

JAMIE WHITEHOUSE, AICP
DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

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



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

NICOLE MAJESKI
SECRETARY

November 15, 2022

Bruce Blessing
Blessing Greenhouses and Compost Facility, Inc.
9372 Draper Rd
Milford, Delaware 19963

SUBJECT: Authorization to Apply for a Permit for Entrance Construction
1646_CJ_Blessing
Tax Parcel # 230-15.00-34.00,
230-15.00-35.00
SCR00222-THIRTEEN CURVES ROAD
SCR00215-SUGAR HILL ROAD
SCR00221-DRAPER ROAD
Cedar Creek Hundred, Sussex

Dear Bruce Blessing:

The Delaware Department of Transportation (DelDOT) has reviewed your request, dated November 9, 2022, to obtain a Letter of No Contention (LONC) to use an existing commercial building and site entrance for the above referenced project. In coordination with the South District Public Works Office we have determined that your project will require some modifications or enhancements to meet current regulatory requirements. We have therefore determined that this project is eligible to obtain a Permit for Entrance Construction (PEC) to make these modifications. The PEC will include a list of items that must be addressed, as well as requirements for bonding to perform work, where needed, within the State of Delaware right-of-way (ROW). This approval shall be valid for a period of **one (1) year**.

Please note: Your Permit for Entrance Construction must be obtained from the South District Public Works Office, before you can start any construction.

The following conditions are provided with this response letter:

- 1) Site shall have access from the existing entrance located on Draper Road (SCR 221).
- 2) Only the modifications/construction or traffic pattern changes that are itemized and authorized under the PEC will be permitted. Please coordinate with the DelDOT Public Works Office

regarding the scope, location and limits of the following items, as well any other items listed in the PEC:

- a) Both Entrance modifications shall be constructed to DelDOT Class II paving specifications which has a Structural Number of 3.62 with a recommended design of 1¼” Type C surface course hotmix, over 1½” Type C upper course hotmix, over 31/2” Type B base course hotmix, all on 8” of Graded Aggregate Base Course of stone.
- 3) DelDOT reserves the right to review, modify or revoke this authorization letter and PEC and require additional entrance upgrades in the future if proposed activities create traffic conflicts, safety concerns or operational issues.
- 4) The property owner is responsible to:
 - a. Submit information to DelDOT, regarding any future operational or site changes, (including but not limited to: rezoning, site layout changes, changes in use, entrance modifications, expanded/additional uses, new uses, etc.). Changes of this nature may alter the flow and/or volume of traffic and could require a new PEC, LONC or formal review for Approvals and/or Permits.
 - b. Establish and maintain clear sight lines at the entrance. There shall be no placement of structures, signs, objects, items for sale or parking of vehicles within State ROW or entrance limits. Shrubbery, Plantings, trees and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited.
- 5) The property owner and applicant are responsible to coordinate with DelDOT Outdoor Advertising & Roadside Control at (302) 853-1327, for information on obtaining specific permits for sign installation on private property. Permits for Utilities construction within State right-of-way require separate permit applications please contact DelDOT’s South District at (302) 853-1345.

The Department would like to thank you for your submittal.

Please contact the South District Public Works Office at (302) 853-1340, for their assistance in obtaining the PEC. No construction or modification listed under Item 2 is allowed in advance of the DelDOT Public Works Office issuance of the Permit for Entrance Construction.

Sincerely,



Wendy L. Polasko, P.E.
Subdivision Engineer,
Development Coordination

cc: William Stephens, Stephens Environmental Consulting Inc.
Jamie Whitehouse, Sussex County Planning & Zoning Commission
Jessica L. Watson, Sussex Conservation District
Matt Schlitter, South District Public Works Engineer
James Smith, South District Entrance Permit Supervisor
James Argo, South District Project Reviewer
Kevin Hickman, Sussex County Review Coordinator
Derek Sapp, Sussex County Reviewer

LEGEND

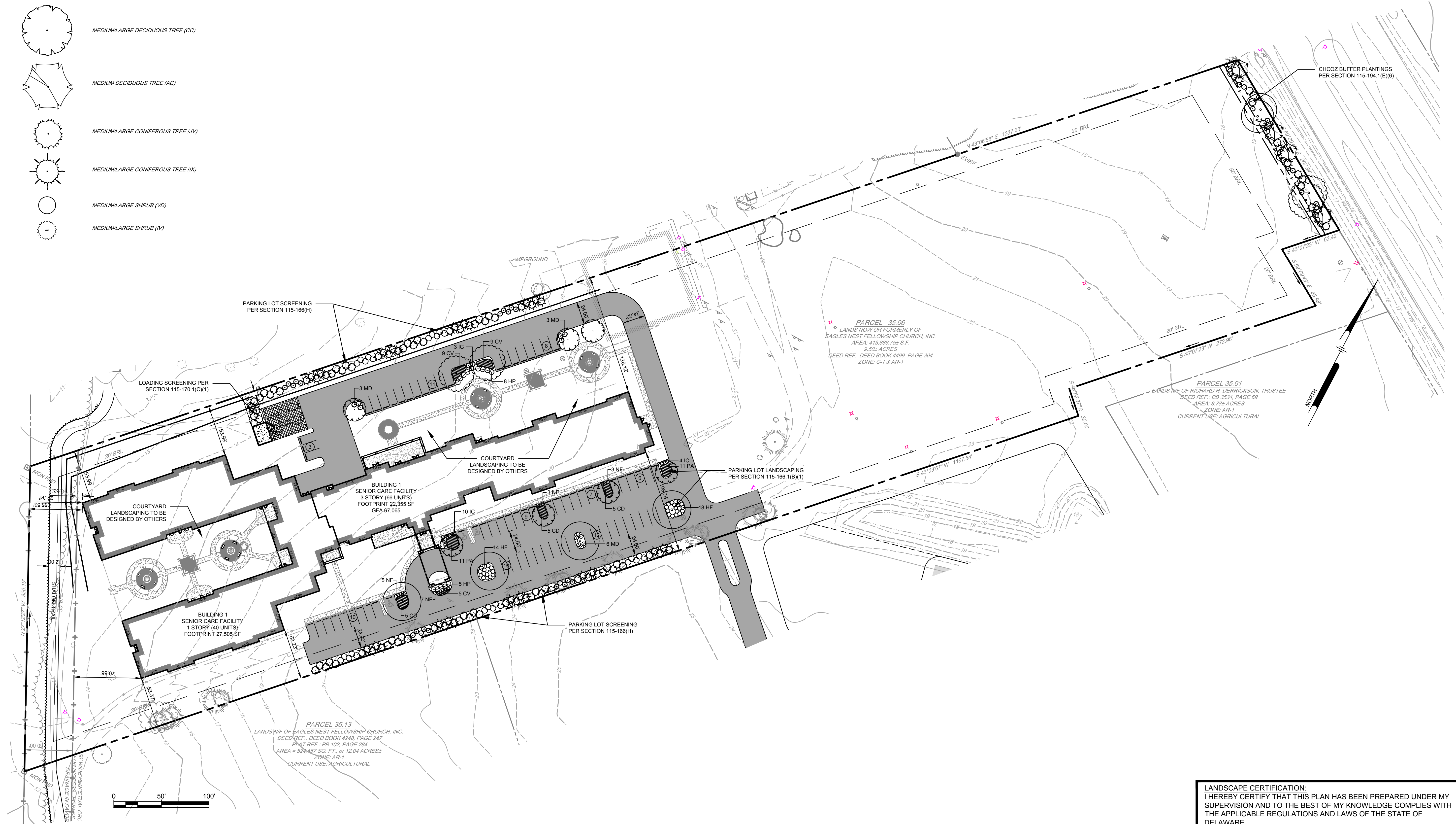
PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (NS)
	LARGE DECIDUOUS SHADE TREE (QP)
	MEDIUM LARGE DECIDUOUS TREE (CC)
	MEDIUM DECIDUOUS TREE (AC)
	MEDIUM LARGE CONIFEROUS TREE (JV)
	MEDIUM LARGE CONIFEROUS TREE (IX)
	MEDIUM LARGE SHRUB (VD)
	MEDIUM LARGE SHRUB (IV)

PLANT SCHEDULE

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
TREES AND SHRUBS PER SYMBOLS (REFER TO LEGEND)						
QP	6	QUERCUS PHELLOS	WILLOW OAK	2" CAL	B&B	AS SHOWN
NS	4	NYSSA SYLVATICA	TUPELO	2" CAL	B&B	AS SHOWN
AC	4	AMELANCHIER CANADENSIS	SERVICEBERRY	1.5" CAL	B&B	AS SHOWN
CC	6	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
JV	58	JUNIPERUS VIRGINIANA	EASTERN RED CEDAR	5' HGT	B&B	AS SHOWN
IX	58	ILEX X 'NELLIE R. STEVENS'	NELLIE R. STEVENS HOLLY	5' HGT	B&B	AS SHOWN
IV	28	ILEX VERTICILLATA	WINTERBERRY	3' HGT	B&B	AS SHOWN
VD	37	VIBURNUM DENTATUM	ARROWWOOD VIBURNUM	3' HGT	B&B	AS SHOWN

*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN
 - EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE
 - ABOVE QUANTITIES REFLECT PARKING LOT LANDSCAPING, PARKING LOT SCREENING, AND CHCOZ BUFFER AMOUNTS

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONT.	SPACING
SHRUBS AND PERENNIALS PER PLANT LABELS						
CD	15	COTONEASTER DAMERII	CORAL BEAUTY COTONEASTER	18" SPD	CONT.	AS SHOWN
CV	24	COREOPSIS VERTICILATTA	MOONBEAM COREOPSIS	N/A	CONT.	AS SHOWN
HF	32	HYPEROCUM FRONDOSUM	SUNBURST ST JOHNS WORT	24" SPD	CONT.	AS SHOWN
HP	13	HYDRANGEA PANICULATA	QUICKFIRE HYDRANGEA	36" HGT	CONT.	AS SHOWN
IC	14	ILEX CRENATA HELLERI	HELLER'S HOLLY	18" SPD	CONT.	AS SHOWN
IG	3	ILEX GLABRA NORDIC	NORDIC INKBERRY	24" HGT	CONT.	AS SHOWN
MD	12	MICROBIOTA DECUSSATA	CARPET CYPRESS	24" SPD	CONT.	AS SHOWN
NF	18	NEPATA FAASENII	WALKERS LOW CATMINT	N/A	CONT.	AS SHOWN
PA	22	P. ALOPECUROIDES	HAMELN DWARF FOUNTAIN GRASS	N/A	CONT.	AS SHOWN



Pennoni
 PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.2030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

EAGLES NEST SENIOR CARE FACILITY
 28633 ZION CHURCH ROAD - (SCR014)
 SUSSEX COUNTY, MILTON DELAWARE 19968
LANDSCAPE PLAN
 EAGLES NEST FELLOWSHIP CHURCH, INC.
 MILTON, DELAWARE 19968
 28633 ZION CHURCH ROAD - (SCR014)

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

LANDSCAPE CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, (DE# S1-0000409) DATE
 PENNONI ASSOCIATES INC.
 18072 DAVIDSON DRIVE MILTON, DE 19968

PROJECT ENFCX21001
 DATE 2022-11-14
 DRAWING SCALE 1"=50'-0"
 DRAWN BY EWW
 APPROVED BY AMD
CS2001
 SHEET 1 OF 1

U:\Account\BPC\ENFCX21001 - Eagles Nest Fellowship Church - Senior Care\CS2001\TEMP LANDSCAPE.dwg PLOTTED: 11/14/2022 10:14 PM, P1, User: bshahar PROJECT STATUS: PLOT STYLE: Pennoni_VS2.dwg

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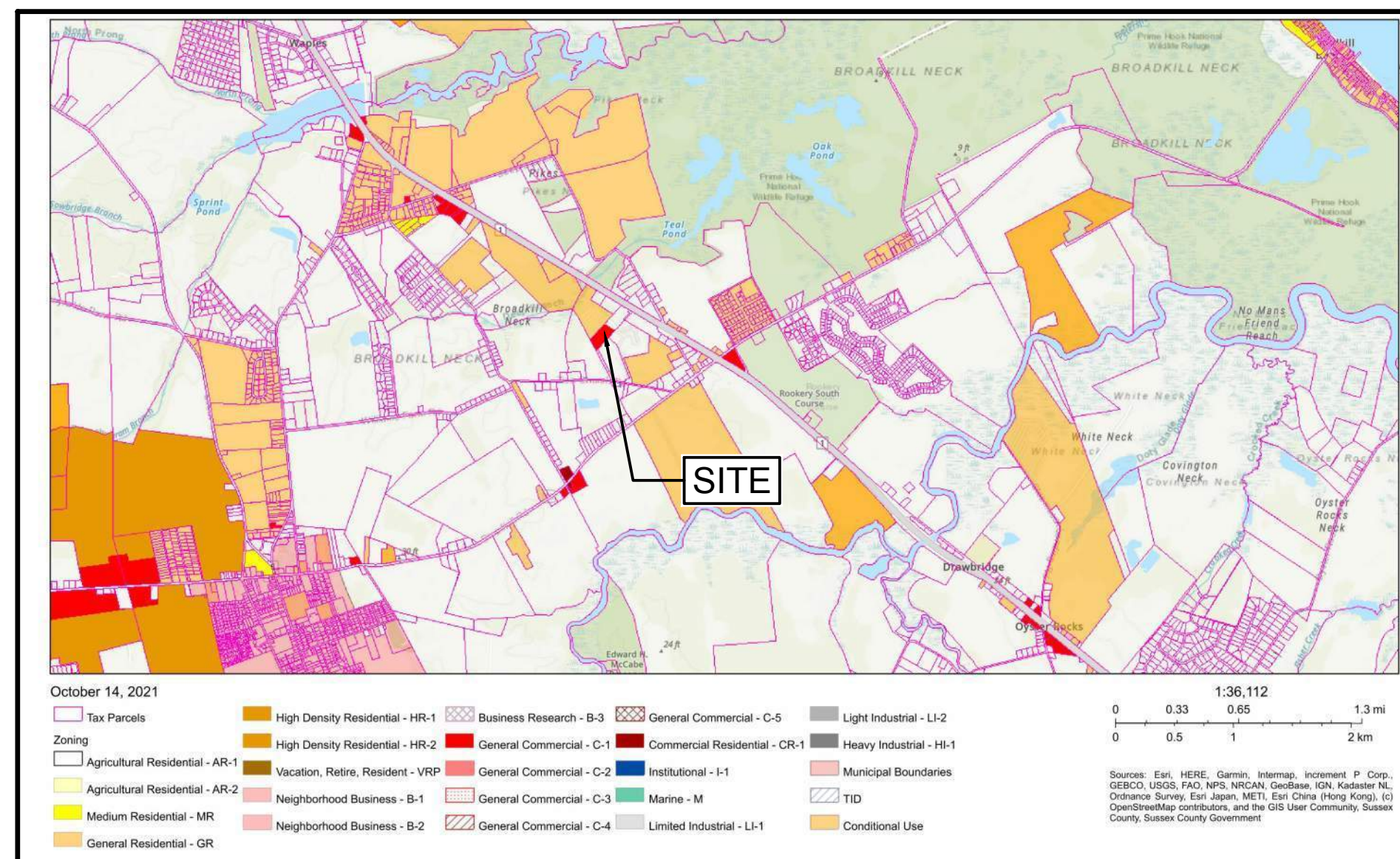
- TAX MAP NUMBERS: 235-8.00-35.06
DEED BOOK: 4499, PAGE: 304
- OWNER INFO: EAGLES NEST FELLOWSHIP CHURCH INC
26633 ZION CHURCH RD
MILTON, DE 19968
- SITE ADDRESS: 26633 ZION CHURCH RD
MILTON, DE 19968
HUNDRED COUNTY
BROADKILL
SUSSEX
- PLUS: APPLICATION # 2022-07-10
- EXISTING LOTS: 1
PROPOSED LOTS: 1
- # BUILDINGS: 1
FOOTPRINT: 50,253 SF
GROSS BUILDING AREA: 94,570 SF
UNITS: 106
FLOORS: 1 AND 3
- EXISTING TOTAL ACREAGE: 9.50± ACRES
- CURRENT ZONING: AR-1 [4.50 AC.] (AGRICULTURAL RESIDENTIAL) AND
C-1 [5.00 AC.] (GENERAL COMMERCIAL)
- REQUIRED SETBACKS (B.R.L.): (PER 115-77.1 B-2)
FRONT: 60 FT
SIDE: 20 FT
REAR: 30 FT
- REQUIRED LOT SIZE:
AR-1 (115-25 A-1) 100'
STANDARD LOT WIDTH 100'
STANDARD LOT DEPTH 20,000' S.F.
C-1 (115-77.1 B-1) 150'
STANDARD LOT WIDTH 100'
STANDARD LOT DEPTH 3 ACRES
- 2019 FUTURE LAND USE AREA: EXISTING DEVELOPMENT AREA
- BUILDING HEIGHT: MAX 42' (PER 115-77.1 B-3)
- PRESENT USE: CAMP GROUND/RECREATION
- PROPOSED USE: NURSING AND SIMILAR CARE FACILITIES
- SITE CALCULATIONS
BUILDING AREA: EX. = 0.17 AC. PR. = 1.15 AC.
PAVEMENT AREA: EX. = 0.83 AC. PR. = 1.38 AC.
OPEN SPACE GRASS AREA: EX. = 8.50 AC. PR. = 6.97 AC.
TOTAL AREA: EX. = 9.50 AC. PR. = 9.50 AC.
- PERCENTAGE OF IMPERVIOUS COVER: 2.53 AC. (26.63%)
EXISTING IMPERVIOUS COVER: 1.00 AC. (10.53%)
- FORESTED AREA:
TOTAL AREA: 0.25 ± ACRES
IMPACTED: 0.12 ± ACRES
REMAINING: 0.13 ± ACRES
- NET DEVELOPMENT AREA: 8.19± ACRES
- UTILITY SERVICES:
SEWER PROVIDER: PUBLIC - ARTESIAN WASTEWATER COMPANY INC
(SUSSEX COUNTY TIER 3 - COORDINATED CPON AREAS)
WATER PROVIDER: PUBLIC - ARTESIAN WATER COMPANY INC
- SECTION 89 - SOURCE WATER PROTECTION:
A) SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR, GOOD, AND EXCELLENT" GROUNDWATER RECHARGE. THE PROPOSED IMPROVEMENTS WITHIN EXCELLENT GROUNDWATER RECHARGE AREA AT THE SITE, WHICH EXCEED 35% OR 60% OF THE EXCELLENT RECHARGE PORTION OF THE PARCEL, WILL BE REQUIRED TO MEET THE STANDARDS PROVIDED UNDER (89-7)(A THROUGH F)
TOTAL EXCELLENT GROUNDWATER AREA: 4.46 ACRES±
IMPERVIOUS AREA: 0.98 ACRES± (21.97%)
B) SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA EXCEPT FOR A SMALL PORTION ALONG THE NORTH PROPERTY LINE WITHIN THE AR-1 ZONED AREA.
- WETLANDS
STATE REGULATED TIDAL 0.00 ACRES
FEDERAL REGULATED NON-TIDAL 0.00 ACRES
- PROPOSED DISCHARGE LOCATION: OVERLAND FLOW TO STORMWATER POND
WATERSHED: PRIMEHOOK CREEK
- PROPOSED TOTAL LIMIT OF DISTURBANCE: 9.77 ACRES
- FLOOD ZONE: FIRM NUMBER 10005C0166K ZONE X, DATED MARCH 16 2015, UNSHADED AREA
- PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162)
REQUIRED PARKING: 1 SPACE FOR EACH 4 PATIENT BEDS
SENIOR CARE FACILITY: TOTAL NO OF BEDS 106 BEDS / 4 = 27 SPACES
PLUS 1 SPACE PER 2 EMPLOYEES ON THE LARGEST SHIFT
40 EMPLOYEES ON THE LARGEST SHIFT = 20 SPACES
OFF-STREET PARKING INCREASED BY 20% DUE TO LARGE SCALE USE
TOTAL REQUIRED SPACES: 47 (20% X 47 = 10) = 57 SPACES
PROVIDED SPACES: 74 SPACES
ADA SPACES: 3 SPACES INCLUDED
- LOADING SPACE REQUIRED: 3 (PER 115-167)
LOADING SPACE PROVIDED: 3
- 2020 STATE INVESTMENT AREA: LEVEL 4
- FIRE DISTRICT: MILTON FIRE CO.
- LATITUDE AND LONGITUDE STATE PLANE COORDINATES:
LATITUDE: 38°47'49.3007"N
LONGITUDE: 75°19'26.7712"W
- DATUM: HORIZONTAL = NAD83
VERTICAL = NAVD88
- HENLOPEN TID: NOT INCLUDED
- STATE TAX DITCH AREAS AND RIGHT OF WAY LIMITS: NOT INCLUDED
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

EAGLES NEST SENIOR CARE FACILITY PRELIMINARY PLAN SET

TAX MAP: 235-8.00-35.06
26633 ZION CHURCH ROAD - (SCR014)
SUSSEX COUNTY, MILTON DELAWARE 19968

JUNE 2022
PREPARED FOR:
OWNER/DEVELOPER
EAGLES NEST FELLOWSHIP CHURCH, INC.

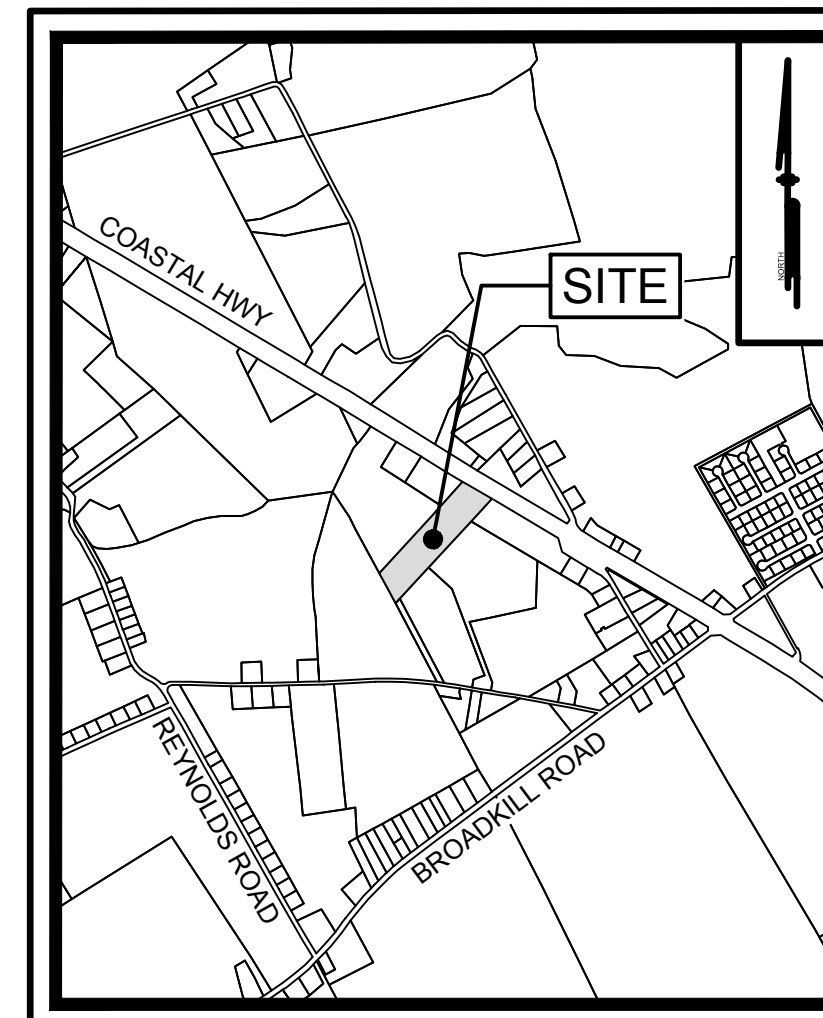
26633 ZION CHURCH ROAD - (SCR014)
MILTON, DELAWARE 19968



ZONING MAP



SOILS MAP
SCALE: 1"=2000'



LOCATION MAP
SCALE: 1"=2000'

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	PERMANENT EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MARKING, HANDICAP PARKING
[Symbol]	[Symbol]	CONCRETE

SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
FmB	ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
DnA	DOWER LOAMY SAND, 0 FORT MOTT LOAMY SAND, 2 TO 5 PERCENT SLOPES	A

Sheet List Table

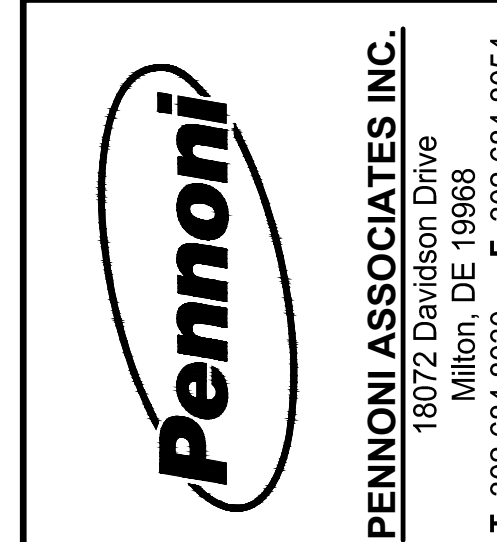
Sheet #	Drawing #	Sheet Title
1	PP0001	COVER SHEET
2	PP1001	PRELIMINARY SITE PLAN
3	PP1002	PRELIMINARY PLANS NOTES

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

SIGNATURE: _____ DATE: _____
EAGLES NEST FELLOWSHIP CHURCH INC
26633 ZION CHURCH ROAD,
MILTON, DE 19968
(302) 684-3149
PASTORJOHN@EAGLESNEST.CH

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: _____ DATE: _____
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054
ADECKTOR@PENNONI.COM



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

EAGLES NEST SENIOR CARE FACILITY
TAX MAP: 235-8.00-35.06
26633 ZION CHURCH ROAD - (SCR014)
SUSSEX COUNTY, MILTON DELAWARE 19968

COVER SHEET

EAGLES NEST FELLOWSHIP CHURCH, INC.
26633 ZION CHURCH ROAD - (SCR014)
MILTON, DELAWARE 19968

NO.	DATE	REVISIONS	BY
1	2022-11-14	REVISED PER RAZ COMMENTS	LFS

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PROJECT	ENFCX21001
DATE	2022-06-23
DRAWING SCALE	AS SHOWN
DRAWN BY	LFS
APPROVED BY	AMD

PP0001
SHEET 1 OF 3

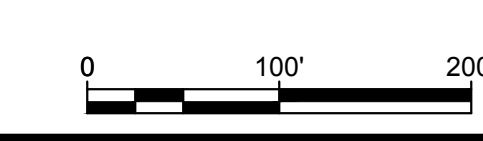
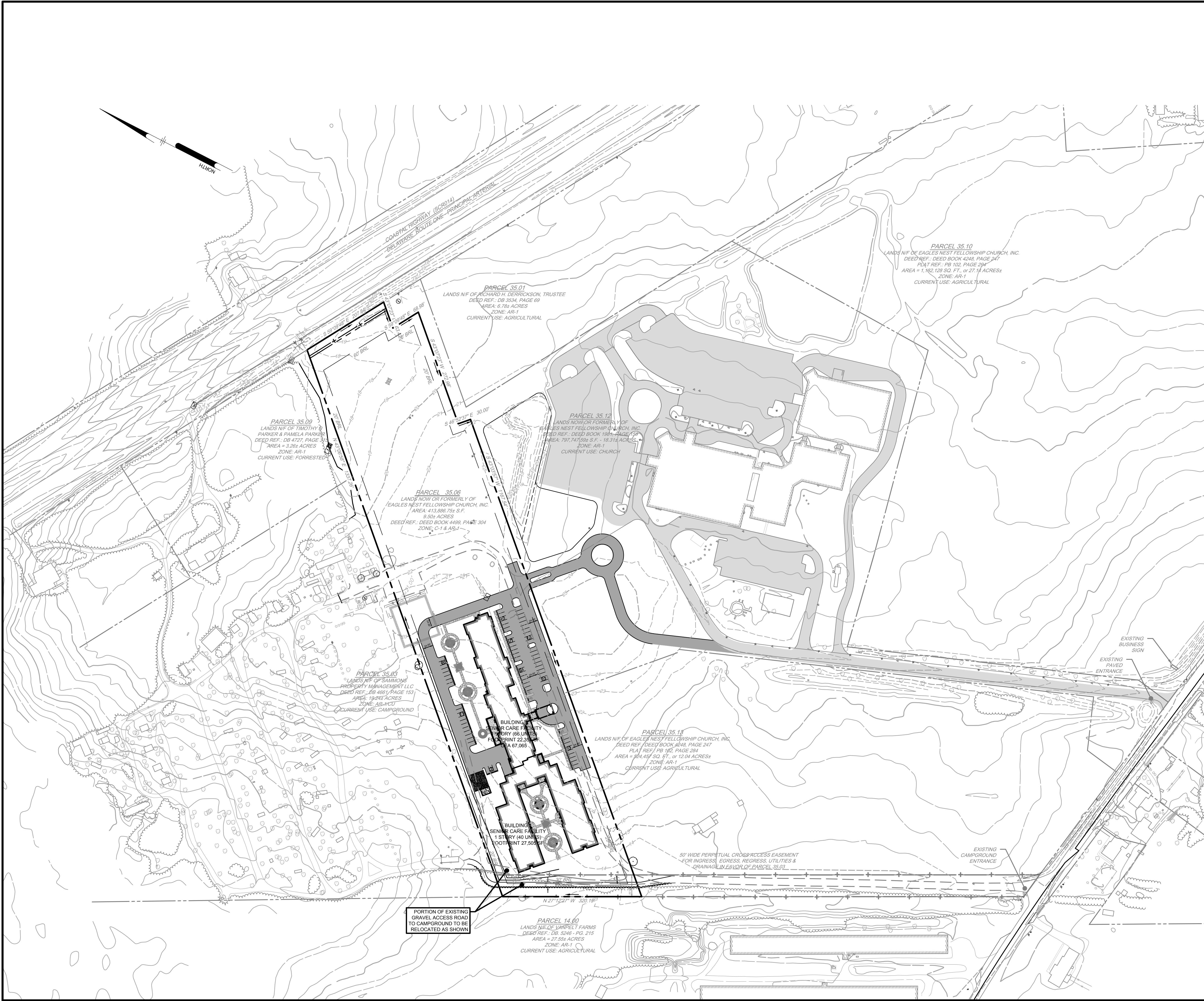
PLOTTED: 11/14/2022 10:38 AM BY: Logan Brinkman FILED: 11/14/2022 10:38 AM BY: Logan Brinkman PROJECT STATUS: PLOTTED: 11/14/2022 10:38 AM BY: Logan Brinkman FILED: 11/14/2022 10:38 AM BY: Logan Brinkman PROJECT STATUS:

SENIOR CARE FACILITY
§ 115-77 PERMITTED USES
PERMITTED PURPOSE OF USE
NURSING AND SIMILAR CARE FACILITIES

CALL BEFORE YOU DIG
Call Miss Utility of Delaware
900-282-8555
Ticket Number(s):



U:\Accounting\ENFCX21001 - Eagles Nest Fellowship Church - Senior Care\ENFCX21001 - Prelim\PP1001.dwg PLOTTED: 11/14/2023 3:53 PM BY: Lagan Strickland PROJECT STATUS: —



ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

EAGLES NEST SENIOR CARE FACILITY

TAX MAP: 255-8-00-35-06 (ISRD-14)
28653 ZION CHURCH ROAD - SUSSEX COUNTY, MILTON DELAWARE 19968

PRELIMINARY SITE KEY SHEET

EAGLES NEST FELLOWSHIP CHURCH, INC.
28653 ZION CHURCH ROAD - (ISCR014)
MILTON, DELAWARE 19968

NO.	DATE	REVISED PER	REVISIONS	BY
1	2022-11-14	REVISED PER IAZ COMMENTS		LFS

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PROJECT	ENFCX21001
DATE	2022-06-23
DRAWING SCALE	1"=100'
DRAWN BY	LFS
APPROVED BY	AMD

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERCT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NON-EXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10050C0166K, EFFECTIVE DATE MARCH 16, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- SUBJECT PROPERTY IS CURRENTLY C-1/AR-1 (GENERAL COMMERCIAL/AGRICULTURAL RESIDENTIAL).
- THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- TOTAL AREA FOR SUBJECT SITE IS 9.53 ACRES.
- THE BOUNDARY INFORMATION & TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DATED APRIL 2007.
- ALL PROPOSED LIGHTING WILL BE SUPPLIED BY BUILDING WALL PACKS AND PARKING LOT LIGHTS. REFER TO SITE LIGHTING PLAN.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD FACING AND SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- STATE AND FEDERAL WETLANDS DO NOT EXIST ON THE SITE.
- STORMWATER IS CONVEYED ACROSS THE SITE WITH OVERLAND FLOW.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD, STEEL AND CONCRETE, AND WILL HAVE SPRINKLERS.
- FIRE ALARM REQUIRED - THE FIRE ALARM SIGNALING SYSTEM SHALL BE AUTOMATIC, SUPERVISED OFF-SITE, AND SHALL CONSIST OF FULL COVERAGE BY SMOKE DETECTION AND ALARM NOTIFICATION. WHERE SMOKE DETECTION DEVICES WILL NOT FUNCTION BY REASON OF DEVICE LIMITATION, HEAT DETECTION SHALL BE PROVIDED IN THOSE SPECIFIC LOCATIONS FIRE ALARM SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR A REVIEW.
- LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- THE ENTRANCES / EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
THE OWNER, SUSSEX CONSERVATION DISTRICT, & DELDOT
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- THE PROPOSED SIGN IS NOT APPROVED AS PART OF THIS SITE PLAN. A SEPARATE SUSSEX COUNTY PERMIT IS REQUIRED.

DELDOT RECORD/SITE PLAN NOTES (REVISED 3/21/2019):

- 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 ON AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- 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.

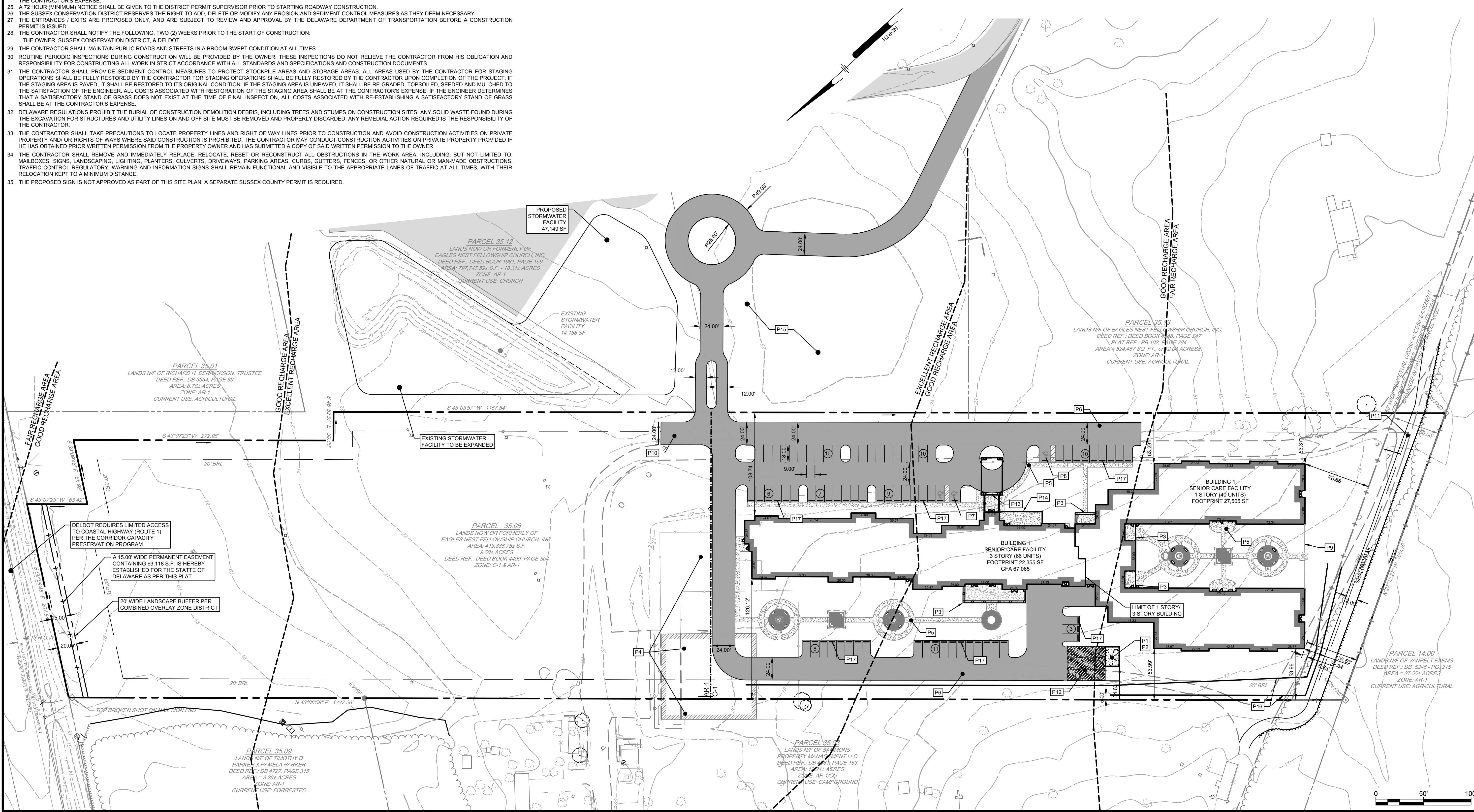
BUILDING USE AND CONSTRUCTION					
BUILDING	USE	CONSTRUCTION TYPE	FOOTPRINT	GFA	SPRINKLER
BUILDING 1	SENIOR CARE FACILITY	3-STORY TYPE V (000) WOOD FRAME	49,860	94,570	YES

KEYED NOTES:

- P1 PROPOSED DUMPSTER AREA TO BE ENCLOSED WITH 8" IN HIGH CMU WALL MATCHING THE EXTERIOR FINISH OF THE BUILDING. GATE TO BE SOLID MATERIAL AND MATCH EXTERIOR FINISH OF THE BUILDING
- P2 PROPOSED HEAVY DUTY CONCRETE PAVEMENT
- P3 PROPOSED OUTDOOR VERANDA
- P4 EXISTING BUILDING AND POOL AREA TO BE REMOVED
- P5 PROPOSED CONCRETE SIDEWALK
- P6 PROPOSED LIGHT DUTY ASPHALT PAVEMENT
- P7 ADA SPACE WITH SIGN MOUNTED ON POST
- P8 VAN ACCESSIBLE ADA SPACE
- P9 8' HIGH OPAQUE PRIVACY PCV/VINYL FENCE
- P10 STUB FOR FUTURE CONNECTION
- P11 EXISTING ACCESS WAY TO BE MODIFIED
- P12 PROPOSED LOADING AREA 12' x 40'
- P13 PROPOSED OVERHANG
- P14 PROPOSED PORCH
- P15 EXISTING SEPTIC AREA
- P16 5' RETAINING WALL
- P17 PROPOSED PARKING BUMPER (TYP.)

NOTES:

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



Pennonni
 PENNONI ASSOCIATES INC.
 18072 Davidson Drive
 Milton, DE 19968
 T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

EAGLES NEST SENIOR CARE FACILITY
 TAX MAP: 265-8-00-35-06
 28653 ZION CHURCH ROAD - (GCR014)
 SUSSEX COUNTY, MILTON DELAWARE 19968

PRELIMINARY PLANS NOTES

EAGLES NEST FELLOWSHIP CHURCH, INC.
 28653 ZION CHURCH ROAD - (SCR014)
 MILTON, DELAWARE 19968

NO.	DATE	REVISIONS	BY
1	2022-11-14	REVISED PER RAZ COMMENTS	LFS

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT: ENFCX21001
 DATE: 2022-06-23
 DRAWING SCALE: 1"=50'
 DRAWN BY: LFS
 APPROVED BY: AMD

PP1002
 SHEET 3 OF 3

November 14, 2022
ENFCX21001

Mr. Michael Lowrey
Sussex County Planning and Zoning
2 The Circle
Georgetown, DE 19947

**RE: Preliminary Site Plan Submission
Eagles Nest Senior Care Facility
Tax Map # 235-8.00-35.06
Broadkill Hundred
Milton, DE 19968**

Dear Mr. Lowrey,

On behalf of Eagles Nest Fellowship Church, Inc., Pennoni Associates Inc. (Pennoni) is pleased to submit the revised Preliminary Site Plan for your consideration of review and approval. We have addressed the following comments per your letter received on November 2, 2022.

We have enclosed one (1) copy of the following documents for review and approval of the project.

<i>Item</i>	<i>Description</i>	<i>Last Revised</i>
Drawings Prepared by Pennoni Associates Inc.		
PP0001, PP1001 & PP1002	Revised Preliminary Site Plan & Details	11/14/2022
CS2001	Landscape Plan	11/14/2022

Preliminary Site Plan Comments:

1. *The plan is unclear regarding the proposed structure's compliance with setbacks along the Shalom Trail easement.*
 - a. *Staff note that the no setback or Building Restriction Line is provided in the Plan at the western boundary of the parcel adjacent to Shalom Trail.*

Pennoni Response (November 14, 2022): We have added BRL information on to the plan. The building restriction line along the western property boundary is 30' from property line. The building corner is 55.53' from property line and 5.53 outside the cross access easement.
 - b. *Staff request clarification regarding the reconfiguration of the "gravel access road" which extends Shalom Trail.*

Pennoni Response (November 14, 2022): The Shalom Trail is being shifted within the existing cross access easement along the western property boundary. It will be reconfigured in kind.
 - c. *Please provide a BRL or notation of the required setback in this area bordering the access road and clarify the nature of this parcel boundary. It is unclear whether the Plan is asserting a setback (front or rear) from the*

parcel boundary, from the easement boundary, or from the “gravel access road” boundary.

Pennoni Response (November 14, 2022): We have added BRL labels and dimensioning to clarify the setback in this location.

d. Staff note the proposed primary structure is setback 10 feet from the 50-foot easement, 30 feet from the proposed reconfigured gravel road, and 60 feet from the parcel boundary.

Pennoni Response (November 14, 2022): We have added BRL labels and dimensioning to clarify the setback in this location. The building restriction line along the western property boundary is 30' from property line. The building corner is 55.53' from property line and 5.53 outside the cross access easement and 22.34' from the reconfigured Shalom Trail.

2. *Staff note that the accurate required setbacks for Large-scale Uses (§115-77.1) are provided in the Site data column while the Building Restriction Line (BRL) provided in the Plan is inaccurately drawn as 10 feet on the southeastern boundary of the parcel shared with the neighboring church. Please correct this in the Plan.*

Pennoni Response (November 14, 2022): We have revised the BRL linework and labels throughout the parcel for clarity.

3. *The Plan's Site Data column indicates that the parcel is not in a Wellhead Protection Area. Sussex County data indicates a very small portion of the parcel along the northern boundary includes a small portion of a Wellhead Protection Area. Please correct this in the Plan.*

Pennoni Response (November 14, 2022): The note in the Site Data Table has been correct to state the a small portion of the property is within a Wellhead Protection Area.

4. *As indicated on the Plan, an area of Excellent Groundwater Recharge area exists on the site. Please note that the requirements under Section 89 Source Water Protection include an Environmental Assessment Report if the impervious cover exceeds 35% across the Excellent Groundwater Recharge areas on the parcel (§89-7(A)(2)). Please provide the impervious quotient within the Excellent Groundwater Recharge Area as a percentage in the data column.*

Pennoni Response (November 14, 2022): We have revised the language in this note and also included the total area of property that is located within the excellent recharge area and the proposed total impervious surface. We are under the 35% threshold.

5. *Staff note that a landscape plan for the CHCOZ buffer is required as part of any site plan submission (§115-194.1(E)(6)).*

Pennoni Response (November 14, 2022): Please refer to the attached Landscape Plan.

6. *Screen plantings as part of any required buffer must include the materials (species) of plantings proposed (§115-221(B)(9)).*

Pennoni Response (November 14, 2022): Please refer to the attached Landscape Plan.

7. *Staff note that no public transit infrastructure is included on the plan. Please show transit accommodations on the plan as required under (§115-77.1(D)(1)(a-c)). Staff recommend coordination with DelDOT to locate a dedicated public transit stop location on the plan that provides the residents and staff with safe, convenient, and weather protected access.*

Pennoni Response (November 14, 2022): We are coordinating with DeIDOT and if they determine a public transit facility is required, we will add one onto the plans. The location of this project is typical to not require one from the State but we are reviewing this requirement with them.

8. *Please provide the net development area of the parcel. As a general reminder, net development area shall refer to the total area of land available for development and shall not include open space, drainage land, regional roads and lands used for other public facilities (§115-220(B)(6)).*

Pennoni Response (November 14, 2022): The net development area has been added to the plan, refer to note # 17 in the Site Data column.

9. *The Plan indicates 106 beds are proposed. Staff requests clarification regarding the nature of the proposed individual units in terms of unit layout and kitchens or cooking facilities if they are to be provided in the units. Similarly, staff request a breakdown of the types of residential “assisted living” facilities if the proposal includes varying residential design forms.*

Pennoni Response (November 14, 2022): There are 106 units proposed. The total beds are 114 (we have 8-two bedroom units) The are two unit types: 1 & 2 bedroom. The AL units will have kitchenettes with no cooking capability - the MC units have no kitchenettes at all. We have the building and unit plans that we can provide if needed.

10. *A continuous visual screen measuring a minimum of six (6) feet in height is required for off-street parking areas for 10 or more automobiles (§115-166(H)). Please include this on the plan.*

Pennoni Response (November 14, 2022): Please refer to the Landscape Plan showing this required screening.

11. *Interior parking lot landscaping is required under (§115-166.1(B)(1)). Please include this on the plan.*

Pennoni Response (November 14, 2022): Please refer to the Landscape Plan showing this required screening.

12. *The location of what appears to be a proposed dumpster or trash collection pad adjacent to the loading areas does not appear to meet the required setbacks. Please revise the design to meet the 30-foot required side yard setback for any dumpster loading areas associated with Large Scale Uses in C-1 (§115-170.1(C)(2)(a)).*

Pennoni Response (November 14, 2022): We have relocated the dumpster enclosure and added a dimension showing it is more than 30' from the property line to meet this requirement.

13. *Please ensure the required screening in Comment #12 meets the design requirements in (§115-170.1(C)(4)(a-b)). Please include these details in the plan.*

Pennoni Response (November 14, 2022): The dumpster area will have an enclosure to screen the contents of the dumpster area. Refer to Key Note P1. The loading areas will have vegetation to screen itself from the neighboring properties, refer to the Landscape Plan.

Final Site Plan (WE WILL ADDRESS THESE AT TIME OF FINAL PLAN SUBMISSION)

1. Please include the materials and height of the proposed fence noted in Keyed Note "P9" (§115-221(B)(9)). Please include the proposed height of all fences, walls, screen planting and landscaping on the plans (§115-221(B)(9)). For example: Staff note that a fence is proposed around the area designated as Keyed Note "P9" on the plans. Please provide the height and materials of this fence.
2. Please provide the location, character, height, and orientation of any proposed signs (§115-221(B)(11)).
3. Please include a General Note on the plans which indicates that any proposed signage will require a separate permit issued from the County.
4. Please provide a tabulation of the total number of acres, gross or net, and the percentage thereof in the project for the items noted in (§115-221(B)(12)).
5. Staff notes that a total of three (3) ADA accessible spaces have been provided for this proposal. According to the IBC 2012 edition, the plan achieves the requirement of a minimum of three (3) required ADA accessible space for a total of 51-75 parking spaces (Table 1106.1 "Accessible Parking Spaces," Page 11-14).
6. Please add to the plans the location and nature of all proposed construction, excavation, or grading, including but not limited to buildings, streets and utilities (§115- 220(B)(5)).
7. Please ensure that any proposed landscaping is shown on the plans. Any proposed landscaping must be certified to by a licensed landscape architect and the appropriate Certification Panel and signature line must appear on the plans.
8. Please provide the net development area of the parcel. As a general reminder, net development area shall refer to the total area of land available for development and shall not include open space, drainage land, regional roads and lands used for other public facilities (§115-221(B)(3)).
9. Please add the location and character of all outdoor lighting systems to the plans (§115-221(B)(5)).
10. Please include full dimensioning of all proposed buildings and structures on the plans (§115-221(B)(7)).
11. Please include with the submittal, a bulk grading plan for the proposal showing the nature of all ground disturbance on the site (§115-221(B)(17)).
12. Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office:
 - a. Sussex Conservation District
 - b. Office of State Fire Marshal
 - c. Delaware Department of Transportation (DelDOT)
 - d. Delaware Transit Corporation – in relation to provision and location of any proposed transit accommodations.

If you have any comments or need additional information, please call us at (302) 684-8030.

Sincerely,

PENNONI ASSOCIATES INC.



Alan Decktor, PE, ENV SP
Senior Engineer

CC.

U:\Accounts\ENFCX\ENFCX21001 - Eagles Nest Fellowship Church- Senior\DELIVERABLES\PZ\2022-11-04 2nd Submission\2022-11-04 Prelim Site Plan Response Letter.docx

**Augmenting Information to the Site Plan
for
Blank's Jay Patch Road Campground
(202116778)
(Revised 11/12/2022)**

The Blank's Jay Patch Road Campground is to consist of two 50'x40' campsites, each with a 30/50-amp electrical supply box. The grounds for the campsites of this campground will be reached by widening an existing 20-foot-wide driveway to 24 feet wide and via an existing parking area. At a distance of approximately 65 feet to the NNE of the NE corner of the campground area there will be a Campground Manager's Residence and Office that includes an 8-foot-wide 20-foot-long toilet and bath house area. This toilet and bath house area will contain one toilet, one sink, and one shower stall, each with a water supply and a sewage connection through the Manager's Residence and Office to a raised septic system. As shown schematically in Figure 2, this toilet and bath house area will be an integrated part of the Manager's Residence and Office. The leading (SE) corner of the campsite areas will be located 101 feet from Jay Patch Road and the leading east and west corners of these campsite areas will be more than 400 feet away from any existing neighboring houses on the same side of the road. The existing driveway will be flanked perpendicularly (approx.) by trees to form a hedge barrier between the campground and Jay Patch Road.

The layout for this site plan is further described via a series of schematics that are close to but not exactly to scale. The water well, the existing driveway, the parking area leading into the two 50'x 40' campsites, the manager's residence & office (apart from its toilet and bath house area), and the raised septic system are not a part of this Conditional Use Request, as they are and/or will also be used to support additional functions/structures on the 30.77-acre property. Finally, the property currently has a 200-amp electric-service connection with Delmarva Power.

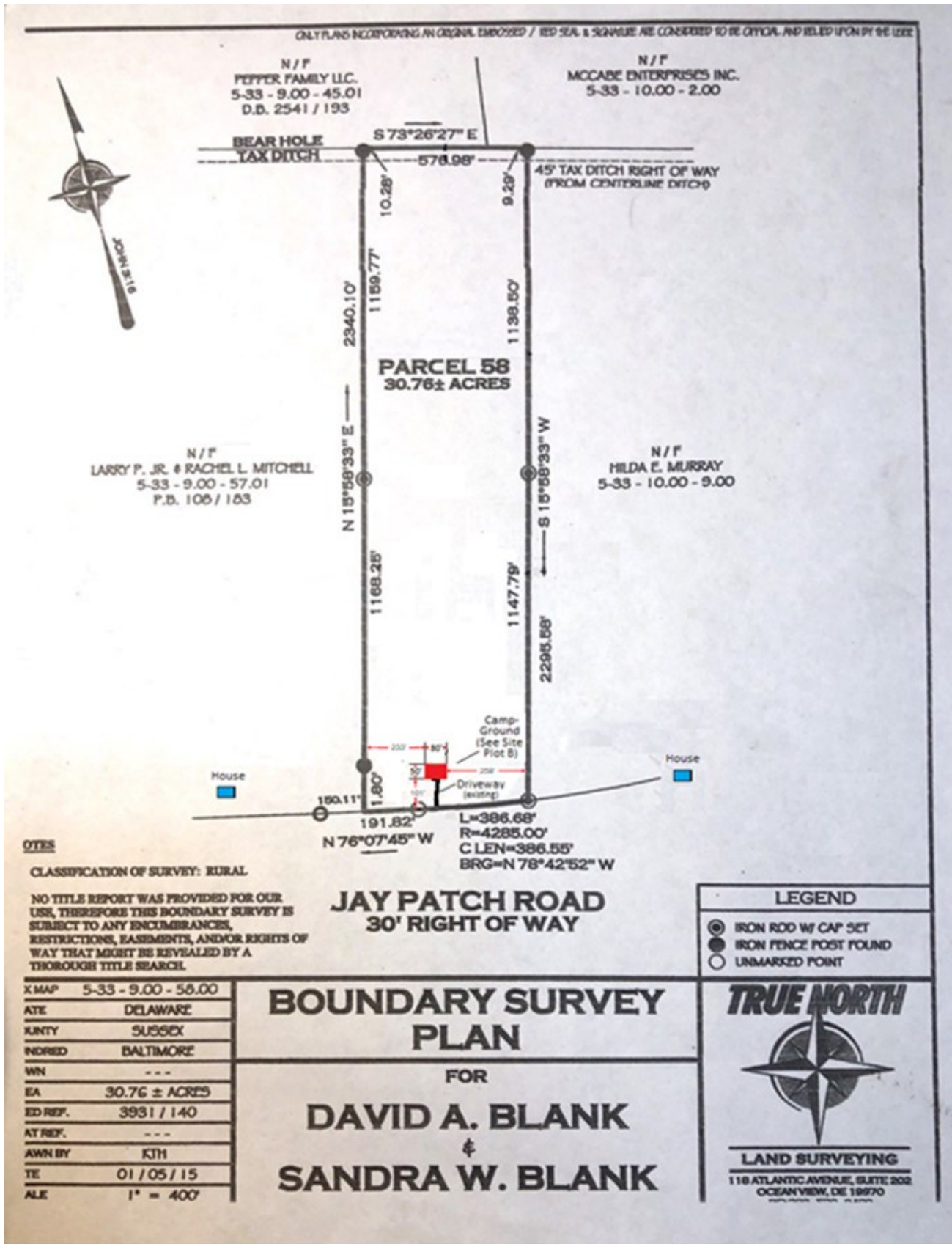


Figure 1: Approximate* Position of the 2 Campsites for the Campground on Blank Property
 (* Site plan provided separately)

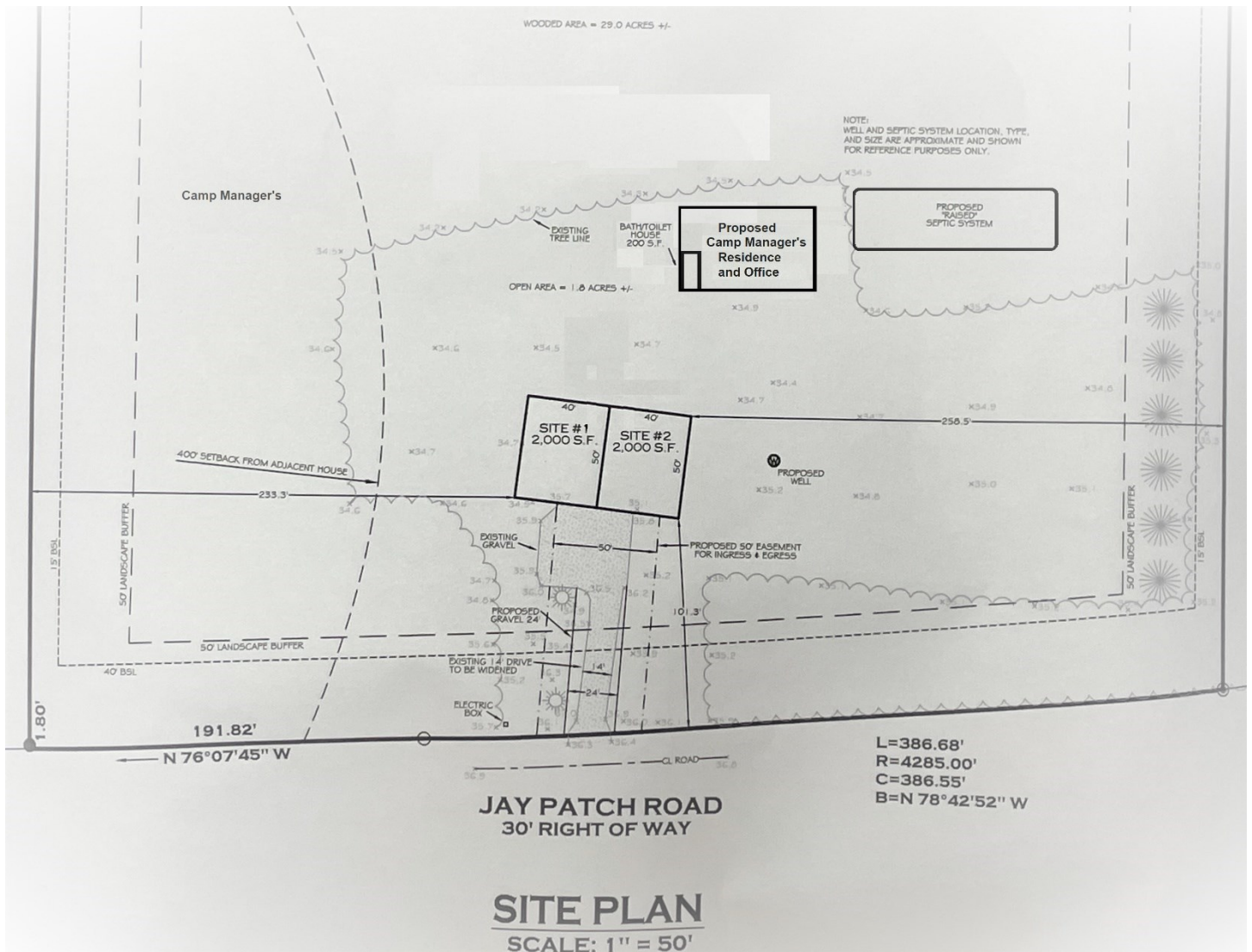


Figure 2: Site Plot A- Schematic of Overall Campground Layout

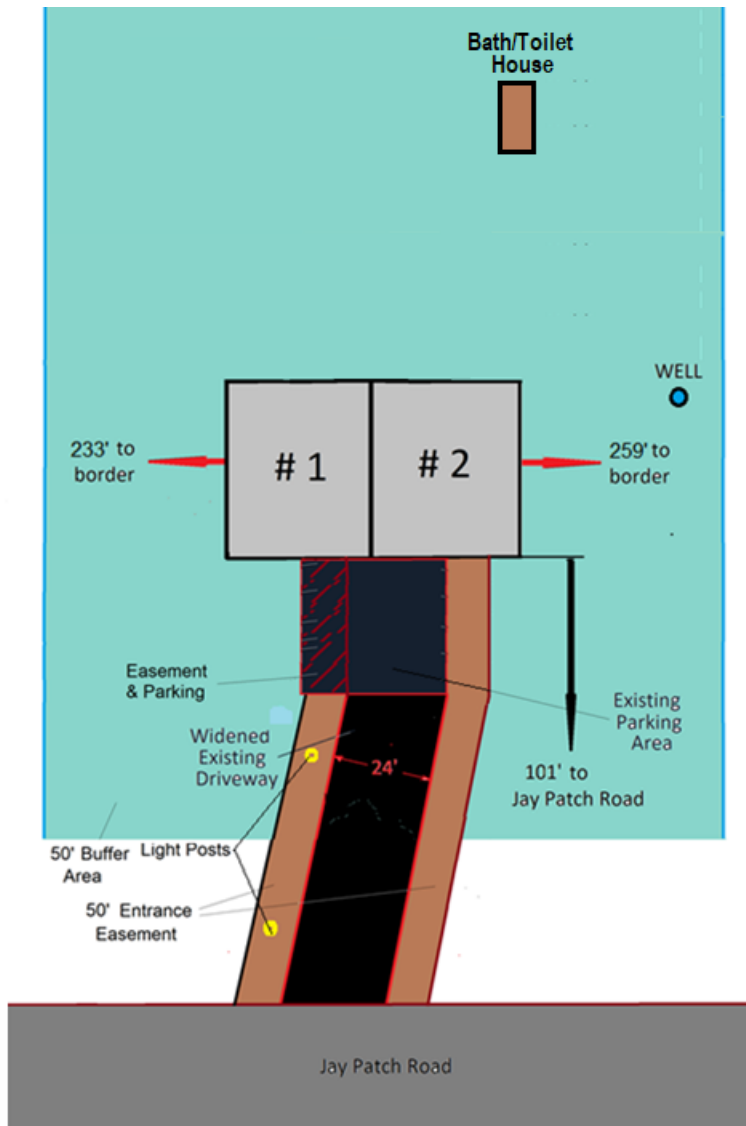


Figure 3: Site Plot B- Schematic of Basic Campground Layout

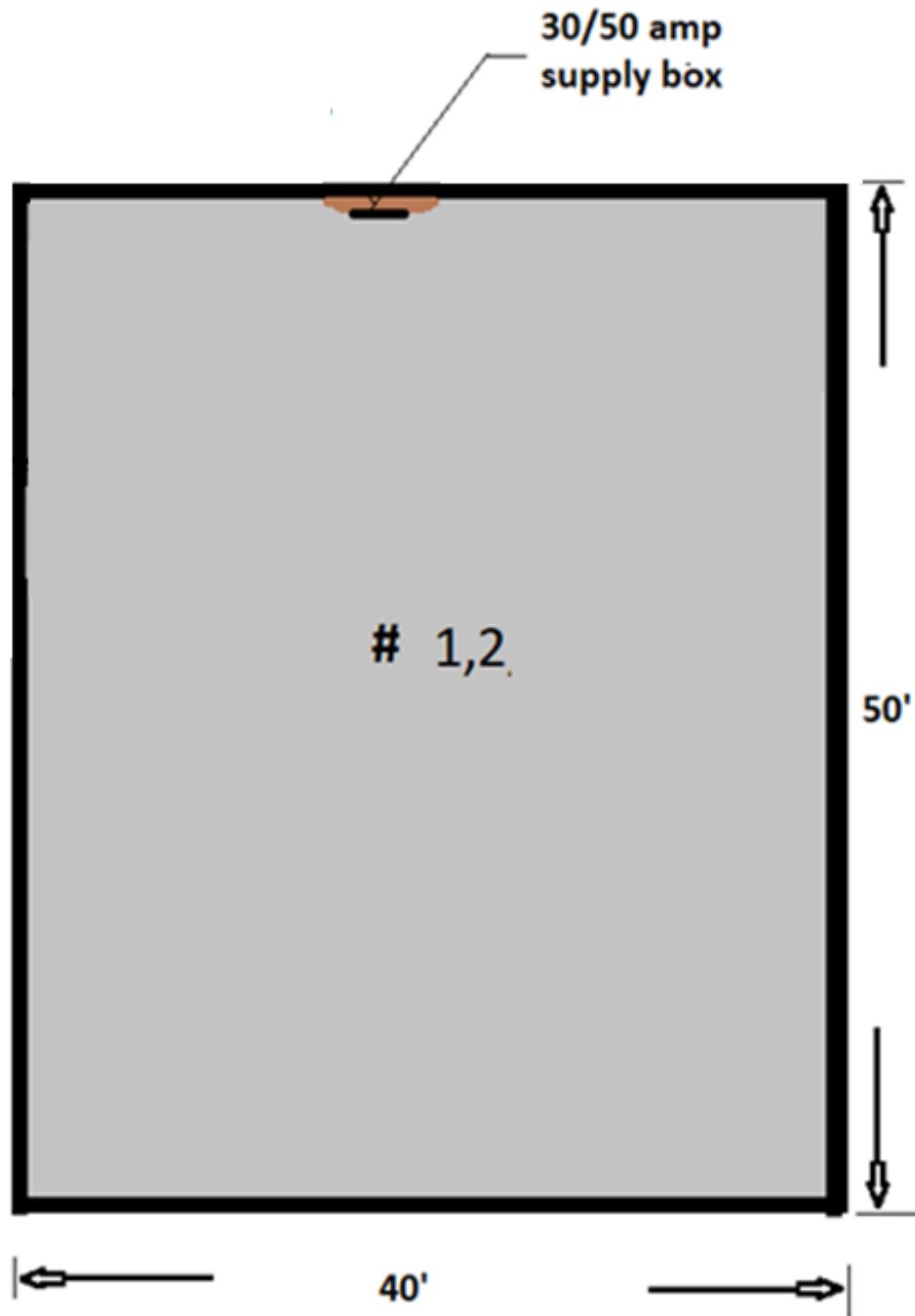


Figure 4: Site Plot D- Schematic Layout of Campsites #1 & #2

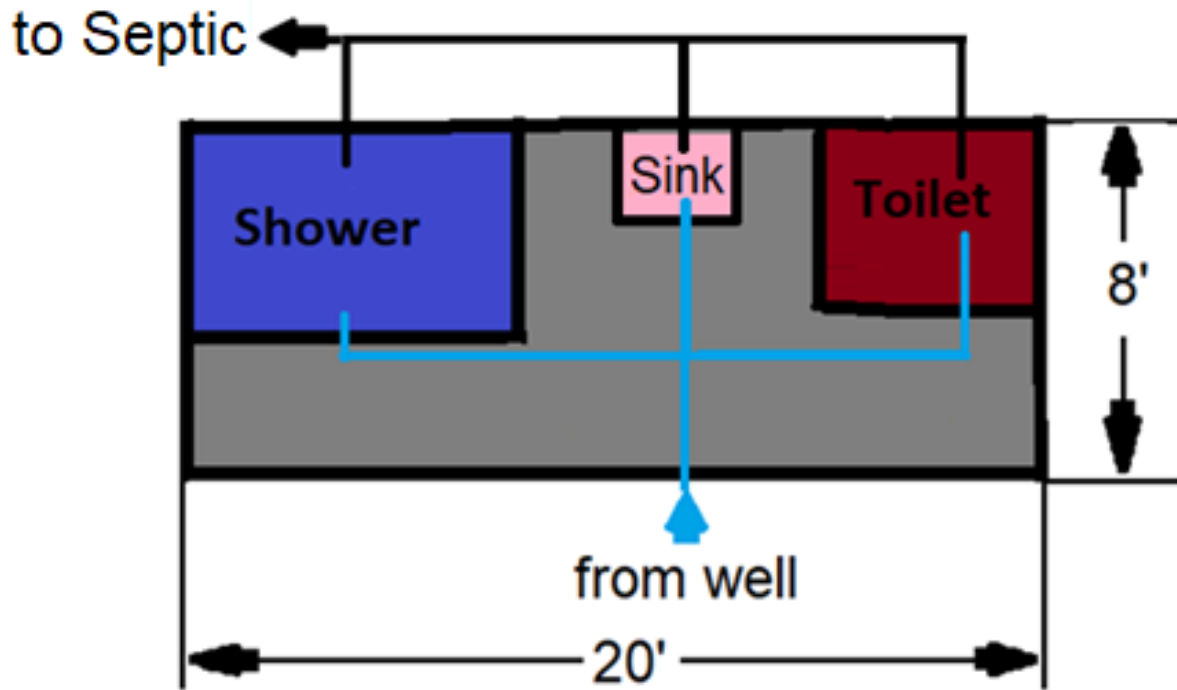


Figure 5: Site Plot E- Schematic Layout of Shower and Toilet House (integrated into Campground Manager's Residence and Office as shown schematically in Figure 2)

Christin Scott

From: D. Megee <lookinbeachie@msn.com>
Sent: Tuesday, November 15, 2022 6:37 PM
To: Planning and Zoning
Subject: OBJECTION to Application C/U 2325 Jamie Whitehouse / Sussex County Commissioners
Categories: Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Nov. 15, 2022

Director of Planning & Zoning
ATT: Jamie Whitehouse, AICP
Planning & Zoning Commission
#2 The Circle
Georgetown, De 19947

Opposition
Exhibit

RECEIVED

NOV 15 2022

SUSSEX COUNTY
PLANNING & ZONING

RE: Application C/U 2325 David & Sandra Blank Campground/ Conditional use of land
Tax Map 533 -9.00-58.00

ATT: Sussex County Commissioners
Jamie Whitehouse

In reference to the proposed campground on the N/E side of Jay Patch Rd., Selbyville, De., by David and Sandra Blank WE STRONGLY OBJECT to that for these reasons thus far.

1. There is NO access from any other road or direction other than Jay Patch Rd. to proposed campground and that road is very narrow and restricted. There is no way any camper, pull-behinds, travel trailers etc could safely get around each other. There is no shoulder on the Jay Patch Rd, just woods and people's homes and yards that children live and play.

If anyone traveling that road met any farm equipment to get back into our working farm such as a huge tractor pulling anything or a combine etc. they all would have a big problem.

2. With no water and sewer facilities to support the proposed campground there is a great possibility of run off to our farm and the surrounding area homes.

3. The foot traffic would negatively impact everyone in this area. People wander all over and would end up either on our farm or in someone's yard.

The noise, nuisance and disturbance of a campground to the residents that live there would be unreal and unwanted.

The loss of privacy in a quiet neighborhood is unwanted.

4. There would be a negative effect on the environment.

5. This is a farming agricultural/residential area and that is what I hope it remains.

This letter is respectfully submitted to request the denial of the conditional use for the proposed campground.

Sincerely,

Dianne M. Megee
31617 Lighthouse Rd.
Selbyville, De. 19975

V. Glenn Megee
31617 Lighthouse Rd.
Selbyville, De. 19975

JESSICA
TYRE

RE: APPLICATION CU 2325 DAVID BLANK CAMPGROUND
DAVID & SANDRA BLANK
N/S JAY PATCH RD., SELBYVILLE, DE 19975
TAX MAP 533-9.00-58.00

Opposition
Exhibit

November 15, 2022

Jaime Whitehouse, AICP
Director of Planning & Zoning
Planning & Zoning Commission
2 The Circle
Georgetown, DE 19947

RECEIVED

NOV 16 2022

SUSSEX COUNTY
PLANNING & ZONING

Dear Ms. Whitehouse and Sussex County Commissioners:

This letter is written as an **objection** to the above conditional use application. My mother resides in the home a few yards to the east of this property in question and I grew up there. My mother has owned her property (zoned residential) for 37 years and also co-owns the adjoining Jay Patch Farm (zoned agricultural), which has remained in our family for 80+ years. This property is a very well-maintained, **private** working farm. A few additional reasons include, but are not limited to:

- The tremendous increase in traffic generated by this campground, vehicle and foot, would negatively impact the surrounding nature, wildlife, and individuals. This increase in traffic would also be dangerous as there are no shoulders on Jay Patch Road, it is a very narrow road, and it is a no-outlet road with the cul-de-sac being directly in front of my mother's home.

- This narrow road and cul-de-sac are not accommodating to large travel trailers, campers, RV's, and/or pull-behinds.
- There does not appear to be sufficient/adequate septic and water facilities to support a campground.
- There are no other campgrounds in the area, and this would adversely affect property values.
- This proposed campground would bring upon a "party" type of scene to an otherwise quiet, calm neighborhood.
- There are children who reside, and quite often visit relatives, on this road & adjoining properties (e.g., my children & toddler grandchild visiting their grandmother)
 - This would impose even more concern with taking a walk down the road or playing outside.
 - Who would be responsible for "vetting" camp-goers for crimes against children or sexual offenses resulting in placement on the State or National registry?
- There are no common areas in the vicinity of this proposed campground, not consistent with this request.
- This is a farming area, there is no commercial activity in this area, and I object to commercial activity.

In summation, I respectfully request the **denial** of the conditional use based on the above-stated reasons.

With kind regards,


Jessica Tyre

To whom it may concern at the Planning and Zoning department,

C/U 2325 David and Sandra Blank, Tax parcel: 533-9.00-58.00.

I, Matthew Mitchell and my family bought this property and have lived here since 2006. My wife, Jessica Mitchell and I were born and raised in Sussex county and have seen so much unwanted change. We do not want that type of change on Jay Patch rd. We have two children, Matthew Mitchell, 17 years old and Adrianna Mitchell, 14 years old. That is why my family and I do not approve of this campground as it will cause major disruptions in our small, quite neighborhood. We all live on this road for the peace and quiet and have chosen to live here for that reason. We have compiled a list of many reasons why we disagree.

1. The road is too narrow to have fifth wheels, large campers, and travel trailers pass each other. The road is already too narrow for normal sized vehicles to pass one another.
2. Campgrounds bring a party scene to our area. Loud music, drunks, foot traffic and campfires that could be left burning unattended.
3. The properties that surround the campground are hunted on regularly. We have shotgun season, bow season, muzzle loader, and handgun seasons in our area. That is just deer season. The campground WILL cause a major disruption to all the hunters on Jay Patch rd.
4. Trespassing is another major concern for us. We do not want small children and adults walking in our part of the woods. Our son had his hunt ruined on opening day of deer season due to a trespasser. This was not the first time this has happened. It is very aggregating and dangerous. So our hunting has already been disturbed and it will only get worse. We ride four wheelers in our woods and have target practice weekly. If someone is on our property with out our knowledge they could get seriously injured or worse.
5. Jay Patch rd is a dead end road. There is no place to turn around unless you go onto someone's property. The school bus no longer comes down the road for that reason.
6. We already have issues with people dumping trash on the road. This will increase with the population.
7. There is already problems with people selling and doing drugs on this road. There are always cars pulled off our road at all times of the day. Our daughter has found drug needles/ paraphernalia on the road when walking home from the bus.

This road is a quiet, dead end country road. I can not say it enough times, we all moved to this road for the quiet solitude. The campground will ruin that with noise pollution and light pollution. We love our outdoor activities of walking our dogs in the woods, riding our four wheelers and target practice. Every one that lives on this road enjoys their outdoor activities. We do not want that type of unwanted attention to our properties and homes.

Matthew Mitchell
30291 Jay Patch rd
Selbyville, DE. 19975
302.228.3284

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NOV 16 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

October 31, 2022

Planning & Zoning Office

PO Box 417

Georgetown, DE 19947

REF: C/U 2325 David & Sandra Blank

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NOV 03 2022

SUSSEX COUNTY
PLANNING & ZONING

Ladies and Gentlemen:

I am writing to strongly oppose a conditional use of in an AR-1 Agricultural Residential District for a campground applied for by David & Sandra Blank. The property in question lies on the northeast side of Jay Patch Road.

My objection is based on the following:

- 1) My family has owned property here on Jay Patch Road for generations and my mother and I have lived at 30340 Jay Patch Road for over 40 years. She is now in her late eighties and spends most days alone while I'm at work. Until the subject of this campground came up, she has been content to be there alone. The idea of have a changing group of strangers directly across the roadway from our front door has her upset and scared. This is unacceptable to make her feel this way at her advanced age.
- 2) Jay Patch Road is a narrow. While this might allow for normal sized vehicles to safely pass larger vehicles pulling camping trailers or wide travel homes would inhibit normal passage and possibly create unsafe conditions. This might require one vehicle to have to pull over either into a field or on some other persons property to allow the other vehicle to pass.
- 3) Jay Patch Road is a dead-end road, all vehicles must enter from Pepper Road. As mentioned above this road is narrow which would not allow driven or pulled travel homes to turn around if they go beyond the Blank's drive, thus either requiring the driver to attempt to make a turn at the end of Jay Patch Road or back up.
- 4) This property is in an AR -1 district and allowing a commercial business is not desirable. This type of business would have people arriving at different times thus upsetting the normal peace and quiet we have experienced and desire to maintain. While plans show camping sites that doesn't limit what could be allowed in the open area behind the two sites.

For the reasons stated above I encourage you to deny the conditional use requested by David & Sandra Blank.

With regards,



Hugh David Stephens

KAREN M. TYRE

30445 Jay Patch Road

Selbyville, DE 19975

November 15, 2022

Jamie Whitehouse, AICP

Director of Planning & Zoning

Planning & Zoning Commission

2 The Circle

Georgetown, DE 19947

Via e-mail: Jamie.whitehouse@sussexcountyde.gov

pandz@sussexcountyde.gov

Re: Application CU 2325 David Blank Campground

David & Sandra Blank

N/S Jay Patch Rd., Selbyville, DE 19975

Tax Map 533-9.00-58.00

Dear Ms. Whitehouse and Sussex County Commissioners:

This letter is written as an **objection** to the above conditional use application. I am an adjacent/adjoining property owner, as well as the owner of a residence a few yards east of the referenced property. A few of the reasons for the objection are as follows:

1. The proposed campground would generate a tremendous increase in vehicle and foot traffic;
2. The interruption of wetlands possibly located on the subject property;

3. The additional vehicle and foot traffic on Jay Patch Road would be very dangerous due to there being no shoulders on that road, it being a very narrow road, and the cul-de-sac at the end of that no outlet road would not accommodate any type of larger vehicles, campers, etc., traveling activity;
4. The proposed campground would bring a "party" type of scene and activity to a very quiet neighborhood;
5. There does not appear to be sufficient septic and water facilities to accommodate a campground, for mobile campers, tents, camp trailers, touring vans, and the such.
6. There is not another campground in the area, and this would adversely affect property values.
7. There are no common areas in the area, not consistent with this request, and we have never been notified of any conditional use.
8. This is a farming area, there is no commercial activity in this area, and we all object to commercial activity.

I have been the owner of 30445 Jay Patch Road for 37 years (zoned residential). My Family (first my Uncle, then my Parents, and now myself and sister) have been the owners of the adjoining Jay Patch Farm (zoned agricultural) for 80 +/- years. This is a very well-maintained private working farm, and a campground is not welcomed in this area, and totally out of character.

This is to respectfully request the denial of the conditional use.

Sincerely,

A handwritten signature in black ink, appearing to read 'Karen M. Tyre', written over a horizontal line. The signature is fluid and cursive.

Karen M. Tyre

Christin Scott

From: Diana Reardon <dianareardon@gmail.com>
Sent: Wednesday, November 16, 2022 10:56 AM
To: Planning and Zoning
Subject: CU 2327 Howard L. Ritter & Sons, Inc. Sand & Gravel

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Sir or Madam:

I am contacting you to convey my support for H.L. Ritter and Sons, Inc. to obtain a conditional land use permit to continue their retail sales business. I believe they are an important resource to this community and I 100% support their request.

Thank you for your consideration.

Regards,

Diana Reardon
320 Market Street
Lewes, DE 19958
301-466-4614
dianareardon@gmail.com

SUPPORT EXHIBIT

Christin Scott

From: Bruce Larson <brucel Larson1758@gmail.com>
Sent: Wednesday, November 16, 2022 11:51 AM
To: Planning and Zoning
Subject: CU 2327 Howard L. Ritter & Sons, Inc. Sand & Gravel

Categories: Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Director, Sussex Co. Planning & Zoning Office:

I am writing this email to express my support for H.L. Ritter & Sons Inc.
I have visited this concern several times in the past and feel that it is appropriate for them to be granted the requested conditional land-use permit.

Sincerely,

Bruce J. Larson
108 Oak Road
Williamsburg, VA 23185

SUPPORT EXHIBIT

Christin Scott

From: honijo mathis <honijo10@hotmail.com>
Sent: Tuesday, November 15, 2022 8:10 PM
To: Planning and Zoning
Cc: honijo mathis
Subject: CU237 Howard L Ritter and Sons Inc. Sand and Gravel

Categories: Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

May this serve as my support for Ritter and sons Inc. My family has used and supported their business for over 40 years. They have done an excellent job of serving our community and providing our area with a much needed service.

So much of Sussex County is supported and thrives on small businesses such as theirs. Please don't make it any harder for them to do so . Our area relies on their services, accessibility and plans for the future.

Regards

HoniJo Mathis

Sent from my iPhone

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NOV 15 2022
SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Christin Scott

From: Caleb Layton <calebslayton@icloud.com>
Sent: Tuesday, November 15, 2022 8:46 PM
To: Planning and Zoning
Subject: CU237 Howard L Ritter and Sons

Categories: Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

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So much of Sussex County is supported and thrives on small businesses such as theirs. Please don't make it any harder for them to do so . Our area relies on their services, accessibility and plans for the future.

Caleb S. Layton

Sent from my iPhone

SUPPORT EXHIBIT

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NOV 15 2022
SUSSEX COUNTY
PLANNING & ZONING

Christin Scott

From: Gary Smalto <gary.p.smalto@gmail.com>
Sent: Tuesday, November 15, 2022 10:29 AM
To: Planning and Zoning
Cc: Kevin Warr
Subject: CU 2327 Howard L. Ritter & Sons, Inc. Sand & Gravel

Categories: Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse,

We are writing to support H.L. Ritter and Sons, Inc. to obtain a conditional land use permit to continue their retail sales business. They play a valuable role in the local residential and commercial economy.

Sincerely,

Gary Smalto, MD and Kevin Warr, PhD
326 Market St.
Lewes, DE 19958

--
Gary Smalto, MD, MBA
202-999-9252

SUPPORT EXHIBIT

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NOV 15 2022

SUSSEX COUNTY
PLANNING & ZONING

Elliott Young

From: Catherine Dunning Catanach, APR <catherine.catanach@gmail.com>
Sent: Monday, November 14, 2022 8:57 PM
To: Planning and Zoning
Subject: CU 2327 Howard L. Ritter & Sons, Inc. Sand & Gravel

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Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle
P.O. Box 417
Georgetown, DE 19947

RE: CU 2327 Howard L. Ritter & Sons, Inc. Sand & Gravel

Dear Mr. Whitehouse,

We are writing to support H.L. Ritter and Sons, Inc. to obtain a conditional land use permit to continue their retail sales business. We have purchased driveway stone, mulch, and topsoil from them. They play a valuable role in the local residential and commercial economy.

Sincerely,

Catherine and James Catanach
Lewes, DE

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NOV 15 2022
SUSSEX COUNTY
PLANNING & ZONING

Elliott Young

From: Christopher Chilton <chipch@gmail.com>
Sent: Thursday, November 10, 2022 6:01 PM
To: Planning and Zoning
Subject: CU 2327 Howard L. Ritter & Sons, Inc. Sand and Gravel

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Jamie,

Howard L. Ritter & Sons has been essential to not only the growth of eastern Sussex County, but to the hard working individuals and small businesses in the area for decades. The Ritter family gave many locals a shot at establishing their own business by allowing them credit when nobody else would. Multiple times they got burned by these generous acts, but this did not dissuade them from continuing to believe in the local community and allowing small businesses to grow. Many of these individuals have not only succeeded but have flourished into the well established businesses that many in Sussex County rely on today.

The Ritters have stood by the locals for generations, now it is time for the local community to stand by them.

Please allow the continuation of a business tradition that rewards those who need it the most, all of us who are local.

Respectfully-C. Chilton

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Elliott Young

From: Julie Yakimowicz <julieyakimowicz@gmail.com>
Sent: Thursday, November 10, 2022 12:15 PM
To: Planning and Zoning
Subject: CU 2327 Howard L Ritter & Sons, Inc.

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I am in full support of the reopening and continued operation of Howard L Ritter and sons for their retail operations.

They have been serving our community for many years, long before the developers started to take over Sussex County, and should be allowed to continue with their family business!

Please grant this conditional use permit #2327 to them as requested.

Thank you,
Julie Yakimowicz
Lewes, DE 19958

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Elliott Young

From: darrell_e_cook@yahoo.com
Sent: Thursday, November 10, 2022 2:55 PM
To: Planning and Zoning
Subject: CU 2327 Howard L. Ritter and Sons, Inc. Sand and Gravel
Categories: Elliott, Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Director Whitehouse,

I am writing to support Howard L. Ritter and Sons, Inc. (Ritter) in their conditional land use permit application for continued operations. Ritter has a long history at their current location, providing critical materials for a broad range of private and public customers. The business has responded appropriately to requests for information and site visits from state agencies, and is seeking this application in good faith. Development pressures cause growing pains in a community for many resources, but as an integral part of Lewes, Ritter should not be a victim of the recent change around the facility.

Thank you,
Darrell E. Cook

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Elliott Young

From: Micheal Robertson <silverview12@aol.com>
Sent: Thursday, November 10, 2022 4:14 PM
To: Planning and Zoning
Subject: CU. 2327 Howard Ritter & Sons, Inc Sand and gravel

Categories: Elliott, Christin

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I am writing this letter in support of above to be allowed to reopen their business.

At this point due to a complaint by a contractor who purchased the acreage next to their business they have been totally shut down. The complaint was about the dust from the recycling of concrete and wood products. The contractor who is local should have known that this existed before he purchased this property for individual housing. Also, a flyer was distributed around the local area which had quite a bit of erroneous information especially referring to previous violations and the possibility of a hazardous situation which was detrimental to the real operation by Howard L Ritter. I believe this only inflamed the situation. As Sussex County has seen a growth spurt in housing this complaint follows previous complaints as to the smell from the chicken houses, building near a sewage pumping station and residue dust and leaves from harvesting the fields upsetting the owners who were unaware what was next to them. This has resulted in the loss of personnel, financial loss and a loss to the feeder business who support them. Howard L. Ritter and Sons, Inc., Sand and Gravel has been in business at this location for 50 years. During that time they have been good stewards of their property and become a great and reliable company to the neighbors and the communities they serve. There have been no complaints of negligence or by individuals until the adjacent property was purchased by the contractor.

It is my understanding, that Howard L. Ritter and Sons are not asking to return to recycling concrete or wood products nor are they in the future. It is to be noted that they have been shut down and no operations at this point sad indeed. I sincerely hope that the Planning and Zoning Board will recommend that a Conditional Use Permit be issued so that Howard L. Ritter and Sons may return to their business.

Your interest and consideration in this matter is appreciated.

Sincerely

Micheal Robertson

Sent from my iPad

Diana Robertson

34505 Michelle Drive

Rehoboth Beach, DE. 19971

302-645-1929 or 302-270-1714

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Elliott Young

From: Michael Weider <weiderme@verizon.net>
Sent: Friday, November 11, 2022 3:17 PM
To: Planning and Zoning
Cc: Michael Weider; Chris Chris
Subject: CU 2327 Howard Ritter & Sons, Inc. Sand & Gravel

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To: The Sussex County Planning and Zoning Office
From: Michael Weider and Chris Beakey
Subject: Request from Howard L. Ritter and Sons Inc. (CU 2327 Howard Ritter & Sons, Inc. Sand & Gravel)
We understand that Howard L. Ritter and Sons Inc. has applied for a conditional land- use permit that will allow them to continue to operate as they have over the nearly past 50 years, selling materials that are not-sourced on site. This firm plays a critical role in offering materials that contribute to the development of Sussex County. We respectfully request that you approve their request, which will allow them to continue operations.
Thank you for this consideration.
Sincerely,
Michael Weider and Chris Beakey
318 Market Street
Lewes, DE 19958

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SUSSEX COUNTY
PLANNING & ZONING

SUPPORT EXHIBIT

Jamie Whitehouse

From: Janet Palmisano <jpalmisa5@gmail.com>
Sent: Monday, November 14, 2022 1:35 PM
To: Jamie Whitehouse
Subject: No to proposal for hazardous concrete crusher in Lewes

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Mr. Whitehouse,

No, vehemently no, to the concrete crushing in Lewes. Why risk destroying what is obviously one of the jewels of Sussex for the sake of one corporation? We need our zoning laws to protect us. It's often not done, but in this case, seems eminently doable.

Please act to save our community.

Regards,

Janet Palmisano

Lewes, Delaware

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NOV 15 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: Deb Knickerbocker <dkknick@gmail.com>
Sent: Friday, November 11, 2022 12:21 PM
To: Jamie Whitehouse
Subject: CU#2327 Industrial Concrete Crusher in Lewes

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Mr. Whitehouse,

Please ensure this proposal does not pass. We are homeowners in Henlopen Landing and we are very aware of the noise and dust issues at the nearby quarry site for this proposal. I am a disabled veteran and my spouse and I are concerned about existing exposures to this industrial operation, and more concerned about the possibility this proposal might be passed.

This will expose us and many others of all ages to toxic particles including silica. This operation should not be permitted near our homes but of course with developers holding many of the county and state government "cards" strange things happen. We already have overloaded and inadequate infrastructure as home building surges.

We want protection from this toxic activity and further believe the Corporation involved should be sanctioned, fined, and suffer defined and reported consequences for their past and ongoing environmental crimes.

Thank you for your consideration of our position in this matter.

Respectfully, Homeowners:

Deborah Knickerbocker
COL (Ret.), USA

Geraldine Debiase,
Small business owner/self-employed

32874 OCEAN REACH DR.,
Lewes, DE 19958

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SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: CHARLES LEABERRY <cleaberry@comcast.net>
Sent: Monday, November 14, 2022 10:07 AM
To: Jamie Whitehouse
Subject: Conditional Use application CU 2327 - vote NO

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Jamie Whitehouse
Director, Sussex County Planning & Zoning

Dear Sir,

I own a home in the Plantations East community, located just east of the business owner requesting the variance # 2327. I have owned this property since 2014. The northern part of our community closest to the Ritter property has had to put up with dust from this non-conforming business located right across Plantations Road from our community. Even after the concrete crusher (apparently) stopped operation, the dust continues. There is a steady stream of dump trucks and concrete mixers moving in and out of the Ritter business on a dirt or gravel road. This business has made no effort at dust control over the years I have witnessed their operation. Allowing further operation is unjustified.

The surrounding communities are legally permitted by the Sussex County zoning laws, please do not allow a land use not permitted to interfere with the health and well being of your residents.

Respectfully,

Charles D. Leaberry
187 Lakeside Dr.
Lewes, DE 19958

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SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: emily kwarta <henlopen3@comcast.net>
Sent: Sunday, November 13, 2022 8:55 AM
To: Jamie Whitehouse
Subject: CU2327 comment

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

The thought of putting a hazard industrial concrete crusher business into a heavily populated makes no sense.

The possibility of silica dust floating into our communities and endangering the residence should not be allowed. The silica dust can cause lung cancer, and other cancers which would bring lawsuits to Sussex County for allowing the business into our residential area which currently has an A1 code. Delaware has a lot of open land which could be used for this purpose.

There is no signage about the proposal in the area thus not allowing the impacted communities the possibility to defend our families.

No is my vote and I'm sure if the other residents actually know of the issue in a timely manner it would be a resounding NO!!!!

Emily Kwarta
32951 sandstone drive
Henlopen Landing

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SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: Pat Grill <pgrill5151@gmail.com>
Sent: Saturday, November 12, 2022 1:34 PM
To: Jamie Whitehouse
Subject: CU#2327

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

I would like to email my opposition to an industrial concrete crusher in Lewes.

I understand that this company has been at their location for a number of years but considering the fact that Sussex County has approved all the residential housing surrounding this business, it seems very inappropriate at this time or in the future to allow this to proceed.

Respectfully,

Patricia Grill
15092 Frances Ann St.
Lewes, De. 19958

267-250-6503

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SUSSEX COUNTY
PLANNING & ZONING
Opposition
Exhibit

Jamie Whitehouse

From: Ina Apolito <Ina528@comcast.net>
Sent: Saturday, November 12, 2022 9:34 AM
To: Jamie Whitehouse
Subject: Cu#2327

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

My name is Ina Apolito. My husband Steve and I have been residences in Lewes, DE, Henlopen Landing since May 2005. I am writing you to say that we oppose cu#327 the proposal for a hazardous concrete crusher which would be virtually in our neighborhood.

We are against this mainly for health and environmental issues.

Please take this under consideration during your deliberations.

Thank you.

Sent from my iPad

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: Frank Abbruzzi <frank_abbruzzi@yahoo.com>
Sent: Saturday, November 12, 2022 8:12 AM
To: Jamie Whitehouse
Subject: CU#2327

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Dear Jamie,

I'm sending this email to express my opposition to granting a permit for the crushing of concrete in Lewes.

I reside at 110 Edwards Way, which backs up to Ritter sand and gravel.

My main concern is the amount of dust and particulates that are produced from such activity. Also the concrete trucks that "wash out" there can come as late as 1 am and can be unnerving while you are trying to sleep.

Thank you for your attention to this matter Frank Abbruzzi
110 Edwards Way
Lewes De 19958
Sent from a pay phone!

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: Sue Abbruzzi <sueabbruzzi@gmail.com>
Sent: Saturday, November 12, 2022 8:10 AM
To: Jamie Whitehouse
Subject: CU#2327

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

No! To CU#2327 !

We live in Morning View Community that backs up to this property. When in operation the noise and ground shaking from trucks coming and going have started early in the morning to late afternoon . The dust from the concrete crushing is so bad you can not sit outside and breathe.

Please say No to CU#2327

Susan Abbruzzi
110 Edwards Way
Lewes,DE 19958

Sue - Sent from my iPhone

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NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: wendelt@aol.com
Sent: Friday, November 11, 2022 12:43 PM
To: Jamie Whitehouse
Subject: NO to CU#2327

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

We are opposed to CU#2327. Any more pollution and hazardous chemicals will further contaminate what once was a pristine seashore area. Massive overbuilding pollutes the air and is overtaxing the aquifer and water/sewage. treatment facilities.

The noise and release of toxic gases and particle cause by concrete crushing needs to be located far away from residential areas. Lewes/Rehoboth or Dewey areas should be considered off-limits for this concrete crushing process.

Thanks you!

Susan and Thomas Wendel
17826 Cape Drive
Lewes, DE 19958

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NOV 14 2022
SUSSEX COUNTY
PLANNING & ZONING
Opposition
Exhibit

Jamie Whitehouse

From: Deb Knickerbocker <dkknick@gmail.com>
Sent: Friday, November 11, 2022 12:21 PM
To: Jamie Whitehouse
Subject: CU#2327 Industrial Concrete Crusher in Lewes

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Mr. Whitehouse,

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This will expose us and many others of all ages to toxic particles including silica. This operation should not be permitted near our homes but of course with developers holding many of the county and state government "cards" strange things happen. We already have overloaded and inadequate infrastructure as home building surges.

We want protection from this toxic activity and further believe the Corporation involved should be sanctioned, fined, and suffer defined and reported consequences for their past and ongoing environmental crimes.

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Respectfully, Homeowners:

Deborah Knickerbocker
COL (Ret.), USA

Geraldine Debiase,
Small business owner/self-employed

32874 OCEAN REACH DR.,
Lewes, DE 19958

RECEIVED

NOV 14 2022

SUSSEX COUNTY
PLANNING & ZONING

Opposition
Exhibit

Jamie Whitehouse

From: Dana Long <noreply@forms.email>
Sent: Wednesday, November 16, 2022 3:51 PM
To: Jamie Whitehouse
Subject: Contact Form: No to CU 2327 Ritter

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Name: Dana Long
Email: danadagle@verizon.net
Phone: 3026440261
Subject: No to CU 2327 Ritter

Message: I am on the POA Board of the Morning View Development, which backs right onto the Ritter Property. I have lived in the community for 26 years and served on the Board for much of that time. Every year at our annual meetings and around the neighborhood, concern over the business being conducted by the Ritters comes up. Until things were shut down there several months ago, thick clouds of silica dust drifted into the neighborhood on a daily basis and many of our neighbors have health conditions which could be linked to extended exposure (myself included). We have been aware that the Ritters have been in violation of DNREC regulations and permitting and often have wondered what all they have been doing illegally there unbeknownst to us. A few years ago they set up huge spot lights on cranes that blared into our windows for 24 hour around the clock processing, the police were contacted and that was shut down. The property is full of old rotting discarded machinery and who knows what else. Should a company that has a history of blatant environmental and procedural violations be rewarded with a rubber stamp to continue the business of polluting the surrounding area? While objection to the Ritters might seem like a recent not in my back yard situation, let me be clear that those living in our development have been living with the dust, loud noise, and our homes shaking to the point where things fall off the walls for a very long time, it is not a new problem. Please, NO to CU 2327 Ritter.

Michael Lowrey

From: Whitney Hughes <whitney@communitypowergroup.com>
Sent: Tuesday, November 15, 2022 5:35 PM
To: Jesse Lindenberg; Michael Lowrey
Cc: michael borkowski; Rachel Boots
Subject: RE: Setback & Conditional Use Information
Attachments: Woodland Ferry Road CUP_11.15.2022.pdf

CAUTION: This email originated from outside of the organization. Do not click links, open attachments, or reply unless you recognize the sender and know the content is safe. Contact the IT Helpdesk if you need assistance.

Hi Michael/Jesse,

Regarding the Woodland Ferry Road Solar project, please see attached an updated site plan. Upon talking with some neighbors, specifically the Haney's, who expressed concerns with regards to screening, we have agreed to add more trees along the northern portion of the site.

We also have spoken with neighbor, Danny Lecates, regarding his thoughts on the project. We discussed the details of the project and the additional screening, and he ultimately expressed that he did not like the look of solar. It is unclear where he stands, but there is an open line of communication with us. Also wondering if you have received any new comments on either of our projects?

Lastly, I will be sending you our slide presentations for the hearings tomorrow so you have copies, but we will bring our own flash drive as well in case that is easiest. Feel free to give me a call with any questions.

Thank you,
Whitney Hughes
202-844-6429

[Community Power Group](#)

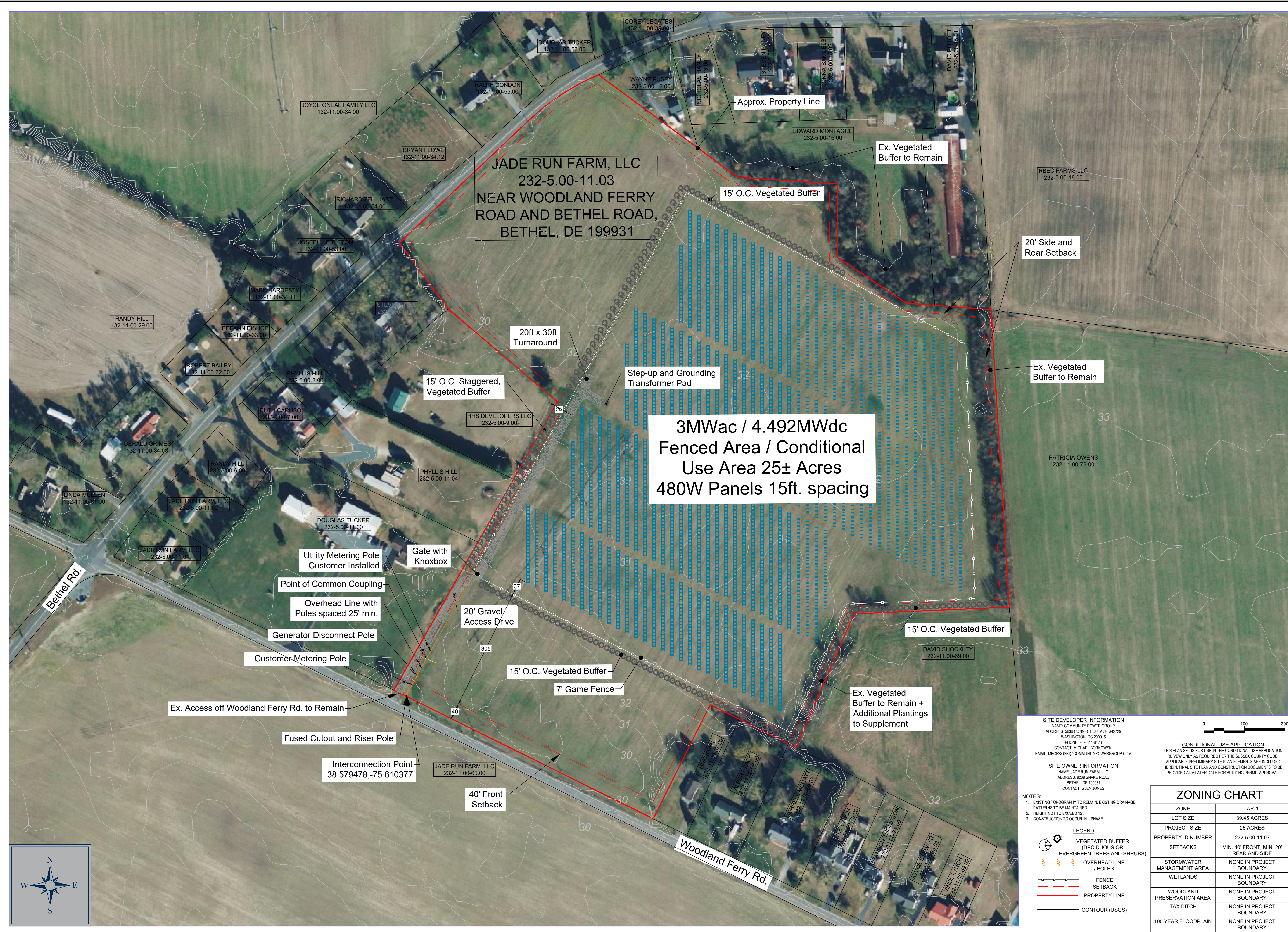


From: Jesse Lindenberg <jesse.lindenberg@sussexcountyde.gov>
Sent: Friday, November 4, 2022 9:42 AM
To: Whitney Hughes <whitney@communitypowergroup.com>; Michael Lowrey <michael.lowrey@sussexcountyde.gov>
Cc: michael borkowski <mborkowski@communitypowergroup.com>; Rachel Boots <rachel@communitypowergroup.com>
Subject: RE: Setback & Conditional Use Information

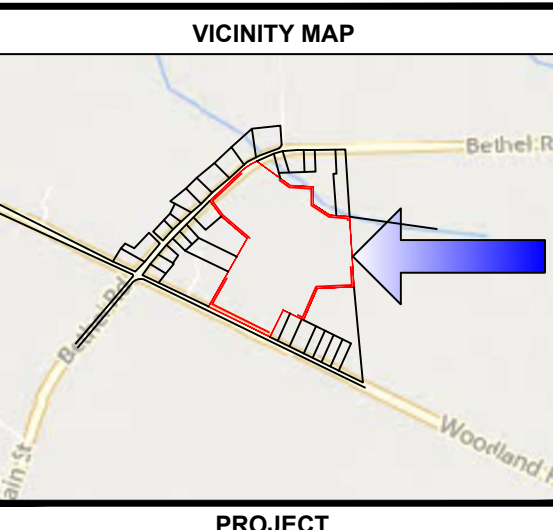
Whitney,

Thank you for sending the new plans. We will add them to the files.

Thank you,
Jesse Lindenberg (they/he)
Planner I
Sussex County Government
Planning & Zoning Dept.
2 The Circle, PO Box 417



**3MWac / 4.492MWdc
Fenced Area / Conditional
Use Area 25± Acres
480W Panels 15ft. spacing**



PROJECT

Woodland Ferry Road Solar Facility: 3MWac

PROJECT ADDRESS
NEAR WOODLAND FERRY ROAD AND BETHEL ROAD SUSSEX COUNTY, DE 199931
232-5.00-11.03
ZONE: AR-1

REVISION LIST

4/26/2022	REVISED SYSTEM SIZE
10/26/2022	REVISED LANDSCAPE
11/15/2022	REVISED LANDSCAPE

PROJECT INFORMATION

Project Latitude	38.579478
Project Longitude	-75.610377
Utility Name	DELMARVA
Min. Ambient Temperature	0°C
Max. Ambient Temperature	40°C
Meter Number	OPEN

ARRAY 1

Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	8,397
DC String Length	27
No. of Strings	311

ARRAY 2

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

ARRAY 3

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	



COMPANY CONTACT INFO

COMPANY NAME: Community Power Group
 COMPANY ADDRESS: 5636 Connecticut Ave #42729 Washington, DC 20015
 COMPANY PHONE: 202-844-8423
 EMAIL: mborkowski@communitypowergroup.com

SITE DEVELOPER INFORMATION
 NAME: COMMUNITY POWER GROUP
 ADDRESS: 5636 CONNECTICUT AVE. #42729 WASHINGTON, DC 20015
 PHONE: 202-844-8423
 CONTACT: MICHAEL BORKOWSKI
 EMAIL: MBORKOWSKI@COMMUNITYPOWERGROUP.COM

SITE OWNER INFORMATION
 NAME: JADE RUN FARM, LLC
 ADDRESS: 8288 SNAKE ROAD BETHEL, DE 19931
 CONTACT: GLEN JONES

- NOTES:**
- EXISTING TOPOGRAPHY TO REMAIN. EXISTING DRAINAGE PATTERNS TO BE MAINTAINED.
 - HEIGHT NOT TO EXCEED 15'
 - CONSTRUCTION TO OCCUR IN 1 PHASE.

LEGEND

- VEGETATED BUFFER (DECIDUOUS OR EVERGREEN TREES AND SHRUBS)
- OVERHEAD LINE / POLES
- FENCE
- SETBACK
- PROPERTY LINE
- CONTOUR (USGS)

CONDITIONAL USE APPLICATION
 THIS PLAN SET IS FOR USE IN THE CONDITIONAL USE APPLICATION REVIEW ONLY AS REQUIRED PER THE SUSSEX COUNTY CODE. APPLICABLE PRELIMINARY SITE PLAN ELEMENTS ARE INCLUDED HEREIN. FINAL SITE PLAN AND CONSTRUCTION DOCUMENTS TO BE PROVIDED AT A LATER DATE FOR BUILDING PERMIT APPROVAL.

ZONING CHART

ZONE	AR-1
LOT SIZE	39.45 ACRES
PROJECT SIZE	25 ACRES
PROPERTY ID NUMBER	232-5.00-11.03
SETBACKS	MIN. 40' FRONT, MIN. 20' REAR AND SIDE
STORMWATER MANAGEMENT AREA	NONE IN PROJECT BOUNDARY
WETLANDS	NONE IN PROJECT BOUNDARY
WOODLAND PRESERVATION AREA	NONE IN PROJECT BOUNDARY
TAX DITCH	NONE IN PROJECT BOUNDARY
100 YEAR FLOODPLAIN	NONE IN PROJECT BOUNDARY

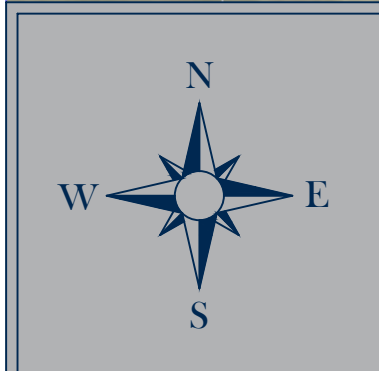


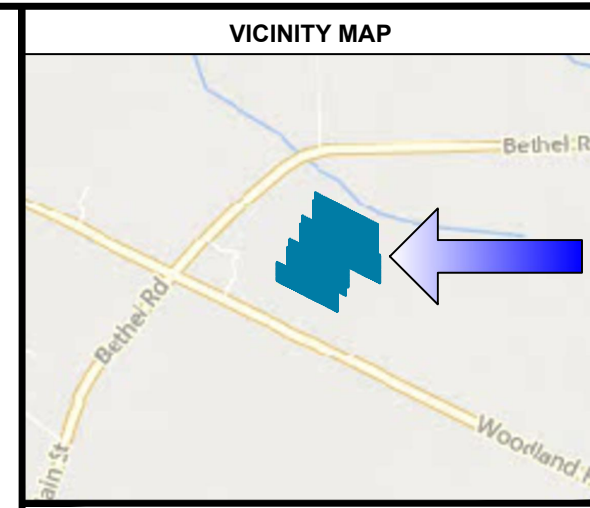
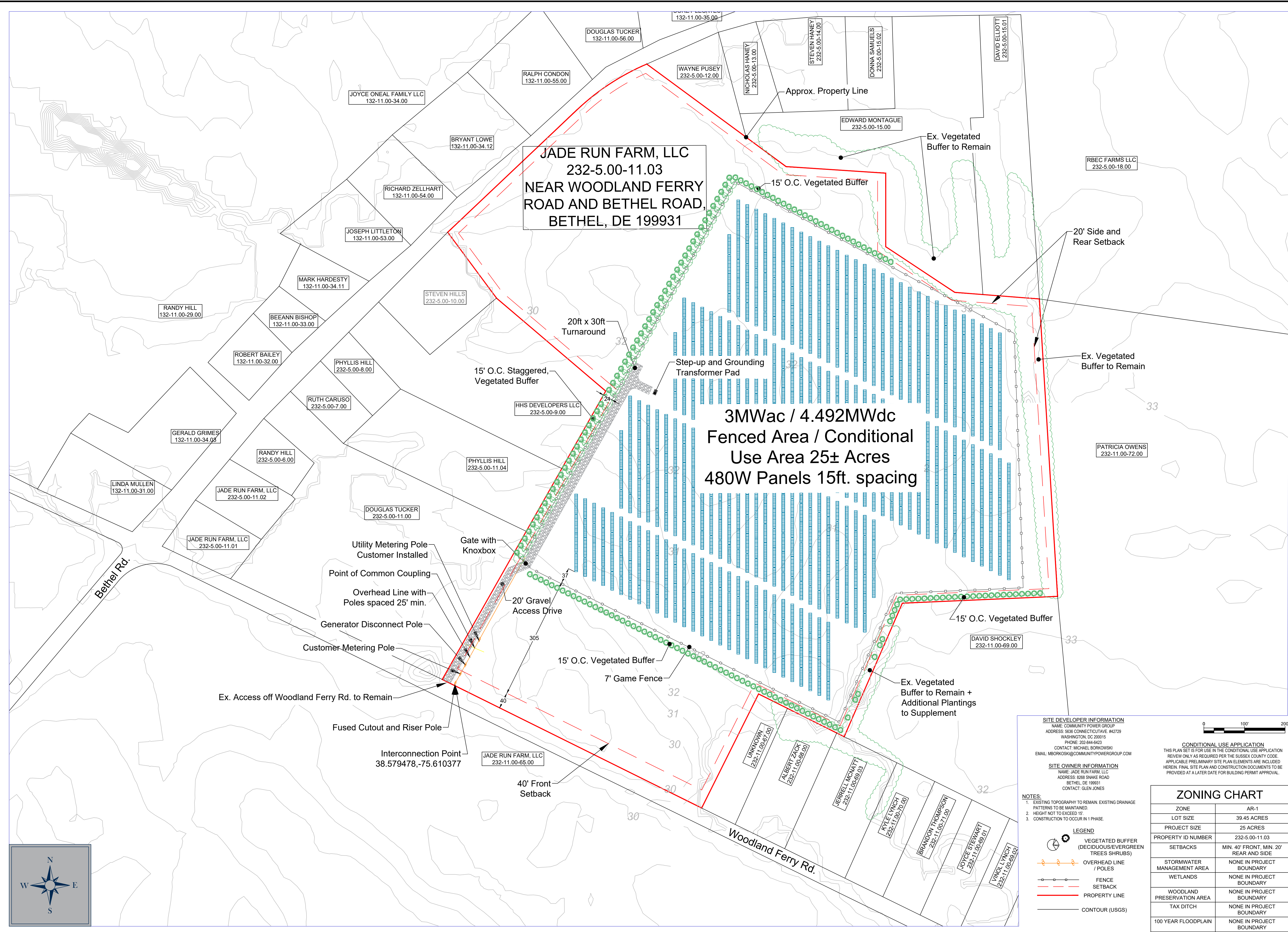
PROFESSIONAL CERTIFICATE
 I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE.
 LICENSE NO. 26872
 EXPIRATION DATE: 06/30/2022

SHEET NAME

CONDITIONAL USE PLAN C100

SCALE 1" = 100' DATE 11/8/2021





PROJECT

Woodland Ferry Road Solar Facility: 3MWac

PROJECT ADDRESS
 NEAR WOODLAND FERRY ROAD AND BETHEL ROAD SUSSEX COUNTY, DE 199931
 232-5.00-11.03
 ZONE: AR-1

REVISION LIST

4/26/2022	REVISED SYSTEM SIZE
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Tilt Angle	SAT
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DC String Length	27
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Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

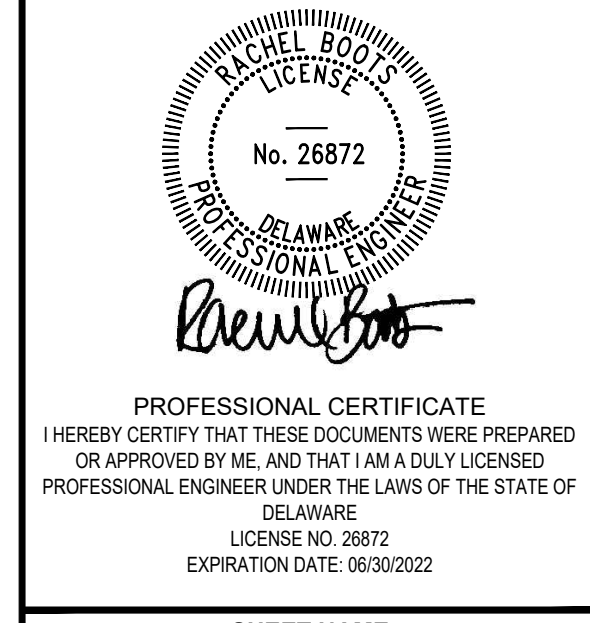
ARRAY 3

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	



COMPANY CONTACT INFO

COMPANY NAME: Community Power Group
 COMPANY ADDRESS: 5636 Connecticut Ave #42729 Washington, DC 20015
 COMPANY PHONE: 202-844-6423
 EMAIL: mborkowski@communitypowergroup.com



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LICENSE NO. 26872
 EXPIRATION DATE: 06/30/2022

SHEET NAME

CONDITIONAL USE PLAT C101

SCALE 1" = 100' DATE 10/26/2022

SITE DEVELOPER INFORMATION
 NAME: COMMUNITY POWER GROUP
 ADDRESS: 5636 CONNECTICUT AVE, #42729 WASHINGTON, DC 20015
 PHONE: 202-844-6423
 CONTACT: MICHAEL BORKOWSKI
 EMAIL: MBORKOWSKI@COMMUNITYPOWERGROUP.COM

SITE OWNER INFORMATION
 NAME: JADE RUN FARM, LLC
 ADDRESS: 8288 SNAKE ROAD BETHEL, DE 19991
 CONTACT: GLEN JONES

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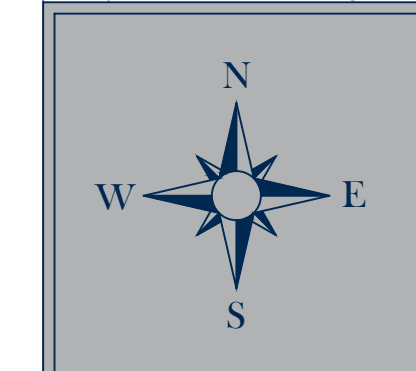
LEGEND

- VEGETATED BUFFER (DECIDUOUS/EVERGREEN TREES SHRUBS)
- OVERHEAD LINE / POLES
- FENCE
- SETBACK
- PROPERTY LINE
- CONTOUR (USGS)

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WETLANDS	NONE IN PROJECT BOUNDARY
WOODLAND PRESERVATION AREA	NONE IN PROJECT BOUNDARY
TAX DITCH	NONE IN PROJECT BOUNDARY
100 YEAR FLOODPLAIN	NONE IN PROJECT BOUNDARY



SUSSEX COUNTY STANDARD CONDITIONS

- A. No storage facilities shall be constructed on the site.
- B. Lighting on the facility will only consist of perimeter lighting, if needed, for security purposes. All lighting shall be downward screened so that it does not shine on neighboring properties or roadways.
- C. One unlighted sign, not to exceed 32 square feet in size, shall be permitted.
- D. The site shall be secured by fencing with a gate with a "Knox Box" to accommodate emergency access by the local fire company or other emergency responders.
- E. All of the grounds, including the area outside of the fence, shall be maintained so that it does not become overgrown.
- F. All national industry standards shall be followed in the construction of the project.
- G. The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

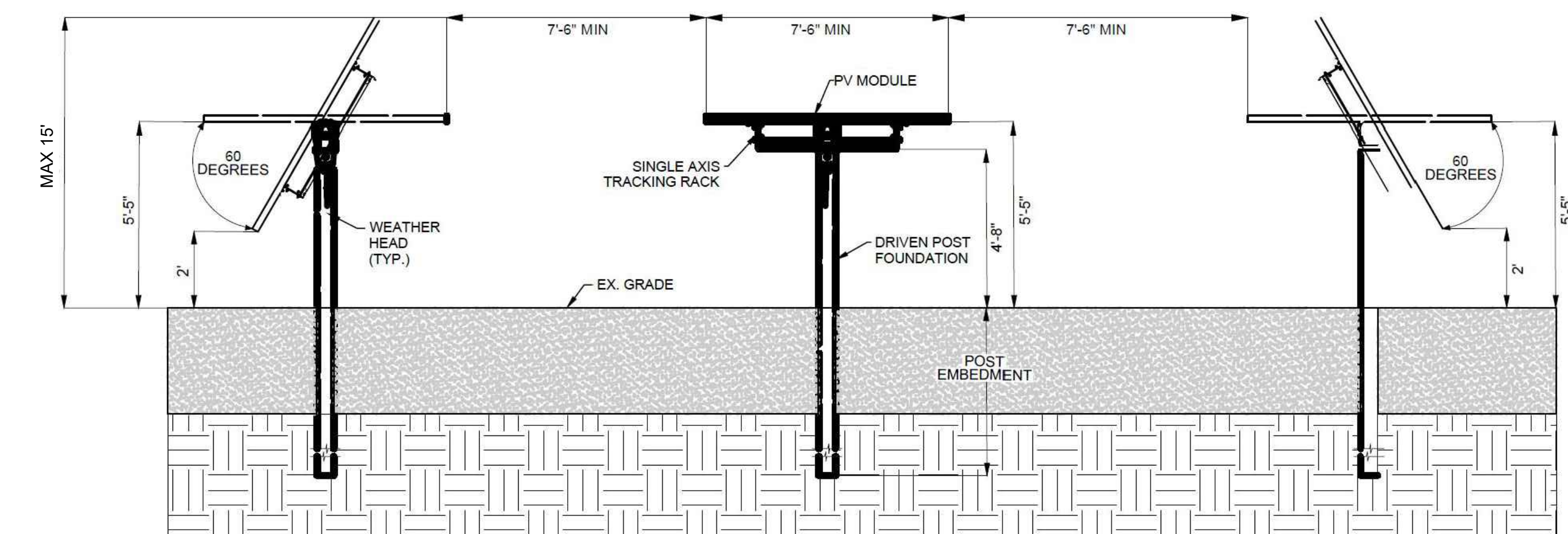
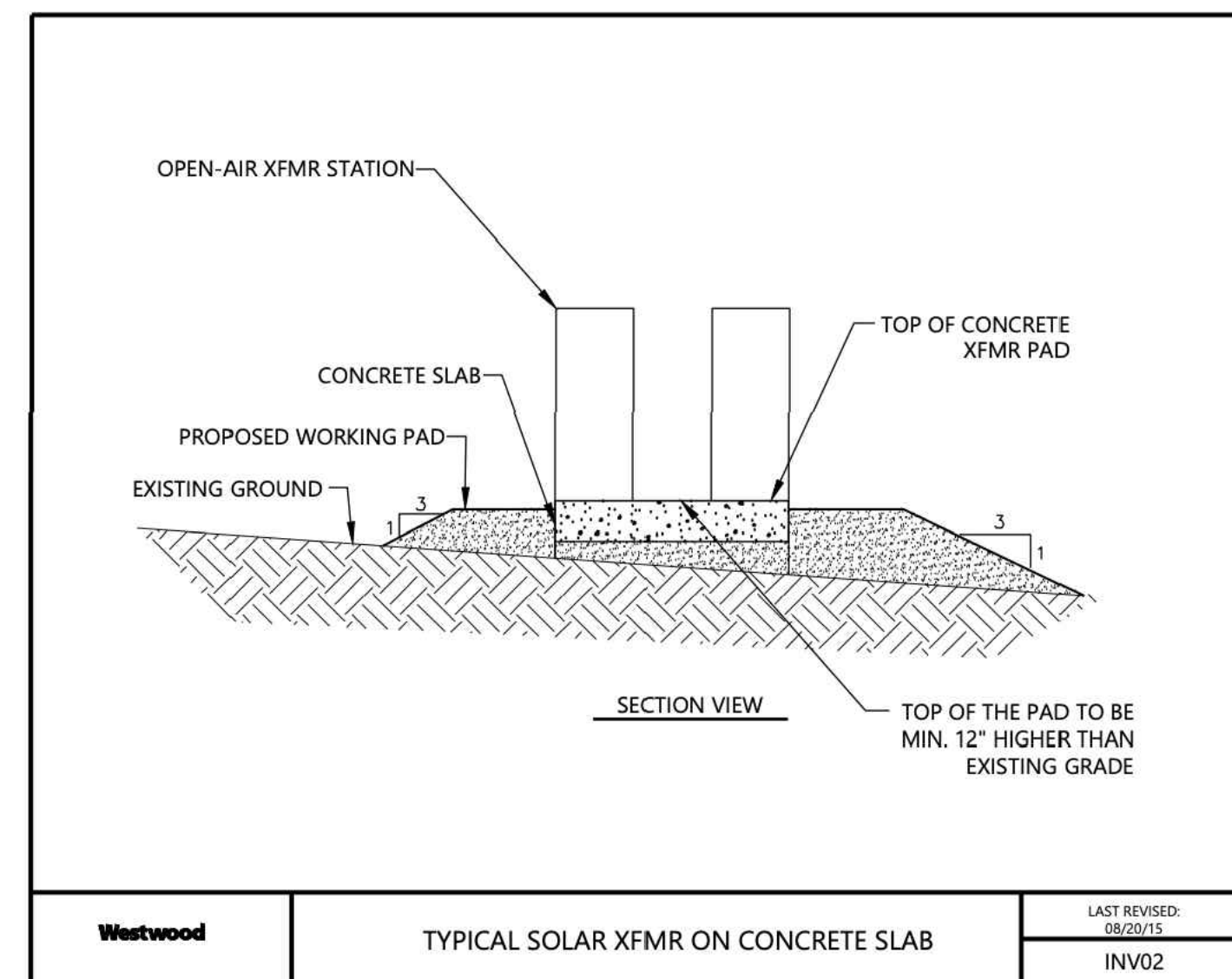
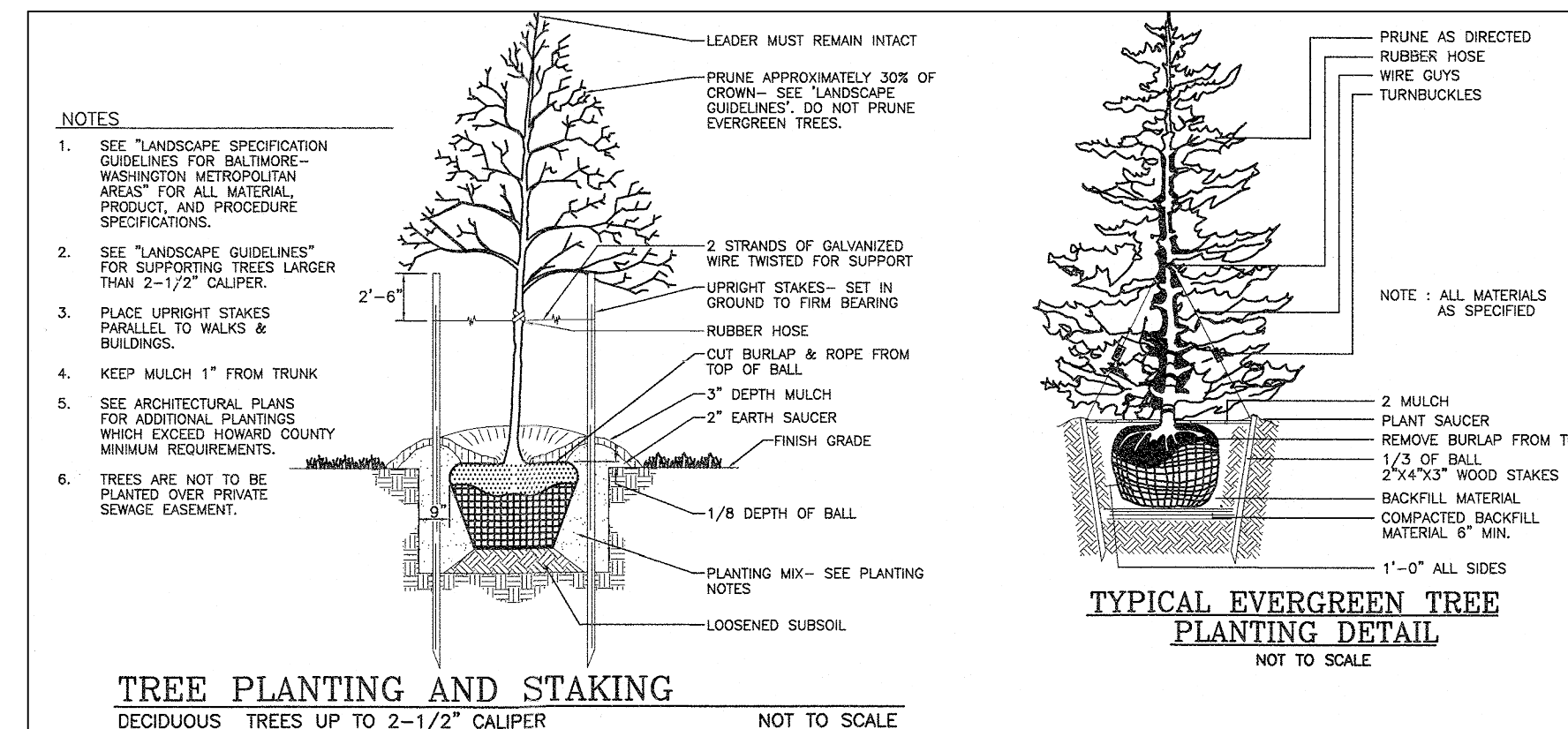
SUSSEX COUNTY STANDARD NOTES

1. The proposed facility is a public utility use under the Sussex County Zoning Code, and it meets the purposes of a Conditional Use in that it is of a public or semi-public character that is essential and desirable for the general convenience and welfare of Sussex County residents.
2. The proposed facility promotes Goal 7.3 of the Sussex County Comprehensive Plan which encourages the use of renewable energy options such as solar farms.
3. With the conditions imposed in this recommendation, the proposed use will not have any adverse impact on the neighboring or adjacent properties.
4. The proposed solar generation facility will not result in any noticeable increase in traffic on adjacent and neighboring roadways. There are no regular employees at the site, only periodic visits for inspections, maintenance, or repair of the solar panels.
5. No significant noise, dust or odor will be generated by the facility.

POLLINATOR MIX - LOW GROWTH/LOW MAINTENANCE GRASS MIX

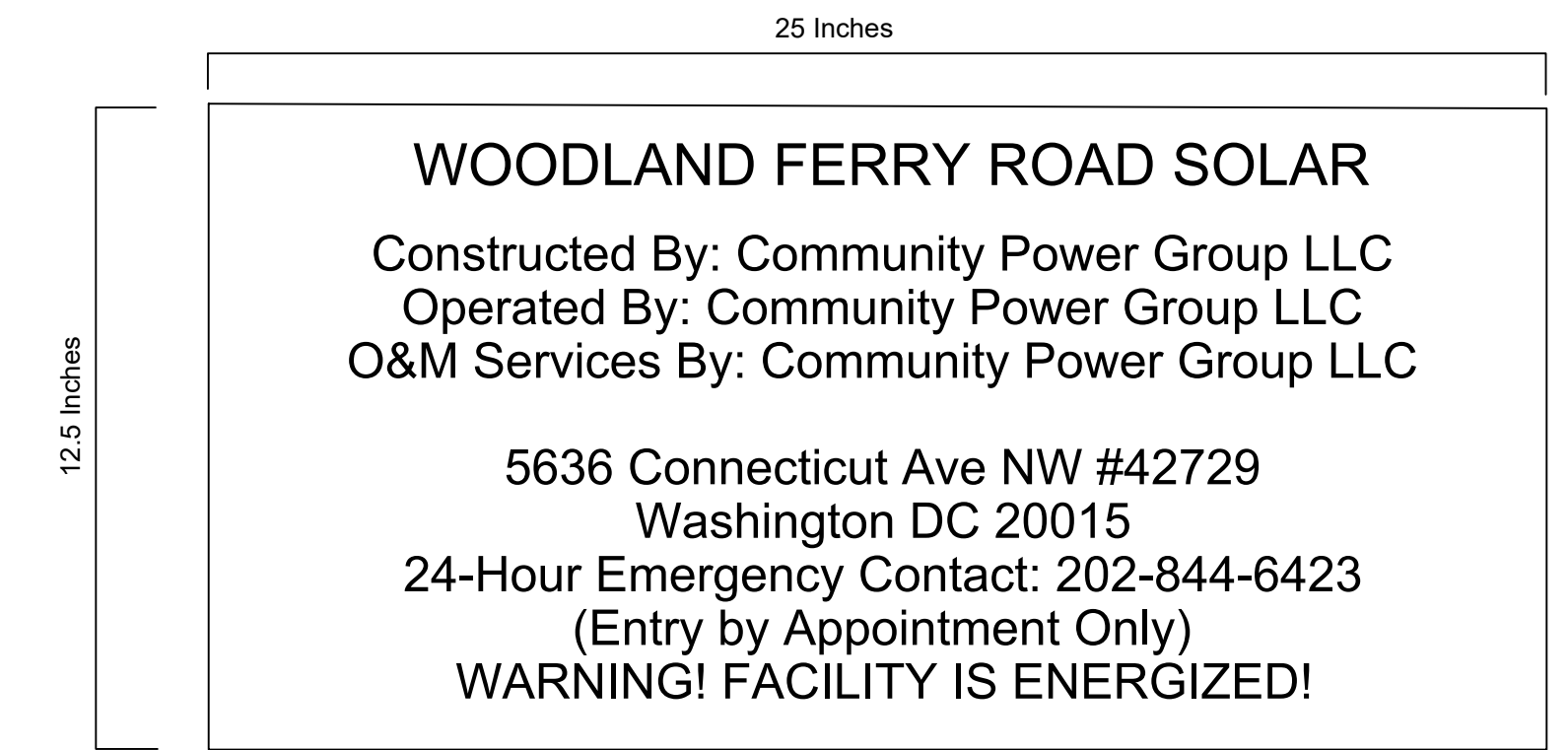
SEED MIX SHALL INCLUDE AT LEAST 40% NATIVE WILDFLOWER SEEDS AND THE REMAINDER SHALL BE NATIVE GRASS MIX.

1. SEEDING TO BE COMPLETED USING A DRILL SEED METHOD WHERE FEASIBLE WHERE DRILL SEEDING IS NOT FEASIBLE. THE APPLICATION OF SEED VIA ALTERNATE METHODS INCLUDING BUT NOT LIMITED TO, BROADCAST OR HYDROSEEDING.
2. BROADCAST SEEDING SHALL BE COMPLETED IF AMBIENT SOIL TEMPERATURE IS CONSISTENTLY 60 DEGREES F OR LOWER
3. IF NOT FROST SEEDING, DRILLING SHOULD OCCUR BETWEEN APRIL 1ST AND JUNE 1ST
4. THE CONTRACTOR SHALL NOT TILL OR FERTILIZE THE FIELDS, IF THE GROUND NEEDS TO BE TILLED, CONTRACTOR SHALL USE A VERTICAL PLOW



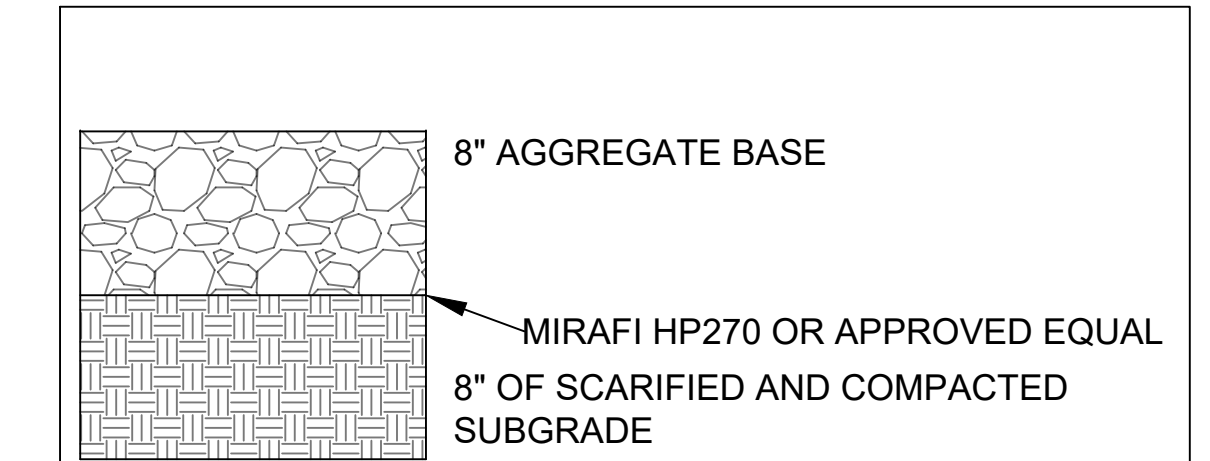
NOTE: Details shown for reference only. Construction details to be provided with site development plan and building permit documents.

Fence Sign Detail

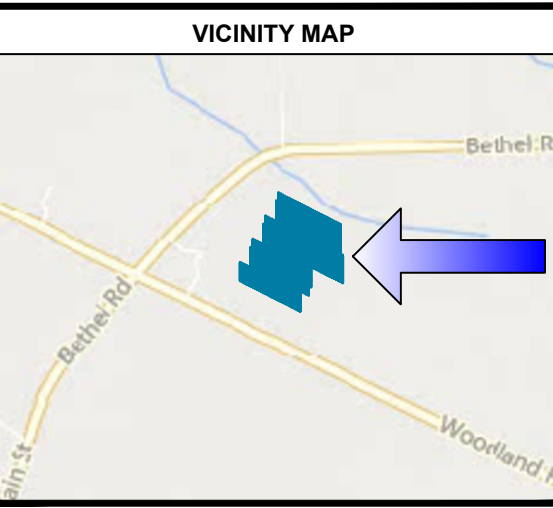


1. Sign to be installed on game fence near gate.
2. Sign will be constructed of aluminum or polyethylene material with UV-resistant ink.

Access Road Detail



- NOTES:**
1. STRUCTURAL SECTIONS SHOWN ARE THE MINIMUM THICKNESS REQUIREMENTS DURING NORMAL FIELD CONDITIONS. THE SECTIONS MAY NEED TO BE INCREASED BASED ON ACTUAL FIELD CONDITIONS AT THE TIME OF CONSTRUCTION. CONDITIONS INCLUDE BUT ARE NOT LIMITED TO CONSTRUCTION DURING UNUSUALLY WET PERIODS, OR IN LOW/WET AREAS.



PROJECT

Woodland Ferry Road Solar Facility: 3MWac

PROJECT ADDRESS

NEAR WOODLAND FERRY ROAD AND BETHEL ROAD SUSSEX COUNTY, DE 199931
232-5.00-11.03
ZONE: AR-1

REVISION LIST

DATE	REVISION
4/26/2022	REVISED SYSTEM SIZE
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Module Name	JINKO 535W
Inverter	SUNGROW 250
Tilt Angle	SAT
No. of Modules	8,397
DC String Length	27
No. of Strings	311

ARRAY 2

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	

ARRAY 3

Module Name	
Inverter	
Tilt Angle	
No. of Modules	
DC String Length	
No. of Strings	



COMPANY CONTACT INFO

COMPANY NAME: Community Power Group
COMPANY ADDRESS: 5636 Connecticut Ave #42729 Washington, DC 20015
COMPANY PHONE: 202-844-6423
EMAIL: mborkowski@communitypowergroup.com

PROFESSIONAL CERTIFICATE

NO. 26872

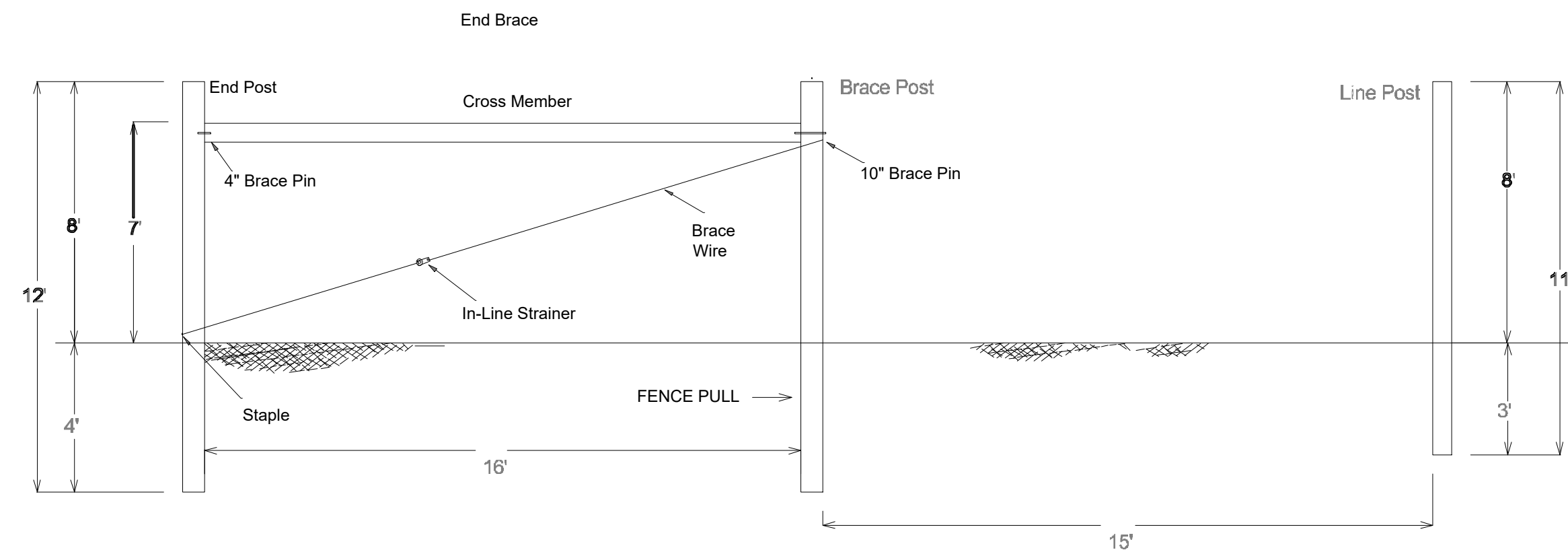
DELAWARE PROFESSIONAL ENGINEER

EXPIRATION DATE: 06/30/2022

SHEET NAME

DETAILS AND NOTES C102

SCALE: N.T.S. | DATE: 10/26/2022



End Brace Material Specifications		
Item	Quantity	Description
Brace Posts	2	12' x 7" Pressure Treated Wood Posts
Cross Members	1	16' x 5" Pressure Treated Wood Posts*
Brace Pins	1	1/2" x 4" Galvanized Pin
Brace Pins	2	1/2" x 10" Galvanized Pin
Brace Wire		Double Wrap 12 1/2 ga Class 3 High Tensile Wire
Wire Strainer	1	Ratchet Type Inline Strainer
Staples	2	1 3/4" Class 3 Double Barbed

*2 3/8" Sch 40 Galvanized Pipe may also be used for Cross Members.

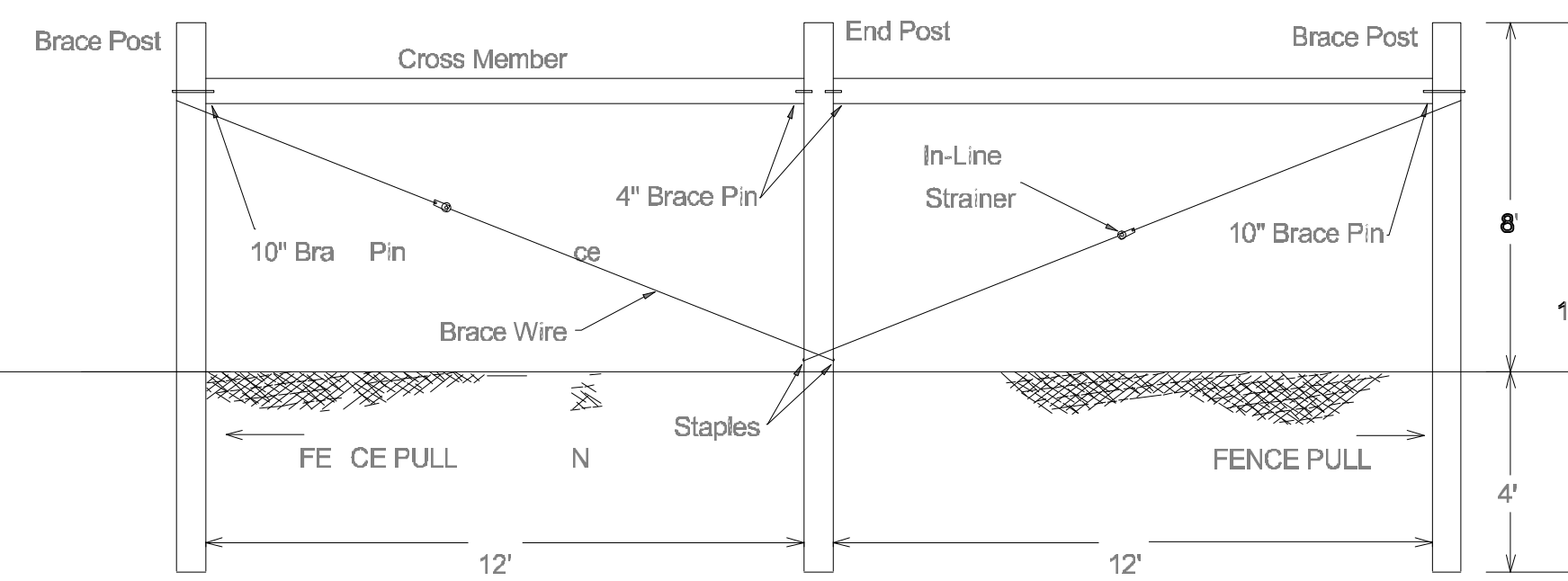
END BRACE CONSTRUCTION

1. DRIVE IN OR AUGER AND TAMP END POST TO DEPTH SHOWN IN DETAIL.
2. TIE OFF A GUIDE WIRE TO END POST AT GROUND LEVEL. PULL WIRE TO END POST OF NEXT BRACE AND TIE OFF AT GROUND LEVEL. SET ALL OTHER T-POSTS, LINE POSTS, BRACE POSTS AND END POSTS ALONG THIS GUIDE WIRE.
3. SET OTHER BRACE POST OF THE END BRACE AT A MINIMUM OF 16' FROM END POST.
4. TO ESTABLISH LOCATION OF CROSS MEMBER, MEASURE THE DISTANCE FROM THE BOTTOM OF FENCE FABRIC TO A POINT MIDWAY BETWEEN 2ND AND 3RD WIRE FROM THE TOP (APPROX. 67 1/2"). USING THIS MEASUREMENT, MARK THE INSIDE OF BOTH BRACE POSTS.
5. AT MARKINGS, DRILL A 1/2" HOLE 2" DEEP ON INSIDE OF END POST AND DRILL A 1/2" HOLE THROUGH THE OPPOSITE BRACE POST. SET 4" BRACE PIN AT END POST AND START 10" BRACE PIN IN BRACE POST.
6. DRILL PILOT HOLES IN ENDS OF CROSS MEMBER. SET ONE END OF CROSS MEMBER ON 4" PIN, THEN LIFT OPPOSITE END TO

ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST, LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE.

7. DRIVE A BARBED STAPLE PARTIALLY IN AT GROUND LEVEL ON THE BACK SIDE OF END POST. HANG ANOTHER STAPLE OVER TOP LEG OF DRIVEN STAPLE TO PREVENT BRACE WIRE FROM BINDING AND BITING INTO END POST.
8. GUIDE BRACE WIRE THROUGH DRIVEN STAPLE AND UP AND OVER 10" BRACE PIN, BACK DOWN THROUGH STAPLE AND OVER 10" PIN AGAIN. THIS IS THE DOUBLE WRAP FOR THE BRACE WIRE.
9. INSTALL WIRE STRAINER ON BRACE WIRE ON OPPOSITE SIDE OF BRACE AWAY FROM STAY-TUFF. USE STRAINER TO TIGHTEN BRACE WIRE UNTIL BRACE POST MOVES ABOUT 1/4" AWAY FROM SOIL.

In-Line Brace



Line Post Specifications	
Line Posts	11' x 6" Pressure Treated Wood Posts

LINE POST CONSTRUCTION

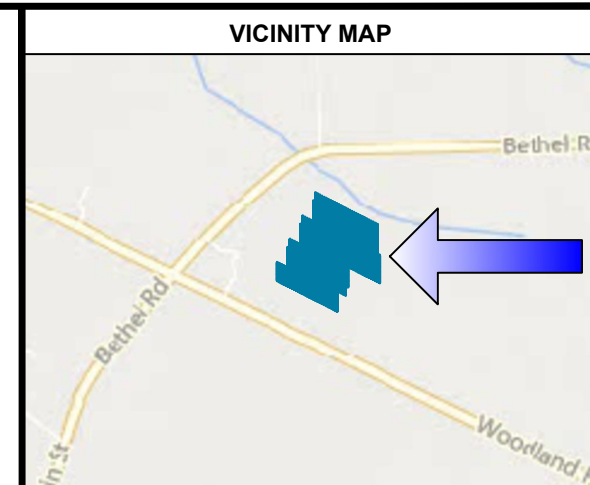
1. SET LINE POSTS ALONG GUIDE WIRE USING A 15' SPACING.
2. USE 15' POST SPACING AS A GUIDELINE. IN ROUGH TERRAIN A CLOSER POSTS SPACING WILL BE REQUIRED.
3. A LINE POST SHOULD BE PLACED ON TOP OF HIPS AND IN BOTTOM OF ALL DIPS.

In-Line Brace Material Specifications		
Item	Quantity	Description
Brace Posts	3	12' x 7" Pressure Treated Wood Posts
Cross Members	2	12' x 6" Pressure Treated Wood Posts
Brace Pins	2	1/2" x 4" Galvanized Pin
Brace Pins	2	1/2" x 10" Galvanized Pin
Wire Strainer	2	Double Wrap 12 1/2 ga Class 3 High Tensile Wire
Wire Strainer	2	Ratchet Type Inline Strainer
Staples	4	1 3/4" Class 3 Double Barbed

*2 3/8" Sch 40 Galvanized Pipe may also be used for Cross Members.

IN-LINE BRACE CONSTRUCTION

1. DRIVE OR AUGER AND TAMP END POST ALONG GUIDE WIRE TO DEPTH SHOWN IN DETAIL.
2. SET BRACE POSTS ALONG GUIDE WIRE 12' ON EITHER SIDE OF END POST.
3. TO ESTABLISH LOCATION OF CROSS MEMBERS, MEASURE THE DISTANCE FROM THE BOTTOM OF FENCE FABRIC TO A POINT MIDWAY BETWEEN 2ND AND 3RD WIRE FROM THE TOP (APPROX. 67 1/2"). USING THIS MEASUREMENT, MARK THE INSIDE OF END POST AND BOTH BRACE POSTS.
4. AT MARKINGS, DRILL A 1/2" HOLE 2" DEEP ON BOTH SIDES OF END POST AND DRILL A 1/2" HOLE THROUGH BOTH BRACE POSTS. SET ONE 4" BRACE PIN IN EACH HOLE IN END POST AND START 10" BRACE PINS IN BRACE POSTS.
5. DRILL PILOT HOLES IN ENDS OF CROSS MEMBERS. SET ONE END OF CROSS MEMBER ON 4" PIN, THEN LIFT OPPOSITE END TO ALIGN WITH 10" PIN. USING A HAMMER, DRIVE THE 10" PIN INTO BRACE POST, LEAVING 1" EXPOSED FOR INSTALLATION OF BRACE WIRE. REPEAT THIS STEP FOR SECOND CROSS MEMBER.
6. DRIVE A BARBED STAPLE PARTIALLY IN AT GROUND LEVEL ON BOTH SIDES OF END POST. HANG ANOTHER STAPLE OVER TOP LEG OF EACH DRIVEN STAPLE TO PREVENT BRACE WIRE FROM BINDING AND BITING INTO END POST.
7. GUIDE BRACE WIRE THROUGH DRIVEN STAPLE AND UP AND OVER 10" BRACE PIN, BACK DOWN THROUGH STAPLE AND OVER 10" PIN AGAIN. THIS IS THE DOUBLE WRAP FOR THE BRACE WIRE. REPEAT THIS STEP FOR THE OTHER END OF THE IN-LINE BRACE.
8. INSTALL ONE WIRE STRAINER ON EACH BRACE WIRE ON OPPOSITE SIDE OF BRACE AWAY FROM STAY-TUFF FABRIC. USE STRAINERS TO TIGHTEN BRACE WIRES UNTIL BRACE POSTS MOVE ABOUT 1/4" AWAY FROM SOIL.



PROJECT
Woodland Ferry Road Solar Facility: 3MWac

PROJECT ADDRESS
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232-5-00-11.03
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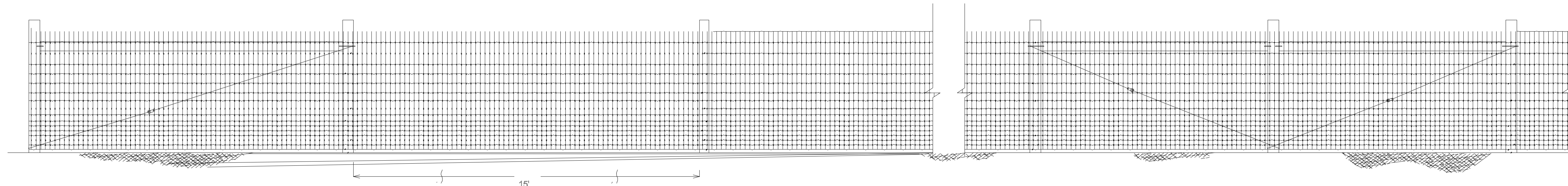
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SHEET NAME
FENCE DETAILS C103

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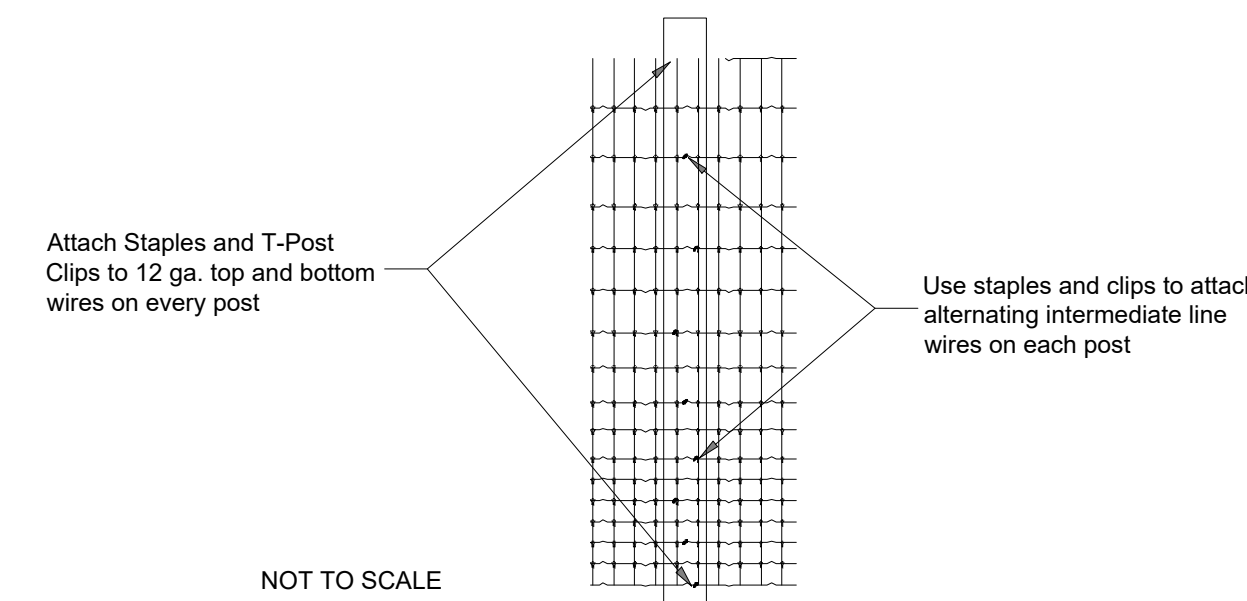
1 STAY-TUFF FENCE 1775-3 WOOD BRACE CONSTRUCTION
NOT TO SCALE



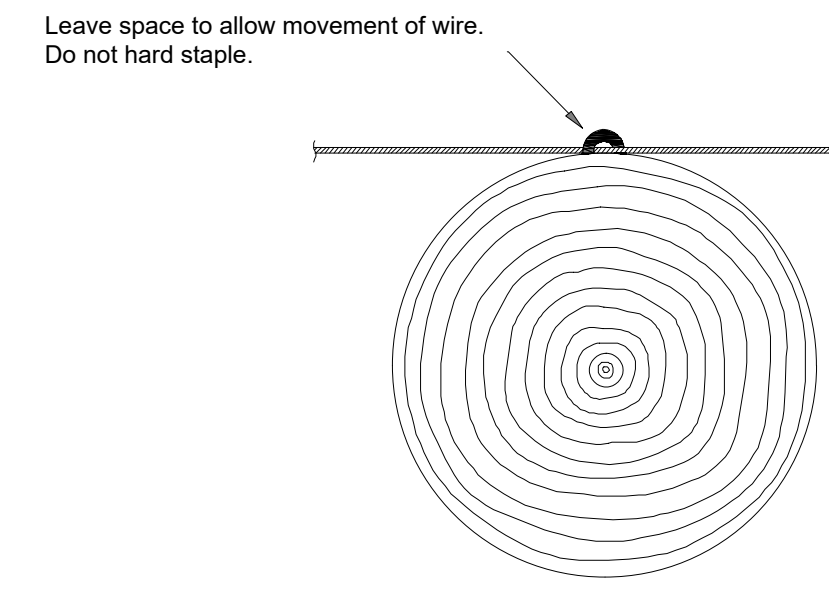
2 STAY-TUFF FENCE 1775-3 FIXED KNOT FENCE
NOT TO SCALE

GENERAL NOTES

1. ALL WOVEN WIRE FENCE FABRIC SHALL BE CONTINUOUS STAY FIXED KNOT JOINT STYLE FABRIC
2. DESIGN NO. 1775-3 AND SHALL MEET OR EXCEED ASTM A 116 FOR NO. 12 1/2 GRADE 175.
3. TOP AND BOTTOM LINE WIRES SHALL BE 12 GAGE GRADE 175 AND INTERMEDIATE LINE WIRES SHALL BE 12 1/2 GAGE GRADE 175. VERTICAL STAY WIRES SHALL BE 12 1/2 GAGE GRADE 125. KNOT WIRES SHALL BE 13 GAGE GRADE 60. ALL WIRES SHALL HAVE TYPE 2 CLASS 3 COATING.
4. VERTICAL STAY WIRES SHOULD BE SPACED EVERY 3' AND HORIZONTAL LINE WIRES SHOULD BE SPACED AS SHOWN IN DETAIL.
5. INSTALL 1775-6 FABRIC SO THAT 3"x3" OPENINGS ARE ON BOTTOM.
6. ATTACH FENCE FABRIC ON INSIDE OF BRACES AND POSTS. FABRIC SHALL BE ATTACHED TO END OF POSTS OF END BRACES AND IN-LINE BRACES BY WRAPPING AND TIEING WIRE WITH A HIGH TENSILE SLIP KNOT.
7. TENSION FABRIC BY PULLING TO CENTER OF PULL USING STRETCHER BARS AND STRETCHER BAR PULLERS. TENSION FABRIC UNTIL TENSION CRIMPS ARE FLATTENED 25 TO 50% FROM ORIGINAL HEIGHT. DO NOT OVER TENSION.
8. SPLICES IN FABRIC SHALL BE MADE WITH 12 1/2 - 16 GAGE LONG CRIMP SLEEVES WITH STATED HOLDING STRENGTH OF 1500 LBS MINIMUM. SLEEVES SHOULD BE CRIMPED USING APPROVED CRIMP TOOL.
9. SLEEVES SHOULD BE CRIMPED WORKING FROM END CLOSEST TO THE KNOT OUTWARD AND COMPRESSED ALONG ENTIRE LENGTH OF SLEEVE.
10. FINISHED WIRE SPLICES SHALL NOT HAVE LOOSE WIRE TAILS EXTENDING MORE THAN 1/4" IN LENGTH.
11. FENCE SHALL GENERALLY FOLLOW THE CONTOUR OF THE GROUND. BOTTOM WIRE OF FENCE SHOULD BE NO MORE THAN 3" ABOVE GROUND LEVEL.
12. ATTACH FABRIC TO WOODEN POSTS USING 1 3/4" DOUBLE BARBED STAPLES. STAPLES SHALL BE MADE OF 8 GAGE CLASS 3 GALVANIZED WIRE AND SHALL BE DOUBLE BARBED.
13. STAPLE 12 GAGE TOP AND BOTTOM WIRES ON EACH POST AS SHOWN IN DETAIL. STAPLES SHALL BE DRIVEN INTO POSTS WITH THE TOP STAPLE LEG ANGLED TO THE RIGHT AS SHOWN. STAGGER STAPLES ACROSS WOODEN POSTS AS SHOWN IN DETAIL. STAPLES SHOULD NOT BE HARD DRIVEN AGAINST FENCE WIRE. LEAVE A 1/8" TO 1/4" GAP BETWEEN STAPLE AND FENCE WIRE TO ALLOW FOR WIRE MOVEMENT.
14. CONTRACTOR TO PROVIDE A 24" WIDE DOUBLE SWING GATE TO MATCH THE FENCE.



3 WIRE ATTACHMENT TO WOODEN POSTS
NOT TO SCALE



4 WIRE SPACING AND GAGES
NOT TO SCALE

NOTE: Details shown for reference only. Construction details to be provided with site development plan and building permit documents.