



Memorandum

To: Sussex County Planning Commission Members
From: Jamie Whitehouse, Director, Department of Planning & Zoning; Lauren DeVore, Planner III, Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I, and Chase Phillips, Planner I
CC: Vince Robertson, Assistant County Attorney
Date: October 27, 2020
RE: Other Business for the November 12, 2020 Planning Commission Meeting

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

The Estuary – Phase 3 (2005-64)

HW

Final Subdivision Plan

This is a Final Subdivision Plan for the establishment of a proposed cluster subdivision to consist of 118 single-family dwellings on a 78.36 acre +/- parcel of land lying within the Coastal Area. The property retains access off of Piney Way and Estuary Boulevard within what is currently Phase 2 of the existing Estuary Subdivision. At their meeting of Thursday, October 11, 2018, the Planning and Zoning Commission approved the Final Subdivision Plan for the Estuary Subdivision (2005-64). The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcels: 134-19.00-115.02 & 134-21.00-8.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

James D. West (2020-05)

KH

Final Subdivision Plan

This is a Final Subdivision Plan for the creation of a major, standard subdivision to divide 4.296 acres +/- into 4 single-family lots off of a 50-ft access easement. The property is located on the west side of Sussex Highway (Route 13) approximately 0.78 miles south of Adams Road. At their meeting of Thursday, September 10, 2020, the Planning and Zoning Commission approved the Preliminary Subdivision Plan. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 530-17.00-2.02. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

Americana Bayside MR-RPC – Freeman Arts Pavilion

BM

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the construction of a 1,010-seat arts pavilion, including 876 parking spaces, and other related uses on a parcel consisting of 8.98 acres. The site is located on the south side of Signature Boulevard within the existing Americana Bayside development. At their meeting of Thursday, March 12, 2020, the Planning and Zoning Commission approved the Preliminary Subdivision Plan for the performing arts pavilion. Due to the current COVID-19 pandemic, the Freeman Stage had to significantly alter their plans for the 2020 season. Seats were previously sold in “pods” of four, with each pod maintaining the required 6-ft of separation distance. However, this option can only accommodate 400 patrons total and for this reason is unsustainable in



the long term. To both address the need to accommodate additional patrons under the current Governor's Orders and CDC guidelines and ensure the success of the Freeman Stage, GMB has proposed a phasing plan which would allow for maintaining the same number of patrons as the existing stage could accommodate while the new stage is being constructed. The plan is called "Phase 1A" and has been added to the plans as "Phase 1A Temporary Site Plan." The Final Site Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcels: 533-19.00-36.01, 864.00, 866.00, 881.00 and 990.00. Zoning District: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all approvals.

MillerMetal Fabrication Inc. (S-20-17)

KS

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a proposed 60,000 square foot sheet metal and metal fabrication shop. The property was the subject of a Change of Zone application, (C/Z 1919) to facilitate a change of zone from a C-1 (General Commercial District) to an LI-2 (Light Industrial District). The Change of Zone was approved by the Planning and Zoning Commission at their meeting of Thursday, September 24, 2020. Subsequently, the application was also approved by the Sussex County Council at their meeting of Tuesday, October 20, 2020. The project is located on the south side of Newton Road (Route 404), approximately 791 feet west of Sussex Highway (Route 13) and retains access off a private road, Emma Jane Lane. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 131-6.00-8.00. Zoning: LI-2 (Light Industrial District). Staff are awaiting agency approvals.



January 23, 2020

TIDEWATER UTILITIES, INC.

APPROVAL TO CONSTRUCT
Meadows District
The Estuary Phase 3 Connection
PWS #DE0000271
Approval #20W13

Mr. John Galiani
Estuary Development, LLC
6726 Curran Street
McClean, VA 22102

Dear Mr. Galiani:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect The Estuary Phase 3 to the existing main in accordance with the plans submitted by George, Miles & Buhr, LLC. The plans consist of:

1. Transmittal letter dated January 22, 2020.
2. Two copies of the plans entitled "The Estuary Phase 3 Sussex County, Delaware" dated June 2019 and revised November 7, 2019.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups.

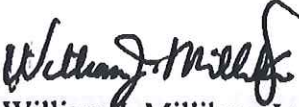
The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

I am sending one set of plans with a copy of this approval to George, Miles & Buhr, LLC that is signed and dated by the Office of Engineering.

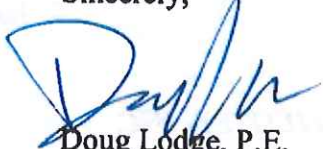
Mr. John Galiani
Estuary Development, LLC
January 23, 2020
Page 2

Should you have any questions regarding this matter, please feel free to contact Bill Milliken at 302- 741-8646.

Plans reviewed by:


William J. Milliken, Jr.
Engineer III
Office of Engineering

Sincerely,


Doug Lodge, P.E.
Supervisor of Engineering
Office of Engineering

cc: Janelle Cornwell, Sussex County Planning & Zoning
Kevin Neilson, Public Service Commission
Stephen L. Marsh, P.E., George, Miles & Buhr, LLC
Tawanda Priester, Tidewater Utilities, Inc.
Alexis Virdin-Gede, Tidewater Utilities, Inc.
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not started by January 23, 2021.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
5. All potable water lines and appurtenances shall be disinfected using one of the methods in the American Water Works Association Standard C651, current edition.
6. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
7. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
9. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.
10. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.

11. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
12. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
13. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
14. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
15. All water lines should be buried to a depth of at least 3 feet.
16. A Certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
17. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
18. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
19. All other local (state/county/city/town) approvals or permits needed must be obtained prior to beginning construction.
20. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
 - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
 - b. Obtain an Approval to Operate from the Office of Drinking Water.

Reserved Road Names

Road Name	Subdivision Name	Zip Code	Added By	Date	Fire Code
Bowspirt	The Estuary	19945	LDS	3/24/2006	
Broken Oar	The Estuary	19945	LDS	3/24/2006	
Deckwatch	The Estuary	19945	LDS	3/24/2006	
Decoy	The Estuary	19945	LDS	3/24/2006	
Lanterns Glow Rd	The Estuary	19945	LDS	3/24/2006	
Misty Morning Ln	The Estuary	19945	LDS	3/24/2006	
Old Marsh	The Estuary	19945	LDS	3/24/2006	
Old Plank	The Estuary	19945	LDS	3/24/2006	
Old Salt Ln	The Estuary	19945	LDS	3/24/2006	
Sailboat	The Estuary	19945	LDS	3/24/2006	
Sandbar	The Estuary	19945	LDS	3/24/2006	
Scrimshaw	The Estuary	19945	LDS	3/24/2006	
Seashell Cir	The Estuary	19945	LDS	3/24/2006	
Teal	The Estuary	19945	LDS	3/24/2006	
Wood Boat	The Estuary	19945	LDS	3/24/2006	
Wood Turtle Way	The Estuary	19945	LDS	3/24/2006	

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Old Plank	The Estuary	19945	LDS	3/24/2006	
Old Salt Ln	The Estuary	19945	LDS	3/24/2006	
Sailboat	The Estuary	19945	LDS	3/24/2006	
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Teal	The Estuary	19945	LDS	3/24/2006	
Wood Boat	The Estuary	19945	LDS	3/24/2006	
Wood Turtle Way	The Estuary	19945	LDS	3/24/2006	

Cathy Lyons

From: Terri Dukes <tdukes@sussexcountyde.gov>
Sent: Wednesday, October 16, 2019 12:00 PM
To: Cathy Lyons
Subject: RE: Estuary Phase 3 Street Names

Cathy, as long as roads are approved for this community and are on the newest recordings it doesn't matter to use where you use them.

From: Cathy Lyons <CLyons@gmbnet.com>
Sent: Wednesday, October 16, 2019 9:06 AM
To: Terri Dukes <tdukes@sussexcountyde.gov>
Subject: RE: Estuary Phase 3 Street Names

Terri,
Good Morning.

As mentioned in my email below, we had to make a change to two of the street names. The new names were on the original approval/reserved list for the Estuary.

Thanks,
Cathy

Cathy Lyons
Sr. Project Coordinator

206 West Main Street | Salisbury, MD | 21801
410.742.3115 | www.gmbnet.com | [Find us on facebook](#)



From: Terri Dukes <tdukes@sussexcountyde.gov>
Sent: Friday, September 13, 2019 10:55 AM
To: Cathy Lyons <CLyons@gmbnet.com>
Subject: RE: Estuary Phase 3 Street Names

ok

From: Cathy Lyons <CLyons@gmbnet.com>
Sent: Friday, September 13, 2019 10:38 AM
To: Terri Dukes <tdukes@sussexcountyde.gov>
Cc: Steve Brodbeck <sbrodbeck@gmbnet.com>
Subject: RE: Estuary Phase 3 Street Names

Terri,
Happy Friday. Please disregard. I was just informed that Old Salt and Sandbar are already used. We will submit our other suggestions.

Cathy Lyons
Project Coordinator

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From: Cathy Lyons
Sent: Tuesday, September 10, 2019 10:58 AM

To: Terri Dukes <tdukes@sussexcountyde.gov>
Cc: Steve Brodbeck <sBrodbeck@gmbnet.com>
Subject: RE: Estuary Phase 3 Street Names

Terri,
As discussed below, I wanted to send you the enclosed exhibit with the street names we will be using for Estuary Phase 3 for your review.

Thank you,
Cathy

Cathy Lyons
Project Coordinator

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From: Cathy Lyons
Sent: Monday, July 22, 2019 3:37 PM

To: Terri Dukes <tdukes@sussexcountyde.gov>
Subject: RE: Estuary Phase 3 Street Names

Thanks Terri. We will provide prior to recordation.

CL

Cathy Lyons
Project Coordinator

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From: Terri Dukes <tdukes@sussexcountyde.gov>
Sent: Monday, July 22, 2019 3:05 PM

To: Cathy Lyons <CLyons@gmbnet.com>
Subject: RE: Estuary Phase 3 Street Names

Cathy. It looks like some of these were approved with no thoroughfares. I will need to know those before you record them.

Best Regards,
Terri

From: Cathy Lyons <CLyons@gmbnet.com>
Sent: Monday, July 22, 2019 2:33 PM
To: Terri Dukes <tdukes@sussexcountyde.gov>
Cc: Steve Brodbeck <sbrodbeck@gmbnet.com>
Subject: RE: Estuary Phase 3 Street Names

Terri,
Sorry for the delay. It looks like we are going with the below names:

Decoy
Misty Morning Ln
Old Marsh
Sandbar
Seashell
Hailey Court

Please let me know if there are any issues.

Thanks,
Cathy

Cathy Lyons
Project Coordinator

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From: Terri Dukes <tdukes@sussexcountyde.gov>
Sent: Thursday, May 2, 2019 4:13 PM

To: Cathy Lyons <CLyons@gmbnet.com>
Subject: RE: Estuary Phase 3 Street Names

Cathy, hopefully this will make it easier for you. This is the list of name already on reserve for The Estuary.

From: Cathy Lyons <CLyons@gmbnet.com>
Sent: Thursday, May 2, 2019 12:58 PM
To: Terri Dukes <tdukes@sussexcountyde.gov>
Subject: RE: Estuary Phase 3 Street Names

Terri, below are some other selections:

Maple View Drive
Willow Lane
Turtle Walk Court
Fox Den Drive
Sea Otter Court

I am sure some of the above are already in use in other communities. We are working on some more to submit for review.

Thanks,

CL

Cathy Lyons
Project Coordinator

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GMB

ARCHITECTS / ENGINEERS

From: Terri Dukes <tdukes@sussexcountyde.gov>

Sent: Thursday, May 2, 2019 11:35 AM

To: Cathy Lyons <CLyons@gmbnet.com>

Subject: RE: Estuary Phase 3 Street Names

Cathy , reference list below.

From: Cathy Lyons <CLyons@gmbnet.com>

Sent: Thursday, May 2, 2019 10:46 AM

To: Terri Dukes <tdukes@sussexcountyde.gov>

Cc: Doug L. Bolner, Jr. <DBolner@gmbnet.com>; Steve Brodbeck <sbrodbeck@gmbnet.com>

Subject: FW: Estuary Phase 3 Street Names

Terri,

We are working on a Site Plan for the Estuary Phase 3 project, which is located along Camp Barnes Road, in Frankford, DE.

We have a few road names picked out and wanted to confirm with your office that they would be acceptable:

Oak Tree Court /**Denied**

Hailey Court /**Approved**

Summer Breeze Drive /**Denied**

Woodside Court/ **there are already 2 streets in The Estuary starting with Wood**

Penny Lane/ **Denied**

Trailside Court / **Already exist in The Estuary**

Thank you,
Cathy

Cathy Lyons
Project Coordinator

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GMB

ARCHITECTS / ENGINEERS



September 11, 2020

Mr. Ross Byington
c/o George, Miles, & Buhr, LLC
206 West Main Street
Salisbury, MD 21801

RE: The Estuary, Phase 3

Dear Mr. Byington:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at Sussexconservation.org. If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,

Jessica Watson

Jessica Watson queue
Program Manager

JW/jmg

cc: Janelle Cornwell

CONDITIONS OF APPROVAL

NOTIFICATION

1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.



DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION

NAME OF PROJECT: The Estuary - Phase 3
PROJECT DESCRIPTION: Residential
LOCATION OF PROJECT: Southeast of Double Bridges Road and intersected by Camp Barnes Road
PROJECT TAX MAP NUMBER: 134-19.00 parcels 115.02, 134-21.00-8.00 and 134-21.00-11.00
PROJECT COORDINATES (center of site-decimal degrees) LAT: 38° 29' 52.4" N LONG: 75° 07' 01.5" W
TYPE OF PROJECT: Residential WATERSHED: Little Assawoman Bay
NUMBER OF LOTS: 118 TOTAL ACRES: 192.91 DISTURBED ACRES: 46.60

APPLICANT'S CONTACT INFORMATION

FIRST NAME: Ross LAST NAME: Byington
COMPANY NAME: Estuary Development, LLC, DE Land Investment 3, LLC and DE Land Investment 1, LLC
ADDRESS: 6726 Curran Street, 2nd Floor
CITY: McClean STATE: VA ZIP: 22101
PHONE NUMBER: 703-207-7006 FAX NUMBER: 703-207-7054
EMAIL ADDRESS: rossgoldsgym@aol.com

CONSULTANT CONTACT INFORMATION

CONSULTANT/ENGINEER NAME: George, Miles & Buhr, LLC
CONTACT PERSON/PROJECT MANAGER: Stephen L. Marsh, P.E.
PHONE #: (410) 742-3115 FAX #: (410) 548-5790
EMAIL ADDRESS: smarsh@gmbnet.com

SUSSEX CONSERVATION DISTRICT APPROVAL

REVIEWER: J. F. [Signature] DATE: 9-11-20
APPROVAL: [Signature] DATE: 9/11/20

If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.

SEP 19 2019

OWNER/DEVELOPER CERTIFICATION

- I/We certify that the information on this form and the attached plans are true and accurate to the best of my/our knowledge.
- I/We understand that DNREC/Delegated Agency may request information in addition to that set forth herein as may be deemed appropriate in considering this application.
- I/We will abide by the conditions of this approval as issued.
- I/We hereby certify that all clearing, grading, construction and/or development will be done pursuant to the approved plan, and that all responsible personnel involved in the land disturbing activities will have a Sediment and Stormwater Management Certification from DNREC/Delegated Agency.
- I/We hereby authorize the right of entry for periodic on site inspection by DNREC/Delegated Agency personnel and/or authorized agents.

OWNER/DEVELOPER SIGNATURE: RA Byington DATE: 9/4/19
OWNER/DEVELOPER PRINTED NAME: Ross A. Byington, member

AGENT AUTHORIZATION

(If this authorization form is completed with the application, all future correspondence may be signed by the duly authorized agent.)

I, _____, hereby designate and authorize the following identified agent to act on my behalf in the processing of this application and to furnish any information that is requested.

AGENT NAME: _____

AGENT ADDRESS: _____

CITY: _____ STATE: _____ ZIP: _____

AGENT PHONE #: () _____ FAX #: _____

EMAIL ADDRESS: _____

OWNER/DEVELOPER SIGNATURE: _____ DATE: _____

AGENT SIGNATURE: _____ DATE: _____

Please attach project Supplemental BMP Data Sheet to the Detailed Sediment and Stormwater Management Plan Application.

PROJECT BMP DATA SHEET

List the BMP(s) utilized in the project stormwater management quantity and water quality strategy.

BMP NAME	BMP TYPE	ACRES TREATED	BMP LOCATION COORDINATES (@ BMP release point - decimal degrees)	
			LATITUDE	LONGITUDE
SWM 3-1	Wet pond	10.73	38.4968193	-75.1211496
SWM 3-2	Constructed wetland	5.29	38.4972129	-75.1188405
SWM 3-3	Wet pond	4.20	38.4962727	-75.1160176
SWM 3-4	Wet pond	5.92	38.4962727	-75.1160176
SWM 3-5	Wet pond	6.69	38.4936179	-75.1225417
SWM 3-6	Wet pond	6.69	38.4936179	-75.1225417
SWM 3-7	Wet pond	8.60	38.4936179	-75.1225417
	No BMP selected			

ENGINEERING DEPARTMENT

ADMINISTRATION (302) 855-7718
AIRPORT & INDUSTRIAL PARK (302) 855-7774
ENVIRONMENTAL SERVICES (302) 855-7730
PUBLIC WORKS (302) 855-7703
RECORDS MANAGEMENT (302) 854-5033
UTILITY ENGINEERING (302) 855-7717
UTILITY PERMITS (302) 855-7719
UTILITY PLANNING (302) 855-1299
FAX (302) 855-7799



Sussex County

DELAWARE
sussexcountyde.gov

HANS M. MEDLARZ, P.E.
COUNTY ENGINEER

MICHAEL E. BRADY
DIRECTOR OF PUBLIC WORKS

May 8, 2020

Mr. Stephen Marsh, P.E.
George, Miles & Buhr LLC
206 West Main Street
Salisbury, MD 21801

REF: **THE ESTUARY – PHASE 3
MILLER CREEK SANITARY SEWER DISTRICT
SUBDIVISION NO. 2005-64
SUSSEX COUNTY TAX MAP NUMBERS 134-18.00-115.02,
134-21.00-8.00 & 134-21.00-11.00 – CLASS-1
AGREEMENT NO. 638-26**

Dear Mr. Marsh:

The above referenced project was approved on May 8, 2020 and one (1) set of the approved plans are enclosed. This approval is valid for three (3) years, unless prior to expiration of that three (3) year period, a time extension is requested and approved by the Department. Plans granted an extension beyond the three (3) period will be required to meet updated standards and specifications.

Also, it is your responsibility to secure approvals and/or permits that may be required by other regulatory agencies.

Please contact Mr. Gary Fleetwood of this Division to initiate pre-construction procedures for private roads and Mr. Keith Bryan in the Department's Division of Utility Engineering to initiate pre-construction procedures for sanitary sewer.

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

Sincerely,

SUSSEX COUNTY ENGINEERING DEPARTMENT



Scott A. Thornton
Public Works Engineering Technician IV

cc: Mr. Keith Bryan, w/2 enclosures
Public Works Field File, w/3 enclosures
Owner/Developer





**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2019-04-202464-MJS-01

Tax Parcel Number: 134-19.00-115.00

Status: Approved as Submitted

Date: 12/16/2019

Project

Phase 3 of Subdivision

Double Bridges Road
Frankford DE 19945

The Estuary
Phase #: 3

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 90 - Roxana Volunteer Fire Co

Occupant Load Inside:

Occupancy Code:

Applicant

Stephen Marsh
206 W Main Street
Salisbury, MD 21801

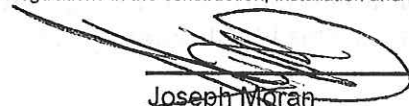
This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:



Joseph Moran

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2019-04-202464-MJS-01

Tax Parcel Number: 134-19.00-115.00

Status: Approved as Submitted

Date: 12/16/2019

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

1040 A This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.

1180 A This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.

1190 A Separate plan submittal is required for the building(s) proposed for this project.

2710 A The following items will be field verified by this Agency at the time of final inspection:

1032 A Additional hydrants and/or relocation of proposed hydrants are required for this project (DSFPR Part II Chapter 6). Contact this Agency for location information.

1130 A Provide a water flow test on the subdivision hydrant(s) once they have been installed, and before they are placed into service (DSFPR Part I, Section 4 4.2 and Part III, Chapter 3). Results are to be forwarded to this Agency for review.

1132 A Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.

1232 A All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III, Section 1.1.5.1.

1432 A The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above final grade (NFPA 24, Section 7.3.3).

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
FAX: 410.548.5790

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BALTIMORE
SEAFORD

www.gmbnet.com



JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

October 19, 2020

Sussex County Department of Planning & Zoning
2 The Circle
Georgetown, DE 19947

Attn: Lauren DeVore
Planner III

Re: Estuary Phase 3
#2005-64
TMP # 134-19.00-115.02 & 134-21.00-8.00
GMB # 140049.E

Dear Ms. DeVore:

We have received your comment letter dated, February 5, 2020 for the above referenced project and offer the following responses.

Comment 1: Please note that Lots #415 and 493 are not achieving the minimum lot depth of 100-ft the entire way around the lot. Please amend the lot size to comply with the minimum depth requirement. If this additional area cannot be accommodated without including wetlands within the proposed lot boundary which would violate Condition #5 of the Conditions of Approval, the lot will have to be removed.

Response 1: *Per your email dated October 16, 2020, we are disregarding this comment.*

Comment 2: Please include in the Site Data Column that the Environmentally Sensitive Development District Overlay Zone is now known as the "Coastal Area."

Response 2: *We have revised the notation to reflect Coastal Area Overlay Zone.*

Comment 3: Please note in the Site Data Column that the parcel is located within an area of "fair" Groundwater Recharge potential in order to comply with the provisions of Chapter 89 "Source Water Protection" of the Sussex County Code.

Response 3: *We have included notes for Source Water Protection in the Site Data Column.*

Comment 4: Please note in the Site Data Column that the parcel is not located within a Wellhead Protection Area in order to comply with the provisions of Chapter 89 "Source Water Protection" of the Sussex County Code.

Response 4: *We have included notes for Source Water Protection in the Site Data column.*

- Comment 5: Staff notes that there are no more than 631 lots in the subdivision to accord with Condition #1 of the Conditions of Approval.
Response 5: *Comment noted*
- Comment 6: Please include the zoning of all surrounding parcels on the plans.
Response 6: *Zoning Designations have been added to the neighboring parcels.*
- Comment 7: Please clarify on Sheet P1.1 that the tax ditch R.O.W. is measured 35-ft from the top-of-bank (TOB).
Response 7: *A note describing "from top of bank, typ." Has been included*
- Comment 8: Please clarify if Lot #370 is included as part of Phase 3 or is to be included as part of Phase 2. The plans outline the lot as if to include it in Phase 3, but the lot appears to be situated in Phase 2 on the plans.
Response 8: *Lot 370 is part of Phase 3. We agree that this can be confusing, but it is based on Sewer connection availability, as well as the location of the driveway on Estuary Boulevard gets extended across the tax ditch from Phase 2 to Phase 3.*
- Comment 9: Please add hatching or symbology which clearly indicates that sidewalks will be provided in the community to accord with Condition #13 of the Conditions of Approval.
Response 9: *Sidewalks will be constructed as part of the subdivision streets and are now shown on the recently added Final Site Plans, sheets FSP1.0 and FSP1.1, as well as the typical road crossing section on FSP1.0 and FSP1.1.*
- Comment 10: Please include a breakdown which provides the overall breakdown of tidal vs. non-tidal wetlands on the property. (§99-26(A)(17)).
Response 10: *A Non-Tidal Wetlands note has been added to the Site Data Column. There are no Tidal wetlands within Phase 3.*
- Comment 11: Please include a typical street section of the street construction design in the plans (§99-26(A)(12)).
Response 11: *County standard street sections are now indicated on the recently added Final Site Plans, sheets FSP1.0 and FSP1.1*
- Comment 12: Please include a space for the signature of the President of the Sussex County Council (§99-26(A)(13)).
Response 12: *We have included a signature block for County Council approval.*
- Comment 13: Please include a space for the signature of an authorized representative of the Sussex Conservation District approving the location and design of all stormwater management areas and erosion and sediment control facilities which shall be shown on the final site plan (§99-26(A)(18)).

Response 13: *A signature block for Sussex Conservation District has been added to the Cover Sheet.*

Comment 14: Please provide within the Site Data Column a breakdown of open space proposed by open space area (i.e.: Open Space "A," Open Space "B," Open Space "C", etc.) and please also include the percentage of impervious surface cover area proposed for the project (§99-26(A)(19)).

Response 14: *Acres for Open Space areas and proposed impervious area are included in the Site Data column.*

Comment 15: Please note that per Condition #6 of the Conditions of Approval, the restrictive covenants shall contain the agricultural use protection and wetlands notice. The covenants shall also include a notice that hunting activities occur in neighboring and adjacent properties and prohibit the use of any off road, ATV-type vehicles on the property other than by the Homeowner's Association or its designee for maintenance. Also, as required under Condition#24 of the Conditions of Approval, the restrictive covenants shall include a tree preservation covenant.

Response 15: *Comment Noted.*

Comment 16: Please clarify on the plans that no amenities are included in this Phase.

Response 16: *A note regarding no amenities in this phase has been added to the Site Data column.*

Comment 17: The Final Subdivision Plan shall show all required forested and landscaped buffers and shall meet the requirements of §99-5 "Forested and/or Landscaped Buffer Strip". Please ensure that no stormwater management facilities are included in the 20-ft width for the landscape buffer strip.

Response 17: *A 30' wooded buffer is shown on the plans.*

Comment 18: Prior to approval of any Final Subdivision Plan, approval letters or 'no-objection' letters from the following agencies shall be submitted to the Sussex County Planning and Zoning Department (All items in which a check mark appear have been received by the Department. All bolded items still require submittal to the Department before consideration for final approval can be received):

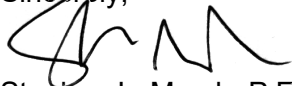
- a. Sussex Conservation District
- b. Office of the State Fire Marshal
- c. Office of Drinking Water (Division of Public Health)
- d. Sussex County Engineering Department
- e. Sussex County Mapping and Addressing Department
- f. Delaware Department of Transportation
- g. The local school district regarding bus stop provisions.
- h. Copies of all HOA documents/restrictive covenants

Response 18: *All appropriate approval letters are enclosed within this submittal. We have also included the HOA documents. In addition, there is no DelDOT approval for this phase. These lots were included in the TIS, and the traffic counts are included in the previously installed Phase 1 entrances and the future Phase 4. Please note, bus stop location is Number 8 of the Conditions of Approval. A designated bus stop shelter was already installed as part of Phase 1B, near the clubhouse.*

Upon your review, please place the project on the next available Planning & Zoning Commission Agenda.

Thank you for your time and attention in this matter.

Sincerely,



Stephen L. Marsh, P.E.
Sr. Vice President

Enclosures:

- One (1) copy of Revised Final Site Plan (paper and electronic)
- One (1) copy of the SCD Approval Letter, dated 9/11/2020
- One (1) copy of the SFMO Permit, dated 12/16/2019
- One (1) copy of the ODW Approval Letter, dated 1/23/2020
- One (1) copy of the SCED Approval Letter, dated 5/8/2020
- One (1) copy of email correspondence from Mapping & Addressing, dated 5/2019 with approved street names.
- One (1) copy of the HOA documents

cc: Estuary Development, LLC
Attn: John Galiani (w/ electronic encl.)

CONDITIONS OF PRELIMINARY APPROVAL PLANNING COMMISSION (SEPT 28, 2006)

- THE MAXIMUM NUMBER OF LOTS SHALL NOT EXCEED 631 PER PLANNING COMMISSION ACTION ON MAY 22, 2014.
- THE APPLICANT SHALL CAUSE TO BE FORMED A HOMEOWNERS ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES, RECREATIONAL AREAS, AND OTHER COMMON AREAS.
- THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY, AND BEST MANAGEMENT PRACTICES SHALL BE UTILIZED.
- STREET LIGHTING SHALL BE PROVIDED, AND THE LOCATION OF THE STREETLIGHTS SHALL BE SHOWN ON THE FINAL SITE PLAN.
- NO WETLANDS SHALL BE INCLUDED WITHIN ANY LOT LINES.
- THE RESTRICTIVE COVENANTS GOVERNING THE PROJECT AND THE FINAL SITE PLAN MUST INCLUDE THE AGRICULTURAL USE PROTECTION NOTICE AND THE WETLANDS NOTICE. THEY SHALL ALSO INCLUDE A NOTICE THAT HUNTING ACTIVITIES OCCUR IN NEIGHBORING AND ADJACENT PROPERTIES. THEY MUST ALSO PROHIBIT THE USE OF ANY OFF ROAD, ATV-TYPE VEHICLES ON THE PROPERTY, OTHER THAN BY THE HOMEOWNER'S ASSOCIATION OR ITS DESIGNEE FOR MAINTENANCE.
- ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- A SCHOOL BUS SHELTER WITH PARKING FOR AT LEAST SIX VEHICLES SHALL BE ESTABLISHED AT EACH ENTRANCE TO THE PROJECT, OR AT SUCH OTHER LOCATION APPROVED BY THE SCHOOL DISTRICT.
- THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WATER SYSTEM OPERATED BY A PUBLIC UTILITY COMPANY.
- THE DEVELOPMENT SHALL BE SERVED AS A PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.
- THE APPLICANT SHALL COMPLY WITH ALL ROADWAY INTERSECTION AND ENTRANCE IMPROVEMENTS REQUIRED BY DELDOT. ANY ROAD REALIGNMENTS SHALL BE IN CONFORMITY WITH DELDOT REGULATIONS.
- NO MORE THAN 200 RESIDENTIAL BUILDING PERMITS WILL BE ISSUED IN ANY YEAR, AND THE PHASING OF THE PROJECT SHALL BE IN ACCORDANCE WITH THE CONSTRUCTION PHASING IN TAB 4 OF THE APPLICANT'S EXHIBIT BOOKLET. SIDEWALKS AND MULTI-USE TRAILS SHALL BE SHOWN ON THE FINAL SITE PLAN.
- SIDEWALKS AND MULTI-USE TRAILS SHALL BE SHOWN ON THE FINAL SITE PLAN.
- THE CENTRAL RECREATION COMPLEX SHALL BE CONSTRUCTED AND OPEN FOR USE BY THE RESIDENTS OF THE DEVELOPMENT WITHIN TWO YEARS OF THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT.
- NO DOCKS OR LAUNCHING FACILITIES FOR MOTORIZED WATERCRAFT SHALL BE MAINTAINED ON THE SITE.
- THE APPLICANT SHALL PROVIDE AGRICULTURAL BUFFERS AND WETLAND BUFFERS IN ACCORDANCE WITH APPLICABLE REQUIREMENTS.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.
- THERE SHALL BE NO LOTS, OR STORMWATER MANAGEMENT FACILITIES OR OTHER STRUCTURES WITHIN 50- FEET OF THE CEMETERY EXISTING ON THE PROPERTY. IN ADDITION, THE DEVELOPER SHALL COMPLY WITH ANY REQUIREMENTS ESTABLISHED BY THE DELAWARE STATE HISTORIC PRESERVATION OFFICE CONCERNING THE CEMETERY.
- THERE SHALL NOT BE ANY COMMERCIAL ACTIVITIES WITHIN THE SITE, INCLUDING THE PROPOSED SNACK BAR OR GRILL. A NOTE CONFIRMING THIS SHALL BE INCLUDED WITHIN THE FINAL SITE PLAN.
- THE PROPOSED RV AND BOAT STORAGE AREA SHALL BE RELOCATED TO A MORE CENTRALIZED LOCATION WITHIN THE PROJECT.
- ANY WELLS, WATER TOWERS OR WATER TANKS SHALL BE LOCATED AT LEAST 300 FEET FROM ADJACENT BOUNDARY LINES. ANY PROPOSED WATER TOWER OR WATER TANK SHALL BE PAINTED IN A SKY NEUTRAL COLOR, WITH NO ADVERTISING OR IDENTIFYING LOGO OR SCRIPT, GRAPHIC FEATURES OR CHARACTERISTICS.
- THE FINAL SITE PLAN SHALL SHOW THE LOCATION OF ANY PROPOSED OR FUTURE MAINTENANCE AND/OR STORAGE BUILDINGS SERVING THE COMMUNITY. THESE BUILDINGS SHALL BE INTERNALLY LOCATED WITHIN THE SUBDIVISION.
- THE APPLICANT SHALL MAINTAIN ANY RIGHTS OF ACCESS THAT THIRD PARTIES MAY LEGALLY HAVE ACROSS THE PROPERTY.
- THE DEVELOPER SHALL PRESERVE AS MANY EXISTING TREES AS POSSIBLE WITHIN THE SITE, AND SHALL DESIGNATE EXISTING FORESTED AREAS ON THE FINAL SITE PLAN. ALSO, AS STATED BY THE APPLICANT, THE RESTRICTIVE COVENANTS SHALL INCLUDE A TREE PRESERVATION COVENANT.

GENERAL NOTES

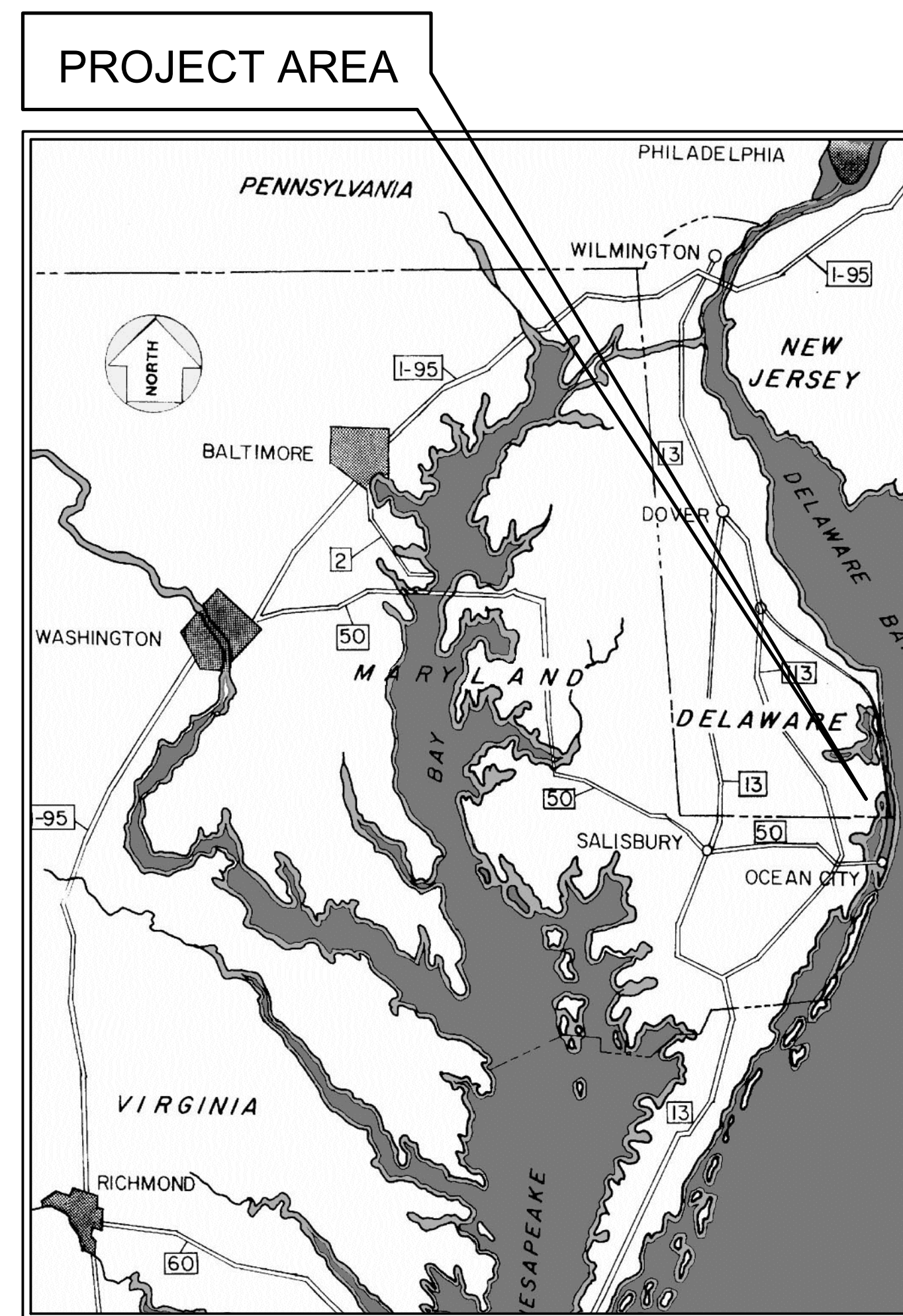
- ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX CONSERVATION DISTRICT, AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNERS UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE AFTER DEDICATION SHALL BE BY THE RESPECTIVE ORGANIZATION.
- ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES. A 5' WIDE ACCESS EASEMENT IS ALSO RESERVED ALONG THE FRONT PROPERTY LINES.
- ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
- TOPOGRAPHY SHOWN HEREIN ARE AS PROVIDED BY AXIS GEOSPATIAL, ORIGINALLY PREPARED FOR THE STEPHENS ENVIRONMENTAL CONSULTING INC. IN APRIL 2009. DELAWARE STATE PLAN COORDINATE SYSTEM NAD 83/91 AND NAVD88 VERTICAL DATUM.
- BOUNDARY SHOWN HEREIN PROVIDED BY CYPRESS SURVEYS, LLC, DATE JULY 2012.
- THE WETLANDS SHOWN HEREON WERE DELINEATED BY ENVIRONMENTAL RESOURCES, INC. SEE PLAN ENTITLED "ESTUARY BOUNDARY OF THE WATER OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM" PREPARED BY GEORGE, MILES & BUHR ON SEPTEMBER 5, 2014.
- A PERPETUAL ACCESS EASEMENT IS HEREBY GRANTED TO THE STATE OF DELAWARE AS NEEDED FOR EMERGENCY ACCESS TO PIPES CONVEYING RUNOFF FROM STATE OF DELAWARE RIGHTS-OF-WAY. THE DRAINAGE EASEMENT AND SYSTEM SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE STORM DRAIN SYSTEM AND EASEMENT.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND /OR THE STATE OF DELAWARE.
- HUNTING ACTIVITIES OCCUR IN NEIGHBORING, ADJACENT PROPERTIES. THE USE OF ANY OFF-ROAD, ATV-TYPE VEHICLES ON THE PROPERTY, OTHER THAN BY THE HOMEOWNERS ASSOCIATION OR ITS DESIGNEE FOR MAINTENANCE, IS PROHIBITED.



LOCATION MAP
SCALE: 1" = 1,000'

LIST OF DRAWINGS

G1.0	COVER SHEET	P2.0	CURVE TABLES
FSP1.0	FINAL SITE PLAN	P3.0	LIGHTING PLAN
FSP1.1	FINAL SITE PLAN	P3.1	LIGHTING PLAN
P1.0	KEY SHEET	P3.2	LIGHTING PLAN
P1.1	RECORD PLAT	P3.3	LIGHTING DETAILS
P1.2	RECORD PLAT	P4.0	LANDSCAPE KEY
P1.3	RECORD PLAT	P4.1	LANDSCAPE PLAN
P1.4	RECORD PLAT	P4.2	LANDSCAPE PLAN



VICINITY MAP
SCALE: 1" = 20 MILES

APPROVED BY: _____
SUSSEX COUNTY COUNCIL
PRESIDENT

APPROVED BY: _____
SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

APPROVED BY: _____
SUSSEX COUNTY
SOIL CONSERVATION DISTRICT

SITE DATA TABLE

APPLICANT (OWNER):	ESTUARY DEVELOPMENT, LLC 6726 CURRAN ST, 2nd FLOOR MCLEAN, VA 22101 PHONE: 703.208.3377 CONTACT: JOHN GALJANI
CIVIL ENGINEER:	GEORGE, MILES & BUHR, LLC 206 WEST MAIN ST SALISBURY, MD 21801 PHONE: 410.742.3115 CONTACT: STEPHEN L. MARSH
TAX MAP:	134-19.00, PARCEL 115.02 (TRACT 5A)
DEED REFERENCE:	5002/279
OWNER:	ESTUARY DEVELOPMENT, LLC
TAX MAP:	134-21.00, PARCEL 8.00 (TRACT 6A)
DEED REFERENCE:	4112/283 & 4077/165
OWNER:	DE LAND INVESTMENT 3, LLC
EXISTING ZONING:	AR-1 CENTRAL AREA OVERLAY ZONE (PREVIOUSLY ENVIRONMENTALLY SENSITIVE DEVELOPING DISTRICT)
PROPOSED PHASE 3 DATA:	PHASE 3 AREA: 478.36 AC LOTS ALLOWED: 156 (2 LOTS/ACRE) LOTS PROPOSED: 118 (1.51 LOTS/ACRE) AMENITY: NONE IN THIS PHASE. (MAIN CLUBHOUSE CONSTRUCTED AS PART OF PHASE 1B)
BUILDING SETBACKS:	FRONT: 25' SIDE: 10' (15' FOR CORNER LOTS) REAR: 10' MAX BUILDING HEIGHT: 42' MIN LOT AREA: 7500 SF MIN LOT WIDTH: 60'
FLOOD ZONE:	ZONE AE4, ZONE X, ZONE X WITH 0.2% ANNUAL CHANGE FLOOD AREA PER FLOOD MAPS 10005C0513K, 10005C0635K & 10005C0651K, DATED REVISED MARCH 16, 2015
SOURCE WATER PROTECTION:	THE SITE IS LOCATED WITHIN AN AREA OF FAIR GROUNDWATER RECHARGE POTENTIAL, BUT IS NOT WITHIN A WELLHEAD PROTECTION AREA.
UTILITIES:	CENTRAL WATER: TIDEWATER UTILITIES, INC. PUBLIC SEWER: SUSSEX COUNTY
PHASE 3 AREA DIVISIONS:	GROSS AREA (ENTIRE PROJECT): ±434.43 ACRES GROSS AREA (PHASE 3): ±78.36 ACRES PROPOSED SUBDIVISION R.O.W.: ± 9.28 ACRES
PROPOSED RESIDENTIAL LOT AREA:	±24.14 ACRES PROPOSED OPEN SPACE: ±44.73 ACRES (57%) OPEN SPACE LOT 3000: ±20.17 ACRES OPEN SPACE LOT 3001: ±21.59 ACRES OPEN SPACE LOT 3002: ± 2.97 ACRES
WOODED AREA:	±29.06 ACRES SWM POND AREA: ± 5.83 ACRES NON-TIDAL WETLANDS AREA: ±20.68 ACRES PROPOSED IMPERVIOUS AREA: ±14.33 ACRES (18%)

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED AS SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT THE SUSSEX CONSERVATION DISTRICT OR THEIR DESIGNATED AGENT SHALL HAVE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER: _____ DATE _____
JOHN GALJANI
ESTUARY DEVELOPMENT, LLC &
DELAWARE LAND INVESTMENT 3, LLC.

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

ENGINEER: _____ DATE _____
SENIOR VICE PRESIDENT, GEORGE, MILES & BUHR, LLC.

WETLANDS CERTIFICATION:
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 THIS 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(g)(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 DNREC WETLAND MAP NO. DNR-044, THERE ARE NO STATE REGULATED WETLANDS ON THE ESTUARY PHASE 3 PROPERTY.

EDWARD M. LAUNAY, PWS NO. 875
SOCIETY OF WETLAND SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR
WDG933MD05100368

PRINTS ISSUED FOR:
APPROVAL &
RECORDATION

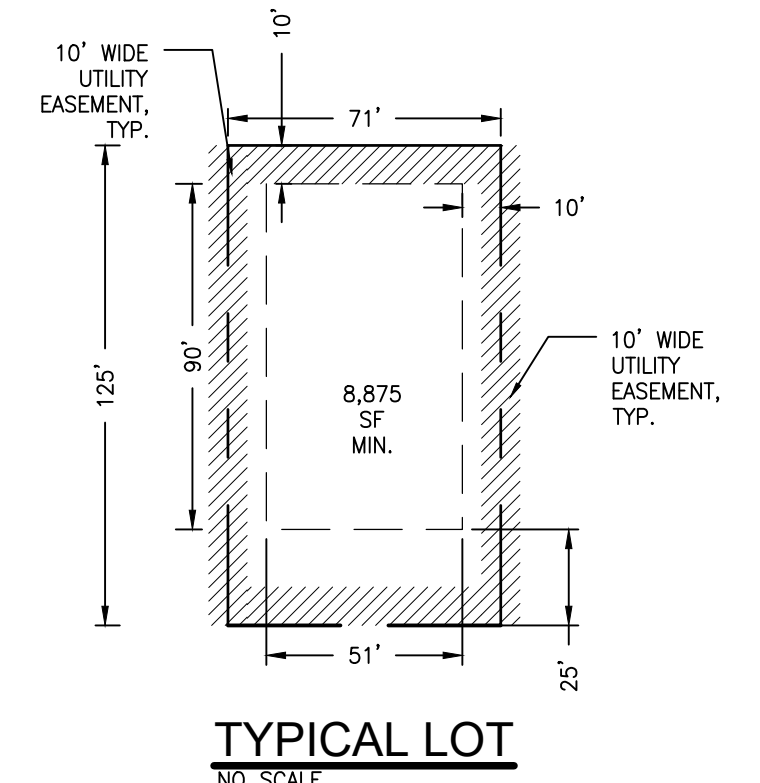
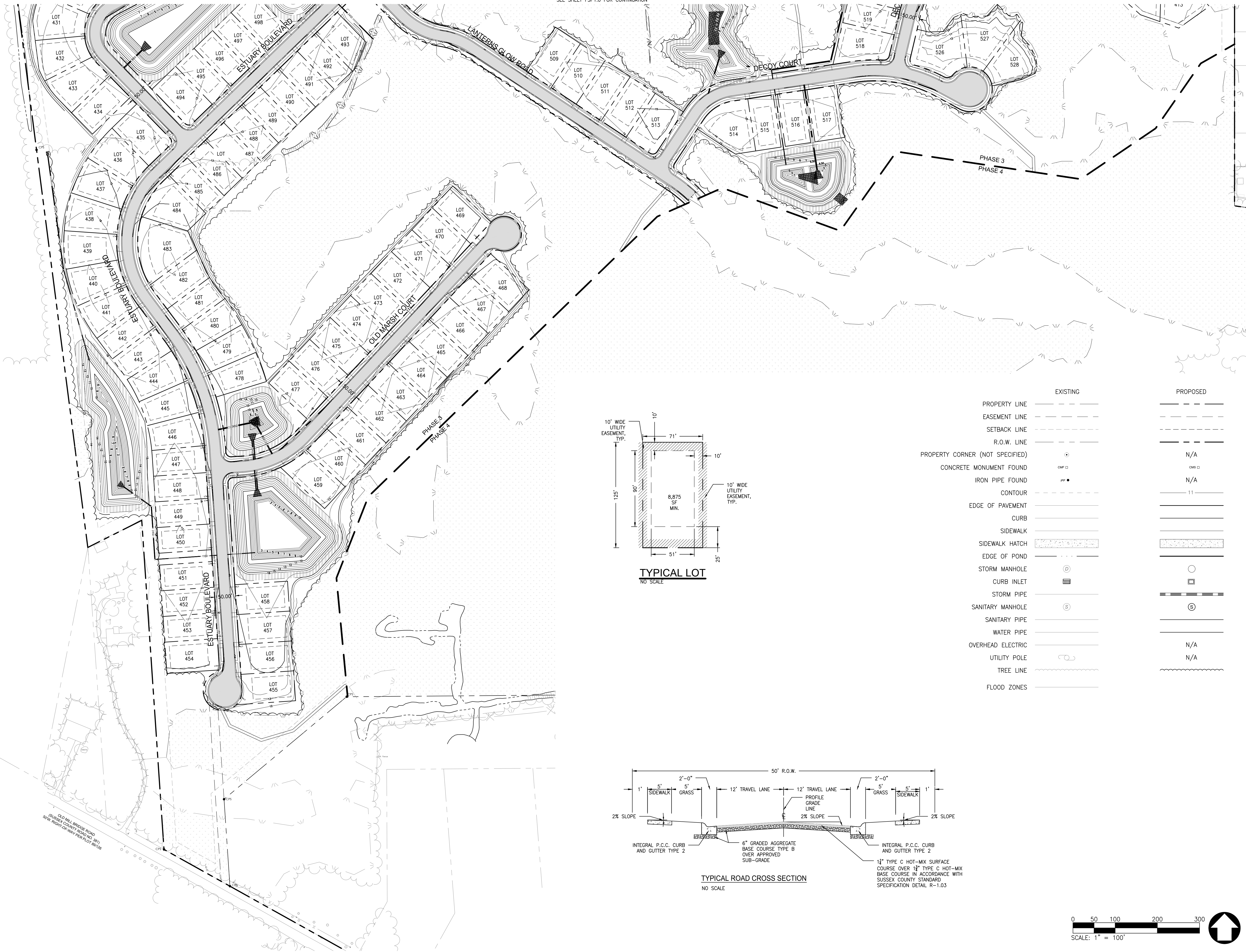
DATE	REVISIONS	NO.

GMB
GEORGE, MILES & BUHR, LLC
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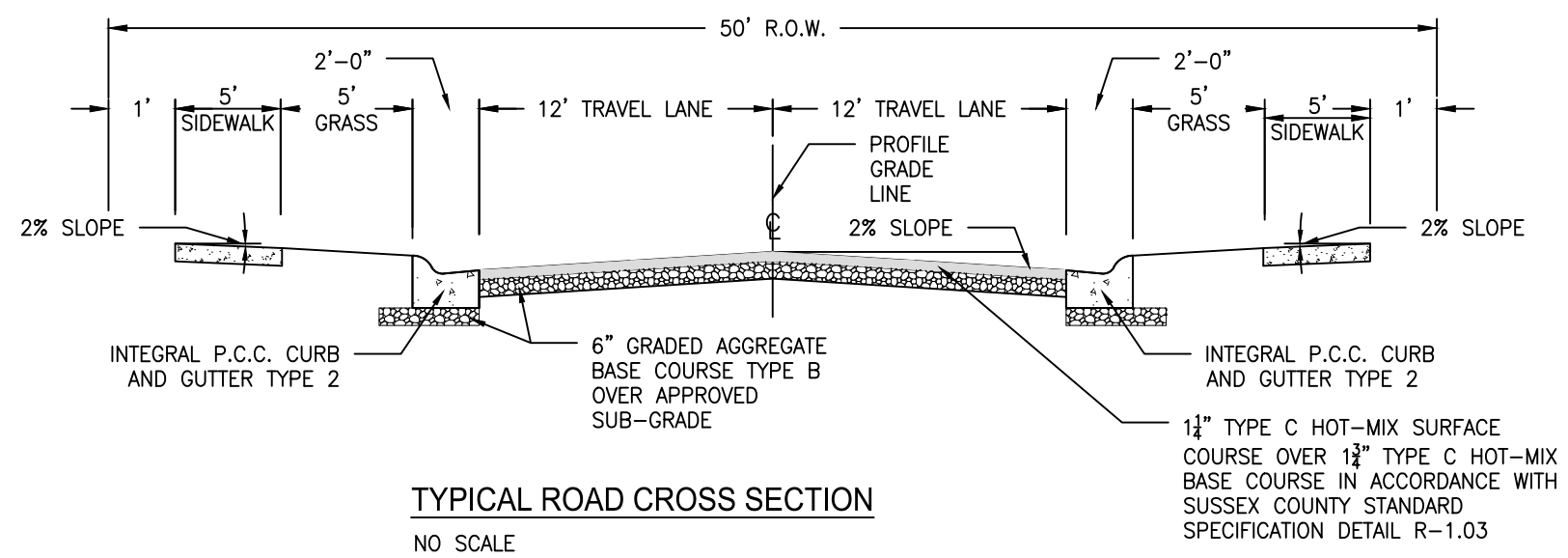
ESTUARY PHASE 3
SUSSEX COUNTY, DELAWARE

COVER SHEET

SCALE: AS SHOWN	SHEET NO.
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GMB FILE: 140049	
DATE: SEP 2020	



TYPICAL LOT
NO SCALE



TYPICAL ROAD CROSS SECTION
NO SCALE

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	○	N/A
CONCRETE MONUMENT FOUND	CMF □	CMF □
IRON PIPE FOUND	IPF ●	N/A
CONTOUR	---	---
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH	▨	▨
EDGE OF POND	---	---
STORM MANHOLE	⊙	⊙
CURB INLET	▣	▣
STORM PIPE	---	---
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	---	---
WATER PIPE	---	---
OVERHEAD ELECTRIC	---	N/A
UTILITY POLE	⊙	N/A
TREE LINE	---	---
FLOOD ZONES	---	---

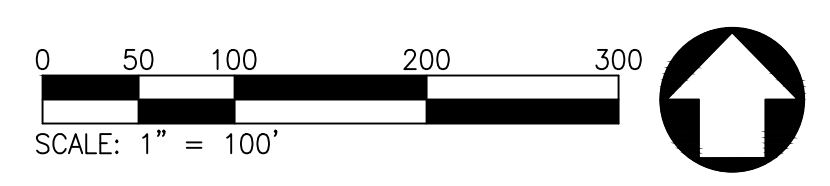
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FINAL SITE PLAN



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GMB FILE : 140049	
DATE : SEP 2020	

LANDS N/F
DIANNE H. ARCHUT
TRUSTEE
TAX MAP 134-21.00-3.00
DEED REF: 3547/82
ZONED AR-1

LANDS N/F
SHEILA M. ROSE
TAX MAP 134-21.00-4.00
DEED REF: 3956/193
ZONED AR-1

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PB 273 - 34

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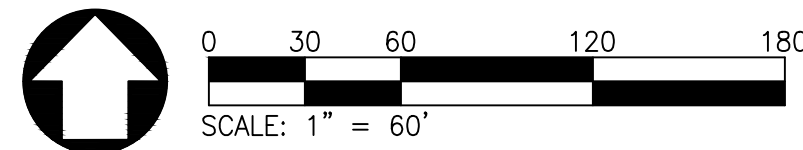
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RECORD PLAT

SCALE 1" = 60'
DESIGN BY : RLM
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GMB FILE : 140049
DATE : SEP 2020

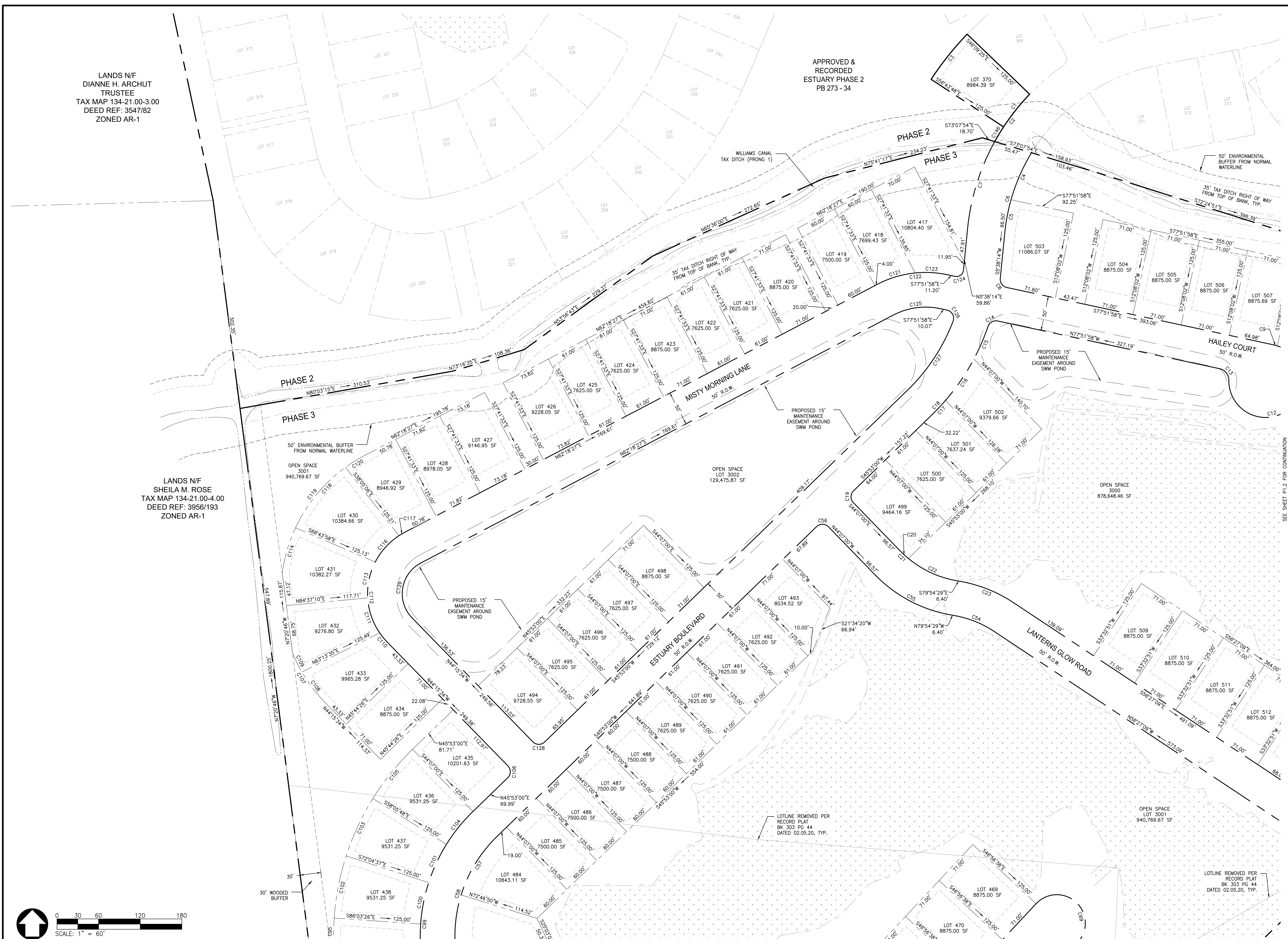
SHEET NO.
P1.1

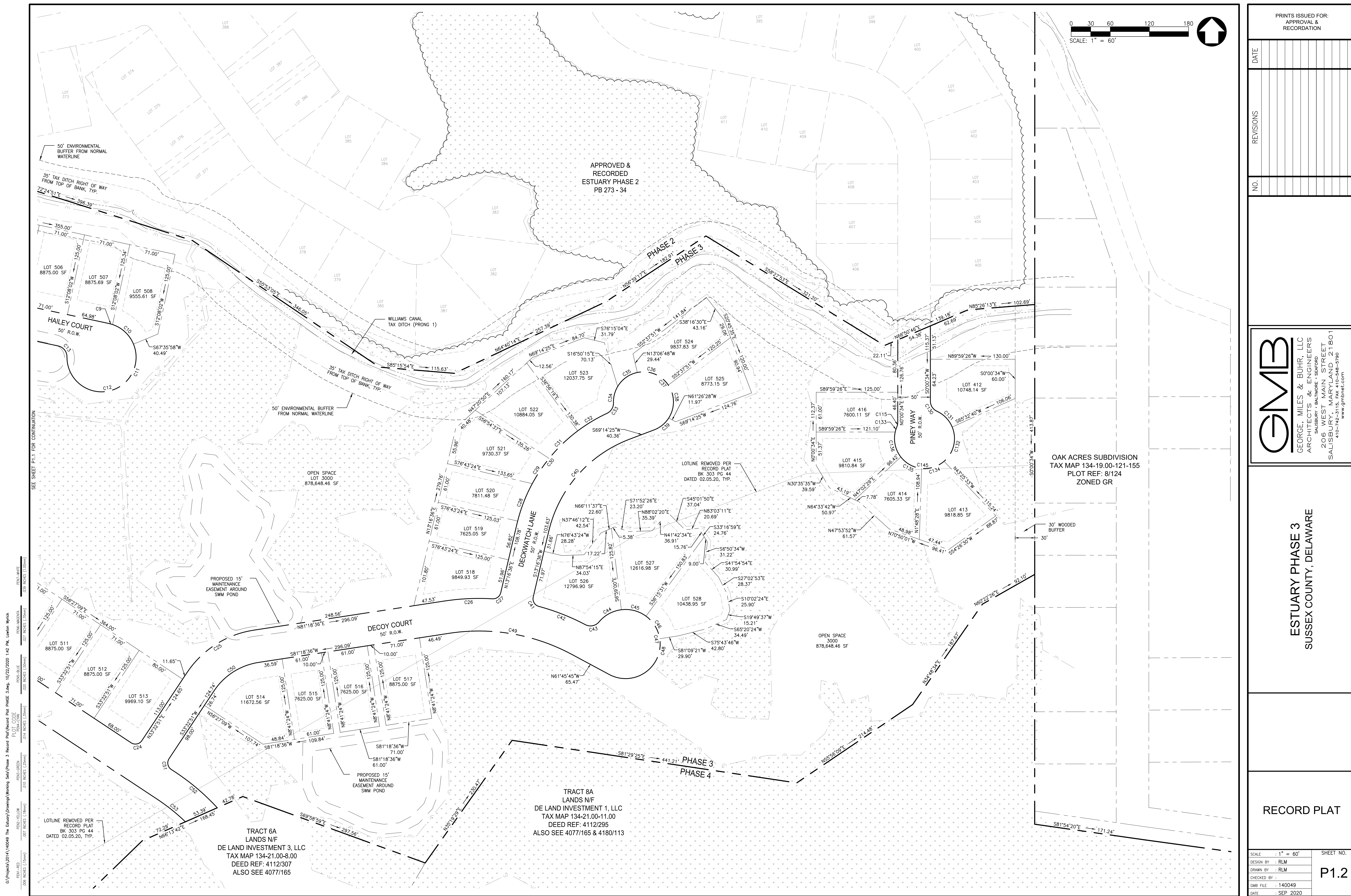
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DOT=10MM (10mm) DOT=5MM (5mm) DOT=2MM (2mm)
PRINT=WHITE (10mm) PRINT=BLACK (10mm) PRINT=RED (10mm) PRINT=GREEN (10mm) PRINT=BLUE (10mm) PRINT=BLACK (10mm)



SEE SHEET P1.3 FOR CONTINUATION

SEE SHEET P1.2 FOR CONTINUATION





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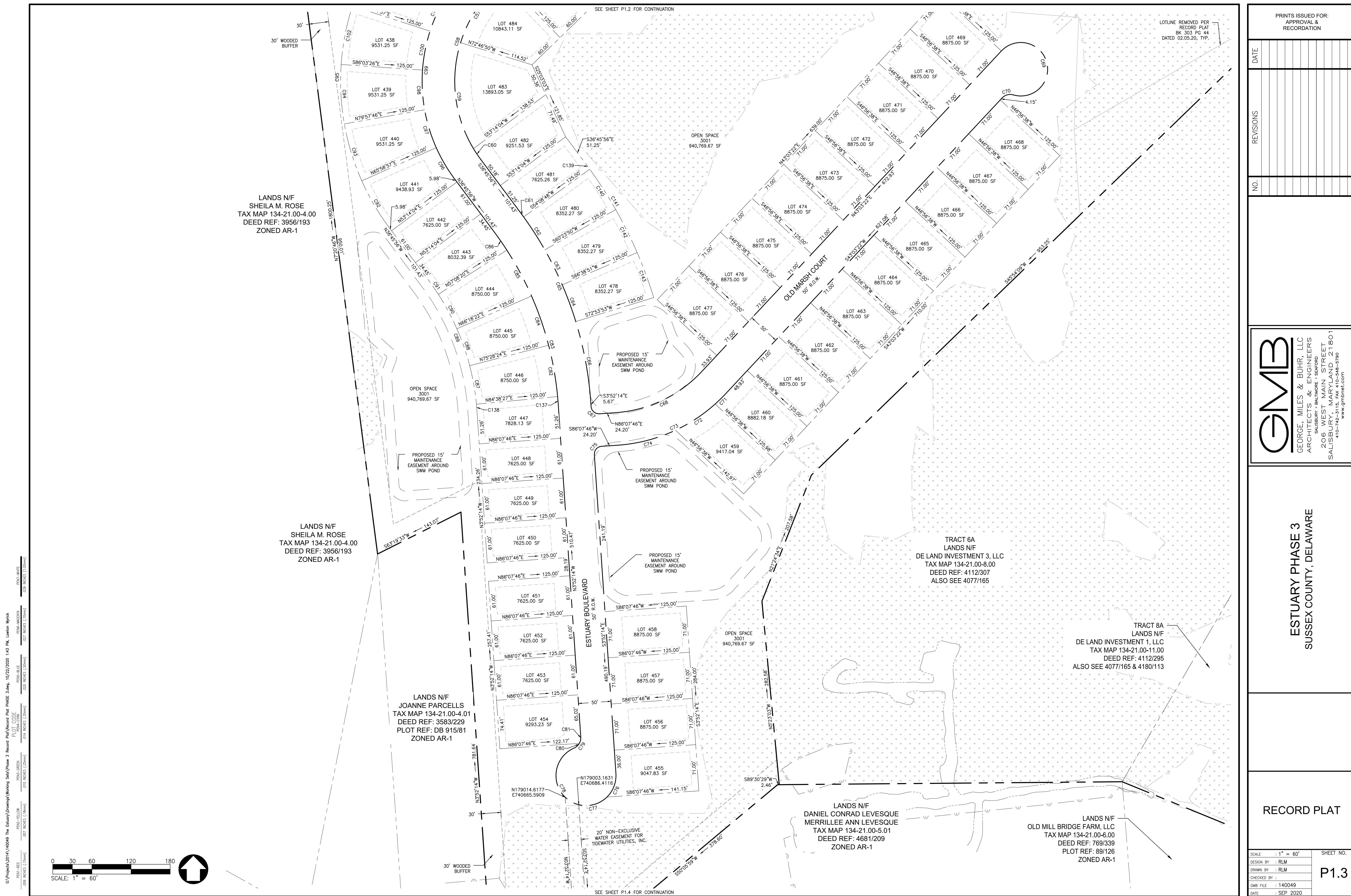
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RECORD PLAT

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SHEILA M. ROSE
TAX MAP 134-21.00-4.00
DEED REF: 3956/193
ZONED AR-1

LANDS N/F
SHEILA M. ROSE
TAX MAP 134-21.00-4.00
DEED REF: 3956/193
ZONED AR-1

LANDS N/F
JOANNE PARCELLS
TAX MAP 134-21.00-4.01
DEED REF: 3583/229
PLOT REF: DB 915/81
ZONED AR-1

LANDS N/F
DANIEL CONRAD LEVESQUE
MERRILLEE ANN LEVESQUE
TAX MAP 134-21.00-5.01
DEED REF: 4681/209
ZONED AR-1

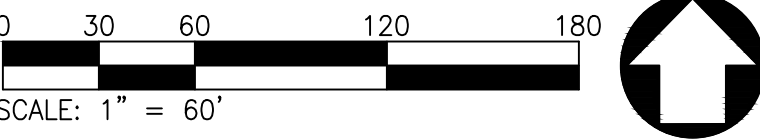
LANDS N/F
OLD MILL BRIDGE FARM, LLC
TAX MAP 134-21.00-6.00
DEED REF: 769/339
PLOT REF: 89/126
ZONED AR-1

TRACT 6A
LANDS N/F
DE LAND INVESTMENT 3, LLC
TAX MAP 134-21.00-8.00
DEED REF: 4112/307
ALSO SEE 4077/165

TRACT 8A
LANDS N/F
DE LAND INVESTMENT 1, LLC
TAX MAP 134-21.00-11.00
DEED REF: 4112/295
ALSO SEE 4077/165 & 4180/113

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SEE SHEET P1.4 FOR CONTINUATION



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ESTUARY PHASE 3
SUSSEX COUNTY, DELAWARE

RECORD PLAT

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CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	60.34'	327.00'	10.57	S38°33'24"W	60.26'	N 181326.54,E 741324.92	N 181279.42,E 741287.37
C2	85.13'	327.00'	14.92	S36°23'06"W	84.89'	N 181326.54,E 741324.92	N 181258.20,E 741274.57
C6	122.56'	273.00'	25.72	S18°29'54"W	121.53'	N 181242.10,E 741327.65	N 181126.85,E 741289.09
C7	132.92'	327.00'	23.29	N17°16'55"E	132.01'	N 181132.15,E 741235.35	N 181258.20,E 741274.57
C8	17.49'	12.00'	83.50	S36°06'52"E	15.98'	N 181060.67,E 741282.56	N 181047.76,E 741291.98
C12	239.08'	53.00'	258.46	S51°21'55"W	82.11'	N 180965.14,E 741676.26	N 180913.87,E 741612.12
C13	23.28'	17.00'	78.46	N38°38'05"W	21.50'	N 180913.87,E 741612.12	N 180930.67,E 741598.69
C14	17.42'	12.00'	83.17	S60°32'56"W	15.93'	N 180999.45,E 741278.81	N 180991.61,E 741264.94
C18	152.70'	325.00'	26.92	S32°25'25"W	151.30'	N 180991.61,E 741264.94	N 180863.90,E 741183.82
C19	18.85'	12.00'	90.00	S0°53'00"W	16.97'	N 180754.46,E 741070.94	N 180737.49,E 741070.68
C21	93.70'	150.00'	35.79	S62°00'44"E	92.19'	N 180668.16,E 741137.91	N 180624.90,E 741219.31
C23	81.88'	200.00'	23.46	S68°10'49"E	81.30'	N 180623.78,E 741225.61	N 180593.56,E 741301.09
C24	18.85'	12.00'	90.00	N78°32'51"E	16.97'	N 180322.17,E 741710.38	N 180325.54,E 741727.01
C25	125.04'	150.00'	47.76	N57°25'44"E	121.45'	N 180429.42,E 741795.89	N 180494.81,E 741898.25
C26	73.94'	350.00'	12.10	N87°21'45"E	73.81'	N 180539.54,E 742190.93	N 180542.94,E 742264.66
C27	16.78'	12.00'	80.14	N53°20'45"E	15.45'	N 180542.94,E 742264.66	N 180552.16,E 742277.06
C30	226.12'	250.00'	51.82	N39°11'17"E	218.49'	N 180658.03,E 742302.04	N 180827.38,E 742440.10
C33	19.90'	17.00'	67.06	N31°34'12"E	18.78'	N 180827.38,E 742440.10	N 180843.38,E 742449.93
C37	201.68'	46.00'	251.20	S56°21'34"E	74.81'	N 180843.38,E 742449.93	N 180801.94,E 742512.21
C40	195.35'	200.00'	55.96	S41°15'30"W	187.68'	N 180787.64,E 742474.47	N 180646.55,E 742350.70
C41	18.45'	12.00'	88.10	S30°46'25"E	16.69'	N 180545.69,E 742326.90	N 180531.35,E 742335.44
C42	76.81'	350.00'	12.57	S68°32'11"E	76.66'	N 180531.35,E 742335.44	N 180503.30,E 742406.78
C43	23.14'	17.00'	77.99	N78°45'26"E	21.39'	N 180503.30,E 742406.78	N 180507.47,E 742427.77
C47	239.09'	53.00'	258.47	S10°59'58"E	82.10'	N 180507.47,E 742427.77	N 180426.88,E 742443.43
C49	193.35'	300.00'	36.93	N80°13'34"W	190.02'	N 180457.86,E 742385.75	N 180490.11,E 742198.49
C50	83.36'	100.00'	47.76	S57°25'44"W	80.97'	N 180445.38,E 741905.80	N 180401.79,E 741837.57
C51	19.11'	12.00'	91.27	S12°05'08"E	17.16'	N 180297.83,E 741768.63	N 180281.05,E 741772.22
C52	91.75'	350.00'	15.02	S50°12'31"E	91.49'	N 180281.05,E 741772.22	N 180222.50,E 741842.52
C53	54.69'	300.00'	10.44	N51°13'48"W	54.61'	N 180200.98,E 741793.67	N 180235.18,E 741751.09
C54	61.41'	150.00'	23.46	N68°10'49"W	60.98'	N 180551.88,E 741273.46	N 180574.55,E 741216.85
C55	124.94'	200.00'	35.79	N62°00'44"W	122.91'	N 180575.67,E 741210.55	N 180633.35,E 741102.01
C56	18.85'	12.00'	90.00	N89°07'00"W	16.97'	N 180702.68,E 741034.79	N 180702.94,E 741017.82
C58	288.50'	200.00'	82.65	S4°33'32"W	264.13'	N 180256.11,E 740556.99	N 179992.82,E 740536.00
C61	8.76'	550.00'	0.91	S36°18'34"E	8.76'	N 179911.57,E 740596.70	N 179904.51,E 740601.89
C62	60.00'	550.00'	6.25	S32°43'41"E	59.97'	N 179904.51,E 740601.89	N 179854.06,E 740634.31
C63	60.00'	550.00'	6.25	S26°28'39"E	59.97'	N 179854.06,E 740634.31	N 179800.38,E 740661.05
C64	60.00'	550.00'	6.25	S20°13'38"E	59.97'	N 179800.38,E 740661.05	N 179744.11,E 740681.78
C65	315.77'	550.00'	32.90	S20°19'05"E	311.45'	N 179911.57,E 740596.70	N 179619.49,E 740704.85
C67	18.85'	12.00'	90.00	S48°52'14"E	16.97'	N 179613.84,E 740705.23	N 179602.68,E 740718.02
C68	150.35'	200.00'	43.07	N64°35'34"E	146.84'	N 179604.31,E 740742.16	N 179667.31,E 740874.80
C69	174.15'	41.00'	243.37	S15°15'37"E	69.78'	N 180159.01,E 741334.22	N 180091.69,E 741352.59
C70	18.80'	17.00'	63.37	S74°44'23"W	17.86'	N 180091.69,E 741352.59	N 180086.99,E 741335.36
C73	187.94'	250.00'	43.07	S64°35'34"W	183.55'	N 179633.17,E 740911.33	N 179554.42,E 740745.54
C75	18.85'	12.00'	90.00	S41°07'46"W	16.97'	N 179552.79,E 740721.39	N 179540.01,E 740710.23
C78	201.14'	46.00'	250.53	N58°36'22"W	75.12'	N 179050.93,E 740743.32	N 179090.06,E 740679.20
C79	20.93'	17.00'	70.53	N31°23'38"E	19.63'	N 179090.06,E 740679.20	N 179106.82,E 740689.42
C83	287.06'	500.00'	32.90	N20°19'05"W	283.14'	N 179616.12,E 740654.96	N 179881.64,E 740556.65
C89	215.30'	375.00'	32.90	N20°19'05"W	212.35'	N 179607.68,E 740530.25	N 179806.82,E 740456.51
C95	540.94'	375.00'	82.65	N4°33'32"E	495.24'	N 179888.07,E 740395.81	N 180381.75,E 740435.17
C99	360.62'	250.00'	82.65	N4°33'32"E	330.16'	N 179962.89,E 740495.94	N 180292.01,E 740522.18
C106	18.88'	12.00'	90.14	N0°48'43"E	16.99'	N 180340.73,E 740572.43	N 180357.72,E 740572.67
C107	86.36'	225.00'	21.99	N33°15'48"W	85.63'	N 180449.08,E 740309.11	N 180520.85,E 740262.03
C112	185.99'	100.00'	106.57	N9°01'26"E	160.32'	N 180536.32,E 740398.63	N 180694.65,E 740423.77
C119	214.93'	225.00'	54.74	N34°56'28"E	206.85'	N 180635.77,E 740247.21	N 180805.34,E 740365.68
C122	104.27'	150.00'	39.83	N82°13'14"E	102.18'	N 181052.31,E 741105.23	N 181066.14,E 741206.46
C124	16.84'	10.00'	96.50	N53°53'08"E	14.92'	N 181063.79,E 741217.42	N 181072.58,E 741229.47
C125	69.51'	100.00'	39.83	S82°13'14"W	68.12'	N 181017.26,E 741195.95	N 181008.04,E 741128.48
C126	20.69'	12.00'	98.76	S28°29'01"E	18.22'	N 181015.14,E 741205.80	N 180999.13,E 741214.49
C127	119.92'	275.00'	24.98	S33°23'28"W	118.97'	N 180999.13,E 741214.49	N 180899.80,E 741149.01
C128	18.82'	12.00'	89.86	N89°11'17"W	16.95'	N 180392.24,E 740625.56	N 180392.48,E 740608.61

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C129	93.00'	50.00'	106.57	N9°01'26"E	80.16'	N 180571.21,E 740434.44	N 180650.38,E 740447.01
C130	19.47'	17.00'	65.63	S32°48'12"E	18.42'	N 180846.07,E 742935.78	N 180830.58,E 742945.76
C133	8.37'	46.00'	10.43	N17°46'40"E	8.36'	N 180798.69,E 742881.87	N 180806.65,E 742884.42
C141	231.66'	675.00'	19.66	S26°56'02"E	230.52'	N 179986.39,E 740696.84	N 179780.87,E 740801.26
C144	206.66'	785.00'	15.08	S89°24'22"E	206.07'	N 179928.88,E 745020.26	N 179926.74,E 745226.32
C145	215.65'	46.00'	268.61	N68°41'13"E	65.84'	N 180806.65,E 742884.42	N 180830.58,E 742945.76
C146	24.79'	327.00'	4.34	S31°05'54"W	24.78'	N 181279.42,E 741287.37	N 181258.20,E 741274.57

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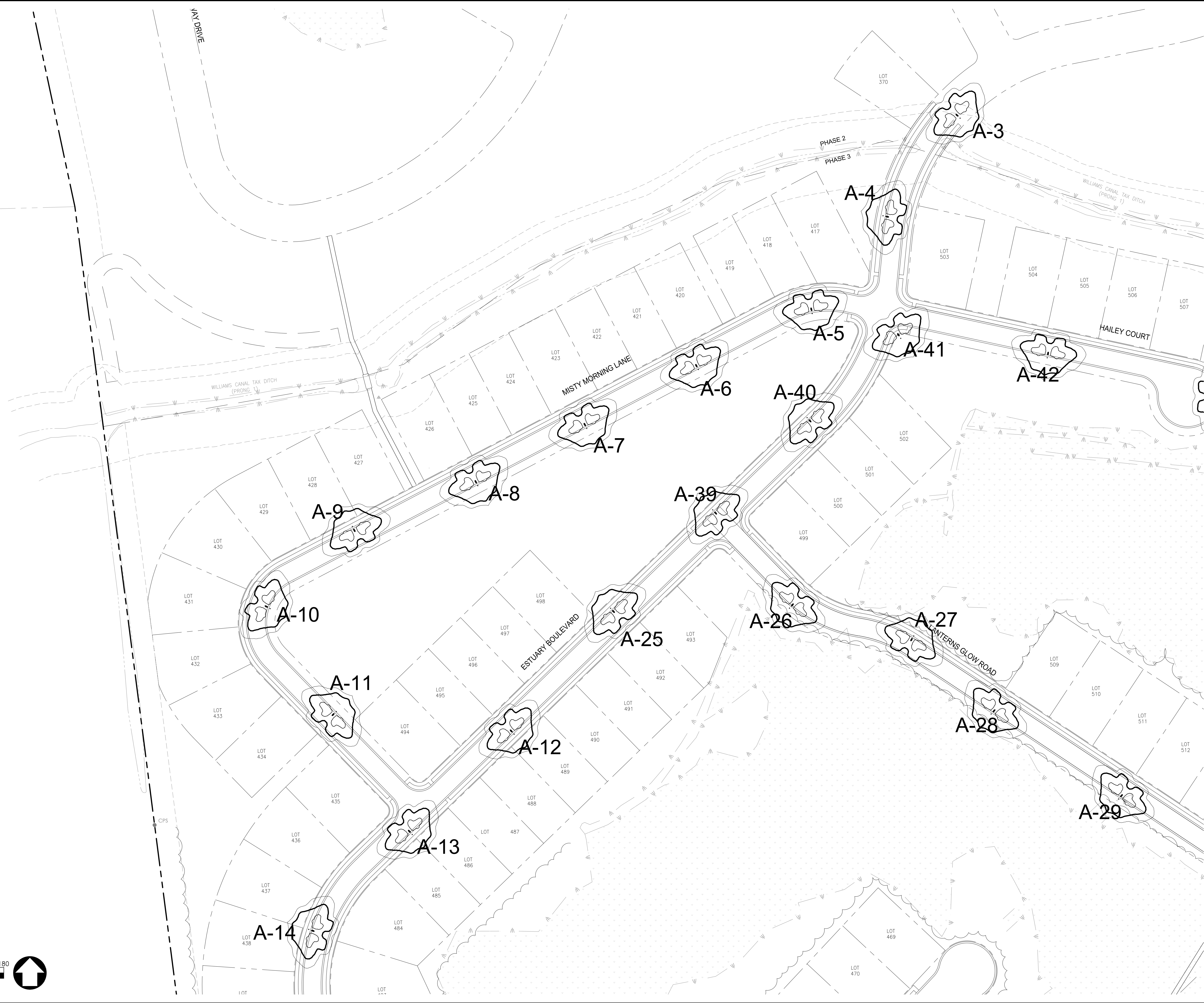
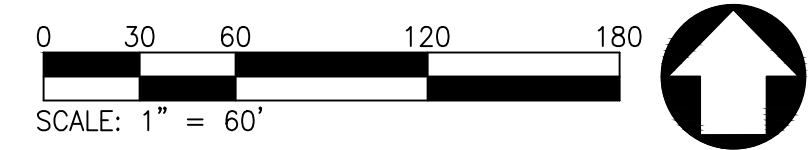
**ESTUARY PHASE 3
 SUSSEX COUNTY, DELAWARE**

CURVE TABLES

SCALE : 1" = 60'	SHEET NO.
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CHECKED BY :	
GMB FILE : 140049	
DATE : SEP 2020	

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PLOT=RED
 PLOT=GREEN
 PLOT=BLUE
 PLOT=BLACK
 PLOT=WHITE
 1/8" INCHES (3.18mm)
 1/4" INCHES (6.35mm)
 1/2" INCHES (12.7mm)
 3/4" INCHES (19.05mm)
 1" INCHES (25.4mm)
 1 1/2" INCHES (38.1mm)
 2" INCHES (50.8mm)
 3" INCHES (76.2mm)
 4" INCHES (101.6mm)
 6" INCHES (152.4mm)
 8" INCHES (203.2mm)
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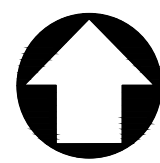
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ESTUARY PHASE 3 SUSSEX COUNTY, DELAWARE	
LIGHTING PLAN	
SCALE : 1" = 60'	SHEET NO.
DESIGN BY : RLM	P3.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 140049	
DATE : SEP 2020	© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC

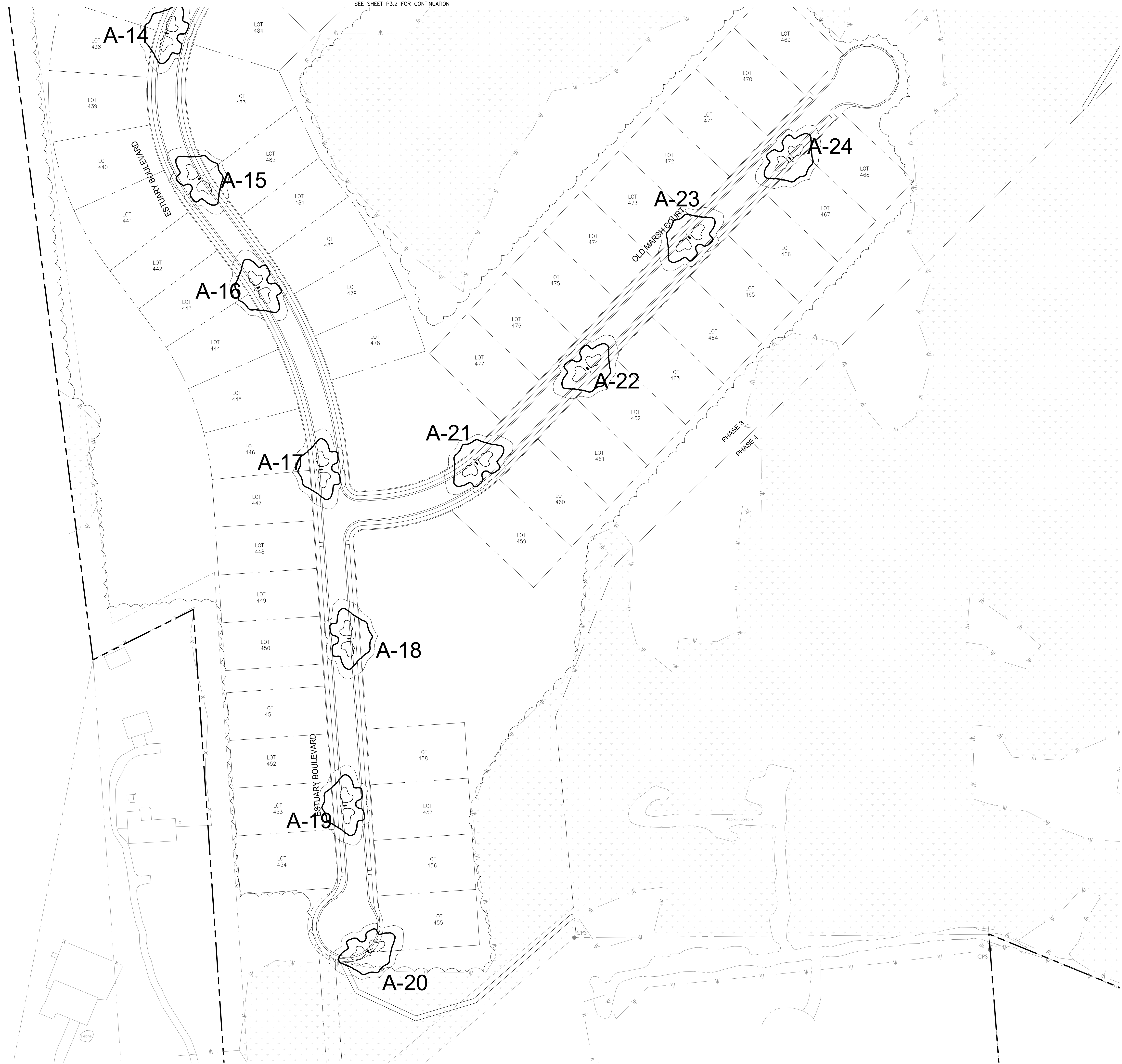
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PEN-RED 0.01 INCHES (0.25mm) PUN-ORANGE 0.01 INCHES (0.25mm) PUN-YELLOW 0.01 INCHES (0.25mm) PUN-BLUE 0.01 INCHES (0.25mm) PUN-BLACK 0.01 INCHES (0.25mm) PUN-WHITE 0.01 INCHES (0.25mm)

0 30 60 120 180
SCALE: 1" = 60'



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ESTUARY PHASE 3
SUSSEX COUNTY, DELAWARE

LIGHTING PLAN

SCALE : 1" = 60'
DESIGN BY : RLM
DRAWN BY : RLM
CHECKED BY :
GMB FILE : 140049
DATE : SEP 2020

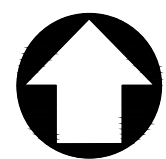
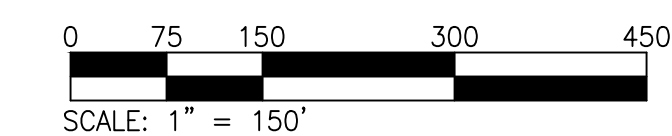
SHEET NO.
P3.2

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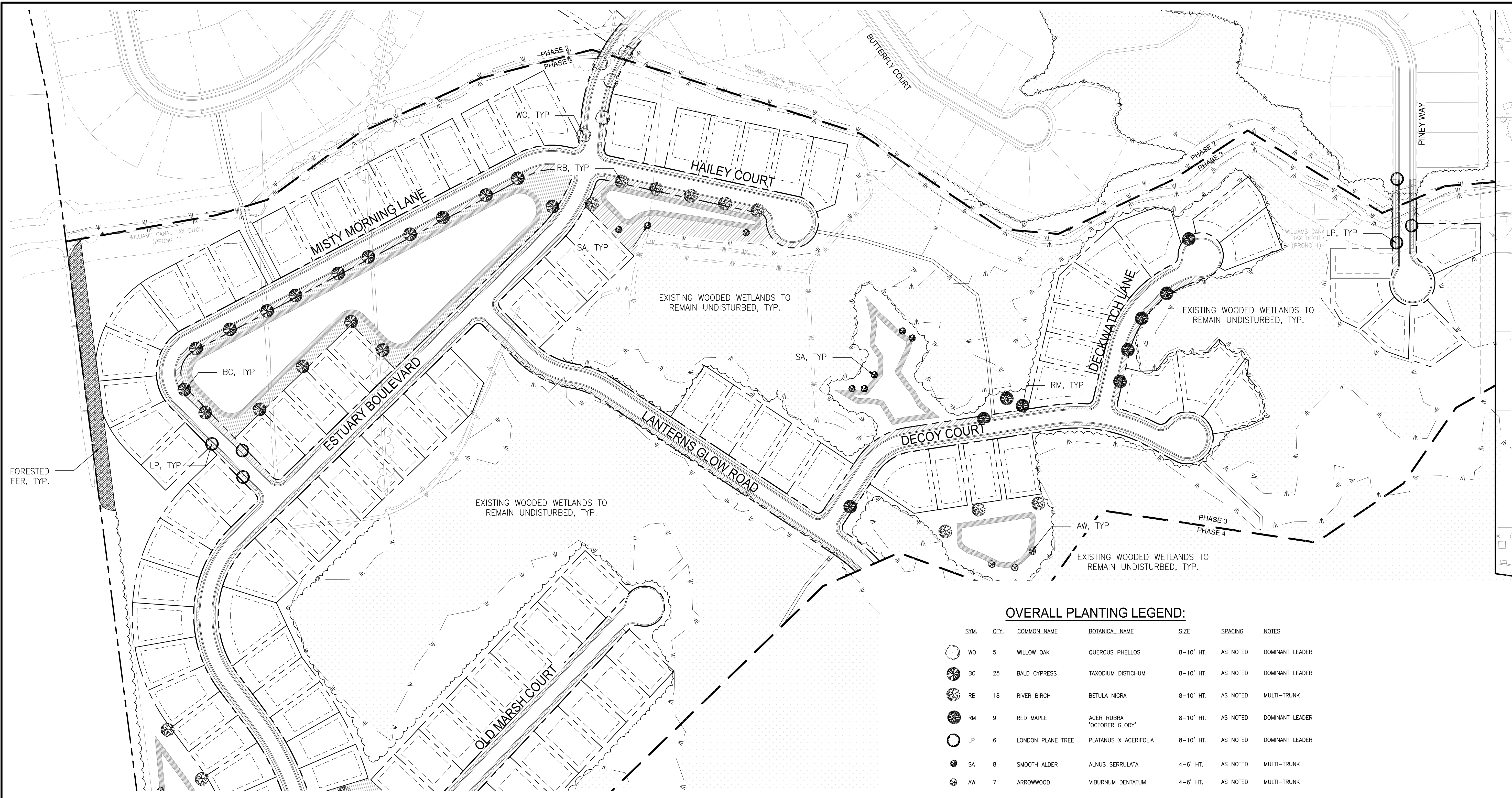
NOTES:

1. PLANTS SHALL CONFORM TO CURRENT "AMERICAN STANDARDS FOR NURSERY STOCK" BY AMERICAN ASSOCIATION OF NURSERYMEN (AAN), PARTICULARLY WITH REGARDS TO SIZE, GROWTH AND SIZE OF BALL AND DENSITY OF BRANCH STRUCTURE.
2. CONTRACTOR IS TO ENSURE CONFORMANCE TO NATIONAL AND LOCAL BUILDING CODES AND ORDINANCES.
3. ALL PLANTS (B&B OR CONTAINER) SHALL BE PROPERLY IDENTIFIED BY WEATHERPROOF LABELS SECURELY ATTACHED HERETO BEFORE DELIVERY TO THE PROJECT SITE. LABELS SHALL IDENTIFY PLANTS BY NAME, SPECIES, AND SIZE. LABELS SHALL NOT BE REMOVED UNTIL THE FINAL INSPECTION BY THE OWNER'S REPRESENTATIVE.
4. ANY MATERIAL AND/OR WORK MAY BE REJECTED BY THE OWNER'S REPRESENTATIVE IF IT DOES NOT MEET THE REQUIREMENTS OF THE SPECIFICATIONS. THE CONTRACTOR SHALL REMOVE ALL REJECTED MATERIAL FROM THE SITE.
5. THE CONTRACTOR SHALL FURNISH ALL PLANTS IN QUANTITIES AND SIZES TO COMPLETE THE WORK AS SPECIFIED IN THE PLANT SCHEDULE. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY ALL PLANT QUANTITIES ON THE PLANS PRIOR TO THE COMMENCEMENT OF WORK. QUANTITIES IN THE PLANT SCHEDULE ARE FOR THE CONTRACTOR'S CONVENIENCE ONLY AND DO NOT CONSTITUTE THE FINAL COUNT.
6. SUBSTITUTION IN PLANT SPECIES OR SIZE SHALL NOT BE PERMITTED EXCEPT WITH THE WRITTEN APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
7. PLANTS SHALL BE LOCATED AS SHOWN ON THE DRAWINGS AND BY SCALING OR AS DESIGNED IN THE FIELD BY THE OWNER OR THE OWNER'S REPRESENTATIVE. ALL LOCATIONS ARE TO BE APPROVED BY THE OWNER OR THE OWNER'S REPRESENTATIVE BEFORE EXCAVATION.
8. CONTRACTOR SHALL LOCATE AND MARK ALL UNDERGROUND UTILITY LINES AND IRRIGATION SYSTEMS PRIOR TO EXCAVATING PLANT BEDS OR PITS. ALL UTILITY EASEMENT AREAS WHERE NO PLANTING SHALL TAKE PLACE SHALL ALSO BE MARKED ON THE SITE PRIOR TO LOCATING AND DIGGING THE TREE PITS. IF UTILITY LINES ARE ENCOUNTERED IN EXCAVATION OF TREE PITS OTHER LOCATIONS FOR THE TREES SHALL BE SELECTED BY THE OWNER OR THE OWNER'S REPRESENTATIVE. SUCH CHANGE SHALL BE MADE BY THE CONTRACTOR WITHOUT ADDITIONAL COMPENSATION. NO CHANGES OF LOCATION SHALL BE MADE WITHOUT THE APPROVAL OF THE OWNER OR THE OWNER'S REPRESENTATIVE.
9. ALL EQUIPMENT AND TOOLS SHALL BE PLACED SO AS NOT TO INTERFERE OR HINDER THE PEDESTRIAN AND VEHICULAR TRAFFIC FLOW.
10. DURING PLANTING OPERATIONS, EXCESS AND WASTE MATERIALS SHALL BE PROMPTLY AND FREQUENTLY REMOVED FROM THIS SITE.
11. ALL PLANTED SHRUB BEDS ARE TO BE DUG TO A MINIMUM OF 12" DEEP AND ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOT AND OTHER FOREIGN MATERIALS ARE TO BE REMOVED AND DISCARDED OFF SITE. ALL PLANTED SHRUB BEDS ARE TO BE EXCAVATED TO THE WIDTH SHOWN ON THE PLANS.
12. ALL TREE PITS ARE TO BE EXCAVATED TO A MINIMUM DEPTH TO ALLOW THE TREE ROOT BALL TO BE A MINIMUM OF 4" HIGHER THAN FINISHED GRADE. THE TREE ROOT BALL IS TO REST ON UNDISTURBED SOIL, OR A COMPACTED BED MUST BE PREPARED FOR THE TREE ROOT BALL TO REST ON AND WHICH WILL NOT SUBSIDE CAUSING THE TREE TO SINK BELOW FINISHED GRADE. ALL TREE PITS ARE TO BE A MINIMUM OF 12" LARGER ON EVERY SIDE OF THE TREE ROOT BALL.
13. THE PLANTER BEDS ARE TO BE ENTIRELY CLEANED OUT TO THE UNDISTURBED SOIL LEVEL. ALL EXISTING SOIL, CONSTRUCTION DEBRIS, ROOTS AND OTHER FOREIGN MATERIAL ARE TO BE REMOVED AND DISCARDED OFF SITE.
14. THE TOP SOIL TO BE USED TO FILL THE TREE PITS, SHRUB BEDS AND PLANTERS IS TO BE PLANT SPECIFIC. THE TOPSOIL FOR TREES, SHRUBS AND PLANTERS SHALL CONSIST OF A MAXIMUM OF 2/3 EXISTING TOPSOIL FROM THE SITE, WHICH IS CLEANED AND FREE OF CLAY, A MINIMUM OF 1/3 PEAT MOSS, OR OTHER APPROVED ORGANIC MATERIALS OR IMPORTED NEW LOAMY TOPSOIL AND 10 % COW MANURE. ALL OF THESE MATERIALS ARE TO BE MIXED PRIOR TO PLACING IN THE PLANTER OR BACKFILLING WHEN PLANTING.
15. THE CONTRACTOR IS RESPONSIBLE TO ENSURE THAT ALL TREE PITS, SHRUB BEDS AND PLANTERS ARE WELL DRAINED. THE LANDSCAPE CONTRACTOR WILL REPLACE ALL PLANT MATERIAL WHICH IS AFFECTED BY POOR DRAINAGE, AT NO CHARGE TO THE OWNER.
16. ALL LAWN AREAS ARE TO BE SODDED WITH GRASS APPROPRIATE FOR EACH OF THE SUNLIGHT CONDITIONS, WHICH EXIST ON SITE.
17. ALL LAWN AREAS ARE TO BE TILLED TO A DEPTH OF 6" AND ALL FOREIGN MATERIAL REMOVED WHICH WILL INHIBIT THE HEALTHY GROWTH OF THE LAWN. ALL OLD GRASS AND GRASS ROOTS ARE TO BE REMOVED FROM THE SITE. NEW TOPSOIL OF A MINIMUM 4" IS TO BE PLACED OVER THE AREA TO BE SODDED. THE GRASS AREAS ARE TO BE FINE GRADED TO ENSURE THAT NO UNDULATIONS OCCUR IN THE LAWN. THE LAWNS ARE TO BE GRADED IN SUCH A WAY AS TO APPEAR PERFECTLY WELL TAILORED AND EVEN. THE LAWN TOPSOIL IS TO BE ROLLED AND LIGHTLY IRRIGATED PRIOR TO PLACING THE SOD. THE SOD IS NOT TO BE LAID ON FROZEN OR SOAKED SOIL.
18. THE EXISTING TREES ARE TO BE PROTECTED DURING THE PREPARATION OF LAWN AREAS. THE ROOTS OF THE TREES ARE TO BE UNDISTURBED DURING THE CLEANING OF THE TOPSOIL.
19. THE TREES AND SHRUBS ARE TO BE HANDLED WITH THE BEST CARE AND ATTENTION TO ENSURE THAT THE PLANTS ARE NOT BRUISED, BROKEN, TORN, DAMAGED IN ANY WAY WHICH WILL AFFECT THE PLANTS GENERAL APPEARANCE AND WELL BEING.
20. THE TREES MUST BE STAKED IN ACCORDANCE WITH ACCEPTABLE NURSERY PRACTICES TO ENSURE THAT THEY ARE SECURE IN THE GROUND AND WILL GROW STRAIGHT AND UNIFORM. THE TREES ARE TO BE WRAPPED IF THE CONTRACTOR DEEMS IT NECESSARY TO PROTECT THE TREES FROM SUN SCALD OR INSECT ATTACK.
21. THE LANDSCAPE CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY FOR ALL PLANT MATERIAL AND OTHER WORK DONE ON SITE. THIS WARRANTY WILL BEGIN AT EITHER SUBSTANTIAL COMPLETION OR AT FINAL ACCEPTANCE AS DETERMINED BY THE OWNER.
22. LARGE GROWING PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 1' AIR SPACE BETWEEN THE UNIT AND THE PLANT.
23. THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPEDE DRAINAGE AWAY FROM BUILDINGS.
24. GROUPS OF SHRUBS SHALL BE PLACED IN A CONTINUOUS RAISED MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCH BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN 4' OF SHRUB BEDS SHALL SHARE SAME MULCH BED.
25. SECTION 99-5 OF THE CODE OF SUSSEX COUNTY REQUIRES A FORESTED BUFFER TO CONSIST OF 15 TREES PER 100 LINEAR FEET (70% DECIDUOUS AND 30% EVERGREEN). THIS PLAN PROVIDES 15 TREES PER 100 LINEAR FEET AS REQUIRED AT AN APPROXIMATE RATIO OF 10 DECIDUOUS TREES AND 5 EVERGREEN TREES PER 100 LINEAR FEET OF BUFFER.



PRINTS ISSUED FOR: APPROVAL & RECORDATION	
DATE	
REVISIONS	
NO.	
ESTUARY PHASE 3 SUSSEX COUNTY, DELAWARE	
LANDSCAPE KEY SHEET	
SCALE : 1" = 150'	SHEET NO.
DESIGN BY : RLM	P4.0
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 140049	
DATE : SEP 2020	

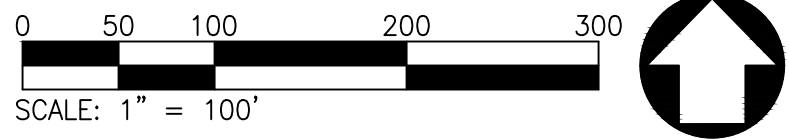
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OVERALL PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	5	WILLOW OAK	QUERCUS PHELLOS	8-10' HT.	AS NOTED	DOMINANT LEADER
	25	BALD CYPRESS	TAXODIUM DISTICHUM	8-10' HT.	AS NOTED	DOMINANT LEADER
	18	RIVER BIRCH	BETULA NIGRA	8-10' HT.	AS NOTED	MULTI-TRUNK
	9	RED MAPLE	ACER RUBRA 'OCTOBER GLORY'	8-10' HT.	AS NOTED	DOMINANT LEADER
	6	LONDON PLANE TREE	PLATANUS X ACERIFOLIA	8-10' HT.	AS NOTED	DOMINANT LEADER
	8	SMOOTH ALDER	ALNUS SERRULATA	4-6' HT.	AS NOTED	MULTI-TRUNK
	7	ARROWWOOD	VIBURNUM DENTATUM	4-6' HT.	AS NOTED	MULTI-TRUNK

	55,015 SF	ERNMX - 734	MD COASTAL PLAIN FRESHWATER OBL MIX	15 LB. PER ACRE
	16,007 SF	520 LF	WOODED BUFFER MIX	SEE INSET FOR DETAIL
	182,921 SF (4.20 ACRES)		TURF TYPE TALL FESCUE	



PRINTS ISSUED FOR:
 APPROVAL &
 RECORDATION

DATE	
REVISIONS	
NO.	

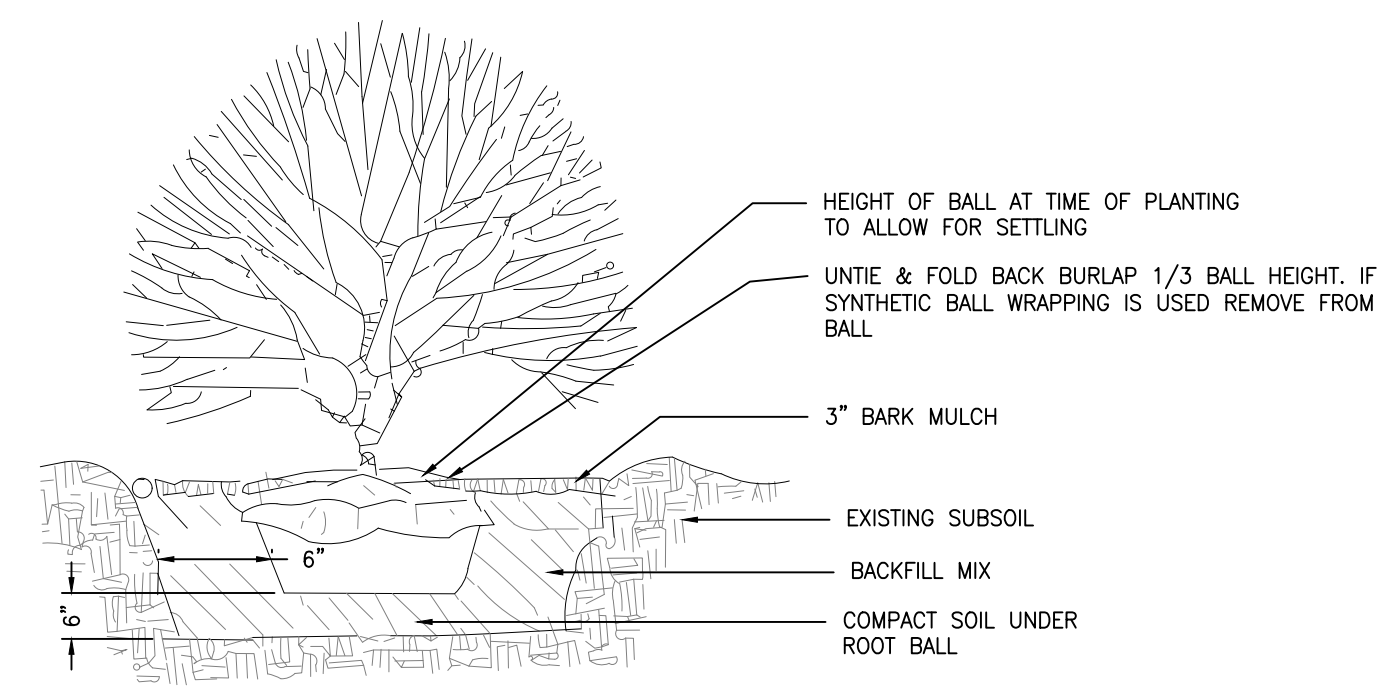
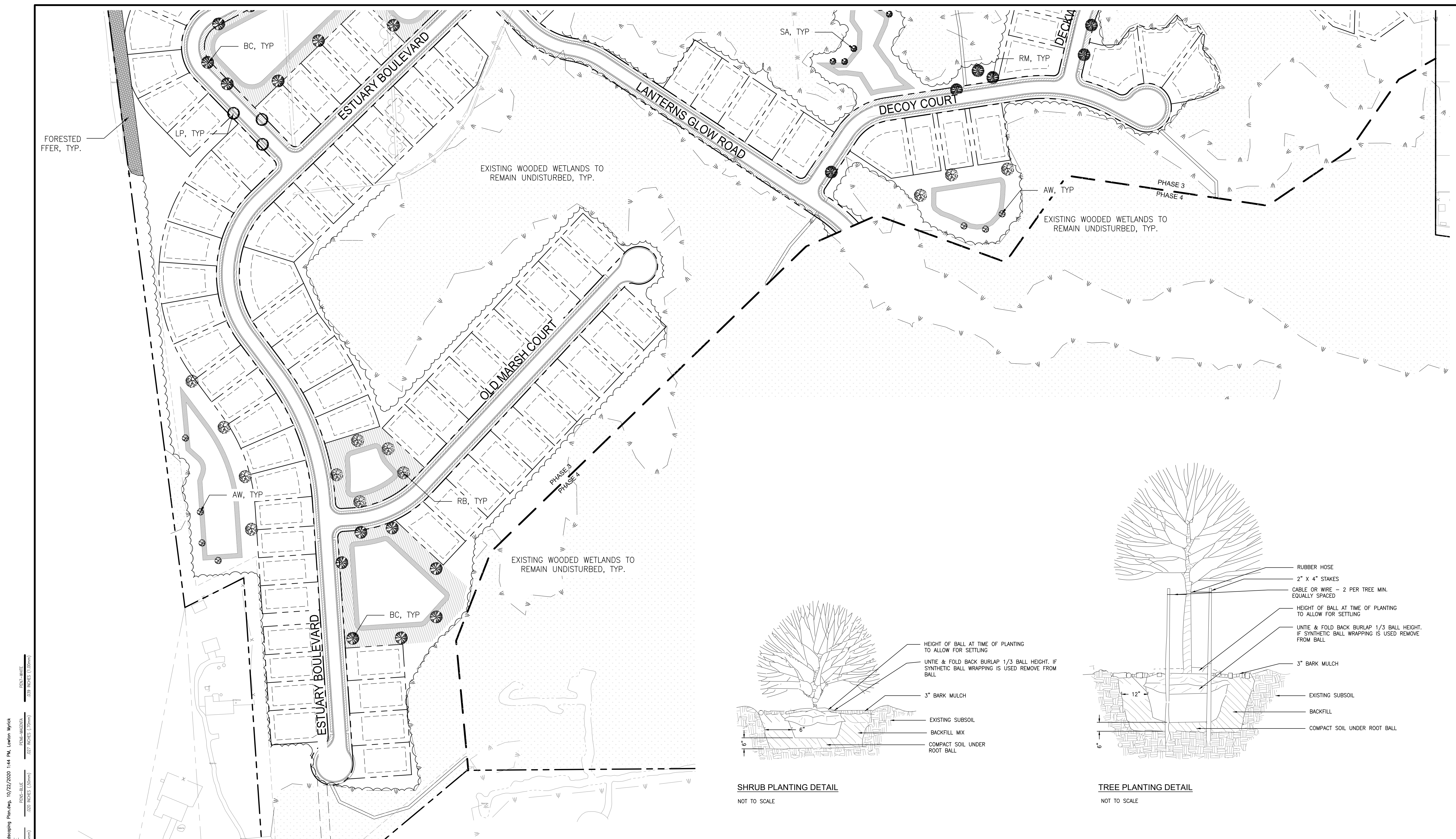
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-5790
 www.gmbnet.com

ESTUARY PHASE 3
 SUSSEX COUNTY, DELAWARE

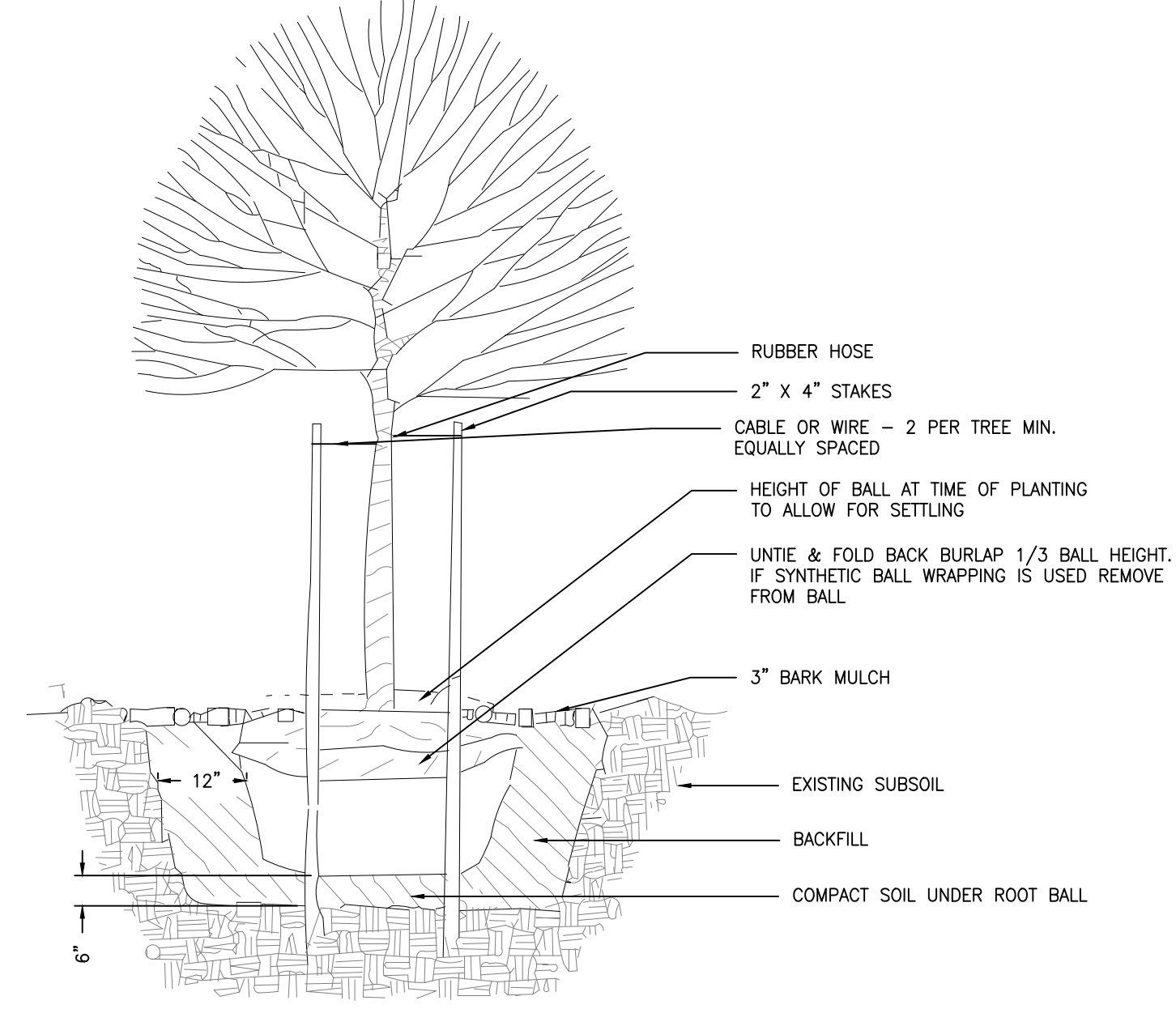
LANDSCAPE PLAN

SCALE: 1" = 100' SHEET NO.
 DESIGN BY: RLM P4.1
 DRAWN BY: RLM
 CHECKED BY:
 GMB FILE: 140049
 DATE: SEP 2020

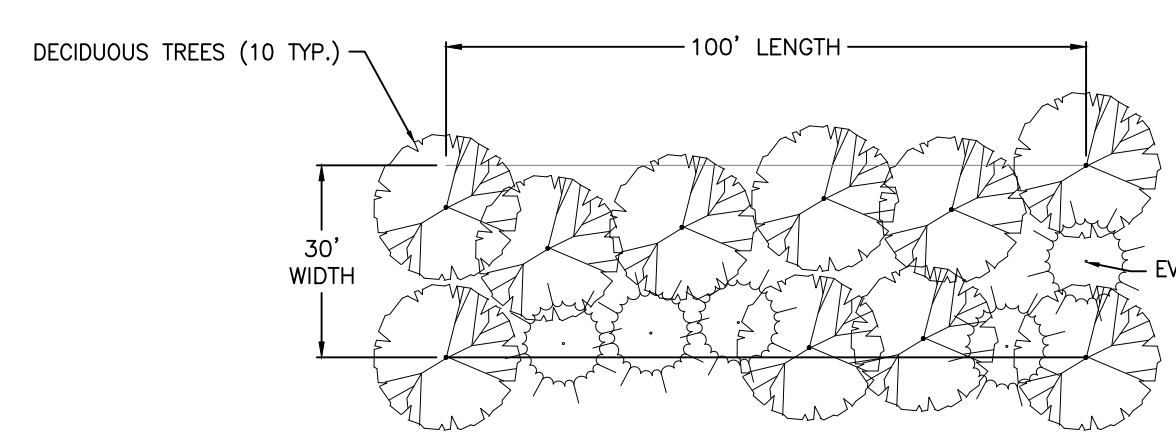
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SHRUB PLANTING DETAIL
NOT TO SCALE



TREE PLANTING DETAIL
NOT TO SCALE



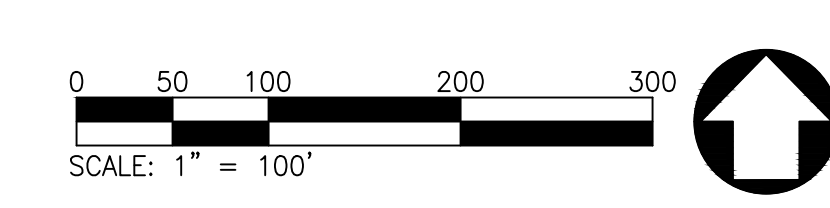
TYPICAL 100' FORESTED BUFFER SECTION

30' LANDSCAPE BUFFER PLANTING LIST		COMMON NAME	SIZE	NOTES
DECIDUOUS TREES (QUANTITY = 52)				
AR	20% ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	1.5" CAL. B&B	NATIVE
BN	15% BETULA NIGRA	RIVER BIRCH	5' HGT. B&B	MULTI-STEMMED NATIVE
FP	10% PLATANOIDES X ACERIFOLIA	LONDON PLANE TREE	1.5" CAL. B&B	HYBRID OF NATIVE
NS	20% NYSSA SYLVIATICA	BLACK GUM	1.5" CAL. B&B	NATIVE
QP	35% QUERCUS PALUSTRIS	PIN OAK	1.5" CAL. B&B	NATIVE
EVERGREEN TREES (QUANTITY = 26)				
CT	25% CHAMAECYPARIS THYOIDES	ATLANTIC WHITE CEDAR	5' HGT. B&B	NATIVE
IO	25% ILEX OPACA	AMERICAN HOLLY	5' HGT. B&B	NATIVE
JV	25% JUNPEROUS VIRGINIANA	EASTERN RED CEDAR	5' HGT. B&B	NATIVE
PS	25% PINUS STROBUS	EASTERN WHITE PINE	5' HGT. B&B	NATIVE

* - % MIX DENOTES PERCENTAGE OF TREE SPECIES FOR OVERALL BUFFER PLANTINGS.

LANDSCAPE ARCHITECT'S CERTIFICATION:
I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.

LANDSCAPE ARCHITECT _____ DATE _____



PRINTS ISSUED FOR:
APPROVAL & RECORDATION

NO.	REVISIONS	DATE

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

ESTUARY PHASE 3
 SUSSEX COUNTY, DELAWARE

LANDSCAPE PLAN

SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	P4.2
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 140049	
DATE : SEP 2020	

C:\Projects\2019\140049 The Estuary\Drawings\Working Sets\Phase 3\Record\PHAS3_Landscape_Plan.dwg, 10/22/2020 1:44 PM, Landon Myrick
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 PEN: BLUE
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 PEN: GREEN
 207 INCHES (170mm)
 PEN: YELLOW
 207 INCHES (170mm)
 PEN: RED
 207 INCHES (170mm)



October 5, 2020

Mr. Steve Sellers
Miller Lewis, Inc.
1560 Middleford Road
Seaford, De 19973

RE: James D. West
TMP# 530-4.00-34.00 and 530-7.00-2.02

Dear Mr. Sellers,

The Sussex Conservation District has reviewed your submittal on the above referenced project, and we have no objection to recordation.

If you have any questions or concerns, please contact the District at 302-856-2105.

Sincerely,

Jessica L. Watson

Jessica L. Watson
Program Manager



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION

800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

JENNIFER COHAN
SECRETARY

October 08, 2020

Mr. Jamie Whitehouse, 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

JAMES WEST

Tax Parcel # 530-17.00-2.02, 530-14.00-34.00

SCR004-SUSSEX HIGHWAY

Northwest Fork Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated March 23, 2020 (last revised September 15, 2020), 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 that jurisdiction

JAMES WEST
Mr. Jamie Whitehouse
Page 2
October 08, 2020

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, appearing to read 'S. K. Laws', with a stylized flourish at the end.

Susanne K. Laws
Sussex County Review Coordinator
Development Coordination

cc: Stephen Sellers, Miller Lewis
Rusty Warrington, Sussex County Planning & Zoning
Jessica L. Watson, Sussex Conservation District
James Argo, South District Project Reviewer
William Kirsch, South District Entrance Permit Supervisor
Shannon Anderson, South District Public Work Admin Specialist
Wendy L. Polasko, Subdivision Engineer
John Andrescavage, Sussex County Reviewer



October 5, 2020

Mr. Steve Sellers
Miller Lewis, Inc.
1560 Middleford Road
Seaford, De 19973

RE: James D. West
TMP# 530-4.00-34.00 and 530-7.00-2.02

Dear Mr. Sellers,

The Sussex Conservation District has reviewed your submittal on the above referenced project, and we have no objection to recordation.

If you have any questions or concerns, please contact the District at 302-856-2105.

Sincerely,

Jessica L. Watson

Jessica L. Watson
Program Manager



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-203539-MIS-01

Tax Parcel Number: 530-17.00-2.02

Status: Approved as Submitted

Date: 04/07/2020

Project

James West Subdivision

14686 Sussex Hwy
Bridgeville DE 19933

James West Property

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 78 - Greenwood Volunteer Fire Co #1
Inc

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Stephen M Sellers
1560 Road 535
Seaford, DE 19973

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

Joseph Moran

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203539-MIS-01

Tax Parcel Number: 530-17.00-2.02

Status: Approved as Submitted

Date: 04/07/2020

PROJECT COMMENTS

- | | |
|---------------|---|
| 1002 A | <p>This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.</p> |
| 1010 A | <p>The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.</p> |
| 1180 A | <p>This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.</p> |
| 1190 A | <p>Separate plan submittal is required for the building(s) proposed for this project.</p> |
| 1501 A | <p>If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.</p> |

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/24/2020**

APPLICATION: **2020-05 Lands of James D. West**

APPLICANT: **James D. West**

FILE NO: **WSPA-5.01**

TAX MAP &
PARCEL(S): **530-14.00-34.00 & 530-17.00-2.02**

LOCATION: **Located on the west side of Sussex Hwy (Rt. 13),
approximately 0.78 miles south of Adams Road**

NO. OF UNITS: **4 lots**

GROSS
ACREAGE: **4.296 +/-**

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? **No** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

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

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

(7). Is project adjacent to the Unified Sewer District? **No**

(8). Comments: **The proposed subdivision of land is in a Tier 3 area for sanitary sewer service. Therefore, the Sussex County Engineering Department does not currently 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

- CONCRETE MONUMENT (FOUND)
- IRON PIPE (FD)
- ⊙ PIPE (SET)
- POINT
- ◆ SOIL BORING
- ⚡ UTILITY POLE
- ✉ MAILBOX
- 🚪 EXISTING ENTRANCE

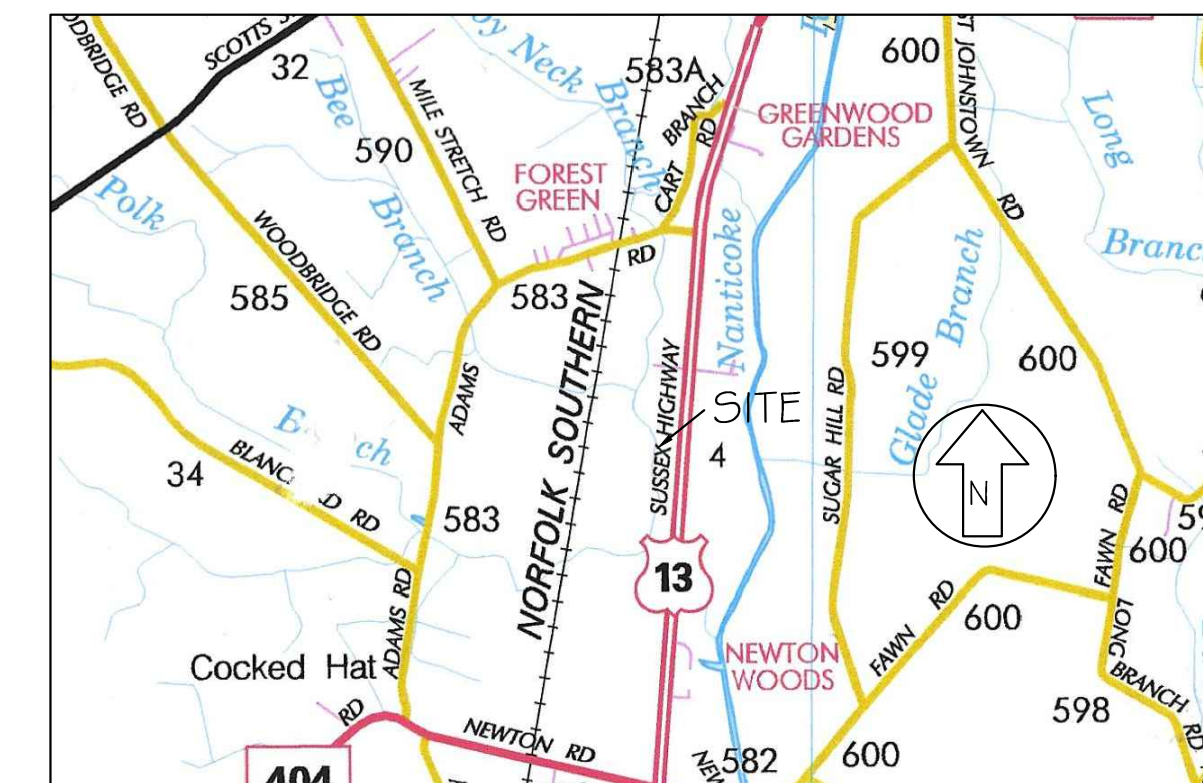
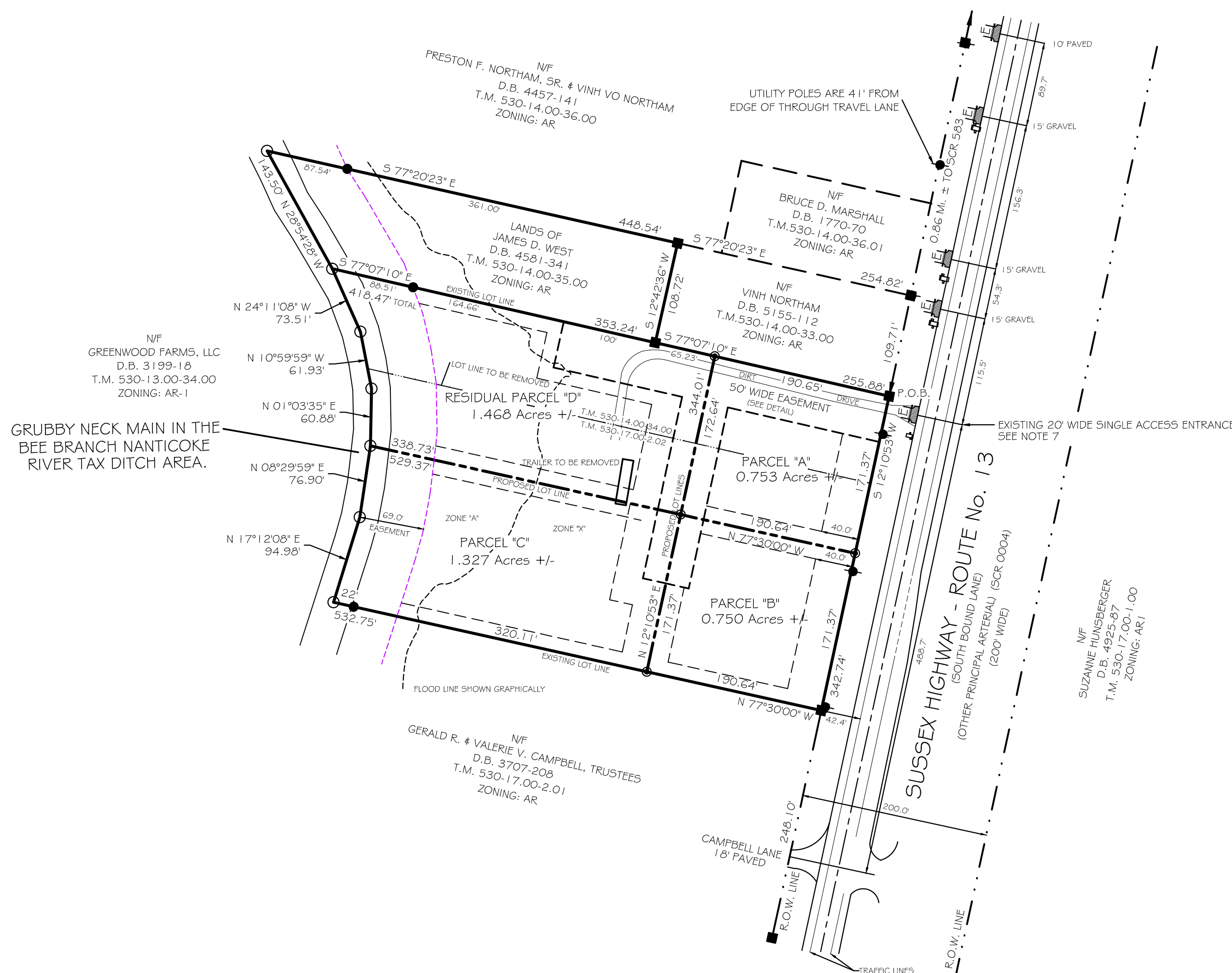
NOTE: SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY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

- FIRE MARSHAL NOTES:
1. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTION SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 2. MAXIMUM HEIGHT: 3 STORIES NOT TO EXCEED 42'.
 3. SINGLE FAMILY DWELLINGS ARE PROPOSED.
 4. BUILDING CONSTRUCTION TYPE: NFPA TYPE V WOOD FRAME.
 5. AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THESE STRUCTURES.

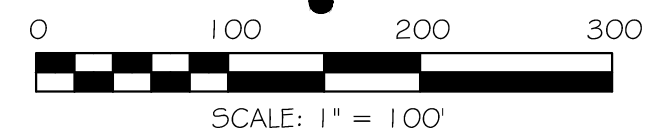
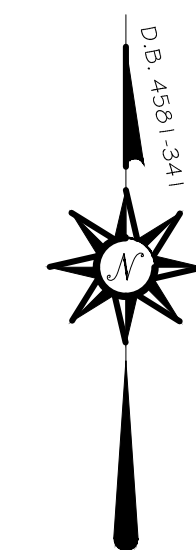
- SUSSEX COUNTY NOTES:
1. THERE SHALL BE NO MORE THAN 4 LOTS WITHIN THE SUBDIVISION.
 2. ALL ENTRANCES SHALL COMPLY WITH ALL DELDOT'S REQUIREMENTS.
 3. THE FINAL SITE PLAN SHALL CONTAIN MAINTENANCE OBLIGATION FOR FOR THE ACCESS ROAD.
 4. THIS PRELIMINARY APPROVAL IS CONTINGENT UPON THE APPLICANT SUBMITTING A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THE CONDITIONS OF THIS APPROVAL ON IT. STAFF SHALL THE REVISED PLAN UPON CONFIRMATION THAT THE CONDITIONS OF APPROVAL HAVE BEEN DEPICTED OR NOTED ON IT.
 5. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY.

DATA COLUMN:
 T.M.#530-14.00-34.00 & 530-17.00-2.02
 ZONING: AR-1
 FRONT: 30' ALONG EASEMENT
 FRONT: 40' ALONG SU55EX HIGHWAY
 SIDES: 15'
 REAR: 20'
 TRACT AREA: 4.296 ACRES±
 EXISTING PARCELS: 2
 PROPOSED PARCELS: 3 NEW (4 TOTAL INCLUDING RESIDUAL PARCEL)
 PRESENT USE: RESIDENTIAL
 PROPOSED USE: RESIDENTIAL
 ACCESS: ROUTE 13 VIA A 50' WIDE INGRESS/EGRESS EASEMENT
 ROADWAY CLASSIFICATION: OTHER PRINCIPAL ARTERIAL
 WATER AND SEWER: INDIVIDUAL ON-SITE
 100 YEAR FLOODPLAIN: SITE IS IMPACTED AS PER FIRM #10005C0115K DATED 3/16/15
 THIS PROJECT IS NOT IN THE PROXIMITY OF A TID SPEED LIMIT ON SU55EX HWY. IS 55 MPH (POSTED)
 IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.

- NOTES:
1. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
 2. 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.
 3. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
 4. PARCELS A, B, C & D SHALL HAVE ACCESS TO U.S. ROUTE 13 VIA A 50' WIDE INGRESS / EGRESS EASEMENT, AS SHOWN ON THIS PLAN. NO DIRECT ACCESS TO US 13 WILL BE PERMITTED.
 5. TAX PARCEL 35.00 SHALL HAVE ACCESS TO U.S. ROUTE 13 VIA A 50' WIDE INGRESS / EGRESS EASEMENT, AS SHOWN ON THIS PLAN. NO DIRECT ACCESS TO US 13 WILL BE PERMITTED.
 6. MAINTENANCE OF THE PROPOSED 50 FOOT WIDE INGRESS/EGRESS EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNERS OF PARCELS A-D & TAX PARCEL 35.00.
 7. ENTRANCES TO PRIVATE STREETS SERVING MULTIPLE RESIDENTIAL LOTS SHOULD BE PAVED FROM THE EDGE OF TRAVEL LANE TO THE ROW LINE (AT A MINIMUM) WITH A DRIVEWAY THROAT WIDTH OF 16 TO 24 FEET. REFER TO DELDOT DEVELOPMENT COORDINATION MANUAL REFERENCE 3.3.3.
 8. A 50-FOOT WIDE INGRESS / EGRESS EASEMENT TO BENEFIT PARCELS A, B, C, D AND PARCEL 35.00 IS HERE BY ESTABLISHED AS PER THIS PLAN.



- LEGEND:
- EXISTING RIGHT-OF-WAY LINE
 - EXISTING LOT LINE
 - - - PROPOSED LOT LINE
 - CENTERLINE
 - - - NEXT PROPERTY LINE
 - - - DITCH LINE
 - - - EDGE OF PAVING
 - - - TAX DITCH EASEMENT LINE
 - - - PARCEL LINE TO BE REMOVED
 - - - 50' WIDE EASEMENT LINE



I, STEPHEN M. SELLERS, 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.

STEPHEN M. SELLERS, PLS 566 _____ DATE _____

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.

JAMES D. WEST _____ DATE _____

COMBINED PARCELS 2.02 & 34.00
 SUBDIVISION OF LANDS OF
JAMES D. WEST

OWNER: JAMES D. WEST
 673 N. PARK DRIVE
 SALISBURY, MD. 21804
 Ph: 443-859-3750

SUSSEX CONSERVATION DISTRICT APPROVAL:	APPROVED BY:
	SECRETARY OF PLANNING COMM. _____ DATE _____
	PRESIDENT OF COUNTY COUNCIL _____ DATE _____

DATE	REVISION
1-13-2020	MOVED EASEMENT
8-21-2020	DELDOT COMMENTS
9-15-2020	DELDOT COMMENTS
10-08-2020	COUNTY COMMENTS

OTHER THAN SHOWN, 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

MILLER LEWIS, INC.
 LAND SURVEYING
 1560 MIDDLEFORD RD.
 SEAFORD, DELAWARE 19773
 PH: 302-629-8895 FAX: 302-629-2391

HUNDRED	COUNTY
NORTH WEST FORK	SUSSEX
STATE	DRAWN BY
DELAWARE	SMS
REF.	FILE NO.
	WEST
MARCH 23, 2020	4581-341
	530-17-2.02



GEORGE, MILES & BUHR, LLC



ARCHITECTS
ENGINEERS

206 WEST MAIN STREET
SALISBURY, MD 21801
PH: 410.742.3115
PH: 800.789.4462
FAX: 410.548.5790

SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com



September 22, 2020

Sussex County Planning and Zoning Department
PO Box 589
Georgetown, DE 19947

Attn: Ms. Lauren DeVore
Planner III

Re: Freeman Arts Pavilion
Tax Map 5-33-19.00-36.01, 864.00, 881.00 & 990.00
GMB Project No. R150078.00

Dear Lauren:

Please accept this letter and formal Final Site Plan approval request as a follow up to my email dated, 9/2/2020 and our accompanying conference call regarding the referenced project.

I offer the following comments:

1. Master Plan approval for the proposed Freeman Arts Pavilion was granted by the Planning Commission at their December 16, 2015 meeting.
2. Preliminary Site Plan approval was granted by the Planning Commission at their March 12, 2020 meeting.
3. The proposed Final Site Plan is consistent with the previously approved Preliminary Site Plan.
4. As detailed in my 9/2/2020 email and discussed in our follow up call, the Freeman Stage had to significantly alter their plans for the 2020 season due to the COVID-19 pandemic, by limiting the number of patrons to facilitate appropriate social distancing measures. Seats were sold in "pods" of four, with each pod maintaining six feet of separation. I applaud the Freeman Foundation for working tirelessly to bring the arts to lower Sussex County in a time of great turmoil, and for adapting to develop a safe environment for patrons. That being said, the current facility can only accommodate about 400 patrons in the "pod" format. The Freeman Stage team is preparing for another few seasons of social distancing, and 400 patrons is unsustainable.

As such, the team has developed a phasing plan that would allow for maintaining the same number of patrons as the existing stage facility could accommodate "pre-COVID", while the new stage facility is being constructed. We have called this "Phase 1A" and anticipate utilizing this arrangement for the next few years. The Phase 1A plan has been added as Sheet No. FSP-5A, "Interim Phase 1A Temporary Site Plan". Since this sheet was not in the Preliminary Site Plan set, we have labelled the Freeman Arts Pavilion submittal as "Amended Preliminary/Final Site Plan".

5. We have attached Office of Drinking Water, Office of State Fire Marshal and Sussex Conservation District approval letters. We are just waiting on Sussex County Engineering Department approval.


JAMES H. WILLEY, JR., PE
PETER A. BOZICK, JR., PE
JUDY A. SCHWARTZ, PE
CHARLES M. O'DONNELL, III, PE
W. BRICE FOXWELL, PE
A. REGGIE MARINER, JR., PE
JAMES C. HOAGESON, PE
STEPHEN L. MARSH, PE
DAVID A. VANDERBEEK, PE
ROLAND E. HOLLAND, PE
JASON M. LYTLE, PE
CHRIS B. DERBYSHIRE, PE
W. MARK GARDOCKY, PE
MORGAN H. HELFRICH, AIA
KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE
MICHAEL G. KOBIN, PE
VINCENT A. LUCIANI, PE
ANDREW J. LYONS, JR., PE
W. NICHOLAS LLOYD
AUTUMN J. WILLIS

6. We have enclosed two (2) hard copy check prints of the Amended Preliminary/Final Site Plan and Record Plat for your review. We will address your comments and resubmit with Sussex County Engineering Department approval to be placed on the next available Planning Commission agenda.

Please feel free to contact me with any questions at 410-742-3115. Thank you for your assistance in this matter.

Sincerely,



Stephen L. Marsh, P.E.
Sr. Vice-President

Enclosures: Two (2) copies of the Freeman Arts Pavilion Amended Preliminary/Final Site Plan (check print)

cc: Joshua M. Freeman Foundation
Attn: Ms. Pattie Grimes (w/o encl.)



September 1, 2020

TIDEWATER UTILITIES, INC.

APPROVAL TO CONSTRUCT

Bayside

Freeman Arts Pavilion

PWS #DE00A0837

Approval #20W139

Ms. Patti Grimes
Carl M. Freeman Foundation, Inc.
31556 Winterberry Parkway
Selbyville, DE 19975

Dear Ms. Grimes:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect the Freeman Arts Pavilion to the existing main in accordance with the plans submitted by George, Miles & Buhr, LLC. The plans consist of:

1. Transmittal letter dated August 31, 2020.
2. Application for Construction of New or Existing PWS dated August 31, 2020.
3. Two copies of the plans entitled "Americana Bayside Freeman Arts Pavilion" dated June 2020.

These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering requires one set of as-built drawings, including profile markups and the following additions:

- Increase the vertical separation distance to 18-inches of between the existing sanitary sewer and the proposed water main at water Crossing X-1 on sheet C1.5A.
- Profile crossing mark-ups are required where the 8-inch sanitary sewer crosses the 6-inch mains to Fire hydrant H-1 and the 2-inch service to the Concessions and Restrooms on sheet C1.5A.

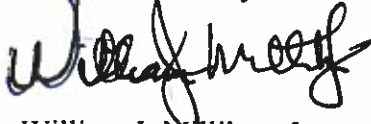
The Office of Engineering recommends detectable tracer tape that is three inches wide and blue in color to be installed directly above all water mains larger than two inches in diameter.

Ms. Patti Grimes
Carl M. Freeman Foundation, Inc.
September 1, 2020
Page 2

I am sending one set of plans with a copy of this approval to George, Miles & Buhr, L.L.C. that is signed and dated by the Office of Engineering.

Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



William J. Milliken, Jr.
Engineer III
Office of Engineering

Sincerely,



Doug Lodge, P.E.
Supervisor of Engineering
Office of Engineering

cc: Janelle Cornwell, Sussex County Planning & Zoning
Kevin Neilson, Public Service Commission
Terry Gundry, George Miles & Buhr, L.L.C.
Tawanda Priester, Tidewater Utilities, Inc.
Alexis Viridin-Gede, Tidewater Utilities, Inc.
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not started by September 1, 2021.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All potable water lines and appurtenances shall be disinfected using one of the methods in the American Water Works Association Standard C651, current edition.
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.
11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.

12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. A Certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
18. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
19. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
20. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
21. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
 - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
 - b. Obtain an Approval to Operate from the Office of Engineering.



May 11, 2020

Ms. Patti Grimes
c/o George, Miles, & Buhr, LLC
206 West Main Street
Salisbury, MD 21801

RE: Americana Bayside – Freeman Arts Pavilion

Dear Ms. Grimes:

A Sediment and Stormwater Management Plan has been reviewed for compliance with the Sediment and Stormwater Regulations and is approved with conditions (see attached). Enclosed herein please find a copy of the approved application form and approved plan sets. Please retain a copy for your use and provide the contractor with a copy to be retained onsite at all times. Failure to keep an approved plan onsite is a violation of the approved plan.

Approval of a Sediment and Stormwater Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.

This plan approval pertains to compliance with the *Delaware Sediment and Stormwater Regulations*. Please understand that the approval of this plan does not relieve you from complying with any and all federal, state, county, or municipal laws and regulations.

As of January 1, 2014, the Sussex Conservation District began collecting financial guarantees to ensure the construction of stormwater management practices is accomplished in accordance with the approved sediment and stormwater plan. Please refer to the SCD Policy on Bonds located on our website at Sussexconservation.org. If you have any questions concerning the aforementioned, please do not hesitate to call 302 856-7219.

Sincerely,
Jessica Watson
Jessica Watson
Program Manager

JW/jmg

cc: Janelle Cornwell

CONDITIONS OF APPROVAL

NOTIFICATION

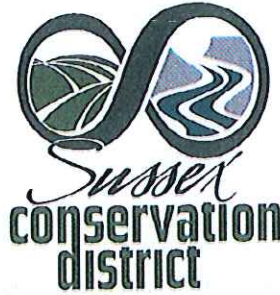
1. This approved plan will remain valid for 5 years from the date of this approval. If construction does not begin within five years, the approved plan will be considered to have expired, and must be resubmitted to the District for a new review. In addition, if work is not completed within the five-year timeframe, the District must be contacted and a request for an extension submitted. Depending on regulation changes, a new plan may need to be submitted to ensure that all stormwater management facilities are constructed to the most recent standards.
2. Submittal of the Notice of Intent (NOI) for Storm Water Discharges Associated with Construction Activities together with this approval of the detailed Sediment and Stormwater Plan provide this project with Federal permit coverage to be authorized to discharge storm water associated with construction activities. It is the owner's responsibility to ensure that permit coverage remains valid throughout construction by submitting the NOI fee annually as requested. The developer is responsible for weekly self-inspection reporting to be retained onsite.
3. Notify the Sussex Conservation District Sediment and Stormwater Management Section of your intent to begin construction in writing five (5) days prior to commencing. Failure to do so constitutes a violation of the approved plan.

CHANGES

4. This project is to be undertaken in accordance with the plans submitted and as approved. If changes are necessary at any time during the completion of the project, submit revised plans, prior to further construction, to the Sussex Conservation District Sediment and Stormwater Program for review and approval of the revision.
5. Should ownership change during the construction period, a revised plan must be submitted for approval showing the new owner's signature on the owner's certification. In addition, a Transfer of Authorization form must be submitted to DNREC to transfer Federal permit coverage to the new owner.

CONSTRUCTION AND CLOSEOUT

6. A pre-construction meeting must take place before any land disturbing activity begins. The meeting may take place on site and be attended by the owner, contractor, design consultant, Certified Construction Reviewer and Sussex Conservation District Sediment and Stormwater Program Construction Reviewer. The owner or the owner's designee shall contact the Sussex Conservation Construction Reviewer to schedule the pre-construction meeting.
7. Keep available onsite, during all phases of construction, a copy of the approved Sediment and Stormwater Management Plan.
8. Keep available onsite, during all phases of construction, copies of the Developers weekly self-inspection reports and/or the CCR Reports.
9. Any sediment transported off-site to roads or road rights-of-way including ditches shall be removed. Any damage to ditches shall be repaired and stabilized to original condition.
10. Grading shall not impair surface drainage, create an erosion hazard, or create a source of sediment to any adjacent watercourse or property owner.
11. Failure to implement the permanent stormwater management practices as mentioned herein constitutes a violation of the conditions of this plan approval; it may result in the suspension or revocation of building permits or grading permits issued by the local jurisdiction; and it may result in legal action by the DNREC to bring the site into compliance with the approved Sediment and Stormwater Management Plan and the *Delaware Sediment and Stormwater Regulations*.
12. The permanent stormwater management facility or facilities must be constructed and accepted by the Sussex Conservation District Sediment and Stormwater Program prior to final closeout of the project site. Post construction verification documentation of the stormwater management facility or facilities must be completed as soon as construction of the facility or facilities is complete so that any necessary modifications may be made during the construction period.



DETAILED SEDIMENT AND STORMWATER MANAGEMENT PLAN APPLICATION

NAME OF PROJECT: Freeman Arts Pavilion
PROJECT DESCRIPTION: Stage, Amphitheater, and facilities at America Bayside for Joshua M. Freeman Foundation
LOCATION OF PROJECT: Americana Bayside - Selbyville, DE
PROJECT TAX MAP NUMBER: 533-19.00-36.01
PROJECT COORDINATES (center of site-decimal degrees) LAT: 38.46534 N LONG: 75.11228 W
TYPE OF PROJECT: Other WATERSHED: Assawoman Bay
NUMBER OF LOTS: N/A TOTAL ACRES: 10.54 ac DISTURBED ACRES: 9.85 ac

APPLICANT'S CONTACT INFORMATION

FIRST NAME: Patti LAST NAME: Grimes
COMPANY NAME: Joshua M. Freeman Foundation
ADDRESS: 31556 Winterberry Parkway
CITY: Selbyville STATE: DE ZIP: 19975
PHONE NUMBER: 302-436-3015 FAX NUMBER: _____
EMAIL ADDRESS: patti@freemanfoundation.org

CONSULTANT CONTACT INFORMATION

CONSULTANT/ENGINEER NAME: George, Miles & Buhr, LLC
CONTACT PERSON/PROJECT MANAGER: Jonathan R. Soistman, E.I.T.
PHONE #: (410) 742-3115 FAX #: () _____
EMAIL ADDRESS: jsoistman@gmbnet.com

SUSSEX CONSERVATION DISTRICT APPROVAL

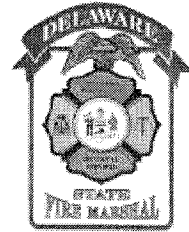
REVIEWER: *John J. Justice* DATE: 5-11-20
APPROVAL: *John J. Justice* DATE: 5/10/20

If ownership of this project changes during the construction period, Sussex Conservation District will require a new signed owner's certification statement.... In addition, the authorization to discharge stormwater under the regulations Part 2 Special Conditions for Storm Water Discharges Associated with Construction Activities, must be transferred by the original owner to the new owner, please contact DNREC for assistance at 302-739-9921.



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-203895-MJS-01

Tax Parcel Number: 533-19.00-39.00

Status: Approved as Submitted

Date: 06/04/2020

Project

Freeman Arts Pavillion

Lakeview Drive

Americana Bayside Property

Selbyville DE 19975

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 90 - Roxana Volunteer Fire Co

Occupant Load Inside:

Occupancy Code:

Applicant

Stephen Marsh
206 W Main Street
Salisbury, MD 21801

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203895-MJS-01

Tax Parcel Number: 533-19.00-39.00

Status: Approved as Submitted

Date: 06/04/2020

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1040 A** This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
- 1132 A** Fire hydrants shall be color coded in accordance with the DSFPR, Part III, Section 3 4. This includes both color coding the bonnet and 2" reflective tape around the barrel under the top flange.
- 1232 A** All threads provided for fire department connections, to sprinkler systems, standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III, Section 1.1.5.1.
- 1332 A** The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).
- 1432 A** The steamer connection of all fire hydrants shall be so positioned so as to be facing the street or fire lane. (DSFPR Regulation 705, Chapter 5, Section 10). The

center of all hose outlet(s) on fire hydrants shall be not less than 18 inches above finalgrade (NFPA 24, Section 7.3.3).

1299 A The required Fire Lane Access and Perimeter Access and all fire lane markings shall be in accordance with the site plan as approved by this Agency. This will be field verified at the final inspection. Noncompliance may cause a delay in approval forCertificate of Occupancy.

1501 A If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.

ZONING CONDITIONS

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

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,700.
2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS...
3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET...
4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.

- PLANNING & ZONING DESIGN CONDITIONS - SEPTEMBER 23, 2003
A. THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15-FEET.
B. THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.

AMERICANA BAYSIDE

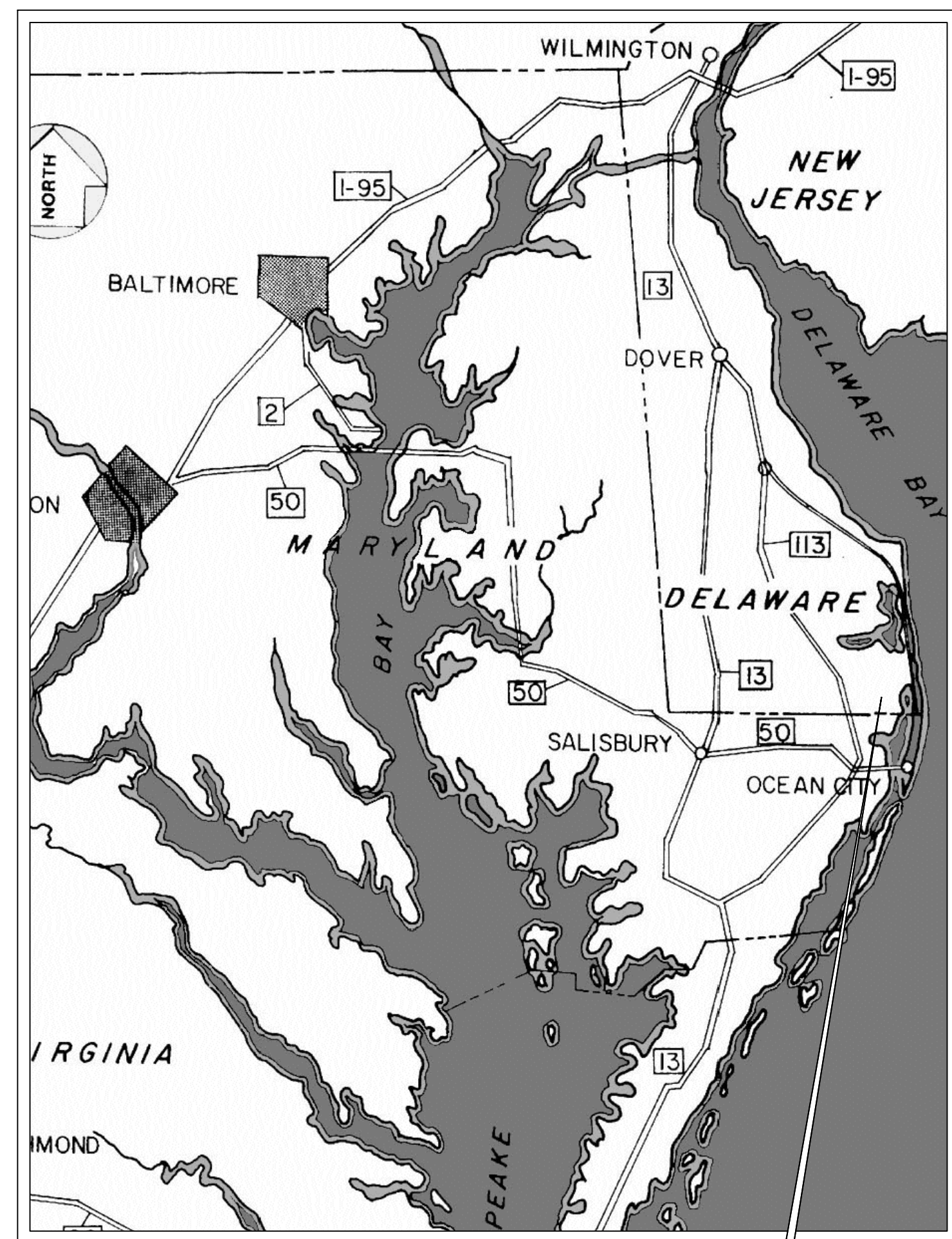
Joshua M. Freeman FOUNDATION

SUSSEX COUNTY, DELAWARE
FREEMAN ARTS PAVILION
AMENDED PRELIMINARY/
FINAL SITE PLANS

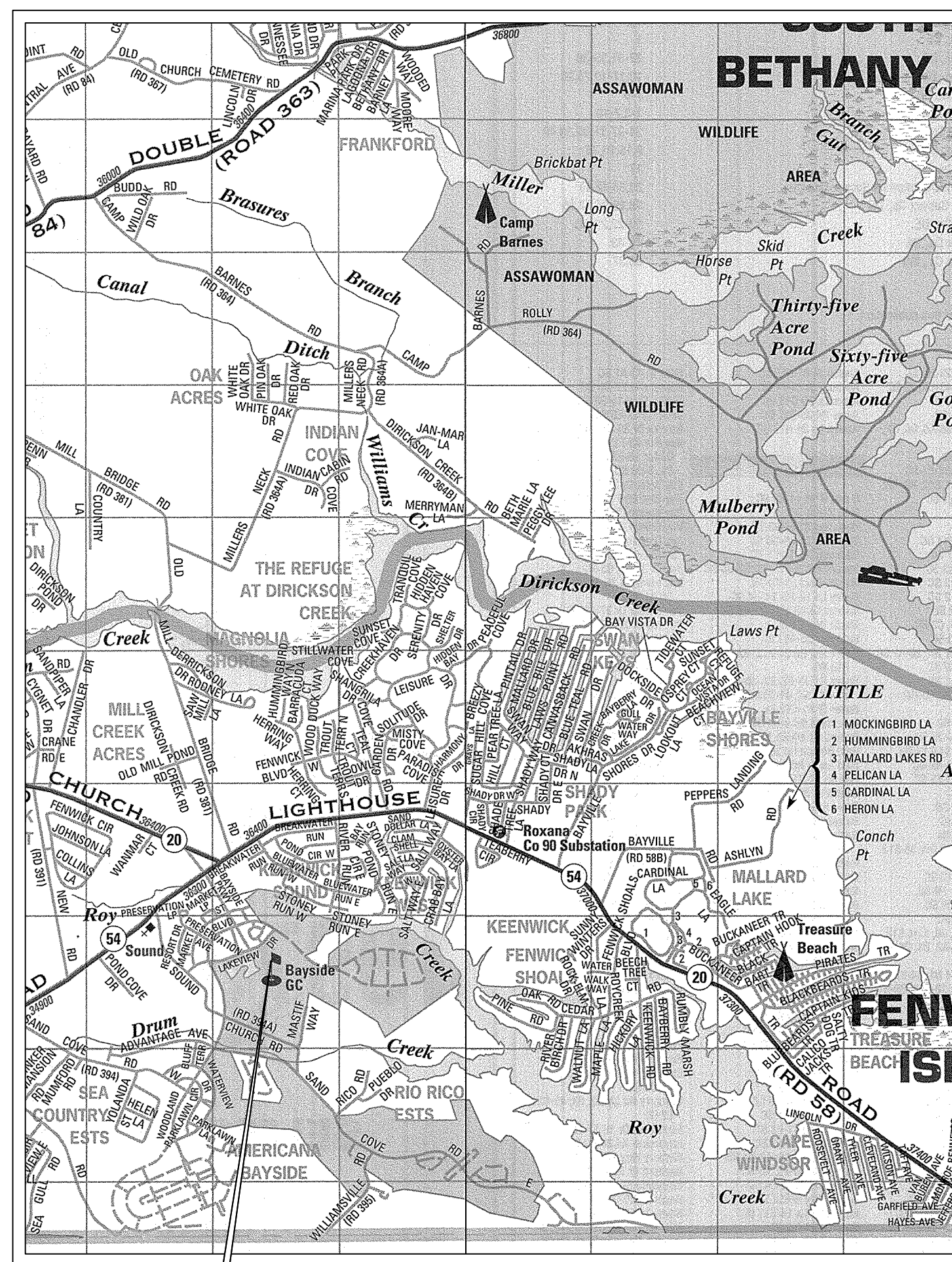
GMB FILE NO. 150078/97058-J

LIST OF DRAWINGS

- FSP-1 COVER SHEET
FSP-2 OVERALL KEY SHEET
FSP-3 EXISTING CONDITIONS
FSP-4 KEY PLAN
FSP-5 FINAL SITE PLAN PHASE 1B & 2
FSP-5A INTERIM PHASE 1A TEMPORARY SITE PLAN
FSP-6 PHASE 1B STAGE AND BOH SITE PLAN
FSP-7 PHASE 2 PARKING LOT PLAN
FSP-8 PHASE 1B LANDSCAPING AND LIGHTING PLAN
FSP-9 PHASE 2 LANDSCAPING AND LIGHTING PLAN
FSP-10 PARKING PER CODE
RP-1 RECORD PLAT



VICINITY MAP
SCALE: 1" = 20 MILES
AMERICANA BAYSIDE



PROJECT LOCATION
SCALE: 1" = 2000'

OWNER/DEVELOPER'S CERTIFICATION:

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

JOSH MASTRANGELO DATE
CMF BAYSIDE, LLC
T.M. 533-19.00-990.00

ENGINEER'S CERTIFICATION:

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

STEPHEN L. MARSH, P.E. DATE
GEORGE, MILES, & BUHR, LLC.



206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

SEPTEMBER 2020

OWNER/DEVELOPER'S CERTIFICATION:

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

PATTI GRIMES DATE
FREEMAN ARTS PAVILION, INC.
PROPOSED T.M. 533-19.00-881.00

OWNER/DEVELOPER'S CERTIFICATION:

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

DAVE LEVITSKY DATE
SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01

OWNER/DEVELOPER'S CERTIFICATION:

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

PATTI GRIMES DATE
CARL M. FREEMAN FOUNDATION, INC.
T.M. 533-19.00-881.00, 864.00 & 866.00

NOTES:

- 1. ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT...
2. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER...
3. MAINTENANCE OF STORM DRAIN AND STORMWATER MANagements FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS...

THERE ARE NO WETLANDS SITUATED ON THIS PARCEL.
STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS...

SITE INFORMATION:

THE PRELIMINARY SITE PLAN FOR THE AMERICANA BAYSIDE - FREEMAN ARTS PAVILION WAS APPROVED BY THE PLANNING AND ZONING COMMISSION ON MARCH 12, 2020...

OWNER/DEVELOPER: FREEMAN ARTS PAVILION, INC./JOSHUA M. FREEMAN FOUNDATION
T.M. 533-19.00-864.00, 866.00, 881.00; DEED BOOK 3701 PAGE 109

SUSSEX SPORTS AMENITIES, LLC
T.M. 533-19.00-36.01; DEED BOOK 4675 PAGE 158
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19970

CMF BAYSIDE, LLC
T.M. 533-19.00-990.00; DEED BOOK 3701 PAGE 109
21 VILLAGE GREEN DRIVE, SUITE 200
OCEAN VIEW, DE 19970

ENGINEER: GEORGE, MILES & BUHR, LLC
206 WEST MAIN STREET
SALISBURY, MD 21801

ZONING CLASSIFICATION: MR-RPC
PRESENT USE: GOLF FACILITIES, PARKING LOT, RIGHT OF WAY AND FREEMAN STAGE
PROPOSED USE: PERFORMING ARTS STAGE AND LAWN SEATING

FLOOD INFORMATION: ZONE X AND SPECIAL FLOOD HAZARD AREA ZONE A4
PER FEMA MAP 10005C0653K, REVISED MARCH 16, 2015

AREA DISTURBED
TOTAL BAYSIDE GOLF FACILITY P36.01 AREA: ± 372.79 ACRES
PROPOSED: ± 368.98 ACRES

CARL M FREEMAN FOUNDATION P864: ± 3.36 ACRES
PROPOSED: ± 3.22 ACRES
CARL M FREEMAN FOUNDATION P866: ± 0.42 ACRES
PROPOSED: ± 0.50 ACRES

CARL M FREEMAN FOUNDATION P881: ± 0.52 ACRES
PROPOSED: ± 5.27 ACRES
CMF BAYSIDE, LLC P990: ±3.55 ACRES
PROPOSED: ± 2.67 ACRES

PROPOSED TOTAL FREEMAN ARTS PAVILION AREA: P864 + P866 + P881 = ± 8.98 ACRES
TOTAL BAYSIDE LAND AREA (INCLUDING GOLF): ± 931.24 ACRES

BUILDING RESTRICTIONS:
THERE ARE NO REQUIRED SETBACKS WITHIN THE GOLF FACILITY BOUNDARY OR WITHIN TOWN CENTER LOTS
MAXIMUM BUILDING HEIGHT 52' WITH NO LIVING SPACE ABOVE 42'. SEE PLANNING AND ZONING DESIGN CONDITIONS DATED SEPTEMBER 23, 2003 THIS SHEET.

CONSERVATION AREAS ARE EASEMENTS APPROVED BY PLANNING AND ZONING DECEMBER 13, 2010 AND RECORDED JULY 15, 2010 PLOT BOOK 153, PAGE 77. THE PURPOSE OF THE CONSERVATION EASEMENT IS TO ASSURE THE EASEMENT AREA WILL BE MAINTAINED AND RETAINED FOREVER IN A NATURAL, SCENIC, AND OPEN SPACE CONDITION...

REQUIRED PARKING:
COVERED SEATING (FIXED) = 730 SEATS
COVERED SEATING (REMOVABLE) = 200 SEATS
TOTAL = 930 SEATS
1/4 SEATS (1010/4) = 252.5 SPACES
LAWN AREA 29,345/50 SF = 587 SPACES

TOTAL REQUIRED: 840 SPACES
HANDICAP PARKING (2% OF TOTAL) = 17 SPACES (18 PROVIDED)
PROVIDED PARKING: 876 SPACES TOTAL
18 HANDICAP SPACES
14 LARGE PASSENGER VEHICLE SPACES

APPROVED _____ BY _____

SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

Table with columns for DATE, REVISIONS, and NO.

GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS logo and address information.

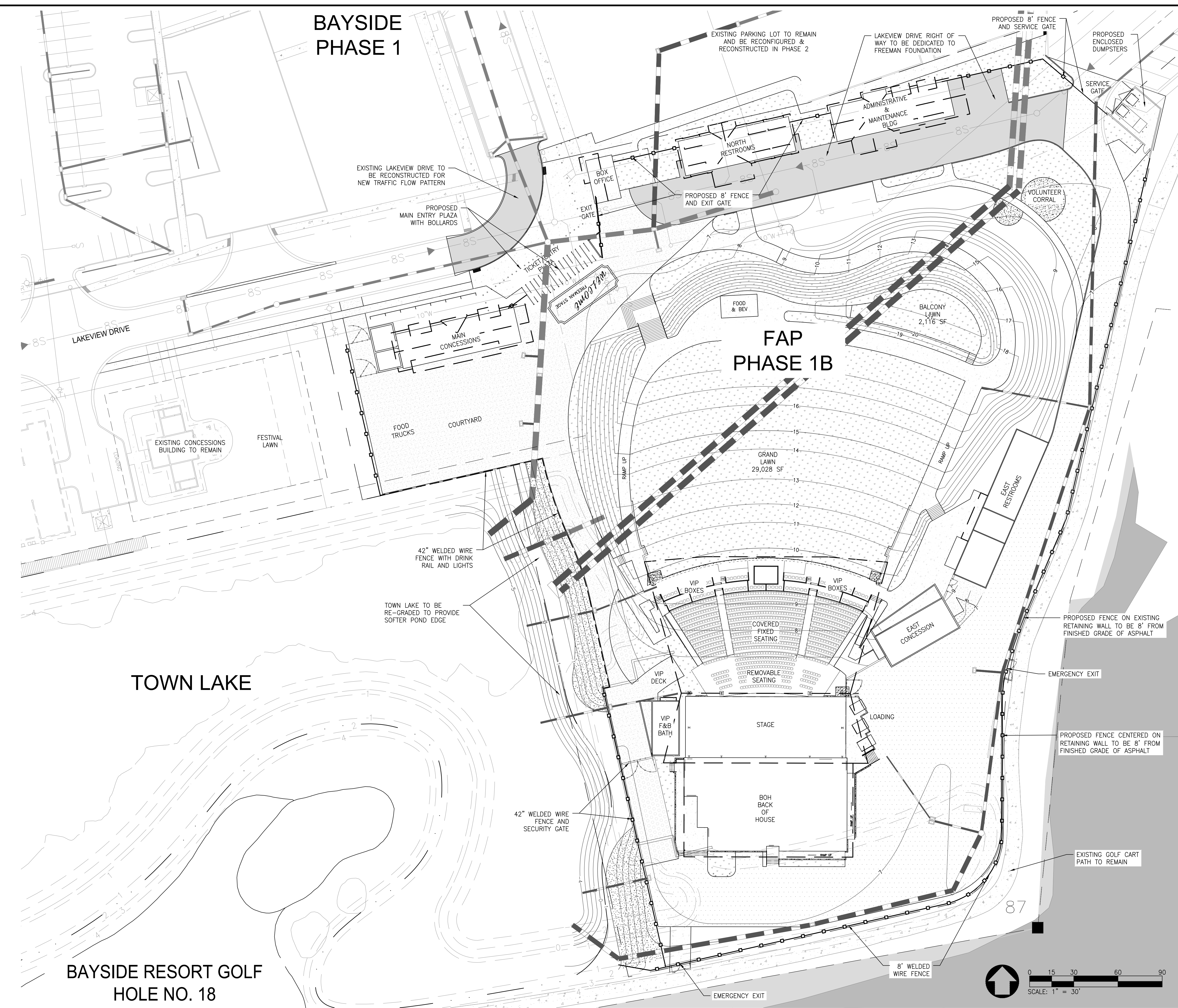
AMERICANA BAYSIDE
Joshua M. Freeman FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION COVER SHEET

SCALE: AS NOTED SHEET NO.
DESIGN BY: TMG
DRAWN BY: TMG
CHECKED BY:
GMB FILE #: 150078
DATE: SEPT 2020
FSP-1

© Project 1997\19706-A\Drawings\Gol Clubhouse and Stage\Working Set\FSP AND Rev. Rev. FSP-5 1P Site Plan.dwg, 9/25/2020 10:40 AM, Terry M. Gandy

PRINT-WHITE 200 INCHES (1:00mm) PLOT CODE PLOT-COM 204 INCHES (1:25mm) PEN-YELLOW 207 INCHES (1:50mm) PEN-RED 208 INCHES (1:50mm) PEN-BLUE 209 INCHES (1:50mm) PEN-MAGENTA 210 INCHES (1:50mm)

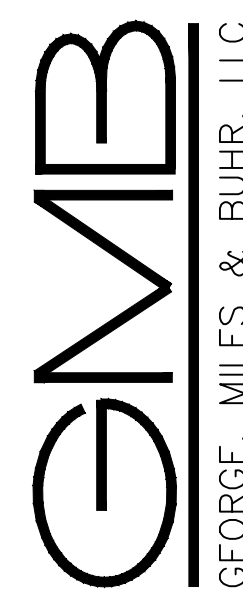


**BAYSIDE
PHASE 1**

**FAP
PHASE 1B**

TOWN LAKE

**BAYSIDE RESORT GOLF
HOLE NO. 18**

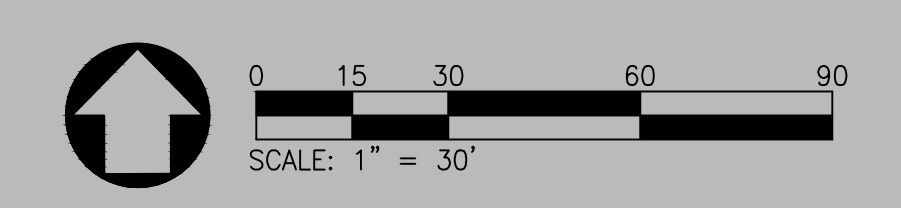
PRINTS ISSUED FOR: APPROVAL AND RECORDATION	
DATE	
REVISIONS	
NO.	
 AMERICANA BAYSIDE Joshua M. Freeman FOUNDATION BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE	
FREEMAN ARTS PAVILION PHASE 1B STAGE & BOH SITE PLAN	
SCALE : 1" = 30'	SHEET NO.
DESIGN BY : TMG	FSP-6
DRAWN BY : TMG	
CHECKED BY :	
GMB FILE : 150078	
DATE : SEPT 2020	

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-752-3115, FAX 410-548-5790
 www.gmbnet.com

AMERICANA BAYSIDE
 Joshua M. Freeman
 FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

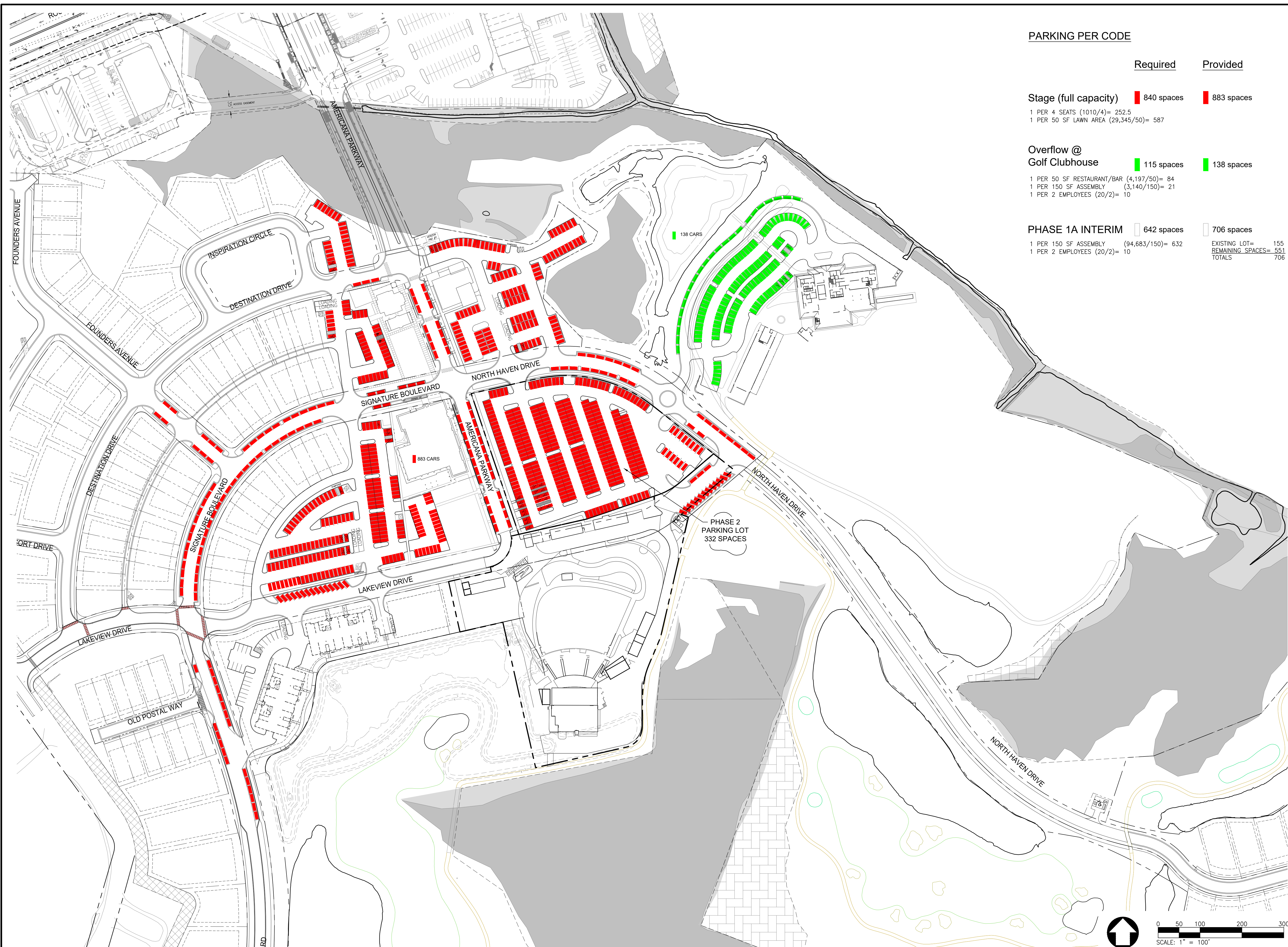
**FREEMAN ARTS
PAVILION
PHASE 1B
STAGE & BOH
SITE PLAN**

SCALE : 1" = 30'
 SHEET NO. FSP-6
 DESIGN BY : TMG
 DRAWN BY : TMG
 CHECKED BY :
 GMB FILE : 150078
 DATE : SEPT 2020



C:\Projects\1927\1927-0108-A\Drawings\Golf Clubhouse and Shop\Working Set\FSP-9 FSP Parking Exhibits.dwg, 9/25/2020 10:43 AM, Terry M. Gandy
 PLOT CODE: FSP-9
 PLOT DATE: 9/25/2020 10:43 AM
 PLOT SCALE: 1" = 100'

PRINT-RED 200 INCHES (50mm)
 PRINT-YELLOW 200 INCHES (50mm)
 PRINT-ORANGE 200 INCHES (50mm)
 PRINT-GREEN 200 INCHES (50mm)
 PRINT-BLUE 200 INCHES (50mm)
 PRINT-MAGENTA 200 INCHES (50mm)
 PRINT-BLACK 200 INCHES (50mm)



PARKING PER CODE

	Required	Provided
Stage (full capacity)	840 spaces	883 spaces
1 PER 4 SEATS (1010/4)=	252.5	
1 PER 50 SF LAWN AREA (29,345/50)=	587	

	Required	Provided
Overflow @ Golf Clubhouse	115 spaces	138 spaces
1 PER 50 SF RESTAURANT/BAR (4,197/50)=	84	
1 PER 150 SF ASSEMBLY (3,140/150)=	21	
1 PER 2 EMPLOYEES (20/2)=	10	

	Required	Provided
PHASE 1A INTERIM	642 spaces	706 spaces
1 PER 150 SF ASSEMBLY (94,683/150)=	632	EXISTING LOT= 155
1 PER 2 EMPLOYEES (20/2)=	10	REMAINING SPACES= 551
		TOTALS 706

PRINTS ISSUED FOR: APPROVAL AND RECORDATION	
DATE	
REVISIONS	
NO.	

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

AMERICANA BAYSIDE
 Joshua M. Freeman
 FOUNDATION
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

**FREEMAN ARTS
 PAVILION
 PARKING PER
 CODE**

SCALE: 1" = 100'	SHEET NO.
DESIGN BY: TMG	FSP-10
DRAWN BY: TMG	
CHECKED BY:	
GMB FILE: 150078	
DATE: SEPT 2020	

AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION

SUSSEX COUNTY, DELAWARE FREEMAN ARTS PAVILION AMENDED BOUNDARY - PARCEL 881.00 & 36.01 AND ADJACENT PARCELS 864.00, 866.00 & 990.00 GMB FILE NO. 97058-J / 150078

THE PURPOSE OF THIS PLAT IS TO DETAIL LANDS BEING CONVEYED BETWEEN SUSSEX SPORTS AMENITIES, LLC AND FREEMAN ARTS PAVILION, INC. AND MODIFIES THE GOLF FACILITY BOUNDARY AS REFERENCED ON THE AMENDED BOUNDARY - PARCELS 36.00 & 36.01, RECORDED MAY 18, 2020, PLAT BOOK 311/PAGE 87 AND THE LOT LINE REVISION AND CONSOLIDATION PLAT FOR GOLF FACILITIES AND RESIDUAL LANDS, RECORDED SEPTEMBER 6, 2005, PLAT BOOK 96/PAGE 211.

LOT AREA TRANSFER:

PARCEL A - ±165,887.79 SF	TO BE CONVEYED TO FREEMAN ARTS PAVILION, INC. AS PART OF PARCEL 533-19.00-881.00 FROM SUSSEX SPORTS AMENITIES, LLC T.M. 533-19.00-36.01
PARCEL B - ±19,364.75 SF	TO BE CONVEYED TO FREEMAN ARTS PAVILION, INC. AS OWNER OF PARCEL 533-19.00-881.00 FROM CARL M. FREEMAN FOUNDATION, LLC T.M. 533-19.00-881.00
PARCEL C - ±35,716.69 SF	TO BE CONVEYED TO FREEMAN ARTS PAVILION, INC. AS PART OF PARCEL 533-19.00-881.00 FROM CMF BAYSIDE, LLC T.M. 533-19.00-990.00
PARCEL D - ±5,940.12 SF	TO BE CONVEYED TO FREEMAN ARTS PAVILION, INC. AS PART OF PARCEL 533-19.00-881.00 FROM CARL M. FREEMAN FOUNDATION, LLC T.M. 533-19.00-864.00
PARCEL E - ±3,081.20 SF	TO BE CONVEYED TO CARL M. FREEMAN FOUNDATION, LLC AS PART OF PARCEL 533-19.00-866.00 FROM CARL M. FREEMAN FOUNDATION, LLC T.M. 533-19.00-866.00
PARCEL F - ±2,590.02 SF	TO BE CONVEYED TO SUSSEX SPORTS AMENITIES, LLC AS PART OF PARCEL 533-19.00-36.01 FROM CMF BAYSIDE, LLC T.M. 533-19.00-990.00

**CURVE TABLE
BOUNDARY AND EASEMENT**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	78.96'	200.00	22.62	S11°46'02"W	78.45'
C2	67.05'	50.00	76.84	N38°52'34"E	62.14'
C3	97.31'	64.50	86.44	N34°03'21"E	88.34'
C4	62.67'	165.00	21.76	N60°24'30"E	62.29'
C5	108.97'	225.00	27.75	N63°24'10"E	107.91'
C6	79.91'	165.00	27.75	N63°24'10"E	79.13'
C7	293.63'	330.00	50.98	S77°13'53"E	284.04'
C8	9.80'	225.00	2.50	N76°01'48"E	9.80'
C9	32.67'	225.00	8.32	N70°37'22"E	32.64'

**CURVE TABLE
BOUNDARY AND EASEMENT**

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
CE10	66.50'	225.00	16.94	N57°59'44"E	66.26'
CE11	28.70'	165.00	9.97	N72°17'39"E	28.67'
CE12	35.73'	165.00	12.41	N61°06'28"E	35.66'
CE13	15.48'	185.00	5.38	N52°12'59"E	15.48'
CE14	11.05'	330.00	1.92	N52°41'59"W	11.05'
CE15	22.37'	64.50	19.87	N20°47'25"E	22.26'
CE16	22.54'	64.50	20.02	N0°50'38"E	22.42'
CE17	84.88'	215.00	22.62	S11°46'02"W	84.33'

SITE DATA

TAX MAP #: T.M. ID 533-19.00-36.01
OWNER: SUSSEX SPORTS AMENITIES, LLC
DEED REFERENCE: BOOK 4675 PAGE 158

ZONING CLASSIFICATION: MR-RPC COMMERCIAL
PRESENT USE: GOLF FACILITIES
BUILDING RESTRICTIONS: NONE

REVISED AREA: ±16,075,456.66 SF (±369.04 ACRES)
PREVIOUS AREA: ±16,238,684.42 SF (±372.79 ACRES)
CONSERVATION EASEMENT AREA: ±7,543,285.22 SF (±173.17 ACRES)

TAX MAP #: T.M. ID 533-19.00-864.00
OWNER: CARL M. FREEMAN FOUNDATION, LLC
DEED REFERENCE: BOOK 3701 PAGE 109

ZONING CLASSIFICATION: MR-RPC COMMERCIAL
PRESENT USE: PARKING LOT
BUILDING RESTRICTIONS: NONE

REVISED AREA: ±140,209.39 SF (±3.22 ACRES)
PREVIOUS AREA: ±146,149.51 SF (±3.36 ACRES)
WATER EASEMENT AREA: ±3,825.27 SF
EXISTING DRAINAGE EASEMENT: ±6,538.35 SF

TAX MAP #: T.M. ID 533-19.00-881.00
OWNER: CARL M. FREEMAN FOUNDATION, LLC
DEED REFERENCE: BOOK 3701 PAGE 109

ZONING CLASSIFICATION: MR-RPC COMMERCIAL
PRESENT USE: FREEMAN ARTS STAGE
BUILDING RESTRICTIONS: NONE

REVISED AREA: ±226,907.89 SF (±5.21 ACRES)
PREVIOUS AREA: ±224,446.69 SF (±5.02 ACRES)
PEDESTRIAN EASEMENT AREA: ±945.00 SF
WATER EASEMENT AREA: ±14,022.24 SF
SEWER EASEMENT AREA: ±14,712.63 SF
DRAINAGE EASEMENT AREA: ±33,598.04 SF

TAX MAP #: T.M. ID 533-19.00-990.00
OWNER: CMF BAYSIDE, LLC
DEED REFERENCE: BOOK 298 PAGE 96

ZONING CLASSIFICATION: MR-RPC PHASE 1B SUBDIVISION STREETS
PRESENT USE: NONE
BUILDING RESTRICTIONS: NONE

REVISED AREA: ±116,209.29 SF (±2.67 ACRES)
PREVIOUS AREA: ±154,516.00 SF (±3.55 ACRES)

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

PATTI GRIMES
FREEMAN ARTS PAVILION, INC.
31556 WINTERBERRY PARKWAY
SELBYVILLE, DELAWARE 19975

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

PATTI GRIMES
FREEMAN ARTS PAVILION, INC.
31556 WINTERBERRY PARKWAY
SELBYVILLE, DELAWARE 19975

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

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

PROPERTY OWNER'S STATEMENT:
WE THE UNDERSIGNED DO HEREBY GIVE OUR CONSENT TO THE PLAN AS SHOWN. IT IS OUR WISH AND DESIRE THAT IT BE EXECUTED.

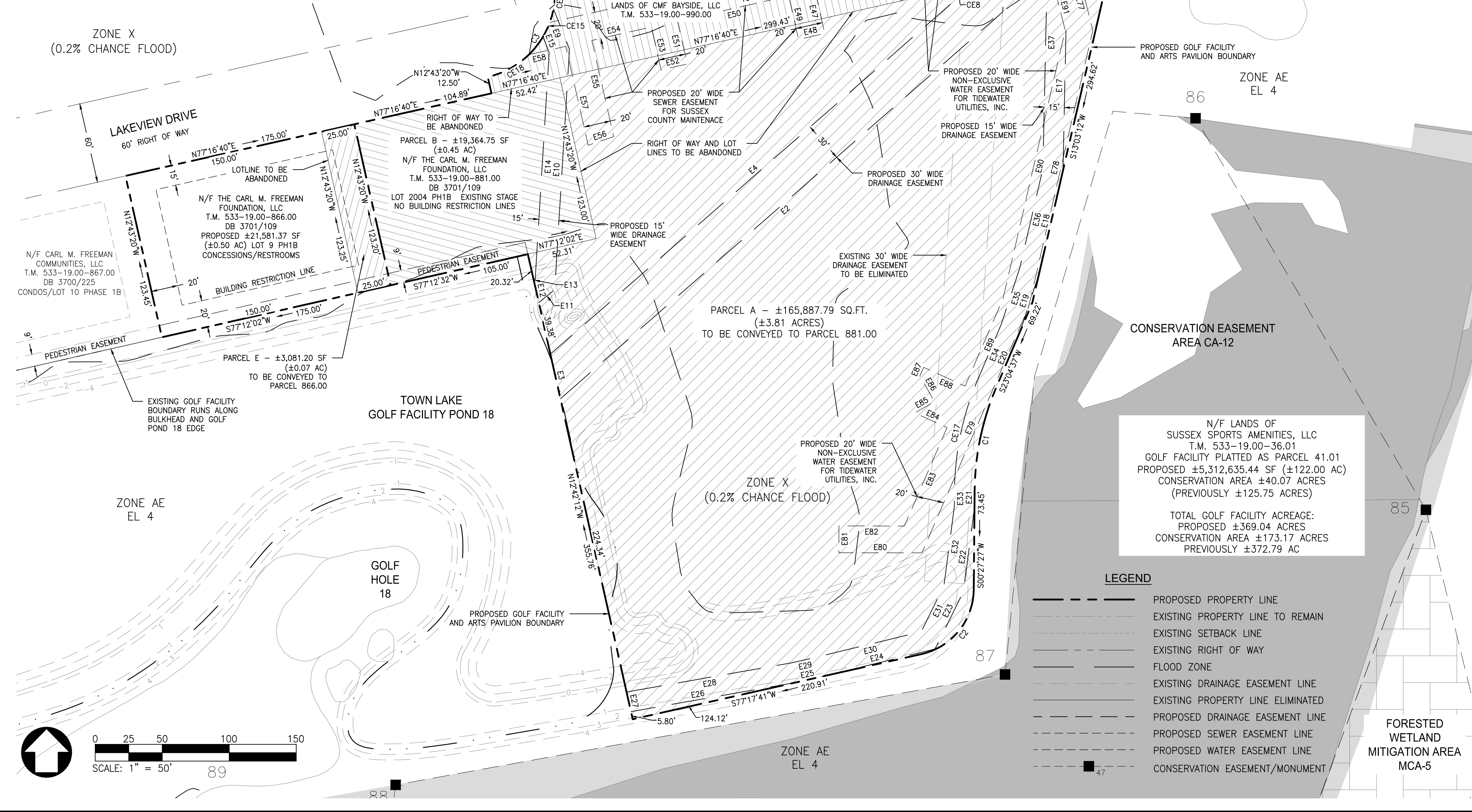
JOSH MASTRANGELO
CMF BAYSIDE, LLC

GOLF OWNER'S STATEMENT:
WE THE UNDERSIGNED DO HEREBY GIVE OUR CONSENT TO THE PLAN AS SHOWN. IT IS OUR WISH AND DESIRE THAT IT BE EXECUTED.

DAVE LEVITSKY
SUSSEX SPORTS AMENITIES, LLC

APPROVED BY: _____ DATE: _____
SUSSEX COUNTY
PLANNING AND ZONING COMMISSION

DRAINAGE EASEMENT LINE TABLE			SEWER EASEMENT LINE TABLE			WATER EASEMENT LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
E1	120.76'	S3°57'51"W	E39	342.85'	S77°16'40"W	E59	143.88'	N71°17'18"E
E2	438.40'	S48°49'23"W	E40	146.87'	S49°18'48"W	E60	44.38'	S41°12'42"E
E3	34.13'	S12°42'12"E	E41	17.44'	S40°41'12"E	E61	21.65'	S71°17'18"W
E4	409.70'	N48°49'23"E	E42	20.00'	N49°31'41"E	E62	22.73'	N41°12'42"W
E5	95.91'	N4°01'41"E	E43	17.37'	S40°41'12"E	E63	69.31'	S71°17'18"W
E6	234.27'	N3°49'23"E	E44	52.08'	N49°18'48"E	E64	21.00'	S18°42'42"E
E7	25.20'	S51°44'26"E	E45	227.84'	S49°18'48"W	E65	6.39'	S71°17'18"W
E8	201.48'	S3°49'23"W	E46	149.63'	S77°16'40"W	E66	13.69'	S77°16'48"W
E9	32.35'	N21°34'31"W	E47	33.23'	S12°51'18"E	E67	19.57'	N18°42'42"W
E10	179.71'	N3°31'30"E	E48	20.00'	S77°08'42"W	E68	41.21'	S71°17'18"W
E11	15.35'	N50°38'33"E	E49	33.27'	N12°51'18"W	E69	20.00'	N18°42'42"W
E12	16.78'	N12°42'12"W	E50	85.09'	S77°16'40"W	E70	15.15'	S18°42'42"E
E13	1.28'	S50°38'33"W	E51	32.82'	S12°51'18"E	E71	20.00'	S71°17'18"W
E14	169.83'	S3°31'30"W	E52	20.00'	S77°08'42"W	E72	16.58'	N18°42'42"W
E15	12.56'	S21°34'31"E	E53	32.86'	N12°51'18"W	E73	57.62'	S41°12'42"E
E16	188.66'	S49°31'11"W	E54	45.46'	S77°16'40"W	E74	20.00'	S48°47'18"W
E17	182.86'	S11°13'54"W	E55	73.65'	S12°46'57"E	E75	65.90'	N41°12'42"W
E18	78.74'	S13°03'12"W	E56	20.11'	S71°16'54"W	E76	87.95'	S40°28'19"E
E19	45.65'	S18°11'14"W	E57	75.75'	N12°46'57"W	E77	43.43'	S13°58'19"E
E20	45.75'	S23°04'37"W	E58	28.13'	S77°16'40"W	E78	212.00'	S13°03'12"W
E21	12.77'	S02°27'27"W				E79	199.94'	S23°27'48"W
E22	62.73'	S72°27'29"W				E80	61.97'	N89°52'56"W
E23	48.00'	S26°13'14"W				E81	20.00'	N07°07'04"E
E24	87.16'	S76°19'44"W				E82	48.81'	S89°52'56"E
E25	20.37'	S77°17'41"W				E83	80.12'	N23°27'48"E
E26	124.25'	S79°58'15"W				E84	26.46'	N65°41'37"W
E27	15.02'	N12°42'12"W				E85	17.00'	N60°08'26"E
E28	124.60'	N79°58'15"E				E86	22.05'	N29°51'34"W
E29	19.89'	N77°17'41"E				E87	7.05'	N24°18'23"E
E30	80.02'	N76°19'44"E				E88	33.89'	S65°41'37"E
E31	38.51'	N26°13'14"E				E89	71.11'	N23°27'48"E
E32	59.34'	N72°27'29"E				E90	205.37'	N13°03'12"E
E33	11.85'	N02°27'27"E				E91	33.92'	N13°58'19"W
E34	45.11'	N23°04'37"E				E92	83.24'	N40°28'19"W
E35	44.34'	N18°11'14"E				E93	20.00'	N49°31'41"E
E36	76.51'	N13°03'12"E						
E37	188.03'	N11°13'54"E						
E38	192.40'	N49°31'11"E						



© Project 1997/1998/2005/2006/2007/2008/2009/2010/2011/2012/2013/2014/2015/2016/2017/2018/2019/2020
 PRINT-WHITE 300 INCHES (30mm)
 PRINT-ORANGE 300 INCHES (30mm)
 PRINT-RED 300 INCHES (30mm)
 PRINT-BLUE 300 INCHES (30mm)
 PRINT-GREEN 300 INCHES (30mm)
 PRINT-YELLOW 300 INCHES (30mm)

PRINTS ISSUED FOR: APPROVAL AND RECORDATION

DATE: _____

REVISIONS: _____

NO: _____

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SAUSBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-9790
 www.gmbnet.com

AMERICANA BAYSIDE

Joshua M. Freeman
FOUNDATION

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

FREEMAN ARTS PAVILION RECORD PLAT

SCALE: 1" = 50' SHEET NO. _____
 DESIGN BY: TMG
 DRAWN BY: TMG
 CHECKED BY: _____
 GMB FILE: 150078
 DATE: SEPT 2020

RP-1

© COPYRIGHT 2020 GEORGE, MILES & BUHR, LLC

October 9, 2020

Ms. Lauren DeVore
Sussex County Planning & Zoning
2 The Circle
Georgetown, DE 19947

RE: MillerMetal Fabrication Facility (S-20-17)
Comment Response Letter
Tax Parcel: 131-6.00-8.00

Dear Ms. Lauren DeVore:

In response to your Staff Review Letter dated May 8, 2020 for the MillerMetal Fabrication Facility, we offer the following comment responses. Your comments appear below followed by our responses. I am sending you two revised sets of the MillerMetal Site Plans for consideration on the October 22, 2020 Planning and Zoning Meeting. I am also including a copy of the Fire Marshal Site Plan approval for your files.

Preliminary Site Plan

1. Please include the County Project Reference Number at the top center of the Cover Sheet (S-20-17.)

Response: The County Project Reference Number S-20-17 has been added to the Cover Sheet.

2. Please indicate in the Site Data Column that this site plan is also the subject of a proposed Change of Zone application, CZ 1919, to facilitate a change of zone from General Commercial (C-1) Zoning District to Light Industrial (LI-2) Zoning District. The approval of this site plan utilizing the setbacks required in the LI-2 District will be contingent upon the Planning and Zoning Commission and County Council's approval of the related Change of Zone application.

Response: A note has been added under item 9 of the site data column.

3. Please clarify if any soft landscaping will be proposed for the site.

Response: Soft landscaping will be part of the proposed site; however, it is not part of the construction plan set. Please note that a 6' fence has been added to the site for screening purposes between the building and Route 404.

4. Please indicate if screening will be provided for the two (2) proposed dumpsters to the rear of the building site. All dumpsters shall meet the setbacks and screening requirements of §115-170.1(C)(1-4).

Response: Screening is not proposed for roll-off dumpsters. The code section referenced is for parcels in the Commercial Zoning Districts. This project is contingent upon approval of the LI-2 zoning district.

§ 115-170.1 **Screening of loading areas.**

[Added 7-20-1999 by Ord. No. 1328; amended 2-27-2018 by Ord. No. 2550]

In addition to the other requirements of this article, the following requirements relating to screening of loading areas shall apply in the large-scale uses C-1 General Commercial District, the large scale uses CR-1 Commercial Residential District, the C-3 Heavy Commercial District, the C-4 Planned Commercial District, and the C-5 Service/Limited Manufacturing District for nonresidential development.

5. Please include topographic contours at one foot unless waived by the Commission as clearly unnecessary to review the project or proposal (§115-220(B)(4)).

Response: The grading plan has been included with the submission showing the existing and proposed topographical contours at a 1' interval.

6. Please clarify the limit of disturbance of the property. The Site Data Column reflects that the limit of disturbance will be 7.5 acres, but the box underneath the Cover Sheet diagram reflects that the limit of disturbance is 8.1 acres.

Response: The Limit of Disturbance box on the cover sheet has been updated to match the Site Data Limit of Disturbance.

7. Please add the size of all proposed stormwater management areas and facilities.

Response: Siteworks has added the stormwater management facility size to sheet R-4.

8. Staff notes that the parking calculation provided for the building meets the "Off-Street Parking" requirements for "Manufacturing" under the Sussex County Code of "1 [space] for every 2 employees on the major shift establishments" (§115-162).

Response: Comment Noted

9. The parking spaces proposed meet the minimum 162 square foot requirement noted in §115-166(1) "Design Standards" of the Sussex County Code.

Response: Comment Noted

10. Staff notes that four (4) loading spaces have been provided which meets the requirements of a proposed building consisting of 60,000 square feet per §115-167 "Off-Street Loading" of the Sussex County Code.

Response: Comment Noted

11. Staff notes that four (4) ADA accessible parking spaces have been included on the plans, which meets the provisions set forth in Table 1106.1 of the 2012 International Building Code. Please ensure that these parking spaces are located as close to the primary entrance to the building as possible.

Response: Comment Noted.

12. Staff notes that an opportunity exists to provide electric vehicle charging at this location and to minimize the carbon footprint of the proposed use. Programs and incentives are available through the State of Delaware, Delaware Department of Natural Resources and Environmental Control (DNREC).

Response: Comment Noted

13. Prior to approval of any revised Final Site Plan, it will be necessary to provide letters of approval/no-objection from the following agencies (Items in which a check mark appear have been received by the Department. Items that have been bolded still require submittal to the Department.)
- a. Delaware Department of Transportation (DelDOT) (**approval pending submission of final plans**)
 - b. Sussex Conservation District (**SCD has requested final plans**)
 - c. Office of the State Fire Marshal (**A copy of the site plan approval is included with this submission**)

Please give me a call if you have any questions or concerns, 302-841-7901.

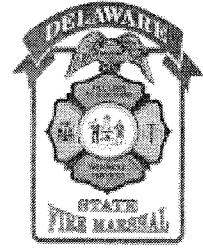


Dave Heatwole, PE | Principal
SITWORKS ENGINEERING



**OFFICE OF THE STATE FIRE MARSHAL
Technical Services**

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-204284-MJS-01
Status: Approved as Submitted

Tax Parcel Number: 131-6.00-8.00
Date: 07/27/2020

Project

Miller Metal Fabrication
Newton Farms LLC

8500 Newton Road
Bridgeville DE 19966

Scope of Project

Number of Stories:
Square Footage:
Construction Class:
Fire District: 72 - Bridgeville Volunteer Fire Co

Occupant Load Inside:
Occupancy Code: 9794

Applicant

Dave Heatwole
34 John Andrews Drive
Harrington, DE 19952

This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

The owner understands that this construction start approval is limited to preliminary site construction and foundation work only. No other construction of any kind shall be permitted until the required building plan review is completed.

A Review Status of "Approved as Submitted" or "Not Approved as Submitted" must comply with the provisions of the attached Plan Review Comments.

Any Conditional Approval does not relieve the Applicant, Owner, Engineer, Contractor, nor their representatives from their responsibility to comply with the plan review comments and the applicable provisions of the Delaware State Fire Prevention Regulations in the construction, installation and/or completion of the project as reviewed by this Agency.

This Plan Review Project was prepared by:

Dennett Pridgeon

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-204284-MJS-01

Tax Parcel Number: 131-6.00-8.00

Status: Approved as Submitted

Date: 07/27/2020

PROJECT COMMENTS

1002 A This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

1031 A Where the structure being considered is protected throughout by an automatic sprinkler system, the required fire flow shall be modified to meet the designed sprinkler demand where hydraulically calculated plus outside hose streams as specified in NFPA13, Table 11.2.3.1.1 (2002 ed.) (DSFPR Part II, Section 6 3.2.1).

1184 A Automatic sprinkler systems, installed in accordance with NFPA 13, are required in all buildings exceeding 10,000 sq.ft. of aggregate, gross floor area. Provide note on plan. NOTE: Sprinkler coverage is required throughout and in all areas of the building, including, but not limited to, concealed combustible spaces (attics, canopies), freezers, and coolers. NOTE: When revised plans are required to be resubmitted, a narrative letter does not suffice.

1408 A All premises where emergency personnel may be called upon to provide emergency services, which are not readily accessible from streets, shall be provided with suitable gates, access roads, and fire lanes so that all buildings on the premises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).

1150 A A lock box containing keys for fire department access shall be provided for any occupancy which contains a fire alarm signaling system that is monitored off site ?or- for any occupancy that contains an automatic sprinkler system.(DSFPR Regulation 705, Chapter 5, Section 2.4).

1090 A Fire Lane Access and Perimeter Access shall be in accordance with Table 5-2. (DSFPR Regulation 705, Chapter 5, Section 4.2)Percent of Perimeter Access requirements shall include the required Percent of Fire Lane Access requirements of Table 5-2. (DSFPR Regulation 705, Chapter 5, Section 4.5.2).



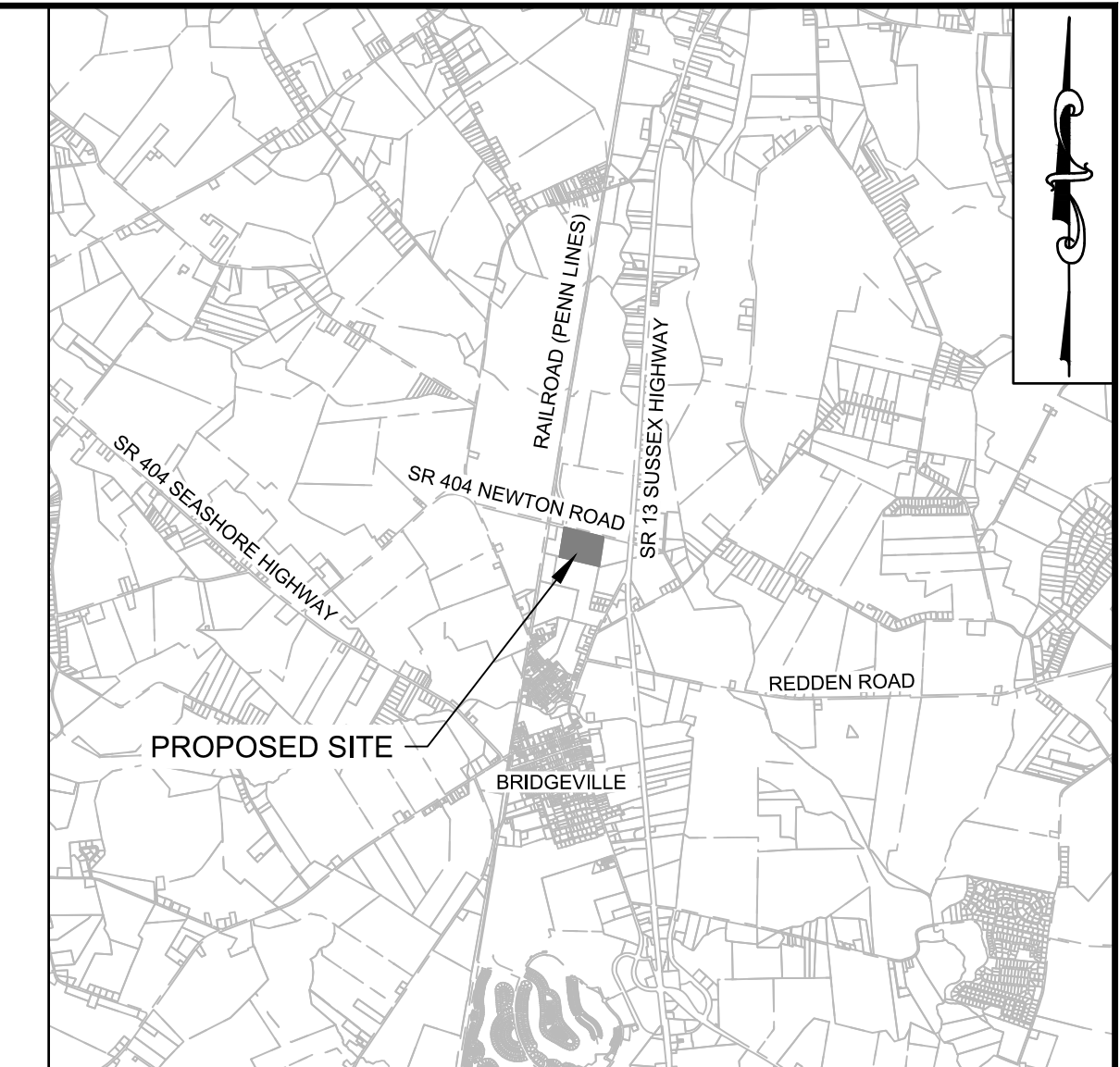
- 1421 A All standpipe and sprinkler connections shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 6, Section 3.0.**
- 1417 A All Fire Lanes shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 5, Section 7.0.**
- 1411 A Fire Lane signs shall be placed at each end of the fire lane and spaced at 150 foot intervals maximum. All Fire Lane signs shall be located no less than six feet and no higher than eight feet above the pavement and shall face oncoming traffic. Where no parking is provided between the building and the Fire Lane, Fire Lane signs shall be posted along the inner curb, building line, or edge of the roadway immediately adjacent to the fire lane. (DSFPR Regulation 705, Chapter 6, Section 7.0).**
- 1180 A This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.**
- 1190 A Separate plan submittal is required for the building(s) proposed for this project.**
- 1195 A Separate plan submittal is required for all flammable gas installations (regardless of tank size) proposed for this project.**
- 2500 A A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.**

MILLERMETAL FABRICATION FACILITY

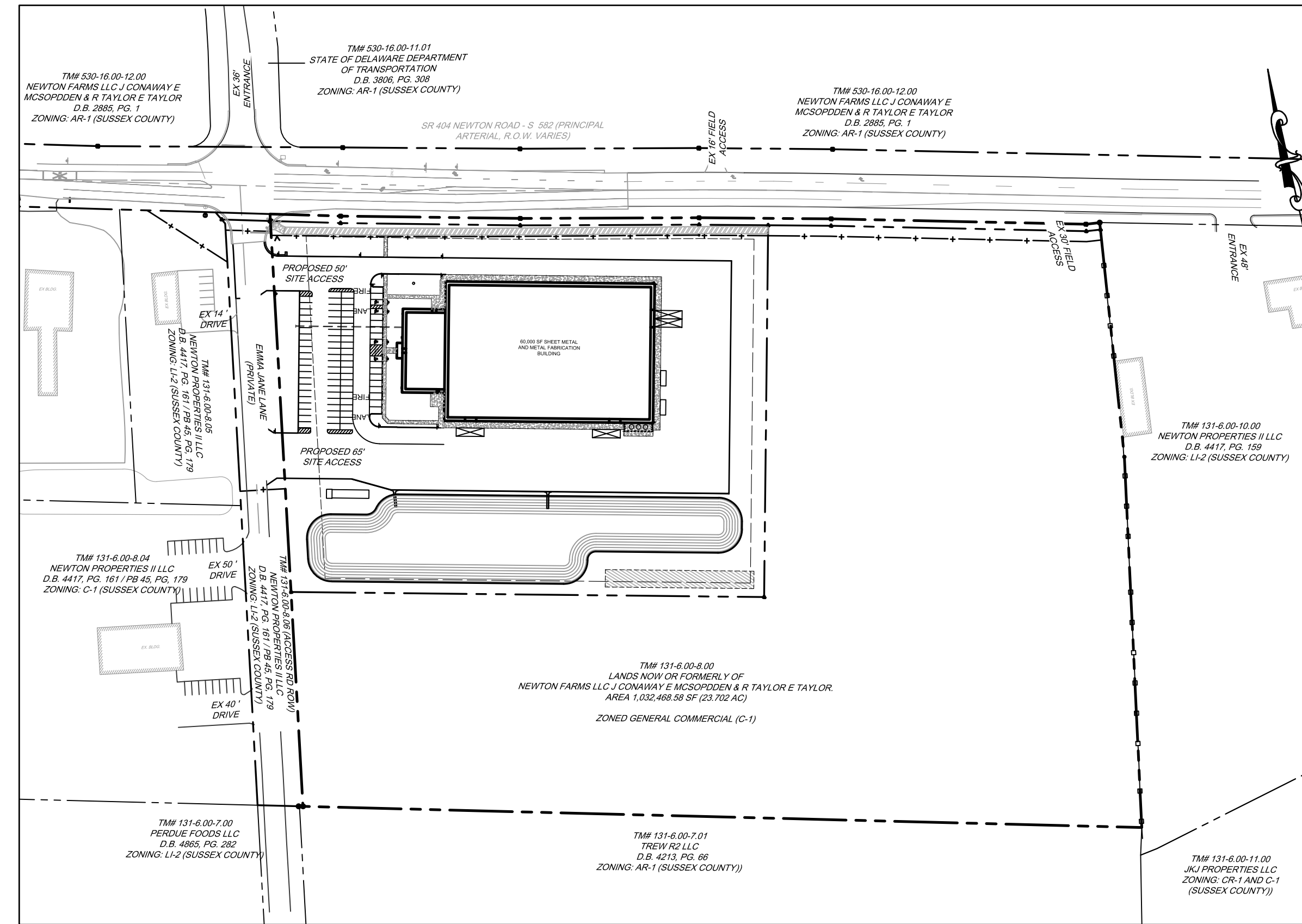
SUSSEX COUNTY PROJECT REFERENCE # S-20-17 SITE PLANS

LEGEND

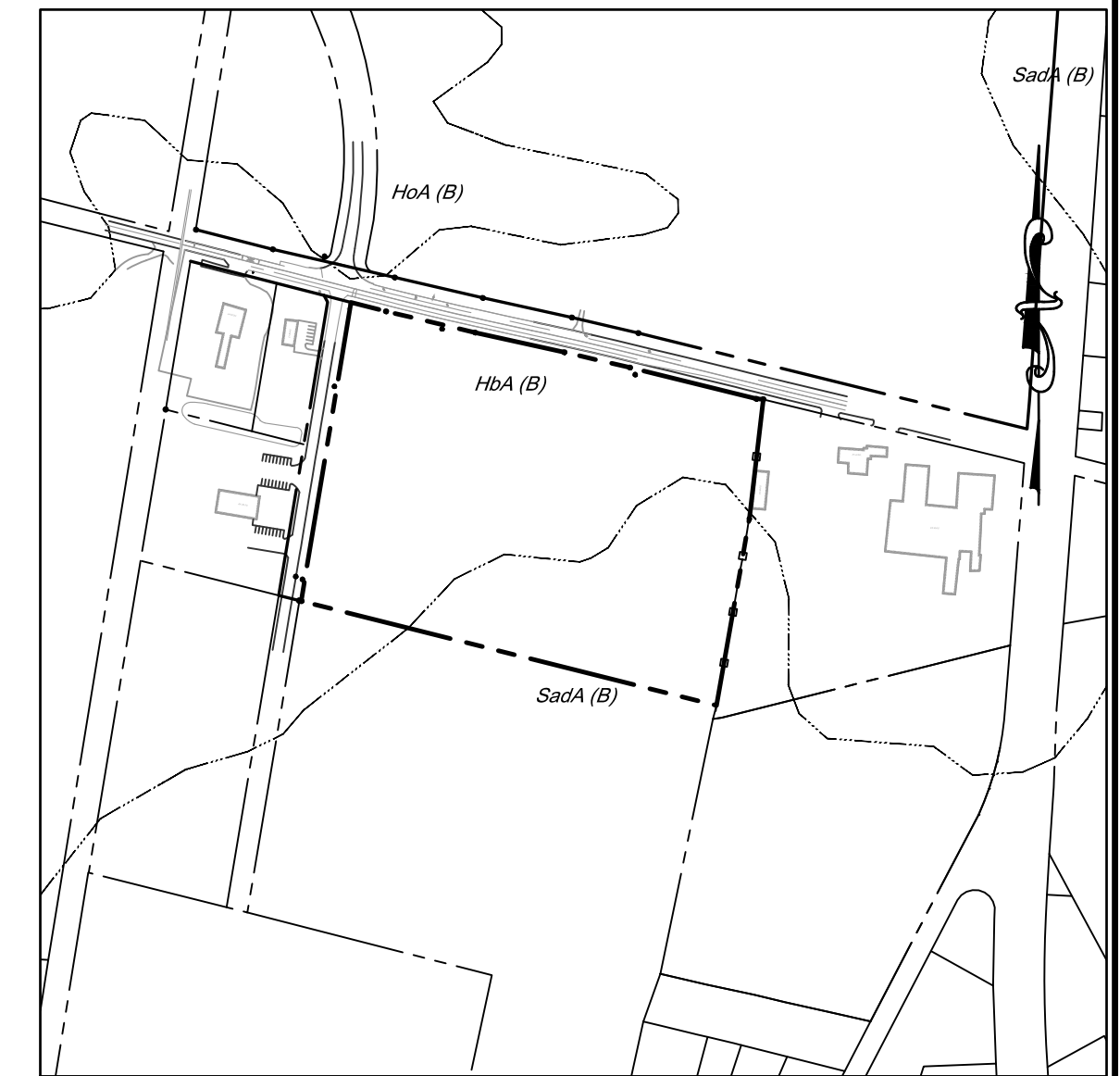
	EXISTING	PROPOSED
PROPERTY LINE / RIGHT OF WAY	---	---
ADJOINING PROPERTY LINE	---	---
BUILDING RESTRICTION LINE	---	---
EASEMENT	---	---
CENTER LINE OF ROAD	---	---
EDGE OF PAVING	---	---
CURB	---	---
DRIVEWAY	---	---
CONTOURS	---	---
SWALE	---	---
LIMIT OF CONSTRUCTION	---	---
WETLANDS LINE AND FLAG	---	---
FLOODPLAIN	---	---
SOILS DESIGNATION	---	---
SOIL BORING	MmA	
WOODS	---	---
FENCE	---	---
SIDEWALK	---	---
SHARED USE PATH	---	---
BUILDING	---	---
UTILITY POLE/GUY WIRE	---	---
OVERHEAD ELECTRIC	OHE	OHE
CABLE TV, PEDESTAL OR HAND HOLE	---	---
TRAFFIC SIGN	---	---
SINGLE & TWIN HEAD SITE LIGHT	---	---
ELECTRICAL HAND HOLE AND TRANSFORMER	---	---
FIBER OPTIC HAND HOLE	---	---
WATER MAIN, FIRE HYDRANT, VALVE, SERVICE ASSEMBLY, AND METER PIT	---	---
SEWER MAIN, MAHNOLE, & CLEANOUT	S	S
SANITARY SEWER FORCEMAIN	---	---
UNDERGROUND ELECTRIC	---	---
UNDERGROUND GAS	---	---
UNDERGROUND FIBER OPTIC	---	---
TELEPHONE LINE	---	---
STORM WATER PIPE, MH, AND CB	---	---



LOCATION MAP
SCALE: 1" = 1 MILE



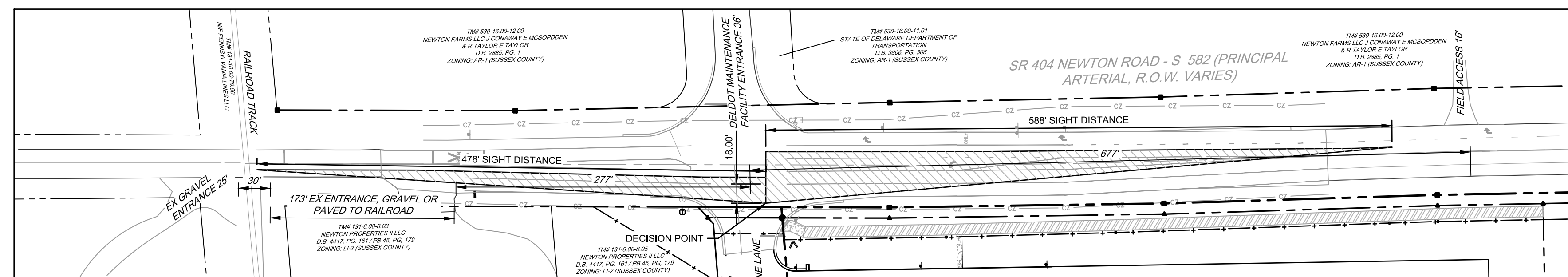
SITE OVERVIEW & ADJACENT ZONING
SCALE: 1" = 150'



SOILS & FLOODPLAIN MAP
ENTIRE AREA IS ZONE X PER PAVEMENT # 10005C0115K (MARCH 16, 2015)
SCALE: 1" = 500'

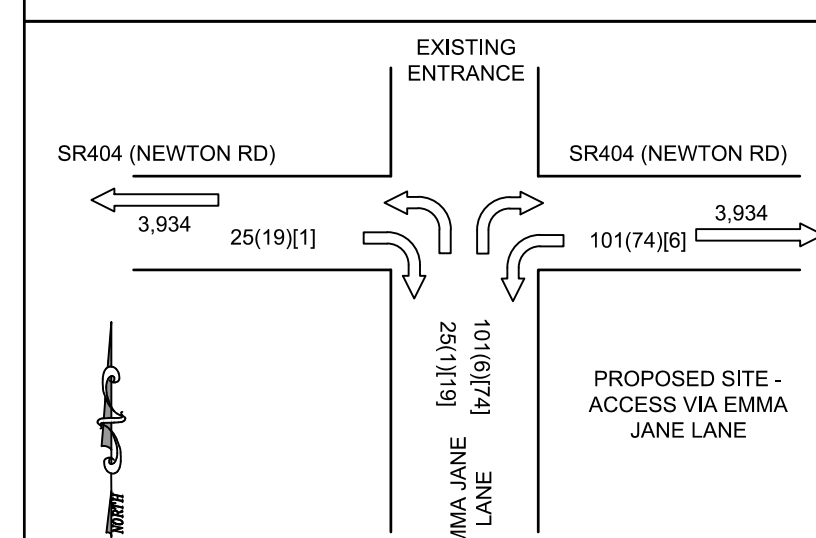
SYMBOL	NAME	SOIL GROUP
HbA	HAMBROOK SANDY LOAM, 0 TO 2 PERCENT SLOPES	B
HbB	HAMMONTON-FALLSINGTON-MULLICA COMPLEX, 0 TO 2 PERCENT SLOPES	B
SsdA	SASSAFRAS SANDY LOAM, 0 TO 2 PERCENT SLOPES	B

**CALL Miss Utility of Delmarva
BEFORE YOU DIG
800-282-8555 or 811**



SIGHT DISTANCE
SCALE: 1" = 80'

TRAFFIC GENERATION - SR404 NEWTON RD (S 582) (FULL MOVEMENT)



TRAFFIC GENERATION DIAGRAM
ADT (AM PEAK) [PM PEAK]

ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - SR404 (NEWTON RD) - PRINCIPAL ARTERIAL
POSTED SPEED LIMIT - 45 MPH
AADT = 6,783 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1,16 x 6,783 = 7,868 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 7,868 + 252 = 8,120 TRIPS
TRAFFIC PATTERN GROUP = 5 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 11.26% x 8,120 TRIPS = 914 TRIPS
DIRECTIONAL DISTRIBUTION SR404 (NEWTON RD):
50% TO THE WEST = 3,934
50% TO THE EAST = 3,934

SITE TRAFFIC DATA:
SOURCE: SITE TRAFFIC PROVIDED BY MILLERMETAL FABRICATION, INC. & OLD DOMINION FREIGHT LINE, (OLD DOMINION FREIGHT LINE TRIPS EXISTING)
SITE ADT: 252 TRIPS (204 MILLERMETAL, 48 OLD DOMINION)
ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE - WB-50
DIRECTIONAL DISTRIBUTION:
80% TO & FROM THE EAST = 252 * 80% = 202
20% TO & FROM THE WEST = 252 * 20% = 48
MORNING PEAK: 93% / 7% IN/OUT MORNING PEAK HOUR SPLIT
100 TRIPS: 93 IN / 7 OUT
EVENING PEAK: 7% / 93% IN/OUT EVENING PEAK HOUR SPLIT
100 TRIPS: 7 IN / 93 OUT
10% TRUCKS = 10% * 252 = 25

PROJECT TEAM

OWNER/DEVELOPER
MILLERMETAL FABRICATION, INC.
8600 E NEWTON ROAD
BRIDGEVILLE, DE 19960
(302) 337-2291

SITE PLANNER, ENGINEER, AND SURVEYOR
SITEWORKS ENGINEERING
19 COMMERCIAL STREET
HARRINGTON, DE 19952
(302) 841-7901

GEOTECHNICAL ENGINEER
GEO-TECHNOLOGY ASSOCIATES
21133 STERLING AVENUE, UNIT 7
GEORGETOWN, DE 19947
(302) 588-9761

INDEX OF DRAWINGS

Sheet Number	Sheet Title
R-1	RECORD PLAN COVER SHEET
R-2	RECORD PLAN NOTES
R-3	SUBDIVISION PLAN
R-4	PRELIMINARY SITE PLAN

LIMIT OF DISTURBANCE: ±9.8 ACRES

OWNER(S) CERTIFICATION

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

NEWTON FARMS LLC. DATE _____
PO BOX 397
BRIDGEVILLE, DE 19933

OWNER(S) CERTIFICATION

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

NEWTON PROPERTIES II, LLC. DATE _____
PO BOX 397
BRIDGEVILLE, DE 19933

ENGINEERS CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM A REGISTERED PROFESSIONAL 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.

DAVID M. HEATWOLE, P.E. (DE LICENSE NO. #17780) DATE _____
19 COMMERCIAL STREET
HARRINGTON, DE 19952

DEVELOPER'S CERTIFICATION

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

MILLERMETAL FABRICATION, INC. DATE _____
8600 E NEWTON ROAD
BRIDGEVILLE, DE 19933

SITEWORKS
ENGINEERING
PO BOX 21 | 19 COMMERCIAL ST. HARRINGTON, DE 19952 Phone: (302) 841-7901

MILLERMETAL FABRICATION FACILITY

TAX PARCEL NO. 131-6-00-8-00
SR 404 NEWTON ROAD (S 582)

NORTHWEST FORK HUNDRED, SUSSEX COUNTY

RECORD PLAN COVER SHEET

ISSUE / REVISION BLOCK

SCALE	PROJECT #	DRAWN BY
7/7/20 - DELDOT		
7/10/20 - STATE FIRE MARSHAL		
8/28/20 - DELDOT		
9/3/20 - SUSSEX CONSERVATION		
10/9/20 - DELDOT		
10/9/20 - SUSSEX CONSERVATION		
10/9/20 - SUSSEX COUNTY P&Z		
AS NOTED	MMF2001	DMH
DRAWING NUMBER		

R-1

DELDOT RECORD PLAN NOTES

REVISED MARCH 21, 2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE 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 DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, OR BOTH, (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH 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 OF THE SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM INTERNAL STREETS.
- 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.
- THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG NEWTON ROAD, ROUTE 404, WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION, PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM). IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT. FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION, ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3.A, NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3.A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.
- IN ACCORDANCE WITH A DELDOT MEMORANDUM FROM TROY BRESTEL, PROJECT ENGINEER, DATED SEPTEMBER 9, 2019, THE MILLERMETAL FABRICATION FACILITY PROJECT MEETS DELDOT'S VOLUME WARRANTS TO PAY THE AREA WIDE STUDY FEE IN LIEU OF DOING A TRAFFIC IMPACT STUDY (TIS) AND THERE ARE NO OFF-SITE IMPROVEMENTS THAT THE DEVELOPER WILL BE REQUIRED TO MAKE OR PARTICIPATE IN.

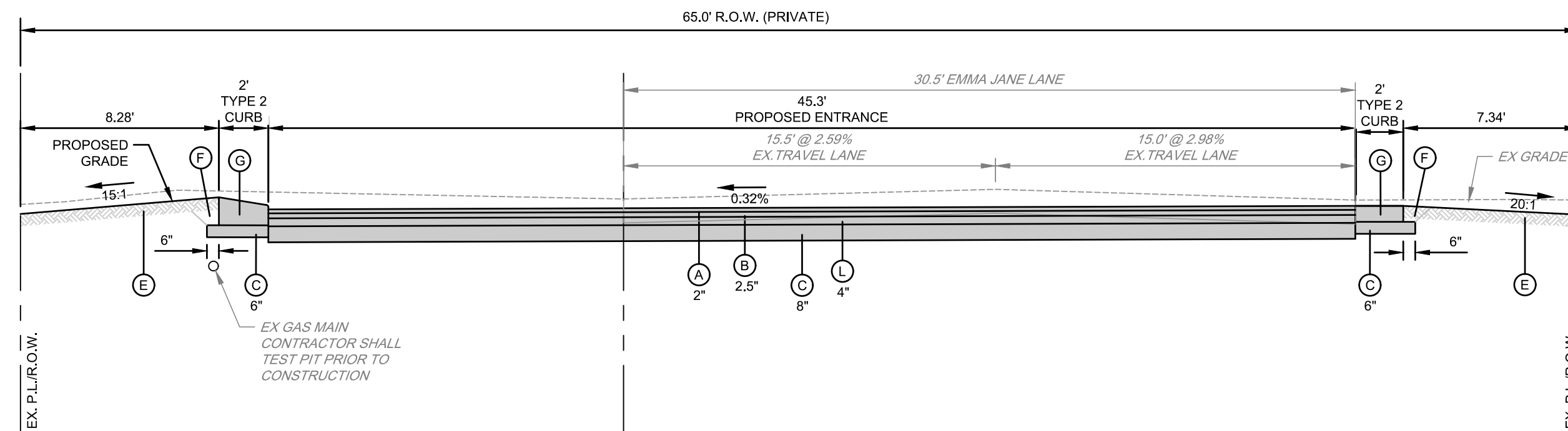
SITE DATA:

- TAX MAP NUMBER(S) 131-6.00-8.00 & 131-6.00-8.06
- PARCEL 131-6.00-8.00
OWNER NEWTON FARMS LLC, J CONAWAY, & E MCSOPDDEN
GROSS PROPERTY AREA: 23.702 ACRES
AREA DEDICATED TO DELDOT: 0.274 ACRES
PARCEL AREA / NET DEVELOPMENT AREA: 8.500 ACRES (PARCEL A)
RESIDUAL PROPERTY AREA: 14.928 ACRES (REMAINING LANDS)
- PARCEL 131-6.00-8.06
OWNER NEWTON PROPERTIES II LLC
GROSS PROPERTY AREA: 1.273 ACRES
AREA DEDICATED TO DELDOT: 0.017 ACRES
REMAINING LANDS: 1.256 ACRES
- EXISTING & PROPOSED LOTS: 1 EXISTING - 2 PROPOSED
- DEVELOPER NAME: MILLERMETAL FABRICATION, INC.
NEWTON PROPERTIES II, LLC
- PROPERTY ADDRESS: 8500 NEWTON ROAD
BRIDGEVILLE, DE 19960
- GOVERNMENTAL ENTITY RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY
- HUNDRED/COUNTY: NORTHWEST FORK HUNDRED / SUSSEX COUNTY
- CURRENT ZONING: C-1 - PARCEL 131-6.00-8.06
LI-2 - PARCEL 131-6.00-8.06
- PROPOSED ZONING: LI-2 UNDER CZ1919, LOT SIZE AND SETBACKS
CONTINGENT UPON CHANGE IN ZONE APPROVAL.
- PRESENT USE: TILLED CROPS
- PROPOSED USE: METAL FABRICATION SHOP
- GROSS LEASABLE FLOOR AREA: 67,320 SF
- MINIMUM LOT SIZE: AREA = 1 ACRES
WIDTH = 150 FEET
DEPTH = 200 FEET
- REQUIRED LI-2 SETBACKS (B.R.L.): FRONT: 50-FEET
SIDE: 20-FEET
REAR: 20-FEET
- MAXIMUM HEIGHT REQUIREMENT: 52-FEET
PROPOSED HEIGHT: <52-FEET
- REQUIRED PARKING: 1 FOR EVERY TWO EMPLOYEES ON THE
MAJOR SHIFT (MANUFACTURING)
EMPLOYEES ON MAJOR SHIFT (81)
PARKING SPACES REQUIRED = 41
PARKING SPACES PROVIDED = 83
- LOADING SPACE REQUIRED: 4 SPACES
LOADING SPACES PROVIDED: 4 SPACES
- WATER SUPPLIER: ON-SITE WELL
- SANITARY SEWER PROVIDER: ON-SITE WASTEWATER DISPOSAL SYSTEM
- PROJECT DATUM
HORIZONTAL: NAD 83
VERTICAL: NAVD88
- FEMA FLOOD MAP: PER FEMA FLOOD MAP 10005C0115K EFFECTIVE 3/16/2015, THE SITE IS NOT
SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD.
- POSTED SPEED LIMIT FOR E NEWTON RD (SCR 582): 45 MPH
- 2020 STATE INVESTMENT AREA: LEVEL 2
- LATITUDE AND LONGITUDE STATE PLAN COORDINATES:
LATITUDE: N 38° 45' 36"
LONGITUDE: W 75° 35' 59"
- WETLAND AREA: 0.00 ACRES
- PROPOSED DISCHARGE LOCATION: INFILTRATION / EX CLOSED DRAINAGE
- PROXIMITY TO T.I.D.: NOT WITHIN AN IDENTIFIED TID
- LIMIT OF DISTURBANCE: 9.8 ACRES
- WATERSHED: NANTICOKE RIVER

TYPICAL SECTION LEGEND

- (A) ITEM 401007 - SUPERPAVE TYPE C, PG 76-22, CARBONATE STONE
- (B) ITEM 401016 - SUPERPAVE TYPE B, PG 76-22
- (C) ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- (D) ITEM 908020 - EROSION CONTROL BLANKET MULCH, TYPE 3 FOR 1 ROLL WITH MINIMUM 6' OF WIDTH
- (E) ITEM 908004 - TOPSOIL, 6" DEPTH OR
ITEM 908010 - TOPSOILING, 6" DEPTH
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND
- (F) ITEM 209006 - BORROW, TYPE F
- (G) ITEM 701014 - PORTLAND CEMENT CONCRETE CURB - TYPE 2 (PER DELDOT STANDARD DETAIL C-1)
- (H) TAPER MILL AND OVERLAY TO FINAL GRADE
- (I) NOT USED
- (J) SAFETY EDGE (PER DELDOT STANDARD DETAIL P-6)
- (K) ITEM 401005 - SUPERPAVE TYPE C, PG 64-22 (CARBONATE STONE)
- (L) ITEM 401014 - SUPERPAVE TYPE B, PG 64-22

NOTE: SUBGRADE SHALL BE PREPARED IN ACCORDANCE WITH DELDOT STANDARD SPECIFICATIONS.



EMMA JANE LANE ENTRANCE SECTION

SCALE: 1" = 5'

GENERAL NOTES:

- ALL KNOWN EASEMENTS ARE SHOWN ON THE PLAN; HOWEVER, THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY.
- THE ITEMS DEPICTED ON THE FINAL SITE PLAN ARE FOR ILLUSTRATIVE AND OUTLINE PURPOSES ONLY. THE GENERAL LOCATION AND DIMENSIONS OF ITEMS DEPICTED ON THE FINAL SITE PLAN MAY BE SUPERCEDED BY APPROVED / REVISED CONSTRUCTION DRAWINGS, BUILDING PERMIT DRAWINGS AND OTHER MODIFICATIONS THERETO APPROVED BY THE AUTHORITIES HAVING JURISDICTION AT THE SOLE DISCRETION OF THE DEVELOPER INCLUDING THE DEVELOPER'S SUCCESSORS AND ASSIGNS.
- ALL LIGHTING SHALL BE DOWNWARD SCREENED TO MINIMIZE GLARE ON SURROUNDING RESIDENTIAL PROPERTIES.
- THE PROPOSED MILLERMETAL SIGN AT THE ENTRANCE IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.

SITENWORKS
ENGINEERING
 PO BOX 2 | 19 COMMERC ST., HARRINGTON, DE 19952
 Phone: (302) 841-7901

RECORD PLAN NOTES

MILLERMETAL FABRICATION FACILITY

TAX PARCEL NO. 131-6.00-8.00
 SR 404 NEWTON ROAD (S 582)

NORTHWEST FORK HUNDRED, SUSSEX COUNTY

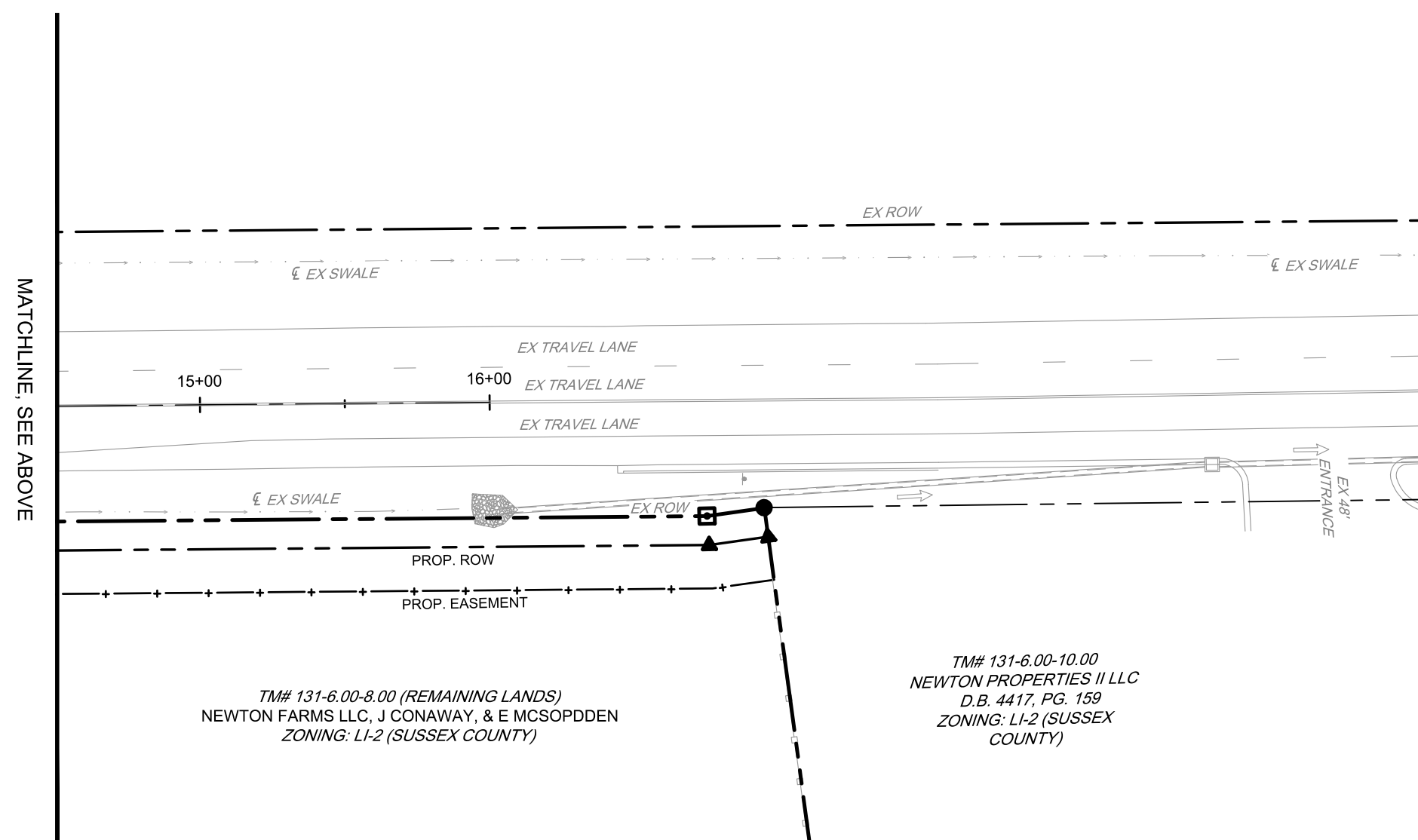
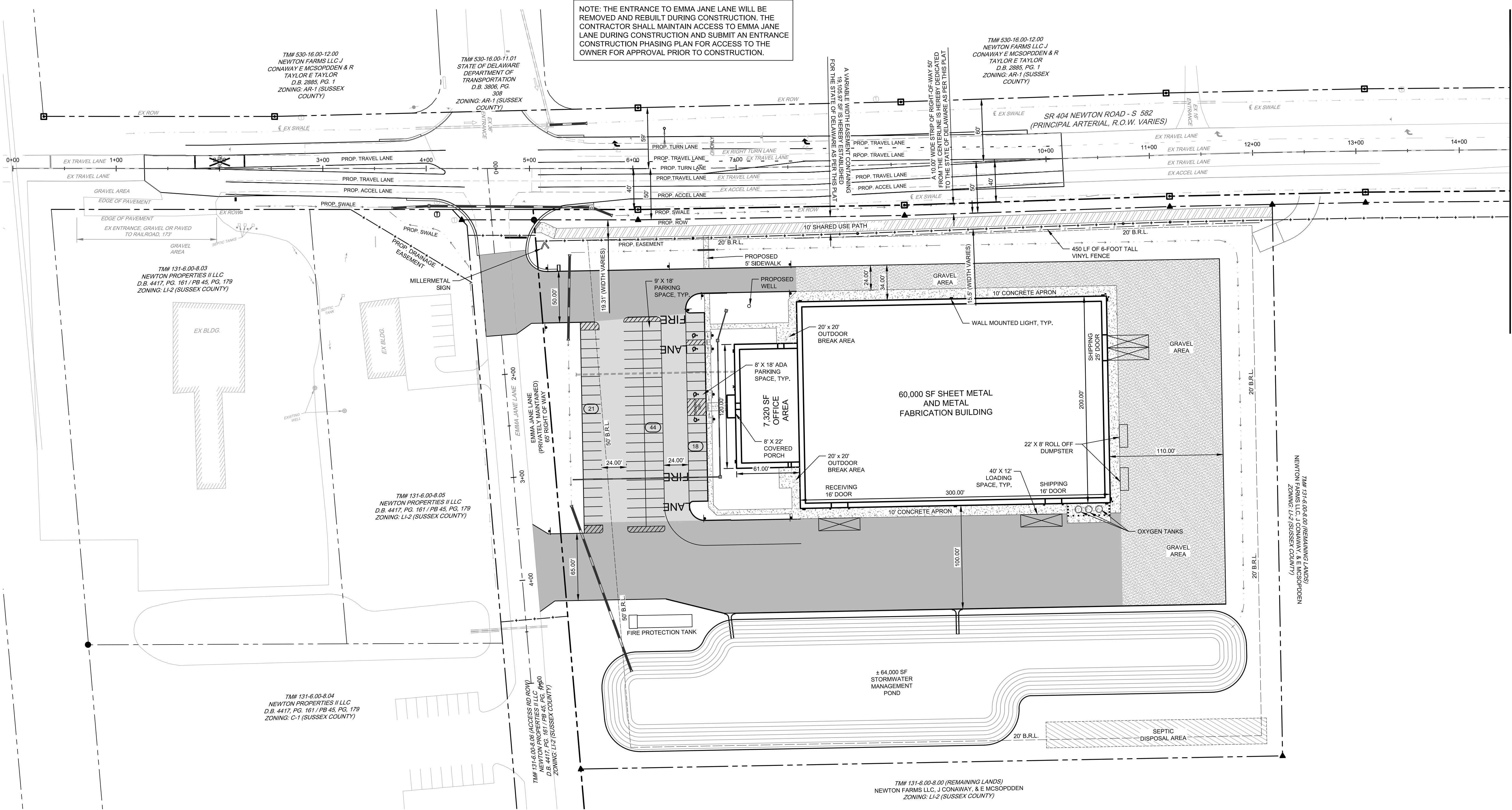
ISSUE / REVISION BLOCK

5/7/20 - SUSSEX COUNTY P&Z
 7/7/20 - STATE FIRE MARSHAL
 7/10/20 - SUSSEX CONSERVATION
 8/28/20 - DELDOT
 9/3/20 - SUSSEX CONSERVATION
 10/9/20 - DELDOT
 10/9/20 - SUSSEX CONSERVATION
 10/9/20 - SUSSEX COUNTY P&Z

SCALE PROJECT # DRAWN BY
 AS NOTED MMF2001 DMH
 DRAWING NUMBER

R-2

NOTE: THE ENTRANCE TO EMMA JANE LANE WILL BE REMOVED AND REBUILT DURING CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN ACCESS TO EMMA JANE LANE DURING CONSTRUCTION AND SUBMIT AN ENTRANCE CONSTRUCTION PHASING PLAN FOR ACCESS TO THE OWNER FOR APPROVAL PRIOR TO CONSTRUCTION.



SITEWORKS
ENGINEERING

PO BOX 2119 COMMERCE ST., HARRINGTON, DE 19952 Phone: (302) 841-7901

PRELIMINARY SITE PLAN

MILLERMETAL FABRICATION FACILITY
TAX PARCEL NO. 131-6-00-8-00
SR 404 NEWTON ROAD (S 582)
NORTHWEST FORK HUNDRED, SUSSEX COUNTY

ISSUE / REVISION BLOCK

5/7/20 - SUSSEX COUNTY P&Z
7/2/20 - DELDOT
7/7/20 - STATE FIRE MARSHAL
7/10/20 - SUSSEX CONSERVATION
8/28/20 - DELDOT
9/3/20 - SUSSEX CONSERVATION
10/9/20 - DELDOT
10/9/20 - SUSSEX CONSERVATION
10/9/20 - SUSSEX COUNTY P&Z

SCALE PROJECT # DRAWN BY
1" = 50' MMF2001 DMH
DRAWING NUMBER

R-4

MILLERMETAL FABRICATION FACILITY

TAX PARCEL NO. 131-6-00-8-00
SR 404 NEWTON ROAD (S 582)

NORTHWEST FORK HUNDRED, SUSSEX COUNTY

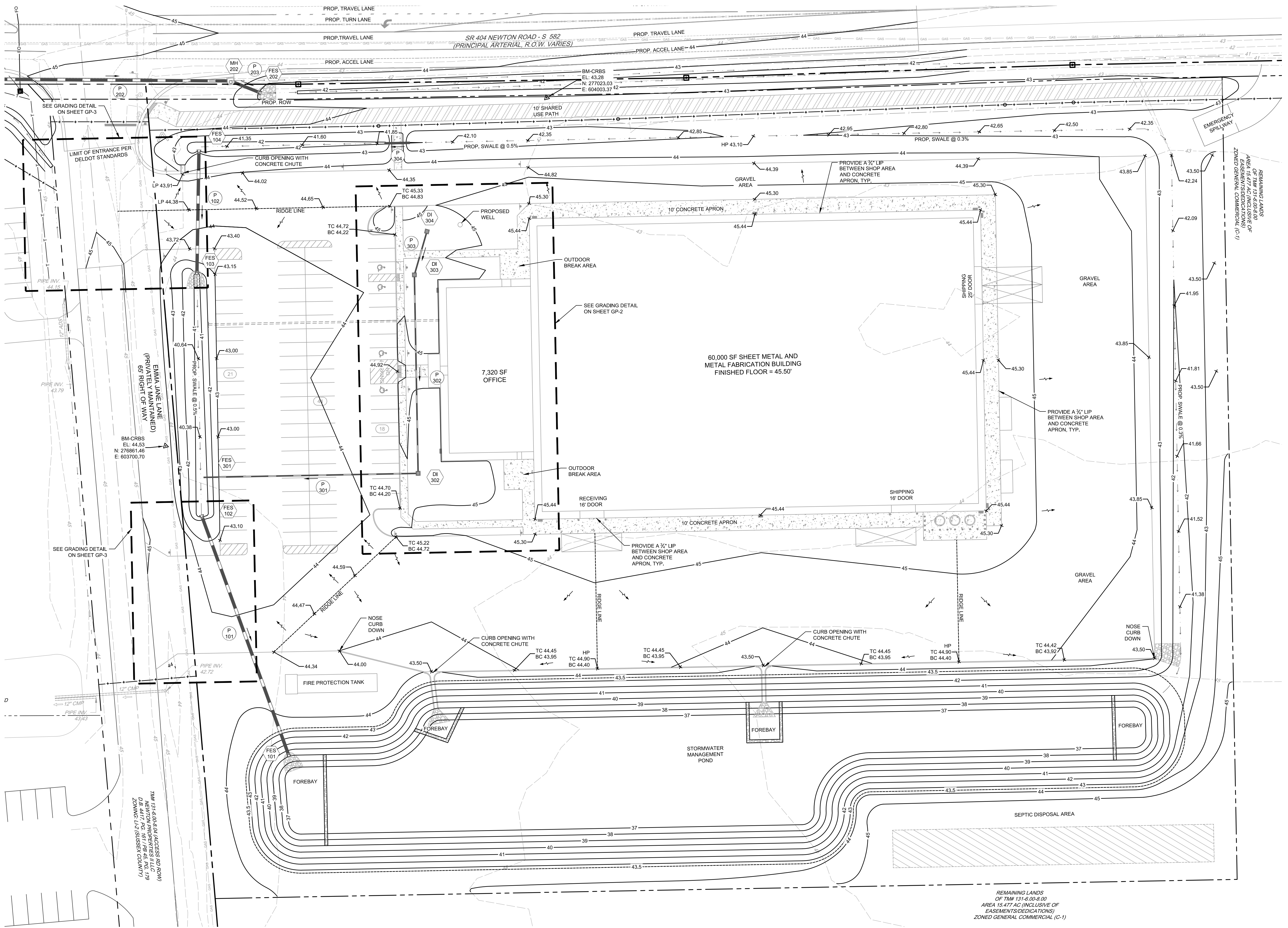
ISSUE / REVISION BLOCK

5/7/20 - SUSSEX COUNTY P&Z
7/2/20 - DELDOT
7/7/20 - STATE FIRE MARSHAL
7/10/20 - SUSSEX CONSERVATION
8/28/20 - DELDOT
9/3/20 - SUSSEX CONSERVATION
10/9/20 - DELDOT
10/9/20 - SUSSEX CONSERVATION
10/9/20 - SUSSEX COUNTY P&Z

SCALE PROJECT # DRAWN BY
1" = 30' MMF2001 DMH

DRAWING NUMBER

GP-1



LABEL	BOX	DESCRIPTION	TOP UNIT	GRATE	T.G. ELEV.	INVERT IN.	INVERT IN.	INVERT IN.	INVERT OUT
DI 302	24"x24"	YARD INLET	TYPE 6		44.25	42.25	----	----	42.25
DI 303	24"x24"	YARD INLET	TYPE 6		44.10	42.85	----	----	42.85
DI 304	24"x24"	YARD INLET	TYPE 6		44.40	----	----	----	43.15

LABEL	SIZE	TYPE	INVERT
FES 101	18"	RCP	39.00
FES 102	18"	RCP	40.12
FES 103	18"	RCP	40.92
FES 104	18"	RCP	41.26

LABEL	DESCRIPTION						INVERT ELEVATION	
	FROM	TO	SIZE	TYPE	LENGTH (FT)	SLOPE (%)	UP	DOWN
P-101	FES 102	FES 101	18"	RCP	170.83	CLASS IV 0.66%	40.12	39.00
P-102	FES 104	FES 103	18"	RCP	82.79	CLASS IV 0.41%	41.26	40.92
P-301	DI 302	FES 301	8"	PVC	142.50	SCH. 40 1.33%	42.25	40.35
P-302	DI 303	DI 302	8"	PVC	132.00	SCH. 40 0.45%	42.85	42.25
P-303	DI 304	DI 303	8"	PVC	30.00	SCH. 40 1.00%	43.15	42.85
P-304	----	----	12"	RCP	16.00	CLASS III 0.50%	41.96	41.88



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PLOTTED: 10/9/2020 9:32 AM BY: Dave Haddock

PLOTFILE: S:\mmf2001.dwg