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Sussex County

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COUNTY ADMINISTRATIVE OFFICES
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GEORGETOWN, DELAWARE



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Milton, DE 19968
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www.pennoni.com

April 22, 2022
CHANY21001

Mr. Michael Lowrey
Sussex County Planning and Zoning
2 The Circle
Georgetown, DE 19947

RE: Revised Preliminary Site Plan Submission (S-22-03)
Steiner Land, LLC & Delstar, LLC
Tax Map # 135-16.00-23.05 & 23.06 (Parcels A1 & A2)
Georgetown Hundred
Georgetown, DE 19947

Dear Mr. Lowrey,

On behalf of Steiner Land, LLC & Delstar, LLC., Pennoni Associates Inc. (Pennoni) is pleased to submit the revised Preliminary Site Plan for your consideration of review and approval. We have addressed the following comments per your letter received on March 16, 2022.

We have enclosed one (1) copies of the following documents for review and approval of the project.

<u>Item</u>	<u>Description</u>	<u>Last Revised</u>
Drawings Prepared by Pennoni Associates Inc.		
PP1001 & PP1002	Preliminary Site Plan & Details	04/22/2022

Preliminary Site Plan Comments:

- Please describe the “Cement Central Mixing and Proportioning” as well as the “Building Materials Recycling Operations” that the applicant proposes on the site. A detailed description of the use/process would be helpful to the Planning and Zoning Commission as it is not clear on the Preliminary Site Plan provided.*
Pennoni Response (April 22, 2022): See attached detailed descriptions for each use.
- Staff notes that the applicant is required to provide the location and nature of all proposed construction, excavation or grading at the site (§115-220(5)).*
Pennoni Response (April 22, 2022): Understood. The entire site will be disturbed for the proposed site improvements and to allow drainage to the centered stormwater facility. A bulk grading plan will be supplied as part of the final plan submission.
- Staff notes that all the setbacks for the proposed building are not included in the applicant’s submission. Please include the proposed setbacks for all proposed buildings in any revised plan (§115-220(8)).*
Pennoni Response (April 22, 2022): We have dimensions between the buildings and property line to clearly show setback information.

4. Staff notes that building height is not provided for all the proposed structures. Specifically, proposed heights are not provided for the following proposed improvements designated as follows in the Plan's "Building Use and Construction" table:

- Building B: "Compartment Material Storage Bin"
- Building H: "Open Air Pavilion Style Steel Building" – While the plan indicates "1 Story" for this structure, due to the unique nature of this improvement, staff request more specificity relating to the building and the proposed height.
- The improvement designated solely as "Proposed Silo", drawn as a circle immediately adjacent to the south of "Building C" in the Plan.

Please include the height for all proposed buildings on any revised plan (§115-220(8)).

Pennoni Response (April 22, 2022): We have added the height of all structures and building, refer to the building use and construction table.

5. Please provide more detail regarding the "Open-Air Pavilion Style Steel" structure. Will this be a rack type or lean-to style building? Will there be any type of component, structural or otherwise, spanning the top of the structure?

Pennoni Response (April 22, 2022): The building will be a pavilion style building, basically a roof supported by post/columns around the perimeter with no side walls.

6. Staff notes the area labeled "Storage" on the Plan, immediately east of "Building D". Please provide more information clarifying the nature of the improvement in this area.

Pennoni Response (April 22, 2022): The label has been revised to state Material Storage Bins, these bins will store the various materials and aggregate for the cement mixing process. Refer to the Chaney Site in Lincoln for additional information.

7. Staff notes that a total of seven (7) parking spaces are provided at two (2) locations in the plan. Staff requests that the applicant amend the Site Data column to include parking calculations or provide a parking table in the Plan indicating the calculations per the specific use of proposed structures as required under (§115-162).

Pennoni Response (April 22, 2022): The parking has been separated for each use and clearly identified on the plans.

8. Staff notes the parking area in the Plan adjacent to "Building A" designated as a (450) square foot "2 Story Plant Control Building." Staff notes that two (2) stories would imply (900) square feet in "Building A" which would impact the calculation of the total required parking at the site. Please clarify the total square footage to be included in the improvement designated "Building A." Additionally, please show the dimensions of the parking spaces provided at this parking area as well as the dimensions of the parking stalls at the area labeled "Company Vehicle Parking" in the plan.

Pennoni Response (April 22, 2022): The parking is based on employees not square footage. We have updated the Building A label for total GFA along with parking dimensions as requested. The parking data has been separated and clearly references the required and proposed for each site.

9. Staff calculates approximately 15,507 square feet of industrial use as categorized under the table provided in (§115-167) and notes that two (2) Off-Street Loading spaces are required. Please indicate

where such required Off-Street loading areas will be provided in the plan. Additionally, staff notes the dimensional requirements for Off-Street loading areas as described in (§115-170).

Pennoni Response (April 22, 2022): We have added a designated loading space for each use, but as these are not typical commercial uses, the entire area is designed for loading and unloading operations as part of the intended use.

10. Staff notes that the zoning information referencing the neighboring property to the north (Tax Map # 135-16.00-23.00) is labeled as with C-1 General Commercial Zoning District and AR-1 Agricultural residential Zoning District. Staff notes that a portion of this parcel is also within the CR-1 Commercial Residential Zoning District.

Pennoni Response (April 22, 2022): The online map is wrong, the entire parcel is C-1 / CR-1.

11. Please show the required front yard setback of fifty (50) feet in the plan. (§115-220(8))

Pennoni Response (April 22, 2022): The 50' wide front setback is shown on the plans and follows the previous recorded plat as part of the minor subdivision. The front setback following the property line parallel with the access road. The setback along Steiner Road is 15' as this is a corner lot per the recorded minor subdivision plan.

12. Staff note that there is no landscaping proposed in the Plan and wish to inquire if any will be provided in addition to the fencing to minimize noise and/or dust associated with either the "Concrete Central Mixing and Proportioning" or "Building Materials Recycling and Sorting" operations proposed at the site.

Pennoni Response (April 22, 2022): The development is not proposing any landscaping at this time.

13. Please add a note to show the proposed interconnectivity to the neighboring property on Steiner Road in the Final Site Plan. (§115-220(16)).

Pennoni Response (April 22, 2022): Interconnectivity is unlikely for these uses as they both will be surrounded with security fencing to protect the businesses and safety to the public.

14. Staff note that a bulk grading plan is required as part of the Final Plan submission. (115-221(B)(17)).

Pennoni Response (April 22, 2022): Understood.

15. Please note that a Final Site Plan will require that the impervious cover area be shown as acreage and percentages in the Plan's data column. (115-221(B)(15)).

Pennoni Response (April 12, 2022): We have provided this breakdown, refer to the site data table # 15.

16. Please note that a Final Site Plan will require that the plan show the location, character, size, height, and orientation of any proposed signs on the site and include a note that any sign will require a sign permit. (115-221(B)(11)).

Pennoni Response (April 22, 2022): Understood.

17. Please note that a Final Site Plan will require that the plan show any proposed outdoor lighting systems on the site. (115-221(B)(5)).

Pennoni Response (April 22, 2022): Understood.

18. Please note that any Final Site Plan shall be signed by the owner.

Pennoni Response (April 22, 2022): Understood.

19. *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:*

- a. *Delaware Department of Transportation (DelDOT)*
- b. *Sussex Conservation District*
- c. *State Fire Marshal*

Pennoni Response (April 22, 2022): Understood.

If you have any comments or need additional information, please call us at (302) 684-8030.

Sincerely,

PENNONI ASSOCIATES INC.



Alan Decktor, PE, ENV SP
Senior Engineer

CC.

U:\Accounts\CHANY\CHANY21001 - Minor Subdivision- Harbeson\DELIVERABLES\PZ\2022-04-12 Revised Prelim\2022-04-12 Prelim Site Plan Sub.docx

FUQUA, WILLARD, STEVENS & SCHAB, P.A.

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July 26, 2019

Samantha Bulkilvish
Sussex County Planning & Zoning Dept.
2 The Circle
Georgetown, DE 19947

Re: Chaney Enterprises (S-19-26)
Tax Parcel: 230-19.00-111.00

Dear Ms. Bulkilvish:

Please allow this letter to serve as a response to your comments number 1 and 2 of the staff review letter dated July 18th.

As a starting point, the proposed use is not a "cement operation", it is a "concrete mixing and proportioning plant". The terms "cement" and "concrete" are often incorrectly used interchangeably, but "cement" and "concrete" are distinctly separate products.

Cement is made from a closely controlled chemical combination of limestone, calcium, silicon, iron and aluminum, among other ingredients, that is heated in large kilns to about 2,700 degrees F to form a product known as clinkers, which roughly resemble marbles. These are ground into a powder and gypsum is added, creating the gray flour-like product known as cement.

Concrete, in contrast, is a mixture of cement, with fine and coarse aggregates (rocks, stones and sand). Cement makes up to 10% to 15% of the total mass of concrete, the exact proportions vary depending on the type of concrete being made. Water is added to the aggregate and cement mixture to form concrete. Concrete is malleable when newly mixed and can be poured into a mold, so that it will harden in a specific shape, block or slab and strong, and durable when hardened.

Page 2
July 26, 2019

The use proposed by Chaney Enterprises is a central concrete mixing and proportioning plant which is a permitted use in the HI-1, Heavy Industrial Zoning District. The "plant" consists of pieces of equipment that load, store, weigh and discharge the concrete ingredients directly into a concrete transport truck. Water is then added to the mixture in the truck which continuously mixes the ingredients at a set revolution during transportation to a job site. The principal pieces of equipment are raw material storage bins, a ground hopper, a stacker or conveyor, a four compartment material storage bin, a cement silo, dust collectors and a plant control building with computer controls to ensure accurate measurement of concrete ingredients.

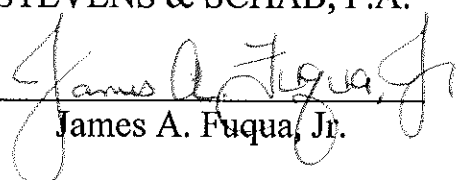
The plant control building will be a small two story building with the control room on the first floor and a batch office on the second floor, the cement silo is stand alone with a height of seventy-two feet, the raw material storage bins are open and un-enclosed to allow access for loader, and the four compartment material storage bin associated with the plant will have a façade or wall on four sides, but no roof. Attached as Exhibit A is a photo of the equipment at a different site which is similar to how it will appear at the proposed site and attached as Exhibit B is a photo of a Chaney Enterprises concrete plant located in Lorton, Virginia.

Chaney Enterprises was founded in 1962 and currently operates 28 concrete plants and sand and gravel facilities in Maryland, Virginia and the District of Columbia.

Please contact me if any additional information is needed. Per your letter it is my understanding that preliminary site plan review will be scheduled for the Commission's August 8th meeting.

Very truly yours,

FUQUA, WILLARD,
STEVENS & SCHAB, P.A.

By: 
James A. Fuqua, Jr.

JAF/jel

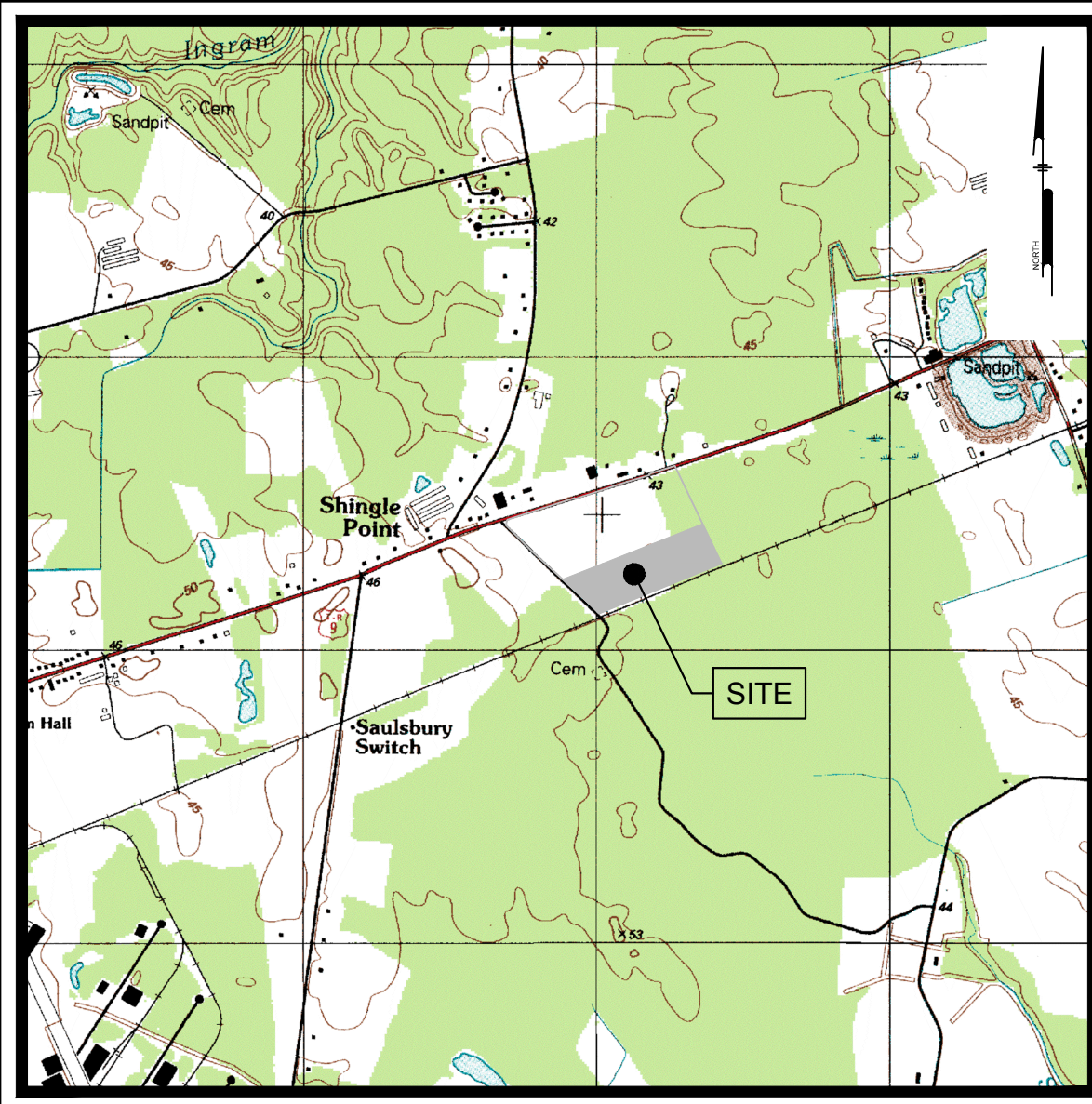
SITE DATA TABLE:

1. TAX MAP NUMBER:	135-16.00-23.05 & 135-16.00-23.06
2. OWNER:	DELSTAR, LLC. C/O KYLE MURRAY ASHWOOD STREET BETHANY BEACH, DE 19930
OWNER ADDRESS:	STEINER LAND, LLC. C/O BRIAN SHIPP AND ANDREW SPRINGER ASHWOOD STREET BETHANY BEACH, DE 19930
3. ADDRESS LOCATION:	STEINER ROAD GEORGETOWN, DE 19947
HUNDRED: COUNTY,	GEORGETOWN SUSSEX
4. ZONING:	HI-1 (HEAVY INDUSTRIAL) [HI-1 CHANGE OF ZONE 1902, P&Z COMMISSION APPROVAL ON 1/23/2020, COUNTY COUNCIL APPROVAL ON 2/18/2020, ORDINANCE NO. 2709] AGRICULTURAL
PRESENT USE: PROPOSED USE:	HEAVY INDUSTRIAL PARCEL A1 - CONCRETE CENTRAL MIXING AND PROPORTIONING PLANT PARCEL A2 - BUILDING MATERIALS RECYCLING AND SORTING FACILITY
5. REQUIRED SETBACKS (B.R.L.):	HI-1 (115-116 B.)
DEPTH OF FRONT YARD (FEET)	50'
WIDTH OF SIDE YARD (FEET)	20'
DEPTH OF REAR YARD (FEET)	20'
6. BUILDING HEIGHT:	125' MAX. (PER 115-116B) 42' MAX (115-83(B)(3))
7. REQUIRED LOT SIZES: (PARCEL A, HI-1)	200 FT. (115-116) 200 FT. (115-116) 2 ACRES, (115-116)
8. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION §115-162)	1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT ESTABLISHMENTS) (1 PER 2 EMPLOYEES, MAX 28 EMPLOYEES) TOTAL REQUIRED SPACES: 14
WHOLESALE OR MANUFACTURING:	1 PER 2 EMPLOYEES (18 EMPLOYEES) TOTAL REQUIRED SPACES: 9 HANDICAP SPACES = 1
PARCEL A1:	1 PER 2 EMPLOYEES (10 EMPLOYEES) TOTAL REQUIRED SPACES: 5 HANDICAP SPACES = 1
PARCEL A2:	1 PER 2 EMPLOYEES (10 EMPLOYEES) TOTAL REQUIRED SPACES: 5 HANDICAP SPACES = 1
OVERALL PARKING SPACES:	TOTAL REQUIRED SPACES: 14 TOTAL PROVIDED SPACES: 14 (INCLUDING 2 SPACES)
9. LOADING SPACES REQUIRED:	2 SPACES (CODE SECTION §115-167)
PARCEL A1	1 SPACE
PARCEL A2	1 SPACE
OVERALL LOADING SPACES:	PROPOSED LOADING SPACES: 2 SPACES

10. WATER SUPPLIER:	PRIVATE ON SITE WELLS	
11. SECTION 89 - SOURCE WATER PROPERTY:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.	
12. SANITARY SEWER PROVIDER:	PUBLIC - ARTESIAN WATER COMPANY	
13. POSTED SPEED LIMIT STEINER ROAD	45 MPH	
14. STATE INVESTMENT AREA: COMPREHENSIVE PLAN AREA: SCHOOL DISTRICT: FIRE DISTRICT:	LEVEL 3 COMMERCIAL / HEAVY INDUSTRIAL INDIAN RIVER SCHOOL DISTRICT GEORGETOWN (77)	
15. SITE AREA AND ACREAGE:	ACRES(±)	
PARCEL A1:		
BUILDING FOOT PRINT:	EX: 0.00 ± AC. (0.00%)	PR: 0.29 ± AC. (3.90%)
PARKING/DRIVE AISLES/IMPERVIOUS:	EX: 0.00 ± AC. (0.00%)	PR: 2.29 ± AC. (30.5%)
GRASS:	EX: 7.30 ± AC. (97.3%)	PR: 4.92 ± AC. (65.6%)
WOODS:	EX: 0.20 ± AC. (2.70%)	PR: 0.00 ± AC. (0.00%)
TOTAL:	EX: 7.50 ± AC.	PR: 7.50 ± AC.
PARCEL A2:		
BUILDING FOOT PRINT:	EX: 0.00 ± AC. (0.00%)	PR: 0.21 ± AC. (2.80%)
PARKING/DRIVE AISLES/IMPERVIOUS:	EX: 0.00 ± AC. (0.00%)	PR: 4.79 ± AC. (63.9%)
GRASS:	EX: 3.08 ± AC. (41.1%)	PR: 2.41 ± AC. (32.1%)
WOODS:	EX: 4.42 ± AC. (58.9%)	PR: 0.09 ± AC. (1.2%)
TOTAL:	EX: 7.50 ± AC.	PR: 7.50 ± AC.
TOTAL AREA:	EX: 15.00 ± AC.	PR: 15.00 ± AC.
14. EXISTING WOODS AREA: WOODS TO REMAIN:	4.62 ± AC. 0.09 ± AC.	
15. TOTAL IMPERVIOUS AREA: PARCEL A1: PARCEL A2: TOTAL AREA:	2.58 ± AC. (34.4%) 5.00 ± AC. (66.7%) 7.58 ± AC. (50.5%)	
16. LONGITUDE AND LATITUDE:	STATE PLANE COORDINATES:	LONGITUDE: W 75°06'52.51" LATITUDE: N 38°33'25.06"
17. PROPOSED DISCHARGE LOCATION:	STEINER ROAD DITCH AT NORTHEAST PROPERTY CORNER	
18. WATERSHED:	ROUND POLE BRANCH - BROADKILL RIVER WATERSHED, ULTIMATELY TO DELAWARE BAY	
19. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 1005C0325L, MAP REVISED JUNE 20, 2018. (ZONE X) OUTSIDE 500 YR FLOOD PLAN.	
20. WETLANDS AREA:	0 ACRES	
21. DATUM:	HORIZONTAL: NAD83 VERTICAL: NAVD 1988	
22. FIRE DISTRICT:	GEORGETOWN FIRE COMPANY (STATION 77)	
23. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY	
24. TID REFERENCE:	NOT INCLUDED	

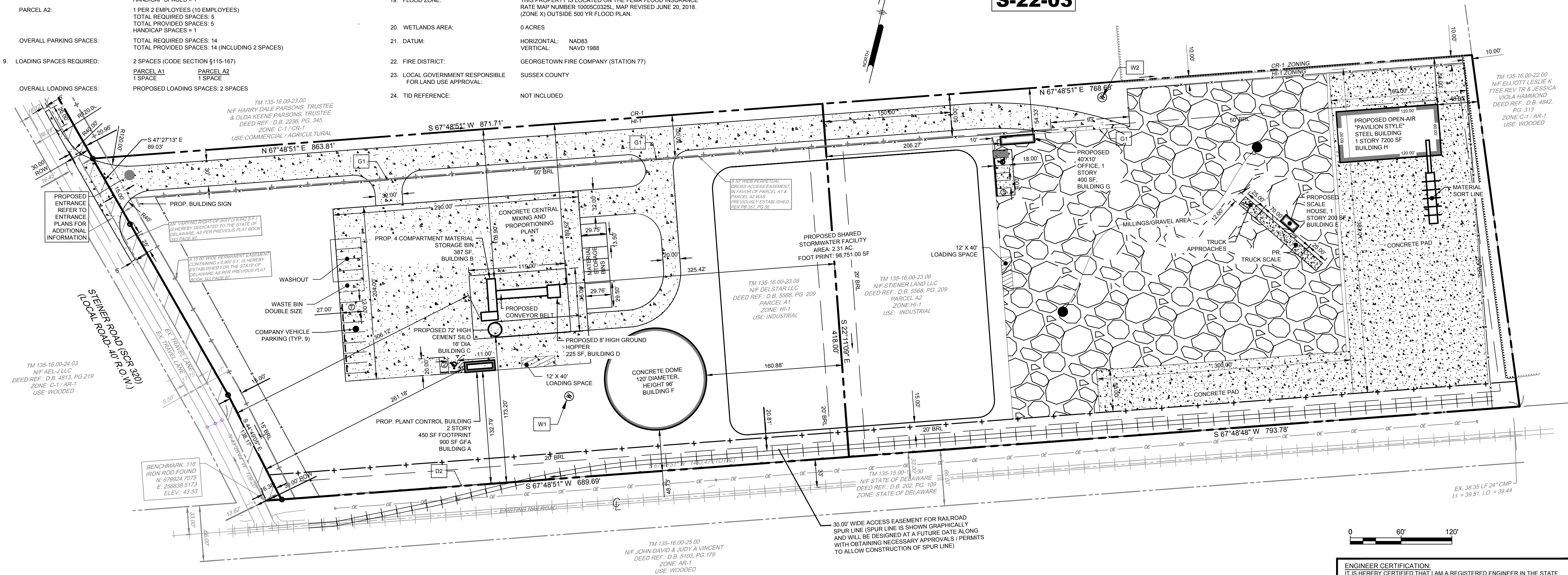
LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		BUILDING RESTRICTION LINE
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		MINOR CONTOUR
		MAJOR CONTOUR
		CONCRETE
		GRAVEL



LOCATION MAP
Scale: 1" = 1000'

S-22-03



SITE INFORMATION:

SITE ADDRESS:
STEINER ROAD
GEORGETOWN, DE 19960

OWNER:
DELSTAR, LLC.
C/O KYLE MURRAY
ASHWOOD STREET
BETHANY BEACH, DE 19930

STEINER LAND, LLC.
C/O BRIAN SHIPP AND ANDREW SPRINGER
ASHWOOD STREET
BETHANY BEACH, DE 19930

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

BUILDING USE AND CONSTRUCTION

BUILDING	USE	AREA (SF)
A	PR. 25± HIGH PLANT CONTROL BUILDING	450.00
B	PR. 25± HIGH COMPARTMENT MATERIAL STORAGE BIN	387.00
C	PR. 72± HIGH CEMENT SILO 16' DIAMETER	
D	PR. 8± HIGH GROUND HOPPER	225.00
E	PR. 15± HIGH SCALE HOUSE	200.00
F	PR. 96± HIGH CONCRETE DOME 120' DIAMETER	
G	PR. 15± HIGH OFFICE SPACE	400.00
H	PR. 40± OPEN AIR "PAVILION STYLE" STEEL BUILDING	7200.00

KEYED NOTES

- G1 6' FENCE CHAIN LINK/BARBWIRE
- G2 8' FENCE CHAIN LINK/BARBWIRE ALONG RAILROAD
- G3 PROPOSED GATE
- W1 PROPOSED WELL

SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
FaA	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B/D
HmA	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES	B
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
WdA	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	C

LIMIT OF DISTURBANCE 15.0± ACRES

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

SIGNATURE
STEINER LAND, LLC.
C/O BRIAN SHIPP AND ANDREW SPRINGER
ASHWOOD STREET
BETHANY BEACH, DE 19930
(301) 932-8000

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

SIGNATURE
DELSTAR, LLC.
C/O KYLE MURRAY
ASHWOOD STREET
BETHANY BEACH, DE 19930
(301) 932-5353

STEINER ROAD INDUSTRIAL PARK (S-22-03)

TAX MAP NUMBER: 135-16.00-23.05 (PARCEL A1 & A2)
STEINER ROAD (SCR 320)
GEORGETOWN, DE

PRELIMINARY SITE PLAN

DELSTAR, LLC.
STEINER LAND, LLC.
ASHWOOD STREET
BETHANY BEACH, DE 19930

NO.	DATE	REVISIONS	BY	EOC
1	2022-04-22	REVISED PER RAZ COMMENTS		

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

PROJECT CHANY21001
DATE 2021-11-05
DRAWING SCALE 1"=60'
DRAWN BY EOC
APPROVED BY AMD

PP1001

SHEET 1 OF 2

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL, AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL EFFECT AND MAINTAIN AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.

2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.

3. INFORMATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.

4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO PREVENT PRESERVATION OF THEIR QUALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE INTENDED WORK.

5. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREOF APPURTENANT.

6. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.

7. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE LOCATION OF EACH LOCATION OF UNDERGROUND UTILITIES OR STRUCTURES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.

8. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED WITHIN THE SAME DAY OF EXCAVATION. ALL EXPOSED AREAS SHALL BE PROTECTED BY STEEL PLATES WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.

9. EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.

10. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), NUMBER 100500202N, EFFECTIVE DATE JUNE 20, 2018, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.

11. SUBJECT PROPERTY IS CURRENTLY YH-1 (HEAVY INDUSTRIAL).

12. THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.

13. TOTAL AREA FOR SUBJECT SITE IS 15.00 ACRES:

14. THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A BOUNDARY SURVEY BY PENNONI, DATED FEBRUARY, 2020. ALL PROVIDED EASEMENTS ARE SHOWN AS SHOWN ON THIS PLAN, HOWEVER, THE EXACT LOCATION AND EXTENT OF ANY EASEMENT OR EASEMENTS ARE NOT GUARANTEED BY THIS PLAN.

15. SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD83

16. DEED REFERENCE : DEED BOOK 5688, PAGE 209

17. PLAT REFERENCE : PLAT BOOK 343, PAGE 91

18. BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.

19. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.

20. THERE ARE NO WETLANDS ON THIS PROPERTY PER THE DNRPC ENVIRONMENTAL NAVIGATOR WEBSITE.

21. STORM WATER WILL BE HANDLED BY THE PROPOSED STORM WATER MANAGEMENT POND ON SITE. THE MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE OWNER.

22. FIRE ALARMS, EXITS, SMOKE AND SPRINKLER CONNECTIONS WILL BE MAINTAINED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. ALL BUILDINGS WILL BE WOOD CONSTRUCTION AND HAVE SPRINKLERS.

23. LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION. LOCK BOXES WILL BE LOCATED ON THE RIGHT HAND SIDE OF THE DOOR.

24. SUE UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.

25. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, THE COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.

26. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.

27. ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DELAWARE MUTCD.

28. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE MUTCD.

29. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:

a) EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.

b) THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, IF SYMBOLS/LEGENDS.

c) PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, IF SYMBOLS/LEGENDS.

30. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAILS T-15.

31. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:

-- THE OWNER

-- SUSSEX CONSERVATION DISTRICT

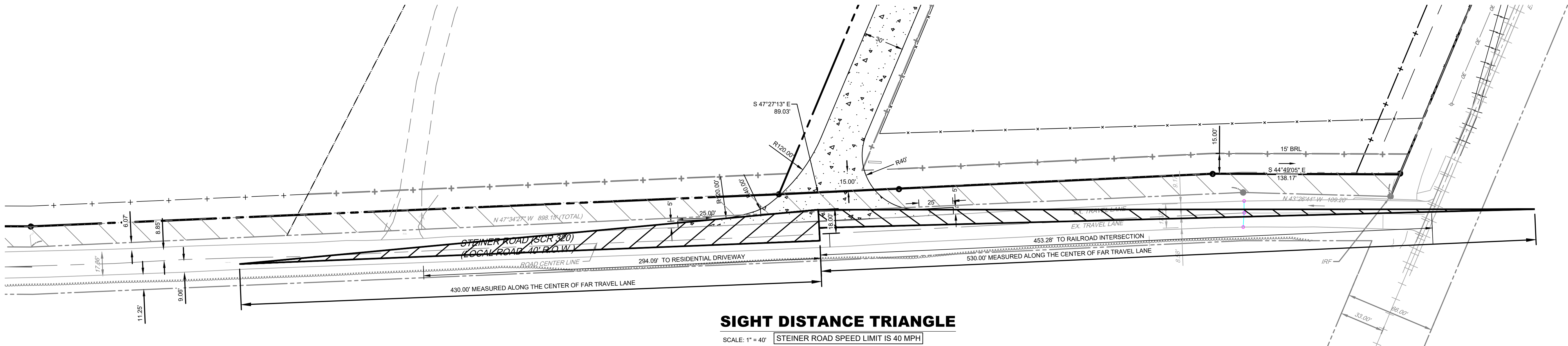
-- DELDOT

32. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STRIPS IN A BROOM SWEEP CONDITION AT ALL TIMES.

33. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE TRAFFIC AT ALL TIMES. ALL SIGNS SHALL BE KEPT TO A MINIMUM DISTANCE.

34. A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PROPOSED SIGN. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO AN EXISTING SIDEWALK OR PATH, 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.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS PROPERTY SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SHARED-USE PATH 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 OF THE SHARED-USE PATH.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. 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.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
11. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING RIGHT-OF-WAY AND PROPERTIES TO 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.
12. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, PER PB 343, PG 97.



FUQUA, WILLARD & SCHAB, P.A.

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PHONE 302-227-7727
FAX 302-227-2226

January 20, 2022

Email & Hand Delivered

Jamie Whitehouse
Director, Planning Commission
2 The Circle
Georgetown, DE 19947

RE: **Steiner Land, LLC – 33422 Steiner Road**
#135-16.00-23.05

Dear Jamie:

I represent Steiner Land LLC (“Steiner”) and Sun Services LLC (“Sun”). Steiner owns 7.5 acres along the railroad tracks just east of Georgetown. Sun runs a construction recycling business in Maryland and is planning a similar operation for this parcel. You may already be familiar with this property and the proposed use.

The parcel is zoned Heavy Industrial (“HI-1”). I am writing to confirm that Sun’s use is a Permitted Use consistent with §115-109C. The location for Sun’s use fits well not only as HI-1 but also because the location is isolated, in a wooded area with little to no residential use nearby. Furthermore, DNREC, DSWA met with Sun, and indicated that this project meets the criteria for approval.

Specifically, §115-109C Permitted Uses states:

C. The following uses and any similar industrial uses which are not likely to create any more offensive noise, vibrations, dust, heat, smoke, odor, glares or other objectionable influences than the minimum amount normally resulting from other uses permitted and involving the manufacture, compounding, processing, packaging or treatment of the following products or similar products. Where any doubt exists as to the nature of a proposed use, product or process, the proposal shall be considered

*as a potentially hazardous use and referred to the Board of
Adjustment for decision after a public hearing.*

Concrete products or central mixing and proportioning plants

Structural iron and steel fabrication

*Wallboard and plaster, building, insulation and
composition flooring*

If confirmed, Sun will be treating, recycling, the listed products. Based on Sun's track record in MD and their specific plans for this parcel, Sun's use will reduce any objectional influences for such use or similar uses. In addition, this recycling operation environmentally addresses significant demand created by the housing market consistent with the Sussex County Comprehensive Plan.

In sum, the facility will receive, process and sort Construction and Demolition debris. Construction and Demolition debris is generally (but not exclusively) comprised of the following commodities: wood, concrete, brick, block, metals, wallboard, cardboard, paper, plastics and dirt. These materials will be processed using heavy equipment, screens, magnets and elevated sort lines with labor to sort and separate each commodity into clean groups that can be sold or reused. After the commodities are separated, they will be prepped and trucked off site. The remaining materials that have no value for reuse will be trucked off site as well to a permitted waste facility.

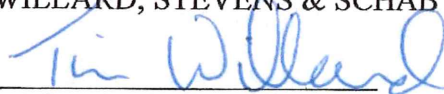
The heavy equipment that will be used on site will present minimal noise nuisance because they will utilize white noise back up alarms (not a loud beep) which prevents the noise from traveling off the property. Other equipment will be electrically driven so noise will be at a minimum. Any dust will be suppressed by wetting material down as needed as well as dust suppression (atomizing water into the air) to capture fugitive dust particles if they are created during the process. Odor is not anticipated to be an issue because this operation will accept only Construction and Demolition debris which do not contain the organic components that generally cause objectionable odors.

We would welcome a meeting at your convenience. Or, please email me with your thoughts. Thanks.

Very truly yours,

FUQUA, WILLARD, STEVENS & SCHAB

By



Timothy G. Willard

Pc: Sun Services LLC
Penoni Engineers



DELAWARE SOLID WASTE AUTHORITY

Richard P. Watson, P.E., BCEE
Chief Executive Officer

Robin M. Roddy, P.E., BCEE
Chief Operating Officer

Board of Directors

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Michael R. Paraskewich, Jr., Ph.D., P.E.

A. Temple Carter, III

William J. Riddle

February 15, 2021

Sussex County Planning and Zoning Commission
PO Box 417
Georgetown, DE 19947

Dear Commissioners,

Subject: Letter of support for Sun Recycling's application to build a C&D recycling facility in Sussex County

This letter is to express the support of Delaware Solid Waste Authority (DSWA) in the above-mentioned construction and demolition recycling facility being proposed by Sun Recycling LLC. DSWA is a nationally recognized organization for its management of Delaware's solid waste materials and has expertise in the process of C&D recycling. Members of DSWA toured Sun Recycling's C&D facility which is located in Beltsville Maryland. The staff was extremely impressed with the efficiency and cleanliness of their facility. I personally have visited dozens of C&D recycling facilities throughout the United States and their facility is among the very best of all the facilities I have visited.

DSWA has partnered with recycling leader Revolution Recovery, to operate a C&D recycling facility in New Castle, Delaware which has been operating for over 10 years. This facility has recycled thousands of tons of material every year and is utilized by every major builder and developer in New Castle County. DSWA believes Sun Recycling LLC., will be able to provide a similar service to Sussex County. Please feel free to contact me directly we any questions or concerns about this proposed site.

Sincerely,

Michael Parkowski
Chief of Business and Governmental Services
Delaware Solid Waste Authority

1128 S. Bradford Street, Dover, Delaware 19904

Phone: (302) 739-5361 Fax: (302) 739-4287

CITIZENS' RESPONSE LINE: 1-800-404-7080

www.dswa.com

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SUNSHORE RECYCLING

A Demolition & Construction Debris Recycling Company

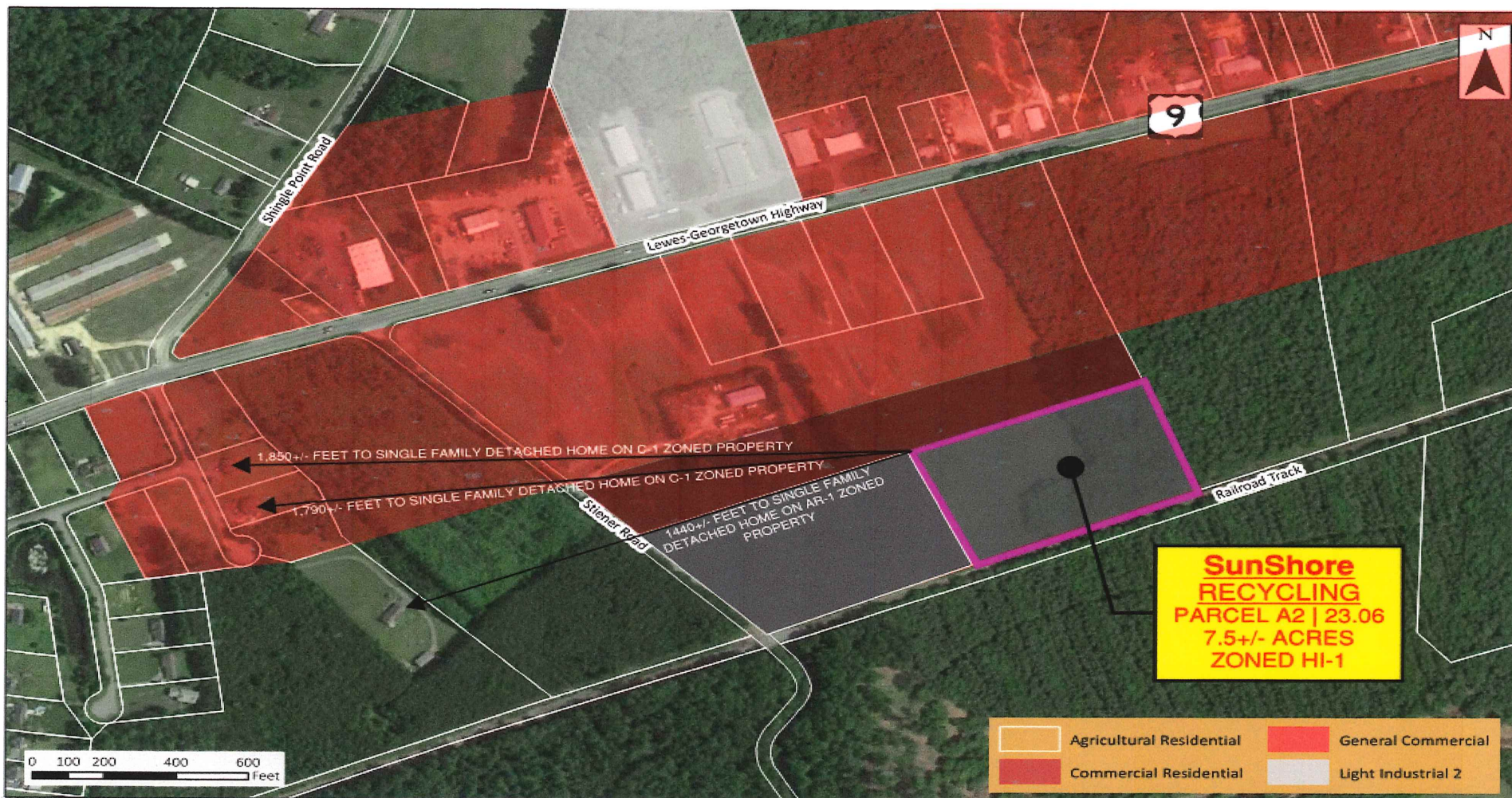


Figure 1 of 20.

20

AERIAL EXHIBIT
LANDS N/F STEINER LAND, LLC
 RIBER19002



Subject Area - Heavy Industrial (HI-1)
 Other Tax Parcels

Date: 12/6/2019

Document Path: C:\Users\JMWalls\Documents\GIS Projects\RIBER19002\01 2018 Aerial Image.mxd

Mission / Purpose

- To create an alternative for D & C debris in Sussex County to be recycled instead of landfilled
 - Extends life of county landfill
 - Removes drywall from material stream preventing hazardous/ nuisance H₂S gas at county landfill
 - Residual material can be used as fuel for WTE instead of landfilling (if necessary)

Supported by Delaware Solid Waste Authority

Consistent with Sussex Comprehensive Plan

Materials Accepted :

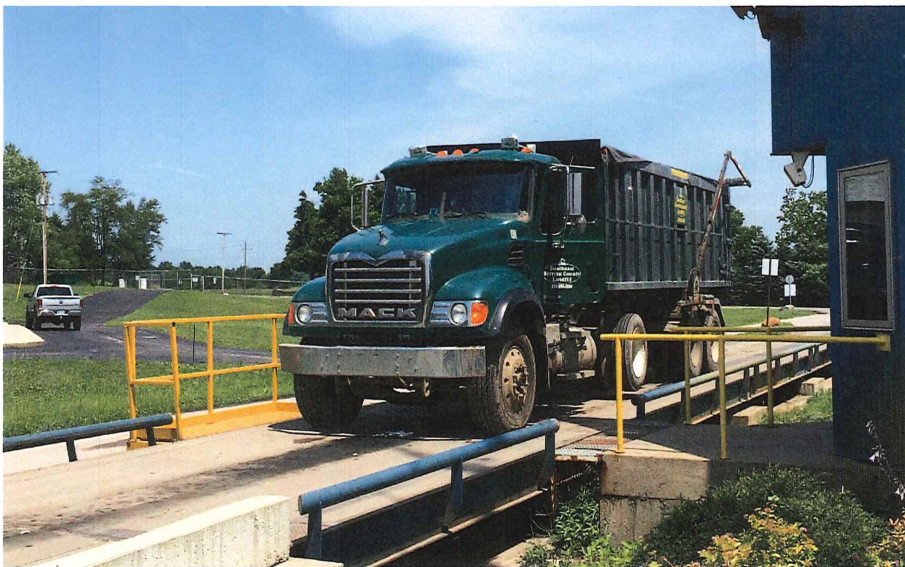
- ♦ Wood
 - ♦ Concrete
 - ♦ Carboard
 - ♦ Metals
 - ♦ Drywall
 - ♦ Green Waste
 - ♦ Plastics
 - ♦ Brick/Block/ Asphalt
 - ♦ Dirt
-
- ♦ **SunShore will NOT accept any hazardous materials**

How it works....

- ♦ Exclusion of prohibited material is posted at entrance; staff is trained to exclude it, if any.
- ♦ Accepted material is pre-screened and sized with a large excavator
- ♦ Material is then fed through a large sorting system consisting of a series of conveyor belts, screens, magnets, air separators, and long slide belts for hand picking.
- ♦ This process sorts materials into segregated commodities that will then be reused by various end markets and industries.

How it works, in detail...

Commercial/Roll off truck is weighed and inspected



Truck dumps on concrete pad for more inspection and bulky item sorting begins

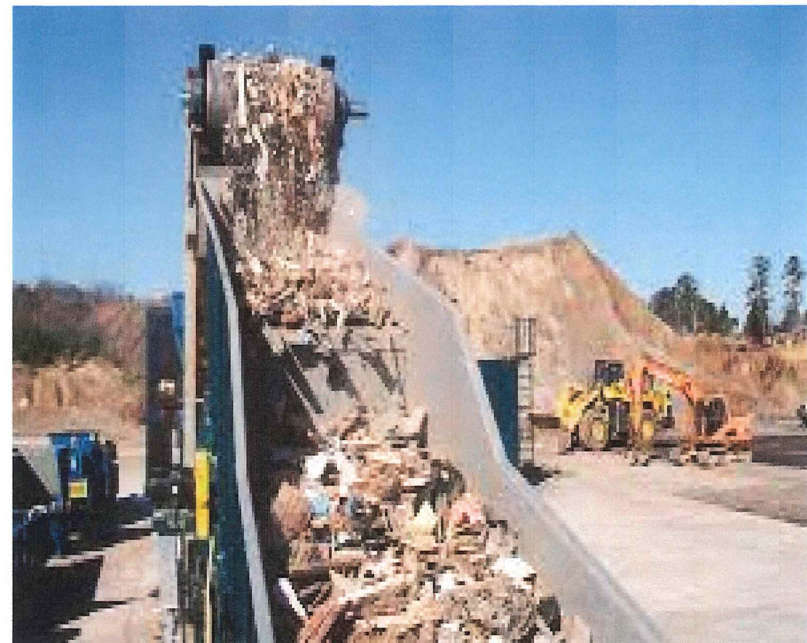


Mechanized Separation

- Material is sorted and sized before loading into system



- Material travels across screen for sizing



Hand Sorting



- “Overs material” (more than 6”) from screen on slide belt for hand picking commodities

Magnetic Separation

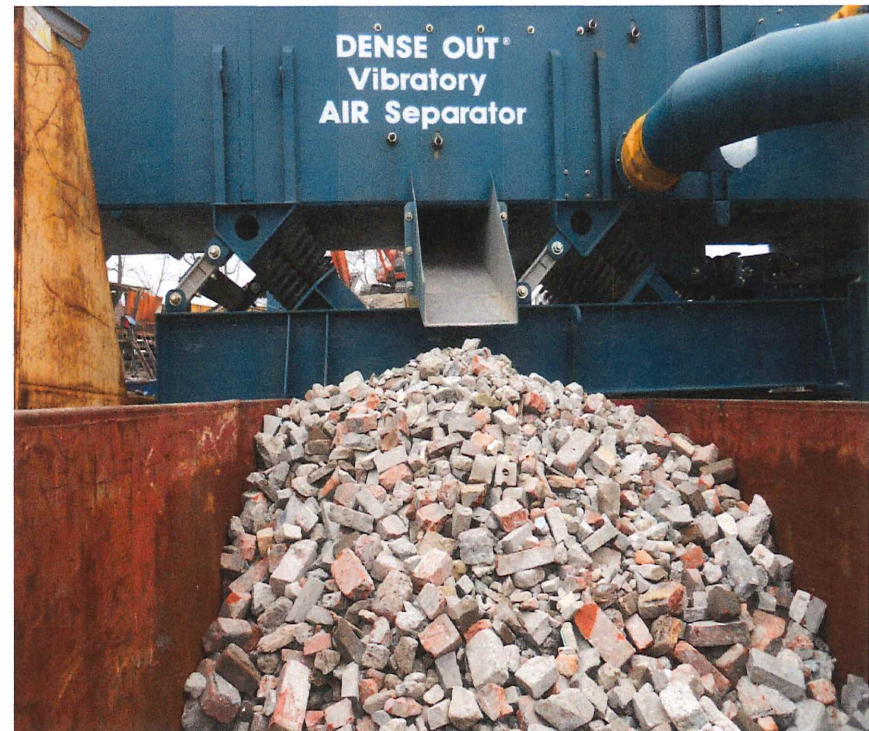
The “unders” material (less than 2”) passes by magnet to pull all ferrous metal



material then enters a screen to remove
3/8” minus fines(dirt)

Air Separation

Overs of this screen then enter air separation that removes all of the “heavies” (stone/brick/block/small non-ferrous metal



Sorted/ Separated Commodities



Brick & Block



Concrete



Cardboard



Metals



Wood



Drywall / Gypsum

Residual Material

What is left from the sorting process?

- A lightweight material stream that contains almost no inert heavies, metals or drywall
- This material has no value or sustainable end market to make it worthy of being separated during the sorting process.
- If landfilled it has very high compaction rates similar to MSW.
- Material can be accepted at WTE facilities to create renewable energy (if necessary).

- [illegible]