

BOARD OF ADJUSTMENT

ELLEN MAGEE, CHAIR
KEVIN E. CARSON
JEFF CHORMAN
JOHN WILLIAMSON
E. BRENT WORKMAN



Sussex County

DELAWARE
sussexcountyde.gov

(302) 855-7878 T
(302) 845-5079 F

DRAFT AGENDA

October 7, 2019

6:00 P.M.

Call to Order

Pledge of Allegiance

Approval of Agenda

Old Business

Case No. 12357 – Shirley A. Perry seeks variances from the front yard setback and side yard setback requirements for existing structures (Sections 115-42 and 115-185 of the Sussex County Zoning Code). The property is a through lot fronting on the north side of W. Springside Dr. and the south side of Fisher Rd. approximately 0.37 miles west of Martin Farm Rd. 911 Address: 28403 West Springside Dr., Milton. Zoning District: GR. Tax Parcel: 334-10.00-91.00

Case No. 12355 – Charles F. & Sharon M. Schultz seeks variances from the side yard setback requirements for proposed structures (Sections 115-42 and 115-183 of the Sussex County Zoning Code). The property is located on the east side of Canvasback Rd. approximately 0.40 miles north of Swann Dr. within the Swann Keys subdivision. 911 Address: 37082 Canvasback Rd., Selbyville. Zoning District: GR. Tax Parcel: 533-12.16-369.00

Public Hearings

Case No. 12364 – Deborah Clements seeks a variance from the front yard setback requirements for proposed structures (Sections 115-25 and 115-182 of the Sussex County Zoning Code). The property is located on the southwest corner of New Rd. and New Ln. 911 Address: 2 New Ln., Lewes. Zoning District: AR-1. Tax Parcel: 335-8.00-597.00

Case No. 12365 – Frederick H. Gunther seeks variances from the side yard setback requirements for proposed structures (Sections 115-25, 115-181 and 115-183 of the Sussex County Zoning Code). The property is located on the west side of Grant Ave. approximately 0.22 miles south of Lincoln Dr. within the Cape Windsor subdivision. 911 Address: 38828 Grant Ave., Selbyville. Zoning District: AR-1. Tax Parcel: 533-20.18-36.00



Case No. 12366 – Nancy Kaye Peterman seeks a variance from the side yard setback requirements for an existing structure (Sections 115-25 and 115-185 of the Sussex County Zoning Code). The property is located on the east side of Quail Hollow Rd. approximately 500 ft. south of Tuckers Rd. within the Doe Run subdivision. 911 Address: 15609 Quail Hollow Rd., Greenwood. Zoning District: AR-1. Tax Parcel: 430-11.00-46.00

Case No. 12368 – Suzanne Rosetti seeks a variance from the side yard and rear yard setback requirements for existing structures (Sections 115-34 and 115-185 of the Sussex County Zoning Code). The property is located on the southwest side of W. Pond Cir. approximately 135 ft. south of Breakwater Run within the Keenwick Sound subdivision. 911 Address: 36744 West Pond Cir., Selbyville. Zoning District: MR-RPC Tax Parcel: 533-19.00-495.00

Case No. 12369 – Beebe Medical Center seeks a special use exception to use a manufactured home type structure as a pharmacy (Sections 115-23 and 115-210 of the Sussex County Zoning Code). The property is located on the south side of John J. Williams Hwy. (Rt. 24) approximately 773 ft. east of Warrington Rd. 911 Address: 18941 John J. Williams Hwy., Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-12.00-57.00

Additional Business

Consideration of Request for Rehearing for case 12337 – Lands of Ariel Gonzalez

Board of Adjustment meetings can be monitored on the internet at
www.sussexcountyde.gov.

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on July 26, 2019 at 9:00 a.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting. Agenda items listed may be considered out of sequence.

####



Case # 12364
Hearing Date Oct 7, 2019
201909343

Board of Adjustment Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check all applicable)

Variance Existing Condition _____
Special Use Exception _____ Proposed
Administrative Variance _____ Code Reference (office use only)
Appeal _____ 115-25 115-182

Site Address of Variance/Special Use Exception: 2 New Lane

Variance/Special Use Exception/Appeal Requested: 6-7 ft from 30 ft front yard setback for proposed screened porch

Tax Map #: 335-8.00-597.00 Property Zoning: AR-1

Applicant Information

Applicant Name: WILLIAM FAY
Applicant Address: 21250 NST
City, State, Zip: REHOBOTH BEACH, DE 19971
Applicant Phone #: 302-236-3704 Applicant e-mail: DELAWAREGUTTERPROS@GMAIL.COM

Owner Information

Owner Name: DEBORAH CLEMENTS
Owner Address: 2 NEW LANE
City, State, Zip: LEWES, DE 19958 Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City, State, Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

* William Fay Date: * 8/14/19



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

BECAUSE OF FRONT PROPERTY LINES WE ARE LIMITED, HOWEVER THE 12' X 24' DECK WAS CONSTRUCTED IN 1999 AND WE ARE WORKING AROUND THAT BECAUSE IT IS A CORNER LOT WE CANNOT BUILD ON THE NORTH SIDE.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

BECAUSE OF EXISTING PROPERTY LINES WE ARE CONSTRICTED TO THE CONSTRUCTION OF ROOF OVER DECK.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

WE ARE WORKING WITH WHAT WE ARE DEALT WITH THEREFORE WE ARE REQUESTING A VARIANCE

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

WE ARE WORKING ON AN EXISTING DECK AND THERE ARE NO PLANS TO ALTER THE FOOT PRINT

5. Minimum variance:

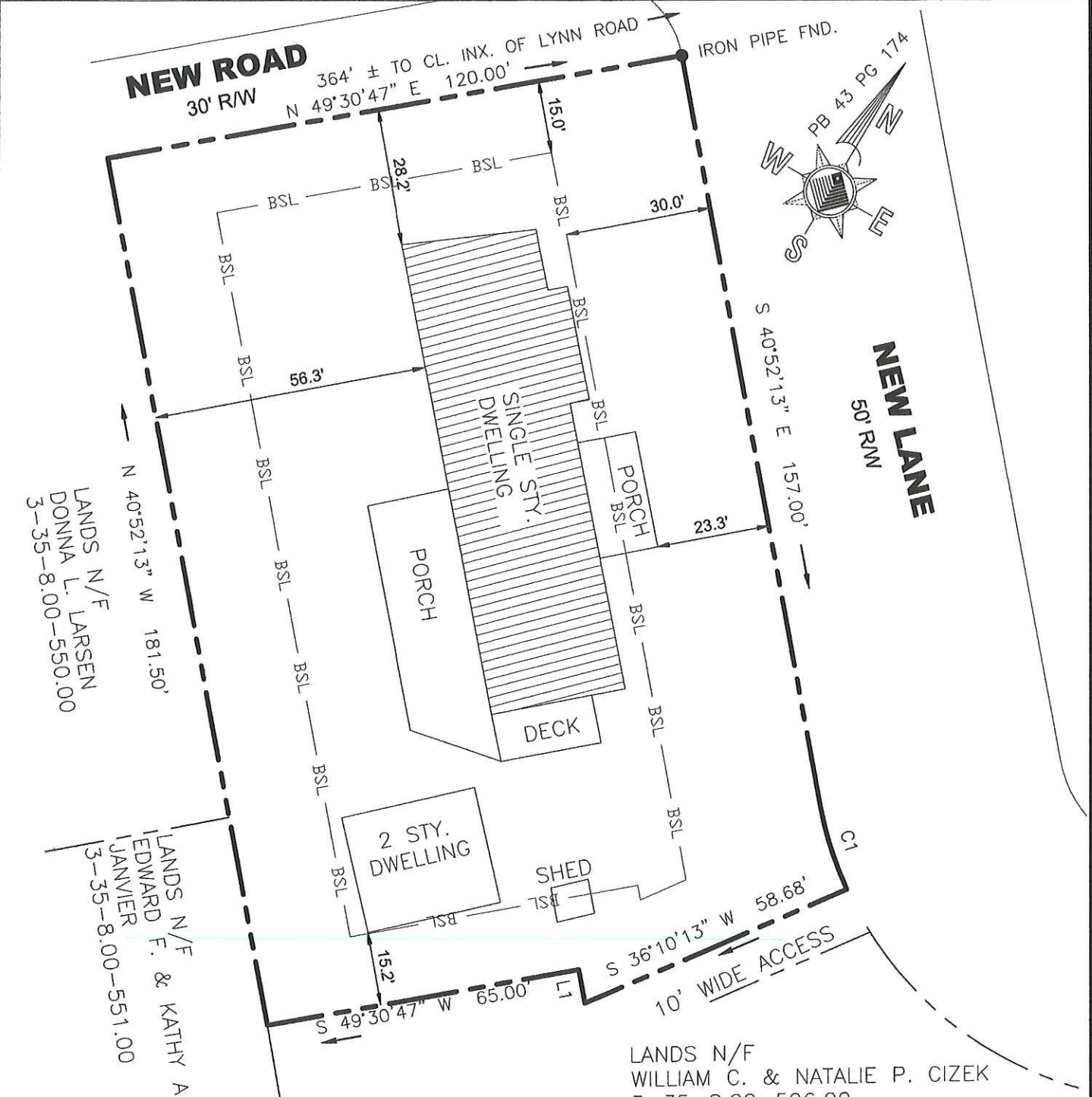
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

WE ARE REQUESTING A BARE MINIMUM VARIANCE TO ALLOW US TO MOVE FORWARD WITH PROJECT

PARCEL NO. 335-8.00-597.00

RECORD PLAN: PB 43, PG 174

DEED REF: DB 2264, PG 126



LOT & LOCATION PLAN

FOR PROPERTY KNOWN AS:
LOT NO. 9 * NEW ROAD ESTATES
ALSO KNOWN AS:
#2 NEW ROAD

SITUATE IN:
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY * STATE OF DELAWARE

SCALE: 1"=30'
DATE: 9 AUGUST 2019

[Signature]
PROFESSIONAL LAND SURVEYOR

[Signature]
DATE

LINE	BEARING	DISTANCE
L1	N 40°52'13" W	7.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	75.00'	18.15'	18.11'	S 47°48'10" E	13°51'54"

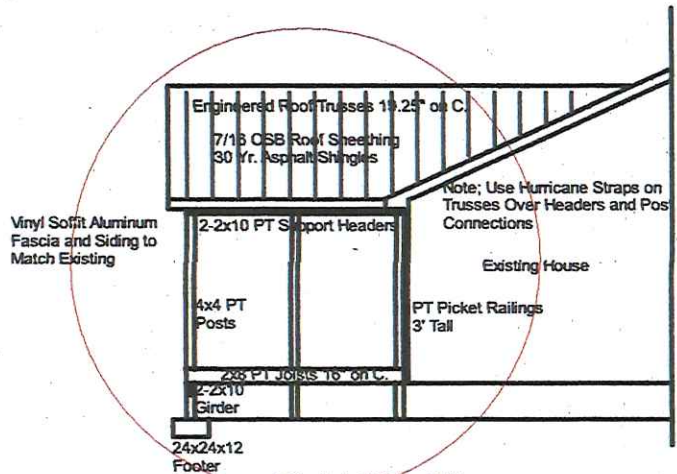


MERESTONE
CONSULTANTS, INC.

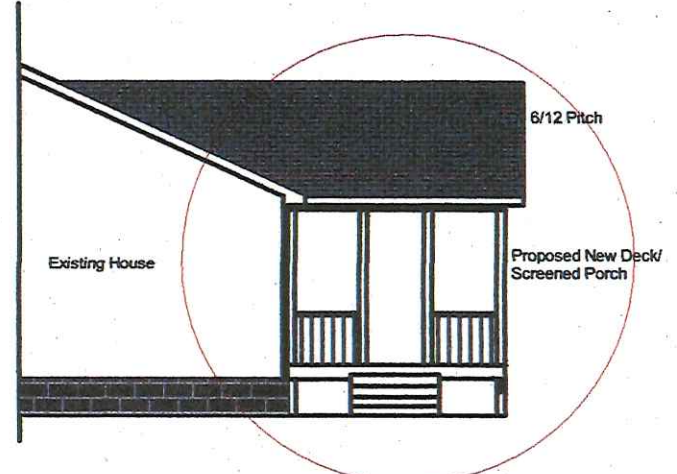
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PHONE: 302-992-7900

33516 CROSSING AVENUE, UNIT 1
LEWES, DE 19958
PHONE: 302-226-5880

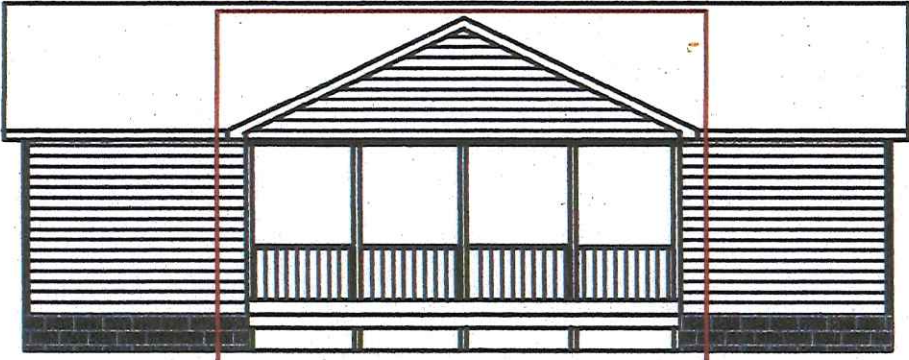


Right Side View

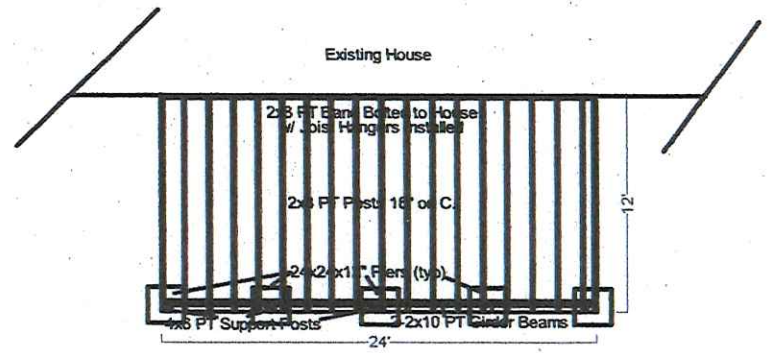


Left Side View

Deborah Clements
 2 New Lane
 Lewes, DE 19958
 Deck/ Porch Plan



Front View



Deck Structural Detail



PIN:	335-8.00-597.00
Owner Name	CLEMENTS DEBORAH M
Book	2264
Mailing Address	2 NEW LN
City	LEWES
State	DE
Description	NEW ROAD ESTATES
Description 2	LOT 9
Description 3	
Land Code	

polygonLayer

Override 1

polygonLayer

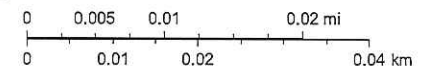
Override 1

Tax Parcels

911 Address

Streets

1:564



Case # 12365
Hearing Date Oct 7, 2019
201909418

Board of Adjustment Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check all applicable)

Variance Existing Condition
Special Use Exception _____ Proposed _____
Administrative Variance _____ Code Reference (office use only)
Appeal _____ 115-25 115-181
115-183

Site Address of Variance/Special Use Exception: 38828 GRANT AVE.
CAPE WINDSOR, LOT 42

Variance/Special Use Exception/Appeal Requested:
3.25' from reg. 5' side yard for
~~3' 115' from~~ HVAC, propane tanks.

Tax Map #: 533-20.18-36.00 Property Zoning: AR-1

Applicant Information

Applicant Name: FREDERICK H GUNTHER
Applicant Address: 38828 GRANT AVE
City, State, Zip: SELBYVILLE, DE 19975
Applicant Phone #: 410-322-6961 Applicant e-mail: FHG034@COMCAST.DET

Owner Information

Owner Name: _____
Owner Address: _____
City, State, Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City, State, Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Frederick H. Gunther Date: 8-15-19



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The size of lot is smaller than 5,000 sqft.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Already an existing home that was removed to be replaced with a retirement home.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

Survey that was submitted by builder did not indicate the location of gas tank, HVAC equipment etc.

4. Will not alter the essential character of the neighborhood:

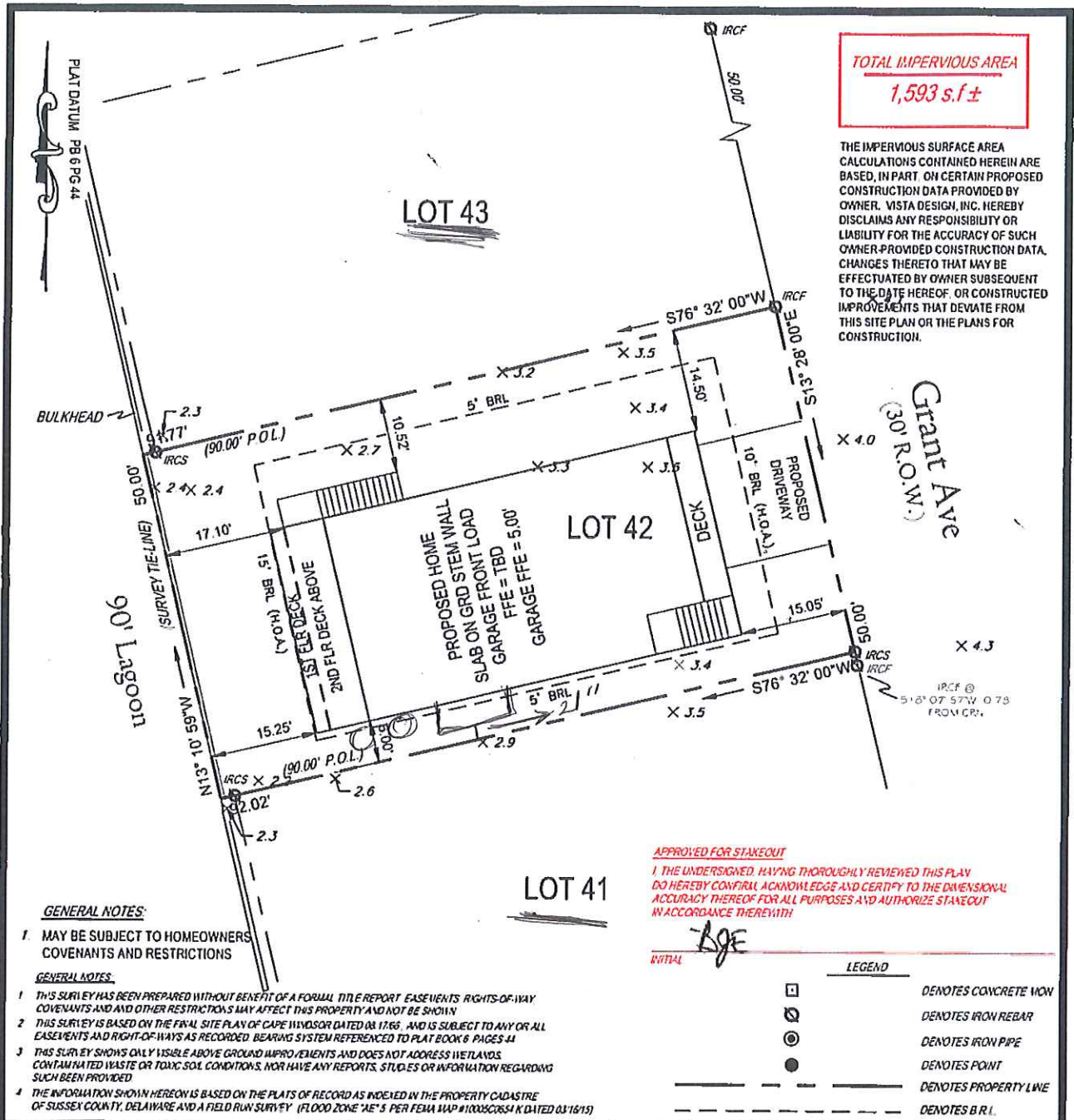
That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

Other properties in Cape Windsor have HVAC + gas tanks located in 5 ft set back.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The platform is a small as it can be and there is no other location possible due to wiring.



TOTAL IMPERVIOUS AREA
1,593 s.f. ±

THE IMPERVIOUS SURFACE AREA CALCULATIONS CONTAINED HEREIN ARE BASED, IN PART, ON CERTAIN PROPOSED CONSTRUCTION DATA PROVIDED BY OWNER. VISTA DESIGN, INC. HEREBY DISCLAIMS ANY RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF SUCH OWNER-PROVIDED CONSTRUCTION DATA. CHANGES THERETO THAT MAY BE EFFECTUATED BY OWNER SUBSEQUENT TO THE DATE HEREOF, OR CONSTRUCTED IMPROVEMENTS THAT DEVIATE FROM THIS SITE PLAN OR THE PLANS FOR CONSTRUCTION.

GENERAL NOTES:

- MAY BE SUBJECT TO HOMEOWNERS COVENANTS AND RESTRICTIONS
- GENERAL NOTES:**
- THIS SURVEY HAS BEEN PREPARED WITHOUT BENEFIT OF A FORMAL TITLE REPORT. EASEMENTS, RIGHTS-OF-WAY, COVENANTS AND OTHER RESTRICTIONS MAY AFFECT THIS PROPERTY AND NOT BE SHOWN.
 - THIS SURVEY IS BASED ON THE FINAL SITE PLAN OF CAPE WINDSOR DATED IN 1765, AND IS SUBJECT TO ANY OR ALL EASEMENTS AND RIGHT-OF-WAYS AS RECORDED, BEARING SYSTEM REFERENCED TO PLAT BOOK 6, PAGES 44.
 - THIS SURVEY SHOWS ONLY VISIBLE ABOVE GROUND IMPROVEMENTS AND DOES NOT ADDRESS WETLANDS, CONTAMINATED WASTE OR TOXIC SOIL CONDITIONS, NOR HAVE ANY REPORTS, STUDIES OR INFORMATION REGARDING SUCH BEEN PROVIDED.
 - THE INFORMATION SHOWN HEREON IS BASED ON THE PLATS OF RECORD AS INDEXED IN THE PROPERTY CADASTRE OF SUSSEX COUNTY, DELAWARE AND A FIELD RUN SURVEY (FLOOD ZONE "AE" PER FEMA MAP #100050264 K DATED 03/18/15)

APPROVED FOR STAKEOUT

I, THE UNDERSIGNED, HAVING THOROUGHLY REVIEWED THIS PLAN DO HEREBY CONFIRM, ACKNOWLEDGE AND CERTIFY TO THE DIMENSIONAL ACCURACY THEREOF FOR ALL PURPOSES AND AUTHORIZE STAKEOUT IN ACCORDANCE THERewith.

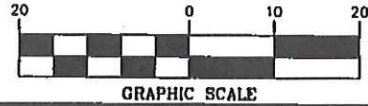
DLA

SYMBOL	LEGEND
□	NOTES CONCRETE WORK
⊗	NOTES IRON REBAR
⊙	NOTES IRON PIPE
●	NOTES POINT
---	NOTES PROPERTY LINE
- - -	NOTES B.R.L.

REVISED SITE PLAN

PREPARED FOR

LOT 42, BLOCK 6, CAPE WINDSOR SUBDIVISION-ZZ-59
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
TAX MAP 5-33-20.18 PARCEL 36.00
AREA: 4,500 SQ.FT. OR 0.10 ± ACRES



Landscape Architects, Land Planning Consultants and Engineers
 11634 Worcester Hwy, Shawsbll, MD 21802
 ph: 410-352-5004 fax: 410-352-3875 email: vista@vistadesign.com

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DESIGNED BY: V D	FIELD BOOK# PAGE#	JOB# 18-005-42
DRAWN BY: V D	DATE: 08/23/18	SHEET 1 OF 1
CHECKED BY: D L A	SCALE: AS SHOWN	



PIN:	533-20.18-36.00
Owner Name	GUNTHER FREDERICK H & WANDA M
Book	3089
Mailing Address	38828 GRANT AVE
City	SELBYVILLE
State	DE
Description	CAPE WINDSOR W/SD
Description 2	GRANT AVE LOT 42 BLK
Description 3	6 CT#17045
Land Code	

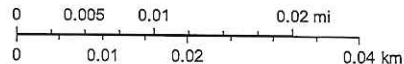
- polygonLayer

Override 1
- polygonLayer

Override 1

 - Tax Parcels
 - 911 Address
 - Streets

1:564



**Board of Adjustment Application
Sussex County, Delaware**

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12368
Hearing Date OCT-7, 2019
201909906

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-34 115-185

Site Address of Variance/Special Use Exception:

36744 West Pond Cir, Selbyville, DE 19975

Variance/Special Use Exception/Appeal Requested:

1.1' from req. 10' side yard for existing addition/dwelling

Tax Map #: 533-19-00-495.00

Property Zoning: MR-RPC

Applicant Information

Applicant Name: Suzanne Rosetti
Applicant Address: 36744 West Pond Cir
City Selbyville State DE Zip: 19975
Applicant Phone #: 3019745098 Applicant e-mail: srosetti@yahoo.com

Owner Information

Owner Name: same
Owner Address: _____
City _____ State _____ Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: n/a
Agent/Attorney Address: _____
City _____ State _____ Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Date: _____



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

This property is considered a small lot of 7879 sq. ft. narrow in the front and widens in the back. There are just 2 points (one a cantilever) where the violation is in place.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

no other options on adjacent side of lot - we would have made incidental modifications to plan had we known it would be an issue.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The applicants (home owners) were not involved in the process of the planning and construction of the addition - We trusted our Contractor Artistic Renovat

4. Will not alter the essential character of the neighborhood: *would have built to*

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

There have numerous variances approved in the community of similar nature.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The variance in question is a matter of 1'3".

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

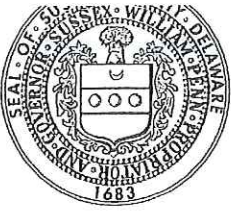
1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

The addition is 8.9' set back from property line, just 1'3" from full compliance. To correct this violation would be a tremendous hardship. There are numerous properties within our community that have been approved for similar variances without issue. This setback has zero consequence to neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

It is very impractical to make adjustments to this fixed property. The homeowner was not involved in application of the building permit, the construction and the work of engineer and architect.



Sussex County
Building Permit
 P.O. Box 589
 Georgetown, DE 19947
 302-855-7720

Application Number
201809011
Issue Date: 10/03/2018
Expire Date: 10/03/2019

Permit Type: RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
533-19.00-495.00	36744 WEST POND CIRCLE, SELBYVILLE	MR

Owner Information	Applicant Information
Name: ROSETTI SUZANNE M Phone: 301-974-0598	Name: ARTISTIC RENOVATIONS Phone: 443.235.6249

Contractor Information
Name: ROSETTI SUZANNE M CID: 1089606 Phone: _____ License Number: _____ License Exp. Date: _____ Insurance Exp. Date: _____

Building Information
Proposed Use: ADDITIONAL ROOMS Construction Type: _____ Estimated Cost of Construction: \$ 13,440 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
Measurements taken from Property Lines Front Setback: <u>30.00</u> / _____ Rear Setback: <u>10.00</u> / _____ Side Setback: <u>10.00</u> / _____ Corner Setback: _____ / _____ Maximum Building Height: <u>42FT</u> Location Description: _____ FLOOD ZONE <u>KEENWICK SOUND PHASE II LOT 176 SW/W POND CRL</u> Flood Zone: XP 651K See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

Project Description: RES ADD W/ BC

Scope of Work:
10X28 SUNROOM

Permit Details:

Andy Wright - 302-855-7860

Signature of Approving Official

Signature of Owner/Contractor

Building Permit Application:

I fully understand the Zoning Requirements of this permit.

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as "actual construction". Permit must be renewed prior to expiration date.

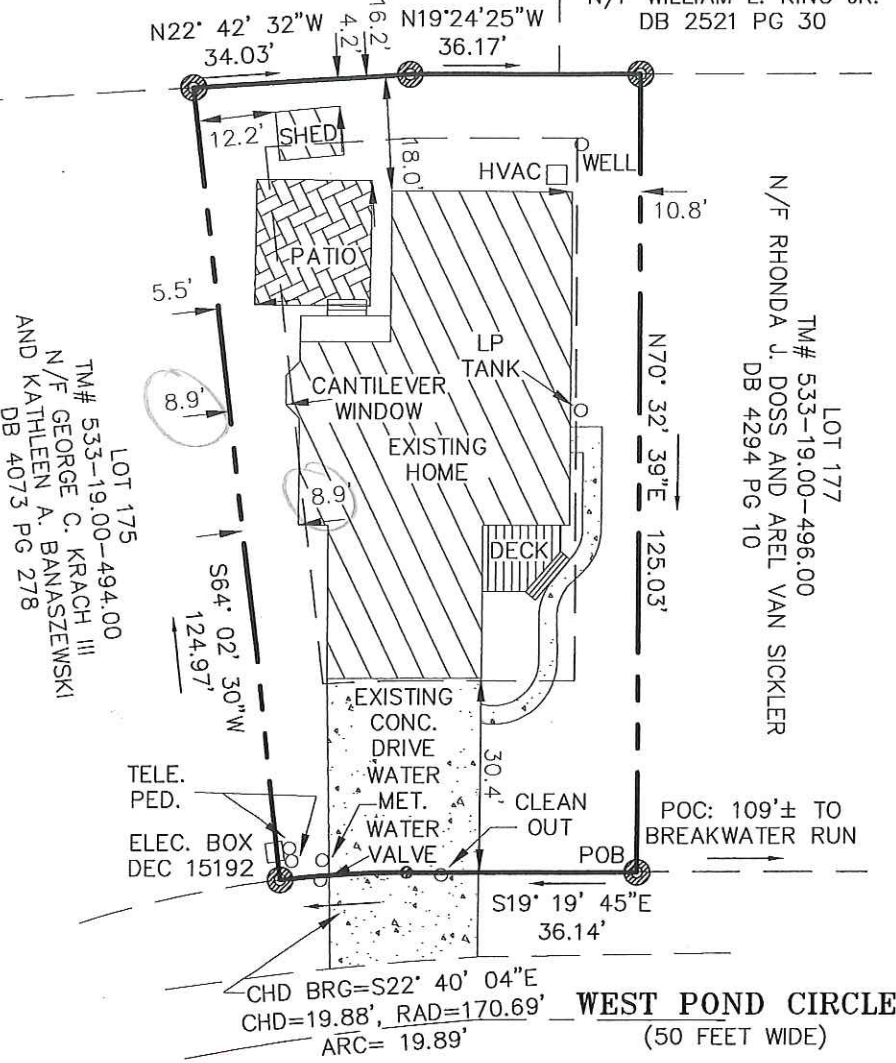
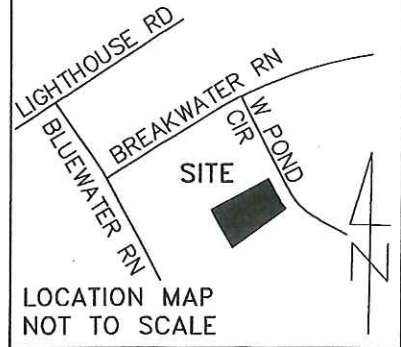
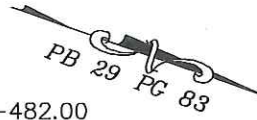
ASSESSORS AND INSPECTORS HAVE A RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment, Planning and Zoning and Building Code Officials to enter upon said premises during the construction of which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property, said consent being given on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE.

Permit Number	RD-08526	TOTAL FEES:	\$ 80.10	
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LOT 164
 TM# 533-19.00-483.00
 N/F DENNIS E. AND CAROLYN J. LAFAZIA
 DB 3034 PG 109

LOT 163
 TM# 533-19.00-482.00
 N/F WILLIAM L. KING JR.
 DB 2521 PG 30



LOT 175
 TM# 533-19.00-494.00
 N/F GEORGE C. KRACH III
 AND KATHLEEN A. BANASZEWSKI
 DB 4073 PG 278

LOT 177
 TM# 533-19.00-496.00
 N/F RHONDA J. DOSS AND AREL VAN SICKLER
 DB 4294 PG 10

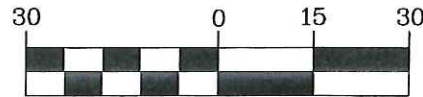
I, ALAN O'DALE KENT, REGISTERED AS A PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, HEREBY STATE THAT THE INFORMATION SHOWN ON THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND MEETS THE STANDARDS OF PRACTICE AS ESTABLISHED BY THE STATE OF DELAWARE BOARD OF PROFESSIONAL LAND SURVEYORS. ANY CHANGES TO THE PROPERTY CONDITIONS, IMPROVEMENTS, BOUNDARY OR PROPERTY CORNERS AFTER THE DATE SHOWN HEREON SHALL NECESSITATE A NEW REVIEW AND CERTIFICATION FOR ANY OFFICIAL OR LEGAL USE.



Alan O'Dale Kent

ALAN O'DALE KENT, PLS#738, DATE

REV1 05 AUG
 CORRECT NOTE 4



1 INCH = 30 FEET

THIS IS AN URBAN SURVEY

PLAN DATA:

- TITLE REFERENCED TO:
 TM# 533-19.00-495.00, DB 2380, PG 14, PB 29 PG 83
 36744 WEST POND CIRCLE, SELBYVILLE, DE 19975
 BALTIMORE HUNDRED SUSSEX COUNTY, STATE OF DELAWARE
- NO TITLE REPORT PERFORMED OR FURNISHED IN PREPARATION OF THIS PLAT.
- THIS PLAN DOES NOT CERTIFY THE EXISTENCE OR NON-EXISTENCE OF EASEMENTS OR RIGHTS OF WAY AS A FULL AND COMPLETE SEARCH MAY REVEAL IN THE SUSSEX COUNTY RECORDER OF DEEDS.
- ACCORDING TO SUSSEX COUNTY PLANNING AND ZONING, THE ZONING IS MR-RPC AND THE SETBACKS ARE: FRONT-30', SIDE-10', AND REAR-10'.
- AREA: 7,879± SQ. FT. OR 0.181± ACRE

LEGEND:

- IRON PIPE FOUND
- CORNER NOT MARKED
- PROPERTY LINE
- ADJOINING PROPERTY LINES
- BUILDING RESTRICTION LINE

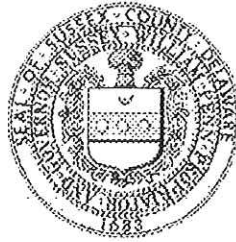
DATE OF PLAN
 06 AUG 2019

DATE OF LAST FIELD WORK
 30 JULY 2019

**BOUNDARY SURVEY PLAN
 OF THE LANDS NOW
 OR FORMERLY OF
 SUZANNE M. ROSETTI**

PREPARED BY
 ALAN O KENT LAND SURVEYING, LLC
 SEAFORD, DE 19973
 (302) 745-1735

PLANNING & ZONING
JANELLE M. CORNWELL, AICP
DIRECTOR
(302) 855-7878 T
(302) 854-6079 F



Sussex County
DELAWARE
sussexcountype.gov

SUSSEX COUNTY NOTICE OF VIOLATION

August 20, 2019

ROSETTI SUZANNE M
36744 WEST POND CIR
SELBYVILLE, DE 19975

REFERENCE NUMBER: 3109
PARCEL: 533-19.00-495.00
PARCEL DESCRIPTION: KEENWICK SOUND PHASE II LOT 176 SW/W POND CRL
LOCATION: 36744 WEST POND CIRCLE SELBYVILLE

Code Violation:	Article: V	Chapter: 115	Section: 34 B
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It has come to the attention of the Sussex County Planning and Zoning Department that the property described above is in violation of Sussex County Code.

The County Code requires a principal structure to comply with required setbacks from the property line. Based on a site visit conducted on August 20th, 2019, the placement of the principal structure is in violation of the required setback requirements.

You are hereby directed to cease the activity described above and conform to Chapter 115 of the County Code immediately upon receipt of this Notice unless otherwise directed. Failure to comply by the date specified will result in referral to the Sussex County Constable for enforcement action. Subsequently, the violation will be forwarded to the Justice of the Peace Court where you will be notified to appear. At which time, you may request a hearing on the matter.

Within **fifteen calendar (15) days** of the date of this letter the violation shall be corrected. If you have questions regarding the violation, please contact me to discuss the violation. If you have evidence, e.g., surveys, plats, or other documents that address this preliminary finding, please provide copies for our review.

The office is located in the County Administration Building, at #2 The Circle in Georgetown, Delaware. The office hours are 8:30 AM – 4:30 PM, Monday through Friday.

Sincerely,
JEFF WHALEY
302-855-7878

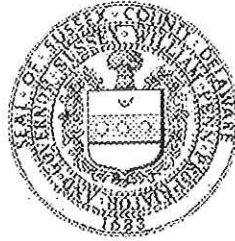


COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

PLANNING & ZONING

JANELLE M. CORNWELL, AICP
DIRECTOR

(302) 855-7878 T
(302) 854-6079 F



Sussex County

DELAWARE
sussexcountyde.gov

SUSSEX COUNTY NOTICE OF VIOLATION

August 20, 2019

ROSETTI SUZANNE M
36744 WEST POND CIR
SELBYVILLE, DE 19975

REFERENCE NUMBER: 3109
PARCEL: 533-19.00-495.00
PARCEL DESCRIPTION: KEENWICK SOUND PHASE II LOT 176 SW/W POND CRL
LOCATION: 36744 WEST POND CIRCLE SELBYVILLE

Code Violation:	Article: XXV	Chapter: 115	Section: 185 F
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It has come to the attention of the Sussex County Planning and Zoning Department that the property described above is in violation of Sussex County Code.

The County Code requires an accessory structure to comply with the required setback from the property line. Based on a site visit conducted on August 20th, 2019, the placement of the accessory structure is in violation of the setback requirements.

You are hereby directed to cease the activity described above and conform to Chapter 115 of the County Code immediately upon receipt of this Notice unless otherwise directed. Failure to comply by the date specified will result in referral to the Sussex County Constable for enforcement action. Subsequently, the violation will be forwarded to the Justice of the Peace Court where you will be notified to appear. At which time, you may request a hearing on the matter.

Within **fifteen calendar (15) days** of the date of this letter the violation shall be corrected. If you have questions regarding the violation, please contact me to discuss the violation. If you have evidence, e.g., surveys, plats, or other documents that address this preliminary finding, please provide copies for our review.

The office is located in the County Administration Building, at #2 The Circle in Georgetown, Delaware. The office hours are 8:30 AM – 4:30 PM, Monday through Friday.

Sincerely,
JEFF WHALEY
302-855-7878



COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947



**Sussex County
Building Permit**

P.O. Box 589
Georgetown, DE 19947
302-855-7720

Application Number
201809011
Issue Date: 10/03/2018
Expire Date: 10/03/2019

Permit Type: RES. ADDITION OUT OF TOWN

Parcel ID	Address	Zone Code
533-19.00-495.00	36744 WEST POND CIRCLE, SELBYVILLE	MR

Owner Information	Applicant Information
Name: ROSETTI SUZANNE M Phone: 301-974-0598	Name: ARTISTIC RENOVATIONS Phone: 443.235.6249

Contractor Information
Name: ROSETTI SUZANNE M CID: 1089606 Phone: License Number: License Exp. Date: Insurance Exp. Date:

Building Information
Proposed Use: ADDITIONAL ROOMS Construction Type: Estimated Cost of Construction: \$ 13,440 Cannot Occupy More than _____ of Total Lot Area Distance from any Dwelling of other Ownership: _____ Distance from any other Mobile Home or Accessory Structure: _____

Property Information
Measurements taken from Property Lines Front Setback: 30.00 / _____ Rear Setback: 10.00 / _____ Side Setback: 10.00 / _____ Corner Setback: _____ / _____ Maximum Building Height: 42FT Location Description: KEENWICK SOUND PHASE II LOT 176 SW/W POND CRL AD FLOOD ZONE Flood Zone: XP 651K See Attached Flood Plan Construction Review Coastal and Flood-Prone Area Building Requirements.

Project Description: RES ADD W/ BC
Scope of Work:
10X28 SUNROOM

Permit Details:

Signature of Approving Official

Allen Demat 443-235-6249

Signature of Owner/Contractor

I fully understand the Zoning Requirements of this permit.

Building Permit Application:

ZONING AND BUILDING PERMIT will expire one (1) year from the date of issue. Permit may be renewed if construction has begun and continued in a normal manner and not discontinued for reasons other than those beyond the permit-holder's control. Grading or surface-shaping of the site shall not be considered as actual construction. Permit must be renewed prior to expiration date.

ASSESSORS AND INSPECTORS HAVE A RIGHT TO GO ON PREMISES TO ASSESS AND INSPECT PROPERTY. The owner or owners of these premises do hereby consent to the Board of Assessment, Planning and Zoning and Building Code Officials to enter upon said premises during the construction of which this PERMIT is granted, or within a reasonable time thereafter, for the purposes of assessing and inspecting said property, said consent being given on the signing of this permit.

THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION APPROVAL OF THIS PERMIT APPLICATION PERTAINS ONLY TO COMPLIANCE WITH SUSSEX COUNTY ZONING ORDINANCES. IT IS NOT TO BE CONSTRUED AS AN ALL INCLUSIVE APPROVAL FOR THE REQUIREMENTS OF ANY OTHER GOVERNMENTAL AGENCIES, WHICH MAY PERTAIN TO THIS SITE.

Permit Number	BP-98526	TOTAL FEES:	\$ 80.10
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Building Description

Total Bedrooms:

Full Baths:

Total Rooms:

Basement:

Interior Walls:

Flooring:

Half Baths:

Heat Type:

Roofing:

Exterior Walls:

Foundation Type:

Fireplace Type:

Air Conditioning: N

Additional Requirement/Restrictions

Fences

Fence may only be 3.5' tall around the front and back sides until 40 /30 . Thereafter, fence may be a maximum of 7' tall. On corner properties, the fence may only be 3' tall along the corner fronts and 25' from the intersection of property lines. Fence may go on property line.

Above-Ground Pools

Must have ladder up and locked at all times when not in use. Pool must be 4' high above grade. If not, a fence is required around perimeter of pool

In-Ground Pools

A minimum 4' tall fence must be around the perimeter of the pool. A minimum 3' walkway must be between the pool and fence. Gate must be locked at all times when the pool is not in use.

Pools or Guest Homes

No Cooking facilities of any kind are permitted in the structure. No separate electrical meters are permitted.

Campgrounds

Must conform to the location approved by the park.

Accessory Building 900 Square Feet or Greater

No more than four (4) vehicles permitted in structure without a Planning & Zoning Hearing.

Agricultural Storage Structures

Storage only. NO LIVESTOCK PERMITTED.

Farm-Use Permits

Prior to issuance of the Certificate of Occupancy, it must be confirmed that the building will be used for farm use only. Otherwise, the permit will be voided and plans must be submitted to the Building Code Department.

BUILDING CODE

MAIN OFFICE (302) 855-7860
 MAIN OFFICE (FAX) (302) 855-7821

INSPECTION SCHEDULING (302) 858-5500
 INSPECTIONS (FAX) (302) 855-7821

PLAN REVIEW (302) 855-7860
 PLAN REVIEW (FAX) (302) 855-7869



Sussex County

DELAWARE
 sussexcountyde.gov

ANDY WRIGHT
 CHIEF OF BUILDING CODE

SINGLE FAMILY INSPECTION REQUIREMENTS

Application # 201809011

1. **FOOTING INSPECTION-*****

To be made prior to placing concrete in all forms, trenches, piers, post holes, structural slabs, etc. Bottom of all footings must be a minimum of 24" inches below finished grade and a minimum 12" inches below original grade, (pole buildings must be a minimum 36" inches below grade) unless designed by a Delaware architect or engineer. Any re-bar and reinforcement must be tied and in place before placement of concrete. Re-bar is recommended, but not required, unless designed by a Delaware architect or engineer. All footings must be free of debris, organic material and water. Concrete shall not be placed on frozen soil. *** A separate inspection for perimeter or under slab insulation board for "Pole Building" style Dwellings or Dwellings with a Monolithic turn down slab or slab on grade foundation is required.

2. **HOUSEWRAP/FRAMING INSPECTION-**

To be made after building is weather tight and after all electrical and plumbing work has been installed and inspected. All mechanical ducts and boots must be installed and sealed. All draft stopping and fire blocking around pipes, vents, wiring, chimneys, etc., must be completed. Framing inspection to be conducted before exterior covering is installed. A separate housewrap/flashing inspection may be scheduled before the framing inspection. No insulation is to be installed before framing inspection passes. Basement waterproofing must be complete and certification must be provided to the Building Code Office, prior to scheduling the inspection. All pre-engineered products and building components, including but not limited to: wood trusses, I-joists, structural composite lumber & steel beams, must have certification from manufacturer and be on site for inspectors' review. Pole buildings require a framing inspection for header connectors prior to any exterior or interior wall covering is installed. Plant built portions of modular homes do not require a framing inspection, but are required a "Close-In" inspection after the units are set and before mating walls have exterior covering installed. Any site built portions of a modular home project are still required a framing inspection.

3. **ENERGY INSPECTIONS (DWELLINGS ONLY)-**

Copy of the energy compliance form ("Res-Check") must be on site. Before any drywall is installed, the building envelope must be sealed from all air drafts and all insulation properly installed. All thermal stickers for doors and windows must be in place. (Modular homes to have all air gaps in mating walls sealed up and any site built portion such as: finished cape cods, rooms over garages, additional living spaces...etc.) As of 11/11/2014, all new homes must have a blower door/duct blast test certification and a permanent certificate must be completed and posted in or around the electric box before final inspection.

4. **FINAL INSPECTION-**

To be made after ALL work is completed and electrical and plumbing have been inspected. Site work must be completed to have proper drainage away from structure. (Seeding and landscaping not required.) Gutters and downspouts must be installed. 911 addresses must be posted. (Builder or owner must provide ladders to gain access to attic areas, if applicable.)

5. **County approved plans must be kept on job site for inspectors' review to receive an inspection.**

6. Any additional inspections after 5 inspections (Except Modular Home Projects without site built additions) shall be charged \$40.00 per trip and to be paid before the issuance of the certificate of occupancy. Modular Home projects will be charged \$40.00 per trip after 4 inspections.

TO SCHEDULE INSPECTIONS:

PLEASE CALL 24 HOURS IN ADVANCE AT 302-858-5500 BETWEEN 7:30 a.m. & 3:00 p.m.
 MUST HAVE APPLICATION NUMBER TO SCHEDULE INSPECTIONS.

SIGNATURE Allen Deward DATE 8-24-18

PRINT NAME Allen Deward OWNER or CONTRACTOR
 PHONE # 443-235-6249 Circle one:



COUNTY ADMINISTRATIVE OFFICES
 2 THE CIRCLE | PO BOX 589
 GEORGETOWN, DELAWARE 19947

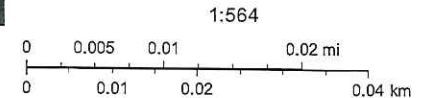


PIN:	533-19.00-495.00
Owner Name	ROSETTI SUZANNE M
Book	2380
Mailing Address	36744 WEST POND CIR
City	SELBYVILLE
State	DE
Description	KEENWICK SOUND
Description 2	PHASE II LOT 176
Description 3	SW/W POND CRL
Land Code	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries



Case # 12366
Hearing Date OCT 7, 2019
201909500

Board of Adjustment Application Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check all applicable)

Variance
Special Use Exception _____
Administrative Variance _____
Appeal _____

Existing Condition
Proposed _____
Code Reference (office use only)
115-25 115-185

Site Address of Variance/Special Use Exception: _____
15609 Quail Hollow Rd.

Variance/Special Use Exception/Appeal Requested: _____
12.5' from req. 15' side for existing Quonset Hut
(motor home car port)

Tax Map #: 430-11.00-46.00 Property Zoning: AR-1

Applicant Information

Applicant Name: NANCY KAYE PETERMAN
Applicant Address: 15609 Quail Hollow Rd
City, State, Zip: Greenwood De 19950
Applicant Phone #: 724-244-8047 Applicant e-mail: nickandkaye2008@gmail.com

Owner Information

Owner Name: _____
Owner Address: _____
City, State, Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Information

Agent/Attorney Name: _____
Agent/Attorney Address: _____
City, State, Zip: _____
Agent/Attorney Phone #: _____ Agent/Attorney e-mail: _____

Signature of Owner/Agent/Attorney

Nancy Kaye Peterman Date: Aug 09, 2019



Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

Followed existing driveway to make overhead covering for RV. The entire rest of back yd. is a slope.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Due to existing slope the structure cannot be moved to the left.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

This was created by John A. Turnbull my X husband!

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The structure has no affect on neighborhood nor adjacent property.

5. Minimum variance:

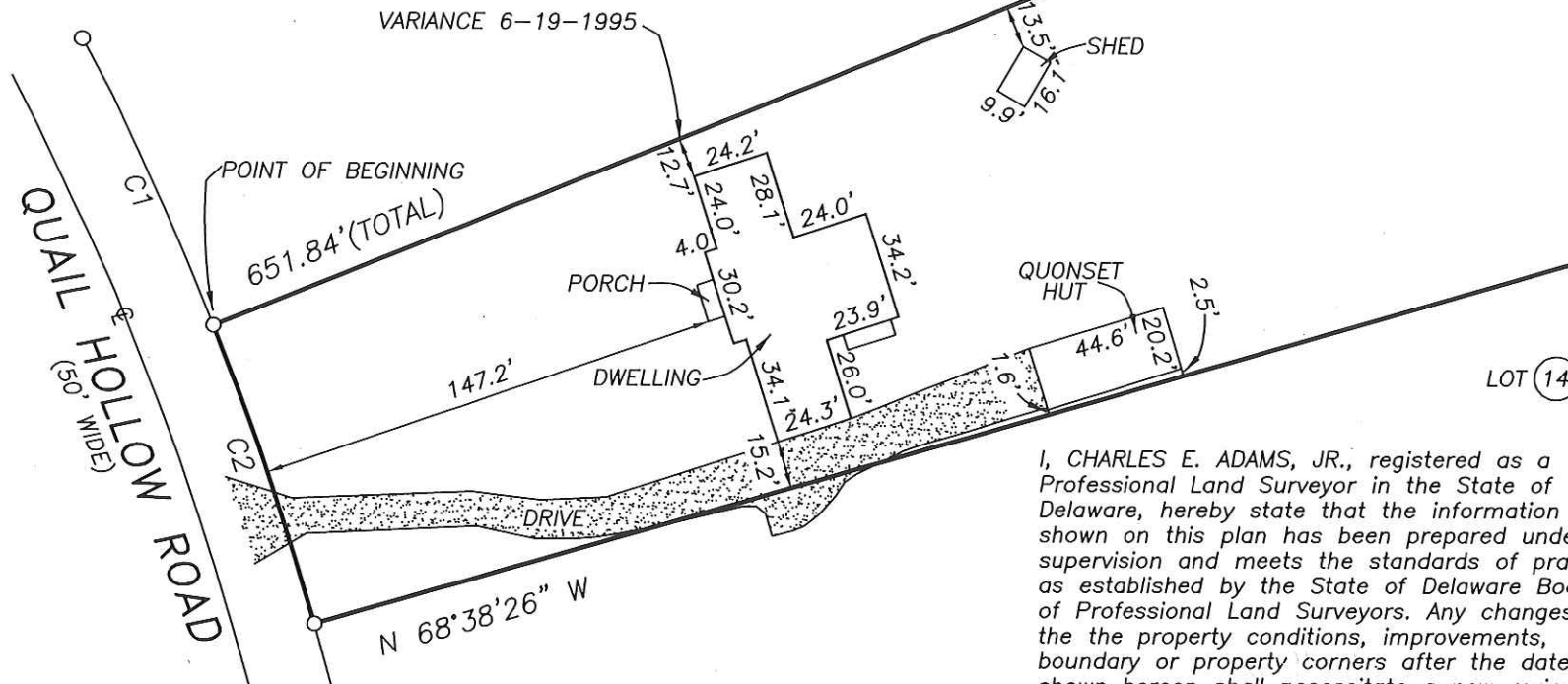
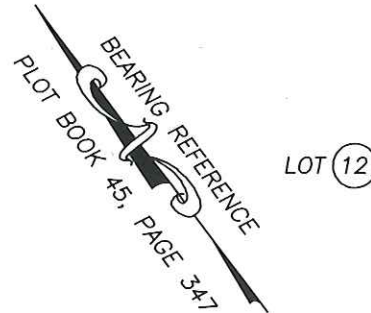
That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Due to yard slope there isn't any where to move structure.

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	970.00'	5°54'24"	100.00''	99.96'	S 12°29'57" W
C2	970.00'	5°54'24"	100.00'	99.96'	N 18°24'22" E

NOTES:

- 1) CLASS "B", SUBURBAN SURVEY
- 2) SOURCE OF TITLE: DEED BOOK 3271, PAGE 73
- 3) THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A COMPLETE TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH
- 4) ALL SETBACKS MUST BE VERIFIED BY THE HOMEOWNER AND/OR CONTRACTOR WITH THE APPROPRIATE REGULATORY AUTHORITY



I, CHARLES E. ADAMS, JR., registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

Charles E. Adams, Jr.
 CHARLES E. ADAMS, JR., P.L.S. 506

BOUNDARY SURVEY PLAN

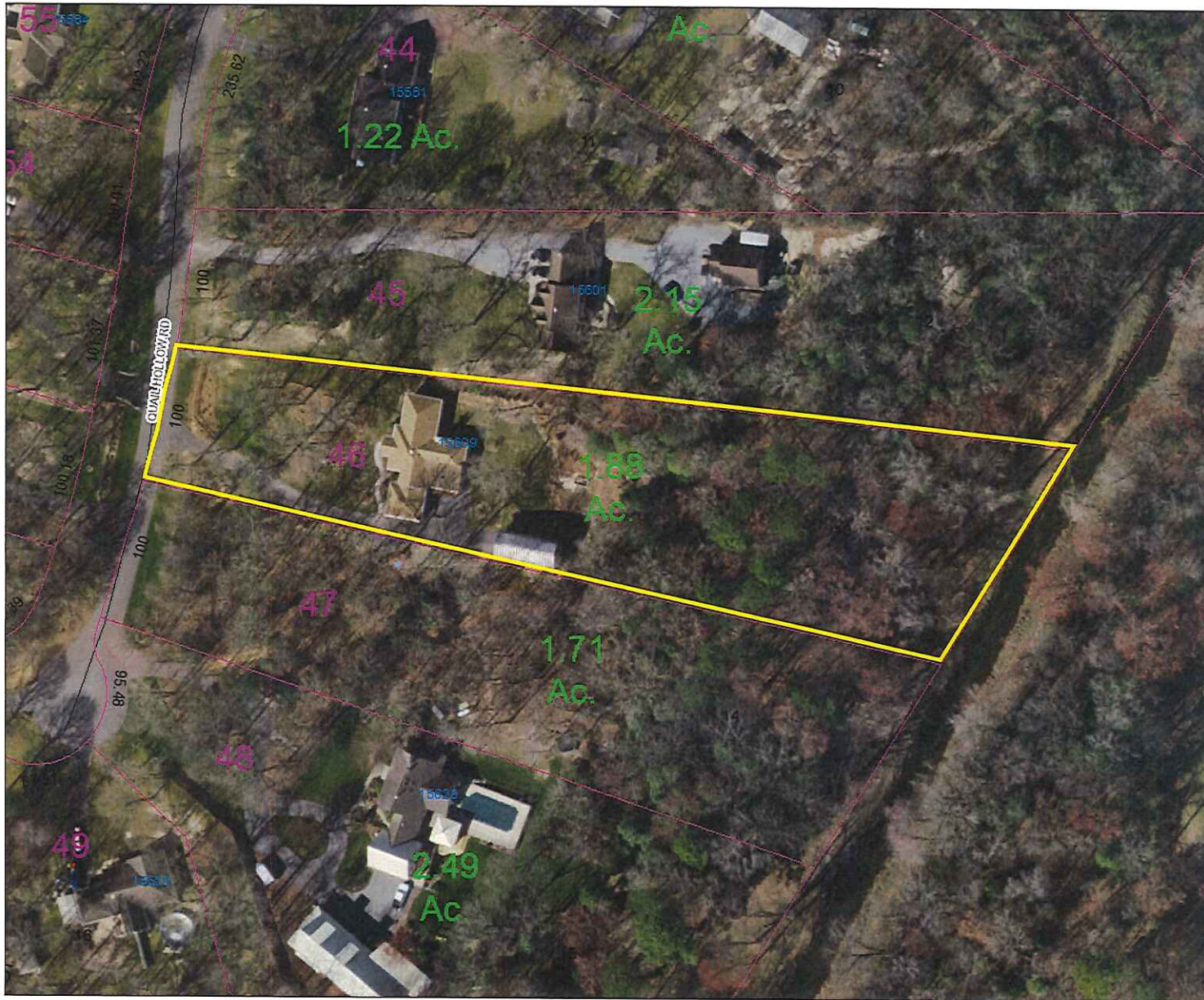
PREPARED FOR
NANCY KAYE PETERMAN

FOR PROPERTY KNOWN AS
 LOT 13, DOE RUN
 PLOT BOOK 45, PAGE 347
 (A.K.A. 15609 QUAIL HOLLOW ROAD)
 SITUATED IN
 NANTICOKE HUNDRED
 SUSSEX COUNTY
 STATE OF DELAWARE
 AREA: 1.884± ACRES
 SCALE: 1" = 60'
 DATE: AUGUST 7, 2019

Prepared By
 ♦ ADAMS-KEMP ASSOCIATES, INC. ♦
 PROFESSIONAL LAND SURVEYORS
 AND PLANNERS
 217 SOUTH RACE STREET
 GEORGETOWN, DELAWARE 19947
 PHONE: (302) 856-6699
 WWW.ADAMSKEMP.COM

LEGEND:

○ FOUND IRON PIPE



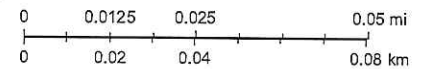
PIN:	430-11.00-46.00
Owner Name	TURNBULL NANCY K
Book	3271
Mailing Address	15609 QUAIL HOLLOW RD
City	GREENWOOD
State	DE
Description	DOE RUN LOT 13
Description 2	E/QUAIL HOLLOW RD
Description 3	N/A
Land Code	

polygonLayer
 Override 1

polygonLayer
 Override 1

- Tax Parcels
- 911 Address
- Streets

1:1,128



**Board of Adjustment Application
Sussex County, Delaware**

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Case # 12369
Hearing Date 10/7/19
201910041

Type of Application: (please check all applicable)

Variance
Special Use Exception
Administrative Variance
Appeal

Existing Condition
Proposed
Code Reference (office use only)
115-23
115-210

Site Address of Variance/Special Use Exception:

18941 John J. Williams Highway (DE Route 24), Rehoboth Beach, DE 19971

Variance/Special Use Exception/Appeal Requested:

To use a pre-fabricated pharmaceutical trailer as a temporary pharmacy while the Owner renovates their existing permanent pharmacy at the Tunnel Cancer Center. We believe this is considered a "Use of a manufactured-home-type structure for any business, commercial or industrial use" under Sussex County Code, Section 115-23 "Special use exceptions".

Tax Map #: 334-12.00-57.00

Property Zoning: AR-1

Applicant Information

Applicant Name: Beebe Medical Center, Inc.

Applicant Address: 431 Savannah Rd

City Lewes State DE Zip: 19958

Applicant Phone #: (302) 734-7950 Applicant e-mail: mloukides@beebehealthcare.org

Owner Information

Owner Name: Beebe Medical Center, Inc.

Owner Address: 431 Savannah Rd

City Lewes State DE Zip: 19958 Purchase Date: 4/18/00

Owner Phone #: (302) 645-3177 Owner e-mail: mloukides@beebehealthcare.org

Agent/Attorney Information

Agent/Attorney Name: Becker Morgan Group, Inc. c/o Tyler Giffear, E.I.T.

Agent/Attorney Address: 309 South Governors Ave

City Dover State DE Zip: 19904

Agent/Attorney Phone #: (302) 734-7950 Agent/Attorney e-mail: tgiffear@beckermorgan.com

Signature of Owner/Agent/Attorney



Date: _____



Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Special Use Exception to be granted.

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

The project parcel is bordered primarily by AR-1 zoning, as well as CR-1 and MR zoning. The temporary pharmacy trailer is to be located to the rear of the existing Tunnel Cancer Center, where it will be approximately 200 feet from the closest inhabited residential property; which has existing landscape buffering along the property lines shared with the project parcel. The trailer is not expected to produce large amounts of noise or light pollution such that it would adversely impact the adjacent residential properties.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

According to Sussex County Code, Section 115-23 "Special use exceptions", this use is eligible for a temporary permit for a period not to exceed five (5) years, for which we are requesting a special use exception for a maximum of 5 years.

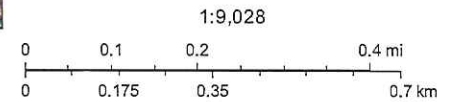
Basis for Appeal: (Please provide a written statement regarding reason for appeal)

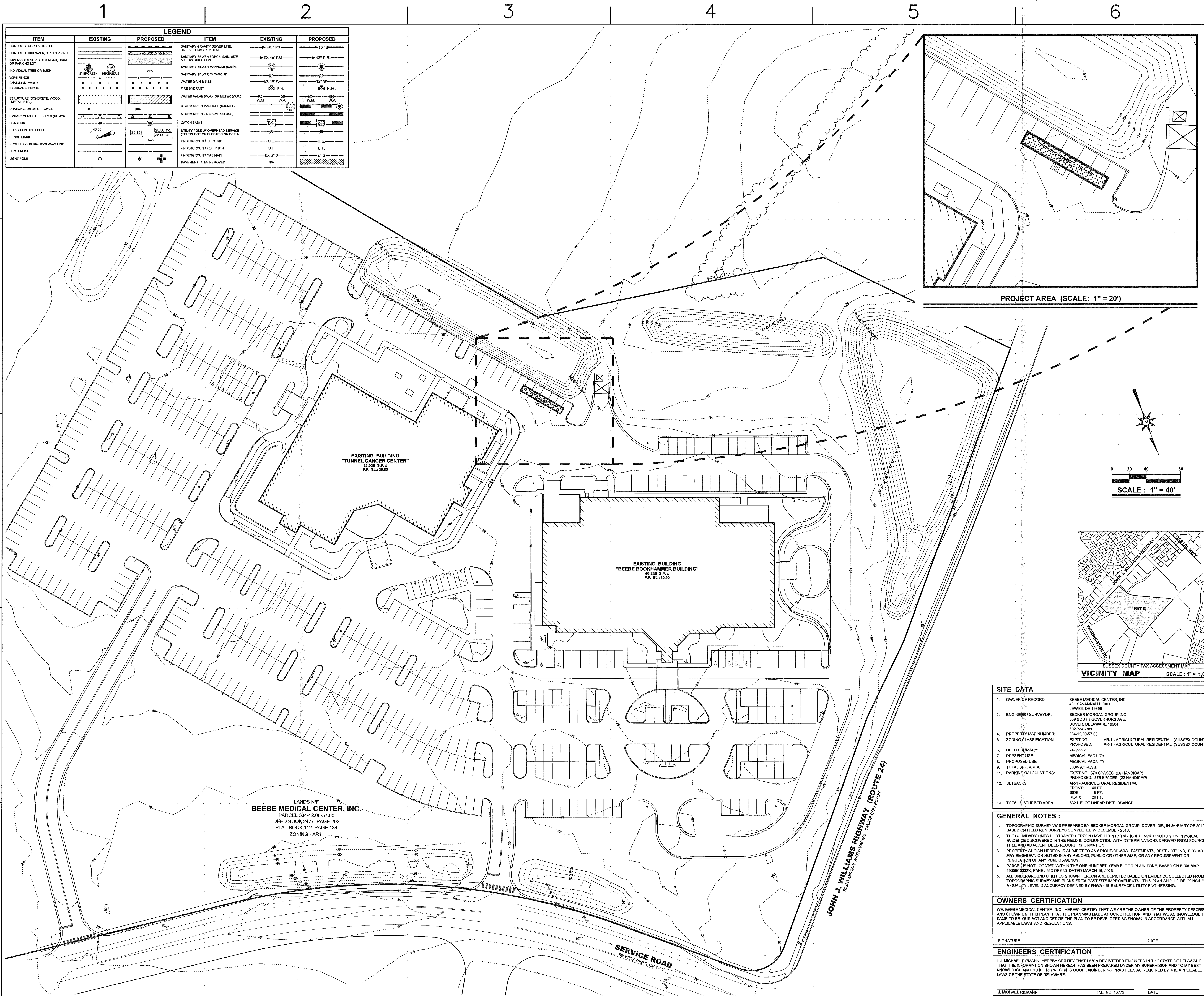
The Owner is currently performing renovations to their existing Pharmacy located in the Tunnel Cancer Center. In order to continue operations throughout the renovation process, the Owner would like to install a temporary pharmaceutical trailer in a parking area to the rear of the Tunnel Cancer Center, and provide necessary utility extensions and connections to serve the trailer.



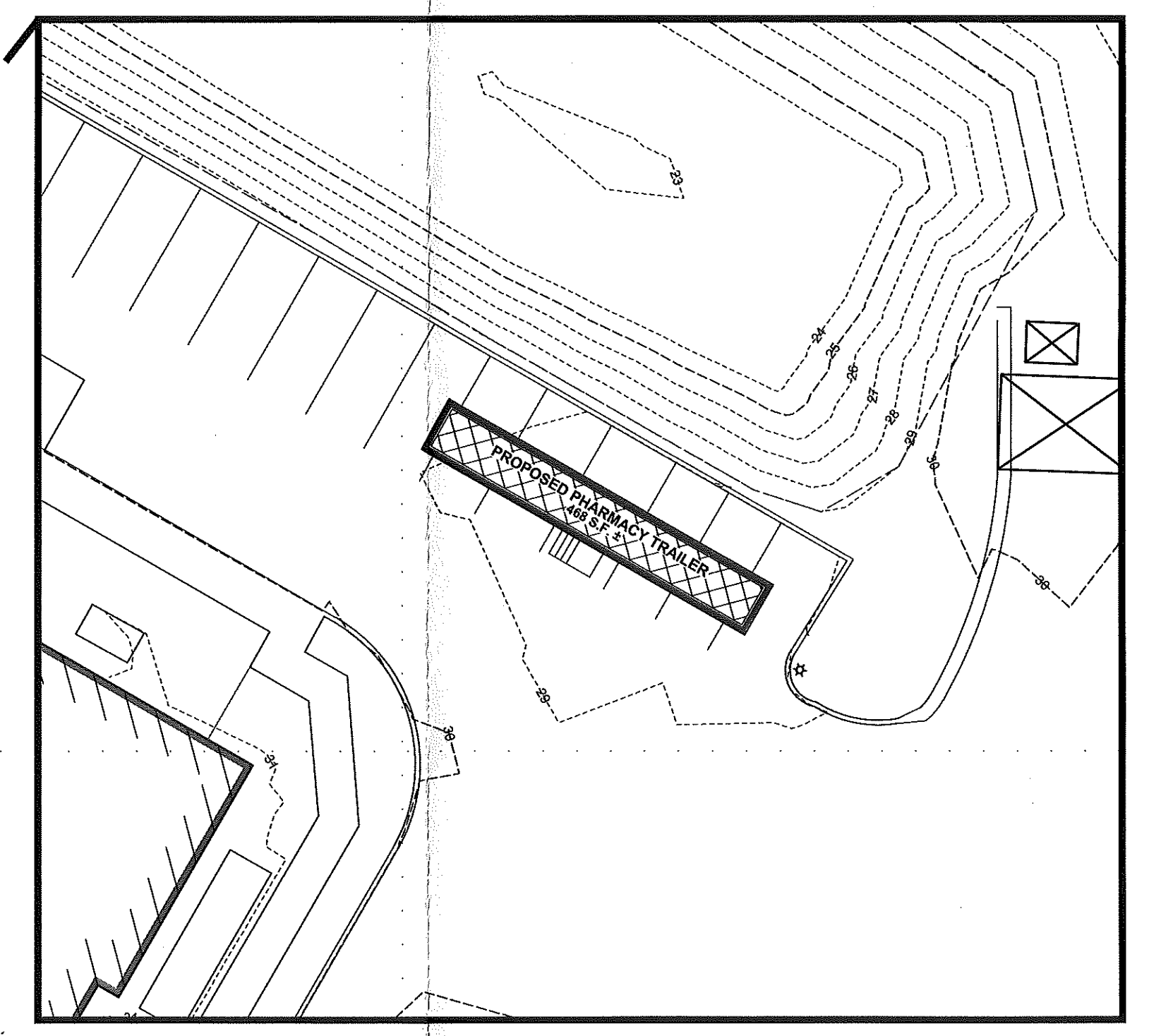
PIN:	334-12.00-57.00
Owner Name	BEEBE MEDICAL CENTER INC
Book	2477
Mailing Address	431 SAVANNAH RD BLDG C
City	LEWES
State	DE
Description	SE/RD 24
Description 2	711' NE/RD 275
Description 3	N/A
Land Code	

- polygonLayer
 Override 1
- polygonLayer
 Override 1
- Tax Parcels
- Streets
- County Boundaries

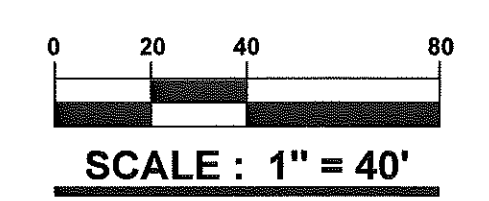




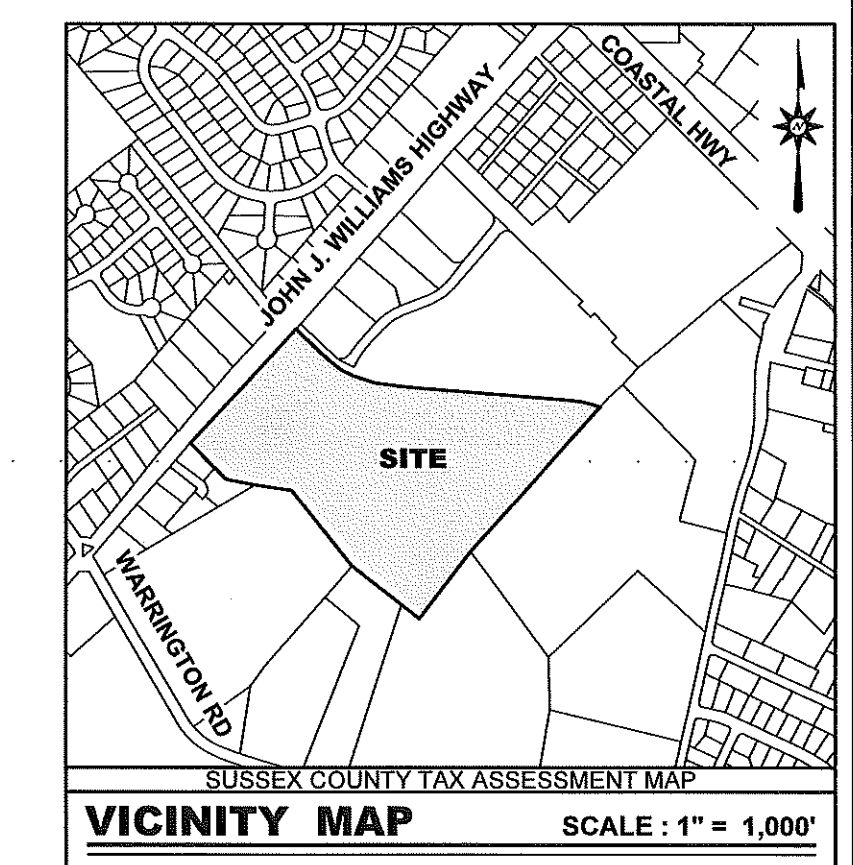
LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION		
CONCRETE SIDEWALK, SLAB / PAVING OR PARKING LOT			SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER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



PROJECT AREA (SCALE: 1" = 20')



SCALE: 1" = 40'



VICINITY MAP SCALE: 1" = 1,000'

LANDS N/F
BEEBE MEDICAL CENTER, INC.
 PARCEL 334-12.00-57.00
 DEED BOOK 2477 PAGE 292
 PLAT BOOK 112 PAGE 134
 ZONING - AR1

SITE DATA	
1. OWNER OF RECORD:	BEEBE MEDICAL CENTER, INC. 431 SAVANNAH ROAD LEWES, DE 19958
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7990
4. PROPERTY MAP NUMBER:	334-12.00-57.00
5. ZONING CLASSIFICATION:	EXISTING: AR-1 - AGRICULTURAL RESIDENTIAL (SUSSEX COUNTY) PROPOSED: AR-1 - AGRICULTURAL RESIDENTIAL (SUSSEX COUNTY)
6. DEED SUMMARY:	2477-292
7. PRESENT USE:	MEDICAL FACILITY
8. PROPOSED USE:	MEDICAL FACILITY
9. TOTAL SITE AREA:	33.85 ACRES ±
11. PARKING CALCULATIONS:	EXISTING: 579 SPACES (20 HANDICAP) PROPOSED: 579 SPACES (22 HANDICAP)
12. SETBACKS:	AR-1 - AGRICULTURAL RESIDENTIAL: FRONT: 40 FT. SIDE: 15 FT. REAR: 20 FT. 332 L.F. OF LINEAR DISTURBANCE
13. TOTAL DISTURBED AREA:	332 L.F. OF LINEAR DISTURBANCE

GENERAL NOTES:

- TOPOGRAPHIC SURVEY WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN JANUARY OF 2019 BASED ON FIELD RUN SURVEYS COMPLETED IN DECEMBER 2018.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONNECTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- PARCEL IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON FIRM MAP 10050303K, PANEL 332 OF 600, DATED MARCH 16, 2015.
- ALL UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED BASED ON EVIDENCE COLLECTED FROM TOPOGRAPHIC SURVEY AND PLANS FROM PAST SITE IMPROVEMENTS. THIS PLAN SHOULD BE CONSIDERED A QUALITY LEVEL 2 ACCURACY DEFINED BY FHWA - SUBSURFACE UTILITY ENGINEERING.

OWNERS CERTIFICATION

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

SIGNATURE _____ DATE _____

ENGINEERS CERTIFICATION

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

J. MICHAEL RIEMANN P.E. NO. 13772 DATE _____

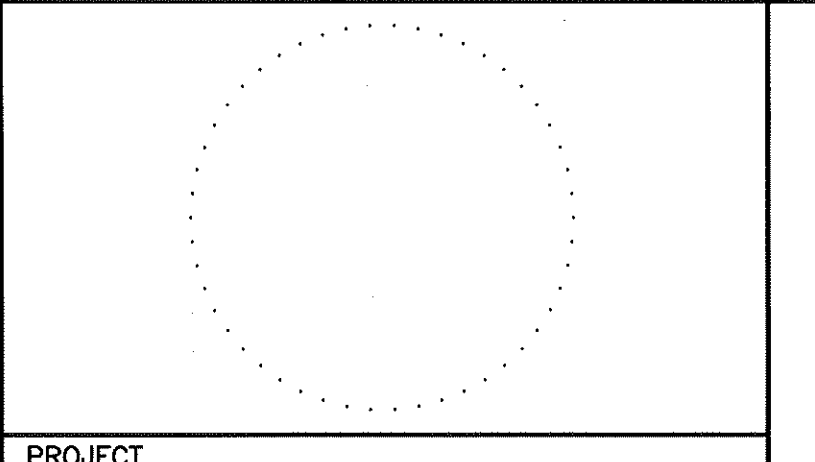
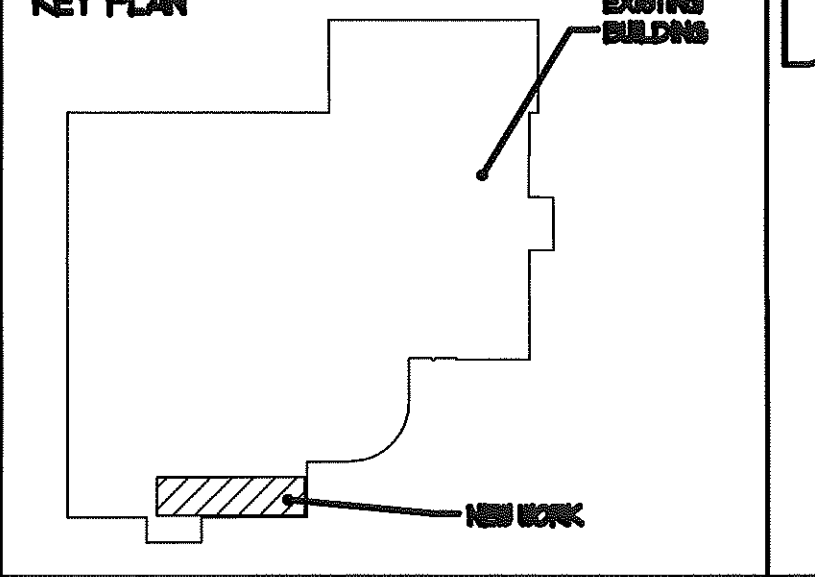
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 (P) 302.658.6426
 (F) 302.658.8431
 abhagen@ABHA.com
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 DOVER, DE 19901

MACINTOSH ENGINEERING
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 32191 NASSAU ROAD, SUITE 2
 LEWES, DE 19968

BECKER MORGAN GROUP
 CIVIL ENGINEERING
 309 SOUTH GOVERNORS AVENUE
 DOVER, DE 19904



PROJECT
 BEEBE MEDICAL CENTER
 TUNNELL CANCER CENTER
 PHARMACY

18947 John J Williams Highway
 Rehoboth Beach, DE 19971

OWNER
 BEEBE HEALTHCARE
 424 Savannah Rd,
 Lewes, DE 19958

PROJECT NO: 1813

FILE NAME
 DRAWN BY:
 CHECKED BY:

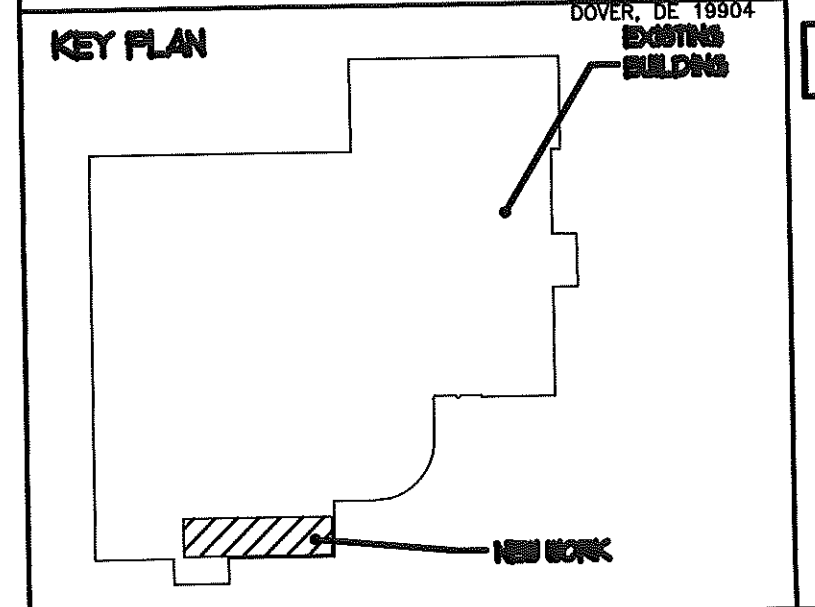
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1	8/26/2019	ISSUE FOR BID/PERMIT

SHEET TITLE
C-001:
COVER SHEET



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CIVIL ENGINEERING
3019 SOUTH GOVERNORS AVENUE
DOVER, DE 19901



PROJECT
**BEEBE MEDICAL CENTER
TUNNELL CANCER CENTER
PHARMACY**
18947 John J Williams Highway
Rehoboth Beach, DE 19971

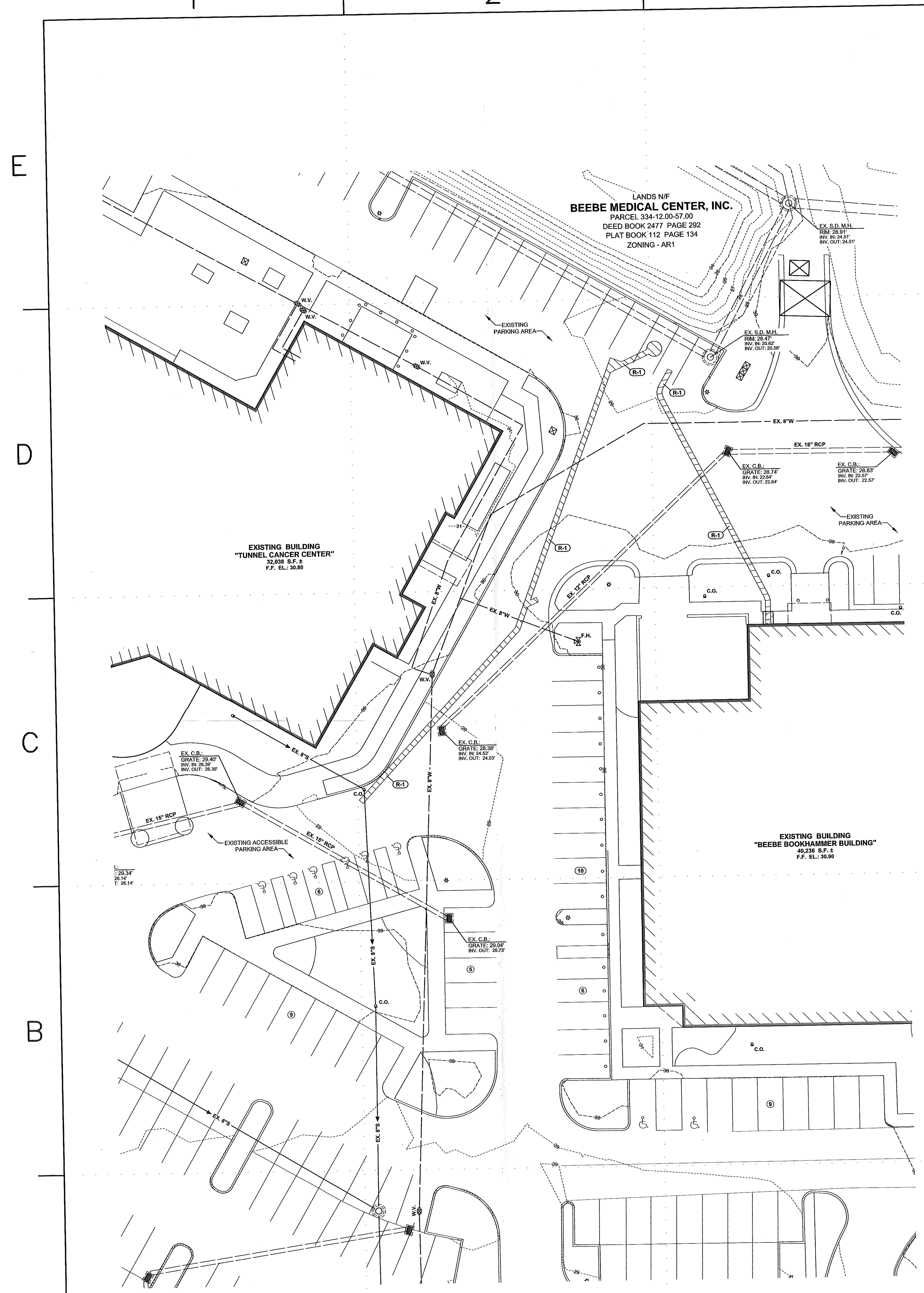
OWNER
BEEBE HEALTHCARE
424 Savannah Rd,
Lewes, DE 19958

MARK	DATE	DESCRIPTION
1	8/20/2019	ADDENDA 2

PROJECT NO: 1813
FILE NAME:
DRAWN BY:
CHECKED BY:

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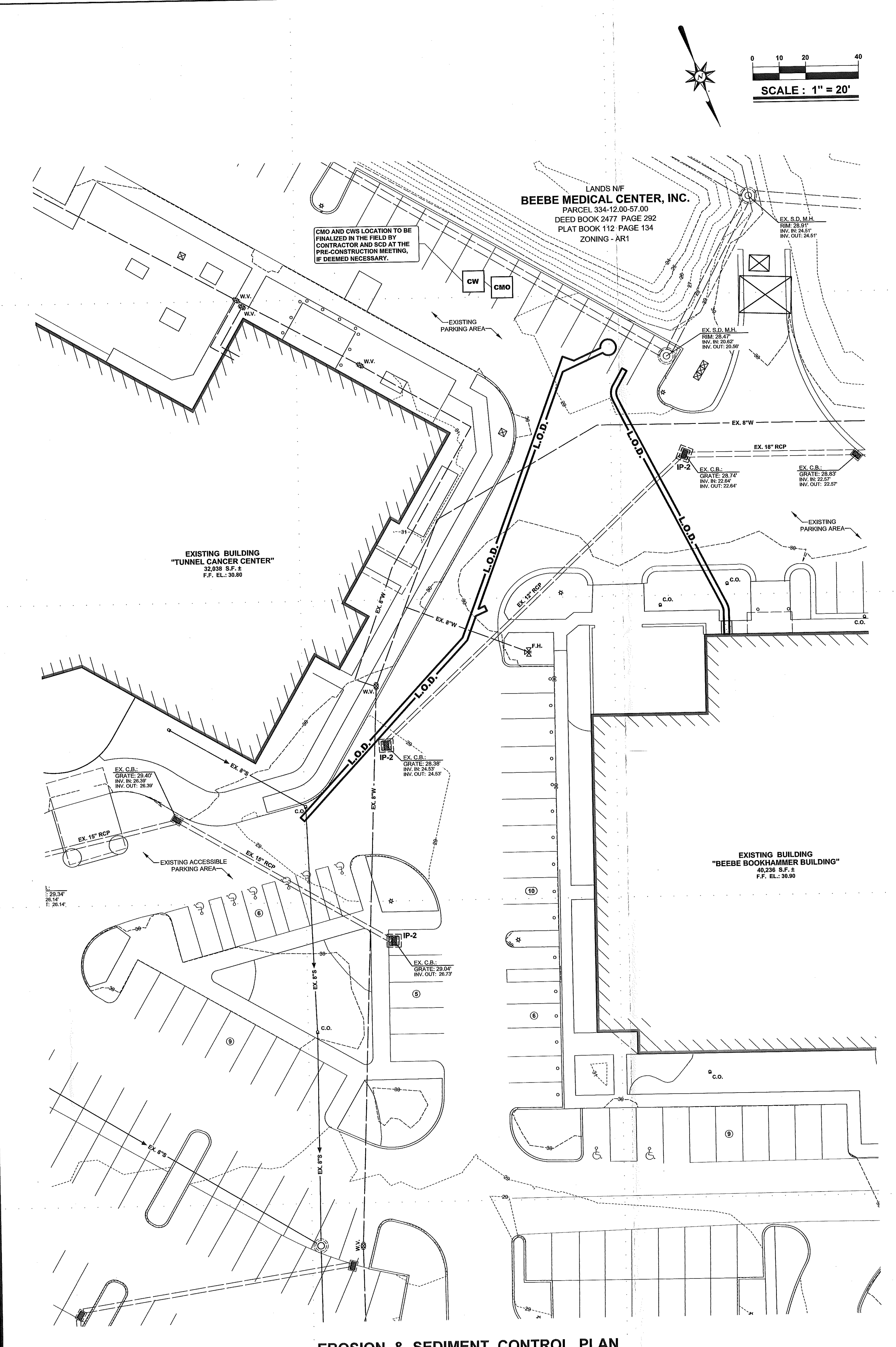
SHEET TITLE
**C-101:
EXISTING CONDITIONS &
DEMOLITION / EROSION &
SEDIMENT CONTROL
PLANS**



EXISTING CONDITIONS & DEMOLITION PLAN

DEMOLITION CONSTRUCTION NOTES

R-1	DEMOLISH EXISTING FULL-DEPTH PAVEMENT TO CONSTRUCT MIN. 2' WIDE UTILITY TRENCH.
-----	---



EROSION & SEDIMENT CONTROL PLAN

LINEAR DISTURBANCE:

SANITARY SEWER LINE:	220 L.F. ±
WATER SERVICE:	112 L.F. ±
TOTAL:	332 L.F. ±

EROSION SEDIMENT CONTROL LEGEND

LIMIT OF DISTURBANCE	— L.O.D. —	L.O.D.
STANDARD INLET PROTECTION - TYPE 2	IP-2	IP-2

SCALE: 1" = 20'

A

A

1

2

3

4

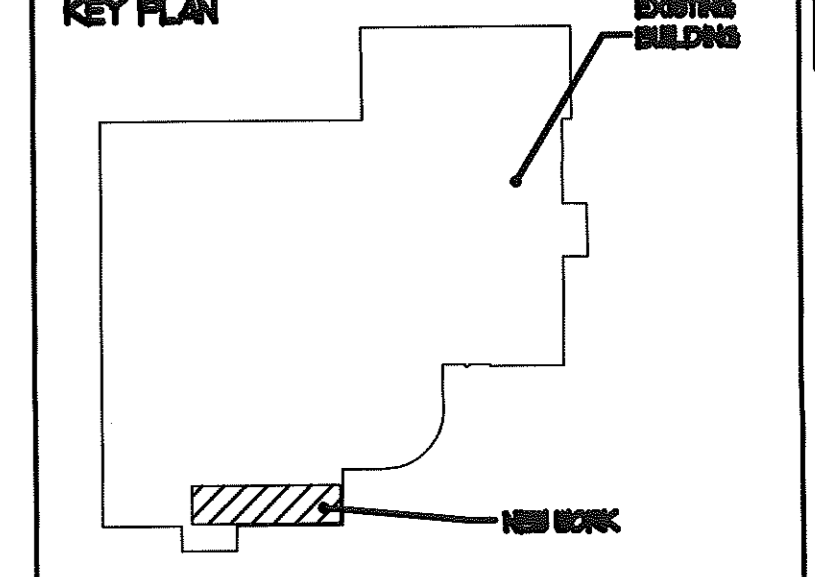
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6



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DOVER, DE 19901



PROJECT
**BEEBE MEDICAL CENTER
TUNNELL CANCER CENTER
PHARMACY**

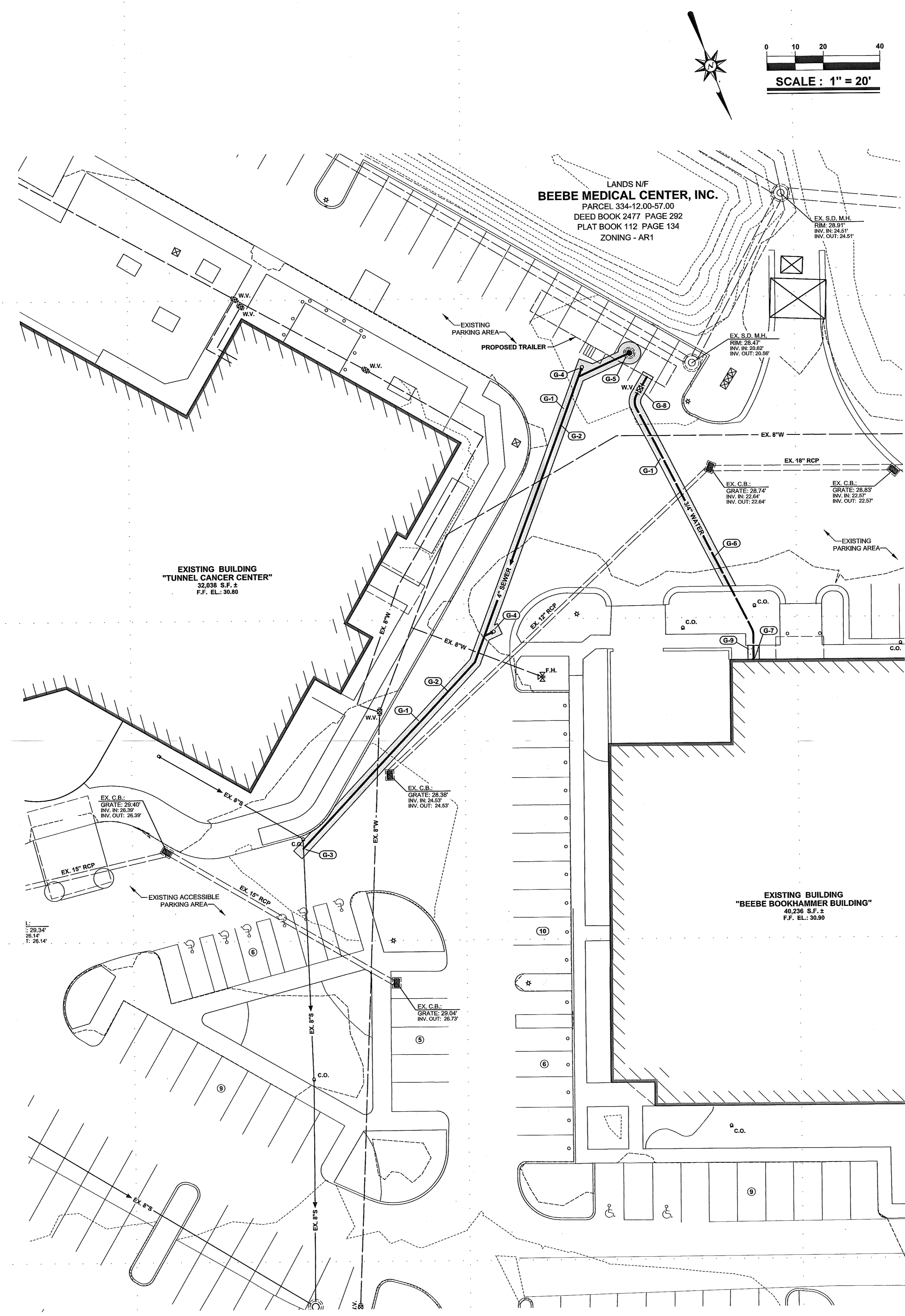
**18947 John J Williams Highway
Rahoboth Beach, DE 19971**

OWNER
BEEBE HEALTHCARE
424 Savannah Rd,
Lewes, DE 19956

MARK	DATE	DESCRIPTION
PROJECT NO:	1813	
FILE NAME		
DRAWN BY:		
CHECKED BY:		

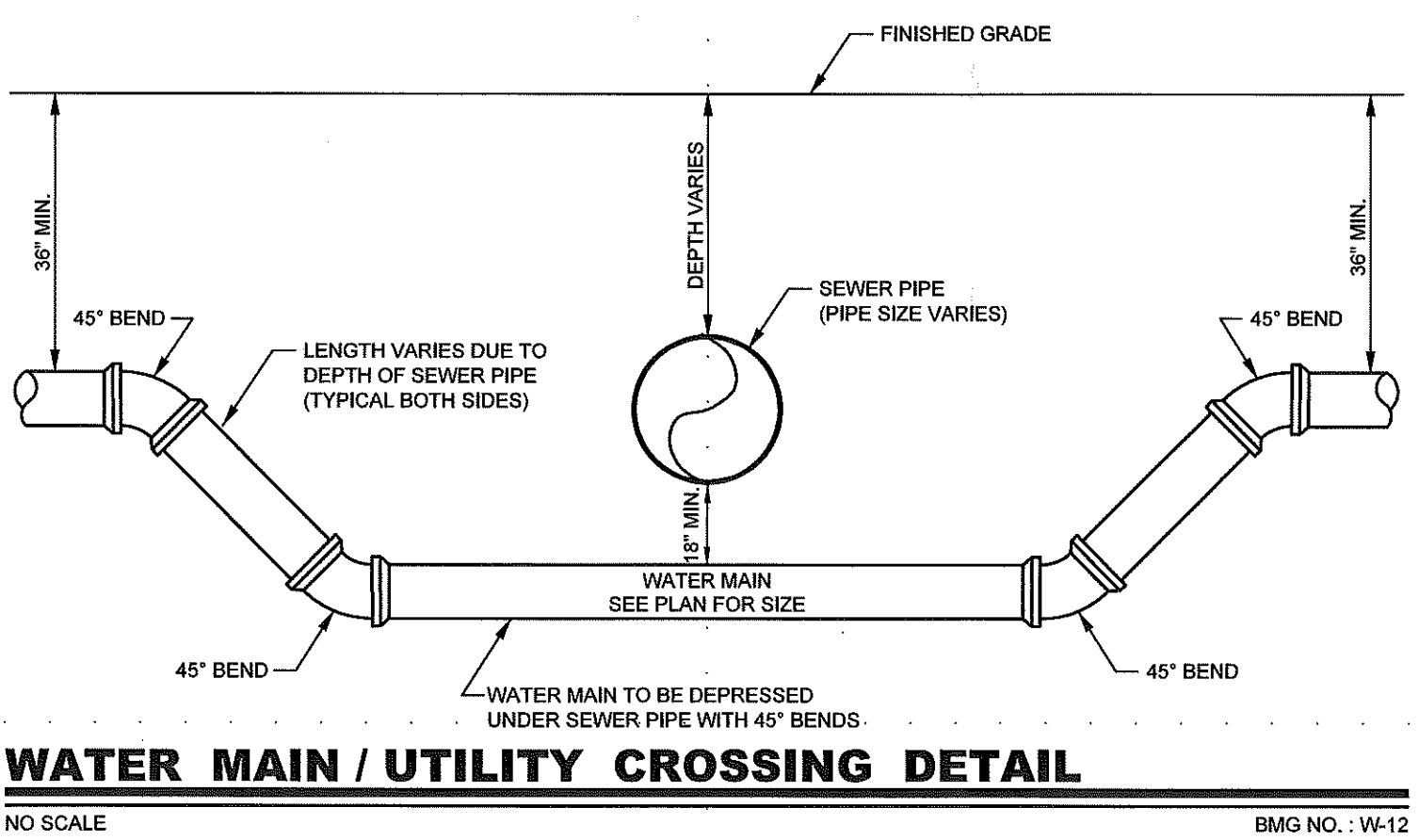
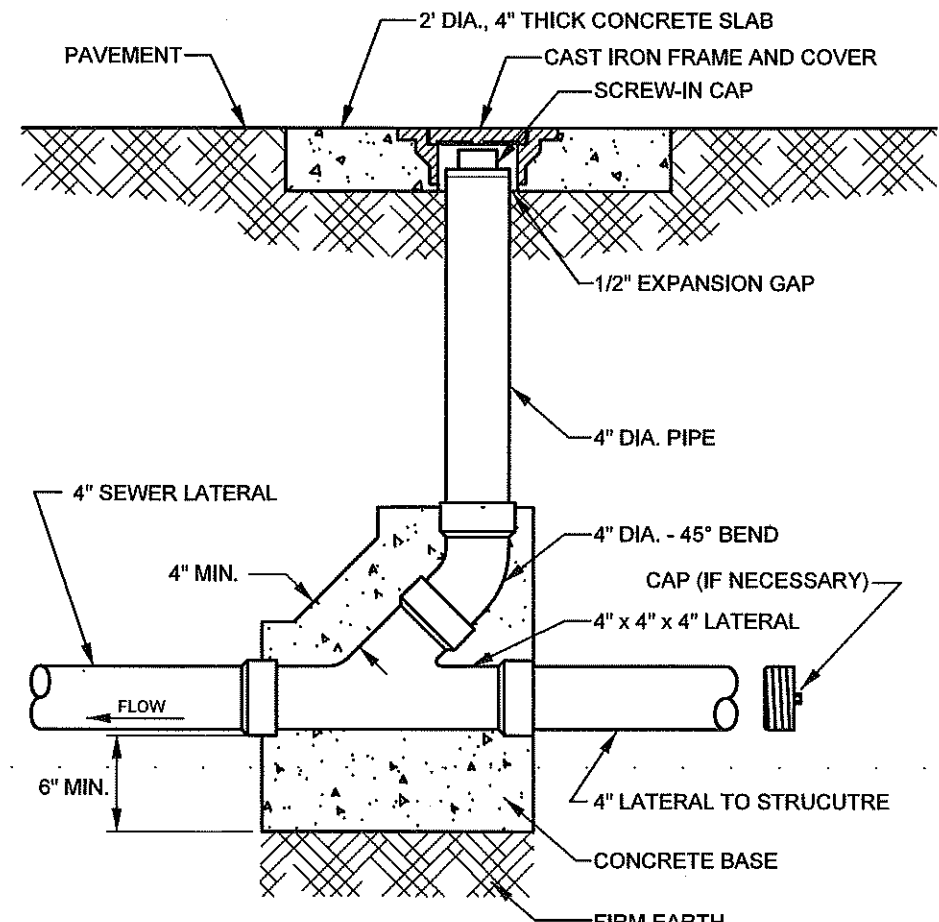
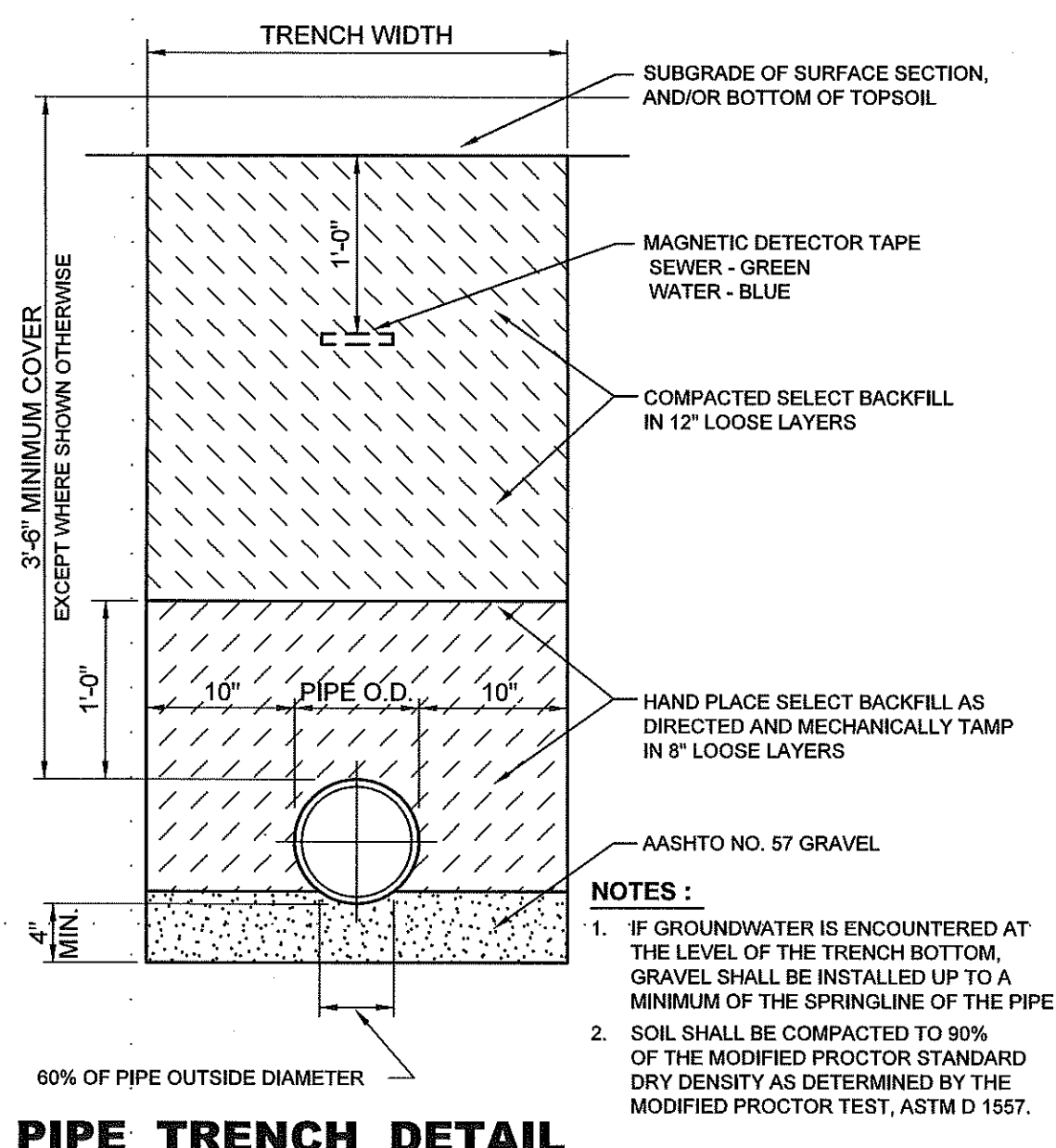
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SHEET TITLE
**C-201:
SITE CONSTRUCTION
PLANS**



SITE CONSTRUCTION, SIGNAGE & STRIPING PLAN

- GENERAL CONSTRUCTION NOTES**
- G-1 INSTALL FULL-DEPTH PAVEMENT SECTION AS SHOWN HEREON. SEE PAVEMENT SECTION DETAIL, SHEET C-001.
 - G-2 INSTALL 214 L.F. x 4" DIAMETER PVC SDR-35 SANITARY SEWER LATERAL AT 1.04% SLOPE. MAINTAIN A MINIMUM OF 30" OF COVER BELOW GRADE. CONTRACTOR TO FIELD VERIFY DEPTH OF EXISTING LATERAL TO CONFIRM TIE-IN DEPTH.
 - G-3 CONTRACTOR TO CONNECT PROPOSED 4" SANITARY SEWER LATERAL TO EXISTING 8" SANITARY SEWER LATERAL USING PVC SDR-35 8" x 4" WYE FITTING.
 - G-4 INSTALL 4" PVC SDR-35 SANITARY SEWER LATERAL CLEANOUTS AT LOCATIONS SHOWN (2 REQUIRED). SEE DETAIL, SHEET C-001.
 - G-5 PROPOSED SUMP PIT AND PUMP SYSTEM. INLET TO PIT SHALL BE 12" MINIMUM BELOW GRADE. SEE MEP PLANS BY ALLEN & SHARIFF FOR SYSTEM DESIGN, PRODUCTS, AND SPECIFICATIONS.
 - G-6 INSTALL 112 L.F. x 4" OF 3/4" DIAMETER POLYETHYLENE SDR-7 WATER SERVICE. CONTRACTOR TO MAINTAIN A MINIMUM OF 30" OF COVER BELOW GRADE.
 - G-7 CONTRACTOR TO CONNECT PROPOSED 3/4" WATER SERVICE TO EXISTING HOSE BIB LOCATED ON SOUTH SIDE OF BOOKHAMMER BUILDING (APPROXIMATE LOCATION SHOWN). THREE-PIECE FULL PORT ISOLATION VALVE TO BE PROVIDED AT POINT OF CONNECTION.
 - G-8 INSTALL MANUAL SHUT-OFF VALVE PER SUSSEX COUNTY PUBLIC WORKS STANDARDS.
 - G-9 CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY SIDEWALK DAMAGED DURING INSTALLATION OF WATER SERVICE.



Standard Detail & Specifications Inlet Protection - Type 2

Notes:

- This practice shall only be used in situations in which Inlet Protection - Type 1 cannot be used due to site constraints. These include, but are not limited to partially completed parking areas, streets, roads, etc.
- It may be necessary to transition from Type 1 to Type 2 Inlet Protection as construction proceeds.
- For areas where there is a concern for oil run-off or spills, insert shall meet one of the above specifications with an oil absorbent pillow or shall be made completely from an oil absorbent material with a woven pillow.

Materials:

The geotextile Inlet Insert must meet or exceed the specifications of Type GD III geotextile in accordance with Appendix A.3 of the Delaware Erosion & Sediment Control Handbook.

Source: Adapted from ACT Products, Inc. Symbol: **IP-2** Detail No. **DE-ESC-3.1.5.2** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications Inlet Protection - Type 2

Notes:

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Materials:

The geotextile Inlet Insert must meet or exceed the specifications of Type GD III geotextile in accordance with Appendix A.3 of the Delaware Erosion & Sediment Control Handbook.

Source: Adapted from ACT Products, Inc. Symbol: **IP-2** Detail No. **DE-ESC-3.1.5.2** Sheet 2 of 2 Effective FEB 2019

Standard Detail & Specifications Concrete Mixing Operation

Construction Notes:

- Locate concrete mixing and containment area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies.
- Locate concrete mixing and containment area so that it is accessible to telescopic lifts (service with a minimum 10 foot wide ground or paved accessway), but so it is not in a highly active construction area causing accidental damage.
- Minimum volume for installed containment areas are 3 cubic feet per cubic foot of mixing capacity. The installed containment area must encompass the storage site and mixing unit, and be surrounded on three sides minimum by a 12" high slope berm (EC #57 or 18" compost lag).
- The 10-mil poly liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. The liner shall cover the perimeter and be secured on the backside using cement or sand bags, or leaved into the ground a minimum of 6".
- Allow cementitious waste to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
- Apply a new liner before reusing the station for additional mixing after maintenance has occurred.

Source: Adapted from MWDOT Concrete Manual, Chp. 4. Symbol: **CMO** Detail No. **DE-ESC-3.6.3** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications Concrete Mixing Operation

Construction Notes:

- Locate concrete mixing and containment area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies.
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- Apply a new liner before reusing the station for additional mixing after maintenance has occurred.

Source: Adapted from MWDOT Concrete Manual, Chp. 4. Symbol: **CMO** Detail No. **DE-ESC-3.6.3** Sheet 2 of 2 Effective FEB 2019

Standard Detail & Specifications Concrete Washout

Construction Notes:

- Locate washout area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies.
- Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide ground accessway), but so it is not in a highly active construction area causing accidental damage.
- Minimum dimensions for prefabricated units are 4 feet by 4 feet by 1 foot deep with a minimum 4 mil polyethylene plastic liner. Minimum dimensions for constructed concrete washout areas are 6 feet by 6 feet by 3 foot deep, with a minimum 10 mil polyethylene liner, 2:1 side slopes, and a 1 foot high by 1 foot wide compacted fill berm.
- The liner must be free of tears or holes and placed over smooth surfaces to prevent puncturing. For excavated washouts, anchor the liner underneath the berm or overlap with sandbags or concrete blocks to hold in place.
- Provide a sign designating the washout area, and for large construction sites, provide signs throughout directing traffic to the location.
- After washed out concrete residue to harden through evaporation of the wastewater. Once the facility has reached 75 percent of its capacity, remove the hardened concrete by reusing the broken aggregate onsite, recycling, or disposing of offsite. The hardened material can be buried on site with minimum of 1 foot of clean, compacted fill.
- Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

Source: Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3. Symbol: **CW** Detail No. **DE-ESC-3.6.2** Sheet 1 of 2 Effective FEB 2019

Standard Detail & Specifications Concrete Washout

Construction Notes:

- Locate washout area a minimum of 50 feet from open channels, storm drain inlets, wetlands or waterbodies.
- Locate washout area so that it is accessible to concrete equipment (service with a minimum 10 foot wide ground accessway), but so it is not in a highly active construction area causing accidental damage.
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- Apply a new liner before reusing the station for additional washouts after maintenance has occurred.

Source: Adapted from Colorado Urban Storm Drainage Criteria Manual, Vol 3. Symbol: **CW** Detail No. **DE-ESC-3.6.2** Sheet 2 of 2 Effective FEB 2019

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes:

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

Source: Delaware ESC Handbook. Symbol: **DE-ESC-3.6.1** Sheet 1 of 5 Effective FEB 2019

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Pollution Prevention - Spill Prevention

- Fueling should only take place in signed designated areas, away from downstream drainage facilities and watercourses.
- Fueling must be with nozzles equipped with automatic shut-off to control drips. Do not top off.
- Protect the areas where equipment or vehicles are being repaired, maintained, fueled or parked from storm water run-on and runoff.
- Use barriers such as berms to prevent storm water run-on and runoff, and to contain spills.
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 - Do not bury spills or wash them down with water.
- LEAKS AND DRIPS
 - Use drip pans or absorbent pads at all times. Place under and around leaky equipment.
 - Do not allow oil, grease, fuel or chemicals to drip onto the ground.
 - Have spill kits and clean up material on-site.
 - Repair leaky equipment promptly or remove problem vehicles and equipment from the site. Clean up contaminated soil immediately.
 - Store contaminated waste in sealed containers constructed of suitable material. Label these containers properly.
 - Clean up all spills and leaks. Promptly dispose of waste and spent clean up materials.

Source: Delaware ESC Handbook. Symbol: **DE-ESC-3.6.1** Sheet 2 of 5 Effective FEB 2019

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes:

The Construction Site Pollution Prevention Plan should include the following elements:

- Material Inventory**
 - Concrete
 - Delugants
 - Paints (enamel and latex)
 - Cleaning solvents
 - Pesticides
 - Wood scraps
 - Fertilizers
 - Petroleum based products
- Good housekeeping practices**
 - Store only enough product required to do the job.
 - All materials shall be stored in a neat, orderly manner in their original labeled containers and covered.
 - Substances shall not be mixed.
 - When possible, all of a product shall be used up prior to disposal of the container.
 - Manufacturers' instructions for disposal shall be strictly adhered to.
 - The site foreman shall designate someone to inspect all BMP's daily.
- Waste management practices**
 - All waste materials shall be collected and stored in securely lidded dumpsters in a location that does not drain to a waterbody.
 - Waste materials shall be salvaged and/or recycled whenever possible.
 - The dumpsters shall be emptied a minimum of twice per week, or more if necessary. The licensed trash hauler is responsible for cleaning out dumpsters.

Source: Adapted from USEPA Pub. 840-B-92-002. Symbol: **DE-ESC-3.6.1** Sheet 3 of 5 Effective FEB 2019

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes (cont.)

- Trash shall be disposed of in accordance with all applicable Delaware laws.
- Trash cans shall be placed at all lunch spots and littering is strictly prohibited. Recycling bins shall be placed near the construction trailer.
- Fertilizer bags can not be stored in a weather-proof location, they shall be kept on a pallet and covered with plastic sheeting which is overlapped and anchored.
- Equipment maintenance practices**
 - If possible, equipment should be taken to off-site commercial facilities for washing and maintenance.
 - If performed on-site, vehicles shall be washed with high-pressure water spray without detergents in an area contained by an impervious berm.
 - Drip pans shall be used for all equipment maintenance.
 - Equipment shall be inspected for leaks on a daily basis.
 - Washout from concrete trucks shall be disposed of in a temporary pit for hardening and proper disposal.
 - Fuel nozzles shall be equipped with automatic shut-off valves.
 - All used products such as oil, antifreeze, solvents and tires shall be disposed of in accordance with manufacturers' recommendations and local, state and federal laws and regulations.
- Spill prevention practices**
 - Potential spill areas shall be identified and contained in covered areas with no connection to the storm drain system.
 - Warning signs shall be posted in hazardous material storage areas.
 - Preventive maintenance shall be performed on all tanks, valves, pumps, pipes and other equipment as necessary.
 - Low or non-toxic substances shall be prioritized for use.

Source: Adapted from USEPA Pub. 840-B-92-002. Symbol: **DE-ESC-3.6.1** Sheet 4 of 5 Effective FEB 2019

Standard Detail & Specifications Construction Site Waste Mgt & Spill Control

Notes (cont.)

- Contact Information for reporting spills through the DNREC 24-Hour Toll Free Number shall be prominently posted.
- Education**
 - Best management practices for construction site pollution control shall be part of regular progress meetings.
 - Information regarding waste management, equipment maintenance and spill prevention shall be prominently posted in the construction trailer.

CONTACT INFORMATION

DNREC 24-Hour Toll Free Number: 800-662-8802
 DNREC Solid & Hazardous Waste Management Section: 302-739-9403

Source: Adapted from USEPA Pub. 840-B-92-002. Symbol: **DE-ESC-3.6.1** Sheet 5 of 5 Effective FEB 2019

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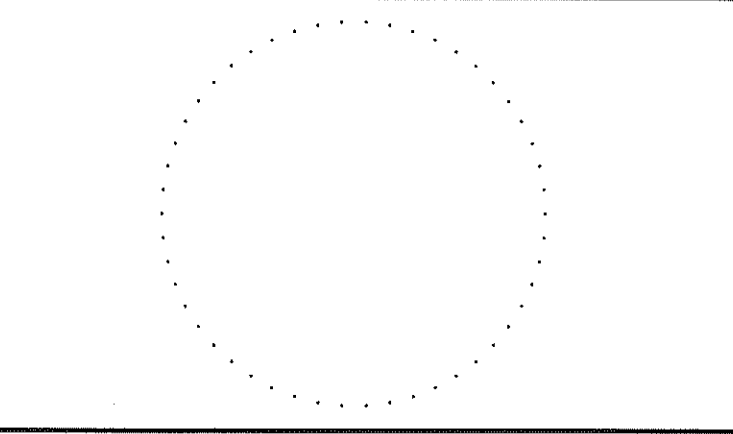
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BECKER MORGAN GROUP CIVIL ENGINEERING
3019 SOUTH GOVERNORS AVENUE
DOVER, DE 19904

KEY PLAN



PROJECT

BEEBE MEDICAL CENTER - TUNNELL CANCER CENTER PHARMACY

**18947 John J Williams Highway
Rehoboth Beach, DE 19971**

OWNER

BEEBE HEALTHCARE

**424 Savannah Rd,
Lewes, DE 19958**

MARK	DATE	DESCRIPTION
PROJECT NO: 1813		
FILE NAME		
DRAWN BY:		
CHECKED BY:		
SHEET TITLE		
C-901: SITE CONSTRUCTION / EROSION & SEDIMENT CONTROL DETAILS		

To Whom It May Concern,

My sincere apology for not making my appointment on July 15, 2019. Our family had every attention to come to this meeting as it is extremely important to us.

My son Alonso was injured and with this emergency we were unable to attend the meeting. My priority was for the health of my son.

We happy to report considering the emergency that he under the care of good hands at Nemours. Please see not from doctor.

We would appreciate your patience and kindly request a new appointment.

Respectfully,

Ariel Gonzalez

A handwritten signature in black ink, appearing to be 'Ariel Gonzalez', written over a horizontal line.

Nemours

NEMOURS DUPONT PEDIATRICS, WILMINGTON
1600 Rockland Road
Wilmington DE 19803
Phone: 302-651-5913
Fax: 302-651-5951

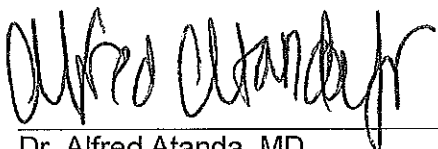
July 18, 2019

To Whom It May Concern:

Alonso Gonzalez-Roblero was treated at our practice on 7/18/2019. Please excuse him from 7/15/2019 until 7/18/2019.

It was necessary for the parent/guardian to be present.

Please call our office at (302) 651-6521 if you have any questions.



Dr. Alfred Atanda, MD