

PLANNING & ZONING COMMISSION

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



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date September 10, 2020.

Application: (2020-05) Lands of James D. West

Applicant: James D. West
673 N. Park Drive
Salisbury, MD 21804

Owner: James D. West
673 N. Park Drive
Salisbury, MD 21804

Site Location: Located on the west side of Sussex Hwy. (Rt. 13) approximately 0.78 miles south of Adams Rd.

Current Use: Residential

Proposed Use: Residential

Comprehensive Land
Use Plan Reference: Low Density Areas

Councilmatic
District: Mr. Wilson

School District: Woodbridge School District

Fire District: Greenwood Fire District

Sewer: Private, On-site

Water: Private, On-site

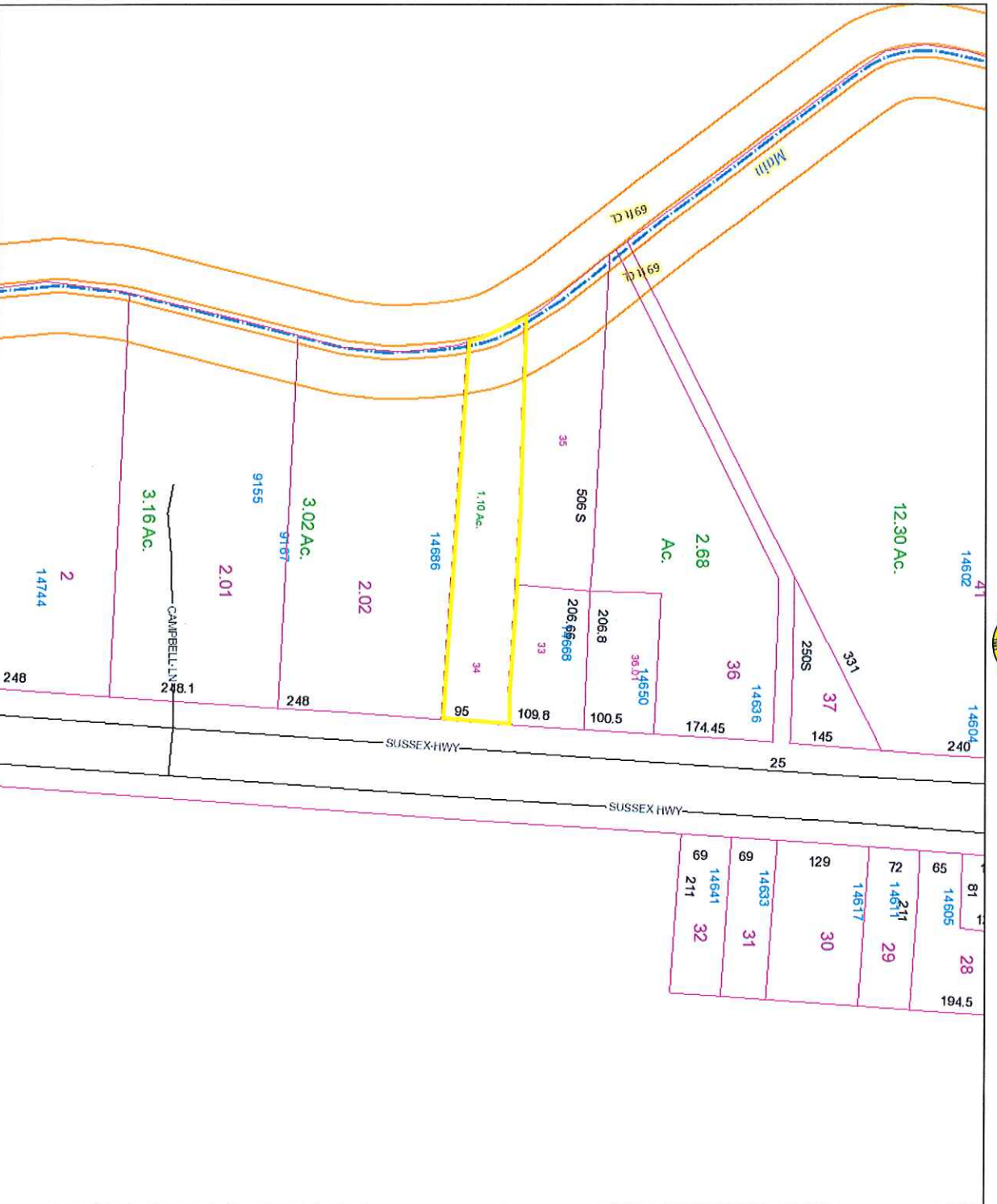
Site Area: 4.296 acres +/-

Tax Map ID.: 530-14.00-34.00 & 530-17.00-2.02



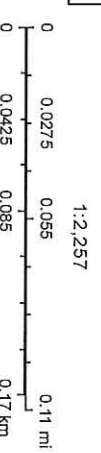


Sussex County



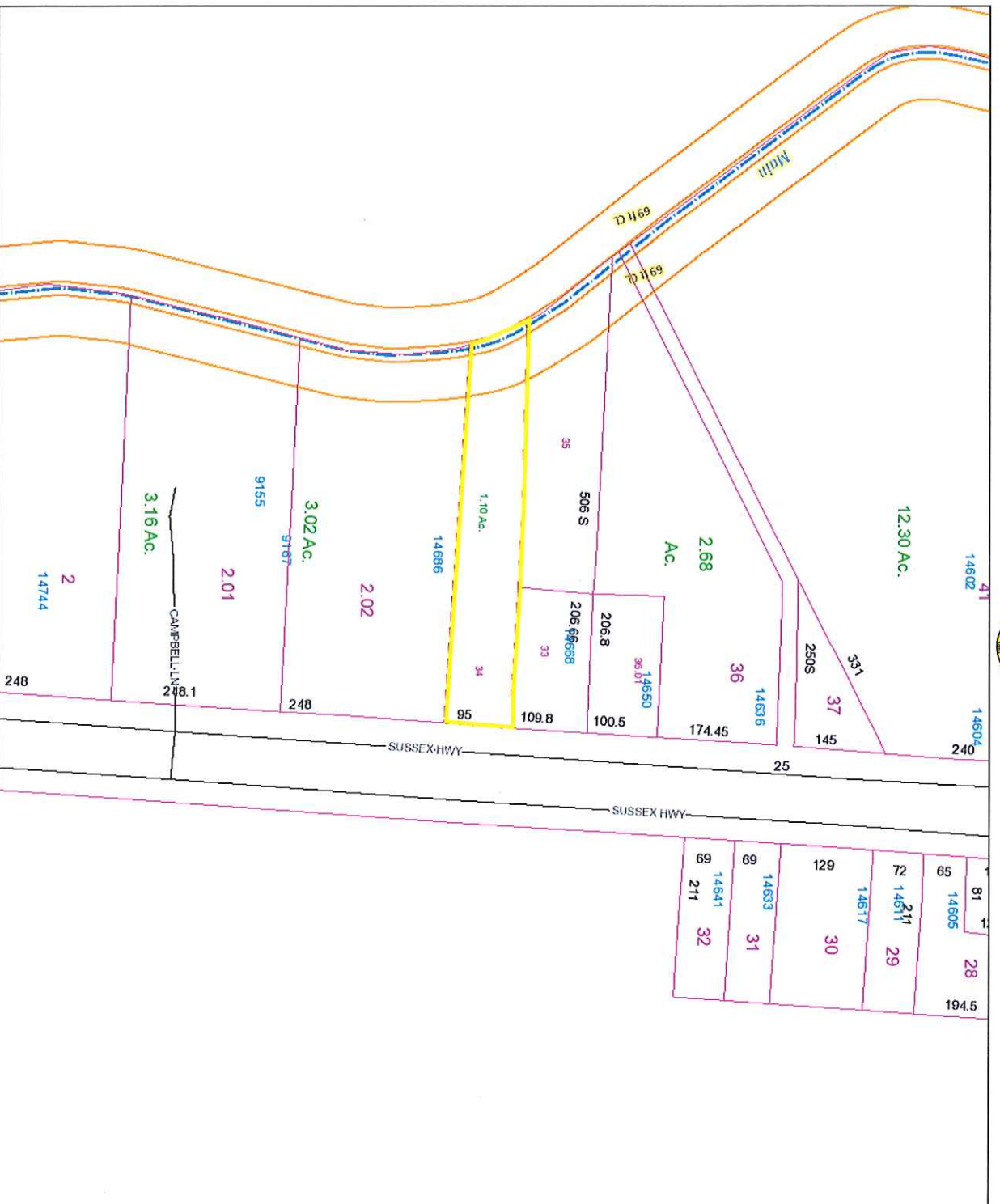
PIN: 530-14.00-34.00	
Owner Name	WEST JAMES D
Book	4581
Mailing Address	6825 COLEMAN AVE
City	SALISBURY
State	MD
Description	RD BRDGEVLEGREENWD
Description 2	W/RT 13 3950'
Description 3	S/RT 583
Land Code	

- polyonLayer
- Override 1
- polyonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets





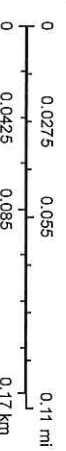
Sussex County



PIN:	530-14 00-34 00
Owner Name	WEST JAMES D
Book	4581
Mailing Address	6825 COLEMAN AVE
City	SALISBURY
State	MD
Description	RD BRIDGEVIEW GREENWLD
Description 2	W/RT 13 3950'
Description 3	S/RT 583
Land Code	

—	Streets
<input type="checkbox"/>	Tax Parcels
	911 Address
polyonlayer	Override 1
polyonlayer	Override 1

1:2,257



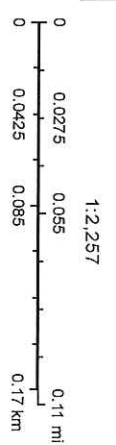


Sussex County



PIN:	530-14.00-34.00
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Description	RD BRDGEVLEGREENWD
Description 2	W/RT 13 3950'
Description 3	S/RT 583
Land Code	

- polygonLayer
- Override 1
- polygonLayer
- Override 1
- Tax Parcels
- 911 Address
- Streets



Sussex County Major Subdivision Application

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)Standard: ☒Cluster: ☐ESDDOZ: ☐

RECEIVED

MAR 30 2020

SUSSEX COUNTY
PLANNING & ZONING**Location of Subdivision:**

14686 SUSSEX HIGHWAY, BRIDGEVILLE, DE. 19933

Proposed Name of Subdivision:

JAMES D. WEST

Tax Map #: 530-17.00-2.02

Total Acreage: 4.288 ACRES +/-

Zoning: AR Density: 0.93 Minimum Lot Size: 0.75 A Number of Lots: 4

Open Space Acres: _____

Water Provider: ON SITE

Sewer Provider: ON SITE

Applicant Information

Applicant Name: JAMES D. WEST

Applicant Address: 673 N. PARK DRIVE

City: SALISBURY

State: MD.

Zip Code: 21804

Phone #: 443-523-4416

E-mail: jdw1hd@gmail.com

Owner Information

Owner Name: SAME

Owner Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: MILLER-LEWIS, INC.

Agent/Attorney/Engineer Address: 1560 MIDDLEFORD ROAD

City: SEAFORD

State: DE

Zip Code: 19973

Phone #: 302-629-9895

E-mail: stevesellers@millerlewisinc.com



Check List for Sussex County Major Subdivision Applications

The following shall be submitted with the application

☒ Completed Application

☒ Provide fifteen (15) copies of the Site Plan or Survey of the property and a PDF (via e-mail)

- Plan shall show the existing conditions, setbacks, roads, floodplain, wetlands, topography, proposed lots, landscape plan, etc. **Per Subdivision Code 99-22, 99-23 & 99-24**
- Provide compliance with Section 99-9.
- Deed or Legal description, copy of proposed deed restrictions, soil feasibility study

☒ Provide Fee \$500.00

— Optional - Additional information for the Commission to consider (ex. photos, exhibit books, etc.) If provided submit seven (7) copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

— Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

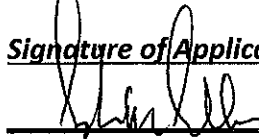
— PLUS Response Letter (if required)

— 51% of property owners consent if applicable

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

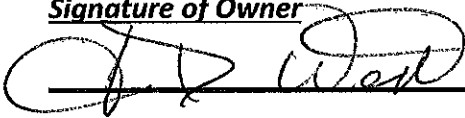
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 3/23/2020

Signature of Owner



Date: 3/23/2020

For office use only:

Date Submitted: 3/30/2020
Staff accepting application: JP
Location of property: _____

Fee: \$500.00 Check #: 1136
Application & Case #: 202009133

Date of PC Hearing: _____

Recommendation of PC Commission: _____

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/24/2020**

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

APPLICANT: **James D. West**

FILE NO: **WSPA-5.01**

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

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

NO. OF UNITS: **4 lots**

GROSS
ACREAGE: **4.296 +/-**

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

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?

Yes ☐

No ☒

- a. If yes, see question (2).
b. If no, see question (7).

- (2). Which County Tier Area is project in? **Tier 3**

- (3). Is wastewater capacity available for the project? **N/A** If not, what capacity is available? **N/A**.

- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.

- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **No** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **No**
- ☐ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **No**
- (8). Comments: **The proposed subdivision of land is in a Tier 3 area for sanitary sewer service. Therefore, the Sussex County Engineering Department does not currently have a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



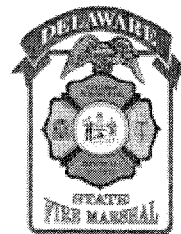
John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned



OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

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

Tax Parcel Number: 530-17.00-2.02

Status: Approved as Submitted

Date: 04/07/2020

Project

James West Subdivision

14686 Sussex Hwy

James West Property

Bridgeville DE 19933

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

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

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Stephen M Sellers

1560 Road 535

Seaford, DE 19973

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

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

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

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

This Plan Review Project was prepared by:

Joseph Moran

FIRE PROTECTION PLAN REVIEW COMMENTS

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

Tax Parcel Number: 530-17.00-2.02

Status: Approved as Submitted

Date: 04/07/2020

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 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.
- 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.

562145

Coastal Soil

Consultants, Inc.

25092 Oak Road
Seaford, DE 19973Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

RECEIVED

JAN 23 2020

GROUNDWATER
SUSSEX COUNTY

SITE EVALUATION APPROVAL PAGE

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.

Owner(s) Name:	James D. West	Tax Map #:	5-30-14-35
Address:	6825 Coleman Ave. Salisbury, MD 21804	Phone:	(443) 859-3750
Initial System Type:	Sand-lined elevated sand mound (ESM) or Sand-lined Peat filter on-site wastewater treatment and disposal system (OWTDS) (see Exhibits T & BB, respectively, in the Regulations). The area in the vicinity of the drainfield must be excavated to 20" below the existing grade and back filled with suitable sandy fill material (see Exhibit Q in the Regulations). Other OWTDS options include any conventional/alternative technologies approved by DNREC.		
Location of Drain Field:	In the vicinity of soil borings (SB) #1 - #4 (hatched area on the plot plan).		
Depth to Limiting Zone:	36" to redox depletions & concentrations.		
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.		
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.		
Depth to Limiting Zone:	Same as above.		

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. The existing domestic well and OWTDS are to be abandoned and relocated.
4. To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

1. Contact a Class C System Designer.
2. A permeability rate of 50 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: January 22, 2020
Class "D" License #: 4048

For Official Use Only

Field checked: _____
DNREC Reviewing Soil Scientist X

Expiration Date: 2/3/25
Approval Date: 2/3/20

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMMISSIONS

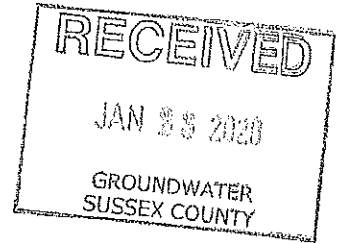
01 0120 20 13 10 0066 03 SITE EVAL.

875.00

#562148

Coastal Soil

Consultants, Inc.

25092 Oak Road
Seaford, DE 19973Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION APPROVAL PAGE

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Owner(s) Name:	James D. West	Tax Map #:	5-30-17-2.02
		Lot #:	B
Address:	6825 Coleman Ave. Salisbury, MD 21804	Phone:	(443) 859-3750
Initial System Type:	Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.		
Location of Drain Field:	In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).		
Depth to Limiting Zone:	32" to redox depletions & concentrations.		
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.		
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.		
Depth to Limiting Zone:	Same as above.		

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
4. The location of the well on lot #5-30-17-2.01 is unknown. The DNREC Water Supply Section records were researched under this property owner's name and no information was found. The property is presently owned by Gerald R. & Valerie V. Campbell; zoning certificate enclosed.
5. To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

1. Contact a Class C System Designer.
2. A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: January 22, 2020
Class "D" License #: 4048

For Official Use Only

Field checked: _____
DNREC Reviewing Soil Scientist J

Expiration Date: 2/26/25
Approval Date: 2/26/20

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

If there are questions
regarding this report,
contact Site Evaluator.

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMMISSIONS

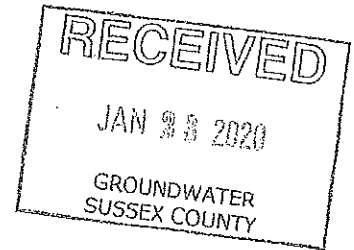
01 SEPTEMBER 2020 10:00 AM

877 70

#562146

Coastal Soil

Consultants, Inc.

25092 Oak Road
Seaford, DE 19973Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

SITE EVALUATION APPROVAL PAGE

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Owner(s) Name: James D. West Tax Map #: 5-30-14-34 & 5-30-17-2.02
Lot #: D

Address: 6825 Coleman Ave. Phone: (443) 859-3750
Salisbury, MD 21804

Replacement System Type: Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #1 & #2 (hatched area on the plot plan).

Depth to Limiting Zone: 40" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. The existing domestic well and OWTDS are to be abandoned and relocated.
4. To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

1. Contact a Class C System Designer.
2. A permeability rate of 50 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: January 22, 2020
Class "D" License #: 4048

For Official Use Only

Field checked: _____
DNREC Reviewing Soil Scientist JC

Expiration Date: 2/3/25
Approval Date: 2/3/20

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

IF THERE ARE QUESTIONS
REGARDING THIS REPORT
CONTACT CLASS D LICENSEE

THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS

2020-01-23 11:14:11 SITE EVAL.

475/00

#562144

Coastal Soil

Consultants, Inc.

25092 Oak Road
Seaford, DE 19973Phone & Text: (302) 629-2989
Email: jayduke@comcast.net

RECEIVED

JAN 23 2020

GROUNDWATER
SUSSEX COUNTY

SITE EVALUATION APPROVAL PAGE

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Owner(s) Name: James D. West **Tax Map #:** 5-30-14-34 & 5-30-17-2.02
Lot #: A

Address: 6825 Coleman Ave. **Phone:** (443) 859-3750
Salisbury, MD 21804

Initial System Type: Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.

Location of Drain Field: In the vicinity of soil borings (SB) #1 - #3 (hatched area on the plot plan).

Depth to Limiting Zone: 30" to redox depletions & concentrations.

Replacement System Type: Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.

Location of Drain Field: In the immediate vicinity of soil borings referred to above.

Depth to Limiting Zone: Same as above.

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
4. To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

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3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr.
Joseph C. Duke, Jr., CPSS

Date of report: January 22, 2020
Class "D" License #: 4048

For Official Use Only

Field checked: _____
DNREC Reviewing Soil Scientist _____

Expiration Date: 2/3/25
Approval Date: 2/3/20

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THE CLASS D LICENSEE
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ERRORS/OMMISSIONS

01/23/20 13:17 39017 ALB SITE EVAL.

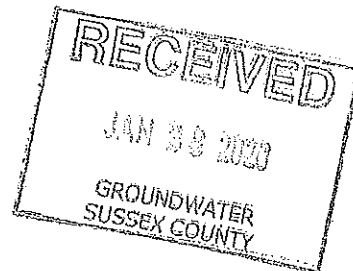
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#562147



25092 Oak Road
Seaford, DE 19973

Phone & Text: (302) 629-2989
Email: jayduke@comcast.net



SITE EVALUATION APPROVAL PAGE

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Owner(s) Name:	James D. West	Tax Map #:	5-30-17-2.02
		Lot #:	C
Address:	6825 Coleman Ave. Salisbury, MD 21804	Phone:	(443) 859-3750
Initial System Type:	Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.		
Location of Drain Field:	In the vicinity of soil borings (SB) #1 & #2 (hatched area on the plot plan).		
Depth to Limiting Zone:	36" to redox depletions & concentrations.		
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.		
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.		
Depth to Limiting Zone:	Same as above.		

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. If the 100' isolation distance to the existing domestic well cannot be maintained, it can be reduced to a minimum isolation distance of 50', in accordance with Exhibit C of the Regulations.
4. The location of the well on lot #5-30-17-2.01 is unknown. The DNREC Water Supply Section records were researched under this property owner's name and no information was found. The property is presently owned by Gerald R. & Valerie V. Campbell; zoning certificate enclosed.
5. To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.

Instructions to the Property Owner

1. Contact a Class C System Designer.
2. A permeability rate of 60 minutes per inch (mpi) has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSS

Date of report: January 22, 2020
Class "D" License #: 4048

For Official Use Only

Field checked: _____
DNREC Reviewing Soil Scientist JS

Expiration Date: 2/26/25
Approval Date: 2/26/20

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

If there are questions
regarding this report,
contact Site Evaluator.

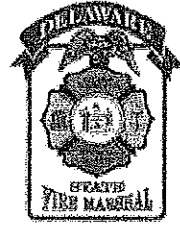
THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMMISSIONS

PAID BY: [unclear] \$975.00



OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

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

Tax Parcel Number: 530-17.00-2.02

Status: Approved as Submitted

Date: 04/07/2020

Project

James West Subdivision

14686 Sussex Hwy
Bridgeville DE 19933

James West Property

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

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

Occupant Load Inside:

Occupancy Code: 9601

Applicant

Stephen M Sellers
1560 Road 535
Seaford, DE 19973

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

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

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

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

This Plan Review Project was prepared by:

Joseph Moran

FIRE PROTECTION PLAN REVIEW COMMENTS

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

Tax Parcel Number: 530-17.00-2.02

Status: Approved as Submitted

Date: 04/07/2020

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: **NONE**. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 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.
- 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.

MILLER LEWIS, INC. LAND SURVEYING

1560 MIDDLEFORD RD.

• SEAFORD, DE. 19973

March 23, 2020

Sussex County Planning and Zoning Commission
2 The Circle
P. O. Box 417
Georgetown, DE. 19947

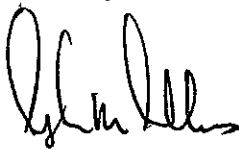
RE: JAMES D. WEST, T.M.#530-17.00-2.02
MAJOR SUBDIVISION

Dear Mr. Whitehouse,

The subject major subdivision will be submitted to Planning and Zoning Commission soon. On behalf of the applicant we respectfully request a waiver of the topographic, 30 buffer zone and county street construction requirement due to the minimal number and size of the lots.

Please feel free to call or email with any questions you may have.

Sincerely,



Stephen M. Sellers, PLS

enclosure

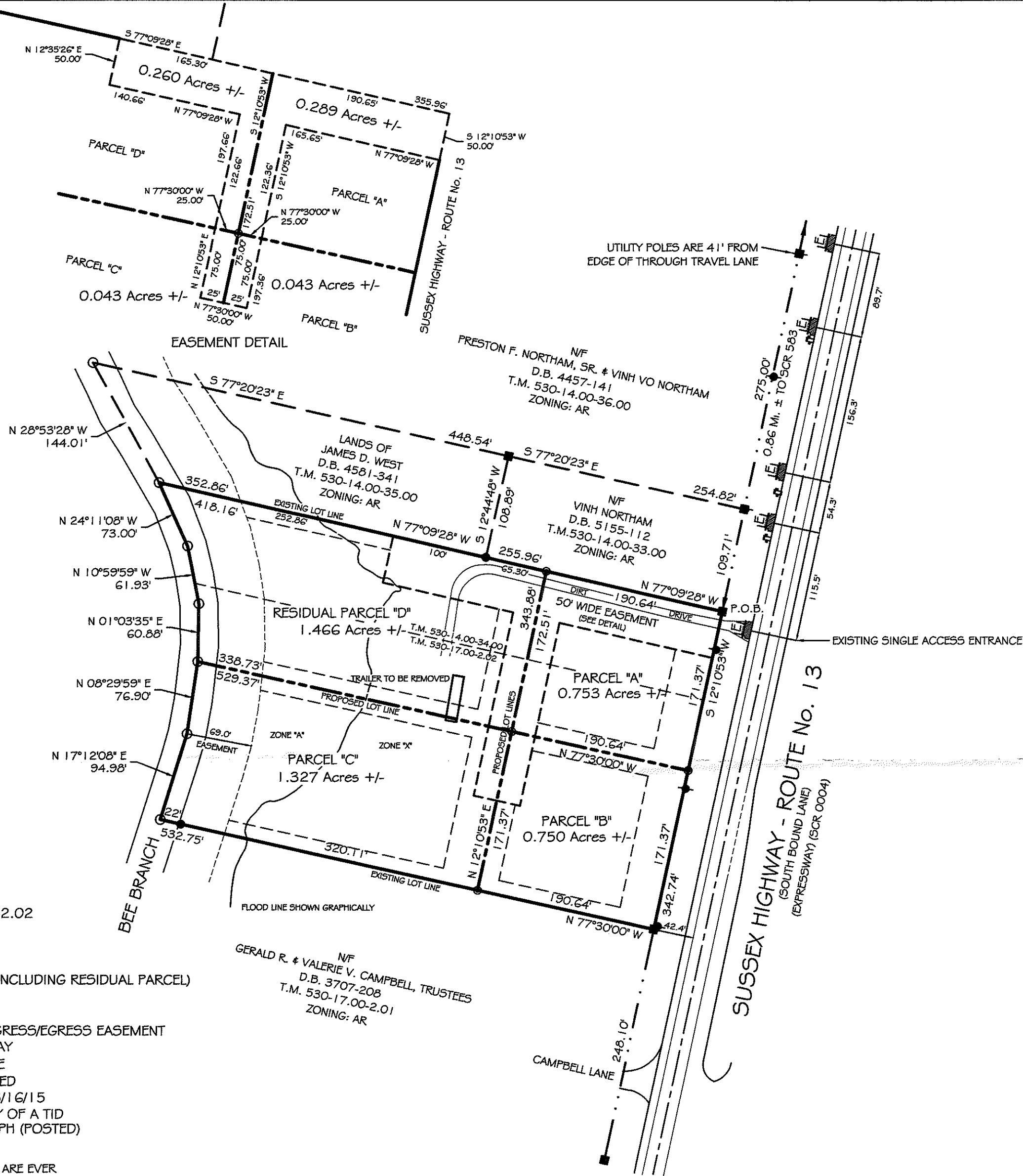
RECEIVED

MAR 30 2020

SUSSEX COUNTY
PLANNING & ZONING

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

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



DATA COLUMN:

T.M.#530-14.00-34.00 & 530-17.00-2.02
ZONING: AR-1
TRACT AREA: 4.296 ACRES±
EXISTING PARCELS: 2
PROPOSED PARCELS: 3 NEW (4 TOTAL INCLUDING RESIDUAL PARCEL)
PRESENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL
ACCESS: ROUTE 13 VIA A 50' WIDE INGRESS/EGRESS EASEMENT
ROADWAY CLASSIFICATION: EXPRESSWAY
WATER AND SEWER: INDIVIDUAL ON-SITE
100 YEAR FLOODPLAIN: SITE IS IMPACTED
AS PER FIRM #10005C0115K DATED 3/16/15
THIS PROJECT IS NOT IN THE PROXIMITY OF A TID
SPEED LIMIT ON SUSSEX HWY. IS 55 MPH (POSTED)

NOTES:

- IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED FOR AGRICULTURAL PURPOSES.
- ALL PARCELS SHALL HAVE ACCESS TO U.S. ROUTE 13 VIA A 50' WIDE INGRESS / EGRESS EASEMENT, AS SHOWN ON THIS PLAN.

FIRE MARSHAL NOTES:

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

LEGEND:

- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- CENTERLINE
- NEXT PROPERTY LINE
- DITCH LINE
- EDGE OF PAVING
- TAX DITCH EASEMENT LINE

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

SURVEY CLASS: SUBURBAN

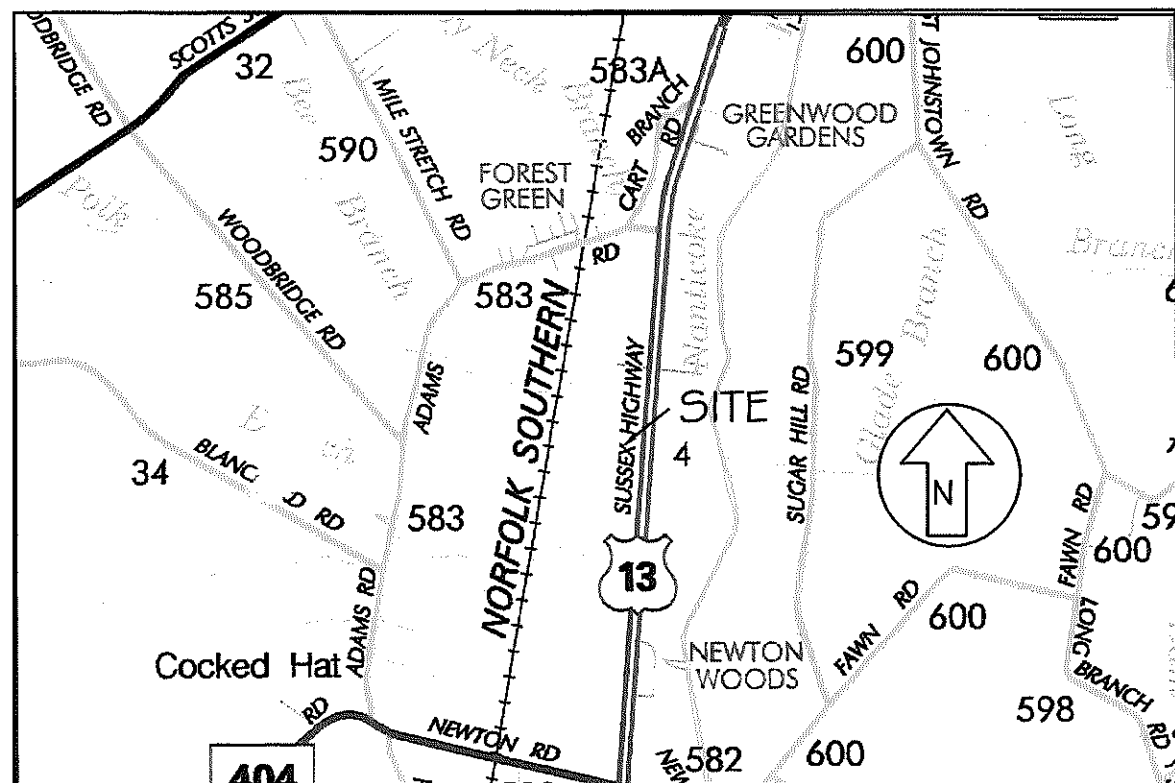
DATE	REVISION
1-13-2020	MOVED EASEMENT

**MILLER
LEWIS, INC.**

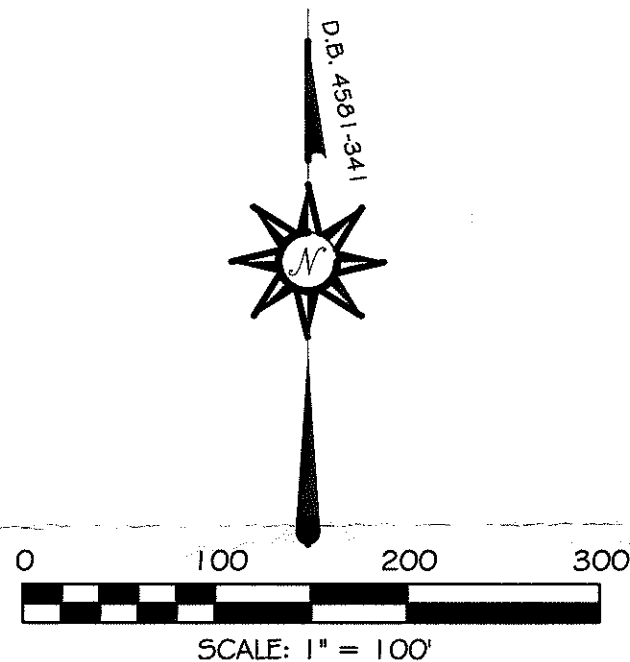
LAND SURVEYING
1560 MIDDLEFORD RD.
SEAFORD, DELAWARE 19973
PH: 302-629-9895 FAX: 302-629-2391

MARCH 23, 2020

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



VICINITY MAP
SCALE 1"=1 MILE



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

STEPHEN M. SELLERS, PLS 566 DATE

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

JAMES D. WEST DATE

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

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