



Memorandum

To: Sussex County Planning Commission Members From: Jamie Whitehouse, Director, Department of Planning & Zoning; Jenny Norwood, Planning and Zoning Manager, Lauren DeVore, Planner III, Christin Scott, Planner I, Nicholas Torrance, Planner I, and Chase Phillips, Planner I CC: Vince Robertson, Assistant County Attorney Date: March 16, 2021 RE: Other Business for the March 25th, 2021 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the March 25, 2021 Planning Commission meeting.

Lands of Taylor ("Taylormade") (2020-06)

Final Subdivision Plan

This is a Final Subdivision plan to divide an 8.93 acre +/- parcel of land into 3 proposed lots and residual lands off a 50' wide access easement. Proposed Lot 1 will consist of 1.55 acres; Lot 2 will consist of 0.93 acres and Lot 3 will consist of 0.94 acres. At their meeting of Thursday, October 8, 2020, the Planning and Zoning Commission approved the Preliminary Subdivision Plan. The properties are located on the south side of Asketum Branch Road (S.C.R. 442) approximately 0.21-mile south of Bryans Store Rd. (S.C.R. 432). The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all Conditions of Approval. Tax Parcel: 133-14.00-3.05. Zoning: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

Delaware Army National Guard Training Center

Revised Fine Site Plan

This is a Revised Final Site Plan for a proposed 6,800 square foot fitness center to replace the current 1,034 square foot fitness center to be located at 163 Scannell Boulevard in Bethany Beach. This is an existing use of the parcel. This Revised Final Site Plan complies with the Sussex County Code. Tax Parcel: 134-13.00-132.00. Zoning: MR (Medium Residential Zoning District). Staff are awaiting agency approvals.

S-21-04 Nick's Mini Golf

Preliminary Site Plan

This is a Preliminary Site Plan for an 18-hole miniature golf course, 150 square-foot building, 19 parking spaces, a netted fence and other site improvements to be located at 32967 Coastal Hwy (Route 1) in Bethany Beach. Conditional Use No. 2222 was approved for a miniature golf course by the Sussex County Council on June 9th, 2020 and adopted through Ordinance No. 2713. On December 21, 2020 the Board of Adjustment granted variance for a 40-foot reduction of the front setback and a 5-foot reduction of the rear setback. The 19 parking spaces include 7 on-site parking spaces with 12 off-site spaces. A shared parking study will be submitted by the applicant prior to the Final Site Plan approval. The Preliminary Site Plan complies with the Sussex County Code and all conditions of approval. Tax Parcel: 134-17.11-40.00. Zoning: C-1 (General Commercial Zoning District) and lies within the Combined Highway Corridor Overlay Zone (CHCOZ). Staff are awaiting agency approvals.



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Cypress Pointe (2005-75)

Revised Amenities Plan & Request to Amend Conditions of Approval

This is a Revised Amenities Plan and request to amend the Conditions of Approval for the existing Cypress Pointe Subdivision which consists of 72 lots. Specifically, the applicant is requesting an amendment to Condition #9 which currently reads, "As stated by the Applicant, there shall be amenities including a tot lot, bike paths, and mulched trail system" to "As stated by the Applicant, there shall be amenities including a pool and pool house." The previously approved Final Subdivision Plan does not show these amenities and instead, shows a pool and clubhouse which does not meet the requirements of Condition #9. The applicant has stated that including these amenities (tot lot, bike paths and a mulched trail system) would "result in a significant increase in Property Owner Association fees for the community" which has caused several homeowners to request that these amenities be removed. As of current, there are 32 homes that have been sold in the community, and the developer owns the 40 remaining lots. There were 28 responses provided from the 32 homeowners within the subdivision. 21 of the 32 homeowners (representing 66% of the current homeowners) indicated that they would prefer that the area remain as open space. Additionally, the developer agreed for the additional 40 developer-owned lots to have the property remain as open space. Overall, 61 of the 72 total lots (85%) agreed to converting to the area to open space. A Revised Amenities Plan noting these changes has been provided. Tax Parcel: 232-5.00-4.00. Zoning District: AR-1 (Agricultural Residential District).

Lands of Everett and Betty Rust

Minor Subdivision off a 50-ft Easement

This is a Minor Subdivision Plan for the subdivision of a 3.32-acre +/- parcel of land for the creation of two (2) lots plus residual lands with access off a proposed 50-ft ingress/egress access easement. Lot 4A will consist of 1.16-acres +/-, Lot 4B will consist of 1.16-acres +/-, and Lot 4C will consist of 1.0032-acres +/-. The parcel is located on the east side of William Street Road (S.C.R. 309). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 234-28.00-16.14. Zoning District: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.

Lands of Martin Ross

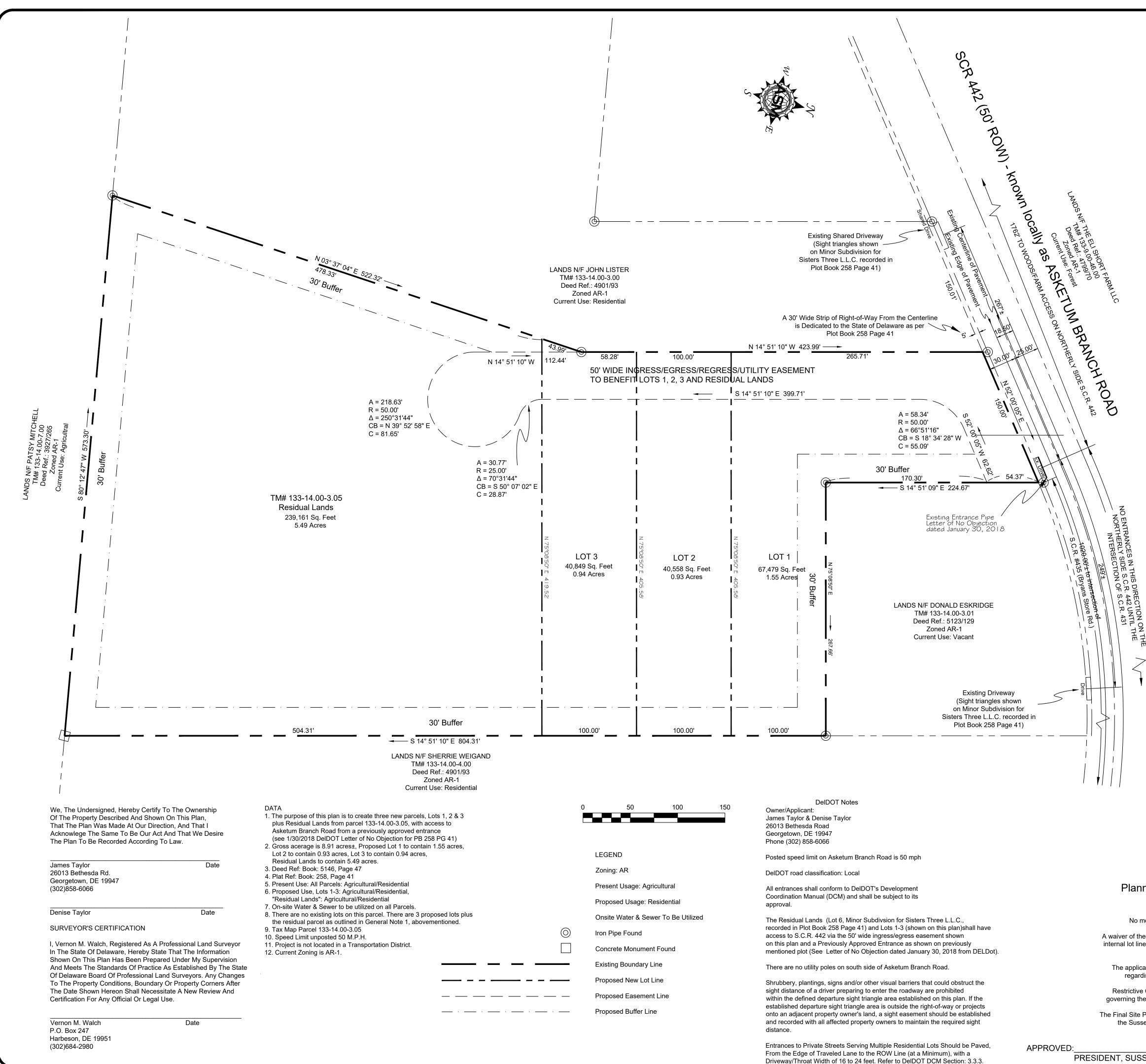
Minor Subdivision off a 50-ft Easement

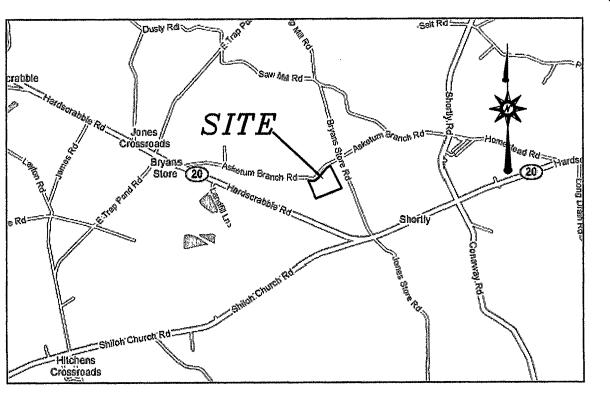
This is a Minor Subdivision Plan for the subdivision of a 97.979-acre +/- parcel of land for the creation of one (1) lot plus residual lands with access off a proposed 50-ft ingress/egress access easement. Parcel 1 will consist of 29.997-acres +/- with the remaining lands consisting of 67.982acres +/-. The parcel is located on the southwest side of Whitesville Road (S.C.R. 64). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 532-16.00-14.00. Zoning District: AR-1 (Agricultural Residential District). Staff are in receipt of all agency approvals.

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VICINITY MAP SCALE: $1^{"} = 1$ MILE

Planning & Zoning Commission

Conditions of Approval

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No more than four (4) lots shall be permitted.

A waiver of the buffer requirements is appropriate along the new internal lot lines. The buffer shall be required along the outside perimeter of this subdivision.

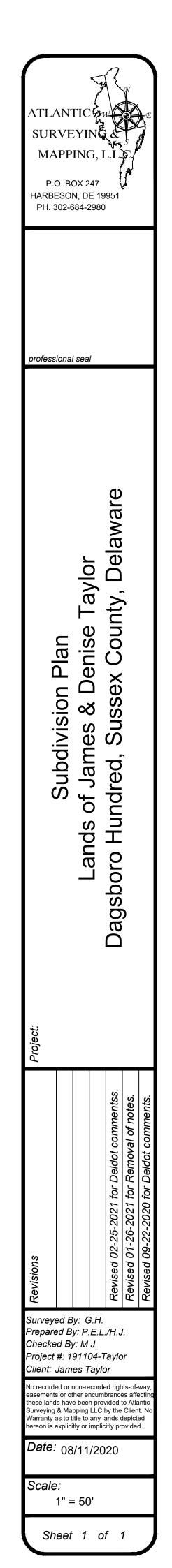
The applicant shall comply with all DelDOT requirements regarding entrance and roadway improvements.

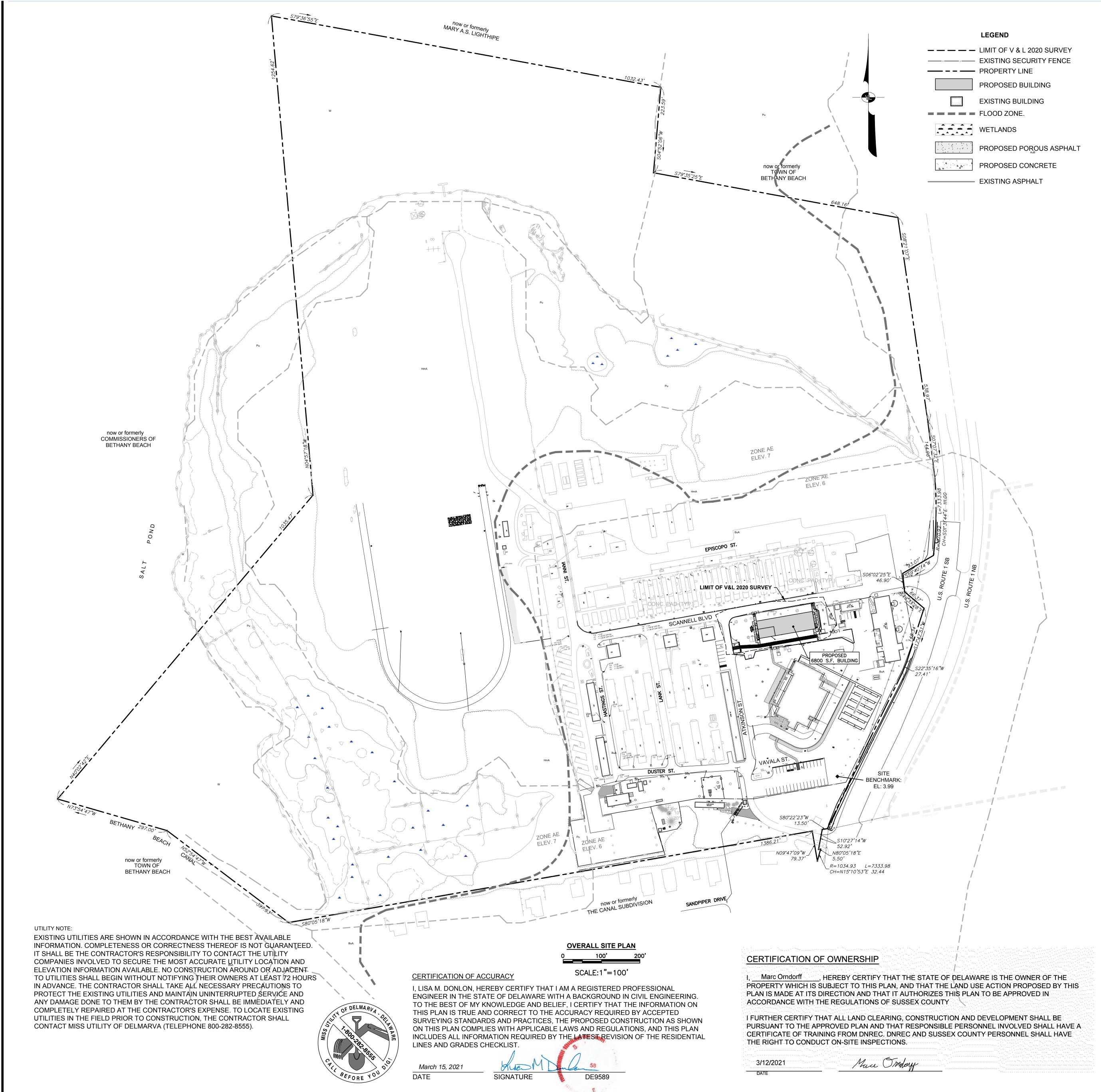
Restrictive Covenants shall be established and recorded governing the shared use and maintenance of the roadways.

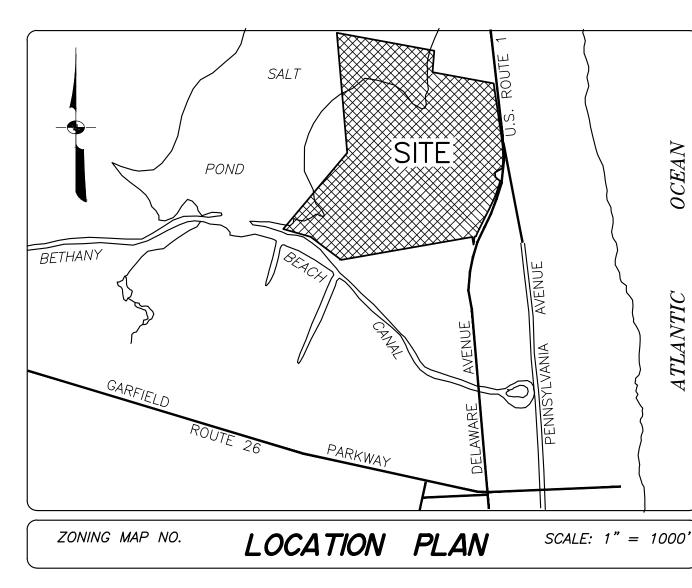
The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commision.

DATE:

PRESIDENT, SUSSEX COUNTY COUNCIL







NOTES: 1. OWNER:

STATE OF DELAWARE FIRST REGIMENT ROAD WILMINGTON, DE. 19808

CONTACT FOR THIS PROJECT: MARC ORNDORFF (302) 326-7132

- 2. PROPERTY ADDRESS: 163 SCANNELL BLVD BETHANY BEACH, DE 19930-9210
- 3. TAX PARCEL NO.: 1-34 13.00 132.00, BALTIMORE HUNDRED
- 4. AREA: 122.04± ACRES
- 5. SOURCE OF TITLE: DEED RECORD.
- 6. LATITUDE: 38°32'48"N LONGITUDE: 75°3'37"W (CENTER OF CONSTRUCTION AREA)
- 7. ZONING: MEDIUM RESIDENTIAL
- 8. HORIZONTAL DATUM: DELAWARE STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM - NAD 1983 (HARN REFERENCE).
- 9. VERTICAL DATUM: NATIONAL AMERICAN VERTICAL DATUM - NAVD 1988.
- 10. BENCHMARK: ELEVATIONS FOR THIS SITE WERE ESTABLISHED FROM STATIC G.P.S. OBSERVATION, REFERENCED WITH THE ONLINE POSITION USER SERVICE (OPUS).
- 11. SITE BENCHMARKS: TOP OF SOUTH WEST BOLT OF SOUTH I-BEAM ON DEARNG SIGN. EL: 3.99
- 12. ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT UNITS.
- 13. TOPOGRAPHIC SURVEY INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY VANDEMARK & LYNCH, INC. FROM JUNE 2011 THROUGH APRIL 2020.
- 14. THE PROPERTY ON THIS PLAN IS TAKEN FROM A R.A. NAGLE & ASSOCIATES, INC. PLAN TITLED SITE PLAN AND DATED 1-26-90, AND DOES NOT REPRESENT A PROPERTY SURVEY BY VANDEMARK & LYNCH, INC.
- 15. WATER: SUSSEX SHORES WATER COMPANY WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- 16. SEWER: SUSSEX COUNTY (NORTH BETHANY DISTRICT) SEWERAGE IS SUBJECT TO THE APPROVAL OF SUSSEX COUNTY. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT.
- 17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENT CONTROLS, AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION, INCLUDING AREAS DISTURBED BY UTILITY COMPANIES.
- 18. IT SHALL BE THE DELAWARE AMRY NATIONAL GUARD'S RESPONSIBILITY TO INSPECT, MAINTAIN, AND REPAIR THE STORMWATER MANAGEMENT FACILITIES AFTER CONSTRUCTION. SEE SHEET C-111 FOR INSPECTION AND MAINTENANCE PROCEDURES FOR SWM FACILITIES.
- 19. THE EXISTING BUILDING TO BE REMOVED IS THE PHYSICAL FITNESS CENTER FOR A TOTAL OF 1,034 S.F. THE BUILDING TO BE CONSTRUCTED IS 6,808 S.F. FOR A NEW PHYSICAL FITNESS CENTER, WHICH IS A NET ADDITION OF 5,774 S.F. THE OVERALL USE OF THE SITE WILL NOT CHANGE AND IT IS ANTICIPATED THE SITE TRAFFIC WILL ALSO NOT CHANGE.
- 20. THIS SITE LIES PARTIALLY WITHIN A 100 YEAR FLOODPLAIN AS DEFINED ON THE FLOOD INSURANCE RATE MAP NO. 10005C0512 K & 10005C0516 K, DATED MARCH 16, 2015. FOR SUSSEX COUNTY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
- 21. THERE ARE NO WETLANDS WITHIN THE LIMIT OF DISTURBANCE AREA OF THIS PROJECT BASED ON THE PROPERTY AND WETLANDS SURVEY, DELAWARE NATIONAL GUARD, BETHANY BEACH TRAINING SITE, PREPARED BY VANDEMARK & LYNCH. INC., VANDEMARK & LYNCH PLAN FILE NO. 29839-B

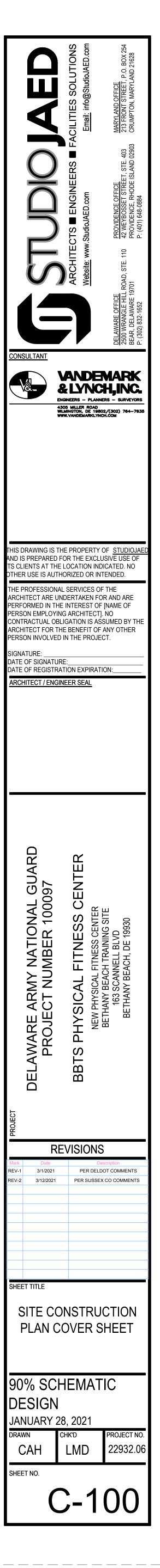
THE PURPOSE OF THIS PLAN IS TO PROVIDE AN UPGRADE TO THE PHYSICAL FITNESS CENTER FOR THE DELAWARE ARMY NATIONAL **GUARD AND ASSOCIATED SITE IMPROVEMENTS.**

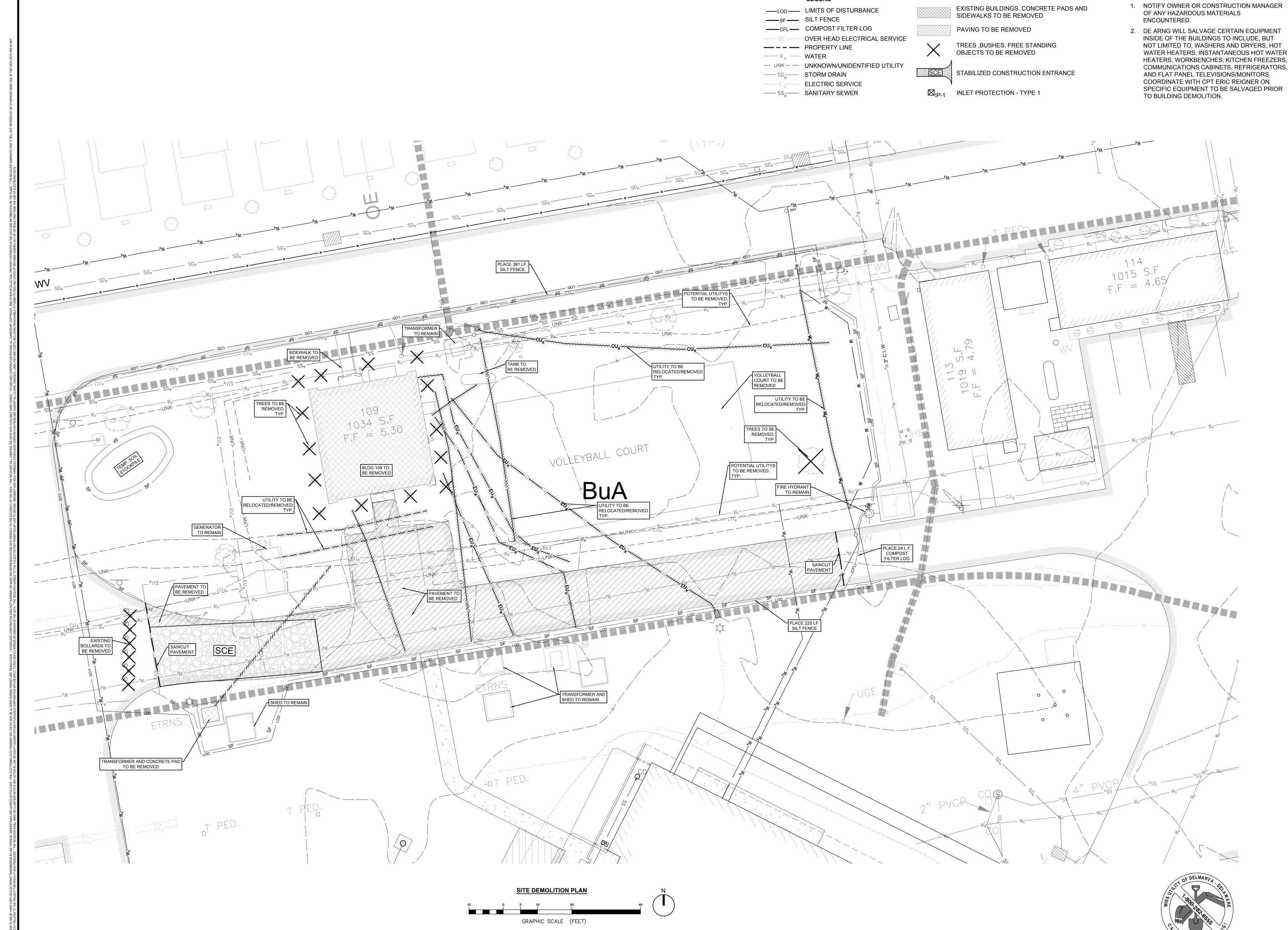
SHEET INDEX

SHEET C-100	COVER
SHEET C-110	UTILITY
SHEETS C-111-112	PLAN & I
SHEETS C-120-121	GRADIN
SHEET C-130	UTILITY
SHEET C-140	FIRE MA
SHEET C-150	STORM
SHEETS C-160	SITE PL

SHEET **RELOCATION & DEMOLITION PLAN** NG PLAN & DETAILS PLANS ARSHAL PLAN & DETAILS WATER MANAGEMENT PLAN



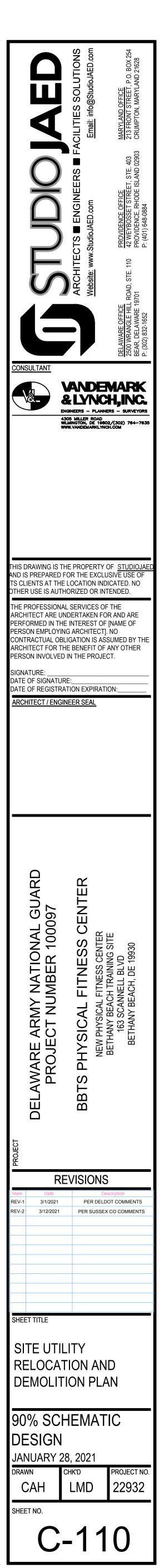


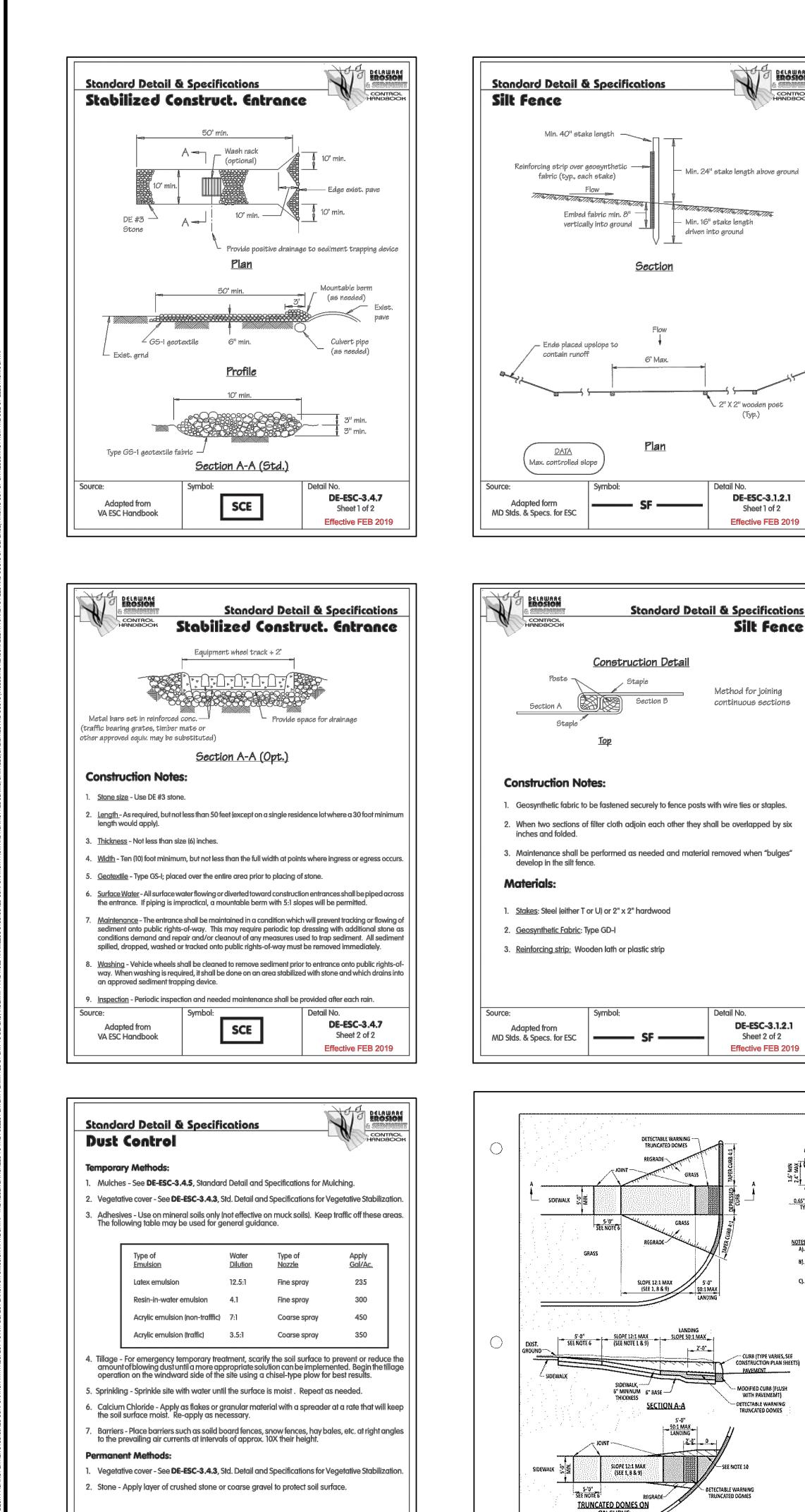


LEGEND

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GENERAL NOTES:





DE-ESC-3.4.8

Effective FEB 2019

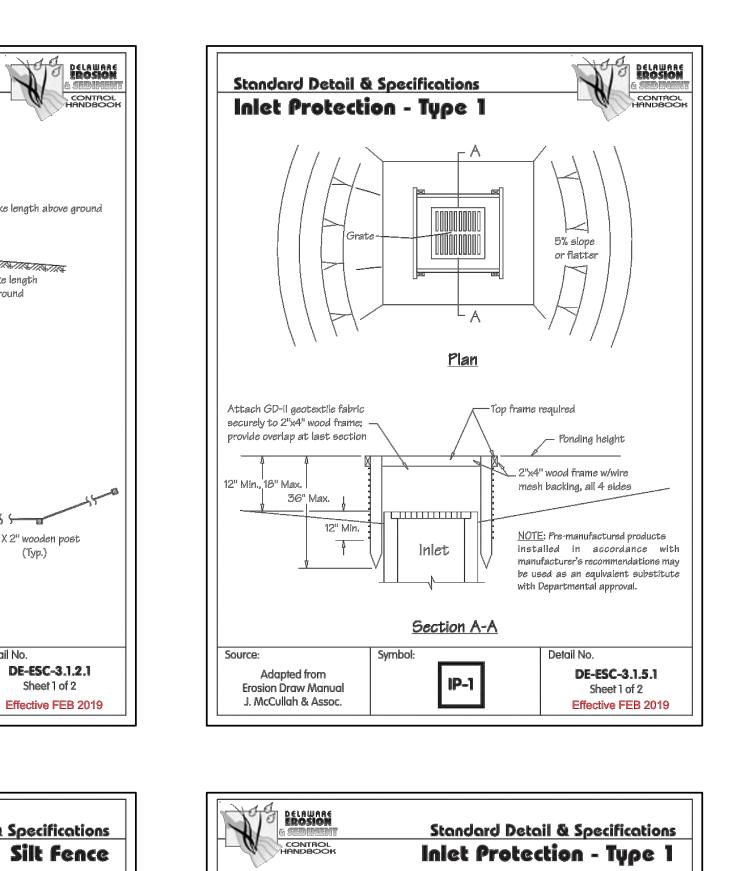
Sheet 1 of 1

DELAWARE

DEPARTMENT OF TRANSPORTATION

Adapted from

VA ESC Handbook



Construction Notes:

Materials:

adainst it.

3. Geotextile fabric: Type GD-II

1. Excavate completely around inlet to a depth of 18° below grate elevation.

(weir) must be 6" below edge of roadway adjacent to inlet.

iverlapped and tolded, then fastened dowl

2. Drive 2" x 4" post 1' into ground at four corners of inlet. Place nail strips between posts on

3. Stretch wire mesh tightly around frame and fasten securely. Ends must meet at post.

4. Stretch geotextile fabric tightly over wire mesh, the cloth must extend from top of frame to

5. Backfill around inlet in compacted 6" layers until at least 12" of geotextile fabric is buried.

6. If the inlet is not in a low point, construct a compacted earth dike in the ditchline below it.

This structure must be inspected frequently and the filter fabric replaced when clogged.

2. Wire mesh must be of sufficient strength to support filter fabric with water fully impounded

The top of this dike is to be at least 6" higher than the top of frame (weir).

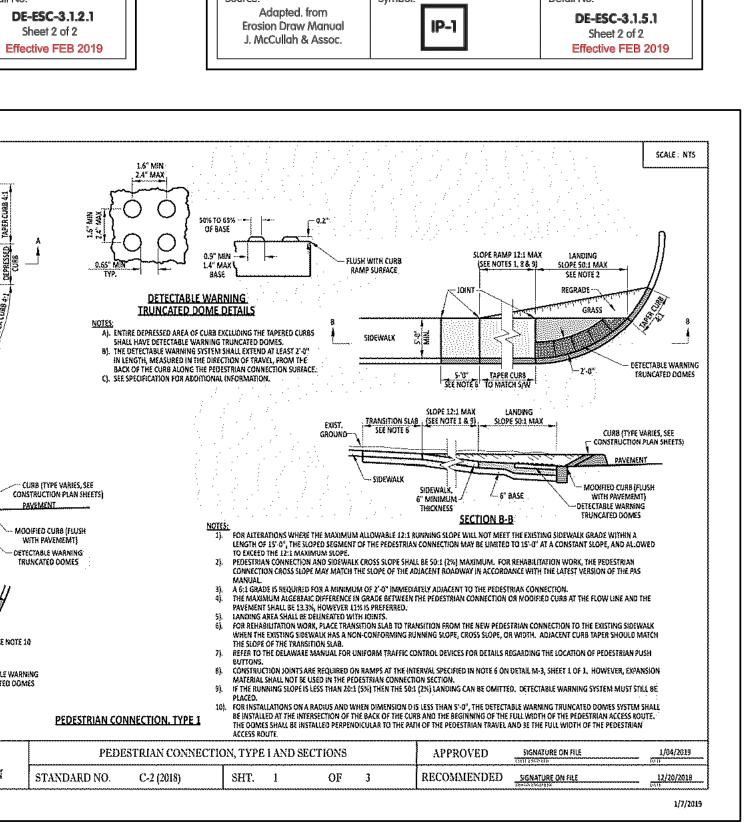
. Wooden frame is to be constructed of 2" x 4" construction grade lumber.

18" below inlet grate elevation. Fasten securely to frame. Ends must meet at post, be

ends of inlet. Assemble top portion of 2" x 4" frame using overlap joint shown. Top of frame

TEMPORARY SEEDING BY RATES, DEPTHS AND DATES Mix # Species ⁶ Seeding Rate Optimum Seeding Dates ¹ O = Optimum Planing Period; A = Acceptable Planting Period									Planting Depth ³		
				0.	astal P			iedmo	-4	All	
	Certified Seed	Ib/Ac.6	lb/1000 sq.ft.	2/1- 4/30	² 5/1- 8/14	8/15- 10/31	р 3/1-4/30	² 5/1- 7/31	8/1- 10/31	All 10/31- 2/1	
1	Barley	125	4	0	Α	0	0	A	0		1-2 inches
2	Oats	125	4	0	А	А	0	A	Α		2-3" sandy soils 1-2 inches
3	Rye	125	4	0	A	0	0	A	0	Α	2-3" sandy soils 1-2 inches
4	Perennial Ryegrass	125	4	0	A	o	0	A	0		2-3" sandy soils 0.5 inches
5	Annual Ryegrass	125	4	0	А	0	0	A	0	A	1-2" sandy soils 0.5 inches
6	Winter Wheat	125	4	0	A	0	0	A	0	A	1-2" sandy soils 1-2 inches
7	Foxtail Millet	30 PLS	0.7		0			0			2-3" sandy soils 0.5 inches
8	Pearl Millet	20 PLS	0.5		0			0			1-2" sandy soils 0.5 inches
2. May be 3. Applica 4. Fifty po 5. Use va 5. Use va 8. Warm per acr	seeding requires 3 tons per planted throughout summe able on slopes 3:1 or less, aunds per acre of Annual Le rieties currently recommend season grasses such as Mil re. Good on low fertility and TE: Alternative seed mix	r if soil mol spedeza mi led for Dela let or Weep acid areas.	sture is ad ay be add ware. Co ving Loveç Seed aft	dequate ed to 1/ intact a grass m ter frost	or see (2 the si County ay be u ; through	ded are eeding Exten: sed be h sumn	ea can t rate of a alon Off tween 5 ner at a	any of t ice for i /1 and depth a	he abov nforma 9/1 if d of 0.5°.	tion. esired. Se	eed at 3-5 lbs.

	Seeding Mixtures	Seedin	ig Rate ¹		C SEEDING AND SEEDING DATES Optimum Seeding Dates ² O = Optimum Planing Period A = Acceptable Planing Period				nters ²		Remarks
Mix No.	Certified Seed ²			Co	estal P			lanting P Viedmo t		All	
	Well Drained Solls	ib/Ar:	lb/1000	2/1-	5/1-	8/15-	3/1-	5/1-	8/1-	10/31-2/1	
1	Tall Fescue	14D	eq.fi. 3.2	4/30 A	8/14 O	10/31 A	4/30 A	7/31 O	10/31 A	Add 100	Goad erasion control mix
	Weaping Lovegrass	10	0.23							Ibs./ac Winter Rys	Tolerant of low fertility soils Lovegrass very difficult to mov Germinates only in hot weather
2	Deertongua	30	0.69	Α	0	A	A	0	А	Add 100	Good erosion control mix
	Sheep Fescue Common Lespedeza ⁶ Inoculated	30 15	0.69 0.35							lbs./ac Winter Rye	Tolerant of low fertility soils Good wildlife cover and food
3	Tall Fescue (Turi-type) or Strong Greeping Red Fescue or	50 50	1.15	0	Α	0	o	A	0	Add 100 lbs./ac.	Good erosion control mix Tall Fescue for droughty
	Perennial Ryegrass	50	1.16							Winter Rye	conditions. Creeping Red Fescue for heavy shade. Flatpe
4	plus Flaipea ⁵ Strong Creeping Red Fescue	15 100	0.34	0	A	0	0	A	0	Add 100	to suppress woody vegetation Suitable waterway mix.
4	Kentucky Bluegrass	70	1.61	ľ	[°]	Ŭ	Ŭ	n	Ŭ	lbs./ac.	Canada Bluegrass more
	Perennial Ryegrass or Redtop	15 5	0.35 0.11							Winter Rye	drought tolerant. Use Redtop for increased drought tolerance.
5	plus White Clover ⁶	3	0.07	<u> </u>	0						
5	Switchgrass ^{6,7} or Coastal Panicgrass	10 10	0.23		o			0			Native warm-season mixture. Tolerant of low fertility soils.
	Big Bluestern Little Bluestern	5	0.11								Drought tolerant. Poor shade tolerance.
6	Indian Grass Tall Fescue (turf-type)	5	0.1	0	A	0	0	A	0		N fertilizer discouraged - weed Managed filter strip for
-	(Blend of 3 cultivare)								1		nutrient uptake.
7	Tall Fescue Ky. Bluegrass (Blend) Perennial Ryegrass	150 20 20	3.5 0.46 0.46	0	A	٥	0	A	0		Three cultivars of Kentucky Bluegrass. Traffic tolerant.
B	Big Bluestem ⁷	10	0.23	0	Α		0	A			Al species are native.
	Indian Grass ⁷ Little Bluestern ⁷	10 B	0.23 0.16								Indian Grass and Bluestern hav fluffy seeds. Plant with a
	Creeping Red Feacue plus one of:	30	0.69	l I							specialized native seed drill.
	Partridge Pea	5	0.11	l I							Creeping Red Fescue will
	Bush Clover Wild Indigo Showy Tick-Trefol	3 3	0.07	I I							provide erosion protection while the warm season grasses



GENERAL NOTES:

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

EROSION AND SEDIMENT CONTROL NARRATIVE AND SEQUENCE OF CONSTRUCTION

NARRATIVE

THE PURPOSE OF THIS NARRATIVE AND PLAN IS TO SHOW THE EROSION AND SEDIMENT CONTROLS, AND SITE WORK ASSOCIATED WITH THE BUILDING AND ASSOCIATED SITE IMPROVEMENTS. THIS WILL BE ACCOMPLISHED THROUGH THE USE OF SILT FENCE AND RAPID STABILIZATION OF ALL DISTURBED AREAS.

SEQUENCE OF CONSTRUCTION

- NOTIFY DNREC IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT & STORMWATER MANAGEMENT PLAN.
- 2. NOTIFY MISS UTILITY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION (1-800-282-8555 IN DE.)
- 3. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING. A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH DNREC SITE REVIEWER, THE LAND OWNER, CONTRACTOR AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING, THE DESIGNER IS RECOMMENDED TO ATTEND CONTACT DNREC TO SCHEDULE A PRE-CONSTRUCTION MEETING.
- 4. THE DEVELOPER SHALL REQUEST, AT LEAST 48-HOURS IN ADVANCE, THAT THE APPROPRIATE INSPECTION AGENCY EITHER MAKE AN INSPECTION OR ISSUE AN APPROVAL OF WORK COMPLETED AT THE FOLLOWING STAGES OF CONSTRUCTION
 - a. UPON COMPLETION OF THE PERIMETER CONTROL INSTALLATION. b. PRIOR TO THE START OF THE STORMWATER MANAGEMENT FACILITY CONSTRUCTION.
 - c. UPON ESTABLISHMENT OF STABILIZATION.
 - d. UPON COMPLETION OF THE PROJECT/TERMINATION OF THE NOI.
- 5. INSTALL STABILIZED CONSTRUCTION ENTRANCE AND SILT FENCE PERIMETER CONTROLS AS SHOWN.
- 6. ALL PERIMETER CONTROL MEASURES ARE TO BE REVIEWED BY DNREC SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
- 7. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT AND DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY CONSTRUCTION SITE REVIEWER.
- CLEAR AND GRUB SITE. 9. DEMOLISH EXISTING BUILDING, PAVING, CONCRETE, AND UTILITIES.
- 10. BEGIN ROUGH GRADING. BEGIN CONSTRUCTION OF THE BUILDING AND UTILITIES. 11. NOTIFY THE PERSON RESPONSIBLE FOR CONSTRUCTION REVIEW AT LEAST 3 DAYS PRIOR TO THE START OF CONSTRUCTING THE STORMWATER MANAGEMENT
- FACILITY. 12. BEGIN CONSTRUCTION OF PAVING AND SIDEWALK. 13. STABILIZE ALL AREAS OUTSIDE PAVING AND SIDEWALKS WITH TOPSOIL AND SOD,
- SEED AND MULCH, OR LANDSCAPING. 14. EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER
- WORK IN AN AREA HAS BEEN COMPLETED AND STABILIZED WITH WRITTEN APPROVAL FROM THE DNREC INSPECTOR.
- 15. REMOVE THE SILT FENCE WHEN VEGETATION IS FIRMLY ESTABLISHED AND ALL OTHER AREA ARE STABILIZED TO THE SATISFACTION OF THE INSPECTOR. STABILIZED AREAS DISTURBED WHEN REMOVING SILT FENCE.

	ndard Detail									q	
Ve	getative	Sta	bil	iz(ati	io	n				HANDBO
		PERM	ANENT S	EEDIN	g and) SEEI	DING D	ATES	(cont	-)	
	Seeding Mixtures	Seedi	ng Rate ¹			Optimu O = Op A = Acci	imum Ph	anting Pe	Indu		Remarks
Hix No.	Certified Seed"				astal P			ledmoi		All*	
	Poorly Dmined Soils	it/Ac	lb/1000 sq.ft.	2/1- 4/30	5/1- 8/14	8/15- 10/31	3/1- 4/30	5/1- 7/31	8/1- 10/31	10/31-2/1	
9	Redtop Creaping Bantgrass Sheep Feacue	75 35 30	1.72 0.6 0.69	0	A	0	0	A	0	Add 100 lbs./ac. Winter	Quick stabilization of disturbed sites and waterways
10	Rough Bluegrass Reed Canarygrass ⁶	45	1 0.23	A		0	A		0	Rya	Good erasion control, wildlife
											cover and wetland revegetation
11	Residential Lawns Tall Fescue	100	2.3	0	A	0	0	A	0		High value, high maintenance,
	Perennial Ryegrass Kentucky Bluegrass Bland	25 30	0.57 0.69	Ĩ		Ű	~		Ť		light traffic, Irigation necessary Well drained soils, full sun.
12	Tali Fescue Perennial Ryegrass Sheep Fescue	100 25 25	2.3 0.57 0.57	0	A	0	0	A	0		Moderate value, low maintenance, traffic tolerant
13	Creeping Red Fescue Chewings Fescue Rough Bluegrass Kentucky Bluegrass	50 50 20 20	1.15 1.15 0.4 0.4	0	A	0	0	A	D		Shade tolerant, moderate traffic tolerance, moderate maintenance.
14	Creeping Red Fescue Rough Bluegrass or Chewings Fescue	50 90	1.15 2.1	0	A	٥	0	A	٥		Shade tolerant, moisture tolerant.
15	K-31 Tell Feacue	150	3.5	0	A	a	0	Α	0		Monoculture, but performs well alone in lawns. Discouraged.
eflect lor 3. All sea naximun 1. Gool a 5. All legt 3. Warm 7. Warm	seeding requires 3 tons per acre cel conditions. d chail meet the minimum purity a n % of weed seeds shall be in acc asson apecies may be planted the uminous seed must be incculated, season grass mix and Reed Cana season grasses require a soil terr OTE: Alternative seed mi	nd minimu ordance wi oughout eu rry Grass c perature d	m germina th Section mmer if ec annot be n f at least 6	riton per 1, Chap NI moist nowed r 0 degre	rcenteg oter 24, ure is e more th es in o	es reco Title 3 dequat an 4 tin rder to p	mmend of the C a or see nes par permina	ed by ti elawar dad ar year. te, and	ha Dali a Coda ea can will rar	aware Depa , be intgated nain dorma	rtmant of Agriculture. The
urce: Delav	vare ESC Handbook	Sy	mbol:							Detai	No. DE-ESC-3.4.3 Sheet 3 of 4

DELAWARE EROSION Standard Detail & Specifications Vegetative Stabilization **Construction Notes:** Site Preparation a. Prior to seeding, install needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, grassed waterways, and sediment basins. b. Final grading and shaping is not necessary for temporary seedings.

2. Seedbed Preparation

It is important to prepare a good seedbed to insure the success of establishing vegetation. The seedbed should be well prepared, loose, uniform, and free of large clods, rocks, and other objectionable material. The soil surface should not be compacted or crusted.

- . Soil Amendments a. Lime - Apply liming materials based on the recommendations of a soil test in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply
- dolomitic limestone at the rate of 1 to 2 tons per acre. Apply limestone uniformly and incorporate into the top 4 to 6 inches of soil.
- b. Fertilizer Apply fertilizer based on the recommendations of a soil test in accordance with the approved nutrient management plan. If a nutrient management plan is not required, apply a formulation of 10-10-10 at the rate of 600 pounds per acre. Apply fertilizer uniformly and incorporate into the top 4 to 6 inches of soils.

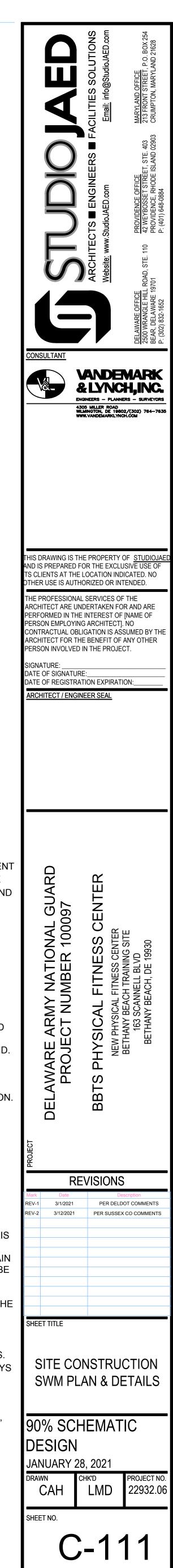
a. For temporary stabilization, select a mixture from Sheet 1 . For a permanent stabilization, select a mixture from Sheet 2 or Sheet 3 depending on the conditions. Alternative seed mixes

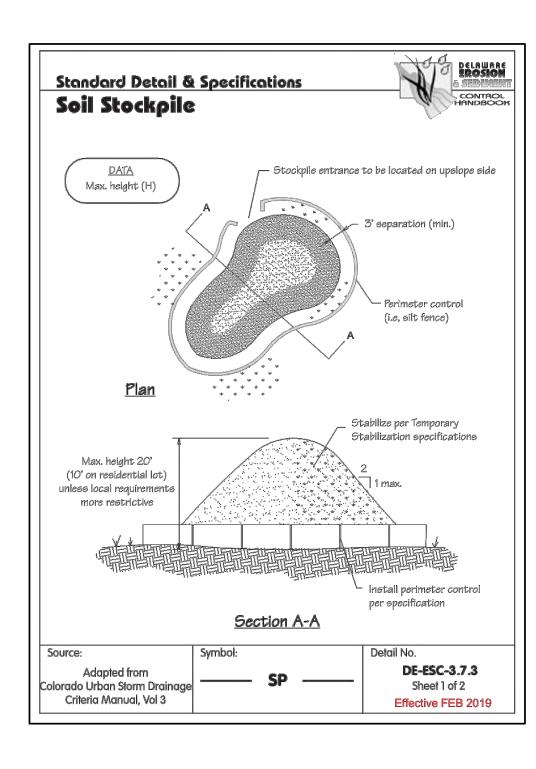
- may be used with prior approval from the Department or Delegated Agency. b. Apply seed uniformly with a broadcast seeder, drill, cultipacker seeder or hydroseeder. All seed
- will be applied at the recommended rate and planting depth. c. Seed that has been broadcast should be covered by raking or dragging and then lightly tamped
- into place using a roller or cultipacker. If hydroseeding is used and the seed and fertilizer is mixed, they will be mixed on site and the seeding shall be done immediately and without

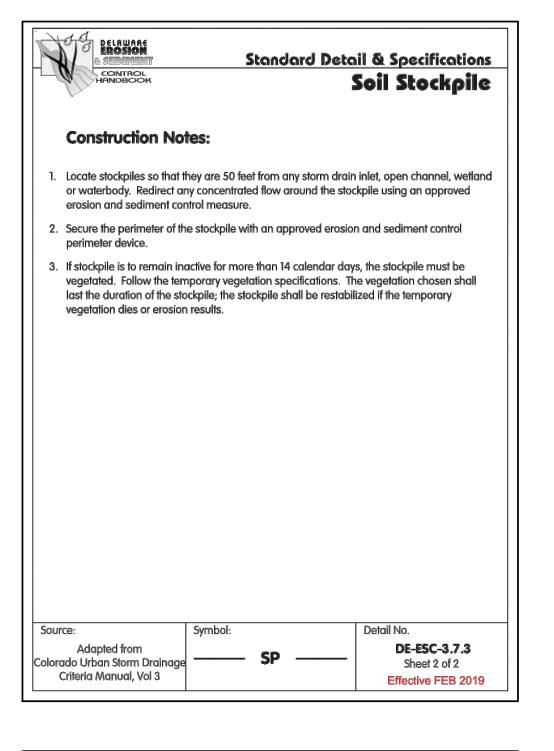
interruption Mulching

I	Delaware FSC Handbook		DE-ESC-3 4 3						
I	Source:	Symbol:	Detail No.						
I	All mulching shall be done in accordance with detail DE-ESC-3.4.5 .								
I	5. Mulching								

	Delaware ESC Handbook	DE-ESC-3.4.3 Sheet 4 of 4 Effective FEB 2019
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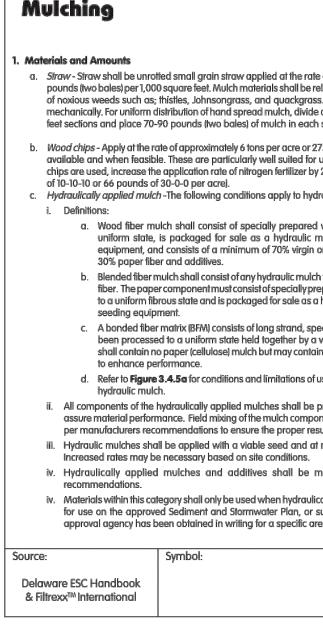


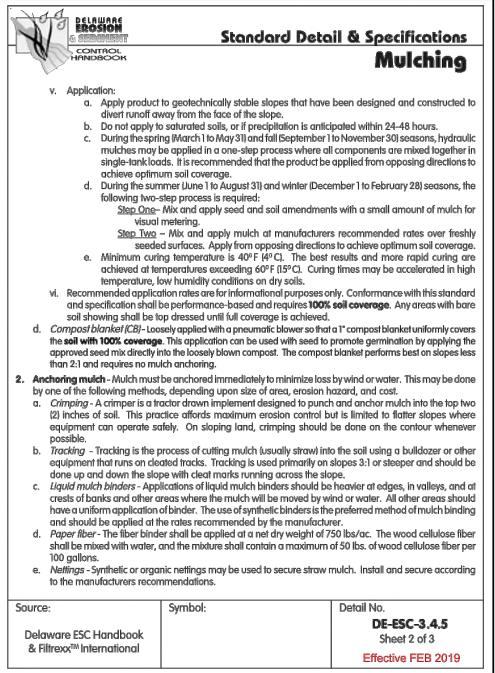


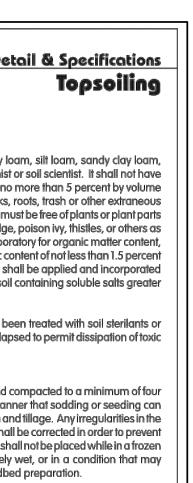


Topsoiling							
Construction Notes:							
1. Site Preparation (Where Topsoil is to be added)							
<u>Note</u> : When topsoiling, maintain needed erosion and sediment control practices such as diversions, grade stabilization structures, berms, dikes, waterways and sediment basins.							
 Grading - Grades on the areas to be topsoiled which have been previously established shall be maintained. 							
b. Liming - Where the topsoil is either highly acid or composed of heavy clays, ground limestone shall be spread at the rate of 4-8 tons/acre (200-400 pounds per 1,000 square feet). Lime shall be distributed uniformly over designated areas and worked into the soil in conjunction with tillage operations as described in the following procedures.							
c. Tilling - After the areas to be topsoiled have been brought to grade, and immediately prior to dumping and spreading the topsoil, the subgrade shall be loosened by discing or by scarifying to a depth of a least 3 inches to permit bonding of the topsoil to the subsoil. Pack by passing a bulldozer up and down over the entire surface area of the slope to create horizontal erosion check slots to prevent topsoil from sliding down the slope.							
2. Topsoil Material and Application							
<u>Note</u> :Topsoil salvaged from the existing site may often be used but it should meet the same standards as set forth in these specifications. The depth of topsoil to be salvaged shall be no more than the depth described as a representative profile for that particular soil type as described in the soil survey published by USDA-SCS in cooperation with Delaware Agricultural Experimental Station.							
Source: Symbol: Detail No. DE-ESC-3.4.1							
USDA - NRCS Sheet 1 of 2 Effective FEB 2019							

DELAMARE EROSION	Standard Deta	il & Specifications
CONTROL HANDBOOK		Topsoiling
Construction Not	tes (cont.)	
loamy sand or other su a mixture of contrastin of cinders, stones, slag materials larger than 1 of bermudagrass, quo specified. All topsoil sl pH and soluble salts. A by weight is required. with the topsoil to adju	all be a loam, sandy loam, clay loar oil as approved by an agronomist or ig textured subsoil and contain no m g, coarse fragment, gravel, sticks, ro- 1/2 inches in diameter. Topsoil must ickgrass, Johnsongrass, nutsedge, p hall be tested by a reputable laborate A pH of 6.0 to 7.5 and an organic cont If pH value is less than 6.0 lime shall ist the pH to 6.5 or higher. Topsoil co lion shall not be used.	soil scientist. It shall not have ore than 5 percent by volume ots, trash or other extraneous be free of plants or plant parts oison ivy, thistles, or others as ory for organic matter content, ent of not less than 1.5 percent be applied and incorporated
	all be placed on soil which has beer control until sufficient time has elapse	
(4) inches. Spreading a proceed with a minimu surface resulting from the formation of depres or muddy condition, v	shall be uniformly distributed and con shall be performed in such a manne um of additional soil preparation and it topsoiling or other operations shall b ssions or water pockets. Topsoil shall when the subgrade is excessively w ntal to proper grading and seedbed	That sodding or seeding can illage. Any irregularities in the e corrected in order to prevent not be placed while in a frozen et, or in a condition that may
scientist, may be used in	or amendments as approved by a lieu of natural topsoil. Compost r atter shall be provided by a certified s	naterial used to improve the
goals shall further meet th	are intended to meet specific post-constr e requirements of Appendix 3.06.2 I rds and Specifications, Section 14.0 Se	Post Construction Stormwater
Source: USDA - NRCS	Symbol:	Detail No. DE-ESC-3.4.1 Sheet 2 of 2 Effective FEB 2019
Standard Detail & Mulching	Specifications	

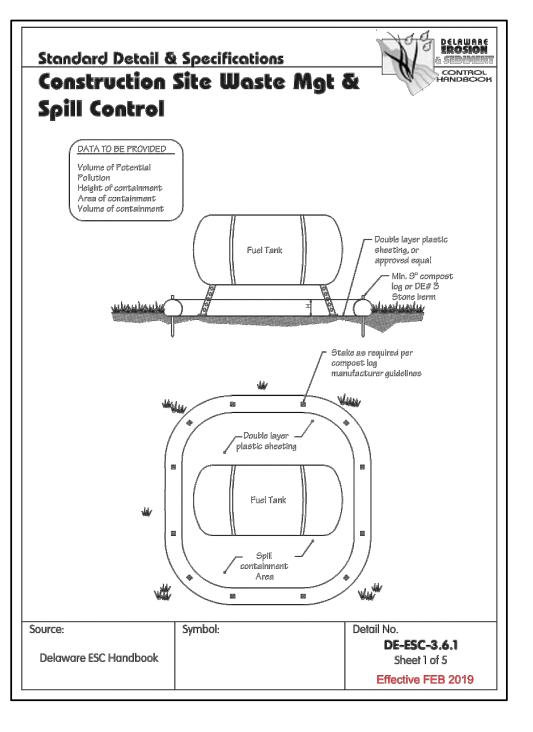






CONTROL HANDBOOK
te of 1-1/2 to 2 tons per acre, or 70 to 90 relatively free of weeds and shall be free ss. Spread mulch uniformly by hand or le area into approximately 1,000 square th section.
275 pounds per 1,000 square feet when r utility and road rights-of-way. If wood w 20 pounds of N per acre (200 pounds
draulically applied mulch:
d wood that has been processed to a mulch for use with hydraulic seeding a or recycled wood fiber combined with
ch that contains greater than 30% paper repared paper that has been processed a hydraulic mulch for use with hydraulic
pecially prepared wood fibers that have a water resistant bonding agent. BFMs ain small percentages of synthetic fibers
f use for each of the above categories of
e pre-packaged by the manufacturer to onents is acceptable, but must be done asults.
at manufacturer's recommended rates.
mixed according to manufacturers
lically applied mulch has been specified supplemental approval from the plan area.
Detail No.
DE-ESC-3.4.5
Sheet 1 of 3
Effective FEB 2019

		rd Detai hing	l & Sp	ecifica	tions	Ń	
		Sept. 1 to Nov. 30 OK (< 1 ac.) OK OK OK OK	****	¥ ¥ ¥ ¥ ¥	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	OK OK 2:1 Max	coll coverage.
		Jure 1 to Aug. 31 2000000000000000000000000000000000000	x000000000 OK OK DK	20000000000000000000000000000000000000	X000000000000 OK OK DK DK V0000000000000000000000000000000	2:1 Max	andar requires 100%s BESC Handbook tell strockplea).
	CTION GUIDE	March 1 to May 31 OK (< 1 ac.) OK OK OK OK	****	88888	88888888888	OK OK 2:1 Max	es only retromantos sita don 3.4 o afte Delavan ria does not applyto topa
	MULCHING MATERIAL SELECTION GUIDE	Dec. 1 to Feb. 29(29) 2000000000000000000000000000000000000	00000000000000000000000000000000000000	20000000000000000000000000000000000000	жеекоессессоссоссоссоссоссоссоссоссоссоссосс	2:1 Max.	as br infratenal purpos led in accondratedonal purpos then 33% must be neted (# nind. e period.
	MULCH	Type of Mulch / App. Rate Blenked Fiber @ 2000 Ibs/ac, minimum Wood Fiber @ 2000 Ibs/ac, min. BFM@ 3000 Ibs/ac, min. Straw @ 2 Tons/ac, Mn.	Wood Fiber @ 2000 Ibs/8c. min. BFM @ 3000-3500 lbs/8c. min Straw @ 2 Tons/ac. min. Patalization Matting**	Wood Fiber @ 2000-2500 Ibs/ac. min. BFM @ 3500-4000 Ibs/ac. min. Straw @ 21 Tomáte min. Patilization Mutting** ** Compost Ellanket (CB)	Wood Fiber @ 2500-3000 lbs/ac. mln. BHM@ 3500-4000 bs/ac. mln. Straw @ 2 Toma/ac. mln. Stabilization Metring * Compost Blanket (CB) # Compost Blanket (CB) Wood Fiber @ 2500-3000 lbs/ac. mln. # Compost Blanket (CB) Wood Fiber @ 2500-3000 lbs/ac. mln. * Staw @ 2 Toms/ac. mln. Stabilization Metring*	B-M@ 400-4500 baket min. Straw @ 2 Tonsket min.*** Stabilization Meting*** 1 Compost Blanket (CB)	*Noe: Manufactures Recommended Rates for informational purposes only. Performance standard requires to ** Noe: Stabilization Maing must be applied in accordance with section 3.4.8 of the Delivante ESC Han report. *** Noe: Straw applied on slopes greater than 33% must be netted (this does not apply to topsoil stractpiles). *** Noe: Straw applied to use during this time period. ** Not exceptible to use during this time period. All application rates are minimume.
		Percent Slope Less than 2%	2% to 5,9%	6% to 10.9%	11% to 24.9% 25% to 33%	33% ard up	
		SC Handbool	Sym	bol:). E-ESC-3.4.5 Sheet 3 of 3
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DELAWARE EROSION Standard Detail & Specifications HANDBOOK Construction Site Waste Mgt & Spill Control

Pollution Prevention - Spill Prevention Fueling should only take place in signed designated areas, away from downstream drainage

- facilities and watercourses. 2. Fueling must be with nozzles equipped with automatic shut-off to control drips. Do not top off.
- Protect the areas where equipment or vehicles are being repaired, maintained, fueled or parked from storm water run-on and runoff.
- 4. Use barriers such as berms to prevent storm water run-on and runoff, and to contain spills.
- 5. Place a "Fueling Area" sign next to each fueling area. 6. Store hazardous materials such as fuel, solvents, oil and chemicals in secondary containment.
- 7. Inspect vehicles and equipment for leaks on each day of use. Repair fluid and oil leaks immediately.
- 8. Absorbent spill clean-up materials and spill kits must be available in fueling areas and on fuel frucks.
- 9. If fueling is to take place at night, make sure the fueling area is sufficiently illuminated. 10. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.
- CLEAN UP SPILLS
- . If it is safe to do so, immediately contain and clean up any chemical and/or hazardous material 2. Properly dispose of used oil, fluids, lubricants and spill clean-up materials.
- 3. Do not bury spills or wash them down with water.
- LEAKS AND DRIPS 1. Use drip pans or absorbent pads at all times. Place under and around leaky equipment.
- 2. Do not allow oil, grease, fuel or chemicals to drip onto the ground. 3. Have spill kits and clean up material on-site.
- 4. Repair leaky equipment promptly or remove problem vehicles and equipment from the site. Clean up contaminated soil immediately.
- 5. Store contaminated waste in sealed containers constructed of suitable material. Label these containers properly. 6. Clean up all spills and leaks. Promptly dispose of waste and spent clean up materials.

Sheet 2 of 5

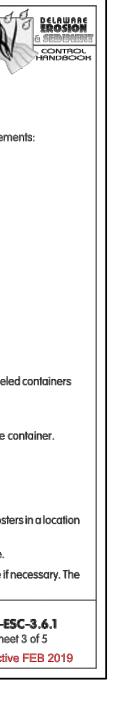
Effective FEB 2019

Source: DE-ESC-3.6.1 Delaware ESC Handbook

		dard Detail & Specifications Istruction Site Waste Mg	nt &
		li Control	
N	- ote	is:	
The	e Co	nstruction Site Pollution Prevention Plan should includ	e the following elen
1.	Ma	terial Inventory	-
	Doc	sument the storage and use of the following materials	:
		Concrete	-
	b.	Detergents	
	C.	Paints (enamel and latex)	
	d.	Cleaning solvents	
	e.	Pesticides	
		Wood scraps	
	-	Fertilizers	
		Petroleum based products	
2.		od housekeeping practices	
	a.	Store only enough product required to do the job.	
	b.	All materials shall be stored in a neat, orderly manner i and covered.	n their original label
	с.	Substances shall not be mixed.	
	d.	When possible, all of a product shall be used up prio	r to disposal of the
	e.	Manufacturers' instructions for disposal shall be strict	ly adhered to.
	f.	The site foreman shall designate someone to inspect	all BMPs daily.
3.	Wo	iste management practices	
		All waste materials shall be collected and stored in sec that does not drain to a waterbody.	urely lidded dumpsi
	b.	Waste materials shall be salvaged and/or recycled w	vhenever possible.
		The dumpsters shall be emptied a minimum of twice p licensed trash hauler is responsible for cleaning out a	
Sour	ce:	Symbol:	Detail No.
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		. 840-B-92-002	She
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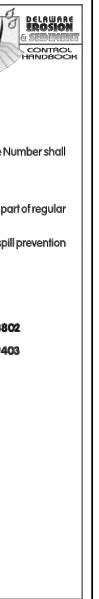
Ì	J		Standard Deta	il & Specifications
1	N		onstruction Site l	
	V	~ _		Spill Control
N.	-	a least l		shur dauri di
N	OT	es (cont.)		
	d.	Trash shall be dispose	ed of in accordance with all applicabl	le Delaware laws.
	e.		aced at all lunch spots and littering is s he construction trailer.	trictly prohibited. Recycle bins
	f.		t be stored in a weather-proof locatior stic sheeting which is overlapped and	
4.	Eq	uipment maintenance	practices	
	a.	lf possible, equipmen maintenance.	t should be taken to off-site commer	cial facilities for washing and
	b.	. If performed on-site, vehicles shall be washed with high-pressure water spray without detergents in an area contained by an impervious berm.		
	с.	Drip pans shall be used for all equipment maintenance.		
	d.	Equipment shall be inspected for leaks on a daily basis.		
	e.	Washout from concrete trucks shall be disposed of in a temporary pit for hardening and proper disposal.		
	f.	Fuel nozzles shall be a	equipped with automatic shut-off val	/es.
	g.	All used products such as oil, antifreeze, solvents and tires shall be disposed of in accordance with manufacturers' recommendations and local, state and federal laws and regulations.		
5.	Sp	ill prevention practice	\$	
	α.	Potential spill areas sh to the storm drain sys	all be identified and contained in cove tem.	ered areas with no connection
	b.	Warning signs shall b	e posted in hazardous material stora	ige areas.
	C.	Preventive maintenance shall be performed on all tanks, valves, pumps, pipes and other equipment as necessary.		
	d.	Low or non-toxic subs	tances shall be prioritized for use.	
Sour			Symbol:	Detail No.
Adapted from USEPA Pub. 840-B-92-002				DE-ESC-3.6.1 Sheet 4 of 5
				Effective EEB 2019

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Ç	01	nstruction (Site Waste Mgt i	
S	pi	il Control	-	Ý
N	- ote	es (cont.)		
	e.	Contact information for be prominently posted	r reporting spills through the DNREC 24 I.	4-Hour Toll Free N
6.	Ed	ucation		
	a.	Best management pra progress meetings.	ctices for construction site pollution co	ntrol shall be a p
	b.		waste management, equipment mai osted in the construction trailer.	ntenance and sp
			CONTACT INFORMATION	
	DN	IREC 24-Hour Toll Free	• Number	800-662-88
	DN	IREC Solid & Hazardo	us Waste Management Section	302-739-94
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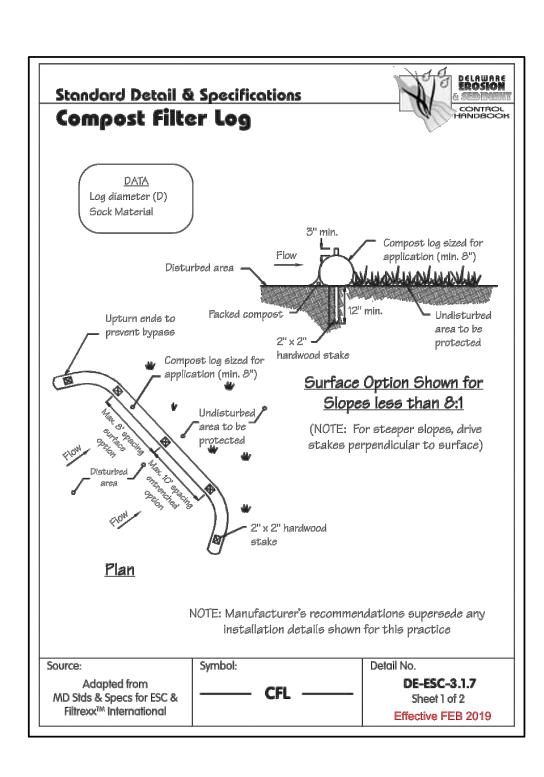


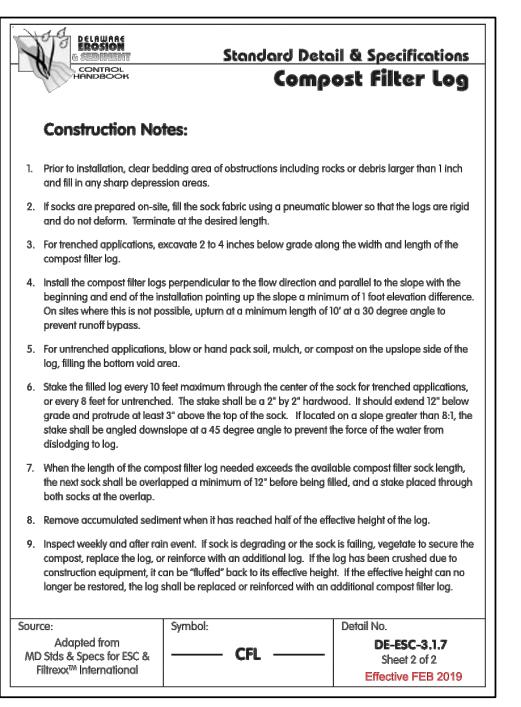


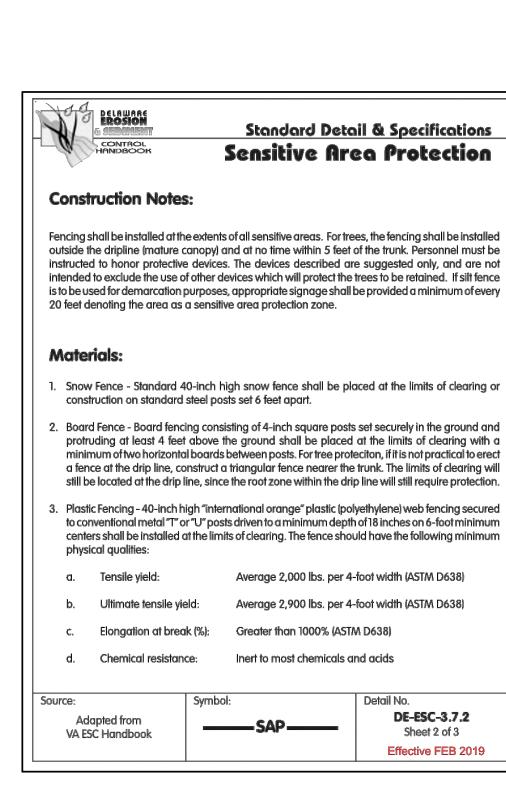
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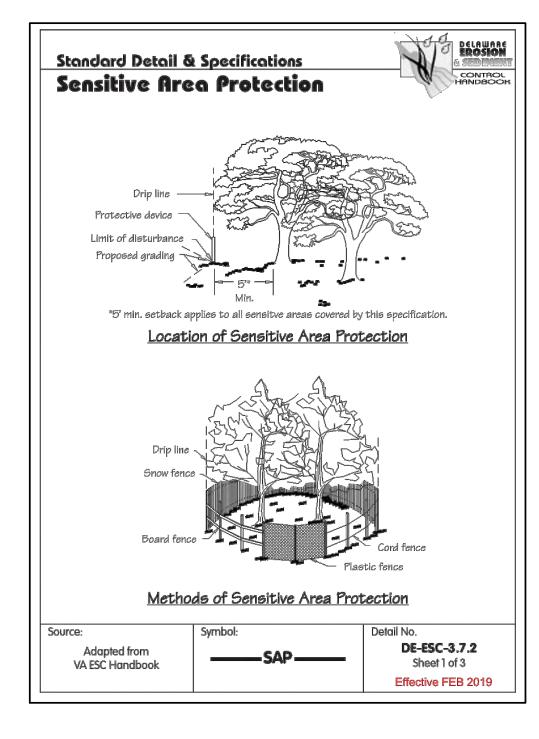
Standard Detail & Specifications Sensitive Area Protection

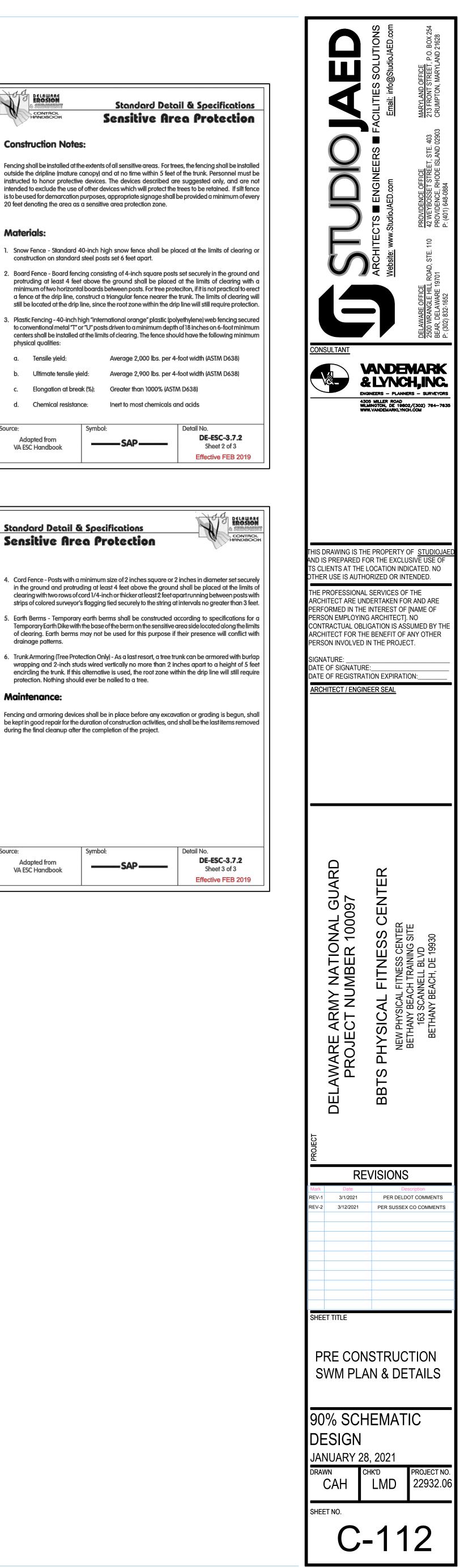
- 4. Cord Fence Posts with a minimum size of 2 inches square or 2 inches in diameter set securely in the ground and protruding at least 4 feet above the ground shall be placed at the limits of clearing with two rows of cord 1/4-inch or thicker at least 2 feet apart running between posts with strips of colored surveyor's flagging tied securely to the string at intervals no greater than 3 feet.
- 5. Earth Berms Temporary earth berms shall be constructed according to specifications for a Temporary Earth Dike with the base of the berm on the sensitive area side located along the limits of clearing. Earth berms may not be used for this purpose if their presence will conflict with drainage patterns.
- . Trunk Armoring (Tree Protection Only) As a last resort, a tree trunk can be armored with burlap wrapping and 2-inch studs wired vertically no more than 2 inches apart to a height of 5 feet encircling the trunk. If this alternative is used, the root zone within the drip line will still require protection. Nothing should ever be nailed to a tree.

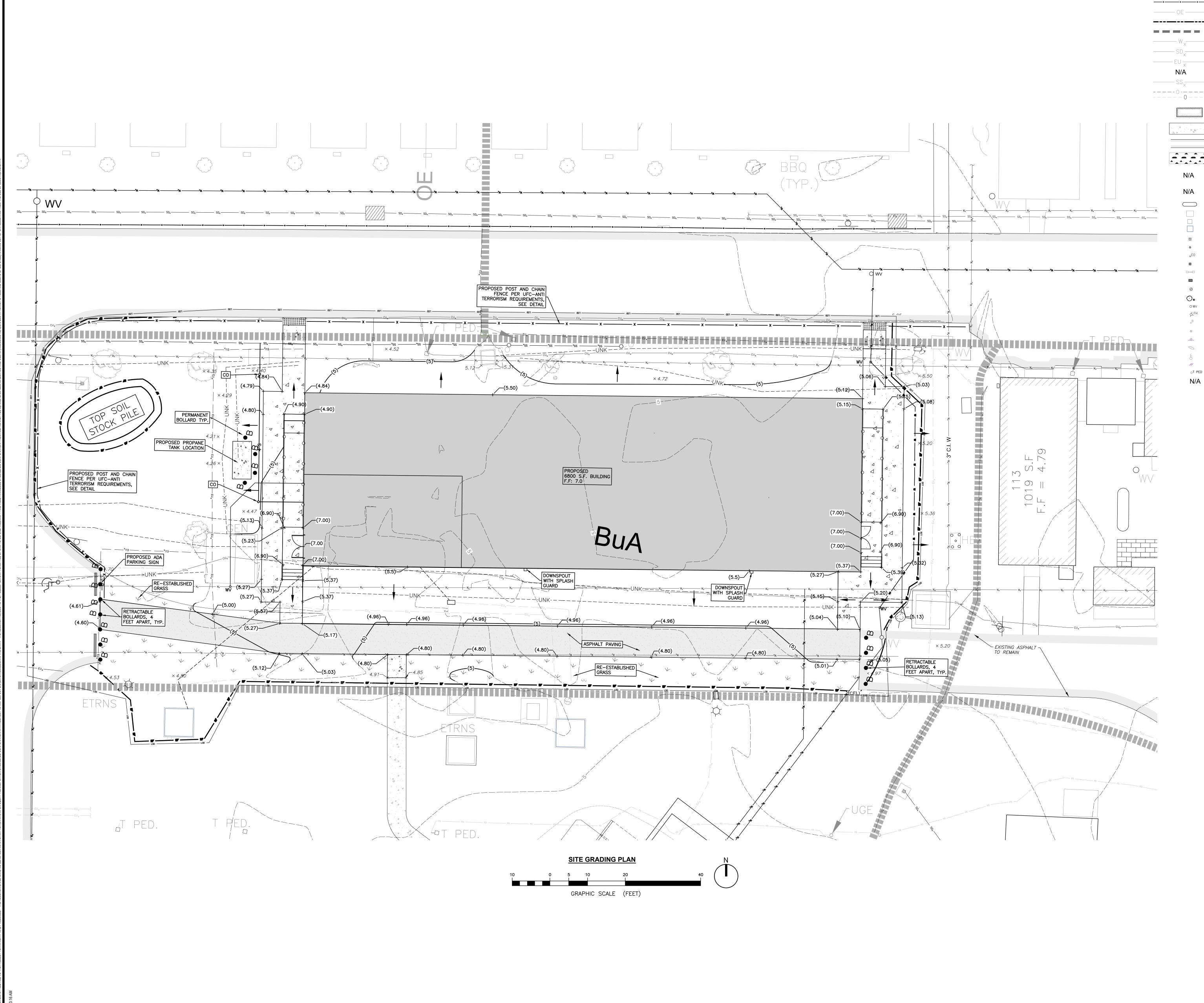
Maintenance:

during the final cleanup after the completion of the project.

Source:	Symbol:	Detail No.
Adapted from VA ESC Handbook	SAP	DE-ESC-3.7.2 Sheet 3 of 3
		Effective FEB 2019







LEGEND

<u>PROPOSED</u>

<u>EXISTING</u>

	x
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	N/A
	N/A
	N/A
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SECURITY FENCE
OVER HEAD ELECTRICAL SE
PROPERTY LINE
FLOOD ZONE.
WATER
STORM DRAIN
ELECTRIC SERVICE
DOWNSPOUT
SANITARY SEWER
CONTOURS
BUILDING
CONCRETE
PAVING
WETLANDS
RE-ESTABLISHED GRASS
ASPHALT
PROPANE TANK
CONCRETE PAD

SHED W/SWITCH GEAR

PROPERTY MONUMENT

STORM DRAIN INLET

TREE/BUSH

BOLLARD

LIGHT POLE

FLAG POLE

STREET SIGN

UTILITY POLE

RAIN GARDEN

SATELLITE DISH

TELEPHONE PEDESTAL

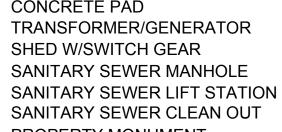
WATER VALVE

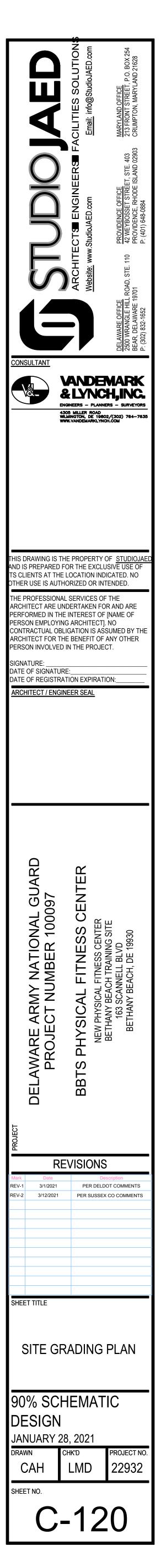
FIRE HYDRANT

DE ARNG ENTRANCE SIGN

STORM DRAIN MANHOLE

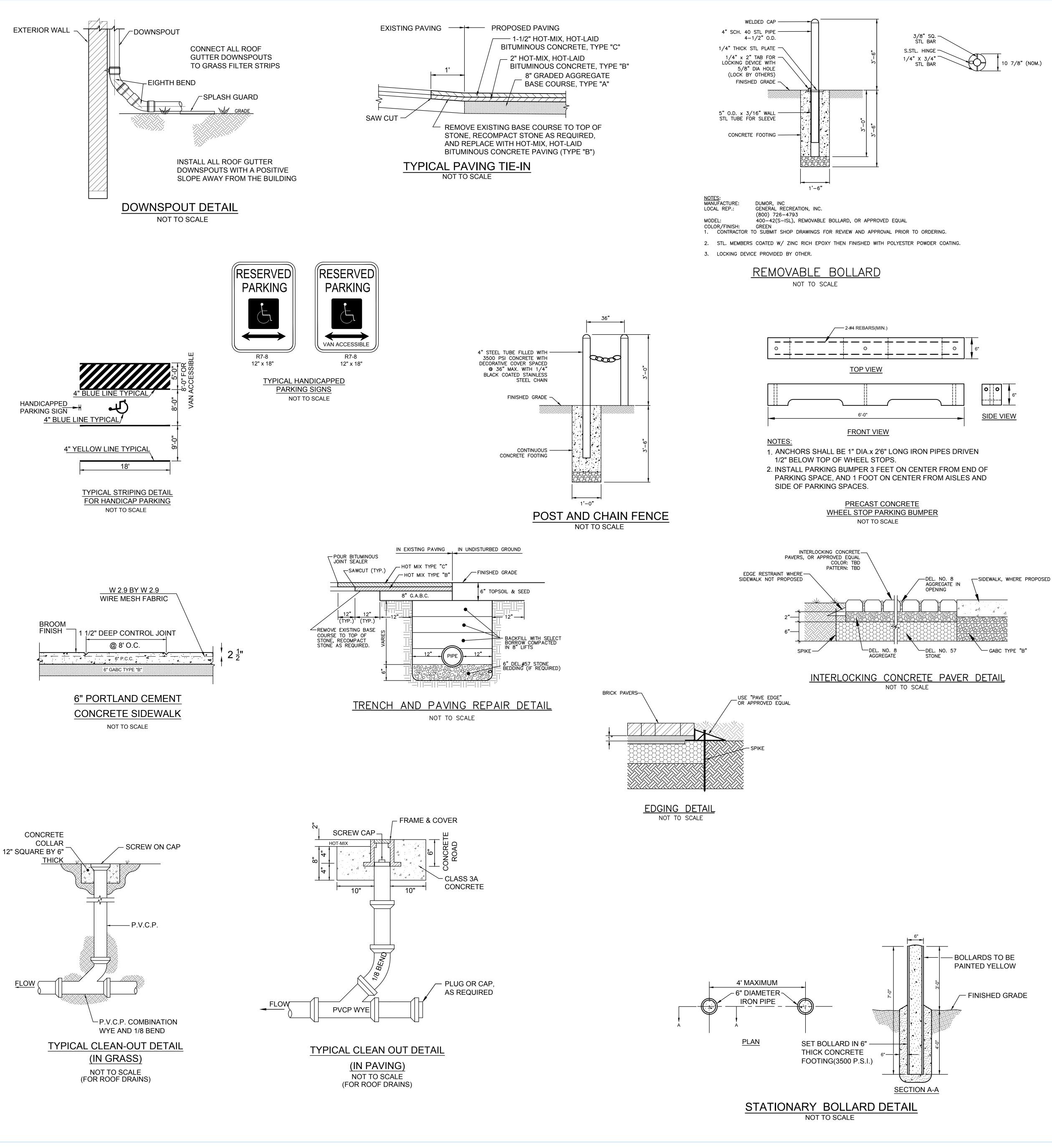
ERVICE

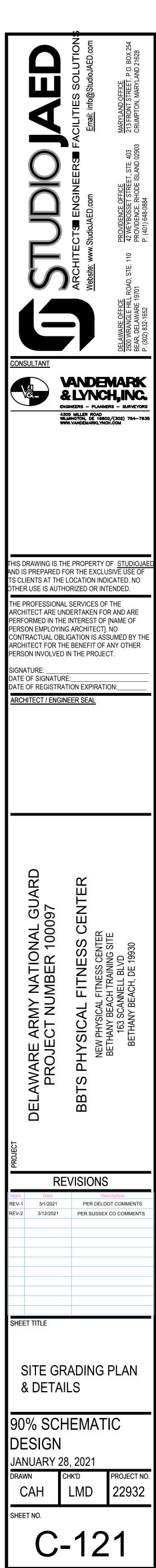


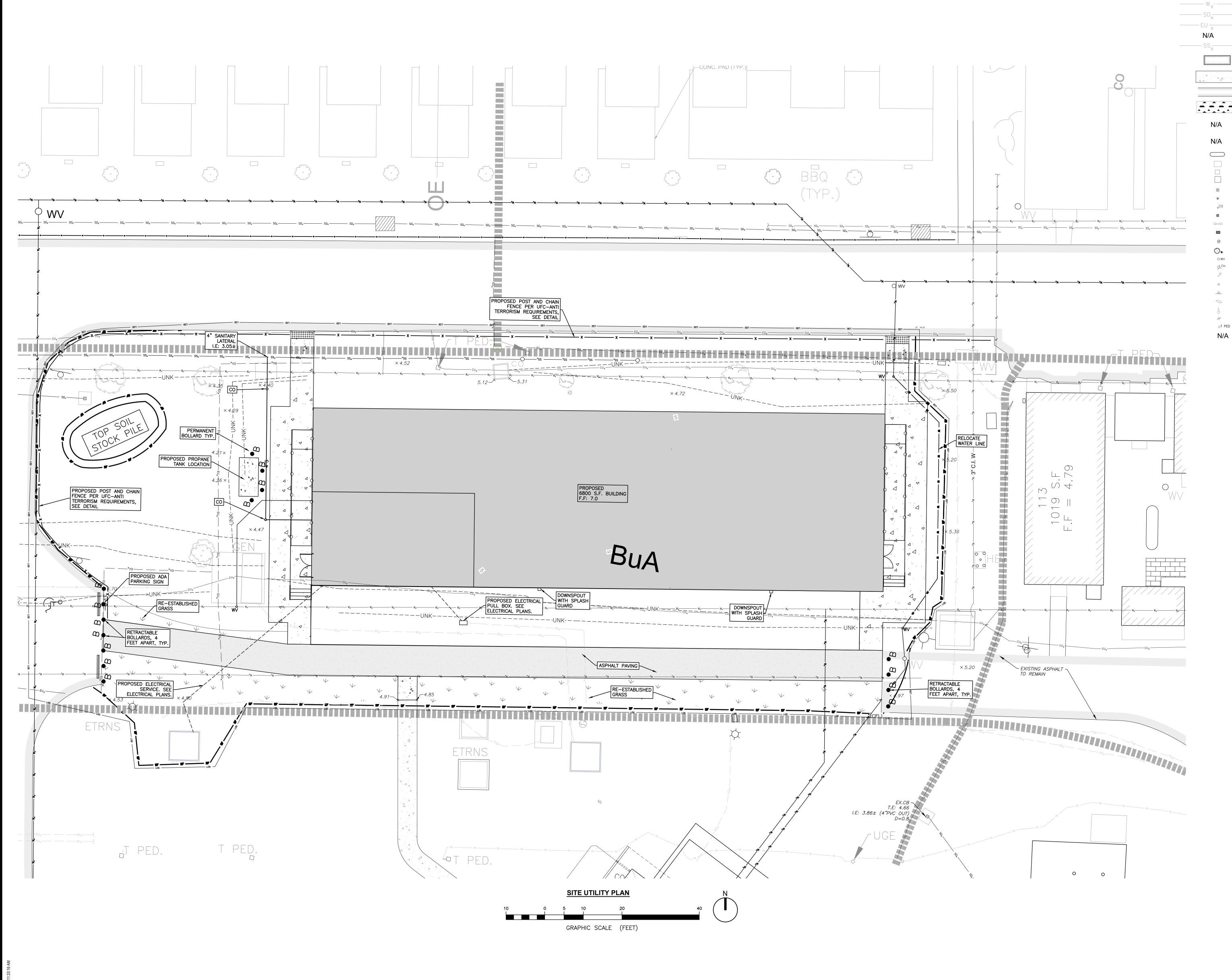


CONSTRUCTION NOTES

- 1. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS, CURRENT DNREC STANDARD SPECIFICATIONS AND DETAILS, EXCEPT AS NOTED ON THIS PLAN.
- THE BIDDER IS REQUIRED TO EXAMINE CAREFULLY THE SITE OF THE WORK, THE PROPOSAL, PLANS, 2 SPECIFICATIONS AND OTHER CONTRACT DOCUMENTS FOR THE WORK CONTEMPLATED AND IT WILL BE ASSUMED THAT THE BIDDER IS FAMILIAR AND SATISFIED AS TO THE CHARACTER. QUALITY AND QUANTITIES OF WORK TO BE PERFORMED AND MATERIALS TO BE FURNISHED, AND AS TO THE REQUIREMENTS OF THESE SPECIFICATIONS, PLANS AND OTHER CONTRACT DOCUMENTS, AND THE BIDDER MUST BE PREPARED TO EXECUTE A FINISHED JOB IN EVERY PARTICULAR WITHOUT ANY EXTRA CHARGE WHATEVER, EXCEPT AS MAY BE SPECIFICALLY PROVIDED FOR ELSEWHERE IN THESE CONTRACT DOCUMENTS.
- THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- THE CONTRACTOR SHALL ERECT SUFFICIENT BARRICADES AND TAKE NECESSARY SAFETY MEASURES TO PROTECT WORK AREAS. CONTRACTORS SHALL NOT DISRUPT DAILY OPERATIONS OR TRAFFIC FLOW WITHIN THE SITE EXCEPT WITH THE CONCURRENCE OF THE OWNER. A DETAILED TRAFFIC MAINTENANCE PLAN SHALL BE SUBMITTED TO THE OWNER FOR APPROVAL (number) DAYS PRIOR TO BEGINNING OF CONSTRUCTION.
- NEITHER MOBILIZATION NOR ANY ACTUAL WORK ON THE PROJECT SHALL BEGIN PRIOR TO THE CONTRACTOR'S ATTENDANCE AT A PRECONSTRUCTION MEETING WITH THE OWNER'S DESIGNATED REPRESENTATIVE.
- THE CONTRACTOR IS RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS. LAYOUT DIMENSIONS. AND CLEARANCES SHOWN ON THE DRAWINGS. ANY DISCREPANCIES WITHIN THE DRAWINGS, EXISTING FIELD CONDITIONS, SPECIFICATIONS, CODES OR REGULATIONS ARE TO BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF WORK. FIELD REVISIONS REQUIRE PRIOR ENGINEERING REVIEW AND WRITTEN CONFIRMATION FROM THE OWNER.
- PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER. DO NOT DETERMINE DIMENSIONS BY SCALING DRAWINGS.
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE FIRE PREVENTION REGULATIONS.
- ALL HANDICAP PARKING SPACES, PAINT STRIPING AND APPLICABLE CIVIL STRUCTURES SHALL BE IN CONFORMANCE WITH THE STATE OF DELAWARE, ARCHITECTURAL ACCESSIBILITY BOARD STANDARDS
- 10. PRIOR TO SUBMITTING BIDS, ALL CONTRACTORS SHALL CONTACT THE APPROPRIATE UTILITY COMPANIES TO DETERMINE THE SCOPE OF SERVICES PROVIDED BY THE UTILITY. ALL WORK AND MATERIALS NOT PROVIDED BY THE UTILITY SHALL BE PROVIDED AND COMPLETED BY THE CONTRACTOR AT NO ADDITIONAL COSTS.
- 11. THE CONTRACTOR SHALL PROTECT ALL ADJOINING AND NEARBY BUILDINGS, EQUIPMENT, UTILITIES, STRUCTURES, FENCES, TREES AND SHRUBBERY, ETC. FROM DAMAGE DUE TO EXCAVATION, DEMOLITION, AND CONSTRUCTION DURING THE ENTIRE CONSTRUCTION PERIOD. ANY DAMAGE CAUSED DIRECTLY OR INDIRECTLY WILL BE REPAIRED AT THE CONTRACTOR'S EXPENSE
- 12. THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY DAMAGE DONE TO THEM DUE TO HIS NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE
- 13. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPING UNTIL THE COMPLETION OF CONSTRUCTION OF THE PROJECT. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM DAMAGE BY CONSTRUCTION MACHINERY WITH ADEQUATE TEMPORARY COVER.
- 14. ALL MATERIAL STORAGE SHALL BE WITHIN THE PROPERTY BOUNDARIES AND NOT ON ADJOINING PROPERTIES.
- 15. NO DEBRIS OR TREE STUMPS SHALL BE BURIED ON-SITE. ALL TREES, TIMBER, STUMPS, BRUSH, RUBBISH OR OTHER MATERIAL SHALL BE REMOVED FROM THE SITE. OPEN BURNING SHALL NOT BE PERMITTED.
- 16. ALL EXCAVATION, EXCEPT ROCK, SHALL BE UNCLASSIFIED. EXCAVATION OF ROCK SHALL BE PERFORMED IN ACCORDANCE WITH SECTIONS 205 AND 206 OF THE DELDOT STANDARD SPECIFICATIONS.
- 17. IN ALL AREAS WHERE ROCK OR OTHER UNSUITABLE MATERIALS ARE ENCOUNTERED, AS DETERMINED BY THE ENGINEER, THE CONTRACTOR SHALL REMOVE ALL SAID MATERIAL AND PROVIDE AND PLACE SUITABLE MATERIAL TO PROVIDE THE REQUIRED FIRM FOUNDATION FOR ALL PAVING OR OTHER STRUCTURES IN ACCORDANCE WITH THE SPECIFICATIONS.
- 18. ALL EXCESS EXCAVATION AND ALL OLD PAVEMENT, BASE COURSE, BROKEN CONCRETE, ETC. SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE HAULED AWAY FROM THE SITE, UNLESS OTHERWISE APPROVED BY THE ENGINEER.
- 19. ALL PAVING SHALL BE TIED INTO EXISTING PAVEMENTS, CURBS, ETC. AS SHOWN ON THE DETAILS. NO FEATHERING OF PAVING WILL BE ALLOWED.
- 20. THE CONTRACTOR IS RESPONSIBLE FOR ALL EXISTING PAVEMENT AND CURB REPLACEMENT INCLUDING CONCRETE PATCHING.
- 21. ALL SHEETING, SHORING, OR SIMILAR TRENCH BRACING THAT MAY BE NECESSARY FOR THE CONSTRUCTION OF THIS CONTRACT, SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND INCIDENTAL TO THE ITEM BEING CONSTRUCTED.
- 22. ALL PORTLAND CEMENT CONCRETE FOR DRAINAGE AND OTHER STRUCTURES SHALL HAVE A COMPRESSIVE STRENGTH OF 4,000 PSI AFTER 28 DAYS UNLESS OTHERWISE NOTED.
- 23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL EROSION AND SEDIMENT CONTROL MEASURES NECESSARY TO COMPLY WITH DNREC REGULATIONS UNTIL ALL DISTURBED AREAS HAVE BEEN STABILIZED. (REFER TO EROSION & SEDIMENT CONTROL PLAN, SHEETS C-101 & C-102 FOR ADDITIONAL NOTES AND DETAILS.)
- 24. ALL DISTURBED AREAS OUTSIDE OF PAVEMENT SHALL BE TOPSOILED WITH 4" TOPSOIL, SEEDED AND MULCHED.
- 25. TREE PROTECTION
 - A. A PROTECTION BARRIER SHALL BE INSTALLED AROUND ALL TREES TO BE PRESERVED. THE BARRIER SHALL BE CONSTRUCTED OF DURABLE FENCING MATERIAL, SUCH AS PLASTIC CONSTRUCTION FENCING, SNOW FENCE, OR CHAIN-LINK FENCING. THE BARRIER SHALL BE PLACED AT THE DRIP-LINE.
 - B. THERE SHALL BE NO STORAGE OF MATERIALS OR SUPPLIES OF ANY KIND WITHIN THE AREA OF THE PROTECTION BARRIERS. CONCRETE AND CEMENT MATERIALS, BLOCK, STONE, SAND AND SOIL SHALL NOT BE PLACED WITHIN THE DRIP-LINE OF THE TREES.
 - C. FUEL STORAGE SHALL NOT BE PERMITTED WITHIN 150 FEET OF ANY TREE TO BE PRESERVED. REFUELING, SERVICING AND MAINTENANCE OF EQUIPMENT AND MACHINERY SHALL NOT BE PERMITTED WITHIN 150 FEET OF ANY TREE TO BE PRESERVED.
 - D. DEBRIS AND WASTE FROM THE CONSTRUCTION OR OTHER ACTIVITIES SHALL NOT BE PERMITTED WITHIN THE PROTECTED AREAS. WASHDOWN OF CONCRETE OR CEMENT HANDLING EQUIPMENT, IN PARTICULAR, SHALL NOT BE PERMITTED WITHIN 150 FEET OF TREES TO BE PRESERVED.
 - E. ANY DAMAGES OR INJURIES TO TREES TO BE PRESERVED SHOULD BE REPORTED TO THE OWNER AS SOON AS POSSIBLE. SEVERED ROOTS SHALL BE PRUNED CLEANLY TO HEALTHY TISSUE, USING PROPER PRUNING TOOLS. BROKEN BRANCHES OR LIMBS SHALL BE PRUNED ACCORDING TO INTERNATIONAL SOCIETY OF ARBORICULTURE PRUNING GUIDELINES AND ANSI-300 PRUNING STANDARDS.
 - F. PRUNING OF THE TREE CANOPIES AND BRANCHES IS TO BE DONE AT THE DIRECTION OF THE OWNER TO REMOVE ANY DEAD OR BROKEN BRANCHES, AND TO PROVIDE THE NECESSARY CLEARANCES FOR THE CONSTRUCTION EQUIPMENT.



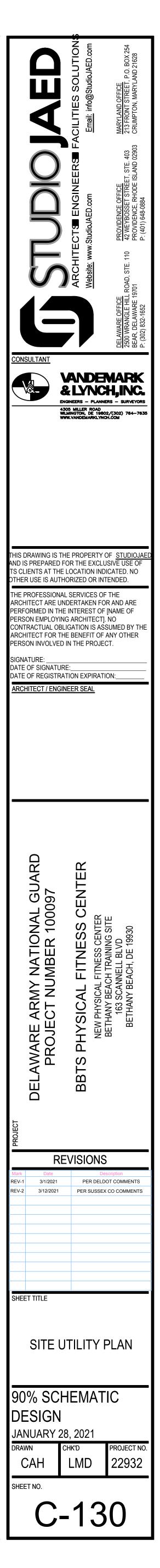


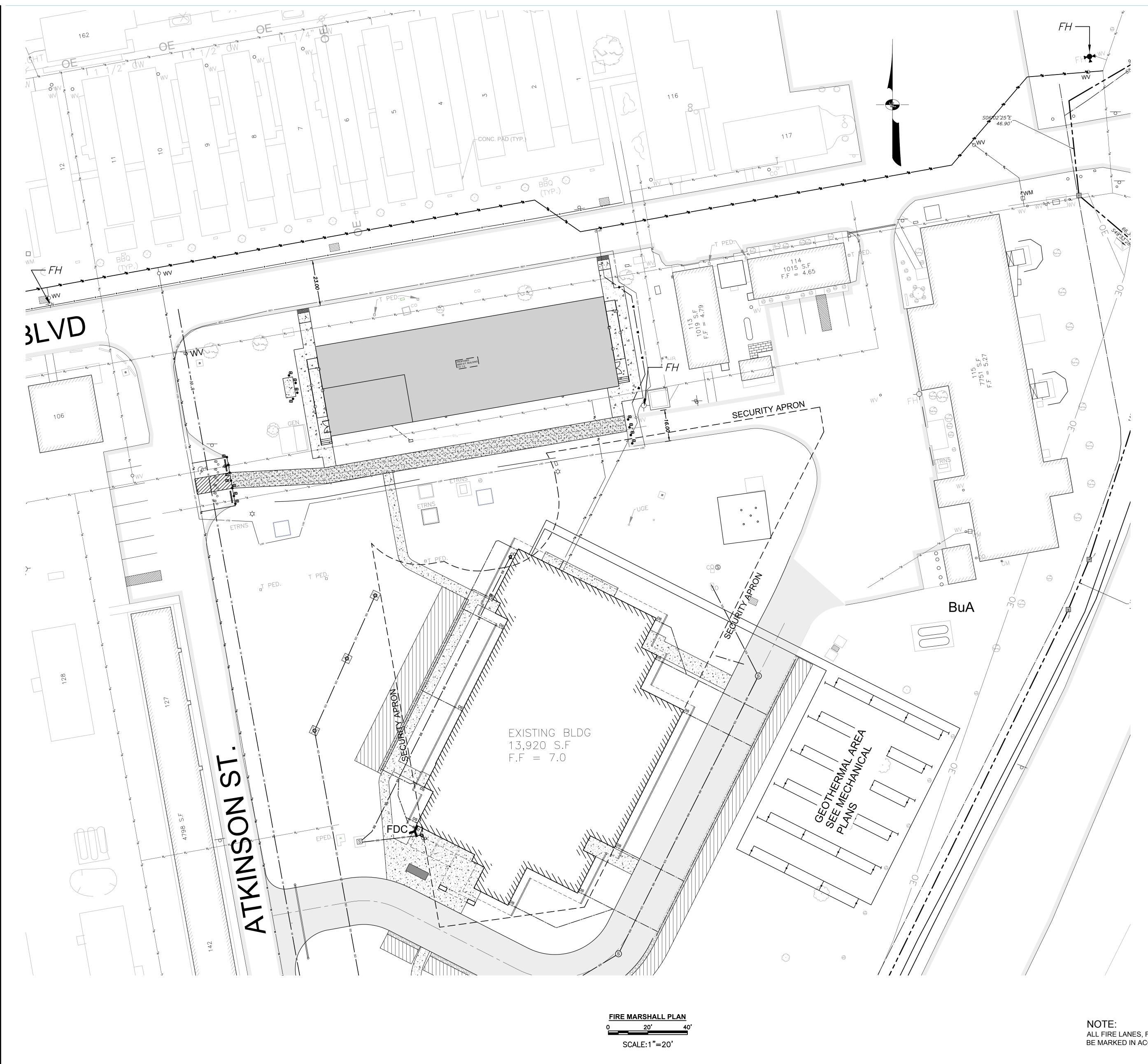


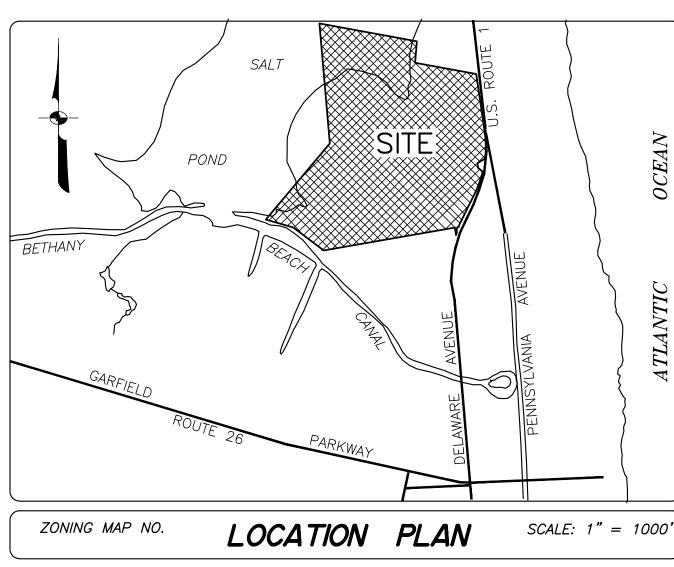
LEGEND <u>EXISTING</u> <u>PROPOSED</u> SECURITY FENCE _____x_____x_____ _____ x _____ N/A OVER HEAD ELECTRICAL SERVICE N/A PROPERTY LINE _____ FLOOD ZONE. N/A WATER —— W —— _____ W_____ ______SD___ STORM DRAIN —— SD —— ——— EU <u>—</u> ELECTRIC SERVICE _____ DOWNSPOUT N/A SANITARY SEWER — SS — ______ SS.____ BUILDING ΔΔ΄··ΔΔ΄·· CONCRETE _____ N/A PAVING لا علا علا علا خلاف خلاف خلاف خلاف بر عرب علا عرب N/A WETLANDS v v v **RE-ESTABLISHED GRASS** N/A $\psi \quad \psi \quad \psi$ Ne Ne Ne POROUS ASPHALT N/A PROPANE TANK \bigcirc N/A CONCRETE PAD N/A TRANSFORMER/GENERATOR N/A SHED W/SWITCH GEAR N/A N/A SANITARY SEWER MANHOLE N/A SANITARY SEWER LIFT STATION SANITARY SEWER CLEAN OUT °CO N/A PROPERTY MONUMENT N/A DE ARNG ENTRANCE SIGN STORM DRAIN INLET N/A N/A STORM DRAIN MANHOLE N/A TREE/BUSH ം WATER VALVE °₩V OWV FIRE HYDRANT N/A •B BOLLARD N/A LIGHT POLE STREET SIGN _ SATELLITE DISH N/A N/A FLAG POLE UTILITY POLE N/A **TELEPHONE PEDESTAL** ∠₇T PED N/A N/A RAIN GARDEN





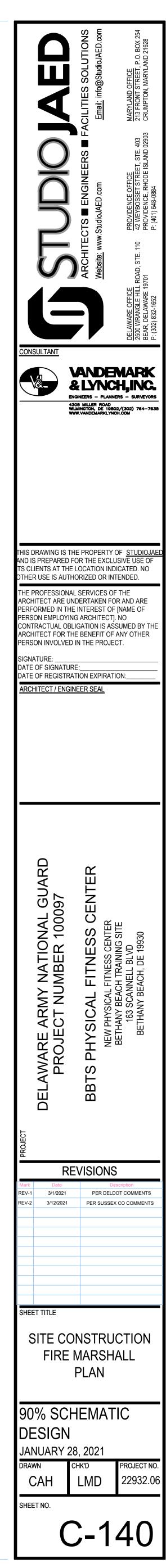




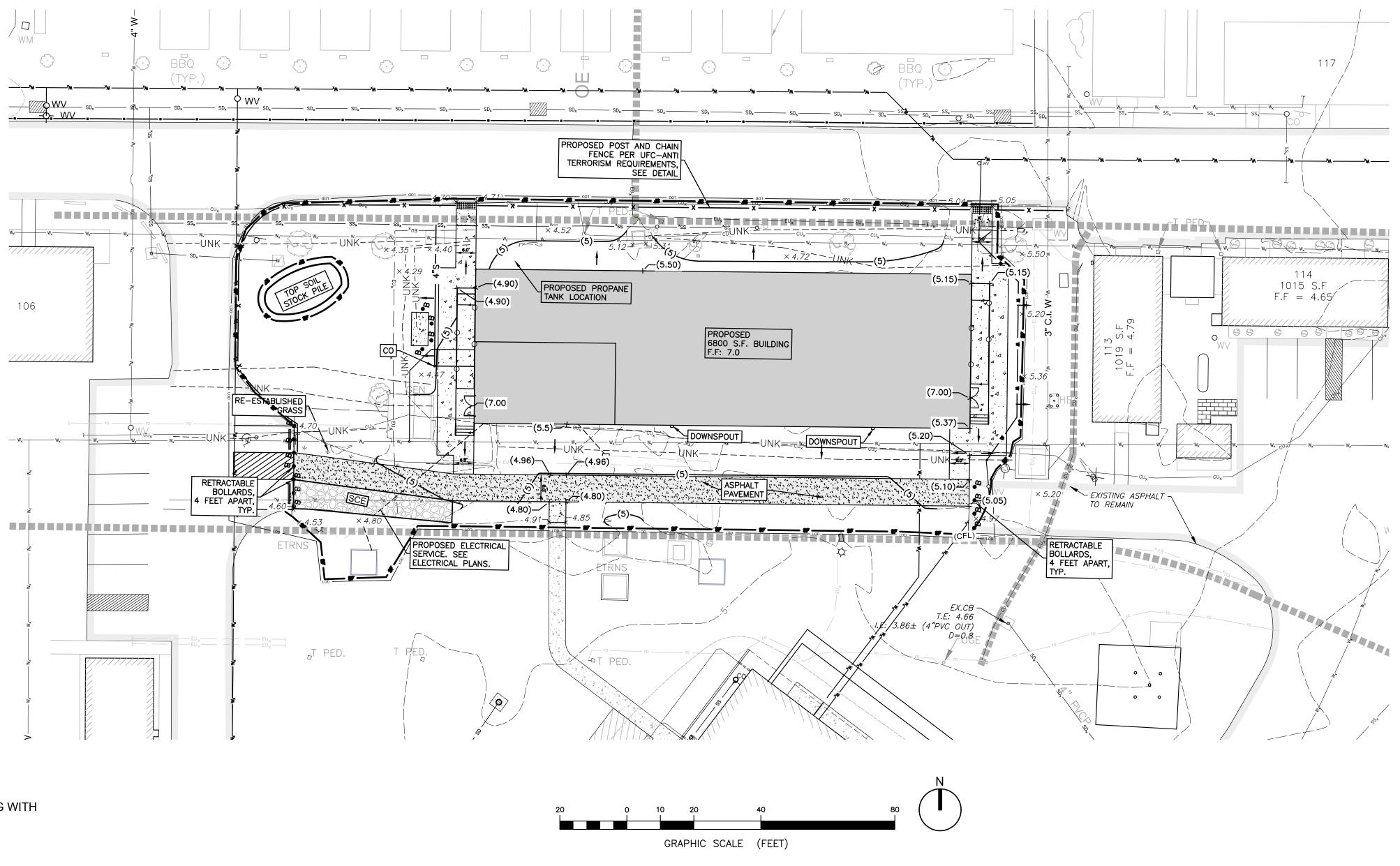


<u>FIRE PLAN LEGEND</u>	
	ے
DEMARCATION LINE	
FIRE HYDRANT	, Сен
FIRE DEPT. CONNECTION	FDC –

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

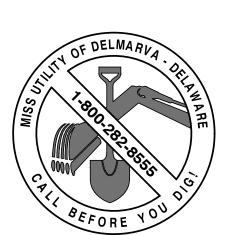


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GENERAL NOTES:

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



DATE

DELAWARE ARMY NATIONAL GUARD PROJECT NUMBER 100097 **BBTS PHYSICAL FITNESS CENTER** NEW PHYSICAL FITNESS CENTER BETHANY BEACH TRAINING SITE 163 SCANNELL BLVD BETHANY BEACH, DE 19930

CERTIFICATION OF ACCURACY

I, LISA M. DONLON, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE WITH A BACKGROUND IN CIVIL ENGINEERING. TO THE BEST OF MY KNOWLEDGE AND BELIEF. I CERTIFY THAT THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES, THE PROPOSED CONSTRUCTION AS SHOWN ON THIS PLAN COMPLIES WITH APPLICABLE LAWS AND REGULATIONS, AND THIS PLAN INCLUDES ALL INFORMATION REQUIRED BY THE LATEST REVISION OF THE RESIDENTIAL LINES AND GRADES CHECKLIST.

CERTIFICATION OF OWNERSHIP

XXXXXXXXXX

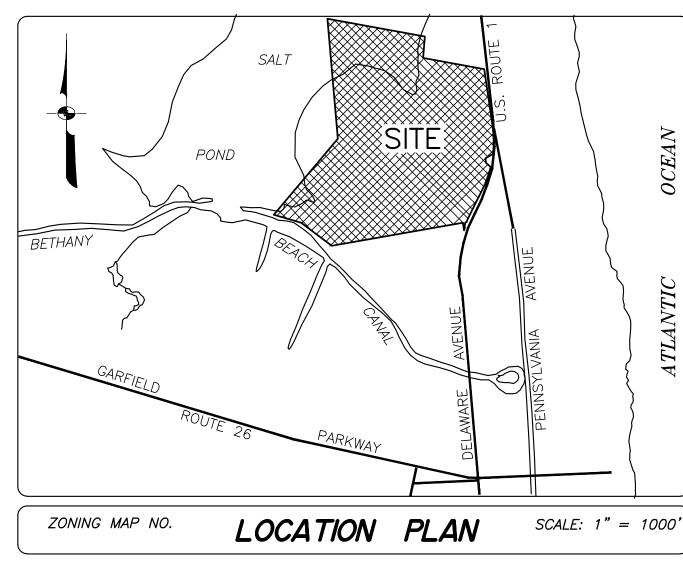
DATE

HEREBY CERTIFY THAT THE STATE OF DELAWARE IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT TO THIS PLAN, AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE APPROVED IN ACCORDANCE WITH THE REGULATIONS OF SUSSEX COUNTY

I FURTHER CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED SHALL HAVE A CERTIFICATE OF TRAINING FROM DNREC. DNREC AND SUSSEX COUNTY PERSONNEL SHALL HAVE THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

SIGNATURE

DE9589



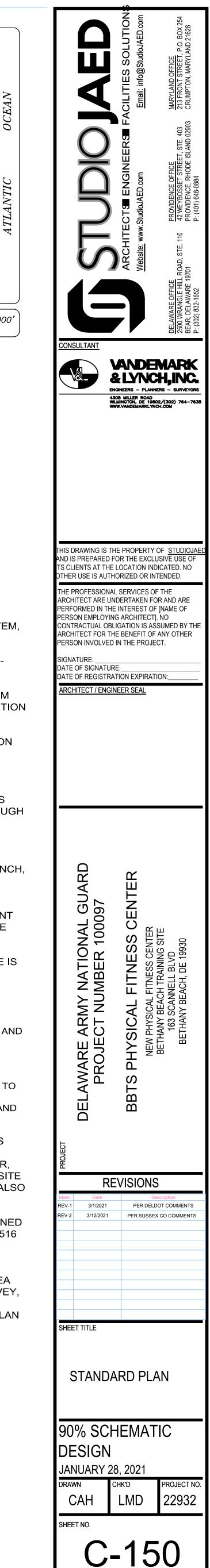
NOTES: 1. OWNER:

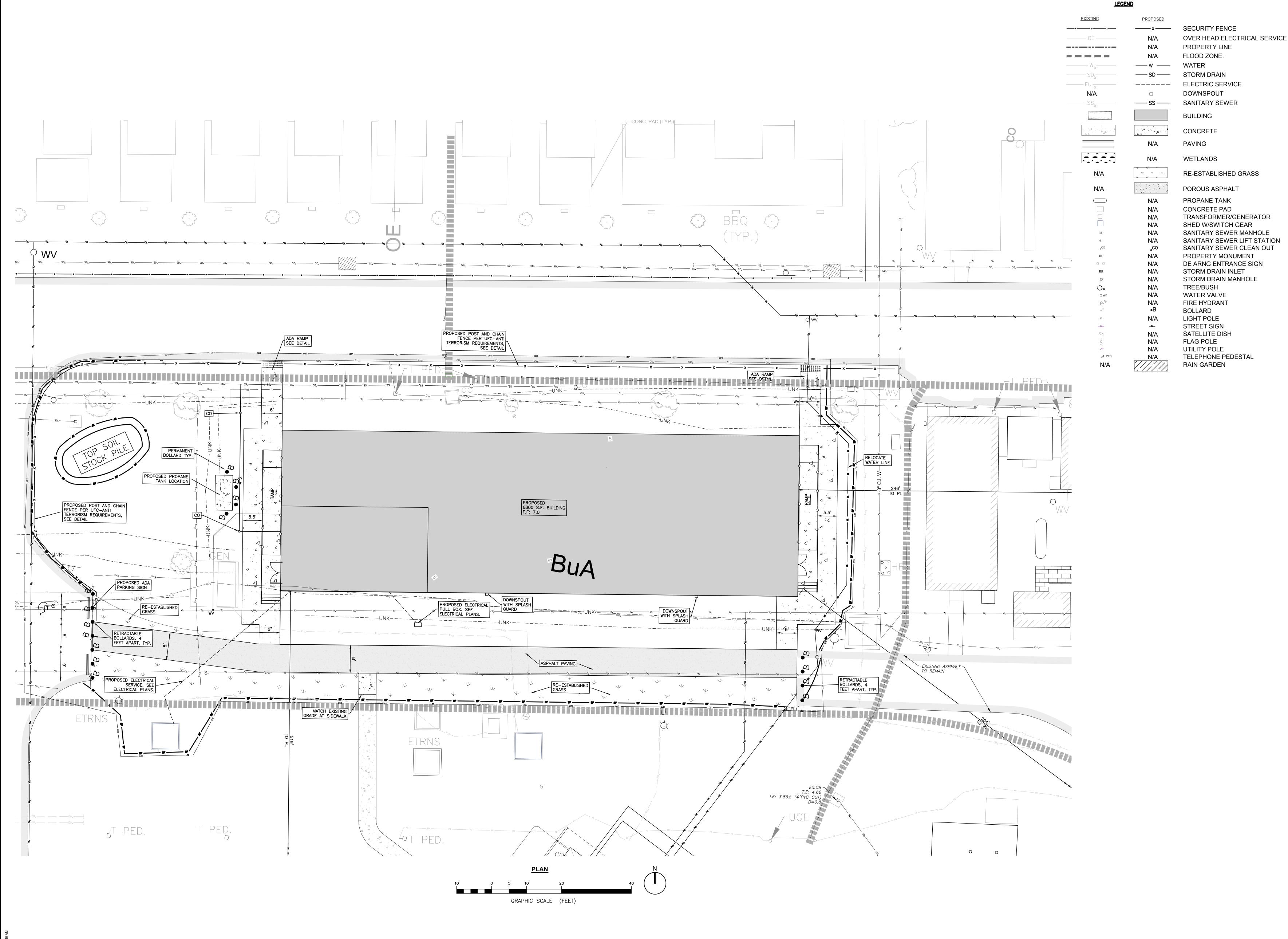
STATE OF DELAWARE FIRST REGIMENT ROAD WILMINGTON, DE. 19808

CONTACT FOR THIS PROJECT MARC ORNDORF (302) 326-7132

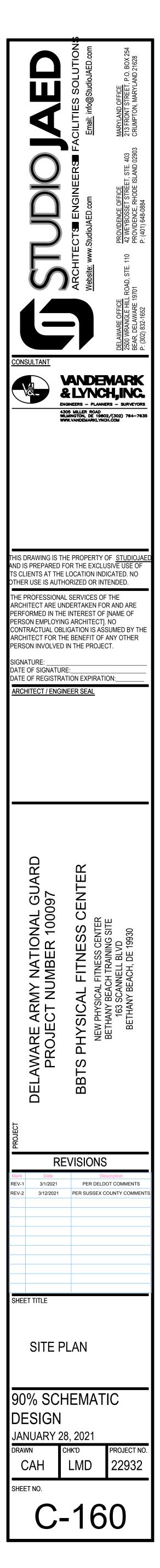
- 2. PROPERTY ADDRESS: 163 SCANNELL BLVD BETHANY BEACH, DE 19930-9210
- 3. TAX PARCEL NO.: 1-34 13.00 132.00, BALTIMORE HUNDRED
- 4. AREA: 122.04± ACRES
- 5. SOURCE OF TITLE: DEED RECORD.
- LONGITUDE: 75°3'37"W (CENTER OF 5. LATITUDE: 38°32'48"N CONSTRUCTION AREA)
- MEDIUM RESIDENTIA
- HORIZONTAL DATUM: DELAWARE STATE PLANE COORDINATE SYSTEM NORTH AMERICAN DATUM - NAD 1983 (HARN REFERENCE).
- 9. VERTICAL DATUM: NATIONAL AMERICAN VERTICAL DATUM -NAVD 1988.
- 10. BENCHMARK: ELEVATIONS FOR THIS SITE WERE ESTABLISHED FROM STATIC G.P.S. OBSERVATION, REFERENCED WITH THE ONLINE POSITION USER SERVICE (OPUS).
- 11. SITE BENCHMARKS: TOP OF SOUTH WEST BOLT OF SOUTH I-BEAM ON DEARNG SIGN. EL: 3.99
- 12. ALL MEASUREMENTS ARE IN U.S. SURVEY FOOT UNITS.
- 13. TOPOGRAPHIC SURVEY INFORMATION IS BASED ON FIELD SURVEYS PERFORMED BY VANDEMARK & LYNCH, INC. FROM JUNE 2011 THROUGH APRIL 2020.
- 14. THE PROPERTY ON THIS PLAN IS TAKEN FROM A R.A. NAGLE & ASSOCIATES, INC. PLAN TITLED SITE PLAN AND DATED 1-26-90, AND DOES NOT REPRESENT A PROPERTY SURVEY BY VANDEMARK & LYNCH, INC.
- 15. WATER: SUSSEX SHORES WATER COMPANY WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- 16. SEWER: SUSSEX COUNTY (NORTH BETHANY DISTRICT) SEWERAGE IS SUBJECT TO THE APPROVAL OF SUSSEX COUNTY. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT.
- 17. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO INSPECT, REPAIR, AND MAINTAIN EROSION AND SEDIMENT CONTROLS, AND STORMWATER MANAGEMENT PRACTICES DURING CONSTRUCTION, INCLUDING AREAS DISTURBED BY UTILITY COMPANIES.
- 18. IT SHALL BE THE DELAWARE AMRY NATIONAL GUARD'S RESPONSIBILITY TO INSPECT, MAINTAIN, AND REPAIR THE STORMWATER MANAGEMENT FACILITIES AFTER CONSTRUCTION. SEE SHEET C-111 FOR INSPECTION AND MAINTENANCE PROCEDURES FOR SWM FACILITIES.
- 19. THE EXISTING BUILDING TO BE REMOVED IS THE PHYSICAL FITNESS CENTER FOR A TOTAL OF 1,034 S.F. THE BUILDING TO BE CONSTRUCTED IS 6,808 S.F. FOR A NEW PHYSICAL FITNESS CENTER WHICH IS A NET ADDITION OF 5,774 S.F. THE OVERALL USE OF THE SITE WILL NOT CHANGE AND IT IS ANTICIPATED THE SITE TRAFFIC WILL ALSO NOT CHANGE.
- 20. THIS SITE LIES PARTIALLY WITHIN A 100 YEAR FLOODPLAIN AS DEFINED ON THE FLOOD INSURANCE RATE MAP NO. 10005C0512 K & 10005C0516 K, DATED MARCH 16, 2015. FOR SUSSEX COUNTY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA)
- 21. THERE ARE NO WETLANDS WITHIN THE LIMIT OF DISTURBANCE AREA OF THIS PROJECT BASED ON THE PROPERTY AND WETLANDS SURVEY, DELAWARE NATIONAL GUARD, BETHANY BEACH TRAINING SITE, PREPARED BY VANDEMARK & LYNCH, INC., VANDEMARK & LYNCH PLAN FILE NO. 29839-B.

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS $0.59\pm$ ACRES.











STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION 800 Bay Road P.O. Box 778 Dover, Delaware 19903

NICOLE MAJESKI SECRETARY

March 10, 2021

Mr. Clifford Graviet, Town Manager 214 Garfield Parkway, Bethany Beach, DE, 19930

SUBJECT: Letter of No Contention Approval

DEARNG BBTS Physical Fitness Center Tax Parcel # 134-13.00-132.00 SCR00050-COASTAL HIGHWAY Bethany Beach, Baltimore Hundred, Sussex

Dear Mr. Graviet:

The Delaware Department of Transportation (DelDOT) has reviewed a request, dated February 15, 2021, to obtain a Letter of No Contention (LONC) to use an existing commercial building and site entrance for the above referenced project, and has approved the request. This approval shall be valid for a period of <u>one (1) year</u>.

This determination is based on the project information as provided in the completed Permit Application, and verification of the requirements on the LONC approval checklist.

The following conditions are provided with this approval:

- 1) Site shall have access from the existing entrance located on Coastal Highway (SCR 050).
- 2) No entrance modifications or traffic pattern changes are proposed or authorized under this LONC approval.
- 3) DelDOT reserves the right to review, modify or revoke this LONC approval in the future if proposed activities create traffic conflicts, safety concerns or operational issues.
- 4) The property owner is responsible to:
 - a. Submit information to DelDOT, regarding any future operational or site changes, (including but not limited to: rezoning, site layout changes, changes in use, entrance modifications, expanded/additional uses, new uses, etc.). Changes of this nature may alter the flow and/or volume of traffic and could require a new LONC or formal review for Approvals and/or Permits.
 - b. Establish and maintain clear sight lines at the entrance. There shall be no placement of structures, signs, objects, items for sale or parking of vehicles within State right-of-way or



DEARNG BBTS Physical Fitness Center Mr. Clifford Graviet Page 2 March 10, 2021

entrance limits. Shrubbery, Plantings, trees and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited.

5) The property owner and applicant are responsible to coordinate with DelDOT Outdoor Advertising & Roadside Control at (302) 853-1327, for information on obtaining specific permits for sign installation on private property. Permits for Utilities construction within State right-of-way require separate permit applications please contact DelDOT's South District at (302) 853-1345.

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

Sincerely,

R. Stephen McCabe Sussex County Review Coordinator, Development Coordination

 cc: Marc Orndorff, Delaware National Guard Lisa Donlon, VanDemark and Lynch, Inc. Matt Schlitter, South District Public Works Engineer Scott Rust, South District Public Works Manager James Argo, South District Project Reviewer William Kirsch, South District Entrance Permit Supervisor Wendy L. Polasko, Subdivision Engineer Kevin Hickman, Sussex County Reviewer

SSIMMENTION COMMISSION STREET	Technic 22705 Pa	FATE FIRE MARSHAL al Services ark Avenue m, DE 19947	PIDE MARSHAL
	SFMO PE	RMIT	
Plan Review Number: 2 Status: Approved as Sul		Tax Parcel Number: Date: 03/04/2021	134-13.00-132.00
Project		· · · · · · · · · · · · · · · · · · ·	· · · · · · · · · · · · · · · · · · ·
Fitness Center DEANG Bethany	163 Scannel Bethany Bea		
Scope of Project Number of Stories: Square Footage: Construction Class:		an anna a tha tha ann a fean a fean ann a' tha ann a' tha ann an ann an ann ann an ann an ann an a	
Fire District: 70 - Bethany Company	Beach Volunteer Fire O	ccupant Load Inside: ccupancy Code:	
Applicant Lisa Donlon ,			
effect as of the date of this review. A Review Status of "Approved as Subm Any Conditional Approval does not relie	pecifications of the above described project tted" or "Not Approved as Submitted" mus ve the Applicant, Owner, Engineer, Contra e provisions of the Delaware State Fire Pr	t comply with the provisions of the attach ctor, nor their representatives from their r	ed Plan Review Comments. esponsibility to comply with the installation and/or completion of

Desiree McCall

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2021-04-206224-MJS-01 Status: Approved as Submitted

Tax Parcel Number: 134-13.00-132.00 **Date:** 03/04/2021

PROJECT COMMENTS

1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
1040 A	This site meets Water Flow Table 2, therefore the following water for fire protection requirements apply: Main Sizes: 6" minimum. Minimum Capacity: 1,000 gpm @ 20 psi residual for 1 hour duration. Hydrant Spacing: 800' on center.
1180 A	This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
1190 A	Separate plan submittal is required for the building(s) proposed for this project.
1501 A	If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes orrevisions to the plans occur, plans are required to be submitted, reviewed, and approved.

ENGINEERING DEPARTMENT

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





DELAWARE sussexcountyde.gov

HANS M. MEDLARZ, P.E. COUNTY ENGINEER

MICHAEL E. BRADY DIRECTOR OF PUBLIC WORKS

MEMORANDUM

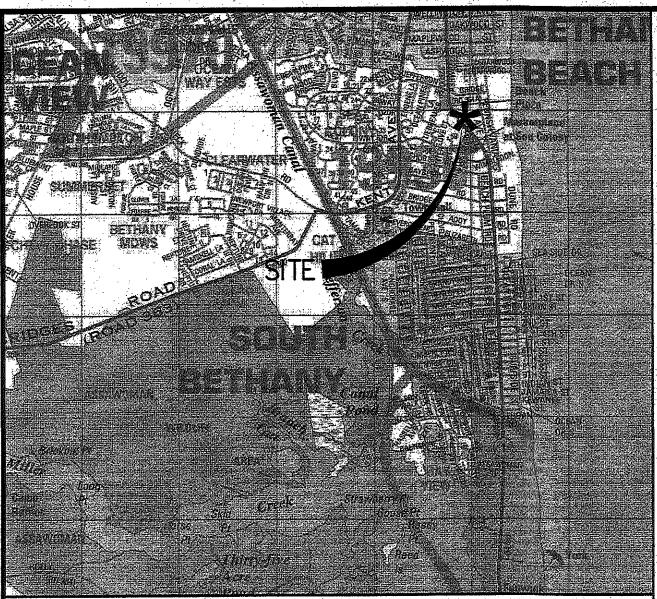
- **DATE:** March 11, 2021
- TO: Christin Scott Planner I, Planning and Zoning
- FROM: Jordan Dickerson Engineering Technician IV

SUBJECT: DEARNG Physical Fitness Center

Please be advised that the Sussex County Engineering Department has no objection to the proposed site plan for the above reference project. The site plan doesn't fall under Chapter 110 for Engineering review and all sewer on this parcel is private. They will need to get disconnect permit for the demolition of existing building and another connection permit for the new facility.

Cc: Ms. Lisa Donlon, P.E. Vandemark & Lynch, Inc. Mr. John Ashman, Director of Utility Planning and Design Review





VICINITY MAP SCALE: 1"=2000'± COPYRIGHT ADC THE MAP PEOPLE PERMITTED USE NO. 21006232

SITE DATA OWNER/

DEVELÓPER:

(443) 497-1937 ARCHITECT: HARRIS MINIGOLF 141 WEST BURK AVENUE WILDWOOD, NJ 08260

> CASTLE COLF GLADIOLUS DR FORT MYERS, FL 33908 (239) 489-1999

McCRONE, INC.

(609) 522-4200

JESSICA F. PEAKE

35229 OVERFALLS DR

LEWES, DELAWARE 19958

CONTACT: MIKE O'NEILL

WATERPARK CONSULTING

ENGINEER:

REAR:

119 NAYLOR MILL ROAD, SUITE 6 SALISBURY, MD 21801 CONTACT: ROBERT KANE, PE (410) 548-1492 FAX (410) 548-2055 . TAX MAP 134-17.11-40.00

TOTAL AREA = .46 AC. \pm PROJECT AREA = .46 AC. \pm DEED REF.: 4710/176

2. CURRENT ZONING: C-1: GENERAL COMMERCIAL SETBACKS: FRONT: 60' SIDE:

LOT DIMENSIONS: SIZE: 2 AC MIN. WIDTH: 200 FT MIN.

DEPTH: 150 FT MIN. BUILDING HEIGHT: 42' MAX. LOT COVERAGE: 50% MAX. PROVIDED: 15% PAVED AREA COVERAGE: 30% MAX. PROVIDED: 20%

19,602 SF TOTAL AREA DISTURBED: 5,662.80 SF EXISTING PERVIOUS AREA:

14,374.80 SF .33 AC EXISTING IMPERVIOUS AREA: 8,660.60 SF .20 AC PROPOSED PERVIOUS AREA: 11,377 SF .26 AC PROPOSED IMPERVIOUS AREA:

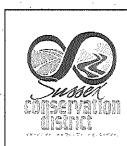
EXISTING CURVE NUMBER: . 84 PROPOSED CURVE NUMBER: 78

3. PROPERTY IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER FIRM COMMUNITY 10005C0263J, MAP REVISED JUNE 20, 2018.

4. THE SITE IS LOCATED IN THE BALTIMORE HUNDRED AND THE WHITE CREEK-INDIAN RIVER BAY WATERSHED

5. SURVEY INFORMATION WAS COLLECTED BY MCCRONE ON 2-28-2020, AND BY SIMPLER SURVEYING REVISED 3-20-2017.

6. SOIL TYPES: HuA - HURLOCK LOAMY SAND, O TO 2 PERCENT SLOPES - TYPE A SOILS

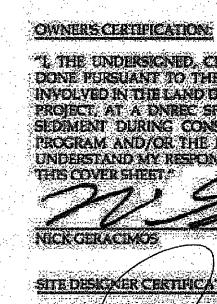


SCD STANDARD PLAN APPROVAL SEDIMENT & EROSION CONTROL DATE: 2/26/2021

CONSTRUCTION NOTES:

- THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDIN PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES,
- CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, SPECIFICATIONS, THE LOCAL BUILDING CODES AND REGULATIONS.
- WATER LINES WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 36" MIN. COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD.
- ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE AND STABILIZED WITH SOD OR TOPSOIL, SEED AND MULCH. IF TOPSOIL, SEEDING AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES MCCRONE, INC MISS UTILITIES
- SUSSEX CONSERVATION DISTRICT TOWN OF BETHANY 6. SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE
- CONTRACTOR'S EXPENSE.
- 7. ALL DRAINAGE STRUCTURES AND TRENCHES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENTS, BOTH AND PERMANENT.
- 9. ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO
- 10. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT WITHOUT CITY APPROVAL, IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
- WHEN IT IS IMPOSSIBLE TO OBTAIN THE MINIMAL 10 FOOT HORIZONTAL AND/OR 18 INCH VERTICAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER, THE OFFICE OF DRINKING WATER MUST SPECIFICALLY APPROVE ANY VARIANCE SUPPORTED BY DATA FROM THE DESIGN ENGINEER. 12. WHEREVER SEWER OR WATER MAINS OR SERVICES RUN PARALLEL TO EACH
- OTHER, A MINIMUM HORIZONTAL SEPARATION OF 10' SHALL BE PROVIDED. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION .13.
- FROM THESE PLANS. 14. ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED
- SOLELY AT THE CONTRACTOR'S EXPENSE. 15. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST PITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
- 16. ALL EXISTING UTILITIES SHALL REMAIN UNLESS OTHERWISE NOTED. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR
- STAKING OUT FOR CONSTRUCTION. ANY DISCREPANCIES SHALL BE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK. 18. SEDIMENT AND EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO COMMENCING
- LAND DISTURBING ACTIVITIES.
- 19. UTILITY GROUND SURFACE PROFILES, MANHOLE, CLEANOUT TOP ELEVATIONS, ETC., AND CROSSING PIPE ELEVATIONS ARE APPROXIMATE. REFER TO GRADING PLANS FOR GROUND SURFACE ELEVATIONS. INSTALL RIMS, LIDS, ETC. FLUSH WITH FINAL GRADE. 20. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKEOUT SERVICES BY A QUALIFIED, INDEPENDENT, LICENSED DELAWARE PROFESSIONAL LAND SURVEYOR. THE ENGINEER OF RECORD IS RESPONSIBLE FOR THE SUSSEX CONSERVATION DISTRICT AND STORM WATER

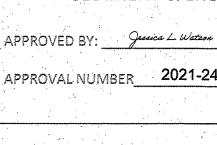
MANAGEMENT RECORD DRAWINGS.



MCCRONE SALISHURY, MDI 21801 PHONE # 410-548-1492 FAX#410-548-2055

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MBER 2021-243	



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SITE DEVELOPMENT PLANS NICK'S MINI GOLF TOWN OF BETHANY BEACH SUSSEX COUNTY, DELAWARE

DRAINAGE

SETTLEMENT OCCURS,

WITH THEM: 1-410-548-1492 1-800-282-8555 1-302-856-2105

1-302-539-8011

TEMPORARY

FINISHED

TO BROUGHT

THE

SHEET INDEX

COVER EXISTING CONDITIONS AND DEMOLITION PLAN C1 SITE AND GRADING PLAN C2 C3 EROSION AND SEDIMENT CONTROL PLAN SITE AND SEDIMENT CONTROL DETAILS C4.1 SITE AND SEDIMENT CONTROL DETAILS C4.2 SITE AND SEDIMENT CONTROL DETAILS C4.3 LANDSCAPE PLAN C5

SEQUENCE OF CONSTRUCTION

NOTIFY THE DNREC SEDIMENT AND STORMWATER PROGRAM IN WRITING AT LEAST FIVE (5) DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

- 2. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES, OR GRADING, SCHEDULE AND CONDUCT PRE-CONSTRUCTION MEETING WITH THE AGENCY CONSTRUCTION SITE REVIEWER. THE LANDOWNER/DEVELOPER REPRESENTATIVE, SITE CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE SITE DESIGNER IS RECOMMENDED TO ATTEND.
- 3. INSTALL THE STABILIZED CONSTRUCTION ENTRANCE AS INDICATED ON THE PLAN, FOLLOWED BY THE PERIMETER CONTROLS I.E. SILT FENCE.
- 4. SCHEDULE A PERIMETER CONTROL REVIEW WITH THE AGENCY CONSTRUCTION SITE REVIEWER.
- 5. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE AGENCY CONSTRUCTION SITE REVIEWER AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION.
- 6. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WINDBLOWN DUST FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY. CONSTRUCTION SITE REVIEWER.
- TOPSOIL AND EXCAVATED SUBSOILS SHALL BE STOCKPILED ON SITE IN LOCATION SHOWN ON EROSION SEDIMENT CONTROL PLAN, STOCKPILES SHOULD BE SURROUNDED WITH A PERIMETER CONTROL, LOCATED ON LAND WITH SLIGHT TO NO SLOPE, AND STABILIZED ONCE INACTIVE. EXCESS SPOILS SHALL BE REMOVED DIRECTLY TO AN APPROVED OFFSITE LOCATION.
- 8. PERFORM ANY DEMOLITION WORK, CLEAR AND GRUB THE SITE WITHIN THE LIMITS OF DISTURBANCE. SITE SPOILS TO BE REMOVED TO AN APPROVED OFFSITE LOCATION.
- 9. INSTALL, FINE GRADE, PLACE AND COMPACT PARKING LOT SUBBASE. INSTALL CURBING AND OTHER CONTROL WORK. INSTALL BASE COURSE OF PAVEMENT.
- 10. FINAL GRADE ALL PERVIOUS AREAS OF SITE AND APPLY PERMANENT STABILIZATION WITHIN THE CURRENT LIMITS OF DISTURBANCE. SITE CONTRACTOR SHALL PLACE TOPSOIL ON PERVIOUS AREAS WITH A MINIMUM THICKNESS OF 3" TO 4" FOR ADEQUATE VEGETATION ESTABLISHMENT. TOPSOIL SHALL BE FINE GRADES & RAKED TO BE SURE IT IS UNIFORM AND NO DEBRIS REMAINS.
- 11. COMPLETE MINIATURE GOLF COURSE INSTALLATION AS DESIGNED BY ARCHITECT.
- 12. INSTALL FINAL COURSE OF PAVEMENT.
- 13. PRIOR TO FINAL REVIEW BY OWNERS, ENGINEER, & INSPECTOR, THE SITE CONTRACTOR SHALL REMOVE ALL CONSTRUCTION DEBRIS, ENSURE FINAL PERMANENT SEEDING HAS OCCURRED & VEGETATION IS ESTABLISHED PER DAREC REGULATIONS. SITE CONTRACTOR ADEQUATELY SHALL ENSURE THAT THE IMPERVIOUS AREAS ARE SWEPT CLEAN AND NO EROSION IS OCCURRING.
- 14. SITE CONTRACTOR IS RESPONSIBLE FOR VEGETATION ESTABLISHMENT. WHICH INCLUDES ADEQUATE WATERING, FERTILIZATION, ETC. UNTIL PROJECT COMPLETION.
- 15. THE EROSION AND SEDIMENT CONTROL DEVICES SHOULD BE REMOVED ONLY AFTER WORK IN A PHASE HAS BEEN COMPLETED AND STABILIZED, WITH WRITTEN APPROVAL FROM THE AGENCY CONSTRUCTION SITE REVIEWER.

16. CONTRACTOR IS RESPONSIBLE FOR RESTABALIZATION OF ANY EROSION THAT OCCURS FOR THE FIRST 6 MONTHS FOLLOWING THE COMPLETION OF CONSTRUCTION

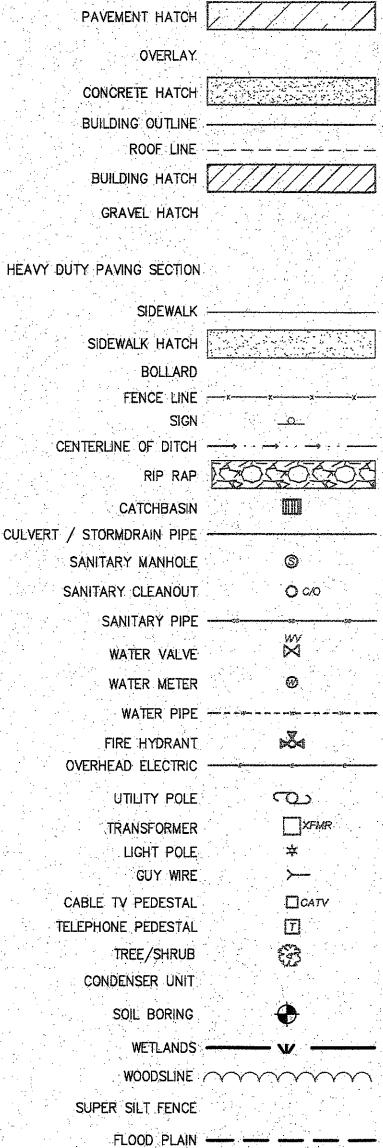
"L THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PERSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL D.E., BLUE CARD HOLDER INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRICE TO INITIATION OF THE PROJECT, AT A DARREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DWREC SEDIMENT AND STORMWATER. PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT. AS REFERENCED ON

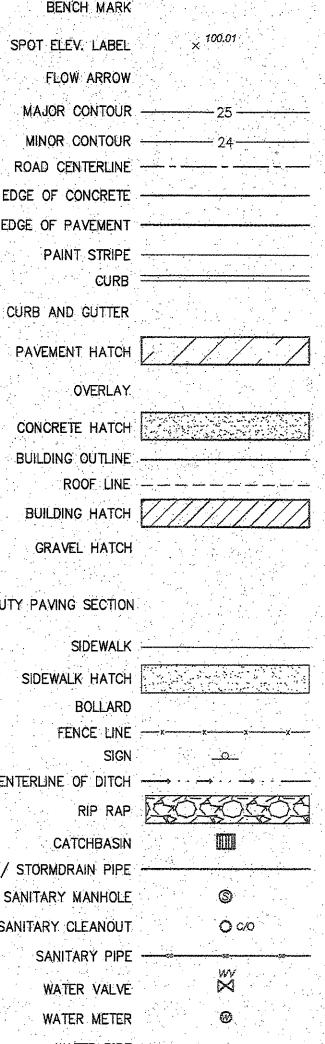
SITE DESK MER CERTIFICATION: I HEREBY CERTIFY THAT THE PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLENGE COMPLUS XIND THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

ROBERT KANE, P.E. 119 NAYLOR MILL ROAD, SUITE 6

2-25-2021

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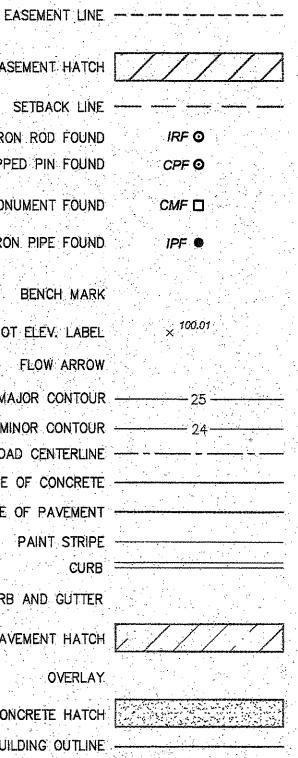
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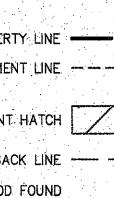
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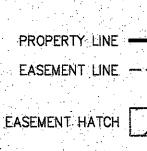
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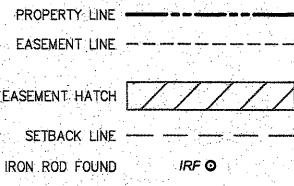
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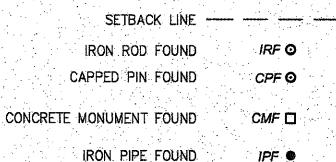
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ROBERT S. KANE HEREBY CERTIFY THAT THES DOCUMENTS WERE PREPARED OR APPROVED B WE, AND THAT I, AM A DULY LICENSED

PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE, LICENSE NO. 13538.

2-25-202

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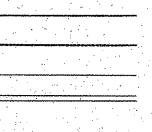
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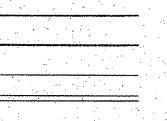
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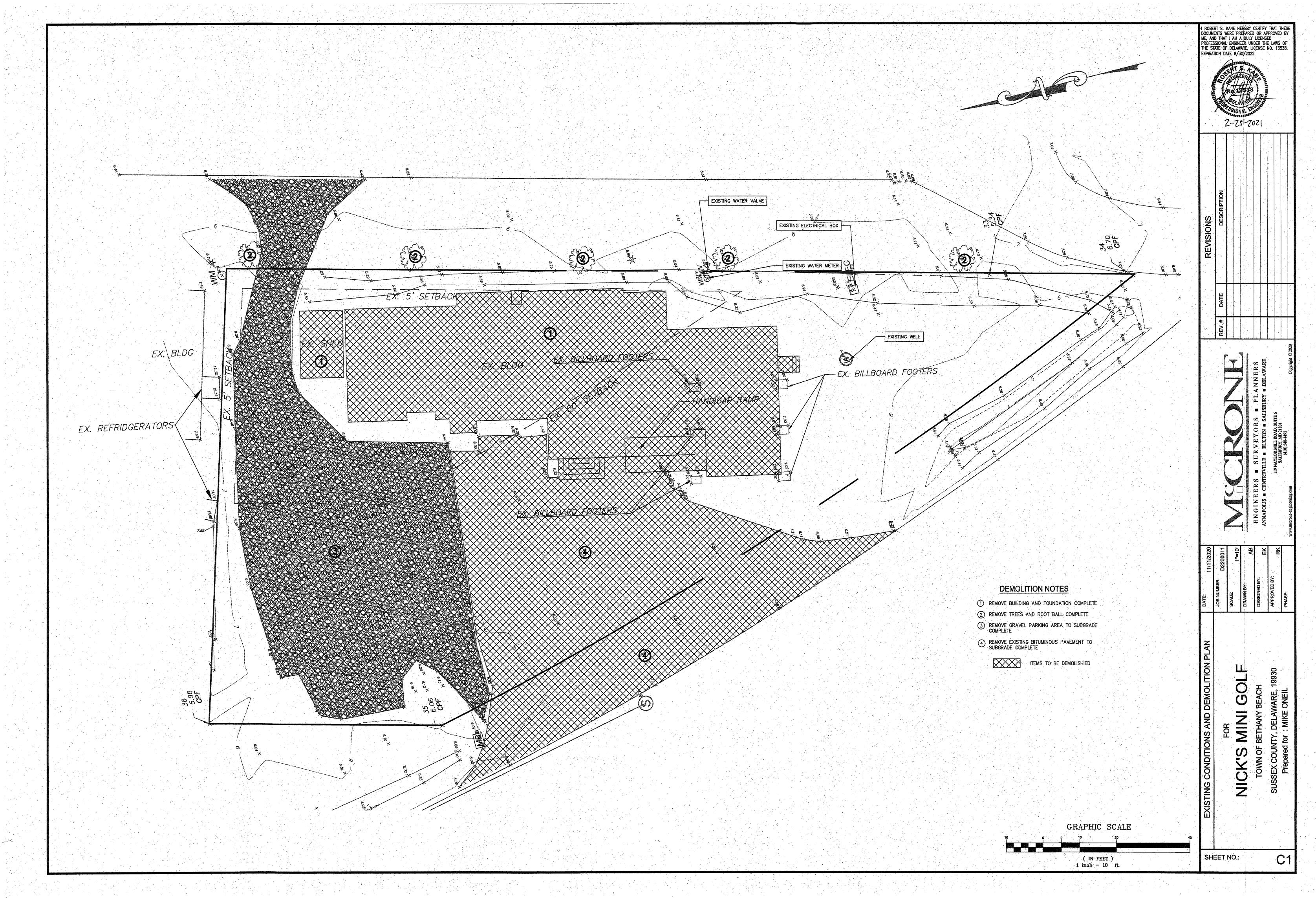
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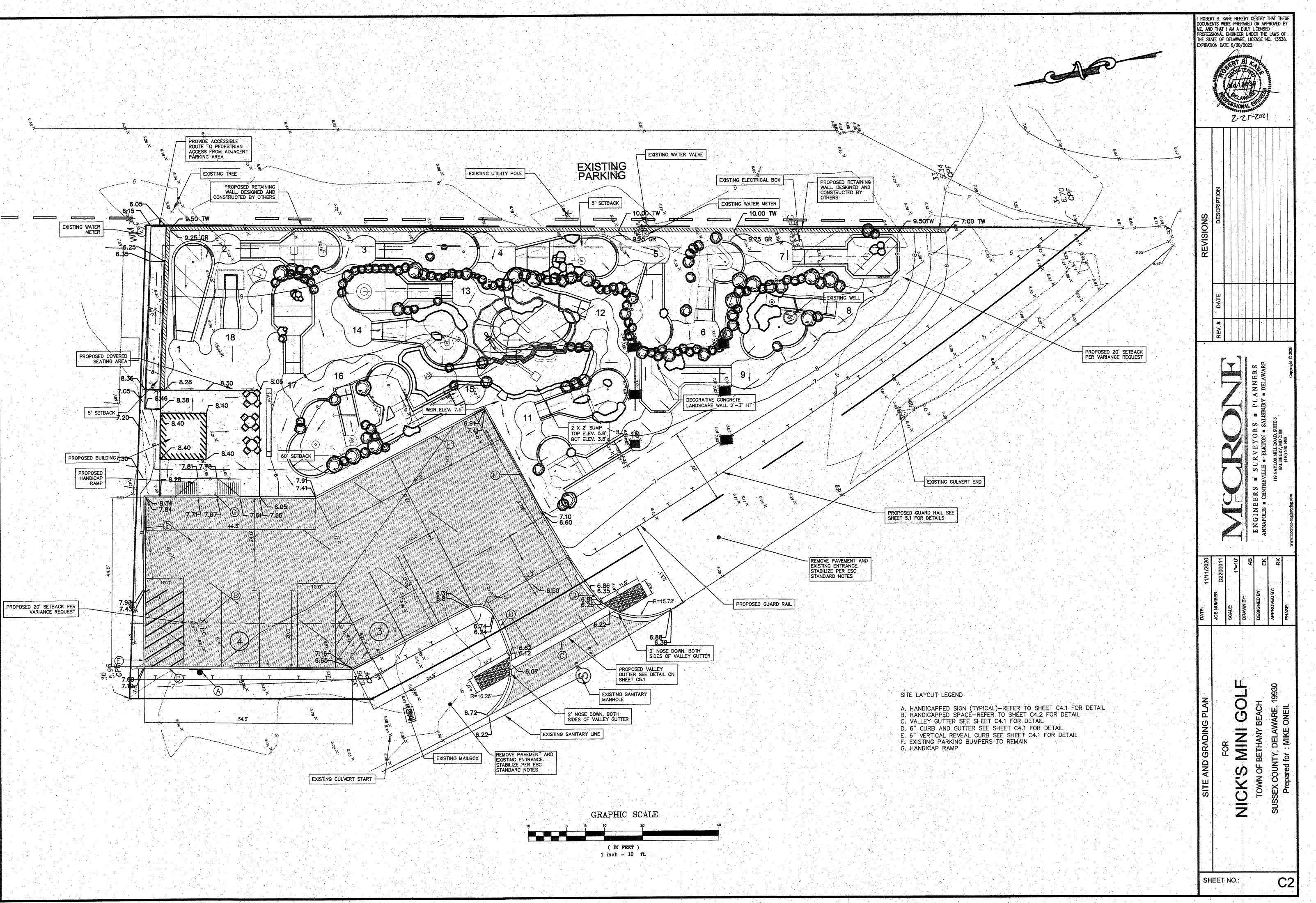
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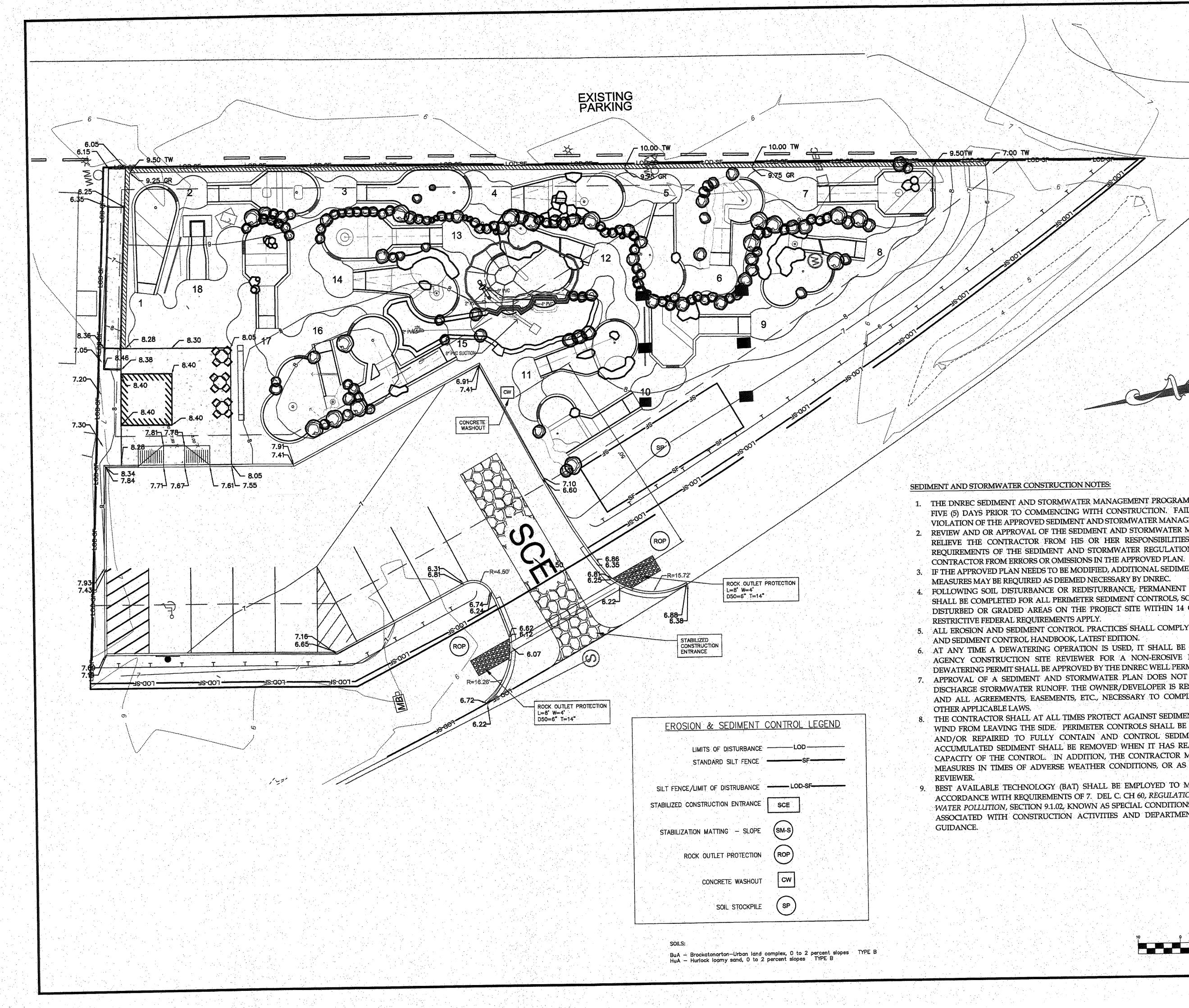
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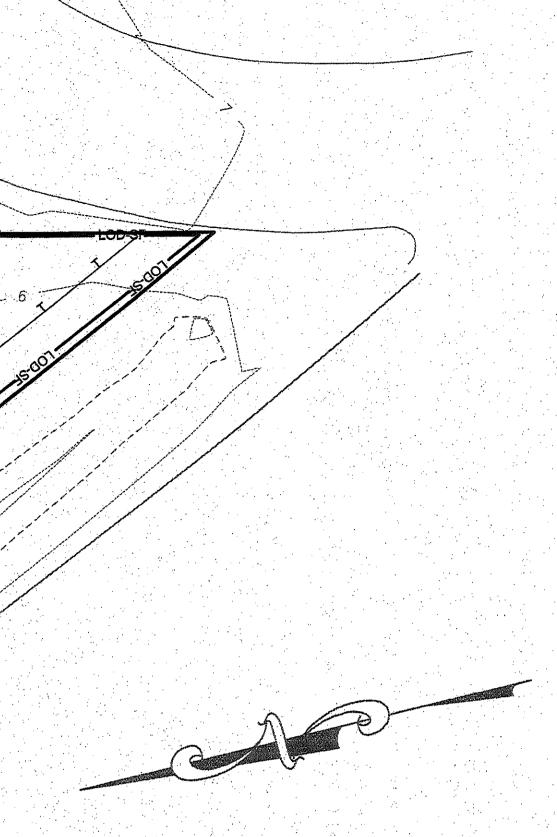












PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF DELAWARE, LICENSE NO. 13538. XPIRATION DATE 6/30/2022 2-25-2021 В Ш EERS • CENTR ZS σ Z PLAN ĽL_ DIMENT CONTROL النب 0 VARE U MINI Ш NICKS AND Z

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SHEET NO .:

ROBERT S. KANE HEREBY CERTIFY THAT THES OCUMENTS WERE PREPARED OR APPROVED B ME, AND THAT I AM A DULY LICENSED

1. THE DNREC SEDIMENT AND STORMWATER MANAGEMENT PROGRAM MUST BE NOTIFIED IN WRITING FIVE (5) DAYS PRIOR TO COMMENCING WITH CONSTRUCTION. FAILURE TO DO SO CONSTITUTES VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.

2. REVIEW AND OR APPROVAL OF THE SEDIMENT AND STORMWATER MANAGEMENT PLAN SHALL NOT RELIEVE THE CONTRACTOR FROM HIS OR HER RESPONSIBILITIES FOR COMPLIANCE WITH THE REQUIREMENTS OF THE SEDIMENT AND STORMWATER REGULATIONS, NOR SHALL IT RELIEVE THE

3. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL

4. FOLLOWING SOIL DISTURBANCE OR REDISTURBANCE, PERMANENT OR TEMPORARY STABILIZATION SHALL BE COMPLETED FOR ALL PERIMETER SEDIMENT CONTROLS, SOIL STOCKPILES, AND ALL OTHER DISTURBED OR GRADED AREAS ON THE PROJECT SITE WITHIN 14 CALENDAR DAYS UNLESS MORE

ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL COMPLY WITH THE DELAWARE EROSION

6. AT ANY TIME A DEWATERING OPERATION IS USED, IT SHALL BE PREVIOUSLY APPROVED BY THE AGENCY CONSTRUCTION SITE REVIEWER FOR A NON-EROSIVE POINT OF DISCHARGE, AND A DEWATERING PERMIT SHALL BE APPROVED BY THE DNREC WELL PERMITTING BRANCH.

7. 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

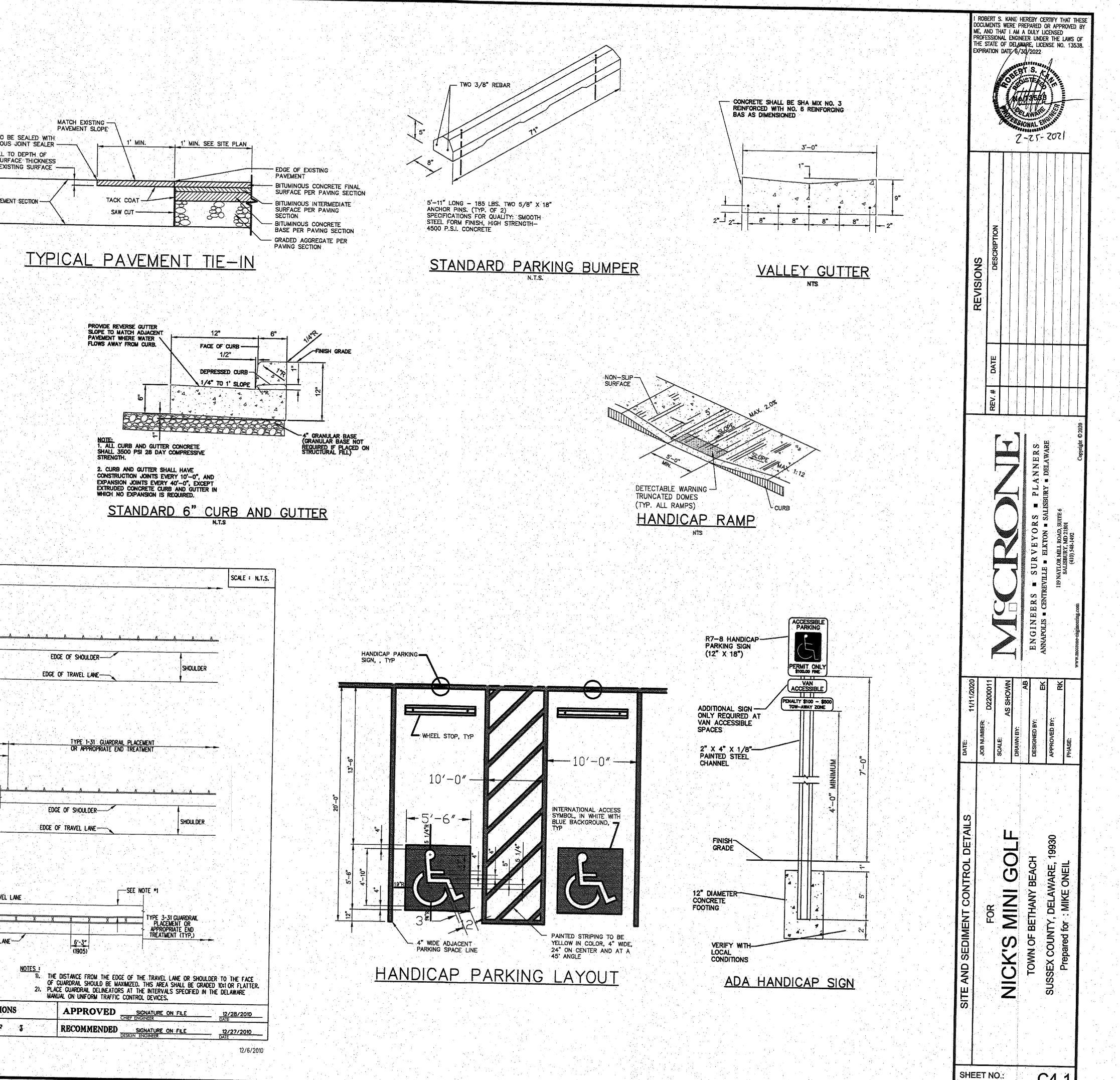
8. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OF DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SIDE. PERIMETER CONTROLS SHALL BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENT FROM LEAVING THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR ALTER MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE AGENCY SITE

9. BEST AVAILABLE TECHNOLOGY (BAT) SHALL BE EMPLOYED TO MANAGE TURBID DISCHARGES IN ACCORDANCE WITH REQUIREMENTS OF 7. DEL C. CH 60, REGULATIONS GOVERNING THE CONTROL OF WATER POLLUTION, SECTION 9.1.02, KNOWN AS SPECIAL CONDITIONS FOR STORMWATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITIES AND DEPARTMENT POLICIES, PROCEDURES, AND

GRAPHIC SCALE

(IN FEET) 1 inch = 10 ft.

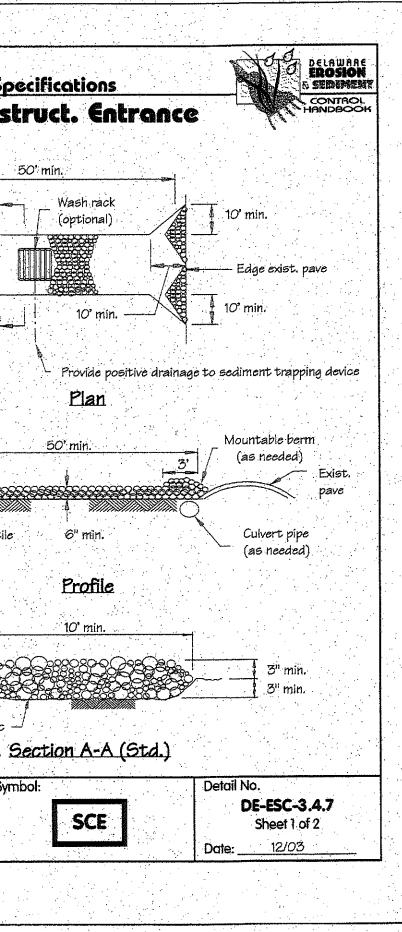
			JOINT TO BE
	1" BITUMINOUS CONCRETE SURFACE		BITUMINOUS . ROTOMILL TO
	COURSE (TYPE C; 9.5 mm SUPERPAVE)_ 1 1/2" BITUMINOUS CONCRETE SURFACE COURSE (TYPE C; 9.5 mm SUPERPAVE)		FINAL SURFAC BELOW EXISTI GRADE
	6° GRADED AGGREGATE (TYPE B CRUSHER RUN)		
			EXISTING PAVEMENT
	STANDARD PA	VINC SECTION	
	STANDAND IA	VING SECTION	
	NOT TO SCALE		
		FINISH GRADE	LT
	DE	PRESSED CURB	
	2" DEEP -		
	3/16" WID CONTRACT	ION	
	JOINTS @ O.C. MAX.		
	6 [™] GRANUL		
	NOT	BGRADE	
	SHA	VIL CURB AND GUTTER CONCRETE LL 3500 PSI 28 DAY COMPRESSIVE ENGTH.	
		6" REVEAL CURB N.T.S.	
		TYPE 1-31 GUARDRAIL PLACEMENT POST SPACING 6'-3" (1905)	
<u> </u>	<u> </u>		<u>å á á a</u>
			SEE NOTE #1
		3'-0" (900) MIN <u>TYPE 1-31 GUARDRAIL</u>	<u> </u>
		TYPICAL GUARDRAIL TREATMENT WHEN THE REQUIRED 3'-0" (900) CLEARANCE TO OBSTR	UCTION IS AVAILABLE
	TYPE 1-31 GUARDRAIL PLACEMENT OR APPROPRIATE END TREATMENT	TYPE 2-31 GUARDRAIL PLACEMENT 25' (7620) MIN, POST SPACING 3'-1½" (952.5)	25' (7620) MIN.
		SOLID	
<u> </u>	<u>, , , , , , , , , , , , , , , , , , , </u>		
			 ▲
		REQUIRED CLEARANCE 2'-0" (600) MIN	SEE NOTE •1
<u>5 6 7 -</u>	<u> </u>	TYPE 2-31 GUARDRAIL TYPICAL GUARDRAIL TREATMENT WHEN 2'-0" (600) TO 3'-0" (900) OF CLEARANCE TO OBST	
EDGE OF TRAVE	CUARDRAIL FLARE RATE	WHEN 2 OF COUDING STOP (900) OF CLEARANCE TO OBST	RUCTION IS AVAILABLE
· · · · · · · · · · · · · · · · · · ·	RE RATES	- 4' (1200) MINIMUM	
DESIGN SI	PEED FLARE RATE	······································	EDGE OF TRAVEL LA
70 MPH (110 60 MPH (100) km/h) 14:1		<u> </u>
55 MPH (90 50 MPH (80		4" (1200) MINIMUM	EDGE OF TRAVEL LANE-
45 MPH (70 40 MPH (60	km/h) 10:1	TYPE 3-31 Typical Median Gu	ARDRAIL JARDRAIL TREATMENT
30 MPH (50			
	DELAWARE	TYPES 1-31, 2-31, AND 3-31 GUAR	DRAIL APPLICATIONS
DEPA	RTMENT OF TRANSPORTAT	TION STANDARD NO. B-1 (2010) SHT	

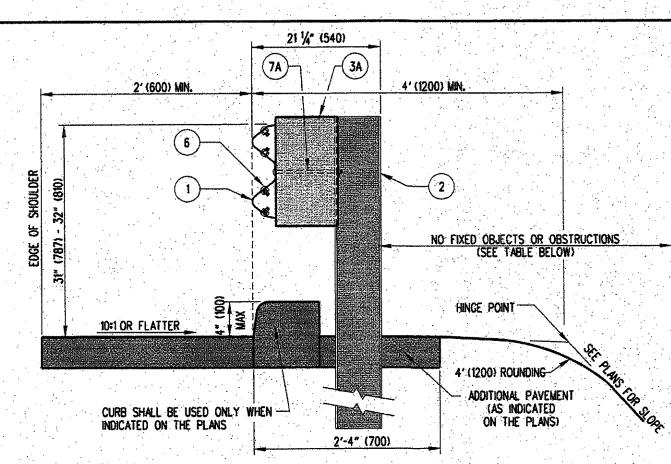


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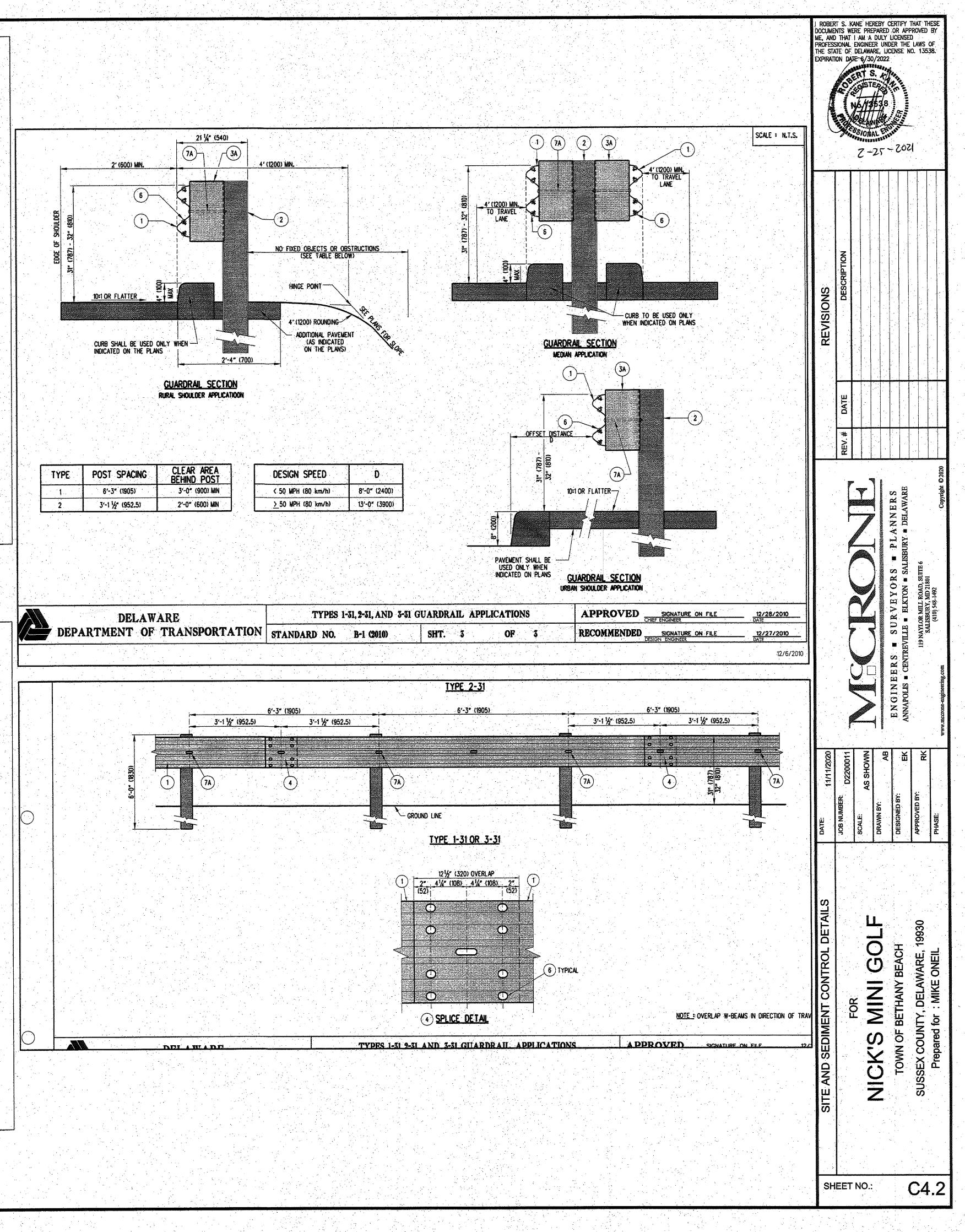
DELAWARE EROSION G SEDIMENT	Standard Detail & Sp	vecifications	Standard Detail	& Sr
		ilt fence	Stabilized (ons
Cor	Istruction Detail			
Posts	Staple			Α-
		for joining ous sections		4
Section A Staple			10' mi	in.
Та	2		DE #3	
			0≡#0 Stone	A-
Conchruction Meters				
Construction Notes:				
	tened securely to fence posts with wire ti			•••
When two sections of filter of inches and folded.	toth adjoin each other they shall be ove	rlapped by six		
	rmed as needed and material removed	when "bulges"		
develop in the silt fence.				jeotextile
Materials:			L Exist. grnd	
1. <u>Stakes</u> : Steel (either T or U) o	r 2" x 2" hardwood			
2. Geosynthetic Fabric: Type Gl				
	oth, plastic strip or other approved equive	plent		
	Envirofence, or approved equivalent			
			Type GS-1 geotextil	e fabric
Source: Sym Adapted from		o. E-ESC-3.1.2.1	Source: Adapted from	Sy
MD Stds. & Specs. for ESC	Date:	Sheet 2 of 2 6/05	VA ESC Handbook	
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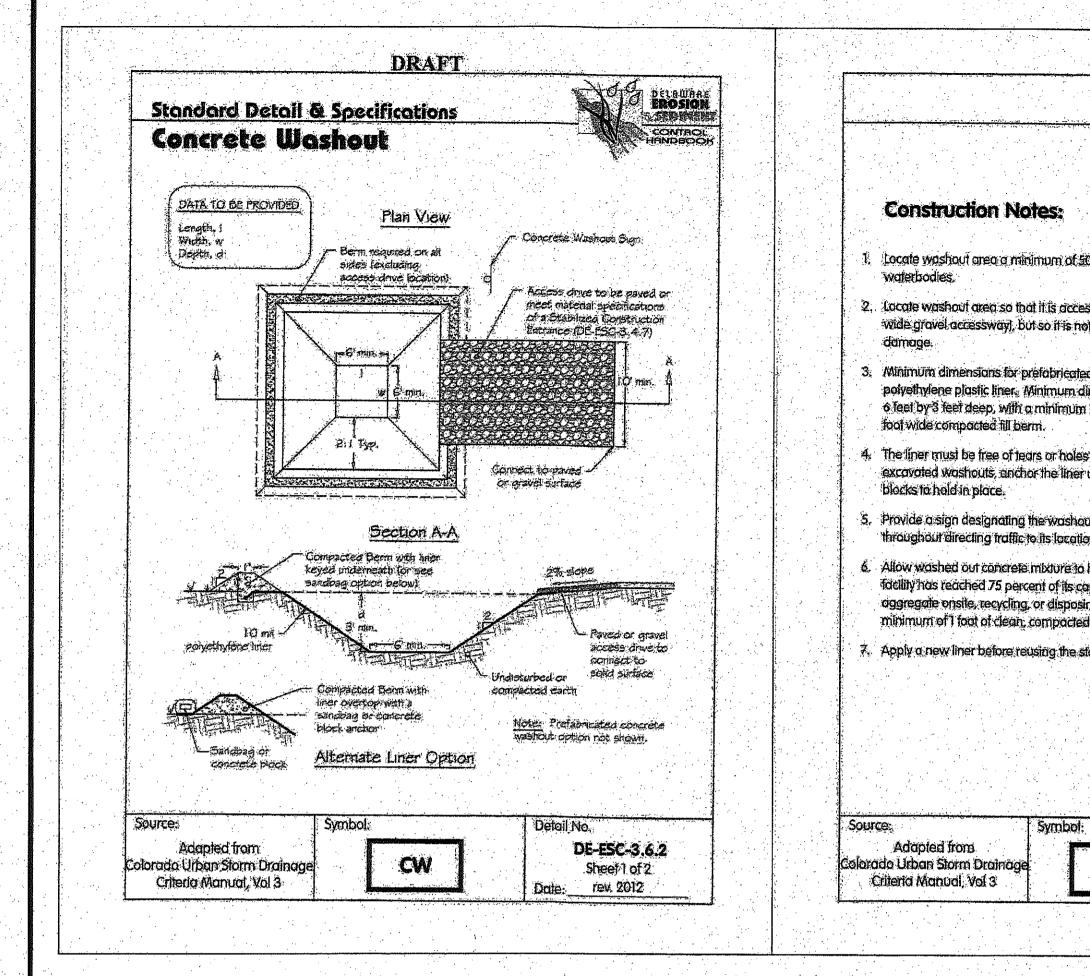
Stordo	rd Detail & Specifications		EROSION Standard Detail & Spec	<u>cific</u>
Silt F		- CONTROL HANDBOOK	CONTROL HANDBOOK Stabilized Construct. En	itre
	Min. 40" stake length		Equipment wheel track + 2'	
Reinf	forcing strip over geosynthetic fabric (typ., each stake)	Min. 24" stake length above ground		
	Flow	VIRSTINGTINGTING TING TING	Metal bars set in reinforced conc. — (traffic bearing grates, timber mats or other approved equiv. may be substituted)	ıge
	vertically into ground	— Min. 16" stake length driven into ground	Section A-A (Opt.)	
	V		Construction Notes:	
	Section	2 n	1. Stone size - Use DE #3 stone.	
			2. <u>Length</u> - As required, but not less than 50 feet (except on a single residence lot where length would apply).	a 30 fc
			3. <u>Thickness</u> - Not less than size (6) inches.	
	Flov		4. Width - Ten (10) foot minimum, but not less than the full width at points where ingress	s or eg
	Ends placed upslope to contain runoff 6' Ma	 A second s	5. <u>Geotextile</u> - Type GS-I; placed over the entire area prior to placing of stone.	و حا الح
and and a			 Surface Water - All surface water flowing or diverted toward construction entrances sh the entrance. If piping is impractical, a mountable berm with 5:1 slopes will be perr 	mitted.
		2" X 2" wooden post (Typ.)	 Maintenance - The entrance shall be maintained in a condition which will prevent tro sediment onto public rights-of-way. This may require periodic top dressing with a conditions demand and repair and/or cleanout of any measures used to trap sedir spilled, dropped, washed or tracked onto public rights-of-way must be removed in 	addition ment.
	DATA Max. controlled slope		 Washing - Vehicle wheels shall be cleaned to remove sediment prior to entrance or way. When washing is required, it shall be done on an area stabilized with stone an an approved sediment trapping device. 	nto put id whic
	Max. controlled slope		9. Inspection - Periodic inspection and needed maintenance shall be provided after e	ach ro
	Symbol: Specs. for ESC	Detail No. DE-ESC-3.1.2.1 Sheet 1 of 2		eet 2 c
	opeus in Low.	Date: 6/05	Date:	12/03





T SPACING	CLEAR AREA BEHIND POST] [DESIGN SPEED	D	
-3" (1905)	3'-0" (900) MIN		< 50 MPH (80 km/h)	8'-0" (2400)	
1 1/2" (952.5)	2'-0" (600) MIN		<u>> 50 MPH (80 km/h)</u>	13'-0" (3900)	•
					1.1





Standard Detail & Specifications Vegetatives Dust Control Important Methods: 1. Mulches - See DF-ESC-3.4.5, Standard Detail and Specifications for Mulching. Important Methods: 2. Vegetative cover - See DF-ESC-3.4.3, Std. Detail and Specifications for Vegetative Stabilization. Important Methods: 3. Achesives - Use on mineral solis only (not effective on muck solis). Keep traffic off these areas: The following table may be used for general guidance. Mix # Species* 1 Vige of Emulsion 12.5.1 Price pray 205 Resin-in-wider emulsion 4.1 Fine spray 300 Acrylic emulsion from-traffici 7.7.1 Coarse spray 350 Acrylic emulsion from from the suffice soliton conto be implemented. Begin the fillowing dustlem more traffici 7.7.1 Coarse spray 4. Tillage - For emergency temporary treatment, scriff the soli surface to prevent or reduce the armount of bodies objeton conto be implemented. Begin the fillowing dustlem and solitos or granular material Rysgrass write reading moutres 3 to be stress or to be implemented. Begin the fillowing dustlem and solito solito conto be implemented. Begin the fillowing tables or granular material solitos or coarse spray Sprinkling - Sprinkle site with water until the surface is most. Repect as needed. Coldiam Choide - Apply as falces or granular material with a spreader at a rate that will keep to the site surface is most. Repeare as needed. Sprinkling - Sprinkle sith texils of approx. JIX their height.	·····			 %6	HO DELAWA	Re			<u>dard Detail</u>	
Dust Control Description Description Mulches - See DE-ESC-3.4.3, Std. Detail and Specifications for Vegetative Stabilization. Or Vegetative cover - See DE-ESC-3.4.3, Std. Detail and Specifications for Vegetative Stabilization. Adhesives - Use on mineral soils only incl effective on muck soils). Keep traffic off these areas: The following table may be used for general guidance. Type of Water Type of Apply Envision 12.5.1 Bine spray 235 Resin-in-water emulsion 4.1 Bine spray 300 Acylic emulsion intraffici 7.1 Coarse spray 450 Acrylic emulsion intraffici 7.1 Coarse spray 350 Arginic emulsion intraffici 7.1 Coarse spray 350 Arginic emulsion intraffici 7.1 Coarse spray 350 Number of Weiter Type of Apply to phow for best results. Sprinkle site with water until the surface is most. Repeat as needed. Colspan= Spray Spray as a colspan="2">Notes for the series is an other with water until the surface is most. Repeat as needed. Sprinkle site with water until the surface is most. Repeat as needed. Sprinkle site with water until the surface is most. Repeat as needed. Notes colspan= Spray to phose best colspan="2">Sprinkle site with water until the surface is now fences, hay bales, etc. at right angles Sprinkle site with water until the surface is most. Repeat as an other with water until the surface is no	Standa	rd Detail & Specifi	cations		EROSIO			Veg	etative	St
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 7. Barriers - Place barriers such as solid board fences, snow fences, hay bales, etc. at right angles to the prevailing air currents at intervals of approx. 10X their height. 2. May be planted throughout summer if so 3. Applicable on slopes 3:1 or less. 4. Fifty pounds per acre of Annual Lespede 5. Use varieties currently recommended for 6. Warm season grasses such as Millet or per acre. Good on low fertility and acid 2. Stone - Apply layer of crushed stone or coarse gravel to protect soil surface. NOTE: Alternative seed mixes m VA ESC Handbook 				rial with a spreader	at a rate that will kee	p	· · · ·	1. Winter	seeding requires 3 tons pe	r acre (
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ource: Symbol: Detail No. Adapted from VA ESC Handbook Sheet 1 of 1	2. Stone - A	Apply layer of crushed stone o	r coarse grav	el to protect soil sur	face.					•
Adapted from VA ESC Handbook Sheet 1 of 1			•					NOT	E: Alternative seed mb	xes m
Adapted from VA ESC Handbook Sheet 1 of 1	<u></u>	L Symbol		Dotoil N						
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Delaware ESC Handbook				Date:	12/03					

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Standard Detail & Specifications	1
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Concrete Washout	
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of 50 feet from open channels, stormdrain inlets, wetlands or	
accontract a distribute of statistics' profilant out (This 12' Metholitics of	
ccessible to concrete equipment [service with a minimum 10 foot	
Consider a contraction of the second state of	
s not in a highly active construction area causing accidental	
	1
and a second	
saled units are 4 feet by 4 feet by 1 foot deep with a minimum 4mil	
m dimensions for constructed concrete washout areas are 6 feet by	
ium 10mil polyethylene liner, 2:1 side slopes, and a 1 foot high by 1	
oles and placed over smooth surfaces to prevent puncturing. For	
her underneath the berm or overlop with sandbags or concrete	fra e i
shoul area, and for large construction sites, provide signs	
collen.	
	f ····
e to harden through evaporation of the wastewater. Once the	
is capacity, remove the bordened concrete by reusing the broken	
posing of offsite. The hardened material can be buried on site with i	
water: 110.	
ne stallion for additional washouts after maintenance has accurred.	
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김 경험에 많아야 한 것은 것이 같이 않는 것이 없다.	
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이라 가격을 만들는 것을 수 있는 것을 가지 않는 것을 가 없는 것을 수 있다.	
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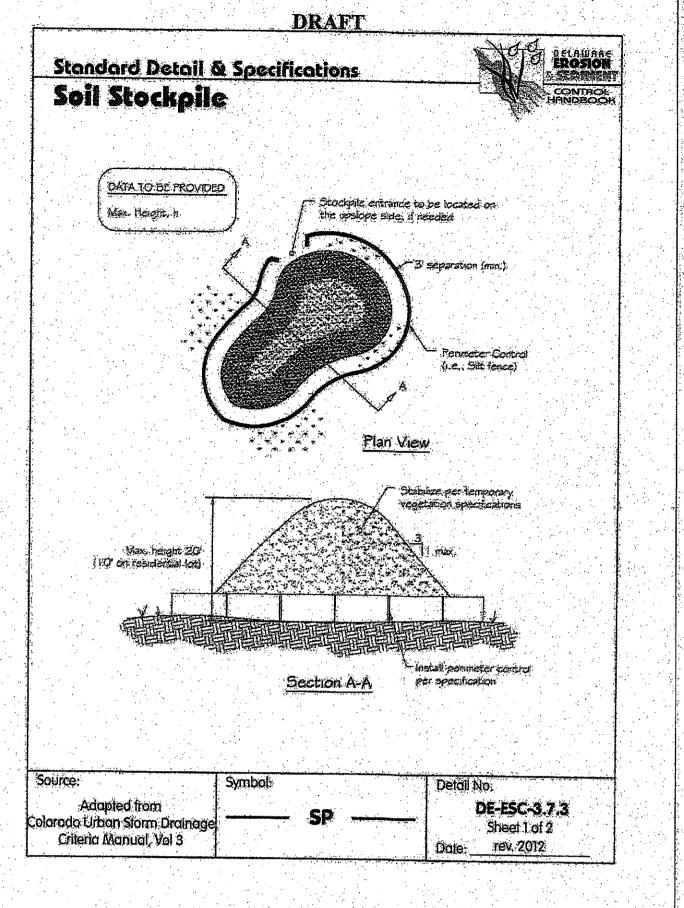
Detail No.

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DE-ESC-3.6.2

Sheet 2 of 2

Date: rev. 2012



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1P		SEEDING		<u>с</u>	Pptimu	m Seed	ing Da	tes ¹	ting Period	Planting Depth ³				Mix No.	Seeding Mixtures Certified Seed ³ Well Drained Solis Tail Fescue
		15/1000		astal P		P	iedmo		All						Weeping Lovegrass
	lb/Ac ^{.5}	Ib/1000 sq.ft	2/1 4/30	² 5/1- 8/14	8/15- 10/31	3/1-4/30	² 5/1- 7/31	8/1- 10/31	10/31- 2/1					2	Deertongue Sheep Fescue Common Lespedeza ⁵
	125	4	0	A	0	0	Α	0		1-2 inches 2-3" sandy soils				3	Inoculated Tall Fescue (Turf-type) or
· .	125	4	0	A	A	0	A	Α		1-2 inches 2-3" sandy soils					Strong Creeping Red Fescul Perennial Ryegrass
	125	4	0	A	0	i Q	A	0	A	1-2 inches 2-3" sandy soils					plus Flatpea ^o
	125	4	0	A	0	0	A	0.1		0.5 inches 1-2" sandy soils				4	Strong Creeping Red Fescus Kentucky Bluegrass Perennial Ryegrass or
-	125	4	0	A	0	0	A	0	A	0.5 inches					Redtop
	125	4	0	A	0	.0	A	0	Α	1-2° sandy soils 1-2 inches		ŀ.,		5	plus White Clover ⁵ Switchgrass ^{6,7} or
	30 PLS	0.7		0			0			2-3" sandy soils 0.5 inches					Coastal Panicgrass Big Bluestem
	20 PLS	0.5		0			0	· · · · ·		1-2" sandy soils 0.5 inches		1 a.t. a		 -	Little Bluestem Indian Grass
÷					. ()					1-2" sandy soils			1.1	6	Tall Fescue (turf-type) (Blend of 3 cultivars)
er Sp de ille	f soil moi edeza ma i for Dela t or Weep	ware. Co	lequate ed to 1/ ntact a rass m	e or see /2 the se County nay be u	ded are eeding / Extens ised be	ea can b rate of a sion Offi tween 5	any of thice for in /1 and	ne abov nformal 9/1 if de		ed at 3-5 lbs.				8	Tall Fescue Ky. Bluegrass (Blend) Perennial Ryegrass Big Bluestem ⁷ Indian Grass ⁷ Little Bluestem ⁷ Creeping Red Fescue plus one of: Partridge Pea Bush Clover Wild Indigo Showy Tick-Trefoil
(e:	s may be	used wir	th prio	r appro	oval fro	om the I	Depart	ment c	or Delega	ited Agency.				N	DTE: Alternative seed
	Syml	pol:)etail E	DE-ES Shee	iC-3.4.3 et 1 of 4 e FEB 2019				ource: Delaw	are ESC Handboo

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		PEI	RMANEN	T SEE	DING	AND S	EEDIN	IG DA	TES	······	
	Seeding Mixtures	Seedin	ng Rate ¹		(Ö ptimu Ö = Opi A = Acce	dmum Pl	ding Da anting Pe lanting P	boine		Remarks
Mix No.	Certified Seed ³		Ib/1000	Co 2/1-	astal P 5/1-	lain 8/15-	F 3/1-	iedmo 5/1-	nt. 8/1-	All*	
	Well Drained Solis	lb/Ac	sq.fl.	4/30	8/14	10/31	4/30	7/31	10/31	10/31-2/1	
	Tail Fescue Weeping Lovegrass	140 10	3.2 0.23	A	0	Α	A .	o	A	Add 100 ibs./ac Winter Rye	Good erosion control mix Tolerant of Iow fertility soils Lovegrass very difficult to mow; Germinates only in hot weather
2	Deertongue	30	0.69	A	. 0	A	A	. 0	A	Add 100	Good erosion control mix
	Sheep Fescue Common Lespedeza ⁵ Inoculated	30 15	0.69 0.35							ibs./ac: Winter Rye	Tolerant of low fertility soils Good wildlife cover and food
3	Tall Fescue (Turf-type) or Strong Creeping Red Fescue or Perennial Ryegrass	50 50 50	1.15 1.15 1.15	0	A	0	0	A .	0	Add 100 lbs./ac. Winter	Good erosion control mix Tall Fescue for droughty conditions. Creeping Red
	plus Flatpea ⁵	15	0.34		5 J 23		• •			Rya	Fescue for heavy shade. Flatpea to suppress woody vegetation.
4	Strong Creeping Red Fescue Kentucky Bluegrass	100 70	2.3 1.61	0	A	<u>;</u> 0	0.	A	0	Add 100 lbs./ac.	Sultable waterway mix. Canada Bluegrass more
	Perennial Ryegrass or Redtop	15 5	0.35 0.11			* .*			•	Winter Rye	drought tolerant. Use Redtop for increased drought tolerance.
ļ	plus White Clover ⁵	· 3· .	0.07			<u> </u>					
5	Switchgrass ⁶⁷ or Coastal Panicgrass Big Bluestern	10 10 5	0.23 0.23 0.11		0			· 0			Native warn-season mixture. Tolerant of low fertility soils. Drought tolerant.
	Little Bluestem Indian Grass	5	0.11		а 						Poor shade tolerance. N fertilizer discouraced - weeds
6	Tall Fescue (turf-type) (Blend of 3 cultivars)	150	3.5	0	A	0	0	A	0		Managed filter strip for nutrient uptake.
7	Tall Fescue Ky. Bluegrass (Blend) Perennial Ryegrass	150 20 20	3.5 0.48 0.46	0	A	0	0	A	0		Three cultivars of Kentucky Bluegrass. Traffic tolerant.
8	Big Bluestem ⁷ Indian Grass ⁷	10 10	0.23 0.23	0	A	. ·	0	· ^A			All species are native.
	Little Bluestem ⁷ Creeping Red Fescue plus one of:	8 30	0.23 0.18 0.69								Indian Grass and Bluestern have fluffy seeds. Plant with a specialized native seed drill.
	Partridge Pea Bush Clover	-5 3-	0.11	-			'				Creeping Red Fescue will
	Bush Clover Wild Indigo Showy Tick-Trefoil	3	0.07 0.07 0.05			· · ·	• •				provide erasion protection while the warm season grasses get established.
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Mackenzie M. Peet mackenzie@bmbde.com (302)645-2262

March 11, 2021

RECEIVED

VIA FED EX AND EMAIL

MAR 1 2 2021

Sussex County Planning & Zoning Attn: Planning & Zoning Commission 2 The Circle Georgetown, DE 19947

SUSSEX COUNTY PLANNING & ZONING

RE: Nick's Mini Golf Site Plan Review; 32967 Coastal Highway, Bethany Beach, DE 19930; TMP 134-17.11-40.00

Dear Commissioners:

We represent Nick Geracimos of Nick's Golf Bethany Beach, LLC. Please find a copy of the final site plan attached as Exhibit A for preliminary and final site plan review of a site plan prepared by McCrone Engineering of Salisbury, Maryland. The plan that was initially presented for your consideration of a conditional use request has been modified. We have provided you with a brief history of the project for informational purposes in review of the modified plans.

On January 28, 2020, Mr. Geracimos submitted a conditional use application, Conditional Use No. 2222, in coordination with the property owner, Jessica Peake (the "Applicant"), seeking a conditional use of land in a C-1 General Commercial District for an outdoor miniature golf course to be located at 32967 Coastal Highway, Bethany Beach, DE 19930, further identified as TMP 134-17.11-40.00.

On March 12, 2020, after hearing the conditional use application, this Commission recommended approval of the Applicant's conditional use application with conditions. On June 9, 2020, the County Council heard and approved the Applicant's conditional use application.

Our client appeared before the Board of Adjustment on February 17, 2020 and again on March 2, 2020 where the Applicant's variance application was denied by a vote of 3-2. As a result of the Board's denial of our client's variance application, our client modified their site plan and resubmitted a variance application requesting a variance of forty (40) feet from the sixty (60) feet front yard setback requirement and a variance of five (5) feet from the five (5) feet rear yard setback requirement for the proposed miniature golf-course.

On December 21, 2020, the Board determined that there had been a substantial change in the circumstances or conditions of the Property or in the proposed use or plan for use hearing and considered the resubmitted variance application. Based on the findings, testimony and evidence

presented at that public hearing and the public record, the Board determined that the application met the standard for granting both variances, approving the variances by a vote of 3-1.

The site plan attached as Exhibit A differs from the initial site plan this Commission reviewed in consideration of Conditional Use Application No. 2222 for the following reasons.

First, the initial plan proposed a fifty-five (55) feet variance from the front yard setback, a fifteen (15) feet variance from the buffer zone of the Combined highway Corridor Overlay Zone, and a variance from the parking requirements of the Municipal Code. As previously mentioned, the Applicant reapplied to request two variances for the proposed miniature golf course. The Board of Adjustment granted a forty (40) feet front yard variance and five (5) feet rear yard variance. No other variances were required. Notably, the entire structure was set back into the rear yard to address safety concerns raised by the Board.

Second, the location of the parking changed from the rear yard to the front yard near the entrance to the Property. Notably, there are seven on-site parking spaces and an additional 12 offsite parking spaces on the adjacent property identified as TMP 134-17.00-53.00 pursuant to a Shared Parking Agreement.

Third, an accessible route for pedestrians to access the course and its sales office from the off-site, adjacent parking area has been provided.

Fourth, a netted fence will be installed around the permitter of the miniature golf course to prevent stray golf balls from entering adjacent properties.

Fifth, a guard rail has been provided to address safety concerns raised by the Board between the miniature golf course and Route 1. Fencing will be provided, as conditioned in the approval, between the miniature golf course and Route 1.

The attached plan has received approval by the Sussex Conservation District and McCrone Engineering will be meeting with DelDot the week of March 15, 2021. Thank you for your consideration of the Applicant's site plan.

Sincerely,

Mackenzie M. Peet, Esq. /mmp

1413 Savannah Road, Suite 1, Lewes, DE 19958 | T: (302) 645-2262 | F: (302) 644-0306 www.bmbde.com WILMINGTON | DOVER | GEORGETOWN | LEWES



Robert C. Wheatley Michael B. Johnson Rodney Smith Benjamin Gordy Irwin G. Burton, III Lawrence B. Lank, Director

November 27, 2006

Mark Chura Top Drawer, L.L.C. 55 Cascade Lane Suite A Rehoboth Beach, DE 19971

RE: Subdivision #2005 - 75 Cypress Pointe

Dear Mr. Chura,

Please be advised that on November 20, 2006 the Sussex County Planning and Zoning Commission granted preliminary record plan approval, with conditions, for the above referenced 72-lot standard subdivision application. **Preliminary approval is valid** for a one-year period. The conditions of this preliminary approval are:

- 1. The applicant shall prepare and record Restrictive Covenants governing the development and form a homeowners' association to be responsible for the perpetual maintenance of streets, roads, any buffers, storm water management facilities, erosion and sedimentation control facilities and other common areas.
- 2. The storm water management system shall meet or exceed the requirements of the State and County.
- 3. All entrances shall comply with all of DelDOT's requirements.
- 4. The Restrictive Covenants shall include the Agricultural Use Protection Notice. 5. A forested buffer shall be included around the perimeter of the subdivision where the adjacent property is used for agricultural purposes.
- 6. Street naming shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- 7. The final site plan shall be subject to the review and approval of the Planning and Zoning Commission.
- 8. As stated by the Applicant, the Restrictive Covenants shall include tree preservation requirements.

November 27, 2006 Page 2

-Q_ As stated by the Applicant, there shall be amenities including a tot lot, bike paths and a mulched trail system.

Final record plan approval shall be subject to the review and approval of the Planning and Zoning Commission upon receipt of all agency approvals. The following approvals are required for this project: DelDOT, DNREC, Department of Agriculture, Office of the State Fire Marshal, Sussex Conservation District, Sussex County Engineering, Sussex County Mapping and Addressing and U.S. Army Corps of Engineers.

As previously stated, preliminary approval is valid for a one-year period.

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

Sincerely, Shere abbott Shane Abbott Assistant Director

cc: Doug Warner, Element Design Group Tom Baker, Division of Public Works

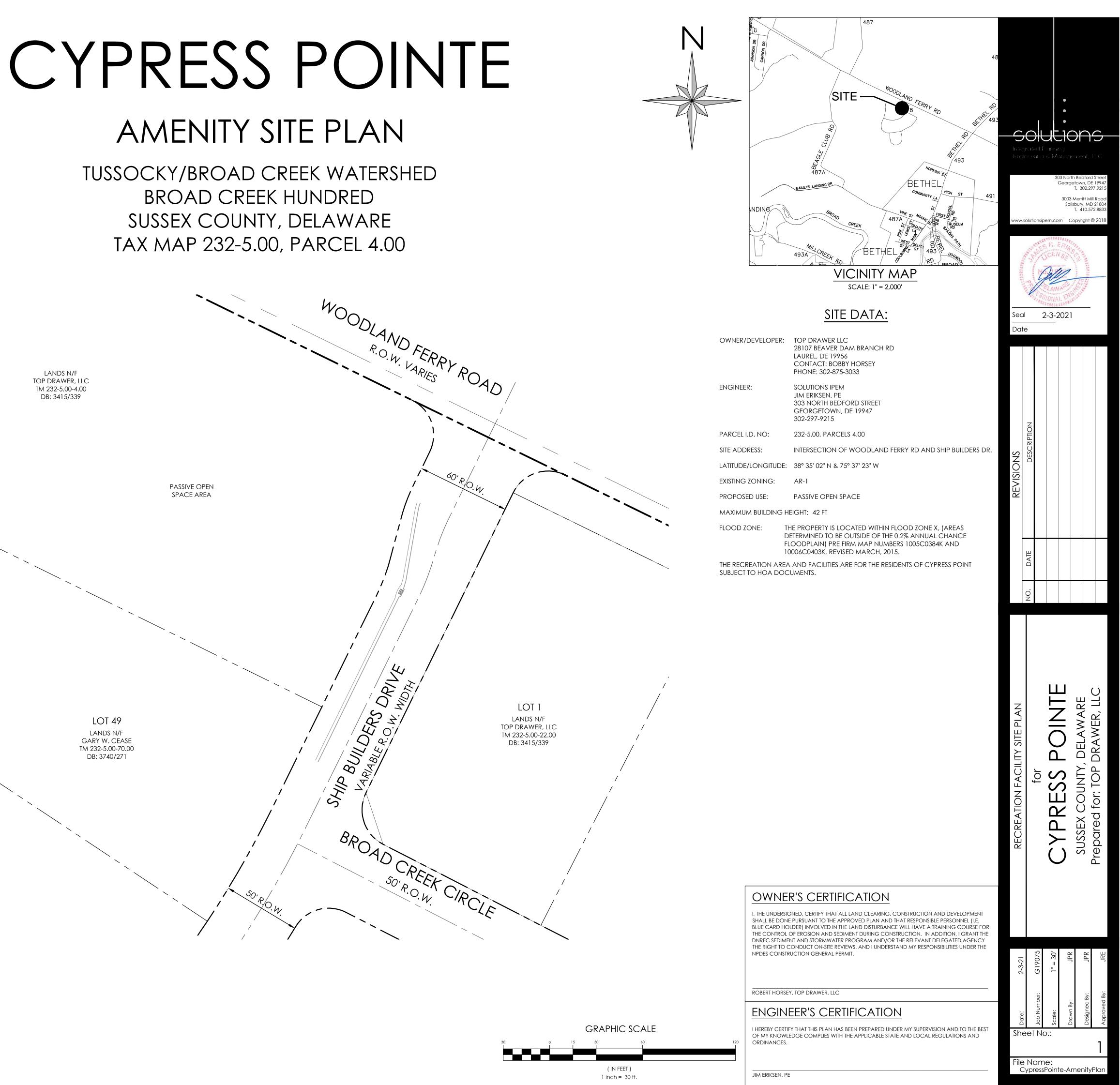
TOT LOT AREA

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT/BUFFER LINE		
R.O.W. LINE		
SPOT ELEV. LABEL	+ 19.25	≁ ~ 24.25
MAJOR CONTOUR		
MINOR CONTOUR		
ROAD CENTERLINE		
EDGE OF CONCRETE		
EDGE OF PAVEMENT		
PAVEMENT HATCH	N/A	
BUILDING	N/A	
CURB AND GUTTER		
SIDEWALK		
SIDEWALK HATCH		
EDGE OF POND		N/A
storm manhole	\bigcirc	N/A
CURB INLET		N/A
STORM PIPE		N/A
SANITARY MANHOLE	S	N/A
SANITARY PIPE	SS	N/A
SANITARY CLEANOUT	O C/O	N/A
WATER PIPE		N/A
SIGN	N/A	

N/A

LEGEND

BROAD CREEK HUNDRED SUSSEX COUNTY, DELAWARE TAX MAP 232-5.00, PARCEL 4.00





February 3, 2021

Mr. Jamie Whitehouse Sussex County Planning and Zoning Department 2 The Circle, PO Box 417 Georgetown, DE 19947

RE: Request to Amend Conditions of Approval for Cypress Point Tax Parcel: 232-5.00-4.00

Dear Mr. Whitehouse:

The Cypress Pointe subdivision received preliminary approval subject to conditions as shown on the approval letter dated November 27th, 2006. On behalf of the developer, Top Drawer, LLC, Solutions IPEM would like to request amendment to the conditions of approval for Cypress Pointe (Subdivision #2005-75). Specifically, condition number 9 would be revised with this request.

The condition currently reads "As stated by the Applicant, there shall be amenities including a tot lot, bike paths, and mulched trail system."

The currently approved final plat does not show these amenities, but rather shows a pool and clubhouse which would not comply with this condition and would result in a significant increase in Property Owner Association fees for the community, which resulted in many current homeowners asking for the amenity to be removed.

Top Drawer, LLC provided a poll for the community with 3 options for amenities. Generally, the intention was to provide an option that coincided with the amenities shown on the plat, one option that closely aligned with the conditions of approval, and one option that removed the amenity per requests from the homeowners. The options presented were:

- 1) To have the common area include a pool and bathhouse per the current plat.
- 2) To have the common area include a parking lot, landscaping, tot lot, sidewalk, and bus drop area.
- 3) To have the common area remain as open space.

The response from the poll are shown below, and are included with this letter as attachments.

Options	Responses
Pool and bathhouse	7
Parking lot, landscaping, tot lot, sidewalk, and bus drop	0
Remain as open space	21
No Response	4

Currently, there are 32 homes sold in the community, and the developer owns the 40 remaining lots. There were 28 responses provided from homeowners. At least 66% of the current homeowners would like the area to remain in open space. Of the 28 current homeowners who responded to the poll, 21 would like to have the area remain as passive open space, which is 75% of the respondents.

The developer agreed that the lots they controlled would vote with the majority of the homeowners. With that in mind, the overall responses from poll including the developer-controlled lots are shown below:

Options	Responses	Percentage
Pool and bathhouse	7	9.7%
Parking lot, landscaping, tot lot, sidewalk, and bus drop	0	0.0%
Remain as open space	61	84.7%
No Response	4	5.6%

On behalf of the developer and the majority of homeowners within the community, Solutions IPEM is requesting to amend the conditions to remove the amenity requirements and allow for the site to have passive open space instead of the amenities shown on the plat and those required by the conditions of approval.

If you have any questions, please contact me at your convenience.

Sincerely,

Solutions, IPEM

Jim Eriksen, PE

Sussex County Planning & Zoning Commission P.O. Box 417 Georgetown, DE 19947 302-855-7878 302-854-5079 (Fax)



Robert C. Wheatley Michael B. Johnson Rodney Smith Benjamin Gordy Irwin G. Burton, III Lawrence B. Lank, Director

November 27, 2006

Mark Chura Top Drawer, L.L.C. 55 Cascade Lane Suite A Rehoboth Beach, DE 19971

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- 2. The storm water management system shall meet or exceed the requirements of the State and County.
- 3. All entrances shall comply with all of DelDOT's requirements.
- 4. The Restrictive Covenants shall include the Agricultural Use Protection Notice.
- 5. A forested buffer shall be included around the perimeter of the subdivision where the adjacent property is used for agricultural purposes.
- 6. Street naming shall be subject to the review and approval of the Sussex County Mapping and Addressing Department.
- 7. The final site plan shall be subject to the review and approval of the Planning and Zoning Commission.
- 8. As stated by the Applicant, the Restrictive Covenants shall include tree preservation requirements.

November 27, 2006 Page 2

9. As stated by the Applicant, there shall be amenities including a tot lot, bike paths and a mulched trail system.

Final record plan approval shall be subject to the review and approval of the Planning and Zoning Commission upon receipt of all agency approvals. The following approvals are required for this project: DelDOT, DNREC, Department of Agriculture, Office of the State Fire Marshal, Sussex Conservation District, Sussex County Engineering, Sussex County Mapping and Addressing and U.S. Army Corps of Engineers.

As previously stated, preliminary approval is valid for a one-year period.

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

Sincerely,

1 0

Sheve abbott

Shane Abbott Assistant Director

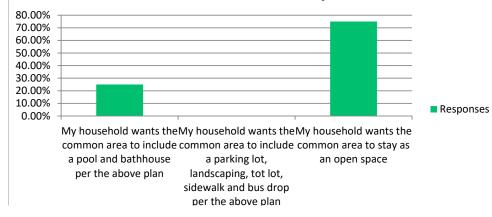
cc: Doug Warner, Element Design Group Tom Baker, Division of Public Works

Cypress Pointe Amenities Survey - January 2021

Please choose one of the following options for the common area in the front of the community:

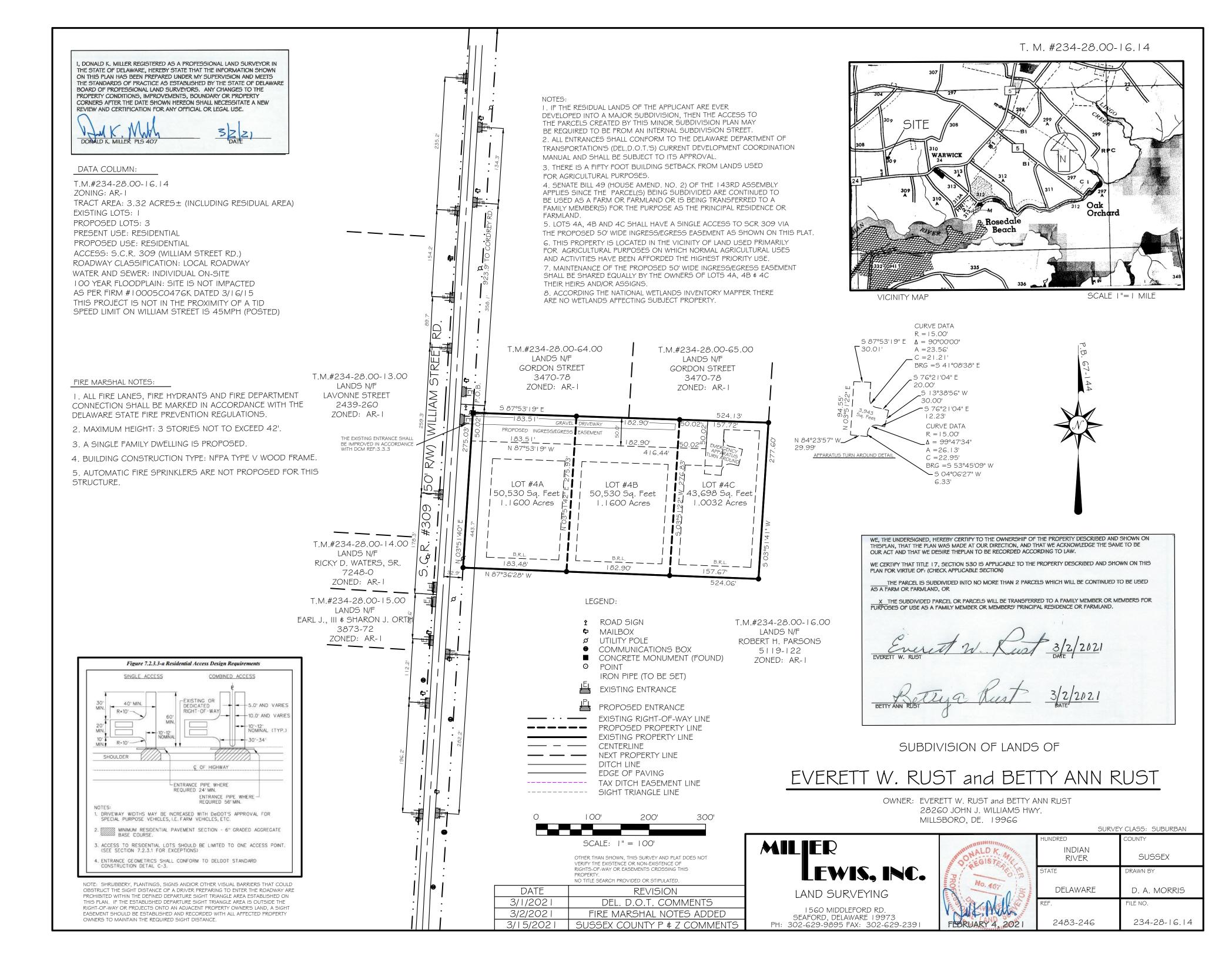
Answer Choices	Responses	
My household wants the common area to include a pool and bathhouse per the above plan	25.00%	7
My household wants the common area to include a parking lot, landscaping, tot lot, sidewalk and bus drop per the above plan	0.00%	0
My household wants the common area to stay as an open space	75.00%	21
	Answered	28
	Skipped	0

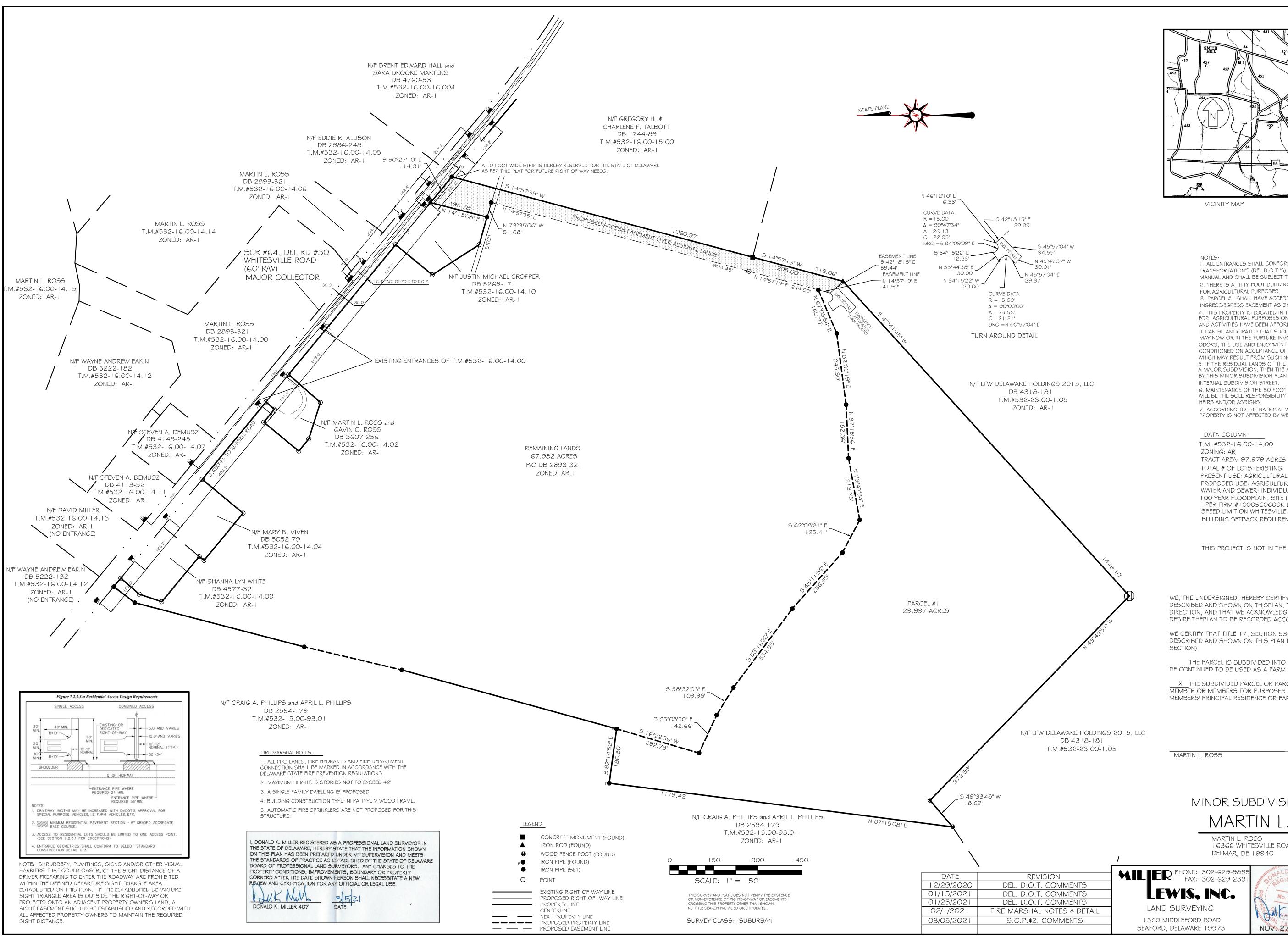
Please choose one of the following options for the common area in the front of the community:



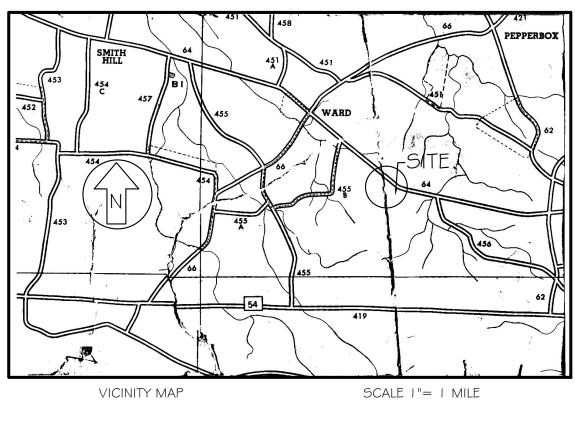
				Please choose one of the following options for the common area in the front of the community:
Company	Cypress Pointe Address	Email Address	Phone Number	Response
	29482 SHIPBUILDERS DR 29482 Ship Builders Drivve	marion_cease29482@comcast.net	13025367289	My household wants the common area to stay as an open space
	29485 Ship Builders Drive	rbsnider6960@gmail.com	5713143271	My household wants the common area to stay as an open space
	29485 Ship Builders Drive	rbsnider6960@gmail.com	5713143271	My household wants the common area to stay as an open space
	29486 ship builders drive	glenn.vanfleet@yahoo.com	13023810054	My household wants the common area to stay as an open space
	29491 ship builders dr	suzieq8910@yahoo.com	4432356487	My household wants the common area to stay as an open space
	29492 Shipbuilders Drive.	Aprfool1@verizon.net	302-280-6804	My household wants the common area to stay as an open space
	29495 Ship Builders Drive	libbynbob@aol.com	4438383535	My household wants the common area to include a pool and bathhouse per the above plan
	29499 Ship Builders Dr	staffl@comcsdt.net	3028413177	My household wants the common area to stay as an open space
	29500 ship builders drive	erincgarner00@gmail.com	3024489708	My household wants the common area to include a pool and bathhouse per the above plan
	29503 ship builders drive	lindsdish@yahoo.com	3028535698	My household wants the common area to include a pool and bathhouse per the above plan
	29507 Ship Builders Drive	laqueenjohnson@yahoo.com	3025690837	My household wants the common area to stay as an open space
	29508 Ship Builders Dr. Seaford, DE 19973	ash1ey@me.com	4432354954	My household wants the common area to include a pool and bathhouse per the above plan
	7505 Broad Creek Ciircle	alexbubas@comcast.net	4437834214	My household wants the common area to stay as an open space
	7510 Broad Creek Cir	jclother@gmail.com	7032325906	My household wants the common area to stay as an open space
	7511 Broad Creek Circle	nicole.john@tidalhealth.org	814-644-8914	My household wants the common area to stay as an open space
	7515 Broad Creek Circle	ahilderbrand04@gmail.com	3025420849	My household wants the common area to stay as an open space
	7517 Broad Creek Cir	hitchens99@yahoo.com	3022284388	My household wants the common area to stay as an open space
	7517, Broad Creek Circle	hitchens99@yahoo.com	3022284388	My household wants the common area to stay as an open space
	7521 Broad Creek Cir.	ajoseph21310@gmail.com	13028414773	My household wants the common area to include a pool and bathhouse per the above plan
	7522 Broad Creek Cir	Spartankamisama@outlook.com	3022967721	My household wants the common area to include a pool and bathhouse per the above plan
	7525 Broad Creek Circle	taylordale@comcast.net	3029905863	My household wants the common area to stay as an open space
	7532 Broad Creek Circle	brenda@aaprailing.com	3028417105	My household wants the common area to stay as an open space
	7535 Broadcreek circle	sm32703@gmail.com	3022367496	My household wants the common area to stay as an open space
	7536 Broad Creek Circle	maxtz@bellsouth.net	3024045525	My household wants the common area to stay as an open space
	7536 Broad Creek Circle	maxtz@bellsouth.net	3024045525	My household wants the common area to stay as an open space
	7539 Broad Creek Circle	nicole0929.john@aol.com	3023810193	My household wants the common area to stay as an open space
	7543 Broad CreekCir.	highflygiant@gmail.com	4432758704	My household wants the common area to stay as an open space
	7544 BROAD CREEK CIR	tbc19801990@gmail.com	3023634685	My household wants the common area to stay as an open space
	7545 BROAD CREEK CIR	jameskemble2019@gmail.com	13027155582	My household wants the common area to stay as an open space
	7546 Broad Creek Cir	Iriley7404@gmail.com	13022806030	My household wants the common area to stay as an open space
	7547 broad creek circle	turzani19973@aim.com	3022655650	My household wants the common area to include a pool and bathhouse per the above plan

= Multiple votes from the same lot. Only 1 vote was counted per lot





T.M. #532-16.00-14.00 P/O



I. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DEL.D.O.T.'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.

2. THERE IS A FIFTY FOOT BUILDING SETBACK FROM LANDS USED

3. PARCEL #1 SHALL HAVE ACCESS TO S.C.R. #64 VIA 50' WIDE INGRESS/EGRESS EASEMENT AS SHOWN ON THIS PLAN.

4. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FURTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES. 5. IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN

6. MAINTENANCE OF THE 50 FOOT WIDE INGRESS/EGRESS EASEMENT WILL BE THE SOLE RESPONSIBILITY OF THE OWNER OF PARCEL #1 THEIR

7. ACCORDING TO THE NATIONAL WETLANDS INVENTORY MAP SUBJECT PROPERTY IS NOT AFFECTED BY WETLANDS.

T.M. #532-16.00-14.00

TOTAL # OF LOTS: EXISTING: | PROPOSED: 2 INCLUDING RESIDUAL LANDS PRESENT USE: AGRICULTURAL

PROPOSED USE: AGRICULTURAL/RESIDENTIAL

WATER AND SEWER: INDIVIDUAL ON-SITE

I OO YEAR FLOODPLAIN: SITE IS NOT IMPACTED AS

PER FIRM #10005C0600K DATED 03/16/2015

SPEED LIMIT ON WHITESVILLE RD. IS 50 MPH.

BUILDING SETBACK REQUIREMENTS: FRONT: 40' (RESIDUAL LANDS) FRONT: 30' (PARCEL #1) SIDES: 15' REAR: 20'

THIS PROJECT IS NOT IN THE PROXIMITY OF A TID

WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THISPLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT WE DESIRE THEPLAN TO BE RECORDED ACCORDING TO LAW.

WE CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN FOR VIRTUE OF: (CHECK APPLICABLE

THE PARCEL IS SUBDIVIDED INTO NO MORE THAN 2 PARCELS WHICH WILL BE CONTINUED TO BE USED AS A FARM OR FARMLAND, OR

X THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR MEMBERS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBERS' PRINCIPAL RESIDENCE OR FARMLAND.

DATE

MINOR SUBDIVISION PLAN FOR

MARTIN L. ROSS

I 6366 WHITESVILLE ROAD DELMAR, DE 19940

DK	HUNDRED	COUNTY
STEPH	LITTLE CREEK	SUSSEX
0.2	STATE	DRAWN BY
- M 18	DELAWARE	D. K. MILLER
27, 2020	REF. DB 2893-321	FILE ELEMENT 5-32-15-95



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

NICOLE MAJESKI SECRETARY

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February 01, 2021

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

SUBJECT: Minor Subdivision - Letter of No Objection to Recordation MARTIN ROSS Tax Parcel # 532-16.00-14.00, 532-16.00-14.00 SCR00064-WHITESVILLE ROAD Little Creek (Sussex) Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Minor Subdivision Plan dated November 27, 2020 (last revised January 25, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawing. This "No Objection to Recordation" approval shall be valid for a period of <u>five (5) years</u>. If the Minor Subdivision Plan is not recorded and/or an entrance permit is not issued for the lot(s) prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

Entrances(s) must be installed prior to the sale of the lot(s). All entrances shall conform to DelDOT's <u>Development Coordination Manual</u> and shall be subject to its approval. This letter does not authorize the commencement of entrance construction.

This "No Objection to Recordation" letter is <u>not</u> 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



MARTIN ROSS Mr. Jamie Whitehouse Page 2 February 01, 2021

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reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DelDOT has established that these enumerated transportation improvements are acceptable.

The owner shall be responsible to submit a copy of the <u>recorded Minor Subdivision Plan</u> showing all appropriate signatures, seals, plot book and page number to the South District Public Works office (302) 853-1341 in order to obtain the entrance permit(s) for the proposed minor subdivision.

Sincerely,

Richard S. MCalo

Richard McCabe Sussex County Review Coordinator Development Coordination

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



OFFICE OF THE STATE FIRE MARSHAL Technical Services

22705 Park Avenue Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2021-04-206074-MIS-01 Status: Approved as Submitted

Tax Parcel Number: 532-16.00-14.00 Date: 02/11/2021

Project

Ross Subdivision (2Lots)

Ross Property

16366 Whitesville Road Delmar DE 19940

Scope of Project

Number of Stories: Square Footage: Construction Class: Fire District: 74 - Delmar Volunteer Fire Dept Inc

Occupant Load Inside: Occupancy Code: 9601

Applicant

Donald K Miller 1560 Middleford Road Seaford, DE 19973

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

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

Plan Review Number: 2021-04-206074-MIS-01 Status: Approved as Submitted

Tax Parcel Number: 532-16.00-14.00 Date: 02/11/2021

PROJECT COMMENTS

We set that we would be able to be a set of the second set of the second set of the second	1002 A	This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
The second	1010 A	The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3).Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
	1011 A	Per Fire Flow Table 1, the following occupancies: One and Two Family Detached Dwellings, Multi Family & Other Residential, Rowhouses & Townhouses Shall not exceed 10,000 aggregate gross square footage; shall not exceed 35"" or three stories; and Shallhave a minimum setback of 15"" from all property lines and 10"" setback from exposure hazards on the same property. Additionally, Rowhouses & Townhouses shall have an internal fire separation of two hour fire rated walls per SFPR Part II, Chapter 2.
	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 thepremises are accessible to emergency apparatus. (DSFPR Regulation 705, Chapter 5, Section 2).
		In the case of one and two-family dwellings emergency service access shall be provided in such a manner so that emergency apparatus will be able to locate within 100 feet from the street to the primary entrance. Where alleys are provided, pumpers shallbe able to access all portions of the alley without strict restrictions for entrance radii. (DSFPR Regulation 705, Chapter 5, Sections 2.2 and 2.2.1).

1171 A Any dead end road more than 300 feet in length shall be provided with a turn around or cul-de-sac arranged such that emergency apparatus will be able to turn around by making not more than one backing maneuver. Any turn-arounds and cul-de-sacs shall be designed in accordance with DSFPR Regulation 705, Chapter 2, Sections 2.3, 2.3.1, and 2.3.

. . . .

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.