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**Sussex County**

DELAWARE  
sussexcountyde.gov

## PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

**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: July 28<sup>th</sup>, 2022

Application: Ocean 7 Group (2022-07)

Applicant: Ocean 7 Group (c/o Tauhid Islam)  
9804 Winding Trail Drive  
Ocean City, Maryland 21842

Owner: Ocean 7 Group (c/o Tauhid Islam)  
9804 Winding Trail Drive  
Ocean City, Maryland 21842

Site Location: The site is on the north side of Lexus Lane, approximately 0.05 mile east of John J. Williams Highway (Route 24).

Current Zoning: Commercial Residential (CR-1)

Proposed Use: 2 lots for use as an office and a hotel

Comprehensive Land Use Plan Reference: Coastal Area

Councilmanic District: District 3 - Schaeffer

School District: Cape Henlopen School District

Fire District: Rehoboth Beach Fire Company

Sewer: Sussex County

Water: Tidewater

TID: Henlopen TID

Site Area: 4.3 acres +/-

Tax Map ID: 334-12.00-127.11



File #: \_\_\_\_\_

Pre-App Date: \_\_\_\_\_

202204437

# 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:

Coastal Area:

RECEIVED

MAR 25 2022

**Location of Subdivision:**

Corner of Hood Road and Lexus Way

SUSSEX COUNTY  
PLANNING & ZONING

**Proposed Name of Subdivision:**

Cambria Hotel

**Tax Map #:** 334-12.00-127.11

**Total Acreage:** 4.30

**Zoning:** CR-1

**Density:** 0.47

**Minimum Lot Size:** 0.64+/-

**Number of Lots:** 2

**Open Space Acres:** 0.77+/- Acres

**Water Provider:** Public - Tidewater

**Sewer Provider:** Public - Sussex County

**Applicant Information**

**Applicant Name:** Ocean 7 Group c/o Tauhid Islam

**Applicant Address:** 9804 Winding Trail Drive

**City:** Ocean City

**State:** MD

**Zip Code:** 21842

**Phone #:** (443) 373-1789

**E-mail:** islam.tauhid@yahoo.com

**Owner Information**

**Owner Name:** Ocean 7 Group c/o Tauhid Islam

**Owner Address:** 9804 Winding Trail Drive

**City:** Ocean City

**State:** MD

**Zip Code:** 21842

**Phone #:** (443) 373-1789

**E-mail:** islam.tauhid@yahoo.com

**Agent/Attorney/Engineer Information**

**Agent/Attorney/Engineer Name:** Pennoni Associates c.o Alan Decktor

**Agent/Attorney/Engineer Address:** 18072 Davidson Drive

**City:** Milton

**State:** DE

**Zip Code:** 19968

**Phone #:** (302) 684-8030

**E-mail:** adecktor@pennoni.com



# Check List for Sussex County Major Subdivision Applications

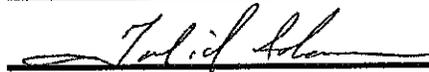
The following shall be submitted with the application

- ✓ **Completed Application**
- ✓ **Provide ten (10) 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)  **Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)
- \_\_\_ **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.

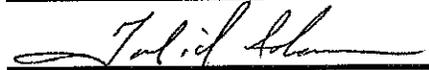
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety,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

### Signature of Applicant/Agent/Attorney



Date: 3/18/22

### Signature of Owner



Date: 3/18/22

### For office use only:

Date Submitted: 03/25/2022 Fee: \$500.00 Check #: 1018

Staff accepting application: chase phillyps Application & Case #: 202204437

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **7/11/2022**

APPLICATION: **2022-07 Ocean 7 Group**

APPLICANT: **Ocean 7 Group (c/o Tauhid Islam)**

FILE NO: **OM-9.04**

TAX MAP &  
PARCEL(S): **334-12.00-127.11**

LOCATION: **Lying on the north side of Lexus Lane, approximately 0.05  
mile east of John J. Williams Hwy (Rt. 24)**

NO. OF UNITS: **Dividing parcel into 2 lots for office and hotel.**

GROSS  
ACREAGE: **4.3 +/-**

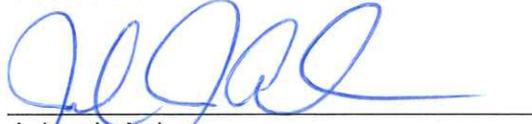
SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **4**

**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 1**
- (3). Is wastewater capacity available for the project? **Yes** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** 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? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Christine Fletcher** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- 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? **N/A**
- (8). Comments: **Click or tap here to enter text.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



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John J. Ashman  
Sr. Manager of Utility Planning & Design Review

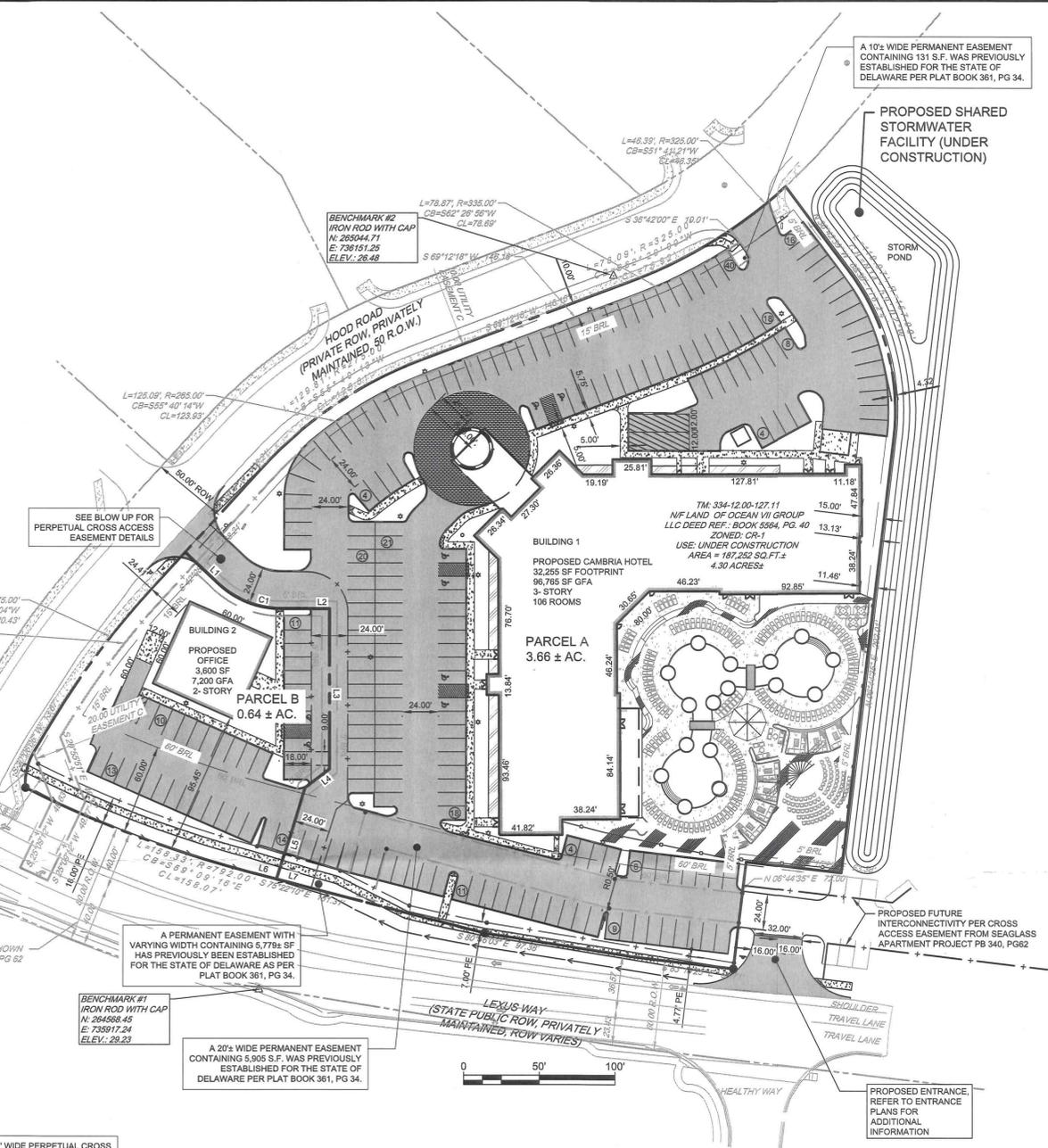
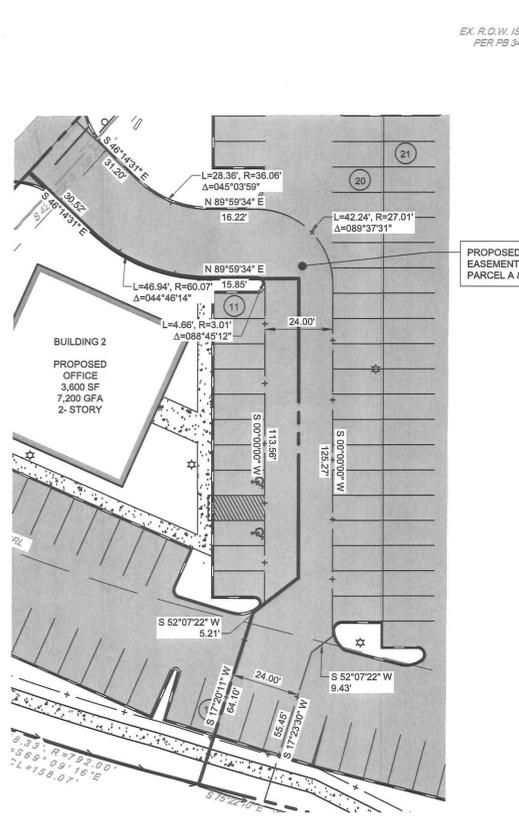
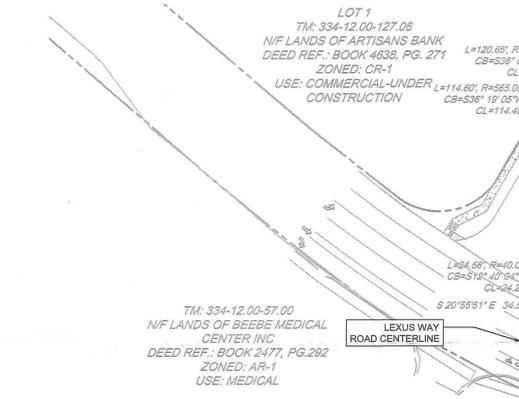
Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
Christine Fletcher

**SITE DATA TABLE:**

1. TAX MAP NUMBER:	334-12.00-127.11 DB: 5994-307
2. OWNER/DEVELOPER: OWNER/DEVELOPER ADDRESS:	OCEAN 7 GROUP 8804 WINDING TRAIL DR OCEAN CITY, MD 21842
3. ADDRESS LOCATION:	CORNER OF LEXUS WAY AND HOOD ROAD REHOBOTH BEACH, DE 19871
HUNDRED: COUNTY:	LEWES AND REHOBOTH SUSSEX
4. CURRENT ZONING:	CR-1 (COMMERCIAL RESIDENTIAL)
5. PRESENT USE:	RESIDUAL LANDS
6. PROPOSED USE:	HOTEL AND OFFICE
7. REQUIRED SETBACKS (B.R.L.): FRONT:	(PER 115-83.8 B) 60 FT (PER 115-83.8 B); THERE SHOULD NOT BE A FRONT YARD OF AT LEAST 15 FEET ON THE SIDE STREETS OF A CORNER LOT IN ANY DISTRICT 5 FT
SIDE: REAR:	5 FT
8. BUILDING HEIGHT:	(PER 115-83.8 C) 42' MAX ALLOWED
9. REQUIRED LOT SIZE (MIN.): DEPTH: WIDTH: AREA:	100 FT (PER 115-83.8 A) 75 FT 10,000 FT (PER 115-83.8 A)
10. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162)	
REQUIRED PARKING: HOTEL:	(1.5 PER RENTAL ROOM PLUS 1 PER 3 EMPLOYEES, IF A RESTAURANT OPEN TO THE PUBLIC IS OPERATED IN CONNECTION WITH SUCH USE, ADDITIONAL OFF STREET PARKING SPACE MEETING THE MINIMUM REQUIREMENTS FOR A RESTAURANT MUST BE PROVIDED) 108 UNITS X 1.5 = 162 SPACES 21 EMPLOYEES = 7 SPACES 166 SPACES
OFFICE:	(1 SPACE FOR 200 SF OF FLOOR AREA, EXCLUSIVE OF BASEMENT, IF NOT USED FOR OFFICE OR CUSTOMER SERVICE PURPOSES) 7,200 SF / 200 SF = 36 SPACES 36 SPACES
TOTAL:	202 SPACES
REQUIRED SPACES: PROVIDED SPACES:	HOTEL - (PARCEL A) 166 SPACES OFFICE - (PARCEL B) 36 SPACES
TOTAL PROVIDED SPACES: HANDICAP SPACES:	229 SPACES 8 SPACES INCLUDED
11. TAX MAP AREA: 334-12.00-127.11:	EX = 4.30 AC. PR = 4.30 AC.
12. SITE CALCULATIONS	
PARCEL A	
BUILDING AREA	EX = 0.00 AC. PR = 0.82 AC.
OPEN SPACE (PERVIOUS AREA)	EX = 3.86 AC. PR = 0.53 AC.
AMENITY PAVED AREA	EX = 0.00 AC. PR = 0.62 AC.
PAVEMENT/STONE AREA	EX = 0.00 AC. PR = 1.69 AC.
TOTAL	EX = 3.86 AC. PR = 3.66 AC.
PARCEL B	
BUILDING AREA	EX = 0.00 AC. PR = 0.08 AC.
OPEN SPACE (PERVIOUS AREA)	EX = 0.64 AC. PR = 0.24 AC.
AMENITY PAVED AREA	EX = 0.00 AC. PR = 0.00 AC.
PAVEMENT/STONE AREA	EX = 0.00 AC. PR = 0.32 AC.
TOTAL	EX = 0.64 AC. PR = 0.64 AC.
13. UTILITY SERVICES:	
SANITARY SEWER SUPPLIER:	SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT
WATER SUPPLIER:	TIDEWATER UTILITIES INC.
14. SECTION 89 - SOURCE WATER PROPERTY:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE. B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
15. STATE INVESTMENT AREA:	LEVEL 1 REHOBOTH BEACH FIRE CO. (STATION 86) FIRE DISTRICT: SUSSEX COUNTY 2019 FUTURE LAND USE MAP: COASTAL AREA
16. LONGITUDE AND LATITUDE: STATE PLANE COORDINATES:	SITE BENCHMARK #1: IRON ROD WITH CAP LONGITUDE: W 75° 08' 13.68" LATITUDE: N 38° 43' 34.10"
17. WETLAND AREA:	0.00 ACRES
18. PROPOSED DISCHARGE LOCATION:	EXISTING SHARED STORM WATER MANAGEMENT WITH SEAGLASS APARTMENTS
19. PROPOSED TOTAL LIMIT OF DISTURBANCE PER DISCHARGE LOCATION:	4.5± ACRES
20. FLOOD ZONE:	FIRM NUMBER 10005C0332K, DATED MARCH 16, 2015
21. TRANSPORTATION IMPROVEMENT DISTRICT (TID):	HENLOPEN (REFER TO NOTE 2 ON RP1001)
22. DATUM:	HORIZONTAL = NAD83 VERTICAL = NAVD83
23. WATERSHED:	REHOBOTH CANAL- REHOBOTH BAY

24. LOCAL GOVERNMENT RESPONSIBLE FOR  
LAND USE APPROVAL: **SUSSEX COUNTY**

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		BUILDING RESTRICTION LINE
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SPOT ELEVATION
		STORMPIPE, INLET, MANHOLE, & FLARED END
		MINOR CONTOUR
		MAJOR CONTOUR
		MARKING, HANDICAP PARKING
		DETECTABLE WARNING STRIP
		CONCRETE
		LANDSCAPE
		SWALE



LOCATION MAP  
SCALE: 1"=1000'

**GENERAL NOTES:**

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD. DEED REFERENCE: DEED BOOK 5994, PAGE 307.
- THIS SURVEY DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS OF WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP AS 334-12.00-127.11.
- THERE ARE WETLAND AREAS ON THE PROPERTY, PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS LOCATED IN ZONE "X" AND ZONE "A" ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0332K MAP REVISED MARCH 16, 2015. ZONE "X" IS AN AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN. (NO IMPACT).
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES UPON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE DUST, NOISE, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE ON ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM ANY SUCH AGRICULTURAL USES AND ACTIVITIES.
- THE DEVELOPER WILL BE PARTICIPATING IN THE HENLOPEN TID. THE INFRASTRUCTURE RECOUPMENT AGREEMENT IS RECORDED UNDER BOOK 5605, PAGES 37-47, IN THE OFFICE OF THE SUSSEX COUNTY RECORDER OF DEED.

**PROPOSED SUBDIVISION  
LINE DATA**

Line #	Length	Direction
L6	18.831	S75° 22' 09.88"E
L7	142.479	S75° 22' 09.88"E
L1	30.500	S48° 14' 30.73"E
L2	31.851	N89° 59' 32.06"E
L3	106.561	S00° 00' 27.94"E
L4	20.347	S52° 15' 26.65"W
L5	64.104	S17° 20' 10.81"W

Curve #	Length	Radius	Delta
C1	48.408	60.750	043.7870

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

SIGNATURE: OCEAN 7 GROUP  
C/O TALIH ISLAM  
8804 WINDING TRAIL DR  
OCEAN CITY MD 21842  
443-373-1789  
ISLAM.TALIH@YAHOO.COM

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

SIGNATURE: ALAN DECKTOR, PE (DE PER17711)  
PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
OFFICE (302) 684-8030 - FAX (302) 684-8054  
ADECKTOR@PENNONI.COM

**PENNONI ASSOCIATES, INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T. 302.684.8030 F. 302.684.8054

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

**CAMBRIA HOTEL**  
TM: 334-12.00-127.11  
CORNER OF LEXUS WAY AND HOOD WAY  
REHOBOTH BEACH, DE, 19871  
**MAJOR SUBDIVISION PLAN**

OCEAN 7 GROUP  
8804 WINDING TRAIL DR  
OCEAN CITY, MD 21842

NO.	DATE	BY	REVISIONS

PROJECT: FISHR21001  
DATE: 2022-02-09  
DRAWING SCALE: AS SHOWN  
DRAWN BY: EOC  
APPROVED BY: AMD

**V-0801**  
SHEET 1 OF 1

U:\Account\FISHR\FISHR0101 - Sea Glass Hotel\ESKON\_SHEETS\0801-EG.dwg PLOTTED: 3/24/2022 2:35 PM BY: Ligan Shalman PROJECT STATUS: --- PLOT STYLE: Pennoni.dwt

# OCEAN 7 GROUP

CASE NO. S2022-07

MAJOR SUBDIVISION

**OWNER/DEVELOPER:**

**OCEAN 7 GROUP**

9804 WINDING TRAIL DRIVE  
 OCEAN CITY, MD 21842  
 TAUHID ISLAM  
 NICK TEKMEN

**PLANNER/ENGINEER/SURVEYOR:**

**PENNONI**

18072 DAVIDSON DRIVE  
 MILTON, DE 19968  
 MARK H. DAVIDSON, PRINCIPAL LAND PLANNER  
 ALAN DECKTOR, PE., ENV SP  
 ERIC WAHL, RLA  
 JOHN W. HAUPT, PLS

**ENVIRONMENTAL:**

**GEO-TECHNOLOGY ASSOCIATES, INC.**

**ACCENT ENVIRONMENTAL**

WILLIAM J. GANGLOFF, PhD. PROF. SOIL  
 SCIENTIST

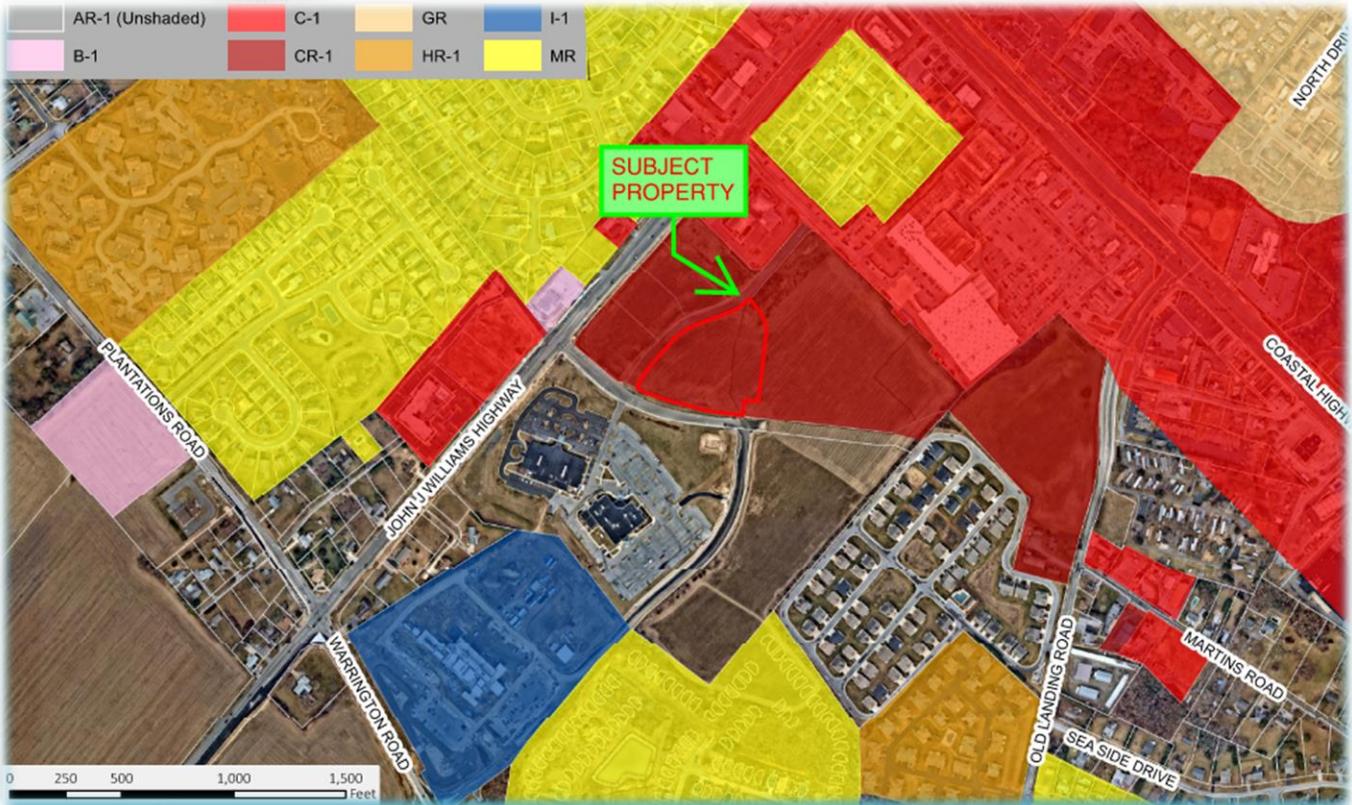


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d. Cambria Hotel Entrance Plan Approval	
e. Cambria Hotel LONO	
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h. DNREC Approval	
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# Mark H. Davidson / Vice President

## Principal Land Planner/Office Director

### EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

### CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

### TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

### PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

### HONORS/AWARDS

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

### EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. Past Board Member for the On Site Septic Advisory Board for the State of Delaware. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering and construction to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.



**TAB 1**

**APPLICATION**

File #: \_\_\_\_\_

Pre-App Date: \_\_\_\_\_

## 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:

Coastal Area:

#### Location of Subdivision:

Corner of Hood Road and Lexus Way

#### Proposed Name of Subdivision:

Cambria Hotel

Tax Map #: 334-12.00-127.11

Total Acreage: 4.30

Zoning: CR-1 Density: 0.47 Minimum Lot Size: 0.64+/ Number of Lots: 2

Open Space Acres: 0.77+/- Acres

Water Provider: Public - Tidewater

Sewer Provider: Public - Sussex County

#### Applicant Information

Applicant Name: Ocean 7 Group c/o Tauhid Islam

Applicant Address: 9804 Winding Trail Drive

City: Ocean City

State: MD

Zip Code: 21842

Phone #: (443) 373-1789

E-mail: islam.tauhid@yahoo.com

#### Owner Information

Owner Name: Ocean 7 Group c/o Tauhid Islam

Owner Address: 9804 Winding Trail Drive

City: Ocean City

State: MD

Zip Code: 21842

Phone #: (443) 373-1789

E-mail: islam.tauhid@yahoo.com

#### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Pennoni Associates c.o Alan Decktor

Agent/Attorney/Engineer Address: 18072 Davidson Drive

City: Milton

State: DE

Zip Code: 19968

Phone #: (302) 684-8030

E-mail: adecktor@pennoni.com



# Check List for Sussex County Major Subdivision Applications

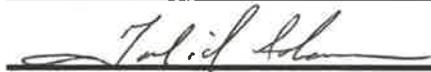
The following shall be submitted with the application

- Completed Application**
- Provide ten (10) 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)  **Environmental Assessment & Public Facility Evaluation Report** (if within Coastal Area)
- 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.

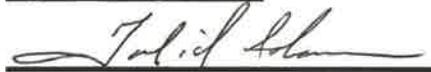
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety,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

**Signature of Applicant/Agent/Attorney**



Date: 3/18/22

**Signature of Owner**



Date: 3/18/22

**For office use only:**

Date Submitted: \_\_\_\_\_

Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_

Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_



**SITE DATA TABLE:**

- TAX MAP NUMBER: 334-12.00-127.11 DB: 5094-307
- OWNER/DEVELOPER: OCEAN 7 GROUP  
OWNER/DEVELOPER ADDRESS: 8804 WINDING TRAIL DR OCEAN CITY, MD 21842
- ADDRESS LOCATION: CORNER OF LEXUS WAY AND HOOD ROAD REHOBOTH BEACH, DE 19971  
HUNDRED: LEWES AND REHOBOTH  
COUNTY: SUSSEX
- CURRENT ZONING: CR-1 (COMMERCIAL RESIDENTIAL)
- PRESENT USE: RESIDUAL LANDS
- PROPOSED USE: HOTEL AND OFFICE
- REQUIRED SETBACKS (B.R.L.): FRONT: (PER 115-83.8 B) 60 FT (PER 115-83.8 B); THERE SHOULD NOT BE A FRONT YARD OF AT LEAST 15 FEET ON THE SIDE STREETS OF A CORNER LOT IN ANY DISTRICT 5 FT  
SIDE: REAR: 5 FT
- BUILDING HEIGHT: (PER 115-83.8 C) 42' MAX ALLOWED
- REQUIRED LOT SIZE (MIN.): DEPTH: 100 FT (PER 115-83.8 A)  
WIDTH: 75 FT  
AREA: 10,000 FT (PER 115-83.8 A)
- PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162)  
REQUIRED PARKING: HOTEL: (1.5 PER RENTAL ROOM PLUS 1 PER 3 EMPLOYEES, IF A RESTAURANT OPEN TO THE PUBLIC IS OPERATED IN CONNECTION WITH SUCH USE, ADDITIONAL OFF STREET PARKING SPACE MEETING THE MINIMUM REQUIREMENTS FOR A RESTAURANT MUST BE PROVIDED)  
108 UNITS X 1.5 = 159 SPACES  
21 EMPLOYEES = 7 SPACES  
TOTAL: 166 SPACES
- OFFICE: (1 SPACE FOR 200 SF OF FLOOR AREA, EXCLUSIVE OF BASEMENT, IF NOT USED FOR OFFICE OR CUSTOMER SERVICE PURPOSES)  
7,200 SF/ 200 SF = 36 SPACES  
TOTAL: 36 SPACES
- TOTAL REQUIRED SPACES: 202 SPACES  
PROVIDED SPACES: 229 SPACES  
8 SPACES INCLUDED
- LOADING SPACE REQUIRED: 3 SPACES  
LOADING SPACE PROVIDED: 3 SPACES
- TAX MAP AREA: 334-12.00-127.11: EX = 4.30 AC. PR = 4.30 AC.
- SITE CALCULATIONS  
BUILDING AREA: EX = 0.00 AC. PR = 0.90 AC.  
OPEN SPACE (PERVIOUS AREA): EX = 4.30 AC. PR = 0.77 AC.  
AMENITY PAVED AREA: EX = 0.00 AC. PR = 0.02 AC.  
PAVEMENT/STONE AREA: EX = 4.30 AC. PR = 2.01 AC.  
TOTAL: EX = 4.30 AC. PR = 4.30 AC.
- PERCENTAGE OF IMPERVIOUS COVER: 3.51 AC. (81.63%)  
EXISTING FORESTED ACRES: 0.00 AC. (0.00%)
- UTILITY SERVICES:  
SANITARY SEWER SUPPLIER: SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT  
WATER SUPPLIER: TIDEWATER UTILITIES INC.
- SECTION 89 - SOURCE WATER PROPERTY:  
A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE.  
B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
- STATE INVESTMENT AREA: LEVEL 1  
FIRE DISTRICT: REHOBOTH BEACH FIRE CO. (STATION 86)  
SUSSEX COUNTY 2019 FUTURE LAND USE MAP: COASTAL AREA
- LONGITUDE AND LATITUDE: SITE BENCHMARK #1: IRON ROD WITH CAP  
LONGITUDE: W 75° 08' 13.88"  
LATITUDE: N 98° 43' 34.10"
- WETLAND AREA: 0.00 ACRES
- PROPOSED DISCHARGE LOCATION: EXISTING SHARED STORM WATER MANAGEMENT WITH SEAGLASS APARTMENTS
- PROPOSED TOTAL LIMIT OF DISTURBANCE PER DISCHARGE LOCATION: 4.5± ACRES
- FLOOD ZONE: FIRM NUMBER 10005C0332K, DATED MARCH 16, 2015
- TRANSPORTATION IMPROVEMENT DISTRICT (TID): HENLOPEN (REFER TO NOTE 2 ON RP1001)
- DATUM: HORIZONTAL = NAD83  
VERTICAL = NAVD88
- WATERSHED: REHOBOTH CANAL- REHOBOTH BAY
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	PERMANENT EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	STORMPIPE, INLET, MANHOLE & FLARED END
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	MARKING, HANDICAP PARKING
[Symbol]	[Symbol]	DETECTABLE WARNING STRIP
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	LANDSCAPE
[Symbol]	[Symbol]	SWALE

Site is located within a TID



**LOCATION MAP**  
SCALE: 1"=1000'

**NOTES:**

- ALL ENTRANCE IMPROVEMENTS SHALL BE CONSTRUCTED BY THE DEVELOPER AND ACCEPTED BY THE DEPARTMENT PRIOR TO THE ISSUANCE OF THE FIRST CO. THE DEVELOPER WILL BE PARTICIPATING IN THE HENLOPEN TID. THE INFRASTRUCTURE RECOVERY AGREEMENT IS RECORDED UNDER BOOK 5695, PAGES 37-47, IN THE OFFICE OF THE SUSSEX COUNTY RECORDER OF DEEDS.
- PD SOUTH HAS ONE FUTURE PROJECT (AIRPORT ROAD EXTENSION, OLD LANDING RD TO SR 24) IN THE AREA. PLEASE CONTACT BRYAN BEHRENS AT 760-2756 OR BRYAN.BEHRENS@DELAWARE.GOV FOR FURTHER COORDINATION.

**KEYED NOTES**

- G1 PROPOSED CONCRETE SIDEWALK, SEE DETAIL 10' CS6001.
- G2 DELDOT PCC CURB, TYPE 1-6, SEE DETAIL 8' CS6001.
- G3 PROPOSED LIGHT DUTY ASPHALT PAVEMENT, SEE DETAIL 11' CS6001.
- G4 PROPOSED DECORATIVE PAVEMENT (DESIGNED BY OTHERS)
- G5 PROPOSED OUTDOOR POOL AND AMENITY AREA (DESIGNED BY OTHERS)
- G5A PROPOSED 4" HIGH DECORATIVE BLOCK ESTATE FENCE WITH SELF CATCHING SELF CLOSING CHILDPROOF GATE AROUND POOL AMENITY (REFER TO ARCHITECTURE PLANS)
- G6 PROPOSED HEAVY DUTY CONCRETE PAVEMENT, SEE DETAIL 9' CS6001.
- G7 PROPOSED DUMPSTER AREA TO BE ENCLOSED WITH 8" IN HIGH CMU WALL MATCHING THE EXTERIOR FINISH OF THE BUILDING; GATE TO BE SOLID MATERIAL AND MATCH EXTERIOR FINISH OF THE BUILDING (SEE ARCHITECTURAL DRAWING FOR DUMPSTER DETAILS)
- G8 PROPOSED HOTEL MAIN ENTRANCE
- G9 PROPOSED LANDSCAPE BED, TYP.
- G10 PROPOSED CANOPY (14' CLEARANCE)
- G11 HANDICAP SPACE WITH SIGN MOUNTED ON POST, SEE DETAIL 6' CS6001.
- G11A VAN ACCESSIBLE HANDICAP SPACE
- G12 STOP SIGN (R-1) 36" X 36" WITH STREET BLADE, SEE DETAIL 1/ CS6001.
- G13 STOP BAR (THERMO)
- G14 DELDOT ADA RAMP TYPE 2 WITH DWS
- G15 PROPOSED PARKING LOT LIGHT POLE (REFER TO SITE LIGHTING PLAN CS2201 FOR ADDITIONAL INFORMATION)
- G16 4" YELLOW SOLID DEMARCATION LINES (TYP) PER STATE FIRE MARSHAL REGULATIONS (PAINT FACE OF CURB WHERE APPLICABLE)
- G17 LOADING SPACE (12'X40')
- G18 FLUSH CURB FOR MAIN ENTRANCE WITH DWS STRIP
- G19 PROPOSED ELECTRICAL TRANSFORMER LOCATION PENDING FINAL APPROVAL BETWEEN OWNER, CONTRACTOR AND ELECTRIC COMPANY
- G20 LOADING DOCK DOOR
- G21 PCC CURB TYPE 2, SEE DETAIL 7' CS6001.
- G22 GROUND MOUNTED MONUMENT SIGN FOR HOTEL
- G23 DELDOT ADA RAMP TYPE 1 WITH DWS
- G24 A 20'± WIDE PERMANENT EASEMENT CONTAINING 5,905 S.F. IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM THE STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEM THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROADS AND/OR RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS, OR BOTH. THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTIONS OF THE STORMDRAIN SYSTEM AND/OR DRAINAGE EASEMENTS. REFER TO BLOW UP DETAIL THIS SHEET.
- G25 6" WIDE CROSS WALK

**OWNER/DEVELOPER CERTIFICATION:**

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

SIGNATURE: [Signature]  
OCEAN 7 GROUP  
C/O TAUHID ISLAM  
8804 WINDING TRAIL DR  
OCEAN CITY, MD 21842  
443-373-1789  
ISLAM.TAUHID@YAHOO.COM

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

SIGNATURE: [Signature]  
ALAN DEKTOUR, PE (DE PER 17771)  
PENNONI ASSOCIATES, INC.  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
OFFICE (302) 684-8030 - FAX (302) 684-8054

**Pennonni**  
PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

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

CONFORMED COPY  
DATE: 01/23/2024 BY: [Signature]  
RECORDED BY: DEEDS Scott Daily  
Sussex County  
Consideration: \$0.00

**CAMBRIA HOTEL**  
CORNER OF LEXUS WAY AND HOOD WAY  
REHOBOTH BEACH, DE, 19971

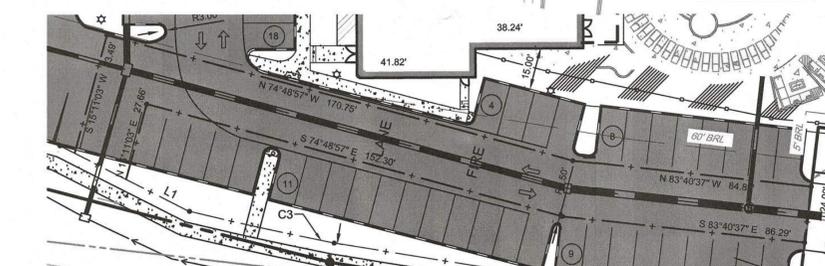
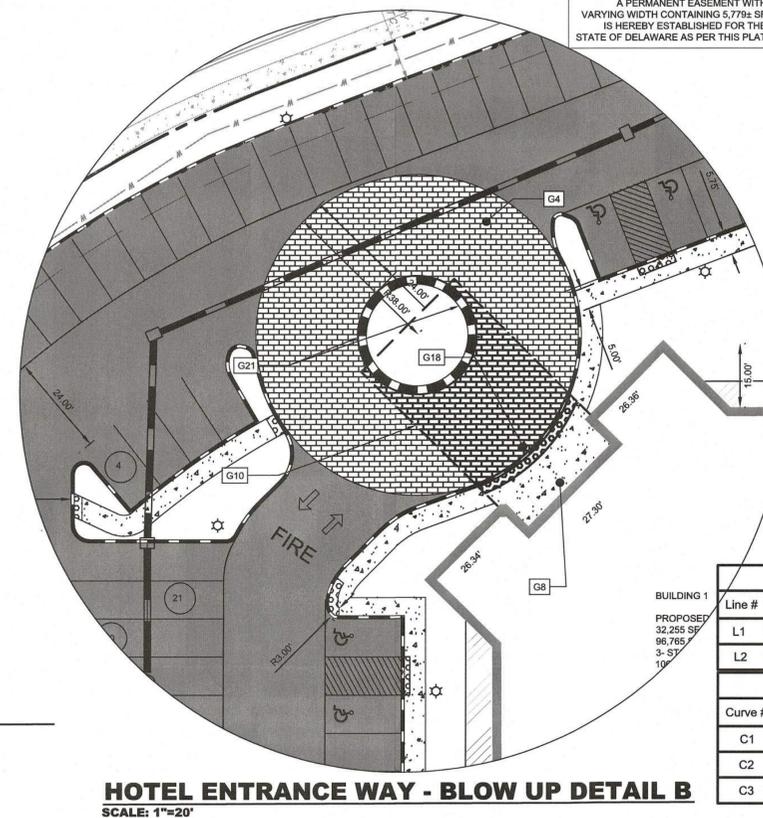
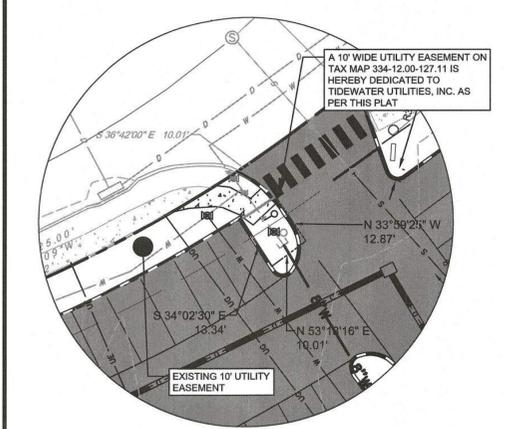
**RECORD PLAN**

OCEAN 7 GROUP  
8804 WINDING TRAIL DR  
OCEAN CITY, MD 21842

NO.	DATE	REVISIONS	BY
1	2022-01-31	REVISED FOR RECORD FOR FIRE MARSHAL	ECC
2	2022-01-17	REVISED PER DELDOT COMMENTS	RPP
3	2021-12-16	REVISED PER DELDOT COMMENTS	RPP
4	2021-12-02	REVISED PER TIDEWATER COMMENTS	RPP

PROJECT: FISHR21001  
DATE: 2021-10-08  
DRAWING SCALE: AS SHOWN  
DRAWN BY: RPP  
APPROVED BY: AMD

**RP1001**  
SHEET 1 OF 2



**Line Table**

Line #	Length	Direction
L1	51.381	S63° 02' 05.04"E
L2	165.430	S80° 45' 51.07"E

**Curve Table**

Curve #	Length	Radius	Delta	Direction
C1	155.196	774.000	011.4885	S67° 03' 15.60"E
C2	57.652	1473.116	002.2423	S73° 18' 16.94"E
C3	52.406	1484.116	002.0232	S78° 17' 33.22"E

**APPROVED**  
Final Site Plan  
per P&Z Comm. 10/19/21  
SUSSEX COUNTY  
PLANNING & ZONING COMMISSION  
2/15/22

PARCEL#	RW, PE OR TCE	OWNER
334-12.00-127.01	TCE	OA SEAGLASS LLC

THE TRANSPORTATION IMPROVEMENTS ASSOCIATED WITH THIS DEVELOPMENT NECESSITATE THE ACQUISITION OF RIGHT-OF-WAY, PERMANENT EASEMENTS AND/OR TEMPORARY EASEMENTS HEREINAFTER "PROPERTY INTERESTS" BEYOND AND EXCLUSIVE OF THE ENTRANCE FACILITY. THE DEVELOPER IS RESPONSIBLE TO ACQUIRE THE PROPERTY INTERESTS TO COMPLETE THE WORK AS SHOWN ON THESE PLANS. PRIOR TO ISSUANCE OF A PERMIT FOR ENTRANCE CONSTRUCTION, A NOTICE TO PROCEED, OR A TEMPORARY ENTRANCE PERMIT, PROOF OF THE ACQUISITION OF THE NECESSARY PROPERTY INTERESTS MUST BE SUBMITTED TO THE APPROPRIATE DELDOT PUBLIC WORKS OFFICE.

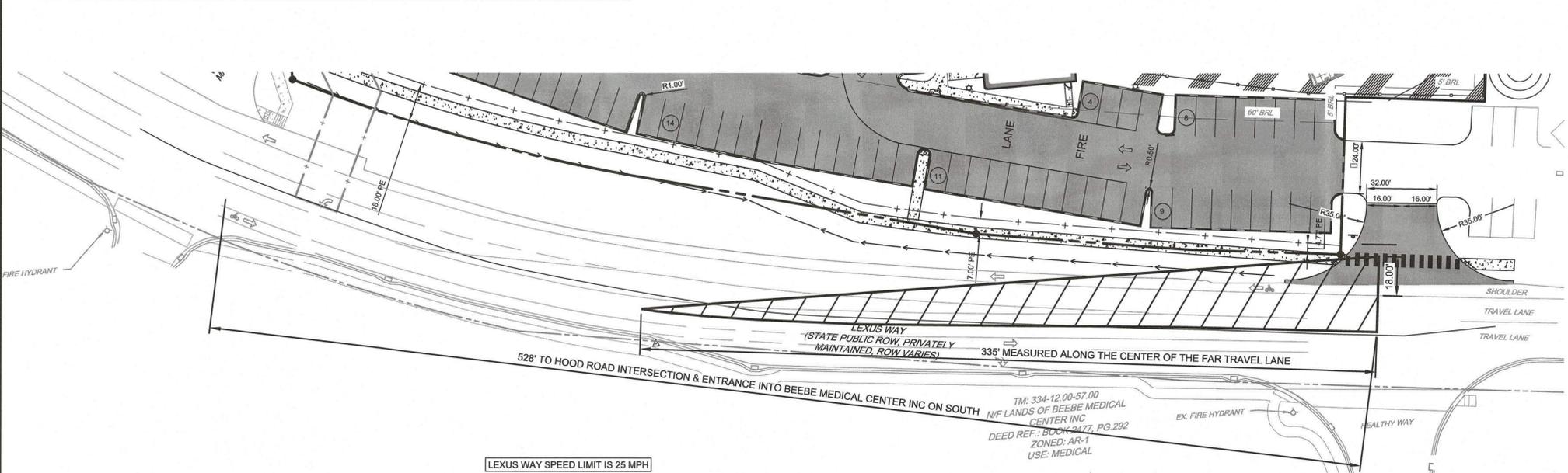
PLOTTED: 2/1/2022 2:30 PM BY: Emmanuel Chikwa  
 PLOTFILE: Pennoni\NCS14b  
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**GENERAL NOTES:**

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREO APPLICABLE.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURED FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0332K, EFFECTIVE DATE MARCH 16, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- SUBJECT PROPERTY IS CURRENTLY "CR-1" (COMMERCIAL RESIDENTIAL).
- THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- TOTAL AREA FOR SUBJECT SITE IS 4.30 ACRES.
- THE BOUNDARY INFORMATION & TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DATED JULY 2021.
- ALL PROPOSED LIGHTING WILL BE SUPPLIED BY BUILDING WALL PACKS AND PARKING LOT LIGHTS. REFER TO SITE LIGHTING PLAN.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- STATE AND FEDERAL WETLANDS DO NOT EXIST ON THE SITE.
- STORMWATER IS CONVEYED THROUGH PIPE SYSTEM TO PROPOSED DRY DETENTION BASINS.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD, STEEL, AND CONCRETE, AND WILL HAVE SPRINKLERS.
- FIRE ALARM REQUIRED - THE FIRE ALARM SIGNALING SYSTEM SHALL BE AUTOMATIC, SUPERVISED OFF-SITE, AND SHALL CONSIST OF FULL COVERAGE BY SMOKE DETECTION AND ALARM NOTIFICATION, WHERE SMOKE DETECTION DEVICES WILL NOT FUNCTION BY REASON OF DEVICE LIMITATION, HEAT DETECTION SHALL BE PROVIDED IN THOSE SPECIFIC LOCATIONS FIRE ALARM SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW.
- LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- THE ENTRANCES / EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:  
THE OWNER, SUSSEX CONSERVATION DISTRICT, & DELDOT
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED TO ITS ORIGINAL CONDITION, IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOP-SOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- DELAVORE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.

**DELDOT RECORD SITE PLANS (03/21/2019):**

- NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS' LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL APPLICABLE PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 § 131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION ENTRANCE.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.



LEXUS WAY SPEED LIMIT IS 25 MPH

**SIGHT DISTANCE TRIANGLE**

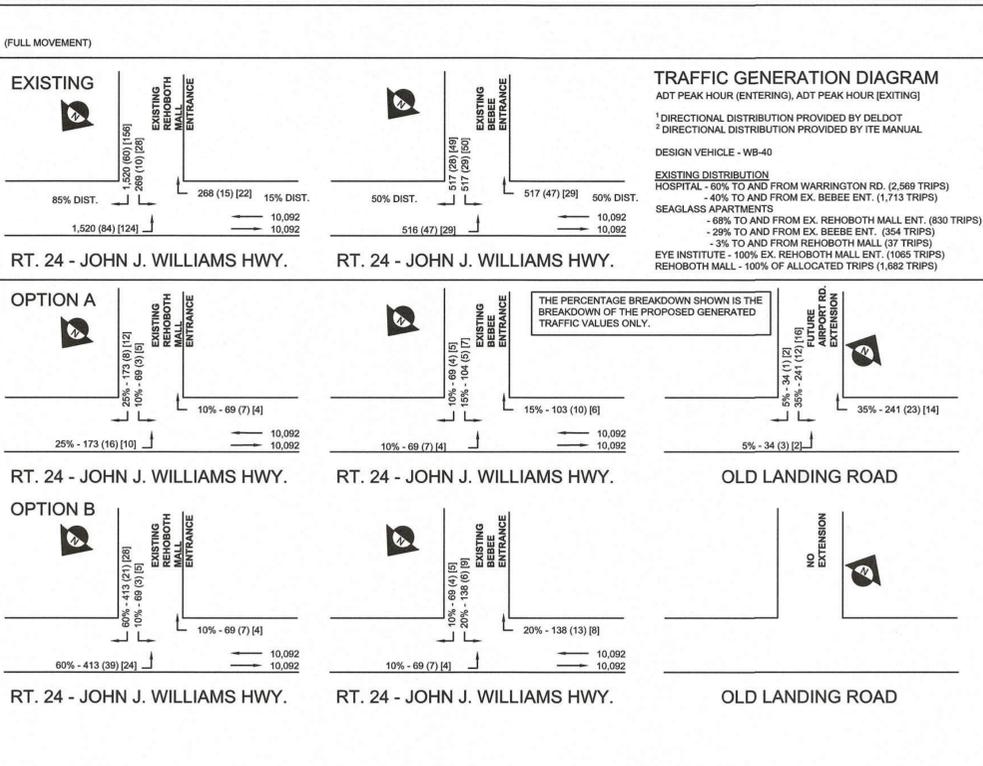
SCALE: 1" = 30'

**FIRE MARSHAL NOTES:**

- SITE NAME/ADDRESS: CAMBRIA HOTEL, 1894 COASTAL HWY, REHOBOTH BEACH, DE 19971, SUSSEX COUNTY, DELAWARE
- OWNER INFORMATION: CURRENT OWNER/DEVELOPER: OCEAN 7 GROUP, 9804 WINDING TRAIL DR, OCEAN CITY, MD 21842. TAX MAP/PARCEL #: 334-12.00-127.11. GROSS ACREAGE: 4.30± ACRES.
- INTENDED USE: HOTEL RESTAURANT
- WATER SUPPLIER: PUBLIC - TIDEWATER UTILITIES
- MAXIMUM BUILDING HEIGHT: 42'
- AUTOMATIC SPRINKLERS: HOTEL-YES, OFFICE-NO
- FIRE DISTRICT: REHOBOTH BEACH FIRE CO. (STATION 86)

**NOTES:**

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



**TRAFFIC GENERATION DIAGRAM**

ADT PEAK HOUR (ENTERING), ADT PEAK HOUR (EXITING)

DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT  
DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE - WB-40

EXISTING DISTRIBUTION  
HOSPITAL - 80% TO AND FROM WARRINGTON RD. (2,569 TRIPS)  
- 40% TO AND FROM EX. BEEBE ENT. (1,713 TRIPS)

SEAGLASS APARTMENTS  
- 69% TO AND FROM EX. REHOBOTH MALL ENT. (830 TRIPS)  
- 29% TO AND FROM EX. BEEBE ENT. (354 TRIPS)  
- 3% TO AND FROM REHOBOTH MALL (37 TRIPS)

EYE INSTITUTE - 100% EX. REHOBOTH MALL ENT. (1,065 TRIPS)  
REHOBOTH MALL - 100% OF ALLOCATED TRIPS (1,882 TRIPS)

**ROAD TRAFFIC DATA:**

FUNCTIONAL CLASSIFICATION - (SCR 24 - JOHN J. WILLIAMS HWY.) - MAJOR COLLECTOR

POSTED SPEED LIMIT - 35 MPH  
AADT = 20,184 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
10 YEAR PROJECTED AADT = 1,16 x 20,184 = 23,413 TRIPS  
10 YEAR PROJECTED AADT + SITE AADT = 24,792 TRIPS  
TRAFFIC PATTERN GROUP = 8 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
PEAK HOUR - 11.77% x 24,792 TRIPS = 2,918 TRIPS  
TRUCK VOLUME - 10.55% x 24,792 TRIPS = 2,616 TRIPS  
DISTRIBUTION % (56.51 / 43.49)

**SITE TRAFFIC DATA:**

SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION

EXISTING LAND USE - VACANT LANDS  
EXISTING LAND USE OF ADJACENT PROPERTIES  
265,000± GFA FOR BEEBE HEALTHCARE CAMPUS (ITE 610, HOSPITAL)  
265 KSF: T=5.88(X)+2,723.70 = 4,282 TRIPS (WEEKDAY) (2,141 IN / 2,141 OUT)  
PEAK HOUR OF ADJACENT STREET TRAFFIC:  
AM PEAK: T=0.84(X)+100.56 = 322 TRIPS (WEEKDAY) (88% / 32%) (219 / 103)  
PM PEAK: T=0.84(X)+100.56 = 323 TRIPS (WEEKDAY) (32% / 68%) (103 / 220)

30,000± GFA FOR DELAWARE EYE INSTITUTE (ITE 720, MEDICAL-DENTAL OFFICE BLDG.)  
30 KSF: T=38.42(X)-87.62 = 1,065 TRIPS (WEEKDAY) (533 IN / 532 OUT)  
PEAK HOUR OF ADJACENT STREET TRAFFIC:  
AM PEAK: Lh(T)=0.88Ln(X)+1.51 = 78 TRIPS (WEEKDAY) (78% / 22%) (59 / 17)  
PM PEAK: T=3.89(X)+2.02 = 104 TRIPS (WEEKDAY) (28% / 72%) (29 / 75)

SEAGLASS APARTMENTS (UNDER CONST.) - ITE 221, MULTIFAMILY HOUSING (MID RISE)  
224 UNITS: T=5.45(X)-1.75 = 1,221 TRIPS (WEEKDAY) (610 IN / 611 OUT)  
PEAK HOUR OF ADJACENT STREET TRAFFIC:  
AM PEAK: Lh(T)=0.88Ln(X)+0.98 = 75 TRIPS (WEEKDAY) (26% / 74%) (20 / 55)  
PM PEAK: Lh(T)=0.88Ln(X)+0.63 = 96 TRIPS (WEEKDAY) (81% / 19%) (56 / 37)

250,000± GFA SHOPPING CENTER - REHOBOTH MALL  
250 KSF: Lh(T)=0.88Ln(X)+5.57 = 11,210 TRIPS (WEEKDAY)  
[ONLY 15% TRIPS USING RT. 24 ENTRANCE = 1,682 TRIPS] (841 IN / 841 OUT)  
PEAK HOUR OF ADJACENT STREET TRAFFIC:  
AM PEAK: T=0.50(X)+151.78 = 277 X 15% = 42 TRIPS (WEEKDAY) (82% / 38%) (26 / 16)  
PM PEAK: Lh(T)=0.74Ln(X)+2.89 = 1,070 X 15% = 161 TRIPS (WEEKDAY) (46% / 54%) (77 / 84)

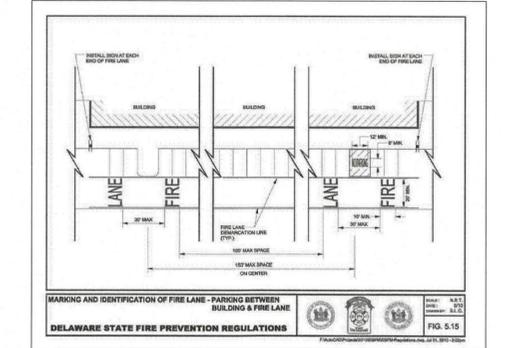
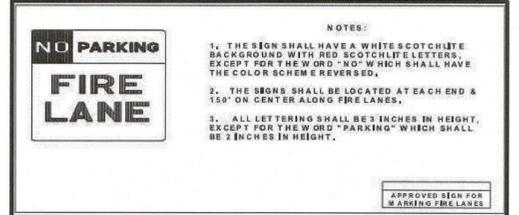
PROPOSED LAND USE  
106 ROOM HOTEL (ITE 110, OCCUPIED ROOMS)  
106 ROOMS: AVG. RATE = 12.23 TRIPS (WEEKDAY) (646 IN / 646 OUT)  
PEAK HOUR OF ADJACENT STREET TRAFFIC:  
AM PEAK: AVG. RATE = 0.62 = 66 TRIPS (WEEKDAY) (58% / 42%) (38 / 28)  
PM PEAK: AVG. RATE = 0.73 = 77 TRIPS (WEEKDAY) (49% / 51%) (38 / 39)

7,200 SF - GENERAL OFFICE BUILDING (ITE 710)  
7.20 KSF: Lh(T) = 0.97Ln(X) + 2.50 = 83 TRIPS (WEEKDAY) (41 IN / 42 OUT)  
PEAK HOUR OF GENERATOR:  
AM PEAK: T = 0.94(X) + 26.49 = 33 TRIPS (WEEKDAY) (86% / 14%) (28 / 5)  
PM PEAK: Lh(T) = 0.95Ln(X) + 0.36 = 10 TRIPS (WEEKDAY) (16% / 84%) (2 / 8)

DIRECTIONAL DISTRIBUTION / ENTRANCE UTILIZATION:  
SEE ADJACENT DIAGRAMS  
TOTAL NEW AADT: 1379 TRIPS (96 AM PEAK (66 / 33)), (87 PM PEAK (40 / 47))  
SITE TRUCK TRAFFIC = 69 TRIPS (5%)

**BUILDING USE AND CONSTRUCTION**

BUILDING	USE	CONSTRUCTION TYPE	SF FOOTPRINT	SF GFA	SPRINKLER
1	PROPOSED HOTEL	3-STORY TYPE II (000) (NFPA / FIRE MARSHALL)	32,255	96,765	YES
2	PROPOSED OFFICE	2-STORY TYPE V (000) (NFPA / FIRE MARSHALL)	3,600	7,200	NO



DETAIL - FIRE LANE DETAILS  
NOT TO SCALE

**Pennon**

**PENNON ASSOCIATES INC.**  
18077 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

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

ALAN M. DECKTOR  
No. 1777  
PROFESSIONAL ENGINEER  
DELAWARE

**CAMBRIA HOTEL**  
CORNER OF LEXUS WAY AND HOOD WAY  
REHOBOTH BEACH, DE 19971

**RECORD PLAN NOTES AND DETAILS**

OCEAN 7 GROUP  
6804 WINDING TRAIL DR.  
OCEAN CITY, MD 21842

NO.	DATE	REVISIONS	BY
1	2021-12-02	REVISED PER TIDEWATER COMMENTS	RPP
2	2021-12-16	REVISED PER DELDOT COMMENTS	RPP
3	2022-01-17	REVISED PER DELDOT COMMENTS	RPP
4	2022-01-31	REVISED FOR RECORD FOR FIRE MARSHAL	ECC

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

PROJECT: FISHR21001  
DATE: 2021-10-08  
DRAWING SCALE: 1"=30'  
DRAWN BY: RPP  
APPROVED BY: AMD

**RP1002**  
SHEET 2 OF 2



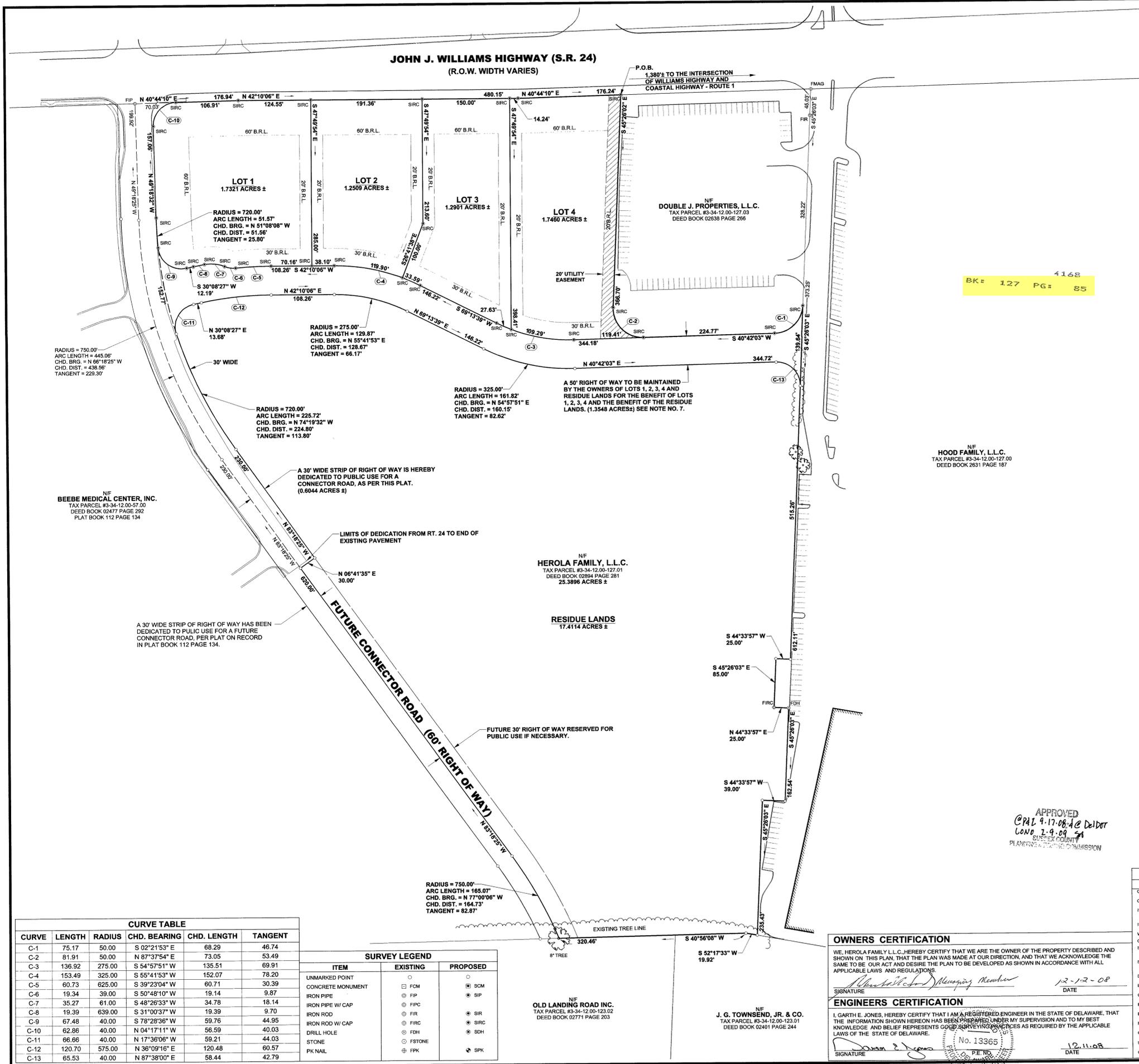
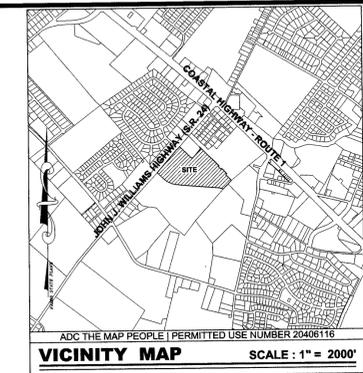
ARCHITECTURE  
ENGINEERING

**Dover**  
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Ph. 302.734.7950  
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Salisbury, MD 21801  
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Fax 410.546.5824

**Wilmington**  
307 A Street  
Wilmington, DE 19801  
Ph. 302.888.2600  
Fax 302.888.2427

www.beckermorgan.com



BK: 127 PG: 85

HOOD FAMILY, L.L.C.  
TAX PARCEL #3-34-12.00-127.00  
DEED BOOK 2631 PAGE 187

HEROLA FAMILY, L.L.C.  
TAX PARCEL #3-34-12.00-127.01  
DEED BOOK 02894 PAGE 281  
25.3896 ACRES ±

BEEBE MEDICAL CENTER, INC.  
TAX PARCEL #3-34-12.00-57.00  
DEED BOOK 02477 PAGE 292  
PLAT BOOK 112 PAGE 134

SITE DATA	
1. OWNER OF RECORD:	HEROLA FAMILY, L.L.C. 3111 - 132nd AVENUE, S.E. SNOMONISH, WASHINGTON 98290
2. EQUITABLE OWNER: (LOT 1)	ARTISANS' BANK 223 W. 9TH STREET WILMINGTON, DE 19801
3. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP 309 S. GOVERNORS AVENUE DOVER, DELAWARE 19904 (302) 734-7950
4. PROPERTY MAP NUMBER:	3-34-12.00-127.01
5. ZONING CLASSIFICATION:	EXISTING: AR-1 (CONDITIONAL USE - SEE NOTE 6)
6. DEED SUMMARY:	BOOK 02894 PAGE 281
7. PRESENT USE:	FARMFIELD
8. PROPOSED USE:	MEDICAL OFFICES / COMMERCIAL / RETAIL / RESTAURANT
9. TOTAL SITE AREA:	LOT 1 = 1.7321 ACRES ± LOT 2 = 1.2509 ACRES ± LOT 3 = 1.2901 ACRES ± LOT 4 = 1.7460 ACRES ± PRIVATE SERVICE ROAD = 1.3548 ACRES ± PUBLIC CONNECTOR ROAD = 0.6043 ACRES ± RESIDUE LANDS = 17.4114 ACRES ± TOTAL SITE AREA = 25.3896 ACRES ±
10. SETBACKS:	CONDITIONAL USE FRONT: 60 FT. SIDE: 20 FT. REAR: 30 FT. TIDEWATER UTILITIES SUSSEX COUNTY SANITARY SEWER DISTRICT
11. SOURCE OF WATER:	VERIZON
12. SOURCE OF SEWER:	DELMARVA POWER
13. SOURCE OF TELEPHONE:	EXISTING: 6 FOUND PROPOSED: 28 TO BE SET
14. SOURCE OF ELECTRIC:	
15. MONUMENTATION:	

**GENERAL NOTES:**

- BOUNDARY SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN MAY 2004. VERTICAL DATUM IS BASED ON NAVD 83. HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE NAD 83. CP'S DERIVED FROM N.G.S. HORIZONTAL CONTROL MONUMENTS.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- THIS SITE IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, BASED ON FIRM MAPS # 1000503335, PANEL 335 OF 860, DATED JANUARY 6, 2005.
- THIS PARCEL OF LAND IS NOT IMPACTED BY WETLANDS.
- NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENT, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- SUSSEX COUNTY COUNCIL ADOPTED ORDINANCE NO. 1887 ON JANUARY 16, 2008 APPROVING CONDITIONAL USE NO. 1716 FOR THE PROPERTY.
- PRIVATE 50' SERVICE ROADWAY TO BE CONSTRUCTED PER SUSSEX COUNTY STANDARDS.

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C-1	75.17	50.00	S 02°21'53" E	68.29	46.74
C-2	81.91	50.00	N 87°37'54" E	73.05	53.49
C-3	136.92	275.00	S 54°57'51" W	135.51	69.91
C-4	153.49	325.00	S 55°41'53" W	152.07	78.20
C-5	60.73	625.00	S 39°23'04" W	60.71	30.39
C-6	19.34	39.00	S 50°48'10" W	19.14	9.87
C-7	35.27	61.00	S 48°28'33" W	34.78	18.14
C-8	19.39	639.00	S 31°00'37" W	19.39	9.70
C-9	67.48	40.00	S 78°29'36" W	59.76	44.95
C-10	62.86	40.00	N 04°17'11" W	56.59	40.03
C-11	66.66	40.00	N 17°36'06" W	59.21	44.03
C-12	120.70	575.00	N 36°09'16" E	120.48	60.57
C-13	65.53	40.00	N 87°38'00" E	58.44	42.79

SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊠	⊠
IRON PIPE	⊙	⊙
IRON PIPE W/ CAP	⊙	⊙
IRON ROD	⊙	⊙
IRON ROD W/ CAP	⊙	⊙
DRILL HOLE	⊙	⊙
STONE	⊙	⊙
PK NAIL	⊕	⊕

**OWNERS CERTIFICATION**

WE, HEROLA FAMILY L.L.C., HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

*[Signature]*  
DATE: 12-12-08

**ENGINEERS CERTIFICATION**

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

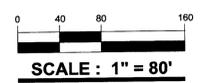
*[Signature]*  
DATE: 12.11.08

LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER	—	SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	— EX. 10" S
CONCRETE SIDEWALK, SLAB / PAVING	—	SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	— EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT	—	SANITARY SEWER MANHOLE (S.M.H.)	— EX. 10" W
INDIVIDUAL TREE OR BUSH	—	SANITARY SEWER CLEANOUT	— EX. F.H.
WIRE FENCE	—	WATER MAIN & SIZE	— EX. 10" W
CHAINLINK FENCE	—	FIRE HYDRANT	— U.T.
STOCKADE FENCE	—	WATER VALVE (W.V.) OR METER (W.M.)	— W.M. W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	—	STORM DRAIN MANHOLE (S.D.M.H.)	—
DRAINAGE DITCH OR SWALE	—	STORM DRAIN LINE (CMP OR RCP)	—
EMBANKMENT SLOPES (DOWN)	—	CATCH BASIN	—
CONTOUR	—	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	—
ELEVATION SPOT SHOT	—	UNDERGROUND ELECTRIC	— U.E.
BENCHMARK	—	UNDERGROUND TELEPHONE	— U.T.
PROPERTY OR RIGHT-OF-WAY LINE	—	UNDERGROUND GAS MAIN	— EX. 2" G
CENTERLINE	—	PAVEMENT TO BE REMOVED	— N/A
LIGHT POLE	—		
CONSTRUCTION NOTE	—		

PROJECT TITLE  
**LANDS OF HEROLA FAMILY, L.L.C.**  
PREPARED FOR: ARTISANS' BANK

STATE ROUTE 24  
LEWES & REHOBOTH HUNDRED  
SUSSEX COUNTY, DE

SHEET TITLE  
**MINOR SUBDIVISION RECORD PLAT**



MARK	DATE	DESCRIPTION
1	12/01/08	REVISED PLAN PER OWNER AND SUSSEX PLANNING AND ZONING COMMENTS
2	12/11/08	REVISED PLAN PER OWNER AND SUSSEX PLANNING AND ZONING COMMENTS
3	12/11/08	REVISED PLAN PER OWNER AND SUSSEX PLANNING AND ZONING COMMENTS

PROJECT NO.: 2003214.01  
DATE: 07/08/08  
SCALE: 1" = 80'  
DRAWN BY: D.S.G. PROJ. MGR.: G.E.J.

SHEET  
**1 OF 1**  
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**TAB 2**

**§99-9C**

**§ 99-9. C. In addition to the other provisions contained within this article, the approval of a subdivision shall include consideration of the following: [Added 7-8-1997 by Ord. No. 1152]**

*(1) Integration of the proposed subdivision into existing terrain and surrounding landscape.*

The proposed one (1) additional lot is consistent with the area commercial uses and parcels as it is being subdivided from an existing commercial subdivision previously recorded. The area being developed within this subdivided parcel has been approved through a site plan recorded in Plot Book 361 Page 34 and follows the pattern of the existing terrain and surrounding landscape.

*(2) Minimal use of wetlands and floodplains.*

There are NO Tidal and Non-Tidal wetlands on the property.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated March 16, 2015, Map Number 10005C0332K, the subject property is located in a Zone "X" unshaded, which is an area outside the 500-year floodplain, less than 0.2% annual probability of flooding (see FEMA Floodplain Map – MAP SECTION).

*(3) Preservation of natural and historical features.*

There are no natural or historical features located on the property.

*(4) Preservation of open space and scenic views.*

This application is a pad site and part of an existing developing commercial property that has landscaping and open areas proposed as show on Plot Book 361 Page 34. The proposed use planned for the pad site will propose landscaping utilizing earth mounds and/or plant material. Landscape plantings will be indigenous to local areas and will provide a soft visual buffer between the roadway, the proposed use and contiguous land uses.

*(5) Minimization of tree, vegetation and soil removal and grade changes.*

There are no trees currently on the property. A Sediment and Stormwater Management Plan has been reviewed and approved for compliance with the Sediment and Stormwater Regulations. All grading of the property will follow the approvals.

*(6) Screening of objectionable features from neighboring properties and roadways.*

The property is zoned CR-1 Commercial as is the surrounding properties and the uses proposed are permitted uses under the zoning code. Nothing objectionable is being proposed that would require screening from the neighboring properties.

*(7) Provision for water supply.*

Tidewater Utilities Inc is the water provider with lateral connections for both Fire and Domestic water.

*(8) Provision for sewage disposal.*

The property is within the Sussex County Unified Sanitary Sewer District and is connected to the existing sanitary sewer system located along the frontage of the property.

*(9) Prevention of pollution of surface and groundwater.*

The SCD plan approval mentioned in (5) pertains to compliance with the Delaware Sediment and Stormwater Regulations. The approved design provides for control and management of stormwater runoff consistent with sound water and land use practices. These activities will reduce to the extent possible any adverse effects of stormwater runoff and prevent the pollution of surface and groundwater.

*(10) Minimization of erosion and sedimentation, minimization of changes in groundwater levels, minimization of increased rates of runoff, minimization of potential for flooding and design of drainage so that groundwater recharge is maximized.*

The Department's Stormwater Regulations requires that all land disturbing activity in an area greater than 5,000 square feet is

required to operate under a plan that encompasses both temporary erosion and sediment control during construction, as well as permanent stormwater management controls for both water quantity and water quality. A Sediment and Stormwater Management Plan has been reviewed and approved for compliance with the Sediment and Stormwater Regulations.

*(11) Provision for safe vehicular and pedestrian movement within the site and to adjacent ways*

The Department of Transportation has reviewed the Commercial Entrance Plans for the property and determined that they are in general conformance with the Departments current regulations, specifications and standard details. Sidewalks are proposed along all roadways and within the property.

*(12) Effect on area property values.*

The construction of commercial real estate signifies the idea that the area is growing and needs to facilitate the growth in industries like what is being proposed on this property that is in keeping with the character of the neighborhood which is a by-right permitted use per the County Ordinances.

*(13) Preservation and conservation of farmland.*

There are no farmlands in the vicinity of this commercial property.

*(14) Effect on schools, public buildings and community facilities.*

The project will have a positive benefit on schools by generating economic benefits in the form of increased revenues through property taxes.

*(15) Effect on area roadways and public transportation.*

DeIDOT and The County have established the Henlopen Transportation Improvement District as outlined in the recorded agreement and the property owner is willing to contribute to the

Henlopen TID fund in recognition of the benefits the new transportation improvements will bring to its property.

*(16) Compatibility with other area land uses.*

The pad site exists (PB 361, PG 34) and the future uses will be compatible with the surrounding commercial land uses in the area

*(17) Effect on area waterways.*

No effects on the area waterways are expected turning the existing pad site into a proposed subdivide commercial lot.

**TAB 3**

**ENVIRONMENTAL**



**ENVIRONMENTAL ASSESSMENT AND PUBLIC FACILITY EVALUATION REPORT**

For

**Ocean 7 Group**

Tax Map 334-12.00-127.11 | Lexus Way & Hood Road | Parcel B – 0.64+/- Acres

*Remaining Lands – Parcel A – 3.66+/- Acres – (Total 4.30+/- Acres)*

Zoning Designation:	CR-1 Commercial Residential
2019 Future Land Use Map:	Coastal Area
State Investment Area:	Level 1
Chapter 89 Source Water:	“Fair” Groundwater Recharge Area “No” Wellhead Protection Area
Wetlands:	None
Flood Zone:	Zone X – Map 10005C0332K; March 16, 2015
Watershed:	Rehoboth Bay
TID:	Henlopen – Transportation Improvement District
Roads:	Lexus Way – State Public Right-of-Way Hood Road – Private Right-of-Way
Sanitary Sewer Supplier:	Tier 1 – Sussex County Unified Sanitary Sewer District
Water Supplier:	Fire & Domestic – Tidewater Utilities, Inc.

## **§115-194.3 Coastal Area B. (2)**

- (a) *Proposed drainage design and the effect on stormwater quality and quantity leaving the site, including methods for reducing the amount of phosphorous and nitrogen in the stormwater runoff and the control of any other pollutants such as petroleum hydrocarbons or metals.*



Jan 14, 2022

Mr. Tauhid Islam  
Ocean 7 Group  
9804 Winding Trail Drive  
Ocean City, MD 21842  
islam.tauhid@yahoo.com

**RE: Cambria Hotel**

Dear Mr. Islam:

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

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

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

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

Sincerely,

SUSSEX CONSERVATION DISTRICT

**Jessica Watson**

Jessica Watson  
Program Manager

(b) Proposed method of providing potable and, where appropriate, irrigation water and the effect on public or private water systems and groundwater, including an estimate of average and peak demands.

**From:** Tawanda Priester <TPriester@middlesexwater.com>  
**Sent:** Thursday, February 3, 2022 3:55 PM  
**To:** Alan M. Decktor  
**Cc:** islam.tauhid@yahoo.com  
**Subject:** Cambria Hotel - NFC  
**Attachments:** FINAL RECORD PLAN.pdf; Tidewater Set.pdf; Plan Approval App Rev.10 form.pdf

Alan,

At this time, TUI has completed the review of the attached plans and has no further comments. TUI's acceptance of these plans shall expire one (1) year from the date of this email. In the event final approval is not granted and construction is not started within the year, resubmission to TUI will be required. Also, revisions to the project or the utility plans will require resubmission.

Prior to final approval, the Private Fire Service Application must be completed and the Private Fire Service fees must be paid. Email [tuiapplications@middlesexwater.com](mailto:tuiapplications@middlesexwater.com) to apply.

Once the fees have been paid, the following documentation may be submitted for final approval:

1. Completed plan approval application, signed and dated. Attached is the latest application.
2. Hard copies of FMO and ODW approvals. FMO approval should include the submission for the relocated hydrant.
3. One hard copy of the recorded record plat with book & page.
4. Three copies of final plans sealed by a professional engineer registered in the State of Delaware. Please include the cover sheet, notes, utility sheets, profiles, and water details.
5. Electronic files on CD:
  - a. Final water utility plan in full .dwg format (AutoCAD 2018 or earlier versions).
  - b. Sealed final water utility plan in .pdf format. Please include the cover sheet, notes, utility sheets, profiles, and water details.
  - c. Recorded record plat in .pdf format.

Thank you,

**Tawanda Priester**  
Project Engineer  
**TIDEWATER UTILITIES, INC.**  
"Southern Delaware's Premier Water Company Since 1964"  
Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)



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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION**

**Plan Review Number:** 2021-04-208689-MJS-02  
**Status:** Approved as Submitted

**Tax Parcel Number:** 334-12.00-127.11  
**Date:** 11/19/2021

**Project**

Cambria Hotel

Ocean 7 Group LLC Property  
Phase #: 1

Hood Road and Lexus Way  
Rehoboth DE 19971



**DELAWARE HEALTH AND SOCIAL SERVICES**  
**Division of Public Health**

Office of Engineering  
Phone: (302) 741-8640  
Fax: (302) 741-8631

December 1, 2021

**TIDEWATER UTILITIES, INC.**

**APPROVAL TO CONSTRUCT**

Cambria Hotel Connection

**Rehoboth District**

PWS #DE0000991

Approval #21W172

Mr. Tauhid Islam  
Ocean 7 Group  
9804 Winding Trail Drive  
Ocean City, MD 21842

Dear Mr. Islam:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect the Cambria Hotel to the existing main in accordance with the plans submitted by Pennoni Associates, Inc. The plans consist of:

1. Transmittal letter dated November 29, 2021.
2. One copy of the plans entitled "Cambria Hotel" dated September 30, 2021.

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

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

(c) Proposed means of wastewater treatment and disposal with an analysis of the effect on the quality of groundwater and surface waters, including alternative locations for on-site septic systems.

From: John J. Ashman <jashman@sussexcountyd.gov>
Sent: Tuesday, August 24, 2021 8:42 AM
To: Alan M. Decktor
Cc: Christine Fletcher; Chris Calio
Subject: RE: SSCE Review

Alan,

No need for a SSCE to connect the hotel, when/if the other building comes to light it will require the SSCE to define a connection point. Also you will need to submit plans to Christine Fletcher in Utility Permits to complete the EDU assessment for the hotel to establish the impacts for the Infrastructure Agreement.

John

From: Alan M. Decktor <ADecktor@Pennoni.com>
Sent: Wednesday, August 18, 2021 3:31 PM
To: John J. Ashman <jashman@sussexcountyd.gov>
Subject: RE: SSCE Review

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

John,

See attached Draft Plan. There is an existing sewer stub into the property and we will extend it to the hotel, no plans for utility service to the smaller building as it's a future thought. I show graphically on the attached sheet.

Thanks

Alan M. Decktor, PE, ENV SP

Pennoni
18072 Davidson Drive | Milton, DE 19968
Direct: +1 (215) 254-7853
www.pennoni.com | ADecktor@Pennoni.com

From: John J. Ashman <jashman@sussexcountyd.gov>
Sent: Monday, August 16, 2021 7:51 AM
To: Alan M. Decktor <ADecktor@Pennoni.com>
Subject: RE: SSCE Review

Send me all the data in an email first to see if it is as simple as you say and it gets the infrastructure use agreement on the books. I will let you know if we need a check to evaluate or not.

IN WITNESS, WHEREOF, the respective parties hereto have affixed their hands and seals the day and year aforesaid.

FOR THE COUNTY:

(Seal)

By: [Signature]
(President - Sussex County Council)
12/15/21 (DATE)

ATTEST:

[Signature]
Robin A. Griffith
Clerk of the County Council

EXISTING WASTEWATER INFRASTRUCTURE USE AGREEMENT

Cambria Hotel IUA-S21-25

THIS AGREEMENT ("Agreement"), made this 14th day of December 2021, by and between:

SUSSEX COUNTY, a political subdivision of the State of Delaware, hereinafter called the "County," and;

OCEAN VII GROUP, LLC a Limited Liability Corporation and developer of a project known as Cambria Hotel, hereinafter called the "Developer."

WITNESSETH.

FOR OCEAN VII GROUP, LLC

By: [Signature] (Seal)
Tauhid Islam - Member
11/23/21 (DATE)

WITNESS: [Signature]



DELAWARE DEPARTMENT OF  
NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL

89 Kings Highway  
Dover, DE 19901  
(302) 739-9000  
dnrec.delaware.gov

February 25, 2022

Mr. Tauhid Islam  
Ocean 7 Group, LLC.  
9804 Windingtrail Drive  
Ocean City, MD 21842

Ref: Cambria Hotel  
State Wastewater Construction Permit No. WPCC 3008/22

Dear Mr. Islam:

Please find enclosed a copy of the construction permit that was issued for the referenced project.

We expect the permitted construction to be completed within the permit term. If the construction cannot be completed by the permit expiration date, a one-time, no-cost two-year permit extension is available, as long as the request is received in writing prior to the expiration date and as long as the scope of the project has not changed significantly, as determined by the Department.

Per Part II.A.2.a of the enclosed permit, notify the Department of any changes to the construction authorized therein. Per Part II.B.1, submit a set of "as-built" plans of the constructed wastewater facilities within ninety (90) days of construction completion. The as-built plans must be signed and sealed by a Professional Engineer licensed in Delaware.

If you have any questions, please contact me at (302) 739-9941 or via email at [davison.mwale@delaware.gov](mailto:davison.mwale@delaware.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Dr. Davison Mwale".

Dr. Davison Mwale, (PhD)  
Environmental Finance

**(d) Analysis of the increase in traffic and the effect on the surrounding roadway system.**NICOLE MAJESKI  
SECRETARY

January 28, 2022

Alan Decktor  
Pennon Associates, Inc.  
18072 Davidson Drive  
Milton, Delaware 19968

**SUBJECT: Entrance Plan Approval Letter  
Cambria Hotel**  
Tax Parcel #334-12.00-127.11  
Lewes & Rehoboth Hundred, Sussex County

Dear Decktor:

The Department of Transportation has reviewed the Commercial Entrance Plans dated October 27, 2021 (last revised January 24, 2022) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

Document # 2021000074342 BK: 5605 PG: 37  
On 12/2/2021 at 3:01:47 PM  
RECORDER OF DEEDS Scott Dailey  
Sussex County  
Consideration: \$0.00  
Doc Surcharge Paid

For overnight 800 Bay Road,  
Dover, DE 19901  
Or  
Regular Mail P.O. Box 778  
Dover, DE 19901

**Henlopen Transportation Improvement District**  
**Infrastructure Recoupment Agreement**

This Infrastructure Recoupment Agreement (this "Agreement") is made as of this 9<sup>th</sup> day of March, 2021, by and between the Delaware Department of Transportation (hereinafter referred to as "DelDOT"), Sussex County, a municipal corporation of the State of Delaware (hereinafter referred to as the "County"), and Ocean VII Group LLC, a Maryland limited liability company and partnership, its heirs, successors and assigns (hereinafter referred to as "Property Owner").

NICOLE MAJESKI  
SECRETARY

January 28, 2022

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning Commission  
Sussex County Administration Building  
P.O. Box 417  
Georgetown, Delaware 19947

**SUBJECT: Letter of No Objection to Recordation  
Cambria Hotel**  
Tax Parcel # 334-12.00-127.11  
Lewes & Rehoboth Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated October 8, 2021 (last revised January 17, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

**Tax Parcel No.:** 334-12.00-127.11  
**Subdivision No.:**  
**Prepared by/Return To:**  
Delaware Department of Transportation  
Division of Planning  
800 Bay Road,  
Dover, DE 19901  
Or  
P.O. Box 778  
Dover, DE 19901

*(e) The presence of any endangered or threatened species listed on federal or state registers and proposed habitat protection areas.*

No endangered or threatened species listed on federal, or state registers were observed on the subject property through site visits by Pennoni Environmental consultants as well as other Environmental Consultants during the approval process of the project.

*(f) The preservation and protection from loss of any tidal or nontidal wetlands on the site.*

Pennoni Wetland Consultants observed no wetlands present on the subject property.

*(g) Provisions for open space as defined in § 115-4.  
[Added 12-16-2008 by Ord. No. 2022[1]]*

*[1]Editor's Note: This ordinance also provided that it shall apply to applications filed after 1-1-2009.*

Passive open space in the form of enhanced landscape areas throughout the entire properties.

Active Open space in the form of internal sidewalks that are adjacent to landscape areas.

*(h) A description of provisions for public and private infrastructure.*

Both Public and Private infrastructure has been met by the owners through the approvals and agreements mentioned above.

*(i) Economic, recreational or other benefits.*

*Tourism spending in Sussex County has a multiplier effect of 2.2 which means that for every dollar spent directly by a visitor, it generates \$1.20 in additional economic activity in the local economy - (Southern Delaware Tourism, 2016) Page 9-9 The Sussex Plan.*

When businesses do well and begin to grow, it's common for them to want locations that will fit their needs. Oftentimes, this calls for new commercial buildings to be constructed. Growth comes with many challenges, but it is necessary for the prosperity of the local community. The construction of commercial real estate signifies the idea that the area is growing and needs to facilitate the growth in industries like retail, office, manufacturing, tourism, and real estate.

- (j) The presence of any historic or cultural resources that are listed on the National Register of Historic Places.*

A search of the Delaware's historic properties listed in the National Register of Historic Places and National Historic Landmarks, determined the absence of any historic or cultural resources on this property.

- (k) A description of how the proposed application and proposed mitigation measures are in conformance with the current Sussex County Comprehensive Plan.  
[Amended 2-2-2021 by Ord. No. 2764]*

Coastal Areas are areas that can accommodate development provided special environmental concerns are addressed. Coastal Areas are Growth Areas. The challenge is to safeguard genuine natural areas and mitigate roadway congestion without stifling the tourism and real estate markets which: a) provide many jobs; b) create business for local entrepreneurs; and c) help keep local tax rates low. The documents listed above and as part of this application outline the mitigation measures taken to provide for a development that is permitted within its current zoning designation and that meets the health, safety, general convenience, orderly growth, prosperity and welfare as guided and suggested in the Comprehensive Plan.

- (l) Actions to be taken by the applicant to mitigate the detrimental impacts identified relevant to Subsection B(2)(a) through (k) above and the manner by which they are consistent with the Comprehensive Plan.*

Attached to this report are all the approvals that were required during the construction permitting of this property.



---

REPORT OF  
PHASE I ENVIRONMENTAL SITE ASSESSMENT

**Cambria Hotel**  
**Rehoboth Beach, Sussex County, Delaware**

March 25, 2022



Prepared for:  
**Ocean VII Group, LLC**  
9804 Winding Trail Drive  
Ocean City, Maryland 21842  
Attn: Tauhid Islam

---

Prepared by:  
**Geo-Technology Associates, Inc.**  
*Geotechnical and Environmental Consultants*  
3445-A Box Hill Corporate Center Drive  
Abingdon, Maryland 21009  
(410) 515-9446  
[www.gtaeng.com](http://www.gtaeng.com)

GTA Project No: 31220521

**GEO-TECHNOLOGY ASSOCIATES, INC.**

GEOTECHNICAL AND  
ENVIRONMENTAL CONSULTANTS

*A Practicing Geoprofessional Business Association Member Firm*



March 25, 2022

**Ocean VII Group, LLC**  
9804 Winding Trail Drive  
Ocean City, Maryland 21842

Attn: Mr. Tauhid Islam

Re: Phase I Environmental Site Assessment  
*Cambria Hotel*  
Rehoboth Beach, Sussex County, Delaware

Dear Tauhid:

In accordance with our agreement dated March 11, 2022, Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the above referenced property. The Site is located north of Lexus Way and south of Hood Road in Rehoboth Beach, Sussex County, Delaware. GTA understands that a four-story hotel building and a one-story retail building are proposed to be developed on the subject property.

We appreciate the opportunity to be of assistance on this project. Should you have any questions regarding this information, or should you require additional information, please contact the undersigned at your convenience.

Sincerely,  
**GEO-TECHNOLOGY ASSOCIATES, INC.**

Andrew J. Rodano  
Environmental Scientist

Mark D. Rodano  
Vice President

**AJR/SAG/JCT/MDR/cds**

\\PSMC-DATA\gta\Shared\Project Files\2022\31220521 - Cambria Hotel\ENV\Reports\31220521 - Cambria Hotel - Phase I ESA.docx

3445-A Box Hill Corporate Center Drive, Abingdon, MD 21009 (410) 515-9246

◆ Abingdon, MD ◆ Baltimore, MD ◆ Laurel, MD ◆ Frederick, MD ◆ Waldorf, MD ◆ New Castle, DE ◆ Georgetown, DE  
◆ Somerset, NJ ◆ NYC Metro ◆ Pittsburgh Metro ◆ Quakertown, PA ◆ Scranton/Wilkes-Barre, PA ◆ York, PA  
◆ Northeastern, OH ◆ Sterling, VA ◆ Nashville, TN ◆ Charlotte, NC ◆ Raleigh, NC ◆ Orlando, FL

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*GBA Publication – Important Information about Your Geoenvironmental Report*

### APPENDICES

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## 1.0 EXECUTIVE SUMMARY

Geo-Technology Associates, Inc. (GTA) has performed a Phase I Environmental Site Assessment (ESA) of the Cambria Hotel property, located along the north side of Lexus Way and the south side of Hood Road in Rehoboth Beach, Sussex County, Delaware (the "Site"). This ESA was performed in general accordance with ASTM International (ASTM) *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13)*.

This *Executive Summary* is limited in scope and detail and is presented for the convenience of the reader. Do not rely on this *Executive Summary* for any purpose except that for which it was prepared. Please refer to the full report for details concerning the environmental condition of the Site, as well as the scope and limitations of this ESA. Rely only on the full report for information about the findings, recommendations, and other concerns.

The Site consists of approximately 4.3 acres located north of Lexus Way and south of Hood Road in Rehoboth Beach, Sussex County, Delaware. GTA understands that the Site is planned to be developed with a four-story hotel building and a one-story retail building which will be serviced by publicly available water and sewer utilities. The Site currently contains an overgrown field and graded land. Historically, the majority of the Site has consisted of agricultural land. GTA personnel did not observe indications of aboveground storage tanks (ASTs), underground storage tanks (USTs), groundwater monitoring wells, or similar environmental concerns in association with the Site. The Site was not identified as a site of known environmental concern or regulation in an environmental regulatory database report.

The surrounding properties consist of active construction sites (Artisans Bank to the west and apartments to the east), a Beebe Healthcare Health Campus (located to the south/southwest), and open fields (located to the north and southeast). The surrounding area consists of residential properties and commercial businesses. A Royal Farms gasoline station is located approximately 1,250 feet north of the Site at the address of 18904 Coastal Highway. GTA personnel did not observe indications of other gasoline stations, dry cleaners, landfills, or similar sites of known environmental concern within an approximate ¼-mile radius of the Site. A regulatory database report identified the Royal Farms site (identified as Ocean Petroleum Co. of Rehoboth) and three additional sites of environmental concern in the surrounding vicinity. Based on their locations relative to the Site, the anticipated direction of groundwater flow, and their regulatory statuses, the identified regulatory sites are unlikely to have adversely impacted the environmental quality of the Site.

**This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the Site.**



## 2.0 INTRODUCTION

### 2.1 General

GTA was retained by Ocean VII Group, LLC (“Client” or “User”) to prepare a Phase I Environmental Site Assessment, in general conformance with ASTM International's *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process E1527-13* of the Site in accordance with our Agreement dated March 11, 2022.

This report was prepared by GTA for the sole and exclusive use of Client. Use and reproduction of this report by any other party without the express written permission of GTA is unauthorized, and such use is at the sole risk of that party.

### 2.2 Purpose

The purpose of this report is to identify RECs in connection with the Site, using the methodology defined by ASTM International in order for a user to satisfy one of the requirements to qualify for the innocent landowner, contiguous property owner, or bona fide prospective purchaser defenses to CERCLA liability and/or to help understand potential environmental conditions that could materially impact the operation of the business associated with the Site. ASTM International defines a REC and related terms as follows:

**Recognized Environmental Condition (REC):** “the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment. De minimis conditions are not recognized environmental conditions.”

**Historical REC (HREC):** “a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls.”

**Controlled REC (CREC):** “a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (for example, as evidenced by the issuance of a no further action letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls.”

**De minimis condition:** “a condition that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. Conditions determined to be de minimis conditions are not recognized environmental conditions nor controlled recognized environmental conditions.”



## 2.3 Scope of Services

This ESA was performed and this report was prepared in general accordance with applicable standards and with a review of reasonably ascertainable data, as set forth in the ASTM *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process (E1527-13)*. The scope of services for this Phase I ESA generally included the following:

**Records Review** – Review of reasonably ascertainable current and historical records for the Site and site vicinity, including, but not limited to, a regulatory database report summarizing Federal and State environmental agency records; aerial photography; street directories; Sanborn® Fire Insurance Maps; property tax files; chain of title information for the Site (if provided by the Client or Site owner); physical setting documentation; and previous environmental reports.

**Site Reconnaissance** – Non-intrusive visual observations of the Site for indications of hazardous substances, petroleum products, ASTs, USTs, groundwater monitoring wells, polychlorinated biphenyl (PCB)-containing equipment, stained soil, stressed vegetation, pits, ponds, lagoons, structures, utilities, access roads, and similar features of potential environmental concern.

**Interviews** – Interviews (in person, via telephone, or via written request) with, but not limited to, relevant regulatory authorities and present and past Site owners, operators, or occupants, where relevant.

**Report** – Preparation of a Phase I ESA Report summarizing the information collected.

Considerations that were not reviewed as part of this ESA, and that are considered non-scope issues by ASTM E1527-13 and/or otherwise beyond the scope of this assessment, include, but are not limited to, asbestos-containing materials (ACMs), radon, lead-based paint (LBP), lead in drinking water, wetlands, regulatory compliance, cultural and historic resources, industrial hygiene, health and safety, ecological resources, endangered species, indoor air quality unrelated to subsurface releases of hazardous substances or petroleum products, biological agents, mold, water potability issues (e.g., nitrates, pH, turbidity, coliforms, etc.), other substances under naturally occurring conditions (e.g., metals such as arsenic), methane, universal building wastes (e.g., mercury-containing switches or bulbs, PCB-containing light ballasts), and high voltage power lines.

## 2.4 Limitations

GTA's conclusions regarding the Site have been based on observations of existing conditions at the time of the site reconnaissance, an interpretation of reasonably ascertainable historical data sources, and environmental data. Therefore, conclusions reached regarding the conditions of this site do not represent a warranty that all areas within the site are of a similar quality as may be inferred from observable site conditions, reasonably ascertainable historical data sources, or environmental data. Please be advised that as stated in the ASTM E1527-13 Standard, no environmental site assessment can wholly eliminate uncertainty regarding the potential for environmental liability in connection with the Site. GTA's evaluation and analysis are intended to reduce, but not eliminate, the potential for conditions that result in liability for the Client.



Please be advised that ASTM indicates that a Phase I ESA completed less than 180 days prior to the date of the property transaction is presumed to be valid. To satisfy the ASTM E1527-13 Standard, ESAs completed more than 180 days prior to the date of the property transaction are required to be updated.

The following limiting conditions/deviations should be noted with respect to this Phase I ESA. These limiting conditions/deviations are not necessarily exceptions to the ASTM E1527-13 Standard.

- In preparing this report, GTA has relied on certain information provided by federal, state, and local officials and other parties referenced herein, and on information contained in the files of governmental agencies, that were readily available to GTA at the time of this assessment. Although there may have been some degree of overlap in the information provided by these various sources, GTA did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this assessment.
- Observations were made of the Site and of the structures (if present) on the Site as indicated in this report. Where access to portions of the Site or to structures on the Site was unavailable or limited, GTA renders no opinion as to the presence of petroleum products or hazardous substances in that portion of the Site and structure. In addition, GTA renders no opinion as to the presence of petroleum products or hazardous substances where direct observation of the ground surface, interior walls, floors, ceiling, or a structure is obstructed by objects or materials, including vegetation and snow, covering these surfaces.
- The Site boundaries were not marked at the time of GTA's site visit. GTA estimated the Site boundaries using existing site features, the tax map information described in Section 3.1, aerial photographs, and/or site plans, if available.
- As part of this assessment, GTA submitted requests for information via the Freedom of Information Act (FOIA) to various governmental agencies. As of the preparation date of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these FOIA requests.
- As part of this assessment, GTA requested information from the current Site owner, the Client, and other entities. As of the preparation date of this report, these requests may not have been fulfilled. The conclusions of this report are subject to change upon receipt of a response from these entities.

## 2.5 Significant Assumptions

As part of this ESA, GTA has obtained data from various sources (e.g., historical documents, regulatory information, site drawings, interviews with individuals familiar with the site and regulatory representatives). GTA relies on this information in forming a professional opinion and assumes that the information is accurate and correct. GTA shall not be responsible for conditions or consequences arising from incorrect data sources or relevant facts that were concealed, withheld or not fully disclosed at the time this report was prepared. Unless otherwise noted, GTA assumes that the user has requested this Phase I ESA to qualify for a "landowner liability protection" (LLP) to CERCLA liability.

Groundwater flow and depth, unless otherwise specified by on-site well data or well data from the Site or nearby sites, are inferred from contour information depicted on the USGS topographic map(s).

GTA assumes the Site has been correctly and accurately identified by the Client, designated representative of the Client, Site contact, Site owner, and Site owner's representatives.

A number of parties such as third-party vendors, government agencies, and the Site owner may have provided information for this assessment. The ASTM E1527-13 Standard allows the consultant to rely on the information gathered without independent verification, unless it is obvious that certain information is incorrect. Unless noted in the report, GTA assumed the information supplied by third parties to be correct.

## 2.6 Data Gaps

ASTM defines a “data gap” as a lack of or inability to obtain information required by the Phase I ESA standard despite good faith efforts by the environmental professional to gather such information. Data gaps may result from incompleteness in any of the activities required by the Phase I ESA, including, but not limited to, the site reconnaissance and interviews. Common data gaps include the lack of access to some structures, an inability to interview key site managers, and time gaps in the historical use information. Significant data gaps are those that affect the ability of the environmental professional to identify RECs. Significant data gaps were not identified as part of this ESA.

## 2.7 Qualifications

I, Mark D. Rodano, declare that, to the best of my professional knowledge and belief, I meet the definition of an Environmental Professional as defined in Part 312.10 of 40 CFR 312. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. I have developed and performed the “All Appropriate Inquiries” in general conformance with the standards and practices set forth in 40 CFR Part 312. The qualifications of the environmental professionals who performed this Phase I ESA are available to the Client upon request.

## 3.0 SITE AND VICINITY DESCRIPTION

### 3.1 Site Location, Parcel Description, and Site Improvements

The Site is located north of Lexus Way and south of Hood Road in Rehoboth Beach, Sussex County, Delaware. The Site contains an overgrown field and graded land. Please refer to the Site Sketch and maps provided within Appendix A. According to online tax information obtained from Sussex County, the Site consists of approximately 4.3 acres of land identified as Parcel 334-12.00-127.11. The Sussex County records do not identify structures associated with the Site. The Sussex County records identify Ocean VII Group, LLC as the current owner of the Site, and indicate that Ocean VII Group, LLC acquired the Site from OA Seaglass, LLC in 2020. The Sussex County records indicate that the land use code for the Site is residential vacant.



GTA was provided with a copy of a *Preliminary Site Plan* (Plan) of the Site, prepared by Pennoni Associates, Inc. (Pennoni), and dated January 2021. The Pennoni Plan indicates that the Site encompasses approximately 4.3 acres of land and does not identify existing structures associated with the Site. The Pennoni Plan indicates that the Site is proposed to be developed with a hotel, retail pad, and existing paved parking areas. The Pennoni Plan indicates that the Site will be serviced by publicly available water and sewer utility services.

### 3.2 Physical Setting

The Site’s physical setting, based on the Site reconnaissance and/or the referenced physical setting sources, is summarized below.

<b>Soil Series</b>	<b>Source: U.S. Department of Agriculture (USDA) Web Soil Survey</b>
GrA: Greenwich loam	
<b>Topography</b>	<b>Source: United States Geological Survey (USGS) Topographic Quadrangle Map (Fairmount, DE)</b>
Generally level to gently sloping to the south. Site elevations are approximately 25 feet above mean sea level (msl).	
<b>Geology, Hydrogeology, and Surface Water</b>	<b>Source(s): Geologic Map of the Fairmount and Rehoboth Beach Quadrangles, Delaware by Kelvin W. Ramsey (2011); United States Geological Survey (USGS) Topographic Quadrangle Map (Fairmount, DE)</b>
<p><i>Physiographic Province:</i> Atlantic Coastal Plain</p> <p><i>Formation(s):</i> Lynch Heights Formation: “Clean, white to pale-yellow, well-sorted, fine to coarse sand with scattered very coarse to pebble laminae and silty clay laminae overlying light-gray to greenish-gray, compact silty clay with rare laminae of <i>Mulinia</i> shells and shell fragments.”</p> <p><i>Groundwater Flow Direction:</i> Based on the observed and/or mapped local topography, the shallow groundwater is assumed to flow generally to the south. Shallow groundwater flow may be highly variable based on a number of factors and no site-specific groundwater flow data was obtained or reviewed.</p> <p><i>Surface Water:</i> No surface water features were observed on the Site. Minor tributaries of the Rehoboth Bay are located north and east of the Site.</p>	

### 4.0 SITE RECONNAISSANCE

Mr. Andrew Rodano and Mr. James Thompson of GTA performed the site reconnaissance on March 17, 2022. GTA personnel were unaccompanied during the site reconnaissance. Limitations that may have affected GTA’s ability to visually observe Site conditions are noted below.

<b>Limitation:</b>	<b>Yes</b>	<b>No</b>	<b>Description</b>
Dense Vegetation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Portions of the Site were densely vegetated, limiting GTA personnel’s observations.
Locked or Inaccessible Structures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Snow Cover	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

#### 4.1 Site Description

The western portion of the Site contains an overgrown field. The eastern portion of the Site consists of graded land. The Site is accessed from Lexus Lane by a gravel construction entrance located on the southeastern portion of the Site. Photographs taken during GTA's site visit are presented as Appendix B.

#### 4.2 Site Occupants and Operations

The Site is currently unoccupied, and there are no on-site operations.

#### 4.3 Structures and Utilities

GTA personnel did not observe obvious indications of existing or previous structures on the Site.

Utilities that service the Site are summarized below:

Utility	Description
Water	A public water utility connection was observed on the northern portion of the Site.
Sewer	Public sewer was not observed on the Site.
Heating/Cooling	Heating/Cooling systems were not evident on the Site (currently no structures).
Stormwater	Sheet runoff generally flows topographically to the south. Some topographic lows (i.e., depressions) exist within the overgrown field. Several stormwater catch basins were observed along Lexus Lane.
Electric	Electric utilities were not evident on the Site.

#### 4.4 Site Conditions

The following table summarizes the site reconnaissance observations and/or items that were identified (or suspected) based on interviews and the reviewed records:

Category	Item Description	Observed, Identified, or Suspected
Storage Tanks and Vessels	Aboveground Storage Tanks	No
	Underground Storage Tanks	No
Chemical or Waste Storage/Disposal	Drums or Other Containers	No
	Floor Drains, Trenches, Sumps, and Pits	No
	Oil/Water Separator	No
	Waste Lagoons	No
Electrical Transformers/PCBs	Pole-mounted Transformers	No
	Pad-Mounted Transformers	No
	Elevators	No
	Other Equipment	No

Category	Item Description	Observed, Identified, or Suspected
Solid Waste and Stockpiles	Landfilling or Buried Waste	No
	Dumping or Disposal/Debris Areas	Yes, see below
	Dumpsters	No
	Fill Material	No
	Soil Stockpiles	No
Known or Suspected Release of Hazardous Substances or Petroleum Products	Stained Soil	No
	Stained Pavement or Other Surfaces	No
	Stressed Vegetation	No
	Pools of Liquids	No
	Other	No
Other Site Features	Monitoring Wells	No
	Hydraulic Lifts	No
	Pungent or Noxious Odors	No
	Petroleum Pipeline (i.e., Markers)	No
	Other	No

**Debris Areas:** GTA personnel observed various areas of minor nuisance dumping on the Site, primarily adjacent to Hood Road and in the overgrown field. The observed debris included Styrofoam, scrap wood, and discarded household refuse. GTA personnel did not observe drums or other containers suspected of containing petroleum products or hazardous substances among the debris.

#### 4.5 Surrounding Land Use

During the site reconnaissance, GTA personnel observed, to the extent practical, conditions on the properties adjoining the Site and within an approximate ¼-mile radius of the Site. The following is a summary of adjoining property usage:

Direction	Adjoining Properties
North	Open field
South	Beebe Healthcare Health Campus, open field
East	Seaglass at Rehoboth Beach Apartments (under construction)
West	Artisans' Bank (under construction)

The remaining surrounding vicinity consists of residential properties and commercial businesses. A Royal Farms gasoline station is located approximately 1,250 feet north of the Site at the address of 18904 Coastal Highway. GTA personnel did not observe indications of other gasoline stations, dry cleaners, landfills, or similar sites of known environmental concern within an approximate ¼-mile radius of the Site.

GTA personnel did not observe obvious indications of releases (i.e., strong odors, stained surfaces, or stressed vegetation) of petroleum products or hazardous substances on the land immediately adjacent to, and topographically upgradient of, the Site. Accordingly, surficial drainage from upgradient sources is unlikely to have adversely affected the environmental condition of the Site.

## 5.0 HISTORICAL REVIEW

### 5.1 Aerial Photographs

In an effort to assess historical land use practices on the Site and in the vicinity, GTA reviewed historical aerial photographs obtained from the Delaware Environmental Monitoring and Analysis Center (DEMAC), Nationwide Environmental Title Research (NETR), and Google Earth. Copies of the 1937, 1992, and 2021 aerial photographs are included in Appendix A. The aerial photographs were reviewed chronologically, and significant land use changes that were observed are described below:

Year	Site	Adjoining and Surrounding Properties
1937	Apparent agricultural use.	Apparent agricultural use, undeveloped woods, and scattered residences.
1953, 1954, 1961, 1968, 1973, 1981	Similar to previous reviewed aerial photograph.	A gradual increase in apparent residential and commercial development was observed in the northern and eastern Site vicinities.
1992, 1998, 2002	Similar to previous reviewed aerial photograph.	Disturbed land associated with commercial development north and south of the Site observed by the 1992 aerial photograph. A further increase in apparent residential and commercial development was observed in the northern, eastern, and western Site vicinities. A filling station was evident in the northern vicinity at 18904 Coastal Highway.
2005, 2006, 2007, 2009, 2010, 2011, 2012, 2013, 2015, 2017, 2018	Similar to previous reviewed aerial photograph.	Beebe Road observed adjacently south of the Site by the 2009 aerial photograph. Present-day access road observed adjacently west of the Site by the 2011 aerial photograph. An increase in apparent residential development was observed in the eastern Site vicinity.
2021	Disturbed soil and apparent construction materials observed on the northern and eastern portions of the Site. Disturbed soil appeared to be associated with the development of the property adjacently east of the Site.	Disturbed soil, consistent with on-going development observed during GTA's recent Site visit, was observed adjacently east and west of the Site.

## 5.2 Historical Maps

GTA requested Sanborn Fire Insurance Maps from EDR for the Site and vicinity. According to EDR, Sanborn Fire Insurance Map coverage was not available for the Site or vicinity. A copy of the Sanborn Map Report is included in Appendix D. The lack of map coverage suggests that the Site area was either not a historically urbanized area, or EDR does not maintain map coverage for the area.

GTA reviewed historical topographic maps maintained by NETR, which included topographic maps from the years 1918, 1928, 1934, 1940, 1943, 1944, 1948, 1949, 1956, 1958, 1964, 1972, 1982, 1984, 1985, 1992, 2014, 2016, and 2019. The conditions observed on the topographic maps were generally consistent with those observed on the reviewed aerial photographs and/or Sanborn Maps.

## 5.3 Property Title Information

GTA was not supplied with chain of title documentation concerning the Site.

## 5.4 City Directories

Based on the availability of other historical resources summarized herein, no city directories were reviewed as part of this assessment.

## 6.0 USER-PROVIDED INFORMATION AND INTERVIEWS

GTA requested that the User complete a User Questionnaire. The User returned the questionnaire (Appendix C) indicating the following:

User's Knowledge	Yes	No
<b>Environmental liens that are filed or recorded against the Site.</b> <i>Did a search of recorded land title records (or judicial records where appropriate) identify any environmental liens filed or recorded against the Site under federal, tribal, state, or local law?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Activity and use limitations (AULs) that are in place on the Site or that have been filed or recorded against the Site.</b> <i>Did a search of recorded land title records (or judicial records where appropriate) identify any AULs, such as engineering controls, land use restrictions, or institutional controls that are in place at the Site and/or have been filed or recorded against the Site under federal, tribal, state or local law?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Specialized knowledge or experience of the person seeking to qualify for Landowner Liability Protection.</b> <i>Do you have any specialized knowledge or experience related to the Site or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Site or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>Relationship of the purchase price to the fair market value of the Site if it were not contaminated.</b> <i>Do you have reason to believe that the purchase price of the Site is lower than the fair market value due to the known or suspected presence of contamination?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

User's Knowledge	Yes	No
<b>Commonly known or reasonably ascertainable information about the Site (40 CFR 312.30).</b> <i>Are you aware of commonly known or reasonably ascertainable information about the Site that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example,</i> a) <i>Do you know the past uses of the property?</i> b) <i>Do you know of specific chemicals that are present or once were present at the property?</i> c) <i>Do you know of spills or other chemical releases that have taken place at the property?</i> d) <i>Do you know of any environmental cleanups that have taken place at the property?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>The degree of obviousness of the presence or likely presence of contamination at the Site, and the ability to detect the contamination by appropriate investigation.</b> <i>Based on your knowledge and experience related to the Site, are there any obvious indicators that point to the presence or likely presence of releases at the Site?</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

### 6.1 Title and Judicial Records for Environmental Liens/Activity Use Limitations

Per ASTM E1527-13 Section 6.2, the User is required to provide and/or report to the environmental professional any title and judicial records for environmental liens/activity use limitations (AULs) associated with the Site. The environmental professional per the ASTM practice is not responsible to undertake a review of recorded land title records and judicial records for environmental liens or AULs.

Title records and information were not provided to GTA by the User. The User did not request GTA to coordinate with a title company or title professional to undertake a review of Recorded Land Title records and judicial records for environmental liens or AULs.

### 6.2 Interviews

On March 25, 2022, GTA personnel interviewed Mr. Tauhid Islam, a representative of Ocean VII Group, LLC, the current owner of the Site. According to Mr. Islam, Ocean VII Group, LLC has owned the since 2020, and acquired the property from OA Seaglass, LLC. Mr. Islam informed GTA personnel that the Site had historically consisted of open land. According to Mr. Islam, construction began on the Site in mid-2021, and no debris or other obvious indications of environmental concern were encountered during construction. Mr. Islam indicated that he is not aware of any prior structures on the Site or any environmental concerns in association with the Site. Mr. Islam informed GTA personnel that he is aware OA Seaglass, LLC previously owned the Site, but is not aware of a contact person.

### 6.3 Previous Reports

GTA requested copies of previous ESAs or similar environmental reports from the Client. According to the Client, no previous ESAs or similar environmental reports were available for the Site.

## 7.0 REGULATORY REVIEW

### 7.1 Regulatory Database Search

GTA retained EDR to perform a search of federal, state, and tribal environmental regulatory agency databases for sites identified within the approximate minimum search distance specified by ASTM *Standard Practice for Environmental Site Assessments E1527-13*. A copy of the regulatory database report is provided within Appendix E. The regulatory database report also includes a list of Non-Geocoded sites, which were not plotted in the regulatory database report due to insufficient address and/or geographic coordinate information.

GTA attempted to field-verify the locations of the identified regulatory sites. GTA also reviewed the list of Non-Geocoded sites and based on the descriptions provided, attempted to verify if any are located within the specified search radii. Therefore, the sites discussed in this section may be a subset of those contained in the regulatory database report. The two tables below summarize the regulatory databases that were searched, followed by GTA's summary of the results.

GTA's review of the identified regulatory sites was performed using the ASTM search distances; however, GTA's summary of the identified regulatory sites provided below may be limited to distances that are less than the ASTM standard search distances considering local geologic or hydrogeologic conditions, the density of the identified regulatory sites, the availability of public water, or other factors.

Note that the regulatory database report may include various records that are not specifically required by the ASTM Standard. If non-ASTM databases are considered relevant to this Phase I ESA, they are discussed later in this section.

FEDERAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
NPL	National Priority List. Subset of CERCLIS. Sites for priority cleanup under the Superfund program.	1 mile
Delisted NPL	Delisted National Priority List sites	½ mile
SEMS	Superfund Enterprise Management System (formerly CERCLIS). Sites that are proposed for or on the NPL, or in the screening or assessment phase for possible inclusion on the NPL.	½ mile
SEMS-ARCHIVE	Formerly CERCLIS NFRAP. Archived SEMS sites with a status of No Further Remedial Action Planned (NFRAP), denoting sites where, following an initial investigation, either no contamination was found, contamination was removed quickly without need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. The NFRAP status does not necessarily indicate that no environmental concerns are present.	½ mile
RCRA COR	Hazardous waste handlers with Resource Conservation and Recovery Act (RCRA) corrective action activity.	1 mile

FEDERAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
RCRA TSD	Resource Conservation and Recovery Information System, hazardous waste Treatment, Storage, and Disposal Facilities.	½ mile
RCRA SQG/LQG	RCRA sites that are hazardous waste small or large quantity generators.	Site and adjoining properties
IC/EC	Institutional Controls or Engineering Controls maintained for the purpose of tracking sites that may contain residual contamination and activity and use limitations.	Site
ERNS	Emergency Response Notification System. Information on releases of oil and hazardous substances.	Site

STATE & TRIBAL DATABASES SEARCHED BY EDR		
Database	Description	ASTM Search Distance
SHWS	State Hazardous Waste Sites, which is the state equivalent to CERCLIS.	½ mile
SWF/LF	Solid Waste Acceptance Facilities/Landfills, which may include active or inactive facilities, landfills, or open dumps.	½ mile
UST/AST	Registered underground and above-ground storage tank sites.	Site and adjoining properties
LUST/LAST	Leaking registered storage tanks incident reports contain an inventory of reported leaking AST/UST incidents.	½ mile
Brownfield	Brownfields or voluntary cleanup program sites	½ mile
IC/EC	Equivalent to Federal IC/EC Registries.	Site
UNREG LTANKS	Leaking unregulated storage tanks incident reports contain an inventory of reported leaking AST/UST incidents	½ mile

The regulatory database report did not identify regulatory listings that appear to correspond to the Site. The regulatory database report identified the following regulatory sites located within the ASTM search distances.

RESULTS SUMMARY			
Site Description	Database	Details	Approximate Distance/Direction from Site
Ocean Petroleum Co. of Rehoboth 18904-18920 Coastal Highway	SHWS/ Brownfields	Program ID: DE-1587 Status: Certification of Completion of Remedy (COCR)	1,250 Feet / North
	LUST	Program ID: 5-000202 Status: Conditional No Further Action (NFA), project de-activated 05/23/2019.	

RESULTS SUMMARY			
Site Description	Database	Details	Approximate Distance/Direction from Site
Pep-Up #11 18979 Coastal Highway	LUST	Program ID: 5-000156 Status: Conditional NFA	1,500 Feet / Northeast
	LAST	Program ID: 8-000003 Status: NFA	
Old Landing Storage Facility 19441 Old Landing Road	LUST	Program ID: 5-001238 Status: NFA	1,700 Feet / Southeast
Tru-Vale Acres Well Impacts	LUST	Program ID: 9-000100 Status: Inactive	2,400 Feet / Northeast

Based on this information, the Ocean Petroleum Co. facility at 18904-18920 Coastal Highway contains inactive LUST cases and was listed as a state funded Brownfield. According to documents provided by DNREC, a petroleum release was discovered on the property in May 2003, when the facility contained a gasoline retail business. By November 2003, Ocean Petroleum Co. was directed by the DNREC-TMS to perform an investigation of the nature and extent of contamination. Dissolved petroleum contamination, predominantly containing MTBE, was discovered in groundwater at the facility, and in several off-site private supply wells. While the LUST case was still open, Two Farms, Inc. acquired the facility. Through the Brownfields program, a UST system was removed from the facility in August 2015. During the removal, evidence of soil contamination was observed and soil over-excavation was performed. Based upon soil sample results, it was demonstrated that the remaining source of contamination was effectively removed, and a Certification of Completion of Remedy (COCR) letter was subsequently granted for the Brownfield program in December 2015. An additional DNREC Project De-Activation Letter dated May 2019 indicated that there is no unacceptable risk posed by possible residual contamination from the Ocean Petroleum Co. facility. The remaining LUST case was then deactivated. Copies of the DNREC Project De-Activation and Closure of Notice of Violation letters are included in Appendix C.

Based on the distances from the remaining regulatory sites to the Site, the assumed direction of groundwater flow, and/or their regulatory statuses, it is unlikely that the identified regulatory sites have adversely impacted the Site.

Additionally, the regulatory records and surrounding land uses do not indicate that a vapor migration concern at the Site is likely.

## 7.2 Supplemental Databases Reviewed

On March 21, 2022, GTA searched the Delaware Environmental Navigator mapping website maintained by DNREC. The Site and adjoining properties were not identified on databases that would indicate a REC. Other regulatory sites were identified in the surrounding vicinity consistent with the information provided in the regulatory database report as described in Section 7.1.

### 7.3 Local Regulatory Agency Review

GTA submitted written inquiries to regulatory agencies concerning potential environmental issues associated with the Site as summarized in the table below. Copies of GTA's written inquiries and agency responses are included in Appendix C.

Agency	Request	Agency Response	Summary
Delaware Department of Natural Resources and Environmental Control (DNREC)	Online form submitted 3/17/2022	Pending	A response from DNREC is pending at this time. If such information is received at a later date and materially alters the findings of this assessment, GTA will submit an addendum to the Client.

### 8.0 SUBSURFACE EVALUATION

GTA previously conducted a subsurface evaluation on the Site that included six Cone Penetration Test (CPT) soundings within the area of the proposed hotel building and retail building footprint. Obvious indications of fill material or environmental concerns were not identified during the CPT soundings. It should be noted that the subsurface evaluation was performed for geotechnical purposes and an environmental evaluation was not conducted at the time. GTA's Geotechnical Engineering Report summarizing the subsurface evaluation was provided to the Client under separate cover.

### 9.0 FINDINGS AND CONCLUSIONS

GTA has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM Practice E1527-13 of the Site, as described herein. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report.

The Site consists of approximately 4.3 acres located north of Lexus Way and south of Hood Road in Rehoboth Beach, Sussex County, Delaware. GTA understands that the Site is planned to be developed with a four-story hotel building and a one-story retail building which will be serviced by publicly available water and sewer utilities. The Site currently contains an overgrown field and graded land. Historically, the majority of the Site has consisted of agricultural land. GTA personnel did not observe indications of ASTs, USTs, groundwater monitoring wells, or similar environmental concerns in association with the Site. The Site was not identified as a site of known environmental concern or regulation in an environmental regulatory database report.

The surrounding properties consist of active construction sites (Artisans Bank to the west and apartments to the east), a Beebe Healthcare Health Campus (located to the south/southwest), and open fields (located to the north and southeast). The surrounding area consists of residential properties and commercial businesses. A Royal Farms gasoline station is located approximately 1,250 feet north of the Site at the address of 18904 Coastal Highway. GTA personnel did not observe indications of other gasoline stations, dry cleaners, landfills, or similar sites of known environmental concern within an approximate ¼-mile radius of the Site. A regulatory database report identified the

Royal Farms site (identified as Ocean Petroleum Co. of Rehoboth) and three additional sites of environmental concern in the surrounding vicinity. Based on their locations relative to the Site, the anticipated direction of groundwater flow, and their regulatory statuses, the identified regulatory sites are unlikely to have adversely impacted the environmental quality of the Site.

**This assessment has revealed no evidence of RECs in connection with the Site.**



Jan 14, 2022

Mr. Tauhid Islam  
Ocean 7 Group  
9804 Winding Trail Drive  
Ocean City, MD 21842  
islam.tauhid@yahoo.com

**RE: Cambria Hotel**

Dear Mr. Islam:

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

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

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

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

Sincerely,

SUSSEX CONSERVATION DISTRICT

**Jessica Watson**

Jessica Watson  
Program Manager



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

NICOLE MAJESKI  
SECRETARY

January 28, 2022

Alan Decktor  
Pennoni Associates, Inc.  
18072 Davidson Drive  
Milton, Delaware 19968

**SUBJECT: Entrance Plan Approval Letter**  
**Cambria Hotel**  
Tax Parcel #334-12.00-127.11  
Lewes & Rehoboth Hundred, Sussex County

Dear Decktor:

The Department of Transportation has reviewed the Commercial Entrance Plans dated October 27, 2021 (last revised January 24, 2022) for the referenced project and determined that they are in general conformance with the Department's current regulations, specifications and standard details. By signing and sealing the plan set, the developer's engineer is responsible for accuracy of content. Any errors, omissions or required field changes will be the responsibility of the developer. This plan approval shall be valid a period of **three (3) years**. If an entrance permit has not been obtained within three years, then the plans must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.**

1. A copy of the recorded Site Plan which is consistent with the DelDOT "No Objection to Recordation" stamped plan and all appropriate signatures, seals, plot book and page number.
2. Three (3) copies of the approved entrance plans.
3. Completed permit application.
4. Executed agreements (i.e. construction, signal, letter).
5. An itemized construction cost estimate.
6. A 150% security based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).

Cambria Hotel  
Decktor  
Page 2  
January 28, 2022

7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.

Please contact the South District Public Works office (302) 853-1340 concerning any questions you may have relative to the aforementioned required items.

Sincerely,

A handwritten signature in blue ink that reads "Richard S. McCabe". The signature is fluid and cursive, with the first name being the most prominent.

R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Tauhid Islam, Ocean 7 Group  
Jamie Whitehouse, Sussex County Planning & Zoning Commission  
Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
James Smith, South District Entrance Permit Supervisor  
Jerry Nagyiski, Safety Officer Supervisor  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, P.E., Subdivision Engineer  
Brian Yates, Sussex County Reviewer



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

NICOLE MAJESKI  
SECRETARY

January 28, 2022

Mr. Jamie Whitehouse, Director  
Sussex County Planning & Zoning Commission  
Sussex County Administration Building  
P.O. Box 417  
Georgetown, Delaware 19947

**SUBJECT: Letter of No Objection to Recordation  
Cambria Hotel**  
Tax Parcel # 334-12.00-127.11  
Lewes & Rehoboth Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated October 8, 2021 (last revised January 17, 2022), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction.** Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

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

Cambria Hotel  
Mr. Jamie Whitehouse  
Page 2  
January 28, 2022

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

If I can be of any further assistance, please call me at (302) 760-2266.

Very truly yours,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Tauhid Islam, Ocean 7 Group  
Alan Decktor, Pennoni Associates, Inc.  
Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
James Smith, South District Entrance Permit Supervisor  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, P.E., Subdivision Engineer  
Brian Yates, Sussex County Reviewer

Document # 202100074342 BK: 5605 PG: 37  
On 12/2/2021 at 3:01:47 PM  
RECORDER OF DEEDS Scott Dailey  
Sussex County  
Consideration: \$0.00  
Doc Surcharge Paid

**Tax Parcel No.:** 334-12.00-127.11  
**Subdivision No.:**  
**Prepared by/Return To:**  
Delaware Department of Transportation  
Division of Planning  
800 Bay Road,  
Dover, DE 19901  
Or  
P.O. Box 778  
Dover, DE 19901

For overnight  
Regular Mail

## **Henlopen Transportation Improvement District** **Infrastructure Recoupment Agreement**

This Infrastructure Recoupment Agreement (this “**Agreement**”) is made as of this 9<sup>th</sup> day of March, 2021, by and between the Delaware Department of Transportation (hereinafter referred to as “**DelDOT**”), Sussex County, a municipal corporation of the State of Delaware (hereinafter referred to as the **County**), and Ocean VII Group LLC, a Maryland limited liability company and partnership, its heirs, successors and assigns (hereinafter referred to as “**Property Owner**”).

### **WITNESSETH:**

**WHEREAS**, DelDOT and the County in overseeing the coordination of land use and transportation require construction of various transportation improvements relating to the various anticipated land development projects in accordance with Title 17, Chapter 5, § 507 of the Delaware Code; and

**WHEREAS**, DelDOT and the County have established the Henlopen Transportation Improvement District (the “**Henlopen TID**”), as outlined in the “Agreement Regarding Henlopen Transportation Improvement District,” executed by both parties on October 30, 2020; and

**WHEREAS**, the **County** shall set up a fund (hereinafter referred to as the “**Henlopen TID Fund**”) to help fund the planned transportation improvements in lieu of developments preparing a traffic impact study and either phasing their development projects and/or constructing offsite transportation improvements; and

**WHEREAS**, the **Property Owner** is willing to contribute to the Henlopen TID Fund in recognition of the benefits the new transportation improvements will bring its property, and in order to immediately proceed with the construction and development of its property; and

**WHEREAS**, said property is located on Hood Road, Sussex County, Delaware, being Sussex County Tax Parcel 334-12.00-127.11, consisting of 4.30 acres, more or less, as shown on Exhibit “A” (hereinafter referred to as the “**Property**”).

**NOW, THEREFORE**, for valuable consideration, the receipt and adequacy of which is hereby acknowledged, and intending to be legally bound, the parties agree as follows:

### ***I. Traffic Impact Study***

The **Property Owner** shall not be required to perform a traffic impact study and, in lieu thereof, shall contribute to the Henlopen TID Fund as set forth in this Agreement.

## ***II. Right-of-Way (R/W) Dedication***

Dedication of rights-of-way in lieu of some or all of the required fee shall be by agreement between the **Property Owner** and **DelDOT**, with payment of the fee being required if any party is not amenable to the proposed dedication. The value of the rights-of-way to be dedicated shall be determined in accordance with **DelDOT** policies and regulations. The creditable area shall be determined based on highway plans acceptable to **DelDOT** and shall exclude the standard dedications provided in **DelDOT**'s Development Coordination Manual, rights-of-way for any proposed subdivision streets, and any lands needed to accommodate the site entrance. The form of credit agreement to be utilized in the event of a right-of-way dedication in lieu of some or all of the fee is attached to this Agreement as Exhibit "C".

## ***III. Transportation Improvement Funding***

A. **Henlopen Transportation Improvement District Fund** – The **County** shall create and administer a separate account, the Henlopen TID Fund, to make timely payments to **DelDOT**, for all engineering professionals and contractors performing work on the Henlopen TID transportation improvements. Subject to the provisions of this Agreement, contributions (defined below) to the Henlopen TID Fund will be made by the **Property Owner** and by other property owners who execute recoupment agreements in substantially the same form as this Agreement, and by **DelDOT**, as required.

### **B. Contributions To The Fund**

1. **Contribution Rates** –The established rates for the Henlopen TID are listed on Exhibit "B". Subject to the limitations set forth below, the **Property Owner** shall contribute to the Henlopen TID Fund (hereinafter, the "contribution" or "contributions"), in amounts consistent with the established rates, for the **Property** described on the attached Exhibit "A," which amounts shall be adjusted annually as set forth in paragraph D below. Once contributions for a specific development are paid in full, the **Property Owner** shall have no further obligations under this Agreement for that development.
2. **Contribution Timing** - Contributions shall be made at the time of **Property Owner** application to the **County** for a building permit for the **Property**. The parties acknowledge and agree that no building permits for a building or project located on the **Property** shall be issued until such time as the contributions to the Henlopen TID Fund associated with the particular building or project phase have been made. Where a project involves residential houses, no building permit for a particular unit shall be issued until the contribution for that unit has been made. For a non-residential building, where contributions are to be made on a square foot basis, no building permit for a particular building shall be issued until the contribution for such building has been made.
3. **Property Rezoning** - If the **Property** is rezoned from its current zoning designation, or development plans change, future contributions shall be paid in accordance with the use then being made of the **Property**. For example, if a portion of the **Property** is developed residentially, but then the balance of the **Property** is developed for non-residential purposes, the contributions for the residential portion shall be paid at the residential rates, and the non-residential portions based on the appropriate non-residential rates.
4. **Contribution Notification** - In the event **Property Owner** has elected to execute this Recoupment Agreement, any final site plan for development of lands of said **Property Owner** subject to contribution hereunder shall contain a statement or note that the issuing of

a building permit is contingent upon paying the then applicable portion of the contribution into the Henlopen TID Fund as provided in the Recoupment Agreement for the **Property**.

- C. **Developer Design/Build Credit** - Design and/or construction of physical improvements in lieu of some or all of the required fee shall be by agreement between the **Property Owner**, **DelDOT**, and the **County**, with payment of the fee being required if any party is not amenable to the proposed construction. If a **Property Owner** seeks to design and/or construct physical improvements in lieu of paying into the Henlopen TID Fund, the **Property Owner** shall be required to obtain a minimum of three bids for the work. The bids shall be subject to review and approval by the **DelDOT**. Credit toward the fee shall be based on the **Property Owner**'s payments to the selected contractor. Design and/or construction of improvements required by **DelDOT** and the **County** as part of the development's entrance construction or on-site infrastructure, e.g. subdivision streets, and curb ramps, turn lanes, acceleration lanes at development entrance, shall not be creditable toward the fee. At their discretion, **DelDOT** and the **County** may require improvements beyond the site entrance to correct an unsafe condition that they find would be created or worsened by the proposed development. Such improvements may include, but are not limited to, the addition or widening of shoulders, and/or the construction of a shared-use path or sidewalk along the development's frontage. In that case, the cost of that work shall be determined by **DelDOT**, using the Shared-Use Path and Sidewalk Fee Calculation Form for those items and current comparable contract bid prices as a guide for other items, and shall be creditable toward the fee. The form of credit agreement to be utilized in the event of a design and/or construction in lieu of some or all of the fee is attached to this Agreement as Exhibit "D".
- D. **Escalation** - While transportation improvement projects await construction funding, the costs of constructing the project will escalate at the rate of inflation for highway construction projects. The amounts to be paid by the **Property Owner**, therefore, shall be subject to an increase of up to four percent (4%) per year, not compounded, beginning on January 31, 2021 and increasing by the established amount on January 31 of each year thereafter. The actual amount of the increase shall be set by **DelDOT** in January of each year based upon the change in the Consumer Price Index (CPI) for Delaware Region during the previous year. The established rate of increase shall not exceed four percent (4%) in any one year and escalation shall only apply to contributions unpaid on January 31 of each year.

#### ***IV. Property Owner Benefits***

- A. **No Individual Off-Site Improvements** – **Property Owner** shall have no obligation for design or construction of any off-site road improvements and **Property Owner's** obligation for the contributions prescribed in this Agreement shall be in lieu of any and all individual off-site road projects which might otherwise be required by **DelDOT** or the **County** as a condition for approval of the development of the **Property**.
- B. **No Individual Traffic Impact Study** - No Individual Traffic Impact Study will be required as a separate cost for individual developments participating in this Agreement, as a condition of approval by **DelDOT** or the **County**.
- C. **Cost Savings** - Costs for off-site improvements are expected to be reduced due to the proposed comprehensive approach, the cost sharing and the large size of the projects.
- D. **Timing** – Completion of those off-site road improvements to be undertaken by **DelDOT** as part of the Henlopen TID shall not be a condition of **DelDOT** or **County** approval or issuance of permits in connection with **Property Owner's** development of the **Property**. All other **County** or **DelDOT**

development plan, entrance approval, and permitting requirements still apply.

## ***V. Administration of the Agreement***

- A. **Existing Record Plan Requirements** – Should existing Record Plan transportation improvement requirements conflict with this agreement, **DelDOT**, the **County**, and the **Property Owner** shall work together to expedite the modification(s) to the Record Plan notes. The revision will be a ministerial review, incorporating the Henlopen TID participation into the Record Plan notes. The **DelDOT** and the **County** review fees for this reconciliation will be considered satisfied from the initial Record Plan Review fees. For any other changes requiring a resubdivision plan and review, the associated fees will be the responsibility of the legal owner.
- B. **Amendments** – This Agreement shall not be modified, changed, or supplemented, nor may any of the obligations and rights be waived, except by a written instrument signed by all parties.
- C. **Notices** – Whenever a notice is to be given or a document is to be delivered to one of the parties hereunder, it shall be in writing and addressed and delivered to:

**Property Owner:** Tauhid Islam, Owner and Managing Partner  
Ocean VII Group LLC  
9804 Winding Trail Drive  
Ocean City, MD 21842

**DelDOT:** Director, Division of Planning  
Delaware Department of Transportation  
P.O. Box 778  
Dover, DE 19903

**County:** Sussex County Administrator  
Sussex County  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947

- D. **Succession of Agreement** – This Agreement shall bind and benefit the parties hereto, their successors and assigns; and shall be a covenant running with the **Property** described in this Agreement.
- E. **Recordation of Agreement** – The **Property Owner** shall record a notice of this Agreement, so as to put potential future purchasers of the **Property** on notice of the obligations created by this Agreement.
- F. **Termination of Agreement** – **Property Owner's** obligations under this Agreement shall terminate once all fees identified in this Agreement have been paid in full. Notwithstanding anything herein to the contrary, payment of a contribution for a specific lot or structure shall relieve that lot or structure from any other obligation under this Agreement. However, that lot or structure shall remain a beneficiary of this Agreement.

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first written above.

Ocean VII Group LLC,  
a Maryland limited liability company and partnership

By: Tauhid Islam, Owner and Managing Partner

By: [Signature] (SEAL)  
Owner and Managing Partner

STATE OF ~~MARYLAND~~ Delaware :  
Sussex : SS.  
COUNTY OF ~~WORCESTER~~ :

BE IT REMEMBERED, that on this 21 day of October, 2021, before me, a notary public, the undersigned personally appeared, Tauhid Islam, who acknowledged himself to be Owner and Managing Partner of Ocean VII Group LLC, a Maryland limited liability company and partnership, Property Owner, and that he is authorized to execute the foregoing Henlopen Transportation Improvement District Infrastructure Recoupment Agreement for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public  
My Commission Expires: Jan 3, 2022  
Notary Registration Number: \_\_\_\_\_



Sussex County, Delaware:

By: Michael H. Vincent (SEAL)

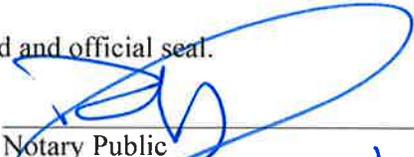
Name: Michael H. Vincent  
President of Council

STATE OF DELAWARE :  
: SS.

COUNTY OF SUSSEX:

**BE IT REMEMBERED**, that on this 9<sup>th</sup> day of November, 2021, before me, a notary public, the undersigned personally appeared, Michael H. Vincent who acknowledged himself to be the President of Council for the Government of Sussex County, and that he as such President of Council is authorized to execute the foregoing Henlopen Transportation Improvement District Infrastructure Recoupment Agreement for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 4/6/23

**ROBIN A. GRIFFITH**  
**NOTARY PUBLIC**  
**STATE OF DELAWARE**  
My Commission Expires on April 6, 2023

Delaware Department of Transportation:

By: [Signature] (SEAL)  
Name: Nicole Majeski  
Title: Secretary

STATE OF DELAWARE :  
: SS.  
COUNTY OF KENT :

**BE IT REMEMBERED**, that on this 2 day of November, 2021, before me, a notary public, the undersigned personally appeared, Nicole Majeski, who acknowledged herself to be the Secretary for the Delaware Department of Transportation, and that she as such Secretary is authorized to execute the foregoing Henlopen Transportation Improvement District Infrastructure Recoupment Agreement for the purposes therein contained.

**IN WITNESS WHEREOF**, I have hereunto set my hand and official seal.

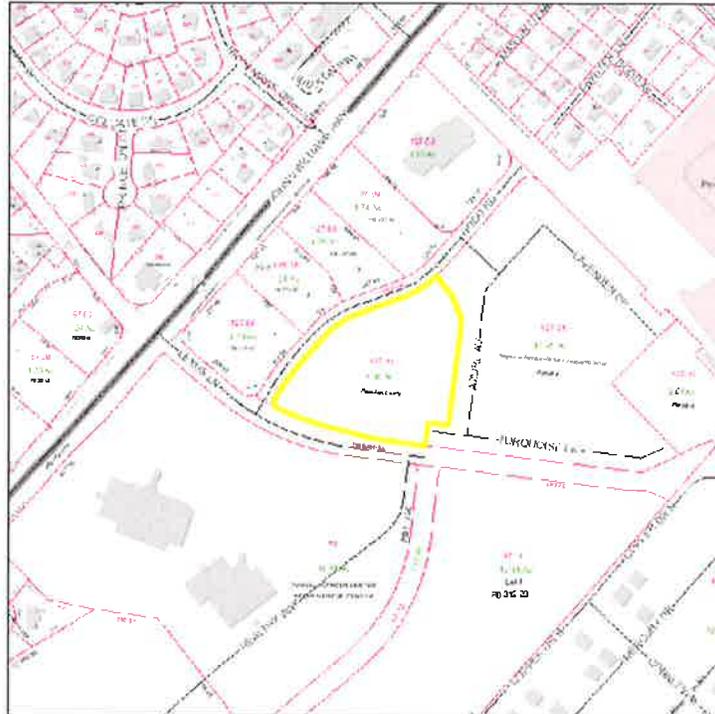
[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



Approved as to form:  
By: [Signature]  
Title: Deputy Attorney General

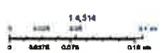
# Exhibit A

## Map of individual property subject to agreement



<b>PIN:</b>	334-12.00-127-11
<b>Owner Name</b>	OCEAN VII GROUP LLC
<b>Book</b>	5564
<b>Mailing Address</b>	0804 WINDING TRL DR
<b>City</b>	OCEAN CITY
<b>State</b>	MD
<b>Description</b>	SEAGLASSAT REHOBOTH
<b>Description 2</b>	RESIDUAL LANDS
<b>Description 3</b>	
<b>Land Code</b>	

- polyonLayer  
Override 1
- polyonLayer  
Override 1
- Tax Parcels
- Streets
- ⋯ County Boundaries



October 21, 2021

## Exhibit B

### Henlopen Transportation Improvement District

#### *Initial Contribution Rates*

Residential Rates	
Single family detached residential	\$4,900 per unit by phase
	\$5,145 per unit by lot
Multi-family residential, low-rise, 1-2 floors	\$3,822 per unit by phase
	\$4,013 per unit by lot
Multi-family residential, mid-rise, 3 or more floors	\$2,842 per unit by phase
	\$2,984 per unit by lot
Non-Residential Rates	
Under 21 trips per 1,000 SF GFA	\$2.88 per sq ft
At least 21 but less than 34 trips per 1,000 SF GFA	\$3.38 per sq ft
At least 34 but less than 75 trips per 1,000 SF GFA	\$3.88 per sq ft
At least 75 but less than 200 trips per 1,000 SF GFA	\$4.38 per sq ft
200 or more trips per 1,000 SF GFA	\$4.88 per sq ft
Notes: Low-rise Multi-family rate is 78% of single-family detached rate. Mid-rise Multi-family rate is 58% of single-family detached rate. Townhomes are considered low-rise multi-family. All non-residential rates are based on the number of trips per 1,000 square foot of gross floor area. This is based on ITE Trip Generation Manual, 10th Edition.	

Residential Rates	
Single family detached residential	\$4,968 per unit by phase
	\$5,217 per unit by lot
Multi-family residential, low-rise, 1-2 floors	\$3,875 per unit by phase
	\$4,069 per unit by lot
Multi-family residential, mid-rise, 3 or more floors	\$2,881 per unit by phase
	\$3,025 per unit by lot
Non-Residential Rates	
Under 21 trips per 1,000 SF GFA	\$2.92 per sq ft
At least 21 but less than 34 trips per 1,000 SF GFA	\$3.42 per sq ft
At least 34 but less than 75 trips per 1,000 SF GFA	\$3.93 per sq ft
At least 75 but less than 200 trips per 1,000 SF GFA	\$4.44 per sq ft
200 or more trips per 1,000 SF GFA	\$4.94 per sq ft
Notes: Low-rise Multi-family rate is 78% of single-family detached rate. Mid-rise Multi-family rate is 58% of single-family detached rate. Townhomes are considered low-rise multi-family. All non-residential rates are based on the number of trips per 1,000 square foot of gross floor area. This is based on ITE Trip Generation Manual, 10th Edition.	

Exhibit C

Henlopen TID Recoupment Credit Agreement- ROW Dedication

Agreement No. \_\_\_\_\_

**Development Project**

- Development Name \_\_\_\_\_
- Developer \_\_\_\_\_
- Total Required Financial Contribution for Development \_\_\_\_\_  
*(per Recoupment Agreement)*

**Henlopen TID Project**

- Name of Project \_\_\_\_\_
- Section of Project \_\_\_\_\_  
*(Attach plan)*
- Acreage of Right-of-way provided \_\_\_\_\_
- Total Estimated Cost of Right-of-way Dedication \_\_\_\_\_  
*(Attach cost estimate)*

**Recoupment Calculation**

Estimated Cost of Dedication Required for Development	\$ _____
Estimated Cost of Dedication Eligible for Recoupment	\$ _____
<b>TOTAL</b>	<b>\$ _____</b>

*(Attach breakout plan)*

**\*Note - Total must equal Total Estimated Cost of Right-of-way Dedication**

**Agreement**

For dedicating additional right-of-way for the above named Henlopen TID Project, the above named development is credited the following amount toward the Henlopen TID Fund required contribution.  
\$ \_\_\_\_\_

\_\_\_\_\_  
Developer Date

\_\_\_\_\_  
Sussex County Date

\_\_\_\_\_  
Delaware Department of Transportation Date

Exhibit D

Henlopen TID Recoupment Credit Agreement - Construction

Agreement No. \_\_\_\_\_

**Development Project**

- Development Name \_\_\_\_\_
- Developer \_\_\_\_\_
- Total Required Financial Contribution for Development \_\_\_\_\_  
*(per Recoupment Agreement)*

**Henlopen TID Project**

- Name of Project \_\_\_\_\_
- Section of Project \_\_\_\_\_  
*(Attach plan)*
- Items Constructed \_\_\_\_\_
- Total Estimated Cost of Section to be Constructed \_\_\_\_\_  
*(Attach cost estimate)*

**Recoupment Calculation**

Estimated Cost of Items Required for Development	\$ _____
Estimated Cost of Items Required for Other Developments	\$ _____
Estimated Cost of Items Eligible for Recoupment	\$ _____
TOTAL	\$ _____

*(Attach breakout plan)*

**\*Note - Total must equal Total Estimated Cost of Construction**

**Agreement**

For performing construction work on the above named Henlopen TID Project, the above named development is credited the following amount toward the Henlopen TID Fund required contribution.  
\$ \_\_\_\_\_

\_\_\_\_\_  
Developer Date

\_\_\_\_\_  
Sussex County Date

\_\_\_\_\_  
Delaware Department of Transportation Date

## Alan M. Decktor

---

**From:** John J. Ashman <jashman@sussexcountyde.gov>  
**Sent:** Tuesday, August 24, 2021 8:42 AM  
**To:** Alan M. Decktor  
**Cc:** Christine Fletcher; Chris Calio  
**Subject:** RE: SSCE Review

Alan,

No need for a SSCE to connect the hotel, when/if the other building comes to light it will require the SSCE to define a connection point. Also you will need to submit plans to Christine Fletcher in Utility Permits to complete the EDU assessment for the hotel to establish the impacts for the Infrastructure Agreement.

John

---

**From:** Alan M. Decktor <ADecktor@Pennoni.com>  
**Sent:** Wednesday, August 18, 2021 3:31 PM  
**To:** John J. Ashman <jashman@sussexcountyde.gov>  
**Subject:** RE: SSCE Review

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

John,  
See attached Draft Plan. There is an existing sewer stub into the property and we will extend it to the hotel, no plans for utility service to the smaller building as it's a future thought. I show graphically on the attached sheet.

Thanks

### Alan M. Decktor, PE, ENV SP

#### Pennoni

18072 Davidson Drive | Milton, DE 19968  
**Direct:** +1 (215) 254-7853  
[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)

---

**From:** John J. Ashman <jashman@sussexcountyde.gov>  
**Sent:** Monday, August 16, 2021 7:51 AM  
**To:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>  
**Subject:** RE: SSCE Review

Send me all the data in an email first to see if it is as simple as you say and it gets the infrastructure use agreement on the books. I will let you know if we need a check to evaluate or not.

---

**From:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>  
**Sent:** Sunday, August 15, 2021 8:21 PM  
**To:** John J. Ashman <[jashman@sussexcountyde.gov](mailto:jashman@sussexcountyde.gov)>  
**Subject:** SSCE Review

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

John,

Do I need to submit plans for SSCE or Engineering Review for a commercial sewer lateral? I have a hotel that has a main and I just need to do a proposed 8" sewer lateral straight to building.

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

**Direct:** +1 (215) 254-7853

[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)



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DELAWARE DEPARTMENT OF  
**NATURAL RESOURCES AND  
ENVIRONMENTAL CONTROL**

89 Kings Highway  
Dover, DE 19901  
(302) 739-9000  
[dnrec.delaware.gov](http://dnrec.delaware.gov)

February 25, 2022

Mr. Tauhid Islam  
Ocean 7 Group, LLC.  
9804 Windingtrail Drive  
Ocean City, MD 21842

Ref: Cambria Hotel  
State Wastewater Construction Permit No. WPCC 3008/22

Dear Mr. Islam:

Please find enclosed a copy of the construction permit that was issued for the referenced project.

We expect the permitted construction to be completed within the permit term. If the construction cannot be completed by the permit expiration date, a one-time, no-cost two-year permit extension is available, as long as the request is received in writing prior to the expiration date and as long as the scope of the project has not changed significantly, as determined by the Department.

Per Part II.A.2.a of the enclosed permit, notify the Department of any changes to the construction authorized therein. Per Part II.B.1, submit a set of "as-built" plans of the constructed wastewater facilities within ninety (90) days of construction completion. The as-built plans must be signed and sealed by a Professional Engineer licensed in Delaware.

If you have any questions, please contact me at (302) 739-9941 or via email at [davison.mwale@delaware.gov](mailto:davison.mwale@delaware.gov).

Sincerely,

A handwritten signature in blue ink, appearing to read "Davison Mwale", with a long horizontal stroke extending to the left.

Dr. Davison Mwale, (PhD)  
Environmental Finance

Enclosures

Email: Mr. Alan Decktor P.E., Pennoni Associates.  
Mr. Jordan T. Dickerson, Sussex County Department of Public Works  
Mr. Keith Bryan, Sussex County Department of Public Works  
Ms. Susan Isaacs, Sussex County Department of Public Works

## Mark H. Davidson

---

**From:** Tawanda Priester <TPriester@middlesexwater.com>  
**Sent:** Thursday, February 3, 2022 3:55 PM  
**To:** Alan M. Decktor  
**Cc:** islam.tauhid@yahoo.com  
**Subject:** Cambria Hotel - NFC  
**Attachments:** FINAL RECORD PLAN.pdf; Tidewater Set.pdf; Plan Approval App Rev.10 form.pdf

Alan,

At this time, TUI has completed the review of the attached plans and has no further comments. TUI's acceptance of these plans shall expire one (1) year from the date of this email. In the event final approval is not granted and construction is not started within the year, resubmission to TUI will be required. Also, revisions to the project or the utility plans will require resubmission.

Prior to final approval, the Private Fire Service Application must be completed and the Private Fire Service fees must be paid. Email [tuiapplications@middlesexwater.com](mailto:tuiapplications@middlesexwater.com) to apply.

Once the fees have been paid, the following documentation may be submitted for final approval:

1. Completed plan approval application, signed and dated. Attached is the latest application.
2. Hard copies of FMO and ODW approvals. FMO approval should include the submission for the relocated hydrant.
3. One hard copy of the recorded record plat with book & page.
4. Three copies of final plans sealed by a professional engineer registered in the State of Delaware. Please include the cover sheet, notes, utility sheets, profiles, and water details.
5. Electronic files on CD:
  - a. Final water utility plan in full .dwg format (AutoCAD 2018 or earlier versions).
  - b. Sealed final water utility plan in .pdf format. Please include the cover sheet, notes, utility sheets, profiles, and water details.
  - c. Recorded record plat in .pdf format.

Thank you,

**Tawanda Priester**

Project Engineer

[TIDEWATER UTILITIES, INC.](http://www.tuiwater.com)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

---

**From:** Alan M. Decktor <ADecktor@Pennoni.com>  
**Sent:** Thursday, February 3, 2022 9:52 AM  
**To:** Tawanda Priester <TPriester@middlesexwater.com>

Cc: islam.tauhid@yahoo.com  
Subject: [EXTERNAL] RE: Cambria Hotel

**EXTERNAL EMAIL: The sender of this email is [adecktor@pennoni.com](mailto:adecktor@pennoni.com), exercise caution.**

---

Tawanda,  
See full set of plans.

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968  
Direct: +1 (302) 684-6241  
[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)

---

**From:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>  
**Sent:** Wednesday, February 2, 2022 6:03 PM  
**To:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>  
**Cc:** [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)  
**Subject:** Cambria Hotel

Alan,

Please send the full set of water plans in .pdf format and then I can send the list of documentation needed for final approval.

Thank you,

**Tawanda Priester**

Project Engineer

[TIDEWATER UTILITIES, INC.](http://www.tidewaterutilities.com)

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Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

---

**From:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>  
**Sent:** Monday, January 31, 2022 1:59 PM  
**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>  
**Cc:** [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)  
**Subject:** [EXTERNAL] RE: Plan Review #3 for the Cambria Hotel

**EXTERNAL EMAIL: The sender of this email is [adecktor@pennoni.com](mailto:adecktor@pennoni.com), exercise caution.**

---

Tawanda,

See attached for updated Utility Plan per the two comments, we are coordinating with FM. The revised labels have been added to the plan.

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

Direct: +1 (302) 684-6241

[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)

---

**From:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>

**Sent:** Monday, January 31, 2022 12:45 PM

**To:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>

**Cc:** [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

**Subject:** Plan Review #3 for the Cambria Hotel

Alan,

The record plans are acceptable. Due to the entrance relocation, TUI has the following comments:

1. Revise note at the relocated hydrant to state, "Relocated fire hydrant to be at least 10' from edge of existing catch basin".
2. Add a Keyed Note or revise the note at the location of the existing hydrant to state, "Hydrant lateral to be cut, plugged at the valve, and valve box removed".
3. If not previously submitted, please submit hydrant relocation to the FMO for approval.

Please respond to comments in writing and the revised plans may be submitted via email for TUI's review.

Thank you,

**Tawanda Priester**

Project Engineer

[TIDEWATER UTILITIES, INC.](http://www.tidewaterutilities.com)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

---

**From:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>

**Sent:** Tuesday, January 11, 2022 10:24 AM

**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>

Cc: [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

Subject: [EXTERNAL] RE: Plan Review #2 for the Cambria Hotel

**EXTERNAL EMAIL: The sender of this email is [adecktor@pennoni.com](mailto:adecktor@pennoni.com), exercise caution.**

---

Tawanda,

See below. Also, we now show the existing fire hydrant being relocated due to the entrance relocation to our site. The previous restaurant has been changed to an office building but this building is still not being reviewed now and will be done in the future.

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

Direct: +1 (302) 684-6241

[www.pennoni.com](http://www.pennoni.com) | [ADEcktor@Pennoni.com](mailto:ADEcktor@Pennoni.com)

---

**From:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>

**Sent:** Monday, January 10, 2022 2:58 PM

**To:** Alan M. Decktor <[ADEcktor@Pennoni.com](mailto:ADEcktor@Pennoni.com)>

**Cc:** [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

**Subject:** Plan Review #2 for the Cambria Hotel

Alan,

After reviewing the latest plans for the Cambria Hotel, TUI has the following comments:

1. The word “be” appears to be missing from the last sentence on Utility Note #16. It should state, “The meter itself will also be TUI’s responsibility”.  
**This has been corrected.**
2. On the record plans, TUI’s easement is not shown using the line type for a proposed utility easement as shown on the legend. Please show the easement using the appropriate line type in bold font on the utility and record plans. Also update the legend on the record plans to show bold font for a proposed utility easement.  
**The easement line has been corrected and is now bold on both plans.**
3. The scale for the easement on RP1001 appears to be 1” = 20’; however, the scale is labeled as 1” = 10”.  
**It has been corrected.**
4. On RP1001, add a reference to “see the blow up” at the easement area on the 1” = 50” drawing.  
**We have added label for clarity.**

Please respond to comments in writing and the revised plans may be submitted via email for TUI's review.

Thank you,

**Tawanda Priester**

Project Engineer

[TIDEWATER UTILITIES, INC.](#)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

---

**From:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>

**Sent:** Wednesday, December 8, 2021 9:09 AM

**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>; [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

**Subject:** [EXTERNAL] RE: Plan Review #1 for the Cambria Hotel

**EXTERNAL EMAIL: The sender of this email is [adecktor@pennoni.com](mailto:adecktor@pennoni.com), exercise caution.**

---

Thank you.

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

**Direct:** +1 (302) 684-6241

[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)

---

**From:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>

**Sent:** Wednesday, December 8, 2021 9:07 AM

**To:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>; [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

**Subject:** RE: Plan Review #1 for the Cambria Hotel

Alan,

The electronic plans were received on December 3<sup>rd</sup> ; however, the plans have not been reviewed yet.

Once the review process is complete, TUI will send an email with the required documentation required for final approval. The documentation will include hard copies.

Thank you,

**Tawanda Priester**

Project Engineer

[TIDEWATER UTILITIES, INC.](#)

*"Southern Delaware's Premier Water Company Since 1964"*

Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

---

**From:** Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>

**Sent:** Tuesday, December 7, 2021 10:51 AM

**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>; Brian Carbaugh <[bcarbaugh@middlesexwater.com](mailto:bcarbaugh@middlesexwater.com)>; Eugene Catipay <[ecatipay@middlesexwater.com](mailto:ecatipay@middlesexwater.com)>; Greg Coury <[gcoury@middlesexwater.com](mailto:gcoury@middlesexwater.com)>; [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

**Subject:** [EXTERNAL] RE: Plan Review #1 for the Cambria Hotel

**EXTERNAL EMAIL: The sender of this email is [adecktor@pennoni.com](mailto:adecktor@pennoni.com), exercise caution.**

---

Tawanda,

I just want to check to make sure you received these files and we are good and don't need to mail hard copies?

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

**Direct:** +1 (302) 684-6241

[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)

---

**From:** Alan M. Decktor

**Sent:** Friday, December 3, 2021 2:58 PM

**To:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>; Brian Carbaugh <[bcarbaugh@middlesexwater.com](mailto:bcarbaugh@middlesexwater.com)>; Eugene Catipay <[ecatipay@middlesexwater.com](mailto:ecatipay@middlesexwater.com)>; Greg Coury <[gcoury@middlesexwater.com](mailto:gcoury@middlesexwater.com)>; [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)

**Subject:** RE: Plan Review #1 for the Cambria Hotel

Tawanda,

Due to the minor nature of the comments, im hoping you will accept this email with the revised plans and response letter.

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

Direct: +1 (302) 684-6241  
[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)

---

**From:** Tawanda Priester <[TPriester@middlesexwater.com](mailto:TPriester@middlesexwater.com)>  
**Sent:** Thursday, December 2, 2021 5:33 PM  
**To:** Brian Carbaugh <[bcarbaugh@middlesexwater.com](mailto:bcarbaugh@middlesexwater.com)>; Eugene Catipay <[ecatipay@middlesexwater.com](mailto:ecatipay@middlesexwater.com)>; Greg Coury <[gcoury@middlesexwater.com](mailto:gcoury@middlesexwater.com)>; Alan M. Decktor <[ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)>; [islam.tauhid@yahoo.com](mailto:islam.tauhid@yahoo.com)  
**Subject:** Plan Review #1 for the Cambria Hotel

Good Evening,

Attached is Plan Review #1 for the Cambria Hotel.

Thank you,

**Tawanda Priester**  
Project Engineer  
[TIDEWATER UTILITIES, INC.](http://www.tidewaterutilities.com)  
*"Southern Delaware's Premier Water Company Since 1964"*  
Phone: 302-747-1339 Fax: 302-734-9295



[tpriester@tuiwater.com](mailto:tpriester@tuiwater.com)

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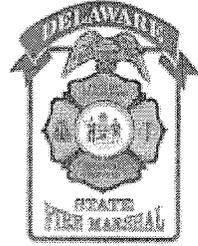
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**OFFICE OF THE STATE FIRE MARSHAL  
Technical Services**

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT – SHALL BE POSTED ON JOBSITE UNTIL FINAL INSPECTION**

**Plan Review Number:** 2021-04-208689-MJS-02  
**Status:** Approved as Submitted

**Tax Parcel Number:** 334-12.00-127.11  
**Date:** 11/19/2021

**Project**

Cambria Hotel  
Ocean 7 Group LLC Property  
Phase #: 1  
Hood Road and Lexus Way  
Rehoboth DE 19971

**Scope of Project**

**Number of Stories:**  
**Square Footage:**  
**Construction Class:**  
**Fire District:** 86 - Rehoboth Beach Vol Fire Co  
**Occupant Load Inside:**  
**Occupancy Code:** 9604

**Applicant**

Alan Decktor  
18072 Davidson Drive  
Milton, DE 19968

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.

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. A final inspection is required.

This Plan Review Project was prepared by:

Dennett Pridgeon

## FIRE PROTECTION PLAN REVIEW COMMENTS

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Plan Review Number: 2021-04-208689-MJS-02

Tax Parcel Number: 334-12.00-127.11

Status: Approved as Submitted

Date: 11/19/2021

### PROJECT COMMENTS

**1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) ADOPTED September 1, 2. 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.

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

**1195 A** Separate plan submittal is required for all flammable gas installations (regardless of tank size) proposed for this project.

IF PROVIDED

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

**1098 A** All standpipe and sprinkler connections shall be marked and identified in accordance with (DSFPR Regulation 705, Chapter 6, Section 3.0). Provide detail and layout on plans. NOTE: No objects, stands, displays, or other impediments (such as parking) shall be located within the demarcation area.

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

**1405 A** Where emergency services have to utilize access roadways to reach designated fire lanes, such access roadways shall be constructed to meet the minimum engineering specifications and/or requirements pursuant to the Delaware



Department of Transportation or local jurisdictions for paved roadways. All access roadways shall be paved and be a minimum of 20 feet clear width for two-way traffic and 14 feet clear width for one-way traffic. The paved width of access roadway shall be measured from the edge of parking spaces, or face of curb for vertical curb and back of curb for mountable curb, or edge of pavement if there is no curbing. (DSFPR Regulation 705, Chapter 5, Section 5).

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

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

**1420 A** All fire hydrants shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 6, Section 2.0.

**1421 A** All standpipe and sprinkler connections shall be marked and identified in accordance with DSFPR Regulation 705, Chapter 6, Section 3.0.

**1403 A** Where overhangs, canopies, balconies, or any other building or site features must project over any fire lane, they shall comply DSFPR Regulation 705, Chapter 5, Section 6.8.

**1088 A** The closest edge of fire lanes shall not be located closer than ten (10) feet to the exterior wall; where parking is located between the building and the fire lane, parking shall not be located closer than 15 feet to the exterior wall.(DSFPR Regulation 705, Chapter 5, Sections 6.4 and 6.4.1).

**1119 A** All proposed fire hydrants and water mains shall be installed in accordance with the most current edition of the Delaware State Fire Prevention Regulations (DSFPR, Part II, Chapters 6 & 7).

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

**1232 A** All threads provided for fire department connections, to sprinkler systems,

standpipes, yard hydrants or any other fire hose connections shall be uniform to those used by the fire department in whose district they are located. DSFPR Part III, Section 1.1.5.1.

**1233 A** The fire department that responds to this location is using 5" storz fittings on the steamer.

**1332 A** The distance between a fire hydrant and the fire lane shall not be greater than seven feet (DSFPR Part V, Chapter 5, Section 5 10.4).

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

**2500 A** A final inspection is required for this project prior to occupancy (DSFPR Part I, Section 4-7). Contact this Agency to schedule this inspection. Please have the plan review number available. **A MINIMUM OF FIVE (5) WORKING DAYS NOTICE IS REQUIRED.**

**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.



December 1, 2021

***TIDEWATER UTILITIES, INC.***

***APPROVAL TO CONSTRUCT***

Cambria Hotel Connection

***Rehoboth District***

PWS #DE0000991

Approval #21W172

Mr. Tauhid Islam  
Ocean 7 Group  
9804 Winding Trail Drive  
Ocean City, MD 21842

Dear Mr. Islam:

As provided by Section 2.11 of the *State of Delaware Regulations Governing Public Drinking Water Systems*, you are granted approval to connect the Cambria Hotel to the existing main in accordance with the plans submitted by Pennoni Associates, Inc. The plans consist of:

1. Transmittal letter dated November 29, 2021.
2. One copy of the plans entitled "Cambria Hotel" dated September 30, 2021.

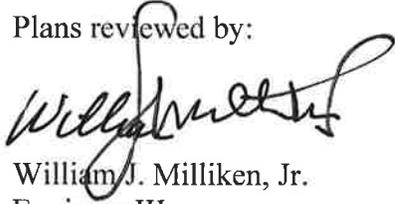
These plans, as noted, are made a part of this approval. This approval is granted subject to the enclosed list of conditions. It is the owner's responsibility to ensure as-built drawings are maintained throughout all phases of construction. Prior to receiving an Approval to Operate, the Office of Engineering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

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

Mr. Tauhid Islam  
Ocean 7 Group  
December 1, 2021  
Page 2

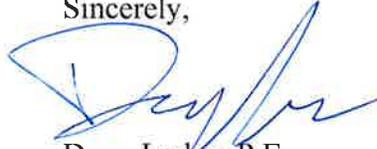
Should you have any questions regarding this matter, please feel free to contact Bill Milliken at (302) 741-8646.

Plans reviewed by:



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

Sincerely,



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

cc: Public Service Commission  
Alan M. Decktor, P.E., Pennoni Associates, Inc.  
Alexis Virdin-Gede, Tidewater Utilities, Inc.  
Ashley Kunder, Office of Drinking Water

1. The approval is void if construction has not been started by December 1, 2022.
2. The project shall be constructed in accordance with the approved plans and all required conditions listed in this Approval to Construct. If any changes are necessary, revised plans shall be submitted and a supplemental approval issued prior to the start of construction. As-built plans including profile mark-ups must be submitted to the Office of Engineering after construction has been completed.
3. Representatives of the Division of Public Health may inspect this project at any time during the construction.
4. This approval does not cover the structural stability of any units or parts of this project.
5. The water system shall be operated in conformance with the *State of Delaware Regulations Governing Public Drinking Water Systems*.
6. All wells, pipes, tanks, and equipment which can convey or store potable water shall be disinfected in accordance with the current AWWA procedures. Plans or specifications shall outline the procedure and include the disinfectant dosage, contact time, and method of testing the results of the procedure. (Recommended Standards for Water Works 2018 Edition 2.15)
7. Water mains crossing sanitary and storm sewers should be laid to provide a minimum vertical distance of 18 inches between the outside of the water main and the outside of the sewer, and the water main should be above the sewer. At crossings, one full length of water pipe should be located so both joints will be as far from the sewer as possible. Special structural support for the water and sewer pipes may be required. In cases where it is not practical to maintain an 18-inch separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
8. Water mains should be laid 10 feet horizontally from any existing or proposed sanitary or storm sewers. The distance should be measured edge to edge. In cases where it is not practical to maintain a 10-foot separation, the Division may allow deviation on a case-by-case basis if supported by data from the design engineer.
9. All chemicals, materials, mechanical devices, and coatings in contact with potable water shall comply with National Sanitation Foundation/American National Standards Institute Standards (NSF/ANSI) 60 and 61 and shall be inert, nontoxic, and shall not impart any taste, odor, or color to the water.
10. Sufficient valves should be provided so that inconvenience and sanitary hazards will be minimized during repairs. Valves should be located at not more than 500-foot intervals in commercial districts and at not more than one block or 800-foot intervals in other districts.

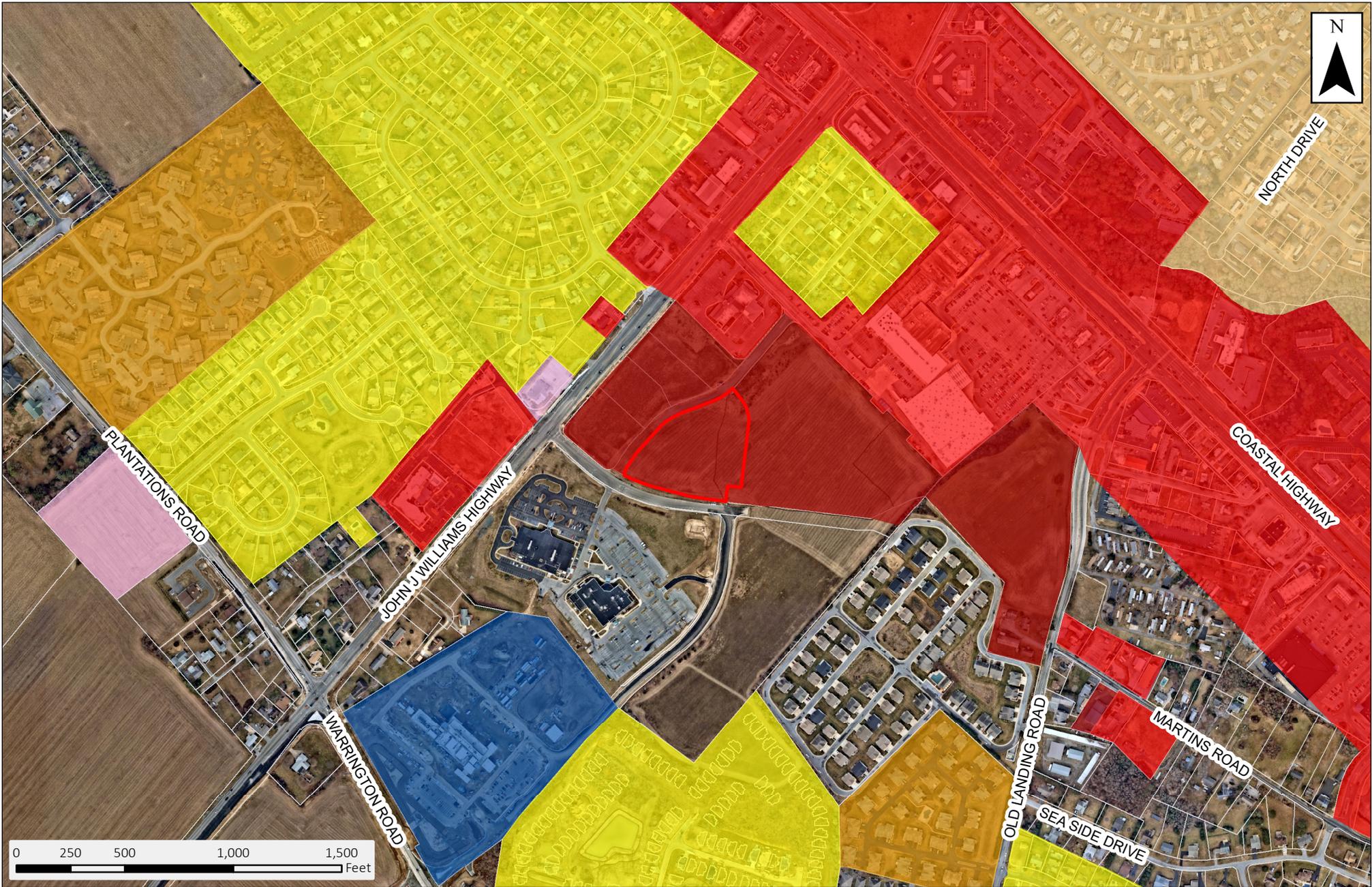
11. There shall be no connection between the distribution system and any pipes, pumps, hydrants, or tanks whereby unsafe water or other contaminating materials may be discharged or drawn into the system.
12. Fire hydrant drains shall not be connected to or located within 10 feet of sanitary sewers, storm sewers, or storm drains.
13. Prior to usage of water from this new well, water plant, storage plant, or distribution system, approval for the water quality must be obtained from the Division of Public Health.
14. The water system should be capable of providing at least 25 psi at ground level at all times throughout the distribution system.
15. All plastic pipe utilized in this drinking water system shall be approved for potable water use (NSF-pw). If any piping is joined with solder or flux, the solder and flux shall be lead free (less than or equal to 0.2 percent lead).
16. All water lines should be buried to a depth of at least 3 feet.
17. A Certificate of Public Conveniences and Necessity should be acquired from the Public Service Commission, (302) 739-4247.
18. This approval is for the distribution system only. Plans and specifications for all well plumbing, pumps, storage (including any interior coatings), and treatment must be submitted to and approved by this office prior to their installation.
19. The approval is subject to immediate revocation upon violation of any of the preceding conditions.
20. All other local (county/city/town) approvals or permits needed must be obtained prior to beginning construction.
21. Upon completion of construction and before the system is placed into operation, a "Notice of Completion" must be submitted to the Office of Engineering. Before placing the system into operation, the following must be adhered to:
  - a. Submit a set of as-built plans with profile markups to the Office of Engineering.
  - b. Obtain an Approval to Operate from the Office of Engineering.

**TAB 4**

**MAPS**



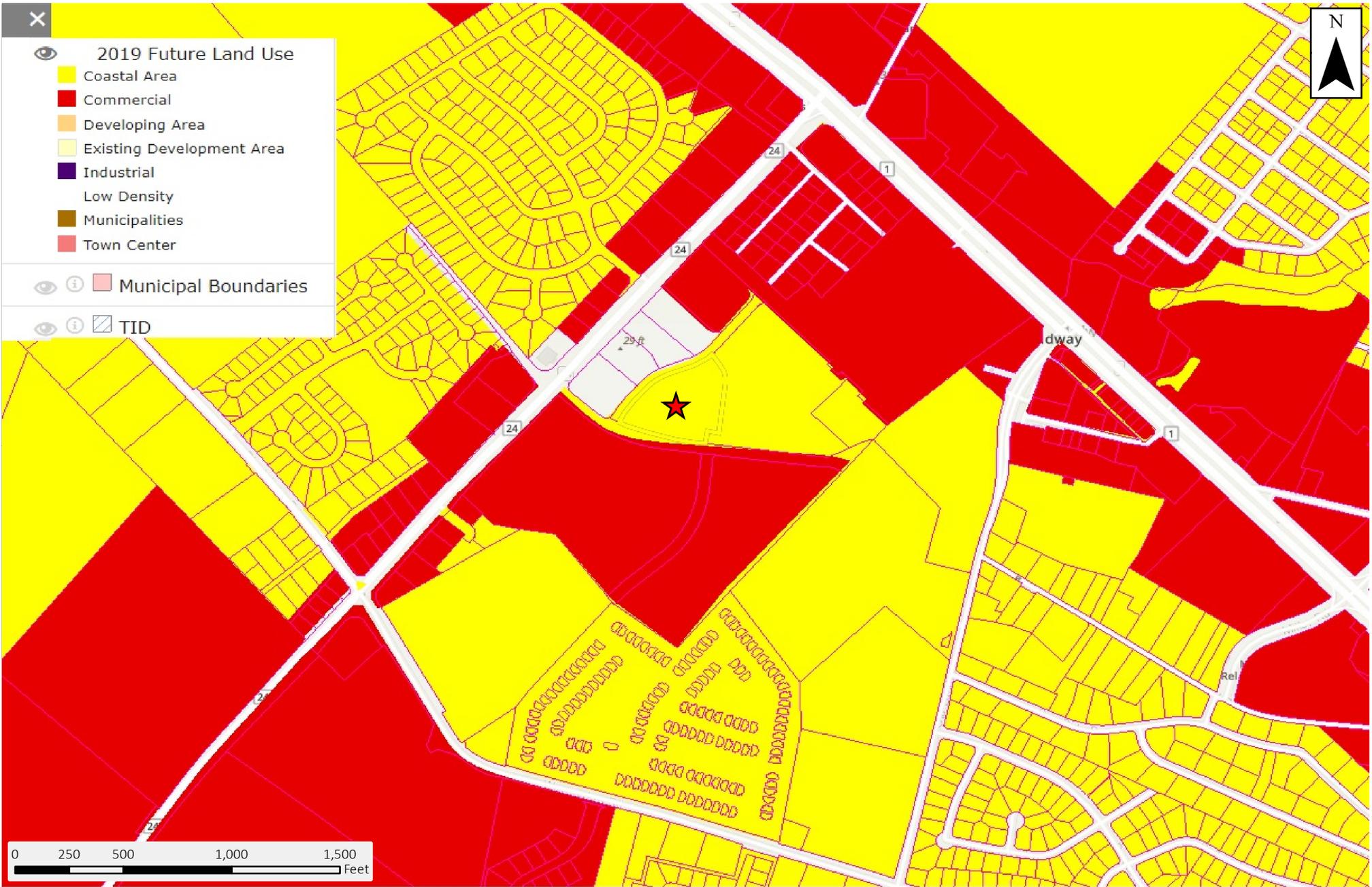
1	Site Location Map		<div style="border: 2px solid red; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Subject Property <div style="border: 1px solid gray; width: 20px; height: 10px; display: inline-block; margin-right: 5px;"></div> Other Tax Parcels
	Sea Glass Hotel		
	FISHR21001		



2	County Zoning Map
	Sea Glass Hotel
	FISHR21001



AR-1 (Unshaded)	C-1	GR	I-1
B-1	CR-1	HR-1	MR



3	Sussex County Future Land Use	
	Sea Glass Hotel	
	FISHR21001	

