

LOCATION MAP  
SCALE: 1" = 2,000'

**SITE DATA:**

- TAX MAP NUMBERS: 234-10.00-75.00
- OWNER: SUSSEX COUNTY BIBLE CHURCH, INC.  
22516 HARBESON ROAD  
HARBESON, DE 19951
- ZONING: EXISTING: AR-1 - AGRICULTURAL RESIDENTIAL  
PROPOSED: AR-1 - AGRICULTURAL RESIDENTIAL
- USE: PRESENT: AGRICULTURAL/WOODED  
PROPOSED: ASSEMBLY
- BUILDING SETBACKS: FRONT 40' BUILDING HEIGHT RESTRICTION: 42'  
SIDE 15' PROPOSED BUILDING HEIGHT: LESS THAN 42'  
REAR 20'
- TOTAL NUMBER OF LOTS: EXISTING: 1  
PROPOSED: 1
- AREA: EXISTING: 777,443 S.F. (17.85 AC)  
DEVELOPED: 154,589 S.F. (3.55 AC)
- SEWER PROVIDER: ON SITE SEPTIC
- WATER PROVIDER: ON SITE WELL
- THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOOD ZONE, DELINEATED BY THE NATIONAL FLOOD INSURANCE PROGRAM AS SHOWN AS ON FEMA FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 10005C0340K REVISED MARCH 16, 2015 (ZONE X).
- NO WETLANDS ARE LOCATED ON-SITE PER THE HYDROLOGY EVALUATION PERFORMED BY KENNETH W. REDINGER ENVIRONMENTAL SERVICES.
- POSTED SPEED LIMIT: COOL SPRING ROAD = 50 MPH (NOT POSTED)  
HARBESON ROAD = 50 MPH (NOT POSTED)
- PROXIMITY TO DELDOT TID AREA: ±2 MILES
- SITE IS NOT WITHIN WELLHEAD PROTECTION AREA
- RECHARGE AREA: FAIR
- FIRE DISTRICT: MILTON
- VERTICAL DATUM: NAVD 88
- HORIZONTAL DATUM: NAV 83
- POSTED SPEED LIMIT: 50 MPH (HARBESON ROAD)

**PARKING / LOADING REQUIREMENTS:**

REQUIRED PARKING	125 SPACES REQUIRED
CHURCH - 1 PER 4 SEATS (499 SEATS):	7 SPACES REQUIRED
HANDICAP PARKING (201-300 PARKING SPACES)	
TOTAL PARKING PROVIDED	267 PARKING LOT SPACES
	+ 12 HANDICAP SPACES
	= 269 TOTAL PARKING SPACES PROVIDED
LOADING AREA:	2 SPACES REQUIRED
	2 SPACES PROVIDED (12x40)

- LEGEND:**
- CURB
  - PROPERTY BOUNDARY
  - BUILDING RESTRICTION LINE
  - ADJOINER LINE
  - FENCE
  - WOODLINE
  - STORM WATER PIPE
  - EASEMENT
  - EXISTING CONTOUR
  - GASLINE
  - SEWERLINE
  - EXISTING SPOT
  - BUILDING
  - IRON PIPE FOUND
  - CAPPED IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - UTILITY POLE
  - NUMBER OF PARKING SPACES SYMBOL
  - CONCRETE
  - KEYED NOTE
  - HANDI-CAPPED PARKING
  - SINGLE UNIT PARKING LOT LIGHT FIXTURE
  - DOUBLE UNIT PARKING LOT LIGHT FIXTURE
  - DIRECTIONAL MARKERS
  - BUILDING EXTERIOR LIGHT FIXTURE
  - PARKING INDICATOR SIGN
  - STRIPPED "NO PARKING AREA"
  - TREE

**PROJECT TEAM**

OWNER/DEVELOPER  
SUSSEX COUNTY BIBLE CHURCH  
22516 HARBESON ROAD  
HARBESON, DE, 19951

SITE ENGINEER  
SCALED ENGINEERING, INC.  
20246 COASTAL HIGHWAY  
REHOBOTH BEACH, DE 19971  
(302) 227-7808  
CARLTON@SCALEDENGINEERING.COM

ARCHITECT  
TBD

**SUSSEX CONSERVATION DISTRICT**  
THE UNDERSIGNED, HEREBY CERTIFIES THESE PLAN MEET AND OR EXCEED THE REGULATIONS AND REQUIREMENTS UPHELD BY THE SUSSEX COUNTY CONSERVATION DISTRICT.

REVIEWER NAME PRINTED \_\_\_\_\_ DATE \_\_\_\_\_

REVIEWER SIGNATURE \_\_\_\_\_

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

OWNER NAME PRINTED \_\_\_\_\_ DATE \_\_\_\_\_

OWNER SIGNATURE \_\_\_\_\_

**ENGINEERS CERTIFICATION**  
I, CARLTON R. SAVAGE, JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CARLTON R. SAVAGE, JR., P.E. (LICENSE #16457) \_\_\_\_\_ DATE \_\_\_\_\_

**KEYED NOTES**

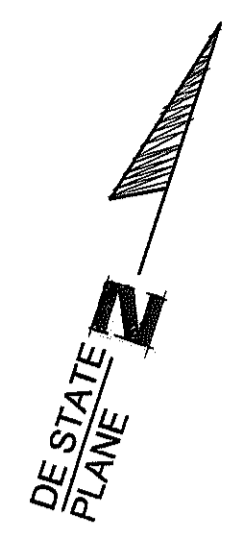
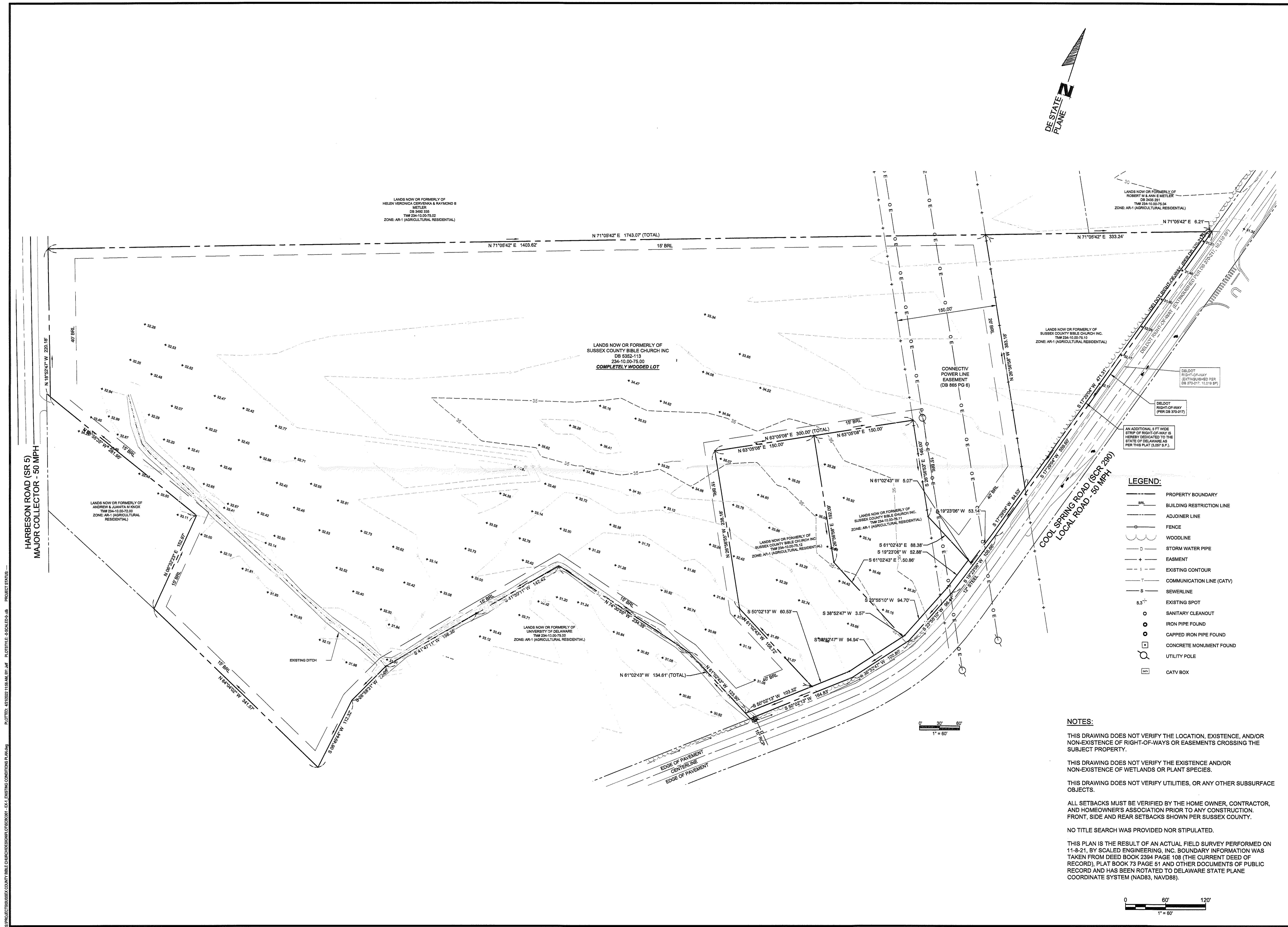
- CONTRACTOR TO COORDINATE ELECTRICAL REQUIREMENTS PRIOR TO INSTALLATION
- THERMOPLASTIC DIRECTIONAL MARKERS
- HANDICAPPED PARKING ONLY SIGNS AND STRIPPING AS REQUIRED.
- WELL PUMP HOUSE, AND STORAGE TANK FOR FIRE PROTECTION SYSTEM BY OTHER.
- FUTURE ATHLETIC FIELDS TO BE PERVIOUS IN NATURE (GRASS FIELD)
- PROPOSED SEPTIC LOCATION PER SOIL TESTING BY OTHER
- ARCHITECT TO PROVIDE DETAILS REGARDING OUTDOOR ASSEMBLY AREAS, AND EXTERIOR BUILDINGS
- P.C.C. CURB TYPE 1-6
- 4" BLUE PAINTED DEMARCATION LINES
- 4" WHITE PAINTED DEMARCATION LINES
- THERMOPLASTIC STOP BAR
- THERMOPLASTIC FIRE LANE MARKINGS
- "NO PARKING" FIRE LANE SIGN
- THERMOPLASTIC CROSSWALK MARKINGS
- SLOPED ADA ACCESS PER CODE
- "ONE WAY" SIGN
- "DO NOT ENTER" SIGN
- FIRE DEPARTMENT CONNECTION AND UNINTERRUPTED ACCESS AREA

**SCALED ENGINEERING**  
Scaled Engineering Inc.  
20246 Coastal Highway  
Rehoboth Beach, DE 19971  
Phone: (302) 227-7808

**SUSSEX COUNTY BIBLE CHURCH**  
TM: 234-10.00-75.00  
COOL SPRING ROAD - SCR 290  
INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

DATE	REVISIONS
Date: 4-21-22	
Scale: 1" = 60'	
Dwn. By: JRE	
Proj. No.: SCBC001	
Dwg. No.: C-1	

Revised Copy



- LEGEND:**
- PROPERTY BOUNDARY
  - BRL BUILDING RESTRICTION LINE
  - ADJOINER LINE
  - FENCE
  - WOODLINE
  - STORM WATER PIPE
  - EASEMENT
  - EXISTING CONTOUR
  - COMMUNICATION LINE (CATV)
  - SEWERLINE
  - 8.3' EXISTING SPOT
  - SANITARY CLEANOUT
  - IRON PIPE FOUND
  - CAPPED IRON PIPE FOUND
  - CONCRETE MONUMENT FOUND
  - UTILITY POLE
  - CATV BOX

**NOTES:**

THIS DRAWING DOES NOT VERIFY THE LOCATION, EXISTENCE, AND/OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS CROSSING THE SUBJECT PROPERTY.

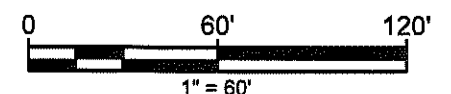
THIS DRAWING DOES NOT VERIFY THE EXISTENCE AND/OR NON-EXISTENCE OF WETLANDS OR PLANT SPECIES.

THIS DRAWING DOES NOT VERIFY UTILITIES, OR ANY OTHER SUBSURFACE OBJECTS.

ALL SETBACKS MUST BE VERIFIED BY THE HOME OWNER, CONTRACTOR, AND HOMEOWNER'S ASSOCIATION PRIOR TO ANY CONSTRUCTION. FRONT, SIDE AND REAR SETBACKS SHOWN PER SUSSEX COUNTY.

NO TITLE SEARCH WAS PROVIDED NOR STIPULATED.

THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED ON 11-8-21, BY SCALED ENGINEERING, INC. BOUNDARY INFORMATION WAS TAKEN FROM DEED BOOK 2394 PAGE 108 (THE CURRENT DEED OF RECORD), PLAT BOOK 73 PAGE 51 AND OTHER DOCUMENTS OF PUBLIC RECORD AND HAS BEEN ROTATED TO DELAWARE STATE PLANE COORDINATE SYSTEM (NAD83, NAVD88).



**SCALED ENGINEERING**  
 Scaled Engineering Inc.  
 20246 Coastal Highway  
 Rehoboth Beach, DE 19871  
 Phone: (302) 227-7608

EXISTING CONDITIONS PLAN

**SUSSEX COUNTY BIBLE CHURCH**  
 TM: 234-10.00-75.00  
 COOL SPRING ROAD - SCR 290  
 INDIAN RIVER HUNDRED, SUSSEX COUNTY, DELAWARE

DATE	REVISIONS

Date: 4-21-22  
 Scale: 1" = 60'  
 Dwn By: JRE  
 Proj No.: SCBC001  
 Dwg No.: EX-1

PLOTTED: 02/09/22 11:08 AM BY: JAF PLOT STYLE: SCALED.DWG PROJECT STATUS:   
 S:\PROJECTS\SUSSEX COUNTY BIBLE CHURCH\DESIGN\01022001 - 0241 EXISTING CONDITIONS PLAN.dwg

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