



## Memorandum

To: Sussex County Planning Commission Members

From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager, Lauren DeVore, Planner III, Christin Headley, Planner I, Nicholas Torrance, Planner I, and Chase Phillips, Planner I

CC: Vince Robertson, Assistant County Attorney

Date: November 10, 2020

RE: Other Business for the November 19, 2020 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the November 19, 2020 Planning Commission meeting.

### **Bioenergy Development Group, LLC**

HW

Final Site Plan (Foundation Only)

This is a Final Site Plan for the foundation only, for two (2) proposed Fermenter Tanks. The parcel is located on Enviro Way, on the west side of Seaford Rd. (Rt. 13A). The use of this site as an extension to the existing composting facility was approved by Sussex County Council on June 25, 2013 through Ordinance No. 2311. This Final Site Plan for the foundation only, complies with the Sussex County Zoning Code. Further Final Site Plan approval will be required for any other future improvements. Tax Parcel: 132-11.00-41.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals necessary for the foundation.

### **Plover Point (F.K.A. Oak Landing) (2018-9)**

BM

Revised Preliminary Subdivision Plan

This is a Revised Preliminary Subdivision plan for the creation of a cluster subdivision to consist of one-hundred and forty-seven (147) single-family lots with private roads, open space and associated amenities on a 60.199-acre parcel of land. The proposed subdivision is located on the east side of Route 5 (Oak Orchard Road). At their meeting of Thursday, September 13, 2018, the Planning and Zoning Commission approved the Preliminary Subdivision Plan for what was previously known as the Oak Landing subdivision subject to 16 conditions. The proposed changes to the plan include the removal of Scarlett Oak Drive, adding cul-de-sacs on both ends of Chestnut Oak Drive, the addition of stormwater management ponds along the project's frontage, and a decrease of 92 lots. The Revised Preliminary Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 234-34.00-97.00. Zoning: GR (General Residential Zoning District). Staff are awaiting agency approvals.

### **Hang 10 LLC (Diego's Hideaway)**

BM

Revised Site Plan

This is a Revised Site Plan for additional outside seating, two (2) storage sheds, and other site improvements for Diego's Hideaway bar and nightclub. The parcels are located on the southwest side of the intersection of Rehoboth Avenue Ext. (Route 1A) and Atlantic Avenue. The Planning and Zoning Department approved a Temporary Outdoor Seating Area application that is valid until March 31, 2021 under the Governor of Delaware's current declaration. The applicant is seeking approval to



keep and expand their outdoor seating areas permanently. There is a shared parking agreement between the applicant and the adjacent property owners of Crystal Restaurant. The Revised Site Plan complies with the Sussex County Zoning Code. Tax Parcels: 334-13.20-81.00, 95.01, 96.00, 97.00, & 98.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

**Tranquility at Breakwater (S-18-94)**

KS

Preliminary Site Plan

This is a Preliminary Site Plan for a nursing home to be located on a 6.96-acre parcel of land consisting of a 75,000 square foot skilled nursing home, 76 parking spaces, an existing bake shop, barn, house and other site improvements. The Board of Adjustment approved Case No. 12225 at their meeting of December 10<sup>th</sup>, 2018 to operate a convalescent home, nursing home, and/or home for aged. The property is located off of Tranquility Way on the east side of Old Orchard Rd (S.C.R. 269A). The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcel 334-8.00-25.01. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

**Ashton Oaks (S-20-38)**

KH

Preliminary Site Plan

This is a Preliminary Site Plan for a 178-unit apartment community to be located on a 14.845-acre parcel off Zion Church Rd. (Rt. 20). The Sussex County Council approved Change of Zone 1858 on December 11, 2018 through Ordinance No. 2621. The Preliminary Site Plan includes five (5) 30-unit, 4-story apartment buildings and one (1) 28-unit, 4-story apartment building, with parking, amenities and other improvements. The Site Plan complies with the Sussex County Zoning Code. Tax Parcel: 533-11.00-82.00. Zoning: HR-1, RPC (High Density Residential Zoning District, Residential Planned Community). Staff are awaiting agency approvals.

**S-20-40 Millsboro Cell Tower – Verizon Wireless**

HW

Preliminary Site Plan

This is a Preliminary Site Plan for a cellular communications tower that is 150 feet in height to be located at 2886 Dupont Boulevard which is on the north side of Handy Road. This cell tower received a special use exception and a variance of 27-ft from the required setback during Case No. 12459 that was approved by the Sussex County Board of Adjustment on August 3, 2020. This property is located off Dupont Boulevard (Rt. 113) and on the north side of Handy Road (S.C.R. 337). The Preliminary Site Plan complies with the Sussex County Zoning Code and the variance that has been granted. Tax Parcel: 233-5.00-101.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

**S-20-41 M & E Properties**

HW

Preliminary Site Plan

This is a Preliminary Site Plan for a farmer's market, fitness club, and antique store to be located on a 4.75-acre parcel of land. This Site Plan includes a farmer's market and fitness club to occupy a proposed 9,890 square foot building, and an antique store that is proposed to occupy an existing structure. There is a total of 68 parking spaces and other site improvements including a stormwater management pond. Portions of the proposed 9,980 square foot building, parking, and utilities exist within a tax ditch right-of-way that is measured 80-ft from the top of the bank (80' TOB). A reduction of the right-of-way is currently in progress. Aside from the tax ditch right-of-way, this Preliminary Site Plan complies with the Sussex County Zoning Code and additional zoning requirements set forth as part of the Combined Highway Corridor Overlay Zone (CHCOZ). This property is located off

Dupont Boulevard (Rt. 113). Tax Parcel: 233-11.00-241.00. Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

**Lands of Floyd V. & Julia A. Bucci**

KS

Minor Subdivision off a 50-ft easement

This is a Preliminary Subdivision Plan for a minor subdivision off a 50-ft easement over an existing driveway to create one (1) lot with a residual lot located off of Old Woods Dr., a private road located off of Prettyman Rd. (S.C.R. 254). Lot 1 will measure 1.37 acres +/- and the residual lot will measure 1.58 acres +/- . Tax Parcel: 235-30.00-6.17. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals. The parcel is not located within the Henlopen Transportation Improvement District.



Sussex Conservation District  
23181 Shortly Road  
Georgetown, DE 19947  
302-856-2105  
<https://www.sussexconservation.org>

APPLICATION FOR STANDARD PLAN APPROVAL  
**NON-RESIDENTIAL CONSTRUCTION WITH  
LESS THAN 1.0 ACRE DISTURBED**

RECEIVED  
NOV 09 2020

SUSSEX COUNTY  
PLANNING & ZONING

Applicability Criteria

1. The disturbed area for construction of the improvements will not exceed 1.0 acre.
2. Within the disturbed area, the pre-development land use is not classified as forest.
3. For project site locations within an area previously managed for stormwater quantity and quality under an approved Sediment and Stormwater Plan, the post construction condition meets the original stormwater design criteria.
4. For project site locations within an area previously unmanaged for stormwater quantity and quality under an approved Sediment and Stormwater Plan, one of the following is met:
  - a. Comparison of the existing parcel curved number (CN) based upon the Department's 2017 aerial photography to the proposed CN for the parcel after non-residential construction results in less than one whole number change in the CN, OR
  - b. No new impervious area is proposed as a result of construction.

Site Information

Project Name: Bioenergy Alternative Fuel Processing Facility Parcel Total Acres (nearest 0.1ac): 220.5  
 Site Location: Enviro Way, Seaford, DE19973 Disturbed Acres (nearest 0.1ac): .95 acre  
 Previous Plan Name: N/A Proposed Impervious Area (square feet): 875 sf (net)  
 Previous Plan Approval Number: N/A Wooded area to be cleared: 0 ac.  
 Tax Parcel ID: 132-6.00-88.01; 95.00; 132-11.00-41.00; 41.02 Pre CN: 85 Post CN: 85

Applicant Information

Owner: BioEnergy Development Group, LLC Applicant: Duffield Associates  
 Mailing Address: 9250 Bendix Road Mailing Address: 5400 Limestone Rd  
Columbia, MD 21045 Wilmington, DE 19808  
 Owner Phone: 719-502-6100 Applicant Phone: 410-399-9777  
 Owner Email: swarfield@bioenergydevco.com Applicant Email: sgorski@duffnet.com

**Approval Information (for office use only)**

Approval # 2020-967 Fee Paid: \$ 1000.00  
 Approved by: [Signature] Approval Date: 9/21/20  
 Title: Program Manager Expiration Date: 9/21/25

**Standard Conditions**

1. Discharges from rooftops will be disconnected using one of the following methods or another method approved by the Department or Delegated Agency:
  - a. Individual downspouts will discharge to lawn or landscape area.
  - b. Discharges from downspouts will be collected to discharge to a rain garden.
  - c. Discharges from downspouts will be collected in rain barrels or cisterns for reuse.
2. Driveways, sidewalks, patios, and other impervious surfaces will be graded to sheet flow to lawn or other pervious areas to the maximum extent practicable.
3. Unless waived in writing by the Department or Delegated Agency a construction site stormwater management plan in accordance with Department or Delegated Agency guidance for this Standard Plan shall be followed. The attached checklist has been developed to serve as guidance for preparing the construction site stormwater management plan.
4. Approval of this Standard Plan does not relieve the applicant from complying with any and all federal, state, county or municipal laws and regulations.

**Stabilization Conditions**

1. Following initial soil disturbance or redisturbance, temporary or permanent stabilization with seed and mulch shall be completed within 14 calendar days to the surface of all disturbed areas not actively under construction.
2. Specific stabilization recommendations may be found in the Delaware Erosion and Sediment Control Handbook, 3.4.3 Standard and Specifications for Vegetative Stabilization.

**Applicant Certification**

I, the undersigned, certify that the information supplied on this Application for Standard Plan Approval is accurate, the proposed land disturbing activity meets the criteria established, and all conditions of this Standard Plan Approval will be met by the applicant, builder, contractor, and owner during construction and post construction.

Applicant Signature: Stephen Gorski Date: 8/26/2020

Applicant Printed Name: Stephen Gorski, P.E. Title: Sr. Project Manager

**\*\*\*THIS STANDARD PLAN APPLICATION FORM MUST BE MAINTAINED ON THE SITE AT ALL TIMES DURING CONSTRUCTION\*\*\***



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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2020-04-204445-MJS-01

**Tax Parcel Number:** 1-32-6-95&88.01

**Status:** Approved as Submitted

**Date:** 08/04/2020

**Project**

Tank Farm

28339 Enviro Way - BioEnergy Innovation Center

Enviro Way  
Seaford DE 19973

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 71 - Blades Volunteer Fire Company

**Occupant Load Inside:**

**Occupancy Code:**

RECEIVED

NOV 09 2020

SUSSEX COUNTY  
PLANNING & ZONING

**Applicant**

Steve Gorski

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

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

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

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

This Plan Review Project was prepared by:

Desiree McCall

## FIRE PROTECTION PLAN REVIEW COMMENTS

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Plan Review Number: 2020-04-204445-MJS-01

Tax Parcel Number: 1-32-6-95&88.01

Status: Approved as Submitted

Date: 08/04/2020

### PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1031 A** Where the structure being considered is protected throughout by an automatic sprinkler system, the required fire flow shall be modified to meet the designed sprinkler demand where hydraulically calculated plus outside hose streams as specified in NFPA13, Table 11.2.3.1.1 (2002 ed.) (DSFPR Part II, Section 6 3.2.1).
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
- 9999**
- \* PLANS FOR THE GENERATOR SHALL BE SUBMITTED FOR REVIEW**
- 1299 A** The required Fire Lane Access and Perimeter Access and all fire lane markings shall be in accordance with the site plan as approved by this Agency. This will be field verified at the final inspection. Noncompliance may cause a delay in approval for Certificate of Occupancy.
- 1415 A** Fire Department access shall be provided to all otherwise inaccessible gated communities, subdivisions, developments, gated commercial properties or property by any other name through the use of a system or device as required by the Delaware State Fire Prevention Regulations and approved by the Office of the State Fire Marshal after consultation with the local Fire Chief. (DSFPR

**Regulation 705, Chapter 2, Section 2.6.2). Please provide specifications for the device. Include how the system works, where the device will be located, and a letter from the Fire Chief accepting the layout.**

**\* PROVIDE A LETTER SIGNED BY THE PROPERTY OWNER AND FIRE CHIEF AGREEING TO HOW THE FIRE DEPARTMENT WILL ACCESS THE PROPERTY.**

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







**SITE DATA**

**OWNER**  
 BOLIS PROPERTIES  
 1055 WESTLAKE DRIVE  
 SUITE 300  
 BERWYN, PA 19312  
 PHONE: (610) 331-7474

**LANDSCAPE ARCHITECT/ENGINEER**  
 VISTA DESIGN, INC.  
 CONTACT: STEVE ENGEL, R.L.A.  
 11634 WORCESTER HIGHWAY  
 SHOWELL, MARYLAND 21862  
 PHONE: (410) 352-3874  
 FAX: (410) 352-3875

**ZONING INFORMATION**  
 TAX MAP PARCEL 2-34-34.00 97

**EXISTING LAND USE** AGRICULTURAL  
**PROPOSED LAND USE** RESIDENTIAL  
**EXISTING ZONING:** GR - GENERAL RESIDENTIAL  
**PROPOSED ZONING:** GR WITH CUP FOR CLUSTER DEVELOPMENT

LOT REQUIREMENTS:	EXISTING	PROPOSED
SETBACKS		
FRONT	30'	30'
REAR	10'	10'
SIDES	10'	10'
LOT WIDTH	75' MIN	75' MIN
LOT DEPTH	100' MIN	100' MIN
LOT AREA	10,000 SF MIN	7,500 SF MIN
MAX BLDG. HEIGHT	42'	42'
MAXIMUM DENSITY	239 UNITS	239 UNITS

**SITE INFORMATION**  
 PROPOSED UNITS 163 LOTS (7,500 SF MIN)  
 TOTAL SITE AREA ± 59.82 AC  
 TIDAL WETLANDS (STATE) ± 2.38 AC  
 NON-TIDAL WETLANDS ± 0.12 AC  
 TOTAL UPLANDS ± 57.32 AC  
 PROPOSED LOTS ± 28.07 AC  
 PROPOSED ROW ± 13.78 AC  
 PROPOSED OPEN SPACE ± 17.97 AC (30% REQUIRED = ±17.95 AC)

**PARKING REQUIREMENTS**  
 REQUIRED  
 • 2 SPACES PER DWELLING UNIT

**PROPOSED:**  
 • 2 SPACES PER DWELLING UNIT  
 • (20) PARALLEL PARKING SPACES

**FLOOD ZONE**  
 PORTIONS OF THIS SITE ARE WITHIN THE LIMITS OF KNOWN FLOOD ZONES THAT INCLUDE:  
 ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN  
 ZONE AE: BASE FLOOD ELEVATIONS DETERMINED (EL. 6, 7 & 8)

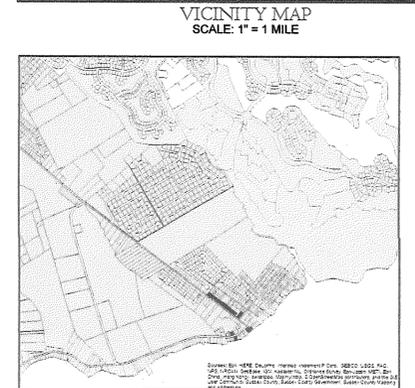
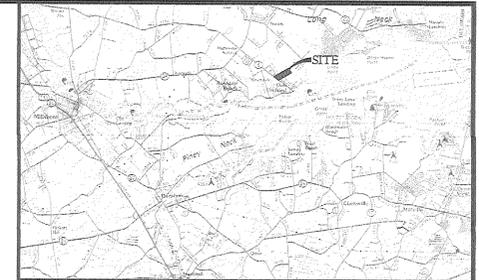
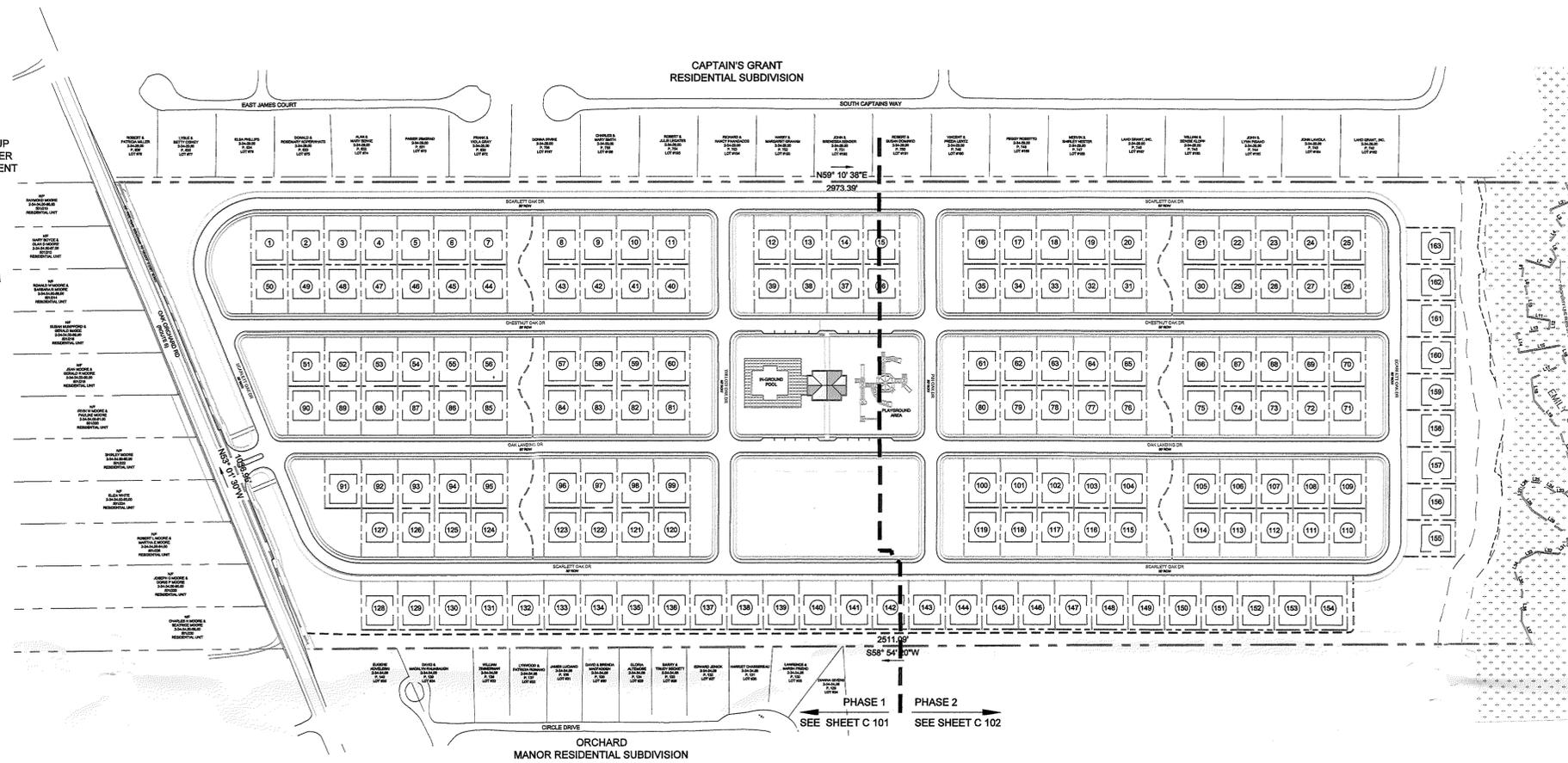
FEMA MAP NO. 10005C0481 K, PANEL 481 OF 660  
 MAP REVISED - MARCH 16, 2015

**SEWER & WATER PROVIDER**  
 1. WATER SERVICES SHALL BE SUPPLIED BY TIDEWATER UTILITIES.  
 2. SEWER SERVICES SHALL BE SUPPLIED BY SUSSEX COUNTY, DE.

**WETLANDS**  
 1. THE LIMITS OF ALL WETLANDS (BOTH STATE & FEDERAL) SHOWN WERE FLAGGED AND DELINEATED BY ENVIRONMENTAL RESOURCES, INC.  
 2. WETLAND LIMITS WERE SURVEYED BY E.S.P. DESIGN SERVICES, INC.

**GENERAL NOTES**  
 1. ALL OPEN SPACE AREAS ARE DEDICATED FOR THE COMMON USE OF PROPERTY OWNERS WITHIN THE SUBDIVISION.

# OAK LANDING



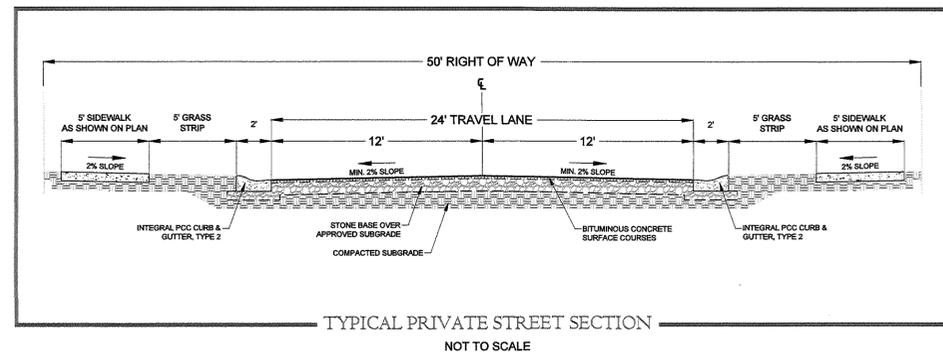
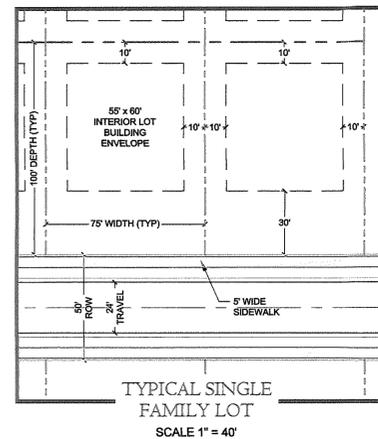
**LEGEND**

GR - GENERAL RESIDENTIAL	MR - MEDIUM RESIDENTIAL
C-1 - GENERAL COMMERCIAL	B-1 - NEIGHBORHOOD BUSINESS

**LEGEND**

Property Line	---
Adjacent Property Line	---
BLDG Setback Line	---
Existing Structures	---
EX Trestle	---
EX Edge of Pavement	---
EX 1x Contour	---
EX 5x Contour	---
EX Marsh	---
Tidal Wetland Line	---
Non-Tidal Wetlands	---
50' Wetland Buffer	---
Flood Plain Boundary	---
PR Right of Way Line	---
PR Lot Line	---
PR Building Restriction Line	---
PR Edge of Pavement	---
PR Back of Curb	---
PR 8" Sewer Main	---
PR 6" Water Main	---
PR Trails	---
20' Landscape Setback Line	---
Green Space/SWM Areas	---
PR Sidewalk	---

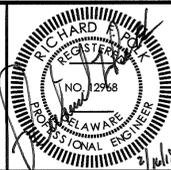
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L2	50.29	N36°26'37"E
L3	41.38	N85°10'38"W
L4	42.26	N50°02'07"E
L5	34.68	N55°03'36"W
L6	23.47	N04°56'43"E
L7	53.43	N76°16'36"E
L8	33.54	N22°27'39"W
L9	34.97	N45°18'37"W
L10	50.57	N32°24'21"W
L11	46.71	S89°32'35"W
L12	16.77	N27°02'24"W
L13	68.47	N50°09'48"E
L14	38.98	N39°14'01"W
L15	83.53	S49°09'03"W
L16	38.04	N49°57'08"W
L17	78.29	N34°19'02"E
L18	44.54	N37°38'53"W
L19	82.82	N70°56'41"W
L20	78.88	N45°43'43"W
L21	46.82	N24°14'27"W
L22	11.42	N25°48'23"E
L23	17.56	N59°36'08"E
L24	34.82	S84°09'48"E
L25	28.84	N17°25'20"E
L26	22.33	N14°17'15"E
L27	13.81	N28°12'38"W
L28	35.97	N85°59'28"W
L29	67.18	N89°29'47"W
L30	53.77	N38°30'15"W
L31	28.49	N17°35'48"E
L32	44.55	N84°29'05"E
L33	35.45	N34°19'20"E
L34	30.00	N06°34'44"W
L35	42.21	N51°29'29"W
L36	60.90	N28°48'48"W
L37	51.72	N54°29'37"W



0 75 150 300 450  
 SCALE: 1" = 150'

**NOTE:**  
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**NOTE:**  
 This Drawing does not include necessary components for construction safety. All construction must be done in compliance with the occupational safety and health act of 1970 and all rules and regulations thereto appurtenant.



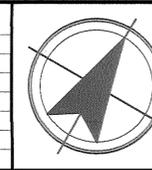
**VISTA DESIGN, INC.**  
 Engineers, Surveyors, Landscape Architects, Land Planning Consultants, GIS Specialists  
 11634 Worcester Hwy, Showell, MD 21862  
 ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

**OAK LANDING**  
 INDIAN RIVER HUNDRED  
 SUSSEX COUNTY, DELAWARE

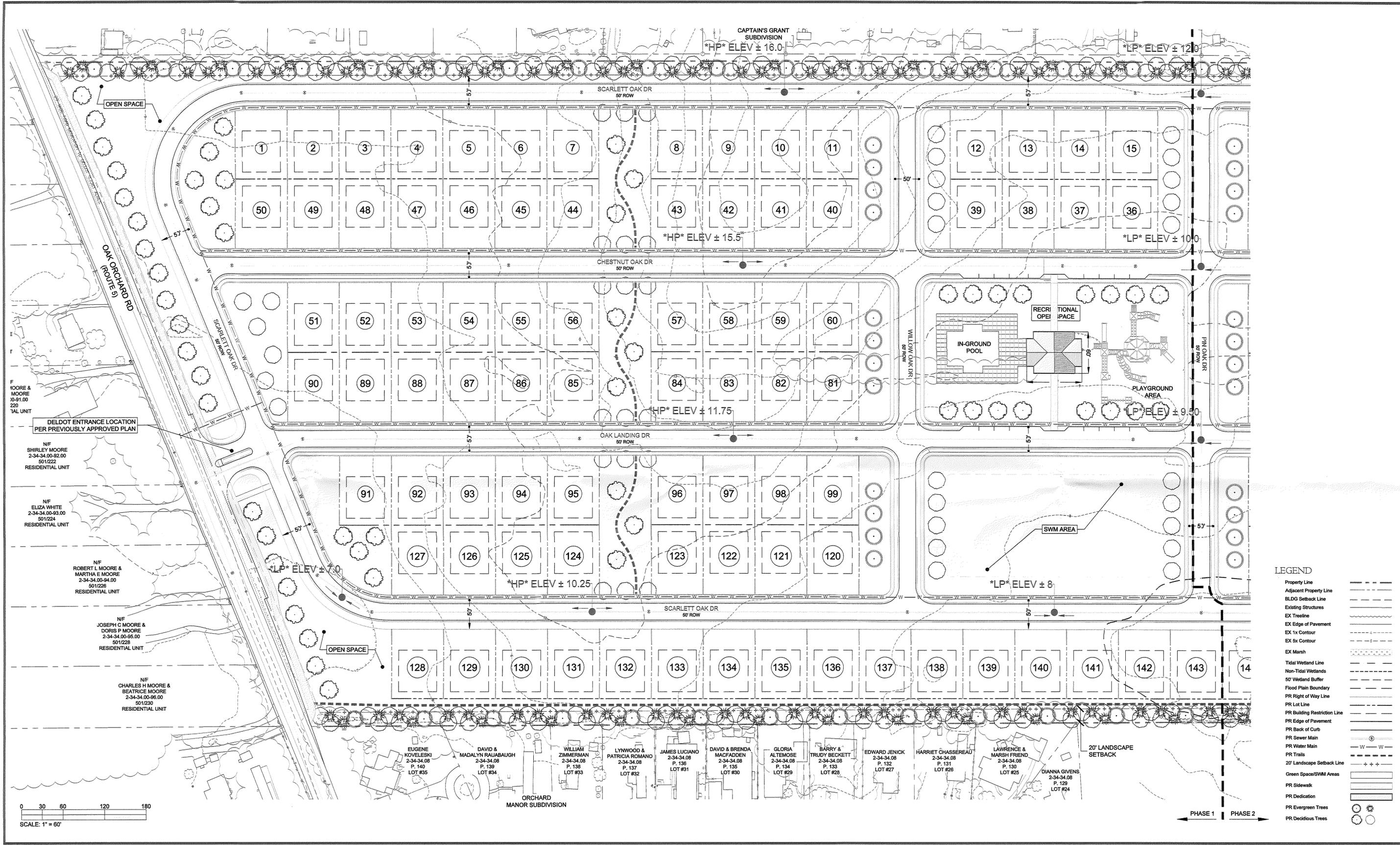
**COVER SHEET**  
 PRELIMINARY SITE PLAN

**PROJECT DATA**  
 Tax Map: 2-34-34 Parcel: 97  
 INDIAN CREEK HUNDRED  
 SUSSEX COUNTY, DELAWARE  
 Drawn By: RC Checked By: SDE  
 Date: FEBRUARY 16, 2018  
 Scale: 1" = 150'

REVISIONS



Project No: 17-014  
 File Name: PSP 051917.dwg  
 Sheet No: C 100



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**VISTA DESIGN, INC.**  
Engineers, Surveyors, Landscape Architects, Land Planning Consultants, GIS Specialists

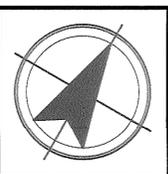
11634 Worcester Hwy., Snowell, MD 21862  
ph. 410-352-3874 fax 410-352-3875 email vista@vistadesigninc.com

**OAK LANDING**  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE

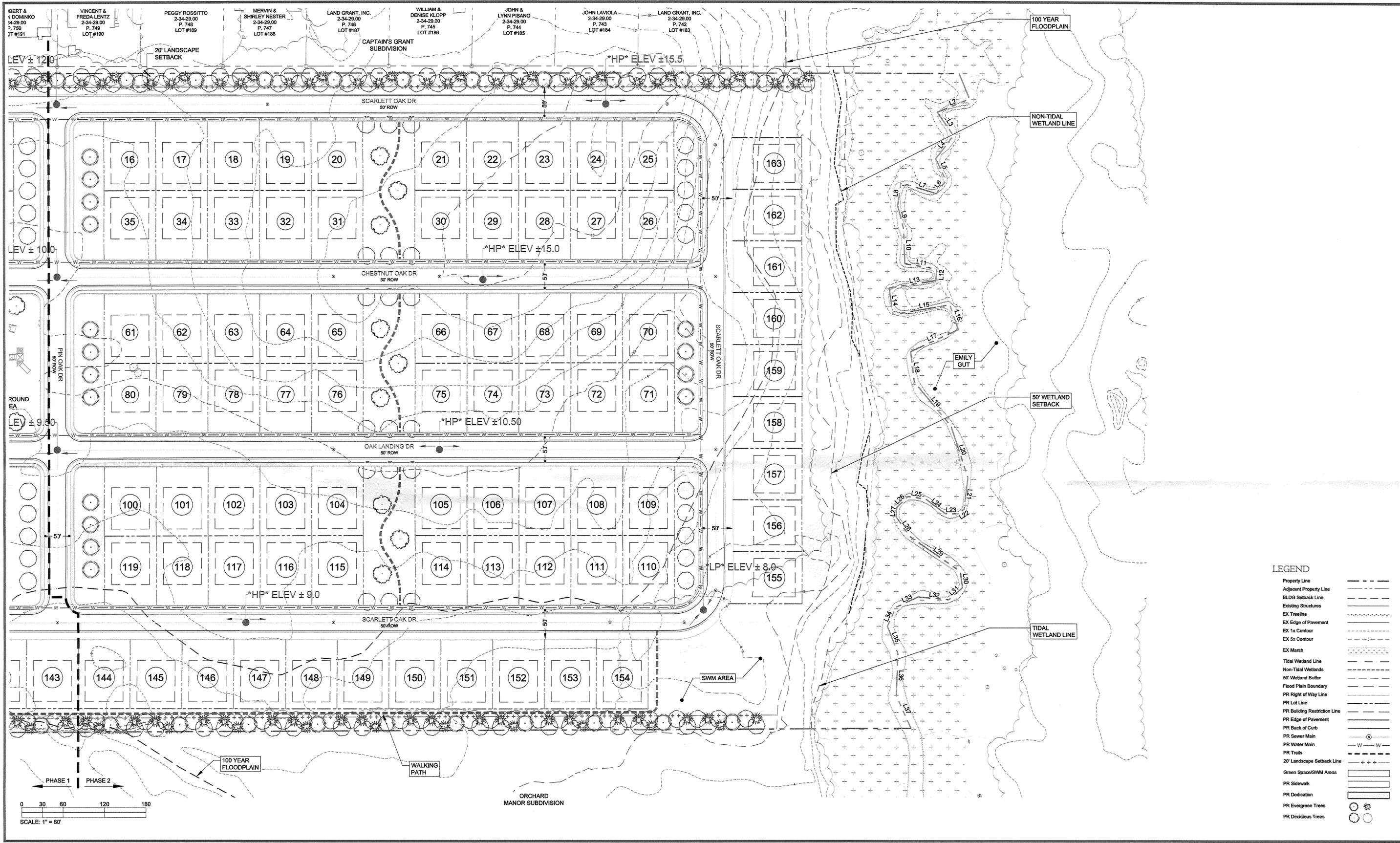
PRELIMINARY SITE PLAN

PROJECT DATA	
Tax Map: 2-34-34	Parcel: 97
INDIAN CREEK HUNDRED	
SUSSEX COUNTY, DELAWARE	
Drawn By: RC	Checked By: SUE
Date: FEBRUARY 16, 2018	
Scale: 1" = 60'	

REVISIONS	



Project No: 17-014  
File Name: PSP 05I9I7.dwg  
Sheet No: C 101

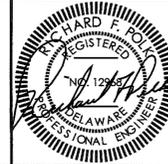


**LEGEND**

Property Line	---
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PR Back of Curb	---
PR Sewer Main	---
PR Water Main	---
PR Trails	---
20' Landscape Setback Line	---
Green Space/SWM Areas	---
PR Sidewalk	---
PR Dedication	---
PR Evergreen Trees	---
PR Deciduous Trees	---

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**OAK LANDING**  
INDIAN RIVER HUNDRED  
SUSSEX COUNTY, DELAWARE

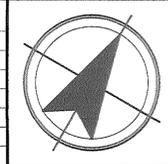
PRELIMINARY SITE PLAN

**PROJECT DATA**

Tax Map: 2-34-34	Parcel: 97
INDIAN CREEK HUNDRED	
SUSSEX COUNTY, DELAWARE	
Drawn By: RC	Checked By: SDE
Date: FEBRUARY 16, 2018	
Scale: 1" = 60'	

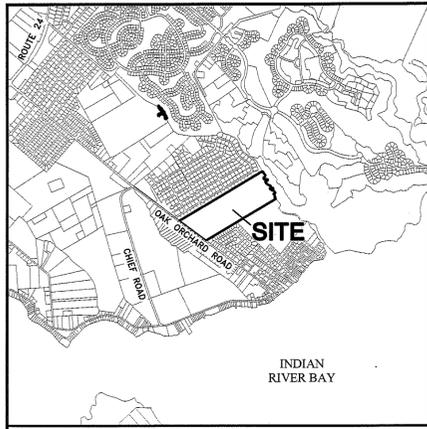
**REVISIONS**

No.	Description	Date

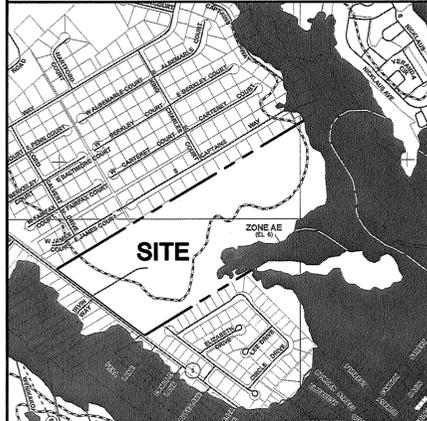


Project No: 17-014  
File Name: PSP 051917.dwg  
Sheet No: C 102

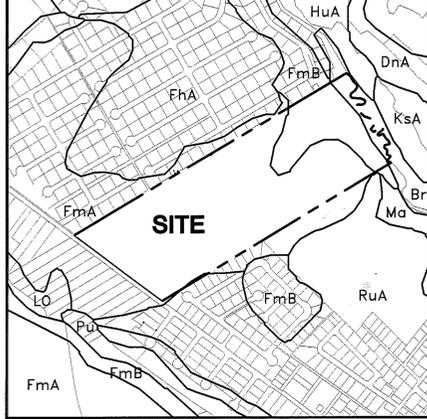
# PLOVER POINT (FORMERLY KNOWN AS OAK LANDING) SUBDIVISION 2018-9 PRELIMINARY PLAN INDIAN RIVER HUNDRED SUSSEX COUNTY, DELAWARE JULY, 2020 DBF PROJECT # 0700C001



**LOCATION MAP** SCALE: 1" = 1/2 MILE



**FLOODPLAIN MAP** SCALE: 1" = 800'  
FEMA PANEL 10001C0481K DATE: MARCH, 16 2015



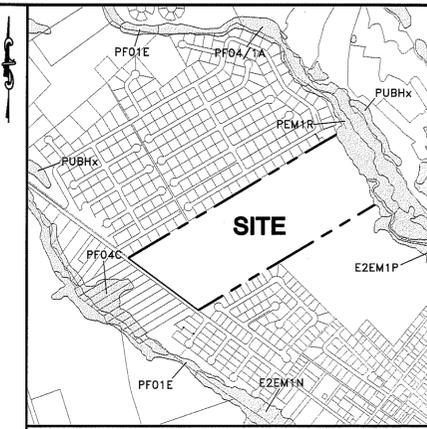
**SOILS MAP** SCALE: 1" = 800'

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

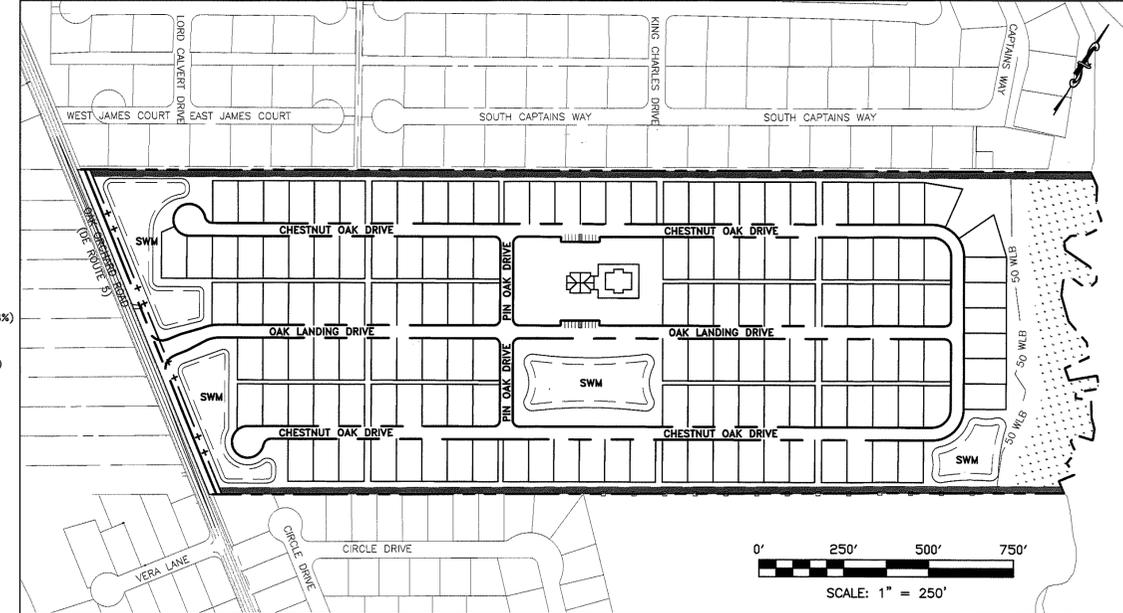
**ENGINEER'S STATEMENT**  
I, RING W. LARDNER, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

**WETLAND STATEMENT**  
I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(A)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

**DATA COLUMN**  
TAX MAP ID: 2-34-34.00-97.00  
DATUM: NAVD 88  
VERTICAL: NAD 83 (DE STATE PLANE)  
HORIZONTAL: 2017-06-04  
PLUS #: 2017-06-04  
LAND USE: AGRICULTURAL  
EXISTING: RESIDENTIAL  
PROPOSED:  
ZONING: GR-GENERAL RESIDENTIAL  
EXISTING:  
UNITS: 147  
SINGLE FAMILY LOTS:  
TYPICAL LOT SIZE: 75' X 125' (9,375 S.F.)  
AVERAGE LOT SIZE: 0.216 AC. (9,409 S.F.)  
DENSITY: 4.36 UNITS PER AC.  
MAXIMUM: 2.422 UNITS PER AC.  
PROPOSED:  
GR ZONING REQUIREMENTS  
LOT AREA: (REQUIRED) 10,000 S.F. (0.23 AC)  
LOT AREA: (PROPOSED) 7,500 S.F. (0.17AC)  
LOT DEPTH: 100 FT.  
LOT WIDTH: 75 FT.  
FRONT SETBACK: 30 FT.  
SIDE SETBACK: 10 FT.  
REAR SETBACK: 10 FT.  
CORNER SETBACK: 15 FT.  
OPEN SPACE: 29.88% (PROPOSED)  
MAXIMUM REQUIREMENTS  
BUILDING HEIGHT: 42 FT.  
PROPOSED: 36 FT. (2 STORIES)  
AREAS:  
EXISTING SITE  
SITE AREA: 60.675 AC.  
WETLANDS (INCLUDED IN SITE AREA): 3.225 AC.  
LAND DEDICATED TO PUBLIC RIGHT-OF-WAY: -0.476 AC.  
TOTAL SITE AREA: 60.199 AC.  
PROPOSED SITE  
LOT AREA: 31,805 AC.  
RIGHT-OF-WAY: 7,182 AC.  
OPEN SPACE (TOTAL): 17,988 AC. (29.88%)  
OPEN SPACE A: 12,058 AC.  
OPEN SPACE B: 3,004 AC.  
OPEN SPACE C: 2,926 AC.  
WETLANDS: 3,225 AC. (5.36%)  
TOTAL SITE AREA: 60.199 AC.  
IMPERVIOUS AREAS:  
PAVEMENT (STREETS): 4,586 AC.  
SIDEWALKS: 1,813 AC.  
SHARED-USE-PATH: 0.234 AC.  
LOTS (50% IMPERVIOUS): 15,903 AC.  
TOTAL IMPERVIOUS AREAS: 22,536 AC.  
FORESTED AREAS  
EXISTING: 9,057 AC.  
REMOVED: 1,057 AC.  
TOTAL PRESERVED: 7,970 AC.  
UTILITIES  
SEWER PROVIDER: PUBLIC (SUSSEX COUNTY)  
WATER PROVIDER: PUBLIC (TIDEWATER UTILITIES, INC.)  
PROPOSED BUILDING CONSTRUCTION: WOOD/CONCRETE BLOCK  
WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.  
FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10001C0481K DATED MARCH 16, 2015.  
STATE STRATEGIES MAP: INVESTMENT LEVEL 3  
THIS PROPERTY IS LOCATED 1,594'± TO THE SOUTHEAST OF THE INTERSECTION OF CAPTAINS WAY AND OAK ORCHARD ROAD (SCR 297).  
OAK ORCHARD ROAD POSTED SPEED LIMIT: 50/40 M.P.H.  
PROPERTY OWNER/DEVELOPER:  
DOUBLE H DEVELOPMENT, LLC.  
28107 BEAVER DAM ROAD  
LAUREL, DE. 19956  
PHONE: 302-875-3033  
ENGINEER:  
DAVIS, BOWEN, & FRIEDEL, INC.  
RING LARDNER, P.E.  
1 PARK AVENUE  
MILFORD, DE 19963  
PHONE: 302-424-1441  
FAX: 302-424-0430



**NWI WETLANDS MAP** SCALE: 1" = 1000'



SCALE: 1" = 250'

**SHEET INDEX**

TITLE SHEET	PL-01
PRELIMINARY SITE PLAN - OVERVIEW	PL-02
PRELIMINARY SITE PLAN	PL-03 TO PL-04
TYPICAL SECTIONS AND DETAILS	PL-05

**LEGEND**

EXISTING	PROPOSED
BOUNDARY LINE	SANITARY SEWER MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
ADJACENT PROPERTY OWNER	SANITARY SEWER LATERAL
EASEMENT	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SETBACK	WATER LATERAL
ROAD CENTERLINE / BASELINE & STATIONING	CATCH BASIN, DRAINAGE PIPE, FLARED END SECTION, FLOW DIRECTION
CONTOUR ELEVATION AND LABEL	TREES
CATCH BASIN, STORM PIPE, STORM MANHOLE	FENCE
SANITARY SEWER MANHOLE, PIPE, FLOW ARROW, PIPE SIZE	SIDEWALK
SANITARY SEWER CLEANOUT	SHARED USE PATH
WATER MAIN, W/ VALVES	FIRE HYDRANT ASSEMBLY
UTILITY POLE	SIGN
FENCE	FENCE
SWALE	SWALE
LOT IDENTIFICATION NUMBER	LOT IDENTIFICATION NUMBER

**SUBDIVISION 2018-9 CONDITIONS OF APPROVAL:**

- A. THERE SHALL BE NO MORE THAN 163 LOTS WITHIN THE SUBDIVISION.
- B. THE APPLICANT SHALL FORM A HOMEOWNER'S ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
- C. THE STORMWATER MANAGEMENT SYSTEM AND EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY AND SHALL MAXIMIZE GROUNDWATER RECHARGE.
- D. ALL ENTRANCES SHALL COMPLY WITH ALL OF DELOT'S REQUIREMENTS.
- E. SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL STREETS.
- F. NO WETLANDS SHALL BE INCLUDED WITHIN ANY LOT LINES.
- G. THE DEVELOPMENT SHALL BE SERVED BY SUSSEX COUNTY SEWER IN ACCORDANCE WITH SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND REGULATIONS.
- H. THE DEVELOPMENT SHALL BE SERVED BY CENTRAL WATER.
- I. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREA AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- J. A MINIMUM 50-FOOT BUFFER SHALL BE PROVIDED BETWEEN THE STATE WETLANDS ASSOCIATED WITH EMILY'S GUT AND ANY LOT LINES.
- K. THE RECREATIONAL AMENITIES SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE BOTH RESIDENTIAL BUILDING PERMIT. THE RECREATIONAL AMENITIES SHALL INCLUDE A POOL, POOL HOUSE/CLUBHOUSE AND PLAYGROUND.
- L. DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH FRIDAY.
- M. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SITE BETWEEN 6:00 P.M. AND 8:00 A.M. ON THE WEEKDAYS AND AFTER 2:00 P.M. ON SATURDAYS. NO CONSTRUCTION ACTIVITIES SHALL OCCUR ON SUNDAYS.
- N. A SIX-FOOT BOARD-ON-BOARD FENCE SHALL BE INSTALLED ALONG THE ENTIRE SHARED PROPERTY BOUNDARY BETWEEN THIS PROJECT AND LANDS OF CHARLES CLARK. THIS FENCE SHALL NOT EXTEND INTO THE WETLANDS AREA. THIS FENCE SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- O. THE PRELIMINARY APPROVAL IS CONTINGENT UPON THE APPLICANT SUBMITTING A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THE CONDITIONS OF APPROVAL ON IT. STAFF SHALL APPROVE THE REVISED PLAN UPON CONFIRMATION THAT THE CONDITIONS OF APPROVAL BEEN DEPICTED OR NOTE ON IT.
- P. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

**GENERAL NOTES:**

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELOT'S DISCRETION, AND IN CONFORMANCE WITH DELOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. 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.
9. 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.
10. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
11. NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
12. AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
13. THE FINAL OVERLAY OF HOT MIX - TYPE C FOR A STREET WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ON THAT STREET IS COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT THE COUNTY KNOWLEDGE AND/OR APPROVAL, THEN THE COUNTY HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.
14. WATER SUPPLY, SEWER, PAVEMENT AND DRAINAGE MUST BE IN PLACE PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY FOR THE REQUESTED LOT.
15. ANY MONUMENT SIGNAGE MUST REQUIRE ADDITIONAL PERMITTING.
16. AN AMENITIES PLAN WILL BE SUBMITTED SEPARATELY.

**SUSSEX CONSERVATION DISTRICT APPROVAL BOX**

SUSSEX COUNTY PLANNING & ZONING STAFF \_\_\_\_\_ DATE \_\_\_\_\_

SUSSEX COUNTY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

**SUSSEX COUNTY PLANNING & ZONING APPROVAL**

SUSSEX COUNTY PLANNING & ZONING STAFF \_\_\_\_\_ DATE \_\_\_\_\_

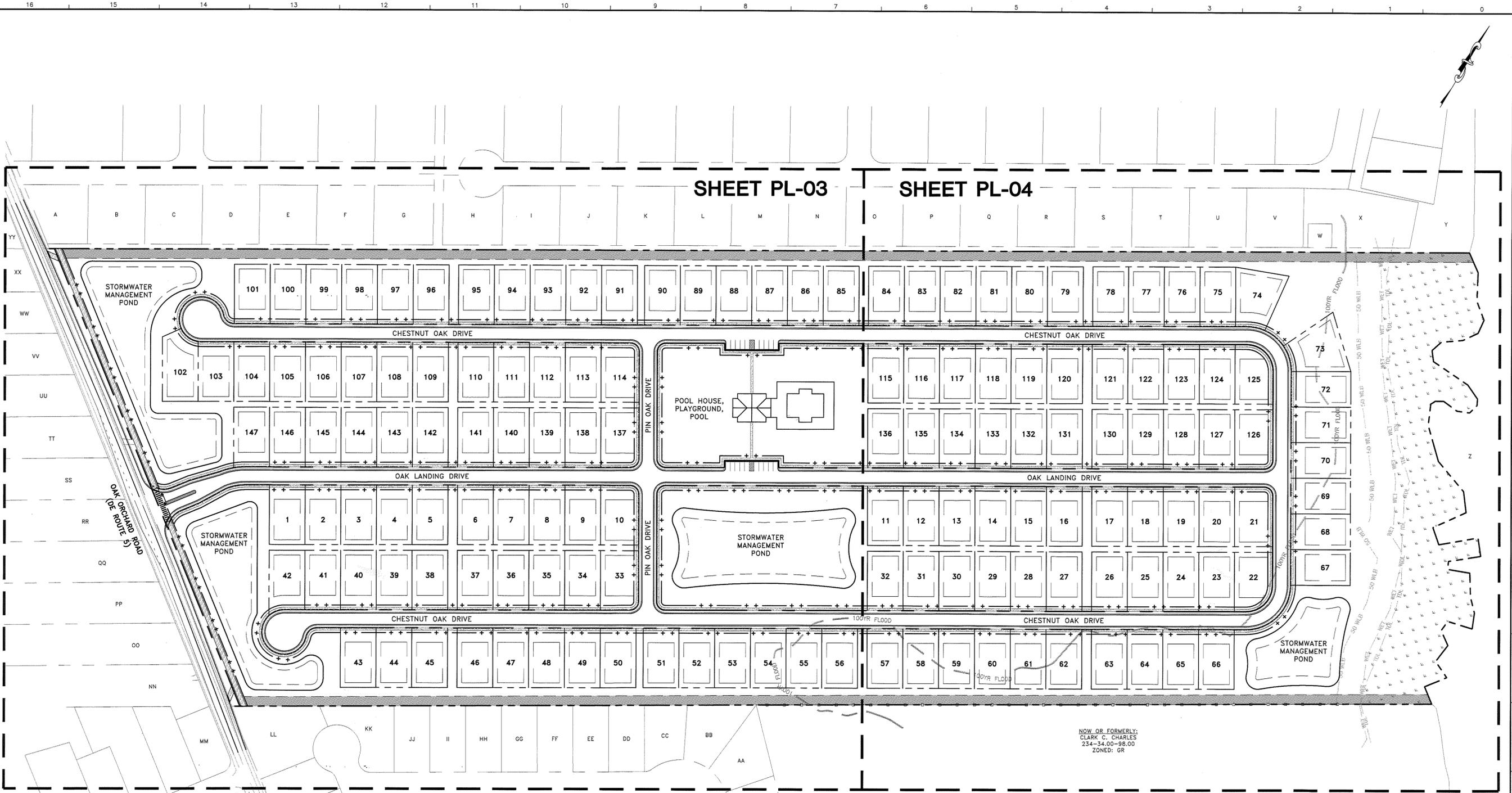
SUSSEX COUNTY COUNCIL PRESIDENT \_\_\_\_\_ DATE \_\_\_\_\_

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

SAUSBUY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441  
EASTON, MARYLAND (410) 770-4744

REVISIONS:

2020-04-09 P&Z  
2020-09-14 P&Z  
2020-10-29 P&Z COMMENTS



SHEET PL-03

SHEET PL-04

**ADJACENT PROPERTY OWNERS**

PARCEL#	OWNER	DEED	ZONED
A 234-29.00-636.00	MARION ONEILL	D/5226/286	GR
B 234-29.00-635.00	DANIEL M. & AMY MARCUS	D/4033/24	GR
C 234-29.00-634.00	ROBERT GRUVER DAVIS	D/3490/207	GR
D 234-29.00-633.00	JUDITH A. HILTON-HYDE	D/5206/195	GR
E 234-29.00-632.00	RICHARD B. & LORRAINE MCCrackEN	D/5157/88	GR
F 234-29.00-631.00	MICHAEL E. & BARBARA GROGAN	D/4029/167	GR
G 234-29.00-630.00	FRANK R. & VIOLA M. GRAY	D/2736/304	GR
H 234-29.00-756.00	DONNA C. IRVINE	D/2511/312	GR
I 234-29.00-755.00	MARY C. SMITH	D/2410/324	GR
J 234-29.00-754.00	ROBERT C. SR. & JULIE G. LEGATES	D/2440/333	GR
K 234-29.00-753.00	RICHARD C. & NANCY J. PANAGACOS	D/2424/345	GR
L 234-29.00-752.00	JOHN L. & JEAN C. SALOMONE	D/4116/44	GR
M 234-29.00-751.00	JOHN J. BENDER & BRENESA M. CHAVEZ	D/2486/123	GR
N 234-29.00-750.00	JAMES E. & MARY J. HEATLY	D/3919/53	GR
O 234-29.00-749.00	VINCENT & FREDA LENTZ	D/2787/119	GR
P 234-29.00-748.00	PEGGY L. ROSSITTO	D/3247/195	GR
Q 234-29.00-747.00	MERVIN D. & SHIRLEY E. NESTER	D/2936/250	GR
R 234-29.00-746.00	GEORGE W. & DONNA M. KLOSKE	D/4187/87	GR
S 234-29.00-745.00	WILLIAM H. & DENISE A. KLOPP	D/2751/287	GR
T 234-29.00-744.00	STEPHEN R. & BRENDA D. STAPPELLI	D/4483/25	GR
U 234-29.00-743.00	JOHN C. & MICHELLE MARIE VICKERS	D/4432/263	GR
V 234-29.00-742.00	EUGENE PAUL & MARY COLLEEN MCGREW	D/3927/125	GR
W 234-29.00-277.02	SUSSEX COUNTY (PUMP STATION)	D/3751/58	GR
X 234-29.00-277.00	CAPTAINS GRANT HOMEOWNER ASSOC.	D/331/327	GR
Y 234-28.00-277.00	CAPTAINS GRANT HOMEOWNER ASSOC.	D/331/327	GR
Z 234-30.00-1.03	THE PENINSULA COMMUNITY ASSOC., INC.	D/5021/293	MR

**ADJACENT PROPERTY OWNERS**

PARCEL#	OWNER	DEED	ZONED
AA 234-34.08-129.00	NAOMI F. MORRISON	D/3831/136	GR
BB 234-34.08-130.00	LAWRENCE M. & MASHA E. FRIEND	D/3040/260	GR
CC 234-34.08-131.00	GLEN E. SARGEANT	D/5028/233	GR
DD 234-34.08-132.00	MICHAEL J. & ANGELA D. WILLIAMS	D/4590/89	GR
EE 234-34.08-133.00	BUSH PLETCHER ENTERPRISES, LLP	D/4083/58	GR
FF 234-34.08-134.00	GLORIA M. ALTEMOSE		GR
GG 234-34.08-135.00	LONNIE RAY & PATRICIA LEE DIXON	D/4258/297	GR
HH 234-34.08-136.00	JAMES A. LUCIANO	D/3145/97	GR
II 234-34.08-137.00	NICOLE & JOE ROMANO	D/4411/307	GR
JJ 234-34.08-138.00	JOHN L. & KIMBERLY ANN BOONE	D/4424/111	GR
KK 234-34.08-139.00	DOMINIC H. RHOLETTER	D/4175/145	GR
LL 234-34.08-140.00	VICTOR & KENNILYNN KOVLESKI	D/5181/80	GR
MM 234-34.08-141.00	JEFFREY D. SR. & LORRAINE A. SAREYKA	D/5181/80	GR
NN 234-34.00-98.00	NICHOLAS BELL	D/4215/165	GR
OO 234-34.00-95.00	JEFFREY STEVEN & JOANN REV NOVAK, TR	D/4755/170	GR
PP 234-34.00-94.00	ROBERT L. & MARTHA E. MOORE		GR
QQ 234-34.00-93.00	JANICE M. CHORMAN	D/4027/187	GR
RR 234-34.00-92.00	JAMES R. JR. & KIMBERLY D. FORD	D/3691/140	GR
SS 234-34.00-91.00	IRVIN W. MOORE	D/3691/142	GR
TT 234-34.00-90.00	JEAN MOORE		GR
UU 234-34.00-89.00	SUSAN P. MUMFORD & SANDRA MOORE	D/2289/345	GR
VV 234-34.00-88.00	RONALD W., BARBARA R., & RODNEY T. MCGEE	D/2159/266	GR
WW 234-34.00-87.00	A & E PROPERTY SOLUTIONS, LLC	D/5186/264	GR
XX 234-34.00-86.00	LEON & RAYMOND C. JOHNSON, TERESA H. SMITH	D/3892/304	GR
YY 234-29.00-234.00	ANGELA J. DUNMORE	D/3962/5	GR

**BOUNDARY LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 54°28'28" W	45.56'
L2	N 28°47'36" W	60.90'
L3	S 51°28'20" E	22.21'
L4	N 06°33'35" W	30.00'
L5	N 34°07'32" E	135.45'
L6	N 54°30'14" E	444.55'
L7	N 17°36'57" E	26.49'
L8	S 38°29'08" E	23.77'
L9	N 86°28'40" W	87.18'
L10	N 65°58'19" W	35.37'
L11	N 26°11'29" W	113.81'
L12	S 14°18'24" W	226.33'
L13	S 67°26'29" W	258.84'
L14	S 84°08'37" E	34.62'
L15	N 70°55'32" W	82.52'
L16	N 25°47'52" E	114.42'
L17	N 59°37'17" E	177.56'
L18	N 24°13'18" E	45.42'
L19	N 48°42'34" W	78.88'
L20	N 37°37'44" W	44.34'
L21	N 34°36'59" E	76.29'
L22	S 49°55'59" E	138.04'
L23	S 49°10'12" W	83.53'
L24	S 39°12'52" W	38.95'
L25	S 50°10'57" W	68.47'
L26	S 26°59'15" W	116.79'
L27	S 86°33'44" W	46.71'
L28	S 32°23'12" W	50.57'
L29	S 45°15'28" E	34.97'
L30	N 22°26'30" W	53.54'
L31	N 76°17'44" E	53.43'
L32	N 04°57'52" E	23.47'
L33	S 55°02'27" E	34.69'
L34	N 06°35'16" E	42.20'
L35	S 65°09'29" W	41.38'
L36	N 36°27'46" E	50.29'
L37	N 53°16'22" W	39.50'

**RIGHT-OF-WAY CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
RC-1	43.00'	50.39'	47.55'	S 03°22'56" W	67°08'28"
RC-2	105.99'	40.63'	40.38'	S 48°10'30" W	21°57'40"
RC-3	18.00'	28.27'	25.46'	N 75°50'41" W	90°00'00"
RC-4	18.00'	28.27'	25.46'	N 14°09'19" E	90°00'00"
RC-5	47.00'	212.02'	72.81'	S 70°04'32" E	258°27'52"
RC-6	23.00'	31.50'	29.09'	S 19°55'26" W	78°27'47"
RC-7	94.00'	147.65'	132.94'	N 14°09'19" E	90°00'00"
RC-8	94.00'	147.65'	132.94'	N 75°50'41" W	90°00'00"
RC-9	23.00'	31.50'	29.09'	S 81°36'47" E	78°27'47"
RC-10	47.00'	212.02'	72.81'	S 08°23'09" W	258°27'52"
RC-11	18.00'	28.27'	25.46'	N 75°50'41" W	90°00'00"
RC-12	18.00'	28.27'	25.46'	N 14°09'19" E	90°00'00"
RC-13	144.00'	55.34'	55.00'	S 48°08'47" W	22°01'04"
RC-14	43.00'	50.38'	47.72'	N 70°39'10" E	67°23'58"
RC-15	18.00'	28.27'	25.46'	S 75°50'41" E	90°00'00"
RC-16	56.00'	87.96'	79.20'	N 14°09'19" E	90°00'00"
RC-17	18.00'	28.27'	25.46'	N 75°50'41" W	90°00'00"
RC-18	18.00'	28.27'	25.46'	S 14°09'19" W	90°00'00"
RC-19	18.00'	28.27'	25.46'	S 75°50'41" E	90°00'00"
RC-20	18.00'	28.27'	25.46'	N 14°09'19" E	90°00'00"
RC-21	56.00'	87.96'	79.20'	N 75°50'41" W	90°00'00"
RC-22	18.00'	28.27'	25.46'	S 14°09'19" W	90°00'00"

**LOT CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
PC-5A	47.00'	35.21'	34.39'	S 37°41'44" W	42°55'21"
PC-5B	47.00'	176.81'	89.51'	N 88°27'48" E	215°32'31"
PC-8A	94.00'	56.85'	55.99'	N 48°10'19" W	34°39'17"
PC-8B	94.00'	51.62'	50.94'	N 81°13'55" W	31°27'56"
PC-8C	94.00'	39.18'	38.89'	S 71°05'43" W	23°52'47"
PC-10A	47.00'	157.97'	93.43'	S 41°19'49" W	192°34'36"
PC-10B	47.00'	46.92'	45.00'	S 83°33'36" E	57°12'14"
PC-10C	47.00'	7.12'	7.12'	N 63°29'44" E	8°41'05"
PC-13A	144.00'	24.11'	24.08'	S 54°21'50" W	9°33'39"
PC-13B	144.00'	31.22'	31.16'	S 43°20'58" W	12°25'26"

NOW OR FORMERLY:  
CLARK C. CHARLES  
234-34.00-98.00  
ZONED: GR



ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX COUNTY, DELAWARE  
MILLSBORO, DELAWARE  
EASTON, MARYLAND



PRELIMINARY SITE PLAN - OVERVIEW

**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**MILLSBORO, SUSSEX COUNTY, DELAWARE**

Revisions:  
2020-09-14: P&Z  
2020-10-29: P&Z COMMENTS

Date: JULY, 2020  
Scale: 1" = 100'  
Dwn.By: TAJ  
Proj.No.: 0700C001

**PL-02**

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DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS ENGINEERS SURVEYORS  
SALISBURY, MARYLAND  
1101 EAST WASHINGTON STREET  
SALISBURY, MARYLAND 21801  
(410) 543-8001  
(410) 775-1744

**PRELIMINARY SITE PLAN**

**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**MILLSBORO, SUSSEX COUNTY, DELAWARE**

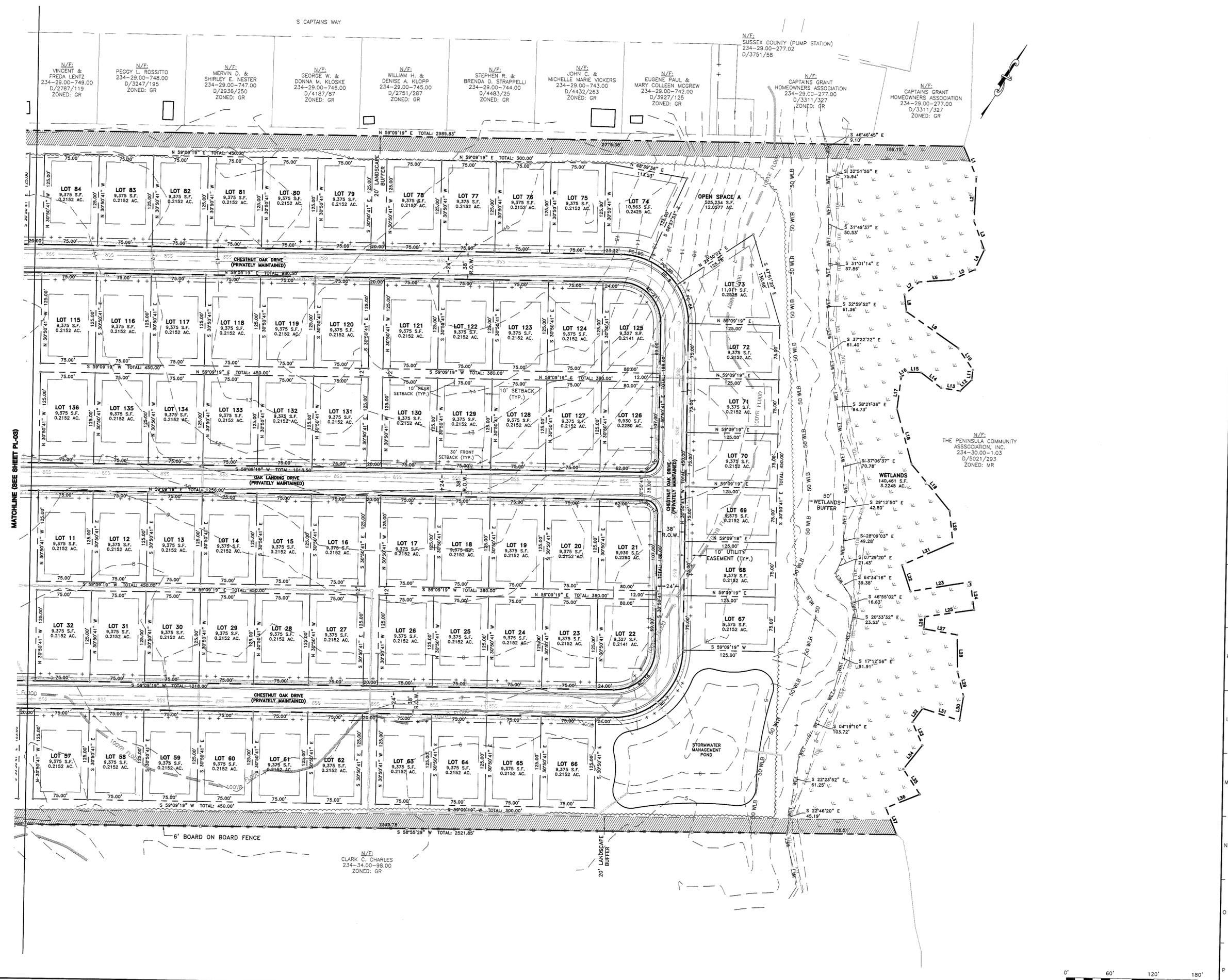
Revisions:  
2020-09-14: P&Z  
2020-10-29: P&Z COMMENTS

Date: JULY, 2020  
Scale: 1" = 60'  
Dwn.By: TAJ  
Proj.No.: 0700C001  
Dwg.No.:

**PL-03**

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MATCHLINE (SEE SHEET PL-03)

MATCHLINE (SEE SHEET PL-05)

ARCHITECTS ENGINEERS SURVEYORS  
 DAVIS, BOWEN & FRIEDEL, INC.  
 SAUBERTY, MARYLAND  
 EASTON, MARYLAND  
 (410) 543-8001  
 (410) 543-1444  
 (410) 751-1774

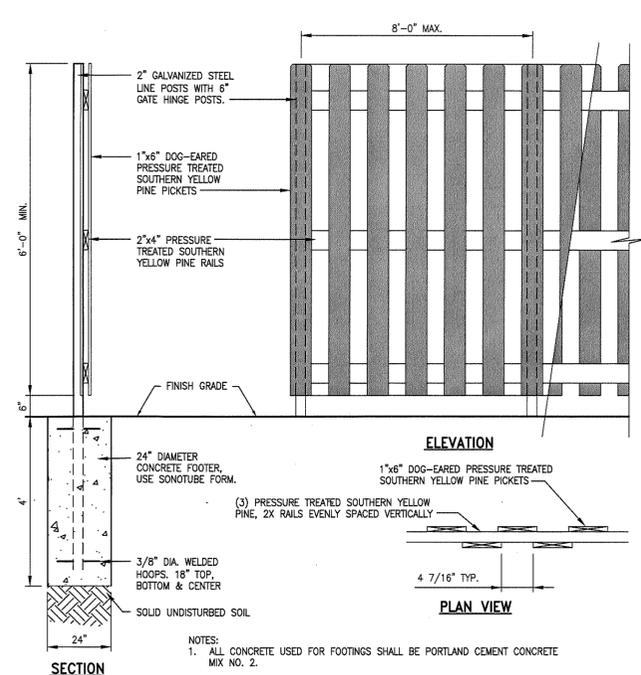
PRELIMINARY SITE PLAN

**PLOVER POINT  
 OAK ORCHARD ROAD  
 MILLSBORO, SUSSEX COUNTY, DELAWARE**

Revisions:	2020-09-14: P&Z
	2020-10-29: P&Z COMMENTS
Date:	JULY, 2020
Scale:	1" = 60'
Dwn.By:	TJAJ
Proj.No.:	0700C001
Dwg.No.:	PL-04

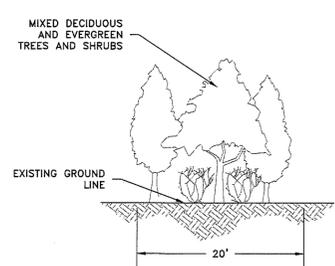


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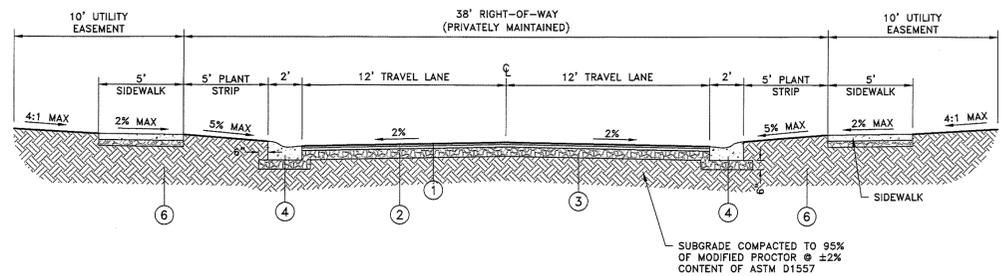


**PRESSURE TREATED SCREEN FENCE**  
NOT TO SCALE

- NOTES:
1. ALL CONCRETE USED FOR FOOTINGS SHALL BE PORTLAND CEMENT CONCRETE MIX NO. 2.
  2. ALL WOOD IS TO BE PRESSURE TREATED SOUTHERN YELLOW PINE.
  3. FINISH SHALL BE AS SELECTED BY OWNER.



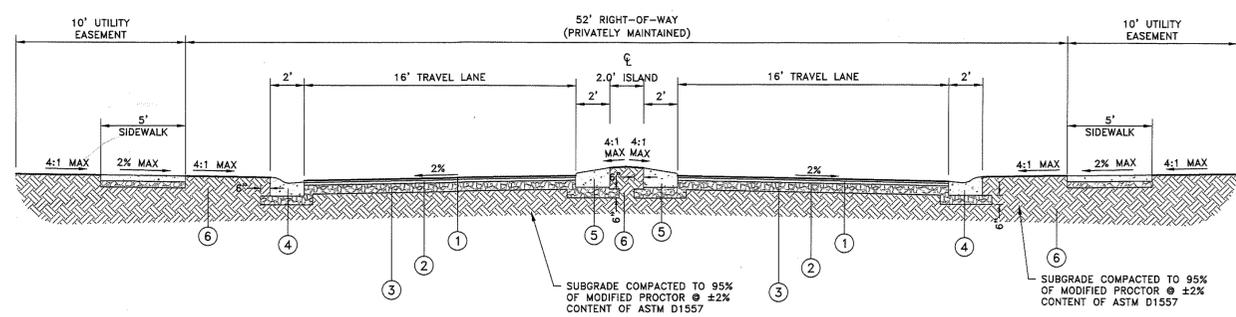
**LANDSCAPE BUFFER DETAIL**  
NO SCALE



**TYPE II RESIDENTIAL STREET SECTION**

**24' TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

- OAK LANDING DRIVE 2,388 FT (0.45 MILES)
- SCARLETT OAK DRIVE 5,801 FT (1.10 MILES)
- CHESTNUT OAK DRIVE 2,262 FT (0.43 MILES)
- PIN OAK DRIVE 750 FT (0.14 MILES)



**ENTRANCE SECTION**

**32' TYPICAL PAVEMENT SECTION**  
NOT TO SCALE

**LEGEND**

- ① BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
- ② BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
- ③ GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
- ④ INTEGRAL P.C.C. CURB & GUTTER TYPE 2
- ⑤ P.C.C. CURB TYPE 2
- ⑥ [ ITEM 908002 - TOPSOIL (6" DEPTH),  
ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND

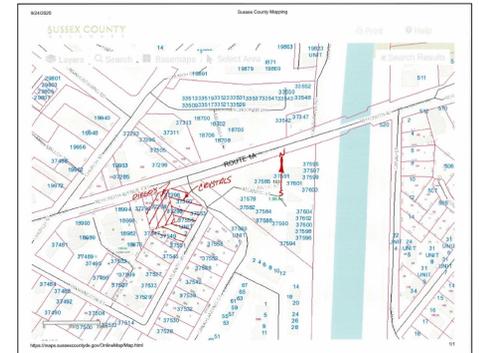
ARCHITECTS ENGINEERS SURVEYORS  
DAVIS, BOWEN & FRIEDEL, INC.  
SALISBURY, MARYLAND (410) 543-9000  
MILFORD, DELAWARE (302) 484-1441  
ESTON, MARYLAND (410) 770-7744

**PLOVER POINT**  
**OAK ORCHARD ROAD**  
**MILLSBORO, SUSSEX COUNTY, DELAWARE**

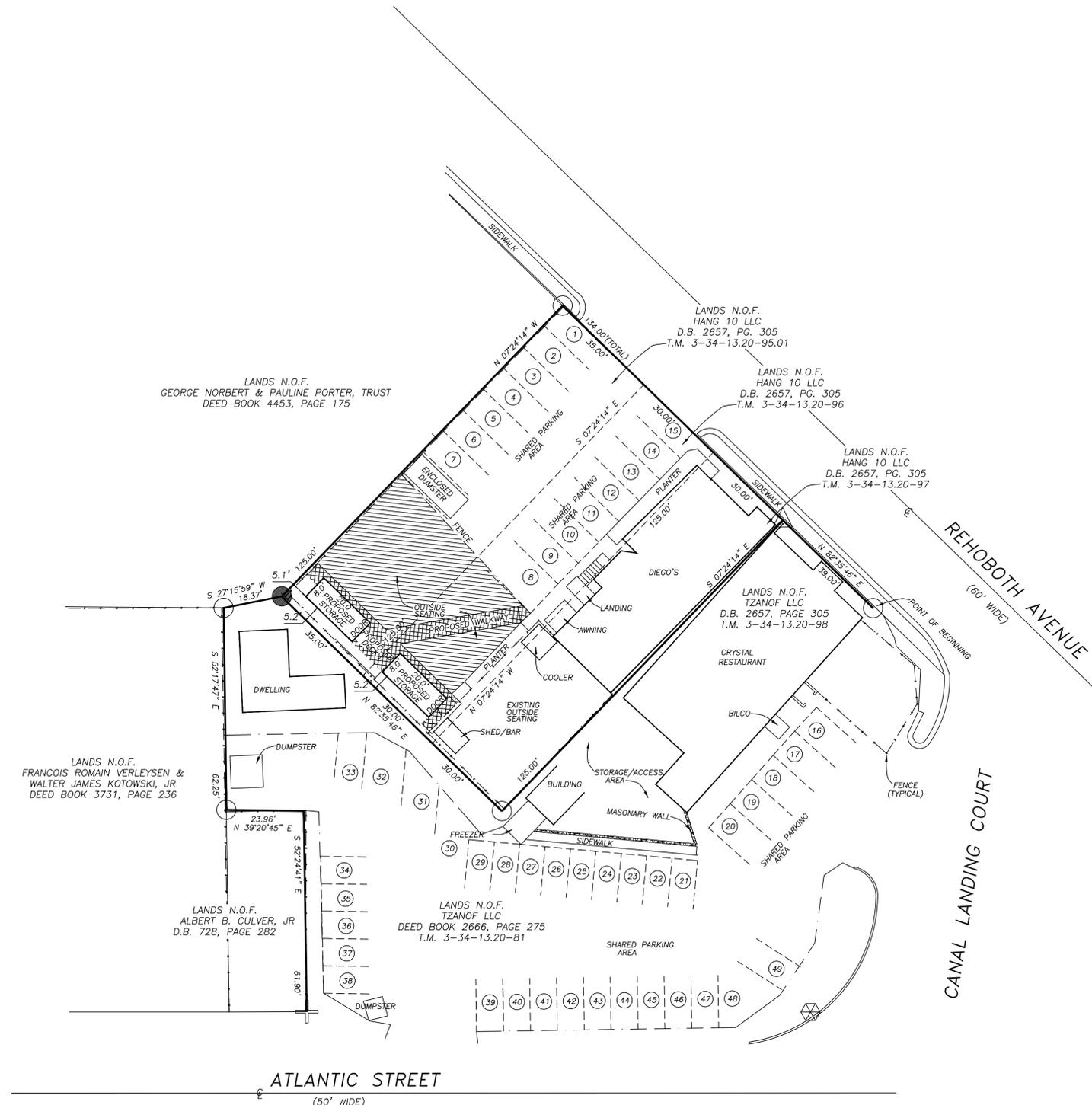
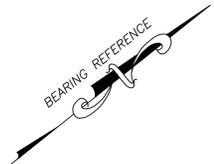
Revisions:  
2020-09-14: P&Z  
2020-10-29: P&Z COMMENTS

Date: JULY, 2020  
Scale: AS NOTED  
Dwn.By: TAJ  
Proj.No.: 0700C001  
Dwg.No.:

**PL-05**



vicinity map



**PLAN FOR ADDITIONAL OUTSIDE SEATING FOR DIEGO'S HIDEAWAY**  
 SHOWING SEATING AND STORAGE AREAS ALONG WITH SHARED PARKING WITH CRYSTAL RESTAURANT  
 CRYSTALS UTILIZES THE PARKING BEFORE 5 PM AND DIEGO'S USES IT AFTER 5 PM

<p><b>NOTES:</b></p> <ol style="list-style-type: none"> <li>1) CLASS "B", SUBURBAN SURVEY</li> <li>2) SOURCE OF TITLE: DEED BOOK 2666, PAGE 275, DEED BOOK 2657, PAGE 305, DEED BOOK 4865, PAGE 167</li> <li>3) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH</li> </ol>	<p><b>LEGEND:</b></p> <ul style="list-style-type: none"> <li>⊕ FOUND BOLT</li> <li>+ FOUND "T" BAR</li> <li>○ FOUND IRON PIPE</li> <li>● FOUND IRON BAR</li> <li>△ FOUND DRILL HOLE</li> </ul>
--	--



CHARLES E. ADAMS, JR., P.L.S. 506

Prepared By  
 ADAMS-KEMP ASSOCIATES, INC.  
 PROFESSIONAL LAND SURVEYORS  
 AND PLANNERS  
 217 SOUTH RACE STREET  
 GEORGETOWN, DELAWARE 19947  
 PHONE: (302) 856-6699  
 WWW.ADAMSKEMP.COM

**SITE PLAN**  
 PREPARED FOR  
**HANG 10 LLC**  
 SITUATED IN  
 CITY OF REHOBOTH, LEWES & REHOBOTH HUNDRED,  
 SUSSEX COUNTY, STATE OF DELAWARE  
 SCALE: 1" = 20'  
 DATE: SEPTEMBER 14, 2020 PLAN NO. 200815-D

# SITE DATA

**OWNER/APPLICANT:**  
 OLD ORCHARD VENTURES, LLC  
 MR. BARRY BAKER  
 10 A-DEL DRIVE  
 NEWARK, DE 19702  
 PHONE: 302-864-8826

**CONSULTANT:**  
 BEACON ENGINEERING, LLC  
 23318 CEDAR LANE  
 GEORGETOWN, DE 19947  
 PHONE: 302-864-8825  
 RPALMER@BEACONENGINEERINGLLC.COM

## PROPERTY & ZONING DATA:

TAX MAP: #335-8.00-25.00, 25.01 & 29.00  
 BOARD OF ADJUSTMENT CASE NUMBER: #12225 (11/05/2018) PARCEL 335-8.00-25.01  
 COUNTY SITE PLAN FILE NUMBER: 11/2/2020  
 LATITUDE: 38.760391° N  
 LONGITUDE: -75.168689° W  
 EXISTING ZONING: AR-1  
 EXISTING SITE AREA: 6.95 AC  
 EXISTING USE: SINGLE FAMILY HOME  
 PROPOSED ZONING: AR-1  
 NET DEVELOPMENT AREA: 5.63 AC ONSITE WITHIN SETBACKS  
 PROPOSED USE: SKILLED NURSING FACILITY  
 WATER: TIDEWATER UTILITIES  
 SEWER: CITY OF LEWES GROWTH / EXPANSION AREA  
 NUMBER OF EXISTING LOTS: 1  
 NUMBER OF PROPOSED LOTS: 1  
 PROPOSED LIMIT OF DISTURBANCE: 5.63 AC ONSITE/1.39 AC ENTRANCE ROAD  
 SITE ACCESS: PRIVATE  
 NAVD 88, FEET  
 HORIZONTAL DATUM: DELAWARE STATE PLANE, NAD 83  
 DEED REFERENCE: DEED BOOK 2405, PAGE 26  
 BUILDING AREA: 75,000 SF  
 PROPOSED BUILDING HEIGHT: 42 FT  
 STATE STRATEGIES INVESTMENT LEVELS: 2 & 3  
 POSTED SPEED LIMIT: LANDLOCKED PARCEL  
 NEAREST TOWN: LEWES  
 SURVEYOR: TRUE NORTH LAND SURVEYING, INC.  
 DATE OF SURVEY: APRIL 23, 2018

THIS SITE IS NOT WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP NUMBERED 10005C0193K DATED MARCH 16, 2015.

THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

## HEIGHT, AREA & BULK REQUIREMENTS AR-1:

FRONT YARD SETBACK: 30 FT (40 FT (1))  
 SIDE YARD SETBACK: 15 FT  
 REAR YARD SETBACK: 20 FT  
 MAXIMUM BUILDING HEIGHT: 42 FT  
 MINIMUM LOT AREA: 20,000 SF  
 MINIMUM LOT WIDTH: 100 FT (150 FT (1))  
 MINIMUM LOT DEPTH: 100 FT

(1) FOR LOTS FRONTING ON A NUMBERED ROAD SHOWN ON THE GENERAL HIGHWAY MAP FOR SUSSEX COUNTY OF 1964, AS REVISED.

## SIGN REQUIREMENTS:

**PER BUILDING:** ONE INDIRECTLY ILLUMINATED SIGN, NOT TO EXCEED 32 SQUARE FEET OF SIGN AREA PER SIDE. A SIGN SHALL CONTAIN NO MORE THAN TWO SIDES OR FACINGS, BACK TO BACK.  
**SETBACKS:** MINIMUM SETBACK OF 25 FEET FROM THE RIGHT-OF-WAY LINE OF AN INTERSECTION WITH ANOTHER STREET OR ROAD.  
 MINIMUM SETBACK OF 15 FEET FROM ALL ADJACENT PROPERTY LINES  
**NOTE:** ALL SIGNS REQUIRE A SEPARATE SIGN PERMIT FROM SUSSEX COUNTY.

## PARKING REQUIREMENTS:

**NURSING HOMES:** 1 FOR EACH 4 PATIENT BEDS, PLUS 1 PER CONVALESCENT HOMES AND HOMES FOR THE AGED:  
 2 EMPLOYEES ON THE LARGEST SHIFT  
**TOTAL SPACES REQUIRED:** 58 SPACES REQUIRED

## PARKING PROVIDED:

**PATIENTS:** 58 SPACES PROVIDED (PLUS 4 ADA SPOTS)  
**EMPLOYEES:** 14 SPACES PROVIDED  
**TOTAL SPACES PROVIDED:** 72 SPACES PROVIDED (PLUS 4 ADA SPOTS)

## ACCESSIBLE PARKING REQUIREMENTS:

**PARKING (51-75):** 3 SPACES REQUIRED (INCLUDES 1 VAN SPACE)  
**VAN ACCESSIBLE:** 1 SPACE REQUIRED

## ACCESSIBLE PARKING PROVIDED:

**PARKING (51-75):** 4 SPACES PROVIDED (INCLUDES 2 VAN SPACES)  
**VAN ACCESSIBLE:** 2 SPACES PROVIDED  
**TOTAL ACCESSIBLE PARKING:** 4 SPACES PROVIDED

**TOTAL PARKING PROVIDED:** 76 SPACES

## OFF-STREET LOADING:

**HOSPITAL OR SIMILAR INSTITUTION (25,000-100,000 SF):** 2 LOADING SPACES REQUIRED  
**TOTAL PROVIDED:** 2 LOADING SPACES

**NOTE:** OFF-STREET PARKING AREAS SHALL BE MAINTAINED IN A CLEAN AND ORDERLY CONDITION AT THE EXPENSE OF THE OWNER OR LESSEE AND NOT USED FOR THE SALE, REPAIR DISMANTLING, OR SERVICING OF ANY VEHICLES, EQUIPMENT, MATERIALS OR SUPPLIES.

# OWNER/DEVELOPER'S CERTIFICATION

IT IS HEREBY CERTIFIED THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #335-8.00-25.01 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DEVELOPER: BARRY BAKER  
 OLD ORCHARD VENTURES, LLC  
 10 A-DEL DRIVE  
 NEWARK, DELAWARE 19702  
 DATE: \_\_\_\_\_

# ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2022.

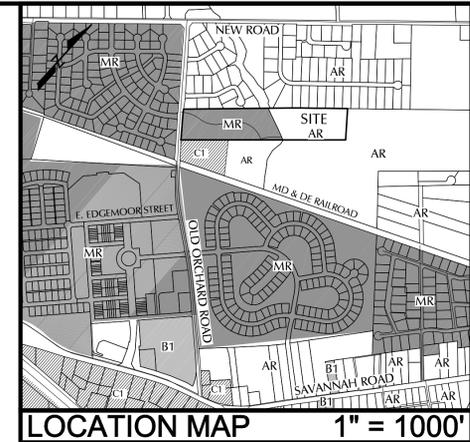
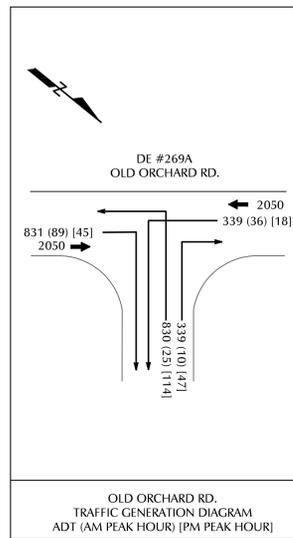
ENGINEER: ROBERT J. PALMER, P.E.  
 DATE: 11/2/2020

# WETLAND VERIFICATION STATEMENT

THIS PROPERTY, TAX MAP #335-08.00-25.01, HAS BEEN EXAMINED BY JAMES C MCCULLY, IV. PWS FOR THE PRESENCE OF WATERS OF THE UNITED STATES, INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBALGUEOUS LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THIS CRITERIA.

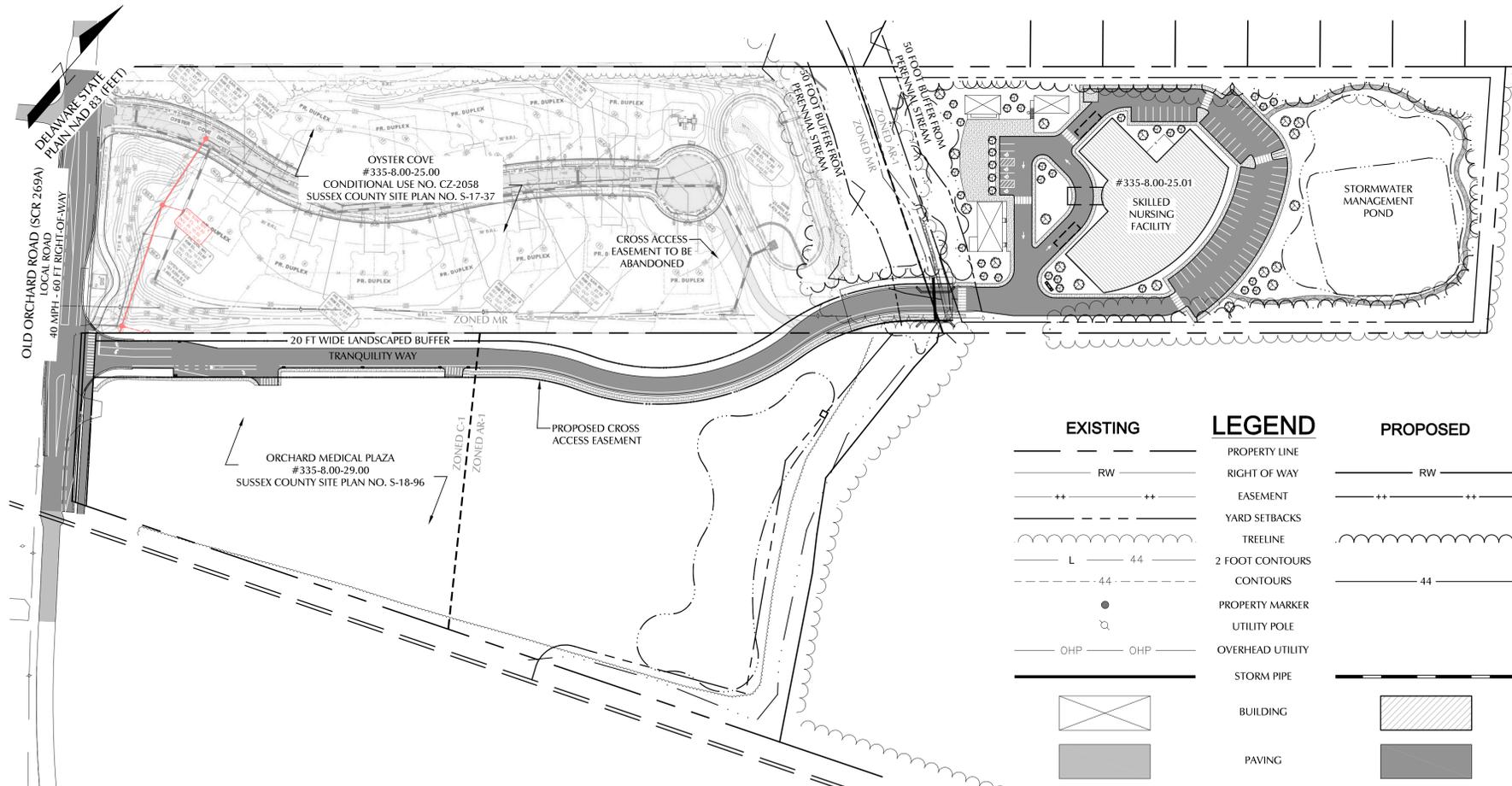
WATERSHED ECO, LLC  
 JAMES C MCCULLY, IV. PWS  
 158 COOPERS DRIVE  
 NEWARK, DE 19702  
 DATE: \_\_\_\_\_

ROAD TRAFFIC DATA		OLD ORCHARD ROAD (269A)	
FUNCTIONAL CLASSIFICATION:	LOCAL		
POSTED SPEED LIMIT:	40 MPH		
AADT (BASED ON TRIP COUNTS PROVIDED BY DELDOT 7/2/19):	4,100 TRIPS		
10 YEAR PROJECTED AADT (1.16 X AADT):	4,756 TRIPS		
SITE AADT:	2,339 TRIPS		
10 YEAR PROJECTED + SITE AADT:	7,095 TRIPS		
TRAFFIC PATTERN GROUP:	4		
PEAK HOUR: 13.70% X (10 YEAR PROJECTED AADT + SITE ADT):	972 TRIPS		
SITE TRAFFIC DATA			
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION			
DESIGN VEHICLE: SU-40			
TRUCK PERCENTAGE: 5			
ENTRANCE 1 FULL MOVEMENT			
CODE:		ADT	(AM PK)
254 - ASSISTED LIVING (PER 1000 SF GFA)	75,000 SF	314	29
720 - MEDICAL-DENTAL OFFICE BUILDING (PER 1000 SF GFA)	55,000 SF	2,025	131
TOTAL		2,339	160
			(PM PK)
			36
			188
			224
DIRECTIONAL DISTRIBUTION		29% NORTH / 71% SOUTH	
		(AM PK)	(PM PK)
254 - ASSISTED LIVING (PER 1000 SF GFA)	75,000 SF	ENTER	EXIT
720 - MEDICAL-DENTAL OFFICE BUILDING (PER 1000 SF GFA)	55,000 SF	102	29
TOTAL		125	35
			(PM PK)
			ENTER
			EXIT
			11
			25
			136
			161
		(AM PK)	(PM PK)
254 - ASSISTED LIVING (PER 1000 SF GFA)	75,000 SF	78 % ENTERING	22 % EXITING
720 - MEDICAL-DENTAL OFFICE BUILDING (PER 1000 SF GFA)	55,000 SF	78 % ENTERING	22 % EXITING
TOTAL		78 % ENTERING	22 % EXITING



# DRAWING INDEX:

SP1.0 OVERVIEW SITE PLAN  
 SP1.1 PRELIMINARY SITE PLAN  
 CD1.1 CONSTRUCTION DETAILS



EXISTING	LEGEND	PROPOSED
— RW —	PROPERTY LINE	— RW —
— ++ —	RIGHT OF WAY	— ++ —
— --- ---	EASEMENT	— --- ---
— --- ---	YARD SETBACKS	— --- ---
— L — 44	TREELINE	— L — 44
— 44 —	2 FOOT CONTOURS	— 44 —
— 44 —	CONTOURS	— 44 —
●	PROPERTY MARKER	●
— ○ —	UTILITY POLE	— ○ —
— OHP —	OVERHEAD UTILITY	— OHP —
—	STORM PIPE	—
▭	BUILDING	▭
▭	PAVING	▭
▭	GRAVEL	▭
▭	CONCRETE	▭

OVERALL SITE PLAN 0 100 200 300 FEET



Revision	By	Date
1	SKM	09/15/20
2	SKM	10/28/20

**TRANQUILITY AT BREAKWATER**  
**OLD ORCHARD VENTURES, LLC**  
 BROADKILL RIVER WATERSHED, LEWES & REHOBOTH HUNDRED,  
 SUSSEX COUNTY, DELAWARE  
 TAX MAPS #335-8.00-25.00, 335-8.00-25.01, & 335-8.00-29.00  
**OVERVIEW SITE PLAN**

Date: AUG 04, 2020  
 Scale: 1" = 100'  
 Dwn.By: SKM  
 Proj.No.: OOV01-03

Dwg.: **SP1.0**

**EXISTING**

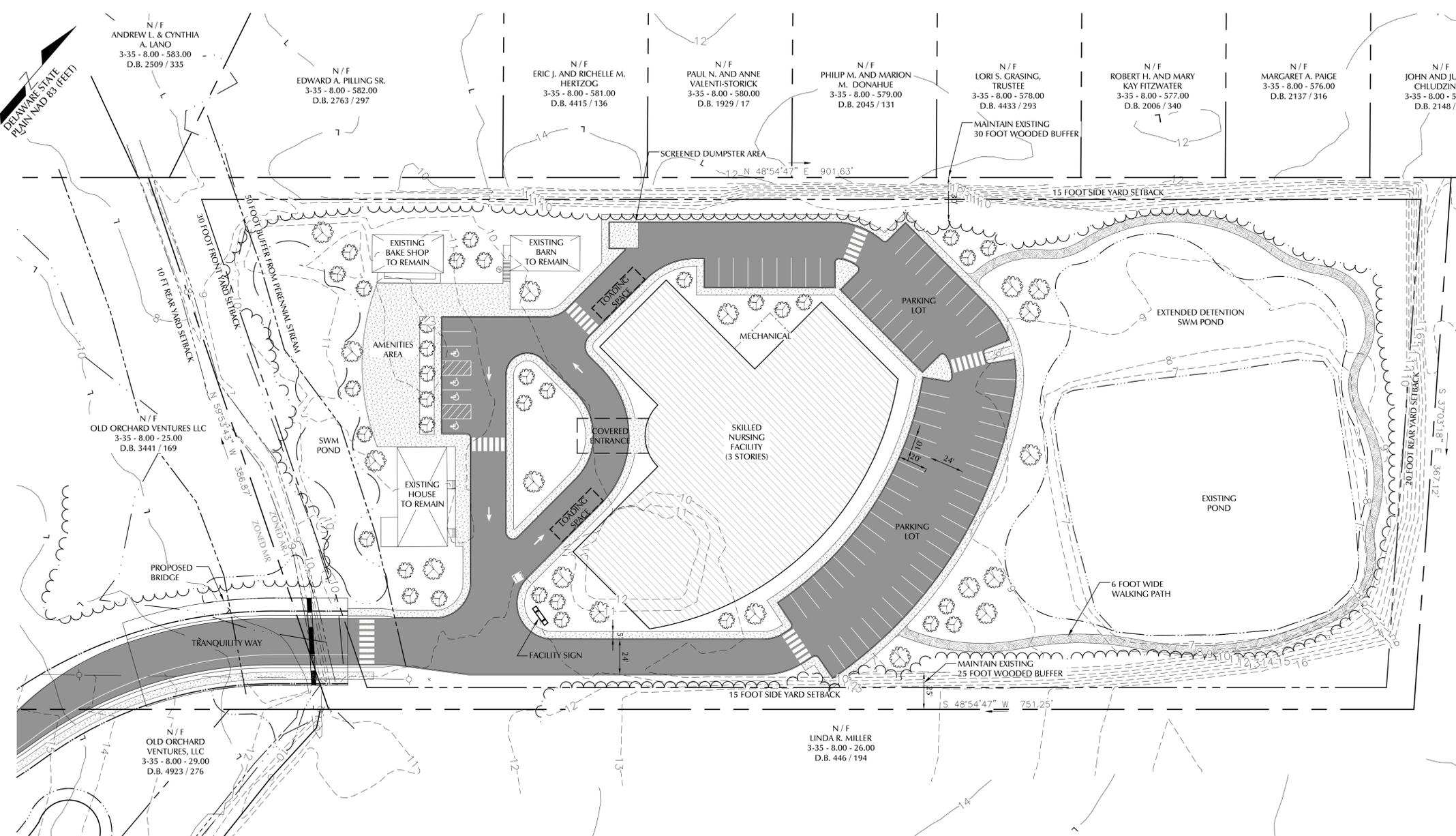
PROPERTY LINE  
RW  
EASEMENT  
YARD SETBACKS  
TREELINE  
L 44  
2 FOOT CONTOURS  
CONTOURS  
PROPERTY MARKER  
UTILITY POLE  
OHP  
OHP

**LEGEND**

PROPERTY LINE  
RIGHT OF WAY  
EASEMENT  
YARD SETBACKS  
TREELINE  
2 FOOT CONTOURS  
CONTOURS  
PROPERTY MARKER  
UTILITY POLE  
OVERHEAD UTILITY  
STORM PIPE  
BUILDING  
PAVING  
GRAVEL  
CONCRETE

**PROPOSED**

RW  
EASEMENT  
YARD SETBACKS  
TREELINE  
CONTOURS  
PROPERTY MARKER  
UTILITY POLE  
OVERHEAD UTILITY  
STORM PIPE  
BUILDING  
PAVING  
GRAVEL  
CONCRETE



**PRELIMINARY SITE PLAN**



**BEACON ENGINEERING LLC**  
23318 Cedar Lane | Georgetown | Delaware | 19947  
302.864.8825 | info@beaconengineeringllc.com

Date:	09/15/20
By:	SKM
Revision:	PLANNING & ZONING COMMENTS SKM 10/28/20

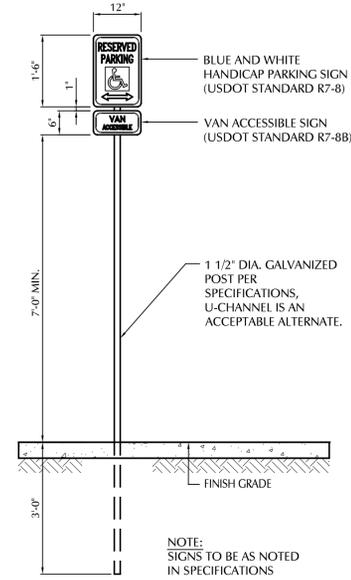
**TRANQUILITY AT BREAKWATER**  
**OLD ORCHARD VENTURES, LLC**  
BROADKILL RIVER WATERSHED, LEWES & REHOBOTH HUNDRED,  
SUSSEX COUNTY, DELAWARE  
TAX MAPS #335-8-00-25-00, 335-8-00-25-01, & 335-8-00-29-00  
**PRELIMINARY SITE PLAN**

Date:	AUG 04, 2020
Scale:	1" = 40'
Dwn.By:	SKM
Proj.No.:	OOV01-03

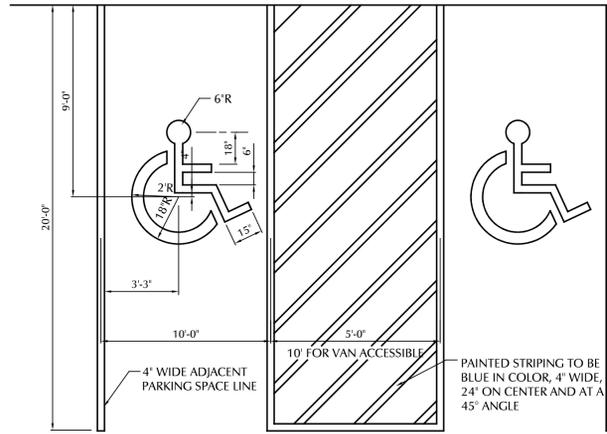
Dwg.: **SP1.1**

**SIGN DETAIL**

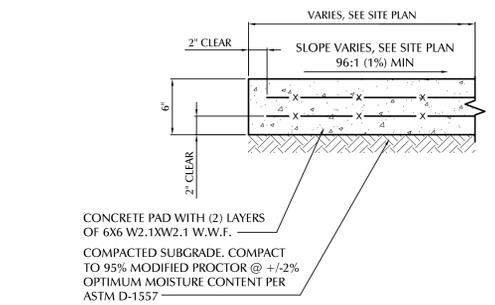
TBD BY OWNER



**STREET SIGN DETAIL**

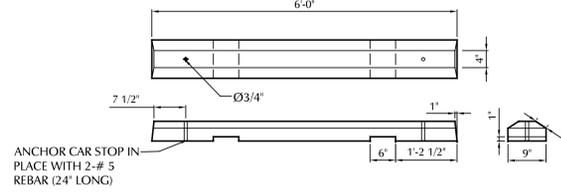


**HANDICAP PARKING DETAIL**

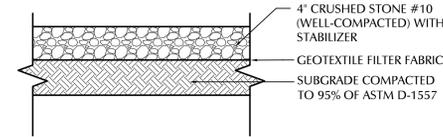


- NOTES:
1. ALL CONCRETE USED FOR DUMPSTER PADS SHALL BE 4,000PSI PORTLAND CEMENT CONCRETE.
  2. TOOLED CONTRACTION JOINTS ARE TO BE PLACED 10.0' MAX BOTH DIRECTIONS, OR AS DIRECTED.
  3. CONSTRUCTION JOINTS ARE TO BE PLACED 20.0' MAX BOTH DIRECTIONS, OR AS DIRECTED.
  4. WHEN PLACED ADJACENT TO EXISTING CONCRETE PAVEMENT, NEW OR EXISTING FOUNDATION WALL, CONCRETE CURB, CONCRETE CURB & GUTTER OR OTHER STRUCTURE, INSTALL APPROVED EXPANSION JOINT. ADDITIONAL EXPANSION JOINTS ARE TO BE PLACED AS DIRECTED.

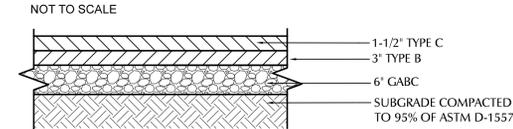
**CONCRETE DUMPSTER PAD**



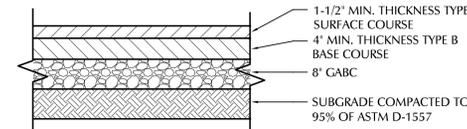
**CONCRETE WHEEL STOP DETAIL**



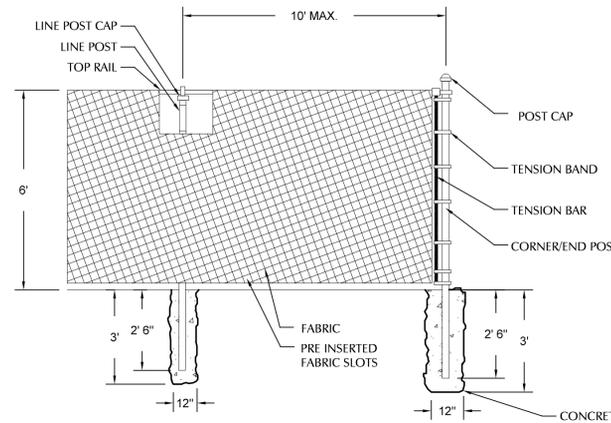
**GRAVEL WALKING PATH (BY OWNER)**



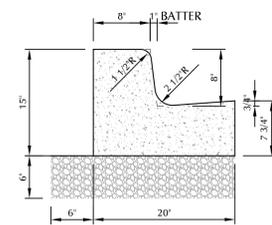
**ON SITE LIGHT DUTY PAVEMENT SECTION (PARKING AREA)**



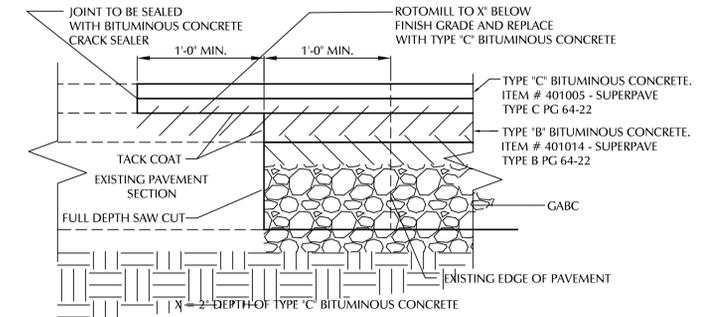
**ON SITE HEAVY PAVING SECTION (ON SITE ROADS AND PARKING AREA DRIVE AISLES)**



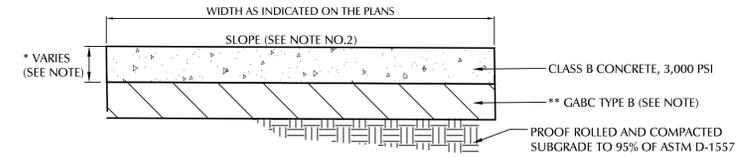
**DUMPSTER SCREENING**



**INTEGRAL P.C.C. TYPE 3-8 CURB AND GUTTER (TRANQUILITY LANE)**



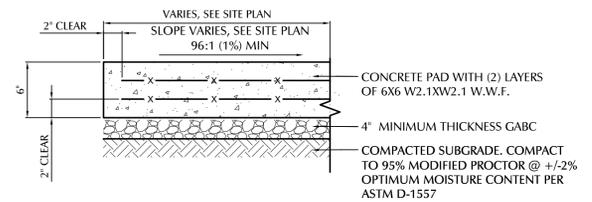
**TYPICAL PAVEMENT TIE-IN DETAIL**



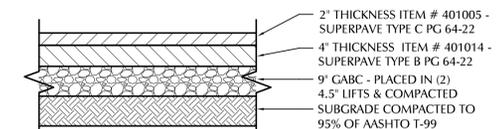
- \* STANDARD SIDEWALK SHALL BE 5' THICK. FOR DEPRESSED AND TRANSITION AREA, THE SIDEWALK SHALL BE 6' THICK.  
\*\* STANDARD SIDEWALK OF 5' THICKNESS SHALL BE PLACED OVER 4" GABC-TYPE B. SIDEWALK FOR DEPRESSED AND TRANSITION AREAS OF 6' THICKNESS SHALL BE PLACED OVER 6" GABC-TYPE B.

- NOTES:
1. MARK IN 5' SQUARES, USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THEN 20'.
  2. SIDEWALK TO BE CONSTRUCTED AT GRADE. SLOPE OF SIDEWALK SHALL PROVIDE POSITIVE DRAINAGE WITH A 2% MAX/1% MIN. CROSS SLOPE.

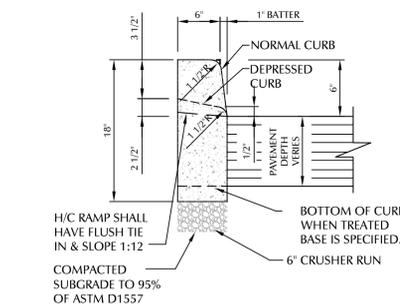
**SIDEWALK DETAIL**



**CONCRETE APRON DETAIL**



**ENTRANCE ROAD PAVEMENT SECTION**



**VERTICAL CURB DETAIL (ONSITE)**

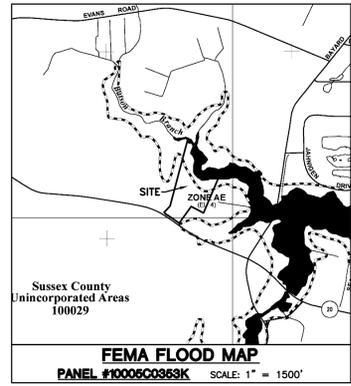
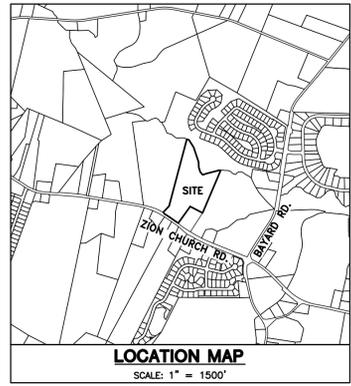


Date:	09/15/20
By:	SKM
Revision:	PLANNING & ZONING COMMENTS SKM 10/28/20

**TRANQUILITY AT BREAKWATER OLD ORCHARD VENTURES, LLC**  
BROADKILL RIVER WATERSHED, LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAPS #3355-8-00-25-00, 3355-8-00-25-01, & 3355-8-00-29-00  
**CONSTRUCTION DETAILS**

Date:	AUG 04, 2020
Scale:	NO SCALE
Dwn.By:	SKM
Proj.No.:	OOV01-03

Dwg.: **CD1.1**

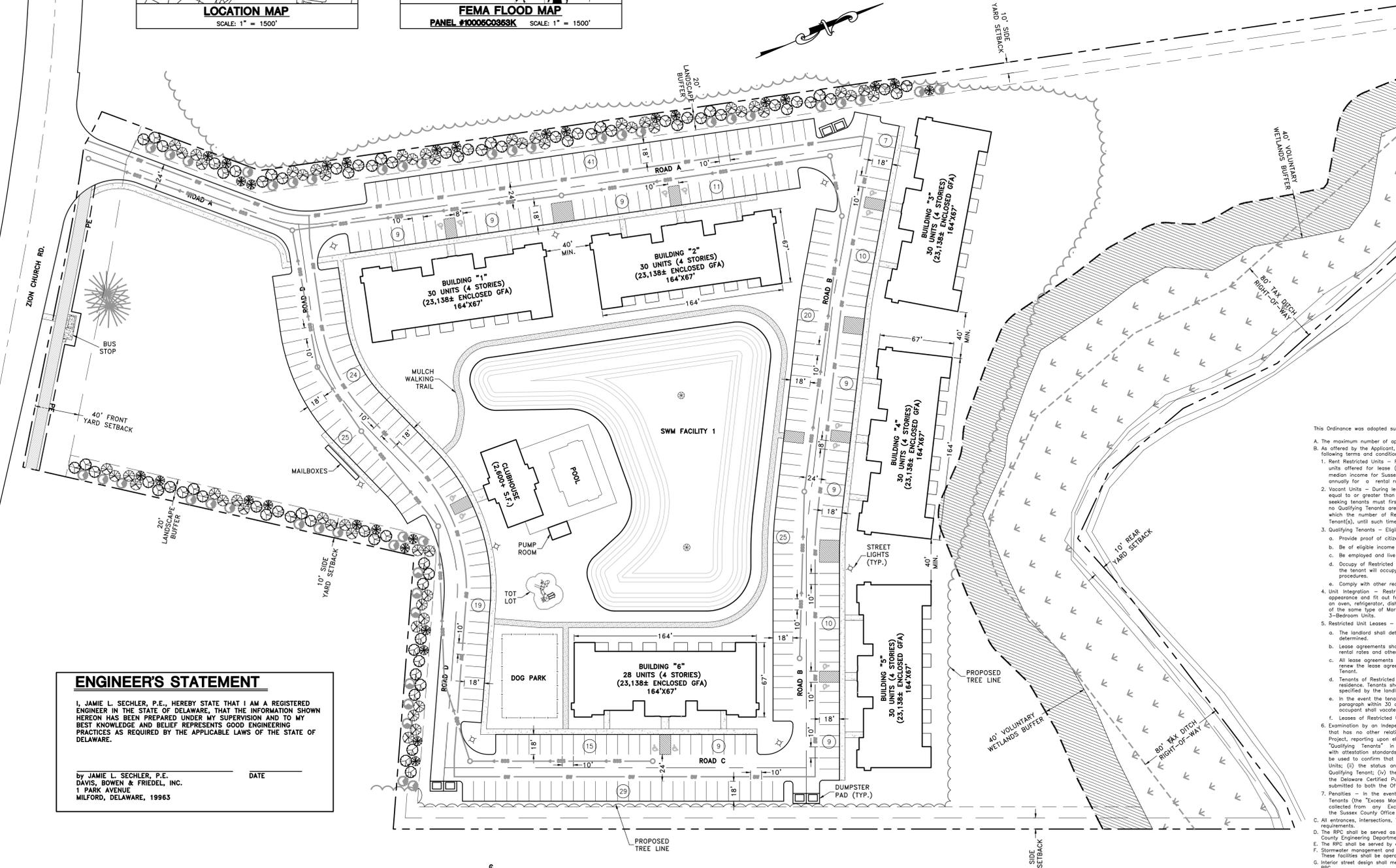


### GENERAL NOTES

- TOPOGRAPHY SURVEY PERFORMED BY DAVIS, BOWEN & FRIEDEL, INC. SEPTEMBER, 2017.
- THIS SITE AS SHOWN HEREON CONTAINS STATE OR FEDERALLY REGULATED SECTION 10 WETLANDS, BASED ON NWI AND DNRDC WETLAND MAPS.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF COMMON AREAS OR WITHIN PRIVATE RIGHT-OF-WAYS ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR PRIVATE ROADWAYS.
- ALL STORMWATER FACILITIES ARE TO BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR STORMWATER FACILITIES.
- ALL COMMON SPACE SHALL BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME THE OWNERSHIP IS TRANSFERRED TO THE PRIVATE PROPERTY OWNER'S ASSOCIATION. SUSSEX COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITY FOR COMMON SPACE.
- ALL SEWER AND WATER WILL BE OWNED, OPERATED, AND MAINTAINED BY THE DEVELOPER UNTIL IT IS COMPLETE AND HAS RECEIVED FINAL ACCEPTANCE BY SUSSEX COUNTY & ARTESIAN WATER COMPANY, INC.
- EXISTING VEGETATION TO BE USED AS PROPOSED LANDSCAPE BUFFER SUPPLEMENTED W/ADDITIONAL PLANTINGS AS NEEDED. EXISTING VEGETATION CAN BE REMOVED AS NEEDED FOR CONSTRUCTION PURPOSES.
- THIS SITE PLAN HAS AN APPROVED CHANGE OF ZONE (CZ 1858). APPROVED BY COUNTY COUNCIL ON DECEMBER 11, 2018 THROUGH ORDINANCE No. 2621.

### DATA COLUMN

TAX MAP NUMBERS:	5-33-11.00-82.00
ZONING:	HR-1, RPC (HIGH DENSITY RESIDENTIAL PLANNED COMMUNITY)
EX. USE:	AGRICULTURAL AND WETLAND AREAS
PROP. USE:	178 APARTMENT UNITS WITH CLUBHOUSE
TOTAL SITE AREA:	14.8455 ACRES
NET DEVELOPMENT AREA:	12.7234 ACRES
FLOOD HAZARD MAP:	THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 1000500635K, DATED MARCH 16, 2015
MAXIMUM DENSITY:	12 UNITS PER ACRE
PROPOSED DENSITY:	11.99 UNITS PER ACRE
IMPERVIOUS COVERAGE:	4.6559 ACRES (IMPERVIOUS SURFACE) / 14.8455 ACRES (TOTAL SITE) = 31.4%
WETLANDS:	2.1221 ACRES
UNIT BREAKDOWN:	30 UNIT BUILDING (5 BUILDINGS) 8-ONE BEDROOM UNITS 14-TWO BEDROOM UNITS 8-THREE BEDROOM UNITS
TOTAL UNITS:	46-ONE BEDROOM UNITS 84-TWO BEDROOM UNITS 48-THREE BEDROOM UNITS
PARKING:	REQUIRED: 132 UNITS x 2/UNIT = 264 SPACES 46 UNITS x 1.5/UNIT = 69 SPACES TOTAL REQUIRED SPACES = 333 BEFORE REDUCTION
PARKING REDUCTION:	1-50 UNITS (13-1BR)(37-2BR) 94 REDUCED TO 94 SPACES 51-178 UNITS (33-1BR)(47-2BR)(48-3BR) 239 REDUCED TO 204 SPACES 298 SPACES REQUIRED
PROVIDED:	299 SPACES INCLUDING 14 HANDICAPPED ACCESSIBLE
UTILITIES:	SEWER: PUBLIC (SUSSEX COUNTY, JOHNSONS CORNER SSD) WATER: PUBLIC (ARTESIAN WATER CO., INC.)
SETBACK REQUIREMENTS:	FRONT SETBACK: 40' SIDE SETBACK: 10' REAR SETBACK: 10'
MAXIMUM PERMITTED BUILDING HEIGHT:	42'
MINIMUM BUILDING SEPARATION:	40'
PROPOSED BUILDING CONSTRUCTION:	WOOD CONSTRUCTION
THIS PARCEL IS NOT LOCATED WITHIN A WELLHEAD PROTECTION AREA THIS PARCEL IS LOCATED WITHIN AN AREA OF FAIR GROUNDWATER RECHARGE POTENTIAL	
OWNER:	OA OAKS, LLC. 18949 COASTAL HIGHWAY, UNIT 301 REHOBOTH BEACH, DE 19871 (302) 227-3573
PREPARED BY:	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 (302) 424-1441

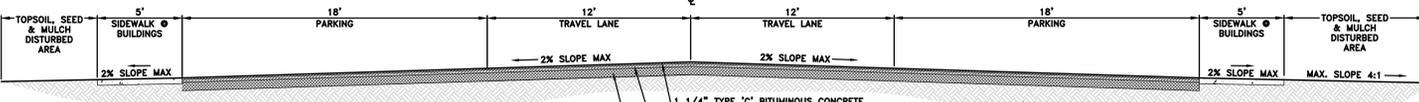


- This Ordinance was adopted subject to the following conditions:
- The maximum number of apartment units shall not exceed 178.
  - As offered by the Applicant, 36 of the units shall be designated as "Restricted Units" for the purpose of providing "workforce housing" subject to the following terms and conditions:
    - Rent Restricted Units - For a period of 30 years following the date the first building receives its certificate of occupancy, 36 of the total number of units offered for lease (the "Restricted Units"), shall be rented to tenants with gross household incomes equal to or less than 70% of the area median income for Sussex County ("Qualifying Tenants") as established by the U.S. Department of Housing and Urban Development ("HUD") and updated annually for a rental rate adjusted for household size and unit size to be no greater than 30% of gross household income.
    - Vacant Units - During lease-up and for a period of 2 years, the Applicant must actively seek to lease available units to Qualifying Tenants at a rate equal to or greater than the ratio of restricted units to market rate units. Post lease-up, any vacant units for which the Applicant is actively seeking tenants must first be offered to Qualifying Tenants if the total number of leased Restricted Units is less than the targeted amount (36). If no Qualifying Tenants are available at the time a unit becomes vacant that unit may be leased at market rates to any tenant. At all times in which the number of Restricted Units is less than 36, the next available unit(s) must be offered for lease to any known and available Qualified Tenant(s), until such time as the 36-unit target for Restricted Units is achieved.
    - Qualifying Tenants - Eligible tenants for Restricted Units must:
      - Provide proof of citizenship.
      - Be of eligible income as defined in "1", above.
      - Be employed and live in Sussex County for at least one year preceding the date of application.
      - Occupy of Restricted Unit as the tenant's principal residence during the lease period. Each eligible tenant must certify before taking occupancy that the tenant will occupy the unit as the tenant's principal residence. Any tenant who violates occupancy requirements will be subject to eviction procedures.
      - Comply with other requirements that apply to tenants of Non-Restricted Units.
    - Unit Integration - Restricted Units must be fully integrated into the community and shall not be substantially different in external or internal appearance and fit out from market-rate units. Restricted Units shall be equipped with the same basic appliances as the market rate units, such as oven, refrigerator, dishwasher, and washer and dryer. At all times, the number of type of Restricted Units shall remain in proportion to the number of the same type of Market Rate Unit. For example, if 33% of the Market Rate Units are 3-Bedroom Units, then 33% of the Restricted Units must be 3-Bedroom Units.
    - Restricted Unit Leases - The following requirements shall apply to Restricted Unit Leases:
      - The landlord shall determine the tenant's eligibility to rent a Restricted Unit and lease agreements shall not be signed until tenant eligibility is determined.
      - Lease agreements shall contain the same terms and conditions as the lease agreements with market-rate renters with the exception of the rental rates and other terms and conditions as required under these conditions.
      - All lease agreements of Restricted Units shall cover a period of one year. An eligible tenant already occupying a restricted unit has first option to renew the lease agreement each year, so long as the tenant maintains good standing with the landlord and continues to qualify as a Qualifying Tenant.
      - Tenants of Restricted Units shall provide an executed affidavit on an annual basis certifying their continuing occupancy of the unit as their principal residence. Tenants shall provide such affidavit to the landlord by the date that may be specified in their lease or that may otherwise be specified by the landlord.
      - In the event the tenant of a Restricted Unit fails to provide his or her landlord with an executed affidavit as provided for in the preceding paragraph within 30 days of written request for such affidavit, then the lease shall automatically terminate, become null and void and the occupant shall vacate the unit within 30 days of written notice from the landlord.
      - Leases of Restricted Units shall prohibit tenants from subletting or subleasing the Restricted Unit.
    - Examination by an Independent Certified Public Accountant - The developer shall contract with an independent Delaware Certified Public Accountant that has no other relationship with the Developer/Owner/Manager of the Project to perform annual agreed-upon procedures with respect to the Project, reporting upon elements of compliance with the conditions of approval for the Project related to the rental of the "Restricted Units" and the "Qualifying Tenants" in the Project. In this engagement, the Delaware Certified Public Accountant will perform agreed-upon procedures in accordance with attestation standards established by the American Institute of Certified Public Accountants. This annual agreed-upon procedures engagement shall be used to confirm that the project remains in compliance with all of Condition B of this approval, and (i) the status of each of the 36 Restricted Units; (ii) the status and duration of any vacancy; (iii) the marketing efforts to re-let any vacant Restricted Unit to a Qualifying Tenant; (iv) the status of any list of Qualifying Tenants waiting for a Restricted Unit to become available; and (v) such other information as the Delaware Certified Public Accountant and/or Office of Planning & Zoning may deem appropriate and necessary. This information shall be submitted to both the Office of Planning & Zoning and the Community Development & Housing Office no later than March 1 of each year.
    - Penalties - In the event that more than 142 of the units are rented at Market Rate because fewer than 36 units are leased to Qualified Tenants (the "Excess Market Rate Units"), the Applicant or owner of the project shall be required to pay to Sussex County the monthly market rent collected from any Excess Market Rate Units. Any such funds collected by Sussex County shall be used and administered for housing purposes by the Sussex County Office of Community Development and Housing.
    - All entrances, intersections, interconnections, roadways and multi-modal improvements required by DeDOT shall be completed in accordance with DeDOT's requirements.
    - The RPC shall be served as part of a Sussex County Sanitary Sewer District. The Developer shall comply with all requirements and specifications of the County Engineering Department.
    - The RPC shall be served by central water.
    - Stormwater management and sedimentation control facilities shall be constructed in accordance with all applicable State and County requirements. These facilities shall be operated in a manner that is consistent with Best Management Practices.
    - Interior street design shall meet or exceed Sussex County's street design requirements. There shall also be sidewalks on both sides of the streets within the RPC.
    - As offered by the Applicant, a voluntary 40-foot minimum buffer will be established from any wetlands located on the site and a 20-foot landscaped or wooded buffer shall be established along the boundary of the site adjacent to property to the east and west. The existing vegetation in the wetlands buffer area shall not be disturbed.
    - Recreational amenities, including the clubhouse, outdoor swimming pool and deck, playground, walking trail and enclosed dog park, shall be completed prior to issuance of a building permit for fourth multi-family building.
    - If requested by the local school district, a school bus stop shall be provided. The location of the bus stop area shall be shown on the Final Site Plan.
    - Road naming and addressing shall be subject to the review and approval of Sussex County Mapping and Addressing Departments.
    - Construction activities, including sitework and deliveries, shall only occur between 7:30 am and 7:00 pm Monday through Friday, and 8:00 am through 5:00 pm on Saturdays.
    - Space in the community clubhouse or in Unit #1 shall be permitted as an on-site management office.
    - The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
    - The Applicant or its designee shall be responsible for the maintenance of interior drives and parking areas, buildings, buffers, stormwater management, recreational amenities and all open space.
    - The Final Site Plan shall include a landscape plan for all of the buffer areas, showing all of the landscaping and vegetation to be installed in the buffer areas.
    - The building height shall be limited to 42 feet. This limitation shall not apply to pitched roofs or chimneys, vents, elevator towers or similar items.
    - As proffered by the Applicant and as authorized by 811-1212 of the Zoning Code, there shall be a deed restriction imposed upon, and recorded against, the 14.84-acre parcel that is the subject of this rezoning application. This deed restriction shall be approved by the Office of Planning & Zoning and shall be recorded in the Office of the Recorder of Deeds. The deed restriction shall include the following statement:  
"On the 11th day of December, 2018, the Sussex County Council rezoned this 14.84-acre parcel to an HR-1/RPC for the specific purpose of developing a 178-unit apartment development as depicted on the RPC Preliminary Site Plan submitted as part of CZ #1858. In the event the RPC is not developed and is declared null and void by Sussex County pursuant to 899-9B or 899-40A of the Sussex County Code, which are incorporated into 811-1212 of the Zoning Code regarding RPCs by reference, then the permitted density of this 14.84-acre parcel shall not exceed 2.178 units per acre, representing the density prior to the approval of CZ #1858. This restriction shall not be amended, modified or nullified without the approval of the Sussex County Council."
    - The Final Site Plan shall be subject to the review and approval of the Planning and Zoning Commission.

### ENGINEER'S STATEMENT

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

by JAMIE L. SECHLER, P.E. DATE  
DAVIS, BOWEN & FRIEDEL, INC.  
1 PARK AVENUE  
MILFORD, DELAWARE, 19963



1 1/4" TYPE "C" BITUMINOUS CONCRETE (IN ACCORDANCE WITH DELDOT STANDARDS AND SPECIFICATIONS - SECTION 401)

2 1/4" TYPE "B" BITUMINOUS CONCRETE (IN ACCORDANCE WITH DELDOT STANDARDS AND SPECIFICATIONS - SECTION 401)

6" GABC TYPE "B" OVER APPROVED SUBGRADE

SUBGRADE COMPACTED TO 95% OF MODIFIED PROCTOR @ 42% OPTIMUM MOISTURE CONTENT OF ASTM D1557

TYPICAL STREET SECTION (PRIVATE ROADS)  
NOT TO SCALE

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

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



ASHTON OAKS  
APARTMENT COMMUNITY  
SUSSEX COUNTY, DELAWARE

Date: SEPTEMBER 2020  
Scale: 1" = 50'  
Dwn.No.: DJR  
Proj.No.: 08180027.N01  
Dwg.No.:



8600 LaSalle Road, Suite 301, Towson, Maryland 21286 - 410.853.7128 - www.trileaf.com

November 4, 2020

**Sussex County Planning and Zoning Board**

Attn: Chase Phillips  
2 The Circle  
Georgetown, DE 19947  
Phone: 302-855-7878  
Email: chase.phillips@sussexcounty de.gov

RE: **Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) – DOV DECK – C– FUZE #616478494 / Trileaf Project #658304**

28862 Dupont Boulevard, Millsboro, Delaware 19966  
Sussex County, Millsboro Quadrangle (USGS)  
Latitude: 38° 34' 01.60" N, Longitude: 75° 16' 50.20" W

Dear Mr. Phillips:

**Proposed Project Description:**

The Site is located at 28862 Dupont Boulevard, Millsboro, Sussex County, DE 19966, and consists of the construction of a 145-foot Monopole Communications Tower, with an overall height of 150 feet including attachments. The proposed tower and associated equipment will be within a 1,430-square-foot fenced compound. An existing gravel area to the southwest will provide access to Handy Road. In addition, proposed underground utilities will be routed approximately 262 feet to connect the proposed lease area with an extant utility pole. The proposed tower site is approximately 28.6 feet above mean sea level.

**Wetlands:**

Trileaf has reviewed the topographic map, soil composition, as well as the National Wetlands Inventory (NWI) Map to determine if the proposed lease area and easements would have an impact on any wetlands or require significant amounts of fill or grading. Trileaf determined that the site is not located in a recognized national wetland area.

Trileaf performed a field visit and identified surface water bodies. Using local maps in combination with site reconnaissance, the following water bodies have been identified in the table below. Trileaf has determined that there are no wetlands within 300 feet of the subject property.

If you need additional information or have any questions you may reach me at (410)853-7128 or d.johnson@trileaf.com.

Sincerely,

Daniel Johnson  
Sr. Project Manager

<b>Water Body Type</b>	<b>Water Body Name</b>	<b>Direction from Tower</b>	<b>Distance from Tower</b>
Freshwater Pond	Unnamed	SE	417 feet
Freshwater Forested Shrub Wetland	Unnamed	W	0.23 miles
Freshwater Forested Shrub Wetland	Unnamed	NE	0.24 miles
Freshwater Forested Shrub Wetland	Unnamed	SW	0.26 miles
Freshwater Forested Shrub Wetland	Unnamed	W	0.28 miles
Freshwater Forested Shrub Wetland	Unnamed	E	0.31 miles
Freshwater Forested Shrub Wetland	Unnamed	S	0.31 miles
Riverine	Whartons Branch	E	0.33 miles
Freshwater Forested Shrub Wetland	Unnamed	SSW	0.37 miles
Freshwater Forested Shrub Wetland	Unnamed	SSE	0.38 miles
Freshwater Forested Shrub Wetland	Unnamed	S	0.42 miles
Freshwater Pond	Unnamed	NE	0.42 miles
Freshwater Pond	Unnamed	NNE	0.43 miles
Freshwater Forested Shrub Wetland	Unnamed	S	0.44 miles
Freshwater Emergent Wetland	Unnamed	SW	0.46 miles
Freshwater Pond	Unnamed	N	0.46 miles
Freshwater Forested Shrub Wetland	Unnamed	SE	0.48 miles
Freshwater Pond	Unnamed	N	0.48 miles
Freshwater Pond	Unnamed	SW	0.50 miles
Freshwater Forested Shrub Wetland	Unnamed	S	0.50 miles



Site Location & Surrounding Properties



Site Location



Easement

**Aerial Photographs (2018)**  
**Verizon Wireless – DOV DECK – C**  
28862 Dupont Boulevard  
Millsboro, DE 19966



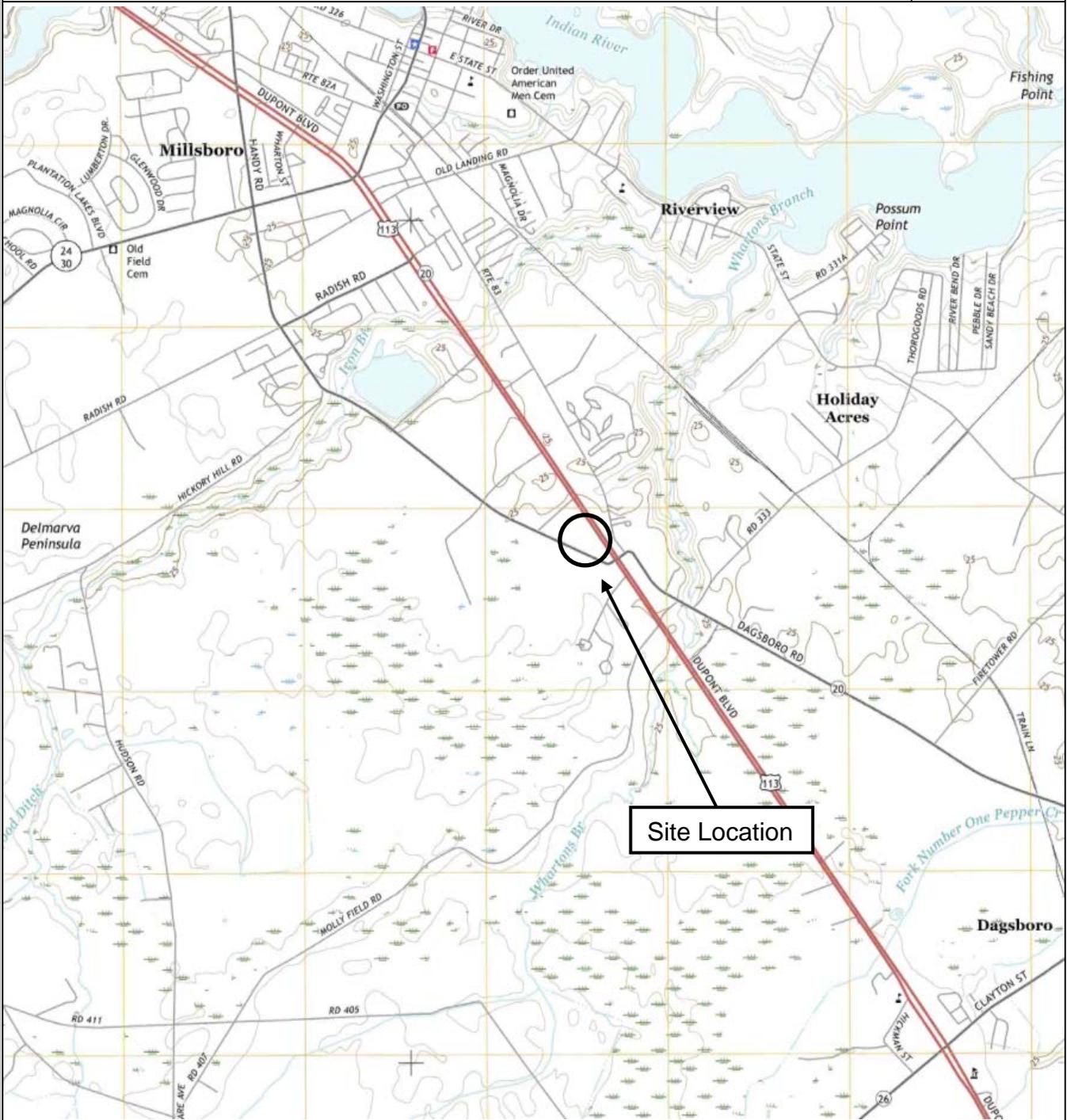
# Millsboro Quadrangle, Delaware (2016)

Contour Interval = 5 Feet

Latitude: 38° 34' 01.60" N Longitude: 75° 16' 50.20" W



North



## Site Vicinity Map

Verizon Wireless – DOV DECK – C

28862 Dupont Boulevard

Millsboro, DE 19966





U.S. Fish and Wildlife Service, National Standards and Support Team,  
wetlands\_team@fws.gov

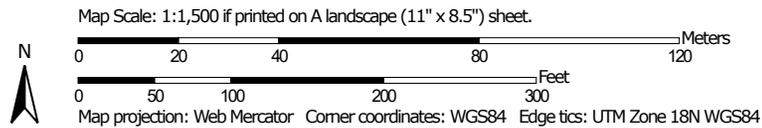
January 17, 2020

**Wetlands**

- |   |                                |   |                                   |   |          |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland       |  | Lake     |
|  | Estuarine and Marine Wetland   |  | Freshwater Forested/Shrub Wetland |  | Other    |
|  | Freshwater Pond                |  |                                   |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Soil Map—Sussex County, Delaware  
(DOV DECK - C )



### VICINITY MAP



### PROJECT NOTES

1. SITE INFORMATION OBTAINED FROM THE FOLLOWING:
  - A. EXISTING PLANS/SURVEY TITLED "DESTORAGE.COM" PREPARED BY DAVIS, BOWEN & FRIEDEL, INC. OF SALISBURY, MD, DATED NOVEMBER, 2015.
  - B. LIMITED FIELD OBSERVATIONS BY MASER CONSULTING P.A. ON 11/04/19.
2. EXHIBIT "A" AS SUBMITTED IS A CONCEPTUAL REPRESENTATION OF THE LEASE AGREEMENT ONLY. FINAL CONSTRUCTION DRAWINGS MAY VARY TO COMPLY WITH APPLICABLE BUILDING CODES AND ZONING APPROVALS AND WILL SUPERSEDE EXHIBIT "A".
3. THE LOCATION OF LESSEE'S PROPOSED UTILITIES ARE SUBJECT TO THE REVIEW AND APPROVAL OF THE RESPECTIVE UTILITY COMPANIES AND MAY NEED TO BE RELOCATED.

### PROJECT INFORMATION

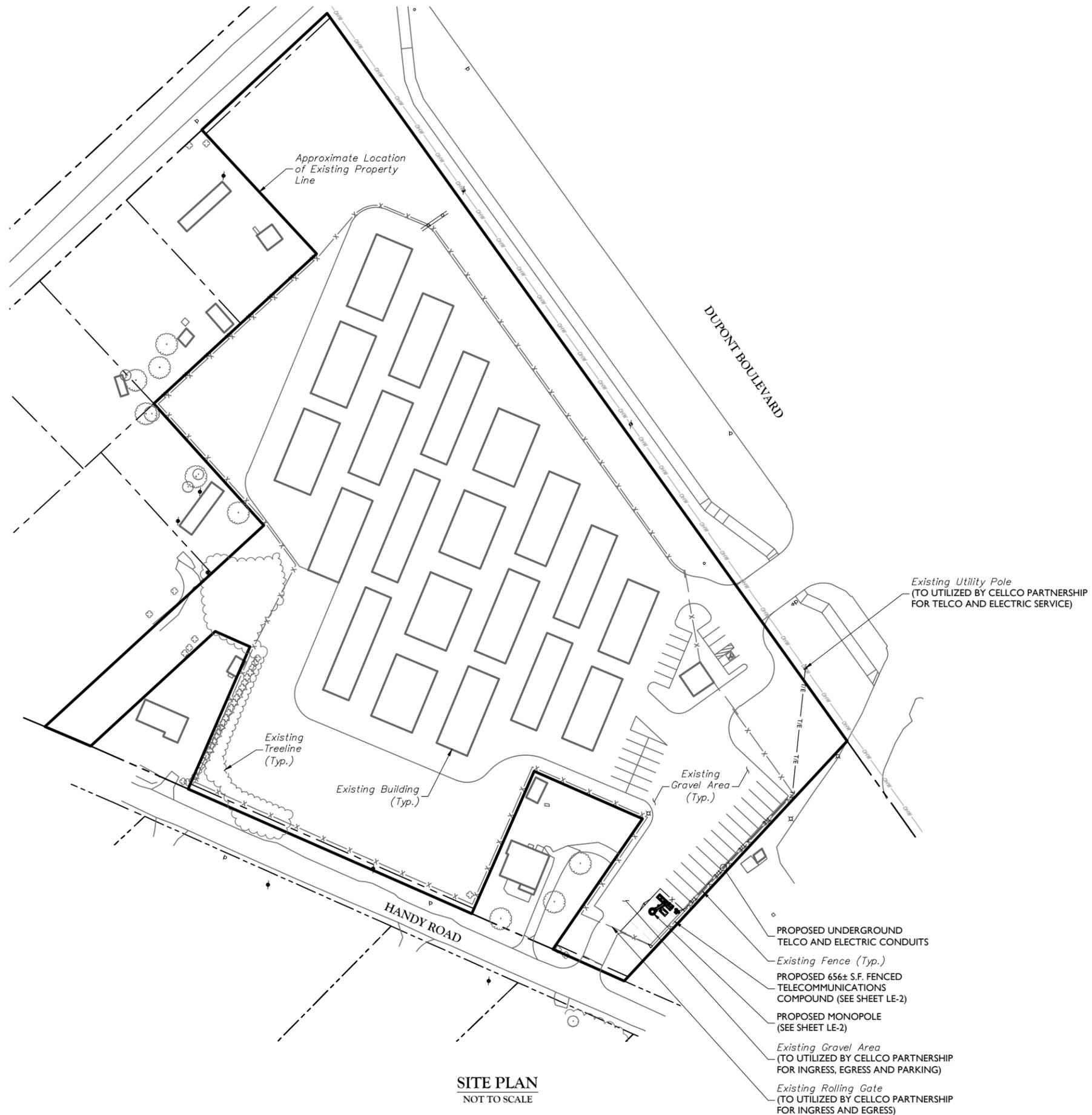
**SITE INFORMATION**  
 JURISDICTION: SUSSEX COUNTY

**APPLICANT**  
 COMPANY: CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS  
 ADDRESS: 512 TOWNSHIP LINE ROAD BUILDING 2, FLOOR 3  
 CITY, STATE, ZIP: BLUE BELL, PA 19422

**SITE ACQUISITION**  
 COMPANY: WIRELESS ACCESS TECHNOLOGIES, INC.  
 CONTACT: SUSAN MANCHEL  
 PHONE: (267) 253-2762

**CONSTRUCTION MANAGER**  
 COMPANY: CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS  
 ADDRESS: 512 TOWNSHIP LINE ROAD BUILDING 2, FLOOR 3  
 CITY, STATE, ZIP: BLUE BELL, PA 19422  
 CONTACT: TARRA GOSNELL  
 PHONE: (610) 213-8382

**ENGINEER**  
 COMPANY: MASER CONSULTING P.A.  
 ADDRESS: 2000 MIDLANTIC DRIVE, SUITE 100  
 CITY, STATE, ZIP: MT. LAUREL, NJ 08054  
 CONTACT: MATT GRAUBART, P.E.  
 PHONE: (856) 797-0412  
 E-MAIL: MGRAUBART@MASERCONSULTING.COM



**SITE PLAN**  
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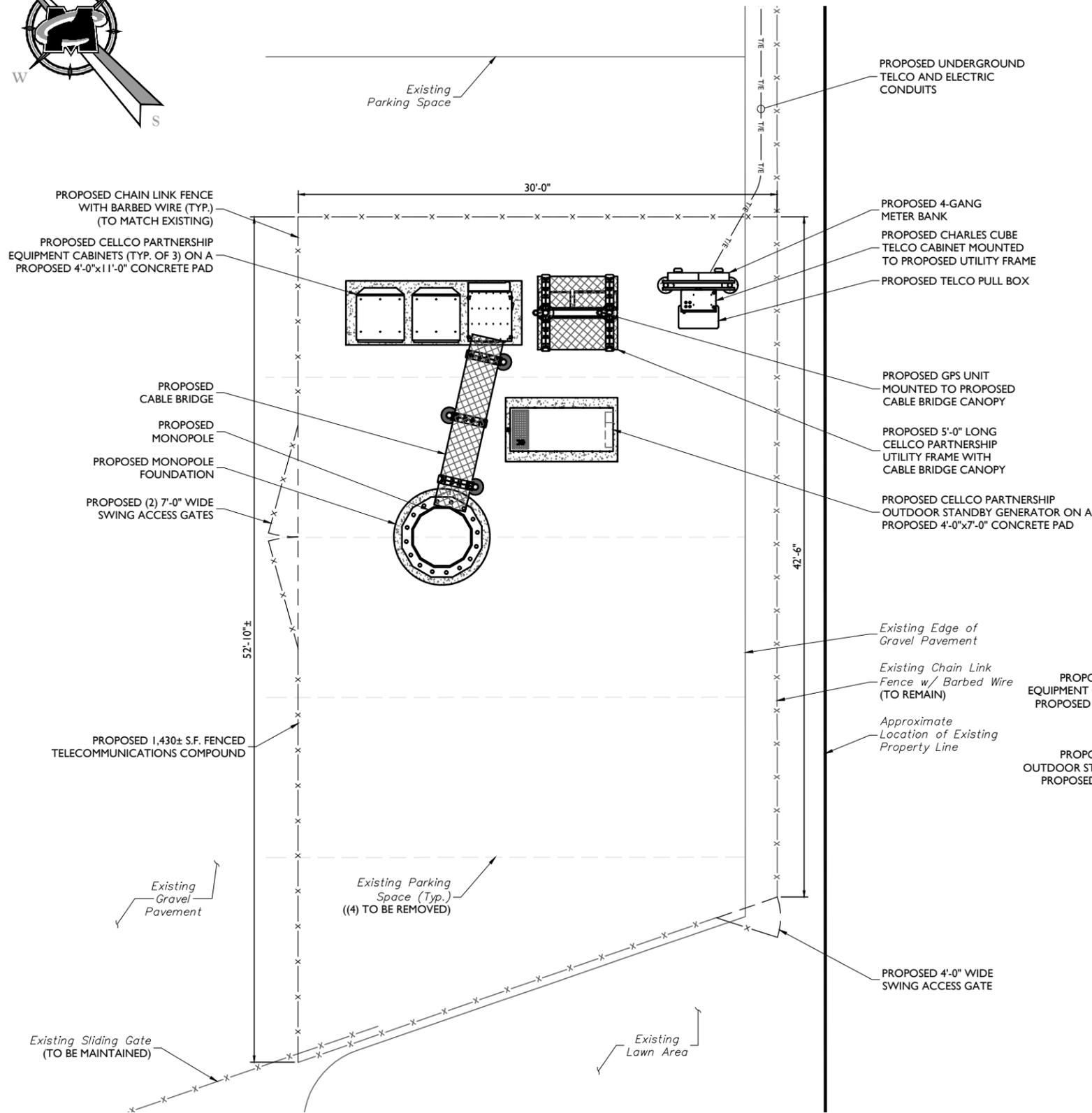
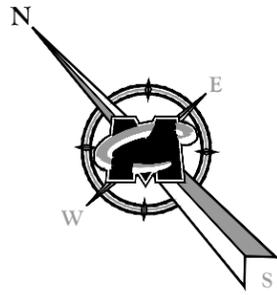
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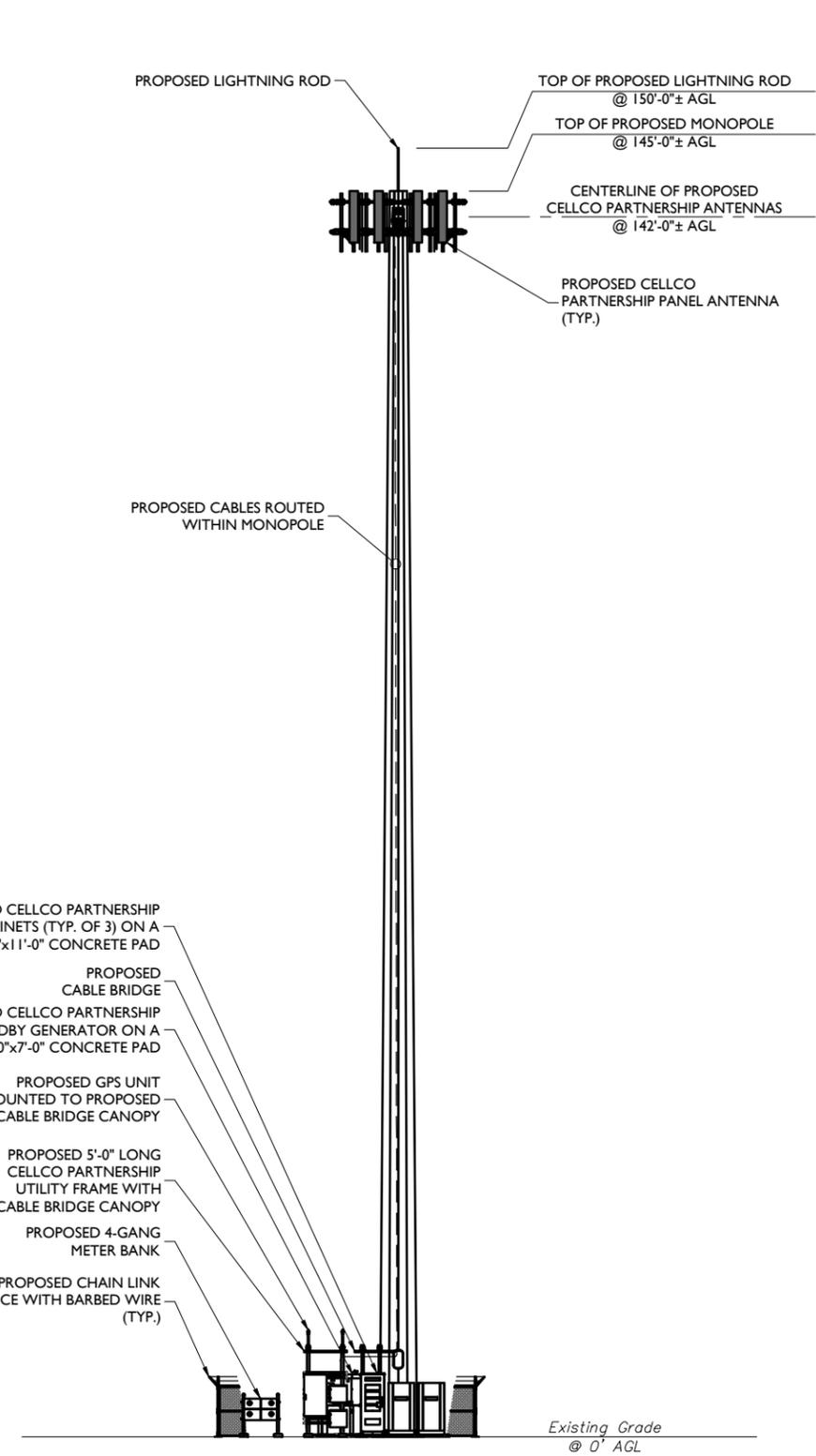
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 SUSSEX COUNTY

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 Suite 100  
 Mount Laurel, NJ 08054  
 Phone: 856.797.0412  
 Fax: 856.722.1120

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**LE-1**



**COMPOUND PLAN**  
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**ELEVATION VIEW**  
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SHEET TITLE:  
**EQUIPMENT LAYOUT AND ELEVATION VIEW**

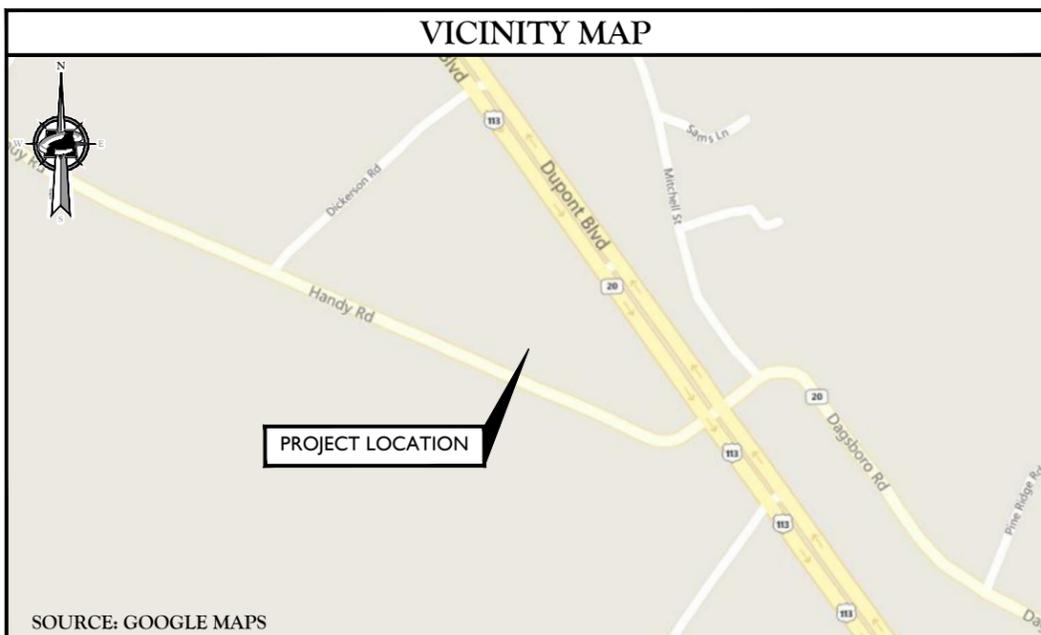
SHEET NUMBER:  
**LE-2**

# PROJECT NOTES

1. SITE INFORMATION OBTAINED FROM THE FOLLOWING:
  - A. LIMITED FIELD OBSERVATION BY MASER CONSULTING ON 11/04/19.
  - B. A TOPOGRAPHIC SURVEY ENTITLED "CELL SITE SURVEY DOV DECK" PREPARED BY MASER CONSULTING, P.A. OF MT. LAUREL, NJ LAST REVISED 12/02/19.
    - B.1. PROPERTY LINES DEPICTED HEREON ARE NOT THE RESULT OF A COMPREHENSIVE BOUNDARY SURVEY. THE LOCATION OF THE EXTERIOR BOUNDARY LINES OF THE PARENT TRACT AND ADJOINING PARCELS AS SHOWN HEREON ARE BASED UPON TAX MAP INFORMATION AND MONUMENTATION RECOVERED DURING THE COURSE OF THIS SURVEY.
2. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES, ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC/GOVERNING AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
4. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE AS A RESULT OF CONSTRUCTION OF THIS FACILITY AT THE CONTRACTOR'S EXPENSE TO THE SATISFACTION OF THE OWNER.
6. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.
7. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING THE BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND CONSTRUCTION DRAWINGS.
8. THE CONTRACTOR SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS PRIOR TO COMMENCING ANY WORK. ALL DIMENSIONS OF EXISTING CONSTRUCTION SHOWN ON THESE DRAWINGS MUST BE VERIFIED. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES PRIOR TO ORDERING MATERIAL OR PROCEEDING WITH CONSTRUCTION.
9. SINCE THE CELL SITE MAY BE ACTIVE, ALL SAFETY PRECAUTIONS MUST BE TAKEN WHEN WORKING AROUND HIGH LEVELS OF ELECTROMAGNETIC RADIATION. EQUIPMENT SHOULD BE SHUTDOWN PRIOR TO PERFORMING ANY WORK THAT COULD EXPOSE THE WORKERS TO DANGER. PERSONAL RF EXPOSURE MONITORS ARE REQUIRED TO BE WORN TO ALERT OF ANY POTENTIALLY DANGEROUS EXPOSURE LEVELS.
10. THE PROPOSED FACILITY WILL CAUSE AN INSIGNIFICANT OR "DE-MINIMUS" INCREASE IN STORM WATER RUNOFF, THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
11. NO NOISE, SMOKE, DUST OR ODOR WILL RESULT FROM THIS FACILITY AS TO CAUSE A NUISANCE.
12. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (NO HANDICAP ACCESS IS REQUIRED).
13. THE FACILITY DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
14. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTHS WITH RF ENGINEERING PRIOR TO INSTALLATION.
15. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
16. CONTRACTOR MUST FIELD LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO ANY EXCAVATION.
17. CONSTRUCTION SHALL NOT COMMENCE UNTIL COMPLETION OF A PASSING STRUCTURAL ANALYSIS CERTIFIED BY A LICENSED PROFESSIONAL ENGINEER. THE STRUCTURAL ANALYSIS IS TO BE PERFORMED BY OTHERS.
18. CONTRACTOR SHALL CONTACT STATE SPECIFIC ONE CALL SYSTEM THREE WORKING DAYS PRIOR TO ANY EARTH MOVING ACTIVITIES.



**SITE NAME: DOV DECK**  
**28862 DUPONT BOULEVARD**  
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### CODE COMPLIANCE

ALL WORK AND MATERIALS SHALL BE PERFORMED AND INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNING AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THE LATEST EDITIONS OF THE FOLLOWING CODES.

1. 2012 INTERNATIONAL BUILDING CODE	8. INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS 81 IEEE C2 LATEST EDITION
2. NFPA 70, NATIONAL ELECTRICAL CODE, 2014	9. TELCORDIA GR-1275
3. DELAWARE STATE FIRE PREVENTION REGULATIONS 2015	10. ANSI T1.311
4. AMERICAN INSTITUTE OF STEEL CONSTRUCTION 360-10	11. PROPOSED USE: UNMANNED TELECOM FACILITY
5. AMERICAN CONCRETE INSTITUTE	12. HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.
6. TIA-222-H	13. CONSTRUCTION TYPE: IIB
7. TIA 607 FOR GROUNDING	14. USE GROUP: U

### PROJECT INFORMATION

<b>SITE INFORMATION</b>	
LATITUDE:	N 38° 34' 01.6" (NAD 83)
LONGITUDE:	W 75° 16' 50.2" (NAD 83)
GROUND ELEVATION:	28.6'± AMSL (NAVD 88)
COUNTY:	SUSSEX COUNTY
ZONING DISTRICT:	C-1 GENERAL COMMERCIAL
APN:	233-5.00-101.00
PROPERTY:	DEED BOOK 4352, PAGE 116
<b>APPLICANT</b>	
COMPANY:	CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
ADDRESS:	512 TOWNSHIP LINE ROAD BUILDING 2, FLOOR 3 BLUE BELL, PA 19422
CITY, STATE, ZIP:	BLUE BELL, PA 19422
<b>PROPERTY OWNER</b>	
COMPANY:	DESTORAGECOM LLC
ADDRESS:	P.O. BOX 139 ROCKLAND, DE
CITY, STATE, ZIP:	ROCKLAND, DE
<b>SITE ACQUISITION</b>	
COMPANY:	WIRELESS ACCESS TECHNOLOGIES, INC
CONTACT:	SUE MANCHEL
PHONE:	(267) 253-2762
<b>CONSTRUCTION MANAGER</b>	
COMPANY:	CELLCO PARTNERSHIP d/b/a VERIZON WIRELESS
ADDRESS:	512 TOWNSHIP LINE ROAD, BUILDING 2, FLOOR 3 BLUE BELL, PA 19422
CITY, STATE, ZIP:	BLUE BELL, PA 19422
CONTACT:	MARK LYNCH
PHONE:	(610) 608-6101
<b>ENGINEER</b>	
COMPANY:	MASER CONSULTING
ADDRESS:	2000 MIDLANTIC DRIVE, SUITE 100 MT. LAUREL, NJ 08054
CITY, STATE, ZIP:	MT. LAUREL, NJ 08054
CONTACT:	MATT GRAUBART, P.E.
PHONE:	(856) 797-0412
E-MAIL:	MGRAUBART@MASERCONSULTING.COM

### LOCATION INFORMATION

<b>POWER PROVIDER</b>	
NAME:	DELMARVA
PHONE:	1 (800) 232-5460
<b>TELEPHONE PROVIDER</b>	
COMPANY:	VERIZON
PHONE:	1 (800) VERIZON
<b>POLICE</b>	
COMPANY:	MILLSBORO POLICE DEPARTMENT
ADDRESS:	307 MAIN STREET MILLSBORO, DE 19966
CITY, STATE, ZIP:	MILLSBORO, DE 19966
PHONE:	(302) 934-8174
<b>FIRE</b>	
COMPANY:	MILLSBORO FIRE DEPARTMENT
ADDRESS:	109 E. STATE STREET MILLSBORO, DE 19966
CITY, STATE, ZIP:	MILLSBORO, DE 19966
PHONE:	(302) 934-8359
IN CASE OF EMERGENCY, CALL 9-1-1	

### SHEET INDEX

SHEET	DESCRIPTION
T-1	TITLE SHEET
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C-1	GENERAL NOTES
C-2	SITE PLAN
C-3	COMPOUND PLAN AND ELEVATION VIEW
C-4	SOIL EROSION AND SEDIMENT CONTROL PLAN
C-5	ANTENNA PLAN
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E-2	ELECTRICAL NOTES AND PANEL SCHEDULE
E-3	UTILITY RISER DIAGRAM
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O	10/09/20	ISSUED FOR CONSTRUCTION	MEG MPC
B	10/05/20	ISSUED FOR REVIEW	AN MEG
A	09/04/20	ISSUED FOR REVIEW	NRO MEG

MICHAEL P. CLEARY  
DELAWARE PROFESSIONAL ENGINEER - LICENSE NUMBER: 19205

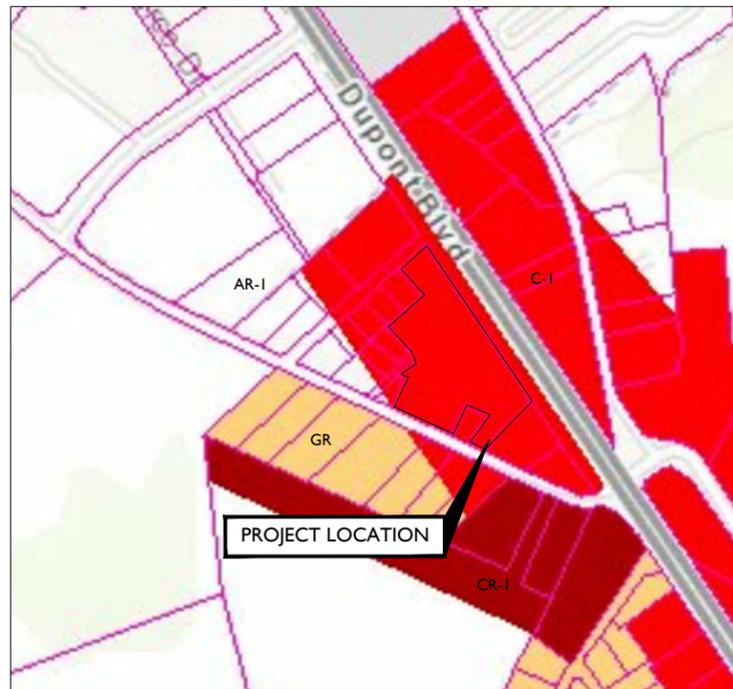
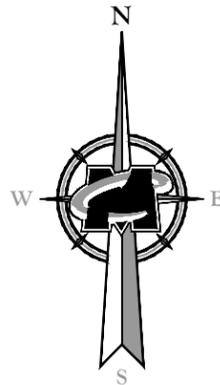
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SHEET TITLE:  
**TITLE SHEET**

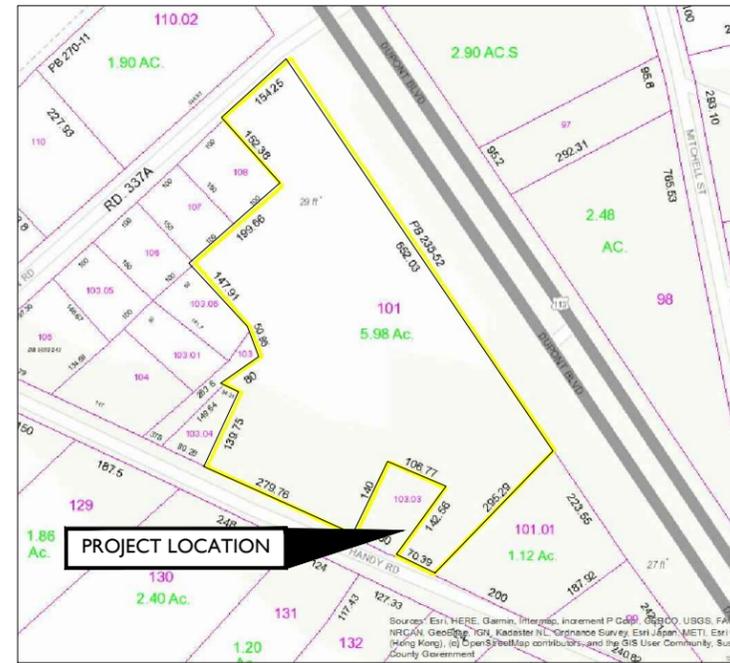
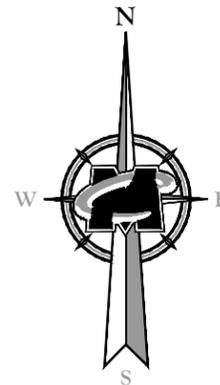
SHEET NUMBER:  
**T-1**



- LEGEND**
- Agricultural Residential - AR-1
  - Agricultural Residential - AR-2
  - Commercial Residential - CR-1
  - General Commercial - C-1
  - General Commercial - C-2
  - General Commercial - C-3
  - General Commercial - C-4
  - General Commercial - C-5
  - General Residential - GR
  - Heavy Industrial - HI-1
  - High Density Residential - HR-1
  - High Density Residential - HR-2
  - Institutional - I-1
  - Limited Industrial - LI-1
  - Limited Industrial - LI-2
  - Marine - M
  - Medium Residential - MR
  - Neighborhood Business - B-1
  - Neighborhood Business - B-2
  - Vacation, Retire, Resident - VRP

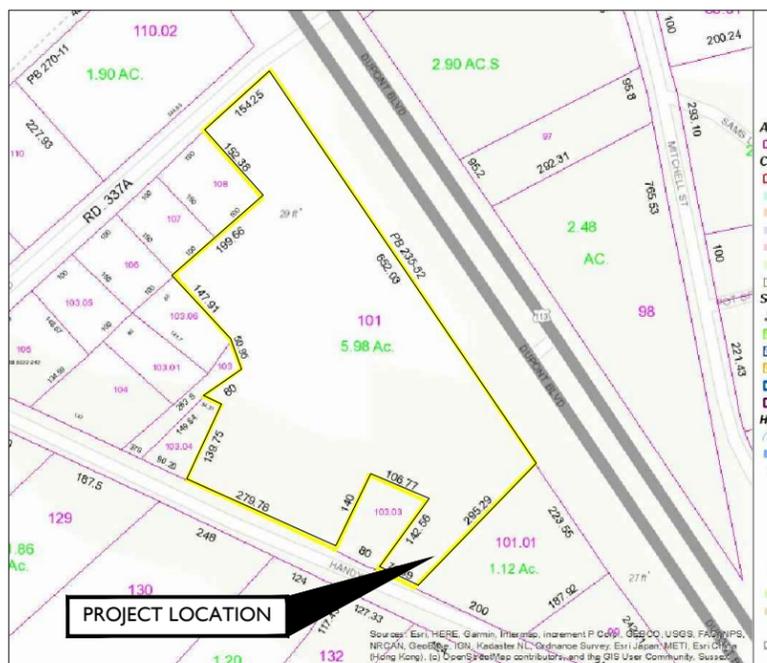
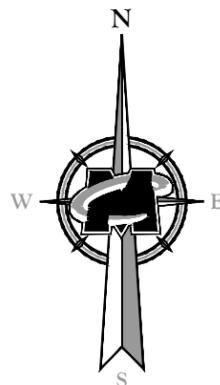
**ZONING MAP**

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 (SCALE : 1" = 1000' FOR 11"X17")



**TAX MAP # 233-5.00**

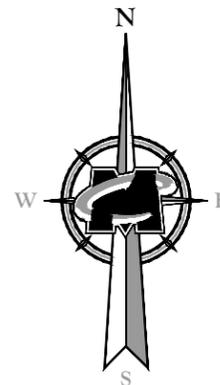
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 (SCALE : 1" = 400' FOR 11"X17")



**TAX DITCH MAP**

200 100 0 200 400  
 SCALE : 1" = 200' FOR 22"X34"  
 (SCALE : 1" = 400' FOR 11"X17")

THIS PROJECT IS NOT  
 LOCATED WITHIN A  
 TAX DITCH AREA.



**WETLANDS MAP**

300 200 100 0 300 600  
 SCALE : 1" = 300' FOR 22"X34"  
 (SCALE : 1" = 600' FOR 11"X17")



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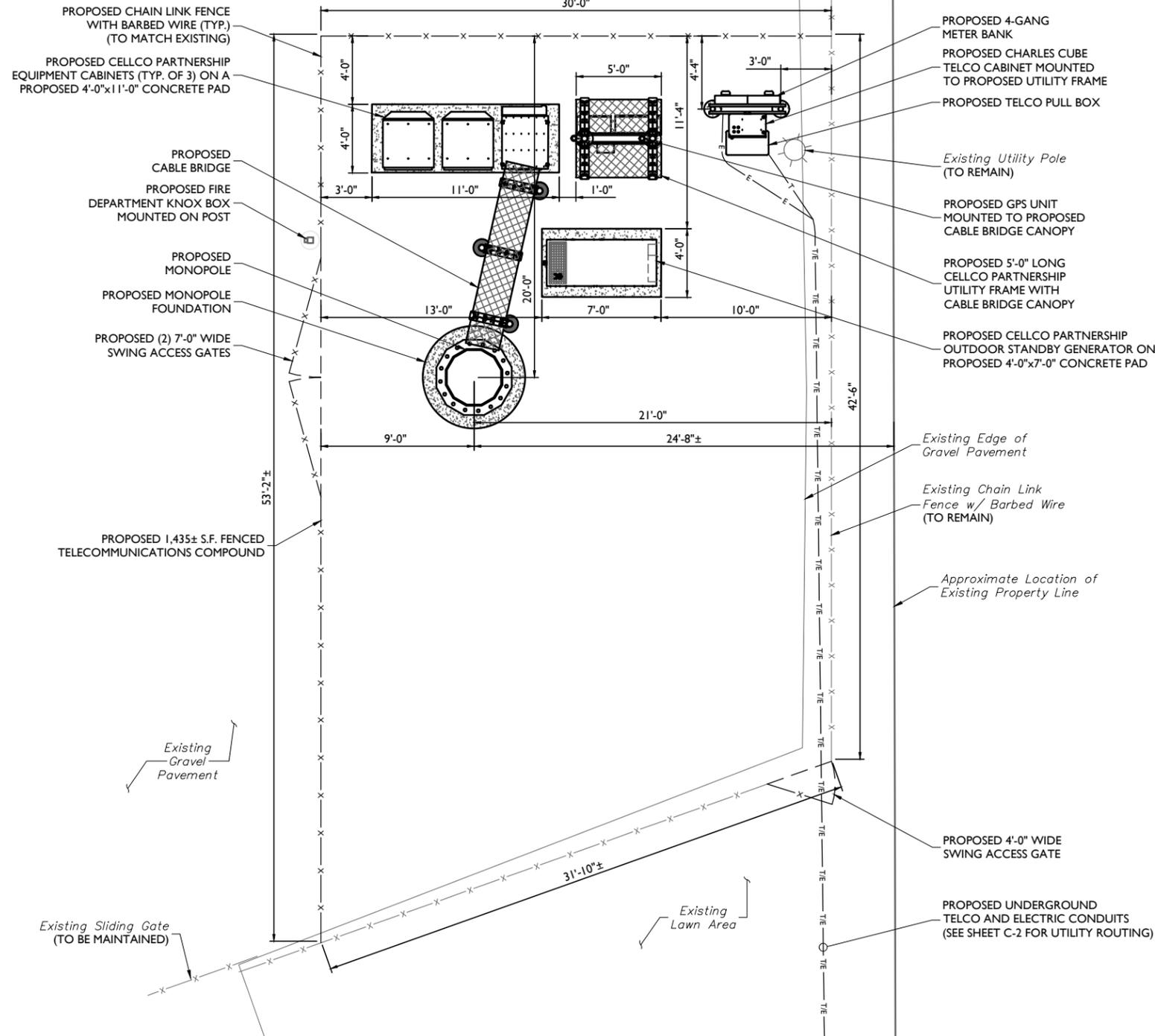
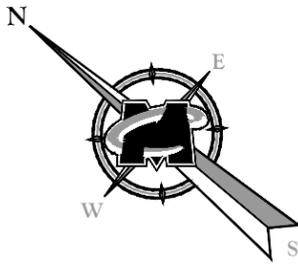
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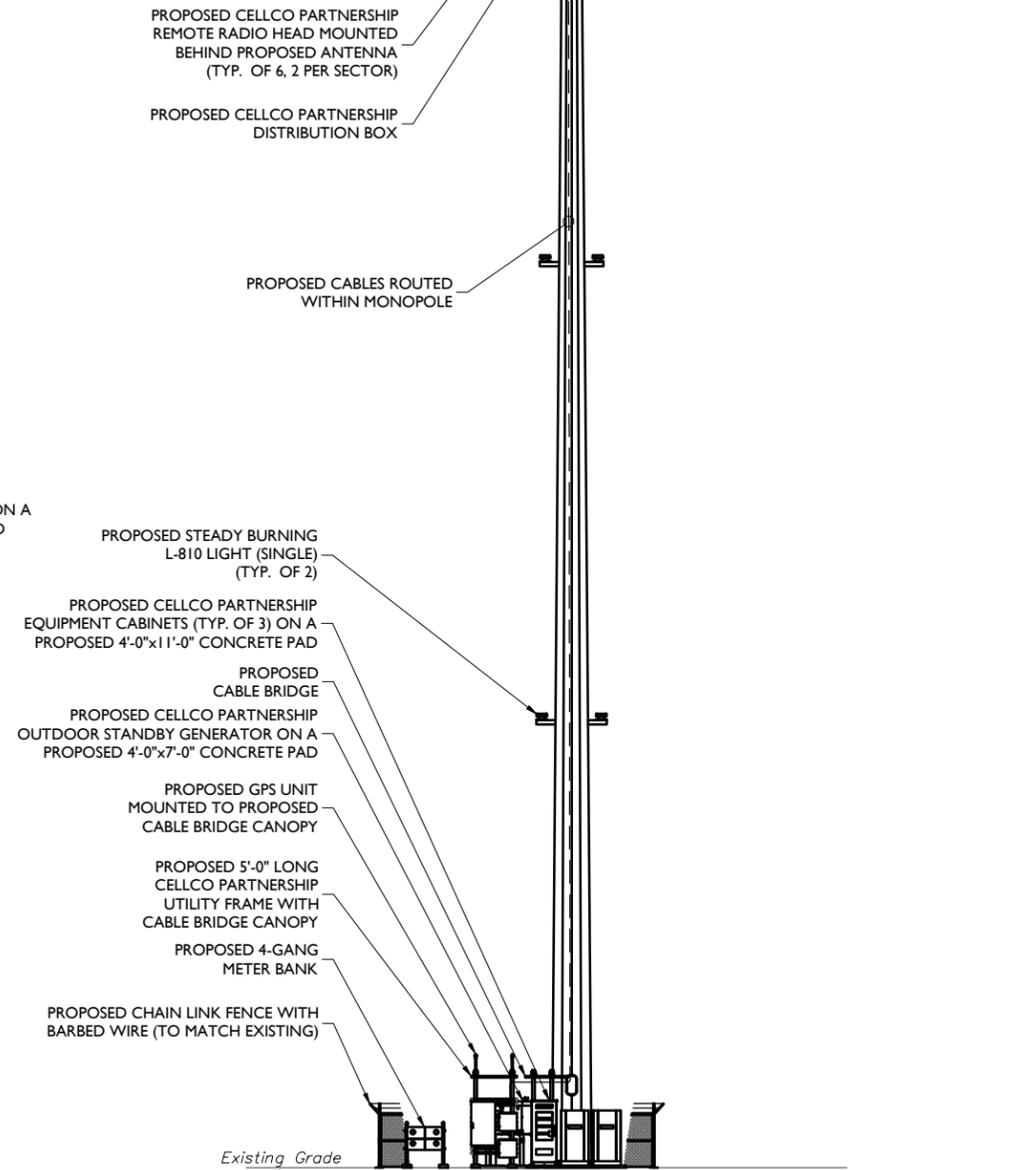
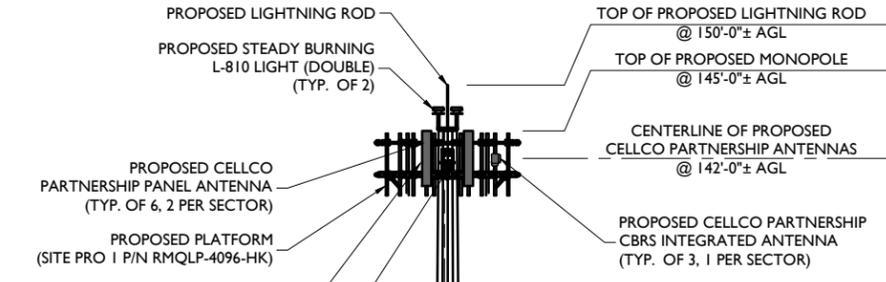




**LEGEND:**

- X-X-X- PROPOSED FENCE
- E-E- PROPOSED UNDERGROUND ELECTRIC CONDUIT
- T-T- PROPOSED UNDERGROUND TELCO CONDUIT
- Light Lineweight Indicates Existing Facilities
- Heavy Lineweight Indicates Proposed Facilities
- T/E-T/E- PROPOSED UNDERGROUND UTILITIES

**COMPOUND PLAN**  
 SCALE: 1" = 4' FOR 22"X34"  
 (SCALE: 1" = 8' FOR 11"X17")



**ELEVATION VIEW**  
 SCALE: 1" = 10' FOR 22"X34"  
 (SCALE: 1" = 20' FOR 11"X17")

**STRUCTURAL NOTES:**

- MASER CONSULTING P.A. HAS NOT BEEN CONTRACTED TO PERFORM A STRUCTURAL ANALYSIS ON THIS TOWER AND THEREFORE ASSUMES NO RESPONSIBILITY FOR THE STRUCTURAL CAPACITY AS REQUIRED UNDER THE MOST CURRENT LOCAL, STATE AND FEDERAL CODES. A STRUCTURAL ANALYSIS OF THE TOWER AND TOWER FOUNDATION MUST BE PREPARED BY AN APPROPRIATE LICENSED STRUCTURAL ENGINEER CERTIFYING THAT THE EXISTING TOWER AND ANY REQUIRED IMPROVEMENTS AND REINFORCEMENTS HAVE SUFFICIENT CAPACITY TO SUPPORT ALL EXISTING AND PROPOSED ANTENNAS, SUPPORTS, CABLES AND APPURTENANCES COMPLIES WITH THE MOST CURRENT LOCAL, STATE AND FEDERAL CODES.
- THE CONTRACTOR IS RESPONSIBLE TO CONFIRM THAT ANY IMPROVEMENTS AND REINFORCEMENTS REQUIRED BY THE STRUCTURAL ANALYSIS CERTIFICATION ARE PROPERLY INSTALLED PRIOR TO THE ADDITION OF ANTENNAS, CABLES, SUPPORTS AND APPURTENANCES PROPOSED ON THESE DRAWINGS OR OTHERWISE NOTED IN THE STRUCTURAL ANALYSIS.
- THE PROPOSED MOUNT MEETS THE REQUIREMENTS OF NSTD-446 AND SHALL BE INSTALLED PER MANUFACTURERS RECOMMENDATIONS. MASER CONSULTING DID NOT PERFORM A SITE SPECIFIC MOUNT ANALYSIS.

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B	10/05/20	ISSUED FOR REVIEW	AN MEG
A	09/04/20	ISSUED FOR REVIEW	NRO MEG

**MICHAEL P. CLEARY**  
 LICENSE  
 DELAWARE PROFESSIONAL ENGINEER - LICENSE NUMBER: 19726

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 Mount Laurel, NJ 08054  
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**COMPOUND PLAN AND ELEVATION VIEW**

**C-3**



CELLCO PARTNERSHIP d/b/a  
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1	11/05/20	ISSUED FOR CONSTRUCTION	MEG MPC
0	10/09/20	ISSUED FOR CONSTRUCTION	MEG MPC
B	10/05/20	ISSUED FOR REVIEW	AN MEG
A	09/04/20	ISSUED FOR REVIEW	NRO MEG
REV	D	DESIGNER	CHECKED BY



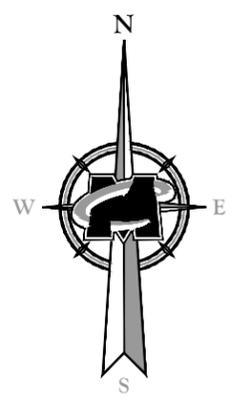
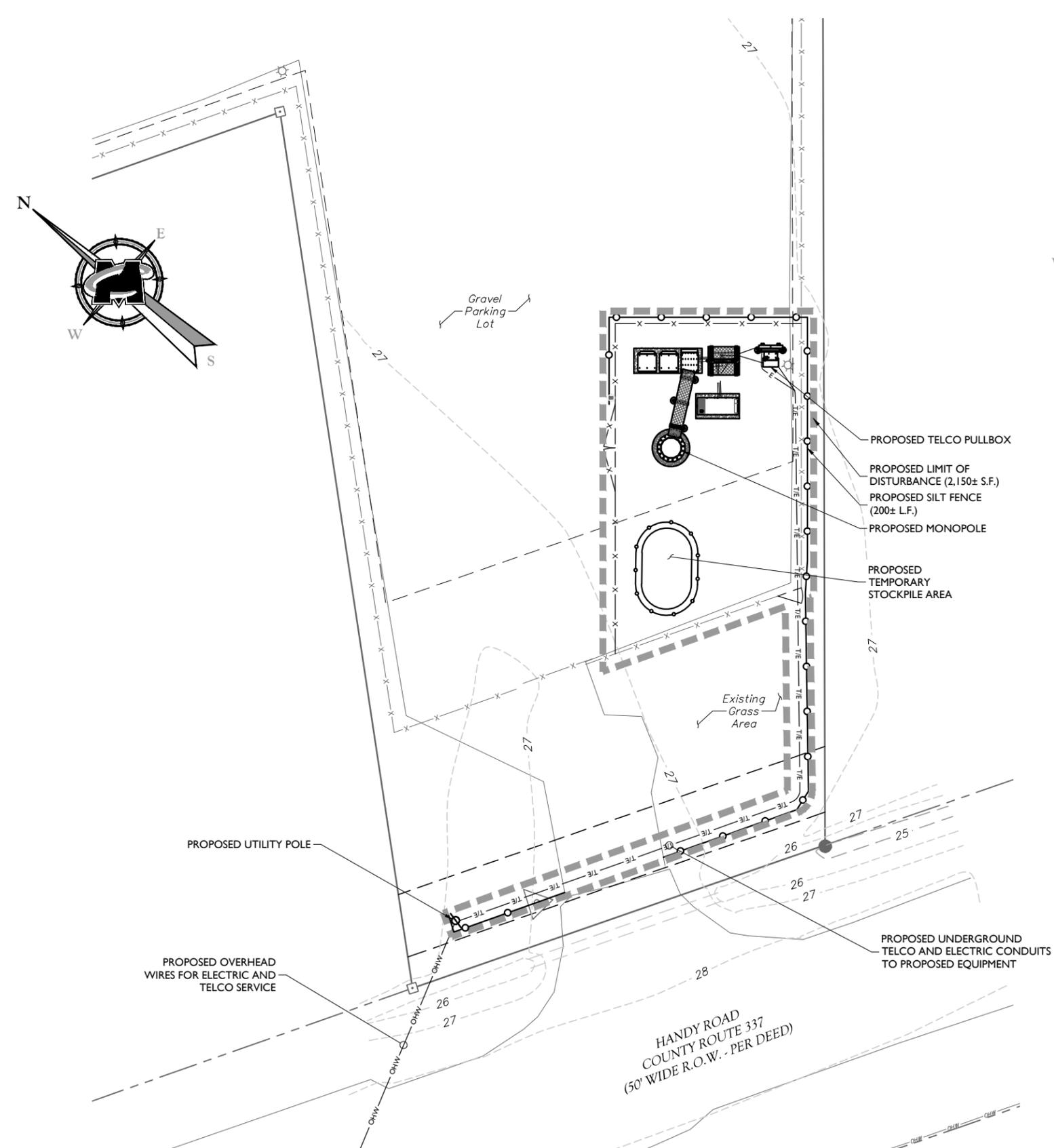
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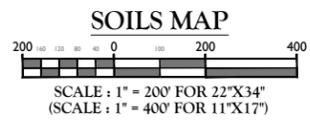
MT. LAUREL OFFICE  
 2000 Piedmont Drive  
 Suite 100  
 Mount Laurel, NJ 08054  
 Phone: 856.797.0412  
 Fax: 856.722.1120

SHEET TITLE:  
 SOIL EROSION AND SEDIMENT CONTROL PLAN

SHEET NUMBER:  
 C-4



PROJECT LOCATION



Map unit symbol	Map unit name	Rating	Acres in ADI	Percent of ADI
H1A	Hutlock loamy sand, 0 to 2 percent slopes	A/D	1.7	14.4%
P1A	Pepperbox-Rosedale complex, 0 to 2 percent slopes	A	4.3	35.6%
P1B	Pepperbox-Rosedale complex, 2 to 5 percent slopes	A	6.0	50.1%
Totals for Area of Interest			12.0	100.0%

- LEGEND:**
- LIMIT OF DISTURBANCE
  - PROPOSED SILT FENCE
  - PROPOSED FENCE LINE
  - 140 --- MAJOR CONTOUR
  - 139 --- MINOR CONTOUR

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

SCALE : 1" = 10' FOR 22"X34"  
 (SCALE : 1" = 20' FOR 11"X17")



CELLCO PARTNERSHIP d/b/a  
 VERIZON WIRELESS  
 512 TOWNSHIP LINE ROAD  
 BUILDING 2, FLOOR 3  
 BLUE BELL, PA 19422

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B	10/05/20	ISSUED FOR REVIEW	AN	MEG
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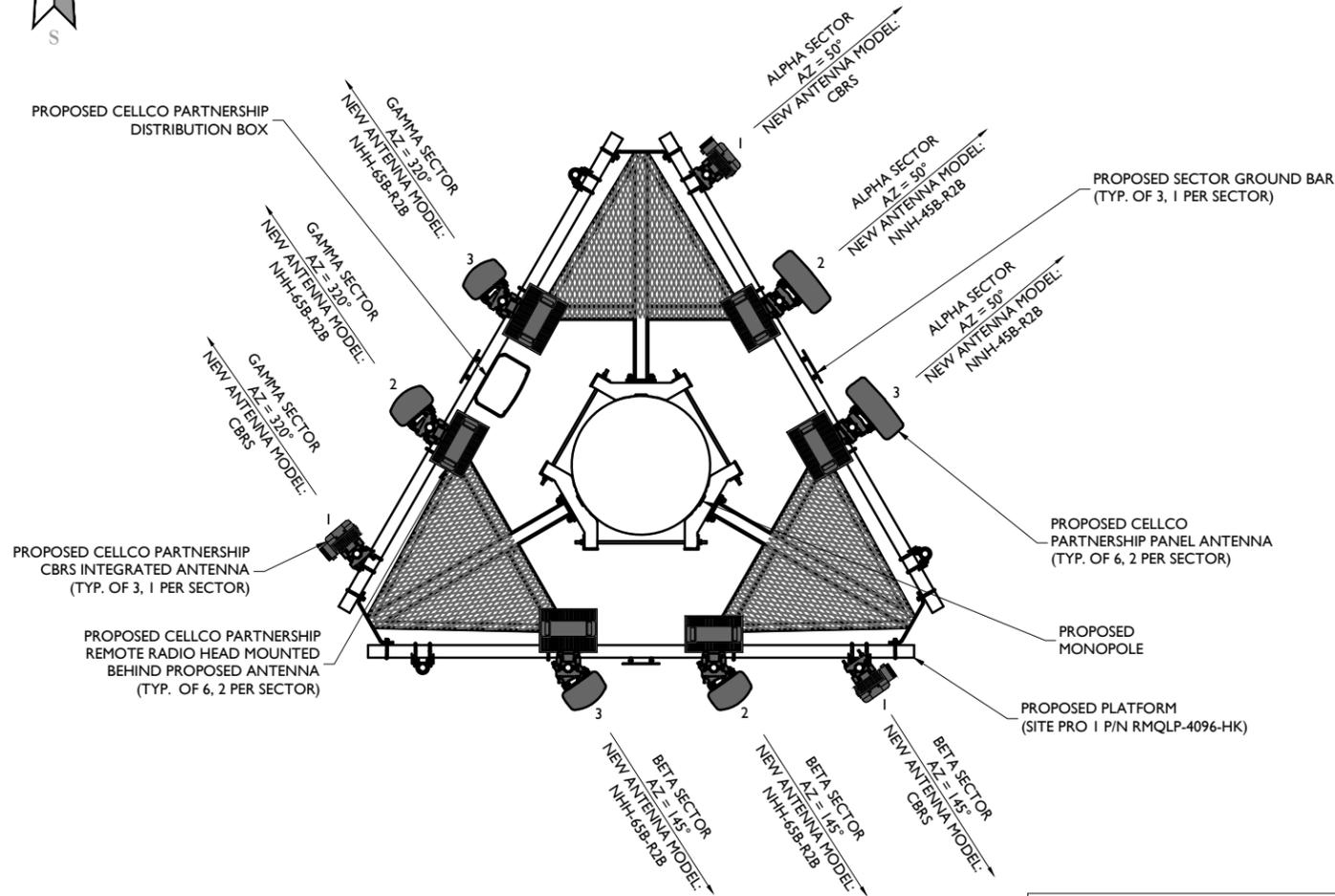
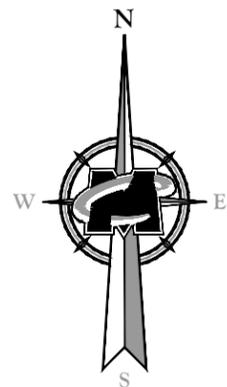
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SHEET TITLE:  
**ANTENNA PLAN**

SHEET NUMBER:  
**C-5**



**ANTENNA PLAN**  
 SCALE: 1" = 2' FOR 22"X34"  
 (SCALE: 1" = 4' FOR 11"X17")

- NOTES:**
1. ANTENNA ORIENTATION IS BASED ON TRUE NORTH BEARING, CONTRACTOR SHALL VERIFY TRUE NORTH PRIOR TO CONSTRUCTION.
  2. CONTRACTOR TO REFER TO FINAL RF CONFIGURATIONS SHEET FOR ANTENNA AZIMUTHS PRIOR TO CONSTRUCTION.

M:\Projects\2019\19060044\19960044\Maser\Drawings\19960044-C-5.dwg  
 By: MCH/MB/ART





CELLCO PARTNERSHIP d/b/a  
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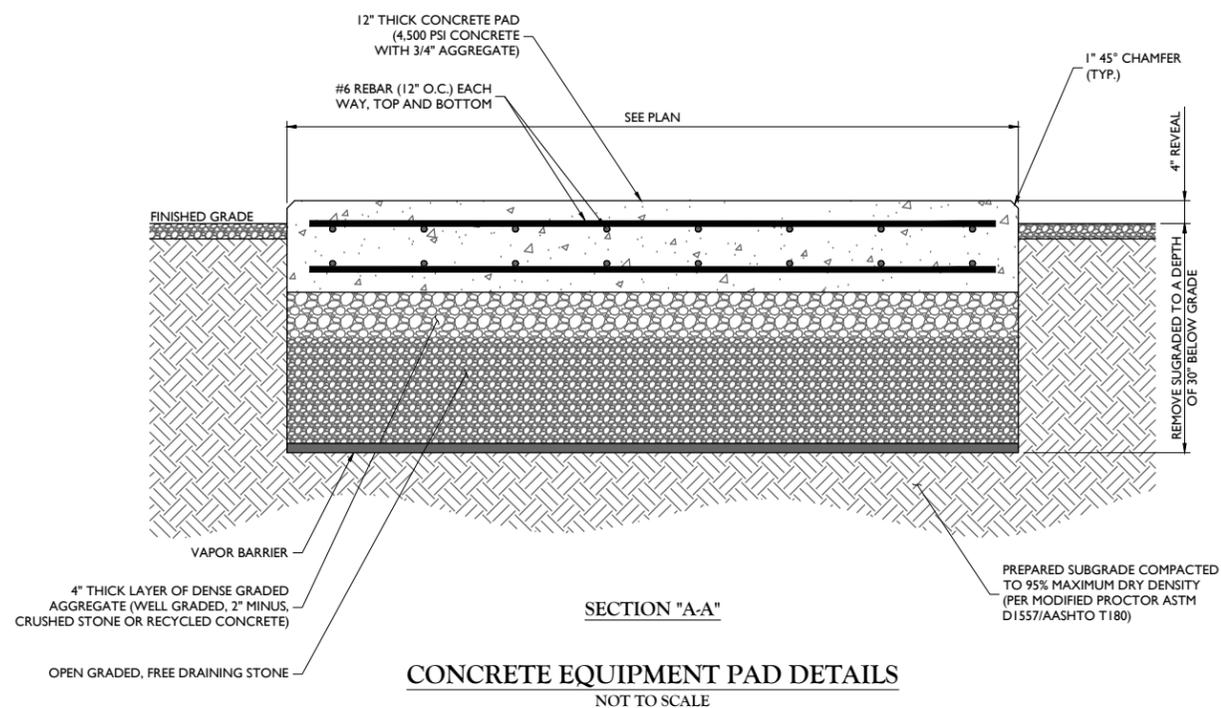
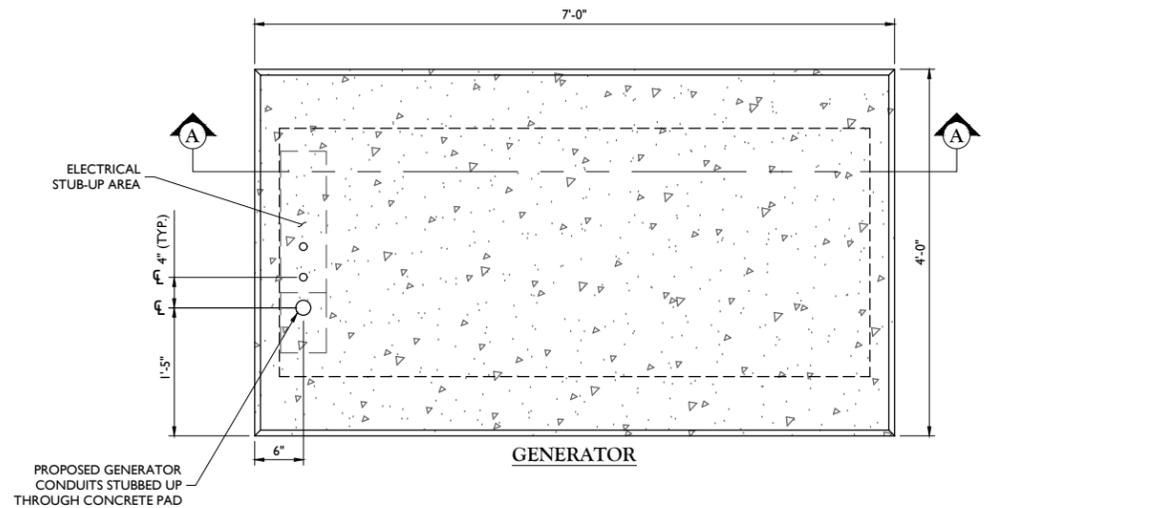
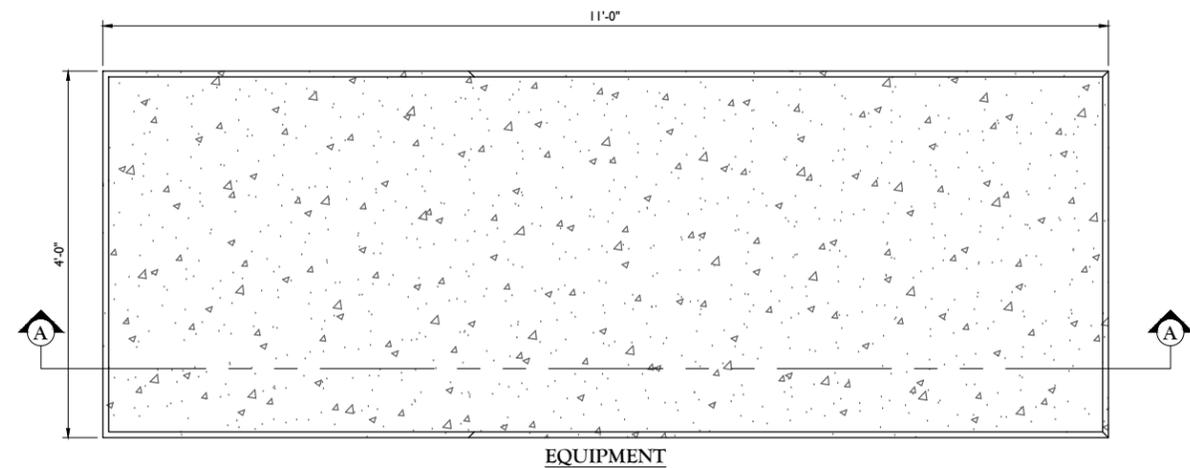
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SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NUMBER:  
A-2



**CONCRETE NOTES:**

DESIGN INFORMATION:

- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE ACI 301, ACI 318, ACI 336A, ASTM A184, ASTM A185 AND THE DESIGN & CONSTRUCTION SPECIFICATION FOR CAST-IN-PLACE CONCRETE.
- THE DESIGN SHALL CONFORM TO THE INTERNATIONAL BUILDING CODE AS SHOWN ON SHEET T-1.

EARTHWORK:

- FOUNDATIONS HAVE BEEN DESIGNED TO BEAR ON (UNDISTURBED RESIDUAL SOILS/COMPACTED STRUCTURAL FILL), CAPABLE OF SAFELY SUPPORTING AN ALLOWABLE BEARING PRESSURE OF 1,500 PSF. IF FOUNDATION CONDITIONS PROVE UNACCEPTABLE AT ELEVATIONS SHOWN, EXCAVATION SHALL BE CARRIED DEEPER AND SHALL BE BACKFILLED WITH LEAN CONCRETE TO PLAN FOOTING BOTTOM, OR REDISIGN OF FOUNDATIONS WILL BE REQUIRED AT THE DIRECTION OF THE ENGINEER.
- DESIGN FURNISH AND INSTALL TEMPORARY SHEETING, SHORING, AND DRAINAGE TO MAINTAIN THE EXCAVATION AND PROTECT SURROUNDING STRUCTURES AND UTILITIES.
- THOROUGHLY COMPACT ALL BOTTOM OF FOOTINGS PRIOR TO PLACING ANY CONCRETE.

CONCRETE:

1. FORMWORK

- CONCRETE CONSTRUCTION SHALL CONFORM TO "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS," (ACI 301-89).
- FORMWORK SHALL CONFORM TO ACI 301 "SPECIFICATIONS FOR STRUCTURAL CONCRETE FOR BUILDINGS"

2. REINFORCEMENT

- REINFORCING STEEL ASTM A615, GRADE 60, WELDED WIRE ASTM A185 (FLAT SHEET), LAPS 40 BAR DIAMETERS UNLESS NOTED. BARS SHALL BE SECURELY HELD IN ACCURATE POSITION BY SUITABLE ACCESSORIES, TIE BARS, SUPPORT BARS, ETC. HOOK LENGTHS SHALL BE 12 BAR DIAMETERS.
- CONCRETE COVER FOR REINFORCING BARS SHALL BE AS FOLLOWS, UNLESS OTHERWISE NOTED.
 

2.b.1. FOOTINGS AND SLABS CAST AGAINST GROUND	3"
2.b.2. CONCRETE TO BE IN CONTACT WITH GROUND OR WEATHER AT BARS GREATER THAN 5"	2"
2.b.3. AT BARS #5 OR LESS	1 1/2"
2.b.4. CONCRETE NOT TO BE EXPOSED TO GROUND OR WEATHER BEAMS, GIRDERS, AND COLUMNS	1 1/2"
2.b.5. SLABS AND WALLS	3/4"

2.c. CAST IN PLACE CONCRETE

- MINIMUM 28 DAY CYLINDER STRENGTH AND MAXIMUM SLUMP, PRIOR TO ADDITION F SUPER PLASTICIZERS, AS FOLLOWS:
 

2.c.1.1. CLASS I FOOTINGS	4500 PSI	3"
2.c.1.2. CLASS III INTERIOR ELEVATED SLABS AND WALLS	4000 PSI	4"
2.c.1.3. CLASS V OTHER WORK	4000 PSI	4"
2.c.1.4. CLASS VI LEAN CONCRETE FOR OVEREXCAVATION OF FOUNDATIONS	2000 PSI	N/A
- MIX DESIGN TO BE IN ACCORDANCE WITH ACI 318, CHAPTER 5. NO CALCIUM CHLORIDE ADMIXTURE CONTAINING CHLORIDES SHALL BE USED IN ANY CONCRETE
- COARSE AGGREGATE FOR NORMAL WIEGHT CONCRETE SHALL CONFORM TO ASTM C33 SIZE #57, COARSE AGGREGATE FOR LIGHTWEIGHT CONCRETE SHALL CONFORM TO ASTM C330 GRADED 3/4" TO 1/4".
- COLD WEATHER PLACEMENT SHALL COMPLY WITH ACI 306.1
- HOT WEATHER PLACEMENT SHALL COMPLY WITH ACI 305 R.
- CHAMFER ALL EXPOSED EDGES 3/4"
- THE MAXIMUM TEMPERATURE OF ALL CONCRETE AT DELIVERY TO THE SITE SHALL BE 85°F
- TOTAL DELIVERY TIME SHALL BE LESS THAN 75 MINUTES.



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SUSSEX COUNTY

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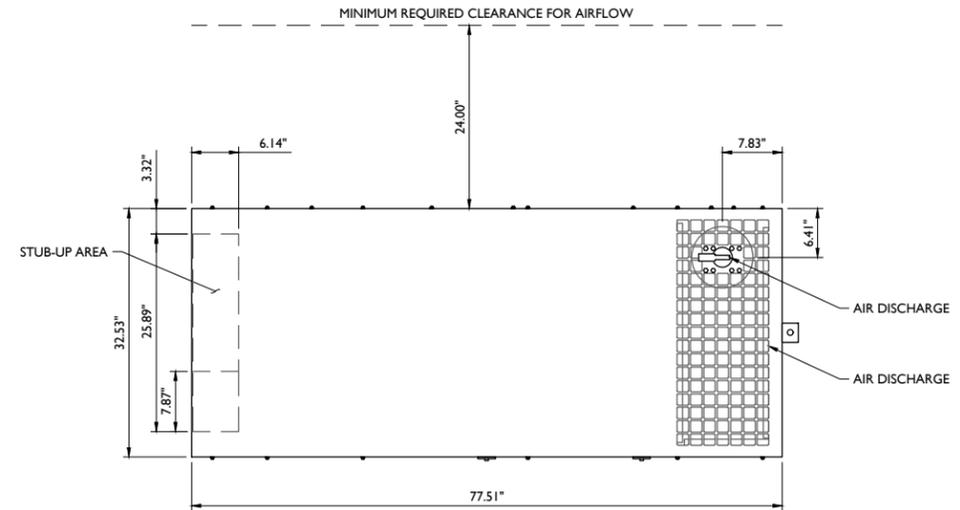
SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NUMBER:  
A-3

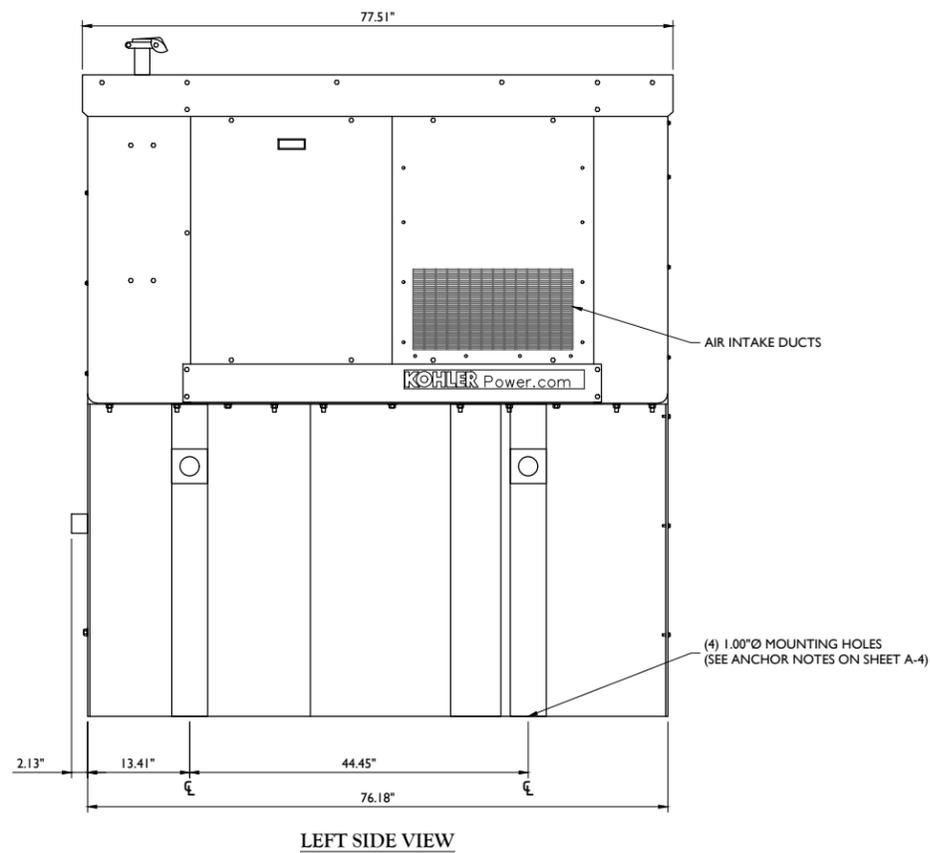
NOTES:

1. THE RIGHT SIDE OF THE GENERATOR IS SERVICE ACCESSIBLE.
2. 6 AMP BATTERY CHARGER.
3. 120VAC ENGINE BLOCK HEATER.
4. GENERATOR MUST BE GROUNDED.
5. SOUND ATTENUATED ENCLOSURE STANDARD WITH GENERATOR.
6. MUST ALLOW FREE FLOW OF DISCHARGE AIR AND EXHAUST.
7. MUST ALLOW FREE FLOW OF AIR INTAKE.
8. EASY ACCESS SERVICE PANEL IS LOCATED ON THE RIGHT SIDE OF THE GENERATOR ONLY.
9. BASE TANK REQUIRES ALL STUB-UPS TO BE IN THE REAR TANK STUB-UP AREA.
10. SEE TABLE FOR SUB-BASE FUEL TANK CAPACITY.
11. TANK EQUIPPED WITH FIRE SAFETY VALVE ON FUEL SUPPLY LINE.
12. IT IS THE RESPONSIBILITY OF THE INSTALLATION TECHNICIAN TO ENSURE THAT THE GENERATOR INSTALLATION COMPLIES WITH ALL APPLICABLE CODES, STANDARDS AND REGULATIONS.
13. GENERATOR IS INSTALLED ON UL-142 RATE DOUBLE WALL SUB-BASE FUEL TANK.
14. 65.4 dBA @ 23 FT (7 M) @ 100% LOAD WITH SOUND ENCLOSURE.

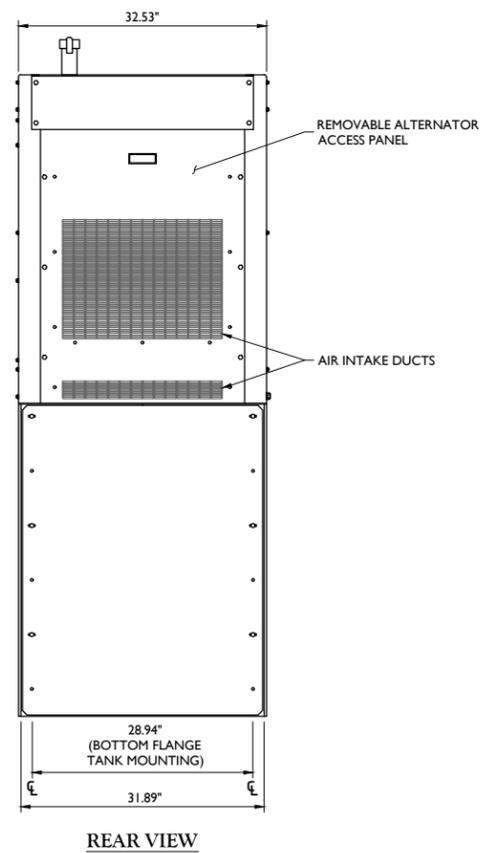
GENSET	TANK P/N	TANK HEIGHT (A)	DESCRIPTION	ASSEMBLY WEIGHT
30REOZK	GM97093-MA2	41.0"	SKID/TANK, 203 GAL	2,114 LBS



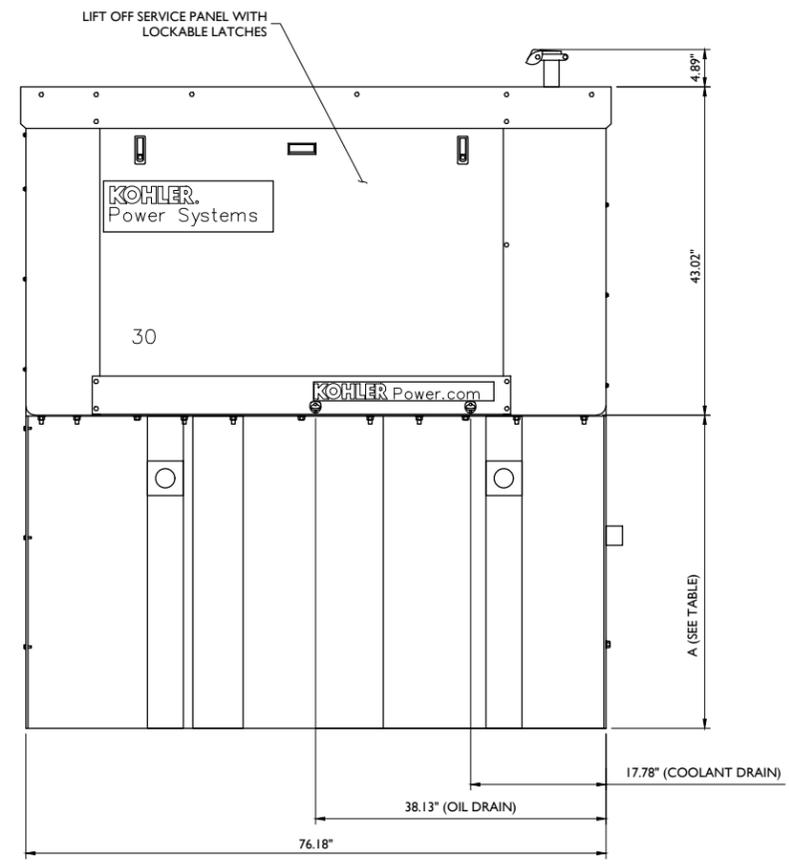
TOP VIEW



LEFT SIDE VIEW



REAR VIEW



RIGHT SIDE VIEW (SERVICE SIDE)

DIESEL SOUND ENCLOSURE  
WITH LIFT OFF PANEL  
30kW KOHLER DIESEL GENERATOR DETAIL  
NOT TO SCALE



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REV	D	DESIGN/REVISION	CHECKED BY



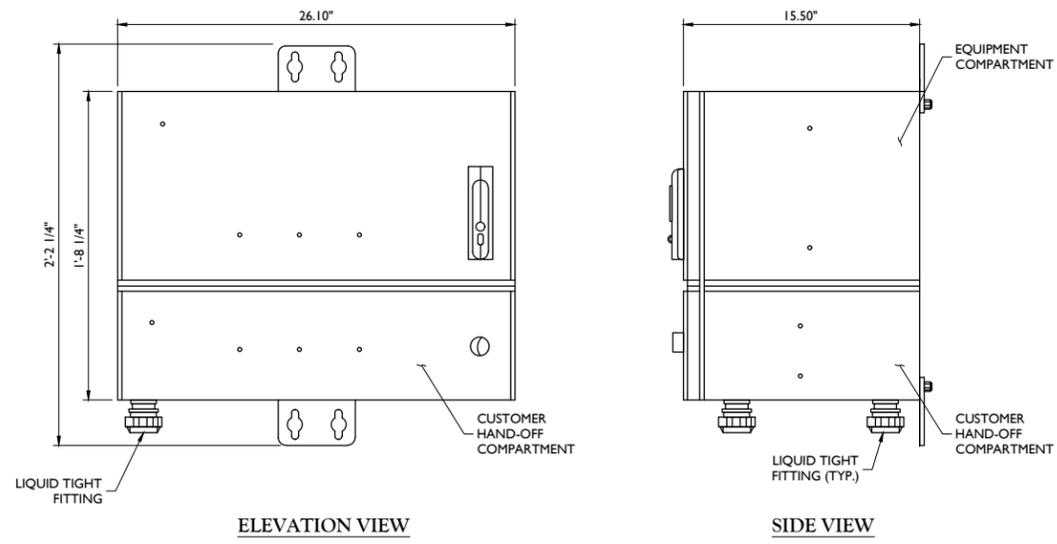
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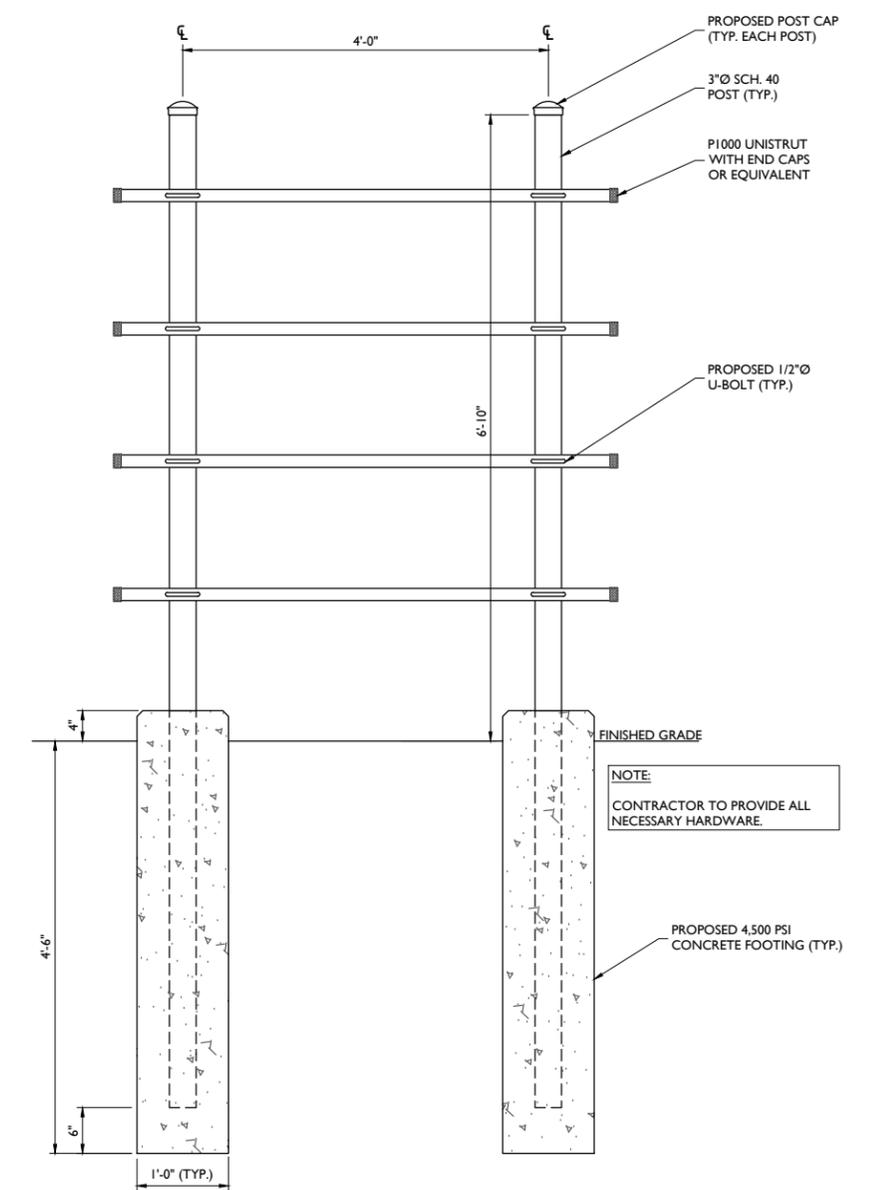
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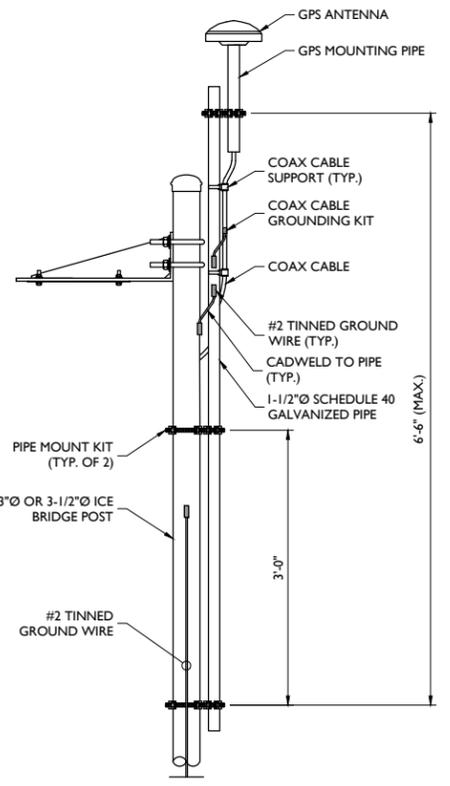
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 A-4



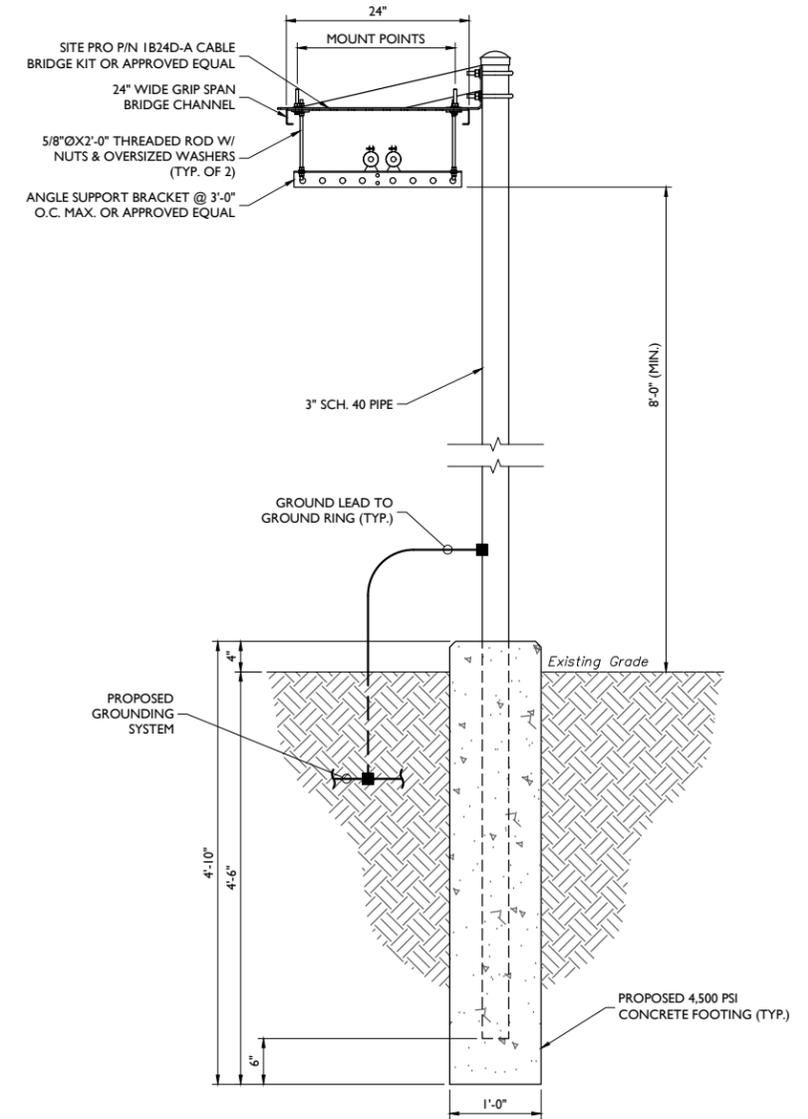
**CHARLES INDUSTRIES RL2000A CUBE**  
 NOT TO SCALE



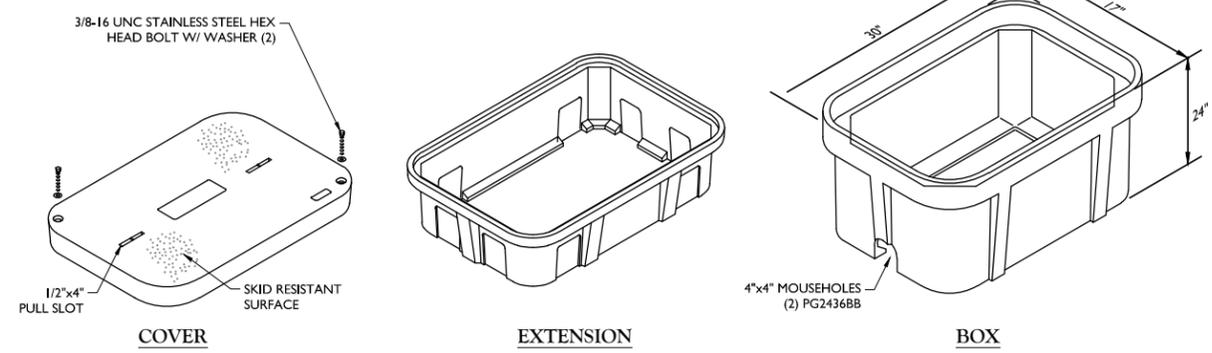
**BACKBOARD DETAIL**  
 NOT TO SCALE



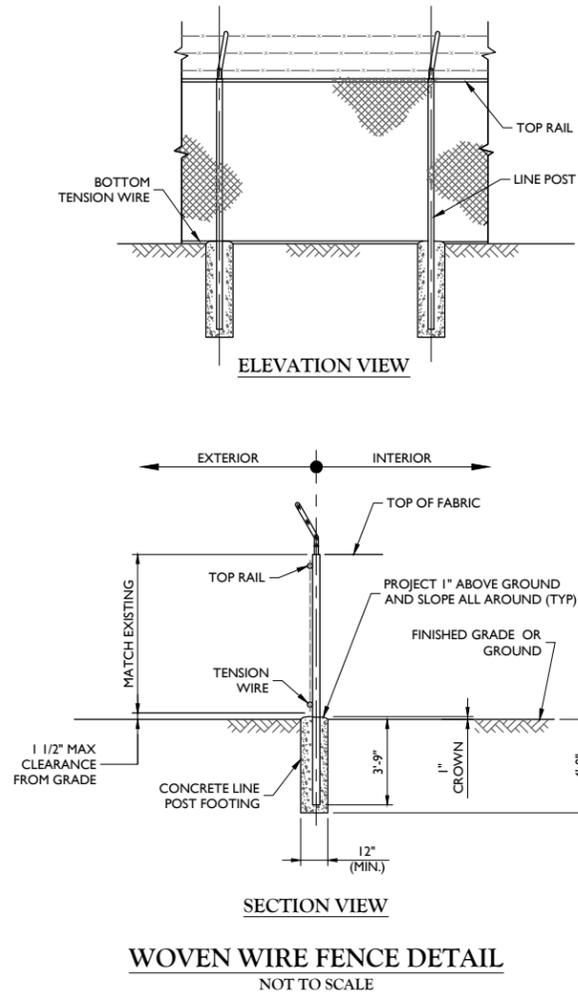
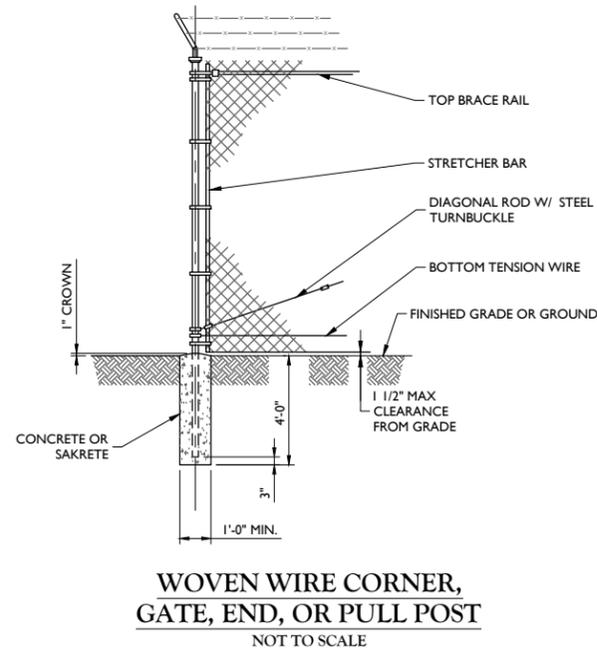
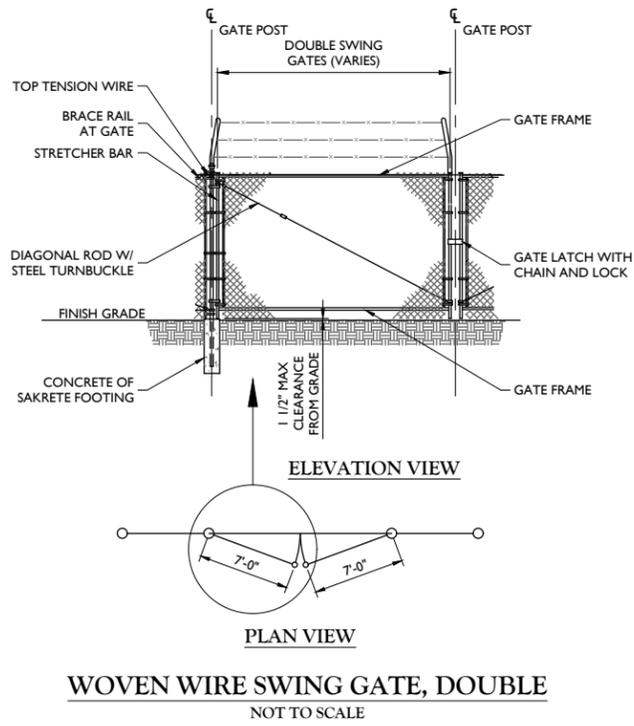
**GPS MOUNTING DETAIL**  
 NOT TO SCALE



**CABLE BRIDGE DETAIL**  
 NOT TO SCALE

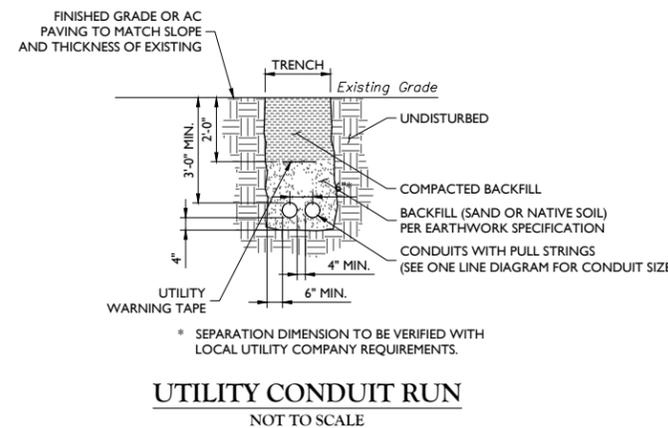
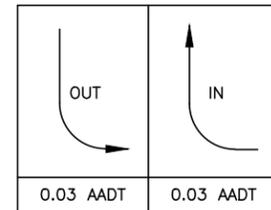
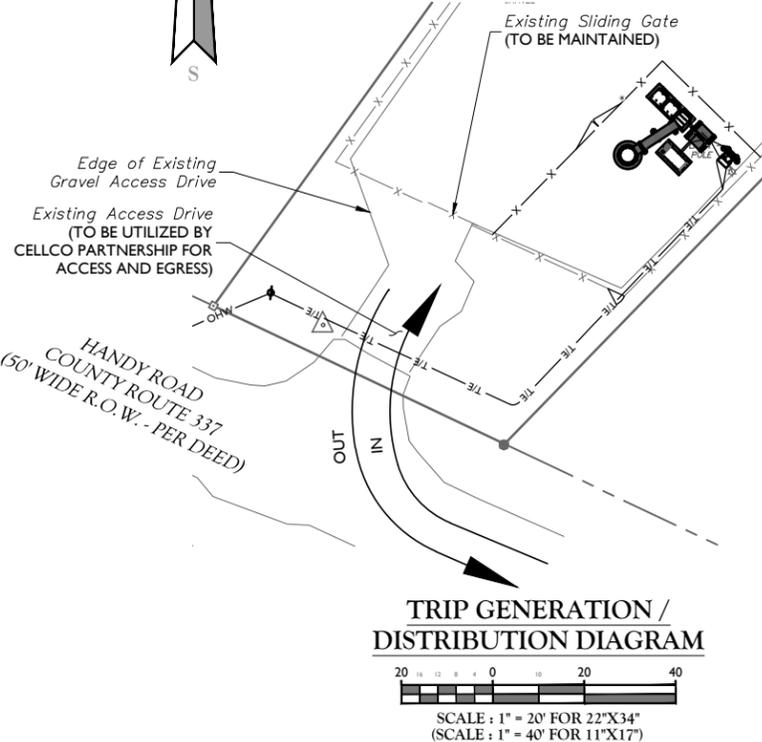
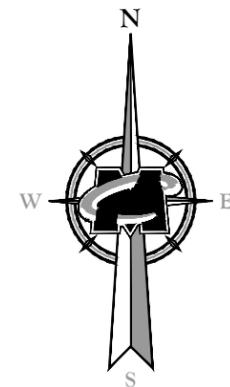
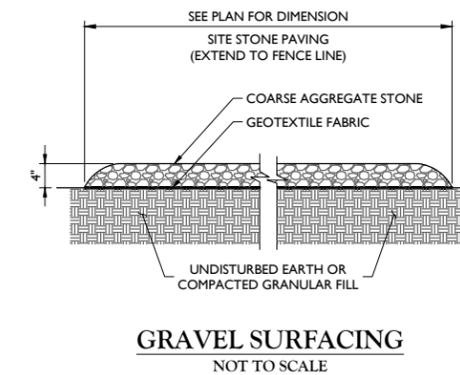


**PULL BOX DETAIL**  
 NOT TO SCALE



**FENCE NOTES:**

- GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 3"Ø SCHEDULE 40 FOR GATE WIDTHS UP THROUGH 7 FEET OR 14 FEET FOR DOUBLE SWING GATE PER ASTM-F1083.
- LINE POST: 2-3/8"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
- GATE FRAME: 1 1/2"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
- TOP RAIL & BRACE RAIL: 1 1/4"Ø SCHEDULE 40 PIPE PER ASTM-F1083.
- FABRIC: 9 GA. CORE WIRE SIZE 2" MESH, CONFORMING TO ASTM-A392 CLASS 1.
- TIE WIRE: MINIMUM 11 GA GALVANIZED STEEL INSTALL A SINGLE WRAP TIE WIRE AT POSTS AND RAILS AT MAX. 24" INTERVALS. INSTALL HOG RINGS ON TENSION WIRE AT 24" INTERVALS.
- TENSION WIRE: 7 GA. GALVANIZED STEEL.
- BARBED WIRE: 3 STRANDS OF DOUBLE STRANDED 12-1/2 GAUGE TWISTED WIRE, 4 PT. BARBS SPACED ON APPROXIMATELY 5" CENTERS.
- GATE LATCH: 1-3/8" O.D. PLUNGER ROD W/ MUSHROOM TYPE CATCH AND LOCK.
- LOCAL ORDINANCE FOR BARBED WIRE PERMIT SHALL GOVERN INSTALLATION.
- HEIGHT = MATCH EXISTING.
- ALL WORK SHALL CONFORM WITH THE PROJECT SPECIFICATIONS.



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VERIZON WIRELESS  
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REV	D	DESIGN	P. CLEARY	CHECKED BY

**MICHAEL P. CLEARY**  
DELAWARE PROFESSIONAL ENGINEER - LICENSE NUMBER: 19206

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**CONSTRUCTION DETAILS**

**A-5**

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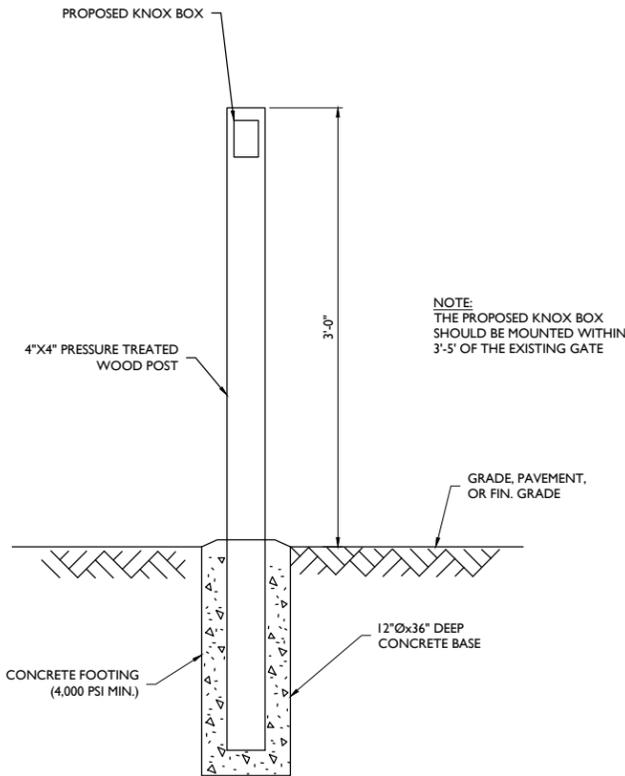
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MILLSBORO, DE 19966  
SUSSEX COUNTY

**MT. LAUREL OFFICE**  
2000 Midlantic Drive  
Suite 100  
Mount Laurel, NJ 08054  
Phone: 856.797.0412  
Fax: 856.722.1120

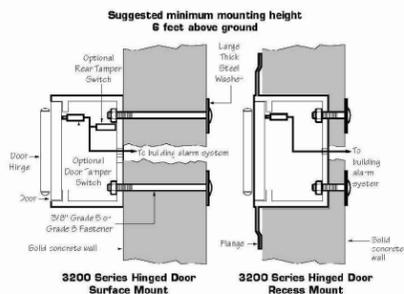
SHEET TITLE:  
CONSTRUCTION DETAILS

SHEET NUMBER:  
A-6



**KNOX BOX MOUNTING DETAIL**  
NOT TO SCALE

**KNOX** **Knox-Box® 3200 Series**  
HINGED DOOR MODEL - MOUNTING DIAGRAM



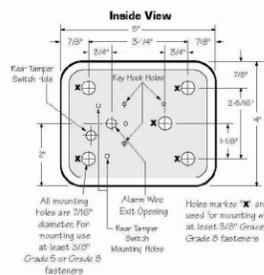
**Recessed Mounting Kit**

The 3200 Recessed Mounting Kit (RMK) is used for recessed models only. It contains a shell housing and mounting hardware to be cast-in-place in new concrete or masonry construction. After construction is completed, the KNOX-BOX mounts inside the RMK. The RMK may only be used in new concrete or masonry construction.

**Installation In Cast Concrete**  
The optional Recessed Mounting Kit is for use in new concrete or masonry construction only. The kit includes a shell housing and mounting hardware to be cast-in-place. The KNOX-BOX is mounted into the shell housing after construction is completed.

**Dimensions**  
Rough-in Dimensions: 6-1/2"H x 6-1/2"W x 5"D

**IMPORTANT:** Care should be taken to insure that the front of the RMK shell housing, including the cover plate and screw heads, is flush with the finish wall. The RMK must be plumbed to insure vertical alignment of the vault.



**Attention:** KNOX-BOX® is a very strong device that MUST be mounted properly to ensure maximum security and resist physical attack.

**Knox® Rapid Entry System**  
The Knox Company manufactures a complete line of high security products including Knox-Box key boxes, key vaults, cabinets, key switches, padlocks, locking FDC caps, plugs and electronic master key security systems. For more information or technical assistance, please call Customer Service at 1-800-552-5669.

KNOX COMPANY • 1101 W. Deer Valley Road, Phoenix, AZ 85027 • (800) 552-5669 • (602) 687-2200 • Fax: (602) 687-2299 • Web: www.knoxbox.com • E-mail: info@knoxbox.com  
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**KNOX** **Knox-Box® 3200 Series**  
HINGED DOOR MODEL



**High Security Industrial/Government Key Box**

The number one high-security KNOX-BOX® is used for most commercial applications including businesses, schools, government and public buildings, community associations and apartment complexes. The 3200 Series KNOX-BOX holds keys, access cards and other small items necessary for emergency access.

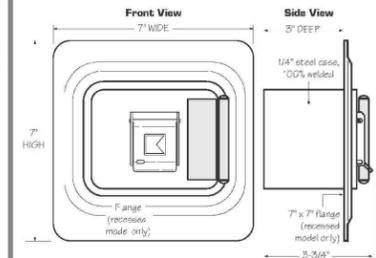
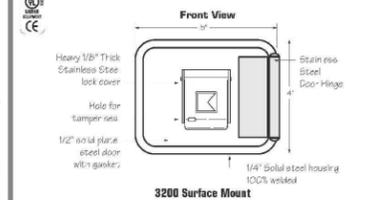
The hinged-door 3200 Series KNOX-BOX is more convenient than the lift-off door version because it allows single-handed operation and opened or closed, it's all one unit.

**Features and Benefits**

- Holds up to 10 keys and access cards in interior compartment
- Ensures high security. Box and lock are UL® Listed
- Includes a Knox-Coat® proprietary finishing process that protects Knox products up to four times better than standard powder coat
- Resists moist conditions with a weather resistant door gasket
- Hinged door allows single-handed operation
- Colors: Black, Dark Bronze or Aluminum
- Weight: Surface mount - 8 lbs. Recessed mount - 9 lbs.

**Options**

- Alarm tamper switches (UL Listed)
- Recessed Mounting Kit (RMK) for recessed models only
- Inside switch for use on electrical doors, gates and other electrical equipment



**Ordering Specifications**

To insure procurement and delivery of the 3200 Series KNOX-BOX, it is suggested that the following specification paragraph be used:  
**KNOX-BOX** surface recessed mount with hinged door, with/without UL Listed tamper switches, 1/4" plate steel housing, 1/2" thick steel door with interior gasket seal and stainless steel door hinge. Box and lock UL Listed. Lock has 1/8" thick stainless steel dust cover with tamper seal mounting capability.  
Exterior Dimensions: Surface mount body - 4"H x 6"W x 3-3/4"D  
Recessed mount flange: 7"H x 7"W  
UL Listed. Double action rotating tumblers and hardened steel pins accessed by a biased cut key.  
Knox-Coat® proprietary finishing process  
Black, Dark Bronze or Aluminum  
3200 Series KNOX-BOX (mfr's cat. ID)  
Mfr's name: **KNOX COMPANY**

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**KNOX-BOX DETAIL**  
NOT TO SCALE



CELLCO PARTNERSHIP d/b/a  
 VERIZON WIRELESS  
 512 TOWNSHIP LINE ROAD  
 BUILDING 2, FLOOR 3  
 BLUE BELL, PA 19422

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O	10/09/20	ISSUED FOR CONSTRUCTION	MEG	MPC
B	10/05/20	ISSUED FOR REVIEW	AN	MEG
A	09/04/20	ISSUED FOR REVIEW	NRO	MEG



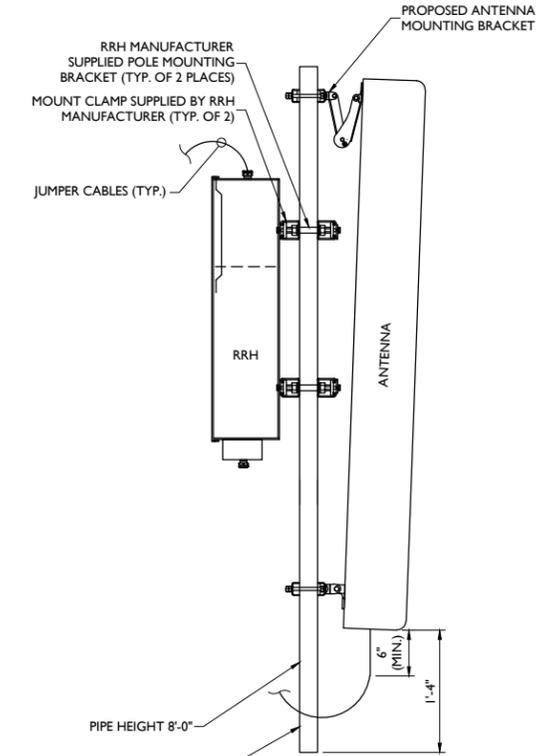
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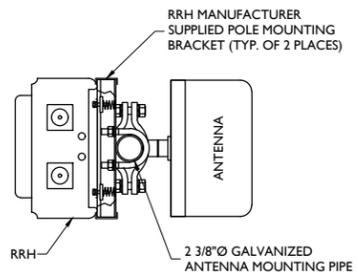
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 2000 Piedmont Drive  
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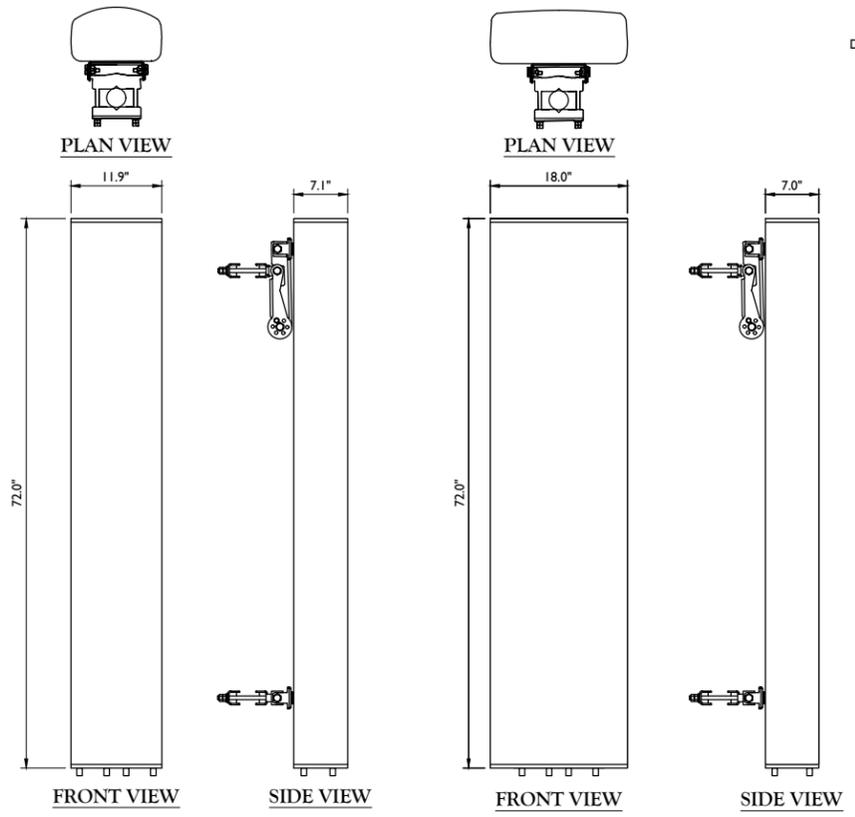
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**ELEVATION VIEW**



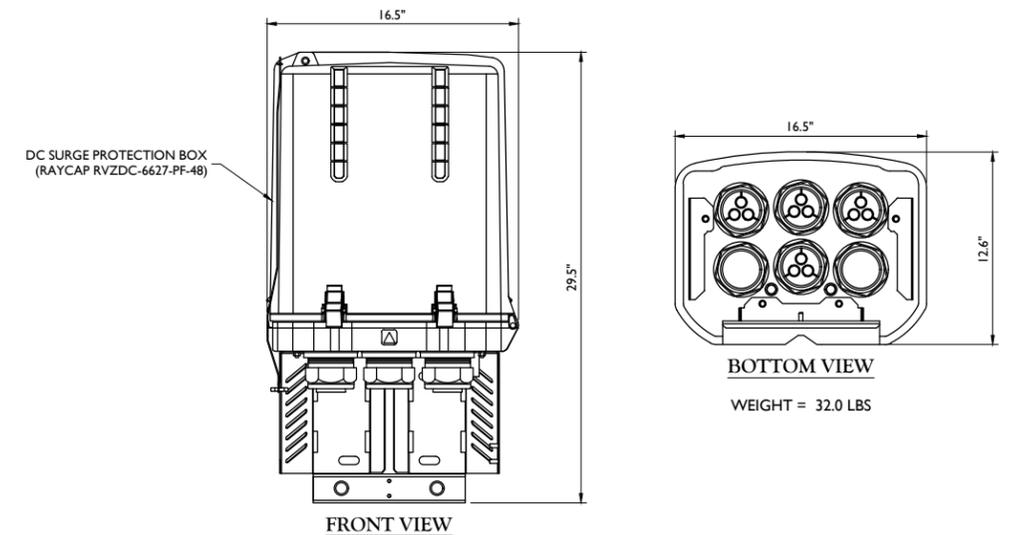
**ANTENNA MOUNTING DETAIL**  
 NOT TO SCALE



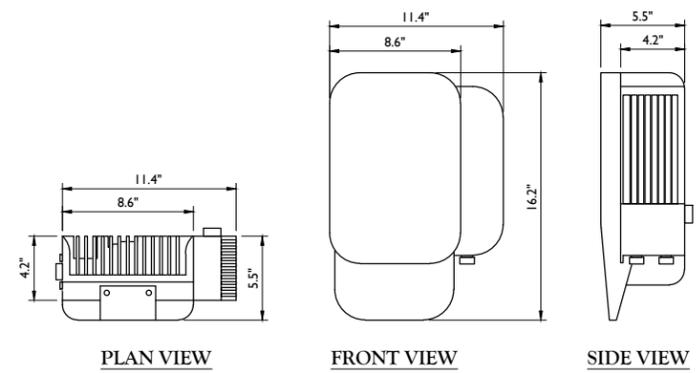
**COMMSCOPE NHH-65B-R2B**  
 NOT TO SCALE  
 WEIGHT = 43.7 LBS  
 WITH WITH BRACKETS = 57.0 LBS

**COMMSCOPE NHH-45B-R2B**  
 NOT TO SCALE  
 WEIGHT = 73.6 LBS  
 WITH WITH BRACKETS = 87.3 LBS

**ANTENNA DETAIL**  
 NOT TO SCALE



**RAYCAP RVZDC-6627-PF-48**  
**SURGE PROTECTION**  
 NOT TO SCALE  
 WEIGHT = 32.0 LBS



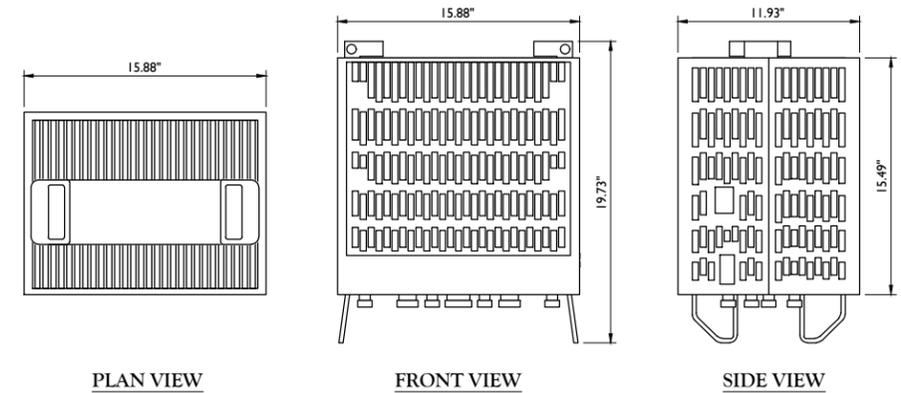
**SAMSUNG CBRs RT4401-48A**  
**WITH AC TO DC ADAPTER RRH DETAIL**  
 NOT TO SCALE  
 WEIGHT:  
 AC-DC: 5.51 LBS  
 RADIO: 18.65 LBS  
 ANTENNA: 4.5 LBS



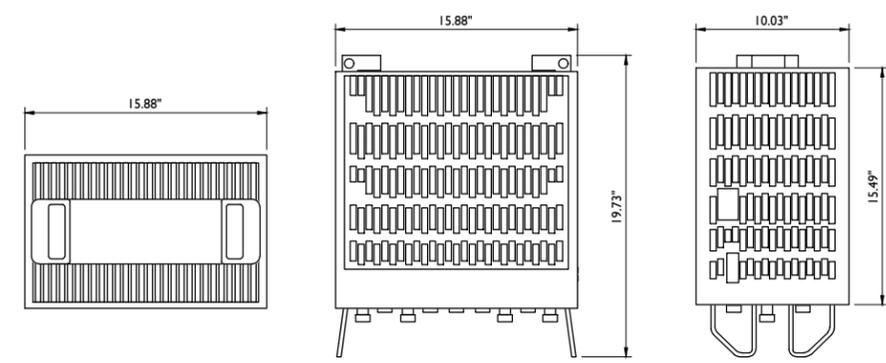
**L-810 (SINGLE)**      **L-810 (DOUBLE)**

- LIGHTING NOTES:**
- LIGHTING MODELS ARE TO BE FAA COMPLIANT.
  - L-810 LIGHTS TO BE STEADY BURNING AND RED.
  - LIGHTS TO BE MOUNTED IN ACCORDANCE WITH MANUFACTURER RECOMMENDATIONS.

**FAA LIGHTING DETAIL**  
 NOT TO SCALE



**SAMSUNG RFV01U-D1A (AWS/PCS) RRH**  
**WITH FINGER GUARD DETAIL**  
 NOT TO SCALE  
 WEIGHT = 84.4 LBS



**SAMSUNG RFV01U-D2A (700/850) RRH**  
**WITH FINGER GUARD DETAIL**  
 NOT TO SCALE  
 WEIGHT = 70.3 LBS



CELLCO PARTNERSHIP d/b/a  
VERIZON WIRELESS  
512 TOWNSHIP LINE ROAD  
BUILDING 2, FLOOR 3  
BLUE BELL, PA 19422



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REV	D	DESIGN	M.P. CLEAR	CHECKED BY



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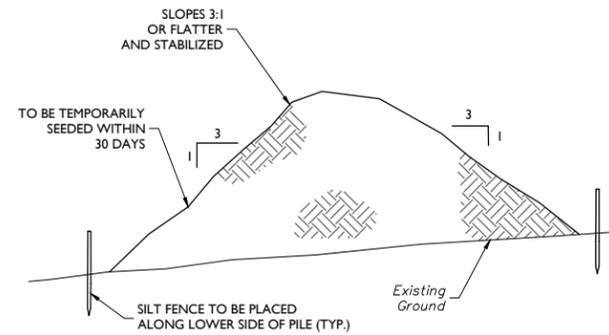
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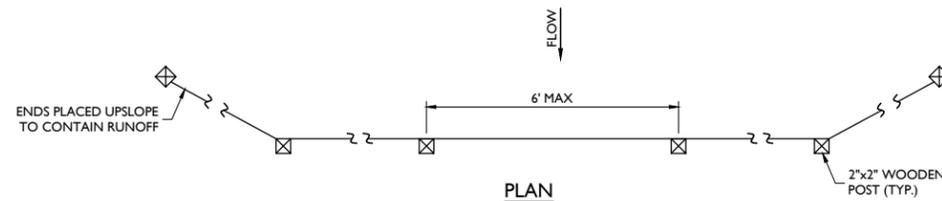
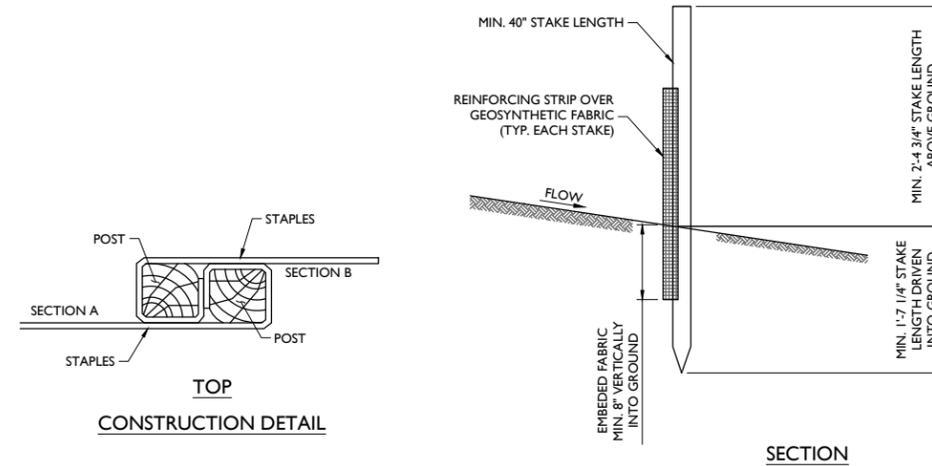
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**TOPSOIL STOCKPILE DETAIL**  
NOT TO SCALE



- SILT FENCE MATERIALS:**
1. STAKES: STEEL (EITHER T OR U) OR 2" X 2" HARDWARE
  2. GEOSYNTHETIC FABRIC: TYPE GD-1
  3. REINFORCING STRIP: WOODEN LATH, PLASTIC STRIP OR OTHER APPROVED EQUIVALENT
  4. PREFABRICATED UNIT: GEOFAB, ENVIROFENCE, OR APPROVED EQUIVALENT.

- CONSTRUCTION NOTES:**
1. GEOSYNTHETIC FABRIC TO BE FASTENED SECURELY TO FENCE POSTS WITH WIRE TIES OR STAPLES.
  2. WHEN TWO (2) SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER, THEY SHALL BE OVERLAPPED BY SIX (6) INCHES AND FOLDED.
  3. SILT FENCE MUST BE INSPECTED ON A REGULAR BASIS. REPAIRS SHOULD BE MADE IMMEDIATELY. ACCUMULATED SEDIMENT SHOULD BE REMOVED WHEN IT HAS REACHED 1/2 THE EXPOSED HEIGHT OF THE FABRIC OR WHEN "BULGES" DEVELOP IN THE SILT FENCE.

**SILT FENCE DETAIL**  
NOT TO SCALE

**SOIL EROSION AND SEDIMENT CONTROL PLAN**

**1. SITE PREPARATION**

- A. PRIOR TO SEEDING, INSTALL NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, GRASSED WATERWAYS, AND SEDIMENT BASINS.
- B. FINAL GRADING AND SHAPING IS NOT NECESSARY FOR TEMPORARY SEEDINGS.

**2. SEEDBED PREPARATION**

IT IS IMPORTANT TO PREPARE A GOOD SEEDBED TO INSURE THE SUCCESS OF ESTABLISHING VEGETATION. THE SEEDBED SHOULD BE WELL OTHER OBJECTIONABLE MATERIAL. THE SOIL SURFACE SHOULD NOT BE COMPACTED OR CRUSTED.

**3. SOIL AMENDMENTS-SOIL AMENDMENTS ARE NOT TYPICALLY REQUIRED FOR TEMPORARY STABILIZATION. HOWEVER, IN SOME CASES SOILS CONDITIONS MAY BE SO POOR THAT AMENDMENTS ARE NEEDED TO ESTABLISH EVEN A TEMPORARY VEGETATIVE COVER. UNDER THESE EXTREME CONDITIONS, THE FOLLOWINGS GUIDELINES SHOULD BE USED:**

- A. LIME - APPLY LIMING MATERIALS BASED ON THE RECOMMENDATIONS OF A SOIL TEST IN ACCORDANCE WITH THE APPROVED NUTRIENT MANAGEMENT PLAN. IF A NUTRIENT MANAGEMENT PLAN IS NOT REQUIRED, APPLY DOLOMITIC LIMESTONE AT THE RATE OF 1 TO 2 TONS PER ACRE. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4 TO 6 INCHES OF SOIL.
- B. FERTILIZER - APPLY FERTILIZER BASED ON THE RECOMMENDATIONS OF A SOIL TEST IN ACCORDANCE WITH APPROVED NUTRIENT MANAGEMENT PLAN. IF A NUTRIENT MANAGEMENT PLAN IS NOT REQUIRED, APPLY A FORMULATION OF 10-10-10 AT THE RATE OF 600 POUNDS PER ACRE. APPLY FERTILIZER UNIFORMLY AND INCORPORATE INTO THE TOP 4 TO 6 INCHES OF SOILS.

**4. SEEDING**

- A. SELECT A MIXTURE FROM FIGURE 3.4.3.2a
- B. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTIPACKER SEEDER OR HYDROSEEDER. ALL WILL BE APPLIED AT THE RECOMMENDED RATE AND PLANTING DEPTH.
- C. SEED THAT HAS BEEN BROADCAST SHOULD BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THE WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.

**5. MULCHING**

ALL MULCHING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.4.5

**SUSSEX CONSERVATION DISTRICT GENERAL NOTES:**

- THE DNREC, SEDIMENT AND STORMWATER PROGRAM (OR DELEGATED AGENCY) MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
- REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE CONTRACTOR FROM ERRORS OR OMISSIONS IN THE APPROVED PLAN.
- IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEMAED NECESSARY BY DNREC OR THE DELEGATED AGENCY.
- FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE RESTRICTIVE FEDERAL REQUIREMENTS APPLY.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION.
- AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.
- APPROVAL OF A SEDIMENT AND STORMWATER MANAGEMENT PLAN DOES NOT GRANT OR IMPLY A RIGHT TO DISCHARGE STORMWATER RUNOFF. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ACQUIRING ANY AND ALL AGREEMENTS, EASEMENTS, ETC., NECESSARY TO COMPLY WITH STATE DRAINAGE AND OTHER APPLICABLE LAWS.
- THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7, DEL C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES, AND DEPARTMENT POLICIES, PROCEDURES, AND GUIDANCE.

**PERMANENT SEEDING (3.4.3-9):**

**I. SITE PREPARATION**

- A. PRIOR TO SEEDING, INSTALL NEEDED EROSION AND SEDIMENT CONTROL PRACTICES SUCH AS DIVERSIONS, GRADE STABILIZATION STRUCTURES, BERMS, DIKES, GRASSED WATERWAYS AND SEDIMENT BASINS.
- B. GRADE AS NEEDED AND FEASIBLE TO PERMIT THE USE OF CONVENTIONAL EQUIPMENT FOR SEEDBED PREPARATION, SEEDING, MULCH APPLICATION, ANCHORING AND MAINTENANCE. ALL IRREGULARITIES IN THE SURFACE MUST BE CORRECTED IN ORDER TO PREVENT THE FORMATION OF DEPRESSIONS OR WATER POCKETS.

**2. SEEDBED PREPARATION**

- A. IT IS IMPORTANT TO PREPARE A GOOD SEEDBED TO INSURE THE SUCCESS OF ESTABLISHING VEGETATION. THE SEEDBED SHALL BE WELL PULVERIZED, LOOSE, UNIFORM, AND FREE OF LARGE CLODS, ROCKS AND OTHER OBJECTIONABLE MATERIAL.
- B. FLAT AREAS AND SLOPES UP TO 3:1 GRADE SHALL BE LOOSE AND FRIABLE TO A DEPTH OF AT LEAST 4 INCHES. THE TOP LAYER OF SOIL SHALL BE LOOSEENED BY RAKING, DISKING OR OTHER ACCEPTABLE MEANS BEFORE SEEDING.
- C. SLOPES STEEPER THAN 3:1 SHALL HAVE THE TOP 1-3 INCHES OF SOIL LOOSE AND FRIABLE BEFORE SEEDING.

**3. SOIL AMENDMENTS:**

- A. LIME - APPLY LIMING MATERIALS BASED ON THE RECOMMENDATIONS OF A SOIL TEST IN ACCORDANCE WITH THE APPROVED NUTRIENT MANAGEMENT PLAN. IF A NUTRIENT MANAGEMENT PLAN IS NOT REQUIRED, APPLY DOLOMITIC LIMESTONE AT THE RATE OF 1 TO 2 TONS PER ACRE. APPLY LIMESTONE UNIFORMLY AND INCORPORATE INTO THE TOP 4 TO 6 INCHES OF SOIL.
- B. FERTILIZER - APPLY FERTILIZER BASED ON THE RECOMMENDATIONS OF A SOIL TEST IN ACCORDANCE WITH APPROVED NUTRIENT MANAGEMENT PLAN. IF A NUTRIENT MANAGEMENT PLAN IS NOT REQUIRED, APPLY A FORMULATION OF 10-10-10 AT THE RATE OF 600 POUNDS PER ACRE. APPLY FERTILIZER UNIFORMLY AND INCORPORATE INTO THE TOP 4 TO 6 INCHES OF SOILS.

- C. INCORPORATION - ON SLOPING LAND, THE FINAL DISKING AND HARROWING OPERATION SHOULD BE ON THE CONTOUR WHEREVER FEASIBLE. ON SLOPES STEEPER THAN 3:1, THE LIME AND FERTILIZER SHALL WORKED IN THE BEST WAY POSSIBLE.

**4. SEEDING**

- A. SELECT A MIXTURE FROM FIGURE 3.4.3.3a
- B. EVERY BAG OF SEED IS REQUIRED BY LAW TO HAVE AN ANALYSIS TAG ATTACHED TO IT. THIS TAG CONTAINS ESSENTIAL INFORMATION ABOUT THE CONTENT AND QUALITY OF THE TURF SEED THEREIN. ALL OF THE DATA ON THE TAG RELATES IN SOME WAY TO THE SEED IN THE BAG. FOLLOWING IS A LIST OF ITEM AND INFORMATION THAT THE REPRESENT:

- "PRODUCT" IS THE SPECIES OR TYPE OF SEED THAT WAS TESTED.
- "LOT" REFERS TO THE SPECIFIC LOT OF SEED TESTED, PROVIDING A TRACKING OF THE VARIETIES, PRODUCTION FIELD AND COMPONENTS IN THE BAG.
- "% PURITY" IS THE NUMBER OF SEEDS OF A SPECIES/VARIETY, EXPRESS AS PERCENTAGES OF THE WHOLE, FOUND IN THE MIX. "VNS" MEANS "VARIETY NOT STATED" INDICATING UNCERTAINTY ABOUT THE QUALITY AND CHARACTERISTICS OF THE SEED.
- "% GERMINATION" REFERS TO THE PERCENTAGE OF SEED THAT GERMINATED DURING TESTING.
- "OTHER CROP SEEDS" IS THE PERCENTAGE OF CROP SEEDS OF THE TESTED SAMPLE THAT BEEN FOUND DURING PHYSICAL SEPARATION OF THE SAMPLE.
- "INERT MATTER" IS THE PERCENTAGE OF DUST, STEMS, SOIL, CHAFF, ETC. OF THE TOTAL WEIGHT OF THE TESTED SAMPLE.
- "WEED SEED" REFERS TO THE PERCENTAGE OF WEED SEEDS IN A SAMPLE
- "NOXIOUS WEEDS" ARE THE WEED SEEDS CONSIDERED BY LOCAL LAW TO BE NOXIOUS. THIS NUMBER MUST ALWAYS BE ZERO.
- "ORIGIN", "NET WEIGHT" AND "DATE TESTED" ARE SELF-EXPLANATORY.

- C. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, DRILL, CULTIPACKER OR HYDROSEEDER. ALL SEED WILL BE APPLIED AT THE RECOMMENDED RATE AND PLANTING DEPTH. DRILL SEEDING IS THE PREFERRED METHOD, ESPECIALLY WHEN LIGHT, FLUFFY SEEDS ARE IN THE MIX. WHEN HYDROSEEDING IS THE CHOSEN METHOD, THE TOTAL RATE OF SEED SHOULD BE INCREASED BY 25% OVER THE RATES RECOMMENDED IN FIGURE 3.4.3.3a. SEED MIXTURES LOADED INTO BOXES OR CONTAINERS, SUCH AS THOSE FOUND ON DRILL SEEDERS, SHOULD BE AGITATED TO PREVENT STRATIFICATION IN THE BOX. SOME SEEDERS ARE ALSO EQUIPPED WITH MULTIPLE BOXED TO SEPARATE THE SEED SPECIES, RESULTING IN EVEN DISTRIBUTION.

**PERMANENT SEEDING AND SEEDING DATES**

Mix No.	Certified Seed <sup>1</sup>	Seeding Rate <sup>2</sup>	Optimum Seeding Dates <sup>3</sup>					Remarks
			Coastal Plain	Piedmont	All			
1	Tall Fescue Weeping Lovegrass	140 10	2/1-4/30	3/1-5/14	4/30-7/31	5/1-10/31	Good erosion control mix. Tolerant of low fertility soils. Lovegrass very difficult to mow. Germinates only in hot weather.	
2	Dewberry Sheep Fescue Common Lespedeza <sup>4</sup> Inoculated	30 30 15	0	A	O	A	Good erosion control mix. Tolerant of low fertility soils. Good wildlife cover and food.	
3	Tall Fescue (Turp-type) Biting Creeping Red Fescue Perennial Ryegrass Blue Flaxseed <sup>5</sup>	50 50 50 15	1-15	D	A	O	Good erosion control mix. Tall Fescue for droughty conditions. Creeping Red Fescue for heavy shade. Flaxseed to suppress weeds.	
4	Biting Creeping Red Fescue Kentucky Bluegrass Perennial Ryegrass Redtop	100 70 15 5	0-3	U	A	O	Suitable waterway mix. Canada Bluegrass more drought tolerant. Use Redtop for increased drought tolerance.	
5	Switchgrass <sup>6</sup> Cool-Set Panicgrass Big Bluestem Little Bluestem Indian Grass	10 10 5 5 5	0-22	O	A	O	Native warm-season mixture. Tolerant of low fertility soils. Drought tolerant. Poor shade tolerance. N fertilizer discouraged - weeds.	
6	Tall Fescue (Turp-type) (Blend of 3 cultivars)	150	0-5	D	A	O	Managed for sites for nutrient uptake.	
7	Tall Fescue Ryegrass (Blend) Perennial Ryegrass	150 20 20	0-5	D	A	O	Three cultivars of Kentucky Bluegrass. Traffic tolerant.	
8	Big Bluestem <sup>7</sup> Indian Grass <sup>8</sup> Little Bluestem <sup>9</sup> Creeping Red Fescue Blue-leaf Partridge Pea Bush Clover Wild Indigo Shoey Top-Trafal	10 10 8 30 5 3 3 2	0-22	O	A	O	All species are native. Indian Grass and Bluestem have fluffy seeds. Plant with a specialized native seed drill. Creeping Red Fescue will provide erosion protection while the warm season grasses get established.	

Figure 3.4.3.3a Seed mixes and recommended seeding dates

- D. SEED THAT HAS BEEN BROADCAST MUST BE COVERED BY RAKING OR DRAGGING AND THEN LIGHTLY TAMPED INTO PLACE USING A ROLLER OR CULTIPACKER. IF HYDROSEEDING IS USED AND THE SEED AND FERTILIZER IS MIXED, THEY WILL BE MIXED ON SITE AND THE SEEDING SHALL BE DONE IMMEDIATELY AND WITHOUT INTERRUPTION.
- 5. MULCHING  
ALL MULCHING SHALL BE DONE IN ACCORDANCE WITH SECTION 3.4.5
- 6. IRRIGATION  
A. ADEQUATE MOISTURE IS ESSENTIAL FOR SEED GERMINATION AND PLANT GROWTH. DAILY IRRIGATION CAN BE CRITICAL IN ESTABLISHING PERMANENT VEGETATION DURING DRY OR HOT WEATHER OR ON ADVERSE SITE CONDITIONS.  
B. IRRIGATION MUST BE CAREFULLY CONTROLLED TO PREVENT RUNOFF AND SUBSEQUENT EROSION. INADEQUATE OR EXCESSIVE IRRIGATION CAN BE MORE HARM THAN GOOD.
- 7. MAINTENANCE  
A. IT TAKES ON FULL YEAR TO ESTABLISH PERMANENT VEGETATION FROM THE TIME OF PLANTING. INSUFFICIENT SEEDED AREAS FOR FAILURE AND REESTABLISH VEGETATION AS SOON AS POSSIBLE. DEPENDING ON SITE CONDITIONS, IT MAY BE NECESSARY TO IRRIGATE, FERTILIZE, OVERSEED, OR RE-ESTABLISH PLANTINGS IN ORDER TO PROVIDE PERMANENT VEGETATION FOR ADEQUATE EROSION CONTROL.  
B. MAINTENANCE FERTILIZATION RATES SHOULD BE ESTABLISHED BY SOIL TEST RECOMMENDATIONS IN ACCORDANCE WITH AN APPROVED NUTRIENT MANAGEMENT PLAN. SPRING SEEDINGS MAY REQUIRE AN APPLICATION OF FERTILIZER BETWEEN SEPTEMBER 1 AND OCTOBER 15, AT LEAST EVERY TWO YEARS. FALL SEEDINGS MAY REQUIRE THE SAME BETWEEN MARCH 15 AND MAY 1 OF THE FOLLOWING YEAR. IF SLOW RELEASE FERTILIZER IS USED, FOLLOW-UP FERTILIZATIONS MAY NOT BE NECESSARY FOR SEVERAL YEARS. LIME ACCORDING TO SOIL TEST RECOMMENDATIONS AT LEAST ONCE EVERY FIVE YEARS.
- 8. SPECIAL CONDITIONS

UNDER CERTAIN SITE CONDITIONS, ALTERNATIVE VEGETATIVE STABILIZATION TECHNIQUES ARE NECESSARY. EXAMPLES INCLUDE STEEPLY SLOPED AREAS, EXTREMELY LOW FERTILITY SOILS, ACIDIC SOILS (pH LESS THAN 4.0) AND DUNE STABILIZATION. WHEN ANY OF THESE OR OTHER UNUSUAL SITE CONDITIONS ARE ENCOUNTERED, DNREC AND/OR THE APPROPRIATE DELEGATED AGENCY MAY REQUIRE PRODUCTS, SEED SPECIES MIXTURES AND RATES OTHER THAN THOSE LISTED IN THE FOLLOWING TABLES IN ORDER TO ACHIEVE SUCCESSFUL STABILIZATION.

**TEMPORARY SEEDING BY RATES, DEPTHS AND DATES**

Mix #	Species <sup>1</sup>	Seeding Rate	Optimum Seeding Dates <sup>1</sup>					Planting Depth <sup>3</sup>	
			Coastal Plain	Piedmont	All				
1	Barley	125	4	O	A	O	A	O	1-2 inches 2-3" sandy soils
2	Oats	125	4	O	A	O	A	O	1-2 inches 2-3" sandy soils
3	Rye	125	4	O	A	O	O	A	1-2 inches 2-3" sandy soils
4	Perennial Ryegrass	125	4	O	A	O	O	A	0.5 inches 1-2" sandy soils
5	Annual Ryegrass	125	4	O	A	O	O	A	0.5 inches 1-2" sandy soils
6	Winter Wheat	125	4	O	A	O	O	A	1-2 inches 2-3" sandy soils
7	Foxtail Millet	30 PLS	0.7	O					0.5 inches 1-2" sandy soils
8	Pearl Millet	20 PLS	0.5	O					0.5 inches 1-2" sandy soils

1. Winter seeding requires 3 tons per acre of straw mulch for proper stabilization.  
2. May be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.  
3. Applicable on slopes 3:1 or less.  
4. Fifty pounds per acre of Annual Lespedeza may be added to 1/2 the seeding rate of any of the above species.  
5. Use varieties currently recommended for Delaware. Contact a County Extension Office for information.  
6. Warm season grasses such as Millet or Weeping Lovegrass may be used between 5/1 and 9/1 if desired. Seed at 3-5 lbs. per acre. Good on low fertility and acid areas. Seed after frost through summer at a depth of 0.5".

Figure 3.4.3.2a Temporary seeding guidelines

**TEMPORARY SEEDING BY RATES, DEPTHS AND DATES**

Mix No.	Certified Seed <sup>1</sup>	Seeding Rate <sup>2</sup>	Optimum Seeding Dates <sup>3</sup>					Remarks	
			Coastal Plain	Piedmont	All				
9	Redtop Creeping Bentgrass Sheep Fescue Rough Bluegrass	75 35 30 45	1-7	O	A	O	A	O	Quick stabilization of disturbed sites and waterways.
10	Reed Canarygrass <sup>4</sup>	10	0.23	A					Good erosion control, wildlife cover and wetland vegetation.
11	Tall Fescue Perennial Ryegrass Kentucky Bluegrass Blend	100 25 30	2-3	O	A	O	O	A	High value, high maintenance, light traffic, irrigation necessary. Well drained soils, full sun.
12	Tall Fescue Perennial Ryegrass Sheep Fescue	100 25 25	2-3	O	A	O	O	A	Moderate value, low maintenance, traffic tolerant.
13	Creeping Red Fescue Chewings Fescue Rough Bluegrass	50 50 20	0-4	O	A	O	O	A	Shade tolerant, moderate traffic tolerance, moderate maintenance.
14	Creeping Red Fescue Rough Bluegrass or Chewings Fescue	50 90	1-1.5	O	A	O	O	A	Shade tolerant, moisture tolerant.
15	K-31 Tall Fescue	150	3.5	O	A	O	O	A	Monoculture, but performs well alone in lawns. Discouraged.

1. When hydroseeded is the chosen method of application, the total rate of seed should be increased by 25%.  
2. Winter seeding requires 3 tons per acre of straw mulch. Planting dates listed above are average for Delaware. These dates may require adjustment to reflect local conditions.  
3. All seed shall meet the minimum purity and minimum germination percentages recommended by the Delaware Department of Agriculture. The maximum % of weed seeds shall be in accordance with Section 1, Chapter 24, Title 3 of the Delaware Code.  
4. Cool season species may be planted throughout summer if soil moisture is adequate or seeded area can be irrigated.  
5. All leguminous seed must be inoculated.  
6. Warm season grass mix and Reed Canary Grass cannot be mowed more than 4 times per year.  
7. Warm season grasses require a soil temperature of at least 50 degrees in order to germinate, and will remain dormant until then.

Figure 3.4.3.2a Seed mixes and recommended seeding dates (cont)

**SEQUENCE OF CONSTRUCTION:**

EACH STAGE OF THE SEQUENCE OF CONSTRUCTION MUST BE COMPLETED PRIOR TO THE INITIATION OF THE NEXT STAGE OF CONSTRUCTION.

DESCRIPTION	TIME FRAME
INSTALL STABILIZED CONSTRUCTION ENTRANCE. INSTALL PERIMETER SILT FENCE.	4 DAYS
CLEAR AND GRUB SITE. REMOVE EXCESS TOPSOIL FROM SITE AND STOCKPILE. REMAINDER OF TOPSOIL REQUIRED FOR RE-USE ON SITE.	2 DAYS
PERFORM ROUGH GRADING OF COMPOUND AREA AND ACCESS ROAD. REESTABLISH STABILIZED CONSTRUCTION ENTRANCE AS REQUIRED TO MATCH PRE-EXISTING CONDITION IMMEDIATELY FOLLOWING GRADING OF ACCESS DRIVE.	5 DAYS
INSTALL UNDERGROUND UTILITIES, CONCRETE PADS AND APPROPRIATE SEDIMENT CONTROLS AS INSTALLATION PROGRESSES.	10 DAYS
PROVIDE INTERIM SOIL STABILIZATION MEASURES OF DISTURBED AREAS. SEED AND MULCH AREAS TO NORTH, SOUTH, EAST AND WEST OF PROPOSED GRAVEL AREA. ANY AREAS WITH INTERIM STABILIZATION THAT BECOME DISTURBED AS A RESULT OF SUBSEQUENT CONSTRUCTION ACTIVITY (I.E. ERECTION OF MONOPOLE) SHALL BE REESTABLISHED PER INTERIM STABILIZATION SPECIFICATIONS ON THIS SHEET.	1 DAY
POUR CONCRETE FOUNDATION	2 DAYS
CURE CONCRETE	28 DAYS
ERECT MONOPOLE.	7 DAYS
PERFORM FINE GRADING ON SITE SUBGRADE. STABILIZE COMPOUND AND DRIVEWAY BY INSTALLING DENSE GRADED AGGREGATE, TOPSOIL, SEED, FERTILIZER AND MULCH DISTURBED AREAS OUTSIDE GRAVEL COMPOUND.	2 DAYS
REMOVE SEDIMENT CONTROLS AND OTHER BMP'S. ALL BMP'S MUST REMAIN INSTALLED AND FUNCTIONAL UNTIL UPSLOPE DISTURBED AREAS ARE STABILIZED WITH 70% UNIFORM PERENNIAL VEGETATIVE COVER OR OTHER STABLE COVER.	2 DAYS

**SEDIMENT CONTROL NOTES:**

- A COPY OF THE APPROVED SOIL EROSION AND SEDIMENTATION CONTROL PLAN SHALL BE AVAILABLE AT ALL TIMES.
- TEMPORARY STABILIZATION (SEEDING AND MULCHING) OF THE SITE SHALL BE PERFORMED IMMEDIATELY AFTER COMPLETION OF ROUGH GRADING.
- THE CONTRACTOR SHALL INSPECT THE SITE AT THE END OF EACH DAY TO ENSURE THAT NO DISTURBED SOIL EXISTS ON THE SITE AND THAT NO SOIL/MUD IS BEING TRACKED OFF THE SITE AND ONTO ANY ADJACENT ROADWAY.
- REFER TO DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK REGARDING APPLICABLE DESIGN GUIDELINES SOIL EROSION AND SEDIMENTATION CONTROL.
- ANY MAJOR VARIATION FROM THE SEQUENCE OF CONSTRUCTION STATED IN THE NARRATIVE REPORT REQUIRES THE APPROVAL OF THE SUSSEX COUNTY CONSERVATION DISTRICT PRIOR TO THE INITIATION OF THE CHANGE.
- THE SUSSEX COUNTY CONSERVATION DISTRICT WILL BE NOTIFIED THREE DAYS PRIOR TO CONSTRUCTION.
- ALL TEMPORARY CONTROLS SHALL REMAIN IN PLACE UNTIL THE SITE IS COMPLETELY STABILIZED.
- ANY SOIL REQUIRED TO BE STOCKPILED ON THE SITE SHALL BE STABILIZED AND PROTECTED WITH SILT FENCING.
- EROSION AND SEDIMENTATION CONTROLS MUST BE CONSTRUCTED, STABILIZED AND FUNCTIONAL BEFORE SITE DISTURBANCE WITHIN THE TRIBUTARY AREAS OF THOSE CONTROLS.
- AFTER FINAL SITE STABILIZATION HAS BEEN ACHIEVED, TEMPORARY EROSION AND SEDIMENTATION CONTROLS MUST BE REMOVED. AREA DISTURBED DURING REMOVAL OF THE CONTROLS MUST BE STABILIZED IMMEDIATELY.
- STOCKPILE HEIGHTS MUST NOT EXCEED 35 FT. STOCKPILE SLOPES MUST BE 3:1 OR FLATTER. STOCKPILES MUST BE STABILIZED UPON COMPLETION.
- ANY DISTURBED AREA ON WHICH ACTIVITY HAS CEASED AND WHICH WILL REMAIN EXPOSED MUST BE STABILIZED IMMEDIATELY. DURING NON-GERMINATION PERIODS, MULCH MUST BE APPLIED AT THE RECOMMENDED RATES. DISTURBED AREAS WHICH ARE NOT AT FINISHED GRADE AND WHICH WILL BE REDISTURBED WITHIN 1 YEAR MAY BE STABILIZED IN ACCORDANCE WITH TEMPORARY SEEDING SPECIFICATIONS. DISTURBED AREAS WHICH ARE EITHER AT FINISHED GRADE OR WILL NOT BE DISTURBED WITHIN 1 YEAR MUST BE STABILIZED IN ACCORDANCE WITH PERMANENT SEEDING SPECIFICATIONS.
- UNTIL THE SITE IS STABILIZED, ALL EROSION AND SEDIMENTATION CONTROLS MUST BE MAINTAINED PROPERLY. MAINTENANCE MUST INCLUDE INSPECTIONS OF ALL CONTROLS AFTER EACH RUNOFF EVENT AND ON A WEEKLY BASIS. ALL PREVENTATIVE AND REMEDIAL MAINTENANCE WORK, INCLUDING CLEAN OUT, REPAIR, REPLACEMENT, REGRADING, RESEEDING AND REMULCHING MUST BE PERFORMED IMMEDIATELY.

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1926  
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DELAWARE PROFESSIONAL ENGINEER - LICENSE NUMBER: 1926

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Suite 100  
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Phone: 856.797.0412  
Fax: 856.722.1120

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A	09/04/20	ISSUED FOR REVIEW	NRO	MEG



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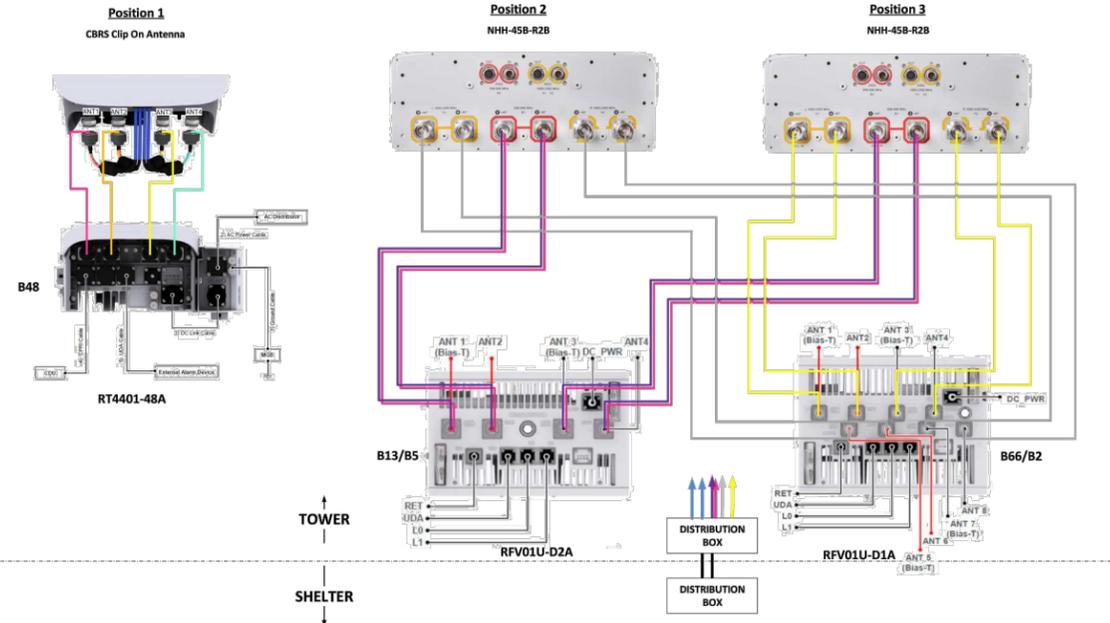
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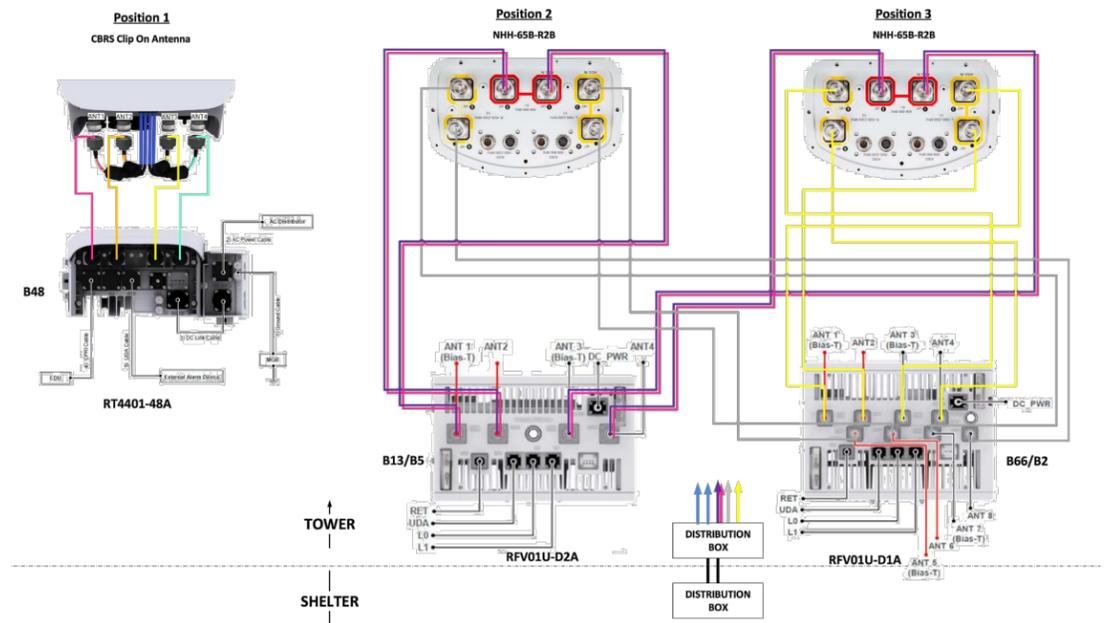
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ALPHA Sector



BETA/GAMMA Sector



RF PLUMBING DIAGRAM

Antenna Summary

Added	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub6	Make	Model	Centerline	Tip Height	Azimuth	RET	4xRx	Inst. Type	Quantity
	LTE	LTE	LTE	LTE	LTE							COMMSCOPE	NHH-45B-R2B	142	145	50(01)	false	false	PHYSICAL	2
	LTE	LTE	LTE	LTE	LTE							COMMSCOPE	NHH-65B-R2B	142	145	145(02) 320(03)	false	false	PHYSICAL	4
									LTE			SAMSUNG	CBRS CLIP ON	142	142.4375	50(01) 145(02) 320(03)	false	false	PHYSICAL	3

Equipment Summary

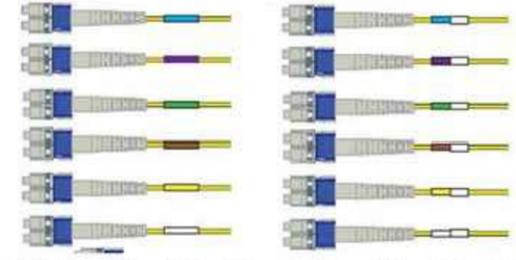
Added	Equipment Type	Location	700	850	1900	AWS	AWS3	28 GHz	31 GHz	39 GHz	CBRS	LAA	L-Sub6	Make	Model	Cable Length	Cable Size	Install Type	Quantity
	OVP Box	Tower												Raycap	6627			PHYSICAL	1
	RRU	Tower			LTE	LTE	LTE							Samsung	B2/B66A RRH-BR049 (RFV01U-D1A)			PHYSICAL	3
	RRU	Tower	LTE	LTE										Samsung	B5/B13 RRH-BR04C (RFV01U-D2A)			PHYSICAL	3
	RRU	Tower									LTE			Samsung	CBRS RRH - RT4401-48A			PHYSICAL	3
	Hybrid Fiber	Tower													6x12			PHYSICAL	2
	LCC4	Shelter												Samsung	LCC4			PHYSICAL	2
	LMD1	Shelter												Samsung	LMD1			PHYSICAL	1

ANTENNA SCHEDULE



### VZW – 6X12 Fiber Color Code

Power Pair	Identification color	-48V	RTN
X1	Blue		
X2	Violet		
X3	Green		
X4	Brown		
X5	Yellow		
X6	White		



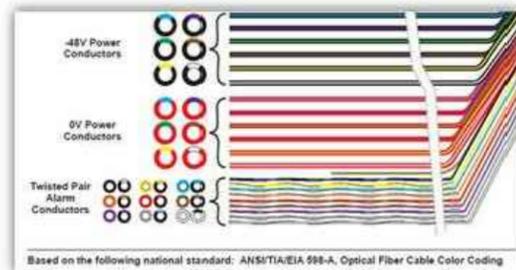
Power CC      6-Primary Fiber Pairs CC      6- Spare Fiber Pairs CC

Note- ME has worked with all of our approved hybrid partners to migrate all products to the above color code. As you can see from the above we have matching power and fiber color codes. This will help ease of installation and troubleshooting.



### VZW – 6X12 Alarming Color Code

Conductor Pair	Main Color	Identification Strip Color
Pair 1	Black	White
Pair 2	Black	Orange
Pair 3	Black	Green
Pair 4	Black	Yellow
Pair 5	Black	Red
Pair 6	Black	Blue
Pair 7	Black	Purple
Pair 8	Black	Brown
Pair 9	White	Black



Based on the following national standard: ANSI/TIA/EIA 598-A, Optical Fiber Cable Color Coding

Alarming Order

Alarming Color Code

Note- ME has worked with all of our approved hybrid partners to migrate all products to the above color code. This will help ease of installation and troubleshooting.



### RVZDC-6627-PF-48

Power Pair	Identification color	RTN	-48V
X1	Blue		
X2	Violet		
X3	Green		
X4	Brown		
X5	Yellow		
X6	White		

OVP - 1	700-1	Alpha
OVP - 2	700-2	Beta
OVP - 3	700-3	Gamma
OVP - 4	PCS-1	Alpha
OVP - 5	PCS-2	Beta
OVP - 6	PCS-3	Gamma

Power Pair	Identification color	RTN	-48V
X1	Blue		
X2	Violet		
X3	Green		
X4	Brown		
X5	Yellow		
X6	White		

OVP - 7		
OVP - 8		
OVP - 9		
OVP - 10		
OVP - 11		
OVP - 12		



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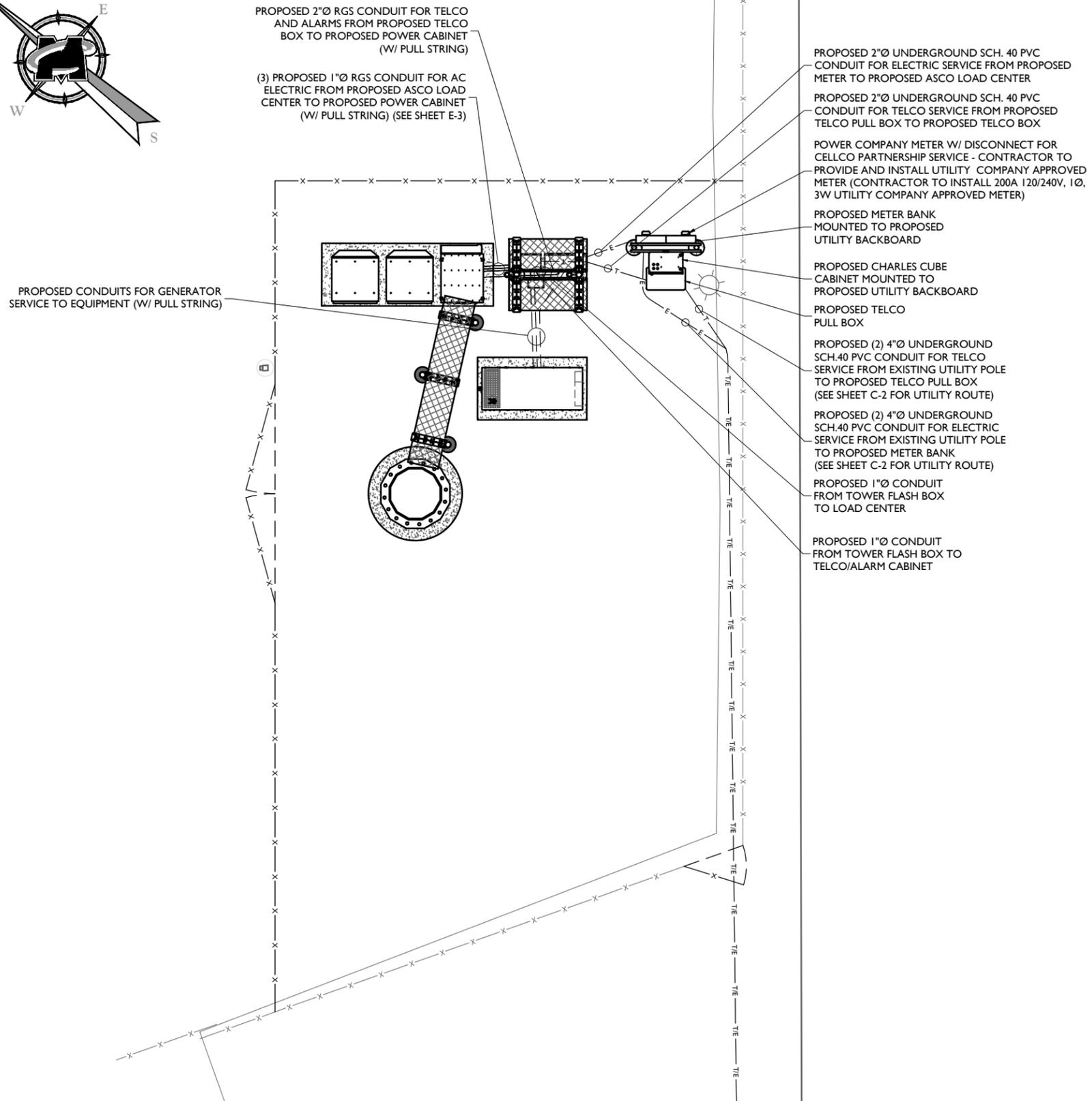
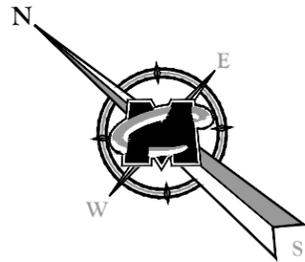
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SHEET NUMBER:  
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- LEGEND**
- x-x- Existing Chain Link Fence
  - - - Existing Features
  - - - PROPOSED FEATURES
  - T- PROPOSED UNDERGROUND TELEPHONE/TELCO UTILITY LINE
  - E- PROPOSED UNDERGROUND ELECTRIC UTILITY LINE
  - - - PROPOSED ABOVE GROUND UTILITIES
  - - - PROPOSED UNDERGROUND UTILITIES

**UTILITY PLAN**

SCALE : 1" = 4' FOR 22"X34"  
SCALE : 1" = 8' FOR 11"X17"

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O	10/09/20	ISSUED FOR CONSTRUCTION	MEG MPC
B	10/05/20	ISSUED FOR REVIEW	AN MEG
A	09/04/20	ISSUED	NRO MEG



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SHEET TITLE:  
**UTILITY PLAN**

SHEET NUMBER:  
**E-1**

**ELECTRICAL GENERAL NOTES:**

**A. GENERAL**

- A.1. EXAMINE THE SITE CONDITIONS VERY CAREFULLY AND THE SCOPE OF PROPOSED WORK TOGETHER WITH THE WORK OF ALL OTHER TRADES AND INCLUDE IN THE BID ALL COSTS FOR WORK SUCH AS EQUIPMENT AND WIRING MADE NECESSARY TO ACCOMMODATE THE ELECTRICAL SYSTEMS SHOWN AND SYSTEMS OF OTHER TRADES.
- A.2. SUBMITTAL OF BID INDICATES CONTRACTOR IS AWARE OF ALL JOB SITE CONDITIONS AND WORK TO BE PREPARED UNDER THIS CONTRACT.
- A.3. PERFORM DETAILED VERIFICATION OF WORK PRIOR TO ORDERING THE ELECTRICAL EQUIPMENT AND COMMENCING CONSTRUCTION. ISSUE A WRITTEN NOTICE TO THE CONSTRUCTION MANAGER OF ANY DISCREPANCIES.
- A.4. THE CONTRACTOR IS TO SCHEDULE ALL INSPECTIONS AND OBTAIN ALL NECESSARY PERMITS TO PERFORM THE WORK.
- A.5. PROVIDE ALL LABOR, MATERIAL, EQUIPMENT, INSURANCE AND SERVICES TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND PRESENT IT AS FULLY OPERATIONAL TO THE SATISFACTION OF THE OWNER.
- A.6. CARRY OUT ALL WORK IN ACCORDANCE WITH ALL GOVERNING LOCAL, COUNTY, STATE, AND NATIONAL CODES AND O.S.H.A.
- A.7. THE CONSTRUCTION MANAGER WILL COORDINATE POWER AND TELCO WORK WITH THE LOCAL UTILITY COMPANY AS IT MAY APPLY TO THIS SITE. ALL WORK IS TO COMPLY WITH THE RULES AND REGULATIONS OF THE UTILITIES INVOLVED.
- A.8. FABRICATION AND INSTALLATION OF THE COMPLETE ELECTRICAL SYSTEM SHALL BE DONE WITH FIRST CLASS WORKMANSHIP PER NECA STANDARD 1-2000 BY QUALIFIED PERSONNEL, LICENSED AND EXPERIENCED IN SUCH WORK AND SHALL SCHEDULE THE WORK IN AN ORDERLY MANNER SO AS TO NOT IMPEDE THE PROGRESS OF THE PROJECT.
- A.9. DURING PROGRESS OF THE WORK, MAINTAIN AN ACCURATE RECORD OF THE INSTALLATION OF THE ELECTRIC SYSTEMS, LOCATING EACH CIRCUIT PRECISELY AND DIMENSIONING EQUIPMENT, CONDUIT AND CABLE LOCATIONS. UPON COMPLETION OF THE INSTALLATION, TRANSFER ALL RECORD DATA TO RED LINE PRINTS OF THE ORIGINAL DRAWINGS AND SUBMIT THESE DRAWINGS AS RECORD DRAWINGS TO THE CONSTRUCTION MANAGER.
- A.10. THE COMPLETE JOB SHALL BE GUARANTEED FOR A PERIOD OF ONE (1) YEAR AFTER THE DATE OF JOB ACCEPTANCE BY OWNER. ANY WORK, MATERIAL OR EQUIPMENT FOUND TO BE FAULTY DURING THAT PERIOD SHALL BE CORRECTED AT ONCE, UPON WRITTEN NOTIFICATION, AT THE EXPENSE OF THE CONTRACTOR.
- A.11. THE CONSTRUCTION MANAGER IS RESPONSIBLE FOR REQUESTING CONNECTION OF COMMERCIAL POWER FROM THE POWER COMPANY.
- A.12. THE CONTRACTOR SHALL NOTIFY THE STATE SPECIFIC ONE CALL SYSTEM A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO ANY CONSTRUCTION OR EXCAVATION. THE CONTRACTOR SHALL ALSO NOTIFY A PRIVATE UTILITY CONTRACTOR FOR ALL ON-SITE UTILITY LOCATIONS.

**B. BASIC MATERIALS AND METHODS**

- B.1. ALL ELECTRICAL WORK SHALL CONFORM TO THE EDITION OF THE NEC ACCEPTED BY THE LOCAL JURISDICTION AND TO THE APPLICABLE LOCAL CODES AND REGULATIONS.
- B.2. ALL MATERIALS AND EQUIPMENT SHALL BE NEW. MATERIALS AND EQUIPMENT SHALL BE THE STANDARD PRODUCTS OF MANUFACTURER'S CURRENT DESIGN. ANY FIRST-CLASS PRODUCT MADE BY A REPUTABLE MANUFACTURER MAY BE USED PROVIDING IT CONFORMS TO THE CONTRACT REQUIREMENTS AND MEET THE APPROVAL OF THE CONSULTANT AND OWNER.
- B.3. ARRANGE CONDUIT, WIRING, EQUIPMENT, AND OTHER WORK GENERALLY AS SHOWN, PROVIDING ALL APPROPRIATE CLEARANCE AND ACCESS. CAREFULLY EXAMINE ALL CONTRACT DRAWINGS AND FIT THE WORK IN EACH LOCATION WITHOUT SUBSTANTIAL ALTERATION. WHERE DEPARTURES ARE PROPOSED BECAUSE OF FIELD CONDITIONS OR OTHER CAUSES PREPARE AND SUBMIT DETAILED DRAWINGS FOR ACCEPTANCE.
- B.4. THE CONTRACT DRAWINGS ARE GENERALLY DIAGRAMMATIC AND ALL OFFSETS, BENDS, FITTINGS, AND ACCESSORIES ARE NOT SHOWN. PROVIDE ALL SUCH ITEMS AS MAY BE REQUIRED TO FIT THE WORK TO THE CONDITIONS.
- B.5. MAINTAIN ALL CLEARANCES AS REQUIRED BY THE NATIONAL ELECTRICAL CODE (NEC).

**C. CONDUCTORS AND CONNECTORS**

- C.1. UNLESS NOTED OTHERWISE, ALL CONDUCTORS SHALL BE COPPER, MINIMUM SIZE #12 AWG WITH THERMOPLASTIC INSULATION CONFORMING TO NEMA WC5 OR CROSS-LINKED POLYETHYLENE INSULATION CONFORMING TO NEMA WC7 (TYPES THHN OR THWN). INSULATION SHALL BE RATED FOR 90°C. CONDUCTORS SHALL BE COLOR CODED IN ACCORDANCE WITH THE NEC.
- C.2. ALL CONDUCTORS USED FOR CIRCUIT GROUNDING SHALL BE COPPER AND SHALL HAVE GREEN INSULATION.
- C.3. FOR COPPER CONDUCTORS #6 AWG AND SMALLER, USE 3M SCOTCH LOK OR T&B STA-KON COMPRESSION TYPE CONNECTORS WITH INTEGRAL OR SEPARATE INSULATION CAPS. FOR COPPER CONDUCTORS LARGER THAN #6 AWG, USE SOLDERLESS IDENT HEX SCREW OR BOLT TYPE PRESSURE CONNECTORS OR DOUBLE COMPRESSION C-CLAMP CONNECTORS, UNLESS NOTED OTHERWISE ON DRAWINGS.
- C.4. UNLESS NOTED OTHERWISE ALL LUGS SHALL BE TIN PLATED COPPER, TWO-HOLE LONG BARREL COMPRESSION TYPE.
- C.5. CONDUCTOR LENGTHS SHALL BE CONTINUOUS FROM TERMINATION TO TERMINATION WITHOUT SPLICES. SPLICES ARE NOT ACCEPTABLE. IF SPLICES ARE UNAVOIDABLE, PRIOR APPROVAL FROM VERIZONS REPRESENTATIVE MUST BE OBTAINED.

**D. RACEWAYS AND BOXES**

- D.1. ALL CONDUIT SHALL BE UL LABELED.
- D.2. ALL EMPTY CONDUITS INSTALLED FOR FUTURE USE SHALL HAVE A PULL CORD.
- D.3. SHEET METAL BOXES SHALL BE NEMA 3R AND CONFORM TO NEMA OS1. CAST-METAL BOXES SHALL BE NEMA 3R AND CONFORM TO NEMA 81 AND SHALL BE SIZED IN ACCORDANCE WITH NEC UNLESS OTHERWISE NOTED.

**E. GROUNDING**

- E.1. ALL SAFETY GROUNDING OF THE ELECTRICAL EQUIPMENT SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CURRENT EDITION OF THE NEC.
- E.2. ALL CELLULAR SITE GROUNDING SHALL BE CARRIED OUT IN ACCORDANCE WITH VERIZON WIRELESS GROUNDING STANDARD DATED OCTOBER 2001.
- E.3. GROUND LUGS ARE SPECIFIED UNDER SECTION "C. CONDUCTORS AND CONNECTORS"
- E.4. ALL GROUND LUG AND COMPRESSION CONNECTIONS SHALL BE COATED WITH AN ANTI-OXIDENT AGENT SUCH AS NO-OX, NOALOX, PENETROZ, OR KOPRSHIELD.
- E.5. PROVIDE LOCK WASHERS FOR ALL MECHANICAL CONNECTIONS FOR GROUND CONDUCTORS. USE STAINLESS STEEL HARDWARE THROUGHOUT.
- E.6. DO NOT INSTALL GROUND RING (IF REQUIRED) OUTSIDE OF PROPERTY LINE.
- E.7. REMOVE ALL PAINT AND CLEAN ALL DIRT FROM SURFACES REQUIRING GROUND CONNECTIONS. REPAINT TO MATCH AFTER CONNECTIONS ARE MADE TO MAINTAIN CORROSION RESISTANCE.
- E.8. ALL EXTERIOR GROUNDING CONDUCTORS INCLUDING EXTERIOR GROUND RING (IF REQUIRED) SHALL BE #2 AWG SOLID BARE TINNED COPPER. MAKE ALL GROUND CONNECTIONS AS SHORT AND DIRECT AS POSSIBLE. AVOID ANY SHARP BENDS. THE RADIUS OF ANY BEND SHALL NOT BE LESS THAN 8" AND THE ANGLE OF ANY BEND SHALL BE EXCEED 90°. GROUNDING CONDUCTORS SHALL BE ROUTED DOWNWARD TOWARD THE BURIED GROUND RING.
- E.9. ALL GROUND CONNECTIONS SHALL BE APPROVED FOR THE METALS BEING CONNECTED.
- E.10. ALL EXTERNAL GROUND CONNECTIONS SHALL BE EXOTHERMICALLY WELDED. ALL EXOTHERMIC WELDS TO THE EXTERIOR GROUND RING SHALL BE TEE TYPE LOCATED ON TOP OF GROUND RODS. REPAIR ALL GALVANIZED SURFACES THAT HAVE BEEN DAMAGED BY EXOTHERMIC WELDING USING SPRAY CONTAINING 95% ZINC (Z.R.C. "GALVANITE OR EQUIVALENT).
- E.11. IF A NEW GROUND RING IS REQUIRED, CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER WHEN THE BURIED RING IS INSTALLED SO THE MANAGER CAN INSPECT THE GROUND RING BEFORE IT IS BACKFILLED WITH SOIL.
- E.12. FOR METAL FENCE POST GROUNDING, USE AN EXOTHERMIC WELD CONNECTION TO POST.
- E.13. WHERE MECHANICAL CONNECTORS (TWO-HOLE OR CLAMP) ARE USED, APPLY A LIBERAL PROTECTIVE COATING OF AN ANTI-OXIDANT COMPOUND SUCH AS "NO OXIDE A" BY DEARBORN CHEMICAL COMPANY ON ALL CONNECTORS.
- E.14. BOND ALL EXTERIOR CONDUITS, PIPES AND CYLINDRICAL METALLIC OBJECTS WITH A PENN-UNION GT SERIES CLAMP, BLACKBURN GUV SERIES CLAMP OR A BURNDY GAR 3900BU SERIES CLAMP ONLY, NO SUBSTITUTES ACCEPTED.
- E.15. PERFORM A GROUND RESISTANCE MEASUREMENT OF THE GROUNDING SYSTEM USING THE "FALL OF POTENTIAL METHOD." THE RESISTANCE BETWEEN ANY POINT ON THE GROUND SYSTEM AND THE REFERENCE GROUND SHALL BE 5 OHMS OR LESS. ENSURE THAT THE ELECTRIC UTILITY AND TELCO GROUNDS ARE REMOVED FROM THE CELLULAR SYSTEM GROUNDING.
- E.16. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY REPRESENTATIVE AT THE SITE TO DISCONNECT THE UTILITY NEUTRAL FROM GROUNDING SYSTEM DURING FINAL INSPECTION SO THE REQUIRED TESTING ON THE GROUND SYSTEM CAN BE PERFORMED. IF THE CONTRACTOR FAILS TO HAVE THE UTILITY REPRESENTATIVE PRESENT DURING FINAL RESISTANCE TESTING, THE CONTRACTOR SHALL PAY THE COST FOR AN INDEPENDENT GROUNDING CONSULTANT TO PERFORM THE GROUND RESISTANCE TEST. GROUNDING CONSULTANT TO BE SELECTED BY THE CONSTRUCTION MANAGER. IF THE UTILITY REPRESENTATIVE FAILS TO APPEAR AT NO FAULT OF THE CONTRACTOR, NO PENALTY SHALL APPLY.
- E.17. A THIRD PARTY SHOULD BE HIRED TO OBTAIN MEGGER AND SWEEP TEST RESULTS INCLUSIVE OF WHAT RESULTS THE CONTRACTOR SUBMITS TO INSURE PROPER QUALITY CONTROL ON ALL SITES. SCHEDULE FINAL MEGGER TEST SUCH THAT THE CONSTRUCTION MANAGER CAN BE PRESENT FOR FIELD VERIFICATION. REFER TO THE VERIZON MASTER SPECIFICATION FOR MEGGER TESTING PROCEDURES.
- E.18. ALL METAL WORK WITHIN 10 FEET OF GROUND RING SHALL BE BONDED DIRECTLY TO THE GROUND SYSTEM, WITHOUT USING SERIES OR DAISY CHAIN CONNECTION ARRANGEMENTS.
- E.19. PAINT, ENAMEL, LACQUER AND OTHER ELECTRICALLY NON-CONDUCTIVE COATINGS SHALL BE REMOVED FROM THREADS AND SURFACE AREAS WHERE CONNECTIONS ARE MADE TO ENSURE GOOD ELECTRICAL CONTINUITY.
- E.20. CONNECTIONS BETWEEN DISSIMILAR METALS SHALL NOT BE MADE UNLESS THE CONDUCTORS ARE SEPARATED BY A SUITABLE MATERIAL THAT IS PART OF THE ATTACHMENT DEVICE. ONLY ATTACHMENT DEVICES LISTED AND APPROVED FOR DISSIMILAR METALS MAY BE USED.

**ELECTRICAL ABBREVIATIONS:**

A	AMPERE	LFMC	LIQUIDTIGHT FLEXIBLE METALLIC CONDUIT
AFG	ABOVE FINISHED GRADE	MTS	MANUAL TRANSFER SWITCH
AIC	AMPERE INTERRUPTING CAPACITY	MCB	MAIN CIRCUIT BREAKER
AWG	AMERICAN WIRE GAUGE	MGB	MAIN GROUND BAR
A/C	AIR CONDITIONING	MIGB	MAIN INSULATED GROUND BAR
BFG	BELOW FINISHED GRADE	N	NEUTRAL
BCW	BARE COPPER WIRE	NEC	NATIONAL ELECTRICAL CODE
BKR	BREAKER	NTS	NOT TO SCALE
C	CONDUIT	P	POLE
CKT	CIRCUIT	PPC	POWER PROTECTION CENTER
CT	CURRENT TRANSFORMER	PVC	POLYVINYL CHLORIDE CONDUIT
CRGB	CELL REFERENCE GROUND BAR	RNC	RIGID NON METALLIC CONDUIT (SCHEDULE 80 PVC)
CU	COPPER	SD	SERVICE DISCONNECT
CW	COMPLETE WITH	SE	SERVICE ENTRANCE
D.T.T.	DRY TYPE TRANSFORMER	SN	SOLID NEUTRAL
(E)	INDICATES EXISTING EQUIPMENT	TGB	TELCO GROUND BAR
EC	EMPTY CONDUIT	TGB	TOWER EXISTING GROUND BAR
EGB	EQUIPMENT GROUND BAR	TR	TRANSFORMER
EMT	ELECTRICAL METALLIC TUBING	TVSS	TRANSIENT VOLTAGE SURGE SUPPRESSER
F	FUSED	TYP	TYPICAL
G	GROUND	WP	WEATHERPROOF - NEMA 3R
GE	GROUNDING ELECTRODE	U/G	UNDERGROUND
GEC	GROUNDING ELECTRODE CONDUCTOR	V	VOLT
GND	GROUND	W	WIRE
GRC	GALVANIZED RIGID CONDUIT	Ø	PHASE

**ELECTRICAL LEGEND:**

	SAFETY DISCONNECT SWITCH		AC GENERATOR CONNECTOR
	PANELBOARD		GFI DUPLEX RECEPTACLE
	KILOWATT HOUR METER		COPPER GROUND BAR
	TRANSFORMER		EXOTHERMIC WELD CONNECTION
	CIRCUIT BREAKER		COMPRESSION FITTING GROUND CONNECTION
	MANUAL TRANSFER SWITCH		COAXIAL CABLE SHIELD GROUND KIT CONNECTION
	LIGHT FIXTURE		GROUND ROD
	LIGHT SWITCH		GROUND ROD WITH TEST WELL
			GROUND WIRING

MAIN PANEL SCHEDULE											
MAIN BREAKER RATING (A): 200						VOLTAGE (V): 240					
Type	DESCRIPTION	VA	BKR	POSN	L1	L2	POSN	BKR	VA	DESCRIPTION	Type
Dual	SURGE PROTECTION	0	60	3	1500	2	1500	4	1500	EQUIPMENT CABINET- AC INPUT 1	Dual
Single	GENERATOR BATTERY CHARGER	300	20	5	1800	6	1500	8	1500	EQUIPMENT CABINET- AC INPUT 2	Dual
Single	GENERATOR BLOCK/FUEL HEATER	1,000	20	7	1680	10	1500	12	1500	EQUIPMENT CABINET- AC INPUT 3	Dual
Single	EQUIPMENT CABINET RECEPTACLE	180	20	9	1680	11	1500	13	1500	EQUIPMENT CABINET- AC INPUT 4	Dual
Single	LIGHTS	27	20	11	1527	12	1500	14	1500	EQUIPMENT CABINET- AC INPUT 5	Dual
Single	GFCI RECEPTACLE	180	20	13	1680	15	1500	16	1500	EQUIPMENT CABINET- AC INPUT 6	Dual
Single	BBU BATTERY HEATER	1,000	20	15	2500	17	1500	18	1500	EQUIPMENT CABINET- AC INPUT 7	Dual
Single	FLASH BOX	1440	20	17	2940	19	1500	20	1500	EQUIPMENT CABINET- AC INPUT 8	Dual
				21	1500	22	1500	23	1500		
				25	1500	26	1500	27	1500		
				29	1500	30	1500	31	1500		
				33	0	34		35	0		
				37	0	38		39	0		
				41	0	42					
PHASE TOTALS (VA):		14100	14027								
CURRENT PER PHASE (A):		118	117								
PANEL TOTAL (A):		117.20									
PANEL TOTAL (VA):		28127									
PANEL CAPACITY (kVA):		48.0									
PANEL LOADING (TOTAL) (kVA):		28.1									
SPARE CAPACITY (kVA):		19.9									

**PANEL SCHEDULE**

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0	10/09/20	ISSUED FOR CONSTRUCTION	MEG MPC
B	10/05/20	ISSUED FOR REVIEW	AN MEG
A	09/04/20	ISSUED FOR REVIEW	NRO MEG

**MICHAEL P. CLEARY**  
 DELAWARE PROFESSIONAL ENGINEER - LICENSE NUMBER: 19226  
 PROFESSIONAL ENGINEER

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SHEET TITLE:  
**ELECTRICAL NOTES AND PANEL SCHEDULE**

SHEET NUMBER:  
**E-2**



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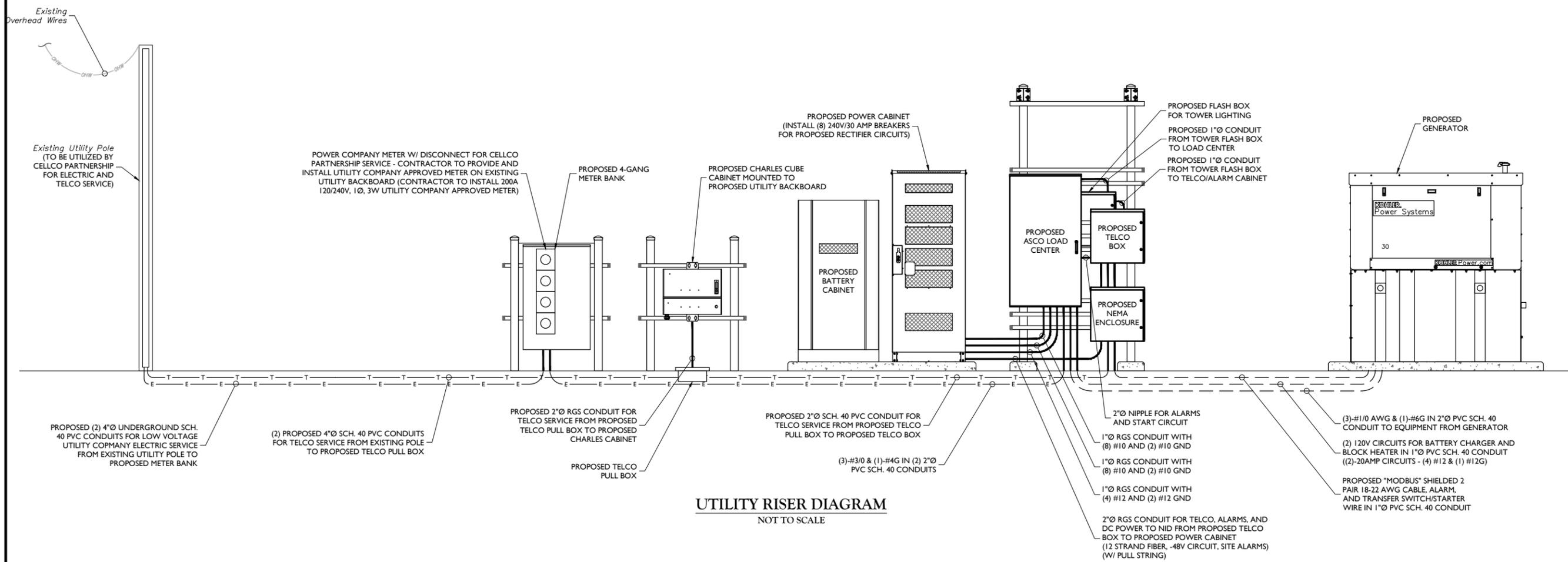
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UTILITY RISER DIAGRAM

E-3

**NOTE:**  
 ALL ABOVE GROUND CONDUITS TO BE RGS. ALL BELOW GROUND CONDUITS TO BE SCH. 40 PVC. CONTRACTOR TO DETERMINE PROPER TRANSITION BETWEEN SCH. 40 PVC AND RGS CONDUIT.



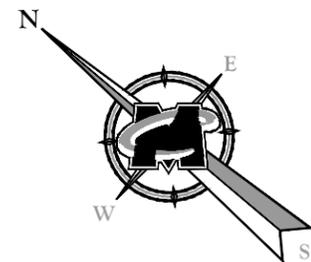
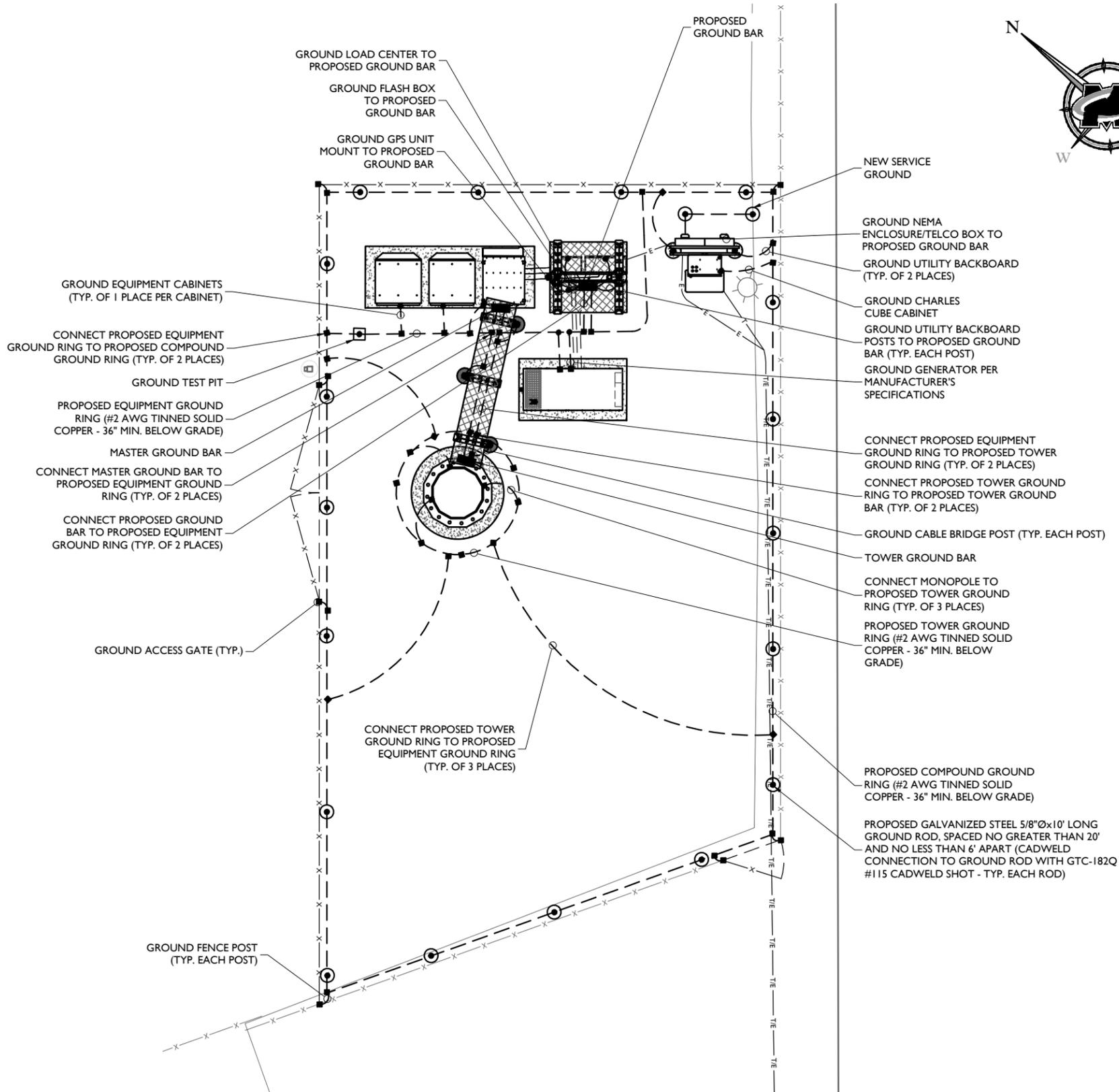
**UTILITY RISER DIAGRAM**  
 NOT TO SCALE

**LEGEND**

—	Existing Features
—	PROPOSED FEATURES
— T —	PROPOSED TELEPHONE/TELCO UTILITY LINE
— E —	PROPOSED ELECTRIC UTILITY LINE
---	PROPOSED UNDERGROUND UTILITIES
—	PROPOSED ABOVE GROUND UTILITIES

**GROUNDING NOTES:**

1. ALL DOWN CONDUCTORS AND GROUND RING CONDUCTOR SHALL BE #2 AWG, SOLID, BARE, TINNED COPPER, UNLESS OTHERWISE NOTED. ALL CONNECTIONS TO GROUND RING SHALL BE EXOTHERMICALLY WELDED. CONDUCTOR SHALL BE AT A MINIMUM DEPTH BELOW GRADE OF 36 INCHES OR TO LEDGE. MINIMUM BEND RADIUS SHALL BE 8 INCHES. CONDUCTOR SHALL BE AT LEAST 24 INCHES FROM ANY FOUNDATION, UNLESS OTHERWISE NOTED.
2. GROUND RODS SHALL BE 5/8" DIAMETER GALVANIZED STEEL, HARGER, T&B, ERICO, OR EQUIVALENT. TOP OF ROD SHALL BE A MINIMUM OF 36" BELOW GRADE.
3. WHERE MECHANICAL CONNECTIONS ARE SPECIFIED, BOLTED, COMPRESSION-TYPE, CLAMPS OR SPLIT-BOLT TYPE CONNECTORS SHALL BE USED.
4. INSTALL GROUNDING KITS AT ANTENNA CENTERLINE. GROUND COAX LINES, EXOTHERMICALLY WELD #2 DOWN CONDUCTOR TO PLATES, RUN DOWN BUILDING AND TIE INTO GROUNDING SYSTEM.
5. ALL GROUNDING WORK SHALL COMPLY WITH VERIZON WIRELESS SPECIFICATIONS AND STANDARDS. FOLLOWING COMPLETION OF WORK, GROUND SYSTEM MUST BE TESTED AND SHALL HAVE A RESISTANCE OF 5 OHMS OR LESS (SUBMIT AN INDEPENDENT "FALL POTENTIAL" TESTING REPORT).
6. CONTRACTOR SHALL HAND-DIG IN AREAS AROUND EXISTING UTILITIES.
7. NOTIFY CONSTRUCTION MANAGER IF THERE ARE ANY DIFFICULTIES INSTALLING GROUNDING SYSTEM DUE TO SITE SOIL CONDITIONS.
8. GROUNDING RING IS SHOWN AS SCHEMATIC ONLY. IT IS DESIGNED WITHOUT BENEFIT OF RESISTIVITY TESTING AND DOES NOT NECESSARILY REPRESENT A GROUNDING SYSTEM TO MEET ANY SPECIFIC GROUND RESISTANCE.



**LEGEND**

- x-x- Existing Chain Link Fence
- Existing Features
- PROPOSED FEATURES

**GROUNDING LEGEND**

- Existing Grounding
- COPPER GROUND BAR
- EXOTHERMIC WELD CONNECTION
- COMPRESSION FITTING GROUND CONNECTION
- GROUND ROD
- GROUND TEST PIT
- PROPOSED GROUNDING

**GROUNDING PLAN**



SCALE : 1" = 6' FOR 22"X34"  
 (SCALE : 1" = 12' FOR 11"X17")

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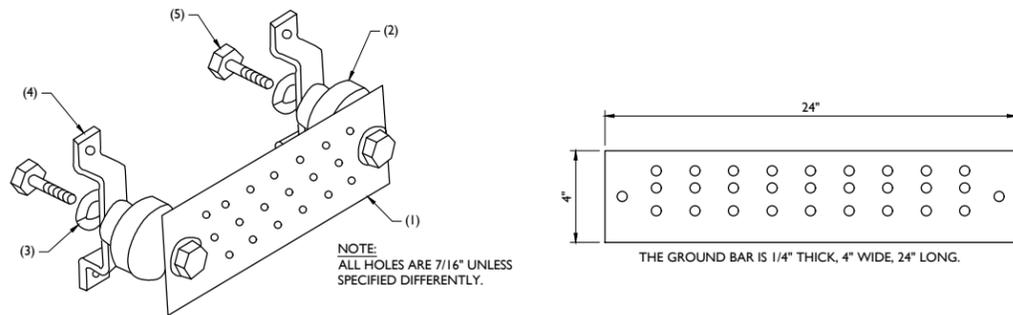
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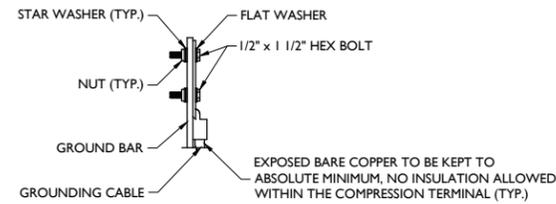
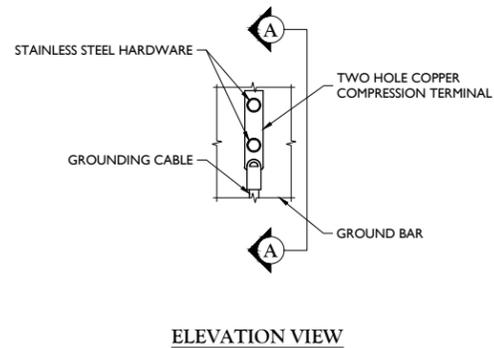
SHEET TITLE:  
**GROUNDING PLAN**

SHEET NUMBER:  
**G-1**

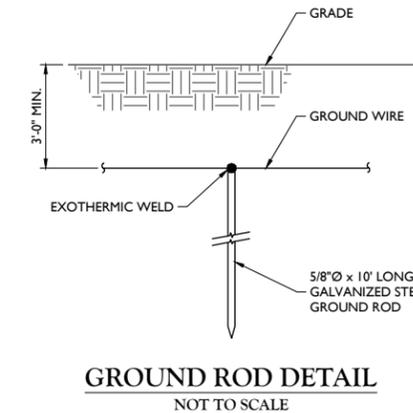


- LEGEND:**
1. GALVANIZED STEEL GROUND BAR, 1/4"x4"x24", TESSCO P/N GSLBC-0424-NH. HOLE CENTERS TO MATCH NEMA DOUBLE LUG CONFIGURATION.
  2. STANDOFF INSULATORS, HARGER LIGHTNING PROTECTION, INC. CAT. NO. 5263-A8
  3. 1/2" LOCKWASHERS, HARGO CO. CAT. NO. LWBS.
  4. WALL MOUNTING STAINLESS STEEL, MOUNTING BRACKET, HARGER CAT. NO. WBKT-1.
  5. 1/2-13 x 1" HEX HEAD CAP SCREW, HARGER, CAT. NO. CS885.

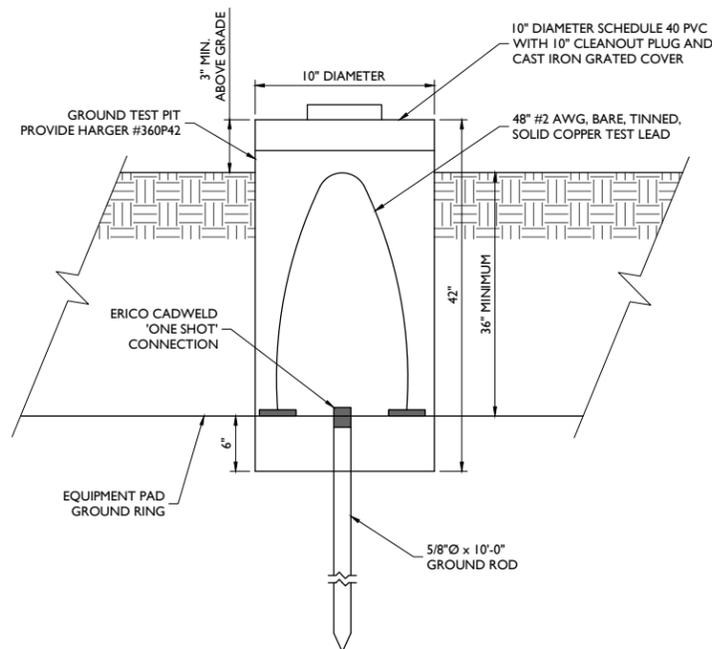
**GROUND BAR DETAIL**  
NOT TO SCALE



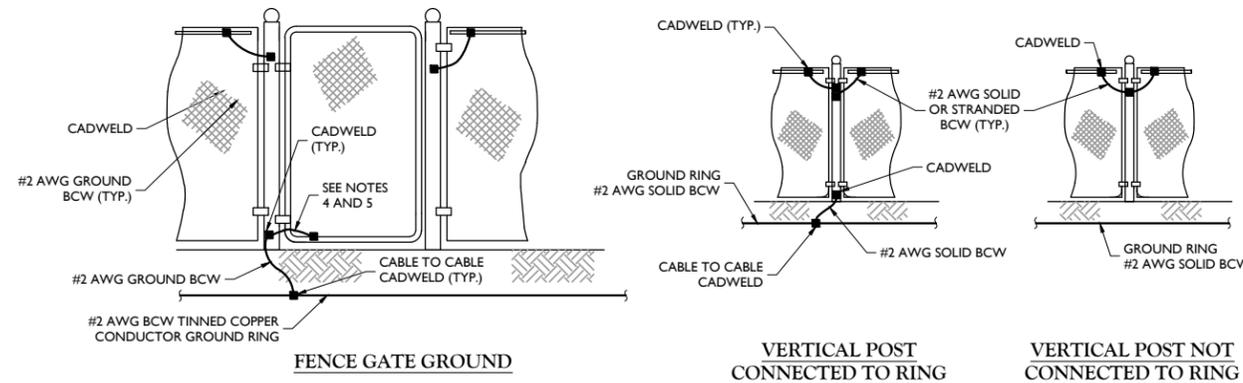
**TYPICAL GROUND BAR MECHANICAL CONNECTION DETAIL**  
NOT TO SCALE



**GROUND ROD DETAIL**  
NOT TO SCALE



**GROUND TEST PIT DETAIL**  
NOT TO SCALE



- NOTES:**
1. VERTICAL POSTS SHALL BE BONDED TO THE RING AT EACH CORNER AND AT EACH GATE POST. AS A MINIMUM ONE VERTICAL POST SHALL BE BONDED TO THE GROUND RING IN EVERY 100 FOOT STRAIGHT RUN OF FENCE.
  2. HORIZONTAL POLES SHALL BE BONDED TO EACH OTHER.
  3. BOND EACH HORIZONTAL POLE/BRACE TO EACH OTHER AND TO EACH VERTICAL POST THAT IS BONDED TO THE EXTERIOR GROUND RING.
  4. GATE JUMPER SHALL BE #4/0 AWG WELDING CABLE OR FLEXIBLE COPPER BRAID BURNDY TYPE B WITH SLEEVES ON EACH END DESIGNED FOR EXOTHERMIC WELDING.
  5. GATE JUMPER SHALL BE INSTALLED SO THAT IT WILL NOT BE SUBJECTED TO DAMAGING STRAIN WHEN GATE IS FULLY OPEN IN EITHER DIRECTION.

**FENCE GROUNDING DETAIL**  
NOT TO SCALE

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CELLCO PARTNERSHIP d/b/a  
VERIZON WIRELESS  
512 TOWNSHIP LINE ROAD  
BUILDING 2, FLOOR 3  
BLUE BELL, PA 19422

**811** PROTECT YOURSELF  
ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE  
Know what's below. Call before you dig.  
FOR STATE SPECIFIC DIRECT PHONE NUMBERS VISIT: WWW.CALL811.COM

SCALE: AS SHOWN JOB NUMBER: 19960044A

REV	DATE	DESCRIPTION	ISSUED FOR	BY	CHECKED BY
I	11/05/20	ISSUED FOR CONSTRUCTION	MEG	MPC	
O	10/09/20	ISSUED FOR CONSTRUCTION	MEG	MPC	
B	10/05/20	ISSUED FOR REVIEW	AN	MEG	
A	09/04/20	ISSUED FOR REVIEW	NRO	MEG	



IT IS A VIOLATION OF ANY PERSON, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

**SITE NAME:**  
  
DOV DECK  
28862 DUPONT BOULEVARD  
MILLSBORO, DE 19966  
SUSSEX COUNTY

**MT. LAUREL OFFICE**  
2000 Piedmont Drive  
Suite 100  
Mount Laurel, NJ 08054  
Phone: 856.797.0412  
Fax: 856.722.1120

SHEET TITLE:  
**CONSTRUCTION DETAILS**

SHEET NUMBER:  
**G-2**



CELLCO PARTNERSHIP d/b/a  
 VERIZON WIRELESS  
 512 TOWNSHIP LINE ROAD  
 BUILDING 2, FLOOR 3  
 BLUE BELL, PA 19422

**811** PROTECT YOURSELF  
 ALL STATES REQUIRE NOTIFICATION OF EXCAVATORS, DESIGNERS, OR ANY PERSON PREPARING TO DISTURB THE EARTH'S SURFACE ANYWHERE IN ANY STATE.  
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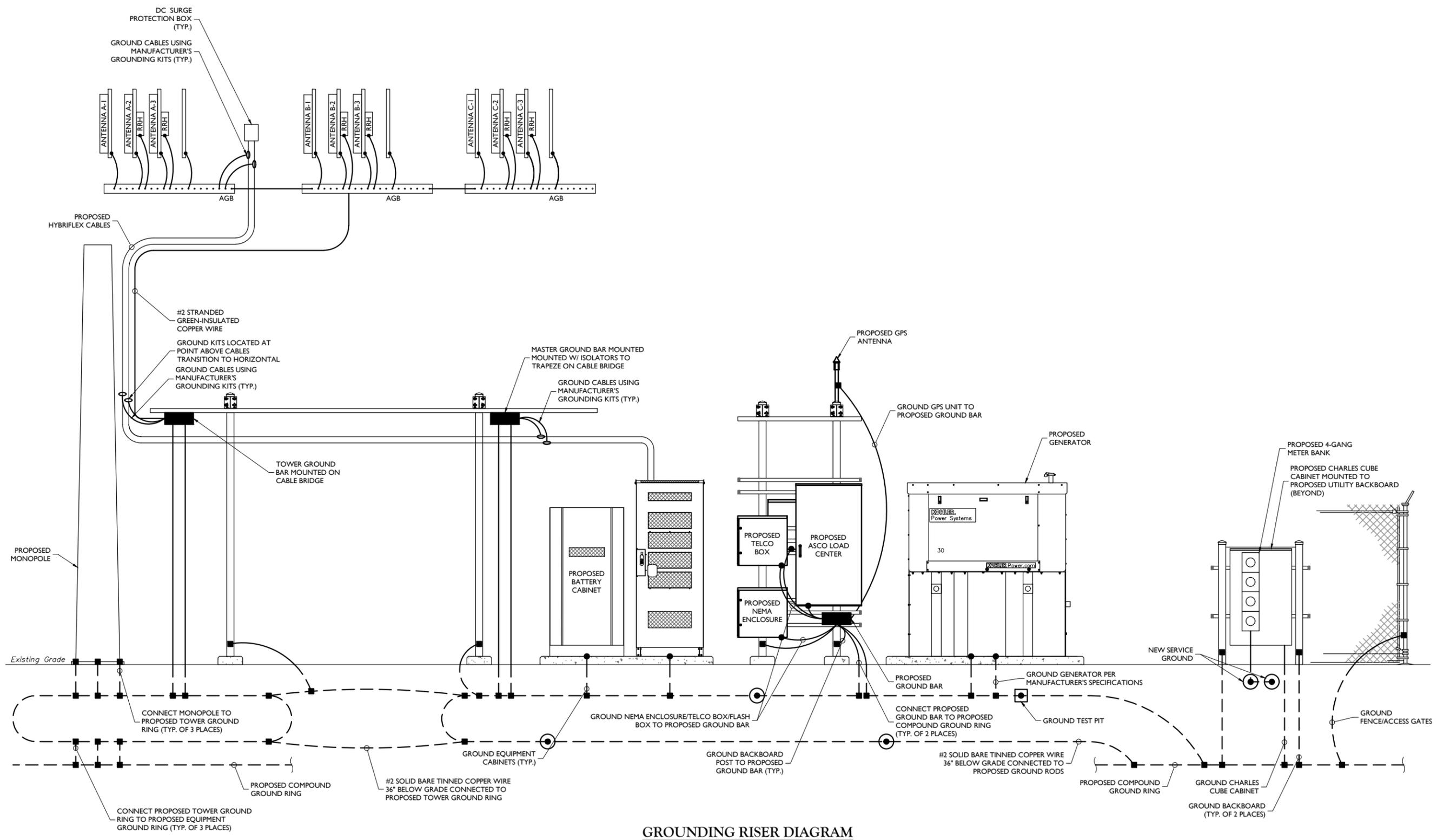
IT IS A VIOLATION OF ANY STATE LAW, UNLESS THEY ARE ACTING UNDER THE DIRECTION OF THE RESPONSIBLE LICENSED PROFESSIONAL ENGINEER, TO ALTER THIS DOCUMENT.

SITE NAME:  
 DOV DECK  
 28862 DUPONT BOULEVARD  
 MILLSBORO, DE 19966  
 SUSSEX COUNTY

MT. LAUREL OFFICE  
 2000 Piedmont Drive  
 Suite 100  
 Mount Laurel, NJ 08054  
 Phone: 856.797.0412  
 Fax: 856.722.1120

SHEET TITLE:  
 GROUNDING RISER DIAGRAM

SHEET NUMBER:  
 G-3



**GROUNDING RISER DIAGRAM**  
 NOT TO SCALE

**LEGEND**

	PROPOSED FEATURES
	COPPER GROUND BAR
	EXOTHERMIC WELD CONNECTION
	COMPRESSION FITTING GROUND CONNECTION
	GROUND ROD
	GROUND TEST PIT
	PROPOSED UNDERGROUND GROUNDING
	PROPOSED ABOVE GROUND GROUNDING

## Brian Sweetman

---

**From:** Garner, Michele L. (DNREC) <Michele.Garner@delaware.gov>  
**Sent:** Monday, November 2, 2020 3:14 PM  
**To:** Brian Sweetman  
**Cc:** Hubert, Melissa A. (DNREC); Robert Palmer; Laura Hudson; Haywood, Brittany L. (DNREC); Wheatley, Allison (DNREC)  
**Subject:** Re: M&E01-04 Tax Ditch Right-of-Way Reduction Request  
**Attachments:** MandE01-04 SITE PLAN CP1-4.pdf

Mr. Sweetman,

I have spoken to the Pepper Creek Tax Ditch Chairman and he is okay with DNREC approving a reduction in rights-of-way on Prong 6 to 25 ft from Top of Bank (TOB) on Parcel #233-11.00-241.00 with stipulations to include a Special Access Rights-of-Way (due to proposed DeIDOT guardrail) and either a crossing pipe as previously discussed or a cleanout of Prong 6 to DNREC Specifications.

The decision on a crossing vs cleanout is pending as the Chairman wants to consult the other Tax Ditch Managers.

The COC can be drafted once we receive additional input from the Tax Ditch Managers and have made contact with DeIDOT regarding the Special Access Rights-of-Way, however it will not be sent out for landowner signature until the Sediment and Stormwater Plans are received by the Drainage Program from the Sussex Conservation District.

*Michele*

Michele L. Garner  
Planner II  
DNREC, Division of Watershed Stewardship  
21309 Berlin Road, Unit #6  
Georgetown, DE 19947  
[\(302\) 855-1933](tel:(302)855-1933)

---

**From:** Brian Sweetman <BSweetman@beaconengineeringllc.com>  
**Sent:** Wednesday, October 28, 2020 8:56 AM  
**To:** Garner, Michele L. (DNREC) <Michele.Garner@delaware.gov>  
**Cc:** Hubert, Melissa A. (DNREC) <Melissa.Hubert@delaware.gov>; Robert Palmer <RPalmer@beaconengineeringllc.com>; Laura Hudson <LHudson@beaconengineeringllc.com>  
**Subject:** FW: M&E01-04 Tax Ditch Right-of-Way Reduction Request

Good Morning Michele and Melissa:

Beacon Engineering is prepared to continue with the Court Order Change for Parcel 233-11.00-241.00 to reduce the Pepper Creek Tax Ditch Prong 6 right-of-way from 80' from (TOB) to 25' from (TOB). I have enclosed the contact information for the new owner for Parcel 233-11.00-241.00 and a preliminary site plan that has been submitted to the Sussex County Planning & Zoning Commission for approval. Please note that the P&Z staff have requested an acknowledgement from DNREC that the right-of-way reduction is an approvable request before they will place us on the agenda. A response to this email should be adequate for the P&Z staff's concern.

The new owner of parcel 233-11.00-241.00 is as follows.

M&E Properties, LLC

Margareth Legaspi & Eric Madden

36993 Laws Point Road

Selbyville, Delaware 19975

Phone: 202-390-1049

[mauchie22@yahoo.com](mailto:mauchie22@yahoo.com)

Please let me know your thoughts when you have a minute.

Regards.

Brian Sweetman

Senior Civil Designer / GIS

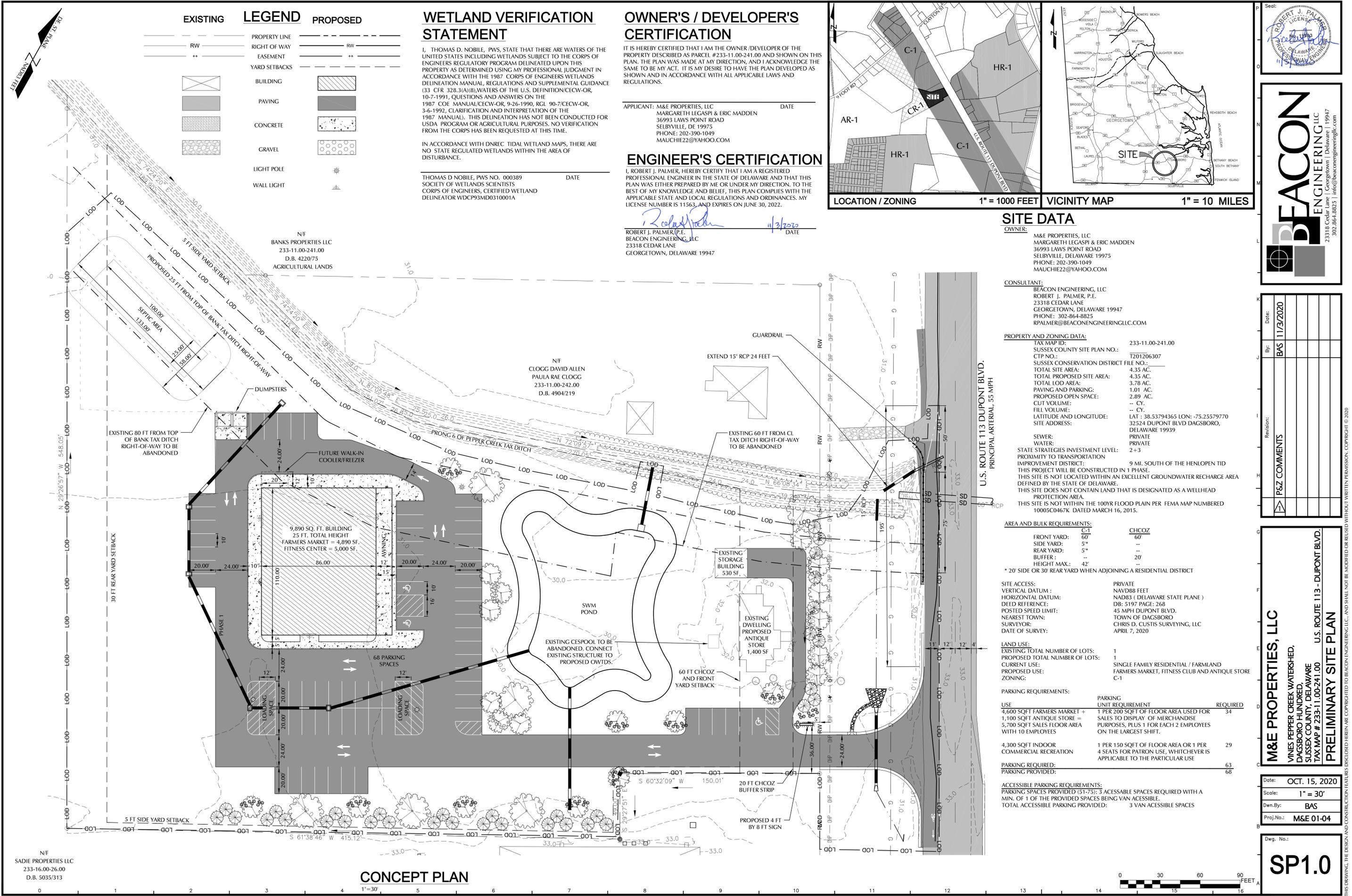
Beacon Engineering, LLC

23318 Cedar Lane

Georgetown, DE 19947

Phone: 302.864.8825

Email: [bsweetman@beaconengineeringllc.com](mailto:bsweetman@beaconengineeringllc.com)



EXISTING	LEGEND	PROPOSED
---	PROPERTY LINE	---
---	RIGHT OF WAY	---
---	EASEMENT	---
---	YARD SETBACKS	---
[Symbol]	BUILDING	[Symbol]
[Symbol]	PAVING	[Symbol]
[Symbol]	CONCRETE	[Symbol]
[Symbol]	GRAVEL	[Symbol]
[Symbol]	LIGHT POLE	[Symbol]
[Symbol]	WALL LIGHT	[Symbol]

### WETLAND VERIFICATION STATEMENT

I, THOMAS D. NOBLE, PWS, STATE THAT THERE ARE WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PROPERTY AS DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(A)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. NO VERIFICATION FROM THE CORPS HAS BEEN REQUESTED AT THIS TIME.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS WITHIN THE AREA OF DISTURBANCE.

THOMAS D. NOBLE, PWS NO. 000389 DATE  
 SOCIETY OF WETLANDS SCIENTISTS  
 CORPS OF ENGINEERS, CERTIFIED WETLAND  
 DELINEATOR WDCP93MD0310001A

### OWNER'S / DEVELOPER'S CERTIFICATION

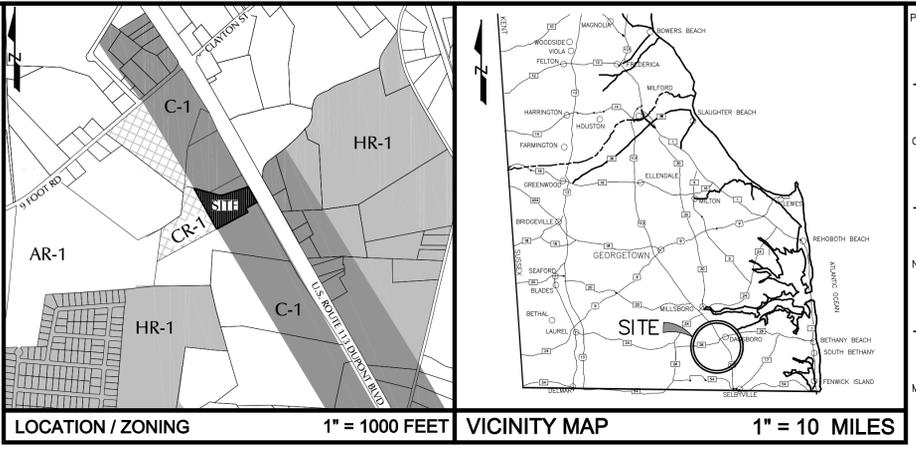
IT IS HEREBY CERTIFIED THAT I AM THE OWNER / DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #233-11.00-241.00 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN DEVELOPED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

APPLICANT: M&E PROPERTIES, LLC DATE  
 MARGARETH LEGASPI & ERIC MADDEN  
 36993 LAWS POINT ROAD  
 SELBYVILLE, DE 19975  
 PHONE: 202-390-1049  
 MAUCHIE22@YAHOO.COM

### ENGINEER'S CERTIFICATION

I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION, TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2022.

ROBERT J. PALMER, P.E. DATE  
 BEACON ENGINEERING, LLC  
 23318 CEDAR LANE  
 GEORGETOWN, DELAWARE 19947



### SITE DATA

OWNER: M&E PROPERTIES, LLC  
 MARGARETH LEGASPI & ERIC MADDEN  
 36993 LAWS POINT ROAD  
 SELBYVILLE, DELAWARE 19975  
 PHONE: 202-390-1049  
 MAUCHIE22@YAHOO.COM

CONSULTANT: BEACON ENGINEERING, LLC  
 ROBERT J. PALMER, P.E.  
 23318 CEDAR LANE  
 GEORGETOWN, DELAWARE 19947  
 PHONE: 302-864-8825  
 RPALMER@BEACONENGINEERINGLLC.COM

### PROPERTY AND ZONING DATA:

TAX MAP ID: 233-11.00-241.00  
 SUSSEX COUNTY SITE PLAN NO.: T201206307  
 CTP NO.: 4.35 AC.  
 SUSSEX CONSERVATION DISTRICT FILE NO.: 4.35 AC.  
 TOTAL SITE AREA: 4.35 AC.  
 TOTAL PROPOSED SITE AREA: 3.78 AC.  
 PAVING AND PARKING: 1.01 AC.  
 PROPOSED OPEN SPACE: 2.89 AC.  
 CUT VOLUME: -- CY.  
 FILL VOLUME: -- CY.  
 LATITUDE AND LONGITUDE: LAT : 38.53794365 LON: -75.25579770  
 SITE ADDRESS: 32524 DUPONT BLVD DAGSBORO, DELAWARE 19939  
 PRIVATE  
 PRIVATE  
 2+3

STATE STRATEGIES INVESTMENT LEVEL: PROXIMITY TO TRANSPORTATION  
 IMPROVEMENT DISTRICT: 9 MI. SOUTH OF THE HENLOPEN TID  
 THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.  
 THIS SITE IS NOT LOCATED WITHIN AN EXCELLENT GROUNDWATER RECHARGE AREA DEFINED BY THE STATE OF DELAWARE.  
 THIS SITE DOES NOT CONTAIN LAND THAT IS DESIGNATED AS A WELLHEAD PROTECTION AREA.  
 THIS SITE IS NOT WITHIN THE 100YR FLOOD PLAIN PER FEMA MAP NUMBERED 10005C0467K DATED MARCH 16, 2015.

### AREA AND BULK REQUIREMENTS:

	C-1	CHCOZ
FRONT YARD:	60'	--
SIDE YARD:	5'	--
REAR YARD:	5'	--
BUFFER:	--	20'
HEIGHT MAX.:	42'	--

\* 20' SIDE OR 30' REAR YARD WHEN ADJOINING A RESIDENTIAL DISTRICT

### SITE DATA:

LAND USE: PRIVATE  
 VERTICAL DATUM: NAVD88 FEET  
 HORIZONTAL DATUM: NAD83 ( DELAWARE STATE PLANE )  
 DEED REFERENCE: DB: 5197 PAGE: 268  
 POSTED SPEED LIMIT: 45 MPH DUPONT BLVD.  
 NEAREST TOWN: TOWN OF DAGSBORO  
 SURVEYOR: CHRIS D. CUSTIS SURVEYING, LLC  
 DATE OF SURVEY: APRIL 7, 2020

### LAND USE:

EXISTING TOTAL NUMBER OF LOTS:	PROPOSED TOTAL NUMBER OF LOTS:	CURRENT USE:	PROPOSED USE:	ZONING:
1	1	SINGLE FAMILY RESIDENTIAL / FARMLAND	FARMERS MARKET, FITNESS CLUB AND ANTIQUE STORE	C-1

### PARKING REQUIREMENTS:

USE	PARKING UNIT REQUIREMENT	REQUIRED
4,600 SQFT FARMERS MARKET + 1,100 SQFT ANTIQUE STORE = 5,700 SQFT SALES FLOOR AREA WITH 10 EMPLOYEES	1 PER 200 SQFT OF FLOOR AREA USED FOR SALES TO DISPLAY OF MERCHANDISE PURPOSES, PLUS 1 FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT.	34
4,300 SQFT INDOOR COMMERCIAL RECREATION	1 PER 150 SQFT OF FLOOR AREA OR 1 PER 4 SEATS FOR PATRON USE, WHICHEVER IS APPLICABLE TO THE PARTICULAR USE	29
PARKING REQUIRED:		63
PARKING PROVIDED:		68

### ACCESSIBLE PARKING REQUIREMENTS:

PARKING SPACES PROVIDED (51-75): 3 ACCESSIBLE SPACES REQUIRED WITH A MIN. OF 1 OF THE PROVIDED SPACES BEING VAN ACCESSIBLE.  
 TOTAL ACCESSIBLE PARKING PROVIDED: 3 VAN ACCESSIBLE SPACES

Seal:

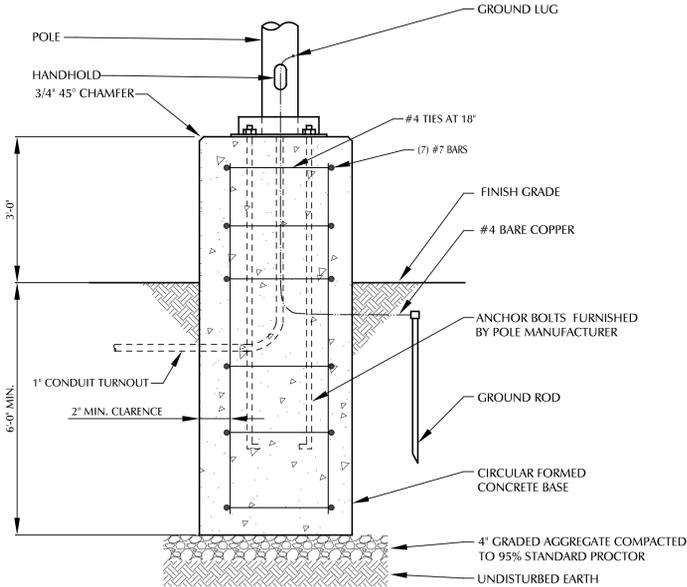
**BEACON ENGINEERING LLC**  
 23318 Cedar Lane | Georgetown | Delaware | 19947  
 302.864.8825 | info@beaconengineeringllc.com

Date:	11/3/2020
By:	BAS
Revision:	
P&Z COMMENTS	

**M&E PROPERTIES, LLC**  
 VINES PEPPER CREEK WATERSHED,  
 DAGSBORO HUNDRED,  
 SUSSEX COUNTY, DELAWARE  
 TAX MAP # 233-11.00-241.00  
**PRELIMINARY SITE PLAN**

Date: OCT. 15, 2020  
 Scale: 1" = 30'  
 Dwn.By: BAS  
 Proj.No.: M&E 01-04  
 Dwg. No.: **SP1.0**

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1. CONTRACTOR TO COORDINATE PLACEMENT OF POLE BASE WITH UNDERGROUND PIPING.
2. POLE, BASE PLATE, AND ANCHOR BOLTS DESIGNED BY POLE MANUFACTURER FOR DESIGN WIND LOAD.

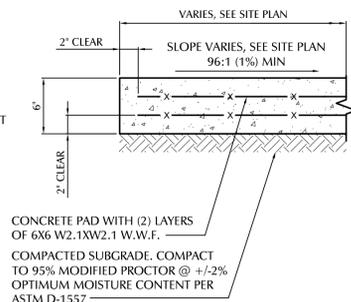
### LIGHT POST BASE DETAIL

NOT TO SCALE

- NOTES:
1. ALL CONCRETE USED FOR DUMPSTER PADS SHALL BE 4,000PSI PORTLAND CEMENT CONCRETE.
  2. TOOLED CONTRACTION JOINTS ARE TO BE PLACED 10.0' MAX BOTH DIRECTIONS, OR AS DIRECTED.
  3. CONSTRUCTION JOINTS ARE TO BE PLACED 20.0' MAX BOTH DIRECTIONS, OR AS DIRECTED.
  3. WHEN PLACED ADJACENT TO EXISTING CONCRETE PAVEMENT, NEW OR EXISTING FOUNDATION WALL, CONCRETE CURB & GUTTER OR OTHER STRUCTURE, INSTALL APPROVED EXPANSION JOINT. ADDITIONAL EXPANSION JOINTS ARE TO BE PLACED AS DIRECTED.

### CONCRETE DUMPSTER PAD

NOT TO SCALE



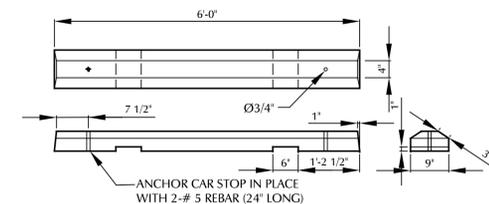
## PROJECT GENERAL NOTES

1. TOPOGRAPHIC SURVEY WAS PERFORMED BY CHRIS D. CUSTIS SURVEYING, LLC, MARCH 2020. HORIZONTAL DATUM IS NAD 83, DELAWARE SPC. VERTICAL DATUM IS REPORTED IN NAVD88. ALL UNITS ARE IN FEET.
2. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
3. CONTRACTOR SHALL DETERMINE THE LOCATION OF ALL RIGHT-OF-WAY LINES AND PROPERTY LINES. ALL PROPOSED UTILITIES ARE TO BE CONSTRUCTED WITHIN THE ROADWAY OR EASEMENT RIGHT-OF-WAY.
4. EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES BEFORE BEGINNING ANY EXCAVATION OR PIPE INSTALLATION BY TEST PITTING. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. PROVIDING THE INFORMATION ON THE PLANS DOES NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATION TO SUPPORT AND PROTECT ALL LOCATED OR UN-LOCATED EXISTING UTILITIES AND STRUCTURES. SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THEN THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE OWNERS SATISFACTION, AT THE CONTRACTORS EXPENSE.
5. CONTRACTOR SHALL NOTIFY "MISS UTILITY OF DELMARVA" AT (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
6. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
7. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAIL BOXES, SIGNS, LANDSCAPING, TREES, GUY WIRES, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL, REGULATORY, WARNING, AND INFORMATIONAL SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES.
8. ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
9. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
10. DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
11. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
12. CONTRACTOR SHALL ADJUST TO FINISH GRADE AS REQUIRED ANY EXISTING OR NEW VALVE BOXES, MAN-HOLES, CATCH BASINS ETC., PRIOR TO PLACING PAVING.
13. STATE AND FEDERAL WETLANDS HAVE BEEN DELINEATED AND APPEAR ON THIS PLAN. NO WETLAND IMPACTS ARE PROPOSED.
14. 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 OWNER.



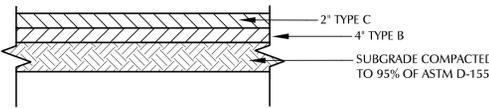
### STREET SIGN DETAIL

NOT TO SCALE



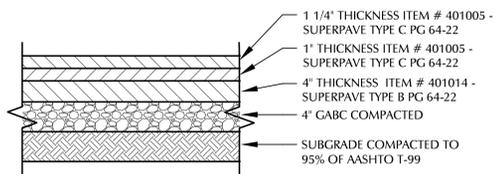
### CONCRETE WHEEL STOP DETAIL

NOT TO SCALE



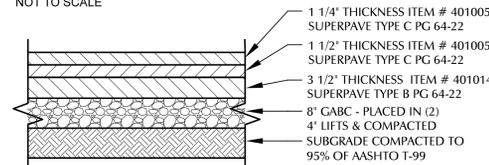
### LIGHT DUTY PAVEMENT SECTION (PARKING AREA)

NOT TO SCALE



### HEAVY PAVING SECTION (ON SITE ROADS)

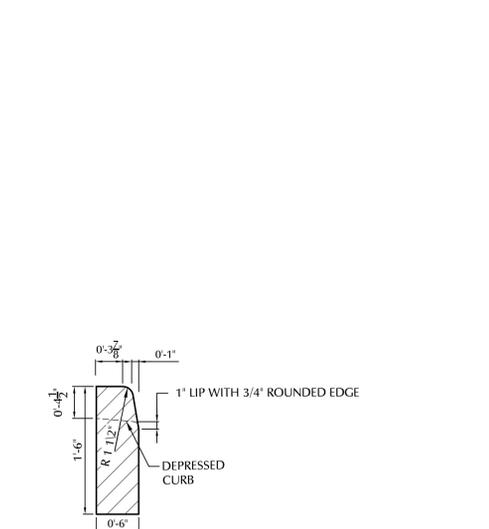
NOT TO SCALE



NOTE:  
PROVIDE "WARM MIX" PG 64-22 160CYR  
STRUCTURAL NUMBER = 1.25(0.4)+1.5(0.4)+3.5(0.4)+8(0.14)=3.62

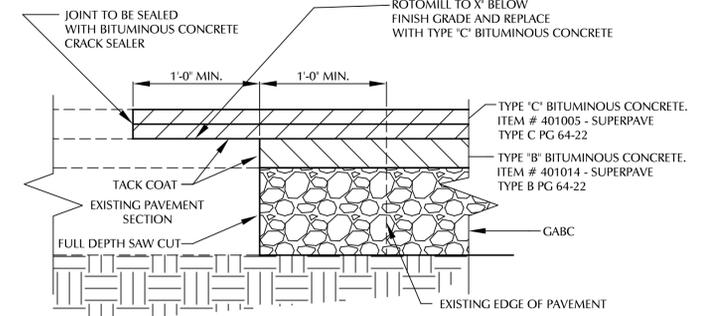
### CLASS II PAVEMENT SECTION (ENTRANCE)

NOT TO SCALE



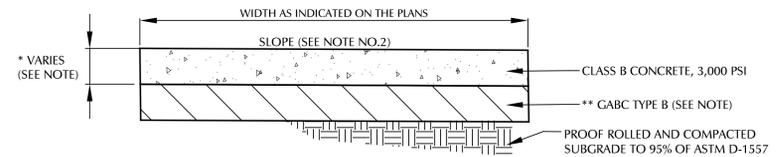
### P.C.C. 6" VERTICAL CURB

NOT TO SCALE



### TYPICAL PAVEMENT TIE-IN DETAIL

NOT TO SCALE

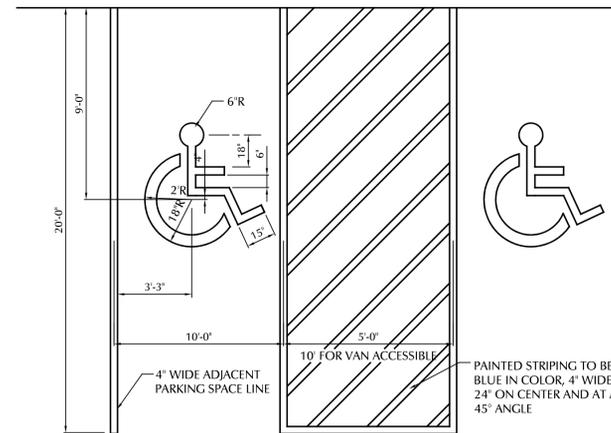


- \*STANDARD SIDEWALK SHALL BE 5' THICK. FOR DEPRESSED AND TRANSITION AREA, THE SIDEWALK SHALL BE 6' THICK.  
\*\*STANDARD SIDEWALK OF 5' THICKNESS SHALL BE PLACED OVER 4' GABC-TYPE B. SIDEWALK FOR DEPRESSED AND TRANSITION AREAS OF 6' THICKNESS SHALL BE PLACED OVER 6' GABC-TYPE B.

- NOTES:  
1. MARK IN 5' SQUARES, USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THEN 20'.  
2. SIDEWALK TO BE CONSTRUCTED AT GRADE. SLOPE OF SIDEWALK SHALL PROVIDE POSITIVE DRAINAGE WITH A 2% MAX/1% MIN. CROSS SLOPE.

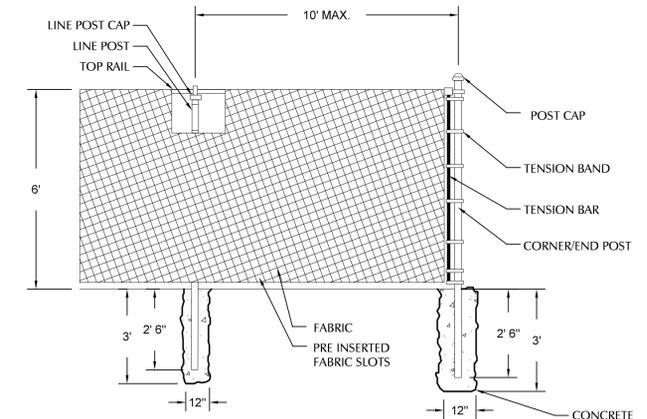
### SIDEWALK DETAIL

NOT TO SCALE



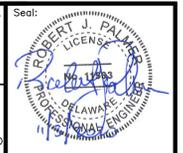
### HANDICAP PARKING DETAIL

NOT TO SCALE



### DUMPSTER SCREENING

NOT TO SCALE



**BEACON ENGINEERING LLC**  
23318 Cedar Lane | Georgetown | Delaware | 19947  
302.864.8825 | info@beaconengineeringllc.com

Date:	
By:	
Revision:	

**M&E PROPERTIES, LLC**  
VINES PEPPER CREEK WATERSHED,  
DAGSBORO HUNDRED,  
SUSSEX COUNTY, DELAWARE  
TAX MAP # 233-1-1.00-241.00  
U.S. ROUTE 113 - DUPOINT BLVD.  
**CONSTRUCTION DETAILS**

Date:	OCT. 15 2020
Scale:	NO SCALE
Dwn.By:	BAS
Proj.No.:	M&E 01-04

Dwg. No.:  
**CD1.1**

