



## 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 30, 2021

RE: Other Business for the March 25<sup>th</sup>, 2021 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the April 8, 2021 Planning Commission meeting.

### **The Cove at Sandy Landing (2005-68)**

BM

Revised Subdivision Plan

This Revised Subdivision Plan proposes to modify the sidewalks within the subdivision. The community wishes to have only a portion of the sidewalk completed due to the low lot density and aesthetic reasons. The Planning and Zoning Office has received documentation that 100% of the existing property owners within the subdivision consent to this proposed change. The Sussex County Engineering Department supports the proposed modifications. The Planning Commission approved the Final Subdivision Plan at their January 10, 2010 meeting. Tax Parcel: 134-6.00-161.00. Zoning: AR-1 (Agricultural Residential Zoning District).

### **Knoll Acres (2005-3)**

KS

Revised Subdivision Plan

This Revised Subdivision Plan proposes to remove the sidewalks from the plan. The sidewalks have not been installed and due to slope restrictions and existing utilities already installed creates a major hardship to property owners. The Planning and Zoning Office has received documentation that 51% of existing property owners within the subdivision consent to this proposed change. Tax Parcel: 230-20.00-2.00. Zoning: AR-1 (Agricultural Zoning District)

### **S-21-05 Donovan's Painting and Drywall, LLC**

KS

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a 2,599 square foot office for a contracting business and a 1,794 square foot storage building. The plan includes 13 parking spaces, an infiltration basin, and other site improvements. The property is located on the south side of Lewes Georgetown Highway (Route 9), approximately 215 feet southwest of Church street, in Rehoboth Beach. The site plan has been submitted pursuant to Conditional Use No. 2188 which was approved by the Sussex County Council on October 29, 2019 and adopted through Ordinance No. 2686. Staff note that a lot consolidation was approved and for the subject tax parcels on March 10, 2021. The Preliminary Site Plan complies with the Sussex County Zoning Code and all conditions of approvals. Tax Parcels: 334-5.00-205.01 & 208.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting the last agency approval.



**S-21-06 Tidewater Utilities, Inc**

KS

**Preliminary Site Plan**

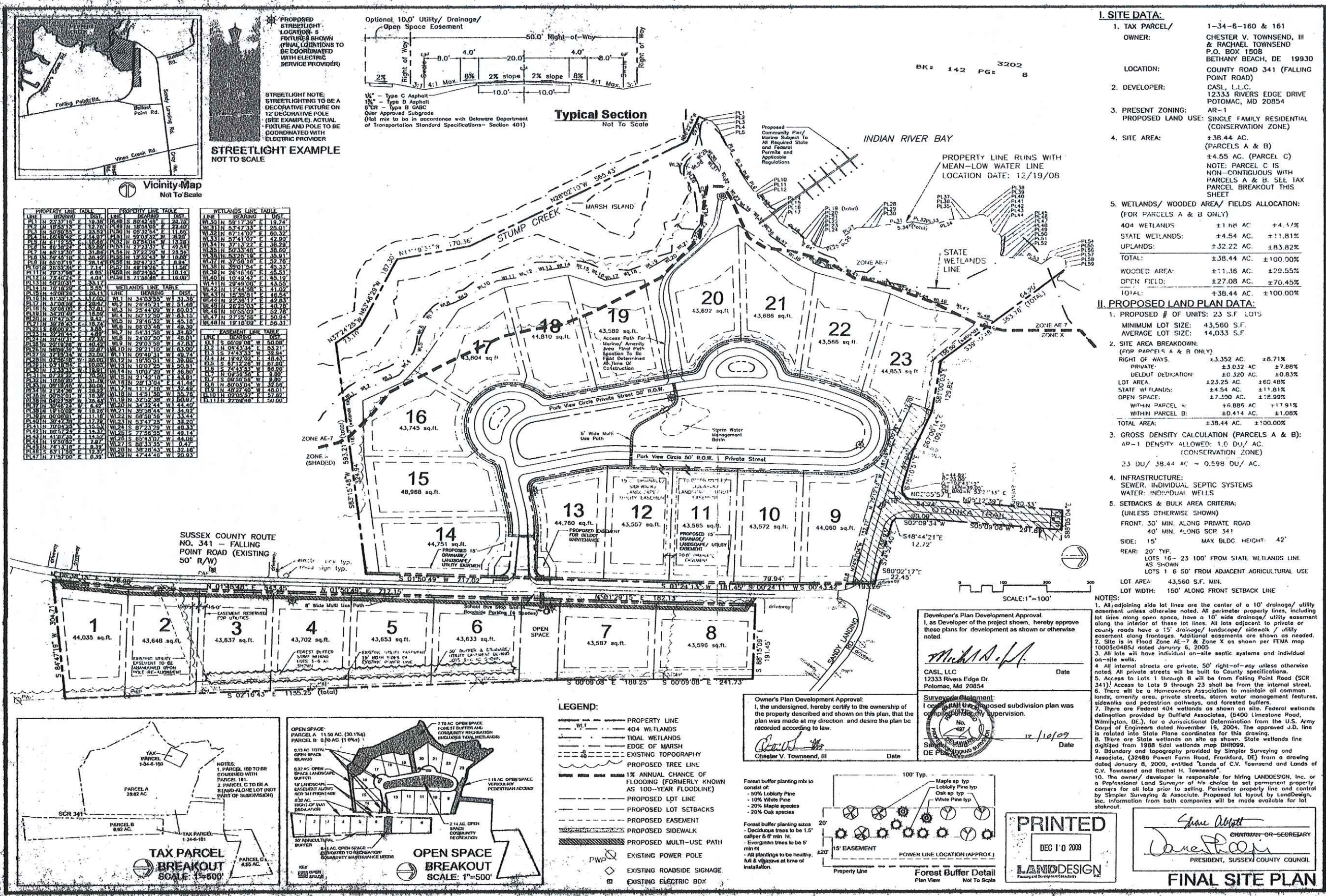
This is a Preliminary Site Plan for the construction of a 962 square foot, 160-ft high elevated storage tank and other site improvements. The property is located on the west side of Mulberry Knoll Road (S.C.R 284) in Lewes on the grounds of Beacon Middle School. The site plan has been submitted pursuant to Conditional Use No. 2240 which was approved by the Sussex County Council on November 10<sup>th</sup>, 2020 and adopted through Ordinance No. 2751. The Preliminary Site Plan complies with the Sussex County Zoning Code and all conditions of approvals. Tax Parcels: 334-12.00-107.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

**Lands of Manship**

KS

**Minor Subdivision off a 50-ft Easement**

This is a Minor Subdivision Plan for the subdivision of a 13.98-acre +/- parcel of land for the creation of two (2) lots plus residual lands with Parcel 1 having access off a proposed 50-ft ingress/egress access easement. Parcel 1 will consist of 2.00-acres +/-, Parcel 2 will consist of 2.00-acres +/- and the remaining lands consisting of 9.98 acres +/- . The parcel is located on the east side of Gravel Hill Road (Route 30). The Minor Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes. Tax Parcel: 235-25.00-4.00. Zoning District: AR-1 (Agricultural Residential District). Staff are awaiting agency approvals.



**REVISIONS**

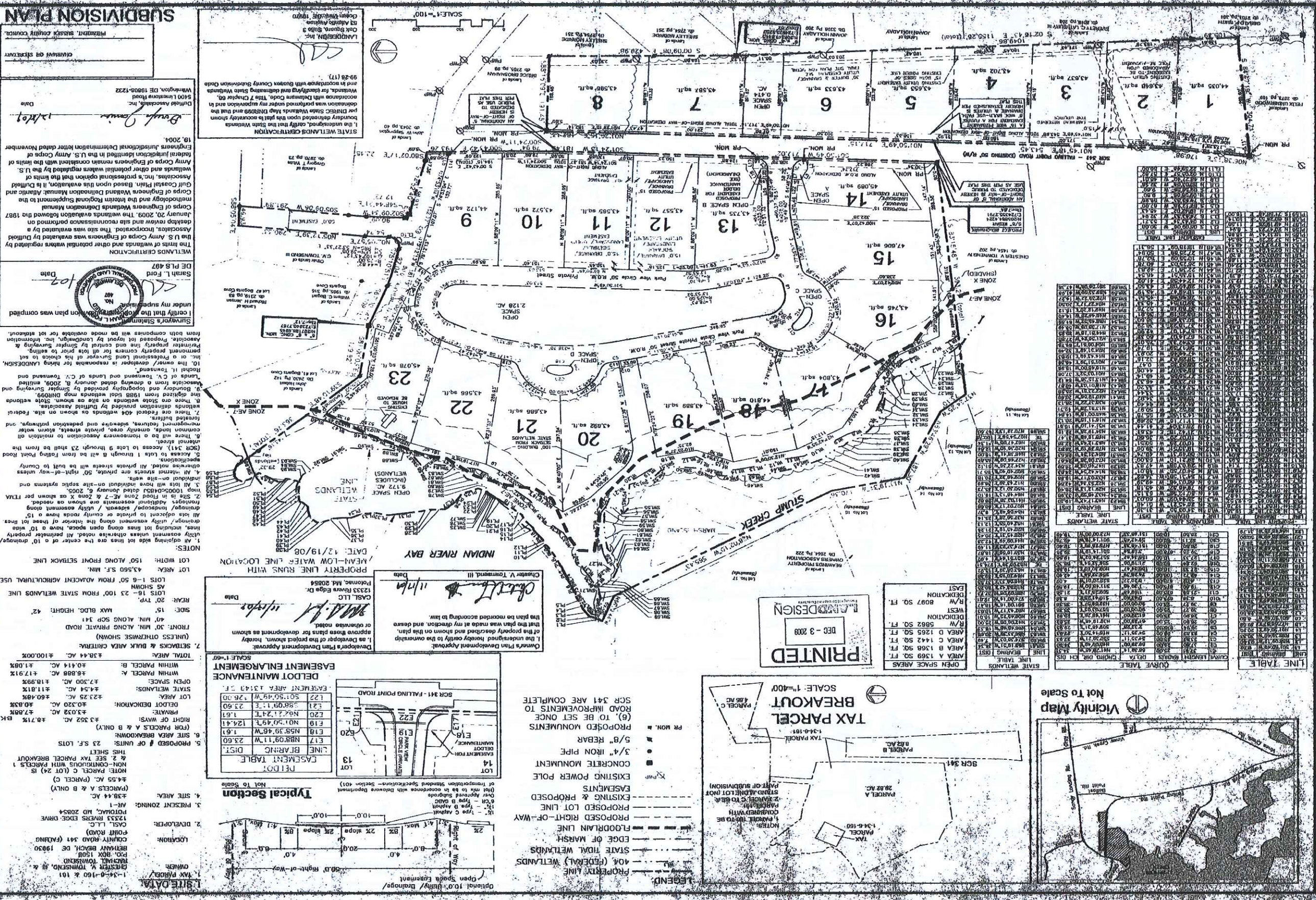
NO.	DESCRIPTION
1	APPROVED
2	2 Sheets

**LANDDESIGN**  
SURVEYING/LANDSCAPE ARCHITECTURE INC.  
Cocke Square Suite 3  
Ocean View, DE 19970  
302/931-1111  
302/931-0238 FAX  
landdesign.com

**FINAL SITE PLAN (DRAFT)**  
**THE COVE at SANDY LANDING**  
**SCR 341 (FALLING POINT ROAD)**  
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

**PRINTED**  
DEC 10 2009  
LANDDESIGN  
Planning and Development Consultants

**FINAL SITE PLAN**  
DATE: 11/16/09  
DRAWING: RWB  
REVIEW: SLT  
SHEET: FS-1



LINE TABLE	PROPERTY LINE TABLE	STATE WETLANDS	LINE TABLE
LINE 1: 44.035 ac. ft.	SM11: 1.500 ac. ft.	SM1: 0.000 ac. ft.	LINE 1: 1.500 ac. ft.
LINE 2: 43.640 ac. ft.	SM12: 1.500 ac. ft.	SM2: 0.000 ac. ft.	LINE 2: 1.500 ac. ft.
LINE 3: 43.607 ac. ft.	SM13: 1.500 ac. ft.	SM3: 0.000 ac. ft.	LINE 3: 1.500 ac. ft.
LINE 4: 43.633 ac. ft.	SM14: 1.500 ac. ft.	SM4: 0.000 ac. ft.	LINE 4: 1.500 ac. ft.
LINE 5: 43.607 ac. ft.	SM15: 1.500 ac. ft.	SM5: 0.000 ac. ft.	LINE 5: 1.500 ac. ft.
LINE 6: 43.607 ac. ft.	SM16: 1.500 ac. ft.	SM6: 0.000 ac. ft.	LINE 6: 1.500 ac. ft.
LINE 7: 43.607 ac. ft.	SM17: 1.500 ac. ft.	SM7: 0.000 ac. ft.	LINE 7: 1.500 ac. ft.
LINE 8: 43.607 ac. ft.	SM18: 1.500 ac. ft.	SM8: 0.000 ac. ft.	LINE 8: 1.500 ac. ft.
LINE 9: 43.607 ac. ft.	SM19: 1.500 ac. ft.	SM9: 0.000 ac. ft.	LINE 9: 1.500 ac. ft.
LINE 10: 43.607 ac. ft.	SM20: 1.500 ac. ft.	SM10: 0.000 ac. ft.	LINE 10: 1.500 ac. ft.
LINE 11: 43.607 ac. ft.	SM21: 1.500 ac. ft.	SM11: 0.000 ac. ft.	LINE 11: 1.500 ac. ft.
LINE 12: 43.607 ac. ft.	SM22: 1.500 ac. ft.	SM12: 0.000 ac. ft.	LINE 12: 1.500 ac. ft.
LINE 13: 43.607 ac. ft.	SM23: 1.500 ac. ft.	SM13: 0.000 ac. ft.	LINE 13: 1.500 ac. ft.
LINE 14: 43.607 ac. ft.	SM24: 1.500 ac. ft.	SM14: 0.000 ac. ft.	LINE 14: 1.500 ac. ft.
LINE 15: 43.607 ac. ft.	SM25: 1.500 ac. ft.	SM15: 0.000 ac. ft.	LINE 15: 1.500 ac. ft.
LINE 16: 43.607 ac. ft.	SM26: 1.500 ac. ft.	SM16: 0.000 ac. ft.	LINE 16: 1.500 ac. ft.

### SUBDIVISION PLAN

**LAND DESIGN INC.**  
SUPERVISING/LANDSCAPE ARCHITECTURE INC.

DATE: 12/1/07

REVISIONS: 1. PRESENT ZONING: AR-1  
2. DEVELOPER: COUNTRY ROAD 341 (FALLING POINT ROAD) COUNTY ROAD 341 (FALLING POINT ROAD) P.O. BOX 1508 BERRYMAN BEACH, DE 19830  
3. OWNER: 1, 1000 S. TOMPKINS RD. & 1, 1000 S. TOMPKINS RD. POTOMAC, MD 20854  
4. SITE AREA: ±39.44 AC.  
5. SITE AREA BREAKDOWN: (PARCELS A & B ONLY) ±4.95 AC. (PARCEL C) ±4.95 AC. (LOT 24) IS NON-CORNER WITH PARCELS A & B ONLY.  
6. PROPOSED # OF UNITS: 23 S.F. LOTS.  
7. SETBACKS & BULK AREA CRITERIA: (UNLESS OTHERWISE SHOWN)  
FRONT: 20' MIN. ALONG FRONT ROAD  
SIDE: 15' MIN. ALONG SCIP 341  
REAR: 20' TP. - 25' 100' FROM STATE WETLANDS LINE  
AVS SHOWN  
LOTS 1-6 50' FROM ADJACENT AGRICULTURAL USE  
LOT WIDTH: 150' ALONG FRONT SETBACK LINE

**NOTES:**  
1. All adjoining lots lie on the center of a 10' drainage easement. The drainage easement shall be a 10' wide driveway/utility easement along the interior of those lots. All lots are to be paved or curbed roads have a 15' driveway/utility easement along the interior of those lots.  
2. Site is in Flood Zone AE-7 & Zone X on shown State wetlands. Additional easements are shown as needed.  
3. All lots will have individual on-site septic systems and 10' setbacks from wetlands. All private streets will be built to County specifications.  
4. Access to Lots 1 through 23 shall be from Front Road.  
5. There will be a Homeowners Association to maintain all common areas, including roads, sidewalks, storm water and landscaping, including wetlands and riparian buffers.  
6. There are Federal 404 wetlands shown on the Federal Wetlands Map (includes 9.77 ac. Wetlands).  
7. There are Federal 404 wetlands shown on the Federal Wetlands Map (includes 9.77 ac. Wetlands).  
8. The State Wetlands Map (includes 9.77 ac. Wetlands) was digitized from 1988 tidal wetlands map DNR099 and was updated to include the State Wetlands Map.  
9. The State Wetlands Map (includes 9.77 ac. Wetlands) was digitized from a Wetlands Map DNR099, entitled 'Wetlands Map DNR099', dated January 20, 2009.  
10. The contractor/developer is responsible for having LAND DESIGN, Inc. or a Professional Land Surveyor of his choice to set permanent property corners for all lots prior to selling.  
11. LAND DESIGN, Inc. is a professional engineering firm and is not a surveyor. LAND DESIGN, Inc. is not a surveyor and is not responsible for setting property corners. LAND DESIGN, Inc. is not a surveyor and is not responsible for setting property corners. LAND DESIGN, Inc. is not a surveyor and is not responsible for setting property corners.  
12. LAND DESIGN, Inc. is not a surveyor and is not responsible for setting property corners. LAND DESIGN, Inc. is not a surveyor and is not responsible for setting property corners.

DATE: 12/1/07

DATE: 12/1/07

DATE: 12/1/07

**THE COVE AT SANDY LANDING**  
SCR 341 (FALLING POINT ROAD)  
SALTMORE HUNDRED SUSSEX COUNTY DELAWARE

**LAND DESIGN INC.**  
SUPERVISING/LANDSCAPE ARCHITECTURE INC.

12/1/07

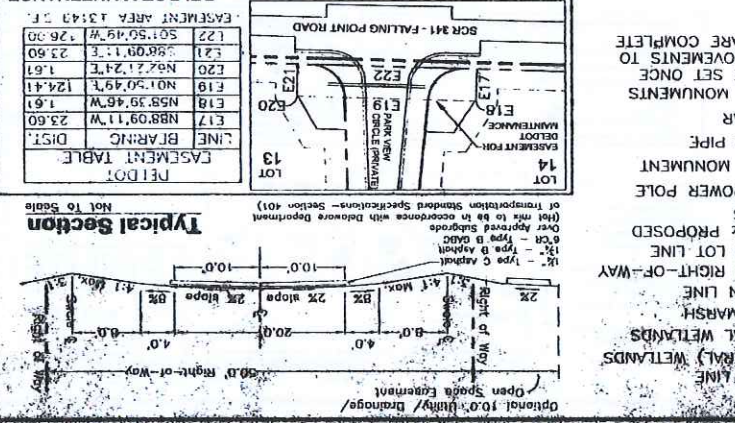
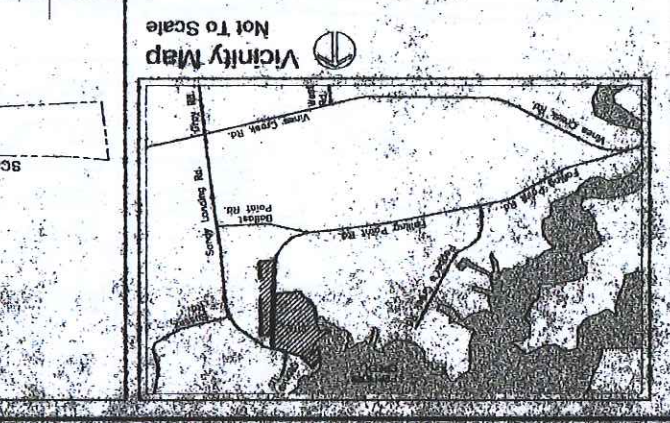
REVISIONS

1. PRESENT ZONING: AR-1  
2. DEVELOPER: COUNTRY ROAD 341 (FALLING POINT ROAD) COUNTY ROAD 341 (FALLING POINT ROAD) P.O. BOX 1508 BERRYMAN BEACH, DE 19830  
3. OWNER: 1, 1000 S. TOMPKINS RD. & 1, 1000 S. TOMPKINS RD. POTOMAC, MD 20854

DATE: 12/1/07

REVISIONS

1. PRESENT ZONING: AR-1  
2. DEVELOPER: COUNTRY ROAD 341 (FALLING POINT ROAD) COUNTY ROAD 341 (FALLING POINT ROAD) P.O. BOX 1508 BERRYMAN BEACH, DE 19830  
3. OWNER: 1, 1000 S. TOMPKINS RD. & 1, 1000 S. TOMPKINS RD. POTOMAC, MD 20854



**DEVELOPER'S FIRM DEVELOPMENT APPROVAL:**  
I, the undersigned, hereby certify to the ownership of the property described and shown on this plan. I have approved the project shown, hereby approving those plans for development as shown or otherwise noted.  
DATE: 12/1/07  
12333 River Edge Dr. Potomac, Md 20854  
M.A. LLC

**LEGEND:**  
PROPERTY LINE  
404 (FEDERAL) WETLANDS  
STATE TIDAL WETLANDS  
EDGE OF MARSH  
FLOODPLAIN LINE  
PROPOSED RIGHT-OF-WAY  
PROPOSED LOT LINE  
EXISTING & PROPOSED EASEMENTS  
EXISTING POWER POLE  
3/4" IRON PIPE  
5/8" REBAR  
PROPOSED MONUMENTS  
SCR 341 ARE COMPLETE TO ROAD IMPROVEMENTS TO (6) TO BE SET ONCE  
TAX PARCEL BREAKOUT

## 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) 853-5881



# Sussex County

DELAWARE  
sussexcountyde.gov

HANS M. MEDLARZ, P.E.  
COUNTY ENGINEER

J. MARK PARKER, P.E.  
ASSISTANT COUNTY ENGINEER

## MEMORANDUM

To: Jamie Whitehouse  
Director of Planning & Zoning

SUBJECT: THE COVE AT SANDY LANDING  
AGREEMENTY NO. 642  
PROPOSED MODIFICATIONS TO APPROVED SITE PLANS

From: J. Mark Parker, P.E.  
Assistant County Engineer  
Engineering Department

Date: March 15, 2021

The Cove at Sandy Landing is a residential community consisting of twenty-three single family lots located in Dagsboro, and was originally approved for development by Sussex County in 2009. Over the years there has been a lack of progress by the Developer, CASL LLC, in completing all approved infrastructure within the community. As a result of the lack of progress, County Council recently approved the redemption of the Developer's Performance Bond related to the private road system and associated infrastructure.

Fifteen of the twenty-three lots are situated with access directly to the internal private street system, with the remaining eight lots fronting a State-maintained roadway. Of the internal fifteen lots, ten are improved with homes and another lot is currently active with house construction. All fifteen internal lots are privately owned.

Based on the bond redemption, the Engineering Department is in the process of developing a Scope of Work to complete the improvements within the community. The work scope would be aimed at completing the private road construction as shown on the approved subdivision plans. It is our understanding that DeIDOT is in the process of attempting to have the public roadway improvements completed including work along the individual lots that front the public road.

Based on recent site inspection, part of the unfinished work in the community includes the sidewalk network that parallels the private streets. We have been in recent contact with the President of the Homeowners Association and were informed that the



community wishes to have only a portion of the sidewalk completed due to the low lot density and aesthetic reasons. Attached is an e-mail received from the HOA dated 3/11/21 documenting that 100% of the lot owners within the internal lots of the community have voted to forego adding additional sidewalks, with the exception of two lots that are adjacent to sidewalk sections previously installed. The e-mail includes a map attachment for reference.

The Engineering Department takes no exception to the HOA proposal for a modified sidewalk network within the community, and understands that the community will need to have the approved Site Plans updated and recorded to reflect the change. For any run of sidewalk that is terminated, we would recommend adding a short section of sidewalk to connect to the adjacent street with an appropriate handicap ramp.

We are requesting review of this proposed modification by the Planning & Zoning Office and official concurrence by the Planning & Zoning Commission.

JMP/jmp

Attachment

cc: Ms. Jennifer Norwood  
Mr. Hans Medlarz, P.E.

## Mark Parker

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**From:** Kathleen Walsh <kwalsh49@gmail.com>  
**Sent:** Thursday, March 11, 2021 11:29 AM  
**To:** Mark Parker  
**Subject:** Re: Cove at Sandy Landing  
**Attachments:** request on sidewalks.pdf

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

Hi Mark,

Thank you for speaking with both Mary and myself yesterday. As we discussed, the residents on Central Park Circle had decided by a unanimous vote to forego doing any additional sidewalks, except for adding sidewalks to Lot 20 and Lot 23, with just minor finishing touches leading to the road from lot 19 and Lot 14.

Hopefully what I have attached will explain what the Residents would like done.

If anything else is needed please do not hesitate to contact me. Will wait to hear from you in regards to the sidewalks and also when the final pave will start so I can prepare the residents and the builder that is building on the Circle.

Respectfully,

Kathy Walsh  
President HOA and Management for CASL  
35579 Central Park Circle  
Dagsboro, Delaware 19939  
302-537-1379 (h)  
609-658-5530 (c)  
[kwalsh49@gmail.com](mailto:kwalsh49@gmail.com)

On Thu, Mar 11, 2021 at 9:22 AM Mark Parker <[mark.parker@sussexcountyde.gov](mailto:mark.parker@sussexcountyde.gov)> wrote:

Hi Kathy – it was nice to meet you yesterday during our field walk. I am following up on our conversation about the community's desire to not have some sections of the sidewalk completed along the interior street network. If you could just respond to this email and include an attachment outlining limits of sidewalk that the community desires to have completed, I will run it thru the proper channels within the County for review and approval.

My full contact information is noted below.

Thank you!

J Mark Parker, P.E.

Assistant County Engineer

Sussex County Engineering Department

O 302.855.7382

C 302.212.6381

[mark.parker@sussexcountyde.gov](mailto:mark.parker@sussexcountyde.gov)



--  
Kathy Walsh  
Cove at Sandy Landing  
Management/Bd of Directors  
35579 Central Park Circle  
Dagsboro, Delaware 19939  
302-537-1379 (h)  
609-658-5530 (c)  
[kwash49@gmail.com](mailto:kwash49@gmail.com)



**LEGEND:**

- PROPERTY LINE
- - - USACOE SECTION 404 BOUNDARY
- · - · - MEAN LOW WATER
- · - · - PROPOSED TREE LINE
- ~ 1% ANNUAL CHANCE OF FLOODING (FORMERLY KNOWN AS 100-YEAR FLOODLINE)

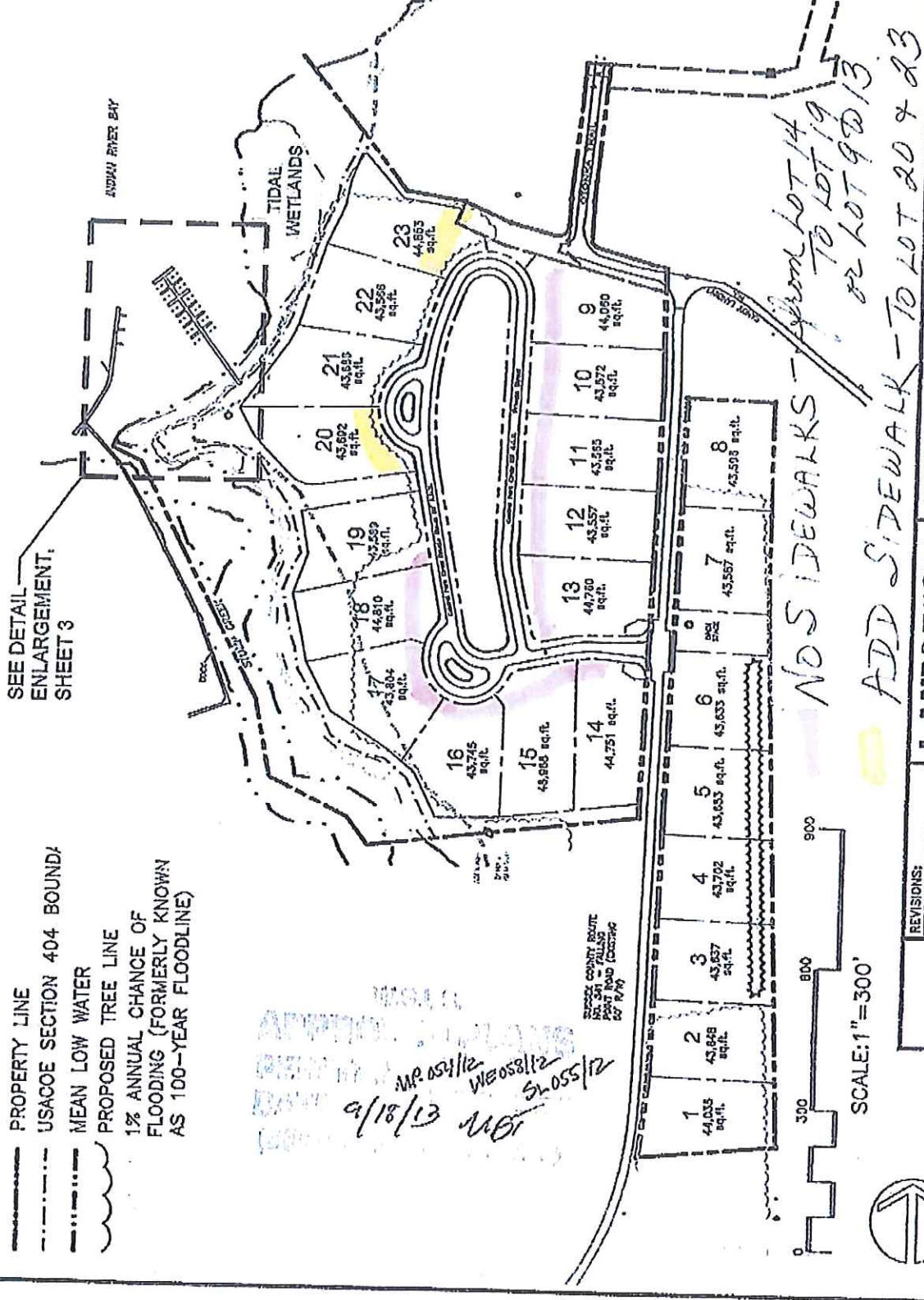
SEE DETAIL ENLARGEMENT, SHEET 3

ANDYAU RIVER BAY

TIDAL WETLANDS

APPROVED PLANS  
 DATE: 9/18/13  
 MP: 054/12  
 WE: 058/12  
 SL: 055/12  
 MR

SPRING COUNTY ROUTE 100  
 FALLING POINT ROAD (ACCORDING TO P/M)



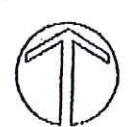
*NO SIDEWALKS -*  
*ADD SIDEWALK - TO LOT 20 & 23*

REV. NO.	DATE	BY
1	09/18/13	MR
2		

COMMUNITY SITE PLAN  
**THE COVE AT SANDY LANDING**  
 SCR 341 (FALLING POINT ROAD)  
 BALTIMORE HILLS, SUSSEX COUNTY, NC 27044

**LANDESIGN**  
 SURVEYING/LANDSCAPE ARCHITECTURE INC.  
 9415 Spring Lake Dr.  
 Suite 100  
 Greensboro, NC 27409  
 336-853-1111  
 336-853-1112 FAX

NO.	DATE	DESCRIPTION



SCALE: 1" = 300'

**NOTES:**

- THE PROPERTY BOUNDARY AND TOPOGRAPHY SHOWN ON THE PLANS ARE A RESULT OF A FIELD SURVEY BY DESIGN CONSULTANTS GROUP, L.L.C.
- MAINTENANCE OF THE STREETS WITHIN THE SITE AND THE MULTIPLE USE PATH ALONG THE PROPERTY FRONTAGE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. DEDOT OR THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS AND THE MULTIPLE USE PATH.
- STORMWATER SHALL BE HANDLED THROUGH THE DESIGN OF WET POND THAT WILL BE LOCATED ON SITE. ALL STORMWATER MANAGEMENT FACILITIES, LANDSCAPE BUFFERS, ROADS, AND OPEN SPACE ARE TO BE OWNED AND MAINTAINED BY THE DEVELOPER UNTIL SUCH TIME AS A HOMEOWNERS ASSOCIATION CAN PROVIDE FOR SAID MAINTENANCE.
- BASED UPON THE FEMA FLOOD INSURANCE RATE MAP (FIRM) NUMBER 100050133 J, DATED JANUARY 6, 2005, THE ENTIRE PROPERTY IS LOCATED IN A ZONE "X" (SHADED) WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- COMMON AREA: AN AREA OWNED AND USED IN COMMON BY RESIDENTS OF THE SUBDIVISION FOR RECREATION, LANDSCAPING AND STORMWATER MANAGEMENT.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL SUBDIVISION LOTS SHALL HAVE FIVE-FOOT-WIDE PUBLIC UTILITY EASEMENTS ALONG LOT LINES FOR A TOTAL EASEMENT WIDTH OF AT LEAST TEN (10) FEET BENEATH A LOT LINE COMMON TO TWO LOTS. EASEMENTS ALONG PERIMETER BOUNDARIES OF THE SUBDIVISION SHALL BE TEN (10) FEET BENEATH ON THE INTERIOR SIDE OF THE BOUNDARY. NO BUILDING, STRUCTURE OR OTHER PERMANENT OBSTRUCTION SHALL BE PLACED ON ANY EASEMENT.
- ALL LOTS ARE TO HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREETS AND NO DIRECT ACCESS FROM COUNTY ROAD #224 WILL BE PERMITTED.
- SANITARY SEWER FOR THIS SITE WILL BE PROVIDED BY INDIVIDUAL SEPTIC SYSTEMS.
- WATER FOR THIS SITE WILL BE PROVIDED BY INDIVIDUAL LOT WELLS.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- CUL-DE-SAC SHALL HAVE A PAVED RADIUS OF 38' AND PARKING IS PROHIBITED ON CUL-DE-SAC.
- THIS SITE CONTAINS REGULATED WETLANDS. ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.
- THIS SITE 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 FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODOORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME OPERATIONS. 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.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPOGRAPIED BY MINIMUM, FERTILIZED AND SEEDING.
- THE PROPOSED ENTRANCES/EXITS ARE FORMULATED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DISTRICT PERMIT SUPERVISOR.
- NO LANDSCAPING SHALL BE PERMITTED WITHIN THE DEEDOT RIGHT-OF-WAY.
- TAPER CURB PER LOCAL DEEDOT DISTRICT FIELD SUPERVISOR (TYPICAL FOR BOTH SIDES OF THE ENTRANCE).
- THE POTENTIAL FOR POOR OR NO DRAINAGE ON LOTS EXIST, AND LOT OWNERS MAY NEED TO FILL LOTS TO CREATE POSITIVE DRAINAGE.

- EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.

THIS PLAT SHALL AMEND THE PREVIOUSLY RECORDED PLAT IN PLOT BOOK 121, PAGE 51 WITH MINOR CHANGES TO THE FOLLOWING LOTS:

- LOT 1: PREVIOUSLY CONTAINED 21,984 SF OR 0.604 AC. REVISED TO CONTAIN 23,330 SF OR 0.676 AC.
- LOT 2: PREVIOUSLY CONTAINED 22,041 SF OR 0.636 AC. REVISED TO CONTAIN 23,222 SF OR 0.673 AC.
- LOT 31: PREVIOUSLY CONTAINED 22,000 SF OR 0.635 AC. REVISED TO CONTAIN 21,800 SF OR 0.630 AC.
- LOT 32: PREVIOUSLY CONTAINED 22,068 SF OR 0.637 AC. REVISED TO CONTAIN 24,165 SF OR 0.699 AC.
- LOT 33: PREVIOUSLY CONTAINED 22,079 SF OR 0.637 AC. REVISED TO CONTAIN 22,623 SF OR 0.659 AC.
- LOT 34: PREVIOUSLY CONTAINED 22,399 SF OR 0.644 AC. REVISED TO CONTAIN 21,854 SF OR 0.630 AC.
- ON-SITE ROAD ROW: PREVIOUSLY CONTAINED 202,490 SF OR 4.65 AC. REVISED TO CONTAIN 206,981 SF OR 4.81 AC.
- COMMON AREA: PREVIOUSLY CONTAINED 343,871 SF OR 7.894 AC. REVISED TO CONTAIN 349,134 SF OR 8.015 AC.

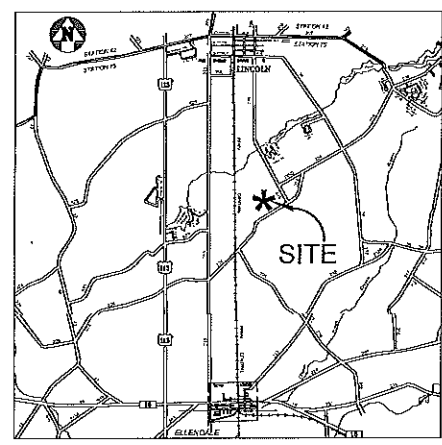
\* TOTAL AREA: PREVIOUSLY = 578,912 SF OR 15.586 AC. REVISED = 687,179 SF OR 15.775 AC.

\* LOT AREA DISCREPANCIES WERE FOUND ON THE RECORDED PLAT AND HAVE BEEN CORRECTED WITH THIS AMENDMENT. THE SITE DATA TABLE IS UPDATED TO REFLECT AREAS PER THE DESCRIPTIONS ON THIS PLAT.

THIS PLAT SUPERCEDES PLAT BOOK 239 - PAGE 22

**LEGEND**

- BOUNDARY LINE
- LOT LINE
- BUILDING RESTRICTION LINE
- EXISTING WOODS LINE
- PROPOSED EDGE OF PAVEMENT
- EXISTING EDGE OF PAVEMENT
- CENTERLINE OF ROAD
- CENTERLINE OF DITCH
- EXISTING CONTOUR LINE
- EXISTING SPOT ELEVATION
- PROPOSED CURBING
- PERMANENT EASEMENT
- WETLANDS
- WETLANDS SETBACK
- TEMPORARY PAVEMENT
- PROPOSED CONSTRUCTION EASEMENT
- DRAINAGE EASEMENT
- IRON PIPE
- CONCRETE MONUMENT
- EXISTING UTILITY POLE
- IRON ROUND FOUND



**SITE DATA:**

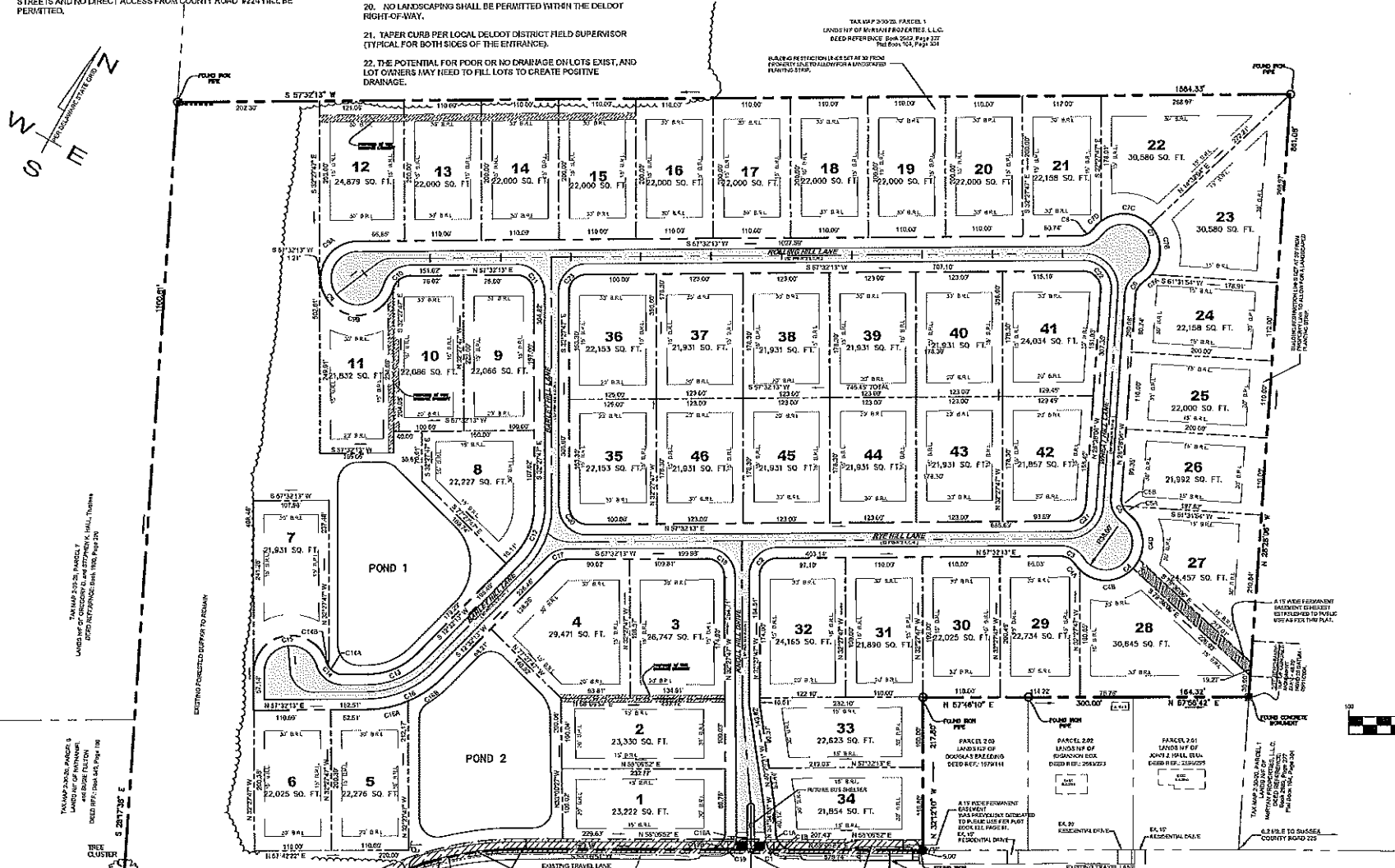
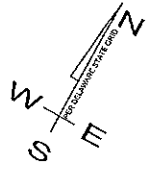
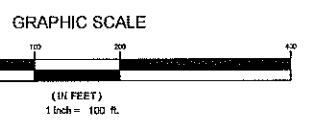
TAX MAP NUMBER: 2-30-20, PARCEL 2  
 GROSS SITE AREA AND ACREAGE: 1,617,162 SQ. FT. = 37.13 AC.±  
 CURRENT ZONING: AR-1 CLUSTER DEVELOPMENT OPTION (A.2)  
 PROPOSED USE: SINGLE FAMILY DWELLINGS  
 REQUIRED SETBACKS (B.R.L.):  
 FRONT: 15 FT. Each  
 REAR: 20 FT. Each  
 SIDE: 48 FT. Each

TOTAL BUILDABLE LOTS: 48  
 REQUIRED LOT SIZE (MIN.): 100 SQ. FT.  
 WIDTH: 100 FT.  
 DEPTH: 21,180 SQ. FT.  
 AREA: 23,122 SQ. FT.  
 AVERAGE LOT AREA: 481.917 SQ. FT. = 11.02 ACRES±  
 TOTAL LOT AREA: 1,080,688 SQ. FT. = 24.42 ACRES±  
 PROPOSED COMMON AREA: 66,875 SQ. FT. = 1.52 AC.±  
 STORMWATER MANAGEMENT: 1.24 UNITS/ACRE  
 POND 1: 10,112 SQ. FT. = 0.23 AC.±  
 POND 2: 3,690 SQ. FT. = 0.08 AC.±  
 GROSS DENSITY: 200.961 SQ. FT. = 4.61 AC.±  
 EASEMENTS: 7,974 SQ. FT. = 0.17 AC.±  
 CONVEYANCES (DEDOT): 191,708 SQ. FT. = 4.40 AC.±  
 ON-SITE ROAD R.O.W.: 181,708 SQ. FT. = 4.14 AC.±  
 EXISTING WOODS: PRIVATE-SEPTIC  
 WATER SUPPLY: PRIVATE-SEPTIC  
 SANITARY SEWER: PRIVATE-SEPTIC

**TRAFFIC FLOW SCHEMATIC SUSSEX COUNTY ROAD #224 ENTRANCE**

510 TRIPS = LAND USE CODE 210 (SINGLE FAMILY DETACHED) (NEEKWAY)

CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD
C1	25.00	86°53'00"	37.92	N 79°23'30" W	34.41
C1A	25.00	20°33'48"	8.97	S 45°19'58" W	8.52
C1B	25.00	66°22'19"	28.95	N 86°40'29" W	27.39
C2	25.00	60°00'00"	39.27	N 12°32'13" E	35.39
C3	25.00	65°34'59"	24.69	N 85°49'42" E	23.10
C4	53.00	109°10'16"	184.24	N 14°33'04" E	104.52
C4A	53.00	12°25'21"	11.49	S 12°05'29" E	11.41
C4B	53.00	91°17'57"	64.45	N 56°02'52" E	75.89
C4C	53.00	18°28'26"	15.21	N 02°07'41" E	15.16
C4D	53.00	78°00'32"	73.09	N 43°34'48" E	67.43
C5	25.00	56°34'59"	24.69	N 56°45'55" W	23.10
C5A	25.00	31°21'24"	13.66	N 69°22'11" W	13.01
C5B	25.00	28°13'31"	11.01	N 41°04'51" W	10.82
C6	25.00	53°07'43"	33.18	N 01°54'14" W	22.36
C7	53.00	200°15'08"	185.24	N 75°27'58" W	104.35
C7A	53.00	17°08'56"	15.86	N 16°01'10" E	15.59
C7B	53.00	82°58'38"	76.76	N 33°56'31" W	70.22
C7C	53.00	82°58'38"	76.76	S 63°02'45" W	70.22
C7D	53.00	17°08'56"	15.86	S 12°58'58" W	15.89
C8	25.00	53°07'43"	33.18	N 30°58'21" E	22.36
C9	53.00	253°31'02"	234.80	S 69°16'18" E	84.81
C9A	53.00	50°00'00"	63.29	S 12°32'13" W	74.98
C9B	53.00	163°37'02"	151.35	N 65°49'42" E	104.92
C10	25.00	73°37'02"	32.12	N 20°49'42" E	29.56
C11	25.00	60°00'00"	39.27	S 77°27'47" E	35.38
C12	100.00	45°00'00"	78.54	S 09°57'47" E	76.54
C13	100.00	45°00'00"	78.54	S 35°02'13" W	76.54
C14	25.00	73°37'02"	32.12	N 65°32'43" W	30.09
C14A	25.00	55°49'00"	24.33	S 85°25'14" W	23.38
C14B	25.00	16°10'05"	7.43	N 57°39'42" W	7.85
C15	25.00	159°39'58"	144.70	S 61°22'11" W	104.54
C16	150.00	45°00'00"	117.81	S 35°02'13" W	114.91
C16A	150.00	22°32'11"	59.00	S 46°16'07" W	58.62
C16B	150.00	22°32'11"	59.81	S 23°46'07" W	58.43
C17	25.00	45°00'00"	39.27	S 35°02'13" W	35.38
C18	25.00	90°00'00"	39.27	N 77°27'47" W	35.39
C19	25.00	60°34'38"	39.52	S 12°49'32" W	35.53
C19A	25.00	24°02'20"	10.54	S 20°23'01" W	10.49
C19B	25.00	88°25'19"	28.98	S 28°52'58" W	27.98
C20	25.00	90°00'00"	39.27	S 77°27'47" E	35.39
C21	25.00	66°00'19"	37.53	N 14°32'04" E	34.10
C22	25.00	90°59'41"	41.01	N 75°27'58" W	38.57
C23	25.00	90°00'00"	39.27	S 12°32'13" W	35.39



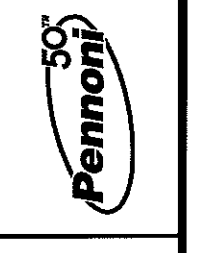
PARCEL 200: 23,330 SQ. FT. (LOT 1)  
 PARCEL 201: 22,041 SQ. FT. (LOT 2)  
 PARCEL 202: 22,000 SQ. FT. (LOT 31)  
 PARCEL 203: 22,068 SQ. FT. (LOT 32)  
 PARCEL 204: 22,079 SQ. FT. (LOT 33)  
 PARCEL 205: 22,399 SQ. FT. (LOT 34)  
 PARCEL 206: 23,222 SQ. FT. (LOT 3)  
 PARCEL 207: 22,623 SQ. FT. (LOT 33)  
 PARCEL 208: 21,800 SQ. FT. (LOT 31)  
 PARCEL 209: 24,165 SQ. FT. (LOT 32)  
 PARCEL 210: 22,623 SQ. FT. (LOT 33)  
 PARCEL 211: 21,854 SQ. FT. (LOT 34)  
 PARCEL 212: 206,981 SQ. FT. (ON-SITE ROAD ROW)  
 PARCEL 213: 349,134 SQ. FT. (COMMON AREA)

**REVISIONS**

- 2-6-07 REVISED PER AGENCY COMMENTS
- 2-19-07 REVISED PER SCED COMMENTS
- 06-15-07 REVISED PER DEEDOT COMMENTS
- 09-12-07 REVISED PER DEEDOT COMMENTS
- 12-05-07 REVISED LOT DIMENSIONS
- 12-15-19 REVISED PER UPDATED SCED STANDARDS
- 8-7-19 ENTRANCE ALIGNMENT AND STORM PIPE REVISIONS
- 2020-09-21 SIDEWALK REMOVED PER CLIENT.

**FINAL SUBDIVISION PLAT**  
**KNOLL ACRES**  
 CEDAR CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

PENNONI ASSOCIATES, INC.  
 18072 Davidson Drive  
 Milton, DE 19868  
 T. 302.684.8030 F. 302.684.8054



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

SIGNATURE: ALAN DECKTOR, PE (DE PE#17771)  
 DATE: \_\_\_\_\_  
 PENNONI ASSOCIATES, INC.  
 18072 DAVIDSON DRIVE  
 MILTON, DE 19868  
 OFFICE (302) 684-8030 - FAX (302) 684-8054

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

RUSSELL HUXTABLE, VICE PRESIDENT & C.O.O. DATE: \_\_\_\_\_  
 977 EAST MASTEN CIRCLE  
 MILFORD, DE 19963  
 (302) 422-9255

PROJECT: MHDC1602  
 DATE: 12-15-19  
 DRAWING SCALE: AS SHOWN  
 DRAWN BY: JRE  
 APPROVED BY: DMH  
**SHEET NO: S1**

977 East Masten Circle  
Milford, DE 19963



302-422-8255 *phone*  
302-422-8260 *fax*  
www.milfordhousing.com

September 15, 2020

Jamie Whitehouse  
2 The Circle  
P.O. Box 417  
Georgetown, DE 19947

RE: Knoll Acres subdivision sidewalk removal request

To Whom it May Concern:

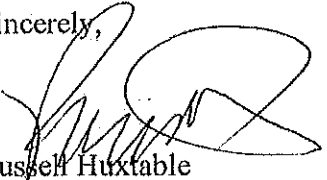
MHDC, as the owner/developer of Knoll Acres, are respectfully requesting that the designated sidewalk shown on the construction plans not be installed. During an inspection of the roughed in sidewalk, the County Inspector requested us to move them from their location on the record plan to a place further into the right of way. We would like to eliminate the sidewalk per the plan for the below reasons:

- Per the construction plans the location of the sidewalks are shown within the roadside swale back slopes (directly behind the R/W) which makes it impossible to meet slope restrictions and stay within the designated right of way of 50'.
- Additionally, the utilities have already been installed behind the drafted 5' sidewalk. Any attempt to move the location further back from the current location would require the sidewalk to be placed behind the utility boxes/transformers and into the individual lots outside the existing 10' easement. Maintenance of each section that would be installed on homeowner's property would create a major hardship to those homeowner as it would remove a greater amount of area of their property that they would not be able to use as they see fit. It would be an unfair proposition to have those homeowners responsible for community sidewalk placed in their property.

We discussed these issues with the Public Works department and they are in agreement that the design and placement of sidewalk in an open swale development is one that is very difficult to install due to the required slopes that have to be maintained for ADA as well as stormwater regulations.

Thank you for your consideration and if you have any questions, please do not hesitate to ask.

Sincerely,



Russell Huxtable  
Vice President & COO

Yes. I agree that removing the sidewalk is the best option.

No. I would like the sidewalk placed and agree to the placement as noted and understand that this would be further onto my lot and have the above restrictions.

Capri Murray  
Signature

Capri Murray  
Name

16013 Rolling Hill Lane, Lincoln, DE 19960  
Address

Yes. I agree that removing the sidewalk is the best option.

No. I would like the sidewalk placed and agree to the placement as noted and understand that this would be further onto my lot and have the above restrictions.

Brittany K. Trammell  
Signature

Brittany Trammell  
Name

10571 Barley Hill Lane, Lincoln, DE 19960  
Address

Yes. I agree that removing the sidewalk is the best option.

No. I would like the sidewalk placed and agree to the placement as noted and understand that this would be further onto my lot and have the above restrictions.

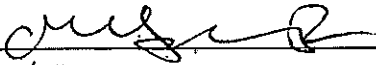
Stephen Butler  
Signature

Stephen Butler  
Name

17019 Rye Hill Lane, Lincoln, DE 19960  
Address

\_\_\_\_\_ Yes. I agree that removing the sidewalk is the best option.

\_\_\_\_\_ / No. I would like the sidewalk placed and agree to the placement as noted and understand that this would be further onto my lot and have the above restrictions.

  
\_\_\_\_\_  
Signature

Marleny Garcia-Ramirez  
\_\_\_\_\_  
Name

10530 Barley Hill Lane, Lincoln, DE 19960  
\_\_\_\_\_  
Address

Yes. I agree that removing the sidewalk is the best option.

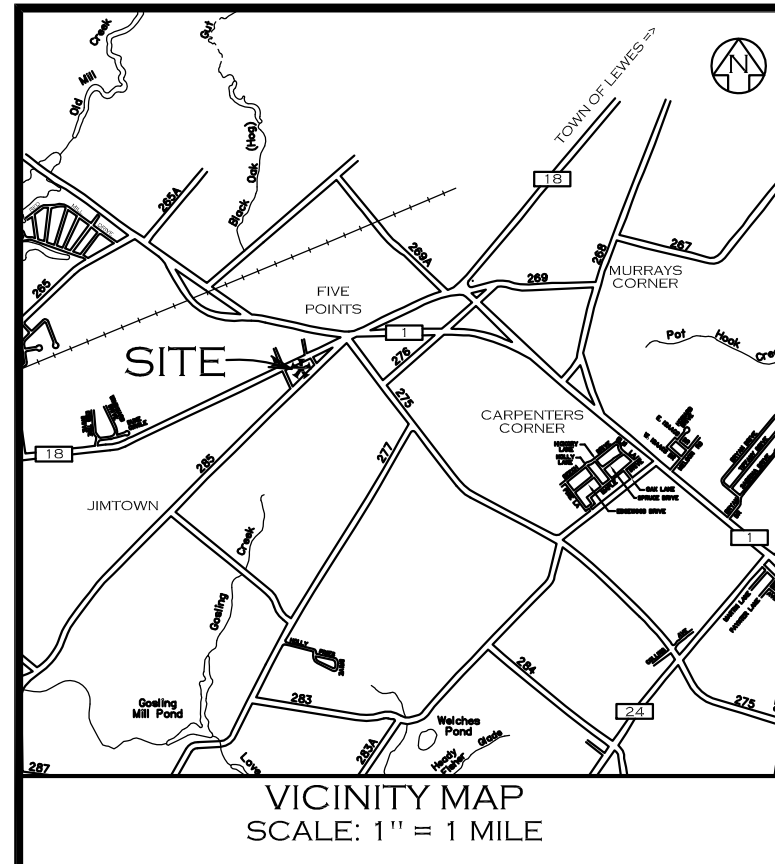
No. I would like the sidewalk placed and agree to the placement as noted and understand that this would be further onto my lot and have the above restrictions.

Tyrone White  
Signature

Tyrone White  
Name

10581 Barley Hill Lane, Lincoln, DE 19960  
Address





**DELDOT NOTES - RECORD PLAN (RED):**

- THIS RECORD PLAN - RED SATISFIES THE DEPARTMENT'S RECORDATION REQUIREMENTS AND ARE BASED ON THE PARCEL'S LOCATION. NO COMMITMENTS ARE STATED OR IMPLIED BY DELDOT THROUGH THE ISSUANCE OF THIS LETTER WITH RESPECT TO: ENTRANCE LOCATIONS, ACCESS CONFIGURATIONS, AUXILIARY LANES AND/OR ROADWAY IMPROVEMENTS WHICH WILL BE EVALUATED AND REQUIRED AS NECESSARY AT THE TIME OF ENTRANCE CONSTRUCTION PLAN REVIEW OR APPROVAL FOR THE SITE.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SURBERRY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- THE POSTED SPEED LIMIT ON U.S. ROUTE 9 IS 40 MPH.
- THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG U.S. ROUTE 9, WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPLE ARTERIAL AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM); IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.

**LEGEND**

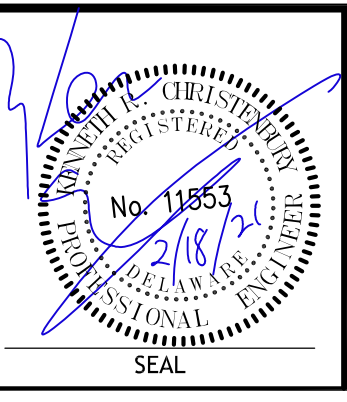
FOUND	SET	BOUNDARY MONUMENT
CMF	■	CONCRETE MONUMENT
RFB	●	REBAR
MNF	■	MAGNETIC NAIL
SF	▲	SPIKE
IPF	●	IRON PIPE
BENCHMARK	○	POST
	○	UNMARKED CORNER
	○	PR. CONTOUR
	○	PR. BUILDING RESTRICTION LINES
	○	PR. ROAD CENTERLINE
	○	PR. EASEMENT
	○	PR. BUILDING
	○	PR. SWALE
	○	PR. SIDEWALK
	○	PR. CURB
	○	PR. STORM SEWER CL
	○	PR. SANITARY SEWER
	○	PR. WOODS LINE
	○	PR. WATER LINE
	○	PR. WELL
	○	PR. PERPENDICULAR 10' X 20'
	○	PR. HANDBICAP 8' X 20' + PAINTED AISLE
	○	PR. DIAGONAL 9 X 18
	○	PR. COMPACT 8 X 17
	○	PROPOSED LIGHT POLES
	○	PR. SPOT ELEVATION
	○	PROPOSED DRAINAGE FLOW
	○	PR. INLET PROTECTION
	○	PR. CULVERT INLET PROTECTION
	○	PR. ROCK OUTLET PROTECTION
	○	PR. FOREBAY
	○	CONSTRUCTION ENTRANCE
	○	CONCRETE WASHOUT

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

JOSE SANDOVAL  
PO BOX 255 - REHOBOTH BEACH, DE 19971  
302-745-6306 - donovanpainting@hotmail.com

**ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

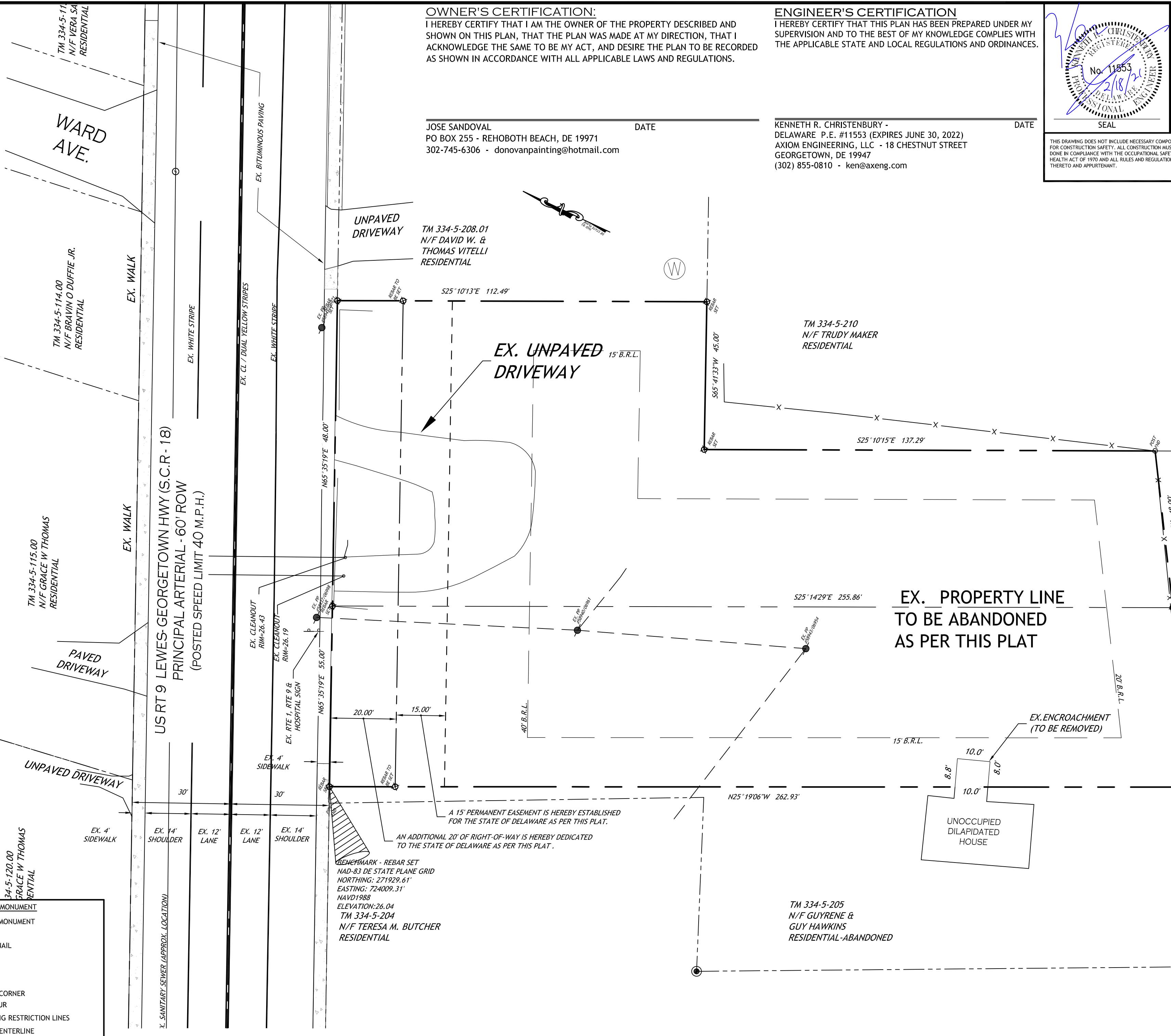
KENNETH R. CHRISTENBURY -  
DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2022)  
AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810 - ken@axieng.com



**RECORD PLAN - LOT CONSOLIDATION PLAN**  
PROJECT NO: 0483-1901  
DRAWING: RP-LC-1  
SHEET: 1 OF 1

**LANDS OF JOSE SANDOVAL**  
SCR 018 - U.S. ROUTE 9  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810  
FAX: 855-0812  
E-MAIL: AXIOM@AXIENG.COM  
WEB: WWW.AXIENG.COM

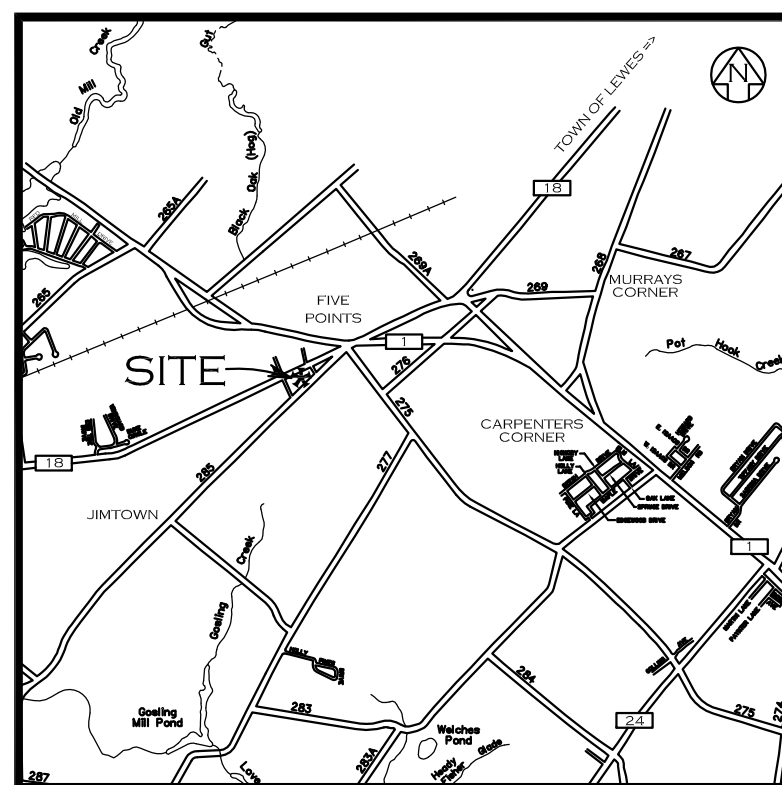


**SITE DATA:**

PROPERTY OWNER	JOSE SANDOVAL
DEED REFERENCE	334-5-00-205.01 & 208
STATE STRATEGIES INVESTMENT LEVEL	DB 4978 - PG 233
TRANSPORTATION IMPROVEMENT DISTRICT-FUNCTIONAL CLASSIFICATION	I HENLOPEN TID
POSTED SPEED	US RT 9 - PRINCIPAL ARTERIAL
CURRENT ZONING	40 MPH
EXISTING LAND USE	AR-1/CGU #2188
BUILDING SETBACKS	(CONTRACTOR OFFICE AND STORAGE BUILDING)
FRONT	VACANT
SIDE	
REAR	
MAXIMUM BUILDING HEIGHT	42'
AREA-PARCEL 334-5-00-205.01	14,220 SQ. FT.
AREA-PARCEL 334-5-00-208.00	17,153 SQ. FT.
DEDICATION TO STATE OF DELAWARE	1,480 SQ. FT.
REMAINING LANDS (COMBINED PARCEL)	29,893 SQ. FT. (0.69± AC.)
CENTRAL WATER PROVIDER	PRIVATE WELL
CENTRAL SEWER PROVIDER	WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT
HORIZONTAL DATUM	NAD 1983 DE STATE PLANE
VERTICAL DATUM	NAVD 1988

**NOTES:**

- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, LLC IN MARCH 2019. HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983 - DELAWARE STATE PLANE GRID (U.S. SURVEY FEET). VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0331 K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE 'X' (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- MAINTENANCE OF THE DRIVEWAY AREAS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE.



**CU #2188 - CONDITIONS OF APPROVAL:**

- The use shall be limited to a contracting office with storage.
- There shall not be any outside storage of paint or other materials associated with the use.
- All lighting on the site shall be shielded and downward screened so that it does not shine on neighboring properties or roadways.
- Any dumpsters on the site shall be screened from the view of neighboring properties and roadways.
- The applicant shall comply with all DelDOT requirements for entrance and roadway improvements.
- The hours of operation shall be Monday through Friday from 7:00 a.m. until 7:00 p.m., and from 7:00 am through 1:00 pm on Saturdays. There shall not be any Sunday hours.
- One lighted sign shall be permitted on the site. It shall not exceed 32 square feet per side.
- The parking shall comply with the County Parking Requirements. All vehicle parking and large equipment storage areas shall be clearly shown on the Final Site Plan and clearly marked on the site itself. All vehicles must only be parked within the designated areas.
- The existing vegetation on the sides and rear of the site shall remain in place to act as a screen from neighboring properties. The Final Site Plan shall confirm the existence and location of this vegetation.
- The applicant shall comply with all requirements of the Sussex Conservation District regarding stormwater management on the site.
- Failure to comply with any of these conditions shall be grounds for the termination of the Conditional Use approval.
- The Final Site Plan shall be subject to the review and approval of the Sussex County Planning and Zoning Commission.

**OWNER'S CERTIFICATION:**

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

JOSE SANDOVAL  
PO BOX 255  
REHOBOTH BEACH, DE 19971  
302-745-6306  
donovanpainting@hotmail.com

**LEGEND**

FOUND	SET	BOUNDARY MONUMENT
CMF	■	CONCRETE MONUMENT
RFB	●	REBAR
MNF	■	RBS
SF	▲	MNS
IPF	●	SPIKE
		IRON PIPE
		POST
		UNMARKED CORNER
		PR. CONTOUR
		PR. BUILDING RESTRICTION LINES
		PR. ROAD CENTERLINE
		PR. EASEMENT
		PR. BUILDING
		PR. SWALE
		PR. SIDEWALK
		PR. CURB
		PR. STORM SEWER CL
		PR. SANITARY SEWER
		PR. WOODS LINE
		PR. WATER LINE
		PR. WELL
		PR. WELL PARKING SPACE COUNTS
		PR. ZONING BOUNDARY
		PR. ELECTRIC LINES UTILITIES
		PR. UTILITY POLES/LIGHT POLES
		PR. FENCE
		PR. SPOT ELEVATION
		PR. DELDOT ENTRANCE PAVING
		PR. ROTOMILL 1 1/4" & OVERLAY
		SOIL BORING
		TEST PIT
		PR. FOREBAY
		CONSTRUCTION ENTRANCE
		CONCRETE WASHOUT

**NOTES:**

- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- THIS SITE PLAN APPROVAL IS PART OF A RECORD PLAN-RED, TO BE REVIEWED AND APPROVED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- FORESTED BUFFERS, PARKING LOTS, STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE MAINTAINED BY THE OWNER OF THE PROPERTY. SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, LLC IN MARCH 2019. HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, DELAWARE STATE PLANE GRID (U.S. SURVEY FEET). VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THERE ARE NO WETLANDS LOCATED ON SITE.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0331 K, DATED MARCH 16, 2015; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE PROPERTY OWNERS WITHIN THIS SITE. THE STATE AND COUNTY ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE PAVED AREAS WITHIN THE SITE.
- STORMWATER SHALL BE MANAGED THROUGH BEST MANAGEMENT PRACTICES REVIEWED AND APPROVED BY THE SUSSEX CONSERVATION DISTRICT. THE MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITIES CONSTRUCTED WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE OWNER OF THE PROPERTY.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- WATER FOR THIS SITE WILL BE PROVIDED BY A PRIVATE WELL. THE PROPOSED BUILDINGS SHALL NOT BE PROTECTED BY AUTOMATIC SPRINKLER SYSTEMS.
- SANITARY SEWER SHALL BE PROVIDED BY SUSSEX COUNTY.

**WETLANDS CERTIFICATION:**  
THIS PROPERTY HAS BEEN EXAMINED BY COASTAL SOIL, INC. FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN BORING LOGS PREPARED BY COASTAL SOIL, INC USING BEST PROFESSIONAL JUDGMENT, THERE ARE NO REGULATED WETLANDS OR WATERS OF THE U.S. LOCATED ON THE SUBJECT PROPERTY SHOWN ON THIS PLAN.

COASTAL SOIL CONSULTANTS, INC - JAY DUKE, CLASS D SOIL SCIENTIST DATE  
25092 OAK ROAD - SEAFORD, DE 19973  
302-629-2989 - jayduke@comcast.net

**ENGINEER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

KENNETH R. CHRISTENBURY - DATE  
DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2022)  
AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810 - ken@axeng.com

**FINAL SITE PLAN**  
CONDITIONAL USE NO. 2188  
**DONOVAN'S PAINTING & DRYWALL, LLC**  
SCR 018 - U.S. ROUTE 9  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE

PROJECT NO: 0483-1901  
DRAWING: C-1  
SHEET: 1 OF 2

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810  
FAX: 855-0812  
E-MAIL: AXIOM@AXENG.COM  
WEB: WWW.AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	KRC
CHECKED BY:	KRC
DATE:	6/11/2020
TAX MAP:	334-5, 00-205.01 & 208

REV	DESCRIPTION OF REVISION	REVISION DATE	CHECKED BY/DATE
1	REVISED PER P & Z COMMENTS	3/25/2021	MAV KRC
2	REVISED PER DELDOT COMMENTS	2/18/2021	MAV KRC
3	REVISED PER DELDOT COMMENTS	11/19/2020	MAV KRC

**SITE DATA:**

**PROPERTY OWNER**  
JOSE SANDOVAL  
PO BOX 255  
REHOBOTH BEACH, DE 19971  
302-745-6306  
donovanpainting@hotmail.com

**TAX MAP REFERENCE**  
DEED REFERENCE  
STATE STRATEGIES INVESTMENT LEVEL  
TRANSPORTATION IMPROVEMENT DISTRICT-  
POSTED SPEEDS FUNCTIONAL CLASSIFICATION  
EXISTING USE  
ZONING JURISDICTION : ZONING  
PROPOSED CONDITIONAL USE  
PROPOSED CONSTRUCTION TYPE  
BUILDING SETBACKS  
• FRONT  
• SIDE  
• REAR

334-5, 00-205.01 & 208.00  
DB 4978 - PG 233  
HENLOPEN TID  
US RT 9 - 40 MPH - PRINCIPAL ARTERIAL  
RESIDENTIAL/VACANT  
SUSSEX COUNTY : AR-1/CU #2188  
STORAGE AND OFFICE  
WOOD FRAME WITH STEEL SIDING

40'  
15'  
20'

\* ON SEPTEMBER 14, 2020, THE SUSSEX COUNTY BOARD OF ADJUSTMENT APPROVED CASE NO. 12468. THE APPROVAL REDUCED THE SETBACK FOR THE PROPOSED OFFICE FROM 40' TO 30', AND REDUCED THE SETBACK FOR THE PROPOSED STEPS AND LANDING FROM 40' TO 25'. THE APPROVAL WAS CONDITIONED ON ORIENTING THE STEPS AND LANDING TOWARD THE PARKING LOT.

**MAXIMUM BUILDING HEIGHT** 42'  
**PROPOSED BUILDING HEIGHT** 30' (OFFICE - SINGLE STORY)  
35' (STORAGE BUILDING)

**EXISTING LOTS** 2  
**PROPOSED LOTS** 1 (COMBINED)  
**AREA-PARCEL 334-5, 00-205.01** 14,220 SQ. FT.  
**AREA-PARCEL 334-5, 00-208.00** 17,153 SQ. FT.  
**DEDICATION TO STATE OF DELAWARE** 1,480 SQ. FT.  
**REMAINING LANDS TO BE COMBINED** 29,893 SQ. FT. (0.69± AC.)

BUILDING USE	GROSS FLOOR AREA (SQ. FT.)	PARKING REQUIRED
CONTRACTOR OFFICE:	2,600	13 (1 PER 200 SQ. FT.)
STORAGE BUILDING:	1,800	0
TOTAL PARKING SPACES REQUIRED		13
PARKING SPACES PROVIDED		
HANDICAP		1
DIAGONAL (9'x18')		12
PERPENDICULAR (10' X 20')		0
COMPACT		0
TOTAL PARKING SPACES PROVIDED		13
LOADING SPACES REQUIRED		1
LOADING SPACES PROVIDED		1
WATER PROVIDER		PRIVATE WELL
AUTOMATIC SPRINKLERS PROVIDED		NONE
WELLHEAD PROTECTION AREA		NONE
EXCELLENT GROUNDWATER RECHARGE AREA		NONE
CENTRAL SEWER PROVIDER		WEST REHOBOTH EXPANSION OF THE DEWEY BEACH SANITARY SEWER DISTRICT
HORIZONTAL DATUM		NAD 1983 DE STATE PLANE
VERTICAL DATUM		NAVD 1988
NO DUMPSTER PAD HAS BEEN PROPOSED, SITE WILL BE SERVED BY CAN SERVICE ONLY.		

**TRIP GENERATION FULL ACCESS ENTRANCE**

S.C.R. 18 - LEWES-GEORGETOWN HIGHWAY U.S. ROUTE 9

TRAFFIC FLOW SCHEMATIC (VEHICLES IN A.M.) (P.M. PEAK HOUR)

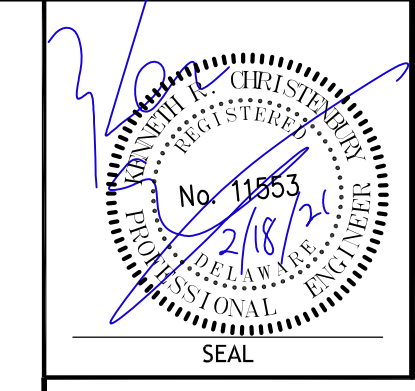
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10(1)[3] →  
13(1)[3] →

**SCR 18 - LEWES-GEORGETOWN HIGHWAY U.S. RT 9**  
HIGHWAY FUNCTIONAL CLASSIFICATION = PRINCIPAL ARTERIAL  
POSTED SPEED LIMIT = 40 MPH (DESIGN SPEED = 45 MPH)  
AADT = 13,160 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
10-YEAR PROJECTED AADT = 1.16 X AADT TRIPS = 15,266  
10-YEAR PROJECTED AADT + SITE ADT = 15,311  
TPG = TRAFFIC PATTERN GROUP = 8  
DESIGN HOUR K FACTOR = 11.77%  
DHV = DESIGN HOURLY VOLUME = AADT x K FACTOR = 1802  
DESIGN HOUR D-FACTOR = 56.51%  
DDHV = DIRECTIONAL DESIGN HOURLY VOLUME = DHV x D-FACTOR = 1018  
TRUCK FACTOR = 10.55%  
TRUCK AADT = AADT x TRUCK FACTOR = 1615

**SITE TRIPS GENERATED:**  
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION  
ITE CODE 180 - SPECIALTY TRADE CONTRACTOR - 4,400 SQ. FT.  
ADT = 45 (WEEKDAY) AM PEAK=7 (5 IN/2 OUT) PM PEAK=9 (3 IN/6 OUT)  
<2% TRUCKS AND BUSES x 45 TRIPS = 1 TRIPS DESIGN VEHICLE: WB-30

**DIRECTIONAL DISTRIBUTION:**  
43.49% TO AND FROM WEST, 56.51% TO AND FROM EAST  
43.49% TO AND FROM WEST = 20 ADT / (10 ENTER/10 EXIT)  
= 3 AM PEAK (2 ENTER/1 EXIT)  
= 4 PM PEAK (1 ENTER/3 EXIT)  
56.51% TO AND FROM EAST = 25 ADT / (12 ENTER/13 EXIT)  
= 4 AM PEAK (3 ENTER/1 EXIT)  
= 5 PM PEAK (2 ENTER/3 EXIT)

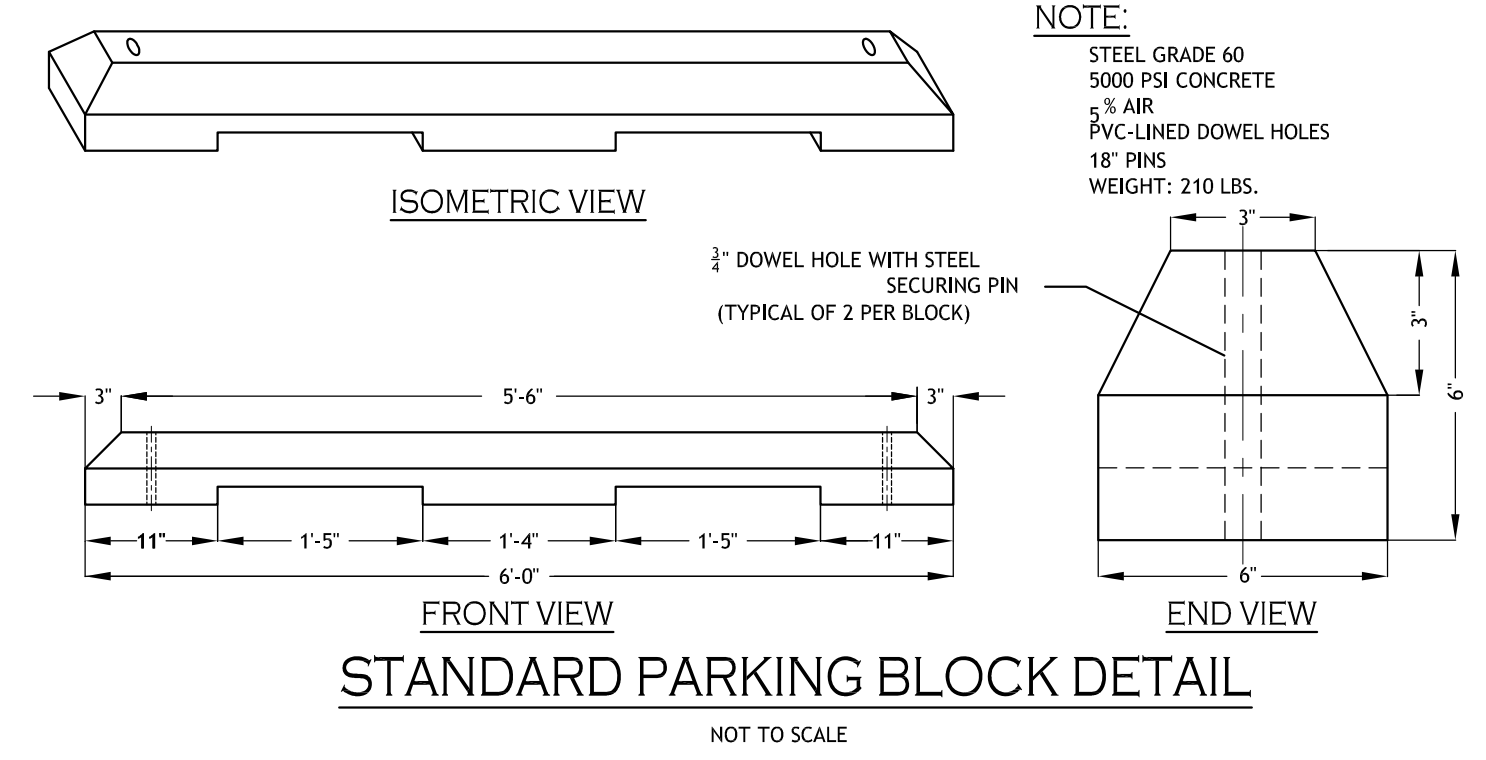
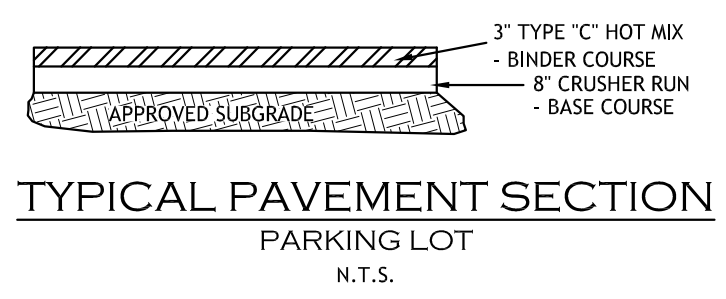
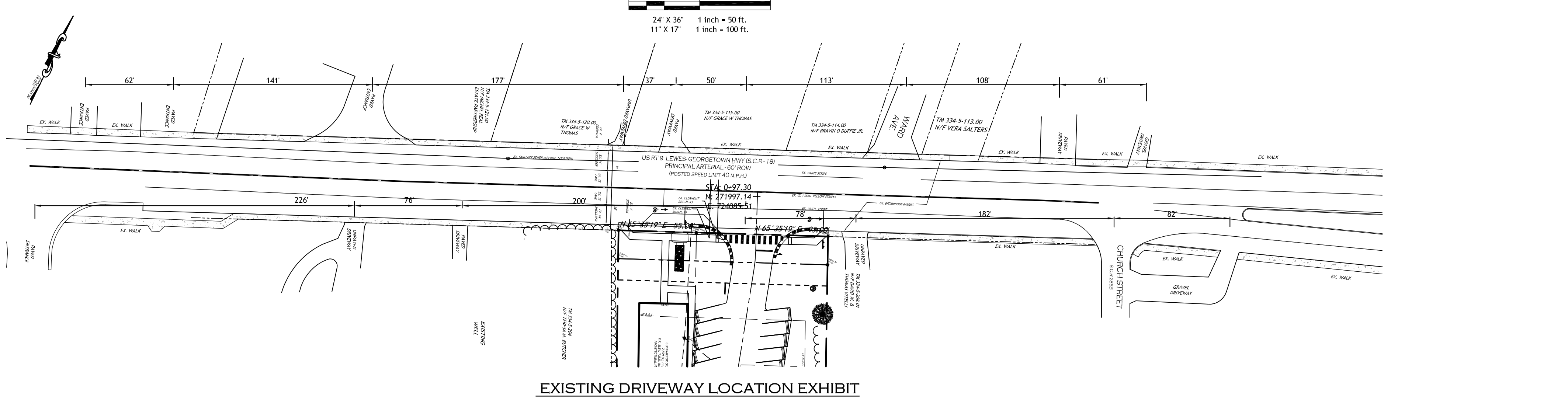
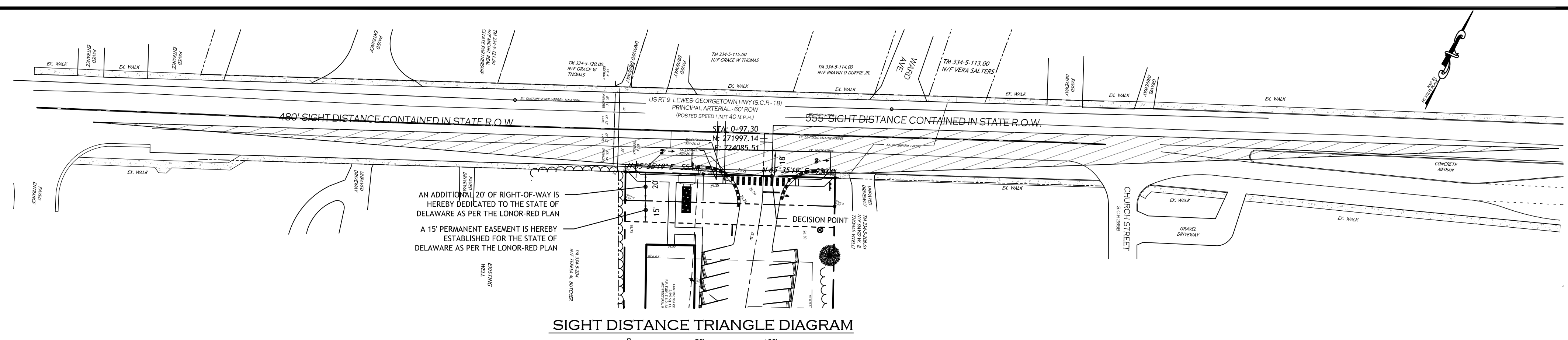
**RT 9 ACCESS DESIGN VOLUMES**  
RIGHT-TURN ADT: = 10  
LEFT-TURN PEAK HOUR VOLUME = 3



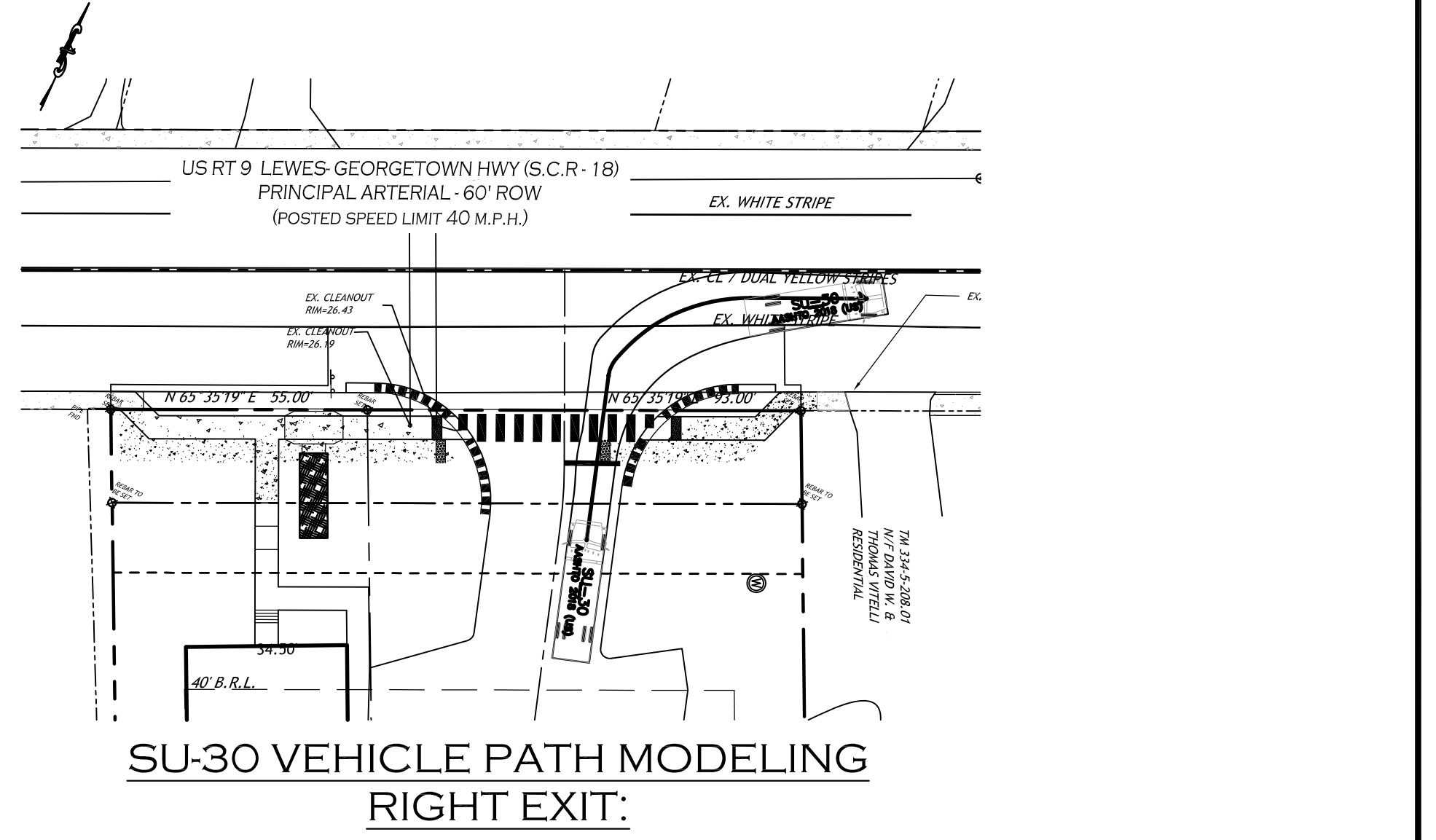
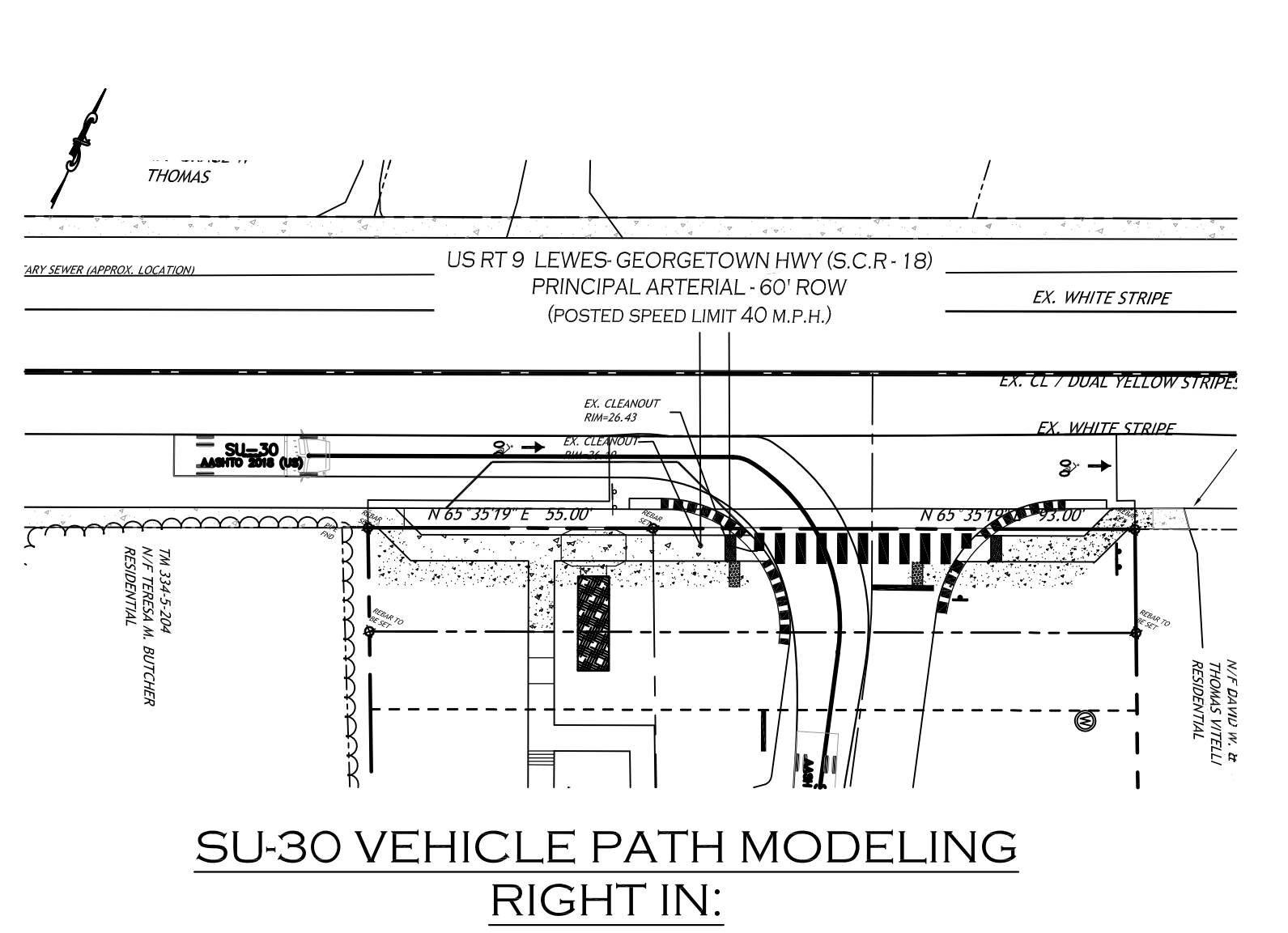
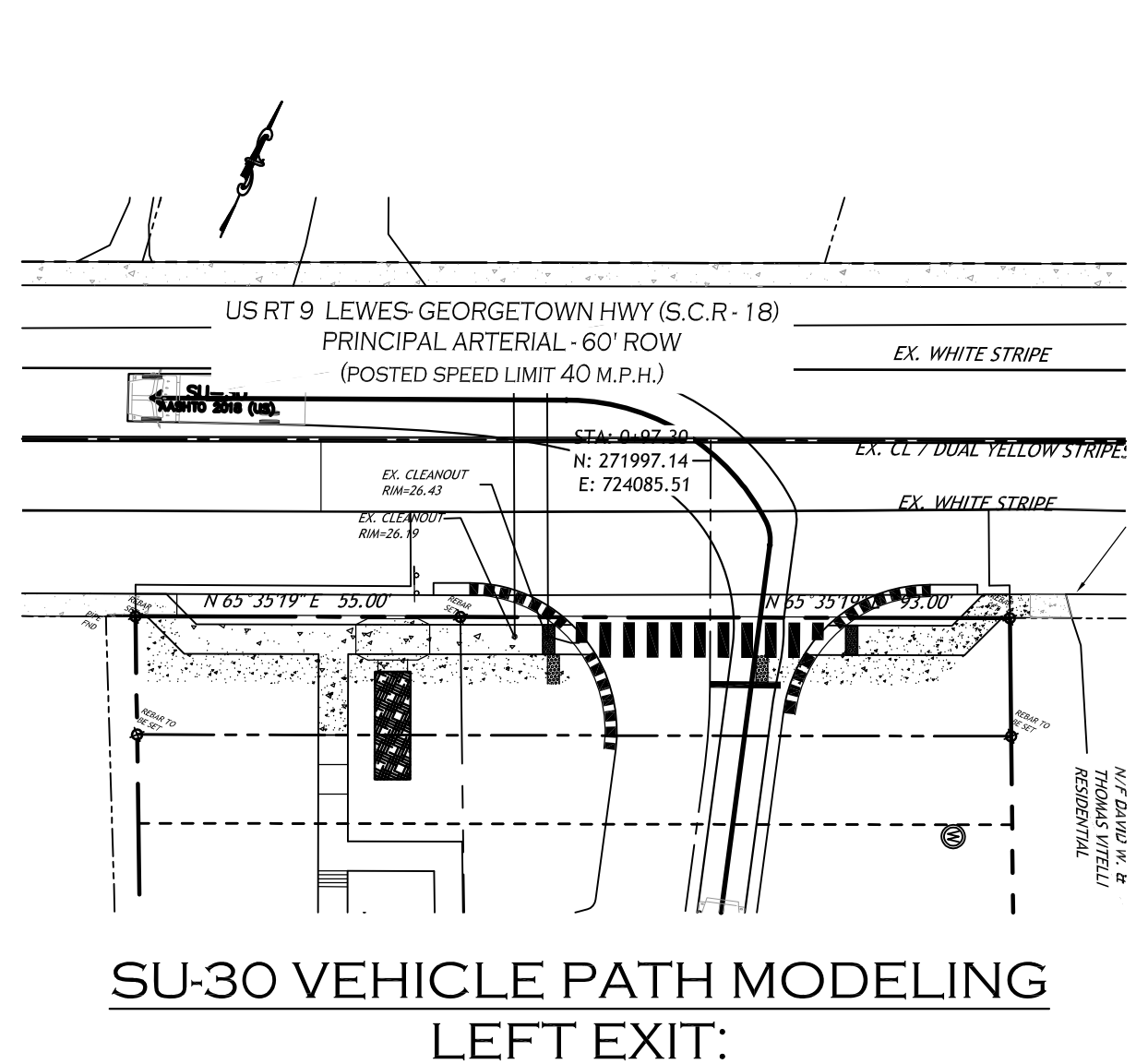
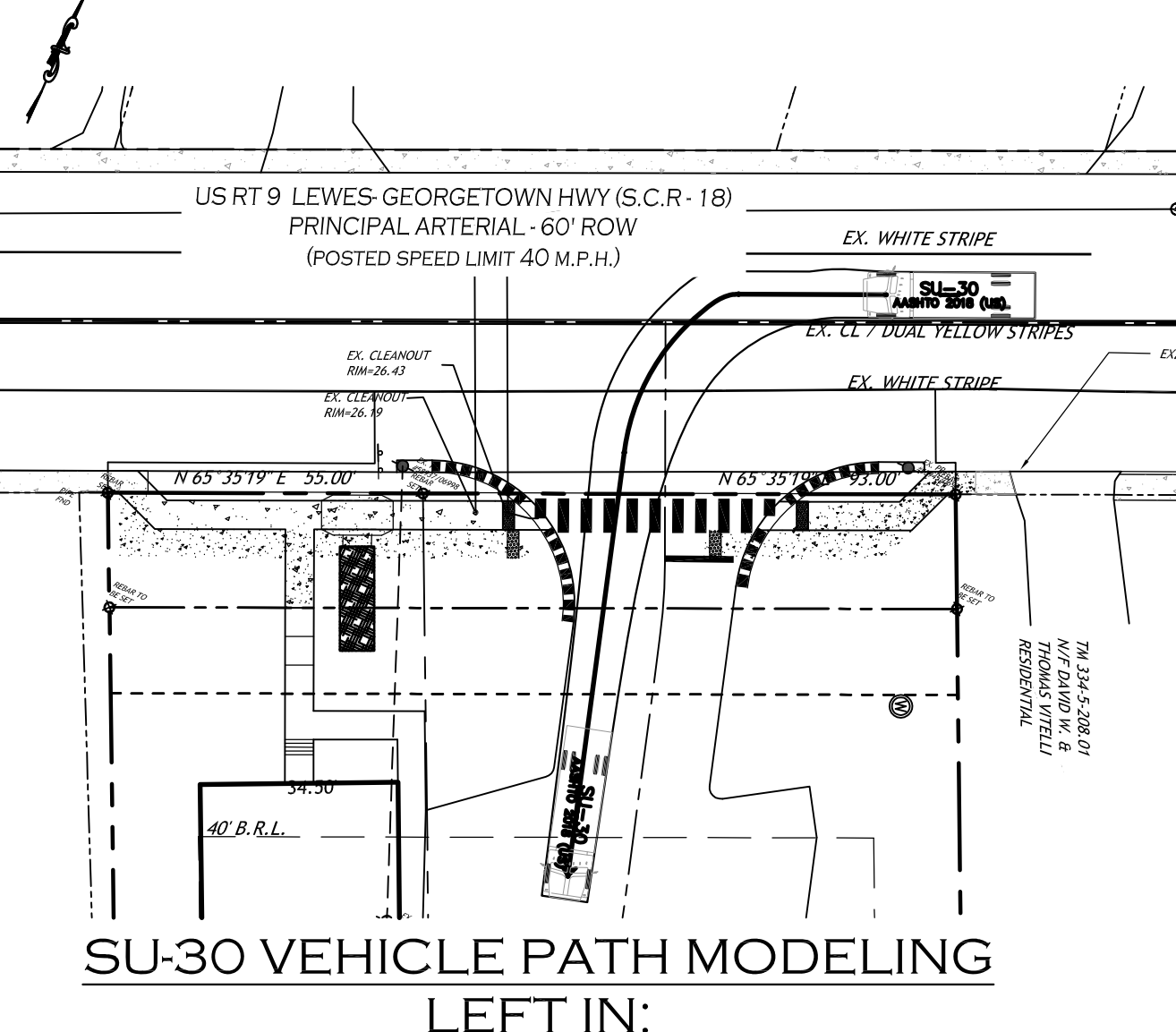
<b>SITE PLAN DETAILS</b>		PROJECT NO: <b>0483-1901</b>
CONDITIONAL USE NO. 2188 <b>DONOVAN'S PAINTING &amp; DRYWALL, LLC</b> <b>SCR 018 - U.S. ROUTE 9</b> LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE		DRAWING: <b>C-2</b>
ENGINEER: NRC DESIGNER: NRC DRAFTER: NRC CHECKED BY: NRC DATE: 6/11/2020 TAX MAP: 334-5, 00-205.01 & 208		SHEET: <b>2 OF 2</b>

**AXIOM ENGINEERING L.L.C.**  
18 CHESTNUT STREET  
GEORGETOWN, DE 19947  
(302) 855-0810  
FAX: 855-0812  
E-MAIL: AXIOM@AXENG.COM  
WEB: WWW.AXENG.COM

REV	DESCRIPTION OF REVISION	REVISED BY/DATE	CHECKED BY/DATE
△			
△			
△			
△			
△			
△			
△	REVISED PER DELDOT COMMENTS	MAX NRC 2/18/2021	2/18/2021
△	REVISED PER DELDOT COMMENTS	MAX NRC 11/19/2021	11/19/2021



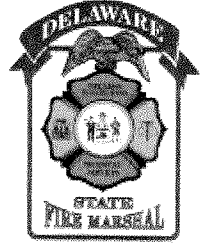
- DELDOT NOTES - SITE PLAN:**
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
  - UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
  - TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
  - AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
  - THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
  - THE PROPOSED DEVELOPMENT CONSISTS OF 2,600 SQ. FT. OF OFFICE SPACE AND 1,800 SQ. FT. STORAGE BUILDING FOR A SPECIALTY TRADE CONTRACTOR. PER LAND USE CODE 180 FROM THE 10TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION MANUAL, THE PROPOSED DEVELOPMENT WOULD GENERATE 45 AVERAGE DAILY TRIPS. NO TRAFFIC IMPACT STUDY OR AREA WIDE STUDY FEES IS REQUIRED FOR THIS TRAFFIC VOLUME.
  - THIS SITE PLAN APPROVAL IS PART OF A RECORD PLAN-RED TO BE REVIEWED AND APPROVED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION.
  - THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG U.S. ROUTE 9 (SCR 018), WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPLE ARTERIAL AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM): IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.





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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

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**Plan Review Number:** 2019-04-202457-MJS-02

**Tax Parcel Number:** 334-5.00-205.01

**Status:** Approved as Submitted

**Date:** 07/02/2020

**Project**

Donovans Painting & Drywall

Jose Sandoval Property  
Phase #: 1 & 2

32454 Lewes Georgetown Highway  
Lewes DE 19958

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 82 - Lewes Fire Dept Inc

**Occupant Load Inside:**

**Occupancy Code:**

**Applicant**

Kenneth R Christenbury  
18 Chestnut Street  
Georgetown, DE 19947

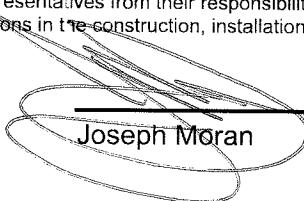
This office has reviewed the plans and specifications of the above described project for compliance with the Delaware State Fire Prevention Regulations, in effect as of the date of this review.

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

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

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

This Plan Review Project was prepared by:

  
\_\_\_\_\_  
Joseph Moran

## FIRE PROTECTION PLAN REVIEW COMMENTS

---

**Plan Review Number:** 2019-04-202457-MJS-02

**Tax Parcel Number:** 334-5.00-205.01

**Status:** Approved as Submitted

**Date:** 07/02/2020

### PROJECT COMMENTS

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- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
- 2710 A** The following items will be field verified by this Agency at the time of final inspection:
- 1091 A** Emergency Services Access to buildings shall comply with DSFPR Regulation 705, Chapter 5, Section 3.0.
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



January 13, 2021

Ken Christenbury  
Axiom Engineering L.L.C.  
[Ken@axeng.com](mailto:Ken@axeng.com)

RE: **Donovan's Painting & Drywall – Lewes, DE**

Mr. Christenbury,

Sussex Conservation District has reviewed the sediment and stormwater management plans submitted for the above referenced project. The District has found the submittal to be acceptable, please provide the District with the following:

- Submit 5 sets of plans for approval.
- Submit 1 set scaled 12 x 18 for approval.
- Submit an electronic copy (PDF) of the project's complete construction set.
- Submit a paper and electronic copy (PDF) of the Stormwater Report (and all exhibits).
- Provide a check for inspection fee for \$1,875 and maintenance fee for \$1,500. (These fees can be combined on one check.)

*Please note:*

- Every plan sheet is to be signed and sealed by a qualified design professional.
- The SCD Owners Certification Statement is to be signed in ink on each set of plans.

If plans are submitted with any of the above items missing, they will **not** be approved. Be advised if there are any deficiencies which cannot be addressed within 72 hours the plans will be considered withdrawn and therefore, you will need to entirely resubmit. We appreciate your cooperation in this matter as we are trying to maintain a professional and structured office to better serve you.

If ownership is going to change, the District will require a new application and two sets of plans with the new owner's information and signed certification statement. In addition, the authorization to discharge stormwater under the regulations *Part 2 Special Conditions for Storm*

*Water Discharges Associated with Construction Activities*, must be transferred by the original owner to the new owner, please contact DNREC at 302-739-9921 for assistance.

If you have any questions or concerns regarding the aforementioned, please do not hesitate to contact the District at 302-856-2105.

Sincerely,

**John Justice**

Plan Reviewer

Cc:



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

NICOLE MAJESKI  
SECRETARY

March 09, 2021

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

**SUBJECT: Letter of No Objection to Recordation  
(for Right of Way, Easement, Dedication Plan)  
Lands of Jose Sandoval - Donovan's Painting & Drywall, LLC  
Tax Parcel # 334-5.00-205.01, 208.00  
Lewes-Georgetown Highway, Rt 9, (SCR 018)  
Lewes & Rehoboth Hundred, Sussex County**

Dear Mr. Whitehouse:

The Department of Transportation has determined that there is a need to establish additional Right-of-Way (ROW) and Permanent Easements (PE's) with respect to this parcel. This Record Plan – Right of Way, Easement and Dedication dated June 11, 2020 (last revised February 18, 2021), satisfies the Department's recordation requirements and are based on the parcel's location as referred to above. No commitments are stated or implied by DeIDOT through the issuance of this letter with respect to: entrance location(s), access configuration, auxiliary lanes and/or roadway improvements which will be evaluated and required as necessary at time of Entrance Construction Plan Review or Approval for this site.

Prior to Entrance Construction Plan Approval, the following items (when applicable) shall be coordinated with DeIDOT, and executed or recorded:

- 1) TIS/TOA improvements
- 2) Letter Agreements
- 3) Site Distance Easements
- 4) Project specific notes (Site restrictions)



Lands of Jose Sandoval - Donovan's Painting & Drywall, LLC  
Mr. Jamie Whitehouse  
Page 2  
March 09, 2021

**This "No Objection to Recordation" letter does not authorize the commencement of entrance construction.** Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of any proposed project or conceptual site plan. Rather, it is a confirmation that further review will be required by DelDOT with respect to: transportation improvements which the applicant may be required to make; entrance/access configurations; notes regarding site development restrictions; deed restrictions or recorded agreements. If transportation investments are determined to be necessary, they will be based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. Such improvements will conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject a proposed plan independent of any action that DelDOT may have undertaken with regard to this site/parcel.

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

Sincerely,



R. Stephen McCabe  
Sussex County Review Coordinator,  
Development Coordination

cc: Jose Sandoval, Donovan's Painting and Drywall, LLC  
Ken Christenbury, Axiom Engineering LLC  
Matt Schlitter, South District Public Works Engineer  
William Kirsch, South District Entrance Permit Supervisor  
Rusty Warrington, Sussex County Planning & Zoning  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
Wendy L. Polasko, Subdivision Engineer  
Brian Yates, Sussex County Reviewer

**CONDITIONAL USE CU 2240:  
LIST OF CONDITIONS**

COUNTY COUNCIL APPROVAL: NOVEMBER 10, 2020

1. THE MAXIMUM CAPACITY OF THE TOWER SHALL NOT EXCEED 1,000,000 GALLONS.
2. THE MAXIMUM HEIGHT OF THE TOWER SHALL BE 160 FEET.
3. THE LIGHTING AT THE TOWER SHALL BE LIMITED TO NORMAL SECURITY LIGHTS WHICH SHALL BE SHIELDED FROM NEARBY NEIGHBORS AND ROADWAYS AND SAFETY LIGHTS REQUIRED BY THE FEDERAL AVIATION ADMINISTRATION ON THE TOWER.
4. THE TOWER SHALL BE PAINTED WHITE OR A SKY NEUTRAL COLOR AND MAY INCLUDE SIGNAGE FOR BOTH TIDEWATER AND THE CAPE HENLOPEN SCHOOL DISTRICT OR BEACON MIDDLE SCHOOL.
5. THE WATER FACILITIES SHALL BE SURROUNDED BY A SECURITY FENCE AT LEAST EIGHT (8) FEET IN HEIGHT.
6. STRUCTURAL DESIGN AND OPERATION OF THE WATER FACILITY SHALL COMPLY AT A MINIMUM WITH INDUSTRY STANDARDS SUCH AS THE AMERICAN WATER WORKS ASSOCIATION.
7. THE APPLICANT WILL ALLOW PLACEMENT OF ANTENNA ON THE TOWER BY THE CAPE HENLOPEN SCHOOL DISTRICT, AND OTHER GOVERNMENT AND PUBLIC SAFETY AGENCIES.
8. ONE LIGHTED GROUND-LEVEL SIGN SHALL BE PERMITTED IDENTIFYING THE OWNER AND PROVIDING EMERGENCY CONTACT INFORMATION.
9. THE SITE PLAN SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION UPON RECEIPT OF ALL APPLICABLE AGENCY APPROVALS.

# ELEVATED STORAGE TANK - SOUTH REHOBOTH DISTRICT

TIDEWATER UTILITIES, INC.

PRELIMINARY SITE PLAN

HERRING CREEK - REHOBOTH BAY WATERSHED,

LEWES & REHOBOTH HUNDRED,  
SUSSEX COUNTY, DELAWARE

TAX MAP #334-12.00-107.00

MARCH 2021 TUI01-02

**SITE DATA:**

APPLICANT: TIDEWATER UTILITIES, INC.  
MR. GREG COURY  
1100 SOUTH LITTLE CREEK ROAD  
DOVER, DELAWARE 19901  
PHONE: 302-747-1306

OWNER: CAPE HENLOPEN SCHOOL DISTRICT  
1270 KINGS HIGHWAY  
LEWES, DELAWARE 19958  
PHONE: 302-645-1442

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

PROPERTY & ZONING DATA:

TAX MAP: #334-12.00-107.00  
COUNTY SITE PLAN FILE NUMBER: \_\_\_\_\_  
COUNTY CONDITIONAL USE NUMBER: CU 2240 (NOVEMBER 10, 2020)  
SITE ADDRESS: 19483 JOHN J. WILLIAMS HIGHWAY  
LEWES, DELAWARE 19958

LATITUDE: 38.713512° N  
LONGITUDE: -75.148865° W  
EXISTING ZONING: AR-1  
EXISTING SITE AREA: 29.99 AC  
EXISTING USE: MIDDLE SCHOOL  
PROPOSED ZONING: AR-1  
NET DEVELOPMENT AREA: 27.13 AC (WITHIN SETBACKS)  
PROPOSED USE: MIDDLE SCHOOL WITH PUBLIC UTILITY (ELEVATED WATER STORAGE TANK)

WATER: TIDEWATER UTILITIES, INC.  
SEWER: SUSSEX COUNTY

NUMBER OF EXISTING LOTS: 1  
NUMBER OF PROPOSED LOTS: 1

PROPOSED LIMIT OF DISTURBANCE: 0.98 AC (42513 SF)  
SITE ACCESS: JOHN J. WILLIAMS HIGHWAY  
MULBERRY KNOLL ROAD

VERTICAL DATUM: NAVD 88, FEET  
HORIZONTAL DATUM: DELAWARE STATE PLANE, NAD 83  
DEED REFERENCE: DEED BOOK 2549, PAGE 268  
BUILDING AREA: 962 SF (TANK BASE)  
PROPOSED BUILDING HEIGHT: 160.50 FT (TO TOP CAPACITY LEVEL)

STATE STRATEGIES  
INVESTMENT LEVEL: 2  
POSTED SPEED LIMIT: 20 MPH (SR 24 - SCHOOL ZONE)  
50 MPH (MULBERRY KNOLL ROAD)

NEAREST TOWN: LEWES  
SURVEYOR: JOHN B. ROACH ENGINEERING, LLC  
DATE OF SURVEY: APRIL 28, 2020

THIS SITE IS NOT WITHIN THE 100 YR FLOOD PLAIN PER FEMA MAP NUMBERED 10005C0334K DATED MARCH 16, 2015.

THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.

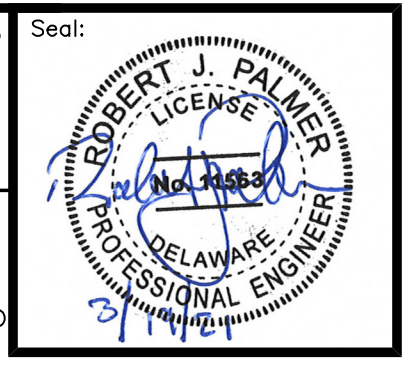
**HEIGHT, AREA & BULK REQUIREMENTS AR-1:**

FRONT YARD SETBACK: 30 FT (40 FT (7) THROUGH LOT)  
SIDE YARD SETBACK: 15 FT  
REAR YARD SETBACK: 20 FT  
MAXIMUM BUILDING HEIGHT: 42 FT  
MINIMUM LOT AREA: 20,000 SF  
MINIMUM LOT WIDTH: 100 FT (150 FT (10))  
MINIMUM LOT DEPTH: 100 FT

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

**DRAWING INDEX:**

- T1.1 COVER SHEET
- T1.2 GENERAL NOTES
- EX1.1 EXISTING CONDITIONS & DEMOLITION PLAN
- SP1.1 SITE AND GRADING PLAN
- EP1.1 DELDOT ENTRANCE PLAN
- CD1.1 CONSTRUCTION DETAILS
- UT1.1 WATER MAIN CONNECTION PLAN
- UT3.1 ELEVATED STORAGE TANK DETAILS
- UT3.2 ELEVATED STORAGE TANK DETAILS
- UT3.3 ELEVATED STORAGE TANK DETAILS
- UT4.1 WATER MAIN CONNECTION DETAILS



Date:	
By:	
Revision:	

**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - REHOBOTH DISTRICT  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-12.00-107.00  
COVER SHEET**

Date: MAR 19, 2021  
Scale: AS SHOWN  
Dwn.By: SKM  
Proj.No.: TUI01-02

Dwg. No.: **T1.1**

**OWNER'S CERTIFICATION**

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC 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 THIS COVERSHEET.

IT IS HEREBY CERTIFIED THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AS PARCEL #334-12.00-107.00 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

OWNER: CAPE HENLOPEN SCHOOL DISTRICT  
1270 KINGS HIGHWAY  
LEWES, DELAWARE 19958

**DEVELOPER'S CERTIFICATION**

IT IS HEREBY CERTIFIED THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #334-12.00-107.00 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DEVELOPER: TIDEWATER UTILITIES, INC.  
1100 SOUTH LITTLE CREEK ROAD  
DOVER, DELAWARE 19901

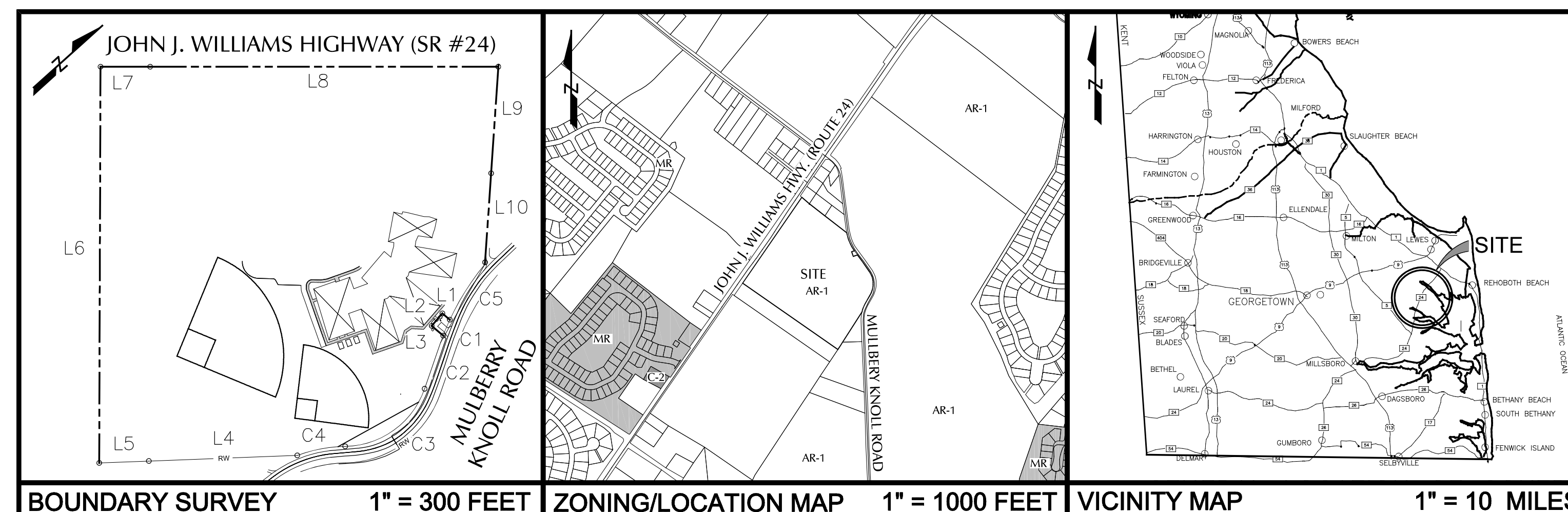
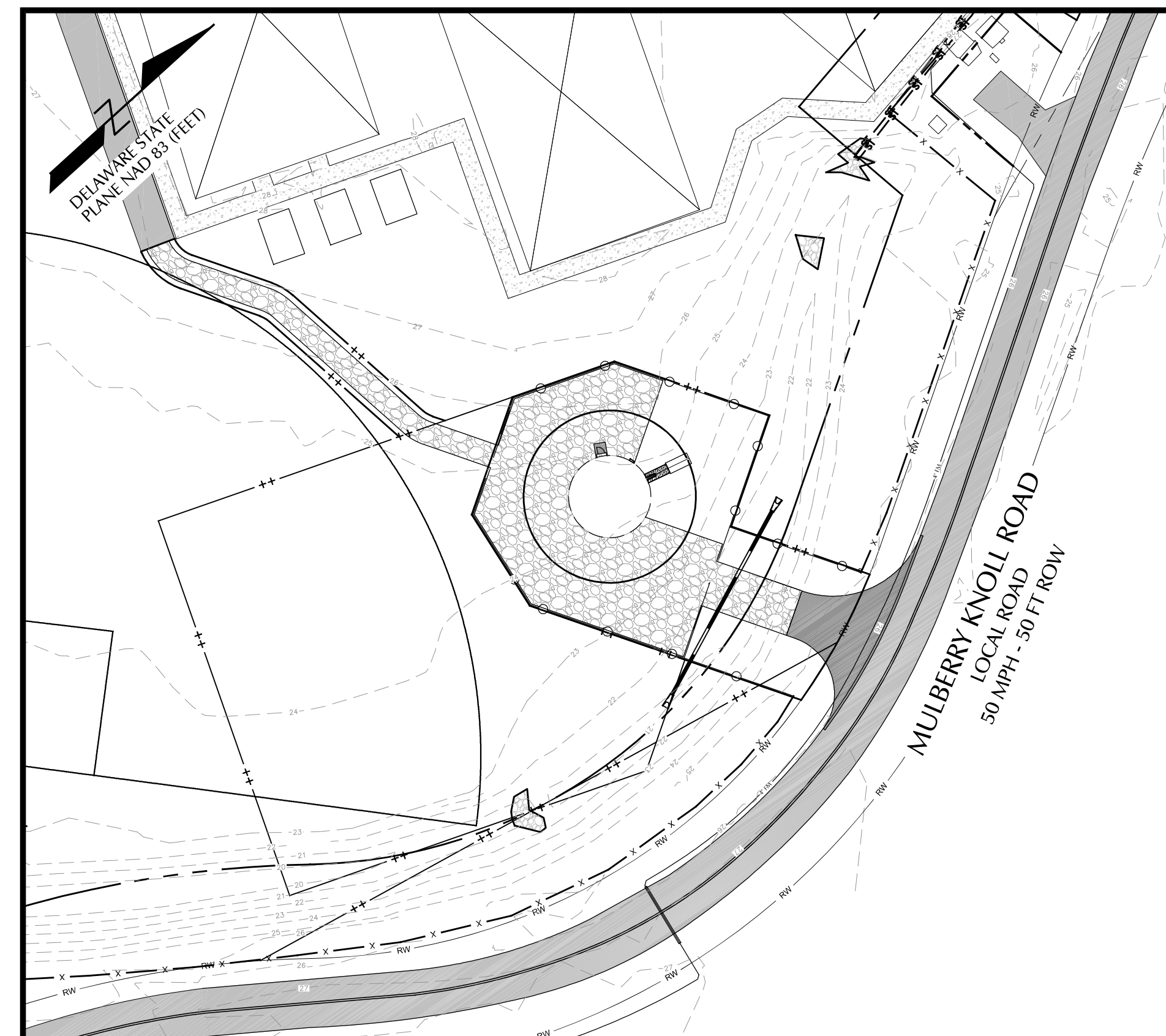
**ENGINEER'S CERTIFICATION**

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

ENGINEER: ROBERT J. PALMER, P.E.

LINE	BEARING	DISTANCE
L1	S 85°19'48" W	29.64'
L2	S 04°40'20" E	50.00'
L3	N 85°19'48" E	45.60'
L4	S 42°36'44" W	452.26'
L5	S 42°36'44" W	151.26'
L6	N 45°01'13" W	1205.48'
L7	N 44°47'20" E	151.13'
L8	N 44°47'20" E	1060.02'
L9	S 41°22'59" E	330.97'
L10	S 41°16'20" E	271.56'

CURVE	CHORD LENGTH	ARC LENGTH	RADIUS	CHORD BEARING
C1	52.49'	52.50'	761.02'	S 22°22'17" E
C2	22.90'	22.90'	761.02'	S 25°12'35" E
C3	298.53'	317.86'	260.69'	N 08°51'27" E
C4	148.48'	149.19'	442.07'	N 34°07'10" E
C5	199.64'	200.21'	761.02'	S 12°51'30" E



# DELDOT CONSTRUCTION

## ENTRANCE GENERAL NOTES: (1/28/2021 REVISION)

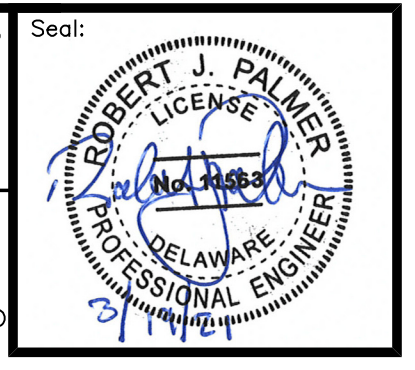
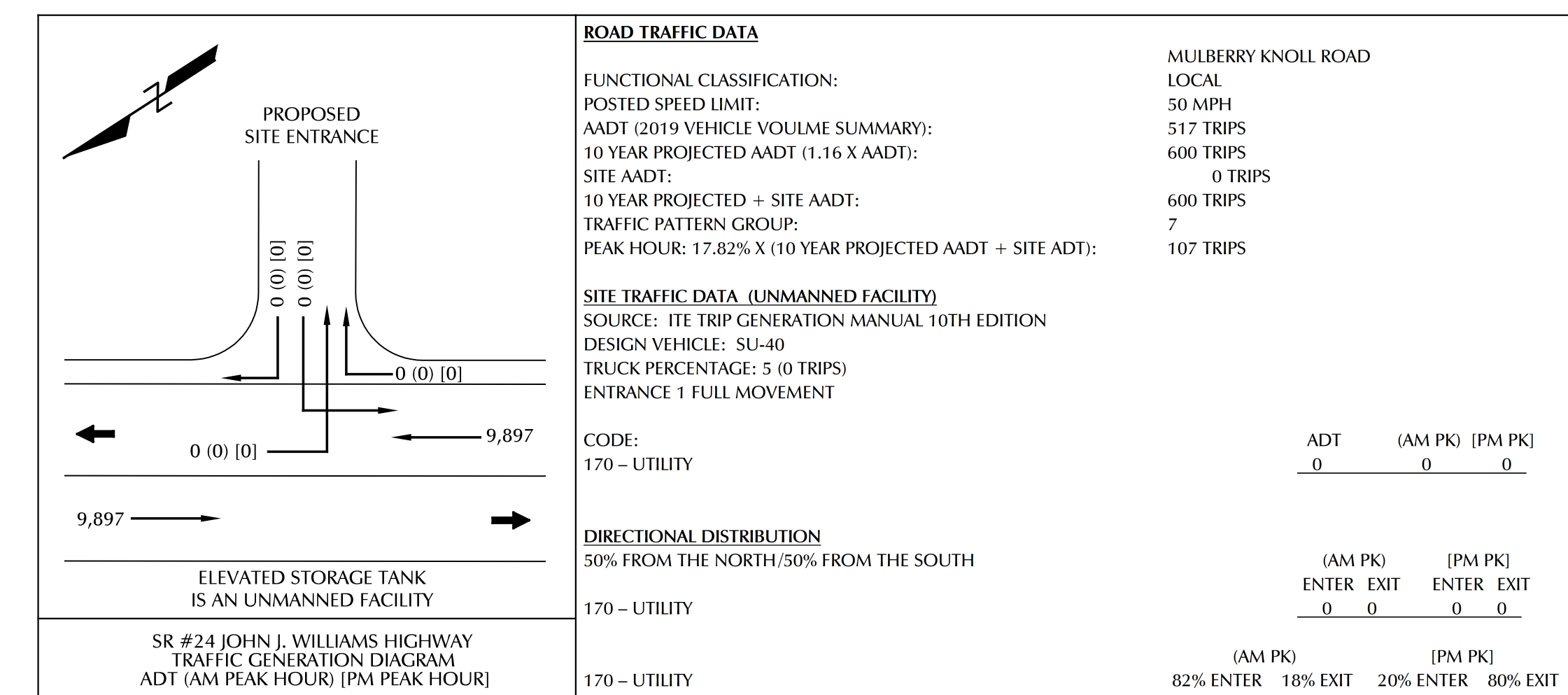
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, PAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. IF SOD IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOD TO ENSURE THAT SOD IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
- A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED, NON-COMPLIANT OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
- ALL SIGNING, STRIPING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION AT THE DATE OF THE ENTRANCE PERMIT APPROVAL). THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
- PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
- A COPY OF THE UP-TO DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #5).
- SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW, ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED. THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. THESE DISTURBED AREAS SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
- DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A 'NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NOTICE' UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
- DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
- DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
  - EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
  - THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
  - PERMANENT PAVEMENT MARKING TAPE (PER DELDOT'S APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
- REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII – TRAFFIC, T-15.
- ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE AND 5-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
- ALL SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
- THE CONTRACTOR SHALL NOTIFY DART FIRST STATE AT DOT\_DETOURS@DELAWARE.GOV AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND DOT\_DTC\_PROJECTDEVELOPMENT@DELAWARE.GOV AT SUCH TIME THE FACILITY IS COMPLETED AND OPERABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6019.
- FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-PUBLIC WORKS AT (302) 853-1345.
- FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-OUTDOOR ADVERTISING & ROADSIDE CONTROL AT (302) 853-1327.

# PROJECT GENERAL NOTES

- TOPOGRAPHIC SURVEY WAS PERFORMED BY JOHN B. ROACH ENGINEERING, LLC. APRIL 28, 2020. HORIZONTAL DATUM IS NAD 83, DELAWARE SPC. VERTICAL DATUM IS REPORTED IN NAVD86. ALL UNITS ARE IN FEET.
- THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
- CONTRACTOR SHALL NOTIFY 'MISS UTILITY OF DELMARVA' AT (1-800-282-8555) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED.
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
- ALL PAVING, FENCING, SIGNS, OBJECTS, ETC. DAMAGED BY THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION. COST FOR RESTORATION SHALL BE INCLUDED IN THE UNIT PRICE BID FOR UTILITY INSTALLATION.
- ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
- DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
- STATE AND FEDERAL WETLANDS DO NOT EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.

# TIDEWATER UTILITIES INC. UTILITY NOTES

- PRESSURE PIPE FOR WATER MAINS 4" AND GREATER SHALL BE IN ACCORDANCE WITH AWWA C900 DR18 FOR PVC PIPE OR AWWA C909 CLASS 235 FOR PVC0 PIPE.
  - FITTINGS FOR WATER MAINS OF 4" AND GREATER SHALL BE MECHANICAL JOINT DUCTILE IRON PROVIDED BY TYLER UNION OR APPROVED EQUAL. MECHANICAL JOINT RESTRAINT SHALL BE MEGALUG® SERIES 2000PV PRODUCED BY EBAA IRON INC. OR APPROVED EQUAL.
  - DUCTILE IRON PIPE SHALL BE CLASS 150 IN ACCORDANCE WITH AWWA C151; AWWA C111 WITH CEMENT LINING AND BITUMINOUS COATING.
  - WATER VALVES FOR MAINS 4" AND GREATER SHALL BE RESILIENT WEDGE GATE VALVES CONFORMING TO AWWA C509. BURIED VALVES TO BE FITTED WITH A 2" OPERATING NUT WITH A NON-RISING STEM. VALVES SHALL BE AMERICAN FLOW CONTROL, SERIES 500 OR APPROVED EQUAL.
  - VALVE BOXES SHALL BE CAST IRON 2 PIECE SCREW TYPE ADJUSTABLE WITH "WATER" CAST IN THE COVER PROVIDED BY TYLER UNION MODEL 564-S OR APPROVED EQUAL.
  - ALL WATER MAIN SHALL BE INSTALLED WITH TRACER WIRE FOR LOCATION EQUIPMENT CONNECTION. TRACER WIRE SHALL BE #12 SOLID COPPER CORE, BLUE COLOR, WITH THHN OR EQUAL INSULATION. TRACER WIRE TO BE RAN CONTINUOUSLY ALONG AND DIRECTLY ADHERED TO WATER MAIN ON TOP OF WATER MAIN UTILIZING INDUSTRIAL ADHESIVE DUCT TAPE. TRACER WIRE TO BE ADHERED TO PIPE WITH A MINIMUM OF 3 LOCATIONS ON ANY LENGTH OF PIPE TO INSURE ACCURATE WATER MAIN LOCATION. LOCATION WIRE TO BE PULLED UP THROUGH ALL VALVE BOXES FOR LOCATION EQUIPMENT CONNECTION.
  - BURIAL DEPTH OF WATER MAINS TO BE A MINIMUM OF 48".
  - ALL WATER MAINS TO HAVE METAL CONDUCTOR TYPE DETECTOR TAPE INSTALLED 2' DIRECTLY ABOVE AND CONTINUOUSLY ALONG WATER MAIN. DETECTOR TAPE SHALL BE TERRA-TAPE BY ALLEN SYSTEMS OR APPROVED EQUAL.
  - FIRE HYDRANTS SHALL BE AMERICAN DARLING B-62-B. SEE LOCAL HYDRANT SPECIFICATIONS FOR PUMPER NOZZLE AND HOSE NOZZLE INFORMATION.
  - BACKFLOW PREVENTERS, WHERE REQUIRED, SHALL MEET ALL REQUIREMENTS OF ASSE STANDARD 1013 AND AWWA C506, LATEST REVISION. BACKFLOW PREVENTERS SHALL BE WATTS SERIES 909 HW, CONBRACO SERIES 40-200 OR APPROVED EQUAL.
  - NEWLY INSTALLED WATER MAIN SHALL BE DISINFECTED IN ACCORDANCE WITH AWWA C651 STANDARDS, LATEST REVISION BEFORE ACCEPTANCE CAN BE GRANTED.
  - WATER MAINS SHALL HAVE A MINIMUM 10" HORIZONTAL AND 18" VERTICAL SEPARATION FROM SANITARY SEWER COMPONENTS.
- \* - "APPROVED EQUAL" DEFINED AS APPROVED BY TIDEWATER UTILITIES, INC.



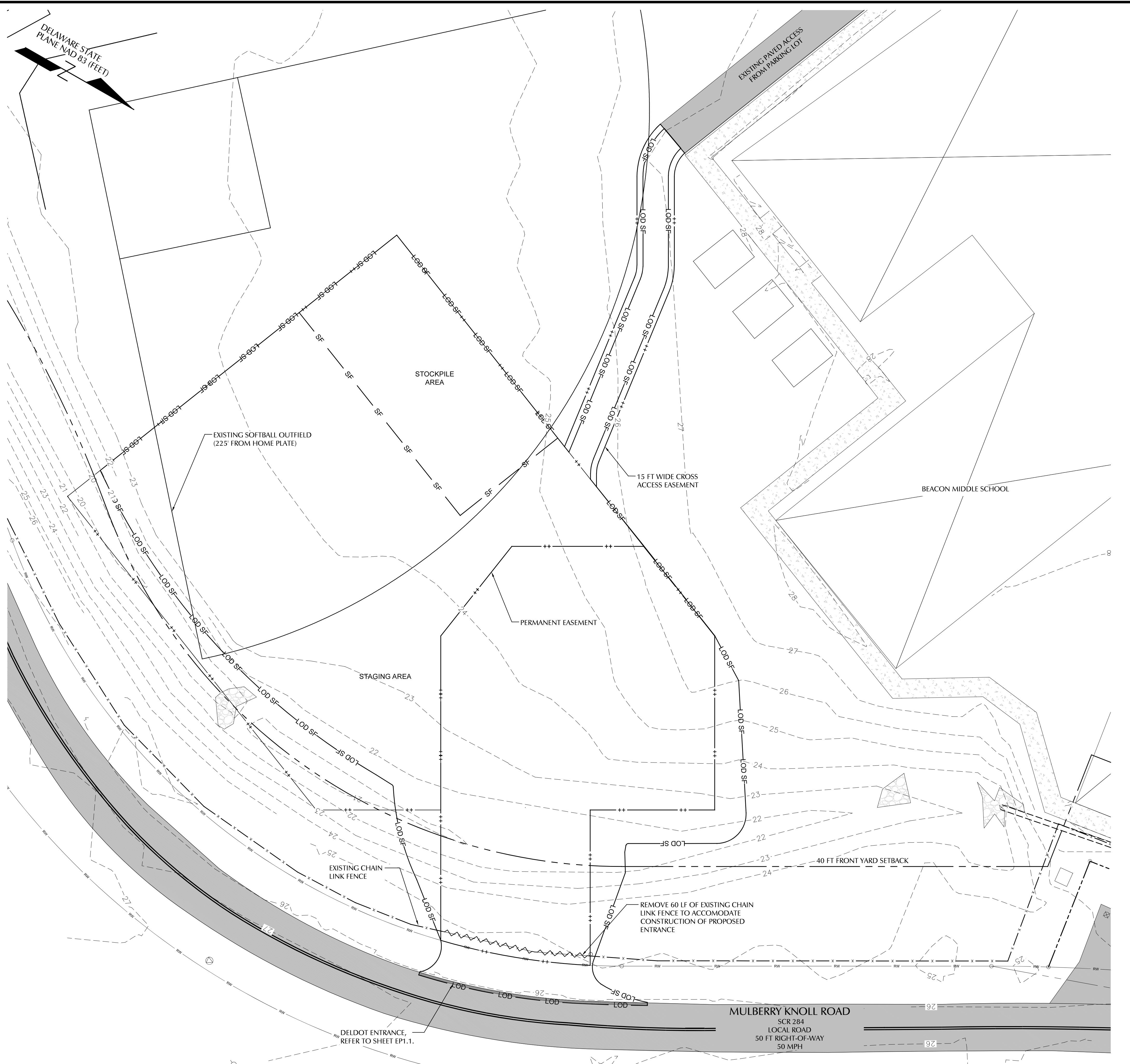
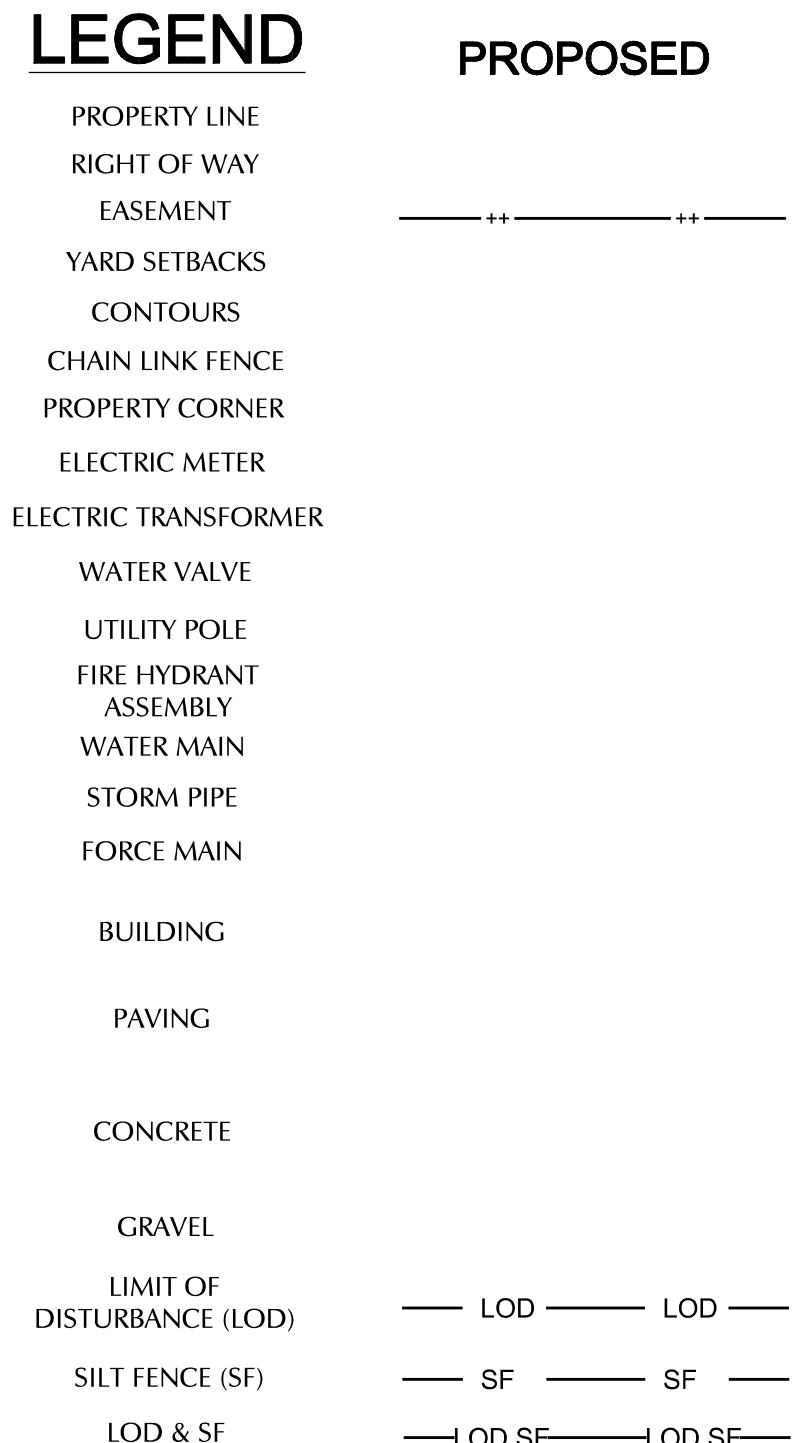
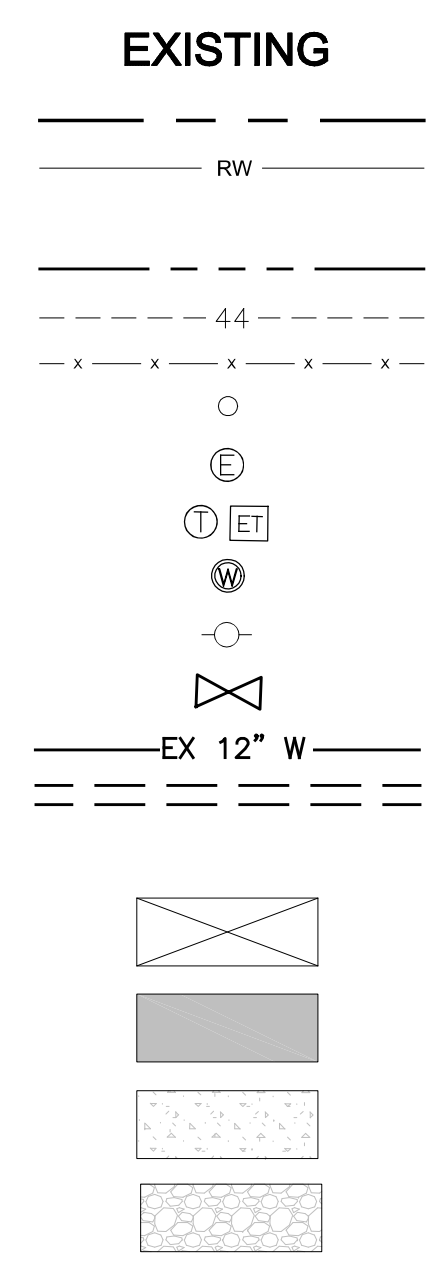
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By:									
Revision:									

**ELEVATED STORAGE TANK  
 TIDEWATER UTILITIES - REHOBOTH DISTRICT  
 HERRING CREEK-REHOBOTH BAY WATERSHED  
 LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
 TAX MAP #334-1Z.00-107.00**

**GENERAL NOTES**

Date:	MAR 19, 2021
Scale:	NO SCALE
Dwn.By:	SKM
Proj.No.:	TUI01-02

Dwg. No.:  
**T1.2**



**EXISTING CONDITIONS AND DEMOLITION PLAN**

1" = 20'

0 20 40 60 FEET

Seal:

ROBERT J. PALMER  
LICENSE  
No. 1388  
PROFESSIONAL ENGINEER  
DELAWARE

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

Date:

**ELEVATED STORAGE TANK  
TIDEMATER UTILITIES - REHOBOTH DISTRICT  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-1Z-00-107.00  
EXISTING CONDITIONS AND DEMOLITION PLAN**

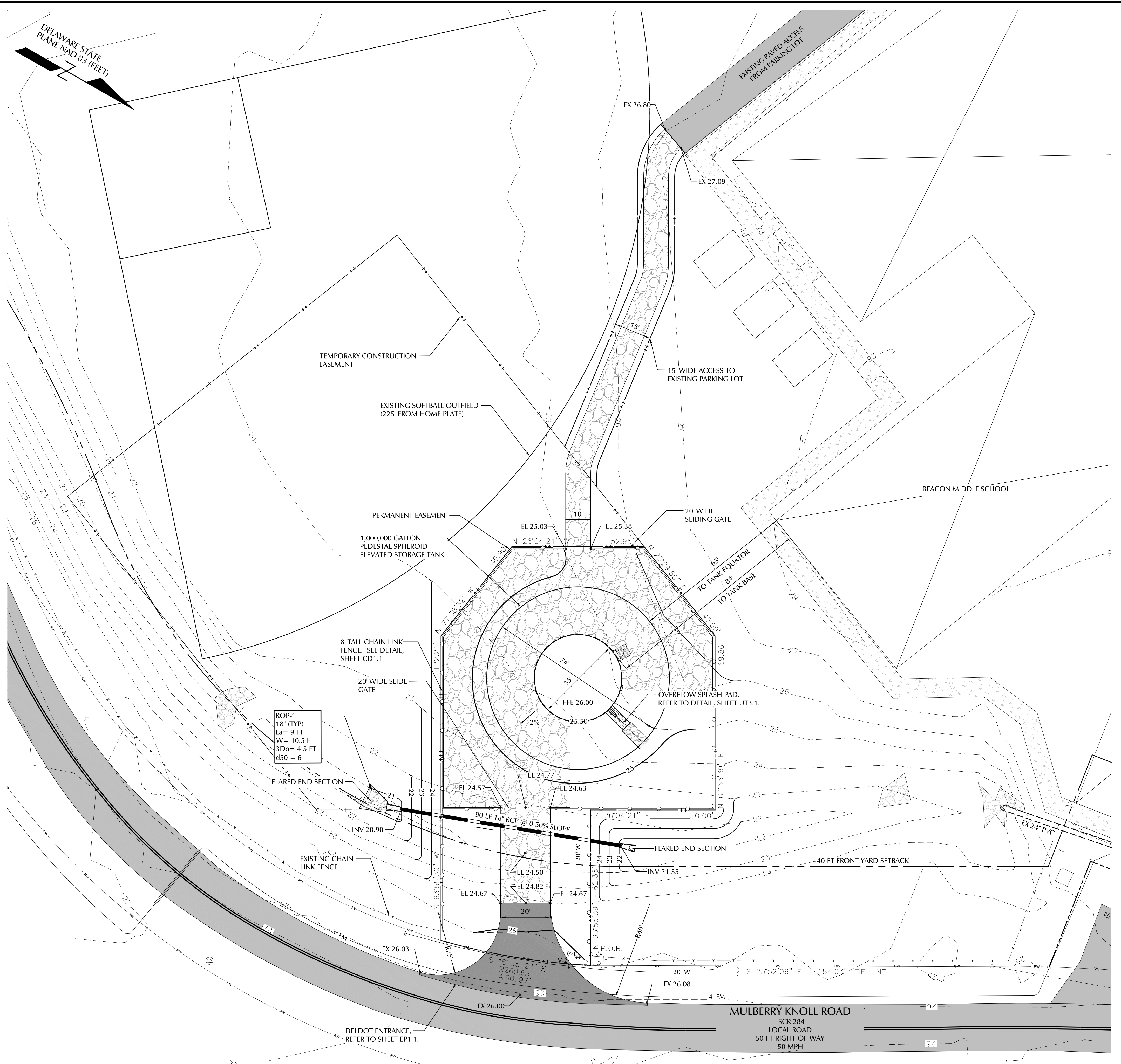
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Dwn.By: SKM  
Proj.No.: TUI01-02

Dwg. No.: **EX1.1**

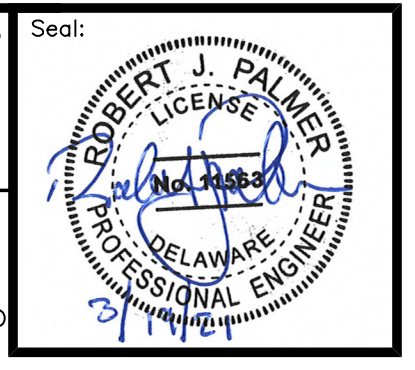
M:\Projects\TUI01-02 - Elevated Storage Tanks Project\Construction Docs\DWGs\Construction DWG\TUI01-02\_BMS DEMO PLAN.dwg Mar 19, 2021 - 12:46pm, (Sarah)

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EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	EASEMENT	
	YARD SETBACKS	
	CONTOURS	
	CHAIN LINK FENCE	
	PROPERTY CORNER	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	WATER VALVE	
	UTILITY POLE	
	FIRE HYDRANT ASSEMBLY	
	WATER MAIN	
	STORM PIPE	
	FORCE MAIN	
	BUILDING	
	PAVING	
	CONCRETE	
	GRAVEL	



**SITE AND GRADING PLAN**  
1" = 20'



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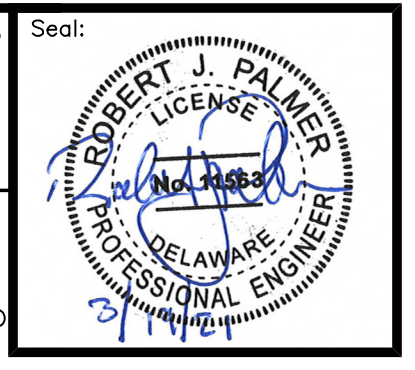
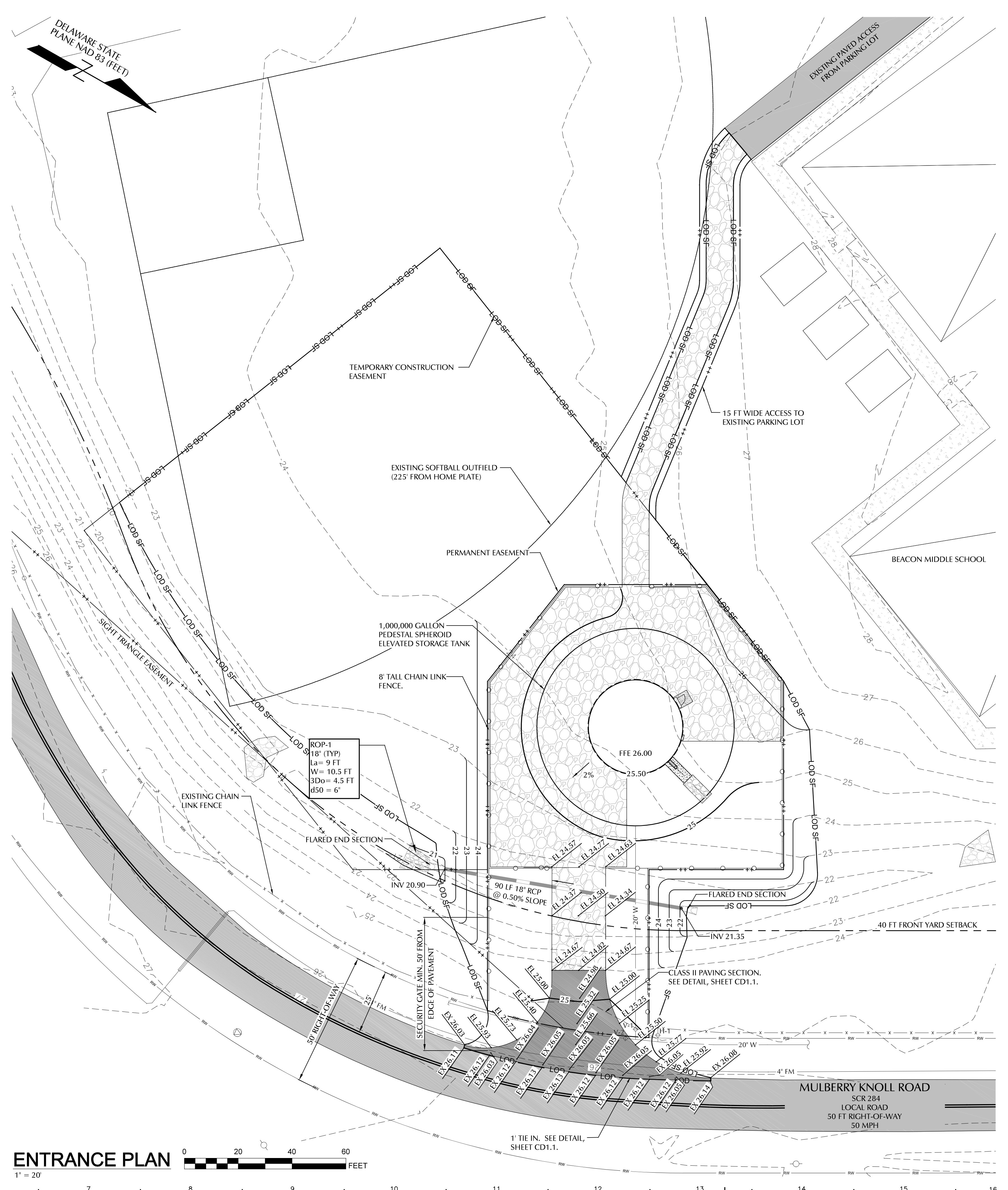
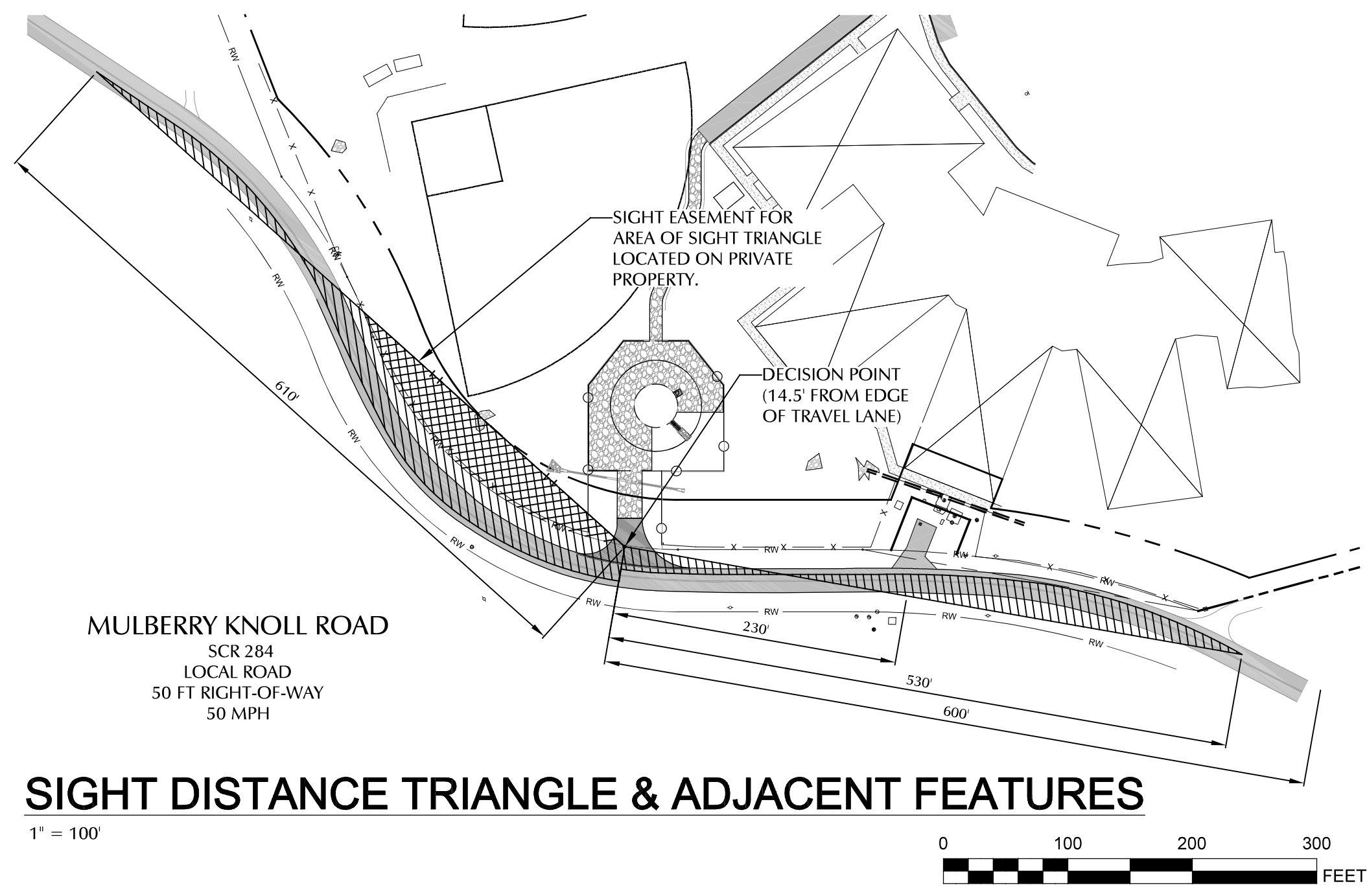
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By:	
Revision:	

**ELEVATED STORAGE TANK**  
**TIDEWATER UTILITIES - REHOBOTH DISTRICT**  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-12.00-107.00  
**SITE AND GRADING PLAN**

Date:	MAR 19, 2021
Scale:	1" = 20'
Dwn.By:	SKM
Proj.No.:	TUI01-02

Dwg. No.: **SP1.1**

EXISTING	LEGEND	PROPOSED
	PROPERTY LINE	
	RIGHT OF WAY	
	EASEMENT	
	YARD SETBACKS	
	CONTOURS	
	CHAIN LINK FENCE	
	PROPERTY CORNER	
	ELECTRIC METER	
	ELECTRIC TRANSFORMER	
	WATER VALVE	
	UTILITY POLE	
	FIRE HYDRANT ASSEMBLY	
	WATER MAIN	
	STORM PIPE	
	FORCE MAIN	
	BUILDING	
	PAVING	
	CONCRETE	
	GRAVEL	
	LIMIT OF DISTURBANCE (LOD)	
	SILT FENCE (SF)	
	LOD & SF	



Date:	
By:	
Revision:	

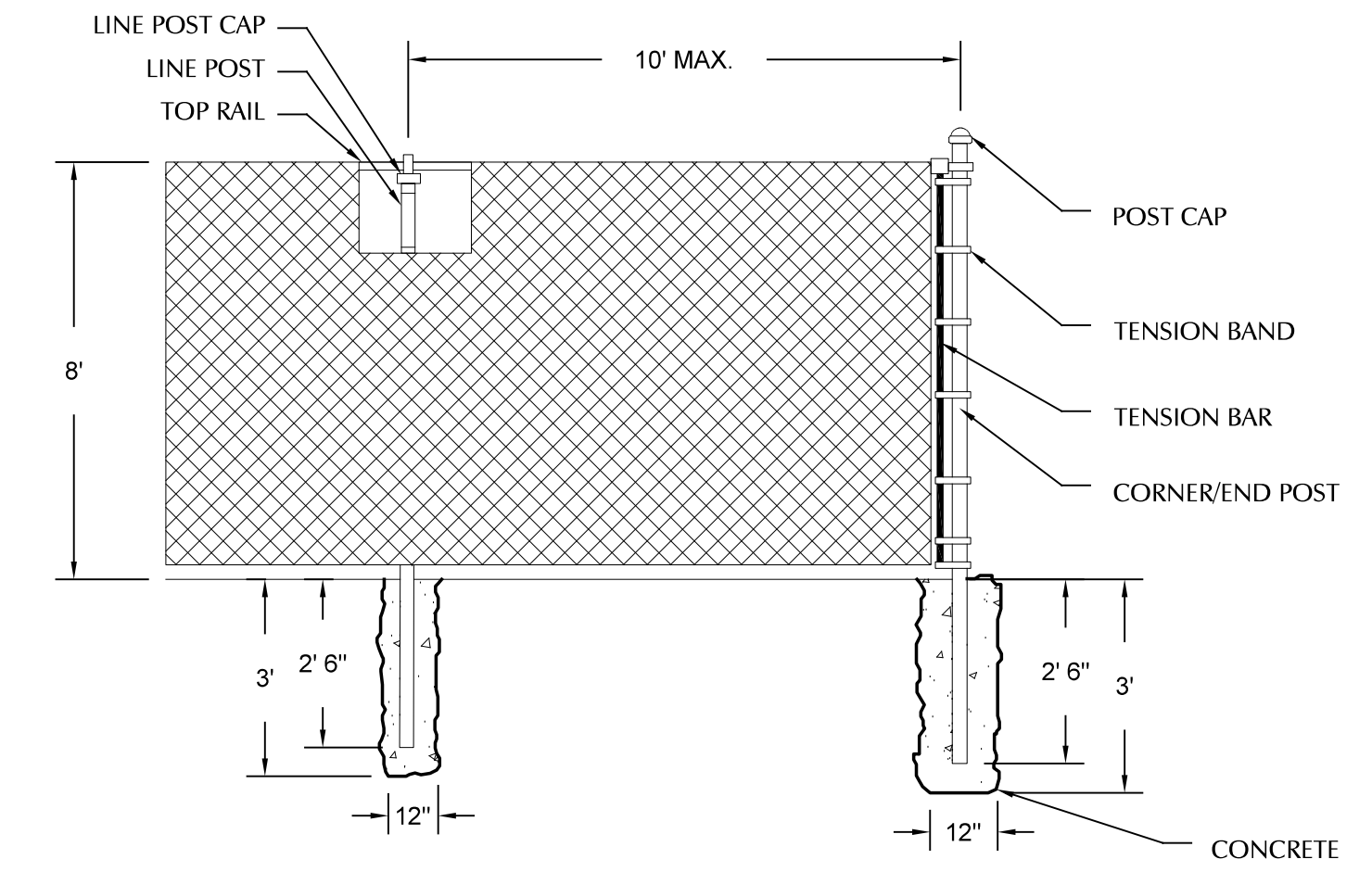
**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - REHOBOTH DISTRICT  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-12.00-107.00  
DELDOT ENTRANCE PLAN**

Date:	MAR 19, 2021
Scale:	AS SHOWN
Dwn.By:	SKM
Proj.No.:	TUI01-02
Dwg. No.:	EP1.1



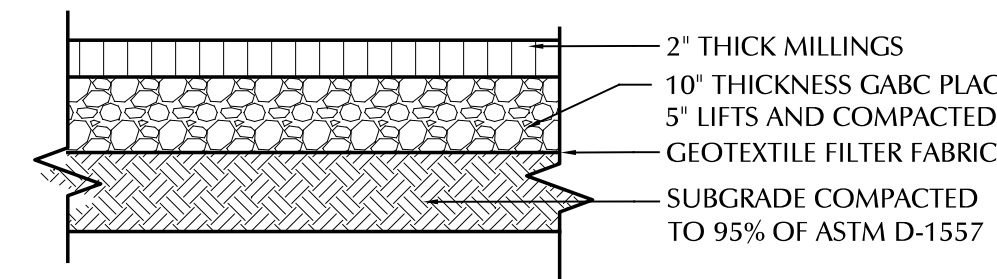
**20 FT WIDE DOUBLE SLIDING GATE**

NTS



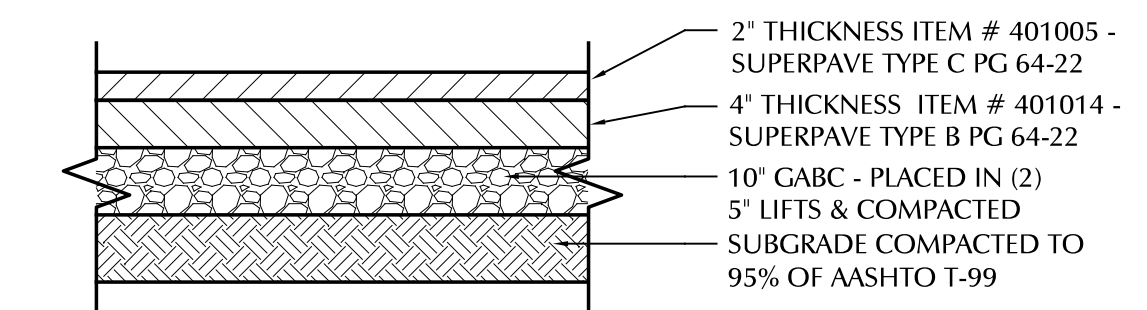
**CHAIN LINK FENCE ENCLOSURE**

NTS



**GRAVEL PAVING SECTION**

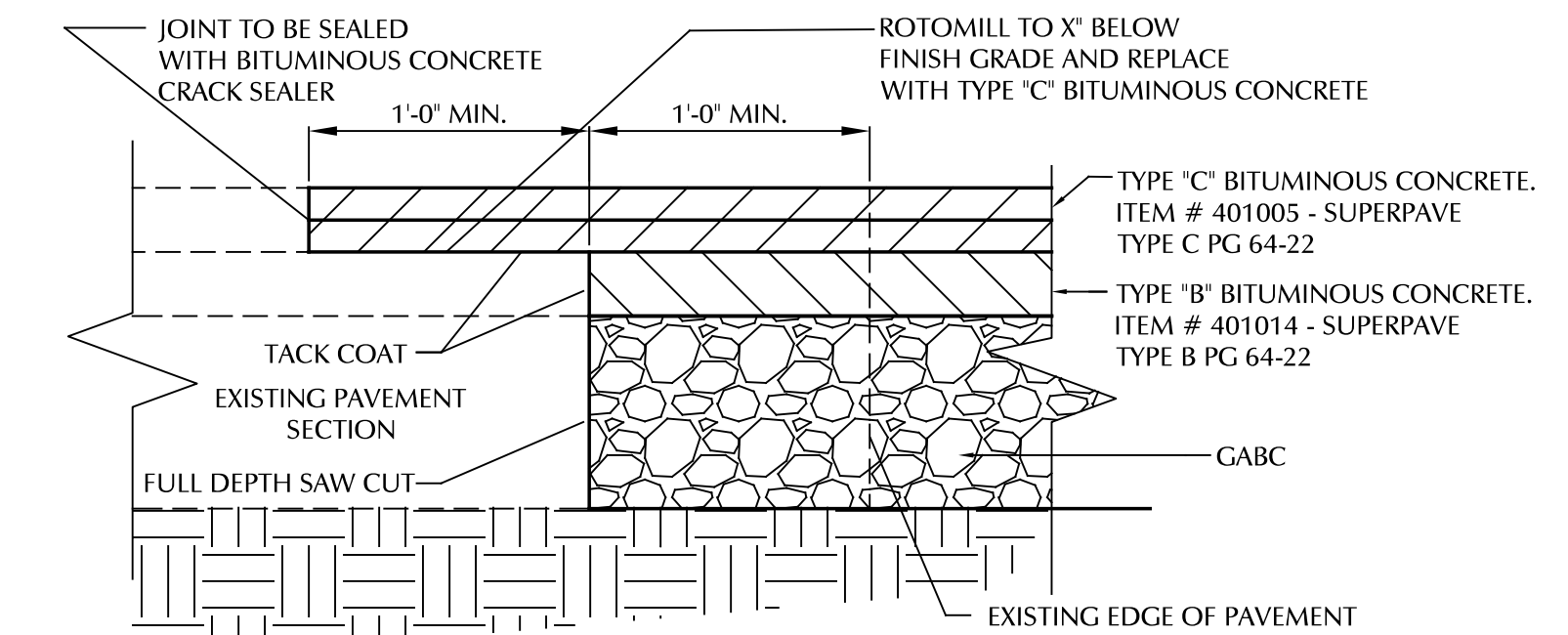
NTS



NOTE:  
PROVIDE "WARM MIX" PG 64-22 160GYR  
STRUCTURAL NUMBER =  $2(0.4) + 4(0.4) + 10(0.14) = 3.80$  (3.62 REQUIRED)

**DELDOT CLASS II PAVEMENT SECTION**

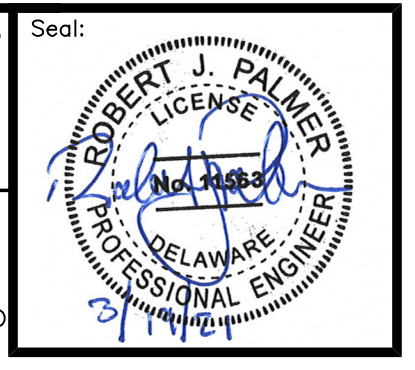
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X = 2-3/4" DEPTH OF TYPE "C" BITUMINOUS CONCRETE

**TYPICAL PAVEMENT TIE-IN DETAIL**

NTS

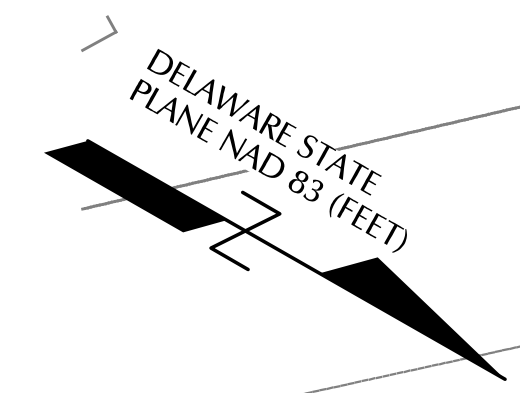
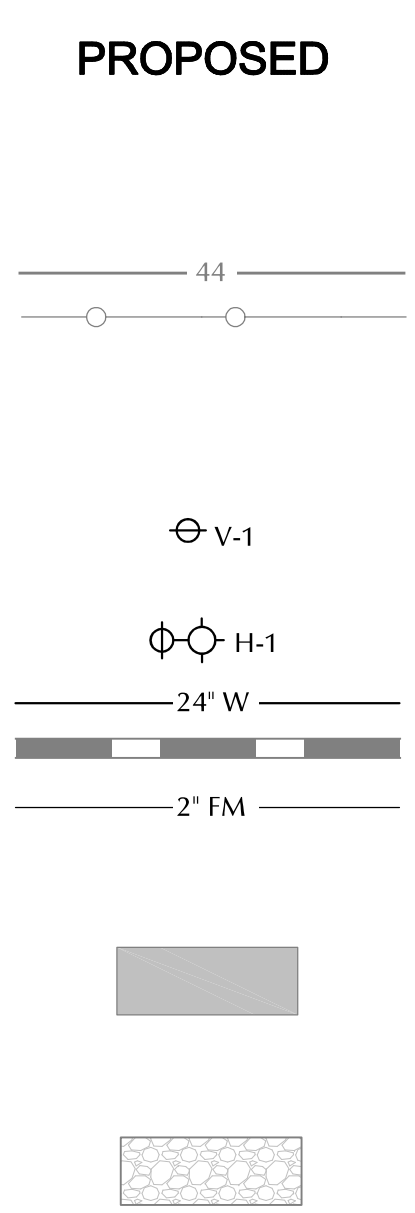
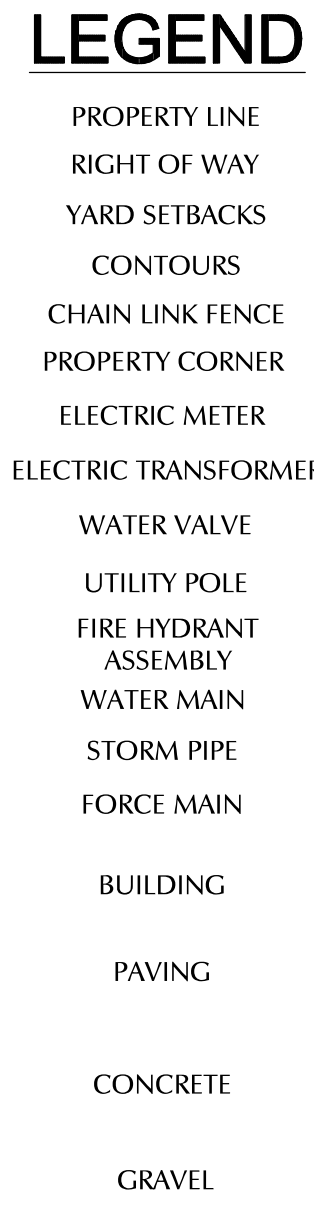
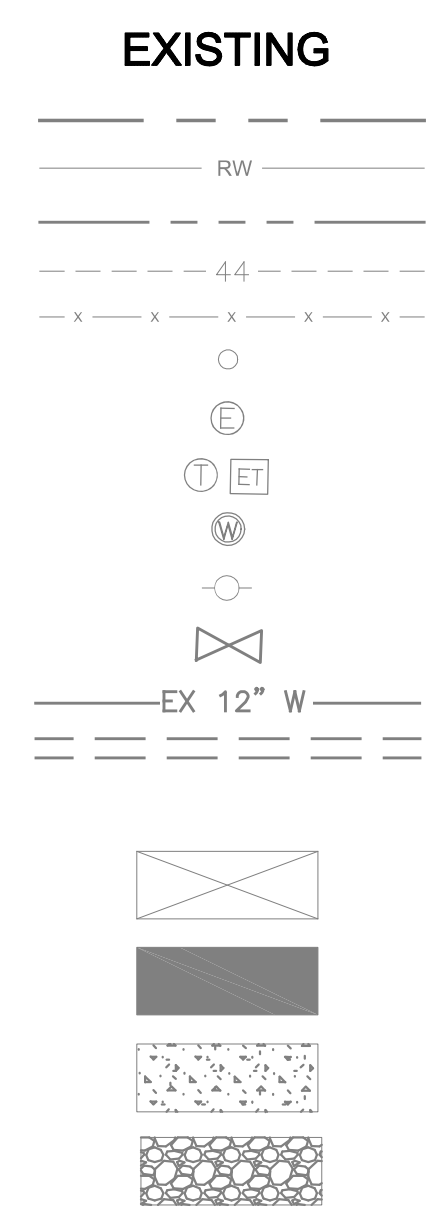


Date:	
By:	
Revision:	

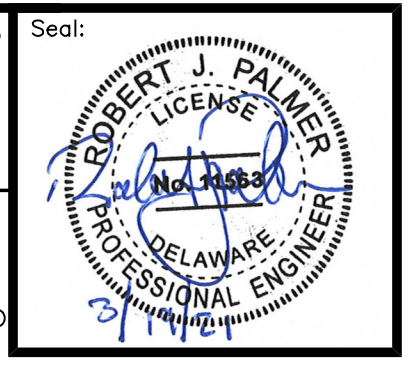
**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - REHOBOTH DISTRICT  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-TZ.00-107.00  
CONSTRUCTION DETAILS**

Date:	MAR 19, 2021
Scale:	NO SCALE
Dwn.By:	SKM
Proj.No.:	TUI01-02

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



**WATER MAIN CONNECTION PLAN**



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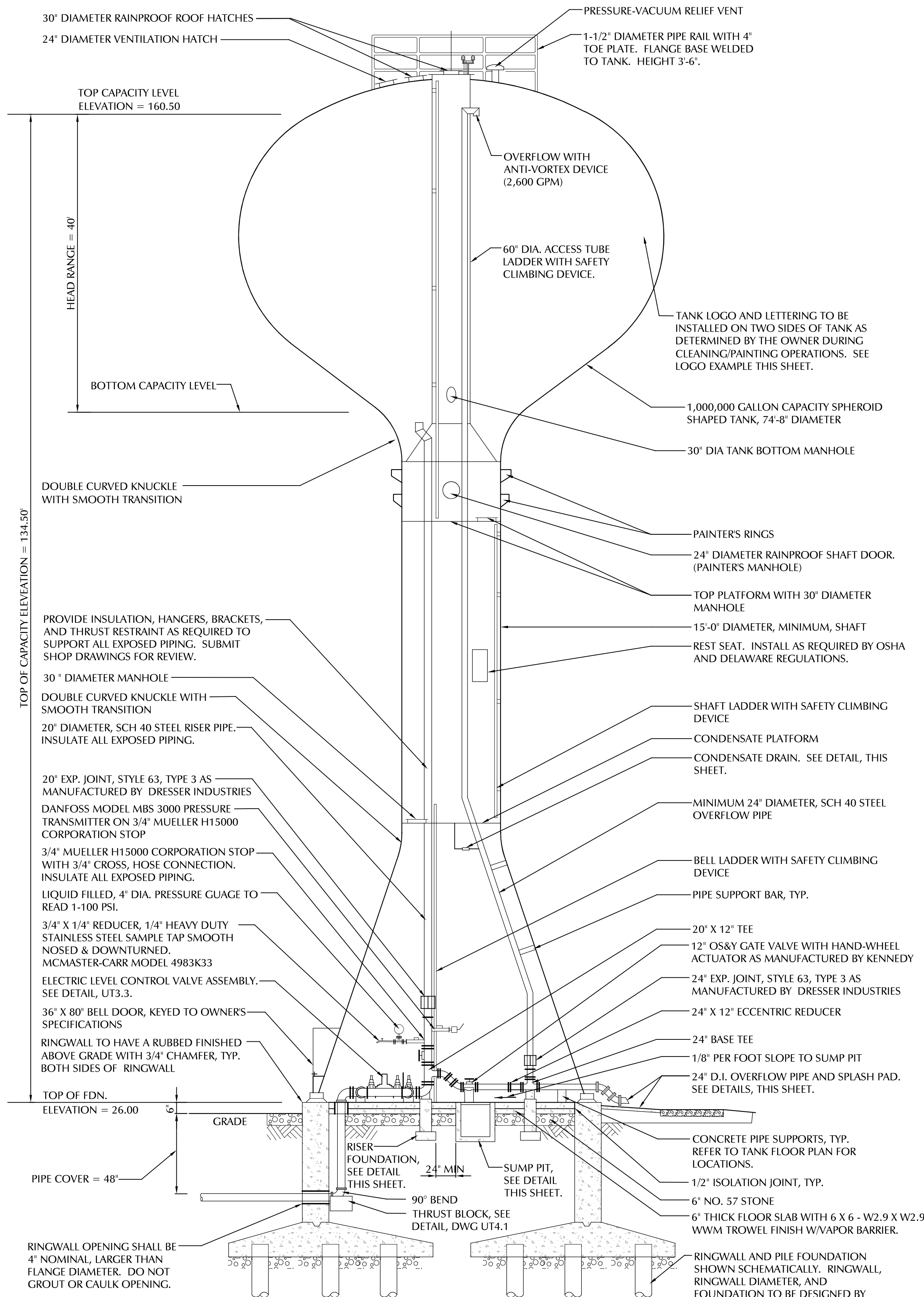
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By:	
Revision:	

**ELEVATED STORAGE TANK  
 TIDEWATER UTILITIES - REHOBOTH DISTRICT  
 HERRING CREEK-REHOBOTH BAY WATERSHED  
 LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
 TAX MAP #334-1Z.00-107.00  
 WATER MAIN CONNECTION PLAN**

Date:	MAR 19, 2021
Scale:	1" = 20'
Dwn.By:	SKM
Proj.No.:	TUI01-02

Dwg. No.: **UT1.1**





**ELEVATED STORAGE TANK ELEVATION**

- GENERAL NOTES:**
1. TANK APPURTENANCES ROTATED FOR CLARITY.
  2. LADDER AND SAFETY DEVICES SHALL MEET OSHA AND DELAWARE REGULATIONS.
  3. TANK SHALL BE PAINTED WHITE OR SKY NEUTRAL. OWNER SHALL MAKE COLOR CHOICE.
  4. TANK SHALL BE LETTERED WITH THE TIDEWATER LOGO AND THE CAPE HELOPEN SCHOOL DISTRICT LOGO.
  5. INSTALL RISER FOUNDATION DIRECTLY BELOW RISER BASE ELBOW AND OVERFLOW BASE TEE AS SHOWN AND PROVIDE MINIMUM 2' CLEARANCE BETWEEN OUTSIDE OF SUMP PIT AND RISER FOUNDATION. SLOPE CONCRETE FLOOR TO SUMP PIT AS NECESSARY.
  6. ALL GATE VALVES SHALL BE KENNEDY C-509.
  7. SEE SPECIFICATIONS FOR OPTIONAL ACCESSORIES AND ALTERNATE ITEMS.

**ELEVATED WATER STORAGE TANK - PEDESTAL SPHEROID 1,000,000 GALLON CAPACITY**

NTS



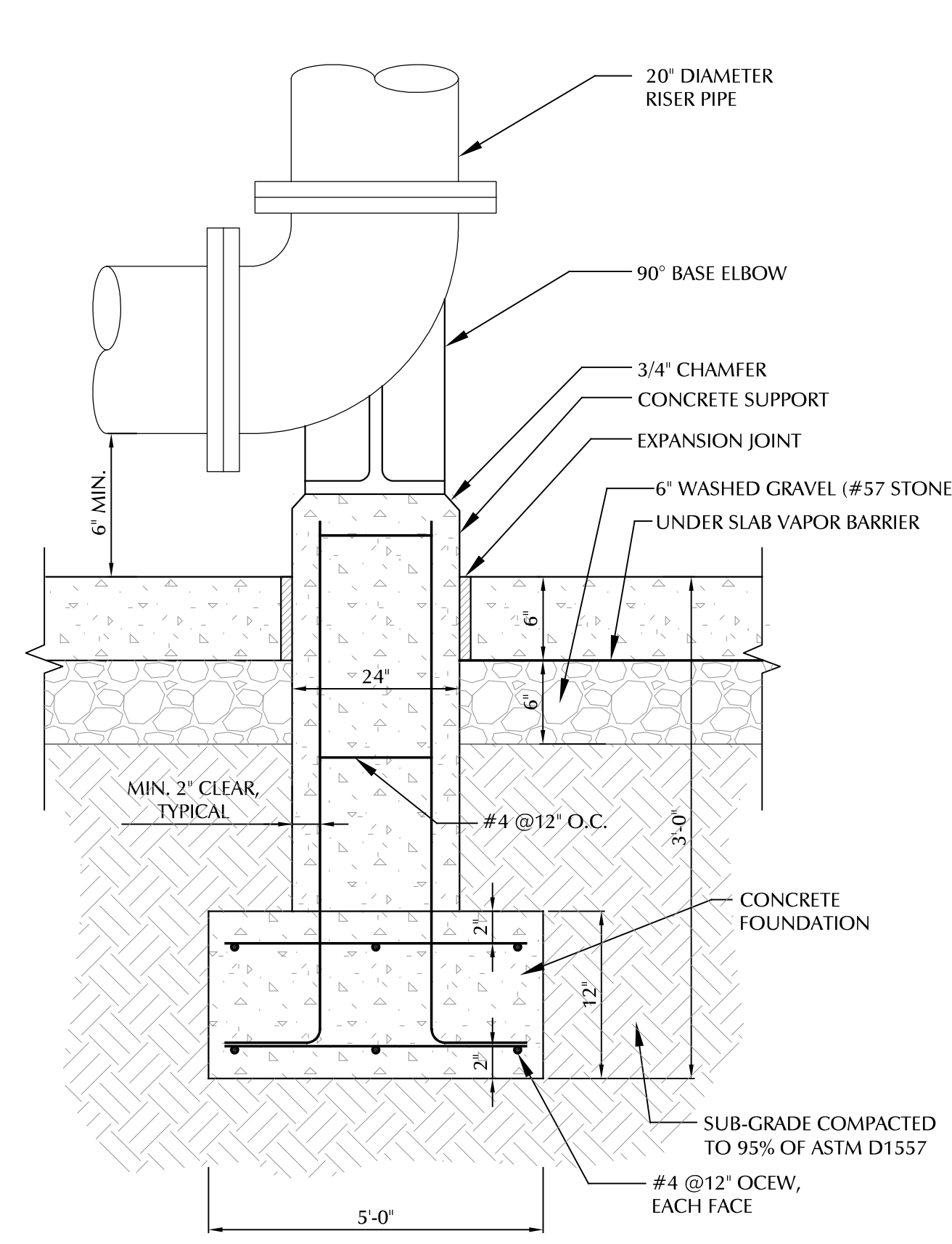
**TIDEWATER LOGO EXAMPLE**

NTS

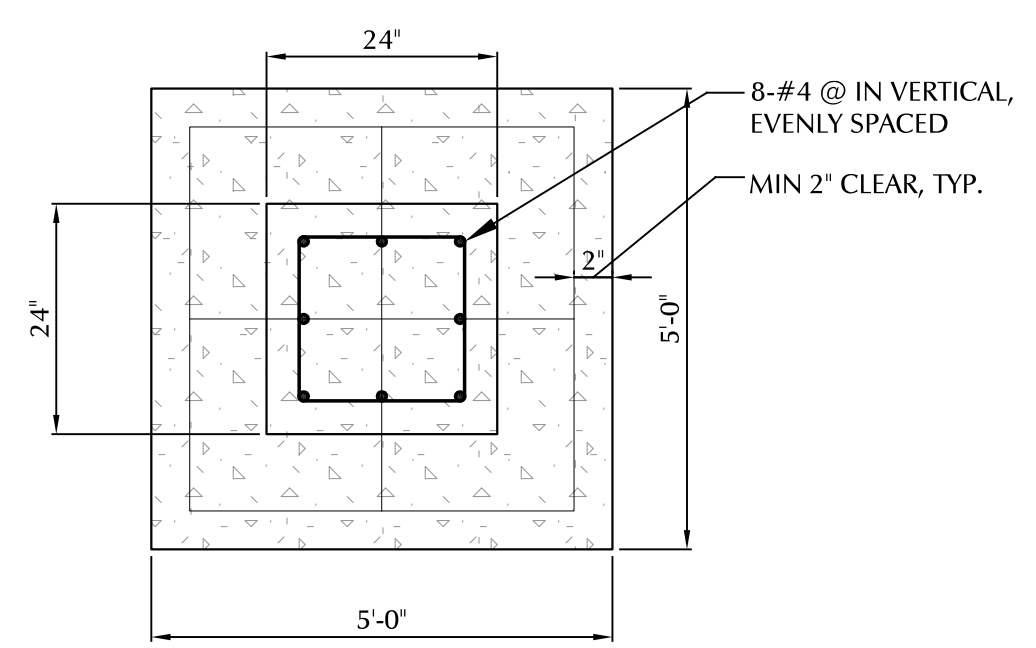


**CAPE HELOPEN SCHOOL DISTRICT LOGO EXAMPLE**

NTS



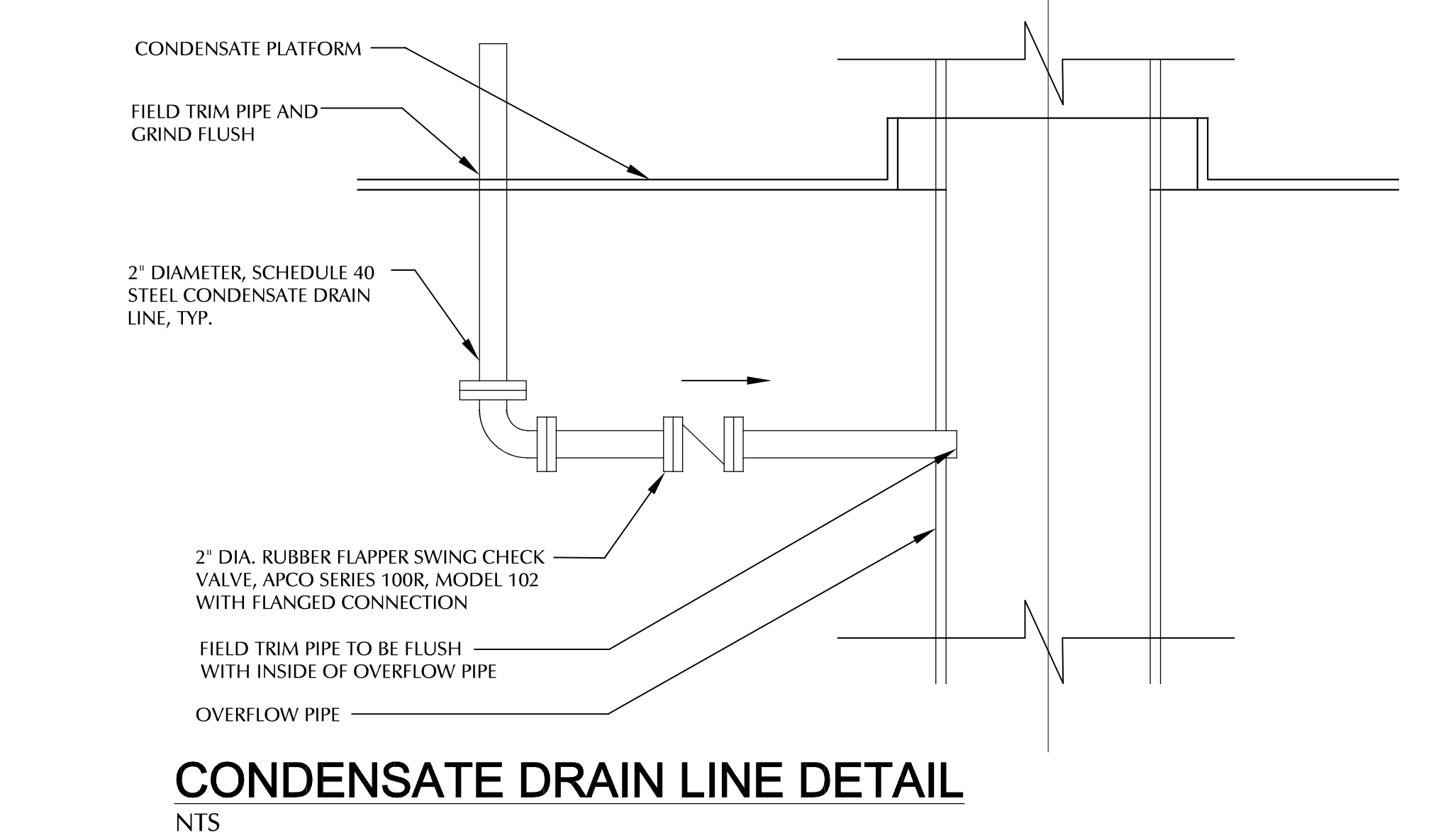
**SECTION VIEW**



**PLAN VIEW**

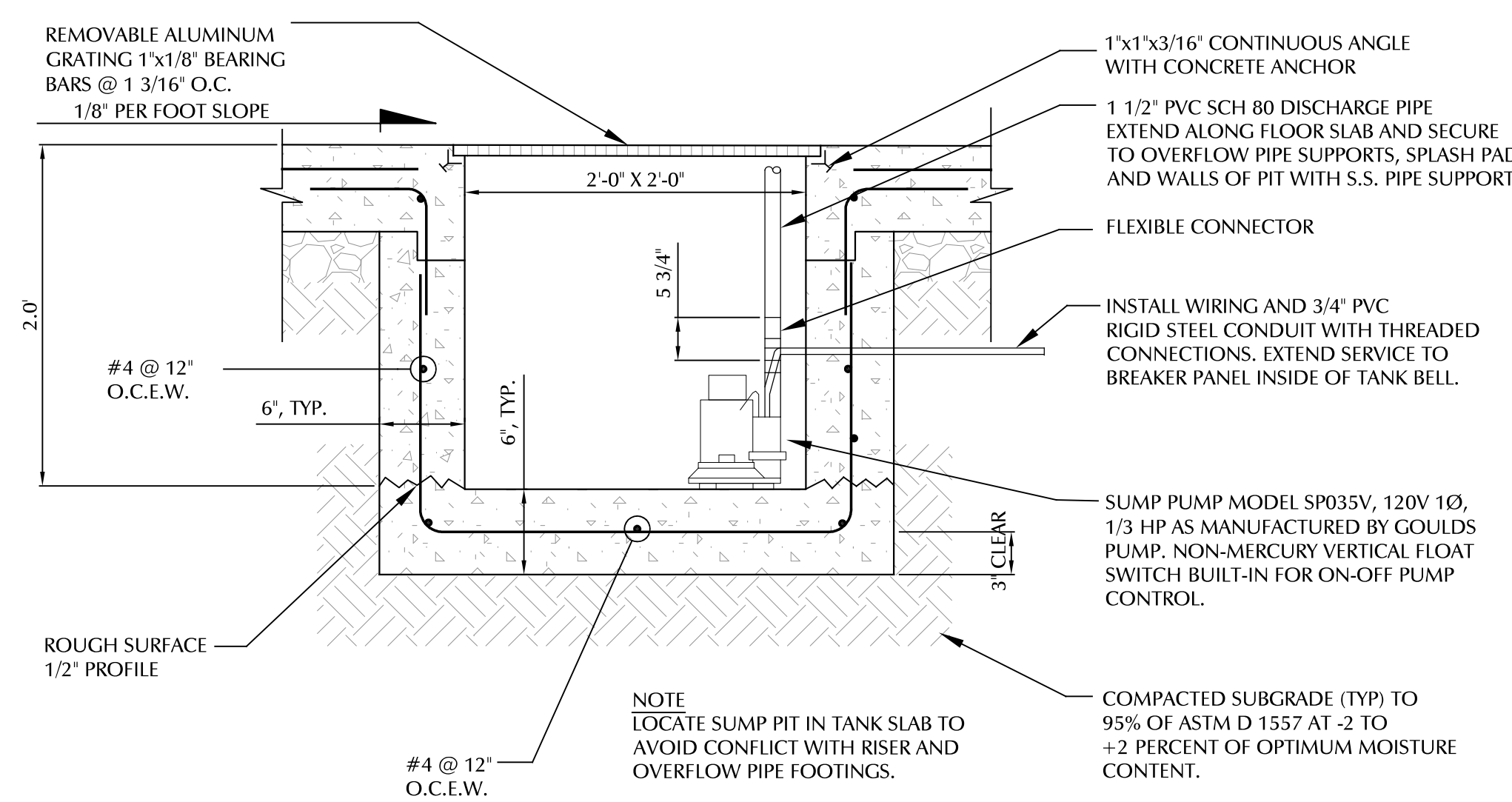
**RISER PIPE CONCRETE FOUNDATION DETAIL**

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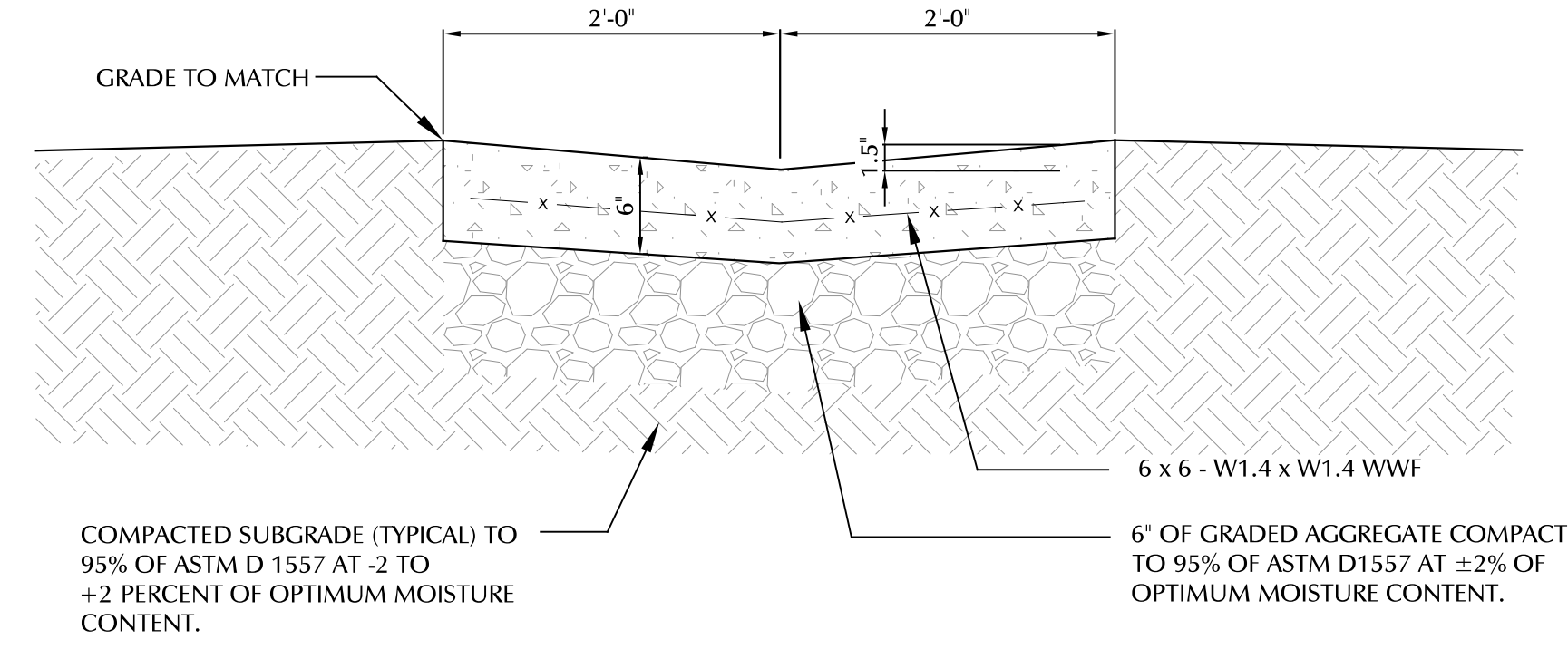
**CONDENSATE DRAIN LINE DETAIL**

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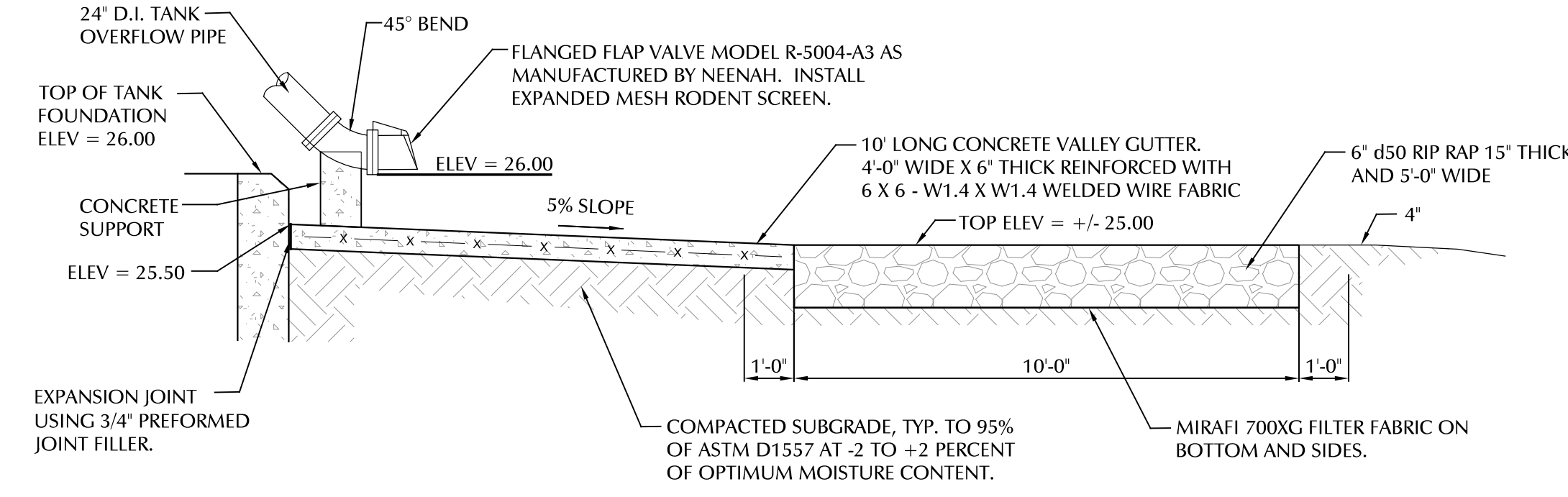
**SUMP PUMP DETAIL**

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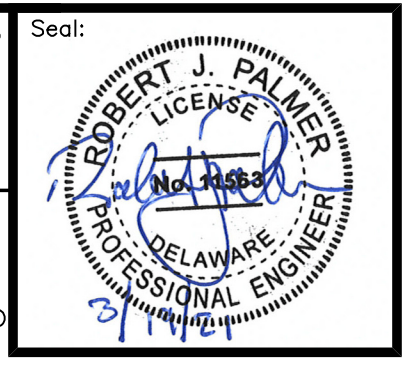
**SPLASH PAD CROSS-SECTION DETAIL**

NTS



**OVERFLOW SPLASH PAD**

NTS

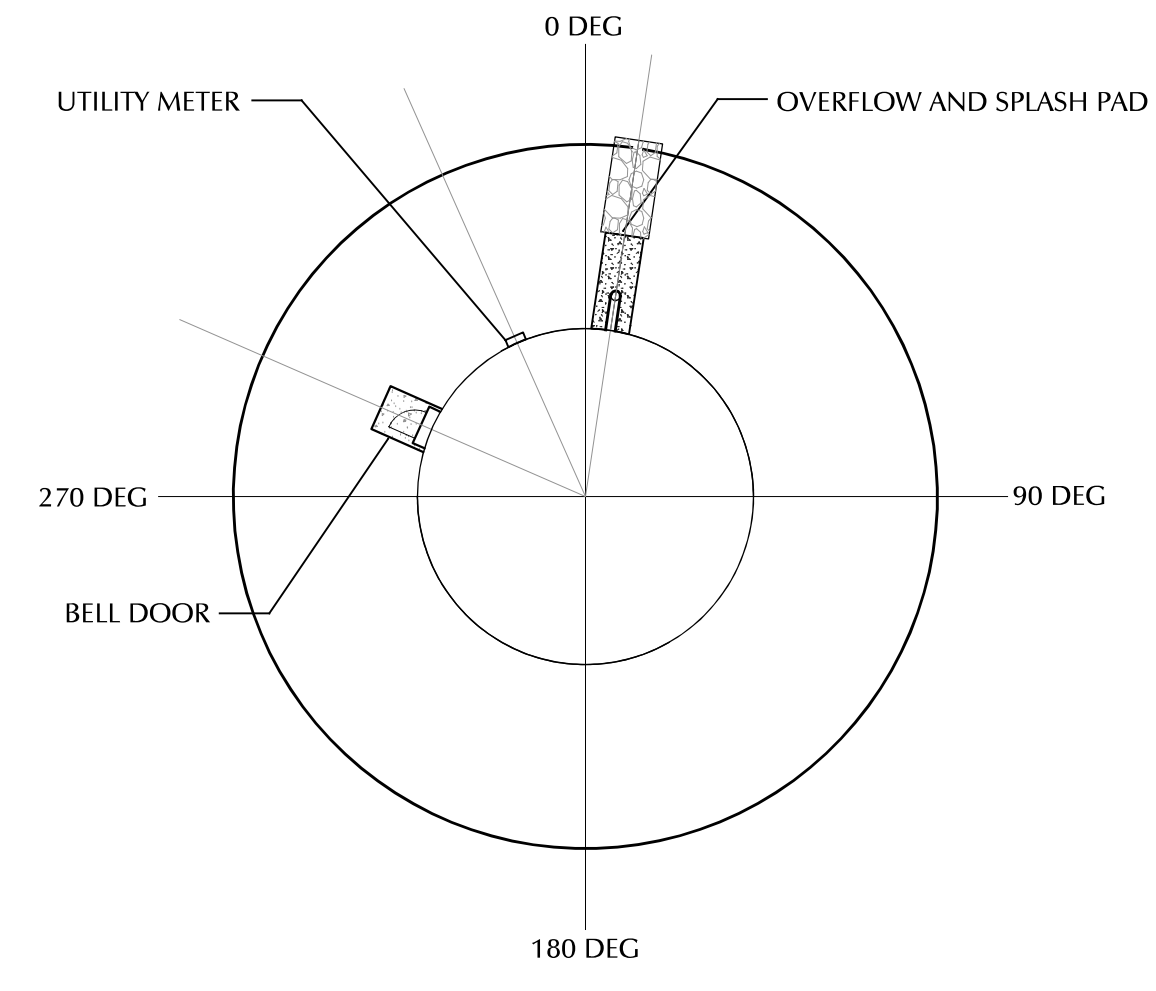


Date:	
By:	
Revision:	

**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - REHOBOTH DISTRICT  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-1Z.00-107.00**

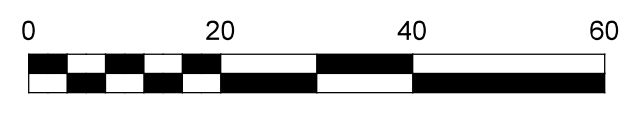
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Dwg. No.: **UT3.1**



**ORIENTATION PLAN**

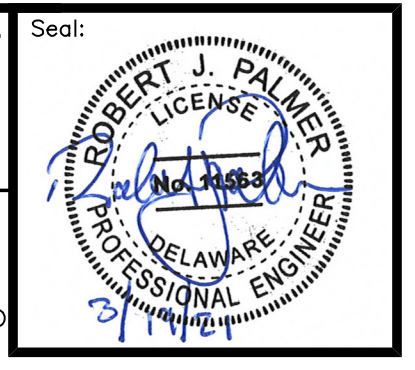
1" = 20'



TBD

**INTERIOR PIPING DETAILS**

NTS



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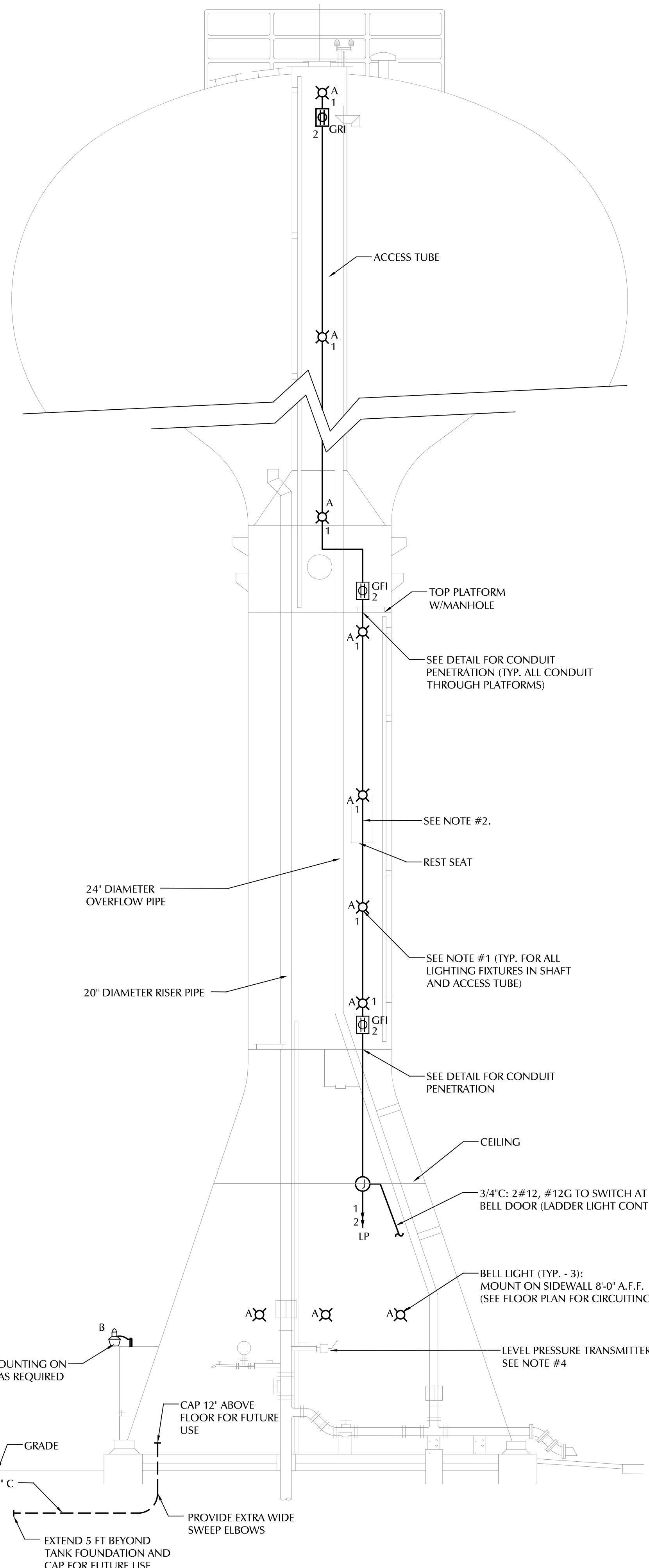
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**ELEVATED STORAGE TANK  
 TIDEWATER UTILITIES - REHOBOTH DISTRICT  
 HERRING CREEK-REHOBOTH BAY WATERSHED  
 LEVES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
 TAX MAP #334-1Z.00-107.00  
 ELEVATED STORAGE TANK DETAILS**

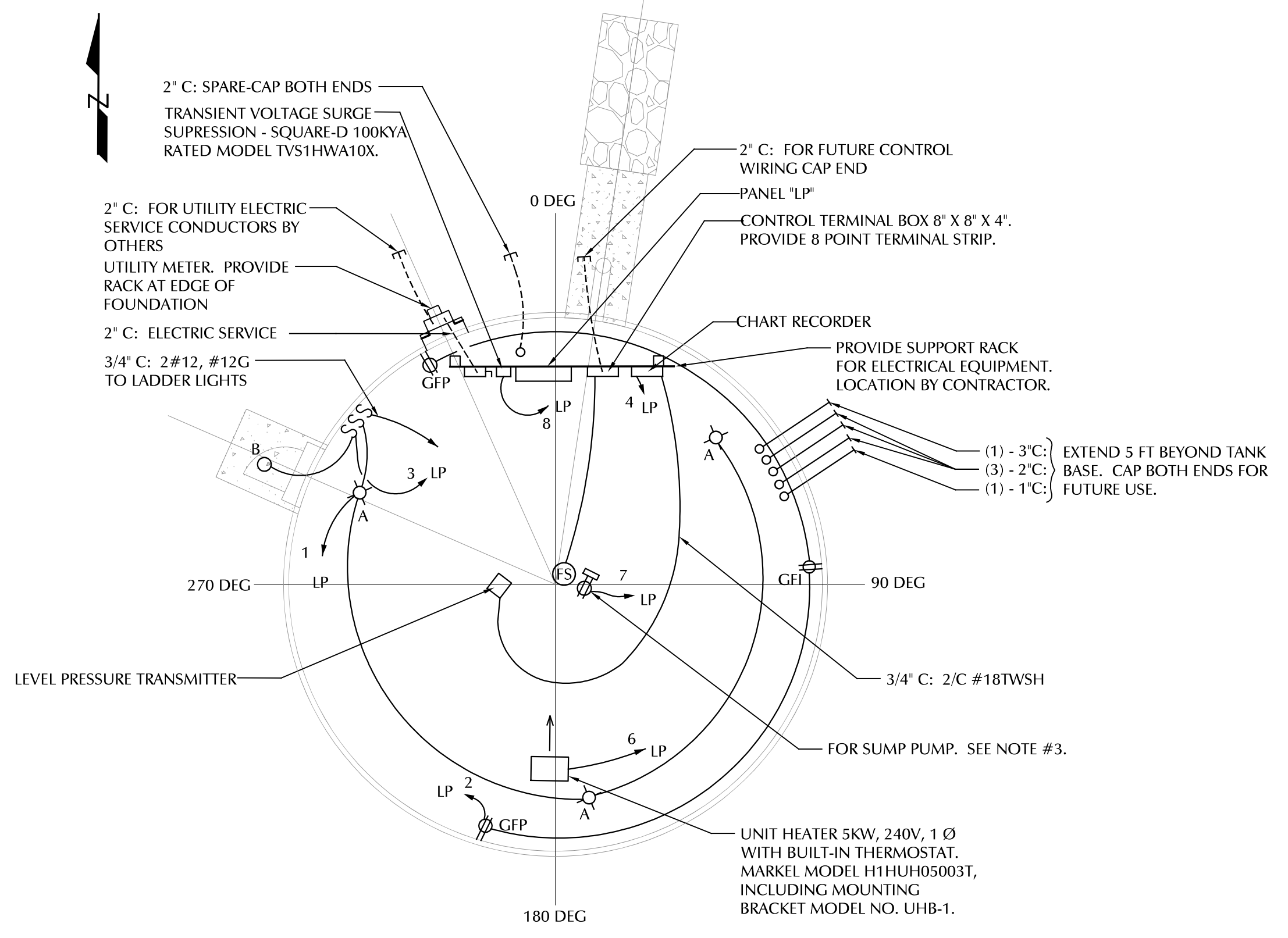
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**UT3.2**

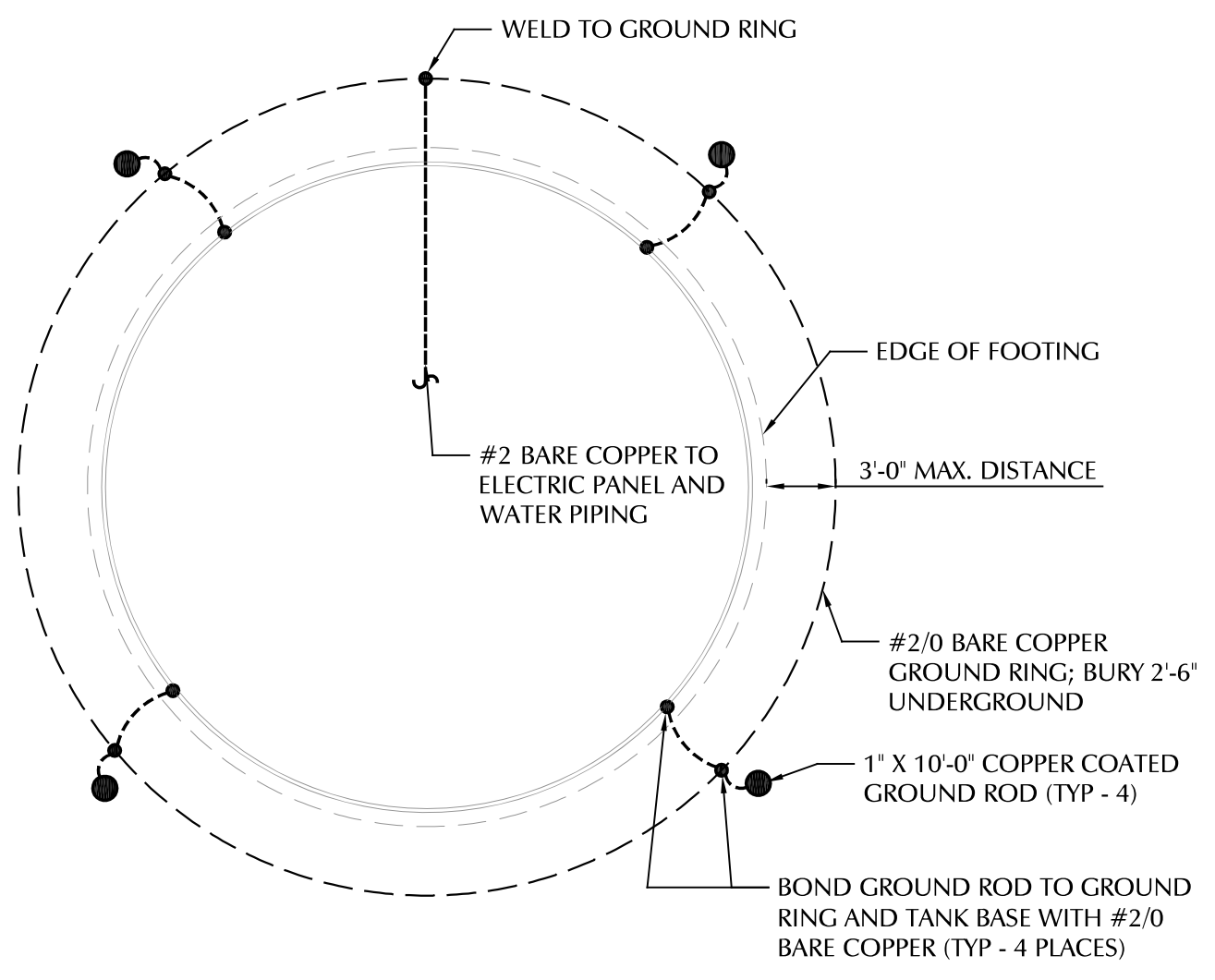
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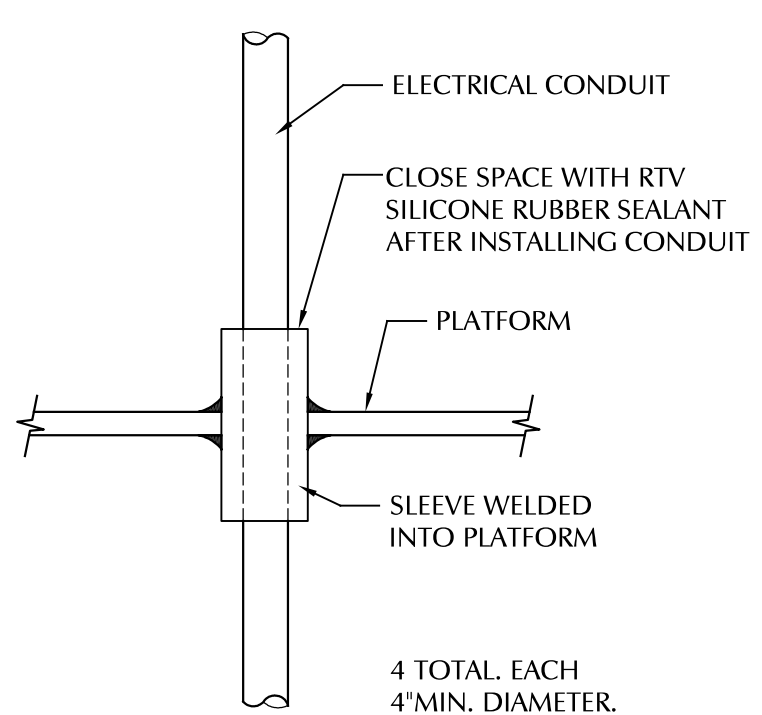
**ELEVATION** (TANK APPURTENANCES ROTATED FOR CLARITY)  
NTS



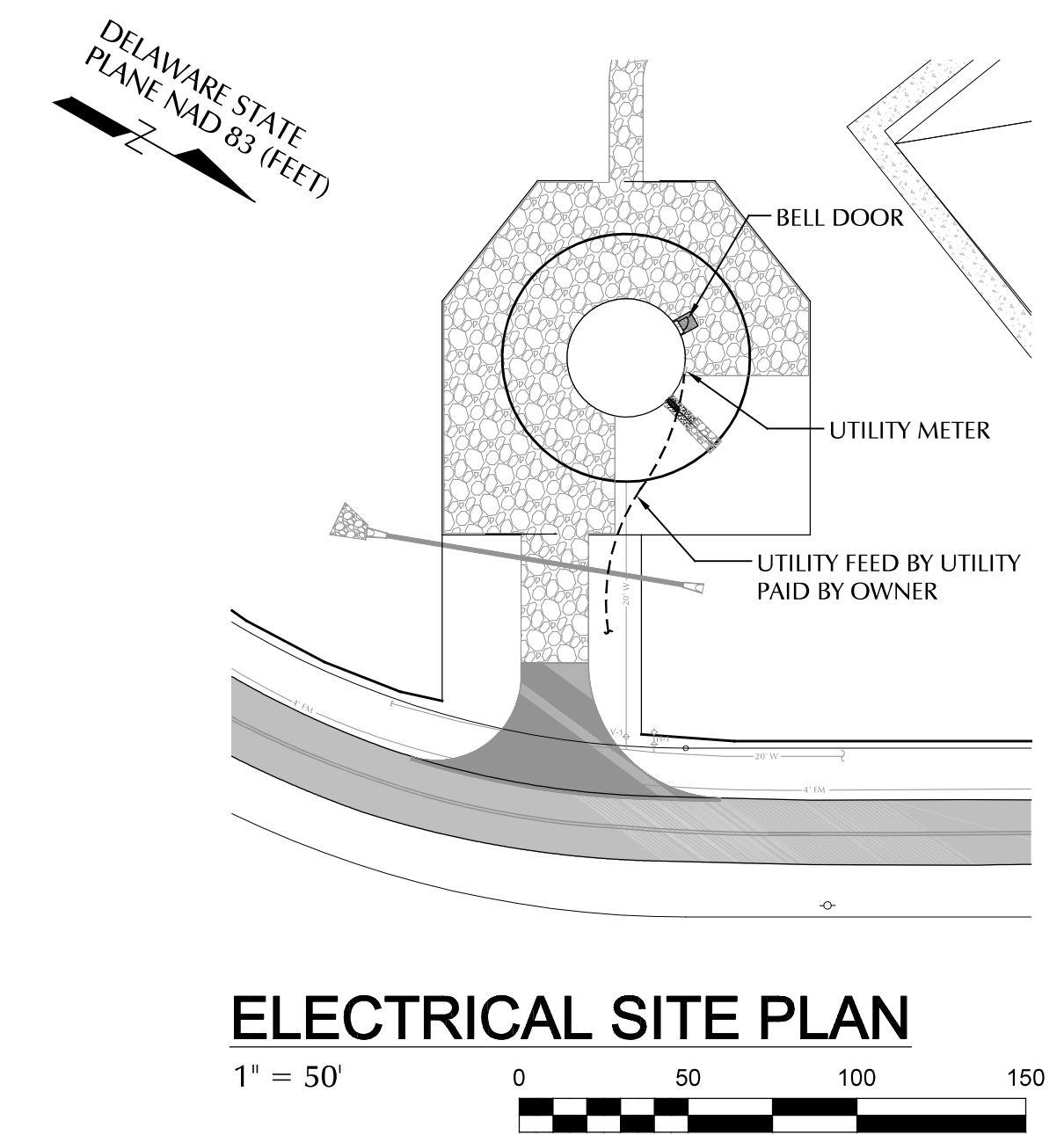
**FLOOR PLAN AT BASE**  
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**GROUNDING GRID DETAIL**  
NTS



**DETAIL CONDUIT PENETRATION**  
NTS

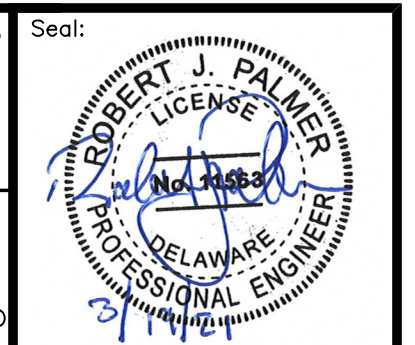


LIGHTING FIXTURE SCHEDULE						
TYPE	MANUFACTURER MODEL NUMBER	EQUAL MFGRS	LAMP	MOUNTING	DESCRIPTION	
A	HUBBELL VL15P1G	① ②	(1) 15W PL-C	SURFACE	NEMA 4X RATED ENCLOSED & GASKETED COMPACT LED INDUSTRIAL FIXTURE. 30% GLASS-FILLED THERMOPLASTIC POLYESTER BODY, HEAT-RESISTANT GLASS GLOBE & GUARD; PROVIDE COLD WEATHER ELECTRONIC BALLAST & ALL HARDWARE & ACCESSORIES REQUIRED FOR COMPLETE INSTALLATION.	
B	HUBBELL AL-D24L-55/5K7/6X6/ UNV/PCU/SWP/FLU3/LCS	① ②	(1) LED (COATED)	2 3/8" OD TENON (BY OTHERS)	OUTDOOR LED SECURITY LIGHT. DIE-CAST ALUMINUM HOUSING, LATCH-ON-TYPE V REFRACTOR, INTEGRAL PHOTO CONTROL, 24" ALUMINUM MOUNTING BRACKET; PROVIDE ALL REQUIRED HARDWARE FOR MOUNTING FIXTURE TO TANK SUPPORT STRUCTURE.	

NOTES: ① LITHONIA ② COOPER

100A SQUARE-D TYPE QOB MCB 12-POLE		PANEL "LP"		120/240V, 1 Ø, 3W	
CIR. No.	DESIGNATION	CONN. LOAD (RVA)	CIRC. BKR.	BRANCH CIRCUIT	REMARKS
1	BELL/SHAFT/ACCESS TUBE LIGHTING	0.2	20/1	3/4" C: 2#12, #12G	
2	BELL/SHAFT/ACCESS TUBE RECEPTACLES	1.1	20/1	3/4" C: 2#12, #12G	
3	BELL DOOR SECURITY LIGHT	0.4	20/1	3/4" C: 2#12, #12G	
4	CHART RECORDER	0.1	20/1	3/4" C: 2#12, #12G	
5	SPARE	—	20/1	—	
6	UNIT HEATER	5.0	30/2	3/4" C: 2#10, #10G	
7	SUMP PUMP	0.3	20/1	3/4" C: 2#12, #12G	
8	TVSS	—	30/1	3/4" C: 2#10, #10G	
9-10	SPARE BREAKERS	—	20/1	—	
11-12	BLANK SPACES	—	-/1	—	

- NOTES:**
- CONTRACTOR SHALL PROVIDE ONE TYPE 'A' FIXTURE PER EACH 20'-0" LENGTH OF SHAFT AND ACCESS TUBE. ADJUST INDICATED FIXTURE COUNT AS REQUIRED.
  - CONTRACTORS SHALL PROVIDE CONDUCTOR/CABLE SUPPORT IN VERTICAL CONDUITS PER NEC REQUIREMENTS. CONTRACTOR SHALL COORDINATE CONDUIT LOCATION WITH PIPING TO PROVIDE MAXIMUM SHAFT AND ACCESS TUBE CLEARANCE. LIGHTNING FIXTURES, SHALL BE ACCESSIBLE FROM LADDER.
  - PROVIDE SUPPORT AND MOUNT RECEPTACLE 1'-0" ABOVE FLOOR NEAR SUMP PUMP DRAIN LINE AT EDGE OF SUMP.
  - TRANSDUCER TO BE INSTALLED ON RISER PIPE ONLY. WIRING CONNECTIONS TO BE MADE IN FUTURE.
  - MOUNT HI LEVEL FLOAT SWITCH ON SIDE OF SUMP TO OPERATE AT 3 INCHES BELOW FLOOR LEVEL. PROVIDE 3/4" C: 2#12, #12G TO CONTROL TERMINAL BOX FOR FUTURE CONNECTION.



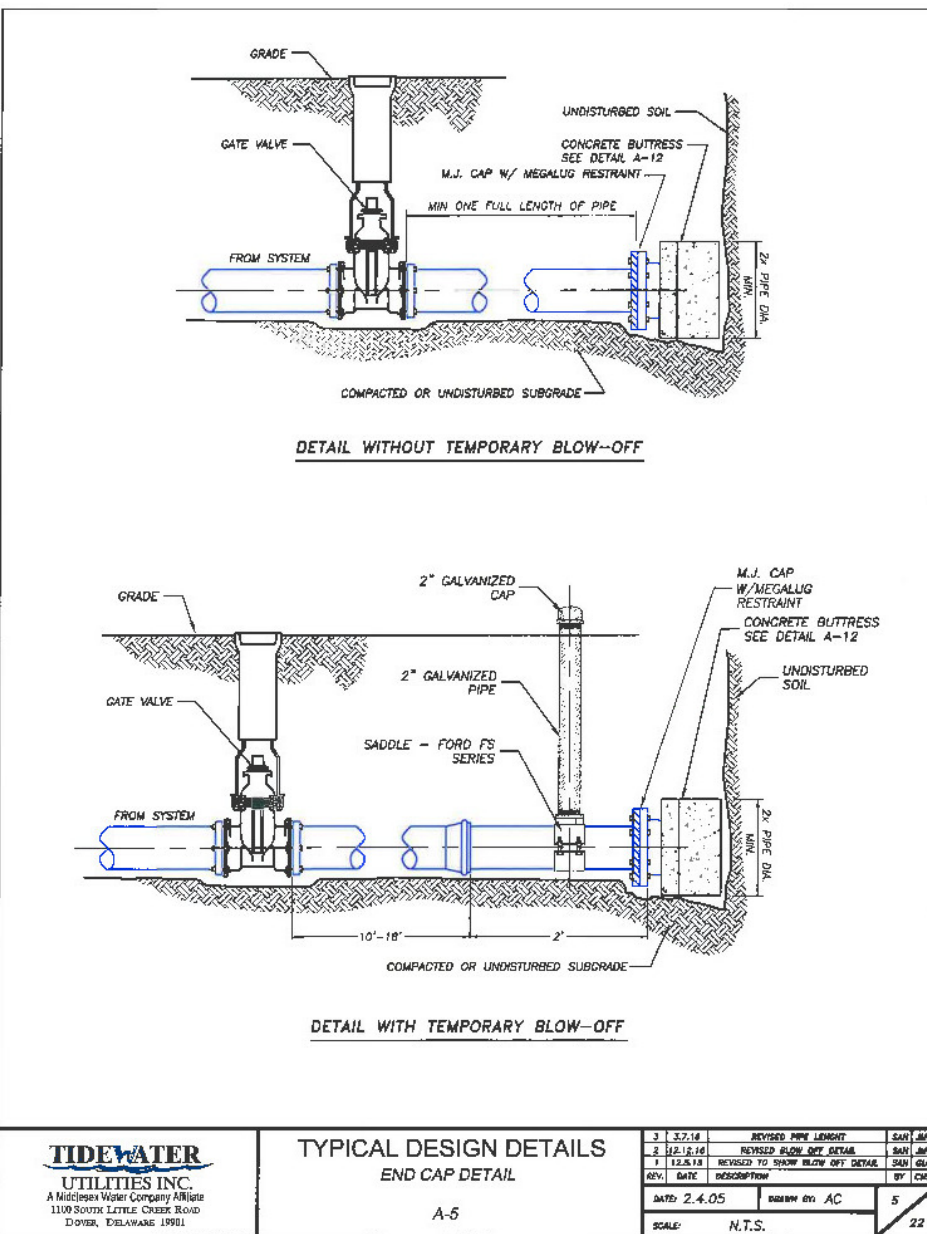
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Revision:	

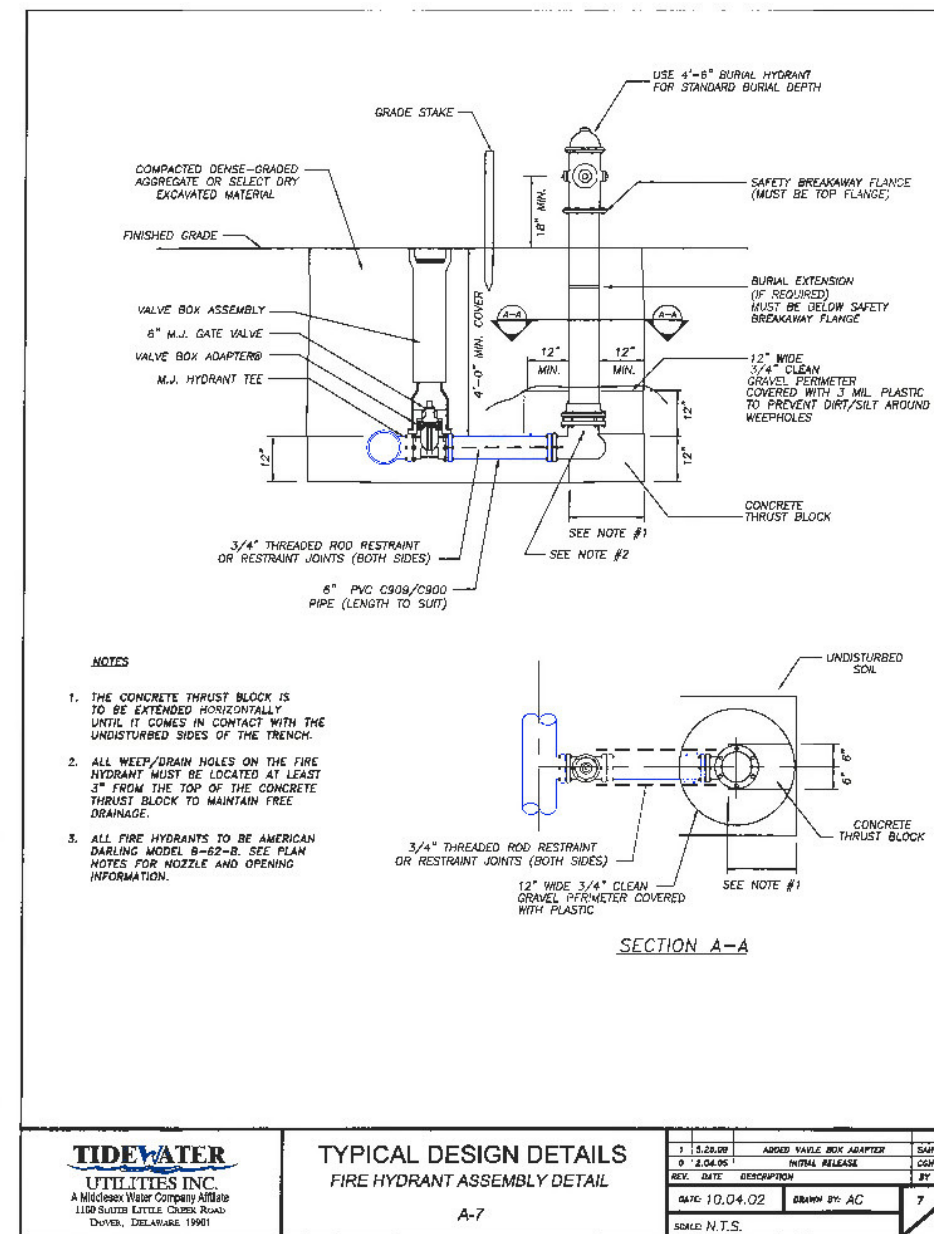
**ELEVATED STORAGE TANK  
TIDEWATER UTILITIES - REHOBOTH DISTRICT  
HERRING CREEK-REHOBOTH BAY WATERSHED  
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE  
TAX MAP #334-1Z-00-107-00  
ELEVATED STORAGE TANK DETAILS**

Date:	MAR 19, 2021
Scale:	AS SHOWN
Dwn. By:	SKM
Proj. No.:	TUI01-02

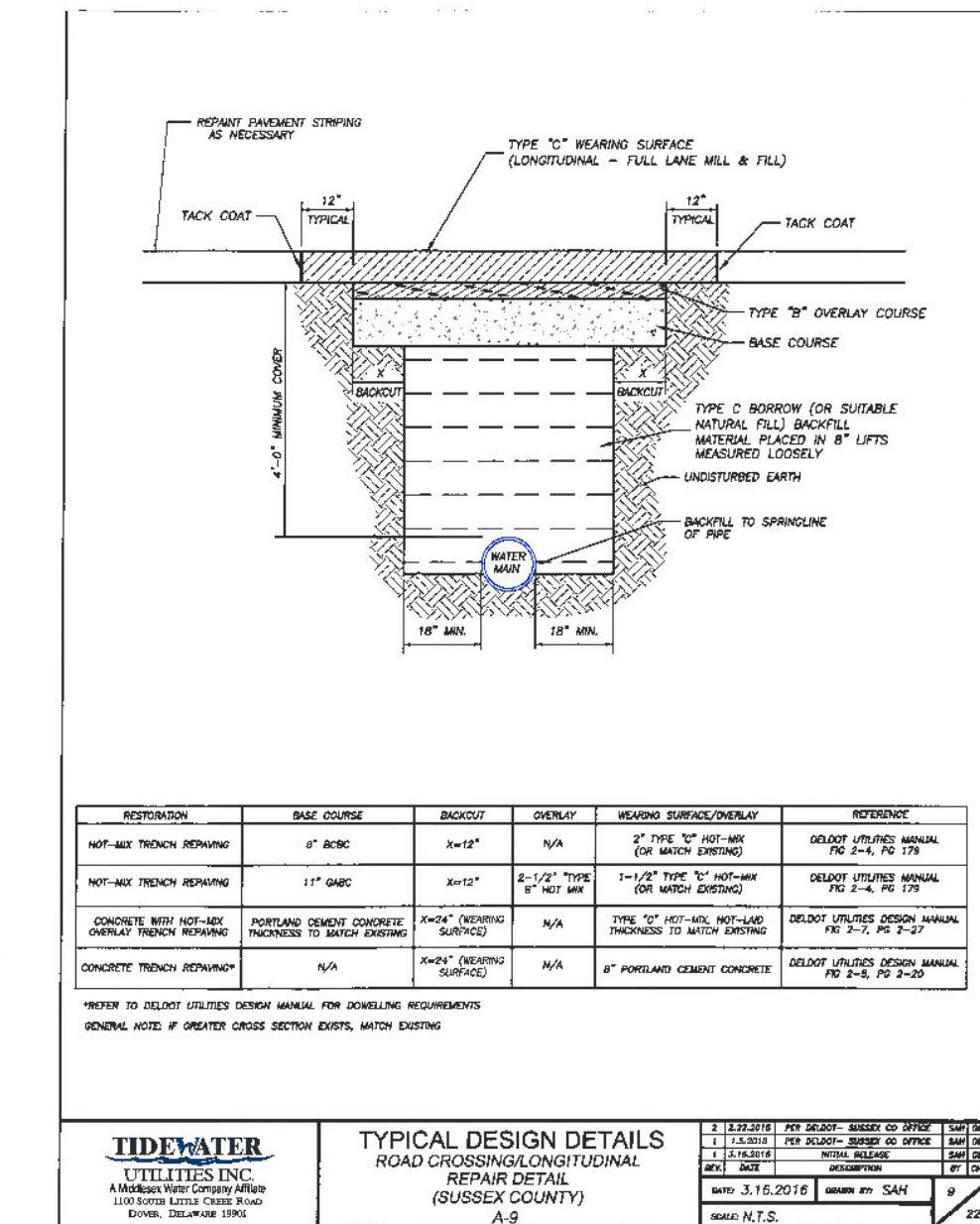
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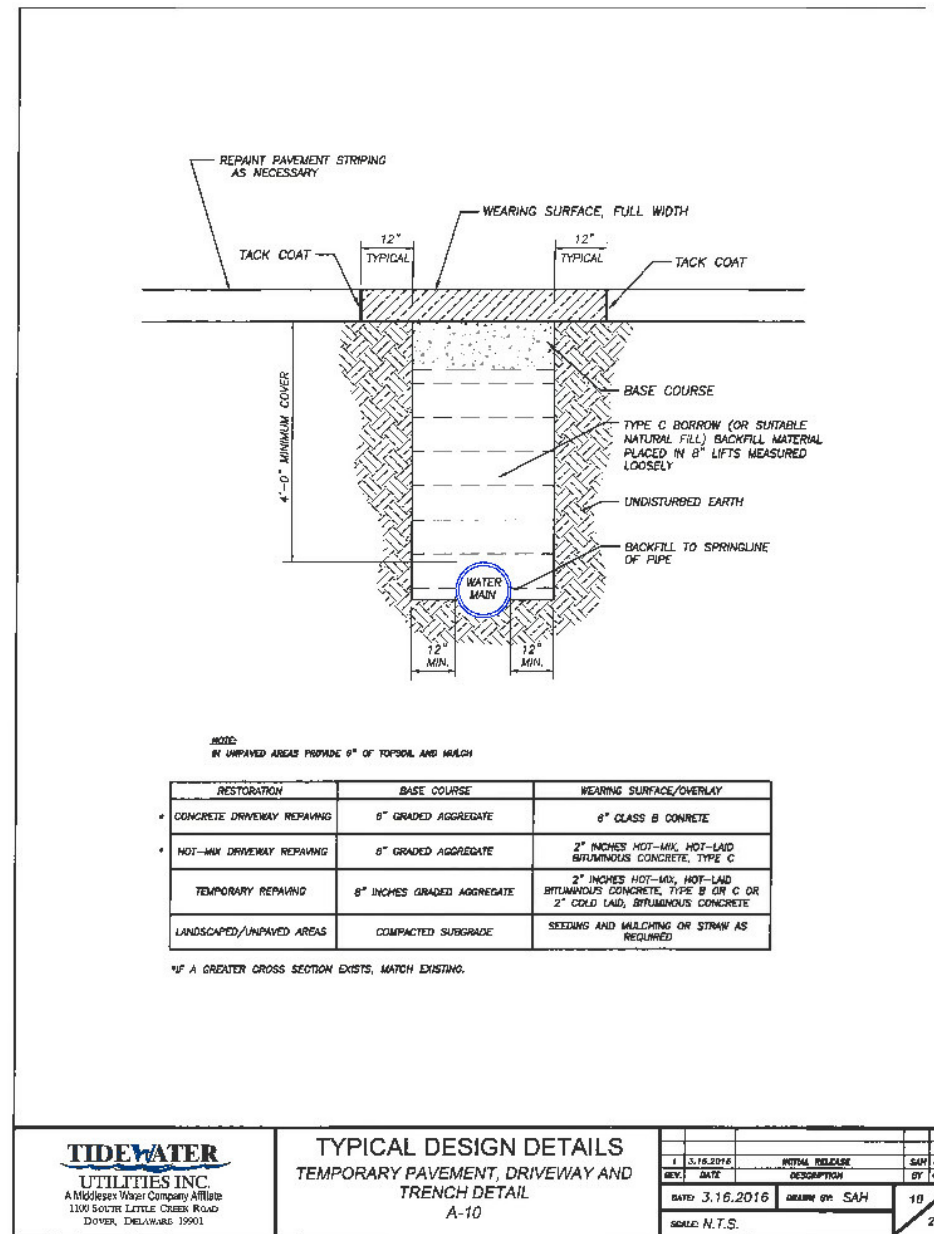
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END CAP DETAIL  
A-5  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



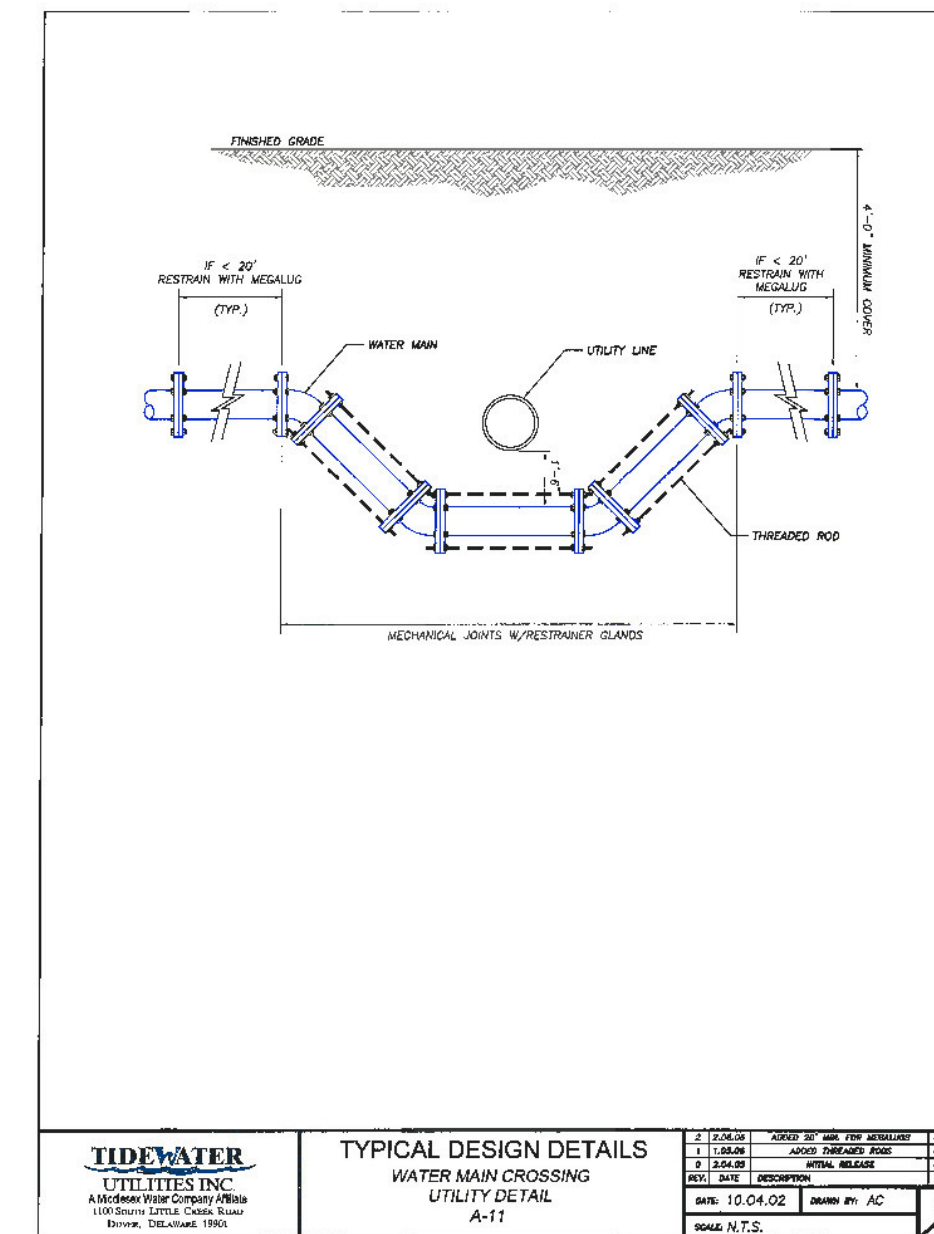
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
FIRE HYDRANT ASSEMBLY DETAIL  
A-7  
DATE: 12.20.20  
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CHK: [Signature]



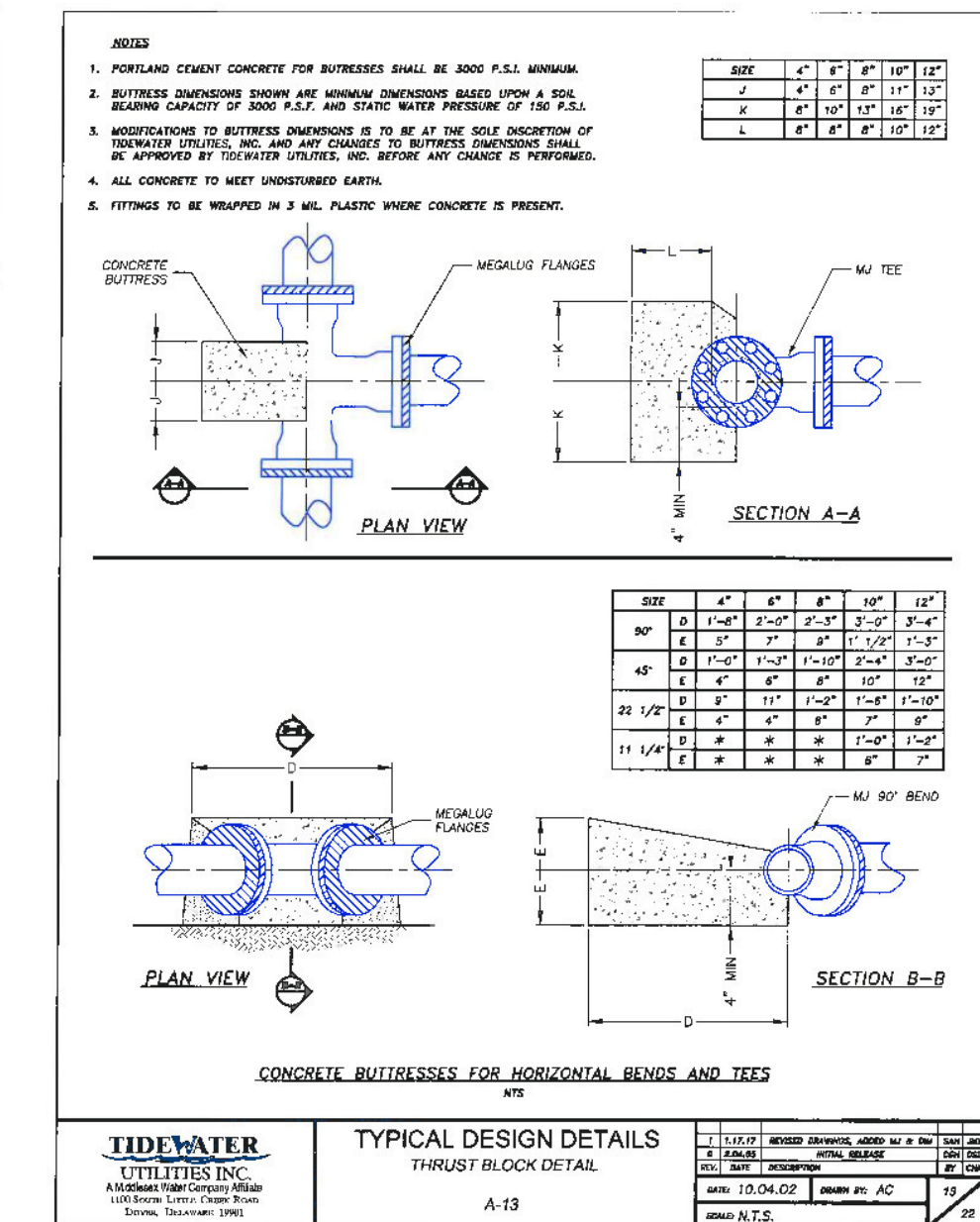
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
ROAD CROSSING DETAIL (SUBSEX COUNTY)  
A-9  
DATE: 11.15.2017  
BY: [Signature]  
CHK: [Signature]



**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
TEMPORARY PAVEMENT, DRIVEWAY AND TRENCH DETAIL  
A-10  
DATE: 3.16.2016  
BY: [Signature]  
CHK: [Signature]

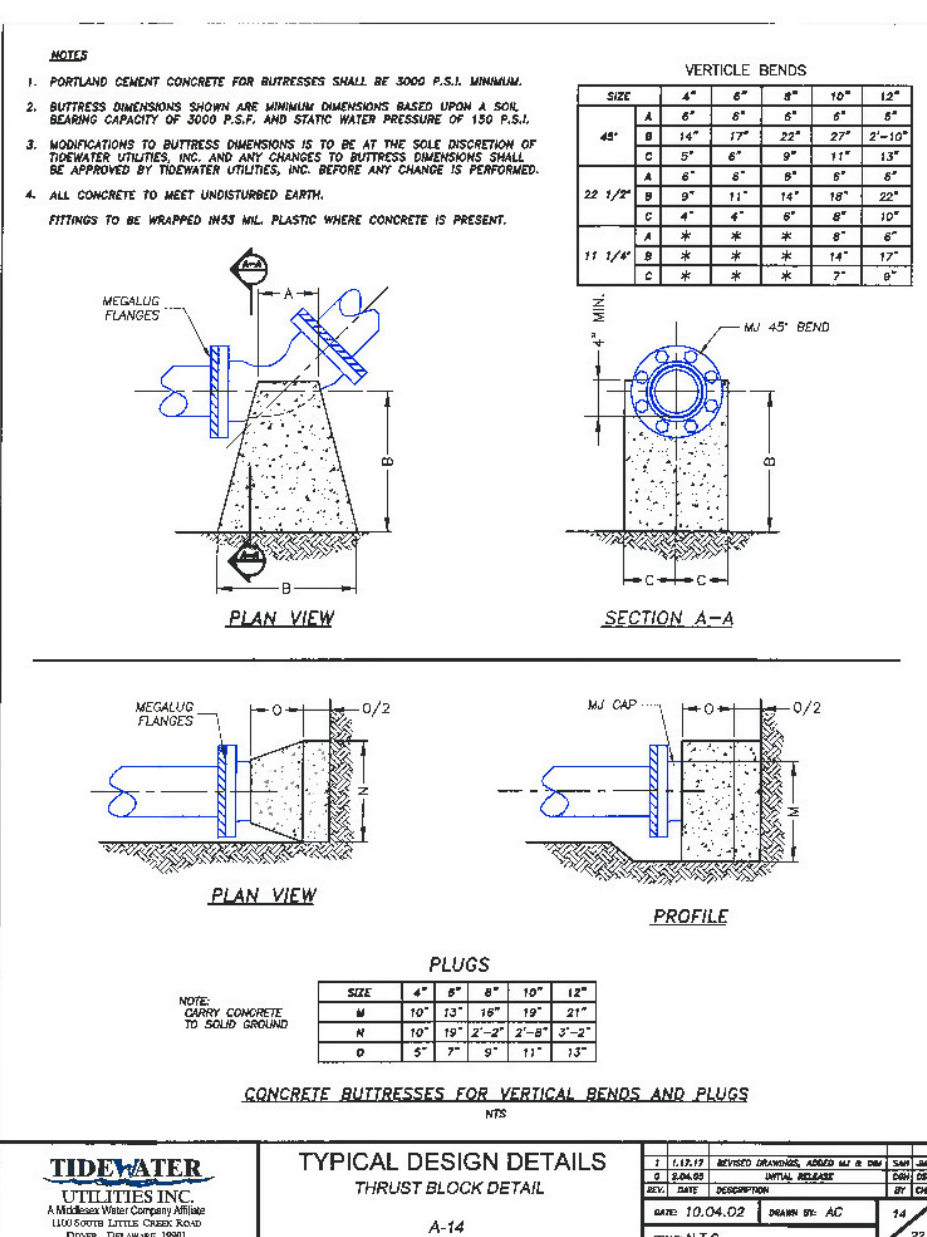


**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
WATER MAIN CROSSING UTILITY DETAIL  
A-11  
DATE: 10.04.02  
BY: [Signature]  
CHK: [Signature]

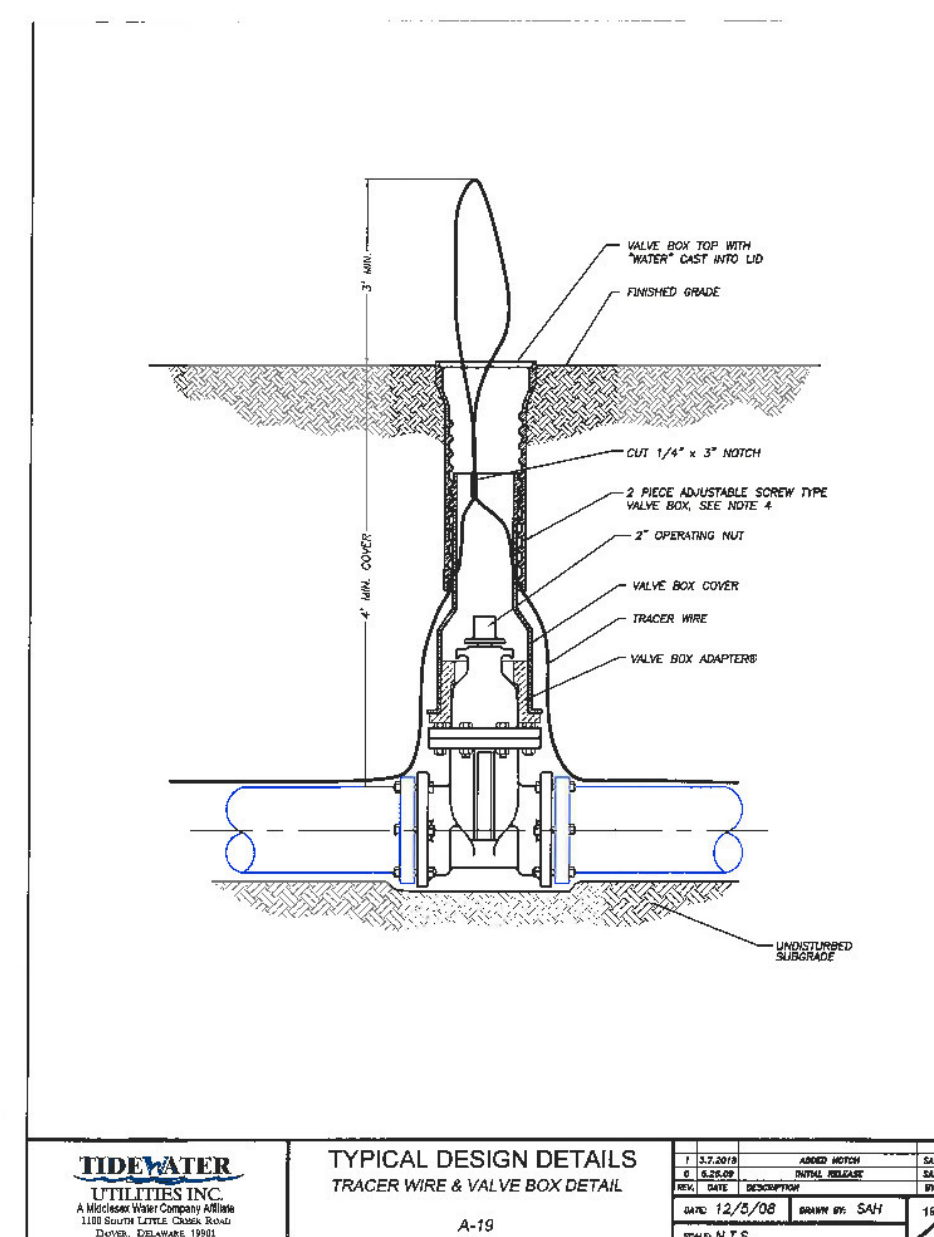


**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
THRUST BLOCK DETAIL  
A-13  
DATE: 12.04.02  
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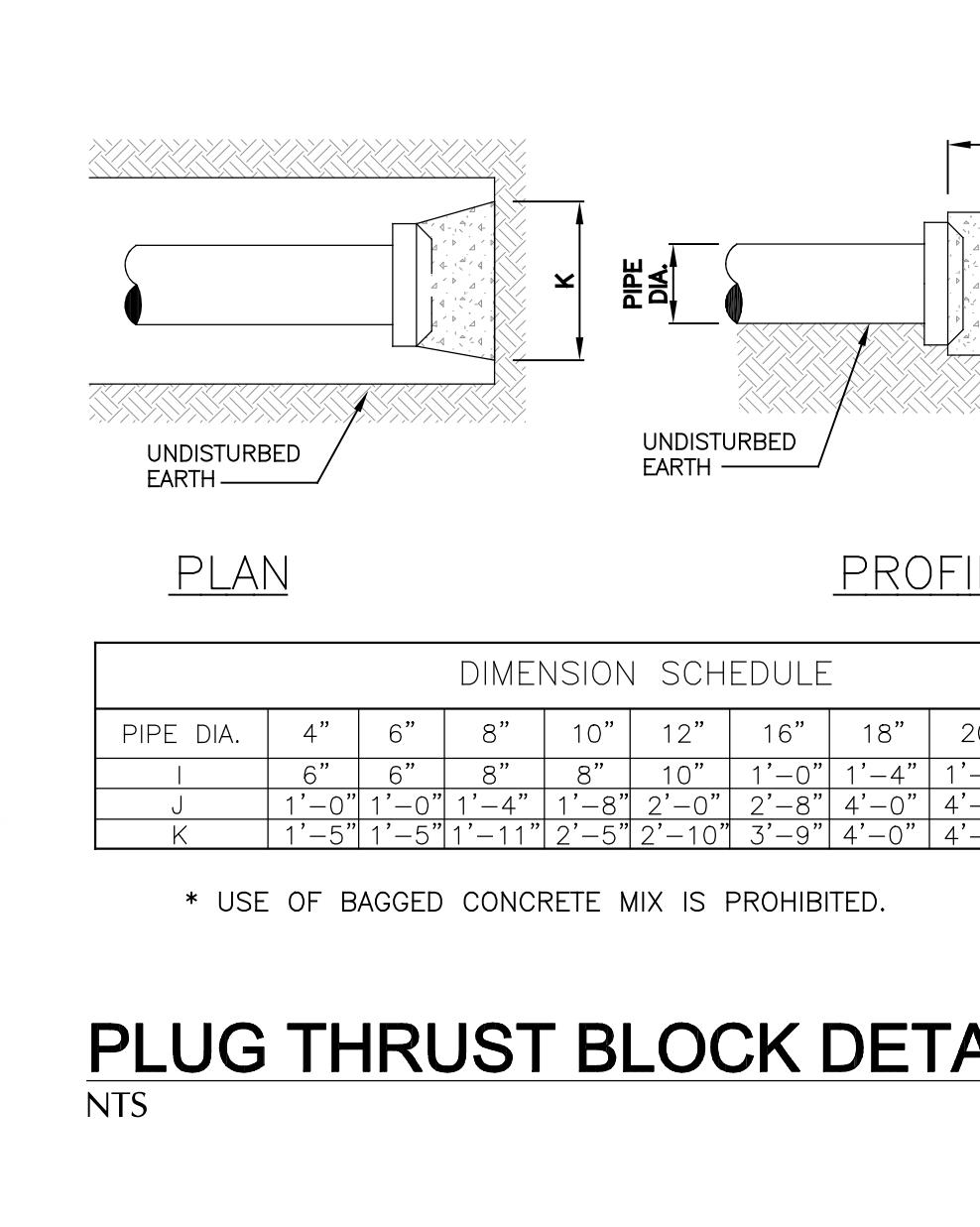
Seal:  
**ROBERT J. PALMER**  
LICENSED PROFESSIONAL ENGINEER  
STATE OF DELAWARE  
**BEACON ENGINEERING LLC**  
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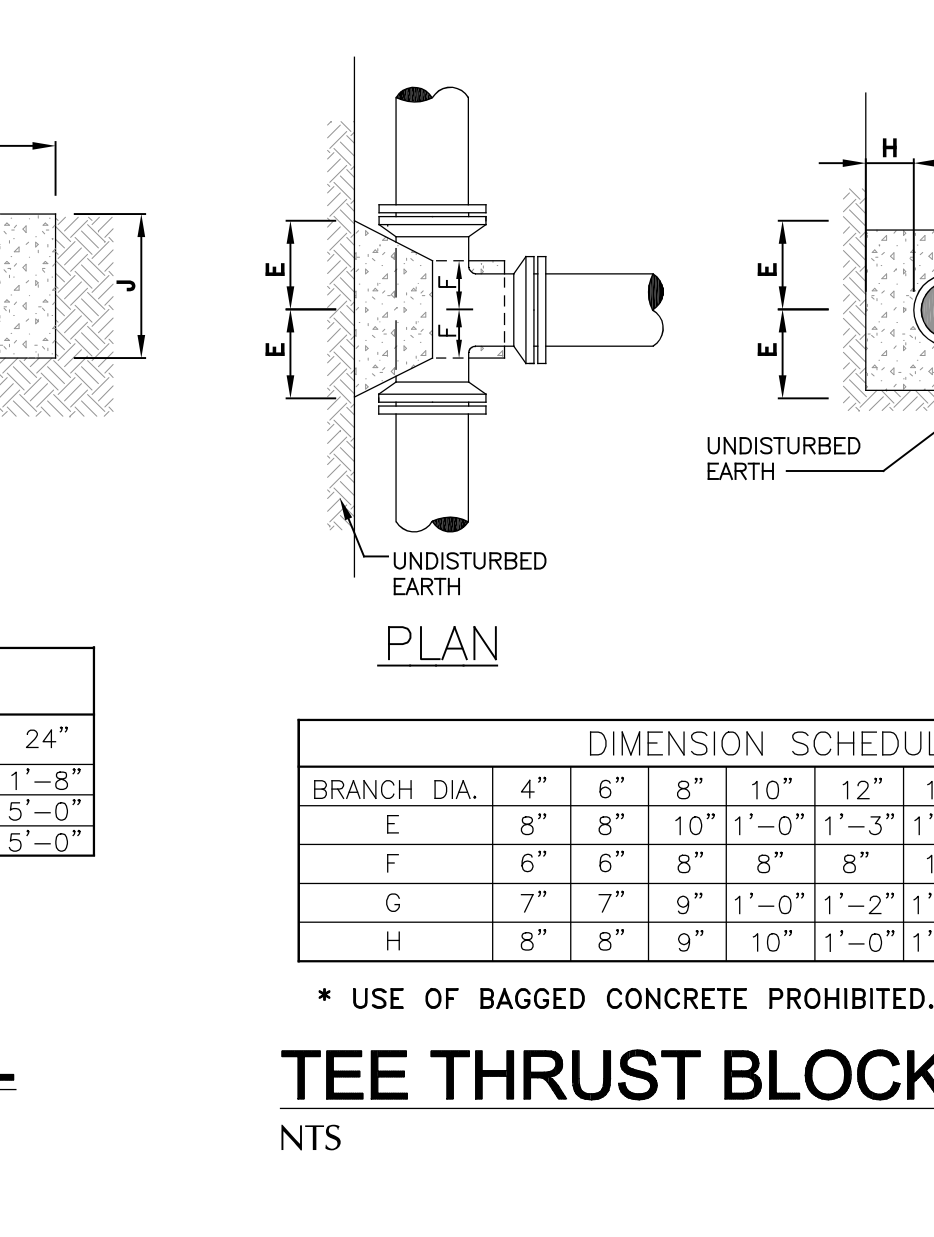
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
THRUST BLOCK DETAIL  
A-14  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



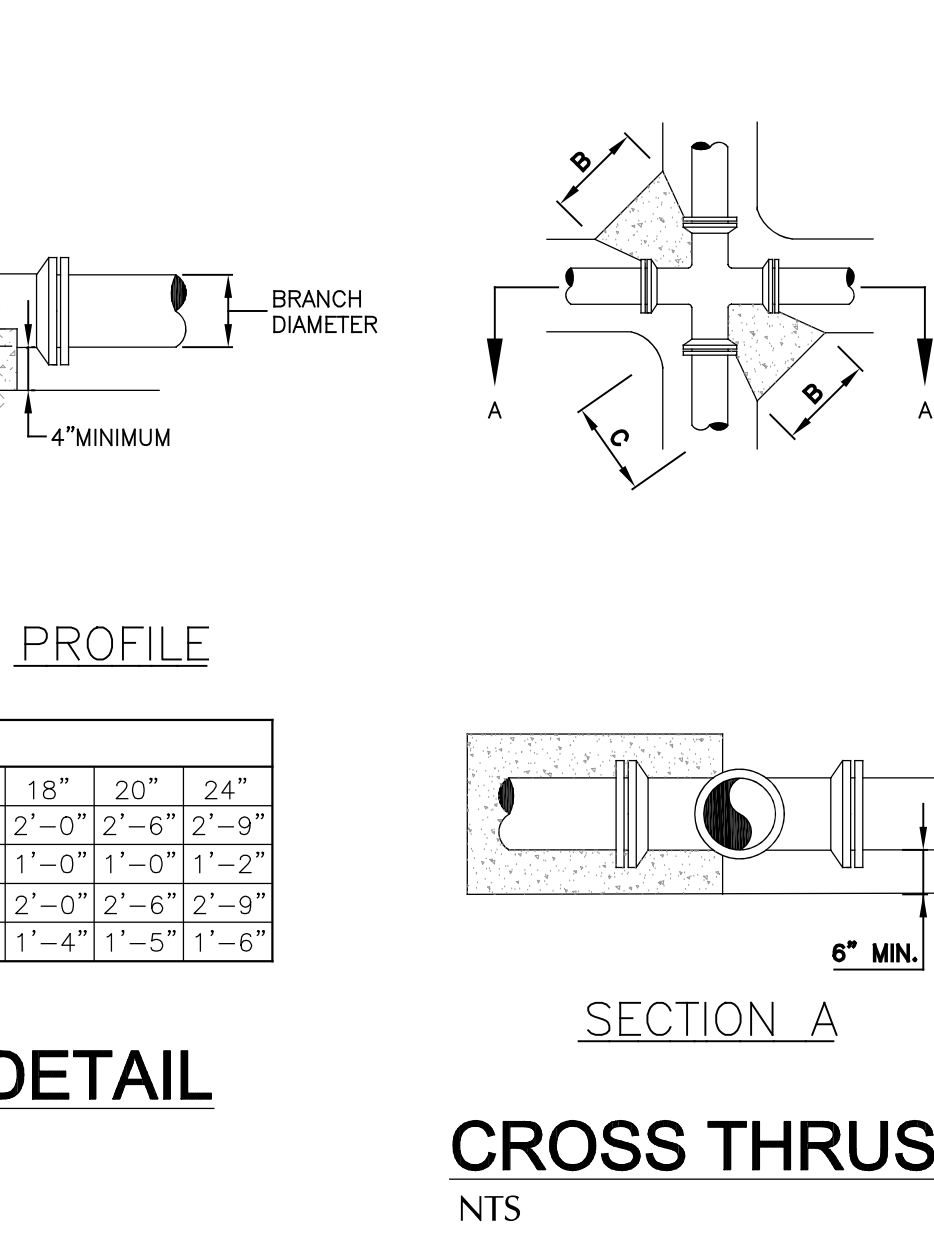
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
TRACER WIRE & VALVE BOX DETAIL  
A-15  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



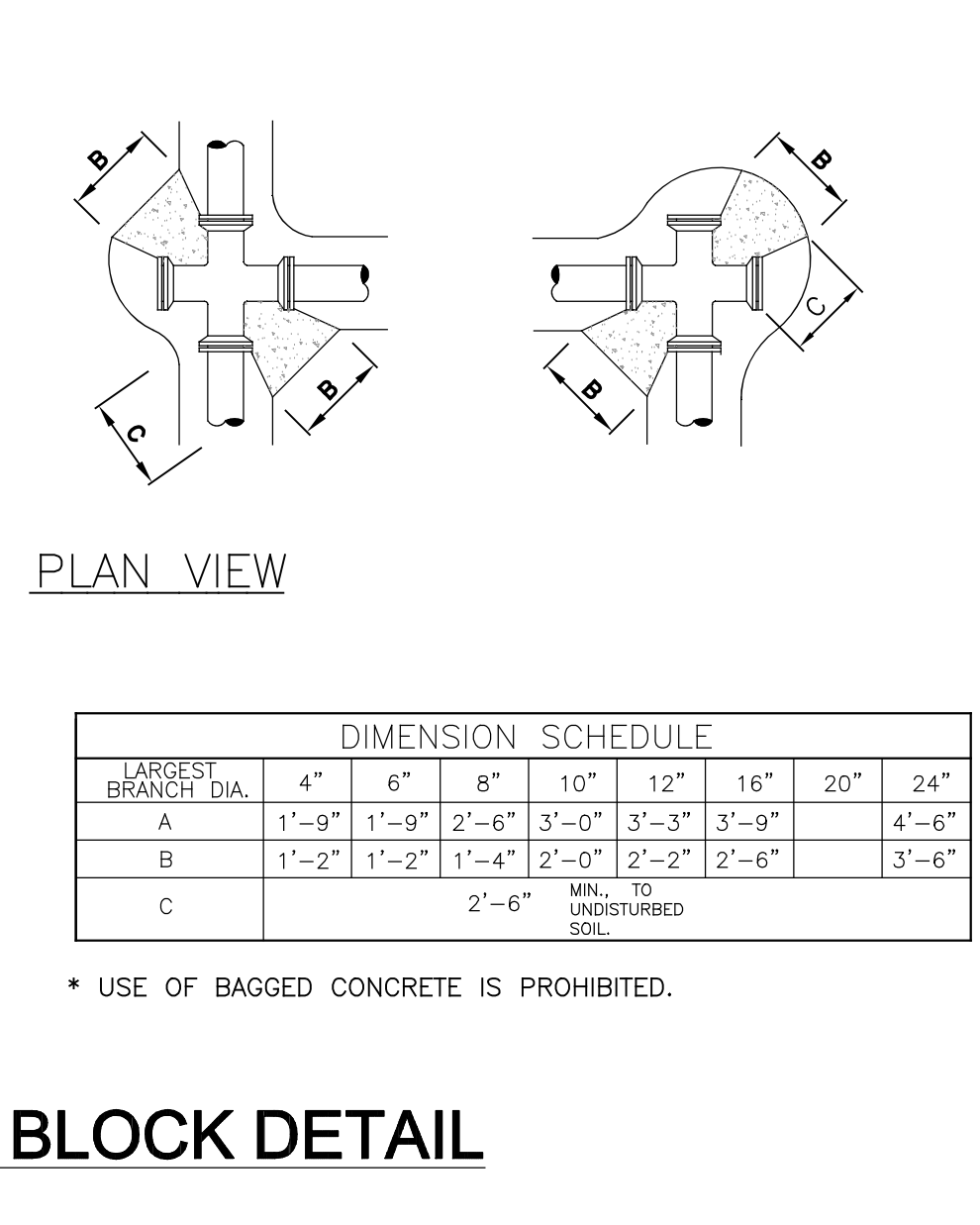
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
PLUG THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



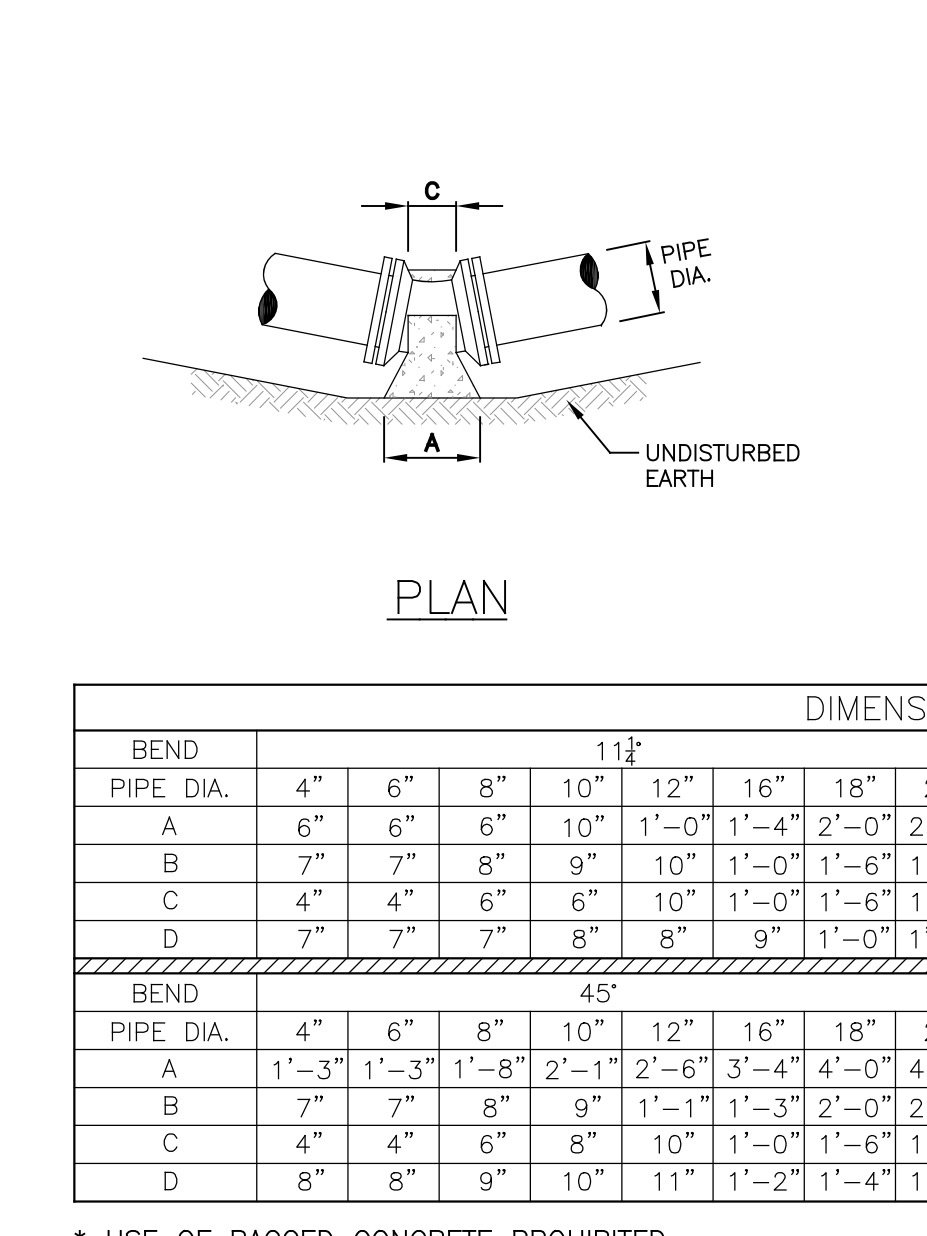
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
TEE THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



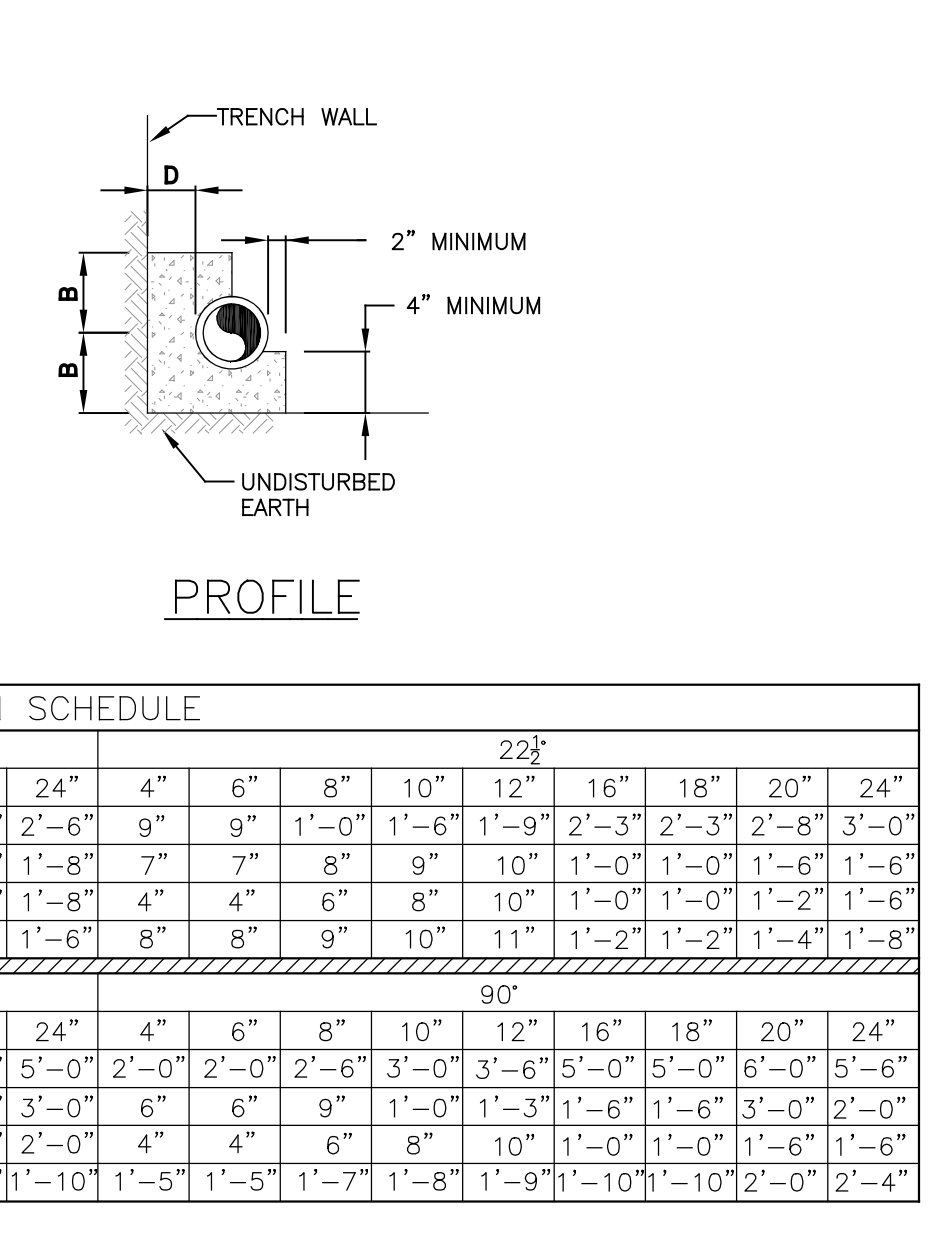
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
CROSS THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



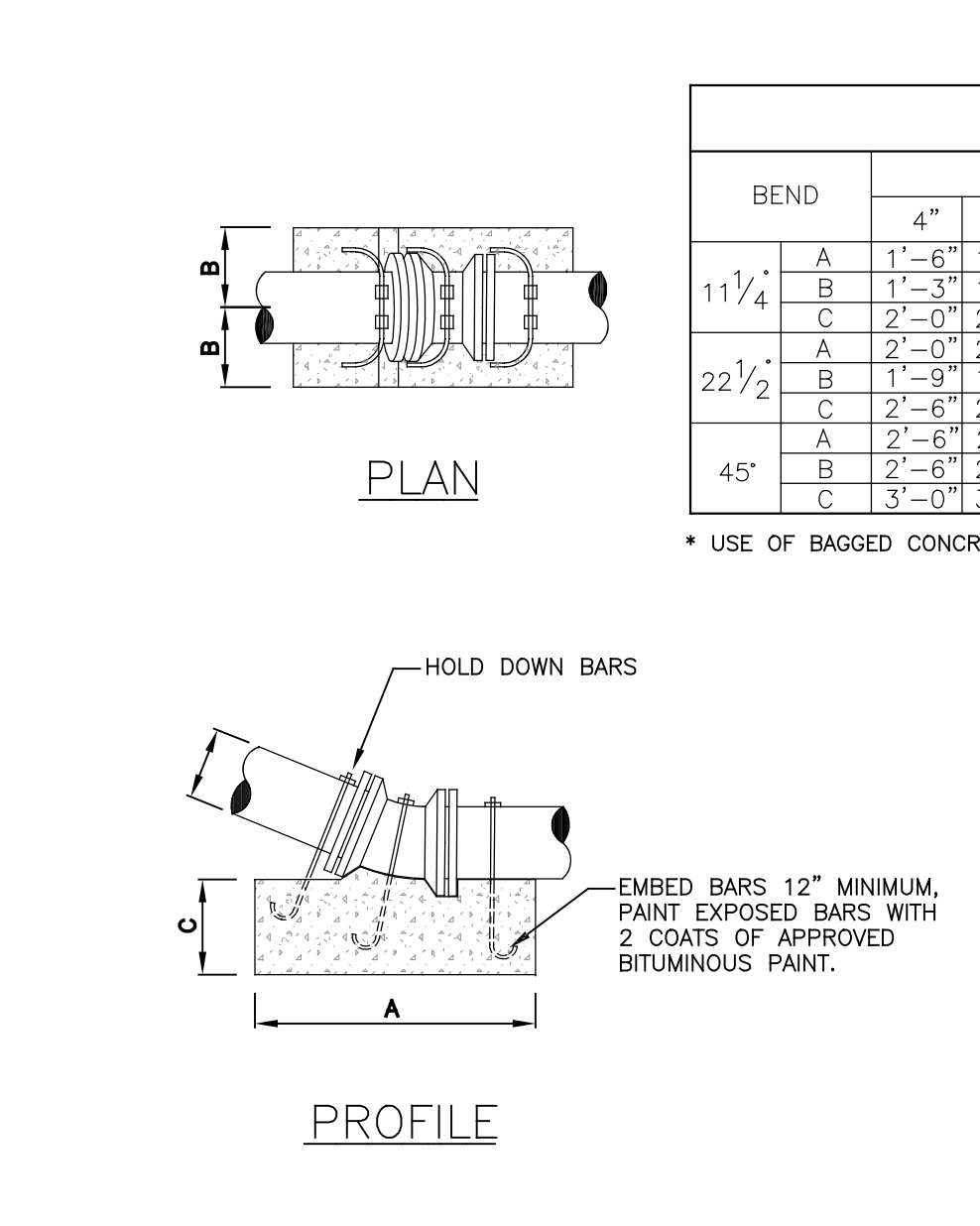
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
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NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



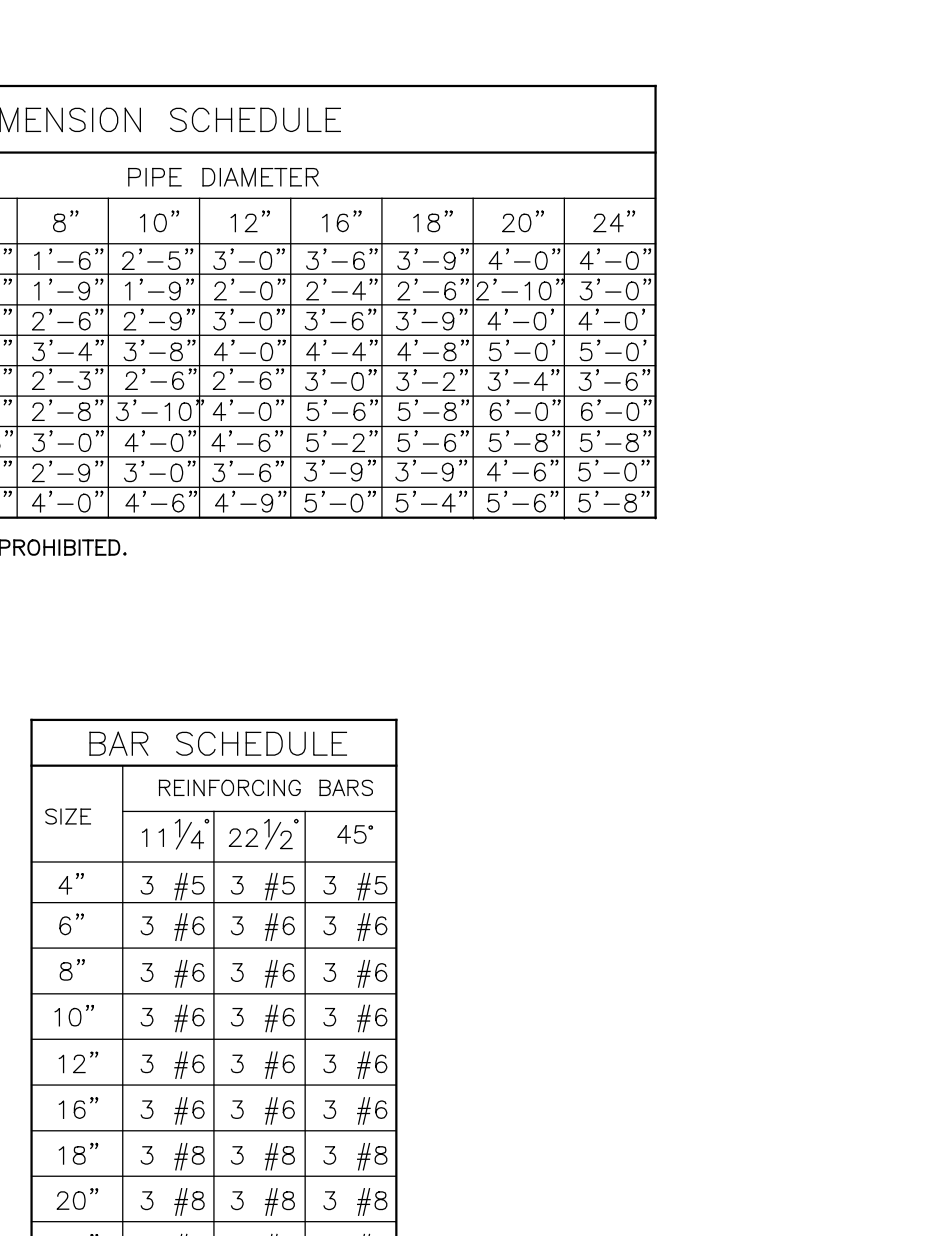
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
HORIZONTAL BEND THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



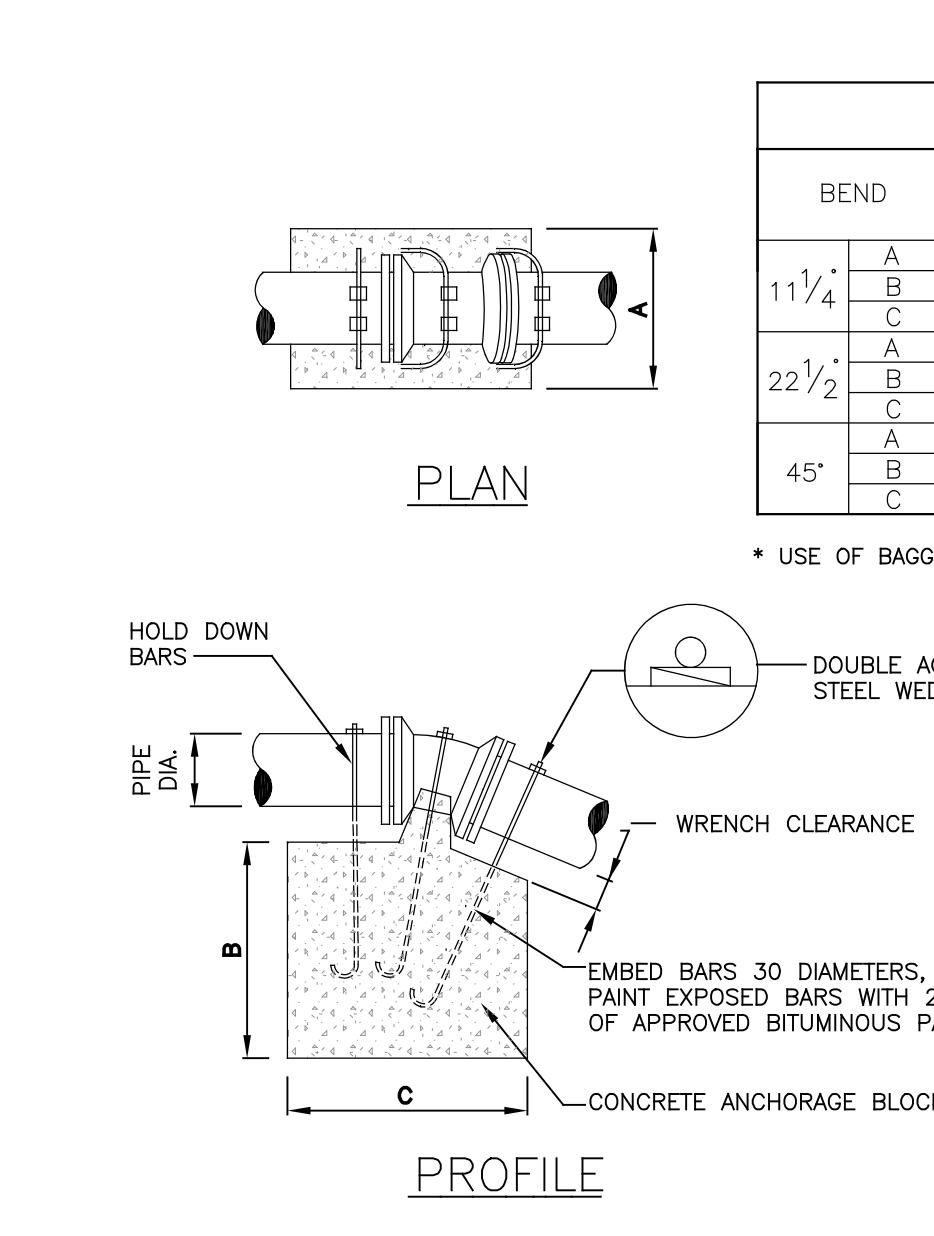
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
VERTICAL UPWARD BEND THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



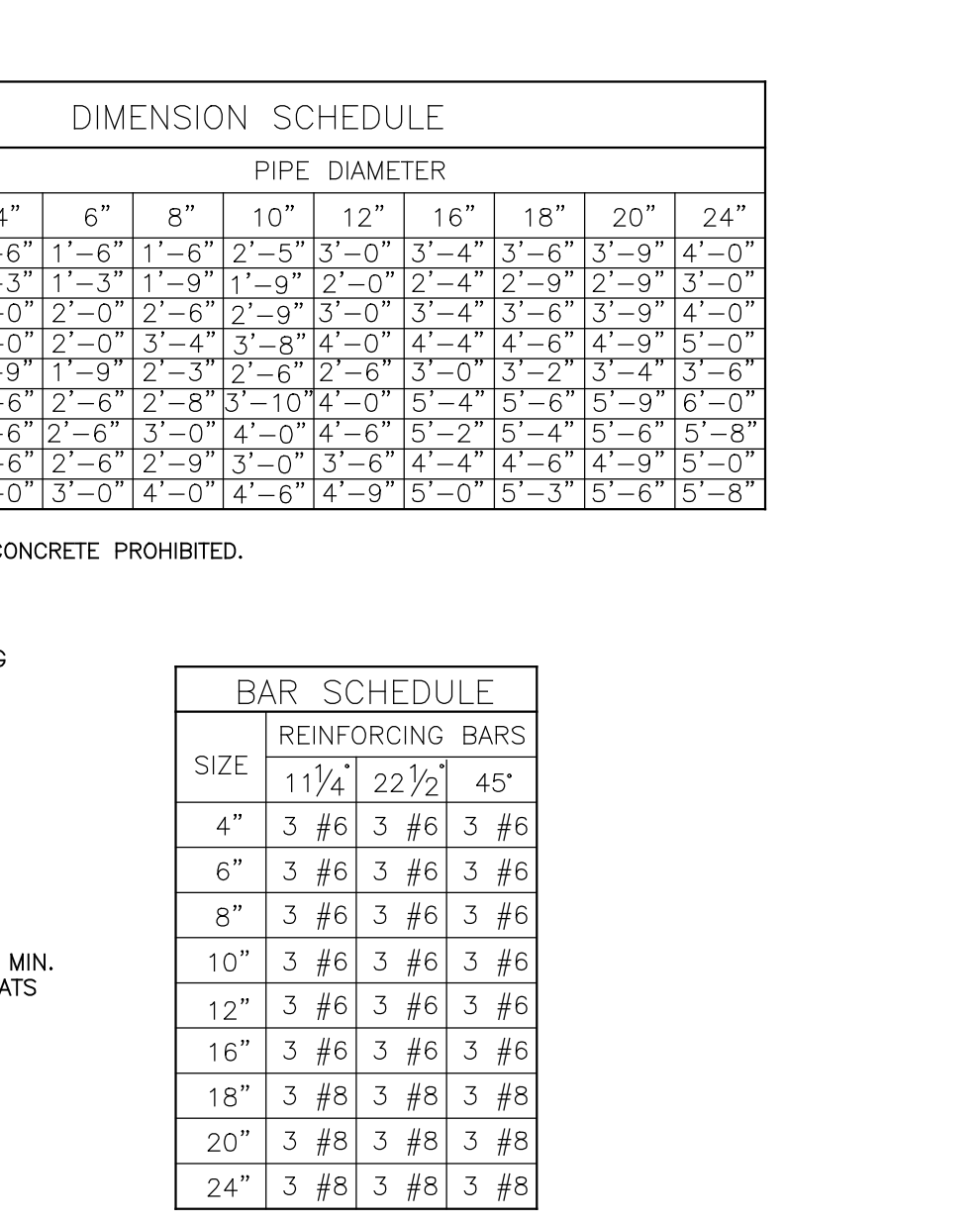
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
VERTICAL UPWARD BEND THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
VERTICAL DOWNWARD BEND THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
VERTICAL DOWNWARD BEND THRUST BLOCK DETAIL  
NTS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]



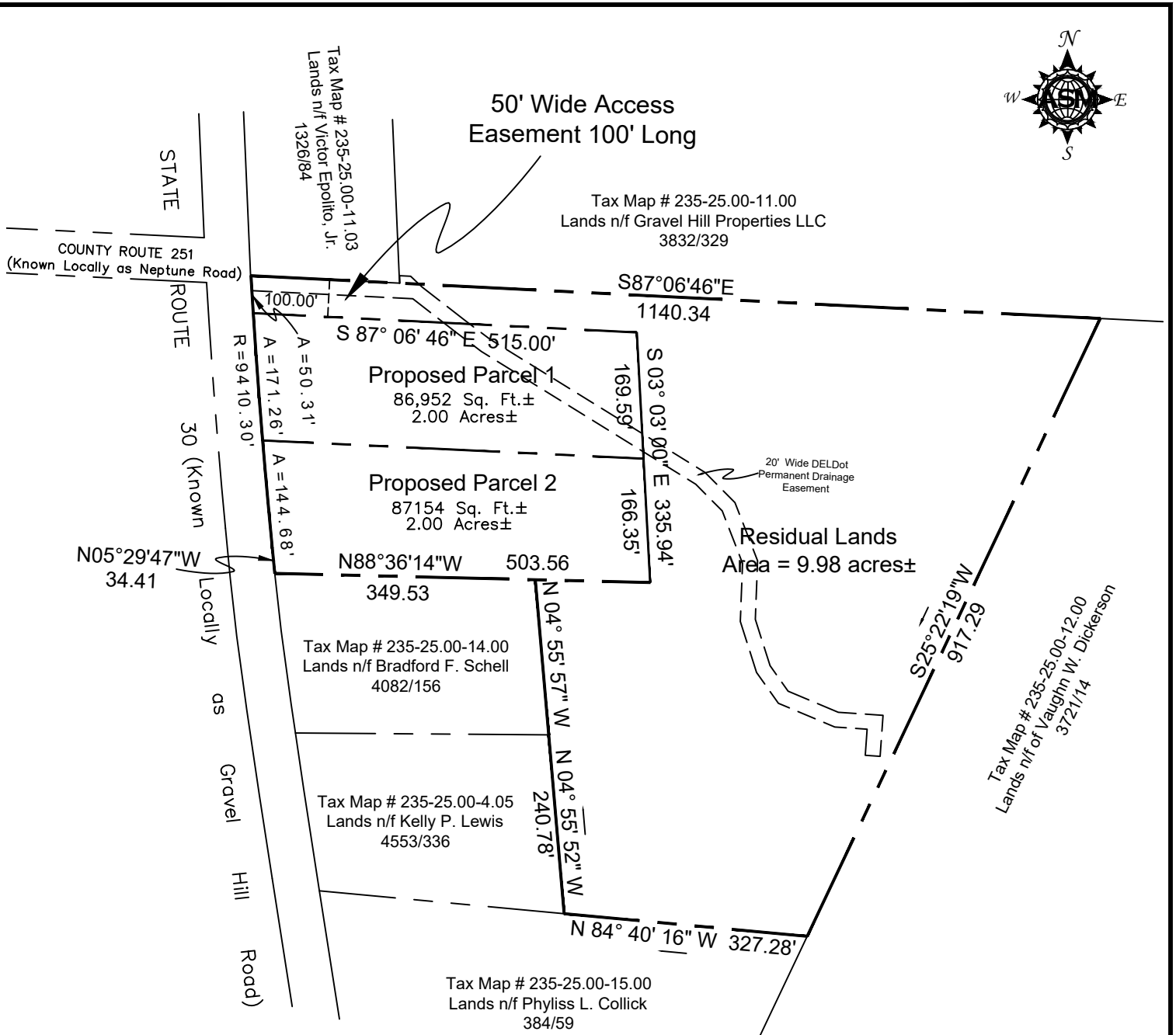
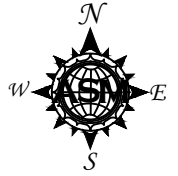
**TIDEWATER UTILITIES INC.** TYPICAL DESIGN DETAILS  
WATER MAIN CONNECTION DETAILS  
DATE: 12.20.20  
BY: [Signature]  
CHK: [Signature]

**HORIZONTAL BEND THRUST BLOCK DETAIL**

**VERTICAL UPWARD BEND THRUST BLOCK DETAIL**

**VERTICAL DOWNWARD BEND THRUST BLOCK DETAIL**

**UT4.1**



**Notes:**

Parcel 1 access is from 50' wide 100' long access easement.  
 Parcel 2 access is from Rt. 30.

The maintenance the the 100' Access Easement will be shared by Parcel 1 and Residual Lands.

According to the Delaware Environmental Navigator there are no wetlands on the proposed subdivision.

The proposed subdivision is located in Flood Zone X on FEMA FIRM #10005C0325L.



**Note:**

Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office: Delaware Department of Transportation.

ATLANTIC SURVEYING & MAPPING, L.L.C.  
 P.O. BOX 247  
 HARBESON, DE 19951  
 PH. 302-684-2980

Revised Preliminary Site Plan: Proposed Minor Subdivision of Lands Of Barbara & J. Martin Manship  
 Milton, Broadkill Hundred, Sussex County, Delaware

Deed Ref.: Bk. 3467, Pg. 163  
 Scale: 1" = 200'

TAX MAP: 235-25.00-4.00

No recorded rights-of-way, easements or other encumbrances affecting these lands have been provided to the Surveyor by the Client. No warranty as to title to any lands depicted hereon is explicitly or implicitly provided.

SURVEYED BY:	N/A
DRAWN BY:	HJ
CHECKED BY:	M.J.
PROJECT #:	A200605
DATE:	Rev. 3/24/2021
SHEET NO:	1