

PLANNING & ZONING COMMISSION

ROBERT C. WHEATLEY, CHAIRMAN
KIM HOEY STEVENSON, VICE-CHAIRMAN
R. KELLER HOPKINS
J. BRUCE MEARS
HOLLY J. WINGATE



Sussex County

DELAWARE
sussexcountyde.gov
302-855-7878 T
302-854-5079 F
JAMIE WHITEHOUSE, MRTPI, AICP
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: August 27, 2020

Application: (CU 2226) Jonathan E. & Karen M. Hearn

Applicant/Owner: Jonathan E. & Karen M. Hearn
8275 Cannon Road
Seaford, DE 19973

Site Location: Located on the north side of Cannon Road approximately 0.92 mile west of
Sussex Hwy (Route 13)

Current Zoning: AR-1 (Agricultural Residential District)

Proposed Use: An Events Venue

Comprehensive Land
Use Plan Reference: Developing Area

Councilmanic
District: Mr. Vincent

School District: Woodbridge School District

Fire District: Bridgeville Fire District

Sewer: Septic

Water: Private

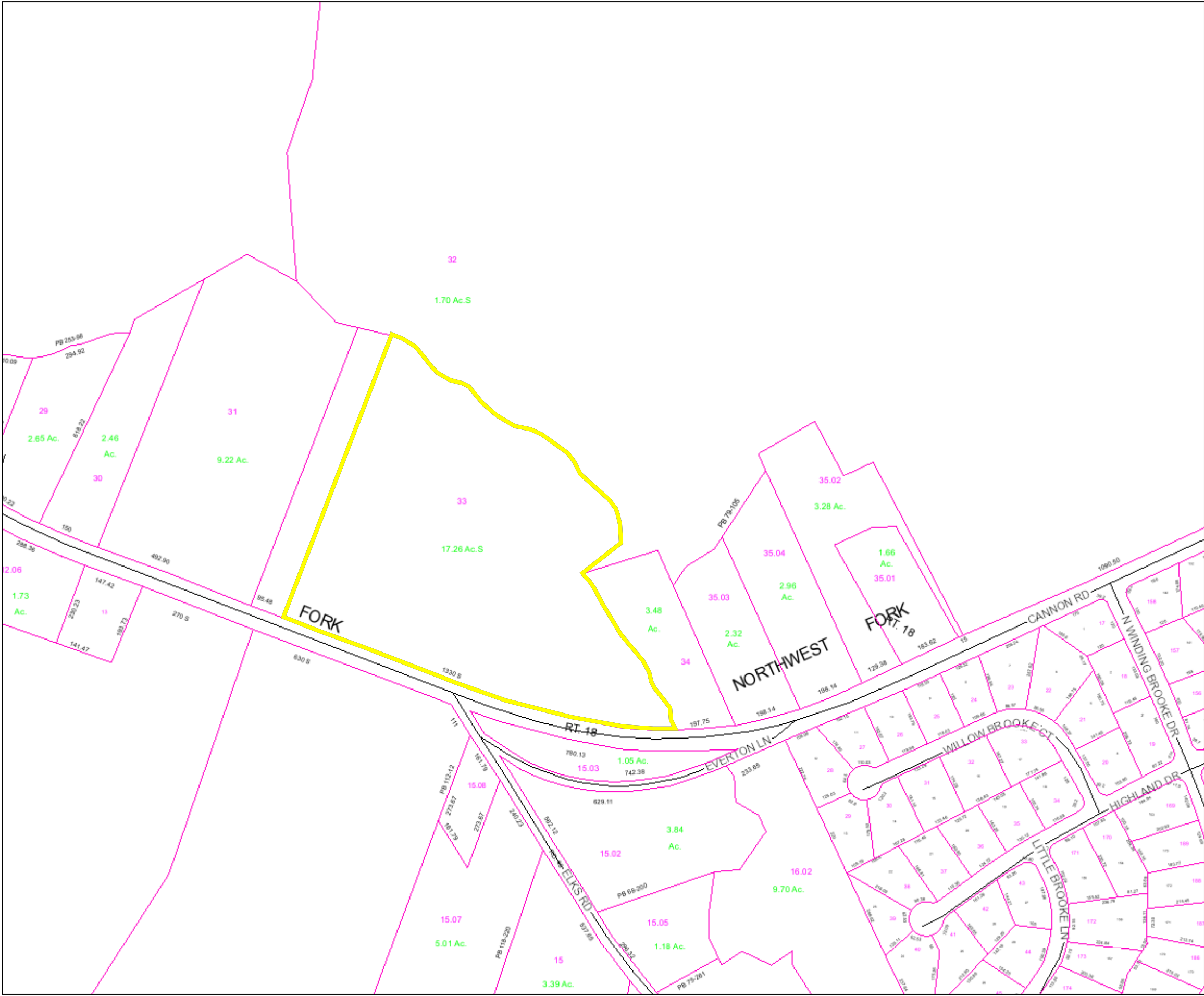
Site Area: 17.26 Acres +/-

Tax Map ID.: 131-18.00-33.00 (portion of)





Sussex County



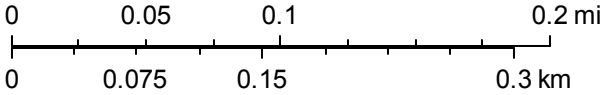
PIN:	131-18.00-33.00		
Owner Name	HEARN	JONATHAN	
	EDISON	KAREN	
Book	4306		
Mailing Address	8275 CANNON RD		
City	BRIDGEVILLE		
State	DE		
Description	CANNONGEORGETOWN		
Description 2	N RT 18 ACROSS FROM		
Description 3	RT 46 FX		
Land Code			

- polygonLayer

Override 1
- polygonLayer

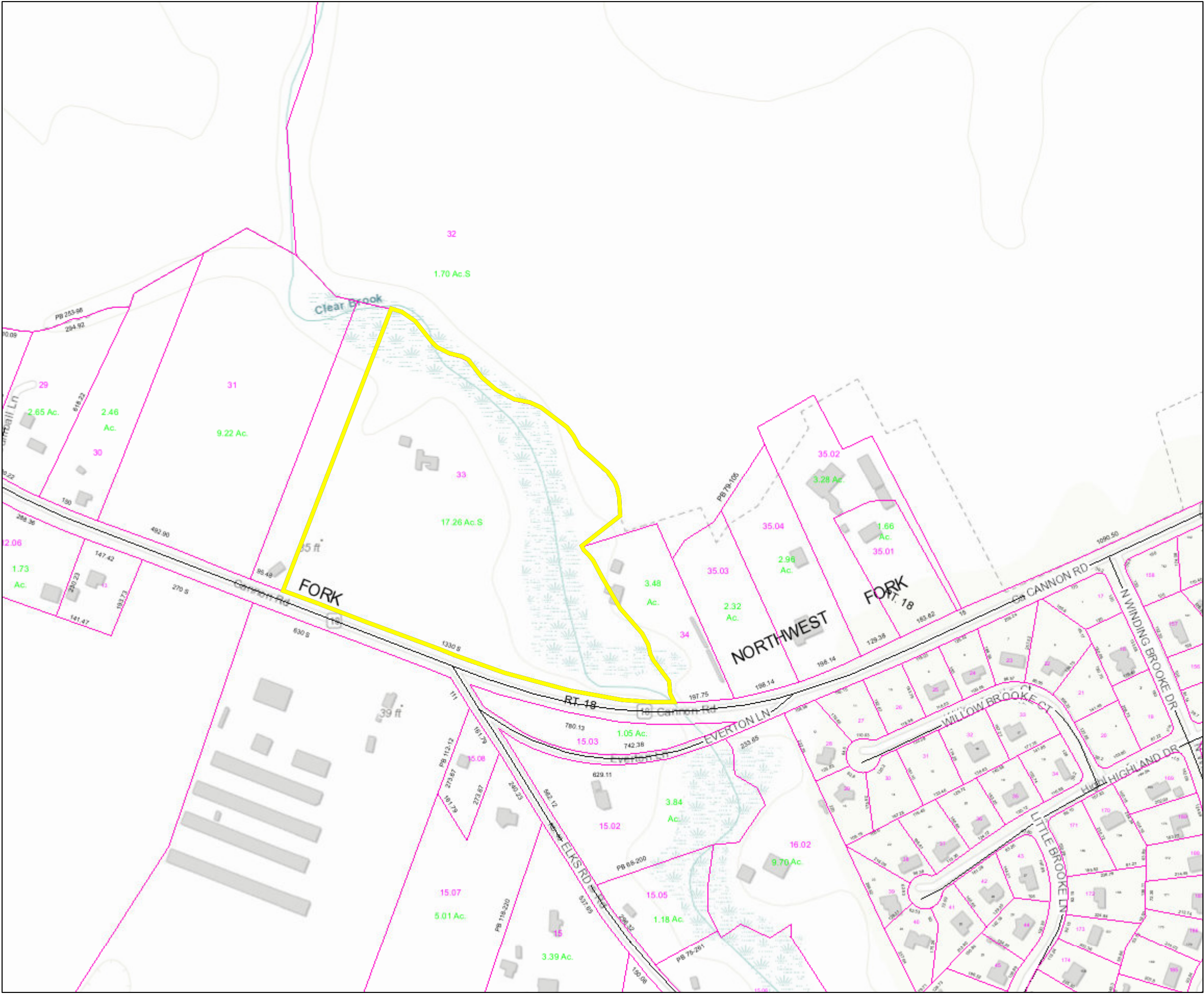
Override 1
- Tax Parcels
- Streets
- County Boundaries

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Sussex County



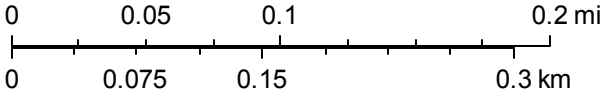
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Book	4306		
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- polygonLayer

Override 1
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Override 1
- Tax Parcels
- Streets

1:4,514





Sussex County






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polygonLayer

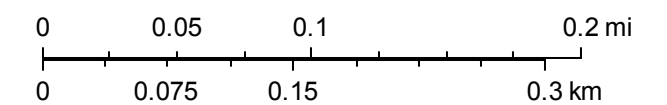
Override 1

polygonLayer

Override 1

-  Tax Parcels
-  Streets
-  County Boundaries

1:4,514





Memorandum

To: Sussex County Planning Commission Members
From: Lauren DeVore, Planner III
CC: Vince Robertson, Assistant County Attorney and applicant
Date: August 21, 2020
RE: Staff Analysis for CU 2226 Jonathan E. & Karen M. Hearn

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2226 Jonathan E. & Karen M. Hearn to be reviewed during the August 27, 2020 Planning and Zoning Commission Meeting. This analysis should be included in the record of this application and is subject to comments and information that may be presented during the public hearing.

The request is for a Conditional Use for a portion of tax parcel 131-18.00-33.00 to allow for an events venue to be located on the north side of Cannon Road, approximately 0.92 mile west of Sussex Highway (Route 13). The property address is 8275 Cannon Road (Route 18), Seaford, Delaware. The size of the property is 3.024 acres +/-

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use map in the plan indicates that the property has the land use designation of "Developing Area."

The properties to the south, east and west of the parcel are also designated as "Developing Areas." "Developing Areas" are newer, emerging growth areas that demonstrate the characteristics of developmental pressures. A range of housing types are appropriate in "Developing Areas," including single family homes, townhouses, and multi-family units. In selected areas and at appropriate intersections, commercial uses should be allowed. A variety of office uses would be appropriate in many areas. Portions of the "Developing Areas" with good road access and few nearby homes should allow for business and industrial parks. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home.

The parcel to the north has the land use designation of "Municipalities" and is located within the incorporated limits of the Town of Bridgeville.

Additionally, the property is zoned Agricultural Residential (AR-1) Zoning District. The properties located to the east, west and south of the subject site are zoned Agricultural Residential (AR-1) Zoning District.



Since 2011, there have been no Conditional Use applications within a 1-mile radius of the application site.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for the abovementioned use, subject to considerations of scale and impact, may be considered as being consistent with the land use, area zoning and surrounding uses.

File #: CU 2226
202001676

Planning & Zoning Commission Application

June 11

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 applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

8275 CANNON ROAD, SEAFORD, DE. 19973

Type of Conditional Use Requested:

3.024 ACRE PARCEL FOR RECEPTION HALL - EVENT VENUE

Tax Map #: 131-18.00-33.00 PART Size of Parcel(s): 3.024 ACRES[±]

Current Zoning: AR-1 Proposed Zoning: AR-1 Size of Building: 60'x80', 2-10' PORCHES

Land Use Classification: RESIDENTIAL

Water Provider: ON SITE

Sewer Provider: ON SITE

Applicant Information

Applicant Name: JONATHAN E. & KAREN M. HEARN

Applicant Address: 8275 CANNON ROAD

City: SEAFORD State: DE. Zip Code: 19973

Phone #: 302-745-6567 E-mail: hearngroup@verizon.net
302-228-0787

Owner Information

Owner Name: SAME AS APPLICANT

Owner Address: _____

City: _____ State: _____ Zip Code: _____

Phone #: _____ E-mail: _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: MILLER-LEWIS, INC

Agent/Attorney/Engineer Address: 1560 MIDDLEFORD RD

City: SEAFORD State: DE. Zip Code: 19973

Phone #: 302-629-9895 E-mail: stevesellers@millerlewisinc.com



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

☒ Completed Application

☒ Provide eight (8) copies of the Site Plan or Survey of the property

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

☒ Provide Fee \$500.00

☐ Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

☐ Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

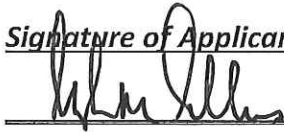
☒ DeIDOT Service Level Evaluation Request Response

☐ PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney



Date: 2/11/2020

Signature of Owner

Date: _____

For office use only:

Date Submitted: 2/13/2020

Staff accepting application: CEH

Location of property: _____

Fee: \$500.00 Check #: 8815

Application & Case #: 2020 01676

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____

Mailing List Application Form

For Applications requiring a Public Hearing in Sussex County

Please fill out this form and return it with your application. As a part of your application a Public Hearing is required. The property owners within 200' of the site of the application will be notified. Staff will notify the property owners.

Application Information:

Site Address: 8275 CANNON ROAD
SEAFORD, DE. 19973

Parcel #: 131-18.00-33.00 PART

Site Address: _____

Parcel #: _____

Applicant Name: JONATHAN E | KAREN M. HEARN

Owner Name: SAME AS ABOVE

Type of Application:

Conditional Use: x

Change of Zone: _____

Subdivision: _____

Board of Adjustment: _____

Date Submitted: 2/11/2020

For office use only:

Date of Public Hearing: _____

File #: _____

Date list created: _____

Date letters mailed: _____

List created by: _____

Letters sent by: _____

Planning & Zoning Project Contact List

Applicant Information

Applicant Name: _____
Applicant Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ E-mail: _____

Owner Information

Owner Name: _____
Owner Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ E-mail: _____

Engineer/Surveyor Information

Engineer/Surveyor Name: _____
Engineer/Surveyor Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ E-mail: _____

Agent/Attorney Information

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

Other

Name: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone #: _____ E-mail: _____





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

JENNIFER COHAN
SECRETARY

December 16, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Jon & Karen Hearn** conditional use application, which we received on November 27, 2019. This application is for an approximately 17.26-acre parcel (Tax Parcel: 131-18.00-33.00). The subject land is located on the north side of the intersection of Cannon Road (Sussex road 18) and Elks Road (Sussex Road 46). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a 4,800 square-foot events venue.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Cannon Road where the subject land is located, which is from Federalsburg Road (Sussex Road 17) to US Route 13 (Sussex Road 74), are 2,162 and 2,782 vehicles per day, respectively.

Regarding DelDOT's warrants for requiring a TIS, special events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. Special events generating more than 200 vehicle trips in any hour and / or more than 2,000 vehicle trips per day would be considered to have a Major impact to local area roadways. Because we expect the typical event to generate no more than 50 vehicle trips in any hour and no more than 500 vehicle trips per day, we recommend that this conditional use application be considered without a TIS.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell

Page 2 of 2

May 16, 2019

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jon & Karen Hearn, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

SUSSEX COUNTY ENGINEERING DEPARTMENT
UTILITY PLANNING DIVISION
C/U & C/Z COMMENTS

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/17/2020**

APPLICATION: **CU 2226 Jonathan E. & Karen M. Hearn**

APPLICANT: **Jonathan E. & Karen M. Hearn**

FILE NO: **WS-4.06**

TAX MAP &
PARCEL(S): **131-18.00-33.00 (portion of)**

LOCATION: **Located on the north side of Cannon Road (Rt. 18),
approximately 0.92 mile west of Sussex Highway (Route 13).**

NO. OF UNITS: **An Event Venue**

GROSS
ACREAGE: **17.26 +/-**


SYSTEM DESIGN ASSUMPTION, MAXIMUM NO. OF UNITS/ACRE: **2**

SEWER:

- (1). Is the project in a County operated and maintained sanitary sewer and/or water district?
Yes ☐ No ☒
- a. If yes, see question (2).
b. If no, see question (7).
- (2). Which County Tier Area is project in? **Tier 2**
- (3). Is wastewater capacity available for the project? **Yes, As Proposed** If not, what capacity is available? **N/A.**
- (4). Is a Construction Agreement required? **Yes** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **No** If yes, how many? **N/A.** Is it likely that additional SCCs will be required? **Yes** If yes, the current System Connection Charge Rate is **Unified \$6,360.00** per EDU. Please contact **Choose an item.** at **302-855-7719** for additional information on charges.

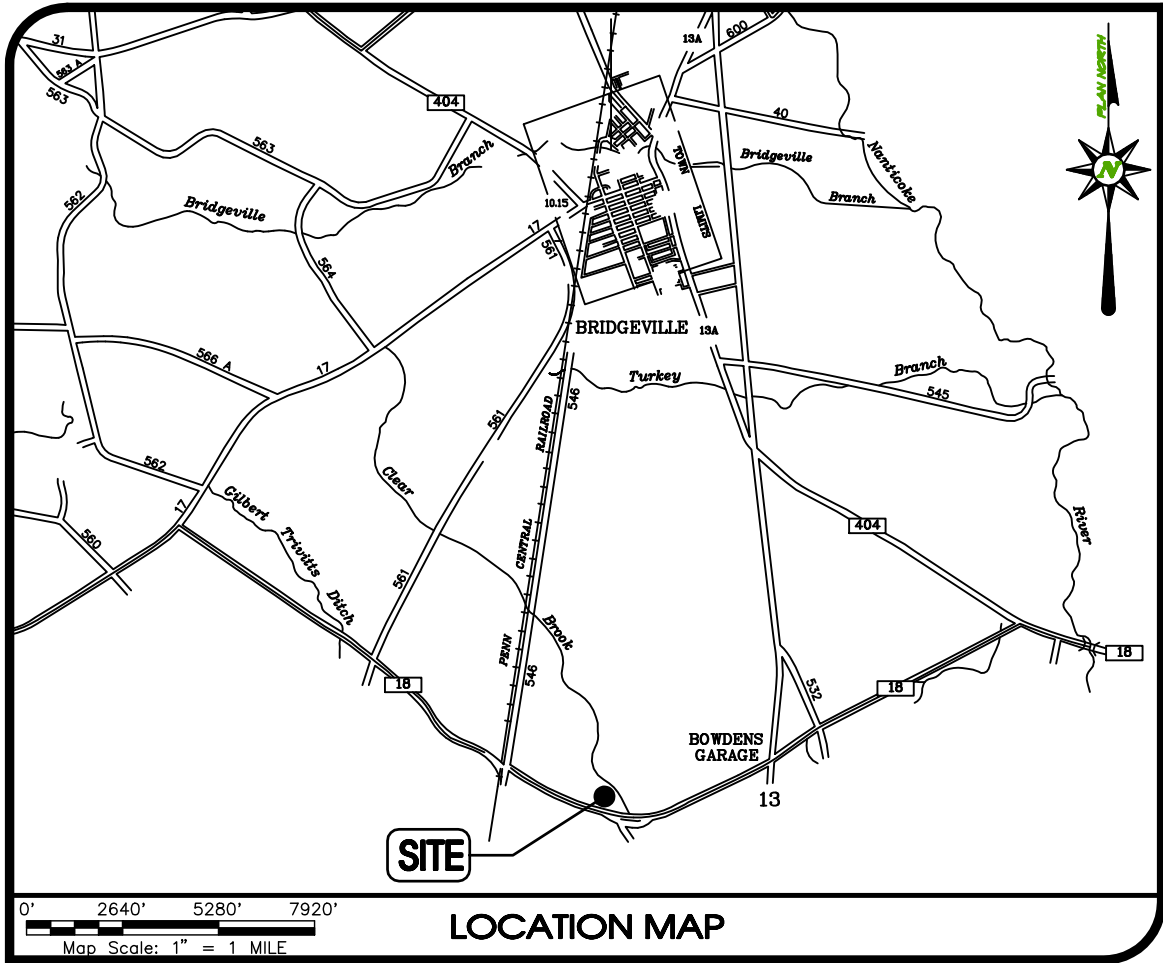
- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
- ☒ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **The proposed Conditional Use is contiguous to the Sussex County Unified Sanitary Sewer District (Western Sussex Service Area)**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-1299 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**

UTILITY PLANNING APPROVAL:



John J. Ashman
Director of Utility Planning

Xc: Hans M. Medlarz, P.E.
Jayne Dickerson
No Permit Tech Assigned



- PLAN LEGEND**
- SUPPLEMENTAL CONTOUR (1' INTERVAL)
 - INDEX CONTOUR (5' INTERVAL)
 - EXISTING PAVEMENT EXTENTS
 - EXISTING PAVEMENT STRIPING
 - EXISTING PROPERTY BOUNDARY
 - ADJOINING PROPERTY LINE
 - EXISTING STORM CULVERT
 - PROPOSED EDGE OF PAVEMENT
 - PROPOSED PAVEMENT STRIPING
 - PROPOSED BUILDING RESTRICTION LINE
 - FLOOD ZONE LIMITS
 - PROPOSED POINT ON LINE

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°53'52" W	50.06'
L2	S 31°28'46" W	37.72'
L3	S 05°32'12" E	74.72'
L4	S 29°12'39" E	64.04'
L5	S 03°27'42" W	123.71'
L6	S 14°20'17" W	99.90'

SITE DATA and ZONING SCHEDULE

TAX PARCEL No.: 131-18.00-33.00 (P/O)
PROPERTY ADDRESS: 8275 CANNON ROAD, BRIDGEVILLE, DE 19933
NET DEVELOPMENT AREA: 3.024 Acres
EXISTING NUMBER OF LOTS: ONE (1)
EXISTING SITE USE: RESIDENTIAL/AGRICULTURAL
PROPOSED NUMBER OF LOTS: ONE (1)
PROPOSED SITE USE: RECEPTION HALL
EXISTING ZONING: AR-1 (AGRICULTURAL/RESIDENTIAL)
INVESTMENT LEVEL AREA: LEVEL THREE (3)

NO TRANSPORTATION IMPROVEMENT DISTRICTS (TID) IN THE PROXIMITY OF THE PROJECT

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	32,670 Sq. Ft.	131,725 Sq. Ft.
MINIMUM LOT WIDTH	100 Ft.	423.05 Ft.
MINIMUM LOT DEPTH	100 Ft.	396.11 Ft.

MINIMUM SETBACKS:		
FRONT	40 Ft.	40 Ft.
SIDE	15 Ft.	15 Ft.
REAR	20 Ft.	20 Ft.

MAXIMUM BUILDING HEIGHT	42 Ft./3 Stories	16 Ft./1 Story
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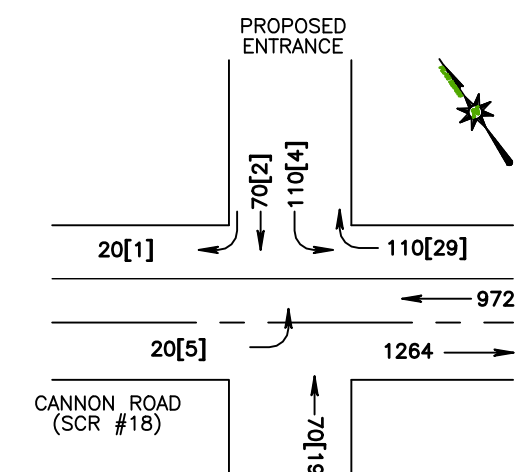
PARKING SPACE QTY. (RECEPTION HALL)	1/50 S.F. OCCUPANCY SPACE 4,200 S.F. = 84 SPACES	96 SPACES
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SEWER SERVICE	PRIVATE SEPTIC	
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WATER SERVICE	PRIVATE WELL	
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PROPERTY OWNER/DEVELOPER
HEARN GROUP, LLC
8275 CANNON ROAD
BRIDGEVILLE, DE 19933
302.228.0787

TRIP GENERATION - CANNON ROAD (SCR #18)
(FULL MOVEMENT)



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION = S-18 (CANNON ROAD) - MAJ. COLL.
POSTED SPEED LIMIT = 50 MPH
ADT = 2236 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
10-YR PROJECTED ADT = 1220 + 2236 TRIPS = 2684 TRIPS
10-YR PROJECTED ADT + SITE ADT = 2826 TRIPS
TRAFFIC PATTERN GROUP = 8 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR = 13.70% x 2684 = 368 TRIPS

SITE TRIPS GENERATED:

SOURCE: SITE SPECIFIC BASED ON DELDOT GUIDANCE

ONE ENTRANCE = FULL MOVEMENT

DESIGN VEHICLE: SU-30

SATURDAY = 400 TRIPS (200 IN/200 OUT)

SATURDAY MIDDAY PEAK: 60 TRIPS (53 IN/7 OUT)

TOTAL ADT FOR DEVELOPMENT (SATURDAY) = 400 TRIPS

DIRECTIONAL DISTRIBUTION:

10% TO AND FROM THE WEST: 40 TRIPS

[6 SATURDAY PEAK]

35% TO AND FROM THE EAST: 220 TRIPS

[33 SATURDAY PEAK]

35% TO AND FROM THE SOUTH: 140 TRIPS

[21 SATURDAY PEAK]

5.0% TRUCKS & BUSES x 400 = 20 TRIPS

TRAFFIC GENERATION DIAGRAM

TRIPS PER DAY [SATURDAY PEAK HOUR]

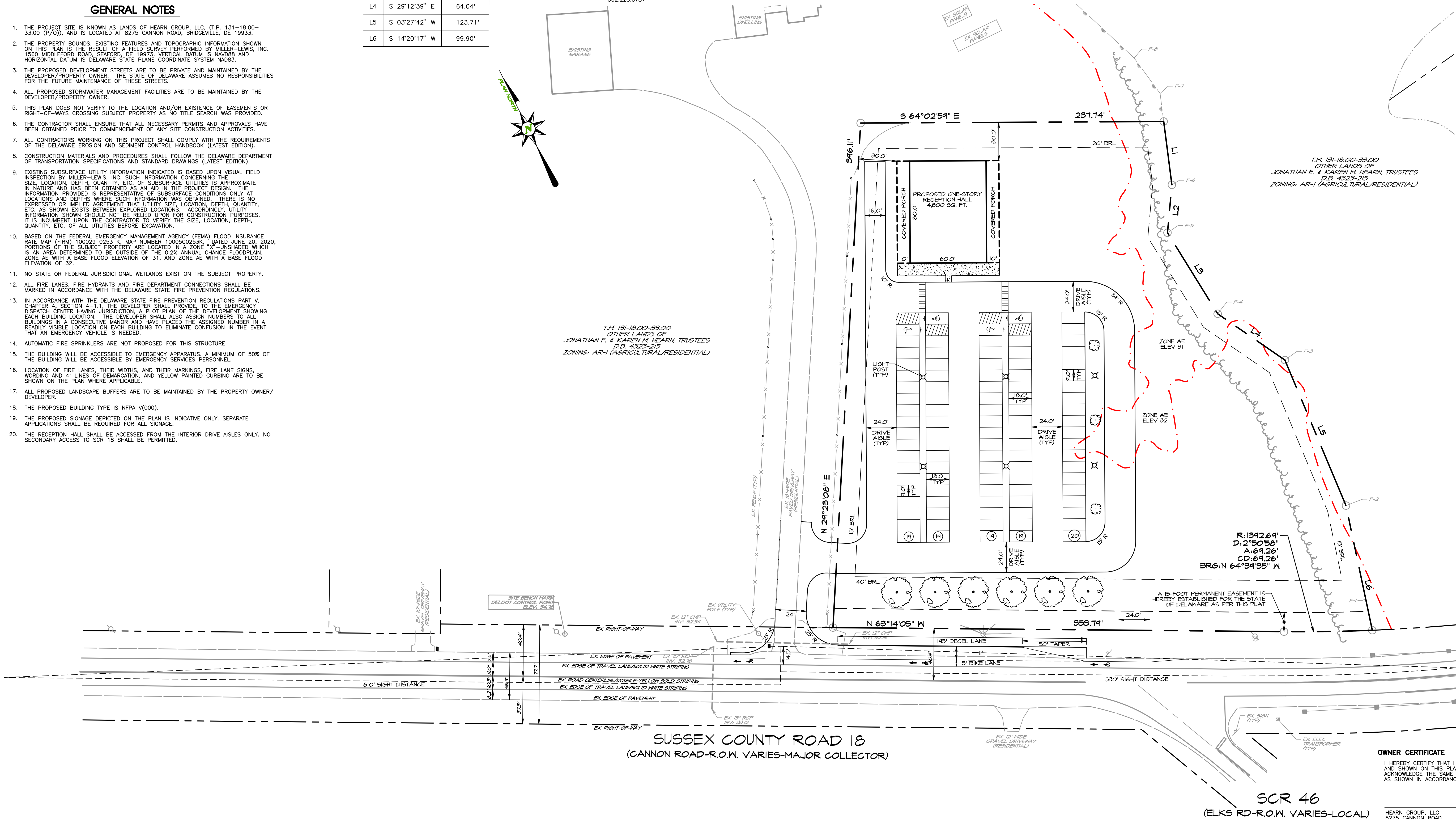
DELDOT SITE GENERAL NOTES

LAST REVISED: MARCH 21, 2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- 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.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION 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.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUPTING 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 BEHIND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

GENERAL NOTES

- THE PROJECT SITE IS KNOWN AS LANDS OF HEARN GROUP, LLC, (T.P. 131-18.00-33.00 (P/O)), AND IS LOCATED AT 8275 CANNON ROAD, BRIDGEVILLE, DE 19933.
- THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY MILLER-LEWIS, INC. 1560 MIDDLEFORD ROAD, SEAFORD, DE 19973. VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- THE PROPOSED DEVELOPMENT STREETS ARE TO BE PRIVATE AND MAINTAINED BY THE DEVELOPER/PROPERTY OWNER. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE DELAWARE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 0253 K, MAP NUMBER 100050253K, DATED JUNE 20, 2020, PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN A ZONE "X" UNSHADE WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN, ZONE AE WITH A BASE FLOOD ELEVATION OF 31, AND ZONE AE WITH A BASE FLOOD ELEVATION OF 32.
- NO STATE OR FEDERAL JURISDICTIONAL WETLANDS EXIST ON THE SUBJECT PROPERTY.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE, TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A LOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL BUILDINGS IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH BUILDING TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
- THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS, A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL.
- LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORDING AND 4" LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.
- ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE PROPERTY OWNER/DEVELOPER.
- THE PROPOSED BUILDING TYPE IS NFPA V(000).
- THE PROPOSED SIGNAGE DEPICTED ON THE PLAN IS INDICATIVE ONLY. SEPARATE APPLICATIONS SHALL BE REQUIRED FOR ALL SIGNAGE.
- THE RECEPTION HALL SHALL BE ACCESSED FROM THE INTERIOR DRIVE AISLES ONLY. NO SECONDARY ACCESS TO SCR 18 SHALL BE PERMITTED.



SUSSEX COUNTY ROAD 18
(CANNON ROAD-R.O.W. VARIES-MAJOR COLLECTOR)

SCR 46
(ELKS RD-R.O.W. VARIES-LOCAL)

OWNER CERTIFICATE

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

HEARN GROUP, LLC
8275 CANNON ROAD
BRIDGEVILLE, DE 19933
Phone: 302.228.0787
Fax: 302.629.3344

DATE

NO.	DATE	DESCRIPTION
1	06/19/20	RELOCATED ENTRANCE LOCATION PER DELDOT COMMENTS
2	06/19/20	RELOCATED ENTRANCE LOCATION PER DELDOT COMMENTS
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REVISIONS

I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND THE LAWS OF THE STATE OF DELAWARE.

DESIGN PROFESSIONAL DATE

APPROVED BY: DESIGNER: DATE: SCALE: 1" = 40'

ONLY LANDS REPRESENTED BY A SHADDED AREA ARE CONSIDERED TO BE OBTAINED AND RECORDED 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.

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HEARN GROUP, LLC

BRIDGEVILLE, DE 19933

Phone: 302.228.0787

Fax: 302.629.3344

PARCEL INFORMATION:

T.P.: 131-18.00-33.00 (P/O)

DEED REF: 4323-215

GROSS AREA: 3.024 Acres

NET AREA: 3.024 Acres

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Lands of Hearn Group, LLC

CU #2226

**North West Fork Hundred
Sussex County, Delaware**

June 5, 2020

THE KERCHER GROUP, INC.

www.kerchergroup.com | 37385 Rehoboth Ave., Unit #11, Rehoboth Beach, DE 19971 | 302-854-9062



CONTENTS

Section 1: Applicant Letter

Section 2: The Kercher Group, Inc. Submittal Letter

Section 3: Letters of Application Support

Section 4: Lands of Hearn Group, LLC Preliminary Site Plan

Section 5: Lands of Hearn Group, LLC Aerial Image

Section 6: Sussex County Future Land Use Map

Section 7: Lands of Hearn Group, LLC State Strategies Map

Section 8: Coastal Soil Consultants, Inc. Site Evaluation

Section 9: Back Creek Environmental Consulting, LLC Wetland Delineation Report

Section 10: DNREC Subaqueous Lands Jurisdictional Determination

Section 11: Office of the State Fire Marshal Site Plan Approval

Section 12: DelDOT Service Level Evaluation Response

Section 13: Sussex Conservation District Pre-Submittal Meeting Minutes

Section 14: Findings of Fact and Proposed Conditions

June 8, 2020

To Whom It May Concern:

We are applying for conditional use for an event venue.

The purpose of the venue is to provide a place for weddings/other events.

Proposed hours- Monday through Friday, 12:00 P.M. until no later than 10:30 PM,
Saturdays and Sundays, 8:00 AM until no later than 10:30 PM

It will be rented on weekends mostly; however, we would like to offer a “micro” wedding occasionally for the client who may have a budget that is a bit smaller.

Caterers will be utilized for events as there is NO kitchen in building.

Brides may hire wedding planners if they choose

Respectfully Submitted,

Jonathan and Karen Hearn



June 5, 2020

Mr. Jamie Whitehouse
Sussex County Planning and Zoning Department
P.O. Box 417
Georgetown, DE 19947

RE: Lands of Hearn Group, LLC (CU #2226)

Dear Mr. Whitehouse,

In the near future, a public hearing is to be held in the County Council Chambers, within the Administrative Building of Sussex County. During the evening, the Planning and Zoning Commission will allow our clients, Hearn Group Group, L.L.C., to present a Preliminary Site Plan for consideration of conditional use approval by the County Council. The subject development, known as Lands of Hearn Group, LLC and referenced as CU #2226, is a proposed 4,800 S.F. reception hall, located along Cannon Road (SCR 18) and immediately north of Elks Road (SCR 46) in Bridgeville, DE. With the subject property being zoned Agricultural Residential (AR-1), our Clients are seeking a conditional use in order to establish the reception hall and associated infrastructure.

The Hearn Group, L.L.C. has made every attempt to assure that the design of the project conforms to the articles as presented in the County Code and they would like to be sure that the members of the Planning Commission and Council are aware of what investigations had been performed on the subject property prior to the public hearing. Attached to this document are findings associated with the aforementioned application. All documents contained within should be on record in the Planning and Zoning Department's file and we hope that they can be used as a guide by both the Planning Commission and County Council while making their recommendation and decision on the application.

If you should have any questions regarding a statement made within this document please do not hesitate to contact our office at your earliest convenience.

Thank you for your attention and consideration.

Sincerely,

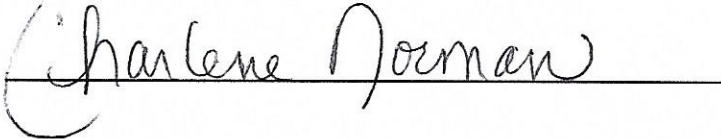
The Kercher Group, Inc.
John Murray
Project Manager

June 6, 2020

To Whom It May Concern:

Our names are Frank and Charlene Norman and our home is located at 8423 Cannon Rd in Seaford, De. We are neighbors down the road from Jonathan and Karen Hearn. They spoke to us about their application for a conditional use permit for an event venue located at their address at 8275 Cannon Rd Bridgeville. Their tax map number is # 131-18.00-33.00. We let them know that we are not opposed to this.

Thank you

A handwritten signature in cursive script that reads "Charlene Norman". The signature is written in dark ink and is positioned above a horizontal line.

Brian G Shannon
8162 Cannon Rd
Bridgeville. DE 19933
302.745.0709

June 5, 2020

Jon & Karen Hearn
8275 Cannon Rd
Bridgeville, DE 19933

**RE: Conditional Use Application for Sussex
County Tax Map ID: 131-18.00-33.00**

Dear Jon & Karen,

As you know I own a neighboring property at 8162
Cannon Road, Bridgeville just west of you.

Please accept this letter as my support for your application
to obtain a conditional use at your property.

All the best,

Brian G Shannon

Brian G Shannon

June 6, 2020

To Whom It May Concern:

My name is Sally Fields and my home is located at 8182 Cannon Rd in Bridgeville which is across the street from Jonathan and Karen Hearn. They spoke to me about their application for a conditional use permit for an event venue located at their address at 8275 Cannon Rd Bridgeville. Their tax map number is # 131-18.00-33.00. I told them that I do not oppose this.

Thank you

Sally H. Fields

June 6, 2020

To Whom It May Concern:

My name is Mitchell Harris and I reside at 8392 Cannon Rd in Seaford with my wife Ruth. We are neighbors with Jonathan and Karen Hearn. They spoke to me about their application for a conditional use permit for an event venue located at their address at 8275 Cannon Rd Bridgeville. Their tax map number is # 131-18.00-33.00. I told them that I support them and this idea and am totally on board.

Thank you

Mitchell Harris Ruth Harris

June 5, 2020

To Whom It May Concern:

My name is Ricky Williams and my wife Donna and I reside at 8443 Cannon Rd in Seaford, De. Jon and Karen Hearn are my neighbors and they spoke to me about their application for a conditional use permit for an event venue located at their address at 8275 Cannon Rd Bridgeville which is tax map number # 131-18.00-33.00. I told them that I support them getting this permit and have no problem with the event venue.

Thank you

A handwritten signature in black ink, appearing to read "Ricky Williams", is written over a horizontal line.

June 5, 2020

To Whom It May Concern:

My name is Jessica Jansen and my address is 8373 Cannon Rd in Seaford De. Jonathan and Karen Hearn are my next door neighbors and they spoke to me about their application for a conditional use permit for an event venue located at their address at 8275 Cannon Rd Bridgeville which borders my property. The tax map number is # 131-18.00-33.00. I told them that I support them and do not oppose this at all.

Thank you

A handwritten signature in black ink, appearing to read 'Jessica Jansen', is written over a horizontal line.

Date: June 5, 2020

To: Whom It May Concern

From: Rex L. Mears, President, Ray S. Mears & Sons Inc.

Re: Conditional Use Application by Jon and Karen Hearn

I, Rex L. Mears, am the President of Ray S. Mears & Sons located at 8278 Cannon Rd., Bridgeville, DE 19933. Our business and 200 acres of land are across from the property of Jon and Karen Hearn at 8275 Cannon Rd. (Tax I.D. # 131-18.00-33.00).

Karen and Jon Hearn have spoken with me about their desire to apply for a Conditional Use Permit for an event venue. I would like to go on record to state that I have no objection to their plan. In fact, I think it is a great idea and one that would be an asset to the community.



Rex L. Mears, President

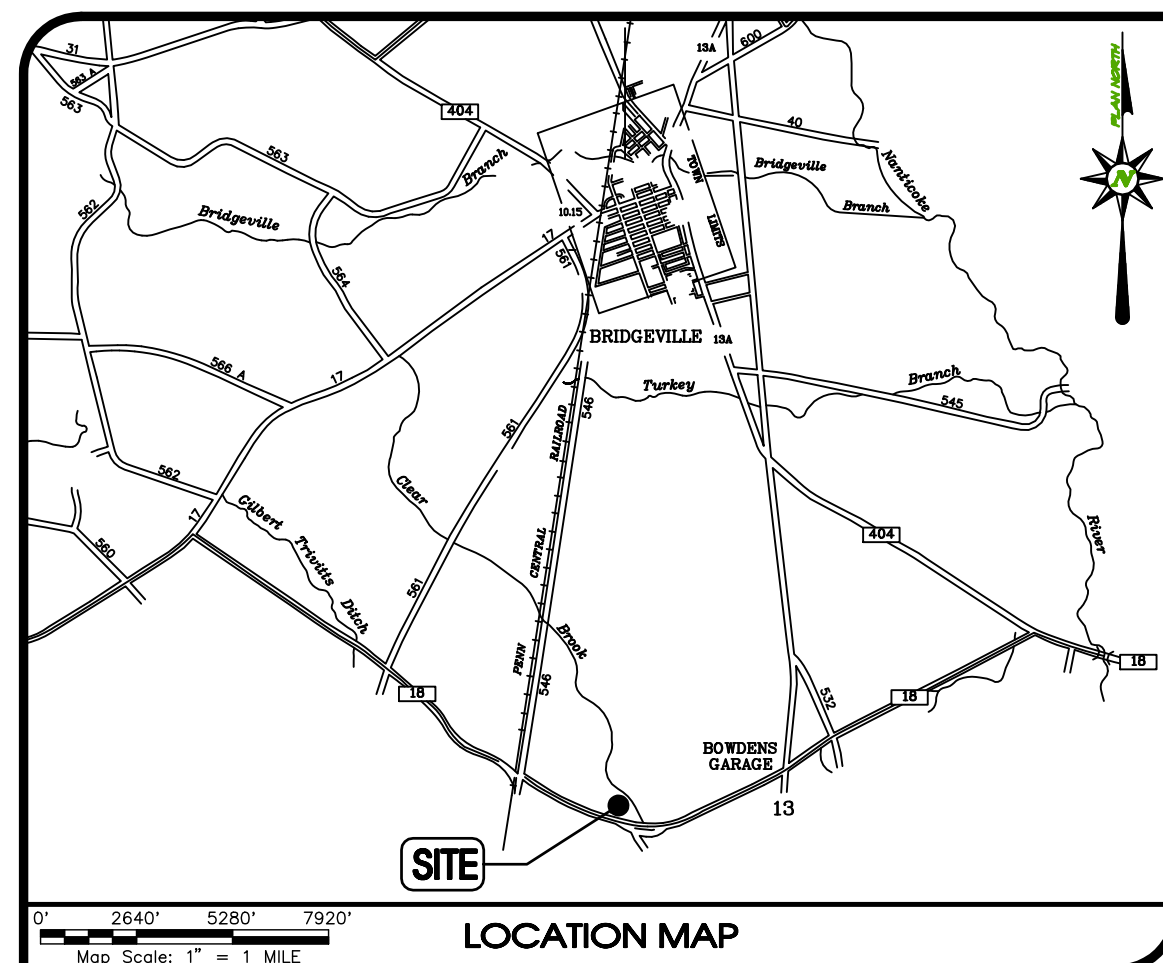
June 4, 2020

To Whom It May Concern:


My name is Duray Salmon and my address is 8383 Cannon Rd in Bridgeville, De. Jonathan and Karen Hearn are my neighbors and they spoke to me about their application for a conditional use permit for an event venue located at their address at 8275 Cannon Rd Bridgeville which is tax map # 131-18.00-33.00. I told them that I do not oppose this.

Thank you

Duray Salmon



PLAN LEGEND

- 
 SUPPLEMENTAL CONTOUR (1' INTERVAL)
 INDEX CONTOUR (5' INTERVAL)
 EXISTING PAVEMENT EXTENTS
 EXISTING PAVEMENT STRIPING
 EXISTING PROPERTY BOUNDARY
 ADJOINING PROPERTY LINE
 EXISTING STORM CULVERT
 PROPOSED EDGE OF PAVEMENT
 PROPOSED PAVEMENT STRIPING
 PROPOSED BUILDING RESTRICTION LINE
 FLOOD ZONE LIMITS
 PROPOSED POINT ON LINE

SITE DATA and ZONING SCHEDULE

TAX PARCEL No.:	131-18.00-33.00 (P/O)
PROPERTY ADDRESS:	8275 CANNON ROAD, BRIDGEVILLE, DE 19933
NET DEVELOPMENT AREA:	3.024 Acres
EXISTING NUMBER OF LOTS:	ONE (1)
EXISTING SITE USE:	RESIDENTIAL/AGRICULTURAL
PROPOSED NUMBER OF LOTS:	ONE (1)
PROPOSED SITE USE:	RECEPTION HALL
EXISTING ZONING:	AR-1 (AGRICULTURAL/RESIDENTIAL)
INVESTMENT LEVEL AREA:	LEVEL THREE (3)

NO TRANSPORTATION IMPROVEMENT DISTRICTS (TID₉) IN THE PROXIMITY OF THE PROJECT

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	32,670 Sq. Ft.	11,387 Sq. Ft.
MINIMUM LOT WIDTH	100 Ft.	423.05 Ft.
MINIMUM LOT DEPTH	100 Ft.	396.11 Ft.
MINIMUM SETBACKS:		
FRONT	40 Ft.	40 Ft.
SIDE	15 Ft.	15 Ft.
REAR	20 Ft.	20 Ft.
MAXIMUM BUILDING HEIGHT	42 Ft./3 Stories	16 Ft./1 Story
PARKING SPACE QTY.	1/50 S.F.	96 SPACES
ACCESSIBLE PARKING	COORDINATING SPACE	

SEWER SERVICE	PRIVATE SEPTIC
WATER SERVICE	PRIVATE WELL

PROPERTY OWNER/DEVELOPER

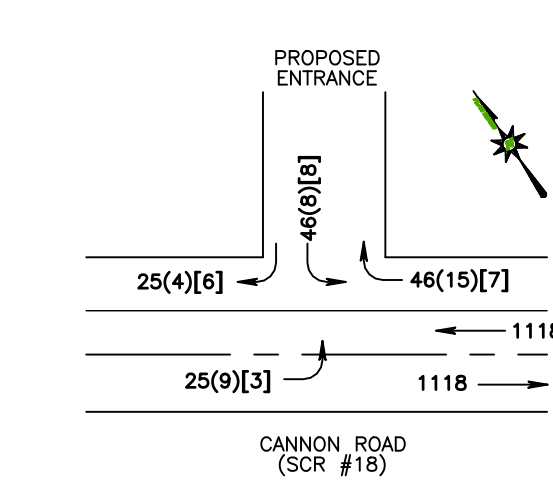
HEARN GROUP, LLC
8275 CANNON ROAD
BRIDGEVILLE, DE 19933
302.228.0787

GENERAL NOTES

- THE PROJECT SITE IS KNOWN AS LANDS OF HEARN GROUP, LLC, (TP. 13-131--18000 - 33.00 P) AND IS LOCATED AT 8275 CANNON ROAD, BRIDGEVILLE, PA 19003.
- THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS MAP ARE THE RESULT OF A SURVEY PERFORMED BY MILLER+LEWIS, INC. 1560 MIDDLEFORD ROAD, SEAFORD, DE 19373. VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- THE PROPOSED DEVELOPMENT STREETS ARE TO BE PRIVATE AND MAINTAINED BY THE PROPERTY OWNER. THE STATE CONTRACTOR ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE PROPERTY OWNER.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION CONTROL ACT, CHAPTER 1907 (LATEST).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE DELAWARE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER+LEWIS, INC. SUCH INFORMATION CONCERNING THE LOCATION, DEPTH, QUANTITY, QUALITY AND CONDITION OF UTILITIES IS AN APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED HEREON IS NOT GUARANTEED TO BE ACCURATE. IF DATA AT LOCATIONS AND DEPTHS WHERE SUCH UTILITY WAS OBTAINED, THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, IT TYPE OR CONDITION WILL BE THE SAME AS THAT WHICH WAS REPORTED. THE INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 17023C0101G, DATED JANUARY 1, 2020, PORTIONS OF THE SUBJECT PROPERTY ARE LOCATED IN A ZONE "X"-UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL FLOOD FLOODPLAIN, BUT WITHIN A BASE FLOOD ELEVATION OF 3' AND ZONE AE-A 1% ANNUAL FLOOD ELEVATION OF 32'.
- NO STATE OR FEDERAL JURISDICTIONAL WETLANDS EXIST ON THE SUBJECT PROPERTY.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, PART 11, CHARTER 11, SECTION 11-111, THE DEVELOPER SHALL NOTIFY THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A LOT PLAN OF THE DEVELOPMENT SHOWING THE EXACT LOCATION OF EACH SPRINKLER AND THE DISTANCE FROM EACH SPRINKLER TO ALL BUILDINGS IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A READABLE LOCATION TO PROVIDE SUFFICIENT INFORMATION TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
- THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS, A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL.
- LOCATION OF FIRE LINES, THEIR WIDTHS, AND THEIR MARKINGS; FIRE LINE SIGNS, WARNING LIGHTS AND 4" LINES OF RED, WHITE AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.
- ALL PROPOSED LANDSCAPE BUFFERS ARE TO BE MAINTAINED BY THE PROPERTY OWNER/DEVELOPER.
- THE PROPOSED SIGNAGE TYPE IS NFPA (V000).
- THE PROPOSED BUILDING DEPicted ON THE PLAN IS INDICATIVE ONLY. SEPARATE ARCHITECTURAL DRAWINGS SHALL BE REQUIRED FOR THE FINAL DESIGN.
- THE RECEPTION HALL SHALL BE ACCEssED FROM THE INTERIOR DRIVE AISLES ONLY, NO SECONDARY ACCESS TO SKN 16 SHALL BE PERMITTED.

TRIP GENERATION - CANNON ROAD (SCR #18)

(FULL MOVEMENT)

**ROAD TRAFFIC DATA:**

FUNCTIONAL CLASSIFICATION - S-18 (CANNON ROAD) - MAJ. COLL.
POSTED SPEED LIMIT = 50 MPH
AADT = 2236 TRIPS (FROM 2019 DeIDOT TRAFFIC SUMMARY)
10-YR PROJECTED AADT = 1,200 x 2236 TRIPS = 2684 TRIPS
10-YR PROJECTED AADT + SITE ADT = 2826 TRIPS
TRAFFIC PATTERN GROUP = 8 (FROM 2019 DeIDOT TRAFFIC SUMMARY)
PEAK HOUR = 13.70% x 2684 = 368 TRIPS

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 10th EDITION

ONE ENTRANCE - FULL MOVEMENT
DESIGN VEHICLE: SU-30
WEEKDAY = 142 TRIPS (36 AM PEAK, 24 PM PEAK)
SATURDAY = 44 TRIPS
SUNDAY = 65

TOTAL ADT FOR DEVELOPMENT (WEEKDAY) = 142 TRIPS

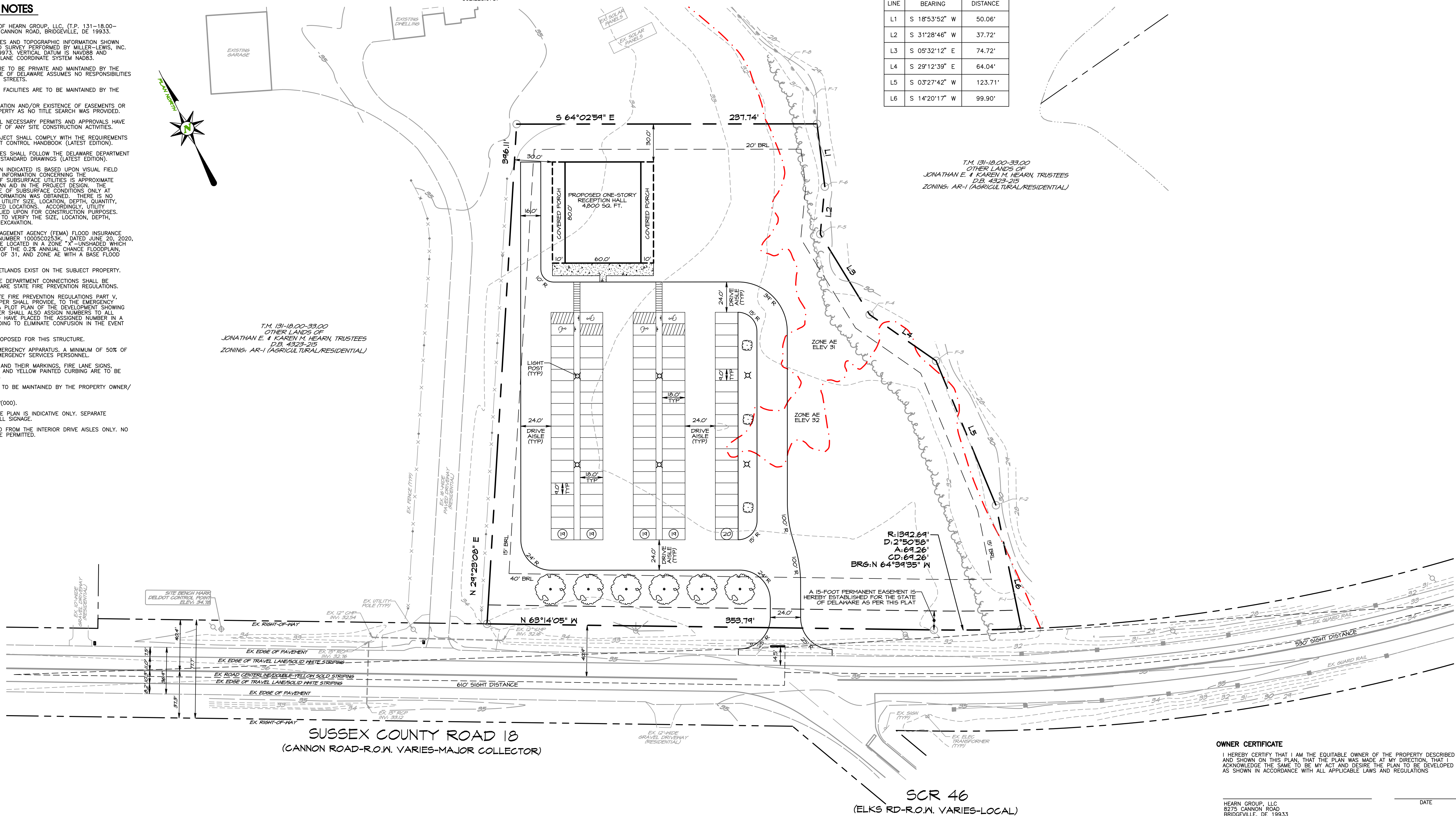
DIRECTIONAL DISTRIBUTION:
35% TO AND FROM THE WEST; 50 TRIPS

65% TO AND FROM THE EAST: 92 TRIPS

$$\frac{(23 \text{ A.M. PEAK}) + (15 \text{ P.M. PEAK})}{5.36\% \text{ TRUCKS \& BUSES} \times 142} = 8 \text{ TRIPS}$$
[illegible]

BOUNDARY LINE TABLE

LINE	BEARING	DISTANCE
L1	S 18°53'52" W	50.06'
L2	S 31°28'46" W	37.72'
L3	S 05°32'12" E	74.72'
L4	S 29°12'39" E	64.04'
L5	S 03°27'42" W	123.71'
L6	S 14°20'17" W	99.90'




DELDOT SITE GENERAL NOTES

LAST REVISED: MARCH 21, 2019

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. TREES, SHRUBBERY, PLANTINGS, AND/OR OTHER VISUAL MARKERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER A ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEVELOPMENT SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEVELOPMENT SIGHT TRIANGLE AREA IS NOT FULLY MAINTAINED, THE DEVELOPER SHALL BE RESPONSIBLE FOR MAINTAINING THE LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THE PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING OR NEW OBSTACLES WITHIN THE PROJECT AREA TO ALLOW FOR THE RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND THE DEVELOPER SHALL BE RESPONSIBLE FOR THE DEVELOPMENT OF THE SIDEWALK OR SHARED-USE PATH.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 .131). DELDOT ASSUMES NO RESPONSIBILITY FOR THE MAINTENANCE OF PRIVATE STREETS.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION, THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
7. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL'S SPACING REQUIREMENTS OF CHAPTER 7 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE DELDOT REVIEW AND APPROVAL. SECONDARY ENTRANCES THAT DO NOT COMPLY WITH THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
8. 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 OR ALONG THE RIGHT-OF-WAY WITHOUT MAINTAINING THE DRIVEWAY OR SIDEWALK.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A CLEAR IDENTIFICATION OF THE PROPERTY CORNERS AND THE PROPERTY CORNERS ON LOCATIONS WITH 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 THE DEVELOPMENT COORDINATION MANUAL.

REVISIONS

HEREBY CERTIFY THAT THIS PLAN
HAS BEEN PREPARED UNDER MY
SUPERVISION AND TO THE BEST OF
MY KNOWLEDGE COMPLIES WITH
THE APPLICABLE ORDINANCES OF
SUSSEX COUNTY AND THE LAWS
OF THE STATE OF DELAWARE.


DESIGN PROFESSIONAL DATE 5/7/20

A circular professional engineer seal for Jeffrey C. Williams. The outer ring contains the text "JEFFREY C. WILLIAMS" at the top and "DELAWARE" at the bottom. Inside the ring, the word "LICENSE" is at the top, "No. 13928" is in the center, and "PROFESSIONAL ENGINEER" is at the bottom. The seal is surrounded by a decorative border of small dots.

ONLY PLANS REQUIRING A RAISED PROFESSIONAL SEAL ARE
 CONSIDERED TO BE OFFICIAL AND RELEAD BY THE USER.
 THIS SEAL IS THE PROPERTY OF THE STATE OF TEXAS. ANY
 PROJECT DESIGNATED HEREON, ANY MODIFICATION, REVISION,
 OR DUPLICATION OF THIS SEAL WITHOUT THE WRITTEN CONSENT OF THE ARCHER
 GROUP, INC. IS PROHIBITED BY LAW.

© COPYRIGHT 2020 THE ARCHER GROUP, INC.

HEARN GROUP, LLC
8275 CANNON ROAD
BRIDGEVILLE, DE 19933
Phone: 302.228.0787
Fax: 302.629.3344

PARCEL INFORMATION
T.P.
GR

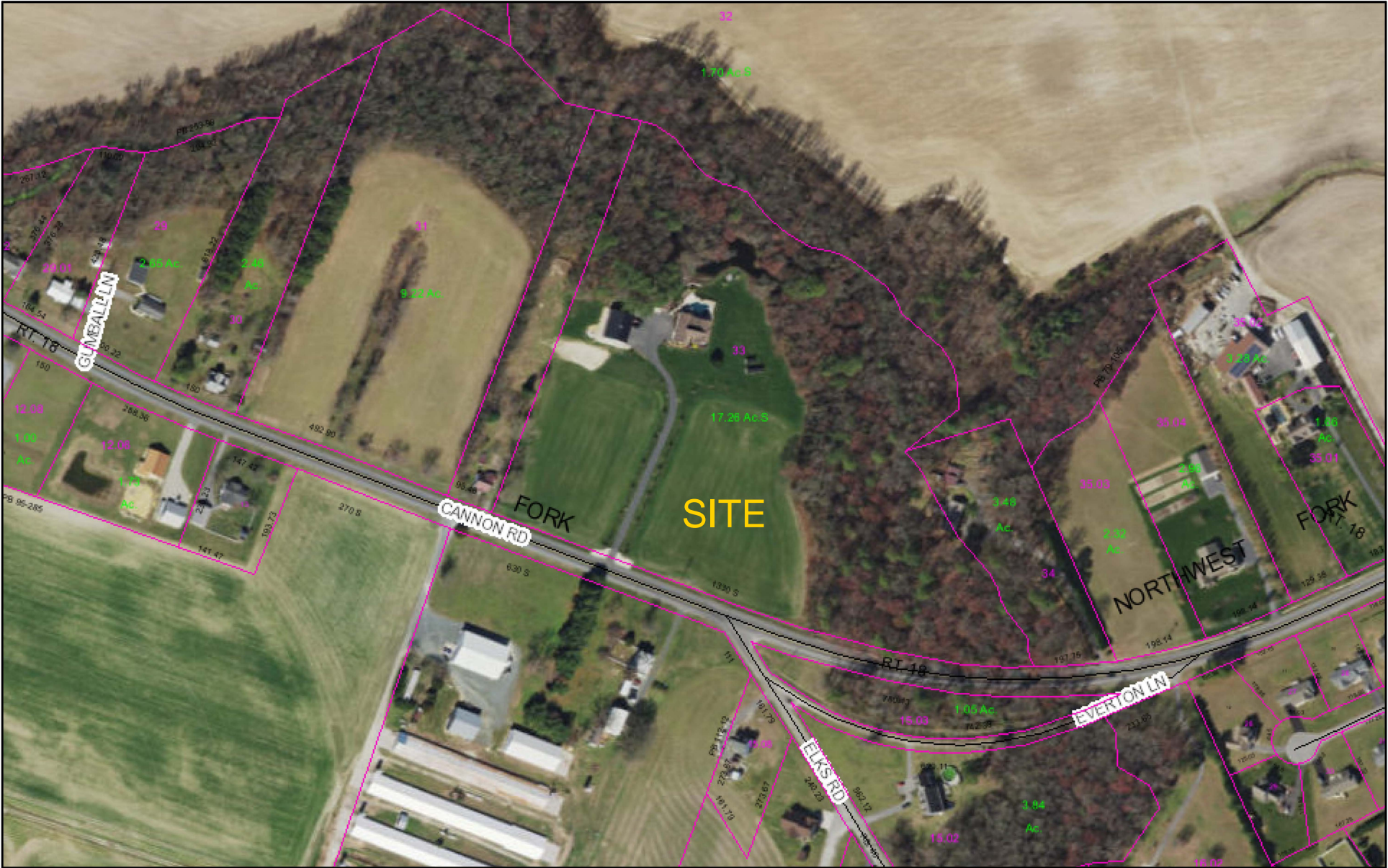
ERKCHER GROUP, INC.
G. • SYSTEMS • ENGINEERING
AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971
TEL. 302.854.9064 (Fax)
www.erkchergroup.com

THE KERCHER GROUP
CONSULTING
37385 REHOBOTH
302.854.9062 (Vo)

DB No: 20-0305
PLAN DATE: May 5, 2020
SHEET No.: *S1*

LANDS OF HEARN GROUP, LLC Thu, May 7, 2020 (9:58)

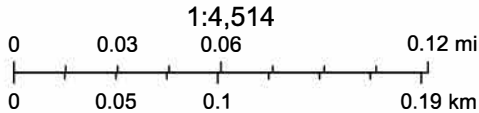
Lands of Hearn Group, LLC



June 5, 2020

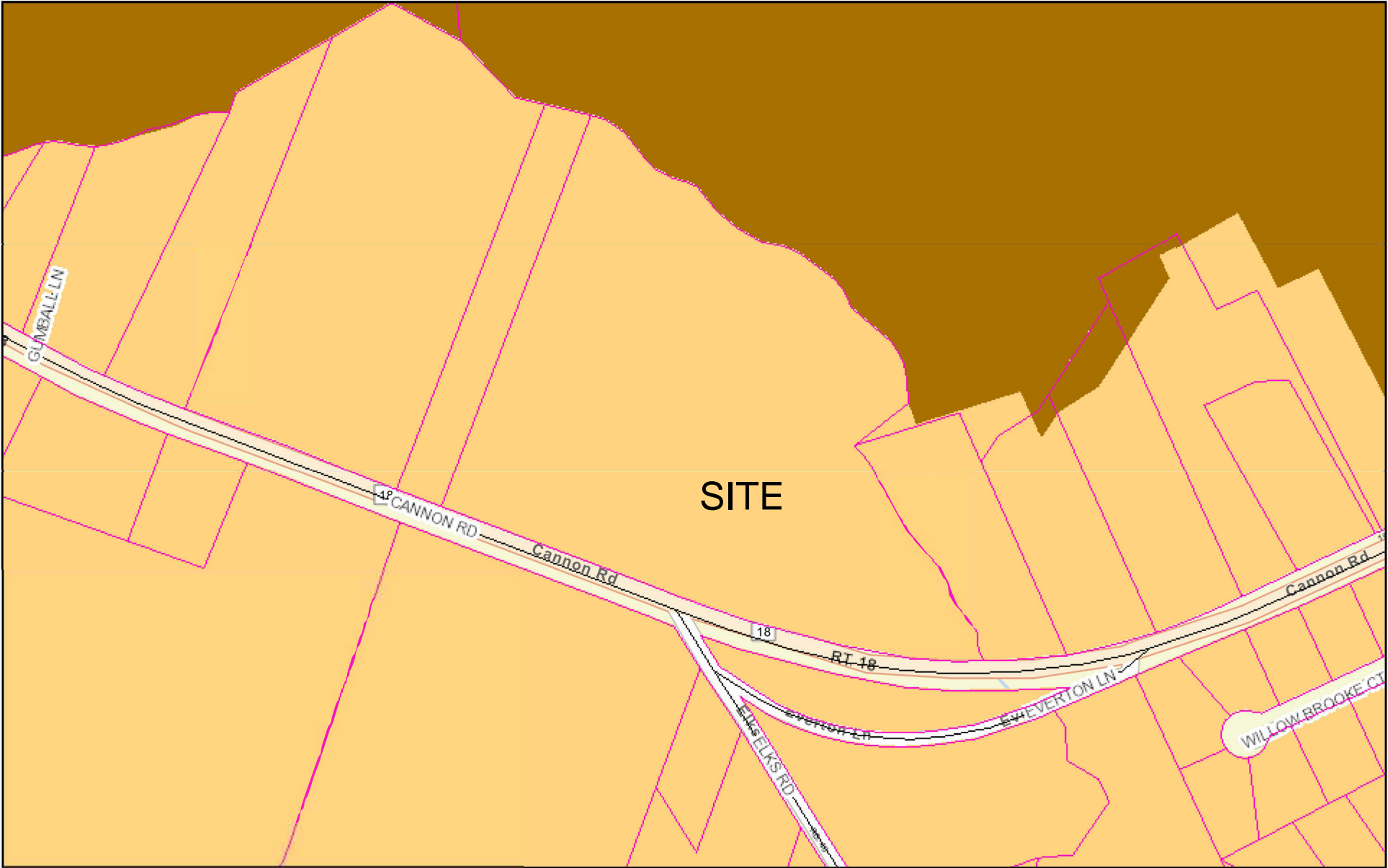
 Tax Parcels  County Boundaries

 Streets

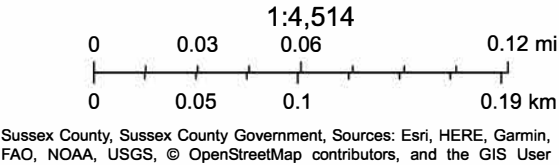


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community, Sussex

Lands of Hearn Group, LLC



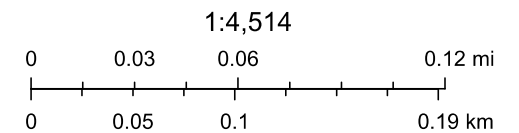
June 5, 2020



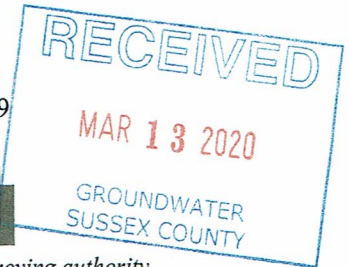
Lands of Hearn Group, LLC



June 5, 2020



#562498

25092 Oak Road
Seaford, DE 19973Phone & Text: (302) 629-2989
Email: jayduke@comcast.net**SITE EVALUATION APPROVAL PAGE**

The soils on this site are approved when the following is completed in full and signed by the approving authority. Isolation distance requirements, limited area of suitable soils, placement of fill, removal of soil, or compaction of the evaluated area may preclude construction permit approval or modify the type of system that may be permitted. An approved report must accompany any permit application. **This is not a construction permit. All references to the Regulations refer to The Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems Amended 1/11/2014.**

Owner(s) Name:	Jonathan Edison & Karen Marie Hearn, Trustees	Tax Map #:	1-31-18-33
Address:	8275 Cannon Road Bridgeville, DE 19933	Phone:	(302) 745-6567
Initial System Type:	Low-pressure pipe (LPP) on-site wastewater treatment and disposal system (OWTDS). See Exhibit O in the Regulations. Other OWTDS options include any conventional/alternative technologies approved by DNREC.		
Location of Drain Field:	In the vicinity of soil borings (SB) #2 & #3 (hatched area on the plot plan).		
Depth to Limiting Zone:	34" to redox depletions & concentrations.		
Replacement System Type:	Same as above if space permits. Otherwise, the replacement system may be sand-lined in the vicinity of the initial system.		
Location of Drain Field:	In the immediate vicinity of soil borings referred to above.		
Depth to Limiting Zone:	Same as above.		

Design Comments

1. Maintain all isolation distances specified in Exhibit C of the Regulations.
2. Maintain a 100' isolation distance from all domestic wells and 150' from all public wells.
3. **To avoid soil compaction, the area in the vicinity of the proposed drainfield should be identified and protected from any vehicular traffic or stockpiling of any material. In addition, any tree removal in this vicinity should be conducted according to DNREC strict guidelines.**

Instructions to the Property Owner

1. Contact a Class C System Designer.
2. A permeability rate of **60 minutes per inch (mpi)** has been estimated for the soils on this site. These estimated rates are used to determine the required size of the disposal area. They are based on soil texture and are derived from tables developed by the DNREC. You may elect to use the estimated rate to size the disposal system or have the appropriate tests conducted. Contact the Site Evaluator at (302) 629-2989 or DNREC [(302) 856-4561 in Sussex or (302) 739-9947 in Kent] for testing information.
3. Read the attached Site Evaluation Report for additional information.

Report prepared by: Joseph C. Duke, Jr., CPSSDate of report: March 12, 2020
Class "D" License #: 4048**For Official Use Only**

Field checked: _____

Expiration Date: 3/13/25DNREC Reviewing Soil Scientist JApproval Date: 3/13/20

Disclaimer: Approval of a site evaluation indicates only that the site evaluation was conducted in compliance with the regulations. It is not an indication of the quality or correctness of the site evaluation.

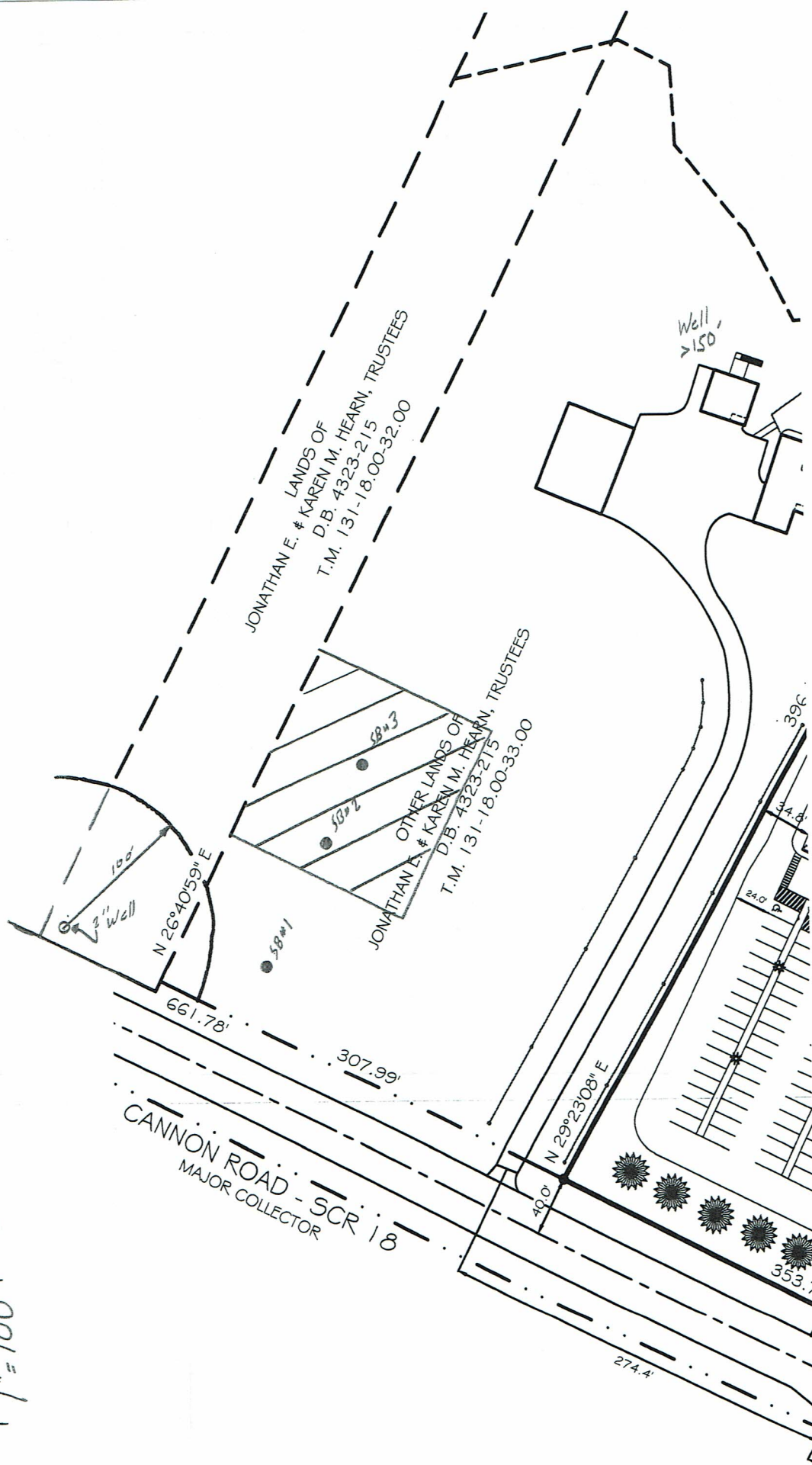
If there are questions
regarding this report,
contact Site Evaluator.

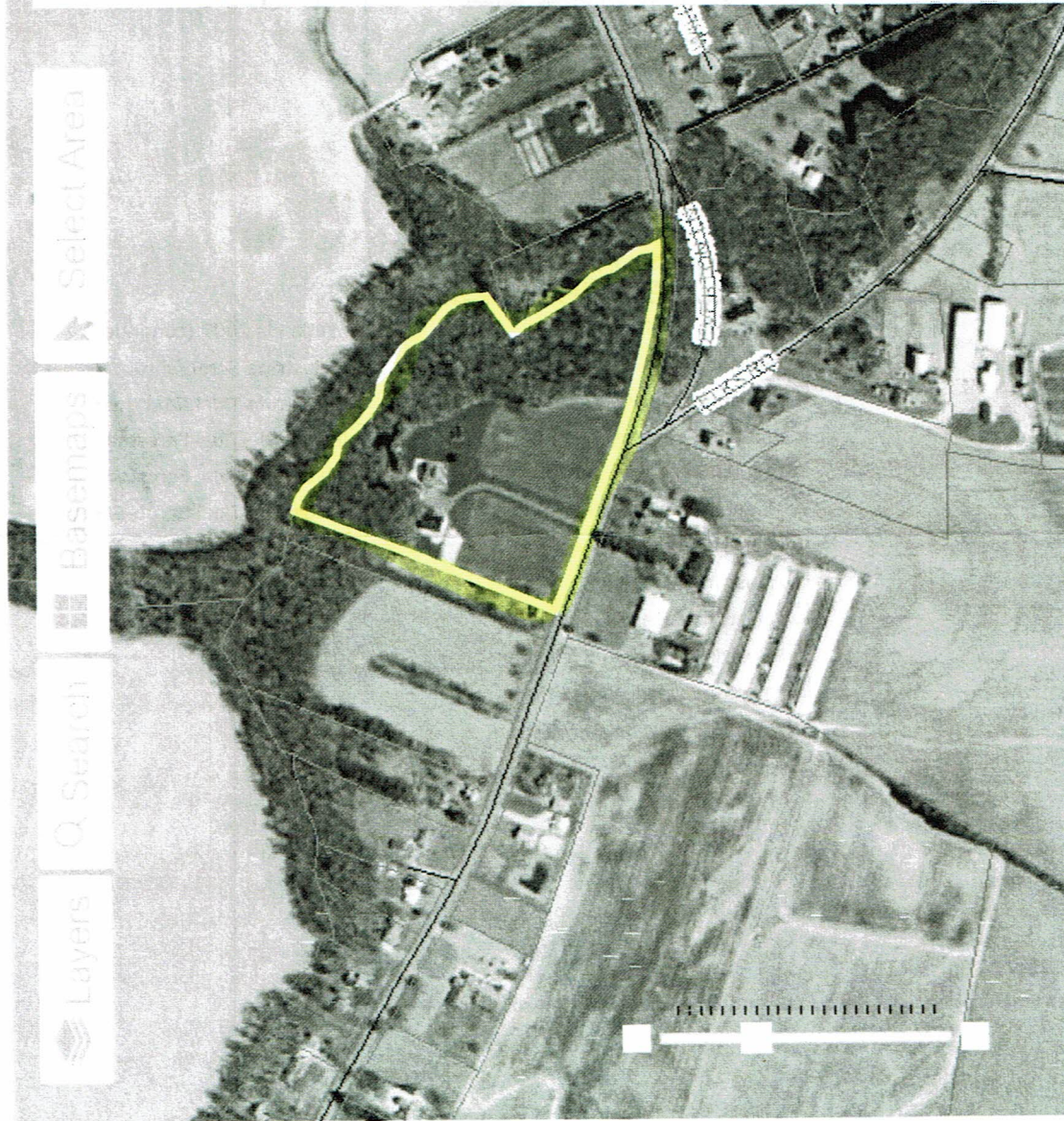
THE CLASS D LICENSEE
IS RESPONSIBLE FOR
ERRORS/OMISSIONS

01 0313'20 13:03 06362 PLU SITE EVAL.

\$75.00

N
1" = 100'





Layers Search Basemaps Select Area

Hide search results >>

Search results

Clear Selected

Selected Features: Parcels (1)

1) 137-18 00-33 00 Zoom

Book	4306
Page	11
Owner Name	HEARN JONATHAN EDISON KAREN
Second Owner Name	MARIE HEARN TRUSTEES
Mailing Address	8275 CANNON RD
City	BRIDGEVILLE
State	DE
Description	CANNONGEORGETOWN
Description 2	N D T 18 ADDRESS EDOM

Selected Features (1)



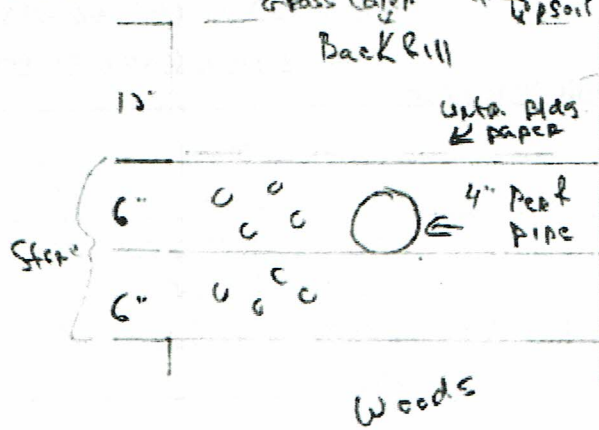
Untitled Map

Write a description for your map.

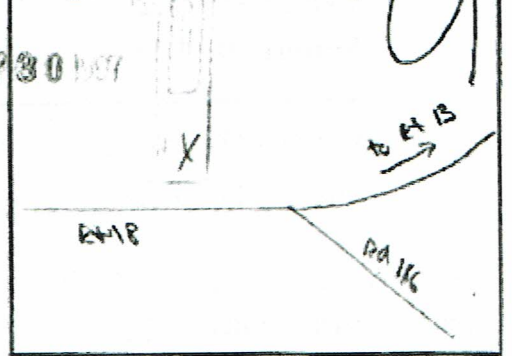
Legend



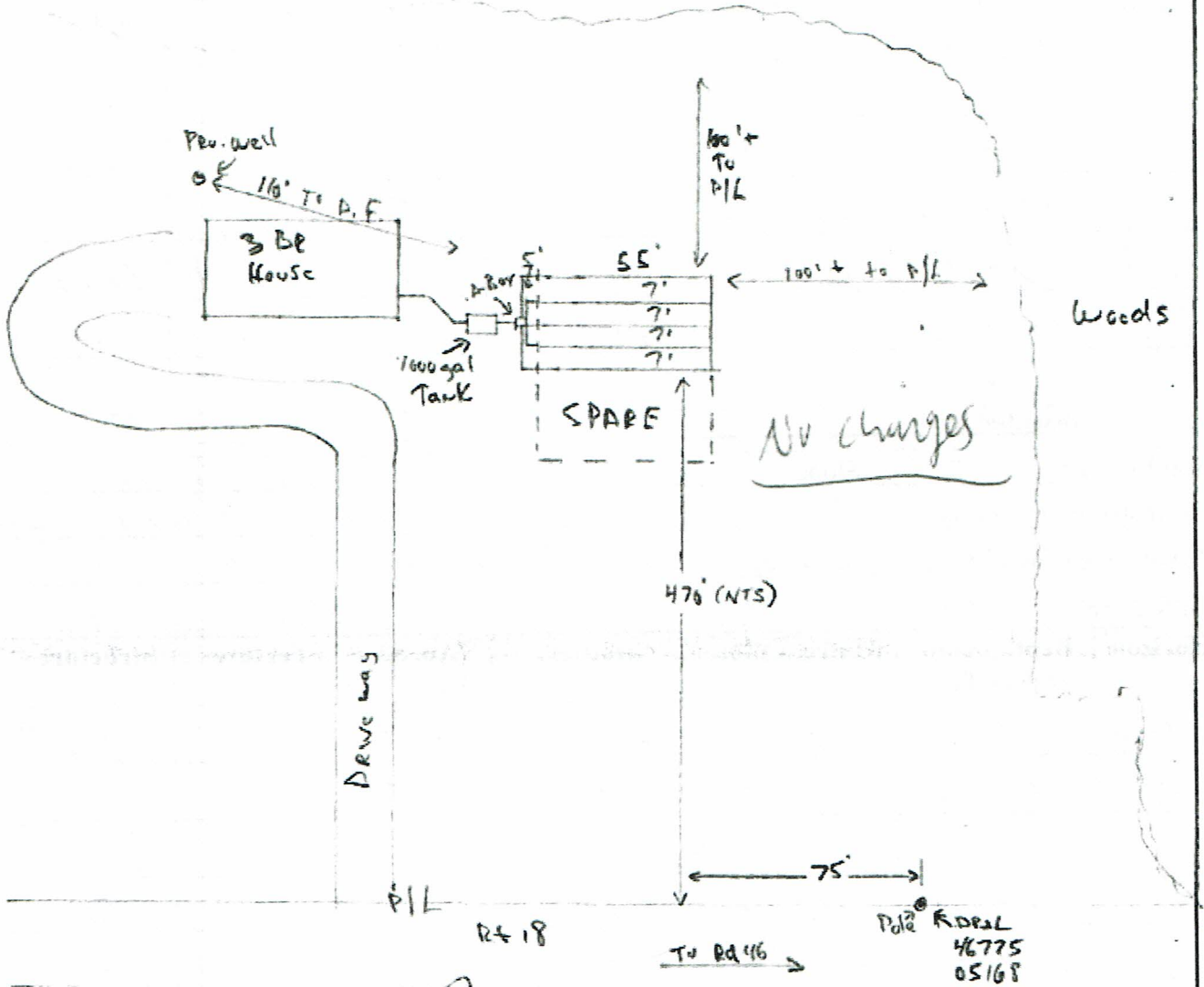
SITE PLAN & CROSS SECTION-
(INDICATE DIRECTION OF NORTH & SCALE OF SITE PLAN)



Draw a general location map of project location and give distance to nearest road junction.



1" = 50'



OWNER'S/AUTHORIZED AGENT SIGNATURE: Ryan M. [Signature]

DATE: 4/26/97

*A copy of this page must be submitted with both the septic system and well construction report(s).

5
Rd 116

PARID: 131-18.00-33.00
HEARN JONATHAN EDISON KAREN

ROLL: RP
8275 CANNON RD

Property Information

Property Location:	8275 CANNON RD
Unit:	
City:	BRIDGEVILLE
State:	DE
Zip:	19933
Class:	AGR-Agriculture
Use Code (LUC):	FH-AG W/ HOMESITE IN FAA
Town	00-None
Tax District:	131 - NORTHWEST FORK
School District:	5 - WOODBRIDGE
Council District:	1-Vincent
Fire District:	72-Bridgeville
Deeded Acres:	17.2600
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	/PB
100% Land Value:	\$3,000
100% Improvement Value	\$73,800
100% Total Value	\$76,800

Legal

Legal Description	CANNONGEORGETOWN
	N RT 18 ACROSS FROM
	RT 46 FX

Owners

Owner	Co-owner	Address	City	State	Zip
HEARN JONATHAN EDISON KAREN	MARIE HEARN TRUSTEES	8275 CANNON RD	BRIDGEVILLE	DE	19933



April 22, 2020

RE: Cover Letter Wetland Delineation and DNREC Stream/Ditch Jurisdictional Determination for 8275 Cannon, Located off of Cannon Road, Bridgeville, DE.

Dear Mrs. Hearn,

Please find enclosed the following:

1. Wetland Delineation report.
2. DNREC Stream/Ditch Jurisdictional Determination.

The wetlands report and wetland survey plat executed by Miller Lewis inc. illustrates the location of the wetlands on the property which are confined within the woodline to the North North/East and the pond to the rear of your residence.

The DNREC Subaqueous Land Jurisdictional Determination Letter of Findings states that the ditch out front of the property adjacent to Cannon Road is not classified as a Jurisdictional Stream, and is therefore classified as an ephemeral ditch which is not regulated by DNREC.

If you have any questions please feel free to contact me.

Kind Regards,

Kelly J. Pierson

President/Senior Environmental Scientist

Back Creek Environmental Consulting
33505 Clover Street, Lewes, DE 19958
(C)302.270.0437



TP#1-31-18.00-33.00

Wetland Delineation Report

Prepared for Jon & Karen Hearn

By

Back Creek Environmental Consulting

Back Creek Environmental Consulting
33505 Clover Lane, Lewes, De. 19958
302.270.0437

Table of Contents

1.0	Introduction.....	2
2.0	Project	
	Description.....	2
3.0	Methodology.....	2
3.1	Soils.....	2
3.2	Hydrology.....	3
3.3	Hydrophytic Vegetation.....	3
3.4	Secondary Resources	3
4.0	Results.....	4
5.0	Summary and	
	Conclusion.....	4
6.0	References.....	5
7.0	Wetland Certification	
	Statement.....	6
	Additional Resources.....	
	NRCS Soils Map	
	National Wetlands Inventory Map	
	USGS TOPO Map	
	Site Photos	
	Wetland Data Sheets	
	Wetland Survey	

1.0 INTRODUCTION

Back Creek Environmental Consulting, (BCEC) was retained by Jon and Karen Hearn to conduct a wetland delineation of a portion of TP#1-31-18.00-32.00. The property is located off of the North side of Cannon Road, Bridgeville, DE. The purpose of this study is to identify wetlands and subaqueous lands within 50ft of the edge of woodline.

Wetlands are subject to the jurisdiction of The Army Corp of Engineers under the Limits of the United States Subject to Section 404 of the Clean Water Act. In addition, the site was studied to identify if any State of Delaware DNREC wetlands or subaqueous lands were located within the study area which are regulated Under **Title 7 Del. C. Ch. 66 (Wetlands Regulations)** and **Title 7 Del. C. Ch. 72, Regulations Governing the Use of Subaqueous Lands**.

2.0 PROJECT SITE DESCRIPTION

The portion of TP#1-31-18.00-32.00 that was studied consisted of manicured lawn, an active agricultural field, a forested perimeter to the north and east, and then forested wetlands further to the north and east. Dominant vegetation in the wet area included, *Acer rubrum*, *Ilex opaca*, *Liquidambar styraciflua*, and *Smilax rotundifolia*. In addition, wetland hydrology and hydric soils were present. The dominant vegetation in the forested upland boundary adjacent to the agricultural field was and manicured yard included *Acer rubrum*, *Prunus serotina*, *Liquidambar styraciflua*, and *Lonicera japonica*. Wetland vegetation was dominant, however the area did not contain wetland hydrology or hydric soils.

3.0 METHODOLOGY

The identification and delineation of wetlands regulated by the federal government were identified under Section 404 of The Clean Water Act Wetlands were conducted in accordance with the Corp of Engineers Wetlands Delineation Manual (USACE, 1987) and the USACOE Atlantic and Gulf Coastal Plain Interim Regional Supplement (2008). Wetlands and Subaqueous Lands which are regulated by the state of Delaware were identified in accordance with the definitions/descriptions depicted within **Title 7 Chapter 66 (Wetlands Regulations)** and **Title 7, Chapter 72 (Subaqueous Lands Regulations)**.

3.1 SOILS

The U.S. Army Corp of Engineers uses a 3 parameter approach to identifying wetlands. Hydric soils, which are soils formed under wetland conditions meet the classification of a wetland soil. The definition of a hydric soil is defined as “a soil that is saturated, flooded, or ponded long enough during the growing season to develop anaerobic conditions that favor the growth and regeneration of hydrophytic vegetation”.

3.2 HYDROLOGY

The U.S. Army Corp of Engineers definition of wetland hydrology is described as “those areas that are inundated or saturated by surface or saturated by surface or ground water (hydrology) at a frequency and duration sufficient to support, and that under normal circumstances to support, a prevalence of vegetation (hydrophytes) typically adapted for life in saturated soil conditions (hydric soils). Wetlands generally include swamps, marshes, bogs, and similar areas (40 CFR 232.2(r)).

3.3 HYDROPHYTIC VEGETATION

The third parameter that is required by the Army Corp of Engineers for the presence of a wetland is hydrophytic vegetation. Hydrophytic vegetation is defined as “the sum total of macrophytic plant life that occurs in areas where the frequency and duration of inundation or soil saturation produce permanently or periodically saturated soils of sufficient duration to exert a controlling influence on the plant species present” (USACOE, 1987). Hydrophytic vegetation has an indicator status of obligate (OBL), facultative wet (FACW), and facultative (FAC) and is typically adapted for life in anaerobic soil conditions. The presence of hydrophytic vegetation can be determined when any one of the following conditions is present: (1) more than 50 percent of the dominant species are OBL, FACW, or FAC; (2) visual observation of plant species growing in areas of prolonged inundation and/or soil saturation; or (3) morphological adaptations. Plant species indicator statuses were determined by using the Atlantic and Gulf Coastal Plain Region-NWPL 2012 Final Draft Ratings, U.S. Army Corp of Engineers, Cold Regions Research and Engineering Laboratory (CRRL)

3.4 SECONDARY DATA RESOURCES

Supporting resources which can be utilized for additional site information may include but are not limited to the following: Soil Survey Maps, National Wetland Inventory Maps, Aerial Photography and site photo documentation.

4.0 RESULTS

The focus of the field investigation was to identify if any wetlands or waters of the U.S., or DNREC Wetlands and Subaqueous Lands were located within the study area. The field inspection was conducted using the U.S. Army Corp of Engineers Wetland Delineation Regional Supplement to the Corp of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0), November 2010. In addition, the study area was delineated in accordance to Title 7 Chapter 66 (Wetlands Regulations) and Title 7, Chapter 72 (Subaqueous Lands Regulations). The field delineation yielded results that met the criteria of a wetland as defined by the U S Army Corp of Engineers, however the criteria of DNREC Wetlands and Subaqueous Lands was not met.

5.0 SUMMARY AND CONCLUSION

The site was studied for the purpose of identifying uplands and any wetlands or subaqueous lands that are located within the study area in regards to the location of the proposed activity. The study verified that wetlands and or subaqueous lands were located within the north eastern, forested lands (see attached Survey Plat Titled Wetland Delineation Plan for JONATHAN E. & KAREN M. HEARN). No wetlands were identified beyond the forested lands or beyond the pond located at the rear of the existing residence. No additional studies regarding wetlands are recommended.

6.0 REFERENCES

1. The U.S. Army Corp of Engineers Wetland Delineation Regional Supplement to the Corp of Engineers Wetland Delineation Manual: Atlantic and Gulf Coastal Plain Region (Version 2.0), November 2010.
2. Atlantic and Gulf Coastal Plain Region-NWPL 2012 Final Draft Ratings, U.S. Army Corps of Engineers, Cold Regions Research and Engineering Laboratory.
3. The 2009 Revised Edition, Munsell Soil Color Charts.
4. Delaware Title 7 Chapter 66 (Wetlands Regulations).
5. Delaware Title 7, Chapter 72 (Subaqueous Lands Regulations).

Wetland Certification Statement

I, Kelly James Pierson, do hereby state to the best of my professional judgment that the information contained within this report (TP#1-31-18.00-32.00) has been prepared with acceptable environmental research methods, is true and correct, and has been prepared in accordance with the U.S. Army Corp Wetlands Manual (1987), the Atlantic and Gulf Coastal Plain Interim Regional Supplement (2010), the DNREC Wetlands Act of 1973, and the Regulations Governing the use of Subaqueous Lands in accordance with the provisions of 7 Del. C. 7212.



Kelly James Pierson

Date

4/14/20

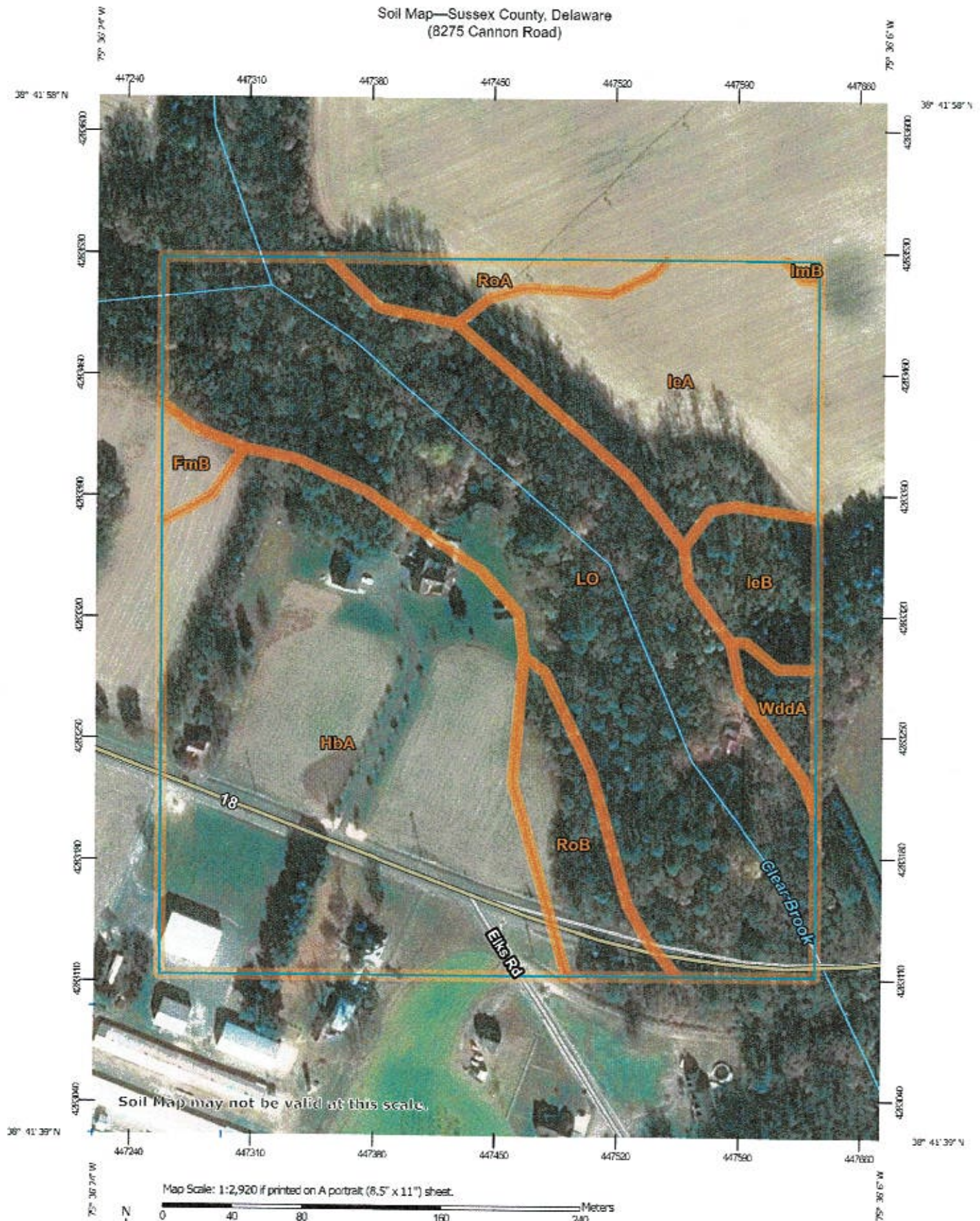
President/Senior Environmental Scientist

Back Creek Environmental Consulting


















ADDITIONAL

RESOURCES

Soil Map—Sussex County, Delaware
(8275 Cannon Road)



MAP LEGEND

 Area of Interest (AOI)	 Area of Interest (AOI)	 Spoil Area
 Soils	 Soil Map Unit Polygons	 Stony Spot
 Soil Map Unit Lines	 Soil Map Unit Lines	 Very Stony Spot
 Soil Map Unit Points	 Soil Map Unit Points	 Wet Spot
 Special Point Features	 Special Point Features	 Other
 Blowout	 Blowout	 Special Line Features
 Borrow Pit	 Borrow Pit	 Streams and Canals
 Clay Spot	 Clay Spot	 Railroads
 Closed Depression	 Closed Depression	 Interstate Highways
 Gravel Pit	 Gravel Pit	 US Routes
 Gravelly Spot	 Gravelly Spot	 Major Roads
 Landfill	 Landfill	 Local Roads
 Lava Flow	 Lava Flow	 Aerial Photography
 Marsh or swamp	 Marsh or swamp	
 Mine or Quarry	 Mine or Quarry	
 Miscellaneous Water	 Miscellaneous Water	
 Perennial Water	 Perennial Water	
 Rock Outcrop	 Rock Outcrop	
 Saline Spot	 Saline Spot	
 Sandy Spot	 Sandy Spot	
 Severely Eroded Spot	 Severely Eroded Spot	
Sinkhole	Sinkhole	
Slice or Slip	Slice or Slip	
Sodic Spot	Sodic Spot	

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Sussex County, Delaware
Survey Area Data: Version 20, Sep 13, 2019

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Nov 21, 2018—Mar 12, 2019

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	0.4	1.1%
HbA	Hambrook sandy loam, 0 to 2 percent slopes	14.1	36.5%
IeA	Ingleside loamy sand, 0 to 2 percent slopes	5.3	13.8%
IeB	Ingleside loamy sand, 2 to 5 percent slopes	1.4	3.6%
ImB	Ingleside-Hammonton-Fallsington complex, 0 to 5 percent slopes	0.0	0.1%
LO	Longmarsh and Indiantown soils, frequently flooded	13.9	36.0%
RoA	Rosedale loamy sand, 0 to 2 percent slopes	1.0	2.7%
RoB	Rosedale loamy sand, 2 to 5 percent slopes	1.9	4.8%
WddA	Woodstown sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	0.5	1.4%
Totals for Area of Interest		38.7	100.0%



U.S. Fish and Wildlife Service

National Wetlands Inventory

8275 Cannon Road



December 14, 2019

Wetlands

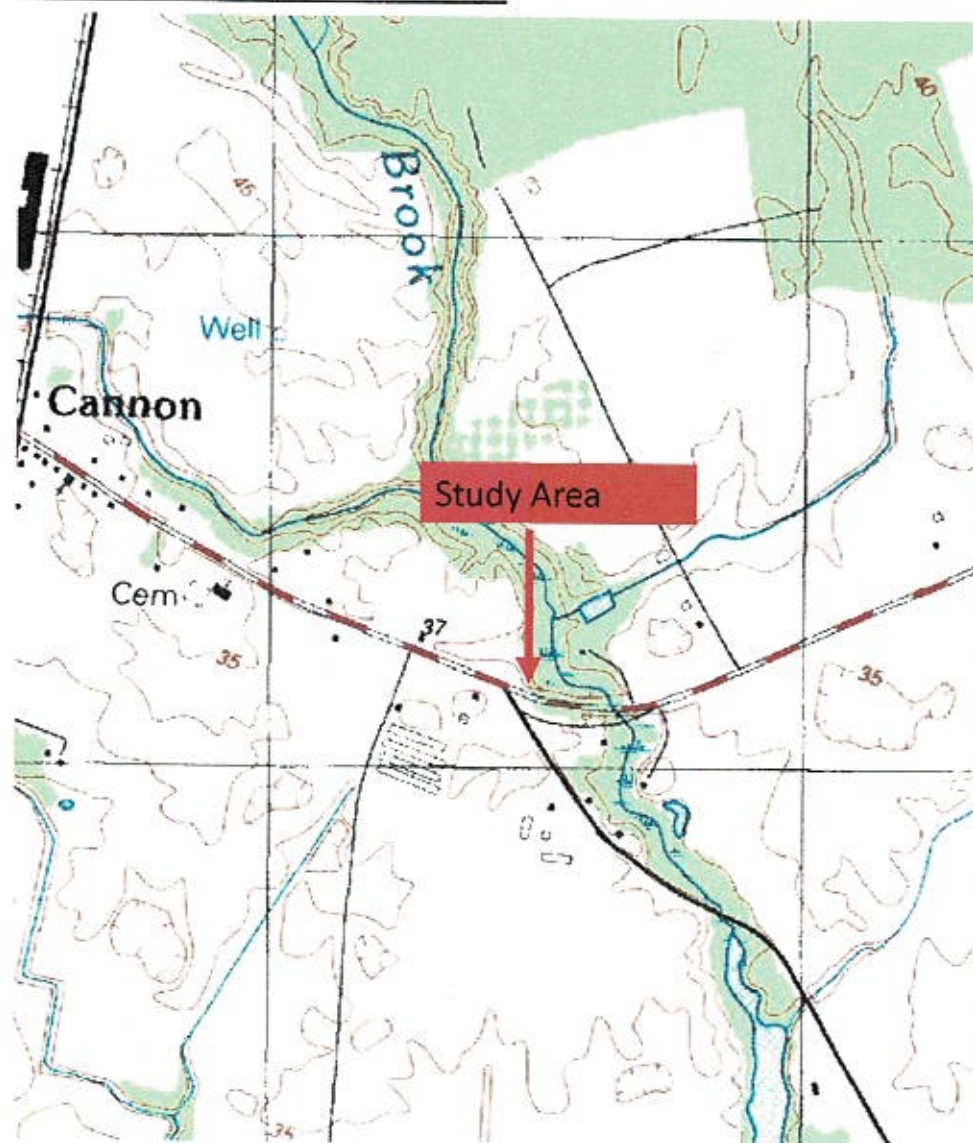
- Estuarine and Marine Deepwater
- Estuarine and Marine Wetland

- Freshwater Emergent Wetland
- Freshwater Forested/Shrub Wetland
- Freshwater Pond

- Lake
- Other
- Riverine

This map is for general reference only. The U.S. Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetland's related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

USGS TOPO: 8275 Cannon Road



Site Photo-documentation



Existing wetland located at sample point 1-A.



Wetland soils located at sample point 1-A.



Upland sample point 1-B. Wetland vegetation dominated the area, however wetland soils



Upland soils were documented at sample plot 1-B.

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Cannon Road City/County: Bridgeville/Sussex County Sampling Date: 12/28/19
 Applicant/Owner: Jon & Karen Hearn State: DE Sampling Point: 1A
 Investigator(s): Kelly Pierson Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 10
 Subregion (LRR or MLRA): LRR T Lat: 38 41 43 Long: 75 36 13 Datum: _____
 Soil Map Unit Name: Longmarsh and Indiantown soils NWI classification: PFO1E

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____	
Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____	

Remarks:

Sample point is located at the lower elevation of a slope off of an agricultural field, which drains into a floodplain. The area is dominated by hydrophytic vegetation, hydric soils, and has wetland hydrology.

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (minimum of two required)
Primary Indicators (minimum of one is required; check all that apply)		
<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Aquatic Fauna (B13)	<input type="checkbox"/> Surface Soil Cracks (B6)
<input checked="" type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Marl Deposits (B15) (LRR U)	<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)	<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3)	<input type="checkbox"/> Moss Trim Lines (B16)
<input type="checkbox"/> Sediment Deposits (B2)	<input type="checkbox"/> Presence of Reduced Iron (C4)	<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Drift Deposits (B3)	<input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6)	<input type="checkbox"/> Crayfish Burrows (C8)
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Thin Muck Surface (C7)	<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> Other (Explain in Remarks)	<input checked="" type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)		<input type="checkbox"/> Shallow Aquitard (D3)
<input checked="" type="checkbox"/> Water-Stained Leaves (B9)		<input checked="" type="checkbox"/> FAC-Neutral Test (D5)
		<input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)

Field Observations:

Surface Water Present? Yes _____ No <input checked="" type="checkbox"/>	Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
Water Table Present? Yes <input checked="" type="checkbox"/> No _____	Depth (inches): <u>8</u>	
Saturation Present? Yes <input checked="" type="checkbox"/> No _____	Depth (inches): <u>4</u>	

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

Study area is located adjacent to a floodplain which results in high water table and soil saturation.

VEGETATION (Five Strata) – Use scientific names of plants.

Sampling Point: 1A

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer rubrum</i>	60	Yes	FAC
2. <i>Ilex opaca</i>	20	Yes	FAC
3. <i>Liquidambar styraciflua</i>	20	Yes	FAC
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	100 = Total Cover		

50% of total cover: _____ 20% of total cover: _____

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer rubrum</i>	40	Yes	FAC
2. <i>Ilex opaca</i>	40	Yes	FAC
3. <i>Liquidambar styraciflua</i>	20	Yes	FAC
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	100 = Total Cover		

50% of total cover: _____ 20% of total cover: _____

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Ilex opaca</i>	25	Yes	FAC
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
	25 = Total Cover		

50% of total cover: _____ 20% of total cover: _____

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Smilax rotundifolia</i>	60	Yes	FAC
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
	60 = Total Cover		

50% of total cover: _____ 20% of total cover: _____

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
	0 = Total Cover		

50% of total cover: _____ 20% of total cover: _____

Remarks: (If observed, list morphological adaptations below).

Dominance Test worksheet:

Number of Dominant Species That Are OBL, FACW, or FAC: 8 (A)

Total Number of Dominant Species Across All Strata: 8 (B)

Percent of Dominant Species That Are OBL, FACW, or FAC: 100 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species 8	x 3 = 24
FACU species _____	x 4 = _____
UPL species _____	x 5 = _____
Column Totals: 8 (A)	24 (B)

Prevalence Index = B/A = 3.0

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
- ☐ 2 - Dominance Test is >50%
- ☒ 3 - Prevalence Index is ≤3.0¹
- ☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:

Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present?

Yes ☒ No ☐

SOIL

Sampling Point: 1A

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-6	10YR2/1							
6-12	10YR 4/1							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

- | | | |
|--|---|--|
| <input type="checkbox"/> Histosol (A1) | <input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U) | <input type="checkbox"/> 1 cm Muck (A9) (LRR O) |
| <input type="checkbox"/> Histic Epipedon (A2) | <input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U) | <input type="checkbox"/> 2 cm Muck (A10) (LRR S) |
| <input type="checkbox"/> Black Histic (A3) | <input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O) | <input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B) |
| <input type="checkbox"/> Hydrogen Sulfide (A4) | <input type="checkbox"/> Loamy Gleyed Matrix (F2) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T) |
| <input type="checkbox"/> Stratified Layers (A5) | <input type="checkbox"/> Depleted Matrix (F3) | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) |
| <input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U) | <input type="checkbox"/> Redox Dark Surface (F6) | <input type="checkbox"/> (MLRA 153B) |
| <input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U) | <input type="checkbox"/> Depleted Dark Surface (F7) | <input type="checkbox"/> Red Parent Material (TF2) |
| <input type="checkbox"/> Muck Presence (A8) (LRR U) | <input type="checkbox"/> Redox Depressions (F8) | <input type="checkbox"/> Very Shallow Dark Surface (TF12) |
| <input type="checkbox"/> 1 cm Muck (A9) (LRR P, T) | <input type="checkbox"/> Marl (F10) (LRR U) | <input type="checkbox"/> Other (Explain in Remarks) |
| <input type="checkbox"/> Depleted Below Dark Surface (A11) | <input type="checkbox"/> Depleted Ochric (F11) (MLRA 151) | |
| <input type="checkbox"/> Thick Dark Surface (A12) | <input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T) | |
| <input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A) | <input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U) | |
| <input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S) | <input type="checkbox"/> Delta Ochric (F17) (MLRA 151) | |
| <input type="checkbox"/> Sandy Gleyed Matrix (S4) | <input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B) | |
| <input type="checkbox"/> Sandy Redox (S5) | <input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A) | |
| <input type="checkbox"/> Stripped Matrix (S6) | <input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D) | |
| <input checked="" type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U) | | |

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

Thick dark surface +/-6in of 10YR2/1

WETLAND DETERMINATION DATA FORM – Atlantic and Gulf Coastal Plain Region

Project/Site: Cannon Road City/County: Bridgeville/Sussex County Sampling Date: 12/28/19
 Applicant/Owner: Jon & Karen Hearn State: DE Sampling Point: 1B
 Investigator(s): Kelly Pierson Section, Township, Range: _____
 Landform (hillslope, terrace, etc.): hillslope Local relief (concave, convex, none): none Slope (%): 10
 Subregion (LRR or MLRA): LRRT Lat: 38 41 43 Long: 75 36 13 Datum: _____
 Soil Map Unit Name: Rosedale loamy sand NWI classification: None

Are climatic / hydrologic conditions on the site typical for this time of year? Yes ☒ No _____ (If no, explain in Remarks.)
 Are Vegetation _____, Soil _____, or Hydrology _____ significantly disturbed? Are "Normal Circumstances" present? Yes ☒ No _____
 Are Vegetation _____, Soil _____, or Hydrology _____ naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <input checked="" type="checkbox"/> No _____	Is the Sampled Area within a Wetland? Yes <input checked="" type="checkbox"/> No _____
Hydric Soil Present? Yes _____ No <input checked="" type="checkbox"/>	
Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	
Remarks: Sample point is located on a slope adjacent to an agricultural field, which drains into a floodplain. The area is dominated by hydrophytic vegetation however, the site lacked hydric soils, and wetland hydrology.	

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one is required; check all that apply) <input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> Aquatic Fauna (B13) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Marl Deposits (B15) (LRR U) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Thin Muck Surface (C7) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Other (Explain in Remarks) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Water-Stained Leaves (B9)		Secondary Indicators (minimum of two required) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Moss Trim Lines (B16) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Crayfish Burrows (C8) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input checked="" type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Sphagnum moss (D8) (LRR T, U)
Field Observations: Surface Water Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>>12</u> Saturation Present? Yes _____ No <input checked="" type="checkbox"/> Depth (inches): <u>>12</u> (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <input checked="" type="checkbox"/>	
Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: Remarks: Study area is located on the slope of a hill adjacent to an agricultural field.		

VEGETATION (Five Strata) – Use scientific names of plants.

 Sampling Point: 1B

Tree Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer rubrum</i>	40	Yes	FAC
2. <i>Prunus serotina</i>	40	Yes	FACU
3. <i>Liquidambar styraciflua</i>	20	Yes	FAC
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
		100	= Total Cover
50% of total cover: _____		20% of total cover: _____	

Sapling Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Acer rubrum</i>	40	Yes	FAC
2. <i>Prunus serotina</i>	30	Yes	FACU
3. <i>Liquidambar styraciflua</i>	20	Yes	FAC
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
		90	= Total Cover
50% of total cover: _____		20% of total cover: _____	

Shrub Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
		0	= Total Cover
50% of total cover: _____		20% of total cover: _____	

Herb Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. <i>Lonicera japonica</i>	60	Yes	FACU
2. <i>Smilax rotundifolia</i>	40	Yes	FAC
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
6. _____	_____	_____	_____
7. _____	_____	_____	_____
8. _____	_____	_____	_____
9. _____	_____	_____	_____
10. _____	_____	_____	_____
11. _____	_____	_____	_____
		100	= Total Cover
50% of total cover: _____		20% of total cover: _____	

Woody Vine Stratum (Plot size: _____)	Absolute % Cover	Dominant Species?	Indicator Status
1. _____	_____	_____	_____
2. _____	_____	_____	_____
3. _____	_____	_____	_____
4. _____	_____	_____	_____
5. _____	_____	_____	_____
		0	= Total Cover
50% of total cover: _____		20% of total cover: _____	

Remarks: (If observed, list morphological adaptations below).

Dominance Test worksheet:

 Number of Dominant Species That Are OBL, FACW, or FAC: 5 (A)
 Total Number of Dominant Species Across All Strata: 8 (B)
 Percent of Dominant Species That Are OBL, FACW, or FAC: 62 (A/B)

Prevalence Index worksheet:

Total % Cover of:	Multiply by:
OBL species _____	x 1 = _____
FACW species _____	x 2 = _____
FAC species <u>5</u>	x 3 = <u>15</u>
FACU species <u>3</u>	x 4 = <u>12</u>
UPL species _____	x 5 = _____
Column Totals: <u>8</u> (A)	<u>27</u> (B)
Prevalence Index = B/A = <u>3.4</u>	

Hydrophytic Vegetation Indicators:

- ☐ 1 - Rapid Test for Hydrophytic Vegetation
☒ 2 - Dominance Test is >50%
☐ 3 - Prevalence Index is ≤ 3.0 ¹
☐ Problematic Hydrophytic Vegetation¹ (Explain)

¹Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.

Definitions of Five Vegetation Strata:
Tree – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and 3 in. (7.6 cm) or larger in diameter at breast height (DBH).

Sapling – Woody plants, excluding woody vines, approximately 20 ft (6 m) or more in height and less than 3 in. (7.6 cm) DBH.

Shrub – Woody plants, excluding woody vines, approximately 3 to 20 ft (1 to 6 m) in height.

Herb – All herbaceous (non-woody) plants, including herbaceous vines, regardless of size, and woody plants, except woody vines, less than approximately 3 ft (1 m) in height.

Woody vine – All woody vines, regardless of height.

Hydrophytic Vegetation Present?

 Yes ☒ No ☐

SOIL

Sampling Point: 1B

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5	10Y/R 3/3							
5-12	10YR 4/2							

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, MS=Masked Sand Grains.²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)

Indicators for Problematic Hydric Soils³:

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Polyvalue Below Surface (S8) (LRR S, T, U)	<input type="checkbox"/> 1 cm Muck (A9) (LRR O)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Thin Dark Surface (S9) (LRR S, T, U)	<input type="checkbox"/> 2 cm Muck (A10) (LRR S)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (LRR O)	<input type="checkbox"/> Reduced Vertic (F18) (outside MLRA 150A,B)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (LRR P, S, T)
<input type="checkbox"/> Stratified Layers (A5)	<input type="checkbox"/> Depleted Matrix (F3)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20)
<input type="checkbox"/> Organic Bodies (A6) (LRR P, T, U)	<input type="checkbox"/> Redox Dark Surface (F6)	<input type="checkbox"/> (MLRA 153B)
<input type="checkbox"/> 5 cm Mucky Mineral (A7) (LRR P, T, U)	<input type="checkbox"/> Depleted Dark Surface (F7)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Muck Presence (A8) (LRR U)	<input type="checkbox"/> Redox Depressions (F8)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> 1 cm Muck (A9) (LRR P, T)	<input type="checkbox"/> Marl (F10) (LRR U)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Ochric (F11) (MLRA 151)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input type="checkbox"/> Iron-Manganese Masses (F12) (LRR O, P, T)	
<input type="checkbox"/> Coast Prairie Redox (A16) (MLRA 150A)	<input type="checkbox"/> Umbric Surface (F13) (LRR P, T, U)	
<input type="checkbox"/> Sandy Mucky Mineral (S1) (LRR O, S)	<input type="checkbox"/> Delta Ochric (F17) (MLRA 151)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Reduced Vertic (F18) (MLRA 150A, 150B)	
<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> Piedmont Floodplain Soils (F19) (MLRA 149A)	
<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Anomalous Bright Loamy Soils (F20) (MLRA 149A, 153C, 153D)	
<input type="checkbox"/> Dark Surface (S7) (LRR P, S, T, U)		

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic.

Restrictive Layer (if observed):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☐ No ☒

Remarks:

Upland Soil was present at the study plot.

T. M. #131-10.00-30.00

WETLANDS LINE CHART

LINE	BEARING	DISTANCE
1	N 142°07'17" E	74.75
2	N 03°27'45" E	123.71
3	N 88°13'35" W	64.04
4	N 05°32'12" W	74.72
5	N 31°28'45" E	97.72
6	N 16°55'55" E	72.22
7	N 09°02'24" W	54.52
8	N 20°45'59" W	72.62
9	N 72°55'35" W	80.21
10	N 14°59'20" W	61.57
11	N 07°57'45" W	55.53
12	N 27°03'15" W	19.57
13	N 40°49'23" W	51.09
14	N 20°49'16" W	13.25
15	S 52°45'11" W	53.49
16	S 05°17'25" W	11.09
17	N 53°32'43" W	41.62
18	S 05°12'54" W	14.47
19	N 25°00'04" W	20.71
20	N 32°40'01" W	47.49
21	N 33°25'35" W	76.10
22	N 02°47'15" W	55.17
23	N 52°13'55" W	39.70
24	S 72°45'01" W	53.25

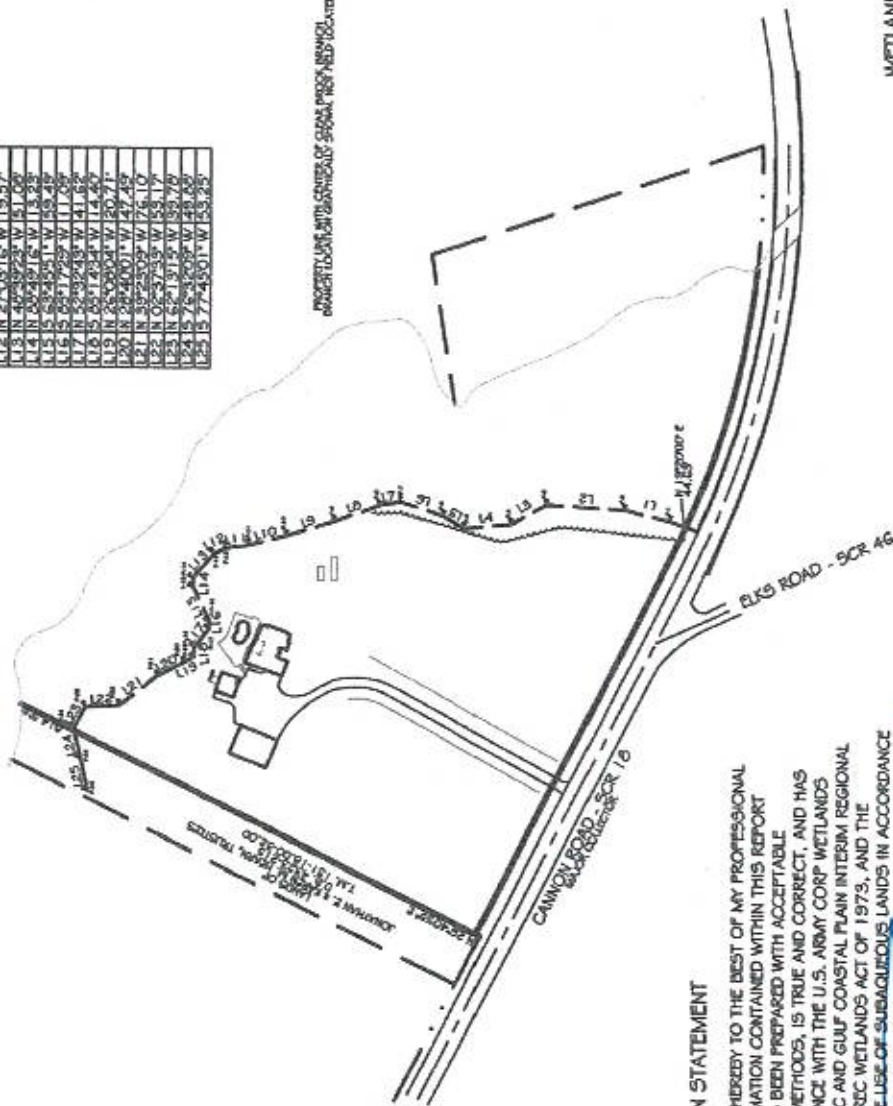


SCALE 1" = 1 MILE



SCALE 1" = 300'

PROPERTY LINE WITH CONVEYANCE OF SEAGRAM PROPERTY ADJACENT



WETLAND CERTIFICATION STATEMENT

I, KELLY JAMES PIERSON, DO HEREBY TO THE BEST OF MY PROFESSIONAL JUDGEMENT THAT THE INFORMATION CONTAINED WITHIN THIS REPORT (T.M.#131-10.00-32.00) HAS BEEN PREPARED WITH ACCURATE ENVIRONMENTAL RESEARCH METHODS, IS TRUE AND CORRECT, AND HAS BEEN PREPARED IN ACCORDANCE WITH THE U.S. ARMY CORP WETLANDS MANUAL (1987), THE ATLANTIC AND GULF COASTAL PLAIN INTERIM REGIONAL SUPPLEMENT (2010), THE DIRECT WETLANDS ACT OF 1973, AND THE REGULATIONS GOVERNING THE USE OF SUBAQUOUS LANDS IN ACCORDANCE WITH THE PROVISIONS OF 7 F.C.R. C. 7242.

Kelly James Pierson 4/14/20
DATE

KELLY J. PIERSON
PRESIDENT/SENIOR ENVIRONMENTAL SCIENTIST
BACK CREEK ENVIRONMENTAL CONSULTING

WETLAND DELINEATION PLAN FOR
JONATHAN E. & KAREN M. HEARN

6275 CANNON ROAD
BROOKVILLE, OH, 45303

DATE	REVISION	ADDED WETLANDS CERTIFICATE
3-26-2020		

MILLER LEWIS, INC.
LAND SURVEYING
1560 MIDDLERD RD.
BAYVIEW, OH 44144
PH: 302-429-9005 FAX: 302-429-2251
JANUARY 7, 2020

PROJECT	LOCATION	SUBJECT
NORTH WEST FORK	DELAWARE	SWAG
STATE	DELAWARE	SWAG
REF.	4323-215	HEARN GROUP 131-10-33

THIS REPORT AND PLAN SHEET MAY ONLY BE USED IN CONNECTION WITH THE PROJECT FOR WHICH IT WAS PREPARED. NO PART OF THIS REPORT OR PLAN SHEET MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM THE SURVEYOR.



STATE OF DELAWARE
DEPARTMENT OF NATURAL RESOURCES AND
ENVIRONMENTAL CONTROL

DIVISION OF WATER
RICHARDSON & ROBBINS BUILDING
89 KINGS HIGHWAY
DOVER, DELAWARE 19901

WETLANDS &
SUBAQUEOUS LANDS

PHONE
(302) 739-9943

April 21, 2020

Jonathan & Karen Hearn
8275 Cannon Road
Bridgeville, DE 19933

RE: Subaqueous Lands Jurisdictional Determination
At 8275 Cannon Road, Bridgeville, DE 19933
Tax Parcel #: 1-31-18.00-33.00

Dear Mr. and Mrs. Hearn:

At your request, an evaluation has been conducted regarding the above-referenced property to determine if a drainage feature is subject to State jurisdiction pursuant to 7 Del. C., Chapter 72, The Subaqueous Lands Act and the "Regulations Governing the Use of Subaqueous Lands".

The jurisdictional determination included a review of 1937, 1954, 1961, 1968, 1992, 2007, 2012 and 2017 aerial photography and 1992 and 2014 USGS topographic quadrangle maps. In addition to the desktop review, a site visit was performed on February 19, 2020.

Jurisdiction was evaluated in the field by Matthew Jones of the WSLs. The methodology used was from the Delaware Stream Jurisdictional Determination Field Form Version 1.0, an adopted version of the North Carolina Division of Water Quality "Methodology for Identification of Intermittent and Perennial Streams and Their Origins, Version 4.11". The accompanying field form uses a scoring system to award points based upon the observation of geomorphic, hydrologic and biological stream features. Utilizing this form, the drainage feature scored a 7.00, which indicates an ephemeral feature. A score of 19 or higher would be needed to provide evidence of a jurisdictional feature. During the site visit WSLs representatives noticed that the feature was holding water in some places. There was a substantial amount of litter and brush within the ditch of the above referenced property; therefore, the WSLs inspected the feature at several locations in close proximity of the above parcel and determined there was little to no water movement. A review of the soil survey maps shows (HbA) as the predominate soil in the area of the feature. HbA is a sandy loam soil that is noted to be well drained. The Delaware Environmental Observing System recorded rainfall totaling 3.40 inches at the Bridgeville, DE-SPB monitoring station for the month of February 2020 and the site received 0.00 inches of rain 2 days prior to the site visit. Indicators of leaf litter in the bed of the ditch with little to no water movement, recent rain fall, the observation of upland grasses within the feature and the review of soil survey maps help designate the feature as a non-jurisdictional ditch. Due to the field

conditions and the information gathered during the desktop review, it has been determined that the feature is not a jurisdictional stream feature, but is an ephemeral ditch which conveys water only during and shortly after rain events during dry times of the year and holds water within the ditch when the water table is high typically in the winter months.

As a result of this determination, the feature depicted on the subject property is not subject to the Subaqueous Lands Act, 7 Del.C. Chapter 72 or the "Regulations Governing the Use of Subaqueous Lands" and jurisdiction over the above referenced feature will not be taken by the Wetlands and Subaqueous Lands Section.

This determination applies only to the feature described above and should not be construed as applying to any other water or wetland feature on or adjacent to the subject property. The evaluated feature is highlighted in red on the attached map. This jurisdictional determination is valid and can be relied upon for a period of three (3) years from the date of this letter.

This letter does not exempt you from obtaining proper permits through the U.S. Army Corps of Engineers and other State or Government Agencies, if/as appropriate.

If you have any questions or need more information, please feel free to call me at (302) 739-9943.

Sincerely,



Matthew Jones
Environmental Scientist
Wetlands and Subaqueous Lands Section

CC: Tyler Brown, Section Manager, WSLs

Enclosures: Map 1

Literature Cited: NC Division of Water Quality. 2010. *Methodology for Identification of Intermittent and Perennial Streams and their Origins, Version 4.11*. North Carolina Department of Environment and Natural Resources, Division of Water Quality. Raleigh, NC.



<p>0 125 250 Feet 1 inch = 250 feet</p>	<p>Jonathan & Karen Hearn 8275 Cannon Road Bridgeville, DE 19933 Tax Parcel #: 1-31-18.00-33.00</p>	<p>2017 Aerial Photography</p>
<p>Division of Water: Wetlands & Subaqueous Lands Section</p>	<p>Date: 3/31/2020</p> <p>Project No.: JD-013/20</p>	<p>Scientist: Matthew Jones</p> <p>Map: 1</p>



OFFICE OF THE STATE FIRE MARSHAL
Technical Services

22705 Park Avenue
Georgetown, DE 19947



SFMO PERMIT

Plan Review Number: 2020-04-203831-MJS-01

Tax Parcel Number: 131-18.00-33.00

Status: Approved as Submitted

Date: 05/26/2020

Project

Reception Hall

8275 Cannon Road
Bridgeville DE 19933

Hearn Group LLC

Scope of Project

Number of Stories:

Square Footage:

Construction Class:

Fire District: 72 - Bridgeville Volunteer Fire Co

Occupant Load Inside:

Occupancy Code: 9622

Applicant

John Murray
37385 Rehoboth Avenue
Rehoboth Beach, DE 19971

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

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

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

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

This Plan Review Project was prepared by:

Jefferson Cerri
Fire Protection Specialist II

FIRE PROTECTION PLAN REVIEW COMMENTS

Plan Review Number: 2020-04-203831-MJS-01

Tax Parcel Number: 131-18.00-33.00

Status: Approved as Submitted

Date: 05/26/2020

PROJECT COMMENTS

- 1002 A** This project has been reviewed under the provisions of the Delaware State Fire Prevention Regulations (DSFPR) UPDATED March 11, 2016. The current Delaware State Fire Prevention Regulations are available on our website at www.statefiremarshal.delaware.gov. These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.
- 1010 A** The following water for fire protection requirements apply: NONE. On-Site Wells Proposed. this site meets Water Flow Table 1. therefore the provisions of NFPA 1142 shall apply to this site (DSFPR Regulation 702, Chapter 6, Section 3). Since wells are proposed for this site, no additional requirements will be made by this Agency for water for fire protection.
- 1180 A** This report reflects site review only. It is the responsibility of the applicant and owner to forward copies of this review to any other agency as required by those agencies.
- 1190 A** Separate plan submittal is required for the building(s) proposed for this project.
- 1092 A** Perimeter Access is that portion of the building that is accessible by emergency services personnel and is within 100 feet of a street and capable of supporting fire ground operations. (DSFPR Regulation 705, Chapter 5, Section 1.4.1). Perimeter Access minimum width shall be 15 feet measured from the face of the building at grade with a maximum slope of ten percent (10%). Plantings and utility services (includes condenser units, transformers, etc.) shall be permitted within the perimeter access, provided they do not interfere with the emergency services fire ground operations. (DSFPR Regulation 705, Chapter 5, Sections 3.5 and 4.5). If a physical barrier (fence, pond, steep slope, etc) prevents access, that portion of the building perimeter shall not be included in the calculation of Percent of Perimeter Access. (DSFPR Regulation 705, Chapter 5, Sections 3.5.1 and 4.5.1).
- 1501 A** If there are any questions about the above referenced comments please feel free to contact the Fire Protection Specialist who reviewed this project. Please

have the plan review number available when calling about a specific project. When changes or revisions to the plans occur, plans are required to be submitted, reviewed, and approved.



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

JENNIFER COHAN
SECRETARY

December 16, 2019

Ms. Janelle Cornwell, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Jon & Karen Hearn** conditional use application, which we received on November 27, 2019. This application is for an approximately 17.26-acre parcel (Tax Parcel: 131-18.00-33.00). The subject land is located on the north side of the intersection of Cannon Road (Sussex road 18) and Elks Road (Sussex Road 46). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop a 4,800 square-foot events venue.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Cannon Road where the subject land is located, which is from Federalsburg Road (Sussex Road 17) to US Route 13 (Sussex Road 74), are 2,162 and 2,782 vehicles per day, respectively.

Regarding DelDOT's warrants for requiring a TIS, special events that would generate more than 50 vehicle trips in any hour and more than 500 vehicle trips per day would meet these warrants. Special events generating more than 200 vehicle trips in any hour and / or more than 2,000 vehicle trips per day would be considered to have a Major impact to local area roadways. Because we expect the typical event to generate no more than 50 vehicle trips in any hour and no more than 500 vehicle trips per day, we recommend that this conditional use application be considered without a TIS.

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.



Ms. Janelle M. Cornwell

Page 2 of 2

May 16, 2019

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:cjm

cc: Constance C. Holland, Coordinator, Cabinet Committee on State Planning Issues
Jon & Karen Hearn, Applicant
J. Marc Coté, Assistant Director, Development Coordination
Gemez Norwood, South District Public Works Manager, Maintenance & Operations
Susanne Laws, Sussex County Subdivision Coordinator, Development Coordination
Derek Sapp, Subdivision Manager, Development Coordination
Kevin Hickman, Subdivision Manager, Development Coordination
Brian Yates, Subdivision Manager, Development Coordination
John Andrescavage, Subdivision Manager, Development Coordination
James Argo, South District Project Reviewer, Maintenance & Operations
Troy Brestel, Project Engineer, Development Coordination
Claudy Joinville, Project Engineer, Development Coordination

SCD Project Meeting Minutes

Prepared by: John Murray, The Kercher Group, Inc.

Date: May 12, 2020

Project: Lands of Hearn Group, LLC

TM#: 131-18.00-33.00 (P/O)

Attendees:

Valerie Thompson (Sussex Conservation District)

John Murray (The Kercher Group, Inc.)

Items Discussed:

Open:

- Hearn Group, LLC plans on building a 4,800 S.F. reception hall on the subject parcel.
- The proposed parcel would be subdivided off of lands already owned by The Hearn Group and it is located at the intersection of SCR 18 (Cannon Street) and SCR 46 (Elks Road).
- Access to the property will come from Cannon Street in the way of a 24'-wide paved entrance and site improvements will consist of drive aisles and parking to support the proposed use.
- The SCD reserves the right to comment on items not discussed during the meeting during future reviews and/or meetings

All:

- The existing parcel, or portion that is proposed to be developed by this application, is currently in agricultural use (row crops).
- "Beat the Peak" for quantity management may have potential based upon the current site usage and runoff volume. The analysis point for beat the peak would be where Clear Brook passes under Cannon Road and the analysis area needs to extend to Federalsburg Road.
- Based upon soils results for septic feasibility, and depth of seasonal-high water table, it is not envisioned that infiltration will be an option for this project.
- Impervious surface may be removed if the client wishes or it is needed for stormwater management (parking stall surplus per preliminary design).
- If a pond is proposed, it may be best situated in the open space located adjacent to the entrance. This would allow for an attractive entrance feature and leave the open space adjacent to the proposed structure for outdoor reception usage.
- Since private wells and septic systems are used in this area for wastewater treatment and potable water service, the plans must include radii from existing and proposed wells and septic systems to show that the required minimum separation distance has been provided.

- Based upon topographic data collected during the field survey, the drainage area for the parcel extends west of the proposed parcel boundary to the eastern edge of the existing residential driveway. The driveway is super-elevated to the west.
- Formal plans have yet to be prepared but potential Rpv compliance measures include pervious pavement, filter strips, submerged gravel wetlands, or a stormwater management pond. The SCD has a concern with the use of pervious pavement due to potential of the property owner to not properly maintain it.

John Murray

From: Valerie Thompson <valerie.thompson@sussexconservation.org> on behalf of Valerie Thompson
Sent: Tuesday, May 19, 2020 4:01 PM
To: John Murray
Subject: Re: Lands of Hearn Group

Looks good to me. I'll add a copy to the project file.



Valerie Thompson

Plan Reviewer

valerie.thompson@sussexconservation.org

20728 DuPont Blvd, Unit 317

Georgetown, DE 19947

302-856-2105 ext. 115 (office)

443-783-8063 (cell)

sussexconservation.org

On Tue, May 19, 2020 at 3:57 PM John Murray <jom@kerchergroup.com> wrote:

Valerie,

Attached are the preliminary meeting minutes for the project. Once you have an opportunity to look this over, let me know if you feel anything else should be added. I'm sure that I missed something important.

Thanks,

John

John Murray

37385 Rehoboth Avenue, Unit #11, Rehoboth Beach, DE 19971

Direct 302.854.9063 | **Main** 302.854.9062 x201

THE KERCHER GROUP, INC.

www.kerchergroup.com

From: Valerie Thompson <valerie.thompson@sussexconservation.org>
Sent: Tuesday, May 19, 2020 8:16 AM
To: John Murray <jom@kerchergroup.com>
Subject: Lands of Hearn Group

John,

This is a reminder that the pre-application meeting minutes for Lands of Hearn Group are due by the end of business today. Thank you for your cooperation in this matter.

Valerie Thompson

Plan Reviewer

valerie.thompson@sussexconservation.org

20728 DuPont Blvd, Unit 317

Georgetown, DE 19947

302-856-2105 ext. 115 (office)

443-783-8063 (cell)

sussexconservation.org





**PROPOSED FINDINGS OF FACT and CONDITIONS FOR
LANDS OF HEARN GROUP, LLC
CONDITIONAL USE #2226**

- This is a conditional use application for a 4,800 S.F. reception hall, which would be situated on a parcel along Cannon Road (SCR 18) and immediately north of Elks Road (SCR 46). The subject parcel is 3.024 acres in size and identified by the County Assessment Office as Sussex County Tax Map 131-18.00-33.00 (P/O).
- The property is currently zoned Agricultural/Residential (AR1).
- According to the Sussex County Comprehensive Plan, this property is identified for purposes of future land use as a developing area. The Strategies for State Policies and Spending identify the area as an investment level 3.
- The project is in character with a long history of development and approved applications for development in the immediate area. The development will provide a service in an area where infrastructure and transit services are available and thereby meets the general purpose of the County's Zoning Ordinance by promoting the orderly growth, convenience, order, prosperity, and welfare of the County.
- DelDOT has reviewed the applicant's planned project and has determined that a traffic impact study (TIS) is not required. A letter of no objection is pending. The applicant is financially obligated to construct such improvements to Cannon Road that DelDOT may require.
- A site evaluation has been performed by Coastal Soil Consultants, Inc. The project will be served by a private septic system for wastewater treatment and potable water will be provided by a private well.
- A wetland delineation for the subject parcel was performed by Back Creek Environmental Consulting, LLC. No wetlands are contained within the bounds of the proposed project limits. The Department of Natural Resources and Environmental Control (DNREC) has issued a subaqueous lands jurisdictional determination for the project.
- The Office of the State Fire Marshal has reviewed the Site Plan for the project and issued an approval for design and emergency service access.
- A pre-submittal meeting has been held with the Sussex Conservation District to review the proposed site use and discuss potential stormwater management treatment options.

THE KERCHER GROUP, INC.



The applicant proposes the following conditions of approval:

1. The proposed reception hall shall be no greater than 4,800 S.F. in size.
2. Hours of operation shall be Monday through Friday, 12:00 PM until 10:30 PM, Saturdays and Sundays, 8:00 AM until 10:30 PM.
3. The Final Record Plan shall be subject to review and approval by the Sussex County Planning and Zoning Commission.