximately 157 ft. south of Mount Joy Rd., and being on the southeast corner of Mount Joy Rd. and Townsend Rd, the northeast corner of Maryland Camp Rd and Townsend Rd, and the southwest corner of Maryland Camp Rd. and William Street Rd. 911 Address: N/A. Tax Parcels: 234-28.00-1.00, 2.00, and 3.00.

Other Business

2018-02 Outer Banks Subdivision

KS

Final Subdivision Plan

Frankford Business Park

HW

Preliminary Site Plan

Ashburn Homes Sales & Design Center (S-19-41)

KS

Preliminary Site Plan

Lands of Cheryl Proctor

KH

Minor Subdivision off 50' Easement

Additional Business

2020 Planning & Zoning Commission meeting schedule

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 October 3, 2019, at 2:30 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.

Sussex County Planning & Zoning Commission

PUBLIC HEARING DATES 2020

<u>PLANNING & ZONING COMMISSION</u>	<u>COUNTY COUNCIL</u>
January 9, 2020	February 2020
January 23, 2020	February 2020
February 13, 2020	March 2020
February 27, 2020	March 2020
March 12, 2020	April 2020
March 26, 2020	April 2020
April 9, 2020	May 2020
April 23, 2020	May 2020
May 14, 2020	June 2020
May 28, 2020	June 2020
June 11, 2020	July 2020
June 25, 2020	July 2020
July 9, 2020	August 2020
July 23, 2020	August 2020
August 13, 2020	September 2020
August 27, 2020	September 2020
September 10, 2020	October 2020
September 24, 2020	October 2020
October 8, 2020	November 2020
October 22, 2020	November 2020
November 12, 2020	December 2020
November 19, 2020	January 2020
December 10, 2020	January 2020
December 17, 2020	January 2020

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE CHAIRMAN
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Sussex County Planning & Zoning Commission

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET
Planning Commission Public Hearing Date October 10, 2019.

Application: 2019-15 Lands of LBG Homes, LLC

Applicant: Don Miller
1560 Middleford Road
Seaford, DE 19973

Owner: LBG Homes, LLC
14819 Sycamore Road
Laurel, Delaware 19956

Site Location: On the eastern side of (SCR 309) Williams Street Road, 700-ft south of
(SCR 304) Maryland Camp Road.

Zoning: AR-1 (Agricultural Residential Zoning District)

Current Use: Vacant Forested Land

Proposed Use: 4 Single-Family Lots

Comprehensive Land
Use Plan Reference: Coastal Area

Councilmatic
District: Mr. Hudson

School District: Indian River School District

Fire District: Indian River Fire District

Sewer: Private (On- Site)

Water: Private (On-Site)

Site Area: 7.975 acres

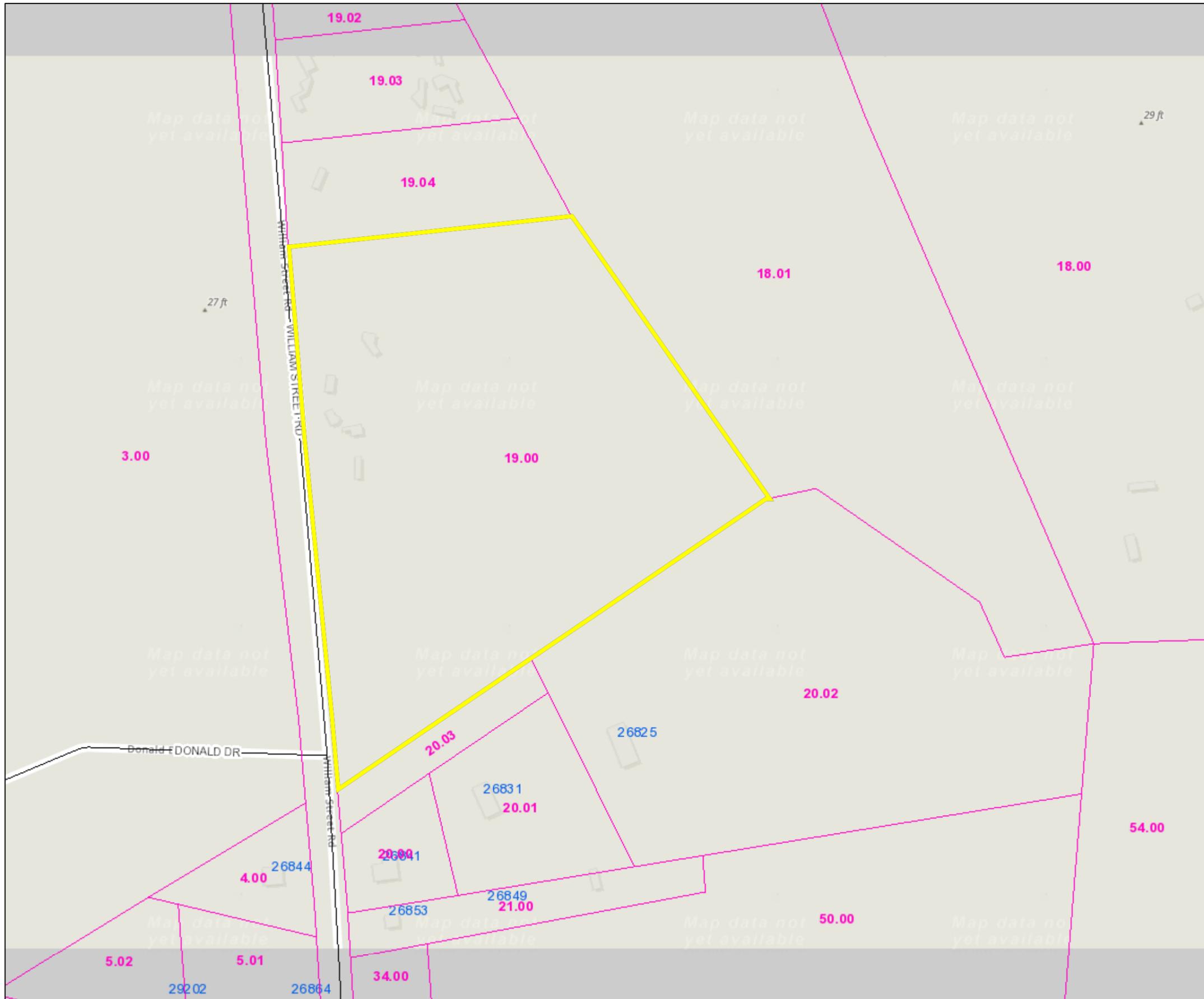
Tax Map ID.: 234-28.00-19.00



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



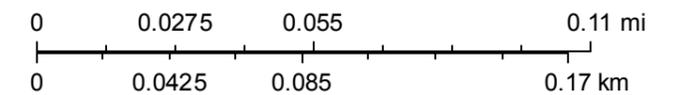
Sussex County



PIN:	234-28.00-19.00
Owner Name	LBG HOMES LLC
Book	4989
Mailing Address	14819 SYCAMORE RD
City	LAUREL
State	DE
Description	E SIDE OF WILLIAM STREET
Description 2	APPROX 684' S OF MARYLAND RD
Description 3	VACANT
Land Code	

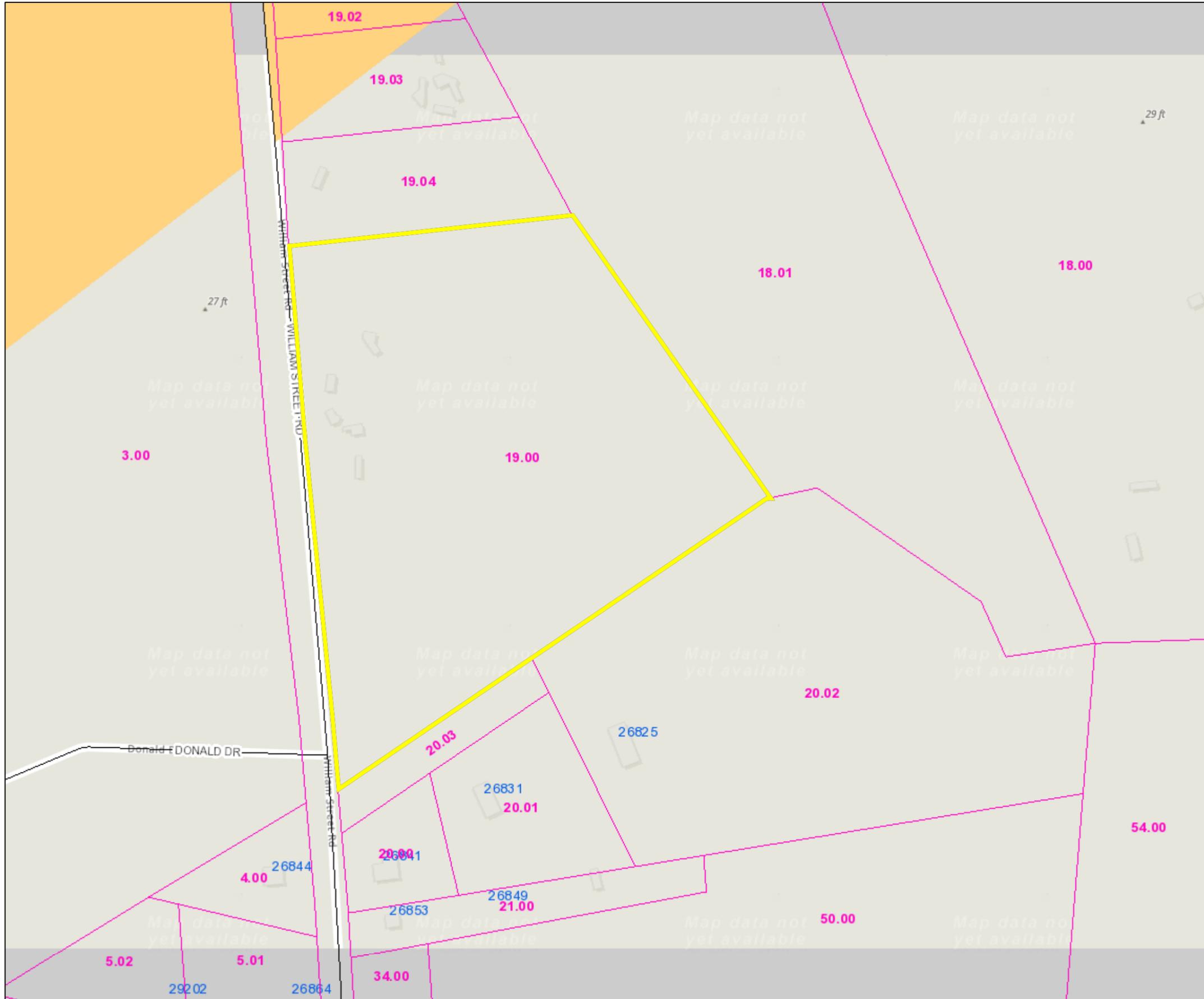
- polygonLayer**
 - Override 1
- polygonLayer**
 - Override 1
 - Tax Parcels
 - 911 Address
- Streets
- County Boundaries
- Young Farmers Loan
- Forest Land Preservation**
 - Forestland Preservation Area
 - Forestland Preservation Easement
- Ag Preservation Districts**
 - Agricultural Easement
 - Agricultural District
 - Agricultural Expansion
- Major Routes**
 - Interstate
 - State
 - United States
 - Municipalities

1:2,257





Sussex County



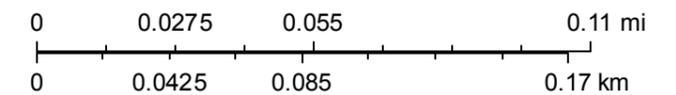
PIN:	234-28.00-19.00
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Description	E SIDE OF WILLIAM STREET
Description 2	APPROX 684' S OF MARYLA
Description 3	VACANT
Land Code	

- polygonLayer**

 - Override 1
- polygonLayer**

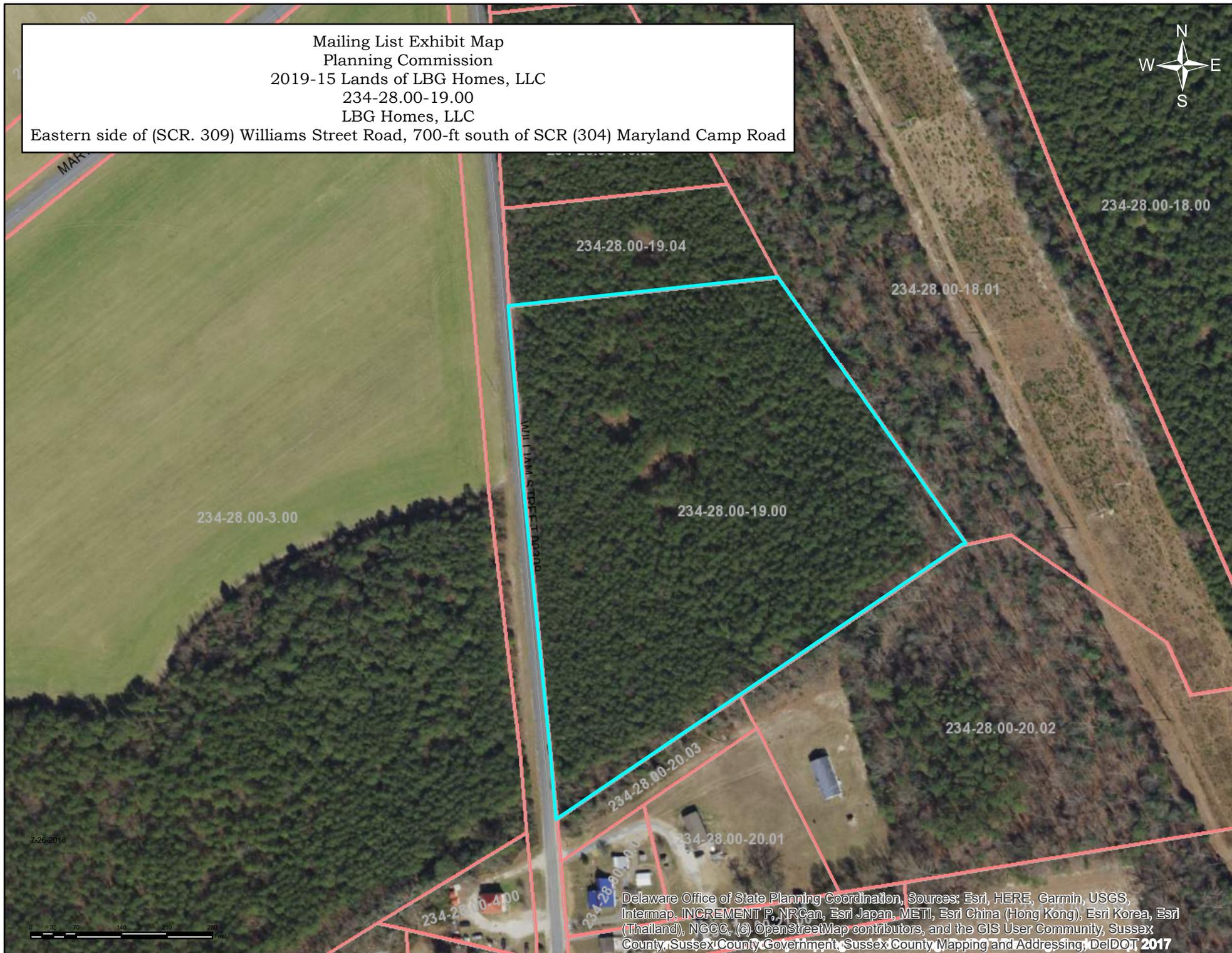
 - Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257



Mailing List Exhibit Map
Planning Commission
2019-15 Lands of LBG Homes, LLC
234-28.00-19.00
LBG Homes, LLC

Eastern side of (SCR. 309) Williams Street Road, 700-ft south of SCR (304) Maryland Camp Road



7-26-2018



Delaware Office of State Planning Coordination, Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sussex County, Sussex County Government, Sussex County Mapping and Addressing, DelDOT 2017



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

JENNIFER COHAN
SECRETARY

March 28, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning Commission
Sussex County Administration Building
P.O. Box 417
Georgetown, Delaware 19947

**SUBJECT: Minor Subdivision - Letter of No Objection to Recordation
LBG HOMES LLC
Tax Parcel # 234-28.00-19.00
SCR309 WILLIAM STREET ROAD AKA DRANE ROAD
Indian River Hundred, Sussex County**

Dear Ms. Cornwell:

The Department of Transportation has reviewed the Minor Subdivision Plan dated February 12, 2019 (last revised March 12, 2019), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's Development Coordination Manual and shall be subject to its approval. **This letter does not authorize the commencement of entrance construction.**

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel



LBG HOMES LLC
Ms. Janelle Cornwell
Page 2
March 28, 2019

that jurisdiction to modify or reject this proposed plan even though DeIDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the **recorded Minor Subdivision Plan** showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

A handwritten signature in black ink that reads "Joshua Schwartz". The signature is written in a cursive style with a large, stylized 'J' and 'S'.

Joshua Schwartz
Kent County Reviewer
Development Coordination

cc: Donald Miller, Miller Lewis
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Todd Sammons, Subdivision Engineer
Susanne Laws, Sussex County Review Coordinator
Nana Y. Nyarko-Appiah, Sussex County Reviewer

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

TO: **Janelle Cornwell**
REVIEWER: **Chris Calio**
DATE: **9/16/2019**
APPLICATION: **2019-15 Lands of LBG Homes, LLC**
APPLICANT: **Don Miller**
FILE NO: **NCPA-5.03**

RECEIVED
SEP 19 2019
SUSSEX COUNTY
PLANNING & ZONING

TAX MAP &
PARCEL(S): **234-28.00-19.00**

LOCATION: **On the eastern side of William Street Road (SCR 309), 700 feet south of Maryland Camp Road (SCR 304).**

NO. OF UNITS: **4 single family lots**

GROSS
ACREAGE: **7.975**

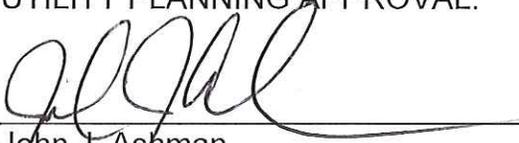
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

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.

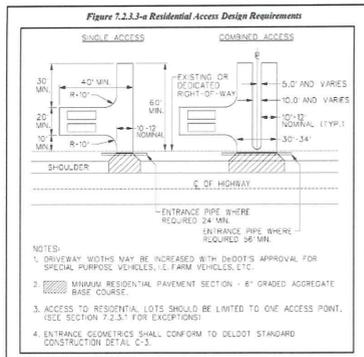
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The Sussex County Engineering Department does not have a 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

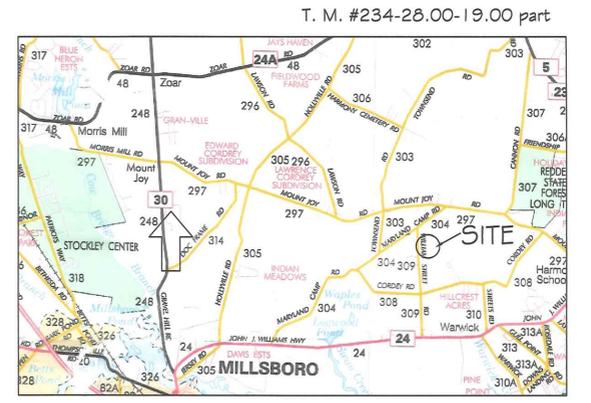


NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY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

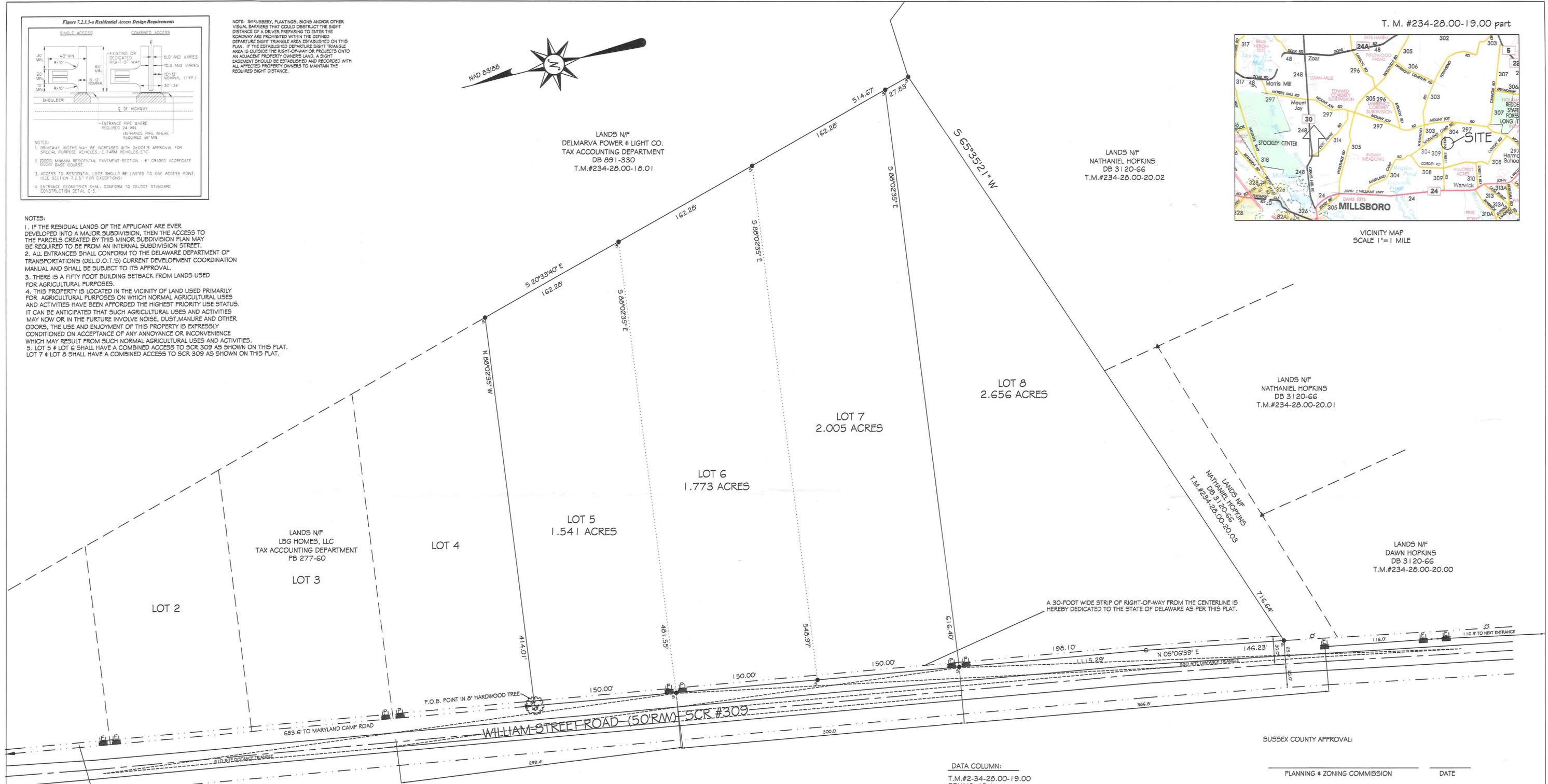


LANDS N/F
DELMARVA POWER & LIGHT CO.
TAX ACCOUNTING DEPARTMENT
DB 891-330
T.M.#234-28.00-18.01

LANDS N/F
NATHANIEL HOPKINS
DB 3120-66
T.M.#234-28.00-20.02



- NOTES:
- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 - ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
 - THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 - THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
 - LOT 5 & LOT 6 SHALL HAVE A COMBINED ACCESS TO SCR 309 AS SHOWN ON THIS PLAN. LOT 7 & LOT 8 SHALL HAVE A COMBINED ACCESS TO SCR 309 AS SHOWN ON THIS PLAN.



DATA COLUMN:

T.M.#2-34-28.00-19.00
ZONING: AR-1
TRACT AREA: 7.975 ACRES±
EXISTING LOTS: 1
PROPOSED LOTS: 3 NEW (4 TOTAL)
PRESENT USE: WOODLANDS
PROPOSED USE: RESIDENTIAL/WOODLANDS
ACCESS: S.C.R. 309 (WILLIAM STREET ROAD)
ROADWAY CLASSIFICATION: LOCAL ROADWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS PER FIRM #10005C047GK DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID SPEED LIMIT ON WILLIAM STREET RD. IS 50MPH (UNPOSTED)

SUSSEX COUNTY APPROVAL:

PLANNING & ZONING COMMISSION _____ DATE _____

SUSSEX COUNTY COUNCIL _____ DATE _____

MAJOR SUBDIVISION FOR
LBG HOMES LLC
14819 SYCAMORE ROAD, LAUREL, DE. 19956

I, DONALD K. MILLER, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.

Donald K. Miller
DONALD K. MILLER, PLS 407
3/19/19
DATE

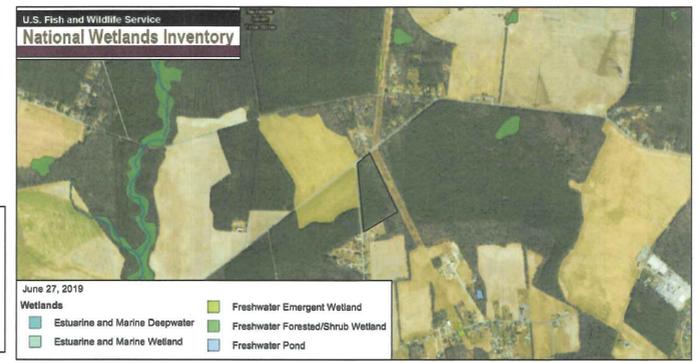
LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- - - PROPOSED RIGHT-OF-WAY LINE
- PROPERTY LINE
- CENTERLINE
- NEXT PROPERTY LINE
- PROPOSED PROPERTY LINE

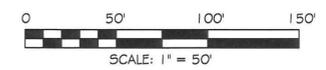
OWNERS CERTIFICATION:

I, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

John Hopkins
OWNER NAME
3/14/2019
DATE



- UTILITY POLE
- IRON PIPE (FOUND)
- IRON PIPE (SET)
- POINT
- ⊕ EXISTING ENTRANCE
- ⊕ PROPOSED ENTRANCE



DATE	REVISION
3/12/2019	DEL D.O.T. COMMENT

MILLER LEWIS, INC.
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391

	HUNDRED	COUNTY
	INDIAN RIVER	SUSSEX
	STATE	DRAWN BY
	DELAWARE	D.K. MILLER
	REF.	FILE
	D.B. 813-8	CONNORS 2-34-28-19.dwg

REVIEW COPY

THIS SURVEY AND PLAN 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

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 October 10, 2019

Application: CU 2186 Mountaire Farms of Delaware, Inc.

Applicant: Austin Pajda
P.O. Box 1320
Millsboro, DE 19966

Owner: Mountaire Farms, Inc.
P.O. Box 710
Selbyville, DE 19975

Site Location: Parcel of land lying on both sides of Mount Joy Rd. approximately 52 ft. west of Townsend Rd., and being on both sides of Townsend Rd. approximately 157 ft. south of Mount Joy Rd., and being on the southeast corner of Mount Joy Rd. and Townsend Rd. and the southwest corner of Maryland Camp Rd. and William St.

Current Zoning: AR-1 (Agricultural Residential District) & GR (General Residential District)

Proposed Use: Sludge and wastewater spray irrigation

Comprehensive Land Use Plan Reference: Low Density and Coastal Areas

Councilmatic District: Mr. Burton

School District: Indian River School District

Fire District: Millsboro Fire District

Sewer: N/A

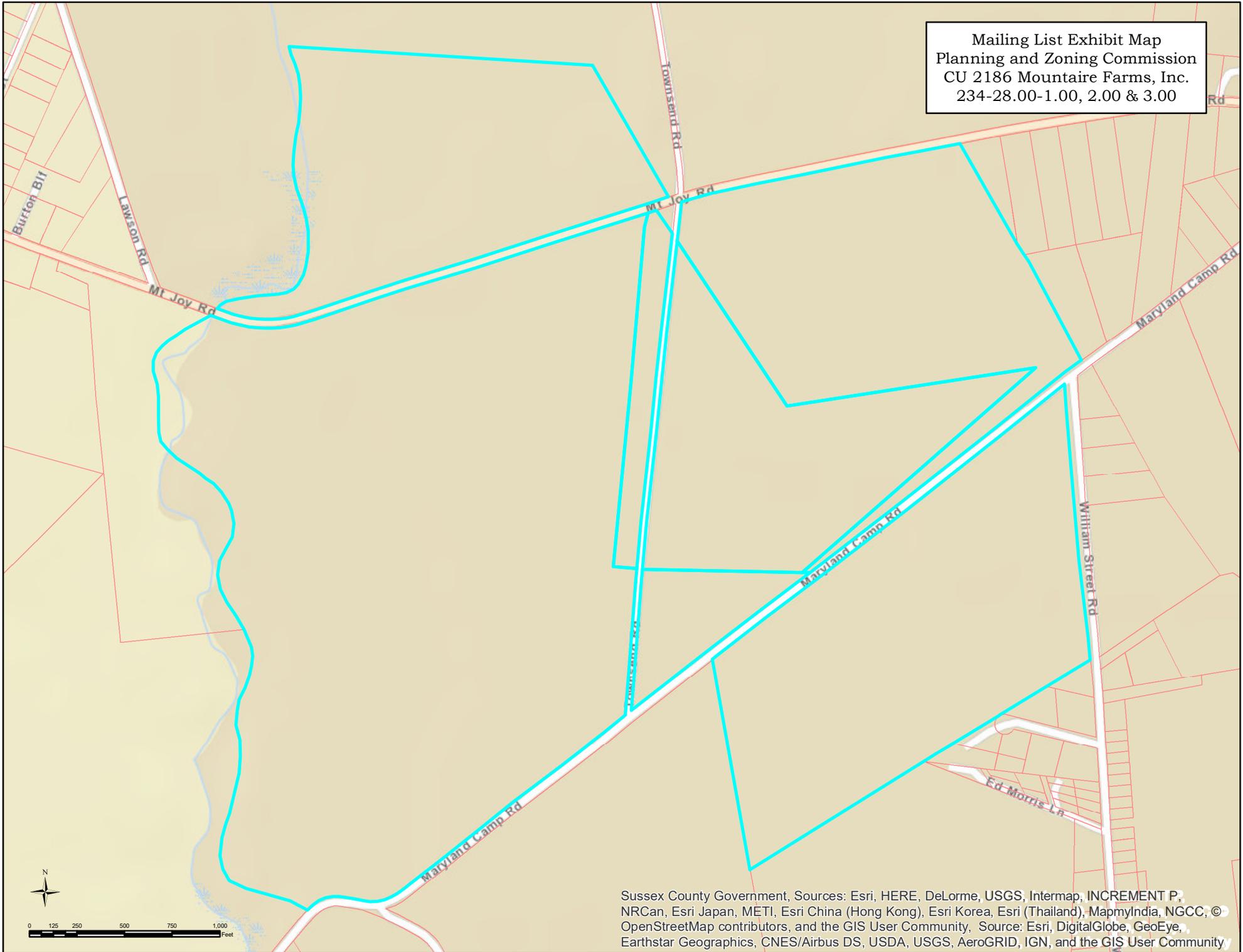
Water: N/A

Site Area: 203.34 ac. +/-

Tax Map ID.: 234-28.00-1.00, 2.00 & 3.00

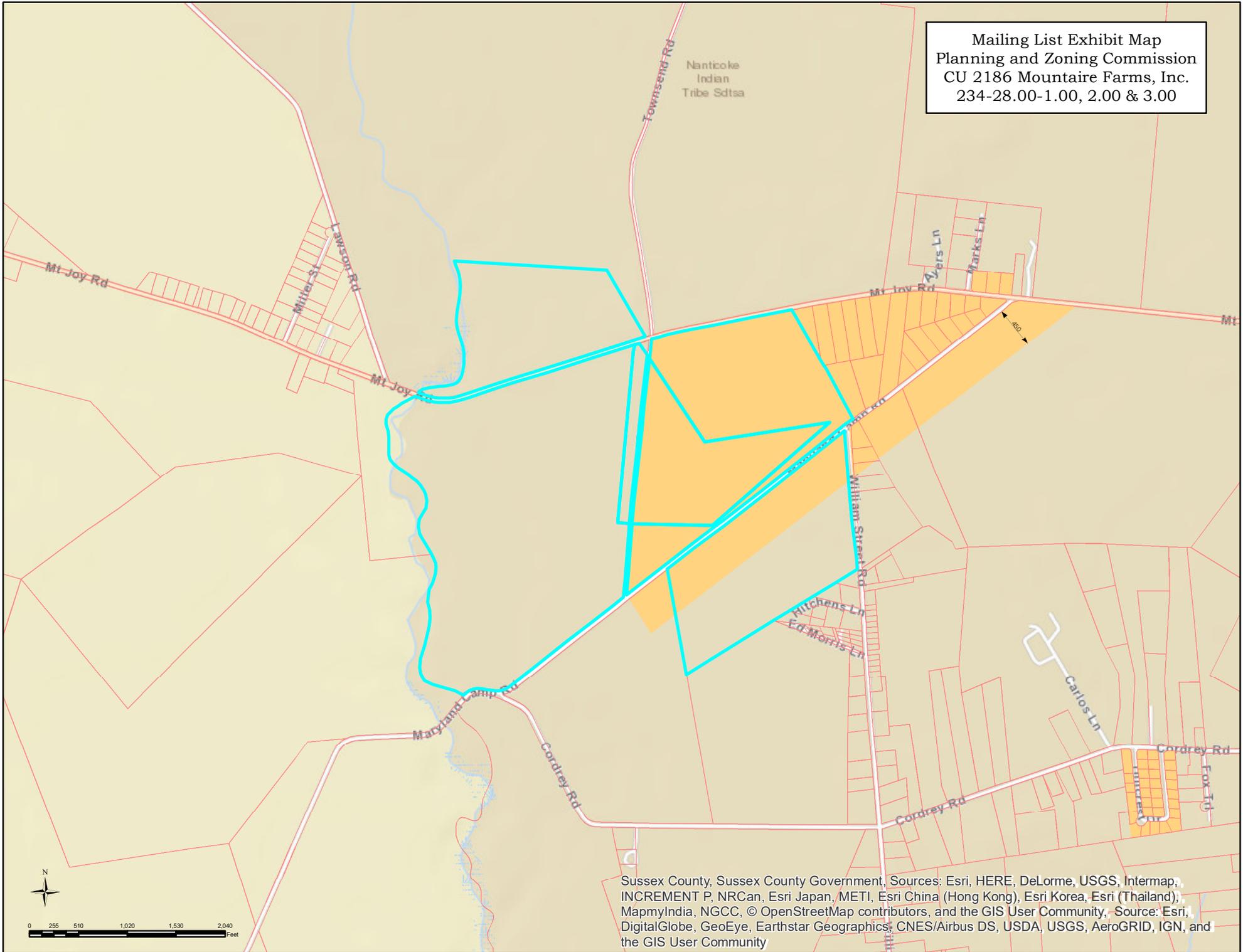


Mailing List Exhibit Map
Planning and Zoning Commission
CU 2186 Mountaire Farms, Inc.
234-28.00-1.00, 2.00 & 3.00



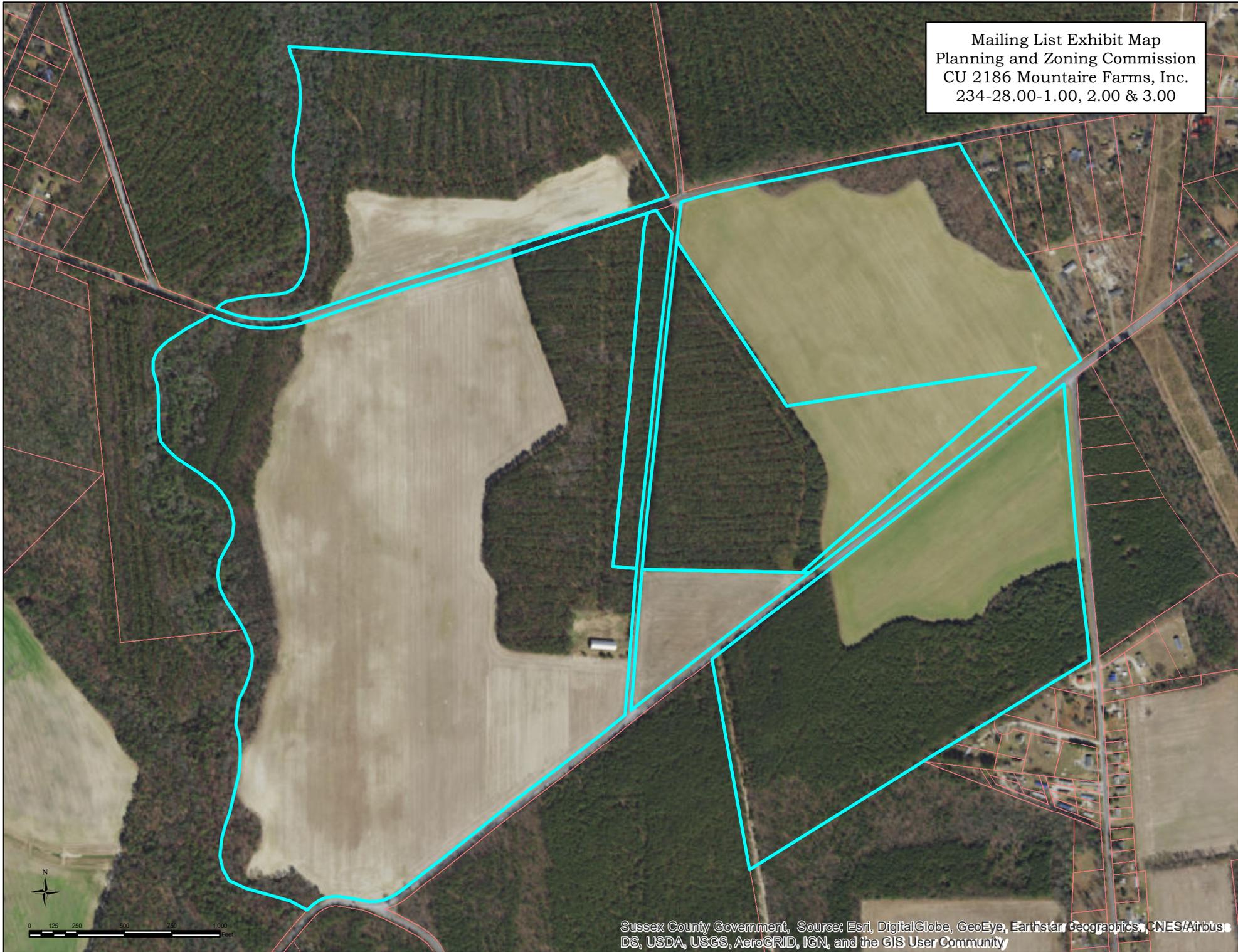
Sussex County Government, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Mailing List Exhibit Map
Planning and Zoning Commission
CU 2186 Mountaire Farms, Inc.
234-28.00-1.00, 2.00 & 3.00



Sussex County, Sussex County Government, Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Mailing List Exhibit Map
Planning and Zoning Commission
CU 2186 Mountaire Farms, Inc.
234-28.00-1.00, 2.00 & 3.00



PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

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



Sussex County

DELAWARE
sussexcountye.gov

Memorandum

To: Sussex County Planning & Zoning Commission Members
From: Jamie Whitehouse, AICP, Planning & Zoning Manager
CC: Vince Robertson, Assistant County Attorney and Applicant
Date: October 3, 2019
RE: Staff Analysis for CU 2186 Mountaire Farms of Delaware, Inc.

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2186 Mountaire Farms of Delaware, Inc. to be reviewed during the October 10, 2019 Planning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for parcels 234-28.00-1.00, 2.00 and 3.00 to allow for the land application of sludge and wastewater spray irrigation to be located on both sides of Mount Joy Rd., approximately 52 ft. west of Townsend Rd, and being on both sides of Townsend Rd., approximately 157 ft. south of Mount Joy Rd., and being on the southeast corner of Mount Joy Rd. and Townsend Rd, the northeast corner of Maryland Camp Rd and Townsend Rd, and the southwest corner of Maryland Camp Rd. and William Street Rd. The size of the property is 351.86 ac. +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map shows that Parcel 234-28.00-1.00 is largely within the low-density designated area with the easternmost corner of the parcel being within the Coastal Area designation. Parcels 234-28.00-2.00 and 3.00 are designated as being within the Coastal Area.

The Low-Density Area designation recognizes that the primary uses envisioned in Low Density Areas are agricultural activities and homes. Business development should be largely confined to businesses addressing the needs of these two uses. The Coastal Area designation recognizes that development can be accommodated provided that any special environmental concerns are addressed. Applicants are encouraged to analyze the development's potential environmental impacts, including effects on stormwater runoff, nitrogen and phosphorous loading, wetlands, woodlands, wastewater treatment, water systems, and other matters that affect the ecological sensitivity of the inland bays.

The land west of Townsend Rd is within the AR-1 Agricultural Residential Zoning District. The land to the east of Townsend Rd is within the GR General Residential Zoning District. The parcels to the north, west and south of the application site are primarily used for agriculture and forestry. The lands to the immediate north-east of the application site contain single-family dwellings.

The County's records show that there have been other Conditional Use applications for the use of bio-solids within a 5-mile radius of the application site. Conditional Use #1569 for the Mountaire Cordrey & Frame Tract (234-21.00-169.03) was approved by Sussex County Council on 11/30/2004. Also Conditional Use #1570 for the Mountaire Colony Tract (133-7.00-7.00) for the use of biosolids from wastewater treatment was withdrawn on 11/12/2004.



Based on the analysis of the land use, surrounding zoning and uses, the proposed Conditional Use for sludge and wastewater spray irrigation, subject to consideration of scale, impact and intensity, could be considered as consistent with the land use, area zoning and uses.



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

JENNIFER COHAN
SECRETARY

April 24, 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 **Mountaire Farms of Delaware, Inc.** conditional use application, which we received on March 29, 2019. This application is for a 352.65-acre assemblage of parcels (Tax Parcels: 234-28.00-1.00, 2.00, & 3.00). The subject land is located on both sides of Mount Joy Road (Sussex Road 297), both sides of Townsend Road (Sussex Road 303), and north side of Maryland Camp Road (Sussex Road 304). The subject land is currently split-zoned AR-1 (Agricultural Residential) and GR (General Residential), and the applicant is seeking a conditional use approval to utilize the land for spray irrigation and disposal of sludge.

Per the 2017 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of Mount Joy Road where the subject land is located, which is from Hollyville Road (Sussex Road 305) to Cannon Road (Sussex Road 307), is 2,887 vehicles per day. As mentioned above, the subject land also has frontage along Townsend Road and Maryland Camp Road. The annual average daily traffic volume along Townsend Road is 417 vehicles per day. The annual average daily traffic volume along Maryland Camp Road where the subject land is located, which is from Delaware Route 24 to William Street (Sussex Road 309), is 380 vehicles per day.

Based on our review, we estimate that the above 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 in the context of our agreement with the County regarding land development coordination 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



Ms. Janelle M. Cornwell
Page 2 of 2
April 24, 2019

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.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Mountaire Farms of Delaware, Inc., 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
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, 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
P.O. Box 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

April 24, 2019

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

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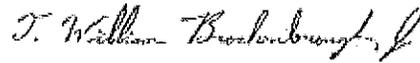
Ms. Janelle M. Cornwell
Page 2 of 2
April 24, 2019

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

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

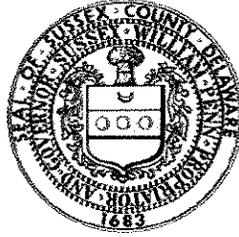
TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Mountaire Farms of Delaware, Inc., Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance and
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Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, 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



Sussex County

DELAWARE
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: 3/26/19

Site Information:

Site Address/Location: 29292 John J Williams Hwy, Millsboro DE

Tax Parcel Number: 234-28.00-1.00; 234-28.00-3.00; 234-28.00-2.00

Current Zoning: AR-L, GR-X, GR-

Proposed Zoning: _____

Land Use Classification: _____

Proposed Use(s): ~350 acres to have conditional use for
spray irrigation disposal and sludge

Square footage of any proposed buildings or number of units: N/A

Applicant Information:

Applicant's Name: Mountaire Farms of Delaware Inc

Applicant's Address: 29292 John J Williams Hwy

City: Millsboro State: DE Zip Code: 19966

Applicant's Phone Number: (302) 934-3070

Applicant's e-mail address: apajda@mountaire.com



SENT EMAIL 4/25
11:26 AM

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

TO: **Janelle Cornwell**
REVIEWER: **Chris Calio**
DATE: **9/16/2019**
APPLICATION: **CU 2186 Mountaire Farms of Delaware, Inc.**
APPLICANT: **Austin Pajda**
FILE NO: **NCPA-5.03**

RECEIVED
SEP 19 2019
SUSSEX COUNTY
PLANNING & ZONING

TAX MAP &
PARCEL(S): **234-28.00-1.00, 2.00 & 3.00**

LOCATION: **Parcels of land lying on both sides of Mount Joy Road, approximately 52 feet west of Townsend Road, and being on both sides of Townsend Road, approximately 157 feet south of Mount Joy Road, and being on the southeast corner of Mount Joy Road and Townsend Road, and the southwest corner of Maryland Camp Road and William Street Road.**

NO. OF UNITS: **Sludge and wastewater spray irrigation site.**

GROSS
ACREAGE: **203.34**

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? **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 Sussex County Engineering Department does not have a 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

Property Information

Property Location: 0
Unit:
City:
State: DE
Zip: 0
Class: AGR-Agriculture
Use Code (LUC): FG-AG IN FAA
Town: 00-None
Tax District: 234 - INDIAN RIVER
School District: 1 - INDIAN RIVER
Council District: 5-Riely
Fire District: 83-Millsboro
Deeded Acres: 203.3400
Frontage: 0
Depth: .000
Irr Lot:
Zoning 1: AR-1-AGRICULTURAL/RESIDENTIAL
Zoning 2: XX-ADDITIONAL CODES
Plot Book Page: /PB

100% Land Value: \$0
100% Improvement Value
100% Total Value

Legal

Legal Description: GEORGETOWNOAK ORCH
FX
FOREST EX

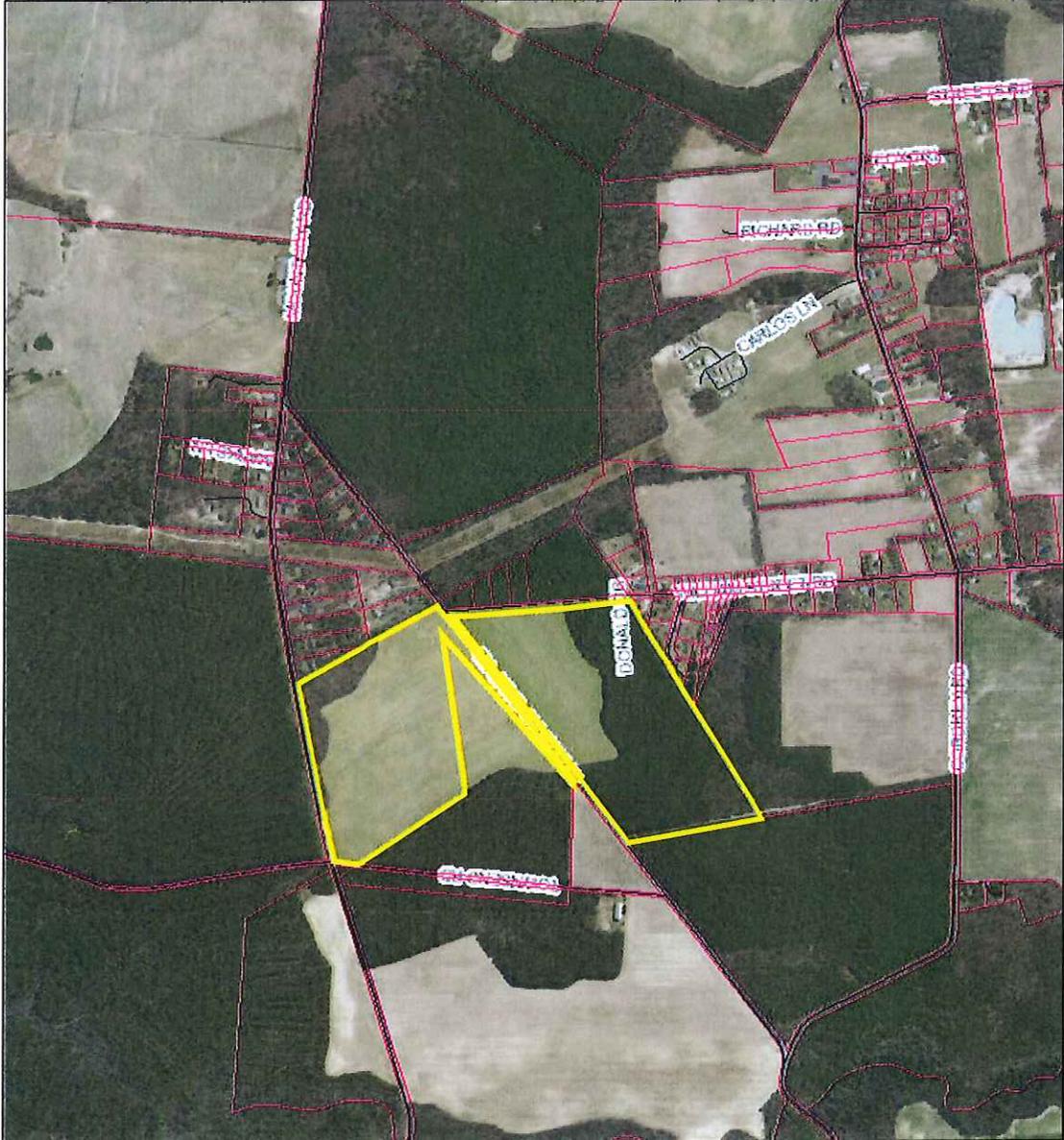
Owners

Owner: MOUNTAIRE FARMS OF DELAWARE INC
Co-owner: PO BOX 710 SELBYVILLE DE 19975
Address: SELBYVILLE DE 19975
City: SELBYVILLE DE 19975
State: SELBYVILLE DE 19975
Zip: SELBYVILLE DE 19975

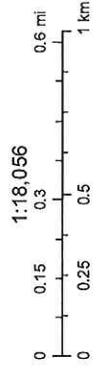


Sussex County

PIN:	234-28 00-3.00
Owner Name	MOUNTAIRE FARMS OF DELAWARE INC
Book	3273
Mailing Address	PO BOX 710
City	SELBYVILLE
State	DE
Description	FX
Description 2	T51 FOREST EX
Description 3	N/A
Land Code	



- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries



Property Information

Property Location: 0
 Unit:
 City:
 State: DE
 Zip: 0

Class: AGR-Agriculture
 Use Code (LUC): FG-AG IN FAA
 Town: 00-None
 Tax District: 234 - INDIAN RIVER
 School District: 1 - INDIAN RIVER
 Council District: 4-Hudson
 Fire District: 83-Millsboro
 Deeded Acres: 41.8100
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: GR-GENERAL RESIDENTIAL
 Zoning 2: XX-ADDITIONAL CODES
 Plot Book Page: /PB

100% Land Value:
 100% Improvement Value \$0
 100% Total Value

Legal

Legal Description: E/RT 303
 NW/RD 304
 FX FOREST EX

Owners

Owner: MOUNTAIRE FARMS OF DELAWARE INC
 Co-owner: PO BOX 710 SELBYVILLE DE 19975
 State: DE
 Zip: 19975



Addresses / Parcels

- TaxParcels

Council Districts

- Fire Districts
- County District 01
- County District 02
- County District 03
- County District 04
- County District 05

- County Boundaries

Schools/Libraries

- School Buildings (Various)
- School Library
- Public Library
- Special Library
- DOE School Districts
- DOE VoTech School Districts

Hydrology

- Streams / Rivers
- Lakes, Ponds, Bays

Flood Zones

- 0.2% Annual Chance Flood Hazard
- A
- AE
- AO
- Open Water
- VE

- Public Protected Lands
- Municipalities
- Communities
- Boundaries State County



Sussex County Government Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus Ds, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Sussex County Map

Property Information

Property Location: 0
 Unit:
 City:
 State: DE
 Zip: 0

Class: AGR-Agriculture
 Use Code (LUC): FG-AG IN FAA
 Town: 00-None
 Tax District: 234 - INDIAN RIVER
 School District: 1 - INDIAN RIVER
 Council District: 4-Hudson
 Fire District: 83-Millsboro
 Deeded Acres: 107.5000
 Frontage: 0
 Depth: .000
 Irr Lot:
 Zoning 1: GR-GENERAL RESIDENTIAL
 Zoning 2: XX-ADDITIONAL CODES
 Plot Book Page: /PB

100% Land Value:
 100% Improvement Value \$0
 100% Total Value

Legal

Legal Description: FX
 T51 FOREST EX

Owners

Owner: MOUNTAIRE FARMS OF DELAWARE INC
 Co-owner: PO BOX 710 SELBYVILLE DE 19975
 City: SELBYVILLE
 State: DE
 Zip: 19975



Addresses / Parcels

TaxParcels

Council Districts

Fire Districts

County District 01

County District 02

County District 03

County District 04

County District 05

County Boundaries

Schools/Libraries

School Buildings (Various)

School Library

Public Library

Special Library

DOE School Districts

DOE VoTech School Districts

Hydrology

Streams / Rivers

Lakes, Ponds, Bays

Flood Zones

0.2% Annual Chance

Flood Hazard

A

AE

AO

Open Water

VE

Public Protected Lands

Municipalities

Communities

Boundaries State County

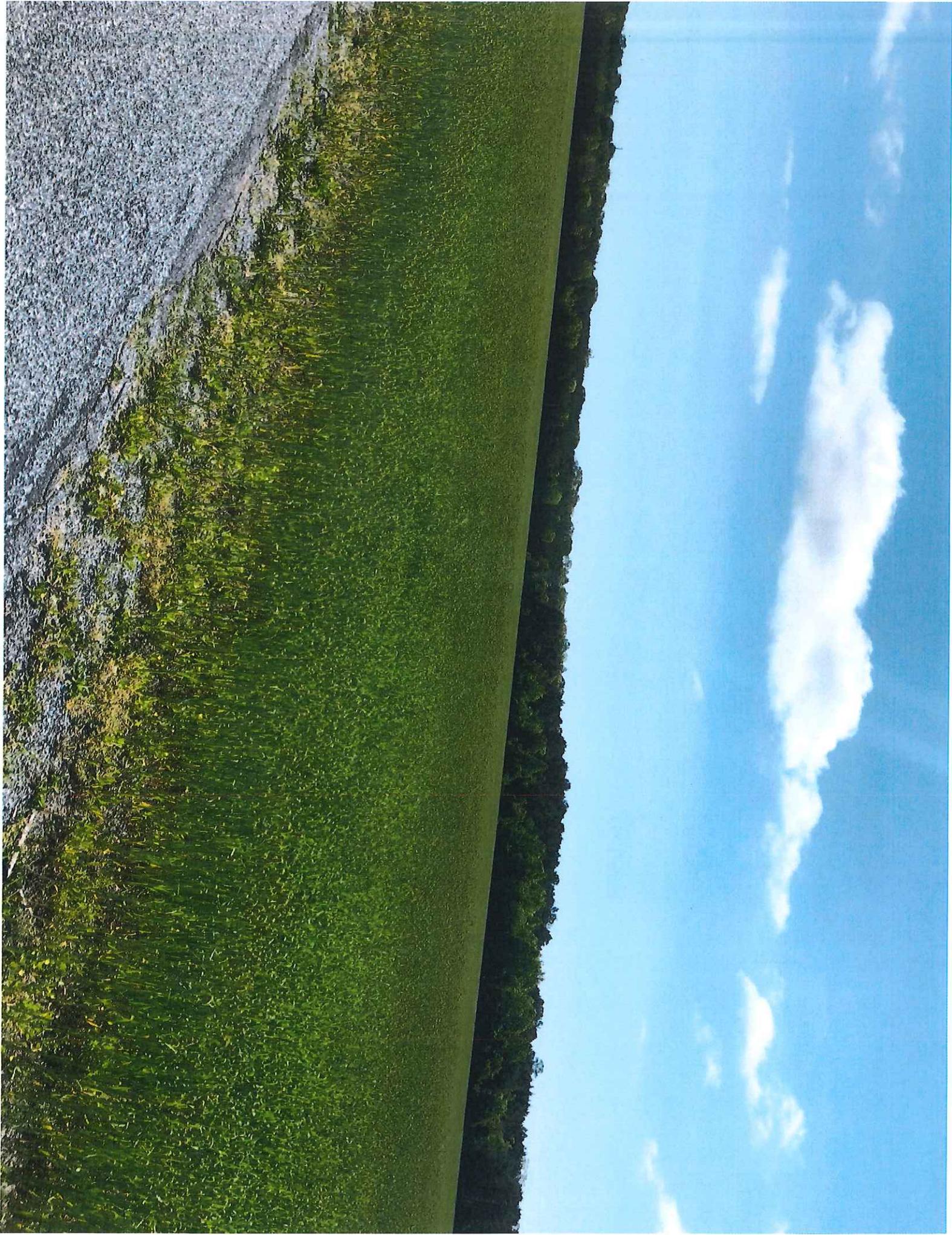


0 1,250 2,500 5,000 7,500 10,000

Sussex County Man

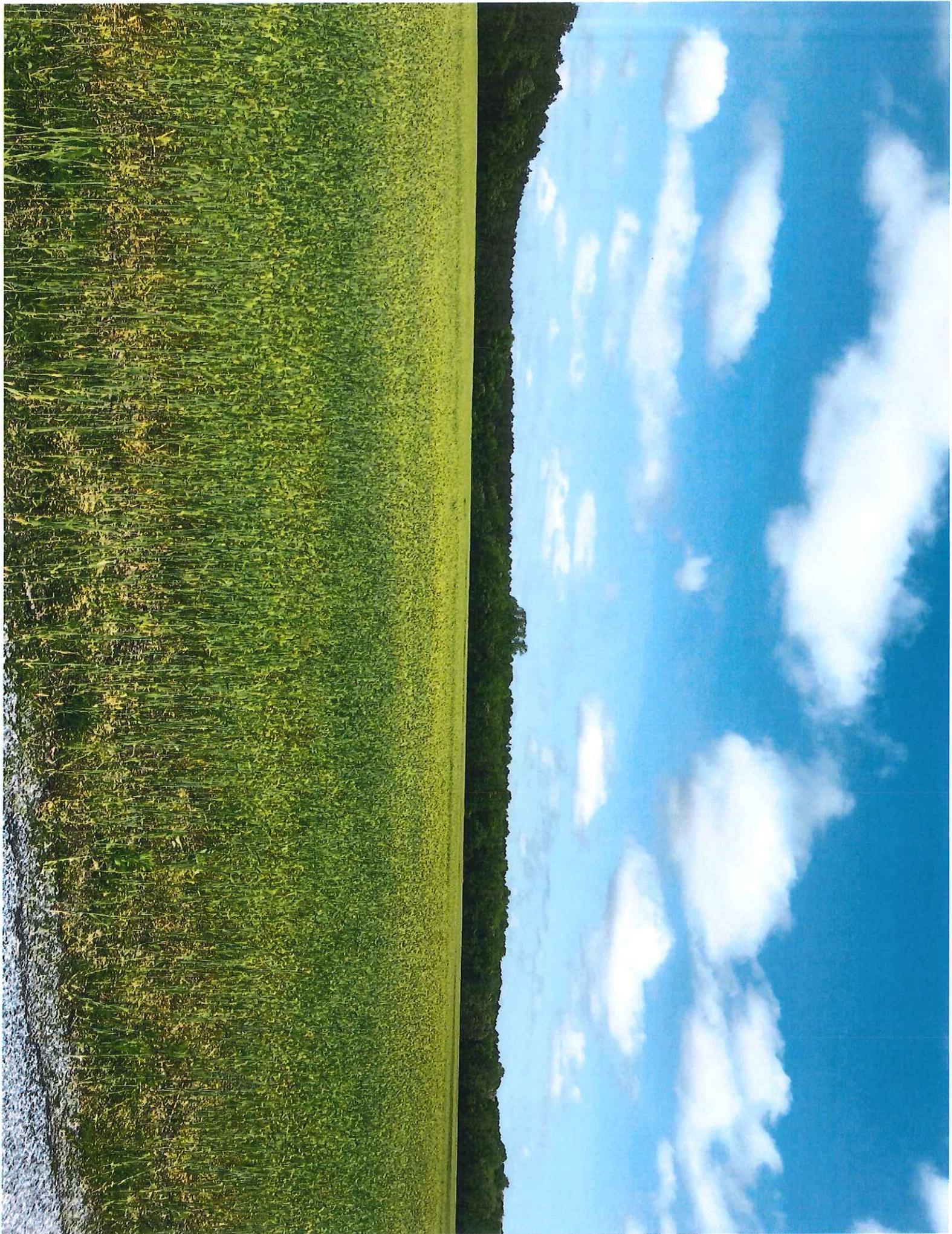


Sussex County Government, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

















Conditional Use 2186
Mountaire Farms of Delaware, Inc.

PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

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



Sussex County

DELAWARE
sussexcountyde.gov

September 17, 2019

Mountaire Farms of Delaware, Inc.
P.O. Box 710
Selbyville, DE 19975

To whom it may concern:

C/U 2186 MOUNTAIRE FARMS OF DELAWARE, INC. - AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT AND GR GENERAL RESIDENTIAL DISTRICT FOR SLUDGE AND WASTEWATER SPRAY IRRIGATION TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN INDIAN RIVER HUNDRED, SUSSEX COUNTY, CONTAINING 351.86 ACRES, MORE OR LESS. The property is lying on the both sides of Mount Joy Rd., approximately 52 ft. west of Townsend Rd, and being on both sides of Townsend Rd., approximately 157 ft. south of Mount Joy Rd., and being on the southeast corner of Mount Joy Rd. and Townsend Rd, the northeast corner of Maryland Camp Rd and Townsend Rd, and the southwest corner of Maryland Camp Rd. and William Street Rd. 911 Address: N/A. Tax Parcels: 234-28.00-1.00, 2.00, and 3.00.

The **Planning and Zoning Commission** will hold a Public Hearing on **Thursday, October 10, 2019 at 6:00 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

The **Sussex County Council** will hold a Public Hearing on **Tuesday, November 5, 2019 at 1:30 pm** in the Sussex County Council Chambers located in the County Administrative Office at 2 The Circle Georgetown, DE, 19947.

It will be necessary for you the applicant to be present or represented by an agent or attorney at the hearings before both the Commission and County Council. If you are not present or represented, the Commission and/or County Council reserve the right to refuse to act on your application and to require that a new application be filed, and fees paid at your expense.

If an attorney, or agent, will be representing you, the applicant, it is your duty to notify them as to the dates and times of the hearings as herein set forth, as the Commission and County Council will not notify your counsel.

Sincerely,

Planning and Zoning Department

RECEIVED SEP 18 2019



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

Summary of Conditional Use Request

Mountaire is requesting to have existing owned lands being tax parcels: 234-28.00-1.00; 234-28.00-2.00; 234-28.00-3.00 granted conditional use for sludge and wastewater spray irrigation. The total area encompasses roughly 350 acres. A site map for each parcel and a general overview and topographic map is attached for reference.

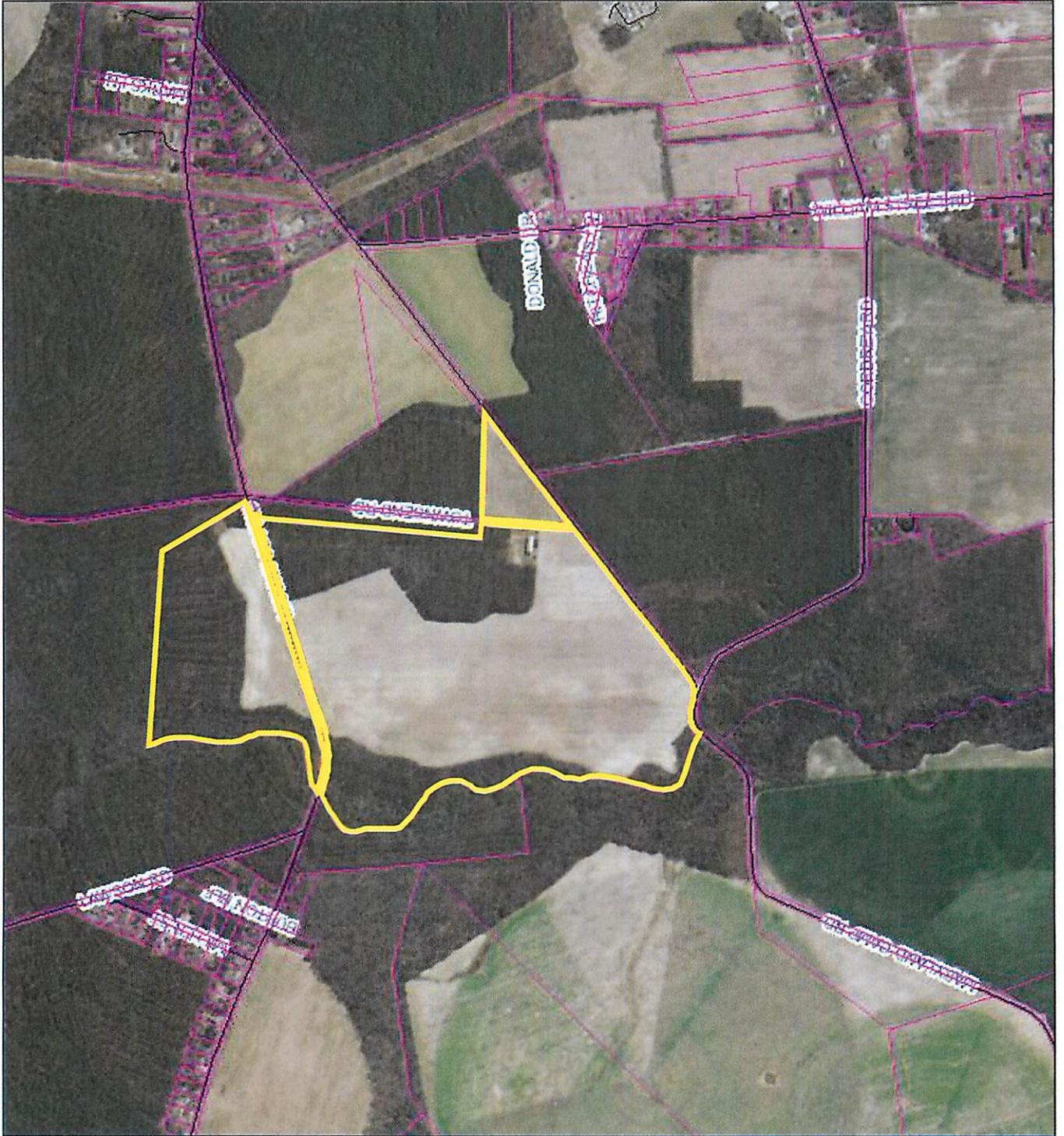
Sludge has been applied on these lands dating back to the 1990's specified by the Department of Natural Resource and Environmental Control permits. Spray Irrigation of wastewater on these additional acres is sought to allow for improved allocation of hydraulic loading. In short, more available acres equates to less water applied per acre.

Obtaining approval for conditional use is the first step in having the above scenario become a reality. The end goal, of which, benefits all. Specifics regarding spray irrigation such as rates, overall acres, crops, etc. will need to be discussed with DNREC once approval for conditional use is granted. These details will be dependent on test results outlined in DNREC's regulations. Some of the general protocols which will need to be conducted in determining the above include soil sampling, installation/approval of additional monitoring wells and marking applicable setbacks for an appropriate buffer zone.

We hope that everybody sees this as an opportunity for Mountaire to continue its effort in being good stewards of the environment and the resources which have been entrusted to us.



Sussex County



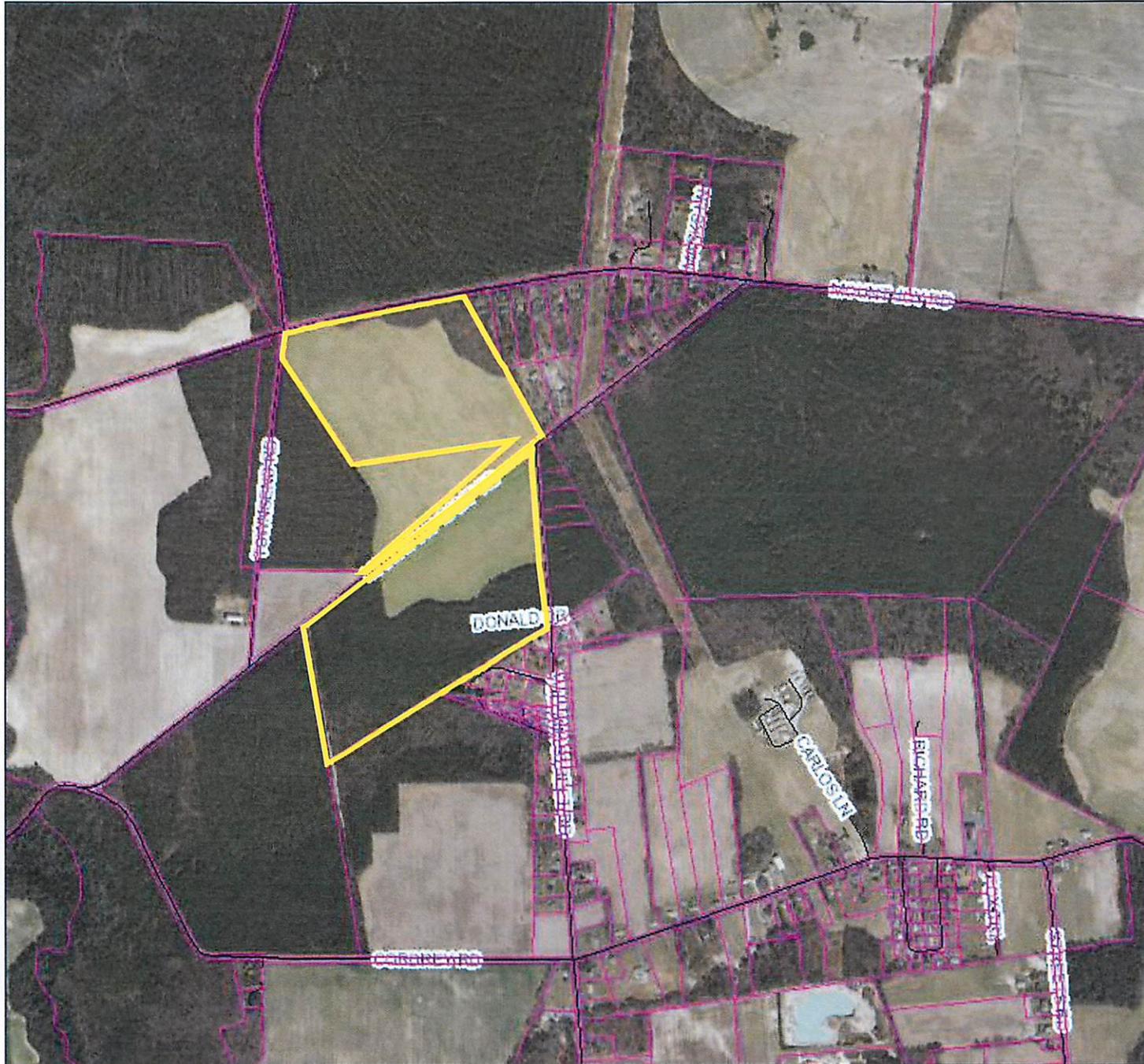
PIN:	234-28.00-1.00
Owner Name	MOUNTAIRE FARMS OF DELAWARE INC
Book	3172
Mailing Address	PO BOX 710
City	SELBYVILLE
State	DE
Description	GEORGETOWNOAK ORCH
Description 2	FX
Description 3	FOREST EX
Land Code	

- polygonLayer**
 - Override 1
- polygonLayer**
 - Override 1
- Tax Parcels** □
- Streets** —
- County Boundaries** □





Sussex County



PIN:	234-28.00-3.00
Owner Name	MOUNTAIRE FARMS OF DELAWARE INC
Book	3273
Mailing Address	PO BOX 710
City	SELBYVILLE
State	DE
Description	FX
Description 2	T51 FOREST EX
Description 3	N/A
Land Code	

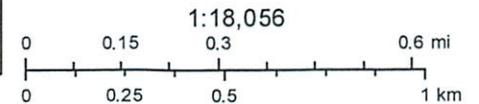
polygonLayer

Override 1

polygonLayer

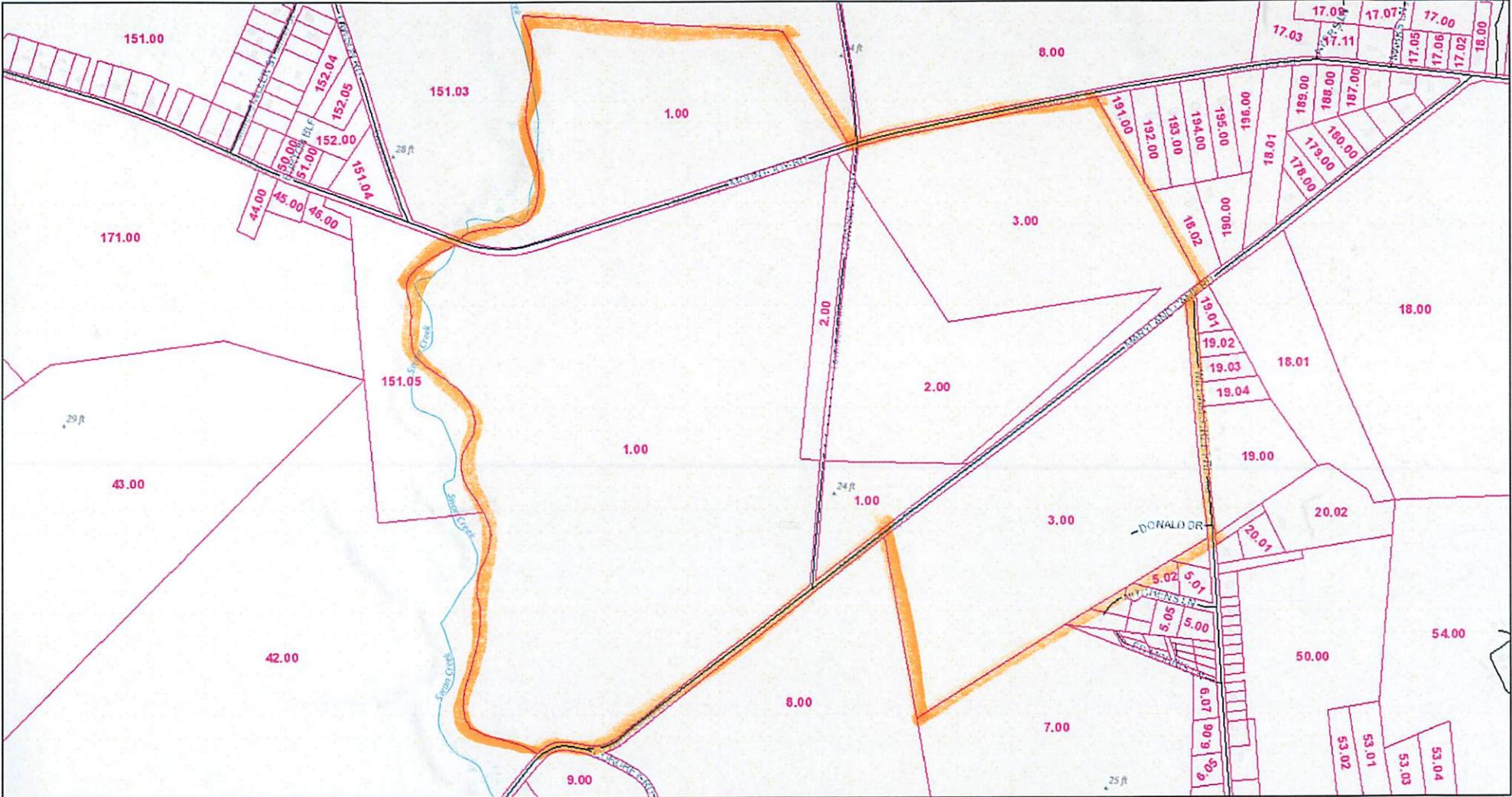
Override 1

- Tax Parcels
- Streets
- County Boundaries





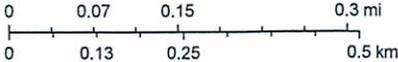
Sussex County



September 30, 2019

- Tax Parcels
- Streets
- County Boundaries

1:9,028



Delaware Department of Education, Delaware Geological Survey, DNREC, Division of Watershed Stewardship, Drainage Program, john.inkster@state.de.us, Sussex County. Sources: Esri, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatasystemen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap

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: October 3, 2019

RE: Other Business for October 10, 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 October 10, 2019 Planning Commission meeting.

2018-2 Outer Banks Subdivision

KS

Final Subdivision Plan

This is a Final Subdivision Plan for the Outer Banks North & South Subdivision (2018-2) for a major subdivision of 49 single-family dwellings on a 32.677-acre parcel of land using the cluster development option accessed off Jimtown Road (S.C.R. 285A). The Preliminary Subdivision Plan was approved by the Planning and Zoning Commission at their meeting of May 10, 2018. The Final Subdivision Plan is in compliance with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 334-11.00-5.02 & 5.03. Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

S-18-56 Frankford Business Park

HW

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of four single-story warehouse type buildings totaling 76,600 sf., 32,800 sf. of office space and 20,000 sf. of conditioned storage space along with two enclosed pipe yards, loading spaces and additional parking and site improvements. This is a through lot fronting on both DuPont Blvd. and Delaware Ave. The applicant has included a letter explaining that the parking initially placed along the buildings has been moved into the front setback along Delaware Ave. in order to provide fire access. The Preliminary Site Plan is in compliance with the Sussex County Zoning Code. Tax Parcel: 433-11.00-21.02. Zoning: C-1 (General Commercial District) and AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Ashburn Homes Sales & Design Center (S-19-41)

KS

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a proposed office, sales center, storage building, and other site improvements located at 20238 Coastal Hwy. The site was previously a retail (seafood carryout). The Board of Adjustment amended CHCOZ requirements on September 9, 2019, Case No. 12360. The Preliminary Site Plan complies with the Sussex County Zoning Code and with the amended CHCOZ requirements. Tax Parcel: 334-19.00-156.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.



Lands of Cheryl Proctor

KH

Minor Subdivision off 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, Lot 2 measuring 1.456-acres +/- and Lot 3 measuring 2.546-acres +/- from an existing 10-acre +/- parcel. Tax Parcel: 430-21.00-7.01. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

GENERAL NOTES:

- STREETS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS SHALL BE MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNER'S ASSOCIATION CAN PROVIDE FOR REQUIRED MAINTENANCE. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY SHOWN ON THIS PLAN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER. PROPERTY OWNERS OR BOTH, THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
- ACCESS TO ALL LOTS SHALL BE PROVIDED FROM THE PRIVATE SUBDIVISION STREETS PROPOSED WITH THIS PLAN. NO DIRECT ACCESS TO PUBLIC STREETS IS PROPOSED EXCEPT THE ENTRANCES SPECIFICALLY SHOWN ON THIS PLAN.
- ACCORDING TO FEMA FLOOD INVENTORY MAP #100050331K, DATED MARCH 16, 2015, THE SITE IS IMPACTED BY THE 100 YEAR FLOODPLAIN. THE BOUNDARY INFORMATION SHOWN IN THESE PLANS ARE BASED ON FIELD SURVEYS PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC.
- TOPOGRAPHIC SURVEY DATA PROVIDED BY DAVIS, BOWEN, & FRIEDEL, INC.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- UTILITY EASEMENTS DEPICTED HEREON REPRESENT, TO THE GREATEST EXTENT PERMITTED BY LAW, PRIVATE EASEMENTS FOR THE EXCLUSIVE USE AND BENEFIT OF THOSE UTILITY COMPANIES AND/OR OTHER PROVIDERS OF SERVICES TO THE DEVELOPMENT AS MAY BE DESIGNED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- UNLESS OTHERWISE DESIGNATED BY OWNER, OR ITS SUCCESSORS AND ASSIGNS, FROM TIME TO TIME BY AN INSTRUMENT IN WRITING, STORM DRAIN EASEMENTS DEPICTED HEREON REPRESENTS PRIVATE EASEMENTS TO ACCESS THE STORM DRAINS FOR THE SOLE PURPOSE OF MAINTAINING AND REPAIRING SUCH STORM DRAINS, AND IN NO WAY GRANT, CONVEY OR CREATE ANY GENERAL PUBLIC UTILITY EASEMENT OR ANY GENERAL OR PUBLIC ACCESS RIGHTS.
- THE WETLANDS BUFFER ZONE IS WITHIN CLOSE PROXIMITY TO SOME LOTS IN OUTER BANKS. THE BUFFER ZONE IS AN EXISTING NATURALLY VEGETATED AREA OR AN AREA PURPOSELY ESTABLISHED IN VEGETATION WHICH SHALL NOT BE CULTIVATED IN ORDER TO PROTECT AQUATIC, WETLANDS, SHORELINE AND UPLAND ENVIRONMENTS FROM MAN-MADE ENCROACHMENT AND DISTURBANCES. THE "BUFFER ZONE" SHALL BE MAINTAINED IN NATURAL VEGETATION, BUT MAY INCLUDE PLANTED VEGETATION WHERE NECESSARY TO PROTECT, STABILIZE OR ENHANCE THE AREA.
- NO DISTURBANCE OF ANY WETLANDS WITHIN THIS SITE SHALL OCCUR WITHOUT THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL OR THE U.S. ARMY CORPS OF ENGINEERS, AS APPLICABLE.
- NO BOUNDARY TREATMENT/FENCING IS PROPOSED.
- THE OWNER SHALL CAUSE TO BE FORMED A HOMEOWNERS' ASSOCIATION TO BE RESPONSIBLE FOR THE OWNERSHIP AND MAINTENANCE OF THE STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, AND OTHER COMMON AREAS. IN ADDITION, THE ASSOCIATION SHALL MAINTAIN THE CEMETERIES LOCATED WITHIN THE PROJECT. ACCESS TO THE CEMETERIES SHALL NOT BE DENIED TO FAMILY MEMBERS OF THE PERSONS INTERRED IN THE CEMETERIES.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER DRAINAGE AND MANAGEMENT FACILITIES RELATED TO THE RESIDENTIAL PROPERTIES. HOMEOWNERS' ASSOCIATION PROPERTIES AND ROAD RIGHT-OF-WAY WITHIN THE PROJECT. ALL STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED IN A SATISFACTORY CONDITION AS REQUIRED BY SUSSEX COUNTY, DELAWARE.

CONDITIONS OF PRELIMINARY APPROVAL

- THERE SHALL BE NO MORE THAN 40 LOTS WITHIN THE SUBDIVISION.
- THE DEVELOPER SHALL FURNISH A HOMEOWNERS' ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
- THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- A FORESTED OR LANDSCAPED BUFFER OF AT LEAST 30 FEET IN DEPTH SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPED PLAN FOR ALL OF THESE AREAS.
- AS STATED BY THE APPLICANT, THERE SHALL BE A WETLAND BUFFER OF AT LEAST 30 FEET FROM ALL NON-TIDAL WETLANDS. THE REQUIRED 50 FOOT BUFFER FROM ALL TIDAL WETLANDS AND PERENNIAL STREAMS SHALL ALSO BE MET OR EXCEEDED IN ALL CASES.
- THE SUBDIVISION SHALL BE SERVED BY SUSSEX COUNTY FOR SEWER SERVICE.
- THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
- STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
- THE DEVELOPMENT SHALL BE SERVED BY ON-SITE ACTIVE AMENITIES SUCH AS A POOL AND POOL HOUSE WITH RESTROOM FACILITIES. THE DEVELOPER SHALL COMPLETE ALL AMENITIES PRIOR TO THE ISSUANCE OF THE 20TH RESIDENTIAL BUILDING PERMIT.
- ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE PROJECT BETWEEN THE HOURS OF 8:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH FRIDAY.
- THE FINAL SITE PLAN SHALL INDICATE ALL FORESTED AREA THAT WILL BE PRESERVED.
- WETLANDS SHALL BE MAINTAINED AND RESTORED TO ORIGINAL OR BETTER CONDITION.
- A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

DELDOT RECORD PLAN NOTES:

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- 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.
- 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".
- 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.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALKS WITHIN THIS SUBDIVISION.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- 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.

ROAD	JIMTOWN ROAD	FUNCTIONAL CLASSIFICATION	= LOCAL ROADWAY
		AADT (2018 DELAWARE VEHICLE VOLUME SUMMARY)	= 601
		10 YR PROJECTED AADT = 1.16 X 601	= 697
		10 YR PROJECTED AADT + SITE ADT NW OF SITE (258)	= 955
		10 YR PROJECTED AADT + SITE ADT SE OF SITE (281)	= 978
		PEAK HOUR = 10.66% X 697	= 74
		DIRECTIONAL SPLIT 60.83%/39.17%	= 45/29
		9.34% TRUCK % X 74	= 7
		SPEED - POSTED	= 25
		TRAFFIC PATTERN GROUP	= 4*

*PER DELDOT K-FACTOR, D-FACTOR, AND TRUCK% PER TPG 3

SITE ACCESS DESIGN VOLUMES - NORTH ACCESS			
JIMTOWN ROAD: 2028 AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6)	=	962	
RIGHT-TURN ADT:	=	59	
LEFT-TURN PEAK HOUR VOLUME	=	8	
OPPOSING PEAK HOUR VOLUMES	=	60	

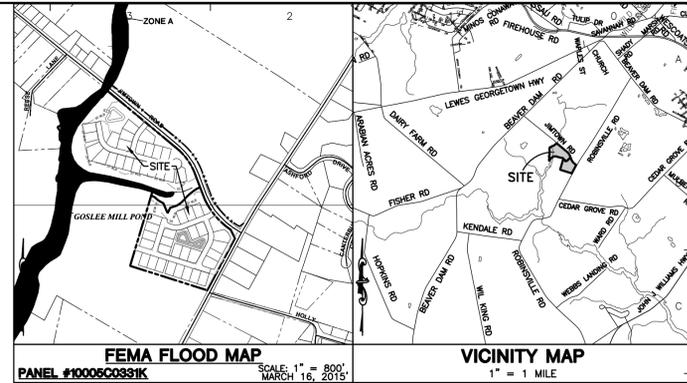
SITE TRIPS GENERATED - TOTAL SITE				
TYPE OF DEV.	ITE	# UNITS	AM	PM
ADT				
SINGLE FAMILY HOMES	210	49	40	51
ADT	539			

SITE ACCESS DESIGN VOLUMES - SOUTH ACCESS				
JIMTOWN ROAD: 2028 AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6)	=	978		
RIGHT-TURN ADT:	=	70		
LEFT-TURN PEAK HOUR VOLUME	=	9		
OPPOSING PEAK HOUR VOLUMES	=	58		

##	ADT
(##)	AM PEAK
(##)	PM PEAK
(##)	TRIP DISTRIBUTION

OUTER BANKS NORTH & SOUTH RESIDENTIAL SUBDIVISION

2018-02
RECORD PLANS
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE
DBF PROJECT NO. 2374B004.H01
REVISED: SEPTEMBER 30, 2019



DATA COLUMN

TAX MAP ID:	3-34-11.00-5.02 3-34-11.00-5.03
DEED REFERENCE:	D/4262/80
PLANNING REFERENCE NO.:	2018-02
EXISTING ZONING:	AR-1 AGRICULTURAL RESIDENTIAL DISTRICT
PROPOSED ZONING:	AR-1 CLUSTER DEVELOPMENT OPTION
FLOOD HAZARD MAP:	THE PROPERTY IS IMPACTED BY 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 100050331K (DATED MARCH 16, 2015).
WETLANDS:	THIS PROPERTY IS IMPACTED BY WETLANDS.
INVESTMENT LEVEL AREA:	3
THIS PROJECT IS LOCATED WITHIN THE HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT	
APPROXIMATE CENTER OF OUTER BANKS: LAT. = 38.7278, LONG. = -75.1831	

CLUSTER DENSITY CALCULATIONS	
TOTAL SITE AREA (32.59 AC.):	1,419,620 SF±
AREA TO DETERMINE PERMITTED UNITS:	21,780 SF±
1,423,541 SF / 21,780 SF = 65 PERMITTED UNITS	

PROPOSED DEVELOPMENT	
SINGLE FAMILY LOTS:	49
TOTAL UNITS:	49
BUILDING CONSTRUCTION:	V-B (IBC), V (000) (NFPA)
ALLOWABLE DENSITY:	2.00 D.U./AC
GROSS DENSITY: 1:50	D.U./AC

LOT AREA RATIONALE	
GROSS AREA:	32.68 AC. (100.00%)
DEDICATION TO SUSSEX COUNTY:	0.09 AC. (0.28%)
(PUMP STATION)	
SITE AREA AFTER DEDICATION:	32.59 AC. (99.72%)

SITE AREAS	
SINGLE FAMILY LOTS:	12.17 AC. (37.34%)
PRIVATE STREETS (WITHIN R.O.W.):	2.23 AC. (6.84%)
OPEN SPACE:	
ACTIVE OPEN SPACE:	0.15 AC. (0.46%)
PASSIVE OPEN SPACE:	
SHARED USE PATH EASEMENT:	0.81 AC. (2.49%)
FORESTED BUFFERS:	2.06 AC. (6.32%)
OTHER OPEN SPACE:	9.22 AC. (28.29%)
TOTAL OPEN SPACE:	12.24 AC. (37.56%)
MINIMUM REQUIRED OPEN SPACE:	(30.00%)

IMPERVIOUS AREA:	7.35 AC. (22.55%)
EXISTING WOODS:	32.59 AC. (100.00%)
PROPOSED WOODS:	12.35 AC. (37.90%)
WETLANDS:	7.38 AC. (22.64%)

CLUSTER OPTION MINIMUM ZONING REQUIREMENT	
SINGLE FAMILY:	
FRONT YARD:	25 FT.
SIDE YARD:	10 FT.
REAR YARD:	10 FT.
CORNER YARD:	15 FT.
WIDTH OF LOT:	60 FT.
MINIMUM LOT AREA:	7500 SF.

PROPOSED MAXIMUM BUILDING HEIGHT: 42 FT. (13 FT. TO THE FLOOR OF THE HIGHEST OCCUPIABLE STORY)

PARKING	
SINGLE FAMILY UNITS:	
REQUIRED:	2 PER UNIT
PROVIDED:	2 PER UNIT
POOL:	
REQUIRED:	1875 SF POOL AREA x 1 SPACE/100 SF = 19 SPACES
PROVIDED:	19 SPACES (INCLUDING 1 VAN ACCESSIBLE)

SANITARY SEWER:	SUSSEX COUNTY
WATER SUPPLY:	TIDEWATER UTILITIES

DATUM:	NAVD88
HORIZONTAL:	NAD 83 (DE STATE PLANE)

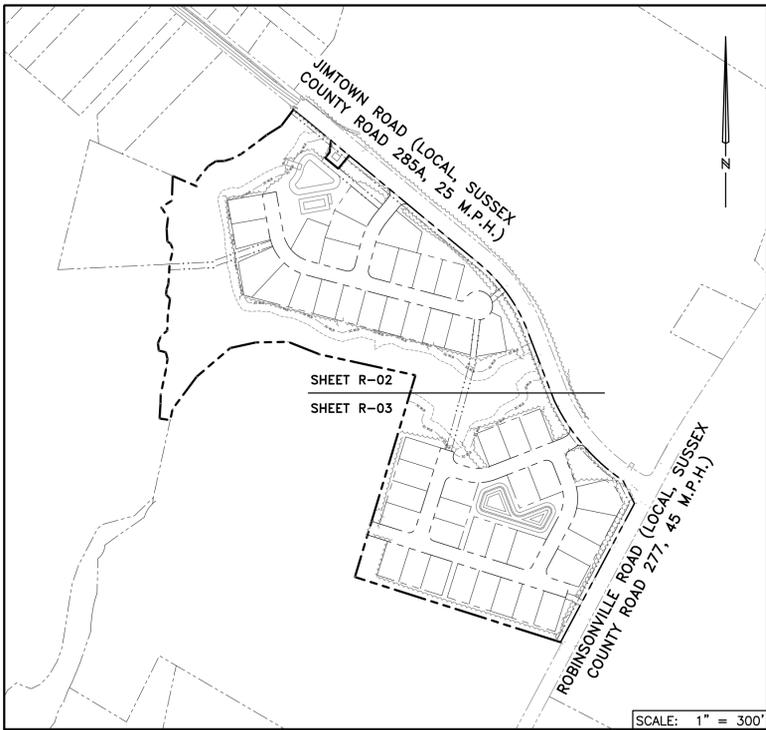
OWNER/DEVELOPER	ENGINEER
EDGE MARINE, LLC. P.O. BOX 52 MILFORD, DE 19663 PHONE: 302-424-1441 FAX: 302-424-7757 CONTACT: BLAKE THOMPSON	DAVIS, BOWEN & FRIEDEL, INC. MILFORD, DE 19663 PHONE: 302-424-1441 FAX: 302-424-0430 CONTACT: ZAC CROUCH, P.E.

SUSSEX CONSERVATION DISTRICT	
SIGNATURE	DATE
CHAIRMAN OR SECRETARY OF THE COMMISSION	
SIGNATURE	DATE
PRESIDENT OF THE SUSSEX COUNTY COUNCIL	
SIGNATURE	DATE

OWNER'S STATEMENT	
SIGNATURE	DATE
I, BLAKE THOMPSON, OF EDGE MARINE, LLC., HEREBY CERTIFY THAT EDGE MARINE, LLC. IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN; THAT THIS SUBDIVISION PLAN THEREOF WAS MADE AT THEIR DIRECTION; THAT ALL STREETS SHOWN HEREON ARE TO BE PRIVATE RIGHT-OF-WAYS AND ARE TO BE MAINTAINED BY THE HOMEOWNERS' ASSOCIATION; THAT ALL PROPOSED STREET CONTROL MONUMENTS WILL BE SET AT THE LOCATIONS SHOWN, AND THAT THEY ACKNOWLEDGE THE SAME TO BE THEIR ACT AND DESIRE THIS PLAN BE RECORDED ACCORDING TO LAW.	
BLAKE THOMPSON	DATE

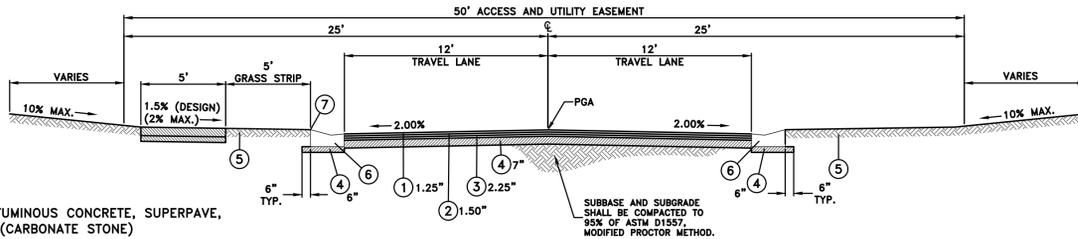
SHEET INDEX

R-01	RECORD PLAN TITLE
R-02	RECORD PLAN
R-03	RECORD PLAN
R-04	RECORD PLAN TABLES



LEGEND

---	EXISTING PROPERTY LINE
---	PROPERTY LINE/RIGHT-OF-WAY
---	LOT LINE
---	BUILDING SETBACK LINE
---	EASEMENT LINE
---	WETLANDS LINE
---	WOODS LINE
○	LOT NUMBER
●	UNMARKED PROPERTY CORNER
●	PROPERTY CORNER TO BE SET
◇	STONE FOUND
◇	SET CAPPED PIN FOUND
▨	PATH EASEMENT AREA
▨	TIDEWATER UTILITIES, INC. EASEMENT AREA
▨	DELDOT PERMANENT EASEMENT AREA
▨	SUSSEX COUNTY PERMANENT EASEMENT AREA



TYPICAL RESIDENTIAL STREET SECTION

- ITEM NO. 401005: BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22 (CARBONATE STONE) *TOPCOAT
- ITEM NO. 401014: SUPERPAVE, TYPE 'B', PG 64-22
- ITEM NO. 401021: SUPERPAVE, TYPE 'BCBC', PG 64-22
- GRADED AGGREGATE BASE COURSE, TYPE 'B'
- TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING, DRY GROUND
- INTEGRAL P.C.C. CURB AND GUTTER, TYPE 2
- TYPE IV, POLYURETHANE BONDED RECYCLED RUBBER

WETLANDS STATEMENT

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THE PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8)). Waters of the U.S. Definition/CECW-OR, 10-7-1991, Questions and Answers on the 1987 COE Manual/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. IN ACCORDANCE WITH DNR TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.

EDWARD M. LAUNAY, PWS No. 875
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED
WETLAND DELINEATOR WDCP93MD0510036B

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, 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.

DAVIS, BOWEN & FRIEDEL, INC. DATE

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
MILFORD, DELAWARE (302) 424-1441

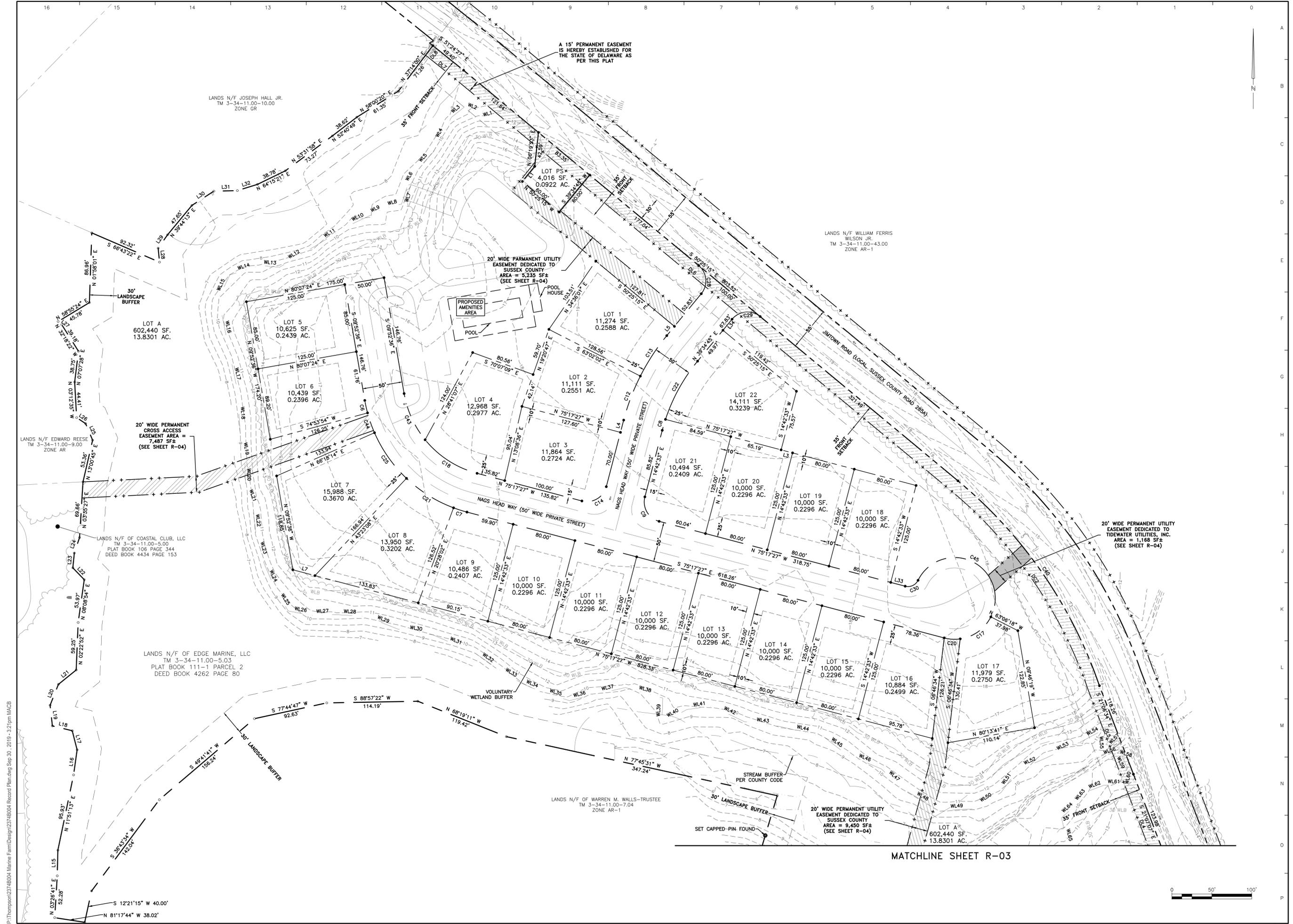
RECORD PLAN TITLE
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

OUTER BANKS
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

Revisions:
03/13/19 AGENCY COMMENTS
05/21/19 AGENCY COMMENTS
06/12/19 AGENCY COMMENTS
06/17/19 SCD COMMENTS
07/24/19 DELDOT COMMENTS
08/06/19 DELDOT COMMENTS
09/27/19 PAZ COMMENTS
09/30/19 PAZ COMMENTS

Date: NOV. 15, 2018
Scale: AS NOTED
Dwn. By: BPM
Proj. No.: 2374B004.H01
Dwg. No.:

R-01



LANDS N/F JOSEPH HALL JR.
TM 3-34-11.00-10.00
ZONE GR

LANDS N/F WILLIAM FERRIS
WILSON JR.
TM 3-34-11.00-43.00
ZONE AR-1

LANDS N/F EDWARD REESE
TM 3-34-11.00-9.00
ZONE AR

LANDS N/F OF COASTAL CLUB, LLC
TM 3-34-11.00-5.00
PLAT BOOK 106 PAGE 344
DEED BOOK 4434 PAGE 153

LANDS N/F OF EDGE MARINE, LLC
TM 3-34-11.00-5.03
PLAT BOOK 111-1 PARCEL 2
DEED BOOK 4262 PAGE 80

LANDS N/F OF WARREN M. WALLS-TRUSTEE
TM 3-34-11.00-7.04
ZONE AR-1

A 15' PERMANENT EASEMENT
IS HEREBY ESTABLISHED FOR
THE STATE OF DELAWARE AS
PER THIS PLAT

20' WIDE PERMANENT UTILITY
EASEMENT DEDICATED TO
SUSSEX COUNTY
AREA = 5,235 SF±
(SEE SHEET R-04)

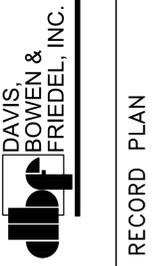
20' WIDE PERMANENT UTILITY
EASEMENT DEDICATED TO
TIDEWATER UTILITIES, INC.
AREA = 1,168 SF±
(SEE SHEET R-04)

20' WIDE PERMANENT UTILITY
EASEMENT DEDICATED TO
SUSSEX COUNTY
AREA = 9,450 SF±
(SEE SHEET R-04)

MATCHLINE SHEET R-03



ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
SUSSEX COUNTY, DELAWARE
EASTON, MARYLAND



RECORD PLAN

**OUTER BANKS
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE**

Revisions:
03/13/19 AGENCY COMMENTS
05/21/19 AGENCY COMMENTS
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08/17/19 SCD COMMENTS
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08/06/19 DELDOT COMMENTS
09/27/19 PAZ COMMENTS
09/30/19 PAZ COMMENTS

Date: NOV. 15, 2018

Scale: 1" = 50'

Dwn. By: BPM

Proj. No.: 2374B004.H01

Dwg. No.:

R-02

P:\Thompson\2374B004 Marine Farm\Design\2374B004 Record Plan.dwg, Sep 30, 2019 - 3:21pm, MACB

MATCHLINE SHEET R-02



LANDS N/F OF WARREN M. WALLS-TRUSTEE
TM 3-34-11.00-7.04
ZONE AR-1

LANDS N/F WILLIAM FERRIS
WILSON JR.
TM 3-34-11.00-43.00
ZONE AR-1

LANDS N/F OF WARREN M. WALLS-TRUSTEE
TM 3-34-11.00-7.04
ZONE AR-1

20' WIDE PERMANENT UTILITY
EASEMENT DEDICATED TO
TIDEWATER UTILITIES, INC.
AREA = 1,192 SF±
(SEE SHEET R-04)

A 15' PERMANENT
EASEMENT IS HEREBY
ESTABLISHED FOR THE
STATE OF DELAWARE
AS PER THIS PLAT

A 15' PERMANENT EASEMENT
IS HEREBY ESTABLISHED FOR
THE STATE OF DELAWARE AS
PER THIS PLAT

F.O.B.
N:284.201.7620
E:723.383.4406



ARCHITECTS ENGINEERS SURVEYORS
CALVERT, MARANO
MILFORD, DELAWARE (302) 432-1441
EASTON, MARYLAND (410) 770-4744



RECORD PLAN

**OUTER BANKS
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE**

Revisions:
03/13/19 AGENCY COMMENTS
05/21/19 AGENCY COMMENTS
06/12/19 AGENCY COMMENTS
08/17/19 SDI COMMENTS
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09/30/19 PAZ COMMENTS

Date: NOV. 15, 2018

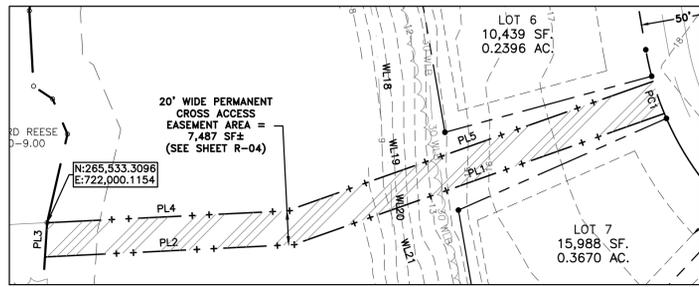
Scale: 1" = 50'

Drawn By: BPM

Proj. No.: 2374B004.H01

Dwg. No.:

R-03



PERMANENT CROSS ACCESS EASEMENT
AREA = 7,405 SF±

LINE	BEARING	DISTANCE
PL1	S 70°36'04" W	231.80'
PL2	S 87°10'45" W	146.79'
PL3	N 03°35'27" E	20.13'
PL4	N 87°10'45" E	141.63'
PL5	N 70°36'04" E	228.89'
CURVE	ARC LENGTH	RADIUS
PC1	20.01'	175.00'
	DELTA ANGLE	CHORD BEARING
	6°33'06"	S 19°23'56" E
		CHORD LENGTH
		20.00'

WETLANDS LINE TABLE
AREA = 321,473 SF±

LINE	BEARING	DISTANCE
WL1	S 75°14'38" W	36.26'
WL2	N 67°23'07" W	17.80'
WL3	S 51°29'23" W	20.71'
WL4	S 27°35'25" W	48.26'
WL5	S 42°22'10" W	29.42'
WL6	S 30°28'14" W	27.01'
WL7	S 18°09'44" W	21.44'
WL8	S 75°07'03" W	21.53'
WL9	S 64°07'36" W	22.55'
WL10	S 64°49'15" W	26.05'
WL11	S 58°54'27" W	54.97'
WL12	S 59°24'58" W	47.70'
WL13	N 84°43'32" W	24.77'
WL14	S 72°32'06" W	39.32'
WL15	S 25°55'07" W	32.31'
WL16	S 11°24'46" E	74.97'
WL17	S 11°48'57" E	44.36'
WL18	S 03°28'28" E	53.92'
WL19	S 08°57'51" E	37.09'
WL20	S 01°23'55" E	26.93'
WL21	S 18°40'55" E	28.53'
WL22	S 06°59'17" E	34.39'
WL23	S 15°31'07" E	37.11'
WL24	S 23°18'51" E	38.65'
WL25	S 32°05'51" E	28.50'
WL26	S 79°16'07" E	29.89'
WL27	N 87°29'42" E	27.33'
WL28	S 86°44'58" E	40.61'
WL29	S 68°21'24" E	43.27'
WL30	S 80°36'16" E	44.59'
WL31	S 66°40'21" E	57.39'
WL32	S 55°26'29" E	32.89'
WL33	S 58°53'49" E	36.78'
WL34	S 66°24'00" E	24.33'
WL35	S 72°31'33" E	39.23'
WL36	N 75°42'26" E	28.15'
WL37	N 77°45'03" E	43.83'
WL38	S 74°29'17" E	48.27'
WL39	S 01°56'05" W	31.04'
WL40	N 61°56'32" E	35.31'
WL41	N 82°18'05" E	31.87'
WL42	S 64°29'33" E	44.93'
WL43	S 82°20'40" E	45.48'
WL44	S 76°35'11" E	56.03'
WL45	S 52°29'27" E	34.12'
WL46	S 66°58'38" E	48.94'
WL47	S 46°47'59" E	35.62'
WL48	S 59°25'15" E	54.24'
WL49	N 87°04'33" E	43.86'
WL50	N 58°44'57" E	39.07'
WL51	N 36°23'00" E	34.46'
WL52	N 66°53'34" E	37.81'
WL53	N 65°00'40" E	52.88'
WL54	N 61°55'07" E	30.85'
WL55	S 02°28'25" E	22.98'
WL56	N 71°49'54" E	7.97'
WL57	N 45°07'35" E	13.29'
WL58	N 71°25'31" W	6.84'
WL59	S 23°41'30" E	13.84'
WL60	S 11°50'16" W	24.11'
WL61	N 88°53'37" W	23.41'
WL62	S 69°22'12" W	21.79'
WL63	S 40°05'48" W	18.81'
WL64	S 48°10'56" W	27.91'
WL65	S 13°14'06" E	46.14'
WL66	S 56°28'49" W	22.57'
WL67	S 63°20'42" W	30.42'
WL68	S 59°17'36" W	26.31'
WL69	S 34°25'30" W	36.22'
WL70	S 63°10'25" W	25.25'
WL71	S 78°14'49" W	40.89'
WL72	S 53°39'30" W	27.99'
WL73	S 21°44'01" W	18.65'
WL74	S 21°44'01" W	18.65'
WL75	S 21°44'01" W	18.65'
WL76	S 21°44'01" W	18.65'
WL77	S 21°44'01" W	9.23'
WL78	N 40°59'55" W	16.77'
WL79	N 40°59'55" W	26.00'
WL80	N 40°59'55" W	26.00'
WL81	N 40°59'55" W	26.00'
WL82	N 51°32'19" W	29.51'
WL83	N 71°29'10" W	24.60'
WL84	N 22°12'15" E	21.16'
WL85	N 12°02'14" E	27.57'
WL86	N 53°04'30" W	26.72'
WL87	N 70°40'35" W	33.51'

PROPERTY LINE TABLE

LINE	BEARING	DISTANCE
L1	N 08°34'45" E	24.36'
L2	S 72°29'32" E	34.81'
L3	S 75°17'27" E	14.81'
L4	S 14°42'33" W	15.82'
L5	S 39°34'45" W	15.00'
L6	N 28°09'07" E	27.65'
L7	N 75°17'27" W	28.57'
L8	N 72°29'32" W	20.00'
L9	S 72°29'32" E	20.00'
L10	S 72°29'32" E	32.89'
L11	S 17°30'28" W	10.00'
L12	S 72°29'32" E	34.81'
L13	S 68°52'53" W	29.61'
L14	N 72°29'32" W	30.00'
L15	N 01°23'45" E	31.98'
L16	N 08°02'17" E	31.71'
L17	N 14°26'39" W	31.52'
L18	N 76°20'27" W	25.59'
L19	N 06°24'10" W	25.92'
L20	N 21°49'51" E	28.08'
L21	N 51°11'18" E	28.60'
L22	N 44°08'22" W	20.57'
L23	N 05°45'39" E	18.54'
L24	N 18°42'47" E	20.35'
L25	N 23°00'34" W	22.46'
L26	N 56°30'25" W	13.47'
L27	N 48°58'09" W	6.88'
L28	N 05°15'57" W	17.46'
L29	N 35°06'05" E	20.39'
L30	N 57°11'02" E	32.81'
L31	N 88°40'21" E	29.40'
L32	N 72°46'23" E	26.39'
L33	N 75°17'27" W	18.71'
L34	N 39°34'45" E	17.85'

PERMANENT EASEMENT FOR DELDOT
AREA = 36,325 SF±

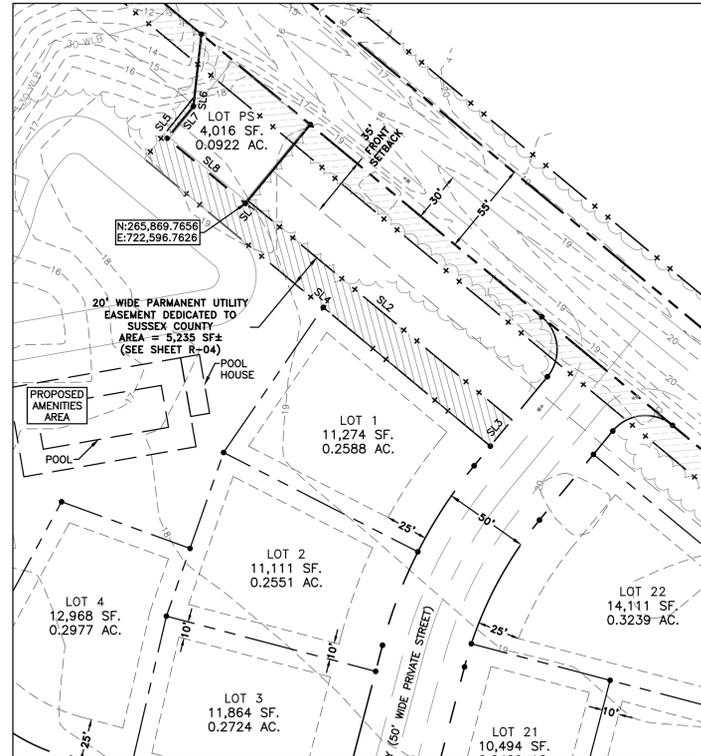
LINE	BEARING	DISTANCE
DL1	N 72°29'32" W	15.26'
DL2	N 28°09'07" E	549.02'
DL3	N 28°40'59" W	76.58'
DL4	N 21°07'07" W	124.56'
DL5	N 21°06'34" W	118.53'
DL6	N 50°25'15" W	803.39'
DL7	N 51°24'27" W	48.91'
DL8	N 37°14'00" E	15.00'
CURVE	ARC LENGTH	RADIUS
DC1	381.71'	725.43'
	DELTA ANGLE	CHORD BEARING
	30°08'53"	N 40°35'54" W
		CHORD LENGTH
		377.32'
DC2	307.06'	559.61'
	DELTA ANGLE	CHORD BEARING
	31°26'21"	N 34°44'06" W
		CHORD LENGTH
		303.23'

PROPERTY CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	39.27'	25.00'	90°00'00"	N 27°29'52" W	35.36'
C2	39.27'	25.00'	90°00'00"	N 62°30'29" E	35.36'
C3	56.15'	175.00'	18°22'58"	S 81°41'01" E	55.91'
C4	39.27'	25.00'	90°00'00"	S 62°30'28" W	35.36'
C5	5.00'	125.00'	2°17'33"	S 70°01'39" W	5.00'
C6	15.96'	175.00'	5°13'31"	S 12°29'21" E	15.95'
C7	17.59'	175.00'	5°45'29"	S 72°24'42" E	17.58'
C8	14.19'	225.00'	3°36'45"	N 16°30'56" E	14.18'
C9	39.27'	25.00'	90°00'00"	N 30°17'27" W	35.36'
C10	39.27'	25.00'	90°00'00"	S 66°07'07" E	35.36'
C11	21.16'	125.00'	9°41'58"	S 16°16'08" E	21.14'
C12	58.83'	275.00'	12°15'25"	S 20°50'16" W	58.72'
C13	60.54'	275.00'	12°36'47"	S 33°16'22" W	60.42'
C14	39.27'	25.00'	90°00'00"	S 59°42'33" W	35.36'
C15	34.63'	25.00'	79°21'21"	S 67°49'47" W	31.92'
C16	43.91'	25.00'	100°38'39"	N 22°10'13" W	38.48'
C17	49.10'	51.00'	55°09'51"	N 54°28'23" E	47.22'
C18	78.63'	125.00'	36°02'31"	N 57°16'11" W	74.33'
C19	51.75'	175.00'	16°56'36"	N 19°40'49" E	51.56'
C20	20.17'	51.00'	22°39'21"	S 86°37'07" E	20.04'
C21	70.00'	175.00'	22°55'06"	S 58°04'25" E	69.53'
C22	83.48'	225.00'	21°15'26"	N 28°57'02" E	83.00'
C23	74.90'	175.00'	24°31'21"	N 01°29'09" W	74.33'
C24	43.64'	745.43'	3°21'15"	S 53°35'43" E	43.63'
C25	70.00'	175.00'	22°55'06"	S 35°09'19" E	69.53'
C26	61.83'	175.00'	20°14'37"	N 79°00'11" E	61.51'
C27	86.33'	125.00'	39°34'16"	S 08°21'59" W	84.63'
C28	39.27'	25.00'	90°00'00"	N 05°29'15" W	35.36'
C29	39.27'	25.00'	90°00'00"	S 84°34'45" W	35.36'
C30	19.17'	14.00'	78°27'47"	N 65°28'40" E	17.71'
C31	23.84'	175.00'	7°48'17"	N 17°12'59" W	23.82'
C32	37.01'	25.00'	84°49'52"	N 21°17'49" E	33.73'
C33	26.58'	175.00'	8°41'41"	N 59°21'54" E	26.53'
C34	36.33'	25.00'	83°15'30"	S 83°21'11" E	33.92'
C35	176.81'	710.43'	14°15'35"	S 48°51'13" E	176.35'
C36	24.05'	125.00'	11°01'23"	N 63°22'11" E	24.01'
C37	40.04'	25.00'	91°45'58"	N 11°58'31" E	35.90'
C38	96.91'	710.43'	7°48'57"	S 37°48'59" E	96.84'
C39	39.27'	25.00'	90°00'00"	S 27°29'32" E	35.36'
C40	315.01'	574.59'	31°24'42"	S 34°44'54" E	311.08'
C41	103.38'	710.43'	8°20'15"	S 29°44'21" E	103.29'
C42	79.27'	125.00'	36°20'02"	S 89°20'27" W	77.95'
C43	84.08'	125.00'	29°22'20"	N 24°33'46" W	83.38'
C44	175.00'	835.40'	8°35'40"	S 19°23'56" E	174.23'
C45	160.80'	51.00'	180°38'55"	N 63°25'46" W	102.00'

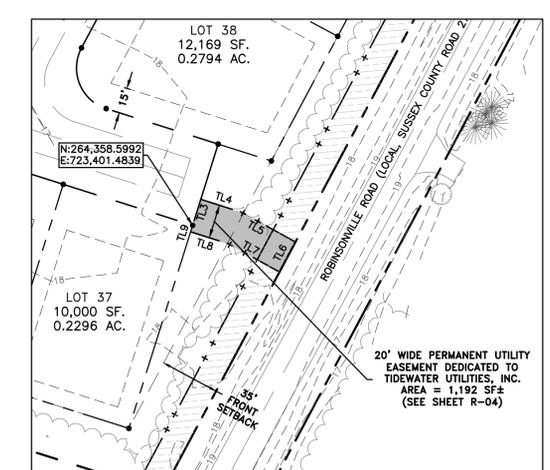
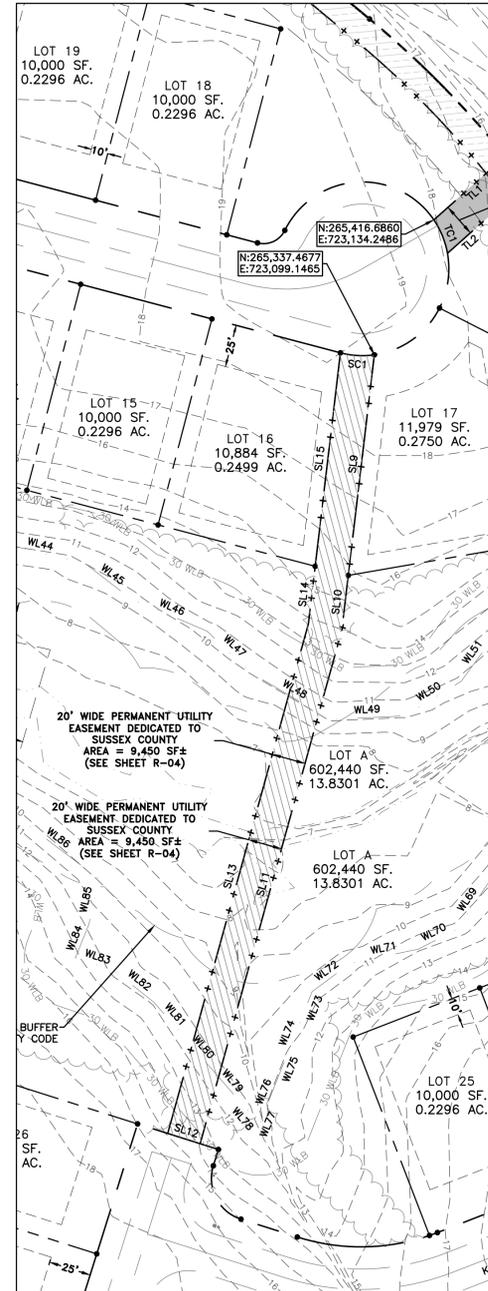
PERMANENT UTILITY EASEMENT FOR TIDEWATER UTILITIES, INC.
TOTAL AREA = 2,360 SF±

LINE	BEARING	DISTANCE
TL1	N 48°27'33" E	56.25'
TL2	S 48°27'33" W	62.05'
TL3	N 17°30'28" E	16.00'
TL4	S 72°29'32" E	25.21'
TL5	S 61°14'32" E	36.27'
TL6	S 28°09'07" W	20.00'
TL7	N 61°14'32" W	34.51'
TL8	N 72°29'32" W	23.24'
TL9	N 17°30'28" E	4.00'
CURVE	ARC LENGTH	RADIUS
TC1	21.34'	51.00'
	DELTA ANGLE	CHORD BEARING
	23°58'39"	N 22°16'05" W
		CHORD LENGTH
		21.19'
TC2	20.04'	574.59'
	DELTA ANGLE	CHORD BEARING
	1°59'53"	S 38°06'15" E
		CHORD LENGTH
		20.04'



PERMANENT UTILITY EASEMENT FOR SUSSEX COUNTY
TOTAL AREA = 14,685 SF±

LINE	BEARING	DISTANCE
SL1	S 39°34'45" W	2.17'
SL2	N 50°25'15" W	202.04'
SL3	N 39°34'45" E	20.00'
SL4	S 50°25'15" E	264.49'
SL5	S 38°43'17" W	47.03'
SL6	N 06°19'53" E	5.76'
SL7	N 39°34'45" E	24.38'
SL8	N 50°25'15" W	60.00'
SL9	S 06°46'34" W	130.41'
SL10	S 06°46'34" W	32.50'
SL11	S 15°29'25" W	312.70'
SL12	N 72°29'32" W	20.01'
SL13	N 15°29'25" E	310.47'
SL14	N 06°46'34" E	34.00'
SL15	N 06°46'34" E	126.21'
CURVE	ARC LENGTH	RADIUS
SC1	20.17'	51.00'
	DELTA ANGLE	CHORD BEARING
	22°39'21"	S 86°37'07" E
		CHORD LENGTH
		20.04'



OUTER BANKS LEWES & REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE

Revisions:
03/13/19 AGENCY COMMENTS
06/21/19 AGENCY COMMENTS
06/12/19 AGENCY COMMENTS
06/17/19 SDI COMMENTS
07/24/19 DELDOT COMMENTS
08/06/19 DELDOT COMMENTS
09/27/19 PAZ COMMENTS
09/30/19 PAZ COMMENTS

Date: NOV. 15, 2018
Scale: N/A
Dwn. By: BPM
Proj. No.: 2374B004.H01
Dwg. No.:

R-04

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SUSSEX COUNTY, DELAWARE
EASTON, MARYLAND



PLITKO, LLC

CIVIL ENGINEERING
32133 OMAR ROAD
FRANKFORD, DE 19945
PH: 302.222.2075

September 24, 2019

Sussex County Planning & Zoning
ATTN: Samantha Bulkilvish
2 The Circle
Georgetown, DE 19947

RE: Preliminary Site Plan for Frankford Business Park with a request to design 48 parking spaces outside of the building setback line.

Tax Map Parcel: 433-II.00-2I.02

Dear Ms. Bulkilvish,

We are requesting a preliminary review and approval to design 48 parking spaces outside of the building setback as shown on the Frankford Business Park Preliminary Site Plan dated September 24, 2019. In order to provide fire access to the buildings, we have relocated parking spaces that were originally designed adjacent to the proposed buildings to an area outside of the building setback line located along Delaware Avenue. With this current Site Design, we will meet current fire code and provide adequate perimeter and fire lane access.

Please contact me if you have any additional questions or concerns.

Thank you,

Rob Plitko, Jr., P.E.

PLITKO, LLC

ph 302-222-2075

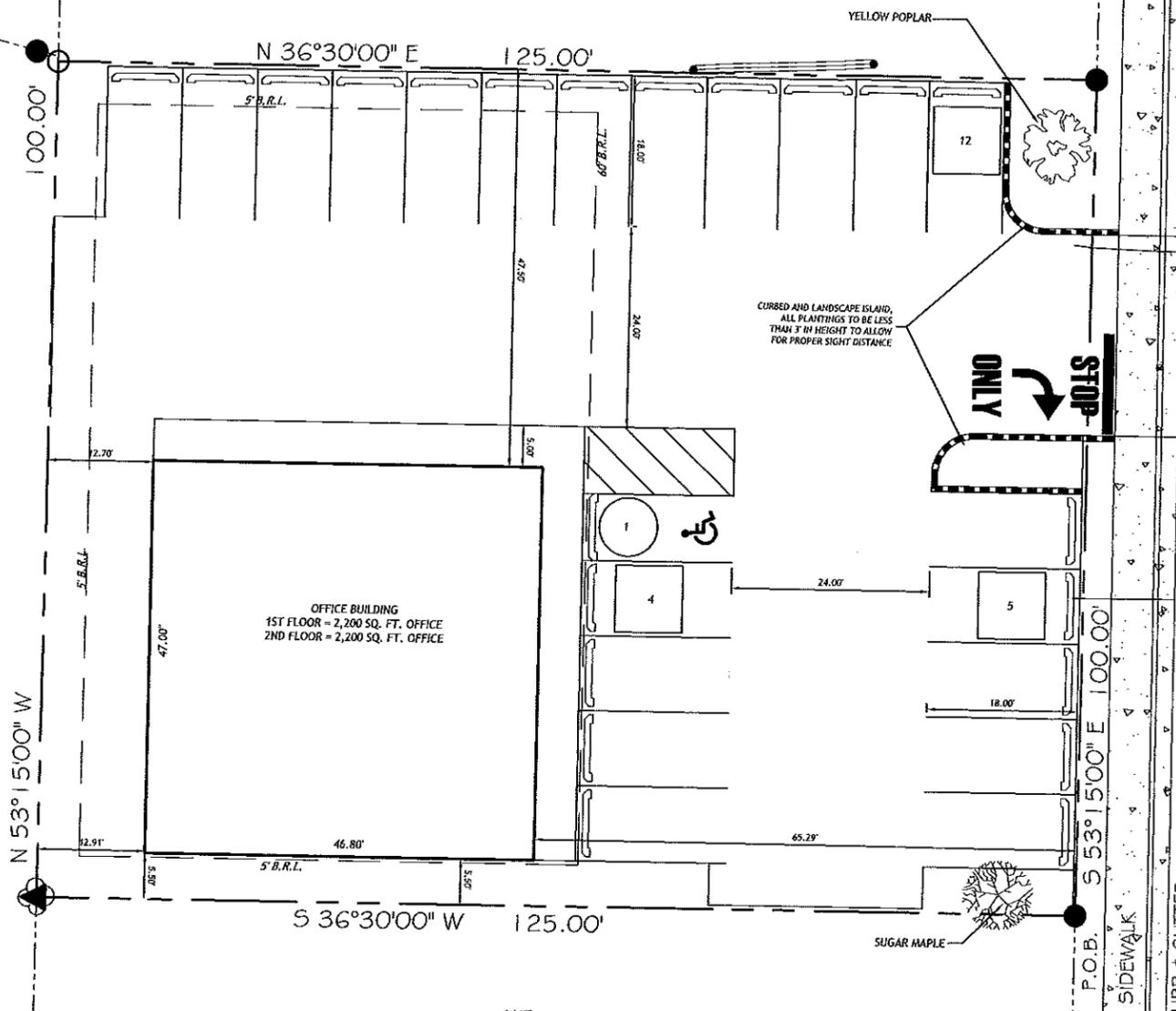
rplitko@hotmail.com

NOTES:

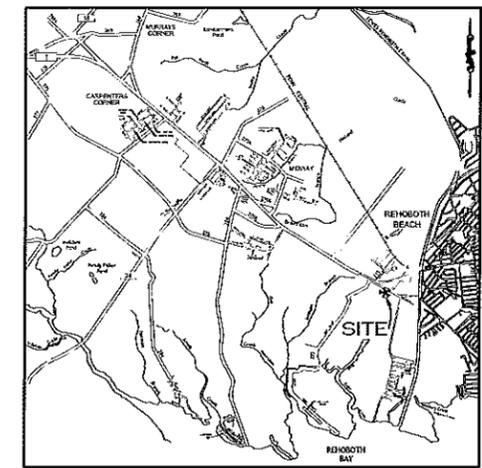
- LANDSCAPING, PAVEMENT AND OTHER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM A PERIMETER SURVEY PREPARED BY MILLER LEWIS, INC., ENTITLED "SITE PLAN FOR ASHBURN HOMES, INC., LOT 7 OF EDWARD C. PHILLIPS LANDS", DATED JULY 30, 2019, AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C..
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0353 K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- CHCOZ REQUIREMENTS AMENDED BY SUSSEX COUNTY BOARD OF ADJUSTMENT ON SEPTEMBER 9, 2019, CASE No. 12360.

N/F
JOSEPH T. MOORE, TRUST
D.B. 4840-280
T.M. 334-19.00-155.00

N/F
"REHOBOTH BEACH GARDENS"



COASTAL HIGHWAY



VICINITY MAP
SCALE: 1" = 1 MILE

SITE DATA:

EQUITABLE OWNER	ASHBURN HOMES - C/O JORDAN ASHBURN 872-A WALKER ROAD DOVER, DE 19904 302-677-1940 JORDANASHBURN@AHE.COM	
TAX MAP REFERENCE	334-19.00-155.00	
DEED REFERENCE	DB 4530 - PG 314	
CURRENT ZONING	C-1	
EXISTING USE	RETAIL (SEAFOOD CARRYOUT)	
PROPOSED USE	OFFICE, SALES CENTER AND STORAGE	
PROPOSED CONSTRUCTION TYPE	WOOD FRAME WITH STEEL SIDING	
BUILDING SETBACKS	<ul style="list-style-type: none"> FRONT 60' SIDE 5' REAR 5' 	
MAXIMUM BUILDING HEIGHT	42'	
PROPOSED BUILDING HEIGHT	25'	
TOTAL SITE AREA	12,500 SQ. FT.	
DEDICATION TO STATE OF DELAWARE	0 SQ. FT.	
REMAINING LANDS	12,500 SQ. FT.	
BUILDING USE	GROSS FLOOR AREA (SQ. FT.)	PARKING REQUIRED
2,200 SQ. FT. FIRST FLOOR:		
OFFICE	2,200	11 (1 PER 200 SQ. FT.)
2,200 SQ. FT. SECOND FLOOR		
OFFICE	2,200	11 (1 PER 200 SQ. FT.)
TOTAL PARKING SPACES REQUIRED		22
PARKING SPACES PROVIDED		
HANDICAP PERPENDICULAR (9' X 18')		1
COMPACT		0
TOTAL PARKING SPACES PROVIDED		22
CENTRAL WATER PROVIDER	TIDEWATER UTILITIES	
AUTOMATIC BUILDING SPRINKLERS PROVIDED	NONE	
CENTRAL SEWER PROVIDER	WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT	

LEGEND

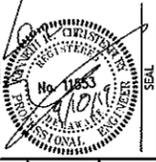
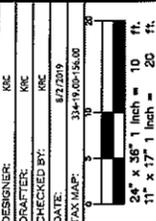
EX. PROPERTY LINE	CONCRETE MONUMENT FOUND
PROPOSED SUBDIVISION LINE	IRON PIPE FOUND
EX. ADJACENT PROPERTY LINES	IRON PIPE SET
EX. 404 WETLANDS	BENCHMARK
EX. MINOR CONTOUR	FEMA FLOODPLAIN BOUNDARY
EX. MAJOR CONTOUR	STATE (TIDAL) WETLANDS
EX. BUILDING RESTRICTION LINES	PR. CONTOUR
EX. ROAD CENTERLINE	PR. BUILDING RESTRICTION LINES
EX. EASEMENT	PR. ROAD CENTERLINE
EX. BUILDING	PR. EASEMENT
EX. SWALE	PR. BUILDING
EX. SIDEWALK	PR. SWALE
EX. CURB	PR. SIDEWALK
EX. STORM SEWER	PR. CURB
EX. SANITARY SEWER	PR. STORM SEWER CL.
EX. WOODS LINE	PR. SANITARY SEWER
EX. WATER LINE	PR. WOODS LINE
EX. WELL	PR. WATER LINE
TRAFFIC SIGN	PR. WELL
EX. ZONING BOUNDARY	PR. HANICAP PARKING SPACE COUNTS
EX. ELECTRIC LINES UTILITIES	PR. 8' X 20' + PAINTED AISLE
EX. UTILITY POLES/LIGHT POLES	PR. COMPACT 6' X 17'
EX. FENCE	PROPOSED LIGHT POLES
EX. SPOT ELEVATION	PR. SPOT ELEVATION
PR. DELDOT ENTRANCE PAVING	PROPOSED DRAINAGE FLOW
PR. ROTOMILL 1 1/4" & OVERLAY	PR. INLET PROTECTION
SOIL BORING	PR. CULVERT INLET PROTECTION
TEST PIT	PR. ROCK OUTLET PROTECTION
EX. STREAM	PR. FOREBAY
DRAINAGE DIVIDES	CONSTRUCTION ENTRANCE
TIME OF CONCENTRATION	LIMIT OF DISTURBANCE
	SILT FENCE

N/F
FORUM PARTNERS, L.L.C.
D.B. 2246-118
T.M. 334-19.00-157.00

REV	DESCRIPTION OF REVISION	DATE
1	ISSUE FOR PERMIT	08/20/2020
2	REVISION	08/20/2020

SITE PLAN
ASHBURN HOMES
SALES & DESIGN CENTER
LEWIS & REHOBOTH HUNDRED, SUSSEX COUNTY, DE

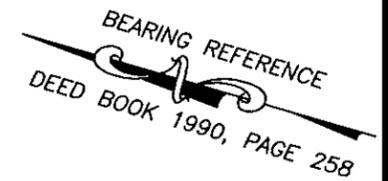
AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810
FAX: (302) 855-0810
WWW.AXIOM-ENG.COM



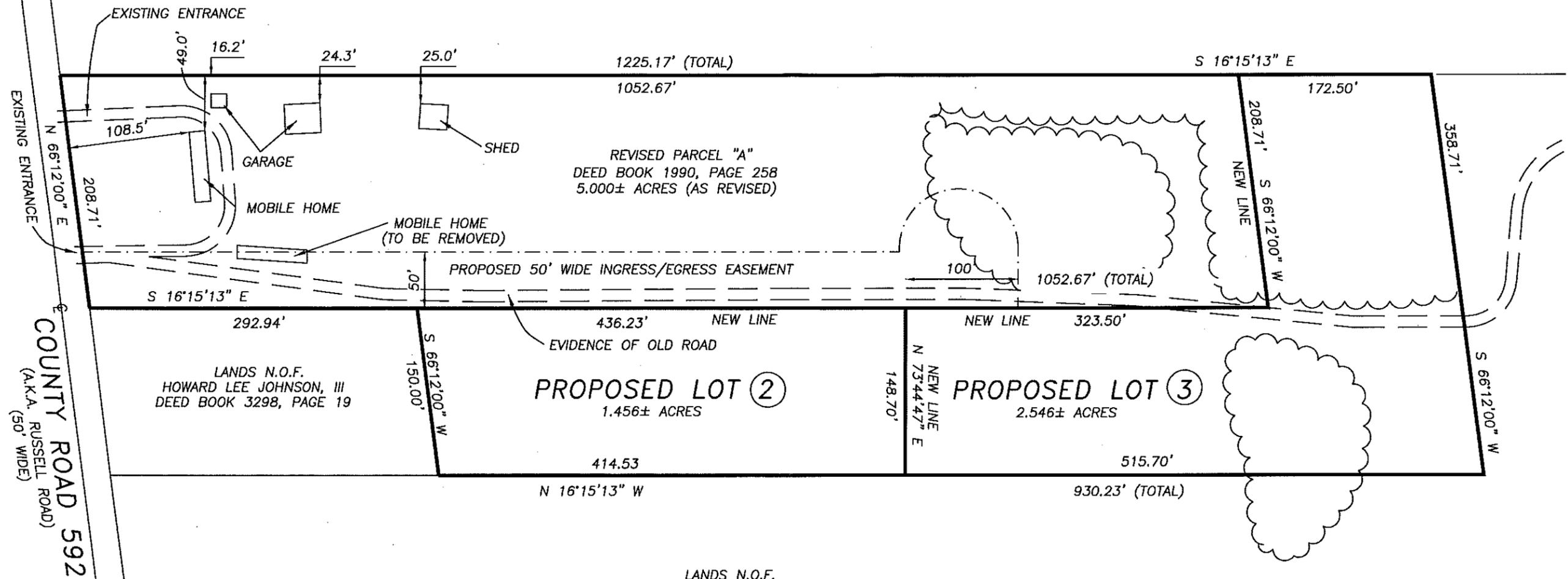
ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

PROJECT NO:	0334-1901
DRAWING:	P-1
SHEET:	1 OF 1

KENNETH R. CHRISTENBURY - DELAWARE P.E. #11853 (EXPIRES JUNE 30, 2020) DATE
AXIOM ENGINEERING, L.L.C.
18 CHESTNUT STREET
GEORGETOWN, DE 19947
(302) 855-0810



LANDS N.O.F.
THE ADAMS-RUSSELL FAMILY TRUST
DEED BOOK 5005, PAGE 139



LANDS N.O.F.
HOWARD LEE JOHNSON, III
DEED BOOK 3298, PAGE 19

PROPOSED LOT ②
1.456± ACRES

PROPOSED LOT ③
2.546± ACRES

LANDS N.O.F.
CHERYL B. RUSSELL & CARLOS J. RUSSELL
DEED BOOK 5056, PAGE 60

COUNTY ROAD 592
(A.K.A. RUSSELL ROAD)
(50' WIDE)

SKETCH PLAN

PREPARED FOR
CHERYL R. PROCTOR

SITUATED IN
NANTICOKE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE
AREA: 10.000 ACRES± (TOTAL)
SCALE: 1"=100
DATE: SEPTEMBER 23, 2019

Prepared By
ADAMS-KEMP ASSOCIATES, INC.
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AND PLANNERS
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