

**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, AICP, MRTPI  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date September 9, 2021.

Application: CU 2263 Southern Comfort Delaware, LLC

Applicant: Southern Comfort Delaware, LLC c/o Theodore Banks  
30101 Holts Landing Road  
Dagsboro, DE 19939

Owner: Southern Comfort Delaware, LLC c/o Theodore Banks  
30101 Holts Landing Road  
Dagsboro, DE 19939

Site Location: West side of irons Lane (S.C.R. 346) off Buckeye Lane, approximately  
0.42 mile south of Holts Landing Road (S.C.R. 346)

Current Zoning: Agricultural Residential (AR-1)

Proposed Use: Warehousing Facility with Offices

Comprehensive Land  
Use Plan Reference: Coastal Area

Councilmanic  
District: Mr. Hudson

School District: Indian River School District

Fire District: Millville Fire District

Sewer: On-site septic system

Water: On-site well

Site Area: 3.13 acres +/-

Tax Map ID.: 134-7.00-143.00





# Sussex County



<b>PIN:</b>	134-7.00-143.00
<b>Owner Name</b>	SOUTHERN COMFORT DELAWARE LLC
<b>Book</b>	4883
<b>Mailing Address</b>	30101 HOLTS LANDING RO
<b>City</b>	DAGSBORO
<b>State</b>	DE
<b>Description</b>	W/IMP
<b>Description 2</b>	N/A
<b>Description 3</b>	N/A
<b>Land Code</b>	

### polygonLayer

Override 1

### polygonLayer

Override 1

⋯ Tax Parcels

911 Address

— Streets

⋯ County Boundaries

### Tax Ditch Segments

— Tax Ditch Channel

--- Pond Feature

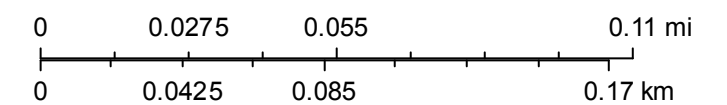
⊕ Special Access ROW

⋯ Extent of Right-of-Way

— Municipal Boundaries

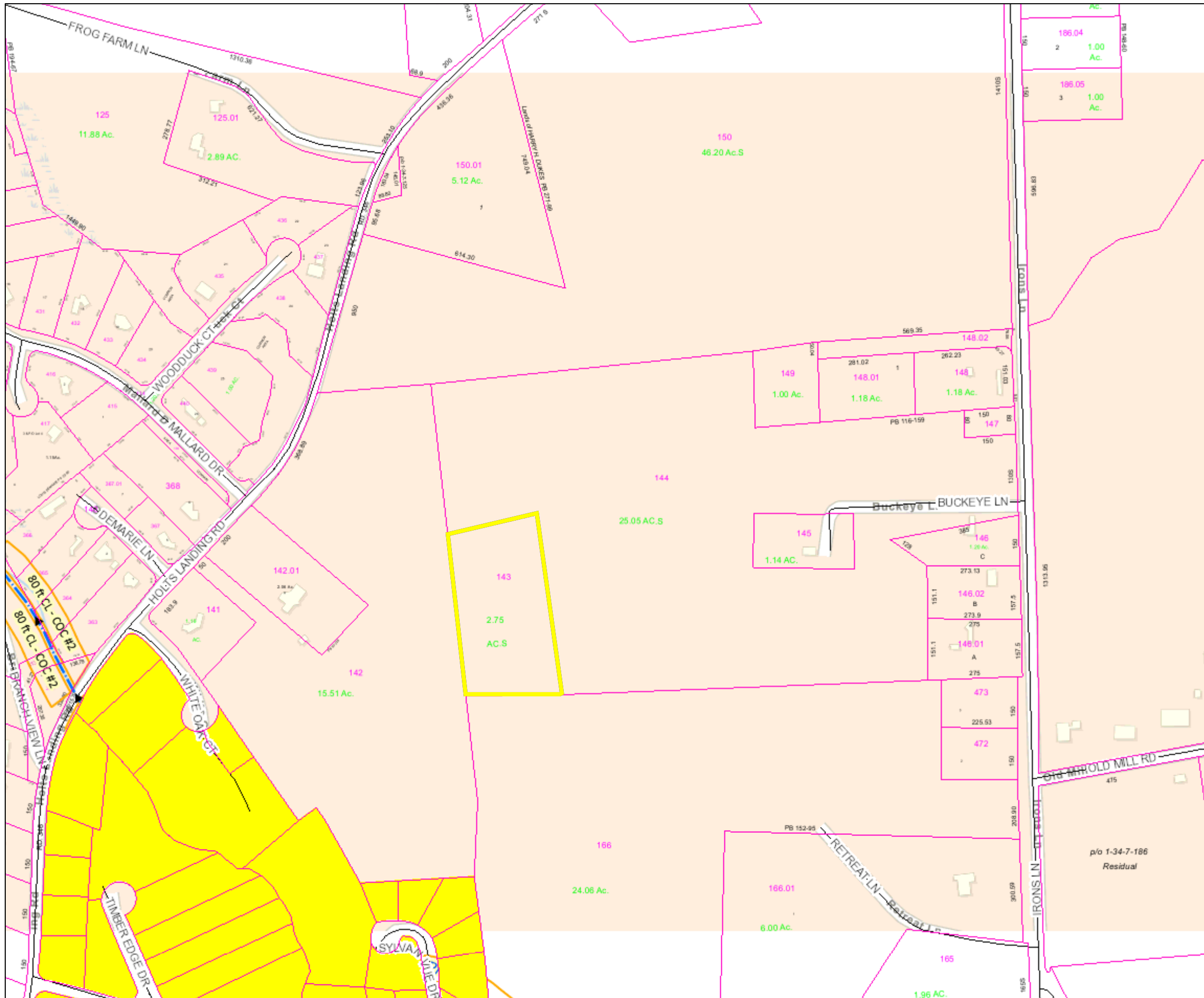
⋯ TID

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# Sussex County



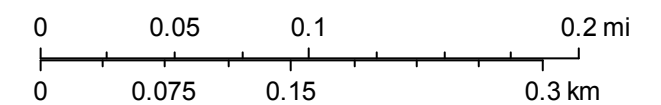
<b>PIN:</b>	134-7.00-143.00
<b>Owner Name</b>	SOUTHERN COMFORT DELAWARE LLC
<b>Book</b>	4883
<b>Mailing Address</b>	30101 HOLTS LANDING RO
<b>City</b>	DAGSBORO
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- polygonLayer**

Override 1
- polygonLayer**

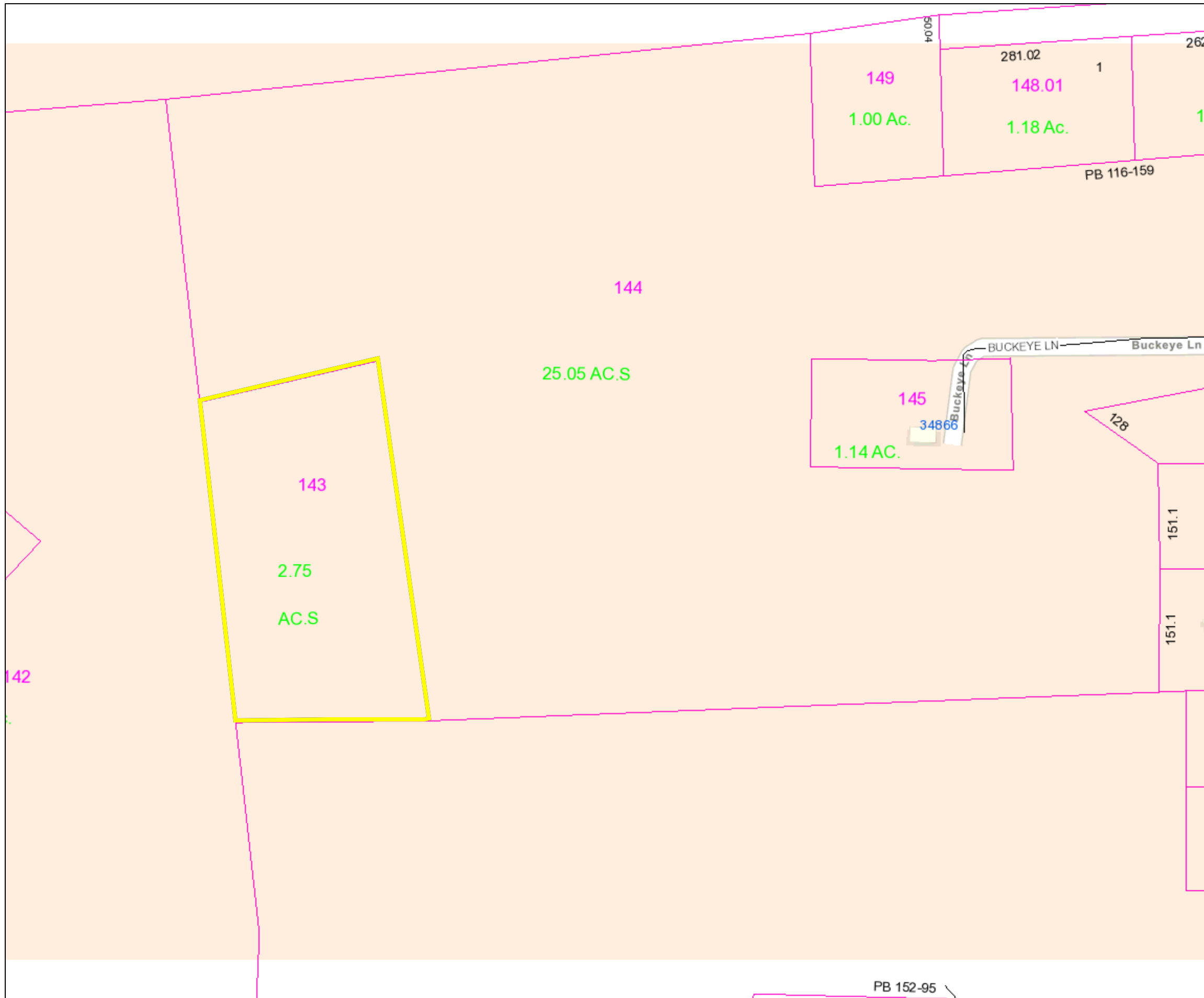
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- Tax Parcels
- Streets

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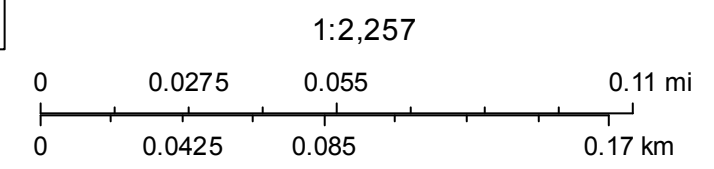


# Sussex County



<b>PIN:</b>	134-7.00-143.00
<b>Owner Name</b>	SOUTHERN COMFORT DELAWARE LLC
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- polygonLayer**
- Override 1
- polygonLayer**
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- Tax Ditch Channel
- Pond Feature
- Special Access ROW
- Extent of Right-of-Way
- Municipal Boundaries
- TID



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jamie.whitehouse@sussexcountyde.gov



# Sussex County

DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Christin Scott, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: September 2<sup>nd</sup>, 2021  
RE: Staff Analysis for CU 2263 Southern Comfort Delaware, LLC

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2263 Southern Comfort Delaware, LLC to be reviewed during the September 9, 2021 Planning 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 Tax Parcel 134-7.00-143.00 to allow for a Conditional Use of land in an Agricultural Residential (AR-1) Zoning District a proposed warehousing facility with interior offices. The property is lying on the west side of Irons Lane (S.C.R. 348) off Buckeye Ln. approximately 0.42 mile south of Holts Landing Road (S.C.R. 346) in Dagsboro. The area of the site is approximately 3.13 acres +/-.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework for 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 the "Coastal Area." All neighboring properties are also designated as "Coastal Area."

The Coastal Area land use designation recognizes that a range of housing types should be permitted in Coastal Area, including single-family homes, townhouses, and multifamily units. Retail and office uses are appropriate but larger shopping centers and office parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. It also recognizes a careful mixture of homes with light commercial, office and institutional uses can be appropriate to provide convenient services and to allow people to work close to home.

The property is currently within an Agricultural Residential (AR-1) Zoning District. All surrounding parcels are also zoned AR-1. Located just to the southwest is the Blackwater Cove community which is currently zoned Medium Density Residential (MR) Zoning District.

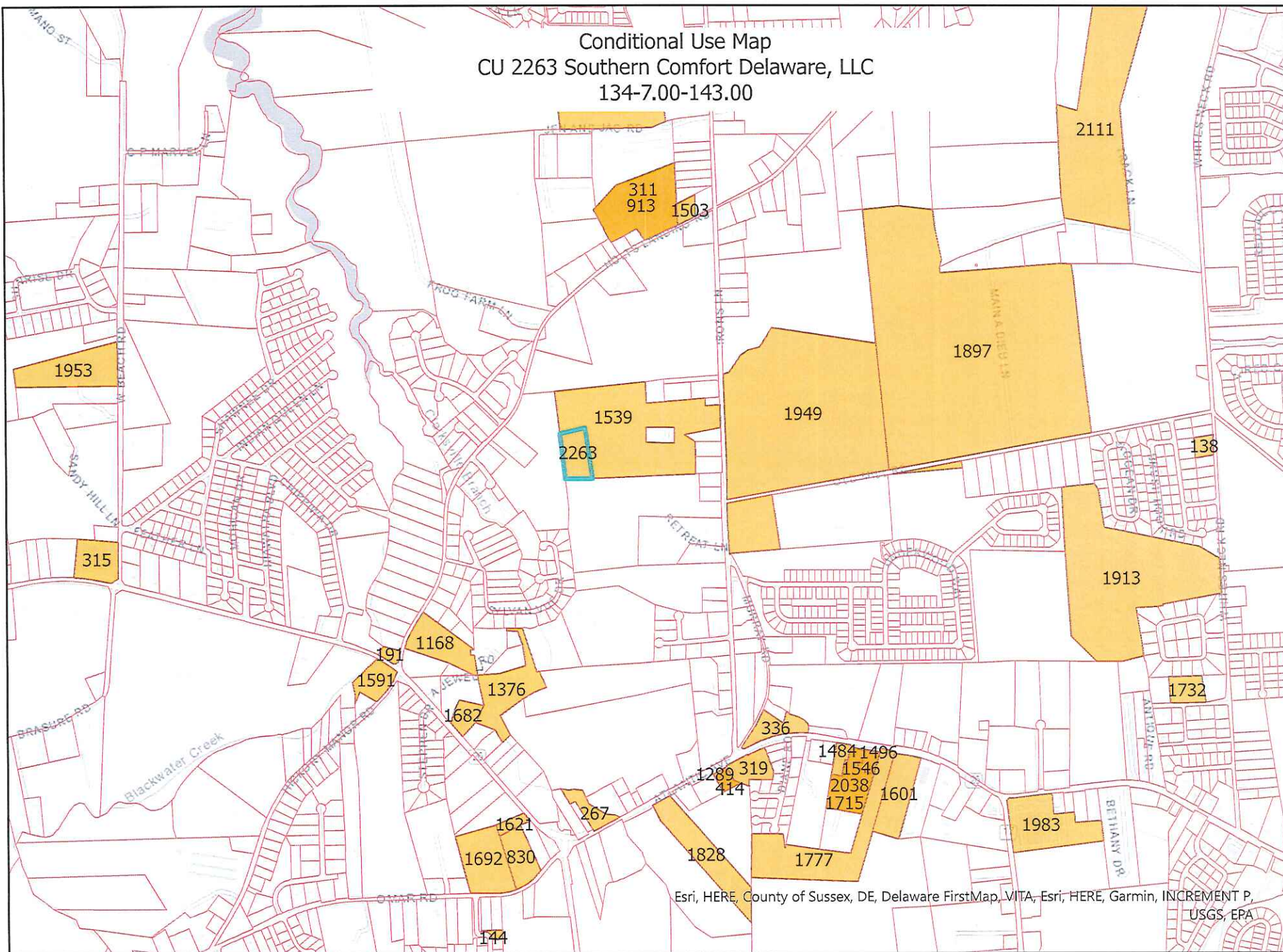
Since 1971, there have been 32 Conditional Use applications within a one-mile radius of the application site. Of the 32 Conditional Use applications within a one-mile radius, 28 have been approved, 2 have been denied, and 1 was withdrawn.

Since 1971, there has been no Conditional Use applications located on this same parcel. Conditional Use No. 1539 for a recycling/storage facility was approved by County Council at their meeting of August 24<sup>th</sup>, 2004 and adopted through Ordinance No. 1715 is located on the adjacent parcel 134-7.00-144.00.



Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow for a proposed warehousing facility with interior offices, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Conditional Use Map  
CU 2263 Southern Comfort Delaware, LLC  
134-7.00-143.00



CU #	Tax Parcel #	APPLICANT	Zoning	Proposed Use	P&Z Decision	P&Z Decision Date	CC Decision	CC Decision Date
2263	134-7.00-143.00	Southern Comfort Delaware, LLC c/o Theodore Banks	AR-1	Warehousing Facility & Offices	<Null>	<Null>	<Null>	<Null>
2038	134-11.00-181.03	Good Earth Market, LLC	CR-1	multi-family dwelling structures (3 units)	Recommended Approval	12/10/2015	Approved	4/5/2016
1953	134-7.00-81.04	Thomas Milspaw	AR-1	Multi-family Dwelling Structure	Recommended Approval	1/24/2013	Approved	2/5/2013
1949	134-7.00-186.00	Banks Family Trust Farm Preservation	AR-1	Relocation of the Access Easement to the Proposed Borrow Pit (C/U # 1897)	Recommended Approval	11/15/2012	Approved	12/11/2012
1913	134-12.00-2.00	Jeremy W. Smith	AR-1	Yard & Waste Composting Facility	Recommended Approval	12/8/2011	Approved	2/7/2012
1897	134-7.00-187.00	Russell V. Banks	AR-1	borrow pit	Recommended Approval	6/23/2011	Approved	6/12/2012
1828	134-11.00-189.00	Mark & Dawn Theriault	AR-1	boat/rv storage	Recommended Approval	4/22/2010	Approved	5/11/2010
1777	134-11.00-180.00	Beebe Medical Center Inc.	AR-1	Medical Center	Recommended Approval	2/14/2008	Approved	8/12/2008
1715	134-11.00-181.03	Good Earth Market, LLC	AR-1	Office, Professional Space, Cafe Restaurant & Meeting Space	Recommended Approval	2/14/2008	Approved	4/1/2008
1692	134-11.00-105.00	Millville Vol. Fire Co., Inc.	MR	fire co. substation	Recommended Approval	7/13/2006	Approved	8/1/2006
1682	134-11.00-147.00	Tim Haines	AR-1	pet grooming	Recommended Approval	3/22/2007	Approved	4/17/2007
1621	134-11.00-107.00	Gregory & Patricia White	MR	multi-family	Recommended Denial	10/13/2005	Denied	11/29/2005
1601	134-11.00-197.00	Pierce Hardt Limited Partnership	AR-1	wholesale bldg/materials/sales	Recommended Denial	3/10/2005	Approved	8/16/2005
1591	134-11.00-141.00	Louis J. Travalini Sr.	AR-1	model home display & offices	Recommended Approval	10/14/2004	Approved	12/14/2004
1546	134-11.00-181.00	Julie & Joseph Schroeck	AR-1	antique shop/art gallery	Recommended Approval	7/8/2004	Approved	7/27/2004
1539	134-7.00-144.00	Russell Banks	AR-1	recycling/storage facility	Recommended Denial	6/24/2004	Approved	8/24/2004
1503	134-7.00-135.01	Elton & Donna Murray	AR-1	self-storage	Recommended Approval	9/11/2003	Approved	9/16/2003
1496	134-11.00-181.00	Julie Schroeck	AR-1	antique shop/art gallery	Recommended Denial	8/14/2003	Denied	7/29/2003
1484	134-11.00-181.02	Good Earth Market, LLC	AR-1	retail produce market	Recommended Approval	3/27/2003	Approved	4/1/2003
1376	134-11.00-148.00	David S. Elechko	AR-1	multi-family	Recommended Denial	12/28/2000	Approved	1/2/2001
1289	134-11.00-187.00	Dorothy A. Theriault	AR-1	antique collectible gift shop	Recommended Approval	6/10/1999	Approved	6/29/1999
1168	134-11.00-142.01	Delaware Electric Cooperative	AR-1	electric substation	Recommended Denial	10/10/1996	Denied	10/29/1996
953	134-7.00-123.00	Gerald Hickman	AR-1	borrow pit	Recommended Approval	10/11/1990	Approved	10/30/1990
913	134-7.00-135.00	Delaware Electric Cooperative	AR-1	electrical substation	Recommended Approval	8/24/1989	Approved	10/10/1989
830	134-11.00-106.00	Trustees of St. Georges United Methodist Church	AR-1	addition to existing cemetery	Recommended Approval	8/15/1985	Approved	9/3/1985
414	134-11.00-187.00	R Dwight Crevison, Jr.	AR-1	sales of camper tops, pick up caps & repair parts	N/A	<Null>	Approved	5/17/1977
336	134-11.00-172.00	Allen B Clark	AR-1	antique shop	N/A	<Null>	Approved	<Null>
319	134-11.00-185.00	Howard Cleaver	AR-1	apartments over garage	N/A	<Null>	Approved	<Null>
315	134-11.00-9.00	Stanley Marvel	AR-1	poultry house on less than 5-acres	N/A	<Null>	Approved	<Null>
311	134-7.00-135.00	Harvey Justice	AR-1	Borrow Pit	N/A	<Null>	Approved	12/22/1975
267	134-11.00-155.00	Raymond Mitchell	AR-1	additional bay on non-conforming business	N/A	<Null>	Approved	<Null>
191	134-11.00-141.03	Paul Marvel & Janet	AR-1	sale of church supplies & metal detectors	N/A	<Null>	Approved	<Null>
144	134-11.00-76.00	DeMarie	MR	manufactured home park	<Null>	<Null>	Withdrawn	<Null>



# Planning & Zoning Commission Application Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Conditional Use   
Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

Buckeye Lane, Dagsboro DE 19939, located west side of Irons Lane, 3/4 mile north of Atlantic Avenue

**Type of Conditional Use Requested:**

Proposed Warehousing Facility with interior Offices.

**Tax Map #:** 134-7.00-143.00 **Size of Parcel(s):** 3.13+/- AC.

**Current Zoning:** AR-1 **Proposed Zoning:** AR-1 **Size of Building:** (4) 5,000 SF

**Land Use Classification:** Coastal Area - Level 2

**Water Provider:** Private **Sewer Provider:** Private

**Applicant Information**

Applicant Name: Southern Comfort Delaware, LLC c/o Theodore Banks  
Applicant Address: 30101 Holts Landing Road  
City: Dagsboro State: DE Zip Code: 19939  
Phone #: (302) 236-3574 E-mail: tedbanks75@gmail.com

**Owner Information**

Owner Name: Southern Comfort Delaware, LLC c/o Theodore Banks  
Owner Address: 30101 Holts Landing Road  
City: Dagsboro State: DE Zip Code: 19939  
Phone #: (302) 236-3574 E-mail: tedbanks75@gmail.com

**Agent/Attorney/Engineer Information**

Project: STHCM20000

Agent/Attorney/Engineer Name: Alan M Decktor | PENNONI  
Agent/Attorney/Engineer Address: 18072 Davidson Drive  
City: Milton State: DE Zip Code: 19968  
Phone #: (302) 684-8030 E-mail: adecktor@pennoni.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: \_\_\_\_\_

## Signature of Owner

  
\_\_\_\_\_

Date: 12-3-2020

### For office use only:

Date Submitted: 1/13/2021

Fee: \$500.00 Check #: 5232

Staff accepting application: ceh

Application & Case #: 202100701

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_



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

JENNIFER COHAN  
SECRETARY

August 11, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Southern Comfort Delaware, LLC | Theodore Banks** conditional use application, which we received on July 16, 2020. This application is for an approximately 2.75-acre parcel (Tax Parcel: 134-7.00-143.00). The subject land is located on the southwest side of Buckeye Lane, approximately 1,500 feet west of Irons Lane (Sussex Road 348), northwest of the intersection of Irons Lane and Old Mill Road (Sussex Road 349). The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop an approximately 20,000 square-foot office and storage park.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Irons Lane where the subject land is located, which is from Old Mill Road to Irons Lane Landing, are 4,702 and 6,051 vehicles per day, respectively.

Based on our review, we estimate that the above land uses will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

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.



Mr. Jamie Whitehouse  
Page 2 of 2  
August 11, 2020

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  
Southern Comfort Delaware, LLC | Theodore Banks, Applicant  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review 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 & DESIGN REVIEW DIVISION  
C/U & C/Z COMMENTS**

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **8/23/2021**

APPLICATION: **CU 2263 Southern Comfort Delaware, LLC**

APPLICANT: **Southern Comfort Delaware, LLC c/o Theodore Banks**

FILE NO: **SPS-5.04**

TAX MAP &  
PARCEL(S): **134-7.00-143.00**

LOCATION: **Lying on the west side of Irons Lane (SCR 346) off Buckeye Lane, approximately 0.42 mile south of Holts Landing Road (SCR 346)**

NO. OF UNITS: **Warehousing Facility with offices**

GROSS  
ACREAGE: **3.13+/-**

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? **N/A** If not, what capacity is available? **N/A**.
- (4). Is a Construction Agreement required? **No** If yes, contact Utility Engineering at (302) 855-7717.
- (5). Are there any System Connection Charge (SCC) credits for the project? **N/A** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **N/A** If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **N/A** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **N/A**
- 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? **No**
- (8). Comments: **The proposed Conditional Use is not in an area where the Sussex County Engineering Department has a schedule to provide sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Not at this time**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Not at this time**
- (11). **All residential roads must meet or exceed Sussex County minimum design standards.**

UTILITY PLANNING & DESIGN REVIEW APPROVAL:



John J. Ashman  
Sr. Manager of Utility Planning & Design Review

Xc: Hans M. Medlarz, P.E.  
Lisa Walls  
No Permit Tech Assigned

**SITE DATA COLUMN:**

1. TAX MAP NUMBER: 134-7.00-143.00
2. DEED REFERENCE: DEED BOOK 4883, PG 162
3. DEVELOPER NAME: SOUTHERN COMFORT DELAWARE, LLC  
DEVELOPER ADDRESS: 30101 HOLTS LANDING ROAD DAGSBORO, DE 19939
4. SITE ADDRESS: BUCKEYE LANE DAGSBORO, DE 19939 BALTIMORE HUNDRED
5. CURRENT ZONING: AR-1 AGRICULTURAL / RESIDENTIAL
6. PRESENT USE: FORESTED LAND AND AGRICULTURAL CROPLANDS
7. PROPOSED USE: WAREHOUSING
8. REQUIRED SETBACKS: (CODE SECTION §115-25C)  
FRONT 40 FEET  
SIDE 15 FEET  
REAR 20 FEET
9. BUILDING HEIGHT: 42' MAX. ALLOWED (CODE SECTION §115-25D)
10. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION §115-162):  
WAREHOUSE: 1 SPACE PER 2 EMPLOYEES, (4 BUILDINGS X 5,000SQ. FT.)  
PROPOSED REQUIRED SPACES: 72 SPACES (INCLUDING 4 HANDICAP SPACE)  
PROPOSED PROVIDED SPACES: 81 SPACES
11. LOADING SPACES REQUIRED: 2 SPACE PER 20,000 SQ.FT. (CODE SECTION §115-167)  
4 SPACE PROVIDED
12. WATER SUPPLY: PRIVATE ON-SITE WELL FOR PROPOSED OFFICES.  
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH  
SECTION 89:  
SOURCE WATER PROTECTION  
A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR AND GOOD" GROUNDWATER RECHARGE.  
B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
13. SEWER SUPPLY: PRIVATE ON-SITE SEPTIC.
14. LATITUDE AND LONGITUDE STATE PLAN COORDINATES: BENCHMARK #1117, SOUTH EAST CORNER OF PROPERTY  
LATITUDE: N038°33'35.2174"  
LONGITUDE: W-075°08'51.7540"
15. PROPERTY DEVELOPMENT STANDARDS (CODE SECTION §115-25-B1):  
TOTAL AREA (GROSS): 3.13± ACRES  
MINIMUM LOT AREA: 20,000 SF  
MINIMUM LOT WIDTH: 100 FT.  
MINIMUM LOT DEPTH: 100 FT.
16. NET DEVELOPMENT AREA: 3.13 ± AC.
17. WETLAND AREA: 0.00 AC.
18. PROPOSED DISCHARGE LOCATION: PROPOSED EPHEMERAL POND STORMWATER FACILITY [WHITE CREEK - INDIAN RIVER BAY WATERSHED]
19. PROPOSED TOTAL LIMITED OF DISTURBANCE PER DISCHARGED LOCATION: 6.66± ACRES.
20. SITE CALCULATIONS  
BUILDING AREA EX = 00.00 ± S.F. (0.00± AC.) PR = 20,000.00± S.F. (0.46± AC.)  
GRASS EX = 133,702.00 ± S.F. (3.07± AC.) PR = 42,852.00 ± S.F. (0.98± AC.)  
PAVEMENT AREA EX = 00.00 ± S.F. (0.00± AC.) PR = 73,491.00 ± S.F. (1.69± AC.)  
WOODED AREA EX = 2,641.00± S.F. (0.06± AC.) PR = 00.00,00± S.F. (0.00± AC.)  
TOTAL EX = 136,343.00± S.F. (3.13± AC.) PR = 136,343.00± S.F. (3.13± AC.)  
TOTAL IMPERVIOUS AREA = 93,491.00± S.F. (0.69±)
21. 2020 STATE INVESTMENT LEVEL: LEVEL 2/3  
SCHOOL DISTRICT: INDIAN RIVER SCHOOL DISTRICT  
FIRE DISTRICT: DAGSBORO FIRE CO. (73)  
2019 FUTURE LAND USE MAP (SUSSEX COUNTY) - COASTAL AREA
22. DATUM: HORIZONTAL = NAD83  
VERTICAL = NAVD 88
23. FLOOD ZONE: FEMA FLOOD NUMBER 10005C0495K  
REVISED MARCH 16TH, 2015

# BUCKEYE LANE OFFICE & STORAGE PARK

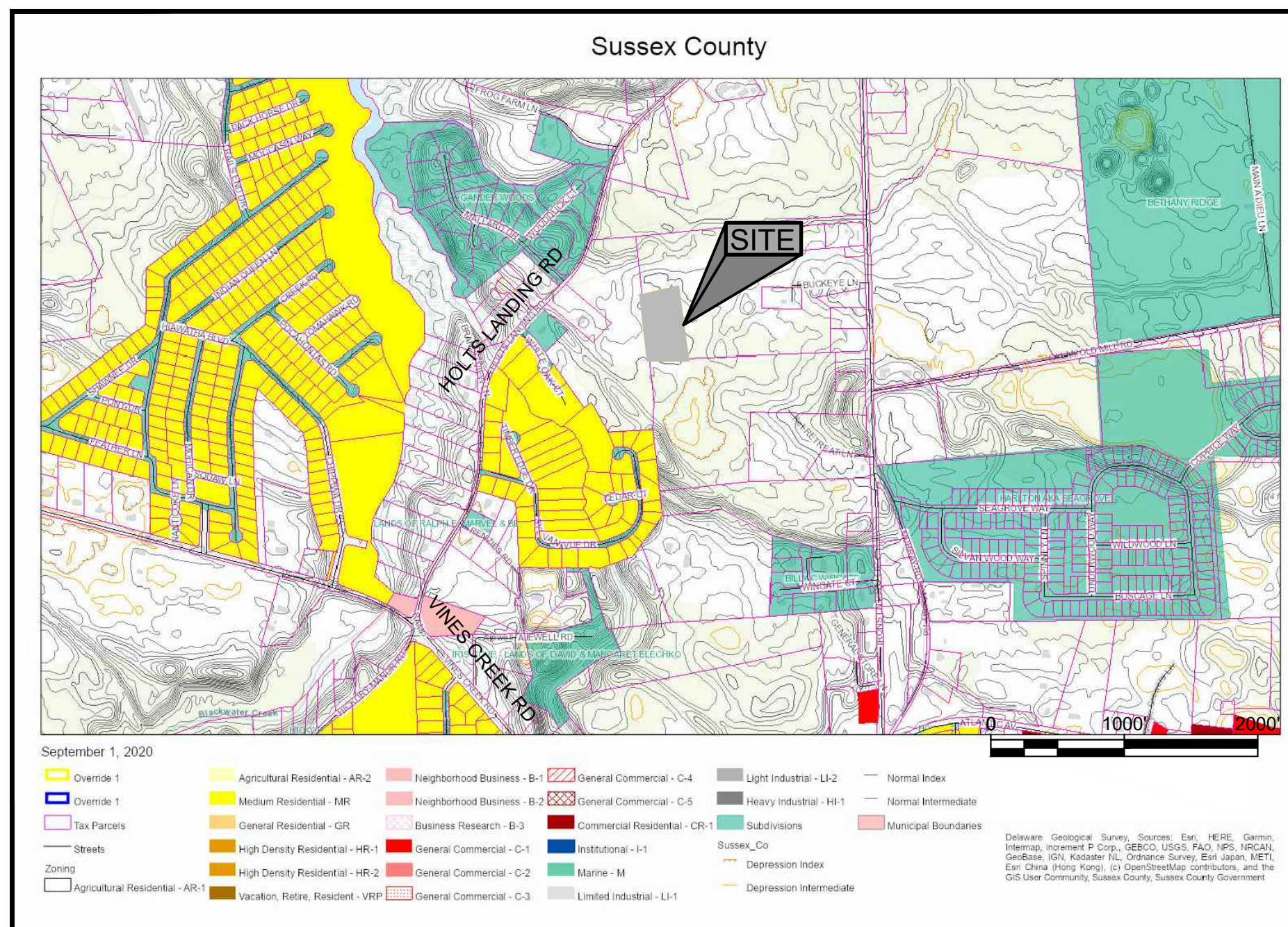
# PRELIMINARY SITE PLAN

**BUCKEYE LANE, DAGSBORO  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE**

PREPARED FOR:  
**OWNER/DEVELOPER**

# SOUTHERN COMFORT DELAWARE, LLC

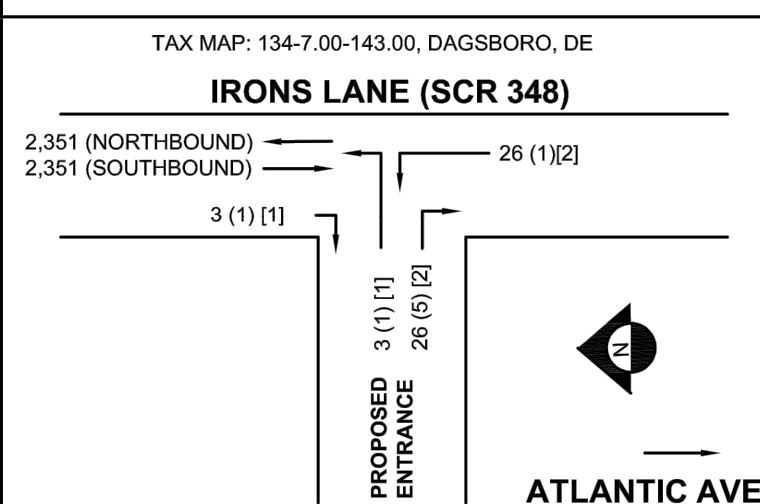
**30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939  
(302) 236-3574**



**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		CONCRETE SIDEWALK
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		POWER, UTILITY POLE
		POWER, LIGHT
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, ADJOINING LINE
		PROPERTY, CORNER FOUND
		PROPERTY, CORNER FOUND (OTHERS)
		PROPERTY, CONCRETE MONUMENT
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
		SOIL LABEL
		STORM SEWER, UNDERGROUND
		SWALE
		VEGETATION, TREE LINE
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION

**TRAFFIC GENERATION - IRONS LANE (SCR 348)**  
(FULL MOVEMENT)



**ROAD TRAFFIC DATA:**  
FUNCTIONAL CLASSIFICATION - S348 (IRONS LANE) - LOCAL ROAD  
POSTED SPEED LIMIT - 40 MPH  
AADT = 4,702 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
10 YEAR PROJECTED AADT = 1,16 x 4,702 TRIPS = 5,454 TRIPS<sup>1</sup>  
10 YEAR PROJECTED AADT = SITE ADT = 5,512 TRIPS  
TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
PEAK HOUR - 12.09% x 5,512 TRIPS = 666 TRIPS<sup>1</sup>  
TRUCK VOLUME - 9.96% x 5,512 TRIPS = 444 TRIPS<sup>1</sup>  
DIRECTIONAL DISTRIBUTION - 61.35% / 38.65%

**SITE TRAFFIC DATA:**  
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION  
EXISTING LAND USE:  
VACANT BUT 2 SINGLE FAMILY DWELLINGS USE BUCKEYE LANE  
2 DWELLINGS - L<sub>1</sub>(T)<sup>1</sup> + 0.52L<sub>1</sub>(X) + 2.71 = 28 TRIPS  
AM PEAK: T = 0.71(X) + 4.80 = 6 TRIPS (25% ENT, 75% EXIT)<sup>1</sup> (1 / 5) [WEEKDAY]  
PM PEAK: L<sub>1</sub>(T)<sup>1</sup> + 0.96L<sub>1</sub>(X) + 0.20 = 2 TRIPS (63% ENT, 37% EXIT)<sup>1</sup> (1 / 1) [WEEKDAY]  
PROPOSED LAND USE:  
20,000 SF - MINI-WAREHOUSING (ITE 151)  
20 KSF - AVG. RATE = 1.51 = 30 TRIPS  
PEAK HOUR OF ADJACENT STREET TRAFFIC  
AM PEAK: AVG. RATE = 0.10 = 2 TRIPS (60% ENT, 40% EXIT)<sup>1</sup> (1 / 1) [WEEKDAY]  
<sup>1</sup> DIRECTIONAL DISTRIBUTIONS PROVIDED BY DELDOT  
<sup>2</sup> DIRECTIONAL DISTRIBUTIONS PROVIDED BY ITE MANUAL

TOTAL NEW TRIPS = 58 ADT (50%/50%) - 29 ENTERING / 29 EXIT TRIPS  
DISTRIBUTION = (90% SOUTH / 10% NORTH) - 52 / 6 TRIPS  
TOTAL PEAK BREAKDOWN - AM / 6, PM / 3 / 3  
90% - (1 / 5 AM PEAK) / 2 / 2 PM PEAK  
10% - (1 / 1 AM PEAK) / 1 / 1 PM PEAK  
SITE TRUCK PERCENTAGE = 5% (3 TRIPS)

**TRAFFIC GENERATION DIAGRAM**  
ADT PEAK HOUR (A.M.) [P.M.]  
DIRECTIONAL DISTRIBUTIONS PROVIDED BY DELDOT  
DIRECTIONAL DISTRIBUTIONS PROVIDED BY ITE MANUAL  
DESIGN VEHICLE: SU-30

PREPARED BY:

## PENNONI ASSOCIATES INC.

18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030  
F 302.684.8054

**CALL BEFORE YOU DIG**  
Call Miss Utility of Delmarva  
800-282-8555  
Ticket Number(s):

**ENGINEER CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT I AM A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN M. DECKTOR, PE (DE PE #17771)  
DATE: (302) 684-8030

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

SOUTHERN COMFORT DELAWARE, LLC  
c/o THEODORE BANKS  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939  
(302) 236-3574

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THEODORE BANKS  
30190 WHITES NECK ROAD  
DAGSBORO, DE 19939

PENNONI ASSOCIATES INC.  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

BUCKEYE LANE OFFICE & STORAGE PARK  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19939  
TM: 134-7.00-143.00  
**COVER SHEET**  
SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

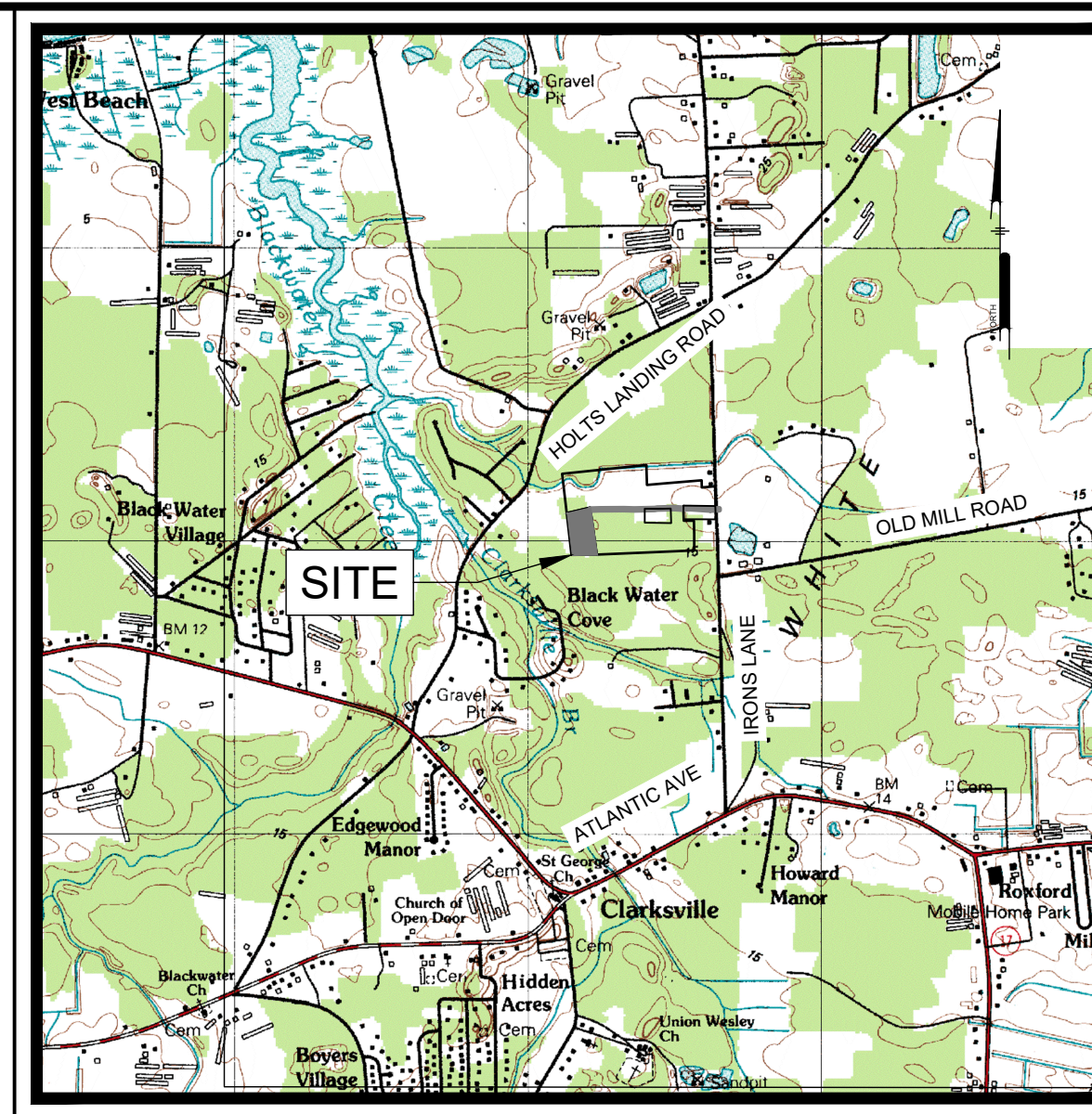
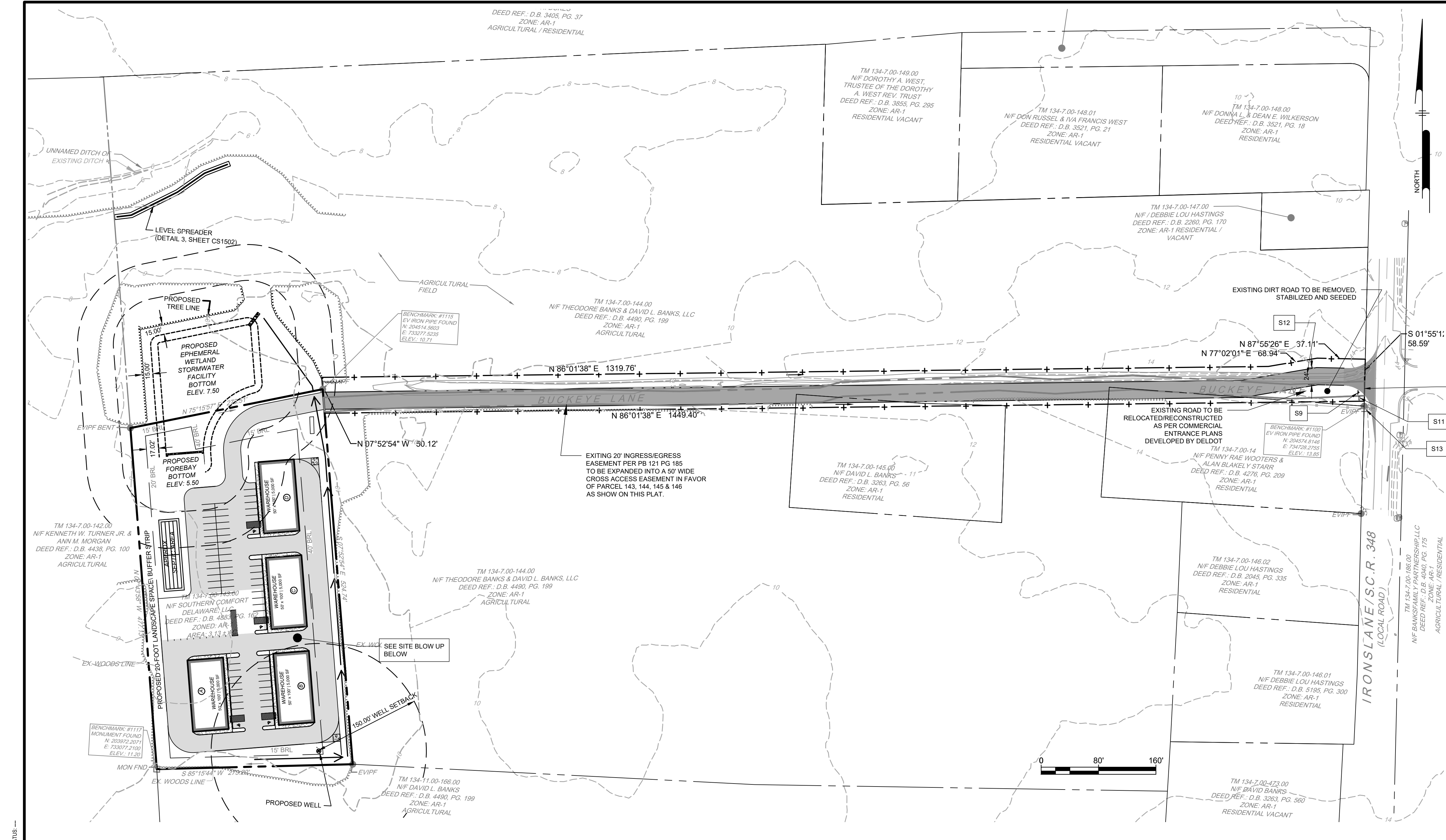
NO.	DATE	REVISIONS	BY

PROJECT: STHCM20000  
DATE: 2021-05-12  
DRAWING SCALE: 1"=1000'  
DRAWN BY: EOC  
APPROVED BY: AMD

PP1001

SHEET 1 OF 3

I:\Information\STHCM20000 - Buckeye Lane Office & Storage Park\134-7.00-143.00\_SHEET09P1001.dwg PLOTTED: 9/22/2021 10:44 AM BY: Emmanuel Chikwato PLOTTED BY: Pennoni KCS:db PROJECT STATUS: -



**LOCATION MAP**  
Scale: 1" = 2000'

**NOTES:**

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. ALL DWELLINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF ONE STORY, NOT TO EXCEED 42.

**SITE INFORMATION:**

**SITE ADDRESS:**  
BUCKEYE LANE  
DAGSBORO, DE 19939  
BALTIMORE HUNDRED

**OWNER/DEVELOPER:**  
SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

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

**FIRE MARSHAL SITE DATA:**

1. SITE NAME/ADDRESS: BUCKEYE LANE, DAGSBORO, DE 19968, BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
2. OWNER / DEVELOPER INFORMATION: SOUTHERN COMFORT DELAWARE, LLC, 30101 HOLTS LANDING ROAD, DAGSBORO, DE 19939, PHONE: (302)-236-3574
3. WATER SUPPLIER: SUSSEX COUNTY
4. MAXIMUM BUILDING HEIGHT: 42'
5. AUTOMATIC SPRINKLERS: NO
6. FIRE DISTRICT: DAGSBORO FIRE CO.

NOTE: ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD AND WILL NOT HAVE SPRINKLERS. SEE TABLE ON SHEET RP1001 FOR SPECIFICS FOR EACH BUILDING.

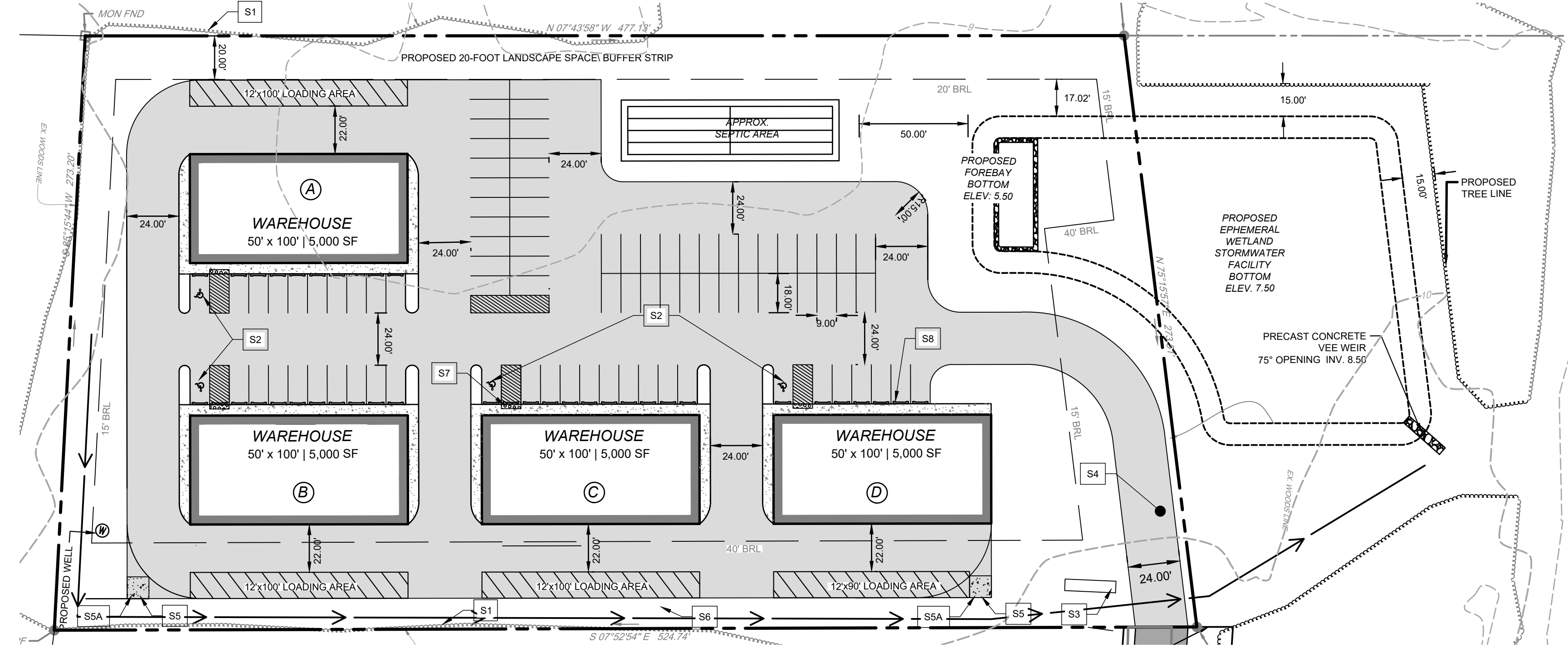
SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
DnA	DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
FmA	FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
PiA	PEPPERBOX-ROCKAWALKIN COMPLEX, 0 TO 2 PERCENT SLOPES	A

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 1005C495K EFFECTIVE DATE MARCH 18, 2015, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' UNSHADED, WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.

LIMIT OF DISTURBANCE: 6.66 AC.

**KEYED NOTES**

- S1 EXISTING WOODS LINE
- S2 PROPOSED HANDICAP SPACE SEE DETAIL 3 & 4/ CS6001
- S3 PROPOSED BUSINESS SIGN SEE DETAIL 2/ CS6001
- S4 LIGHT DUTY PAVEMENT SEE DETAIL 6/ CS6001
- S5 PROPOSED DUMPSTER AREA AND SCREENING SEE DETAIL 13/ CS6001
- S5A HEAVY DUTY CONCRETE SEE DETAIL 9/ CS6001
- S6 PROPOSED SWALE LINE
- S7 PROPOSED DELDOT ADA RAMP TYPE 2
- S8 PARKING BUMPERS (TYP. OF 37) SEE DETAIL 8/ CS6001
- S9 PROPOSED STOP SIGN WITH RELOCATED STREET BLADES
- S10 PROPOSED STOP BAR SEE DETAIL 10/ CS6001
- S11 PROPOSED BUSINESS SIGN
- S12 LIMIT OF DELDOT
- S13 EXISTING STREET BLADE TO BE REMOVED
- S14 PROPOSED SIDEWALK SEE DETAIL 7/ CS6001

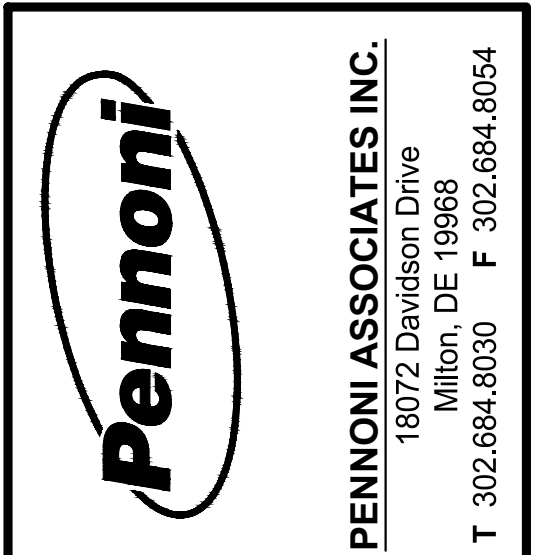


**SITE BLOWUP**  
SCALE: 1"=40'

BUILDING USE AND CONSTRUCTION				
BUILDING	USE	CONSTRUCTION TYPE	SF	SPRINKLER
BUILDING "A-D"	OFFICE / WAREHOUSE	1 STORY WOOD FRAME	5,000 EACH	NO

\* 4 TOTAL BUILDINGS, EACH WITH A 5,000 SF FOOTPRINT.

NOTE: FIRE MARSHAL SITE APPROVAL IS FOR A 5,000 SF FLEX SPACE BUILDING. THE INTENT IS FOR INDIVIDUAL UNITS IN EACH BUILDING BUT UNTIL SUCH TIME THOSE UNITS ARE DETERMINED FOR USE AND SIZE, A BUILDING FIT-OUT PLAN WILL BE SUBMITTED TO DETERMINE IF FIRE WALLS AND/OR SPRINKLERS ARE NECESSARY.



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.9030 F 302.684.8054

**BUCKEYE LANE OFFICE & STORAGE PARK**  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19939  
TM: 134-7-00-143.00

**PRELIMINARY SITE PLAN**  
SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

NO.	DATE	REVISIONS	BY

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

PROJECT	STHCM20000
DATE	2021-05-12
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD



**GENERAL NOTES:**

- EXISTING CONDITIONS SURVEY PERFORMED BY PENNONI ASSOCIATES INC. SEPTEMBER 2020
- THIS SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 3.13 ACRES.
- THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 134-7.00 AS PARCEL 143.00, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
- CLASS OF SURVEY: SUBURBAN.
- DEED REFERENCE: DEED BOOK 4883, PAGE 162.
- PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM NAD83.
- THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005CD496K, LAST REVISED 3/16/2015. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS ZONED AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT).
- BUILDING SETBACKS (CH. 115-25C): FRONT- 40' SIDE - 15' REAR - 20'
- THE SUBJECT SITE IS LOCATED IN THE WHITE CREEK-INDIAN RIVER BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
- RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
- BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
  - DELDOT
  - THE OWNER
  - SUSSEX CONSERVATION DISTRICT
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRILLPIE AREA OF ANY TREE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS, TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD AND WILL NOT HAVE SPRINKLERS. SEE TABLE ON SHEET RP1001 FOR SPECIFICS FOR EACH BUILDING.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE HEIGHT, LOCATION AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
- ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

**DELDOT RECORD/SITE PLAN NOTES (REVISED 3-21-2019):**

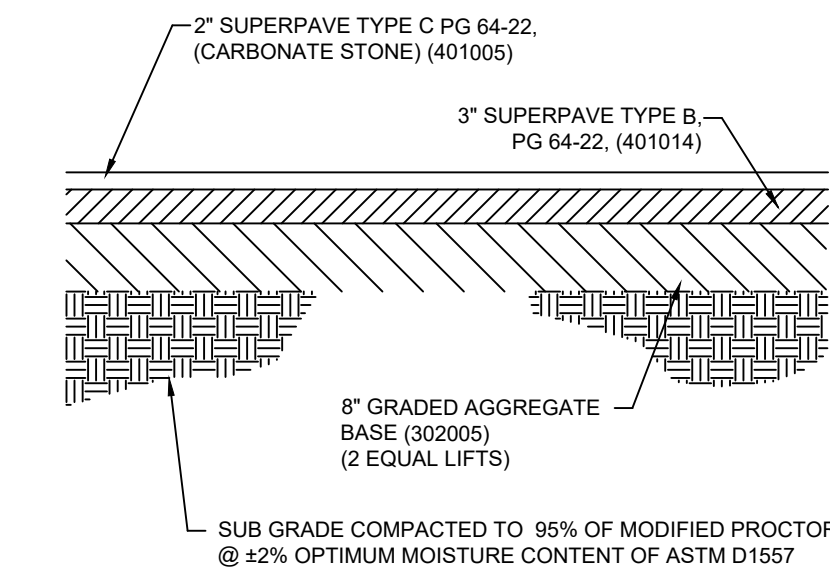
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION 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 OWNERS 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 OF THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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 RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- 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.

**KEY NOTES**

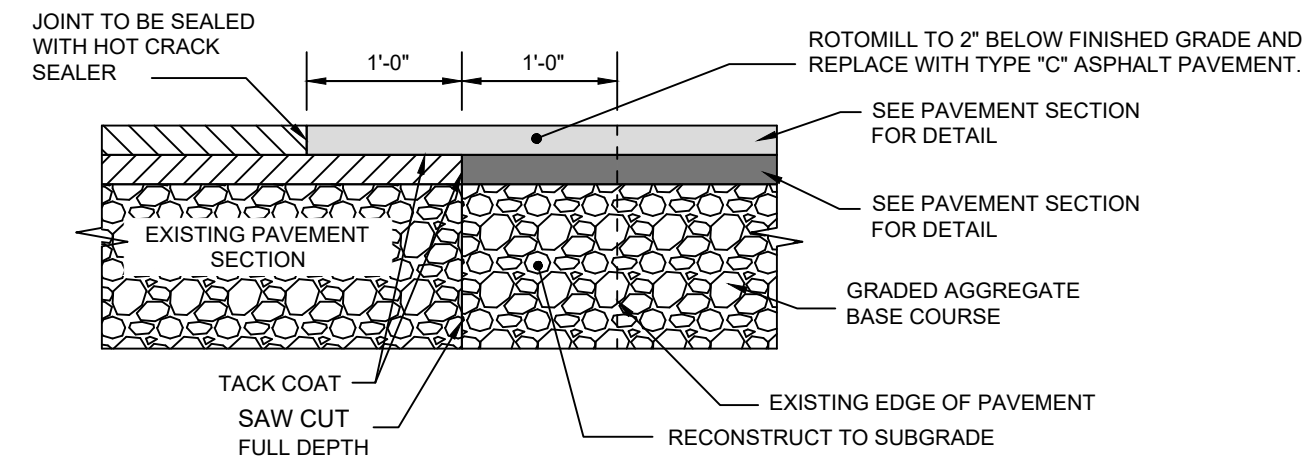
- A** ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
- B** ITEM 401014 - SUPERPAVE TYPE B, PG 64-22
- C** ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- D** PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1557

**NOTES:**

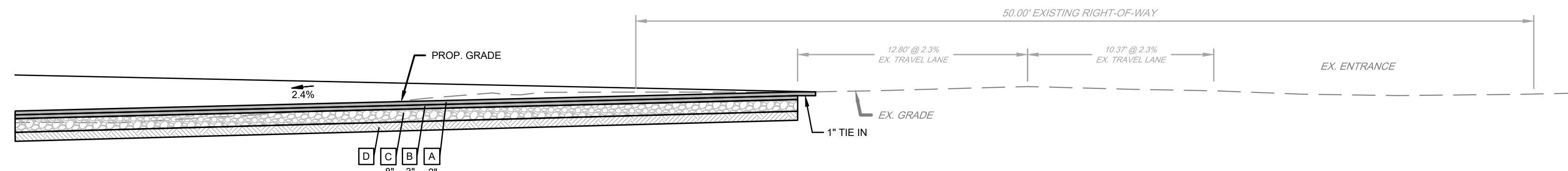
- USE PIPE MATERIALS AS SPECIFIED IN DELDOT DESIGN GUIDANCE MEMORANDUM NUMBER 1-20. THE LONGITUDINAL SLOPE FROM THE ENTRANCE PAVEMENT TO THE TOP OF THE PIPE SHALL BE 6:1. THE MINIMUM PIPE SIZE SHALL BE 24".
- WHEN AN ASPHALT PAVEMENT SECTION IS PROPOSED, THE EXISTING FRONTAGE ROAD PAVEMENT SHALL BE SAWCUT 1' INSIDE THE EDGE OF PAVEMENT. THE TIE-IN SHALL BE DONE PER THE ASPHALT PAVEMENT TIE-IN DETAIL.
- IF STORMWATER RUNOFF FROM A SITE DOES NOT DISCHARGE INTO STATE RIGHT-OF-WAY DURING PRE-EXISTING CONDITIONS, DELDOT WILL NOT ALLOW THE OUTFLOW TO DISCHARGE INTO THE STATE RIGHT-OF-WAY FOR POST CONDITIONS.



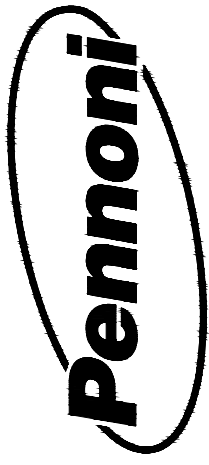
**SECTION- LIGHT DUTY PAVEMENT**  
NOT TO SCALE  
1  
RP1002



**SECTION- HOT-MIX TIE-IN**  
SCALE: 1"=1'  
2  
RP1002



**PROFILE- ENTRANCE TYPICAL SECTION A-A**  
SCALE 1"=5'  
3  
RP1002



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**BUCKEYE LANE OFFICE & STORAGE PARK**  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19939

**PRELIMINARY SITE PLAN DETAILS & NOTES**

**SOUTHERN COMFORT DELAWARE, LLC**  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

NO.	DATE	REVISIONS	BY

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PROJECT **STHCM20000**  
DATE 2021-05-12  
DRAWING SCALE **AS SHOWN**  
DRAWN BY **EOC**  
APPROVED BY **AMD**

**PP1003**  
SHEET 3 OF 3

# SOUTHERN COMFORT DELAWARE LLC

CASE NO. CU 2263

**OWNER:**

SOUTHERN COMFORT DELAWARE, LLC  
C/O THEODORE BANKS  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

**DEVELOPER:**

SOUTHERN COMFORT DELAWARE LLC  
C/O THEODORE BANKS  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

**LEGAL:**

MORRIS JAMES LLP  
107 W. MARKET STREET  
GEORGETOWN, DE 19947  
DAVID C. HUTT, ESQUIRE

**PLANNER/ENGINEER/SURVEYOR:**

PENNONI  
18072 DAVIDSON DRIVE  
MILTON, DE 19968  
MARK H. DAVIDSON, PRINCIPAL LAND PLANNER  
ALAN DECKTOR, PE., ENV SP  
ERIC WAHL, RLA  
JOHN W. HAUPT, PLS

**ENVIRONMENTAL:**

PENNONI & ACCENT ENVIRONMENTAL  
WILLIAM J. GANGLOFF, PhD. PROFESSIONAL SOIL  
SCIENTIST



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- b. DeLDOT LONO
- c. DeLDOT COMMERCIAL ENTRANCE APPROVAL
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- e. COUNTY SEWER RESPONSE
- f. APPROVED SITE EVALUATION DNREC PERMIT #565572

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- v. APPENDIX V. DeLDOT TRAFFIC COUNT MAP
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- b. SITE EVALUATION DNREC PERMIT 565572

# Mark H. Davidson / Vice President

## Principal Land Planner/Office Director

### EDUCATION

University of Delaware; Civil Engineering, (1986-1990)

Land Surveying, Delaware Technical & Community College (1984-1986) and Wastewater Microbiology Diploma (1997)

Land Planning, Institute for Public Administration (2006)

### CERTIFICATIONS

DNREC Class A Percolation Tester & Class B Septic Designer, (DE #2418)

Sediment & Stormwater Management, Responsible Personnel, DE (#8760) and MD (#4914)

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

### TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

### PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

### HONORS/AWARDS

Association of Professionals Philanthropy, Brandywine Chapter Fundraising Nominee (2014)

Notable Networker Award, BNI (2013)

### EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 35-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

Mark is a past director of the Delaware Onsite Wastewater Recycling Association as well as a member of the American Planning Association, American Institute of Certified Planners and has served in the past as a committee member of Delaware Low Impact Development Roundtable Committee, Delaware Pollution Control Strategy Committee, Delaware Sediment & Stormwater Regulatory Advisory Committee, and the Delaware Technical & Community College A/E Curriculum Committee. Past Board Member for the On Site Septic Advisory Board for the State of Delaware. He was also nominated for the Brandywine Chapter Association of Fundraising Professionals Philanthropy Award and has won the BNI Notable Networker Award.

Along with all the experience and education stated and with many years of combined experience in Surveying, Engineering, Consulting and Land Planning, he has been responsible for providing consulting, layout and design in surveying, engineering and land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware, Maryland, Virginia and West Virginia. He has project managed, studied, planned, surveyed, designed and engineered sustainable, master-planned communities, commercial and urban redevelopment projects, and the public infrastructure that supports them.

Mark has provided nationwide land planning consulting services to a variety of clientele to help coordinate project startups as well as final construction consulting services when it came to commercial, residential, industrial, municipal, educational and community land planning. Provided additional consulting in civil/site engineering, stormwater management, erosion and sediment control, wastewater collection and disposal, transportation, and environmental. Market areas practiced; Delaware, Maryland, West Virginia, Virginia, North Carolina, South Carolina, North Dakota, Puerto Rico, Canada and Panama.

Additional Project experience includes cutting edge design and technology as well as value engineering and construction to help clients through the ever-changing market including but not limited to solar voltaic and wind generation projects.



**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
<b>TREES</b>						
QB	8	QUERCUS BICOLOR	WHITE OAK	1.5" CAL	B&B	AS SHOWN
QP	8	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	AS SHOWN
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
CF	14	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL	B&B	AS SHOWN
PA	10	PICEA ABIES	NORWAY SPRUCE	5' HGT	B&B	AS SHOWN
PS	12	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

\*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN  
- EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

**TREE SYMBOL LEGEND**

PROPOSED	DESCRIPTION
	LARGE DECIDUOUS SHADE TREE (QP)
	LARGE DECIDUOUS SHADE TREE (QB)
	MEDIUM DECIDUOUS TREE (CF)
	MEDIUM DECIDUOUS TREE (CC)
	MEDIUM LARGE CONIFEROUS TREE (PA)
	MEDIUM LARGE CONIFEROUS TREE (PS)

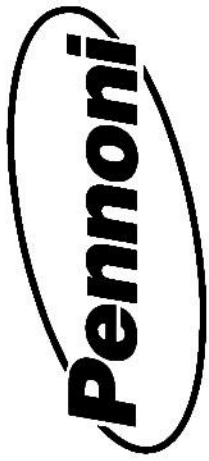
**LEGEND**

	PROPOSED BUILDING
	PROPERTY LINE
	ADJACENT PROPERTY LINE
	BUILDING RESTRICTION LINE
	PROPOSED FENCE LINE
	PROPOSED LANDSCAPE BUFFER
	PROPOSED CENTERLINE ROAD
	EXISTING SPOT ELEVATION
	IRON ROD FOUND
	IRON PIPE FOUND
	CONCRETE MONUMENT FOUND
	PROPOSED ASPHALT PAVEMENT
	PROPOSED CONCRETE
	PROPOSED GRAVEL
	PROPOSED SANITARY SEWER SERVICE
	PROPOSED ELECTRIC SERVICE
	PROPOSED WATER SERVICE



LANDSCAPE CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE \_\_\_\_\_  
PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE MILTON, DE 19968



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**BUCKEYE LANE OFFICE & STORAGE PARK**  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19839  
TM: 134-7,00-143,00

**LANDSCAPE PLAN**

SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

NO.	DATE	REVISIONS	BY

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PROJECT	STHCM20000
DATE	2020-09-01
DRAWING SCALE	1"=50'
DRAWN BY	TPM
APPROVED BY	AMD

**CS2001**  
SHEET 5 OF 6

**TAB 1**

**APPLICATION**

# Planning & Zoning Commission Application

## Sussex County, Delaware

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

**Type of Application: (please check applicable)**

Conditional Use

Zoning Map Amendment

**Site Address of Conditional Use/Zoning Map Amendment**

Buckeye Lane, Dagsboro DE 19939, located west side of Irons Lane, 3/4 mile north of Atlantic Avenue

**Type of Conditional Use Requested:**

Proposed Warehousing Facility with interior Offices.

**Tax Map #:** 134-7.00-143.00

**Size of Parcel(s):** 3.13+/- AC.

**Current Zoning:** AR-1

**Proposed Zoning:** AR-1

**Size of Building:** (4) 5,000 SF

**Land Use Classification:** Coastal Area - Level 2

**Water Provider:** Private

**Sewer Provider:** Private

**Applicant Information**

Applicant Name: Southern Comfort Delaware, LLC c/o Theodore Banks

Applicant Address: 30101 Holts Landing Road

City: Dagsboro

State: DE

Zip Code: 19939

Phone #: (302) 236-3574

E-mail: tedbanks75@gmail.com

**Owner Information**

Owner Name: Southern Comfort Delaware, LLC c/o Theodore Banks

Owner Address: 30101 Holts Landing Road

City: Dagsboro

State: DE

Zip Code: 19939

Phone #: (302) 236-3574

E-mail: tedbanks75@gmail.com

**Agent/Attorney/Engineer Information**

Project: STHCM20000

Agent/Attorney/Engineer Name: Alan M Decktor | PENNONI

Agent/Attorney/Engineer Address: 18072 Davidson Drive

City: Milton

State: DE

Zip Code: 19968

Phone #: (302) 684-8030

E-mail: adecktor@pennoni.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: \_\_\_\_\_

## Signature of Owner

  
\_\_\_\_\_

Date: 12-3-2020

### For office use only:

Date Submitted: \_\_\_\_\_

Fee: \$500.00 Check #: \_\_\_\_\_

Staff accepting application: \_\_\_\_\_

Application & Case #: \_\_\_\_\_

Location of property: \_\_\_\_\_

Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_

Recommendation of PC Commission: \_\_\_\_\_

Date of CC Hearing: \_\_\_\_\_

Decision of CC: \_\_\_\_\_



16434

BK: 4883 PG: 162

Tax Map and Parcel #: 1-34-7.00-143.00

PREPARED BY:  
TOMASETTI LAW LLC  
1100 Coastal Hwy., Unit 3  
Fenwick Island, DE 19944  
File No. 518-119/KR

RETURN TO:  
SOUTHERN COMFORT DELAWARE,  
LLC  
30101 Holts Landing Road  
Dagsboro, DE 19939

**THIS DEED**, made this 4th day of May, 2018,

- BETWEEN -

**KENNETH F. WOLFE**, of 32412 Dukes Drive, Millville, DE 19967, party of the first part,

- AND -

**SOUTHERN COMFORT DELAWARE, LLC**, a Delaware limited liability company, of 30101 Holts Landing Road, Dagsboro, DE 19939, party of the second part.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of **Eighty-Two Thousand and 00/100 Dollars (\$82,000.00)**, lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its heirs and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

**ALL** that certain, lot, piece or parcel of land, situate in Baltimore Hundred, Sussex County and State of Delaware and situate at the westerly end of an Easement, sometimes known as Buckeye Lane, being shown on Easement Survey Plan prepared for Kenneth F. Wolfe, by Adams-Kemp Associates, Inc. dated December 4, 2007, recorded in the Office of the Recorder of Deeds in and for Sussex County, Delaware in **Plot Book 121, Page 185**, and shown on said

JH

JH

plan as the "LANDS N.O.F. KENNETH F. WOLFE, and being more particularly described as follows to wit:

**BEGINNING** at a ¾ inch iron pipe, said iron pipe and point and place of Beginning being located by the following two coordinates: (1) South 87 Degrees 14 Minutes 23 Seconds East from a concrete monument 270.28 feet to a ¾ inch iron pipe found, said concrete monument being located South 87 Degrees 14 Minutes 23 Seconds East 7.98 feet from the easterly edge of County Road 346; (2) South 00 Degrees 22 Minutes 11 Seconds West 464.23 feet to a ¾ inch iron pipe found, said iron pipe being the point and place of Beginning; thence along lands now or formerly of Russell V. Banks and David L. Banks North 83 Degrees 22 Minutes 02 Seconds East 273.24 feet to a ¾ inch iron pipe found; thence by the following three (3) courses: (1) South 00 Degrees 11 Minutes 15 Seconds West 11.50 feet to the northerly edge of the Easement sometimes known as Buckeye Lane; (2) thence along the "end" of the Easement providing access to this parcel as more fully reflected in Plot Book 121, Page 185; South 00 Degrees 11 Minutes 15 Seconds West 20.00 feet to the southerly edge of the said 20 foot easement; (3) South 00 Degrees 11 Minutes 15 Seconds West 493.20 feet to a ¾ inch iron pipe found (said total distance of the last 3 courses being 524.70 feet to a ¾ inch iron pipe found, said iron pipe being located North 86 Degrees 39 Minutes 00 Seconds West 1,397.49 feet from a concrete monument located on the westerly side of County Road 348; thence continuing along lands now or formerly of Raymond L. Banks North 86 Degrees 39 Minutes 00 Seconds West 273.24 feet to a concrete monument found; thence along lands now or formerly of Jean M. Turner North 00 Degrees 22 Minutes 11 Seconds East 477.18 feet to the Point and Place of Beginning, containing 3.13 Acres more or less.

**BEING** the same lands as conveyed unto Kenneth F. Wolfe by Deed of Andrew McDowell, dated September 10, 1983, and filed for record in the Office of the Recorder of Deeds in and for Sussex County, Delaware, in Deed Book 1210, Page 138.

**SUBJECT** to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

IN WITNESS WHEREOF, the party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in the presence of:

*[Handwritten signature]*

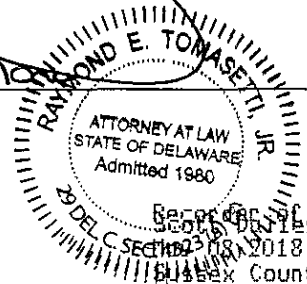
*[Handwritten signature]* (SEAL)  
KENNETH F. WOLFE

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on May 04, 2018, personally came before me, the subscriber, KENNETH F. WOLFE, party of the first part to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office the day and year aforesaid.

*[Handwritten signature]*  
Notary Public  
My Commission Expires: *[Handwritten date]*



RECEIVED  
May 08, 2018  
ASSESSMENT DIVISION  
OF SUSSEX COUNTY

Consideration:	82,000.00
-----	
County	1,230.00
State	2,050.00
Town Total	3,280.00
Received: Love M May 08, 2018	

**SITE DATA COLUMN:**

1. TAX MAP NUMBER:	134-7.00-143.00
2. DEED REFERENCE:	DEED BOOK 4883, PG 162
3. DEVELOPER NAME: DEVELOPER ADDRESS:	SOUTHERN COMFORT DELAWARE, LLC 30101 HOLTS LANDING ROAD DAGSBORO, DE 19939
4. SITE ADDRESS:	BUCKEYE LANE DAGSBORO, DE 19939 BALTIMORE HUNDRED
5. CURRENT ZONING:	AR-1 AGRICULTURAL / RESIDENTIAL
6. PRESENT USE:	FORESTED LAND AND AGRICULTURAL CROPLANDS
7. PROPOSED USE:	WAREHOUSING
8. REQUIRED SETBACKS: FRONT SIDE REAR	(CODE SECTION §115-25C) 40 FEET 15 FEET 20 FEET
9. BUILDING HEIGHT:	42' MAX. ALLOWED (CODE SECTION §115-25D)
10. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION §115-162): WAREHOUSE: (4 BUILDINGS X 5,000SQ. FT.):	1 SPACE PER 2 EMPLOYEES, 72 SPACES (INCLUDING 4 HANDICAP SPACE) 81 SPACES PROVIDED
11. LOADING SPACES REQUIRED:	2 SPACE PER 20,000 SQ.FT. (CODE SECTION §115-167) 4 SPACE PROVIDED
12. WATER SUPPLY:	PRIVATE ON-SITE WELL FOR PROPOSED OFFICES. WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH
SECTION 89: SOURCE WATER PROTECTION	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR AND GOOD" GROUNDWATER RECHARGE. B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
13. SEWER SUPPLY:	PRIVATE ON-SITE SEPTIC.
14. LATITUDE AND LONGITUDE STATE PLAN COORDINATES:	BENCHMARK #1117, SOUTH EAST CORNER OF PROPERTY LATITUDE: N038°33'35.2174" LONGITUDE: W-075°08'51.7540"
15. PROPERTY DEVELOPMENT STANDARDS (CODE SECTION §115-25-B1): TOTAL AREA (GROSS): MINIMUM LOT AREA: MINIMUM LOT WIDTH: MINIMUM LOT DEPTH:	3.13± ACRES 20,000 SF 100 FT. 100 FT.
16. NET DEVELOPMENT AREA:	3.13 ± AC.
17. WETLAND AREA:	0.00 AC.
18. PROPOSED DISCHARGE LOCATION:	PROPOSED EPHEMERAL POND STORMWATER FACILITY [WHITE CREEK - INDIAN RIVER BAY WATERSHED]
19. PROPOSED TOTAL LIMITED OF DISTURBANCE PER DISCHARGED LOCATION:	6.66± ACRES.
20. SITE CALCULATIONS	
BUILDING AREA	EX = 00.00 ± S.F. (0.00± AC.) PR = 20,000.00± S.F. (0.46± AC.)
GRASS	EX = 133,702.00 ± S.F. (3.07± AC.) PR = 42,852.00 ± S.F. (0.98± AC.)
PAVEMENT AREA	EX = 00.00 ± S.F. (0.00± AC.) PR = 73,491.00 ± S.F. (1.69± AC.)
WOODED AREA	EX = 2,641.00± S.F. (0.06± AC.) PR = 00.00± S.F. (0.00± AC.)
TOTAL	EX = 136,343.00± S.F. (3.13± AC.) PR = 136,343.00± S.F. (3.13± AC.)
TOTAL IMPERVIOUS AREA =	93,491.00± S.F. (0.69±)
21. 2020 STATE INVESTMENT LEVEL: SCHOOL DISTRICT: FIRE DISTRICT: 2019 FUTURE LAND USE MAP (SUSSEX COUNTY) - COASTAL AREA	LEVEL 2/3 INDIAN RIVER SCHOOL DISTRICT DAGSBORO FIRE CO. (73) 2019 FUTURE LAND USE MAP (SUSSEX COUNTY) - COASTAL AREA
22. DATUM:	HORIZONTAL = NAD83 VERTICAL = NAVD 88
23. FLOOD ZONE:	FEMA FLOOD NUMBER 10005C0495K REVISED MARCH 16TH, 2015

# BUCKEYE LANE OFFICE & STORAGE PARK

## PRELIMINARY SITE PLAN

**BUCKEYE LANE, DAGSBORO  
BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE**

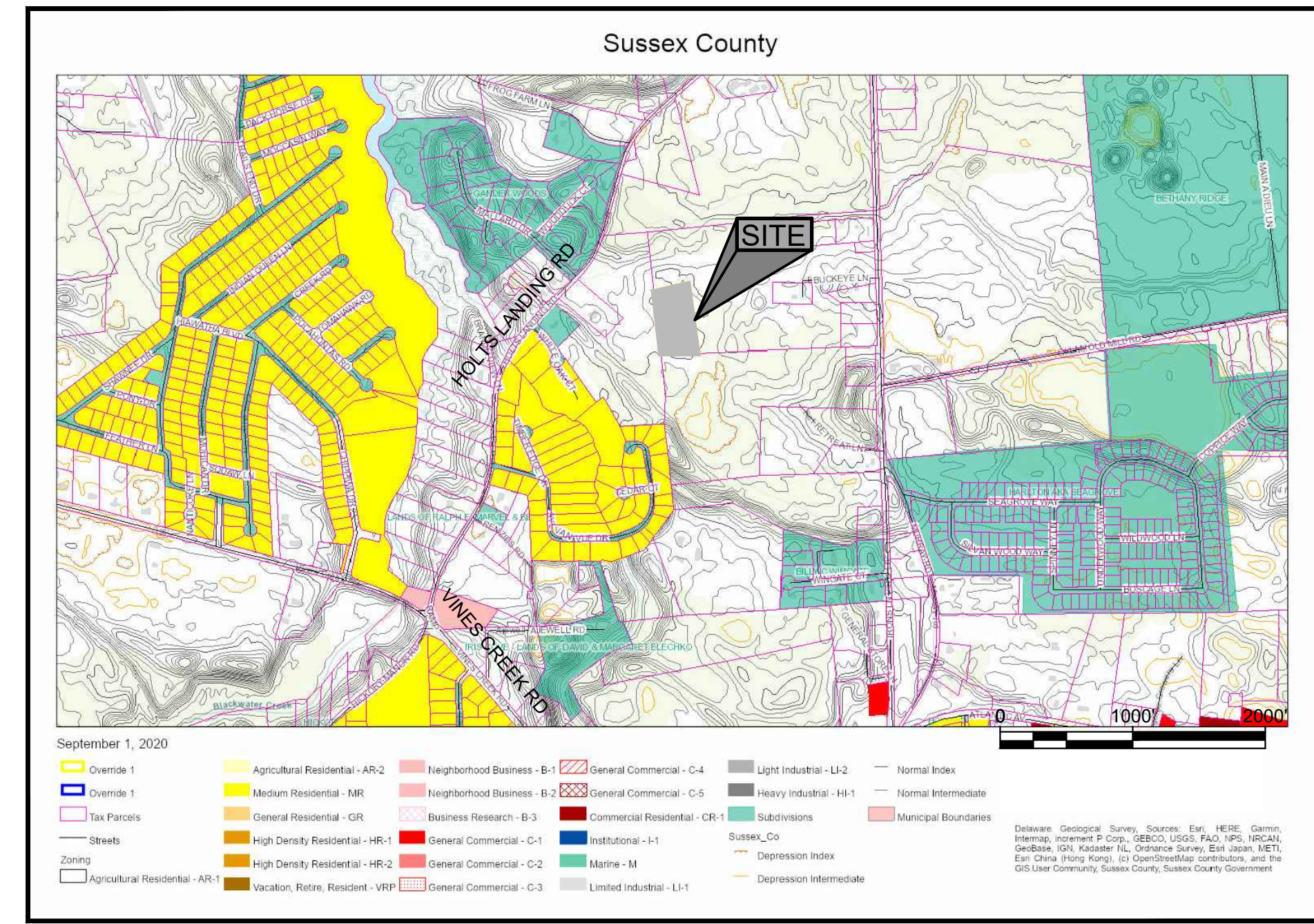
PREPARED FOR:  
**OWNER/DEVELOPER**

# SOUTHERN COMFORT DELAWARE, LLC

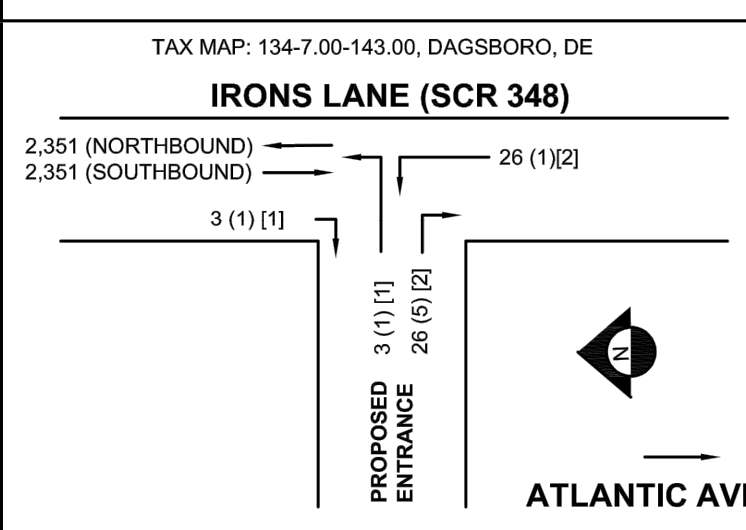
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939  
(302) 236-3574

**LEGEND**

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	CONCRETE SIDEWALK
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	POWER, LIGHT
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINE
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND (OTHERS)
[Symbol]	[Symbol]	PROPERTY, CONCRETE MONUMENT
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SOIL BOUNDARY
[Symbol]	[Symbol]	SOIL LABEL
[Symbol]	[Symbol]	STORM SEWER, UNDERGROUND
[Symbol]	[Symbol]	SWALE
[Symbol]	[Symbol]	VEGETATION, TREE LINE
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION



**TRAFFIC GENERATION - IRONS LANE (SCR 348)**  
(FULL MOVEMENT)



**ROAD TRAFFIC DATA:**  
FUNCTIONAL CLASSIFICATION - S348 (IRONS LANE) - LOCAL ROAD  
POSTED SPEED LIMIT - 40 MPH

AADT = 4,702 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)  
10 YEAR PROJECTED AADT = 1,16 x 4,702 TRIPS = 5,454 TRIPS  
10 YEAR PROJECTED AADT = SITE ADT = 5,512 TRIPS  
TRAFFIC PATTERN GROUP = 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)  
PEAK HOUR - 12.09% x 5,512 TRIPS = 666 TRIPS  
TRUCK VOLUME - 9.96% x 5,512 TRIPS = 444 TRIPS  
DIRECTIONAL DISTRIBUTION - 61.35% / 38.65%

**SITE TRAFFIC DATA:**  
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION  
EXISTING LAND USE:  
VACANT BUT 2 SINGLE FAMILY DWELLINGS USE BUCKEYE LANE  
2 DWELLINGS - Ln(T)=0.92Ln(X)+2.71 = 28 TRIPS  
AM PEAK: T=0.71(X)+4.80 = 6 TRIPS (25% ENT, 75% EXIT) (1 / 1) [WEEKDAY]  
PM PEAK: Ln(T)=0.96Ln(X)+0.20 = 2 TRIPS (63% ENT, 37% EXIT) (1 / 1) [WEEKDAY]

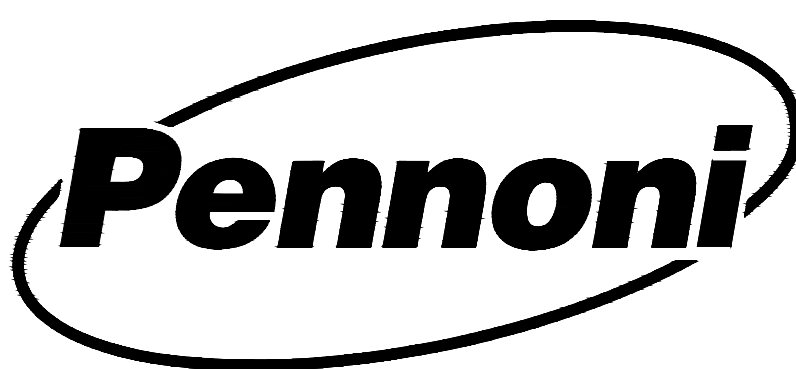
**PROPOSED LAND USE:**  
20,000 SF - MINI-WAREHOUSING (ITE 151)  
20 KSF - AVG. RATE = 1.51 = 30 TRIPS  
PEAK HOUR OF ADJACENT STREET TRAFFIC  
AM PEAK: AVG. RATE = 0.10 = 2 TRIPS (60% ENT, 40% EXIT) (1 / 1) [WEEKDAY]  
DIRECTIONAL DISTRIBUTIONS PROVIDED BY DELDOT  
PM PEAK: AVG. RATE = 0.17 = 4 TRIPS (47% ENT, 53% EXIT) (2 / 2) [WEEKDAY]

TOTAL NEW TRIPS = 58 ADT (50%/50%) - 29 ENTERING / 29 EXIT TRIPS  
DISTRIBUTION = (90% SOUTH / 10% NORTH) - 52 / 6 TRIPS  
TOTAL PEAK BREAKDOWN - AM / 2 / 6, PM / 3 / 3  
90% - (1 / 5 AM PEAK) [2 / 2 PM PEAK]  
10% - (1 / 1 AM PEAK) [1 / 1 PM PEAK]

SITE TRUCK PERCENTAGE = 5% (3 TRIPS)

**TRAFFIC GENERATION DIAGRAM**  
ADT PEAK HOUR (A.M.) [P.M.]  
DIRECTIONAL DISTRIBUTIONS PROVIDED BY DELDOT  
DIRECTIONAL DISTRIBUTIONS PROVIDED BY ITE MANUAL  
DESIGN VEHICLE: SU-30

PREPARED BY:  
**PENNONI ASSOCIATES INC.**



18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030  
F 302.684.8054

**CALL BEFORE YOU DIG**  
Call Miss Utility of Delmarva  
800-282-8555  
Ticket Number(s):

**ENGINEER CERTIFICATION:**  
IT IS HEREBY CERTIFIED THAT I AM A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN M. DECKTOR, PE (DE PE #17771)  
DATE: (302) 684-8030

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

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SOUTHERN COMFORT DELAWARE, LLC  
c/o THEODORE BANKS  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939  
(302) 236-3574

THEODORE BANKS  
30190 WHITES NECK ROAD  
DAGSBORO, DE 19939

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
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T 302.684.8030 F 302.684.8054

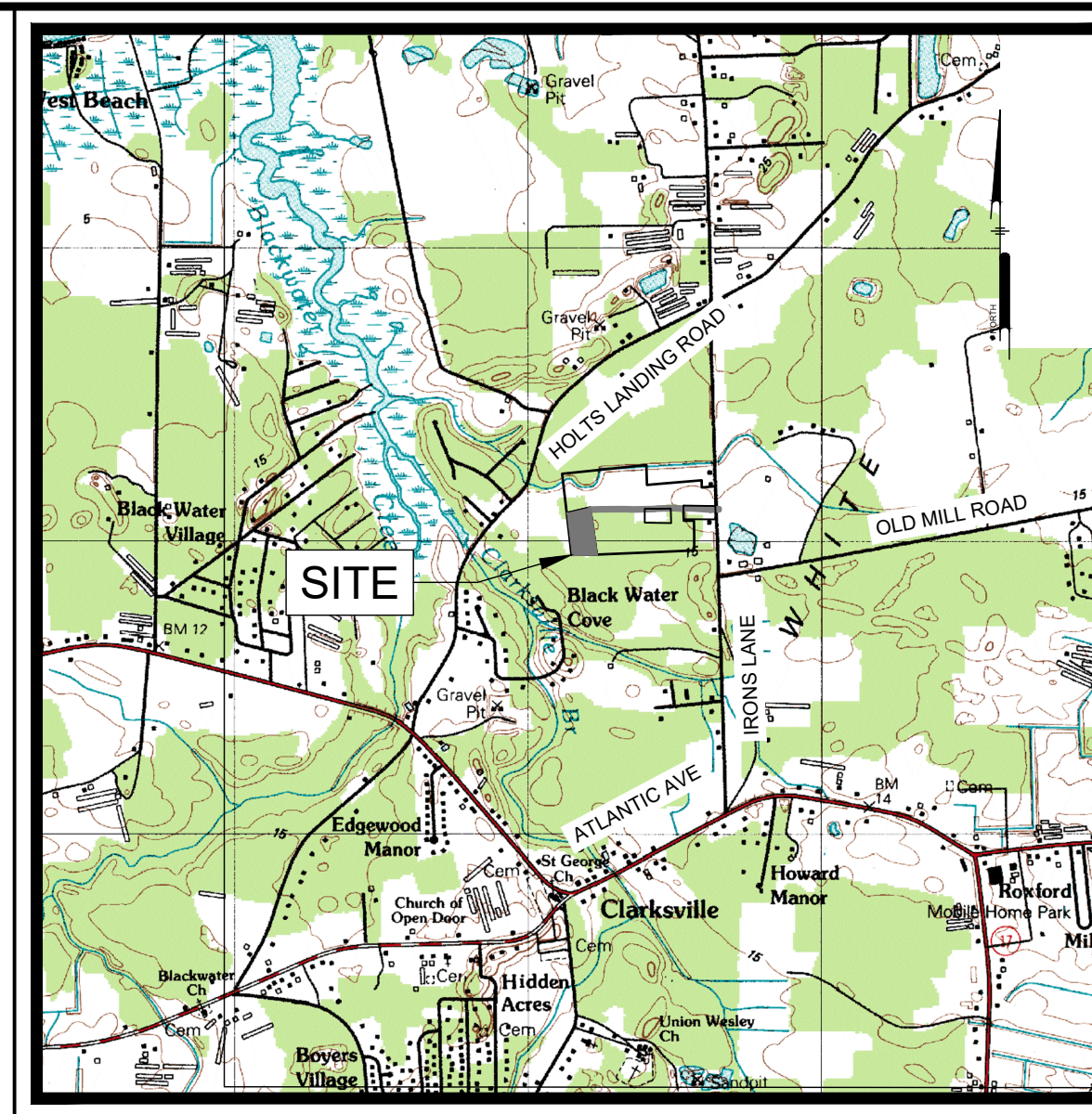
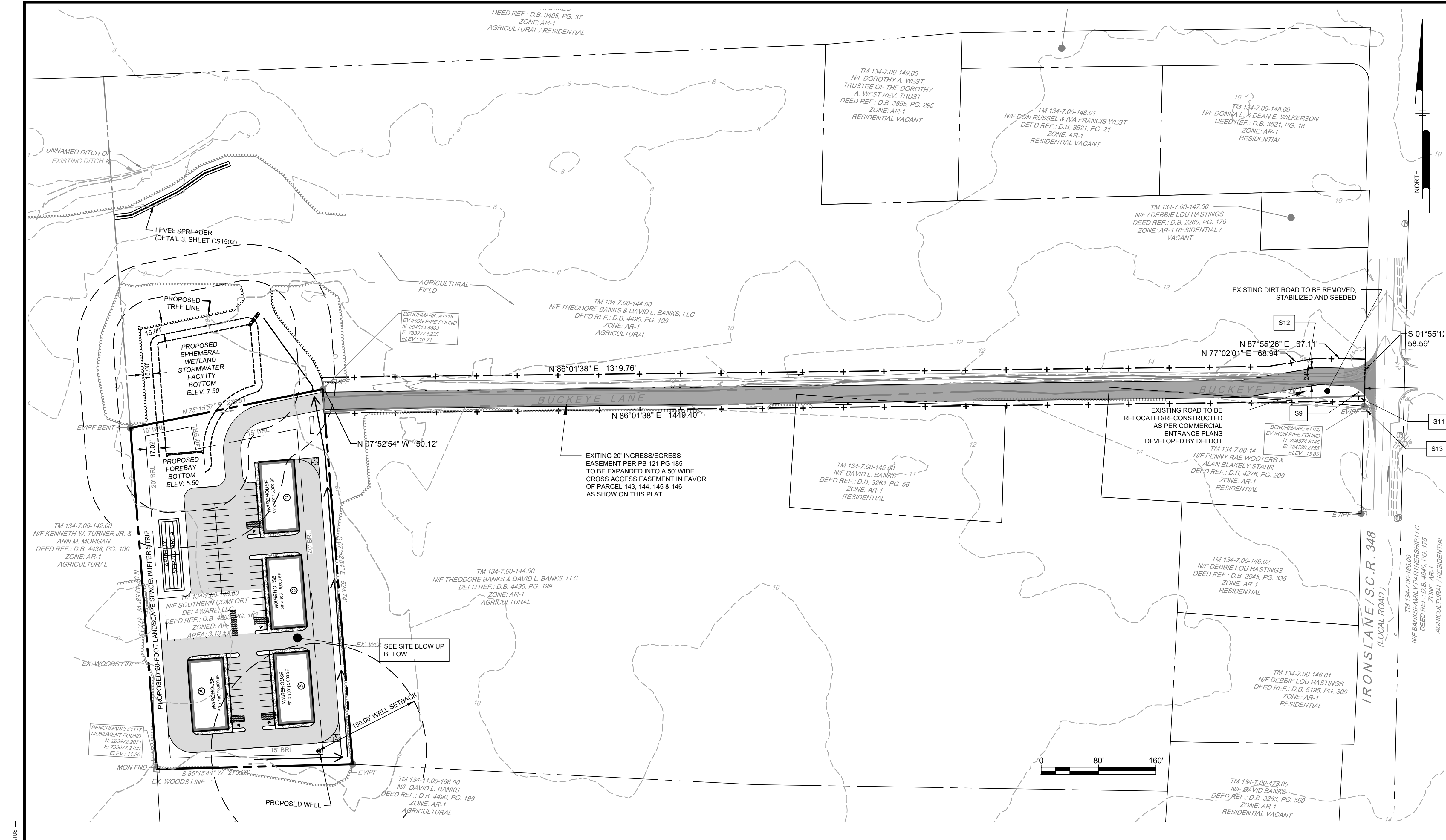
ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**BUCKEYE LANE OFFICE & STORAGE PARK**  
COVER SHEET  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19939  
TM: 134-7.00-143.00  
SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

NO.	DATE	REVISIONS	BY

PROJECT: **STHCM20000**  
DATE: 2021-05-12  
DRAWING SCALE: 1"=1000'  
DRAWN BY: EOC  
APPROVED BY: AMD  
**PP1001**  
SHEET 1 OF 3

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 PLOTTED: 8/26/2021 10:41 AM BY: Emmaiah Chikwa PROJECT STATUS:



**LOCATION MAP**  
Scale: 1" = 2000'

**NOTES:**

1. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. ALL DWELLINGS TO BE WOOD FRAME CONSTRUCTION WITH A MAXIMUM BUILDING HEIGHT OF ONE STORY, NOT TO EXCEED 42'.

**SITE INFORMATION:**

**SITE ADDRESS:**  
BUCKEYE LANE  
DAGSBORO, DE 19939  
BALTIMORE HUNDRED

**OWNER/DEVELOPER:**  
SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

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

**FIRE MARSHAL SITE DATA:**

1. SITE NAME/ADDRESS: BUCKEYE LANE, DAGSBORO, DE 19968, BALTIMORE HUNDRED, SUSSEX COUNTY, DELAWARE
2. OWNER / DEVELOPER INFORMATION: SOUTHERN COMFORT DELAWARE, LLC, 30101 HOLTS LANDING ROAD, DAGSBORO, DE 19939, PHONE: (302)-236-3574
3. WATER SUPPLIER: SUSSEX COUNTY
4. MAXIMUM BUILDING HEIGHT: 42'
5. AUTOMATIC SPRINKLERS: NO
6. FIRE DISTRICT: DAGSBORO FIRE CO.

NOTE: ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD AND WILL NOT HAVE SPRINKLERS. SEE TABLE ON SHEET RP1001 FOR SPECIFICS FOR EACH BUILDING.

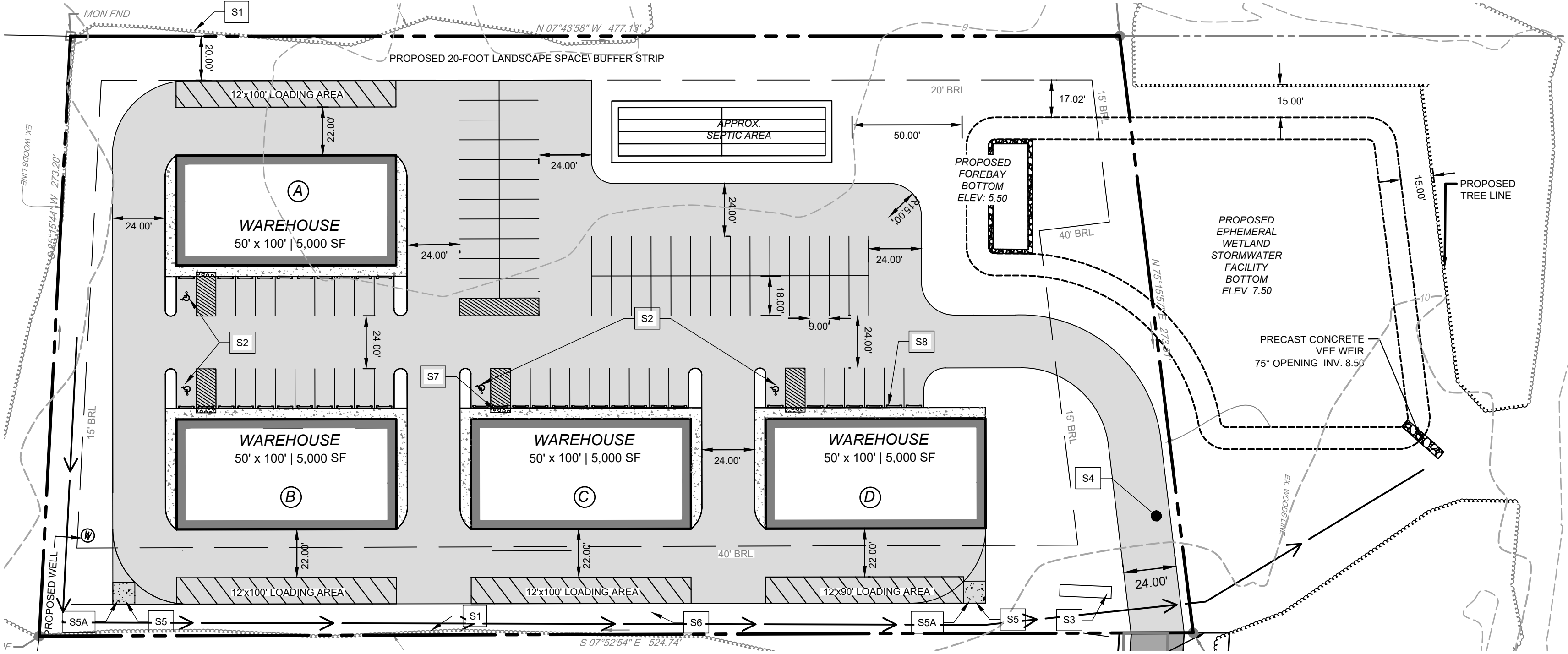
SOILS		
TYPE	DESCRIPTION	HYDROLOGIC SOIL
DnA	DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
FmA	FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
PiA	PEPPERBOX-ROCKAWALKIN COMPLEX, 0 TO 2 PERCENT SLOPES	A

BASED ON FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM 1005C495K EFFECTIVE DATE MARCH 18, 2015, THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE 'X' UNSHADED, WHICH IS AN AREA DETERMINED TO LIE OUTSIDE THE 500 YEAR FLOODPLAIN.

LIMIT OF DISTURBANCE: 6.66 AC.

**KEYED NOTES**

- S1 EXISTING WOODS LINE
- S2 PROPOSED HANDICAP SPACE SEE DETAIL 3 & 4/ CS6001
- S3 PROPOSED BUSINESS SIGN SEE DETAIL 2/ CS6001
- S4 LIGHT DUTY PAVEMENT SEE DETAIL 6/ CS6001
- S5 PROPOSED DUMPSTER AREA AND SCREENING SEE DETAIL 13/ CS6001
- S5A HEAVY DUTY CONCRETE SEE DETAIL 9/ CS6001
- S6 PROPOSED SWALE LINE
- S7 PROPOSED DELDOT ADA RAMP TYPE 2
- S8 PARKING BUMPERS (TYP. OF 37) SEE DETAIL 8/ CS6001
- S9 PROPOSED STOP SIGN WITH RELOCATED STREET BLADES
- S10 PROPOSED STOP BAR SEE DETAIL 10/ CS6001
- S11 PROPOSED BUSINESS SIGN
- S12 LIMIT OF DELDOT
- S13 EXISTING STREET BLADE TO BE REMOVED
- S14 PROPOSED SIDEWALK SEE DETAIL 7/ CS6001



**SITE BLOWUP**  
SCALE: 1"=40'

BUILDING USE AND CONSTRUCTION				
BUILDING	USE	CONSTRUCTION TYPE	SF	SPRINKLER
BUILDING "A-D"	OFFICE / WAREHOUSE	1 STORY WOOD FRAME	5,000 EACH	NO

\* 4 TOTAL BUILDINGS, EACH WITH A 5,000 SF FOOTPRINT.

NOTE: FIRE MARSHAL SITE APPROVAL IS FOR A 5,000 SF FLEX SPACE BUILDING. THE INTENT IS FOR INDIVIDUAL UNITS IN EACH BUILDING BUT UNTIL SUCH TIME THOSE UNITS ARE DETERMINED FOR USE AND SIZE, A BUILDING FIT-OUT PLAN WILL BE SUBMITTED TO DETERMINE IF FIRE WALLS AND/OR SPRINKLERS ARE NECESSARY.

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**BUCKEYE LANE OFFICE & STORAGE PARK**  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19939  
TM: 134-7-00-143.00

**PRELIMINARY SITE PLAN**  
SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

NO.	DATE	REVISIONS	BY

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

PROJECT	STHCM20000
DATE	2021-05-12
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD

**GENERAL NOTES:**

- EXISTING CONDITIONS SURVEY PERFORMED BY PENNONI ASSOCIATES INC. SEPTEMBER 2020
- THIS SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- THE TOTAL AREA FOR THE SUBJECT PROPERTY IS 3.13 ACRES.
- THIS SURVEY DOES NOT VERIFY THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHTS-OF-WAY CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS REQUESTED OR PROVIDED.
- THIS PROPERTY APPEARS ON SUSSEX COUNTY TAX MAP 134-7-00 AS PARCEL 143.00, AND IS CURRENTLY ZONED AR-1 (AGRICULTURAL RESIDENTIAL).
- CLASS OF SURVEY: SUBURBAN.
- DEED REFERENCE: DEED BOOK 4883, PAGE 162.
- PROPERTY BOUNDARY BEARING SYSTEM IS BASED ON DELAWARE STATE PLANE COORDINATE SYSTEM HORIZONTAL DATUM NAD83.
- THE PROPERTY IS LOCATED IN ZONE "X" (UNSHADED) ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005D496K, LAST REVISED 3/16/2015. ZONE "X" (UNSHADED) IS DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN.
- THERE ARE NO WETLANDS ON THE PROPERTY ACCORDING TO THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- THE PROPERTY IS ZONED AR-1 (AGRICULTURAL RESIDENTIAL DISTRICT).
- BUILDING SETBACKS (CH. 115-25C): FRONT- 40' SIDE - 15' REAR - 20'
- THE SUBJECT SITE IS LOCATED IN THE WHITE CREEK-INDIAN RIVER BAY WATERSHED, PER DELAWARE DEPARTMENT OF NATURAL RESOURCES & ENVIRONMENTAL CONTROL (DNREC) ENVIRONMENTAL NAVIGATOR WEBSITE. STORMWATER DISCHARGE WILL BE HANDLED VIA EXISTING DISCHARGE TO THESE WATERSHEDS.
- UNLESS SPECIFICALLY STATED OR SHOWN HEREON TO THE CONTRARY, THIS SURVEY IS MADE SUBJECT TO AND DOES NOT LOCATE OR DELINEATE:
- RIGHTS OR INTEREST OF THE UNITED STATES OF AMERICA OR STATE OF DELAWARE OVER LANDS NOW OR FORMERLY FLOWED BY TIDEWATER, BUT NO LONGER VISIBLE OR PHYSICALLY EVIDENT, OR LANDS CONTAINING ANY ANIMAL, MARINE OR BOTANICAL SPECIES REGULATED BY OR UNDER THE JURISDICTION OR ANY FEDERAL, STATE, OR LOCAL AGENCY.
- BUILDING SETBACK LINES, ZONING REGULATIONS OR LINES ESTABLISHED BY ANY FEDERAL, STATE OR LOCAL AGENCY WHICH MAY AFFECT THE BUILDING OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- ANY SUBSURFACE OR SUBTERRANEAN CONDITION, EASEMENTS OR RIGHTS, INCLUDING, BUT NOT LIMITED TO MINERAL OR MINING RIGHTS, OR THE LOCATION OF OR RIGHTS TO ANY SUBSURFACE STRUCTURES, CONTAINERS OR FACILITIES OR ANY OTHER NATURAL OR MAN-MADE SUBSURFACE CONDITION WHICH MAY OR MAY NOT AFFECT THE USE OR DEVELOPMENT POTENTIAL OF THE SUBJECT PROPERTY.
- NO UNDERGROUND UTILITY MARKING WAS PERFORMED FOR THIS SURVEY.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- THE CONTRACTOR SHALL USE ONLY NEW MATERIALS, PARTS, AND PRODUCTS. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
  - DELDOT
  - THE OWNER
  - SUSSEX CONSERVATION DISTRICT
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- EQUIPMENT AND/OR STOCKPILE MATERIAL SHALL NOT BE STORED IN THE DRIPLINE AREA OF ANY TREE.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY SEED AND MULCH FOR ALL AREAS WHERE SOIL IS EXPOSED AND SILT FENCE IS NOT SPECIFIED, BY THE CLOSE OF EACH BUSINESS DAY.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS, TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD AND WILL NOT HAVE SPRINKLERS. SEE TABLE ON SHEET RP1001 FOR SPECIFICS FOR EACH BUILDING.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE HEIGHT, LOCATION AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
- ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

**DELDOT RECORD/SITE PLAN NOTES (REVISED 3-21-2019):**

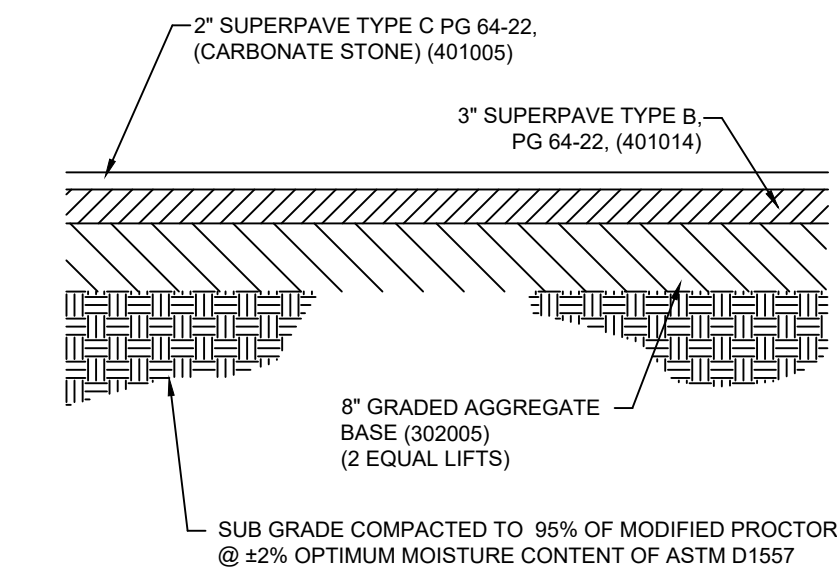
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION 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 OWNERS 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 OF THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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 RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- 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.

**KEY NOTES**

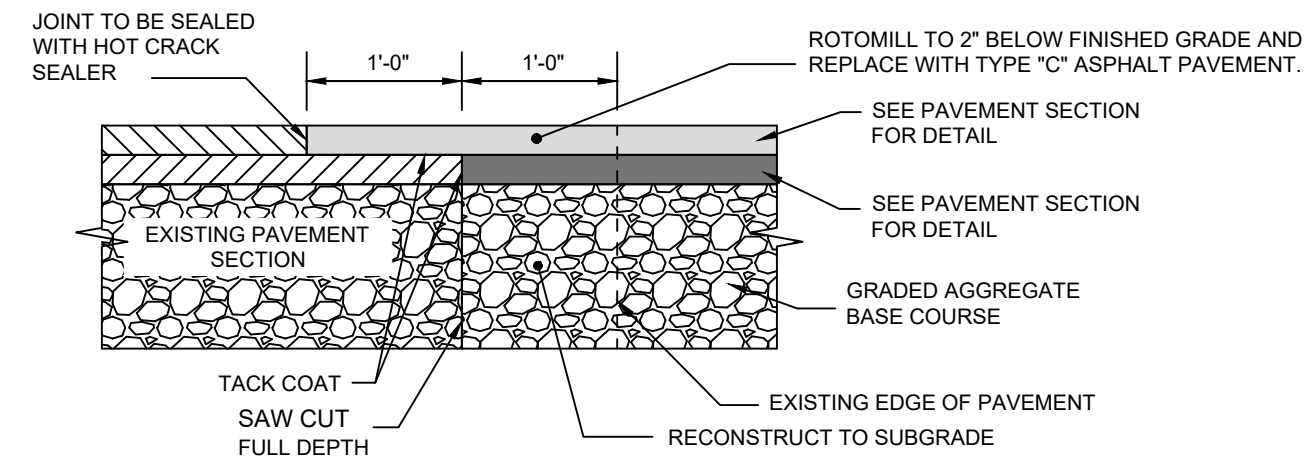
- A** ITEM 401005 - SUPERPAVE TYPE C, PG 64-22
- B** ITEM 401014 - SUPERPAVE TYPE B, PG 64-22
- C** ITEM 301001 - GRADED AGGREGATE BASE COURSE, TYPE B
- D** PROOF ROLLED AND COMPACTED SUBGRADE TO 95% OF ASTM D1557

**NOTES:**

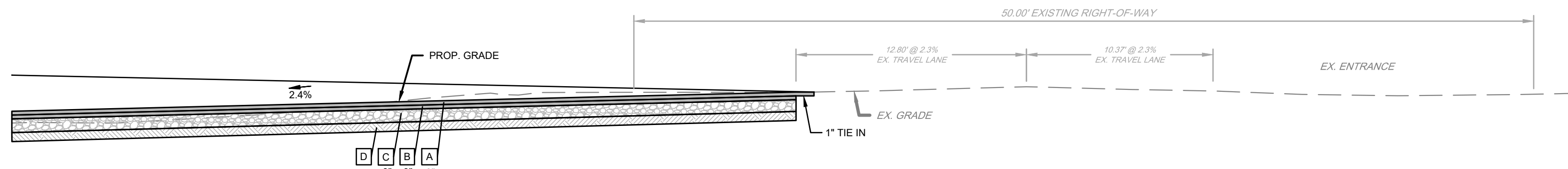
- USE PIPE MATERIALS AS SPECIFIED IN DELDOT DESIGN GUIDANCE MEMORANDUM NUMBER 1-20. THE LONGITUDINAL SLOPE FROM THE ENTRANCE PAVEMENT TO THE TOP OF THE PIPE SHALL BE 6:1. THE MINIMUM PIPE SIZE SHALL BE 24".
- WHEN AN ASPHALT PAVEMENT SECTION IS PROPOSED, THE EXISTING FRONTAGE ROAD PAVEMENT SHALL BE SAWCUT 1' INSIDE THE EDGE OF PAVEMENT. THE TIE-IN SHALL BE DONE PER THE ASPHALT PAVEMENT TIE-IN DETAIL.
- IF STORMWATER RUNOFF FROM A SITE DOES NOT DISCHARGE INTO STATE RIGHT-OF-WAY DURING PRE-EXISTING CONDITIONS, DELDOT WILL NOT ALLOW THE OUTFLOW TO DISCHARGE INTO THE STATE RIGHT-OF-WAY FOR POST CONDITIONS.



**SECTION- LIGHT DUTY PAVEMENT**  
NOT TO SCALE  
1  
RP1002



**SECTION- HOT-MIX TIE-IN**  
SCALE: 1\"/>



**PROFILE- ENTRANCE TYPICAL SECTION A-A**  
SCALE 1\"/>

**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**BUCKEYE LANE OFFICE & STORAGE PARK**  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19939

**PRELIMINARY SITE PLAN DETAILS & NOTES**

**SOUTHERN COMFORT DELAWARE, LLC**  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19939

NO.	DATE	REVISIONS	BY

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

PROJECT	STHCM20000
DATE	2021-05-12
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD

**PP1003**  
SHEET 3 OF 3



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

JENNIFER COHAN  
SECRETARY

August 11, 2020

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

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **Southern Comfort Delaware, LLC | Theodore Banks** conditional use application, which we received on July 16, 2020. This application is for an approximately 2.75-acre parcel (Tax Parcel: 134-7.00-143.00). The subject land is located on the southwest side of Buckeye Lane, approximately 1,500 feet west of Irons Lane (Sussex Road 348), northwest of the intersection of Irons Lane and Old Mill Road (Sussex Road 349). The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to develop an approximately 20,000 square-foot office and storage park.

Per the 2019 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Irons Lane where the subject land is located, which is from Old Mill Road to Irons Lane Landing, are 4,702 and 6,051 vehicles per day, respectively.

Based on our review, we estimate that the above land uses will generate fewer than 50 vehicle trips in any hour and fewer than 500 vehicle trips per day. These numbers of trips are DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. Because the proposed land use would not meet these warrants, we consider the development's traffic impact to be negligible in the context of our agreement with the County regarding land development coordination and we do not recommend that the applicant be required to perform a TIS for the subject application. DelDOT's description of this application as negligible with regard to warranting a TIS does not mean that it is negligible in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.

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.



Mr. Jamie Whitehouse

Page 2 of 2

August 11, 2020

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  
Southern Comfort Delaware, LLC | Theodore Banks, Applicant  
Todd Sammons, Assistant Director, Development Coordination  
Gemez Norwood, South District Public Works Manager, Maintenance & Operations  
Susanne K. Laws, Sussex County Review 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



## **TAB 2**

# **ENVIRONMENTAL SITE ASSESSMENT**

**ENVIRONMENTAL SITE ASSESSMENT  
REPORT  
FOR  
BUCKEYE LANE OFFICE &  
STORAGE PARK**

**BUCKEYE LANE**

**DAGSBORO | SUSSEX COUNTY | DELAWARE**



**PREPARED BY: MARK H. DAVIDSON, VP  
PRINCIPAL LAND PLANNER  
PENNONI**

**18072 DAVIDSON DRIVE | MILTON, DE | 19968**

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## I. INTRODUCTION

This report is intended to satisfy concerns of developing an Office and Storage Park on a certain piece of property located within the Coastal Area of Sussex County in concert with the environment and sustainable development. The purpose of the Conditional Use is for the development of four (4) 5,000 SF flex style warehouse/office buildings. Designated as the Coastal Area by the 2019 Sussex County Comprehensive Plan, the land involved in CU 2263 is an application to grant a conditional use of lands in an AR-1 Agricultural Residential District located on 3.13 acres of land more or less in the Baltimore Hundred located on the side of SCR 348 (Irons Lane).

The subject property is currently comprised of open/vacant farmland, adjacent to existing forested and agricultural land.

The property is bordered on the north by forested lands currently zoned AR-1 within the Coastal Area according to the Future Land Use Map - 2019 Sussex County Comprehensive Plan; on the south by agricultural lands currently zoned AR-1 within the Coastal Area according to the Future Land Use Map - 2019 Sussex County Comprehensive Plan; and both the east and west by AR-1 zoned forested lands within the Coastal Area according to the Future Land Use Map - 2019 Sussex County Comprehensive Plan. The property is accessed by Buckeye Lane from Irons Lane (SCR 348) which is a local road with an existing Right-of-Way of varying width.

The purpose of the Conditional Use is to provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan.

This report will address certain potential development and environmental matters this proposed conditional use will pose and it also attempts to establish a balance between the developer's need for straight-forward information upon which to base long-term financial decisions and the community's need for protection of the neighborhood and the environment.

Proposed Project Name: BUCKEYE LANE OFFICE & STORAGE PARK

Owner's/Developer's Name: Southern Comfort Delaware, LLC | Theodore Banks | 30101 Holts Landing Road, Dagsboro, DE 19939

Report prepared: by Alan M. Decktor, PE, Senior Engineer | Pennoni Associates, Inc; 18072 Davidson Drive, Milton, DE 19968

Reviewed prepared by: Mark H. Davidson, Principal Land Planner | Pennoni Associates Inc.; 18072 Davidson Drive, Milton, DE 19968

Report written: August 2021

## II. SUMMARY

Pennoni Associates Inc. (Pennoni) has completed an Environmental Assessment Report for Southern Comfort Delaware, LLC, Theodore Banks, located on Buckeye Lane in Baltimore Hundred, Sussex County pursuant to the guidelines set forth by Sussex County and the State of Delaware.

This report summarizes the findings of this Environmental Site Assessment and Pennoni's conclusion and recommendations in regard to the environmental condition and development sustainability of the existing site.

Pennoni conducted this report by reviewing selected historical, geographical/geologic, environmental regulatory information pertaining to this Site and Adjacent lands, site visits, interviews and based on continued research and knowledge of this project.

Tax Map Number	134-7.00-143.00	
Total Area for Development	3.13± Acres	
Proposed Use	Office and Storage Park	§115-22
Number of Buildings	4 Warehouse Buildings	
Flood Zone	Zone X	
2019 Future Land Use Map	Coastal Area	
Wetland Area	0.00 Acres	
Lands to be Dedicated to DelDOT	Right-Of-Way = 0 Feet across SCR 348	
2015 State Strategies	Level 2 & 3	
Utilities	Water Service by private on-site well	
	Sewer Service by private on-site septic	

Mapping and site investigations indicate there are no wetlands on this property.

Mapping reviewed as part of this assessment indicates no limitations related to floodplains. (See Appendix Q - FEMA Floodplain Map)

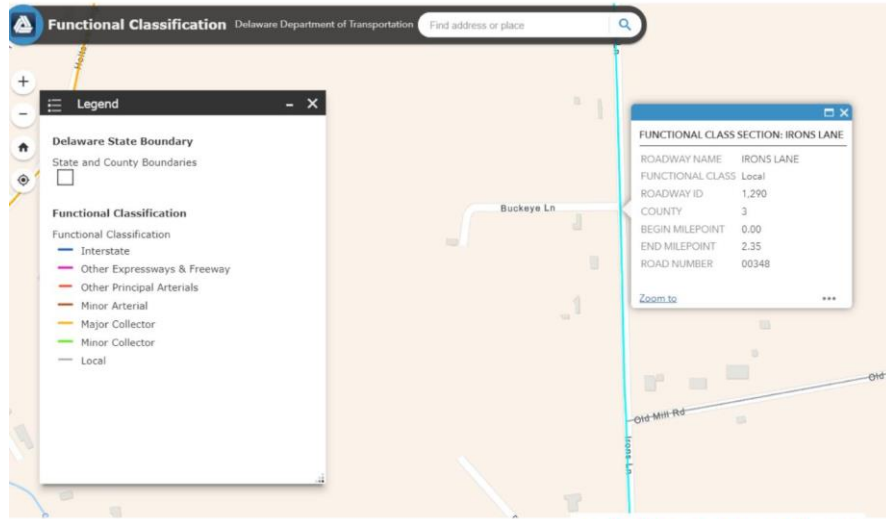
It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Tax Ditch inquiries indicate no tax ditches exist on this property.

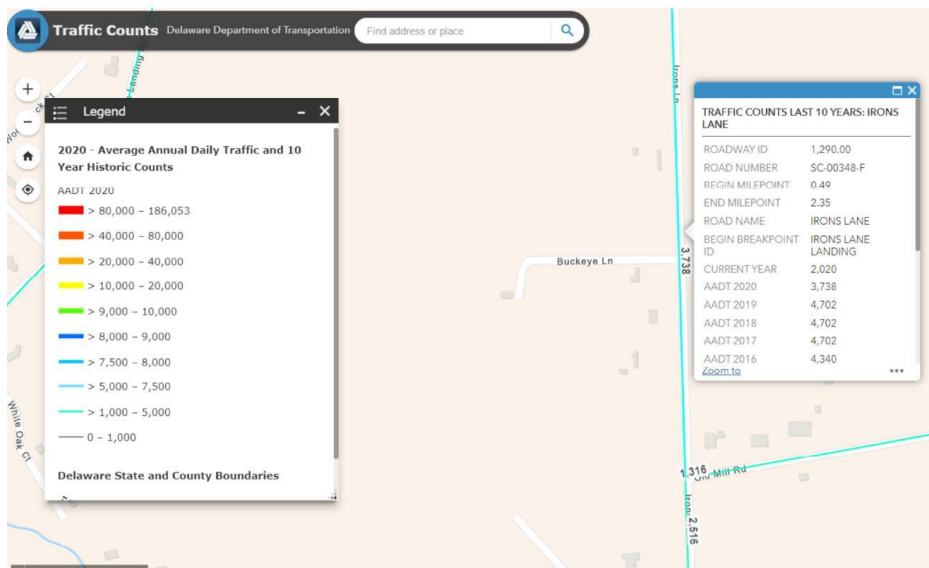
### III. GENERAL CHARACTERISTICS OF SITE

#### A. SITE DESCRIPTION

This Property is located west of Irons Lane (SCR 348) which is a DeIDOT Local Road with an existing right-of-way of 50-feet and currently has an Average Daily Trip (2019) count of 4,702 vehicles per day.

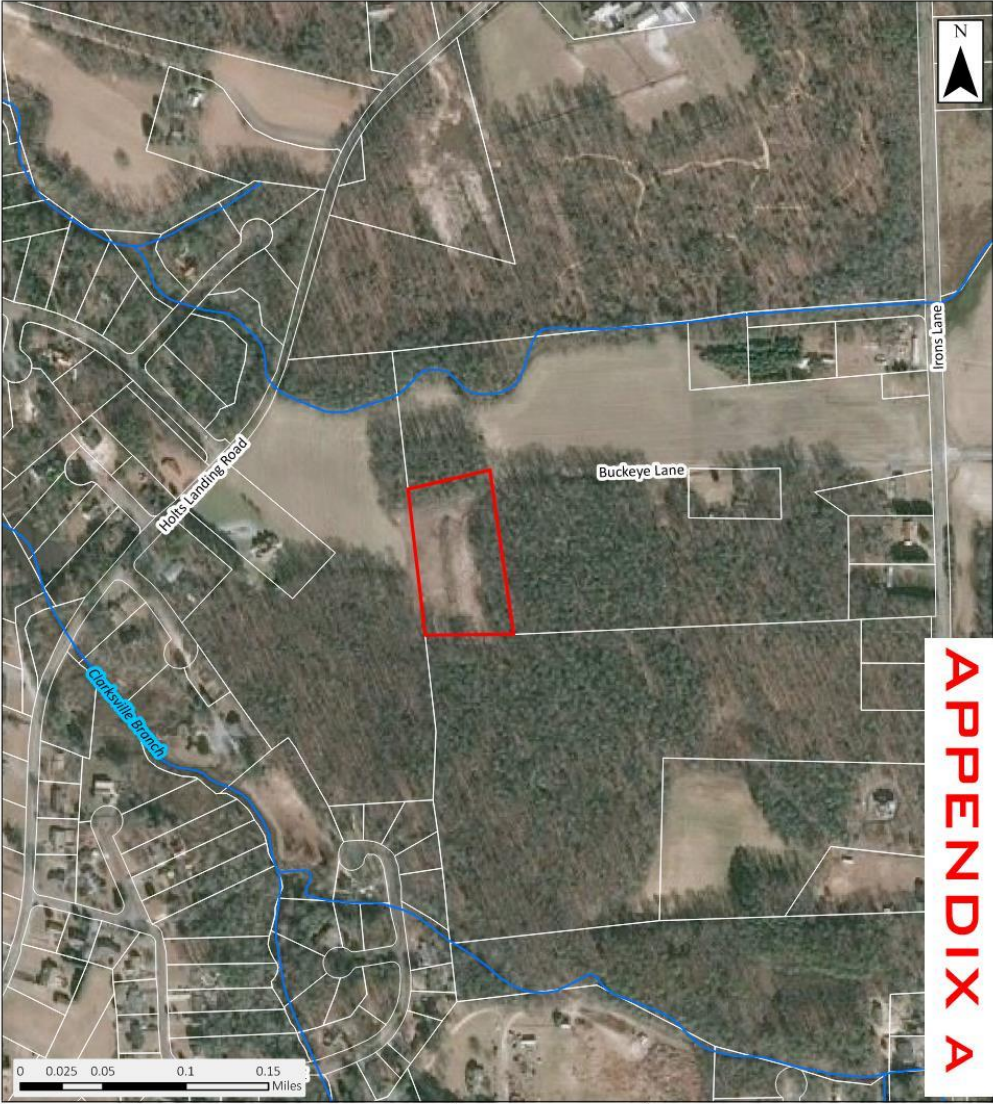


**APPENDIX U**



**APPENDIX V**

The project site was observed to be open/vacant farmland. The property appeared mostly moderate-to-well drained and is surrounded by existing forested areas or actively farmed agricultural fields.



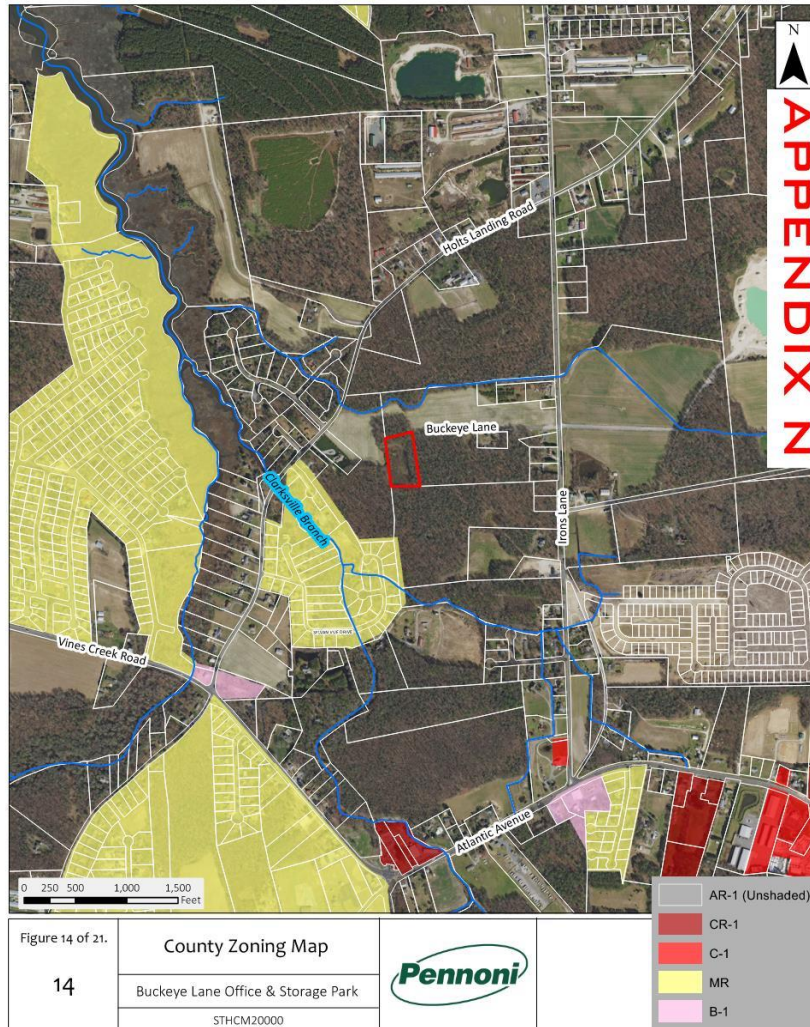
**APPENDIX A**

Figure 1 of 21.  <b>1</b>	<b>2019 Aerial Image</b>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
	Buckeye Lane Office & Storage Park		
	STHCM20000		

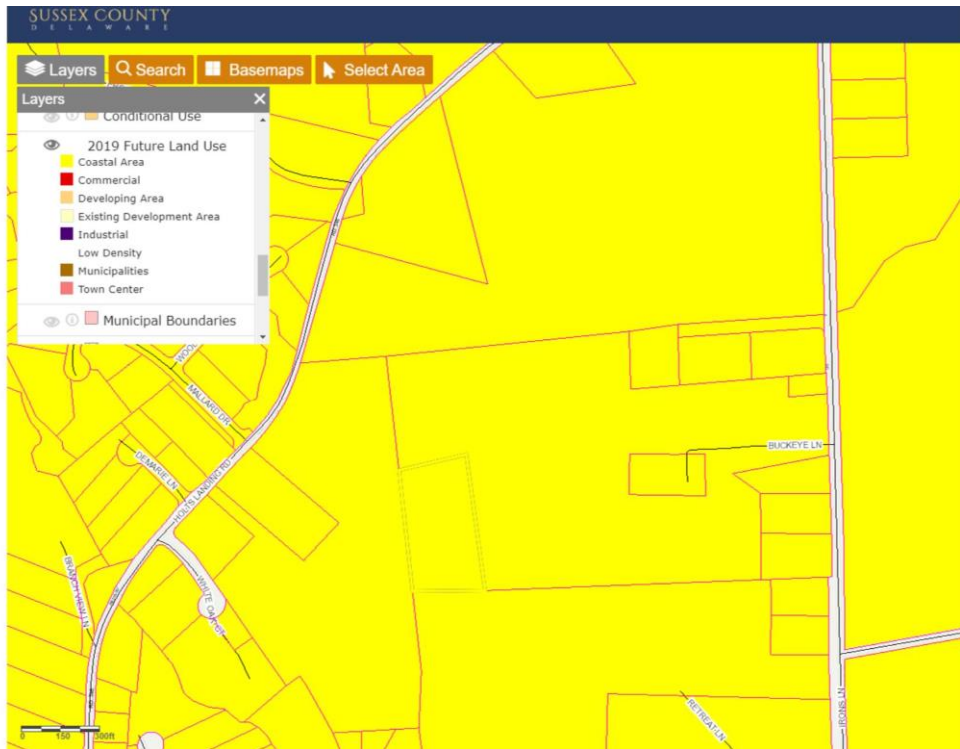
Date: 8/17/2021. Document Path: C:\Users\MWalls\Documents\GIS Projects\STHCM20000\Booklets\01 2019 Aerial.mxd



The property is surrounded by agriculturally zoned lands. The subject property is currently zoned AR-1 Agricultural Residential.



The property is located within the Coastal Area as designated in the 2019 Comprehensive Plan (The Sussex Plan). The Sussex Plan is the County’s official policy guide for future development-related decisions. The Plan is long-range in nature and provides a framework for County residents and decision-makers to “conceptualize” how the County should look and function. While the Comprehensive plan acts as a policy guide for future development and decision-making, County Code regulates the use of land. The proposed conditional use of the 3.13-acre property is identified to be in the Coastal Area. The Coastal Area is a Growth Area where considerations should be taken into account that may not apply in other Growth Areas.



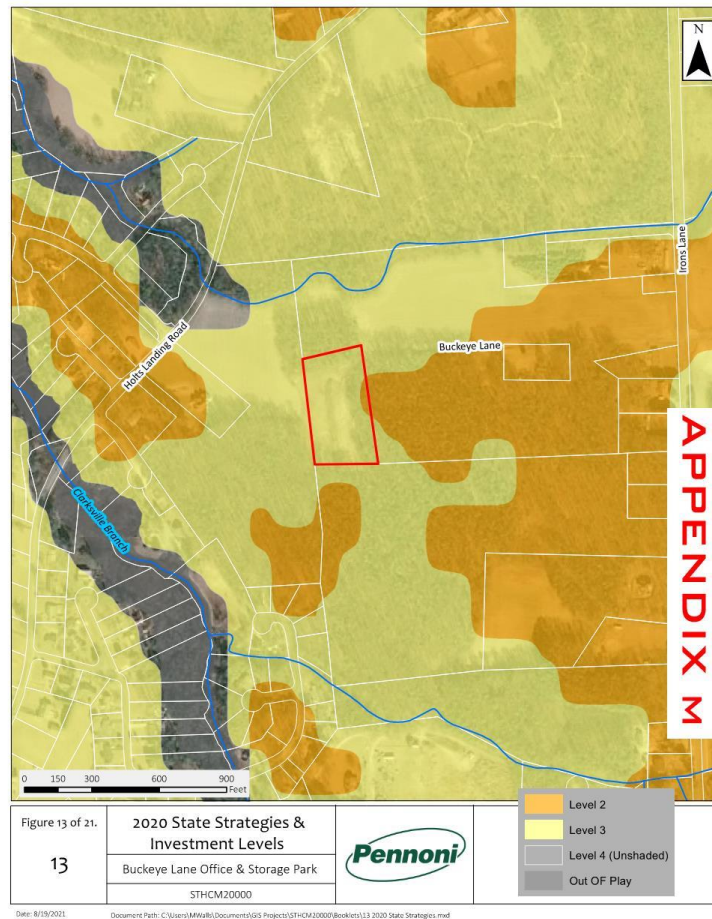
APPENDIX W

The 2019 Sussex Plan - Future Land Use Plan has established Growth Areas where the County has indicated future growth is expected. The Sussex Plan seeks to encourage the County's most concentrated forms of new development to Growth Areas, including most higher density residential development and most commercial development.

The Sussex Plan suggests that each application should be reviewed on its own merit and does not have a negative impact to the surrounding area or the county in general. Some of the stated goals in the Plan within the Coastal Area include:

Coastal areas are areas that can accommodate development provided special environmental concerns are addressed. A range of housing types should be permitted in Coastal Areas, including single-family homes, townhouses, and multi-family units. Retail and office uses are appropriate but larger shopping centers and business parks should be confined to selected locations with access along arterial roads. Appropriate mixed-use development should also be allowed. In doing so, careful mixtures of homes with light commercial, office, and institutional uses can be appropriate to provide for convenient services and to allow people to work close to home.

The 2020 Strategies for State Policies and Spending Map identifies the area as the transition from Investment Level 2 & 3 with the subject property split between both levels. Investment Level 2 reflects area where growth is anticipated by local, county and state plans in the near-term future. State investments will support growth in these areas. The site has been carefully reviewed for any environmental concerns related to the property and have found nothing of concern. This property is adjacent to other Level 2 areas. The priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the developer. Additional public infrastructure that will benefit the community, such as, road improvements and access improvements will be paid for by the developer.

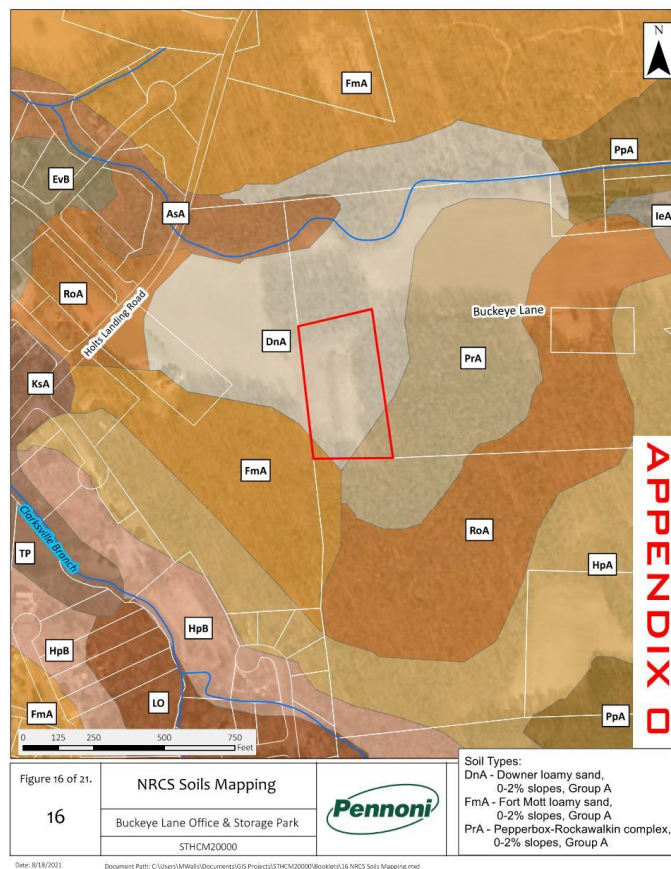


In addition to the Comprehensive Plan, the County's Zoning Code provides a framework for balanced land use and critical investment in Sussex County. Zoning is the classification of zones within which permitted uses are established and regulations govern development standards. Conditional Uses provide for certain uses which cannot be well adjusted to their environment in particular locations with full protection offered to surrounding properties by rigid application of the district regulations. These uses are generally of a public or semipublic character and are essential and desirable for the general convenience and welfare but, because of the nature of the use, the importance of the relationship to the Comprehensive Plan and possible impact not only on neighboring properties but on a large section of the county, require the exercise of planning judgment on location and site plan.

## B. SOILS

Pennoni reviewed the USDA-NRCS Web Soil Survey published by the United States Department of Agriculture Natural Resource Conservation Service and surveyed in 2012 (see Appendix O) to evaluate general soil conditions at the Property. Environmental Accent (EA) was retained to perform soil borings within the parcel. Soils mapped at the property include the following:

- 1) DnA – Downer Loamy Sand, 0 to 2 percent slopes, Group A
- 2) FmA – Fort Mott Loamy Sand, 0 to 2 percent slopes, group A
- 3) PrA – Pepperbox-Rockawalkin complex, 0 to 2 percent slopes, Group A

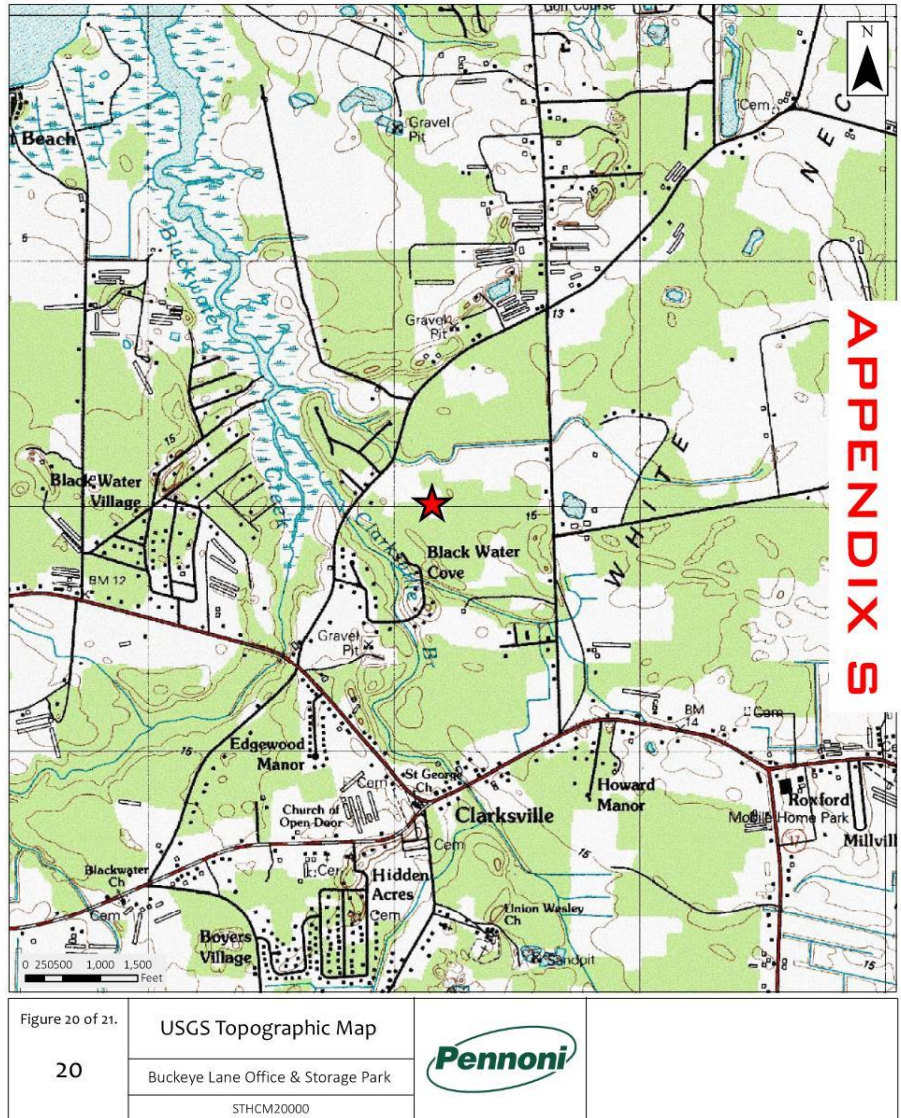


**Web Soil Survey (WSS) provides soil data and information produced by the National Cooperative Soil Survey. It is operated by the USDA Natural Resources Conservation Service (NRCS). Soil surveys can be used for general farm, local, and wider area planning. Onsite investigation is needed in most cases, such as soil quality assessments and certain conservation and engineering applications.**

It should be noted that this information was interpreted from NRCS Soils Mapping and actual field soils feasibility work has been conducted to verify the extent of the soils for the project. During the final design of the construction plans for the project, a detailed soils report will be provided for use and reference to the Sussex Conservation District, DNREC, the Owner and the Contractor.

C. SURFACE TOPOGRAPHY AND SITE DRAINAGE.

The subject property is located on the Frankford, Delaware 7.5-minute USGS quadrangle at an approximate elevation of 10 feet above mean sea level (see USGS Topographic Map – Appendix S).



Additional topography is shown on the project construction plans per a detailed topographic survey performed by Pennoni Associates. The site is relatively flat with minor slopes within the entire parcel with some existing depressions throughout. Future drainage for the property will most likely follow the existing drainage flow through the site and surrounding areas towards the existing ditch to the north. The land drains from Irons Lane towards the western limits of the property towards the unnamed ditch, ultimately to the White Creek – Indian River Bay.

## D. WETLANDS

For the purposes of Section 404 of the CWA, wetlands are defined as those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Positive evidence of hydrophytic vegetation, hydric soils, and wetland hydrology is needed for an area to be classified as wetlands. The boundary between wetlands and non-wetlands is defined as the location where positive indicators of one of the three parameters are no longer present.

There are no indicators of wetlands existing on site. Refer to Appendix P.

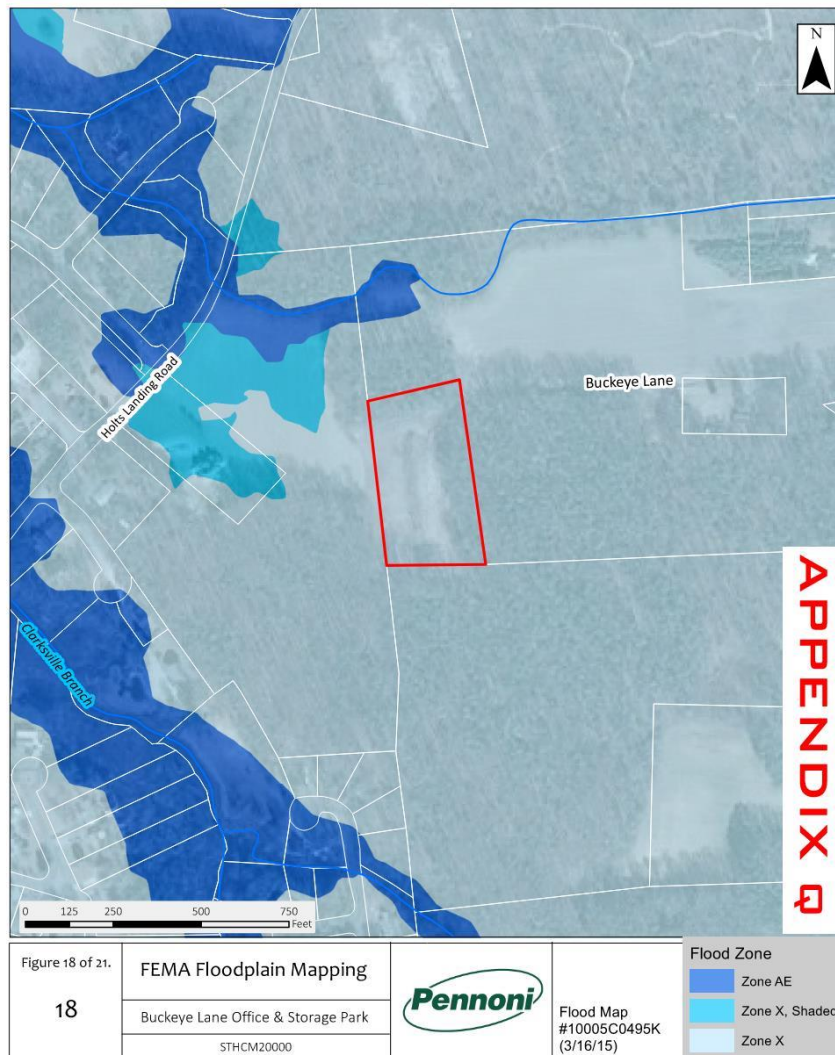


## E. FLOOD ZONES

Flood hazard areas identified on the Flood Insurance Rate Map are identified as a Special Flood Hazard Area (SFHA). SFHA are defined as the area that will be inundated by the flood event having a 1-percent chance of being equaled or exceeded in any given year. The 1-percent annual chance flood is also referred to as the base flood or 100-year flood.

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated June 20, 2018, Map Number 10005C0495K, the subject property is located in a Zone "X" unshaded.

Zone X unshaded, are areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level and which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

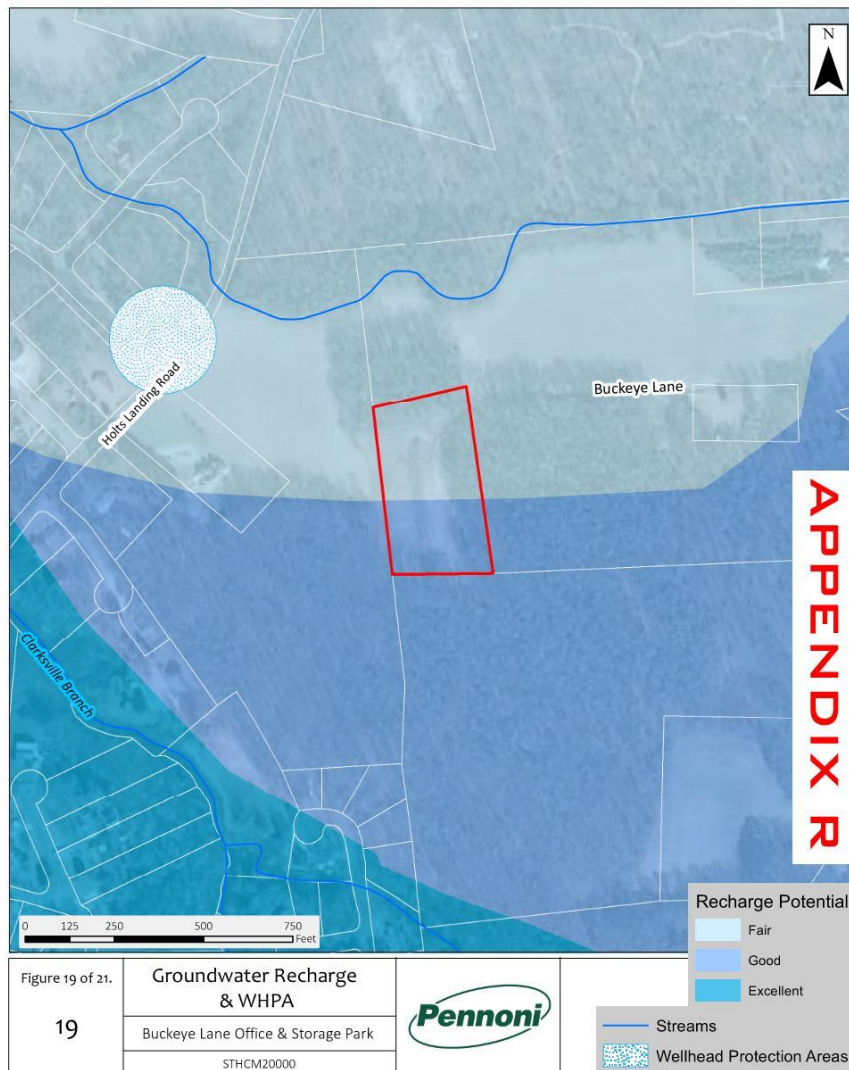


F. FORESTS

There are no forested areas within the subject property with the exception for some trees being removed along the property boundary and to allow for the stormwater basin on the adjacent property. Alternatively, the developer will provide for additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space and landscape buffer areas as part of the overall esthetics of the project.

G. GROUNDWATER RECHARGE POTENTIAL

The entire Site is located in a fair to good groundwater recharge area, based on Pennoni's review of available maps. These areas are not subject to Chapter 89, Source Water Protection code for Sussex County. Groundwater recharge potential will occur during the design of the Buckeye Lane Office & Storage Park. An ephemeral wetland pond is proposed for stormwater management and will provide stormwater quality and quantity measures. The site is not located within a wellhead protection area.





## IV. HISTORICAL INFORMATION

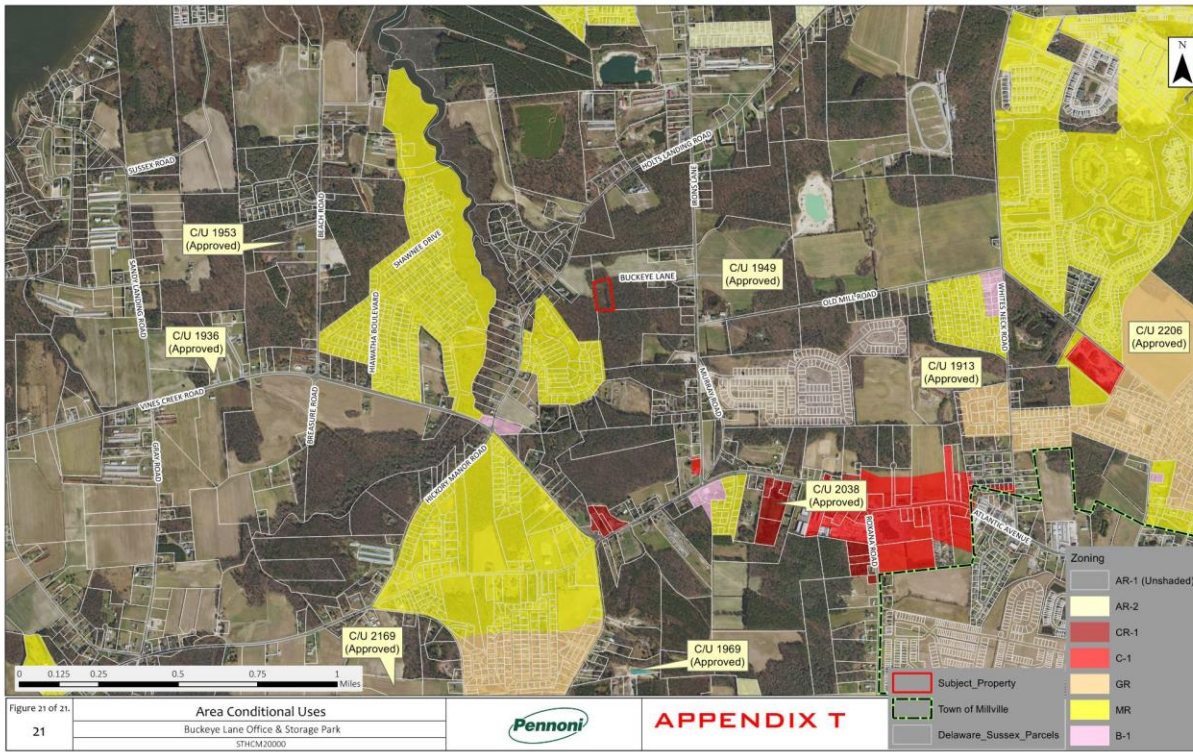
### A. THE PROPERTY

Pennoni reviewed available historical information for indications of past usage that may have had an environmental impact on the Site. This historical review included aerial photographs of the Site and surrounding vicinity for year 1926, 1937, 1954, 1961, 1968, 1992, 1997, 2002, 2007, 2012, and 2017. Information depicted on aerial photographs indicates active farming of the Property up to 2020 and since then has been allowed to become a successional field.

According to the Division of Historical and Cultural Affairs, no known archaeological sites or known National Register-listed or eligible properties are on the parcel.

### B. SURROUNDING NEIGHBORHOOD

The property is located in an agricultural and residential area. The property is bordered on the north by agricultural lands currently zoned AR-1 within the Coastal Area according to the 2019 Sussex County Comprehensive Plan; on the south by an existing AR-1 Zoned Lands within the Coastal Area according to the 2019 Sussex County Comprehensive Plan; on the east by AR-1 lands with a single-family detached dwelling which is also located within the Coastal Area; and on the west by AR-1 Zoned Lands also within the Coastal Area. The property is accessed by Buckeye Lane which intersects SCR 348 also known as Irons Lane, a Local Road with an existing Right-of-way of 50-feet.



## **V. ANALYSIS OF REQUIRED INFORMATION**

### **A. STORMWATER MANAGEMENT**

Stormwater structures are very effective techniques for providing channel protection and pollutant removal prior to entering the existing streams. The importance of stormwater structures can be attributed to their proven ability to attenuate runoffs from design storm events. Stormwater structures, existing wooded vegetation and wetlands are common practices for treating stormwater runoffs.

It is the stated goal of the project to provide in general, all Erosion & Sediment Control (ESC) and Stormwater Management (SWM) Best Management Practices (BMPs) which will comply with DNREC standards and specifications in accordance with current guidance documents and policies. Green Technologies and Pollution Control Strategies will be implemented to reduce nitrogen and phosphorus loads to their mandated levels.

Stormwater design for this site will primarily be contained onsite through proposed Ephemeral Constructed Wetland BMP. The project will strive to balance the soil cut and fill in order to limit hauling away or bringing in soil thereby saving money and reducing the environmental impact by using "Ephemeral Constructed Wetlands" for onsite stormwater quality and quantity management. The site is located in a fair/good groundwater recharge area, based on Pennoni's review of available maps (see Ground Water Recharge). The site primarily has a general Hydrologic Soil Group A rating with approximately 0-2 percent slope. Group A soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands.

According to the DNREC...the Ephemeral Constructed Wetlands will mimic natural wetlands areas to treat urban stormwater runoff by incorporating permanent pools with shallow storage areas and water tolerant vegetation. The design of these BMP's allows for shallow ponding and long residence time for greater pollutant removal such as gravitational settling, biological uptake & microbial activity. The system allows for Total Nitrogen (TN) and Phosphorus (TP) reduction along with Total Suspended Solids (TSS) ranging from 20% to 60% respectively. Runoff from each rain event is detained and treated in the BMP until it is displaced by runoff from the next storm. By capturing and retaining runoff during storm events, BMP's control both storm water quantity and quality. The initial one-inch rainstorm will be completely contained to further enhance water quality with the higher storm events overflowing through a spillway and into the existing wetlands. A constructed wetland BMP works well with high groundwater tables and provides aesthetic and wildlife habitat benefits which will enhance the existing nature of the site and expand the presence of environmental wetlands.

During the design of the stormwater practices the designers and the developer will continue to work with the Sussex Conservation District to achieve the best management practice for the development.

## B. WATER SUPPLY

This project will be serviced by a proposed private on-site well.

As part of the preparation of site utility plans, approvals by the Fire Marshal Office, DNREC , and approval by Sussex County will be secured for this project.

## C. WASTEWATER TREATMENT

This project will be serviced by a private on-site septic system. DNREC approved Site Evaluation Permit 565572 on July 7, 2021, see attachment. The site is located in the Tier 2 – Sussex County Planning Area but per coordination with the County Engineering Department, cannot be annexed into the sewer district.

As part of the preparation of site utility plans, approvals by DNREC and by Sussex County will be secured for this project for a proposed onsite wastewater disposal system.

## D. TRAFFIC

Irons Lane (SCR 348) which is a DeIDOT Local Road with an existing right-of-way of 50-feet and currently has an Average Daily Trip count of 4,702 vehicles per day. The entrance to the property on Buckeye Lane will add 58 total new trips. We have obtained DeIDOT approval, the existing entrance will be shifted north to line up with the existing commercial entrance on the opposite side and be reconstructed as a standard 24' wide commercial entrance to service the subject property and adjacent properties currently sharing the existing entrance.

The proposed development proposes less than 100 trips and was able to submit for a Small Commercial Entrance Permit which we have obtained. Due to the site located within a Level 2 State Investment area, the developer was required to pay a sidewalk / shared use path fee in lieu (Fee = \$10,205.00) for future connectivity along Irons Lane.

## E. SPECIES AND HABITAT

No critical habitat was identified within the project area.

## F. WETLANDS

There are no indicators of existing wetlands on the property.

## G. FORESTS

There are no forested areas within the subject property with the exception for some trees being removed along the property boundary and to allow for the stormwater basin on the adjacent property. Alternatively, the developer will provide for additional native tree, shrub and/or native herbaceous vegetation plantings in remaining areas of open space and landscape buffer areas as part of the overall esthetics of the project.

## H. INFRASTRUCTURE

All infrastructure needs and upgrades will be funded by the applicant. Additional public infrastructure that will benefit the community, such as, road improvements and access improvements and safe pedestrian movement will be paid for by the applicant.

Transportation Improvements	-	Delaware Department of Transportation
Drainage Improvements	-	Sussex Conservation District & DNREC
Wastewater Improvements	-	DNREC
Domestic Water & Fire Protection	-	Fire Marshal
Electrical Improvements	-	Delmarva Power
Phone	-	Verizon
Cable	-	Comcast
Fiber Optic	-	Verizon
Gas (if necessary)	-	Eastern Shore Natural Gas Company, a subsidiary of Chesapeake Utilities

All of these utilities ensure quality growth of development by the planning and developing of infrastructure and services in the County to complement State and local planning efforts with adequate water, sewer, electricity, natural gas, and fiber optic infrastructure to the property.

## I. HISTORIC AND CULTURAL RESOURCES

A search of this property on the Division of Historical and Cultural Affairs Office data base showed that Nothing is known within this parcel.

## J. TMDLs

The project is in the greater Inland Bay drainage area, specifically within the Indian River Bay watershed. In response to concerns about the need for reducing nonpoint source nutrient (nitrogen and phosphorus) and bacterial pollutants to levels enough to meet the prescribed TMDL reduction requirements in the Indian River Bay watershed, a comprehensive process known as a pollution control strategy (PCS) has been developed to enable such reductions. Specifically, a PCS is a combination of best management practices and control technologies that reduce nutrient and bacterial pollutant runoff loading in waters of a given watershed to level(s) consistent with the TMDL(s) reduction levels specified for that watershed. The Stormwater BMP's that will meet the States current requirements will reduce the reduce nutrient and bacterial pollutant runoff loadings as part of the design for this project.

## K. FLOODPLAINS

Based on the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) dated June 20, 2018, Map Number 10005C0495K, the subject property is located in a Zone "X" unshaded.

Zone X unshaded, are areas of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level and which are the areas outside the SFHA and higher than the elevation of the 0.2-percent-annual-chance flood.

## **VI. REFERENCES**

1. Pennoni Boundary Survey
2. Pennoni GIS Mapping
3. U.S. Department of Interior, Geological Survey, Topographic Map, Sussex County, Delaware
4. Federal Emergency Management Agency (FEMA), 2018. Flood Insurance Rate Map (FIRM), Sussex County, Delaware
5. U.S. Department of Agriculture, Natural Resources Conservation Service, Web Soil Survey, Sussex County
6. Groundwater Recharge Potential, Sussex County, Delaware. Delaware Geological Survey
7. Delaware Environmental Navigator
8. 2019 Sussex County Comprehensive Plan – The Sussex Plan
9. Sussex County Zoning Code
10. Department of Transportation Functional Maps

**TAB 3**  
**EXHIBITS**

**PLANT SCHEDULE**

KEY	QTY	BOTANICAL NAME	COMMON NAME	HT	CONT.	SPACING
<b>TREES</b>						
QB	8	QUERCUS BICOLOR	WHITE OAK	1.5" CAL	B&B	AS SHOWN
QP	8	QUERCUS PHELLOS	WILLOW OAK	1.5" CAL	B&B	AS SHOWN
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B	AS SHOWN
CF	14	CORNUS FLORIDA	FLOWERING DOGWOOD	1.5" CAL	B&B	AS SHOWN
PA	10	PICEA ABIES	NORWAY SPRUCE	5' HGT	B&B	AS SHOWN
PS	12	PINUS STROBUS	WHITE PINE	5' HGT	B&B	AS SHOWN

\*NOTE - USE PLANT SYMBOLS RESPECTIVELY TO IDENTIFY LOCATION OF PLANTS ON PLAN  
EXISTING VEGETATION TO BE UTILIZED AS MUCH AS POSSIBLE

**TREE SYMBOL LEGEND**

PROPOSED	DESCRIPTION
----------	-------------

- LARGE DECIDUOUS SHADE TREE (QP)
- LARGE DECIDUOUS SHADE TREE (QB)
- MEDIUM DECIDUOUS TREE (CF)
- MEDIUM DECIDUOUS TREE (CC)
- MEDIUM-LARGE CONIFEROUS TREE (PA)
- MEDIUM-LARGE CONIFEROUS TREE (PS)

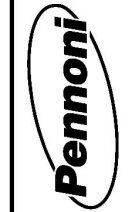
**LEGEND**

- PROPOSED BUILDING
- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING RESTRICTION LINE
- PROPOSED FENCE LINE
- PROPOSED LANDSCAPE BUFFER
- PROPOSED CENTERLINE ROAD
- EXISTING SPOT ELEVATION
- IRON ROD FOUND
- IRON PIPE FOUND
- CONCRETE MONUMENT FOUND
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED GRAVEL
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED ELECTRIC SERVICE
- PROPOSED WATER SERVICE



LANDSCAPE CERTIFICATION:  
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE REGULATIONS AND LAWS OF THE STATE OF DELAWARE.

ERIC W. WAHL, RLA (DE# S1-0000409) DATE  
PENNONI ASSOCIATES INC.  
18072 DAVIDSON DRIVE MILTON, DE 19968



**PENNONI ASSOCIATES INC.**  
18072 Davidson Drive  
Milton, DE 19968  
T 302.684.8030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

**BUCKEYE LANE OFFICE & STORAGE PARK**  
BUCKEYE LANE  
DAGSBORO, DELAWARE 19839  
TM: 1347.00-143.00

**LANDSCAPE PLAN**

SOUTHERN COMFORT DELAWARE, LLC  
30101 HOLTS LANDING ROAD  
DAGSBORO, DE 19839

NO.	DATE	REVISIONS	BY

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

PROJECT	STHCM20000
DATE	2020-09-01
DRAWING SCALE	1"=50'
DRAWN BY	TPM
APPROVED BY	AMD

**CS2001**  
SHEET 5 OF 6



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

NICOLE MAJESKI  
SECRETARY

August 03, 2021

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

**SUBJECT: Letter of No Objection to Recordation**  
**Buckeye Lane Storage Park**  
Tax Parcel # 134-7.00-143.00  
SCR00348-IRONS LANE  
Baltimore Hundred, Sussex County

Dear Mr. Whitehouse:

The Department of Transportation has reviewed the Site Plan, dated July 8, 2021 (signed and stamped July 8, 2021), for the above referenced site, and has no objection to its recordation as shown on the enclosed drawings. This "No Objection to Recordation" approval shall be valid for a period of **five (5) years**. If the Site Plan is not recorded prior to the expiration of the "No Objection to Recordation", then the plan must be updated to meet current requirements and resubmitted for review and approval.

**This letter does not authorize the commencement of entrance construction.** Entrance plans shall be developed in accordance with DelDOT's [Development Coordination Manual](#) and submitted to the Development Coordination Section for review and approval.

This "No Objection to Recordation" letter is not a DelDOT endorsement of the project discussed above. Rather, it is a recitation of the transportation improvements, which the applicant may be required to make as a pre-condition to recordation steps and deed restrictions as required by the respective county/municipality in which the project is located. If transportation investments are necessary, they are based on an analysis of the proposed project, its location, and its estimated impact on traffic movements and densities. The required improvements conform to DelDOT's published rules, regulations and standards. Ultimate responsibility for the approval of any project rests with the local government in which the land use decisions are authorized. There



Buckeye Lane Storage Park  
Mr. Jamie Whitehouse  
Page 2  
August 03, 2021

may be other reasons (environmental, historic, neighborhood composition, etc.) which compel that jurisdiction to modify or reject this proposed plan even though DeIDOT has established that these enumerated transportation improvements are acceptable.

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

Very truly yours,



R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Theodore Banks, Southern Comfort Delaware, LLC  
Alan Decktor, Pennoni Associates, Inc.  
Nicholas Torrance, Sussex County Planning & Zoning  
William Kirsch, South District Entrance Permit Supervisor  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer



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

NICOLE MAJESKI  
SECRETARY

August 03, 2021

Alan Decktor  
Pennoni Associates, Inc.  
18072 Davidson Drive  
Milton, Delaware 19968

**SUBJECT: Small Commercial Entrance Plan Approval Letter**  
**Buckeye Lane Storage Park**  
Tax Parcel #134-7.00-143.00  
SCR00348-IRONS LANE  
Baltimore Hundred, Sussex County

Dear Decktor:

The Delaware Department of Transportation (DelDOT) has reviewed your request, dated June 11, 2021, requesting a new Small Commercial Entrance. We have determined that this project is eligible and have issued an approved Entrance Plan dated August 03, 2021. This plan approval shall be valid for a period of **one (1) year**. If an entrance permit has not been obtained within one year, then the project must be resubmitted for review and approval.

The applicant acknowledges and accepts additional requirements may need to be constructed in the State of Delaware Right-of-Way to promote the safety and functionality of the applicants' new commercial entrance facility. These changes may be addressed as 'field changes' and could include but are not limited to the following items: sign relocation or placement, striping removal, additional striping, additional paving/repairs and additional transportation facility repairs or upgrades. Further the applicant agrees to adhere to all Maintenance of Traffic requirements that will be outlined in the Pre-Construction meeting.

**This letter does not authorize the commencement of entrance construction. The following items will be required prior to the permit being issued. A pre-construction meeting may be required as determined by the South District Public Works office.**

1. A copy of the Site Plan which is consistent with the DelDOT "General Conformity" stamped plan.
2. Three (3) copies of the approved entrance plans.
3. Completed permit application.



Buckeye Lane Storage Park  
Decktor  
Page 2  
August 03, 2021

4. Executed agreements (i.e. construction, signal, letter).
5. An itemized construction cost estimate (only for entrance improvements).
6. A 150% security for the entrance improvements based upon an approved itemized construction cost estimate and W-9 form (if providing escrow).
7. A letter of source of materials, work schedule, list of subcontractors, emergency telephone numbers and names of contact persons.

Please contact the South District Public Works office (302) 853-1340 concerning any questions you may have relative to the aforementioned required items.

Sincerely,



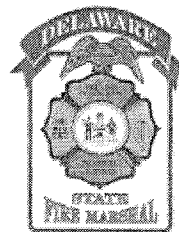
R. Stephen McCabe  
Sussex County Review Coordinator  
Development Coordination

cc: Theodore Banks, Southern Comfort Delaware, LLC  
Jamie Whitehouse, Sussex County Planning & Zoning Commission  
Nicholas Torrance, Sussex County Planning & Zoning  
Jessica L. Watson, Sussex Conservation District  
Matt Schlitter, South District Public Works Engineer  
Scott Rust, South District Public Work Manager  
James Argo, South District Project Reviewer  
William Kirsch, South District Entrance Permit Supervisor  
Jerry Nagyiski, Safety Officer Supervisor  
Jennifer Pinkerton, Chief Materials & Research Engineer  
Linda Osiecki, Pedestrian Coordinator  
John Fiori, Bicycle Coordinator  
Mark Galipo, Traffic Development Coordination Engineer  
Tim Phillips, Maintenance Support Manager  
Dan Thompson, Safety Officer North District  
Jared Kauffman, DTC Planner  
James Kelley, JMT  
Wendy L. Polasko, Subdivision Engineer  
Kevin Hickman, Sussex County Reviewer



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

22705 Park Avenue  
Georgetown, DE 19947



**SFMO PERMIT**

**Plan Review Number:** 2021-04-207860-MJS-02

**Tax Parcel Number:** 134-7.00-143.00

**Status:** Approved as Submitted

**Date:** 08/20/2021

**Project**

Buckeye Lane Office & Storage

Buckeye Lane

Southern Comfort Delaware LLC

Dagsboro DE 19939

**Scope of Project**

**Number of Stories:**

**Square Footage:**

**Construction Class:**

**Fire District:** 84 - Millville Volunteer Fire Co

**Occupant Load Inside:**

**Occupancy Code:**

**Applicant**

Alan Decktor  
18072 Davidson Drive  
Milton, DE 19968

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.

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.

A final inspection is required.

This Plan Review Project was prepared by:

Desiree McCall

## FIRE PROTECTION PLAN REVIEW COMMENTS

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**Plan Review Number:** 2021-04-207860-MJS-02

**Tax Parcel Number:** 134-7.00-143.00

**Status:** Approved as Submitted

**Date:** 08/20/2021

### 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](http://www.statefiremarshal.delaware.gov). These plans were not reviewed for compliance with the Americans with Disabilities Act (ADA). These plans were not reviewed for compliance with any Local, Municipal, nor County Building Codes.

**1014 A** Per Fire Flow Table 1, the following occupancies: Storage, Industrial, and Mercantile Shall not exceed 5,000 aggregate gross square footage; and Shall have a minimum setback of 15' from all property lines and 15' setback from exposure hazards on the samesame property; OR Shall not exceed 10,000 aggregate square footage; and Shall have a minimum setback of 25' from all property lines and 15' setback from exposure hazards on the same property.

**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.

**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.

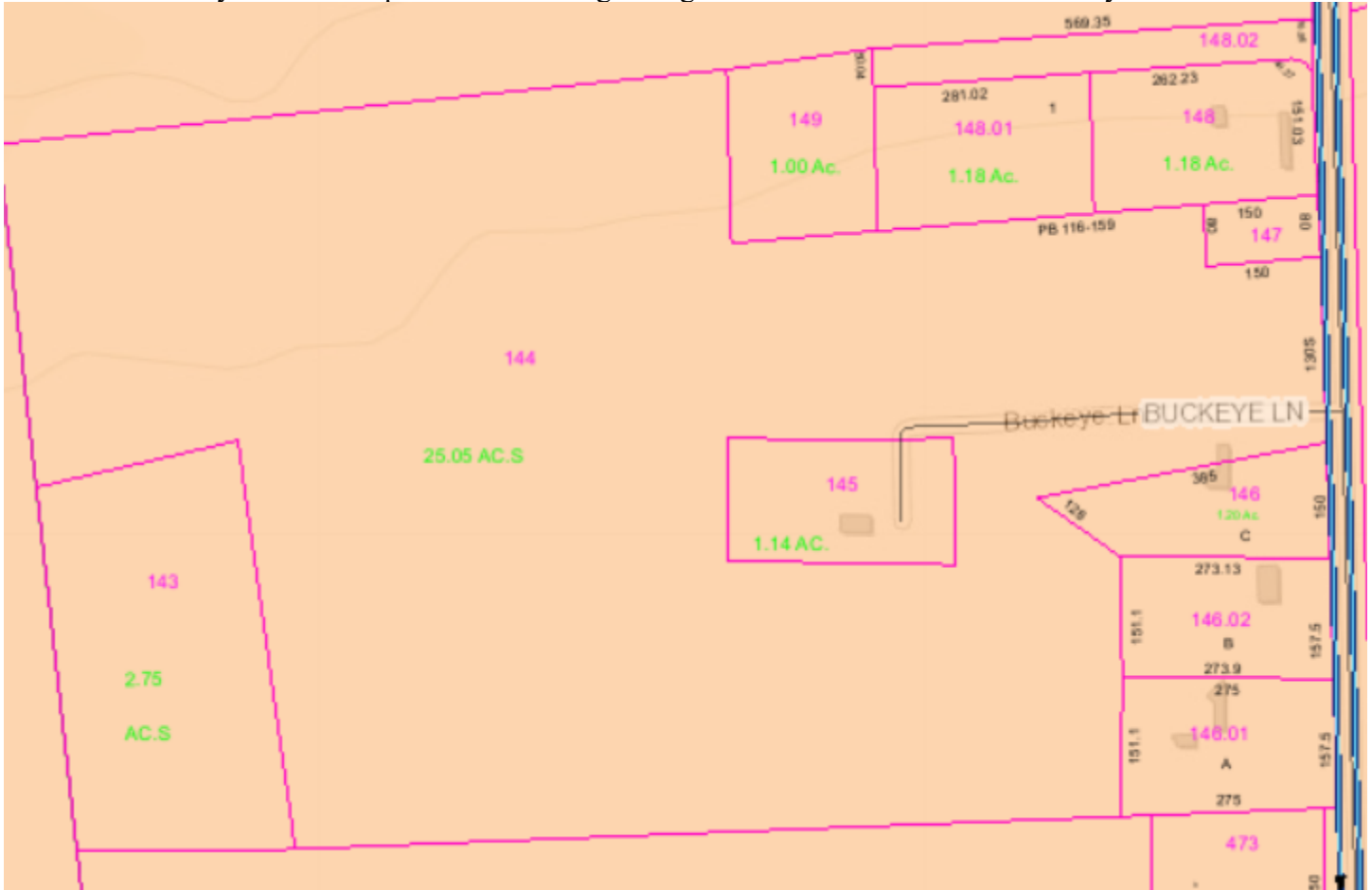
## Alan M. Decktor

---

**From:** John J. Ashman <jashman@sussexcountyde.gov>  
**Sent:** Thursday, July 8, 2021 3:47 PM  
**To:** Alan M. Decktor  
**Subject:** RE: TX Map # 134-7.00-143.00

Alan,

Pressure lines only and several parcels from being contiguous to the sewer district boundary.



John

---

**From:** Alan M. Decktor <ADecktor@Pennoni.com>  
**Sent:** Thursday, July 8, 2021 3:41 PM  
**To:** John J. Ashman <jashman@sussexcountyde.gov>  
**Subject:** TX Map # 134-7.00-143.00

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

John,

Ted Banks said he was discussing with you about properties along Irons Lane in Dagsboro Area. He mentioned there is an existing sewer main in Irons Lane and ending near Buckeye Lane, is this correct? The identified property above is on Buckeye Lane, can you share the GIS information of this area.

Thanks

**Alan M. Decktor, PE, ENV SP**

**Pennoni**

18072 Davidson Drive | Milton, DE 19968

**Direct:** +1 (215) 254-7853

[www.pennoni.com](http://www.pennoni.com) | [ADecktor@Pennoni.com](mailto:ADecktor@Pennoni.com)



[Watch Now: High Wind Design!](#)

The soils on this site are approved when the following is completed in full and signed by the approving authority. The information contained in this site evaluation reflects Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of the review. Exhibits and Regulations cited in this report refer to DNREC "Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems." Isolation distance requirements, limited area of suitable soils, filling, removal, and/or **compaction** of the soil **may negate** construction permit approval or modify the type of system that can be permitted. All information should be verified by interested parties prior to design and installation of the septic system. This is not a construction permit.

**INLAND BAYS**

Tax Map #: 134-7.00-143.00

Lot #:

Property Owner(s): Southern Comfort Delaware LLC

Evaluation Is For: New Construction

Special Watershed/ Zone: Inland Bays & Shellfish Waters

Disposal System Option 1: Sand Mound

Option 1 Location: Vicinity of Boring(s) 1, 2 and 3

Option 1 Limiting Zone: 22" to redoximorphic features.

Disposal System Option 2: I/A Peat Biofilter

Option 2 Location: Vicinity of Boring(s) 1, 2 and 3

Option 2 Limiting Zone: 22" to redoximorphic features.

**"Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the on-site wastewater treatment and disposal system."**

**Design Considerations & Comments:** See Exhibit Q (Elevated Sand Mound) in the 1985 Regulations (amended 1/11/2014) and Section 5.3.31 (I/A Disposal Systems) in the 1985 Regulations (amended 1/11/2014). A 100 foot isolation distance is required from all domestic wells and a 150 foot isolation distance is required from all public and industrial wells. A lesser well isolation distance may be approved for domestic wells, contact the water Supply Branch at (302) 739-9944.

The potential disposal area(s) is/are a maintained field and located within a backslope landscape position(s) with slopes ranging from 1 to 2 percent.

All soil borings, disposal area(s), and other pertinent features of interest were located on a plot drawing adapted from the tax map. Pertinent features were recorded with a handheld GPS unit with reported sub-meter accuracy and located from the iron pipe located at the northwest corner of the parcel. The system designer should field-verify all isolation distances prior to permitting.

RECEIVED

07/01/2021

GROUNDWATER

\* Other disposal options include any conventional or innovative/alternative technologies approved by DNREC.

\* The approval of this site for an Alternative Design/ Technology system is based solely on DNREC policy and Section 5.3.31 of the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems.

\* There are no wetlands on the parcel/property under investigation.

PAID

\$ 75.00 07/01/2021

This report has been prepared by or under the supervision of: \_\_\_\_\_, License # D-4455

William J. Gangloff



The **soils** on this site are approved when the following is completed in full and signed by the approving authority. The information contained in this site evaluation reflects Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of the review. Exhibits and Regulations cited in this report refer to DNREC "Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems." Isolation distance requirements, limited area of suitable soils, filling, removal, and/or **compaction** of the soil **may negate** construction permit approval or modify the type of system that can be permitted. All information should be verified by interested parties prior to design and installation of the septic system. This is not a construction permit.

**Tax Map #:** 134-7.00-143.00

**Property Owner(s):** Southern Comfort Delaware LLC

**Design Considerations & Comments (cont.):**

\* No construction traffic is to occur in the potential disposal area. The property owner / developer is responsible for placing a substantial barrier around the potential disposal area prior to beginning any site development. Final grading must ensure that no surface water is directed towards the disposal area. Soil disturbances in the disposal area will negate this Site Evaluation (see disclaimer above) and may require a re-evaluation. System installation should occur during proper moisture conditions. Accent Environmental, LLC is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future and that may affect the placement or design criteria of the disposal system. It is important to note that conditions between borings are, in fact, unknown.

**Notes:**

**INLAND BAYS**

**Replacement Disposal System:** Same as above if space allows or a Sand-Lined system in the area of the initial system. **Note:** Sand-lining of Low Pressure Pipe Disposal Systems is not permitted per DNREC regulations; in such situations a Sand-Lined Elevated Sand Mound or DNREC approved Alternative/Innovative system will be required.

**Location of Replacement Disposal System:** Adjacent to initial system.

**Limiting Zone for Replacement System:** Same as Above

**Instructions to Property Owner**

- 1) If the prescribed system is Full Depth Gravity or Capping Fill Gravity then contact a Class B System Designer; otherwise contact a Class C System Designer. For questions or clarification call the evaluator at (302) 352-1700 or DNREC at (302) 856-4561 (Sussex) or 302-739-9948 (Kent/NC).
- 2) Soils in the vicinity of **Option 1** have been assigned a permeability rate of **(75 MPI)** minutes per inch. Soils in the vicinity of **Option 2** have been assigned a permeability rate of **(75 MPI)** minutes per inch. Assigned rates are based on Exhibit W (Percolation Rates) in the 1985 regulations. You may use the assigned percolation rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned percolation rate, contact the evaluator or a Licensed Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing depth and location.
- 3) If you have questions, call the evaluator at (302) 352-1700 or DNREC at 302-856-4561 (Sussex) or 302-739-9948 (Kent/NC)

This report has been prepared by or under the supervision of: William J. Gangloff, License # D-4455

**For office use only**

**Disclaimer:** Approval of this site evaluation indicates only that the site evaluation, **based on information presented to us**, was conducted in compliance with these regulations. It is not an indication of the correctness or quality of the evaluation nor does it guarantee the evaluation is free of omissions.

Field Checked \_\_\_\_\_

Expiration Date 7/7/26

**DNREC APPROVED**

**IF THERE ARE QUESTIONS  
REGARDING THIS REPORT  
CONTACT CLASS D LICENSEE**

**THE CLASS D LICENSEE  
IS RESPONSIBLE FOR  
ERRORS/OMISSIONS**

Date 7/7/21

DNREC Reviewing Soil Scientist

Property Owner(s): Southern Comfort Delaware LLC

Tax Map #: 134-7.00-143.00

Owner(s) Address: 30101 Holts Landing Road

Lot #:

FEMA V Zone: No

Dagsboro DE 19939

Contact Phone: 302-684-8030

HUC #: 020403030205

Property Location: Terminus of Buckeye Lane (private); West of CR 348; Sussex County, DE

Property Size: 2.75 ac +/- Central Sewer: Not Available Central Water: Not Available HUC Name: White Creek-Indian River Bay

Depth to and Type of Limiting Zone Encountered:

Number 1	22"	to redoximorphic features;	>72	inches to free water	Aquic Arenic Hapludults
Number 2	44"	to redoximorphic features;	>72	inches to free water	Typic Quartzipsamments
Number 3	24"	to redoximorphic features;	>72	inches to free water	Aquic Arenic Hapludults
Number				inches to free water	
Number				inches to free water	
Number				inches to free water	

GPS: Number 1 N: 38.56098 W: 75.14749 Evaluator: William J Gangloff License: D-4455  
 Number 2 N: 38.56088 W: 75.14776 Evaluation Date: 6/10/2021

Summary of Evaluation: See Design Considerations & Comments on the Approval Page for property information and details on system design. See the plot plan for potential disposal area(s) location(s).

Disposal Option 1: Soils in the potential disposal area(s) is/are moderately well drained with slowly (75 MPI) permeable subsoil. Site conditions are suited for a(n) Sand Mound disposal system (hatched) in the vicinity of Boring(s) 1, 2 and 3. The potential disposal area(s) is/are a maintained field and located within a backslope landscape position(s) with slopes ranging from 1 to 2 percent. For design purposes, the limiting zone for Disposal Option 1 was assigned at 22" based on the depth to redoximorphic features. Free water levels ranged from >72" to >72". The slowly permeable infiltration rate of (75 MPI) was assigned to the the most hydraulically restrictive soil material encountered from 0 to 60 inches beneath the soil surface. In this area, the most restrictive soil texture was clay loam. This texture was identified in the parent material of Boring(s) number 3. Clay content, soil structure and consistence, and seasonal saturation were all factored into the assigned permeability rate.

\* Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the on-site wastewater treatment and disposal system.

\*Option 2: Soils in the vicinity of borings 1, 2 and 3 are also suited for an I/A Peat Biofilter disposal system with a 22 inch limiting zone and an estimated 75 MPI percolation rate.

\* There are no wetlands on the parcel/property under investigation.

6/19/21

Date

INLAND BAYS

Evaluator's Signature



Certified Professional Soil Scientist  
WILLIAM J. GANGLOFF, PhD  
24747

Note: Site evaluation information was collected for on-site wastewater disposal interpretations only. The information in this site evaluation and plot plan has been compiled from any of the following sources: tax map, deed, survey, recorded plot, or field located property corners, and may include anecdotal information supplied by property owners, adjacent residents, and/or other interested parties. Locations of wells and septic systems are by direct observation where possible, but are often based on information provided by permits, property owners, adjacent residents, and/or other interested parties. This plot plan represents the site conditions at the time of evaluation but it is not a survey. No title search has been conducted; any easements shown are from subdivision record plans or deed. Subsequent alteration of the site or adjacent properties may negate approval by the regulatory agency(ies) involved in permitting. All information should be reverified prior to purchase or use.

**Soil Profile Notes**

Tax Map #: 134-7.00-143.00  
 Job Number: 218-DS21-SF  
 Client / Location: PENNON / BUCKINGHAM

SF

Date: 6/10/2021



Accent Environmental, LLC  
 PO Box 788  
 Millsboro, DE 19966  
 www.aedemarva.com

Evaluated by or under the supervision of William Gangloff, PhD;  
 DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 1

Soil Boring or Test Pit

Relief: BACKSLOPE

Slope: 1-2%

22 inch Depth to Limiting Zone

>72 inch Depth to Free Water

60 MPI Estimated Permeability

OH Utilities: Y 1 N

Vegetation: CROSS FIELD

Notes:

- LOT OF NEARBY AREAS DISTURBED, FILLED, COMPACTED  
RCLY - ARIZON ONLY; LZ ~ 4.5, NO CL, SCL BE; SAMPLING ~ 72  
- SITE HIGHLY VARIABLE -- DEPENDS ON CL

Soil Classification:

ADUIC ARIZONIC INFLUENTS

Horizon	Depth	Colors		Redox Desc. Ab. S. Con.	Texture	Structure	Consistence	Notes
		Matrix	Redox					
Ap	0-12	2.5Y 3/3	None	None	LS	1FBR	VPR	
E	12-22	2.5Y 6/3	"	"	LS	1FBR	VPR	
B <sub>01</sub>	22-30	10YR 5/4	10YR 2/2 10YR 5/3	FIF FID	SCL+	1FBR	FR-FI	
B <sub>02</sub>	30-42	10YR 6/4	10YR 2/1 10YR 6/3	C2P C2P	SCL++	1mSB(C)	FI	
C <sub>1</sub>	42-62	10YR 7/4	None	None	LS+	M	VPR	
C <sub>2</sub>	62-66	10YR 7/3	10YR 2/1 10YR 6/3	C2F C2P	LS	M	VPR	
C <sub>3</sub>	66-72	10YR 7/1	10YR 6/8	C2F	LS	M	VPR	SB-2
Ap	0-12	10YR 6/3	None	None	LS	1FBR	VPR	LZ=44; FWD 72 MPI=50
B <sub>C</sub>	12-30	2.5Y 6/4	"	"	LS	1FBR	VPR	1-2% B KSLP FIELD
C <sub>1</sub>	30-44	2.5Y 6/3	"	"	LS	M	VPR	CROSS TYPIC
C <sub>2</sub>	44-50	10YR 7/3(u)	10YR 6/8 10YR 7/1	C2P C2F	LS	M	VPR	QUARTZIP SANDS
C <sub>3</sub>	50-62	10YR 5/4	10YR 2/1 10YR 6/8	C2P C2P	SCL+	M	FR-FI	
C <sub>4</sub>	62-72	10YR 7/3	10YR 6/8 10YR 7/1	FIF FIF	LS	M	VPR	

Site Evaluator's Signature: \_\_\_\_\_

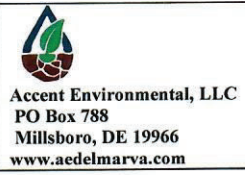
WG

**Soil Profile Notes**

SE

Tax Map #: 134-7.00-143.00

Date: 6/10/2021



Job Number: 218-AS21-SE

Client / Location: PENNONI / BUCKINGHAM

Evaluated by or under the supervision of William Gangloff, PhD;  
DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 3

Soil Boring or Test Pit

Relief: BACKSLOPE

Slope: 1-2%

24 inch Depth to Limiting Zone

Vegetation: GRASS / MAINTAINED FIELD

292 inch Depth to Free Water

Notes:

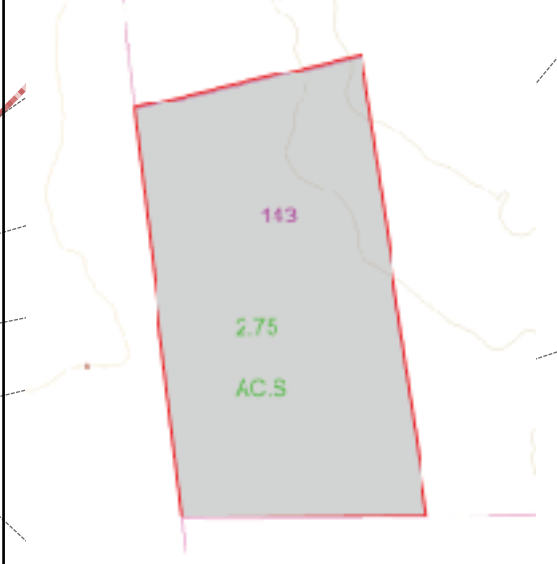
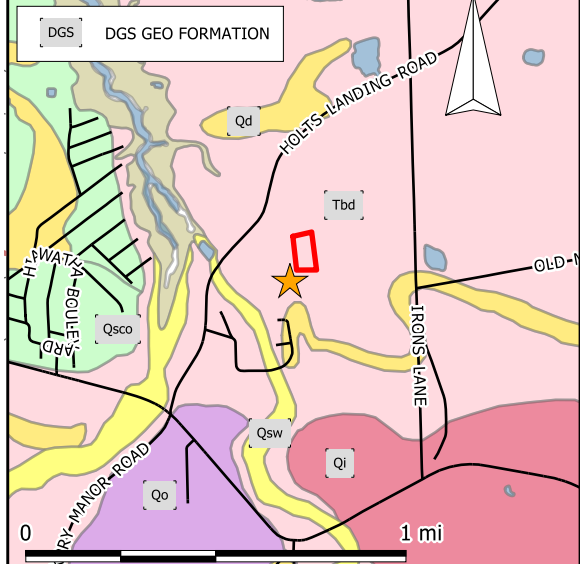
75 MPI Estimated Permeability

OH Utilities: Y / (N)

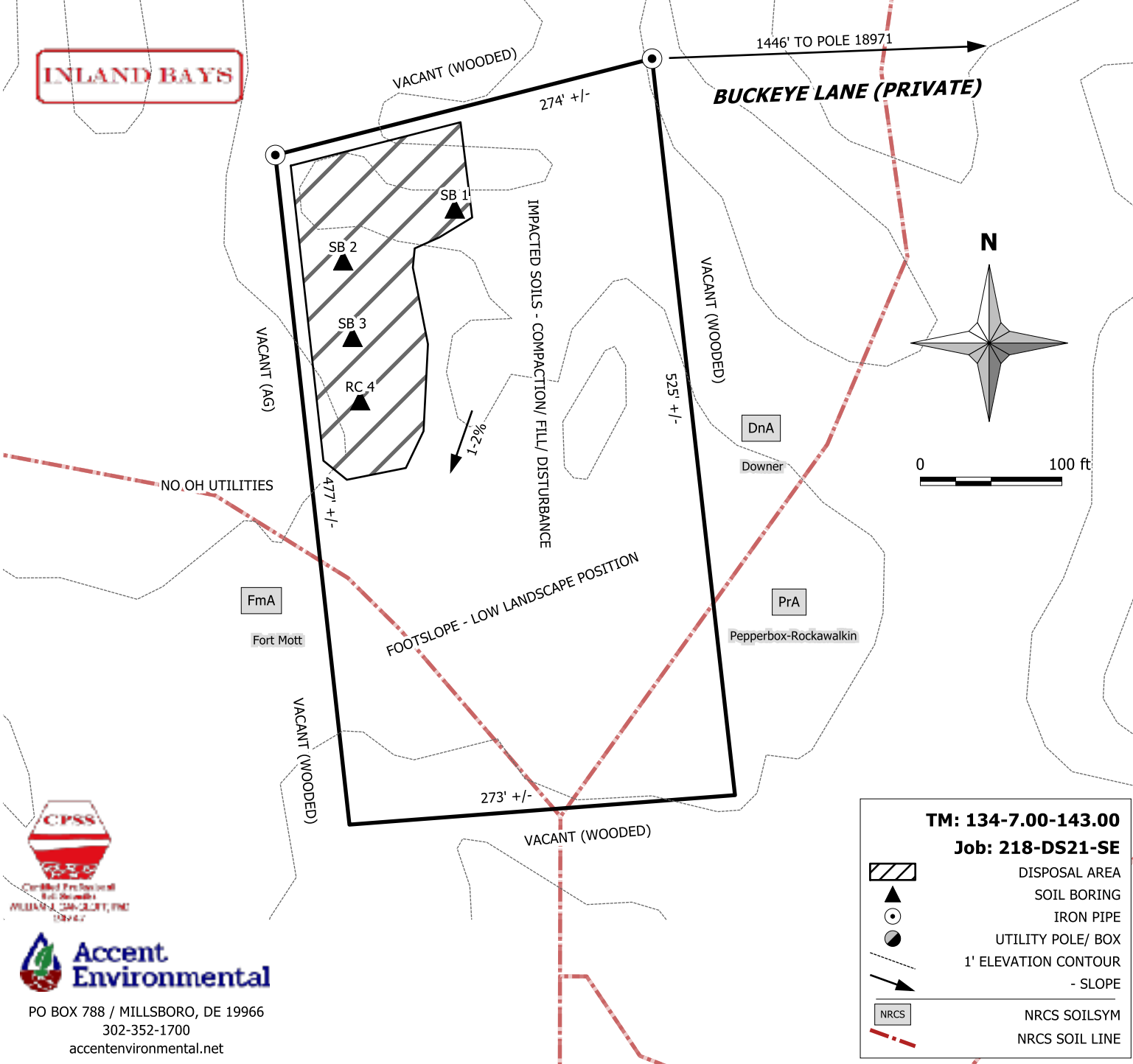
Soil Classification: ARVIC MBRIC INPUDULB

Horizon	Depth	Colors		Redox Desc.	Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.				
Ap	0-12	2.5Y3/3	None	None	LS	1FQ	VIP	
E	12-24	2.5Y6/3	"	"	LS	1FBI	VIP	
Be	24-30	10YR5/4	10YR7/1 10YR6/6	FIP FIP	SCL	1MSBY	FI	
Bt2	30-36	10YR5/6	10YR6/1 10YR5/5	CIP CIF	SCL+	1MABR	FI	
C1	36-42	10YR7/3	10YR7/1 10YR6/6	F126 F12P	LS	M	VIP	
Cg2	42-62	10YR6/1	10YR5/8	MIP	CL	M	FI	
C3	62-72	10YR7/3	10YR7/1 10YR6/6	C2F C2P	LS	M	VIP	

Site Evaluator's Signature: WG



**INLAND BAYS**



PO BOX 788 / MILLSBORO, DE 19966  
 302-352-1700  
 accentenvironmental.net

**TM: 134-7.00-143.00**  
**Job: 218-DS21-SE**

	DISPOSAL AREA
	SOIL BORING
	IRON PIPE
	UTILITY POLE/ BOX
	1' ELEVATION CONTOUR
	- SLOPE
	NRCS SOILSYM
	NRCS SOIL LINE

PARID: 134-7.00-143.00  
SOUTHERN COMFORT DELAWARE LLC

ROLL: RP

**Property Information**

---

Property Location:

Unit:

City:

State:

Zip:

Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	2.7500
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	/PB

100% Land Value:	\$2,700
100% Improvement Value	\$100
100% Total Value	\$2,800

**Legal**

---

Legal Description	W/IMP
-------------------	-------

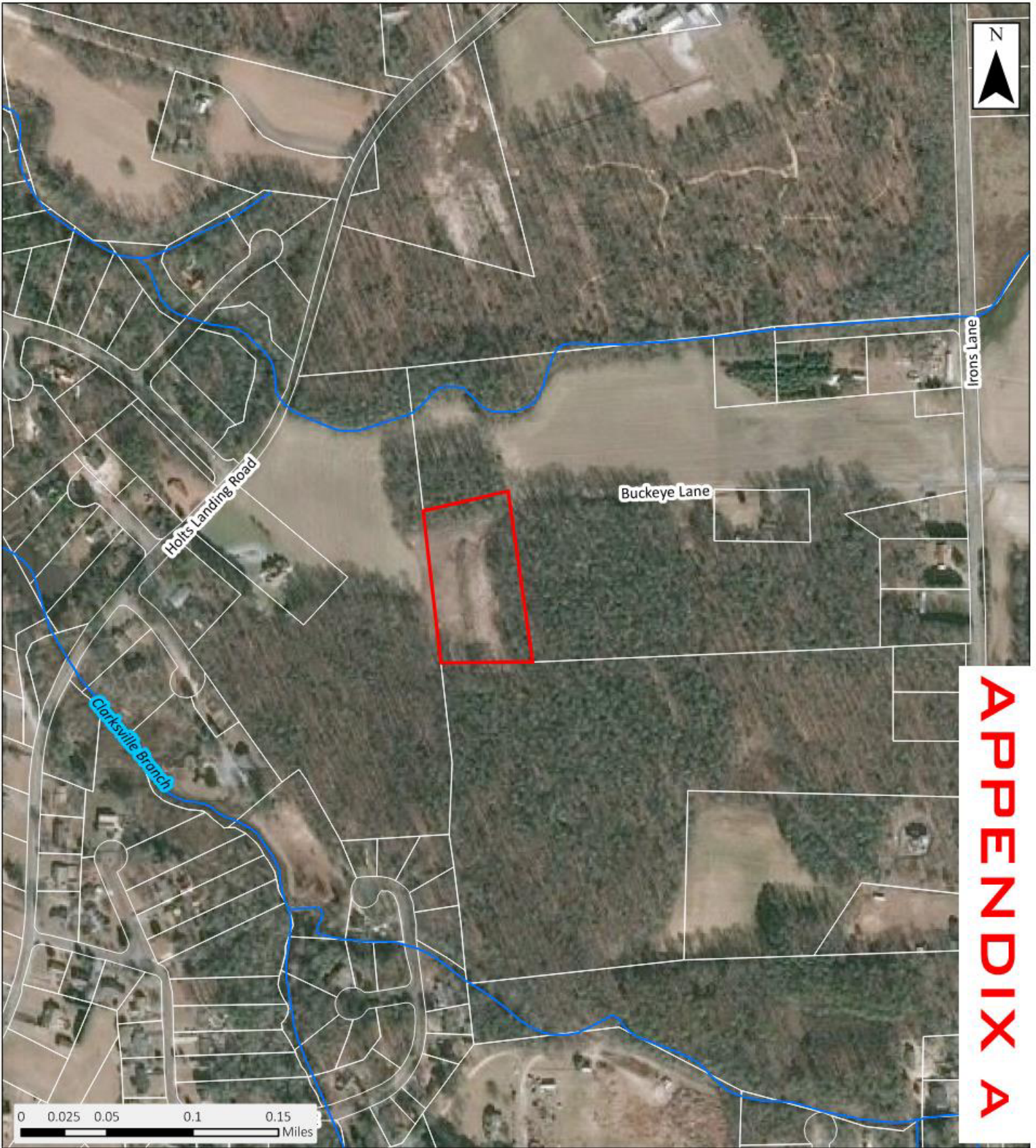
**Owners**

---

Owner	Co-owner	Address	City	State	Zip
SOUTHERN COMFORT DELAWARE LLC		30101 HOLTS LANDING ROAD	DAGSBORO	DE	19939

**TAB 4**

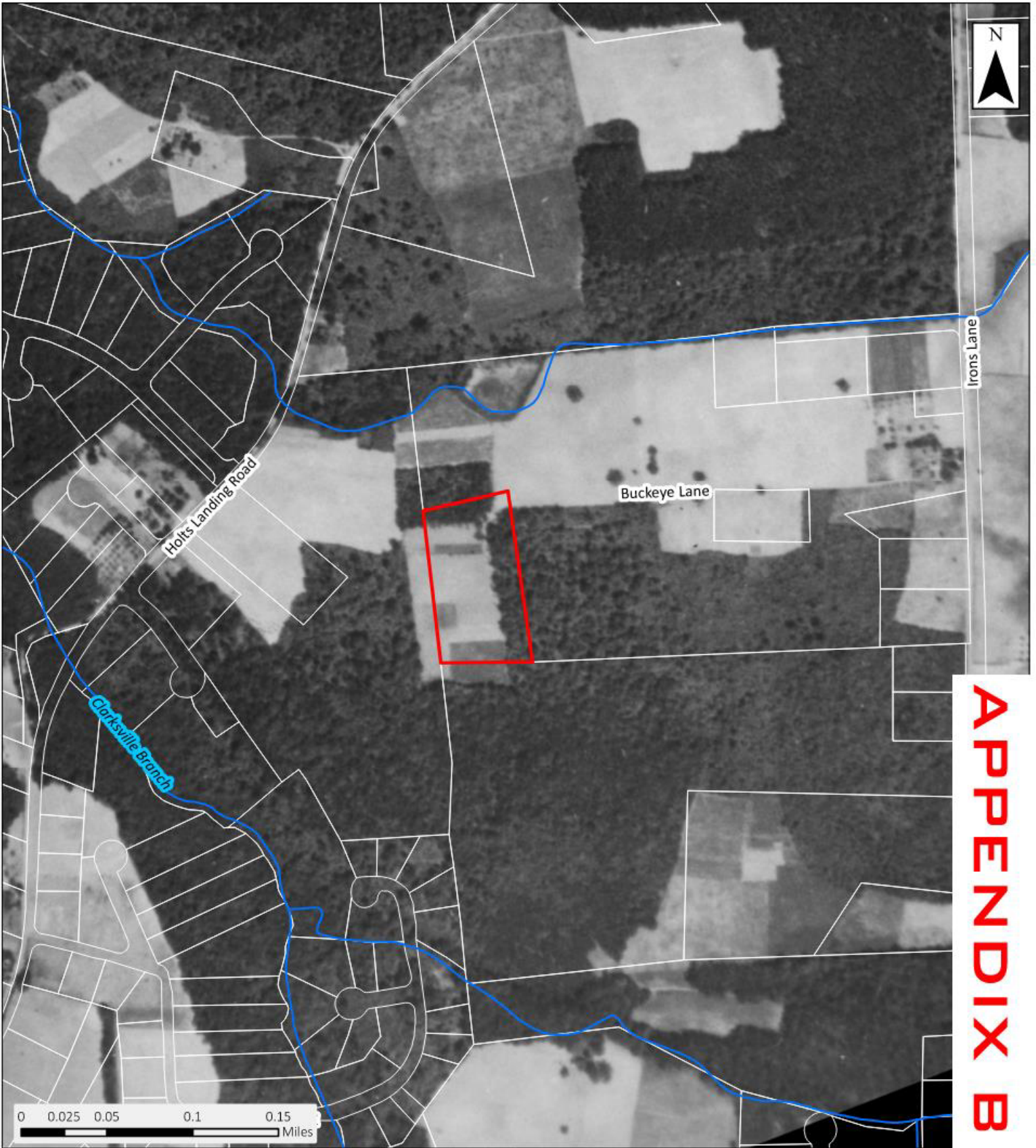
**MAPS**




**APPENDIX A**

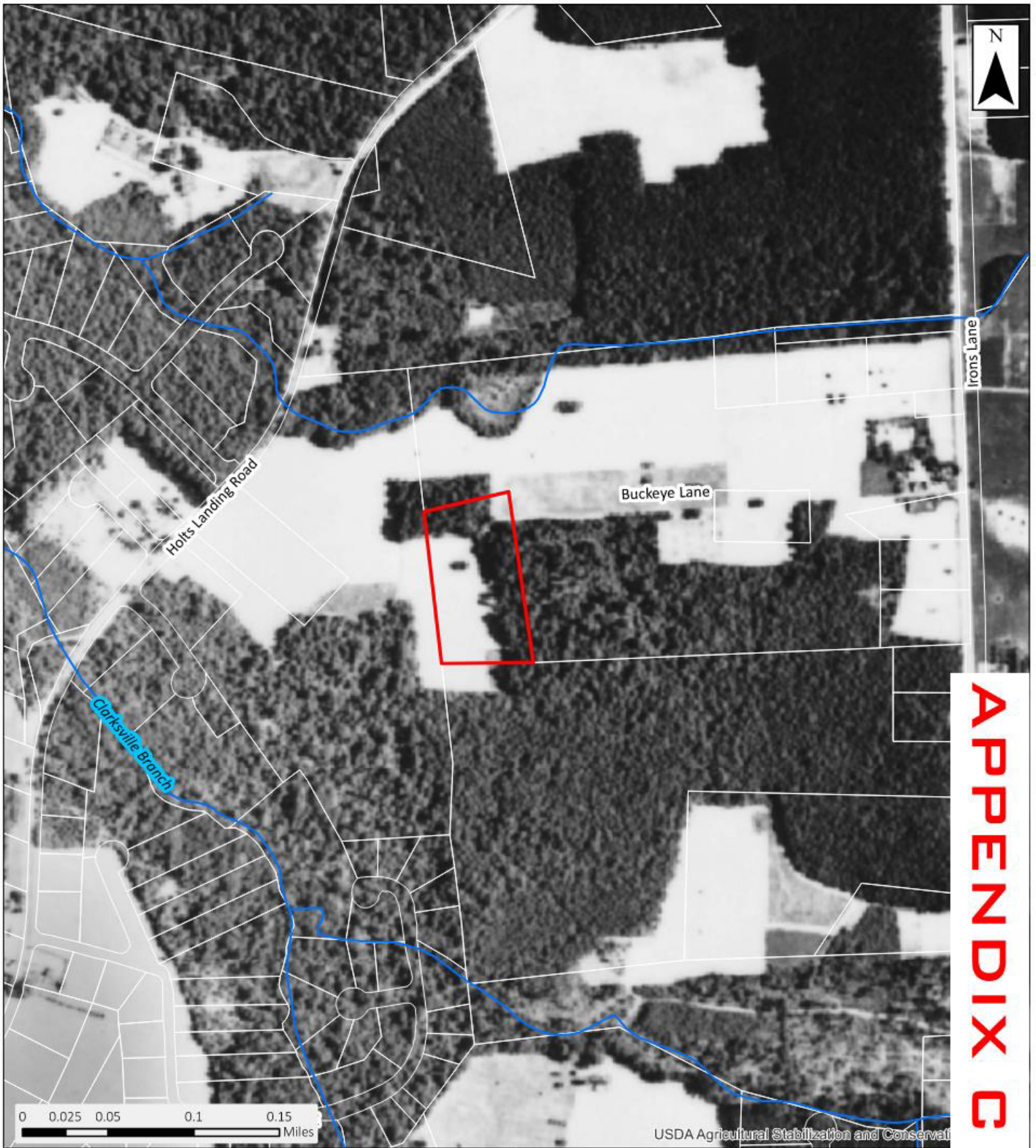
Figure 1 of 21.  <b>1</b>	<b>2019 Aerial Image</b>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
	Buckeye Lane Office & Storage Park		
	STHCM20000		






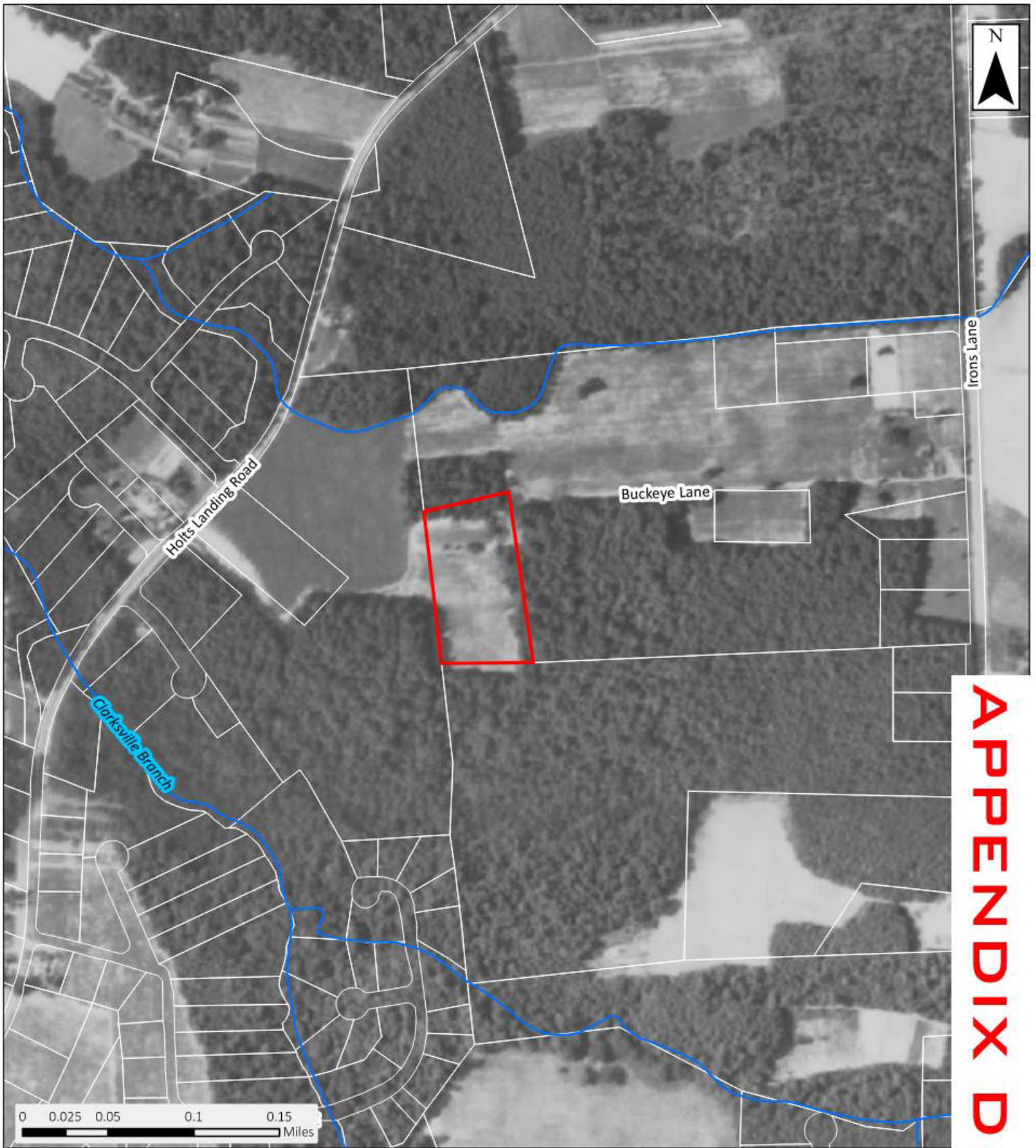
**APPENDIX B**

<p>Figure 12 of 21.</p> <p><b>12</b></p>	<p><b>1926 Orthophoto</b></p> <p>Buckeye Lane Office &amp; Storage Park</p> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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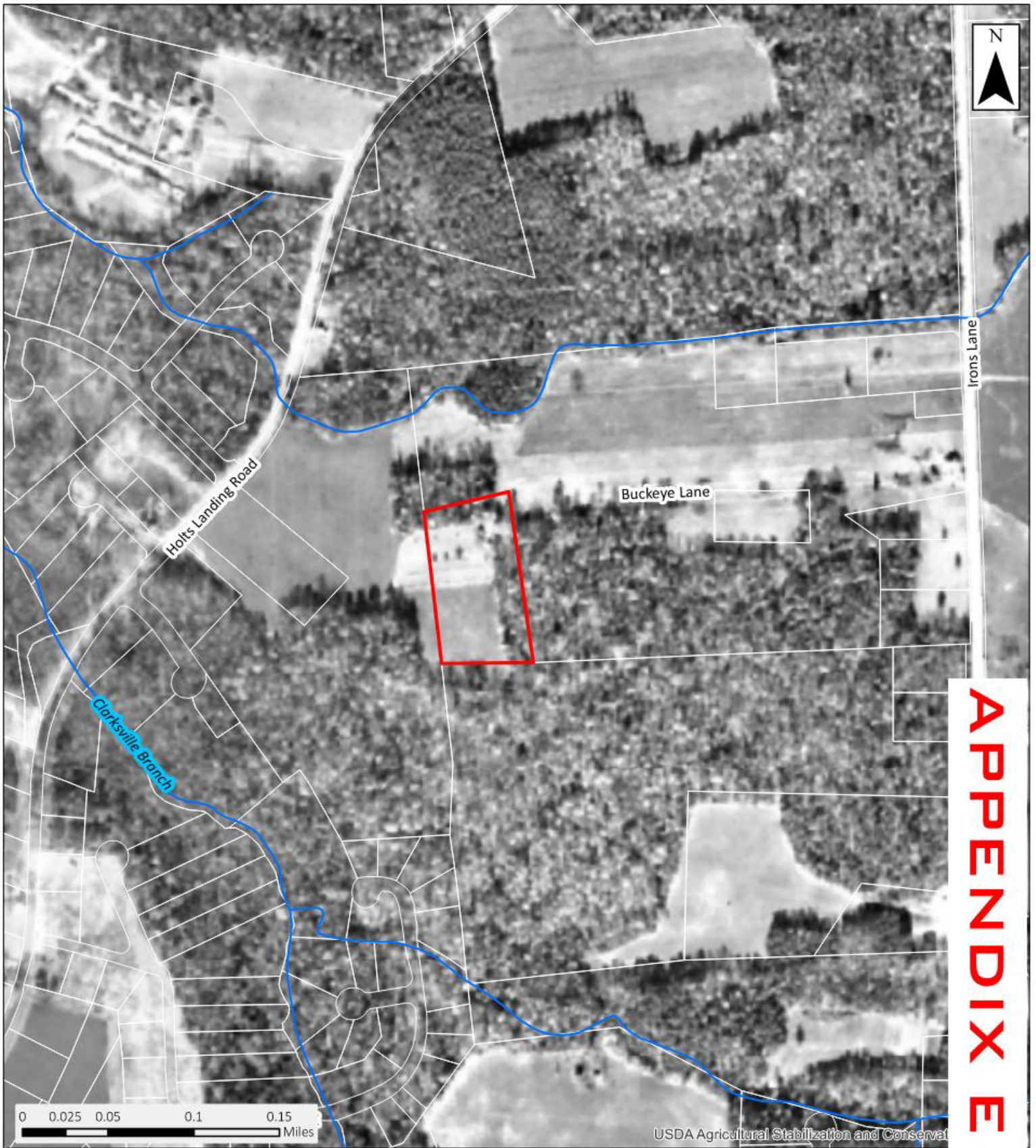
**APPENDIX G**

<p>Figure 11 of 21.</p> <p><b>11</b></p>	<p><b>1937 Orthophoto</b></p> <p>Buckeye Lane Office &amp; Storage Park</p> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid grey; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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**APPENDIX D**

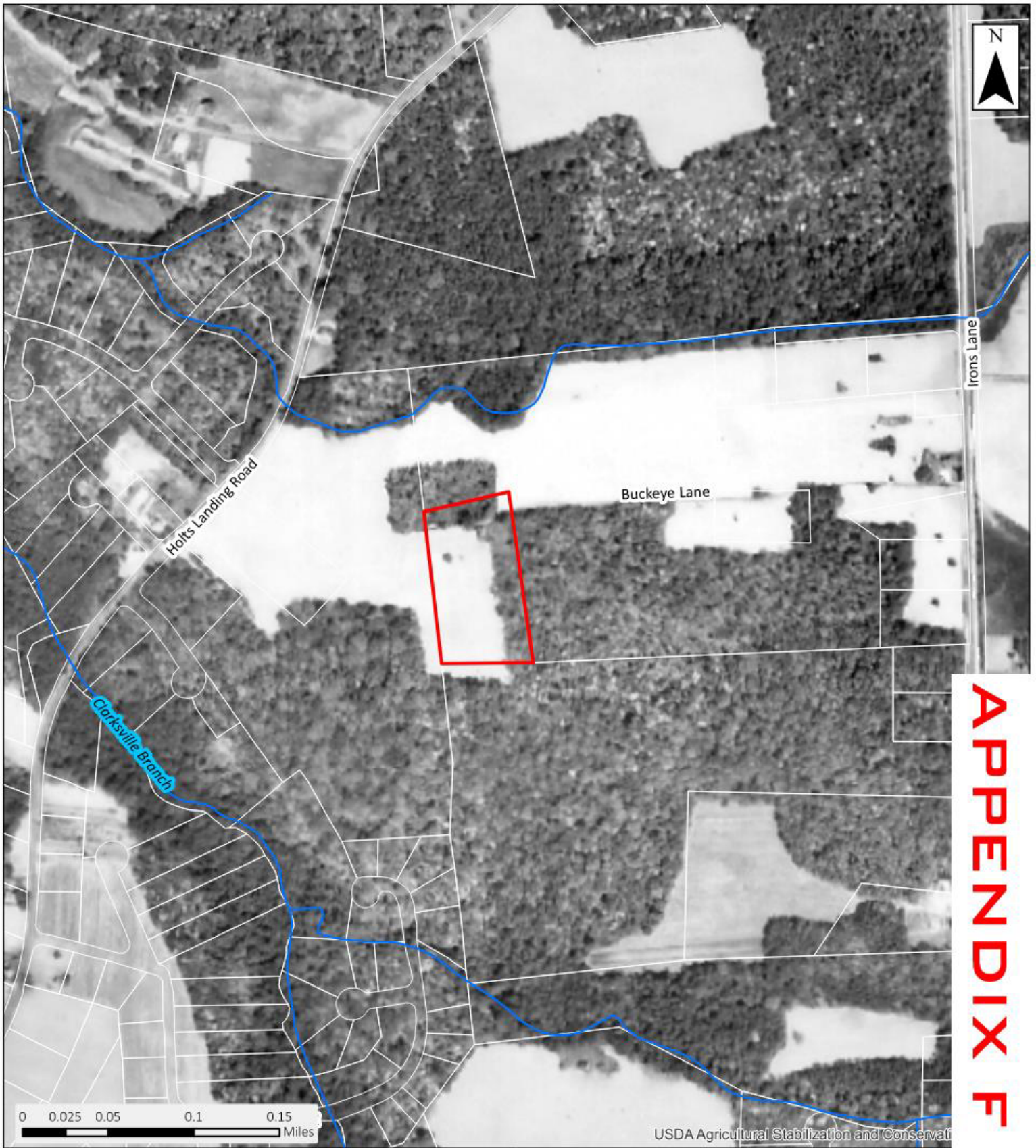
<p>Figure 10 of 21.</p> <p><b>10</b></p>	<p><b>1954 Orthophoto</b></p> <p>Buckeye Lane Office &amp; Storage Park</p> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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**APPENDIX E**

USDA Agricultural Stabilization and Conservat

<p>Figure 9 of 21.</p> <p><b>9</b></p>	<p><b>1961 Orthophoto</b></p> <p>Buckeye Lane Office &amp; Storage Park</p> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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**APPENDIX F**

<p>Figure 8 of 21.</p> <p><b>8</b></p>	<p>1968 Orthophoto</p> <hr/> <p>Buckeye Lane Office &amp; Storage Park</p> <hr/> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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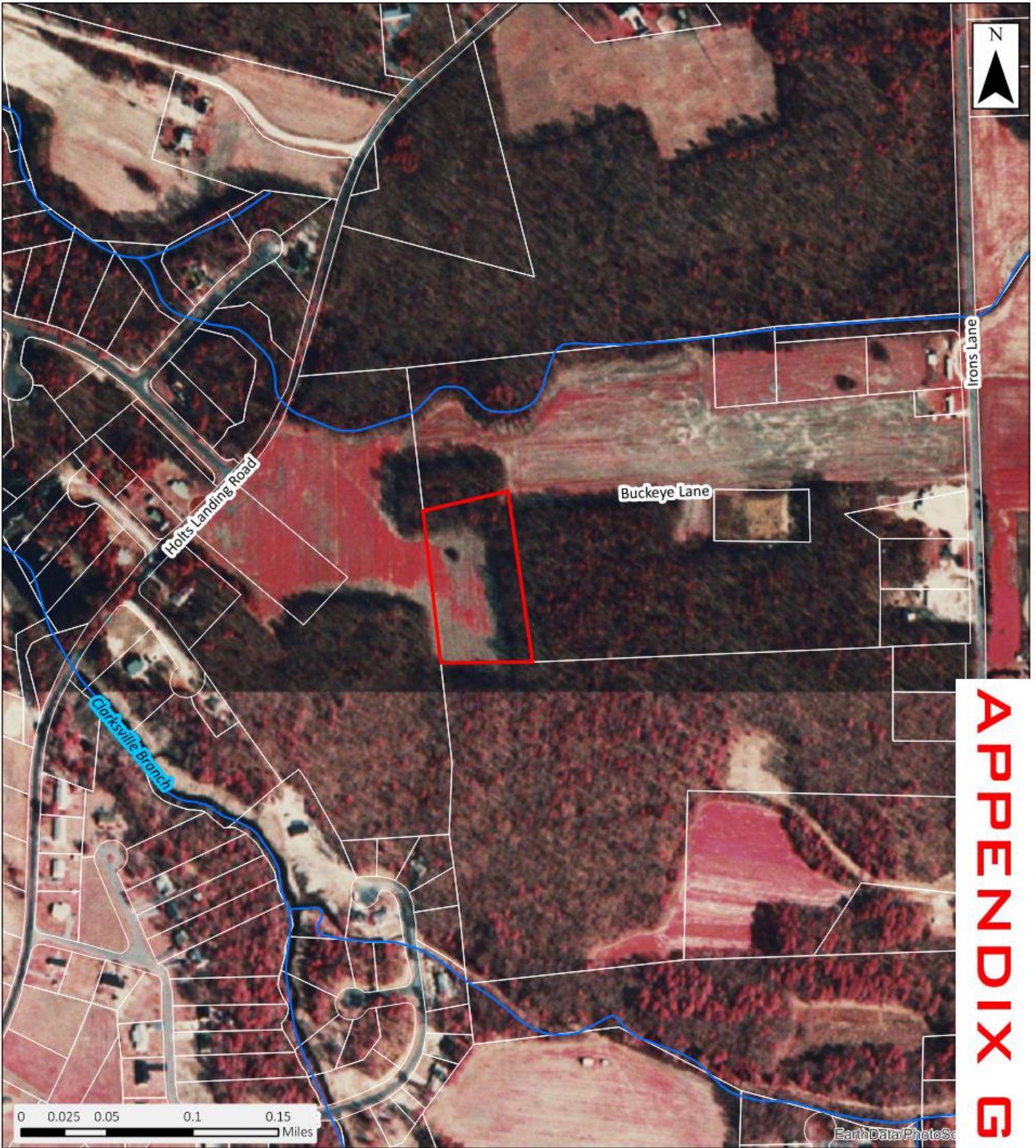


Figure 7 of 21.

7

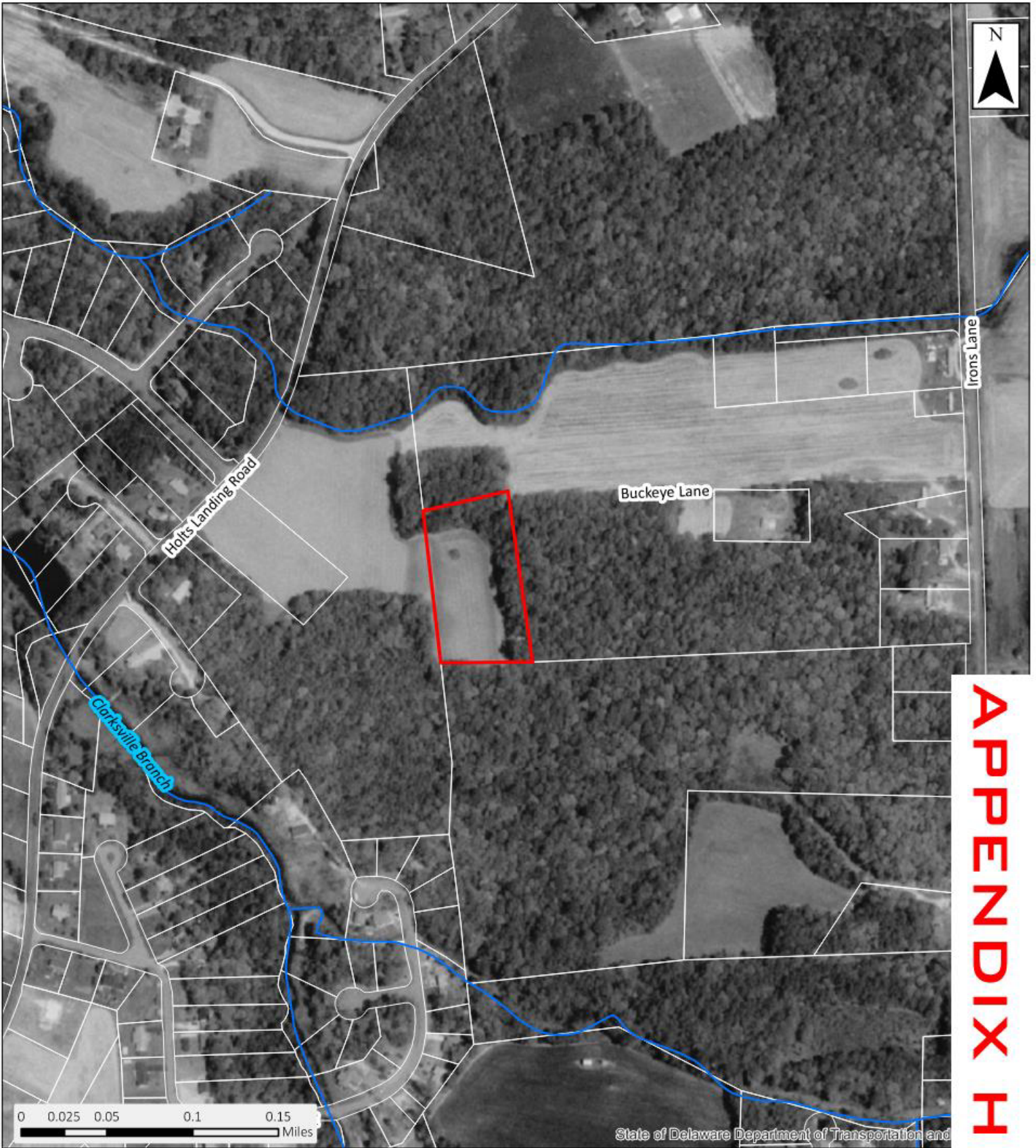
1992 Orthophoto

Buckeye Lane Office & Storage Park


STHCM20000

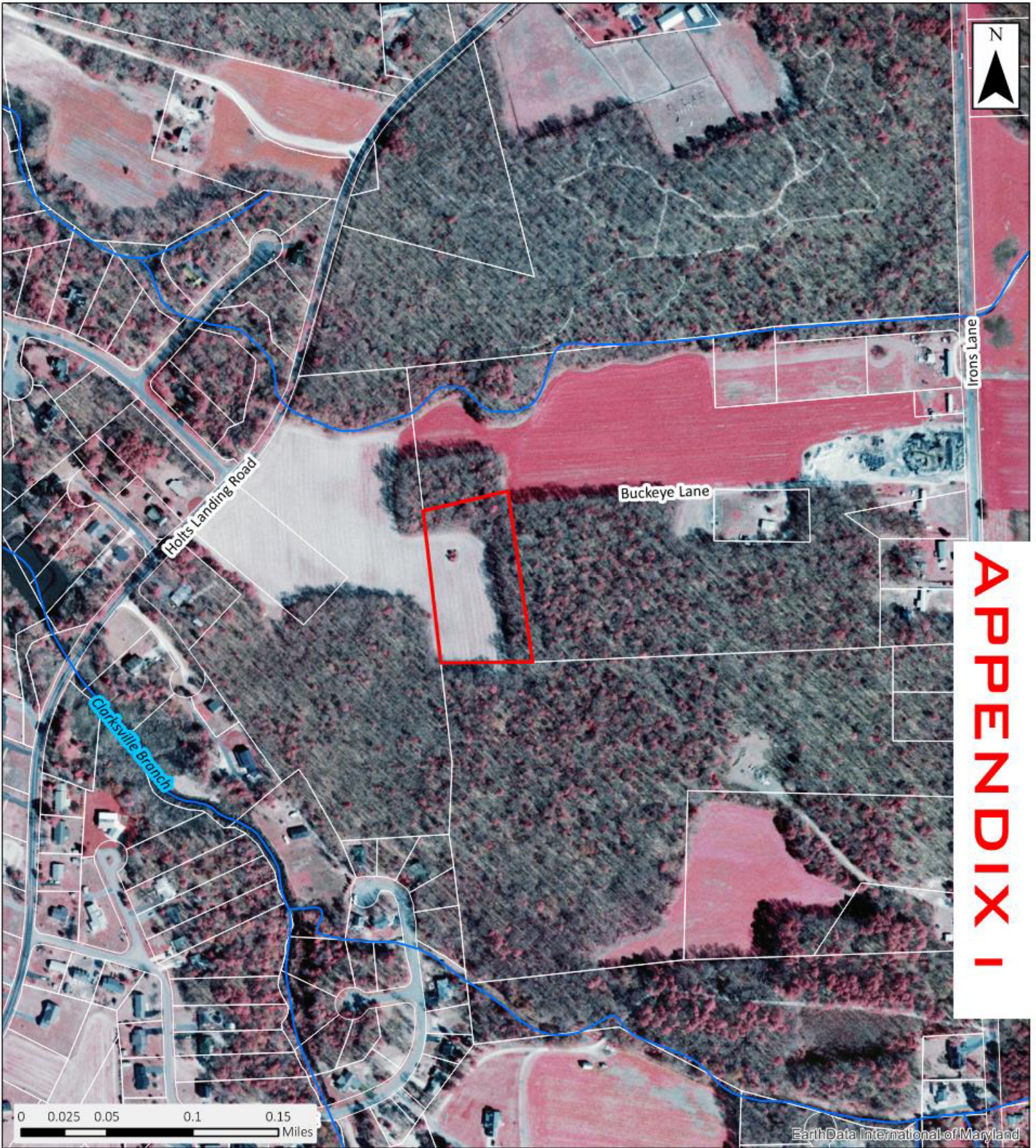


- Streams
- Subject Property
- Tax Parcels




**APPENDIX H**

<p>Figure 6 of 21.</p> <p><b>6</b></p>	<p>1997 Orthophoto</p> <hr/> <p>Buckeye Lane Office &amp; Storage Park</p> <hr/> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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**APPENDIX I**

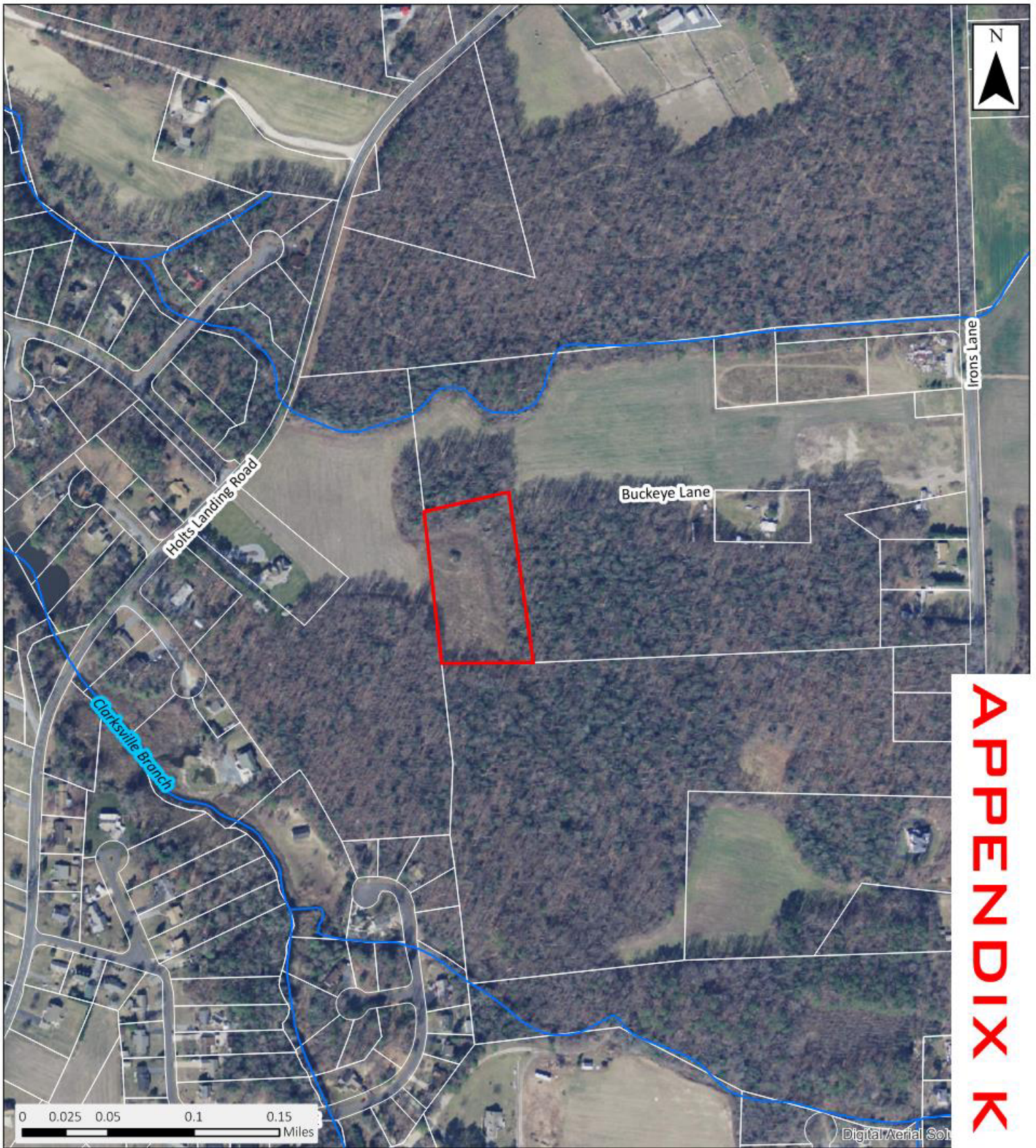
Figure 5 of 21.	2002 Orthophoto		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
5	Buckeye Lane Office & Storage Park		
	STHCM20000		






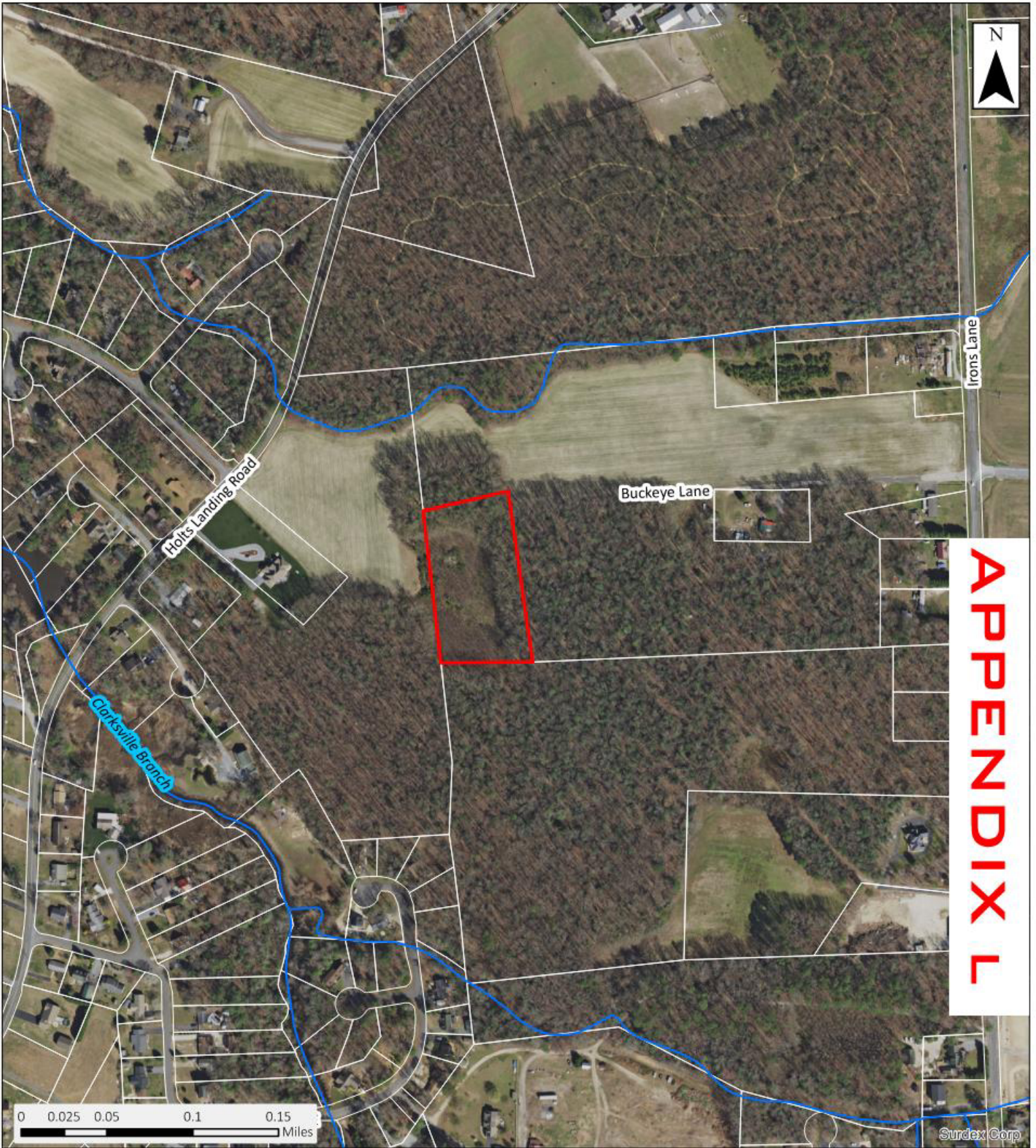
**APPENDIX J**

<p>Figure 4 of 21.</p> <p><b>4</b></p>	<p><b>2007 Orthophoto</b></p> <p>Buckeye Lane Office &amp; Storage Park</p> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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**APPENDIX K**

<p>Figure 3 of 21.</p> <p><b>3</b></p>	<p>2012 Orthophoto</p> <hr/> <p>Buckeye Lane Office &amp; Storage Park</p> <hr/> <p>STHCM20000</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
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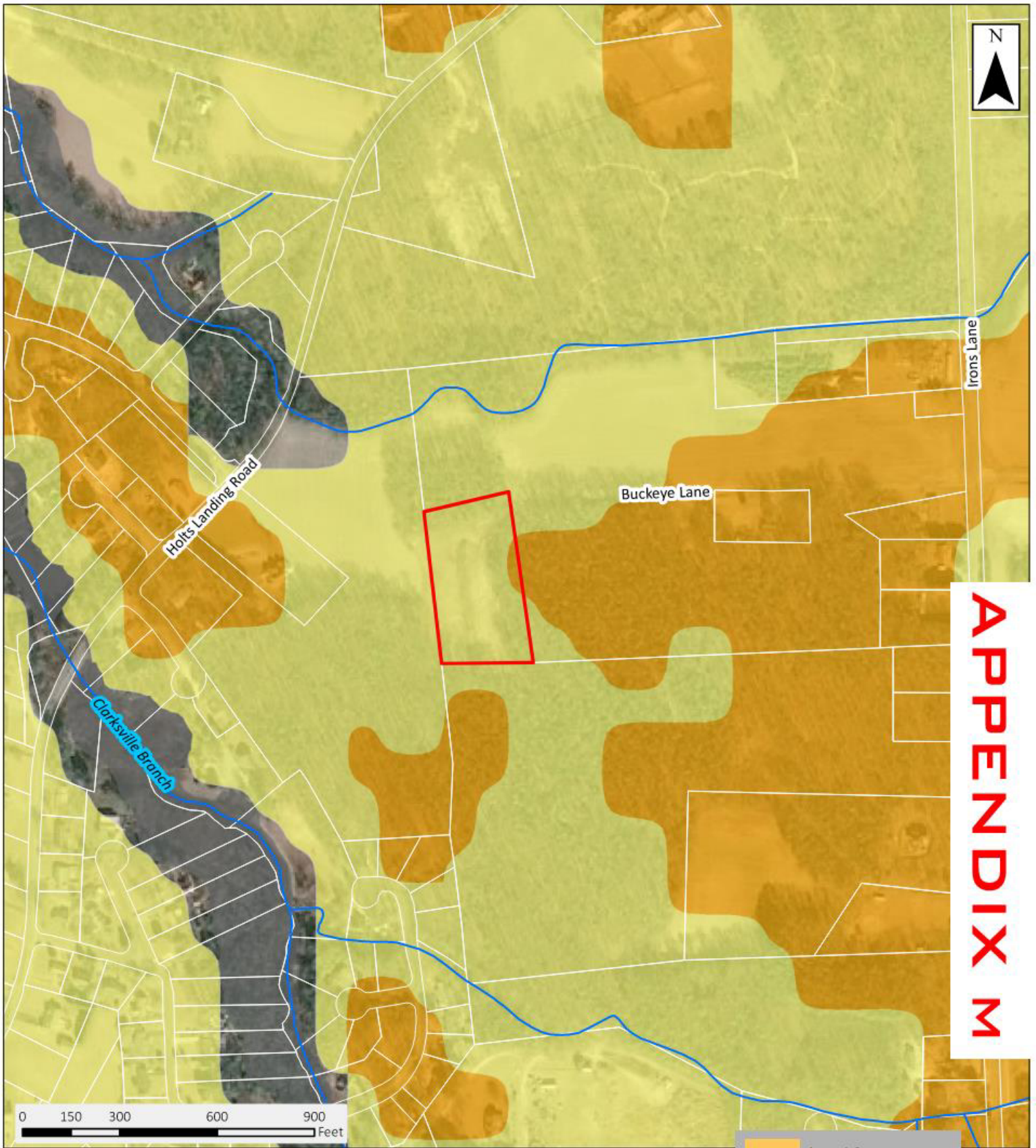


**APPENDIX L**

0 0.025 0.05 0.1 0.15 Miles

Surdex Corp

<p>Figure 2 of 21.</p> <p><b>2</b></p>	<p>2017 Orthophoto</p>		<ul style="list-style-type: none"> <li><span style="color: blue;">—</span> Streams</li> <li><span style="border: 2px solid red; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Subject Property</li> <li><span style="border: 1px solid gray; display: inline-block; width: 15px; height: 10px; margin-right: 5px;"></span> Tax Parcels</li> </ul>
	<p>Buckeye Lane Office &amp; Storage Park</p>		
	<p>STHCM20000</p>		



**APPENDIX M**

Figure 13 of 21.

**13**

**2020 State Strategies & Investment Levels**

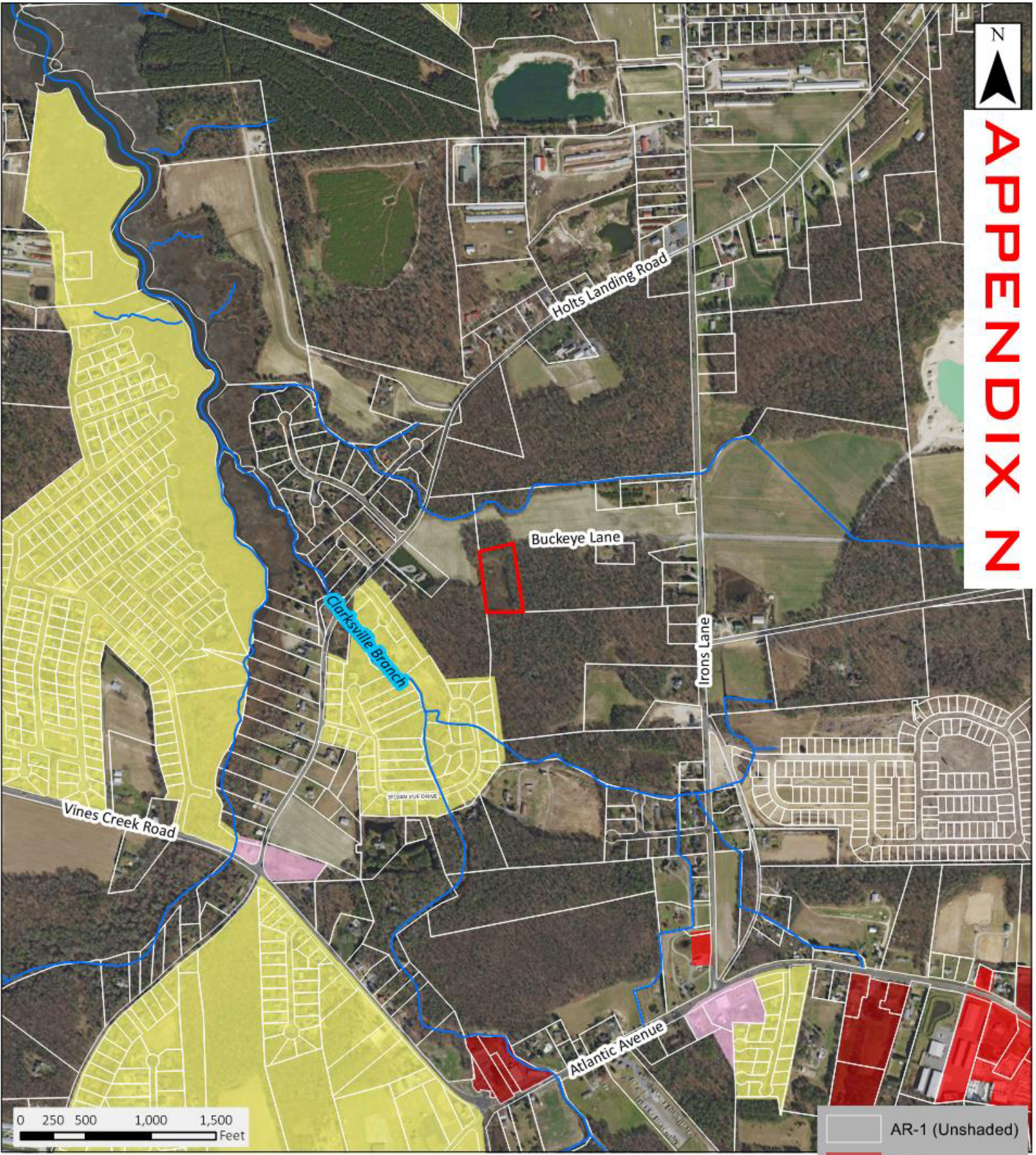
Buckeye Lane Office & Storage Park

STHCM20000





# APPENDIX N



- AR-1 (Unshaded)
- CR-1
- C-1
- MR
- B-1

Figure 14 of 21.

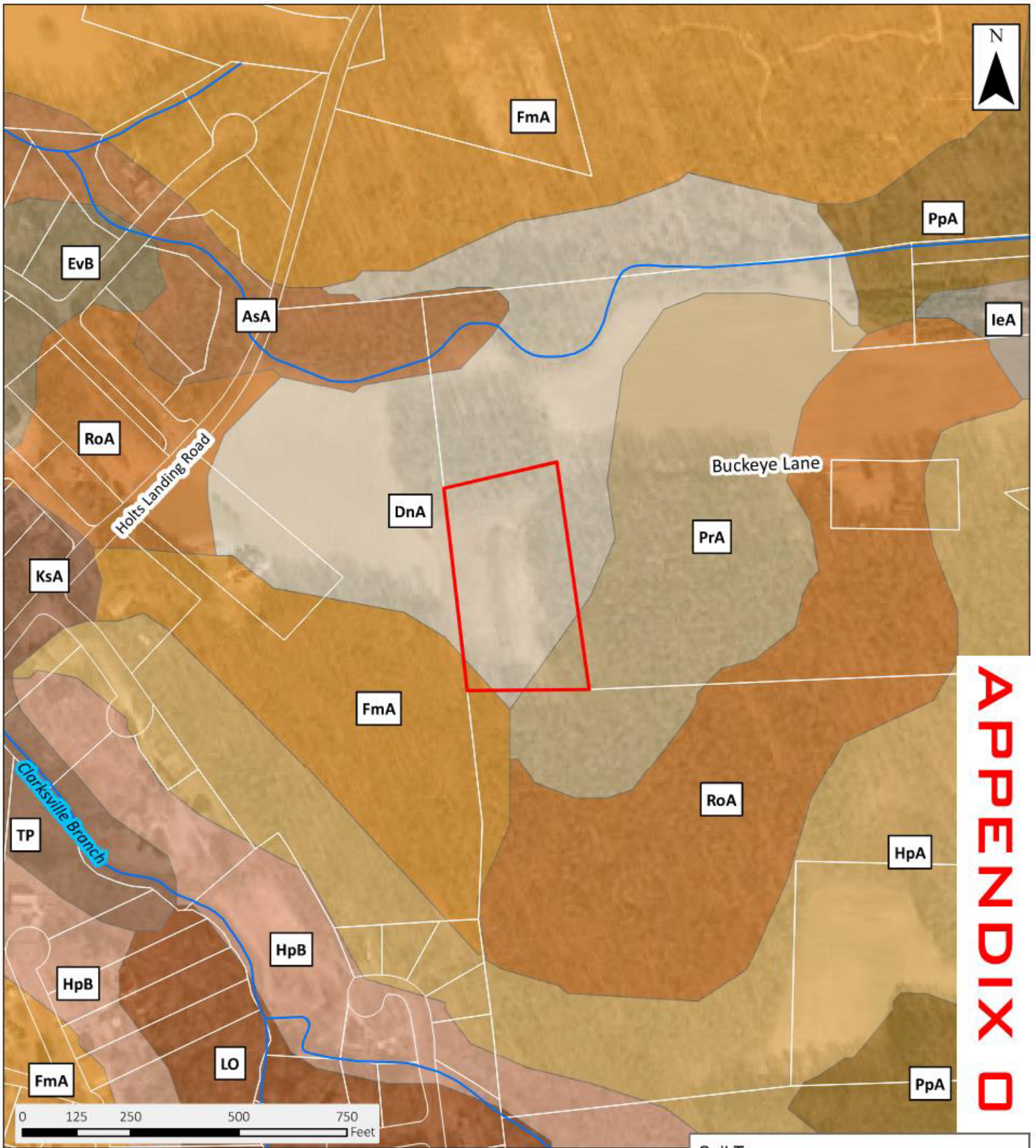
## County Zoning Map

# 14

Buckeye Lane Office & Storage Park

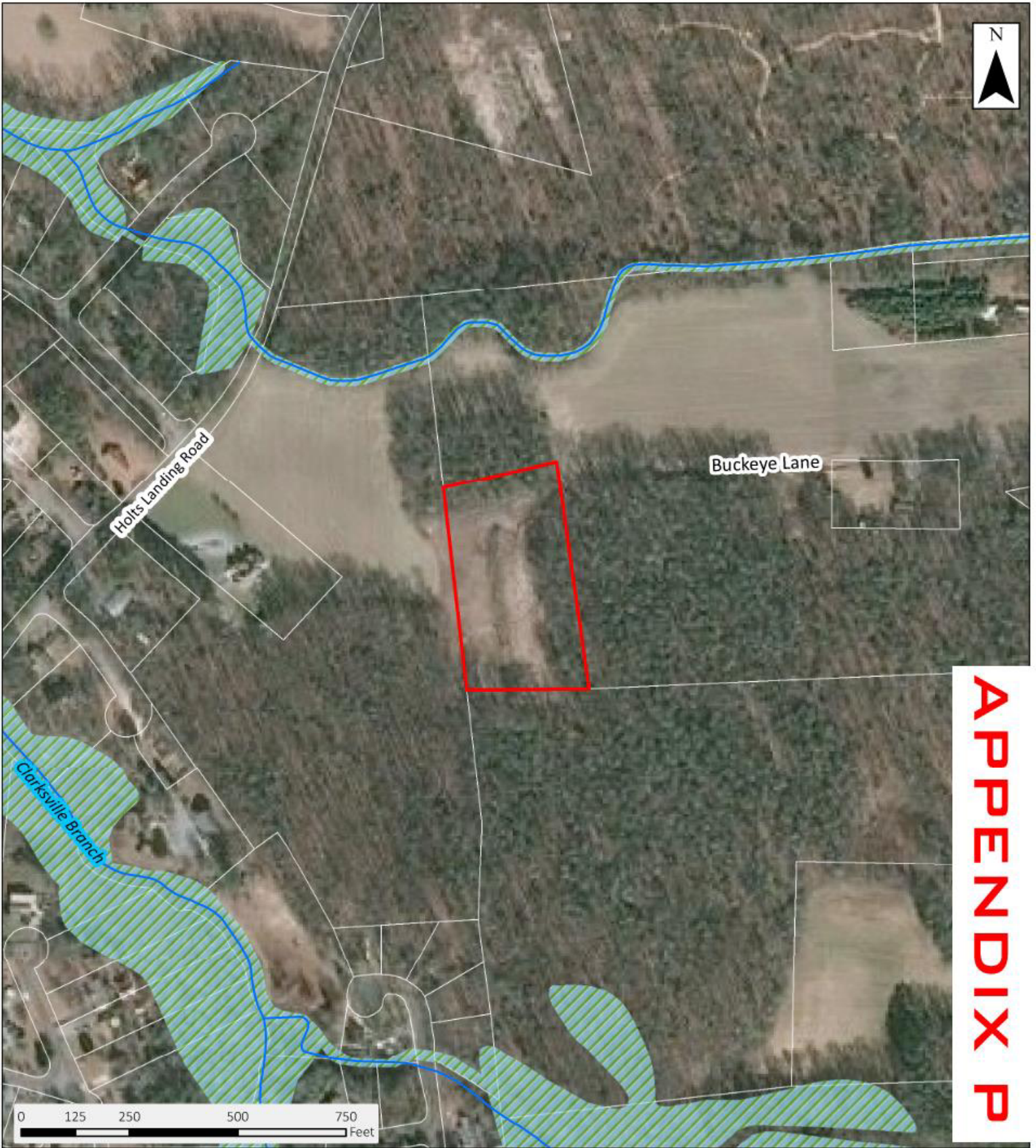
STHCM20000







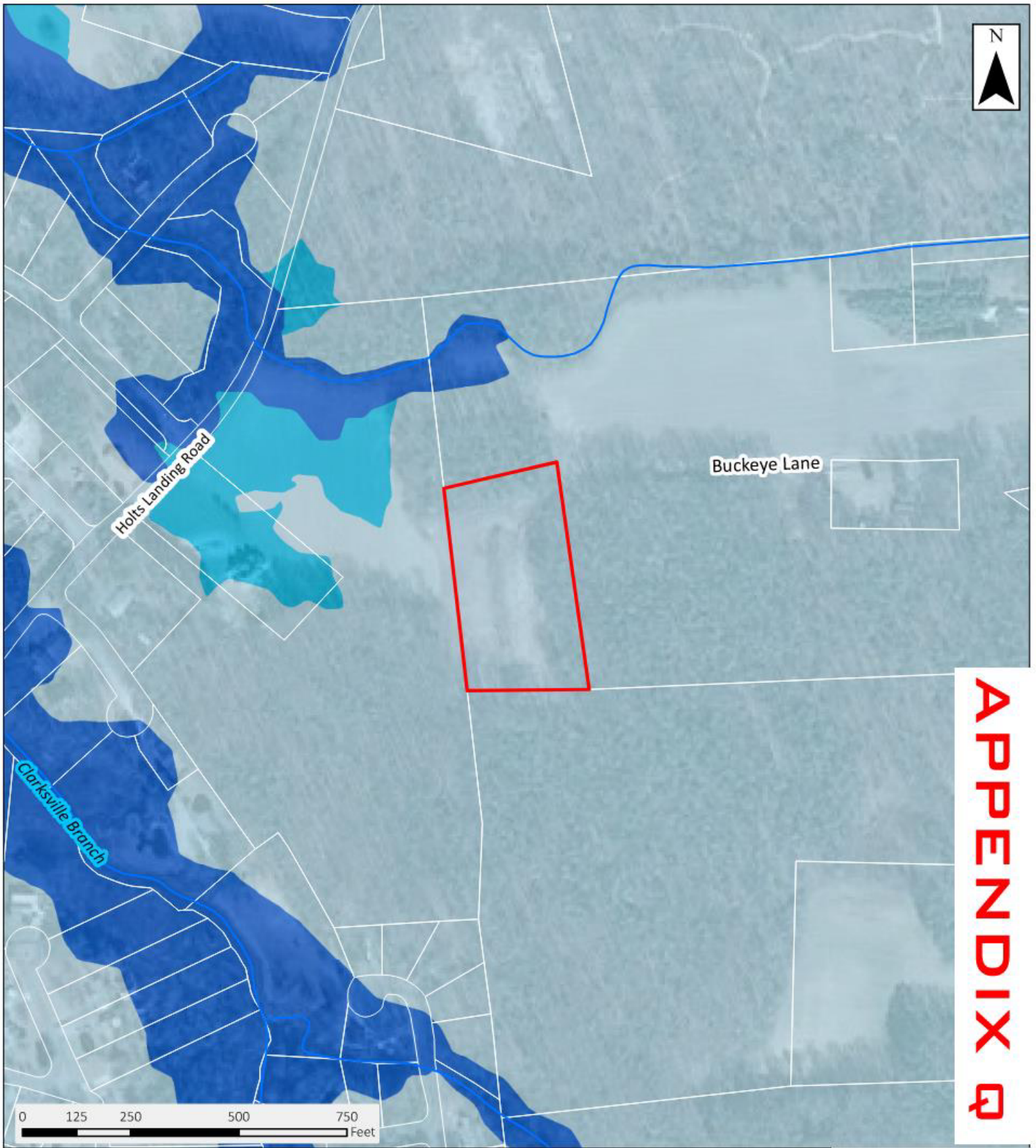
**APPENDIX D**

Figure 16 of 21.  <b>16</b>	<b>NRCS Soils Mapping</b>		<b>Soil Types:</b> DnA - Downer loamy sand, 0-2% slopes, Group A FmA - Fort Mott loamy sand, 0-2% slopes, Group A PrA - Pepperbox-Rockawalkin complex, 0-2% slopes, Group A
	Buckeye Lane Office & Storage Park		
	STHCM20000		




**APPENDIX P**

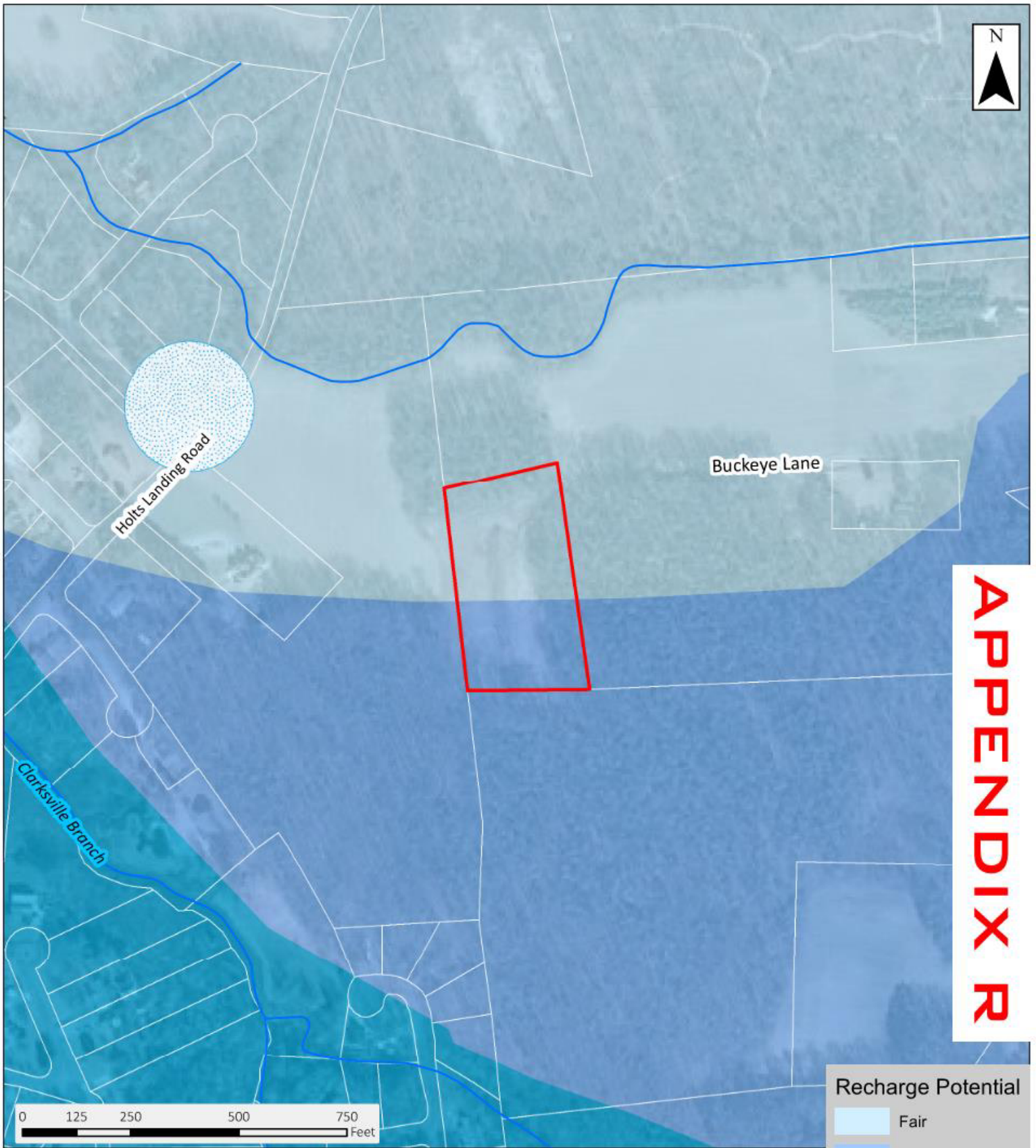
<p>Figure 17 of 21.</p> <p><b>17</b></p>	<p><b>State Wetlands Mapping</b></p> <hr/> <p>Buckeye Lane Office &amp; Storage Park</p> <hr/> <p>STHCM20000</p>		
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**APPENDIX Q**

<p>Figure 18 of 21.</p> <p style="font-size: 24pt; text-align: center;"><b>18</b></p>	<p style="text-align: center;"><b>FEMA Floodplain Mapping</b></p> <hr/> <p style="text-align: center;">Buckeye Lane Office &amp; Storage Park</p> <hr/> <p style="text-align: center;">STHCM20000</p>		<p>Flood Map #10005C0495K (3/16/15)</p>	<p><b>Flood Zone</b></p> <ul style="list-style-type: none"> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #0056b3; margin-right: 5px;"></span> Zone AE</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #00a0e3; margin-right: 5px;"></span> Zone X, Shaded</li> <li><span style="display: inline-block; width: 20px; height: 10px; background-color: #add8e6; margin-right: 5px;"></span> Zone X</li> </ul>
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**APPENDIX R**

**Recharge Potential**

- Fair
- Good
- Excellent

- Streams
- Wellhead Protection Areas

Figure 19 of 21.

19

**Groundwater Recharge  
& WHPA**


Buckeye Lane Office & Storage Park

STHCM20000





**APPENDIX S**

Figure 20 of 21.	USGS Topographic Map		
20	Buckeye Lane Office & Storage Park		
	STHCM20000		

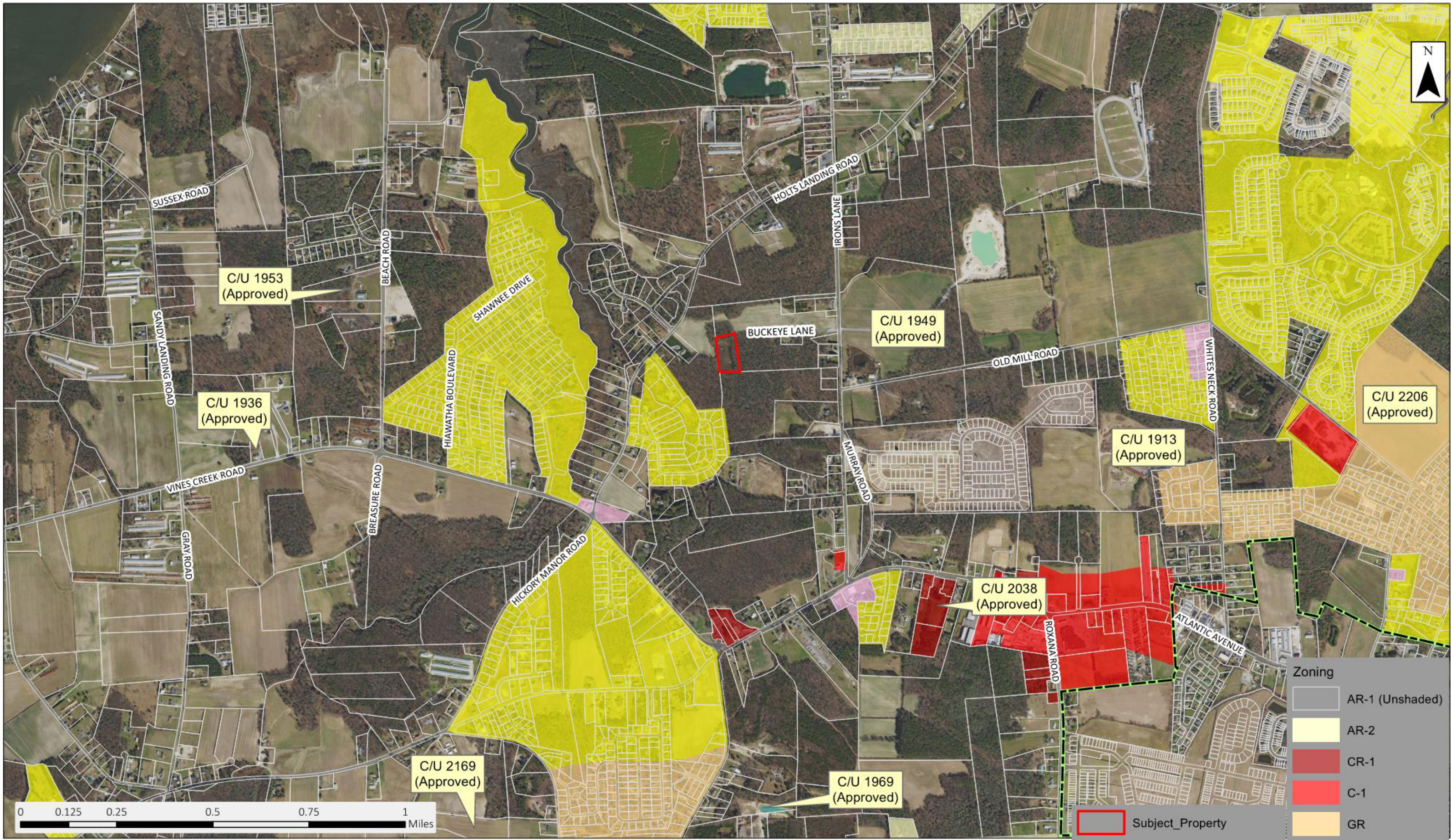


Figure 21 of 21.

**21**

**Area Conditional Uses**  
 Buckeye Lane Office & Storage Park  
 STHCM20000



**APPENDIX T**

**Zoning**

- AR-1 (Unshaded)
- AR-2
- CR-1
- C-1
- GR
- MR
- B-1

Subject\_Property

Town of Millville

Delaware\_Sussex\_Parcels

**Legend**

**Delaware State Boundary**  
State and County Boundaries

**Functional Classification**

Functional Classification

- Interstate
- Other Expressways & Freeway
- Other Principal Arterials
- Minor Arterial
- Major Collector
- Minor Collector
- Local

Buckeye Ln

**FUNCTIONAL CLASS SECTION: IRONS LANE**

ROADWAY NAME	IRONS LANE
FUNCTIONAL CLASS	Local
ROADWAY ID	1,290
COUNTY	3
BEGIN MILEPOINT	0.00
END MILEPOINT	2.35
ROAD NUMBER	00348

[Zoom to](#)

Old Mill Rd  
Irons Ln

**Legend**

**2020 - Average Annual Daily Traffic and 10 Year Historic Counts**

AA DT 2020

- > 80,000 - 186,053
- > 40,000 - 80,000
- > 20,000 - 40,000
- > 10,000 - 20,000
- > 9,000 - 10,000
- > 8,000 - 9,000
- > 7,500 - 8,000
- > 5,000 - 7,500
- > 1,000 - 5,000
- 0 - 1,000

Delaware State and County Boundaries

**TRAFFIC COUNTS LAST 10 YEARS: IRONS LANE**

ROADWAY ID	1,290.00
ROAD NUMBER	SC-00348-F
BEGIN MILEPOINT	0.49
END MILEPOINT	2.35
ROAD NAME	IRONS LANE
BEGIN BREAKPOINT ID	IRONS LANE LANDING
CURRENT YEAR	2,020
AA DT 2020	3,738
AA DT 2019	4,702
AA DT 2018	4,702
AA DT 2017	4,702
AA DT 2016	4,340

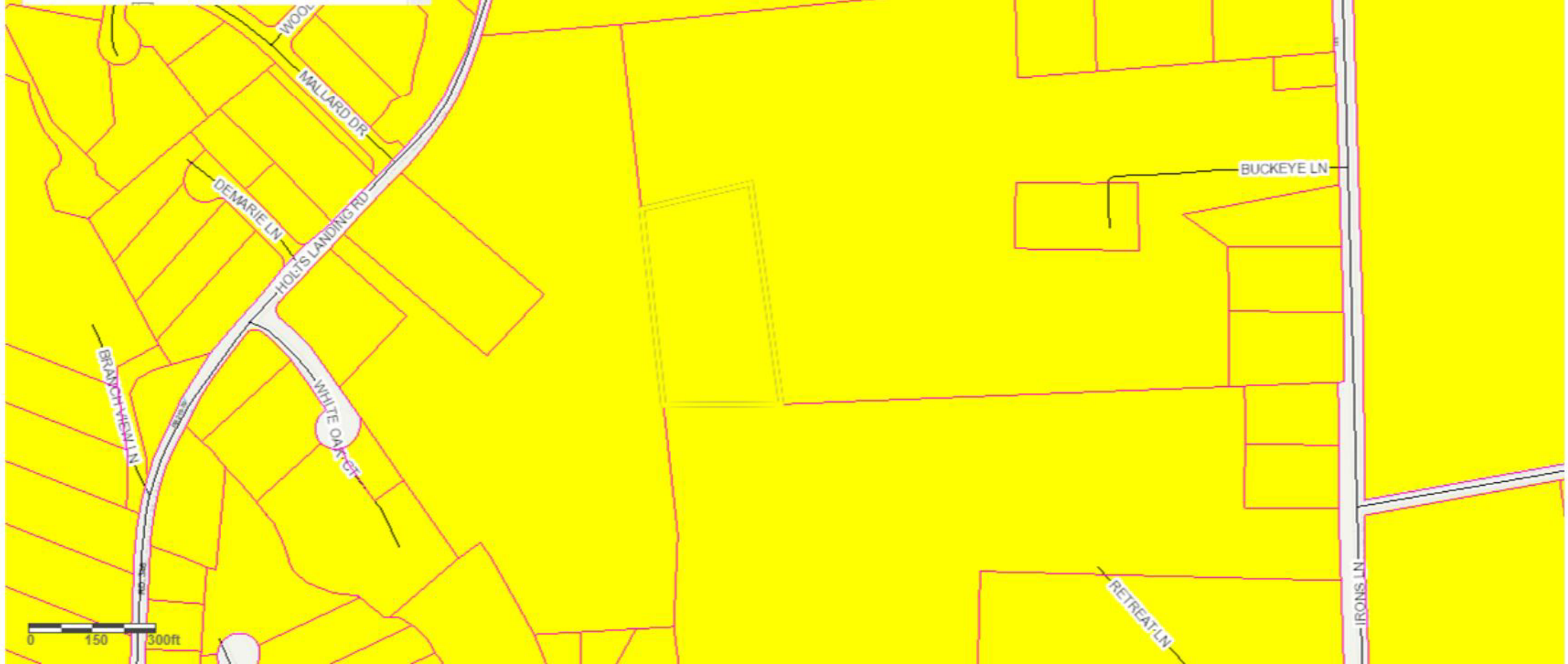
[Zoom to](#)

# APPENDIX V

Layers Search Basemaps Select Area

Layers

- Conditional Use
- 2019 Future Land Use
  - Coastal Area
  - Commercial
  - Developing Area
  - Existing Development Area
  - Industrial
  - Low Density
  - Municipalities
  - Town Center
- Municipal Boundaries



**TAB 5**

**SOILS INVESTIGATION**



PO BOX 788  
MILLSBORO, DE 19966  
302-352-1700  
billgangloff@gmail.com  
accentenvironmental.net

June 21, 2021

Mr. Alan M Decktor  
Pennoni Associates Inc.  
18072 Davidson Drive  
Milton, DE 19968

**RE: Summary of soils investigation for stormwater management structure; Buckeye Lane, West of Irons Lane (CR 348), Sussex County, DE; TM: 134-7.00 parcels 143.00 & 144.00; Buckeye Lane Project**

Mr Decktor:

Accent Environmental, LLC was retained to perform soil borings for a stormwater management structure at the above referenced parcels which are located at the terminus of Buckeye Lane and west of Irons Lane (CR 348). Field work took place on June 10, 2021. The results indicate a non-infiltration structure is suitable.

Most of the structure area is currently wooded. The parcel is bounded by wooded areas and agricultural fields.

The parcels is located within the White Creek-Indian River Bay watershed (HUC 020403030205). The USGS Topographic Map (Frankford Quadrangle) identifies topography in the area to be approximately 10 to 8 feet above sea level.

The soils in the vicinity of the proposed structure are primarily influenced by the Beaverdam Formation (Tbd) based on available information from the Delaware Geological Survey (DGS) (**Map 1**). The Beaverdam Formation was deposited during the Late Pliocene. It is described as a heterogenous unit of fluvial to estuarine deposits.

The US Department of Agriculture Web Soil Survey identifies one primary soil series in the proposed structure area: Downer loamy sand (DnA) (**Map 1**). The DnA is well drained with moderate to moderately rapid permeability. The DnA depth to seasonal high water table (SHWT) is estimated at 72 inches. The Hydrologic Soil Group is A for the DnA.

Six soil profile descriptions were prepared from hand auger borings excavated within the proposed structure areas and are summarized/ presented in **Table 1**. The soil investigation and report were performed in accordance with Delaware DNREC Sediment & Stormwater Program Soil Investigation Procedures for Stormwater BMPs sections I and IV. Ancillary information is presented in **Appendix A**. Soil profile notes are presented in **Appendix B** and boring logs are presented in **Appendix C**.

The depth to SHWT is estimated as the depth to groundwater (free water) for a sustained 2 week period, typically present at the peak of the wet season (i.e. end of March). Depth to the SHWT was estimated based on the depth to redoximorphic soil features. The average water table depth (AVG) is estimated as the depth to groundwater for more than 6 months of the year and was associated with parent materials at this site. The depth to free water (FW) is presented as the depth to groundwater at the time of the investigation.



The soil borings were quite variable given their proximity. This is reflection of the environment in which the soils developed. The area was likely subject to several depositional and erosive events in recent geologic history (i.e. past ~120k years). All soil borings had loamy sands that extended to at least 28 inches below the soil surface. Soil/ sediment textures were highly variable at depths greater than 36 inches and ranged from loamy sand to heavy, clay loam (see **Appendix C**).

Excavated soil borings corresponded to Galloway loamy sand (Gamb) (borings 1 & 3), Rockawalkin loamy sand (RkA) (borings 2 & 6), Ingleside loamy sand (IeA) (boring 4) and Pepperbox loamy sand (PpA) (boring 5). All identified soil series have a Hydrologic Soil Grouping of A. The IeA soil series is classified as well drained. The remaining soil series are classified as moderately well drained.

The estimated SHWT within the proposed basins ranged from ranged from 28 to 40 inches; AVG ranged from 62 to >76 inches. Free water levels were greater than 76 inches beneath the soil surface. Several borings were noticeably wet at 70 to 72 inches beneath the soil surface. For design purposes, the proposed **structure has a SHWT of 28 inches (i.e. ~88 inch elevation) beneath the soil surface at Soil Boring 2** (see **Appendix C**).

A non-infiltration stormwater structure is most feasible since the current criteria for infiltration requires a separation of two feet between the structure invert and the SHWT. **If the structure is intended to maintain a constant normal pool level a liner may be necessary due to seasonal fluctuations in shallow groundwater levels and texture variability.** There were no readily identifiable outfall areas.

It should be noted that this information was interpreted from present site conditions. There are limitations to this type of investigation. The information is provided given normal precipitation patterns. As the site conditions change the hydrology may change and this cannot be estimated from the existing soil profiles. Groundwater and saturation levels may be shallower than estimated in this study during significant, single storm events and compound events.

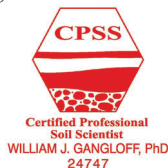
All Federal, State, and Local permits must be obtained pertaining to the use of the evaluated area as a pond. It is recommended that construction activities in the vicinity of the pond are conducted during low moisture conditions, typically late spring to late fall. It is further recommended that traffic from heavy machinery and excavation equipment be minimized within the pond to prevent mass soil disturbance and compaction.

Feel free to contact me if you need additional information or have any questions concerning this information.

Sincerely,  
for Accent Environmental, LLC



William J. Gangloff, PhD



DE Class D Evaluator #4455  
ARCPACS CPSS/CPAg #24747  
VA Professional Soil Scientist



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 MILLSBORO, DE 19966  
 302-352-1700  
 billgangloff@gmail.com  
 accentenvironmental.net

Table 1. Summary of soil boring data for stormwater structure design; TM: 134-7.00 parcels 143.00 and 144.00.								
Prepared for Pennoni Associates Inc.								
Boring ID	SHWT <sup>1</sup>	AVG <sup>2</sup>	FW <sup>3</sup>	Soil Series	subGroup	Elevation	Longitude	Latitude
----- inches -----						--- feet ---		
SB 1	40	>76	>76	Galloway	Typic Quartzipsamments	9.53	-75.14769	38.56102
SB 2	28	62	>76	Rockwalkin	Aquic Arenic Hapludults	9.7	-75.14772	38.56137
SB 3	40	62	>76	Galloway	Typic Quartzipsamments	10.11	-75.14738	38.56146
SB 4	40	62	>76	Ingleside	Aquic Arenic Hapludults	9.48	-75.14741	38.56124
SB 5	38	70	>76	Pepperbox	Aquic Arenic Paleudults	9.5	-75.14758	38.56117
SB 6	38	62	>76	Rockwalkin	Aquic Arenic Hapludults	9.79	-75.14753	38.56139
1 Depth to Seasonal High Water Table								
2 Depth to Average Water Table								
3 Depth to Free Water								

### **Appendix A: Ancillary Information**

- Project: Buckeye Lane; TM: 134-7.00 parcels 143.00 and 144.00
- Investigation Date: June 10, 2021
- The Soil Borings were excavated by hand with a 3.25” soil auger that is 76 inches long with handles.
- The temperature while performing borings was mid-80s Fahrenheit and humid. There was a heavy thunderstorm several hours prior to the investigation. Conditions were sunny.
- Elevations of the boring locations ranged from 9.48 to 10.11 feet above sea level; see Table 1 for individual elevation values.
- Long-term monitoring should not be necessary.
- The nearest DGS well is Qe44-01 approximately 16 miles west of the study site. Water levels in the well were approximately 9 feet below ground level in June of 2020. Since it is 16 miles away, it has little impact on the findings for the investigation.

## **Appendix B: Soil Profile Notes**

**Soil Profile Notes**

SW

Tax Map #: 134-7.00-143.00  
 Job Number: 217-DS21-S1WT  
 Client / Location: Pinnon / ROCKFYLE

Date: 6/10/2021



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 www.aedemarva.com

Evaluated by or under the supervision of William Gangloff, PhD;  
 DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 1

Soil Boring or Test Pit

Relief: FLAT - Local SUMM 10

Slope: 0-1%

40 inch Depth to Limiting Zone

Vegetation: GRASS / BIRD

>76 inch Depth to Free Water

Notes: FLW = 9.53

80 MPI Estimated Permeability

OH Utilities: Y / (N)

Soil Classification:

TYPIC QUARTZIPSOMMITS - CALLOWAY

Horizon	Depth	Colors		Redox Desc. Ab. S. Con.	Texture	Structure	Consistence	Notes
		Matrix	Redox					
A <sub>p</sub>	0-12	2.5Y 3/3	None	None	LS	1FBR	VHR	
CB	12-26	2.5Y 6/3	"	"	LS	1FBR	VHR	
C <sub>1</sub>	26-40	10YR 7/3	"	"	LS	M	VHR	
C <sub>2</sub>	40-46	10YR 5/4	10YR 5/6 10YR 7/1	F1D F1P	SCL	M	FR-FI	
C <sub>3</sub>	46-64	10YR 7/2	10YR 9/8 10YR 7/1	C1,2P C1,2F	CL	M	FI	
C <sub>4</sub>	64-76	10YR 7/3	10YR 9/8 10YR 7/1	F1,2P F1,2F	LS	M	VHR	SR-2 144.00
A <sub>p</sub>	0-10	2.5Y 3/3	None	None	LS	1FBR	VHR	LZ=28; FW>76 MPI=80
B	10-28	2.5Y 6/3	"	"	LS	1FBR	VHR	0-1% FLAT WOODS
B <sub>0</sub>	28-34	10YR 9/4(6)	10YR 7/1 10YR 5/6	F1D F1F	SCL	1MABV	FR-FI	AQUIC AROVIC NIPWALTS
C <sub>g1</sub>	34-52	10YR 6/1	10YR 5/6	M1P	CL	M	FI	ROCKWALK
C <sub>2</sub>	52-62	10YR 7/3	10YR 7/1 10YR 6/1(8)	F2F F2P	LS	M	VHR	FLW = 9.7
C <sub>g3</sub>	62-70	10YR 7/1	10YR 5/6	C2P	CL	M	FI	
C <sub>g4</sub>	70-76	10YR 7/2	10YR 7/1 10YR 6/5	C2F C2P	LS	M	VHR	

Site Evaluator's Signature: \_\_\_\_\_

*WG*

**Soil Profile Notes**

Tax Map #: 217-0521-5HW1 <sup>SW</sup>  
 Job Number: 134-7.00-144.00  
 Client / Location: Pinnon / BUCKEYB

Date: 6/10/2021



Evaluated by or under the supervision of William Gangloff, PhD;  
 DE license # D-4455; ARCPACS CPSS/CPag # 24747; VA CPSS

Profile #: 3      Soil Boring or Test Pit      Relief: FLAT      Slope: 0-1%

40 inch Depth to Limiting Zone  
76 inch Depth to Free Water  
30 MPI Estimated Permeability  
 OH Utilities: Y / N

Vegetation: WOODS  
 Notes: ELEV = 10.11

Soil Classification: TYPIC QUARTZIPSOLLEMS - GALLOWAY

Horizon	Depth	Colors		Redox Desc. Ab. S. Con.	Texture	Structure	Consistence	Notes
		Matrix	Redox					
Ap	0-12	2.5Y 3/3	None	None	LS	1Fcr	Vr	
Bc	12-28	10YR 6/4	"	"	LS	1Fsb1	Vr	
C1	28-40	10YR 7/3	"	"	LS	M	Vr	
C2	40-56	10YR 7/3	10YR 7/1 10YR 9/8	C2F C2P	LS	M	Vr	
C3	56-62	10YR 6/3(u)	10YR 7/1 10YR 9/8	(C2) (C2)	SL	M	Vr	
Cg4	62-70	10YR 7/1	10YR 9/8	C2P	LS	M	Vr	
Cg5	70-76	10YR 6/1	10YR 5/8	C1P	CLT	M	FI	SB-4 144
Ap	0-12	2.5Y 3/3	None	None	LS	1Fcr	Vr	L2=40' Free 76' - WFT @ 70
E	12-30	10YR 6/3	"	"	LS	1Fsb1	Vr	MPI=30 WOODS FREE
Bt	30-40	10YR 5/6	"	"	SLT	1Fsb1	Vr	FLAT 0-1%
C1	40-62	10YR 7/3	10YR 6/8 10YR 7/1	C2P C2F	LS	M	Vr	MOIC MEIC
Cg2	62-76	10YR 7/1	10YR 6/8	C2P	LS	M	Vr	HAPUDULIS (INGLESIDE)
								ELEV = 9.48

Site Evaluator's Signature: WGMB

**Soil Profile Notes**

SW

Tax Map #: 217-ASZ1-SHW1  
 Job Number: 134-7.00-144.00  
 Client / Location: Penkoni / Buckeye

Date: 6/10/2021



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 DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 5 Soil Boring or Test Pit: 5 Relief: FLAT Slope: 0-1%

38 inch Depth to Limiting Zone  
>76 inch Depth to Free Water  
50 MPI Estimated Permeability  
 OH Utilities: Y / N

Vegetation: GRASS/WOODS/SHRUBS  
 Notes: ELEV=9.5

Soil Classification: AQUIC ALENIC PZLEWALTS - PEPPERBOX

Horizon	Depth	Colors		Redox Desc.		Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.					
Ap	0-12	2.5Y <sup>3/3</sup>	None	None	LS	11ER	VH		
E	12-38	2.5Y <sup>6/3L</sup>	"	"	LS	11EB1	VH		
Bt <sub>1</sub>	38-44	10YR <sup>5/4</sup>	10YR <sup>9/8</sup> 10YR <sup>7/1</sup>	C2P C2P	LS*	11EB1	VH		
Bt <sub>2</sub>	44-66	10YR <sup>5/6</sup>	10YR <sup>7/1</sup> 10YR <sup>5/8</sup>	C2P C2F	SCL*	11SB1	H-FI		
C <sub>1</sub>	66-70	10YR <sup>7/3</sup>	10YR <sup>7/1</sup> 10YR <sup>6/8</sup>	C2F C2B	SL	M	FR		
C <sub>g2</sub>	70-76	10YR <sup>7/1</sup>	10YR <sup>5/8</sup>	C2P	SCL*	M	FI		
SB-6									144.00
Ap	0-9	2.5Y <sup>3/3</sup>	None	None	LS	11ER	VH	LZ=38; FWD 76 WFO=72	
E	9-26	2.5Y <sup>6/3L</sup>	"	"	LS	11EB1	VH	MPI=35 WOODS	
Bt	26-38	10YR <sup>5/6</sup>	"	"	SCL	11SB1	FR	FLAT	
C <sub>1</sub>	38-62	10YR <sup>7/3</sup>	10YR <sup>7/1</sup> 10YR <sup>6/8</sup>	C2F C2P	LS	M	VH	MOUL MUD	
C <sub>g2</sub>	62-70	10YR <sup>7/2</sup>	10YR <sup>6/8</sup>	C2P	LS	M	VH	IMPWALTS ROCKAWALKIN	
C <sub>g3</sub>	70-76	10YR <sup>7/1</sup>	10YR <sup>5/8</sup>	C2P	SCL*	M	FI	<u>ELEV=9.79</u>	

Site Evaluator's Signature: WG

## **Appendix C: Soil Boring Logs**



# SOIL BORING LOGS

PROJECT: BUCKEYE LANE

TAX MAP ID: 134-7.00-143.00

JOB NUMBER: 217-DS21-SHWT

INVESTIGATOR: WILLIAM GANGLOFF PhD

LICENSE: DE D-4455, ARCPACS CPSS 24747

DATE(S): 6/10/2021

WEATHER: SUNNY, LOW 80S, RECENT HEAVY TS

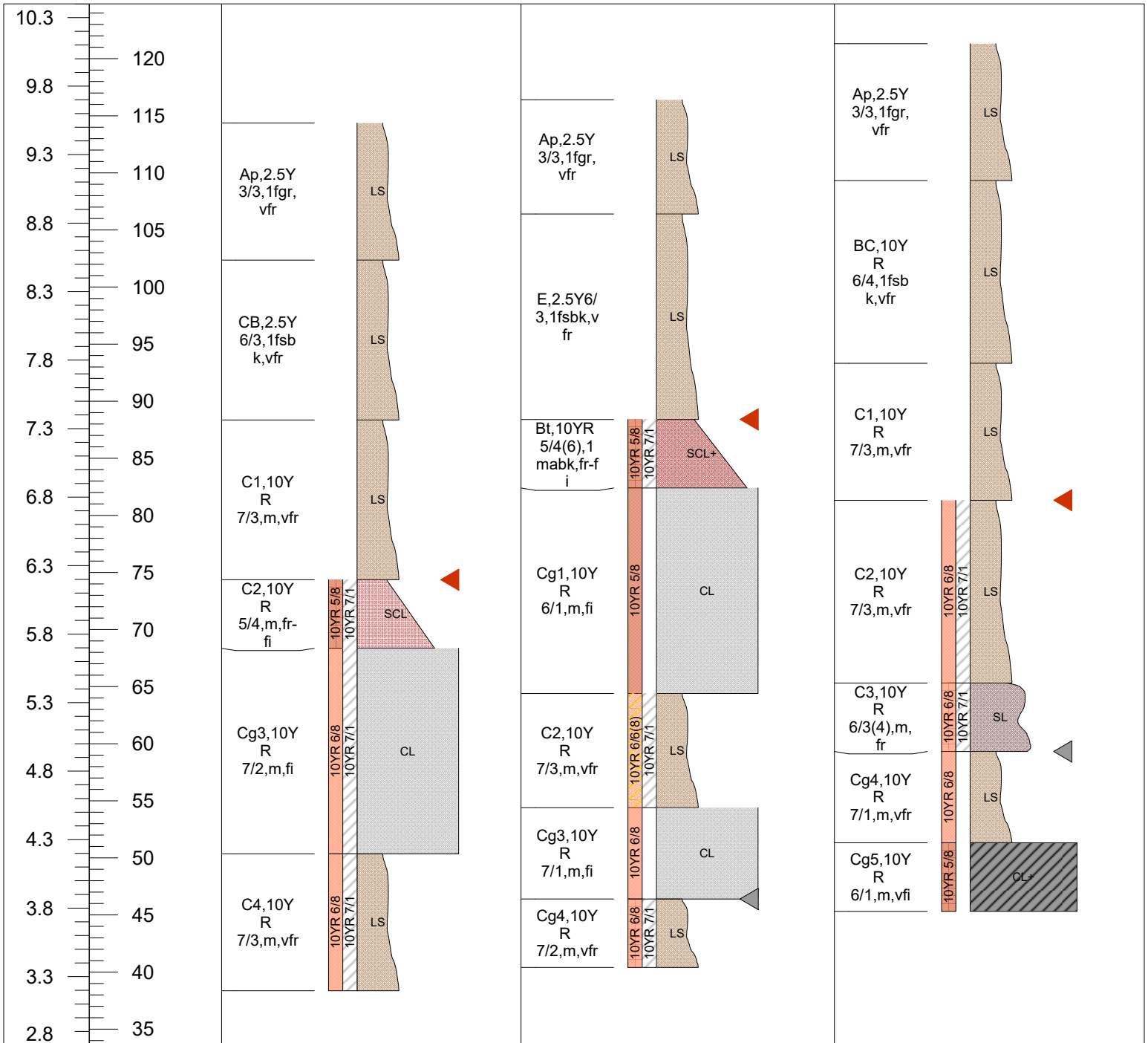


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302-352-1700  
accentenvironmental.net



CLIENT/ LOCATION: PENNONI/ BUCKEYE LANE W OF CR 348 EQUIPMENT: 3.25 INCH HAND AUGER

ELEVATION FEET   INCHES	SB 1	SB 2	SB 3
	LAT: N 38.56102 LON: W -75.14769 HCC RMF LCC RMF TEXTURE	LAT: N 38.56137 LON: W -75.14772 HCC RMF LCC RMF TEXTURE	LAT: N 38.56137 LON: W -75.14772 HCC RMF LCC RMF TEXTURE



<table border="0"> <tr><td></td><td>LS</td></tr> <tr><td></td><td>LS+</td></tr> <tr><td></td><td>SL+</td></tr> <tr><td></td><td>SL</td></tr> </table>		LS		LS+		SL+		SL	<table border="0"> <tr><td></td><td>LFS</td></tr> <tr><td></td><td>SCL-</td></tr> <tr><td></td><td>SCL</td></tr> <tr><td></td><td>SCL+</td></tr> </table>		LFS		SCL-		SCL		SCL+	<table border="0"> <tr><td></td><td>SCL++</td></tr> <tr><td></td><td>CL</td></tr> <tr><td></td><td>CL+</td></tr> </table>		SCL++		CL		CL+	<table border="0"> <tr><td></td><td>10YR 7/1</td></tr> <tr><td></td><td>10YR 7/2</td></tr> <tr><td></td><td>10YR 6/1</td></tr> </table>		10YR 7/1		10YR 7/2		10YR 6/1	<table border="0"> <tr><td></td><td>10YR 5/8 &amp; 6/8</td></tr> <tr><td></td><td>10YR 6/8</td></tr> <tr><td></td><td>10YR 6/6(8)</td></tr> <tr><td></td><td>10YR 5/8</td></tr> </table>		10YR 5/8 & 6/8		10YR 6/8		10YR 6/6(8)		10YR 5/8	<table border="0"> <tr><td></td><td>GLEYED HORIZON</td></tr> <tr><td></td><td>LIMITING ZONE</td></tr> </table>		GLEYED HORIZON		LIMITING ZONE
	LS																																												
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	10YR 6/6(8)																																												
	10YR 5/8																																												
	GLEYED HORIZON																																												
	LIMITING ZONE																																												

# SOIL BORING LOGS

PROJECT: BUCKEYE LANE

TAX MAP ID: 134-7.00-143.00

JOB NUMBER: 217-DS21-SHWT

INVESTIGATOR: WILLIAM GANGLOFF PhD

LICENSE: DE D-4455, ARCPACS CPSS 24747

DATE(S): 6/10/2021

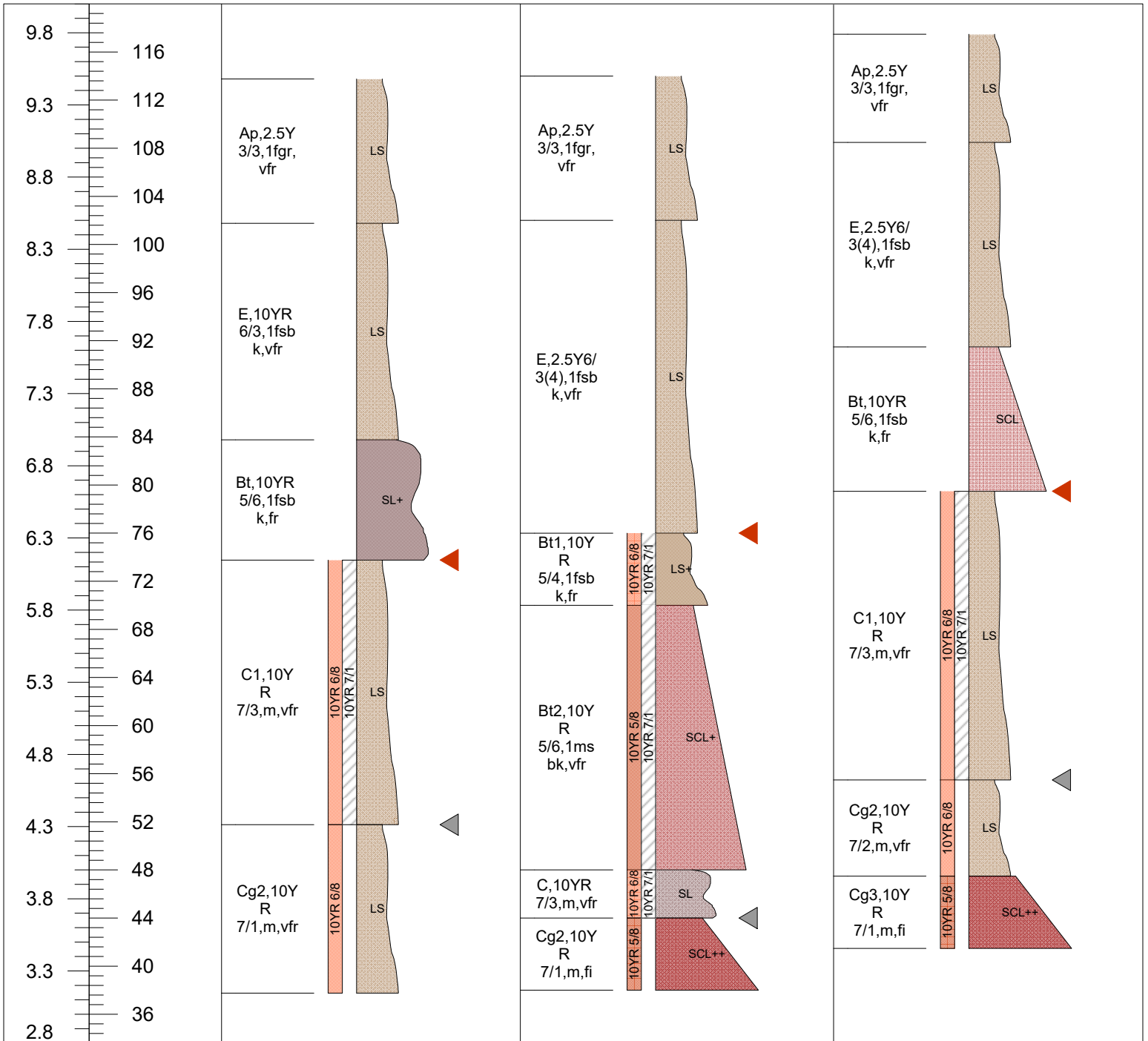
WEATHER: SUNNY, LOW 80S, RECENT HEAVY TS

**Accent Environmental**  
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 302-352-1700  
 accentenvironmental.net

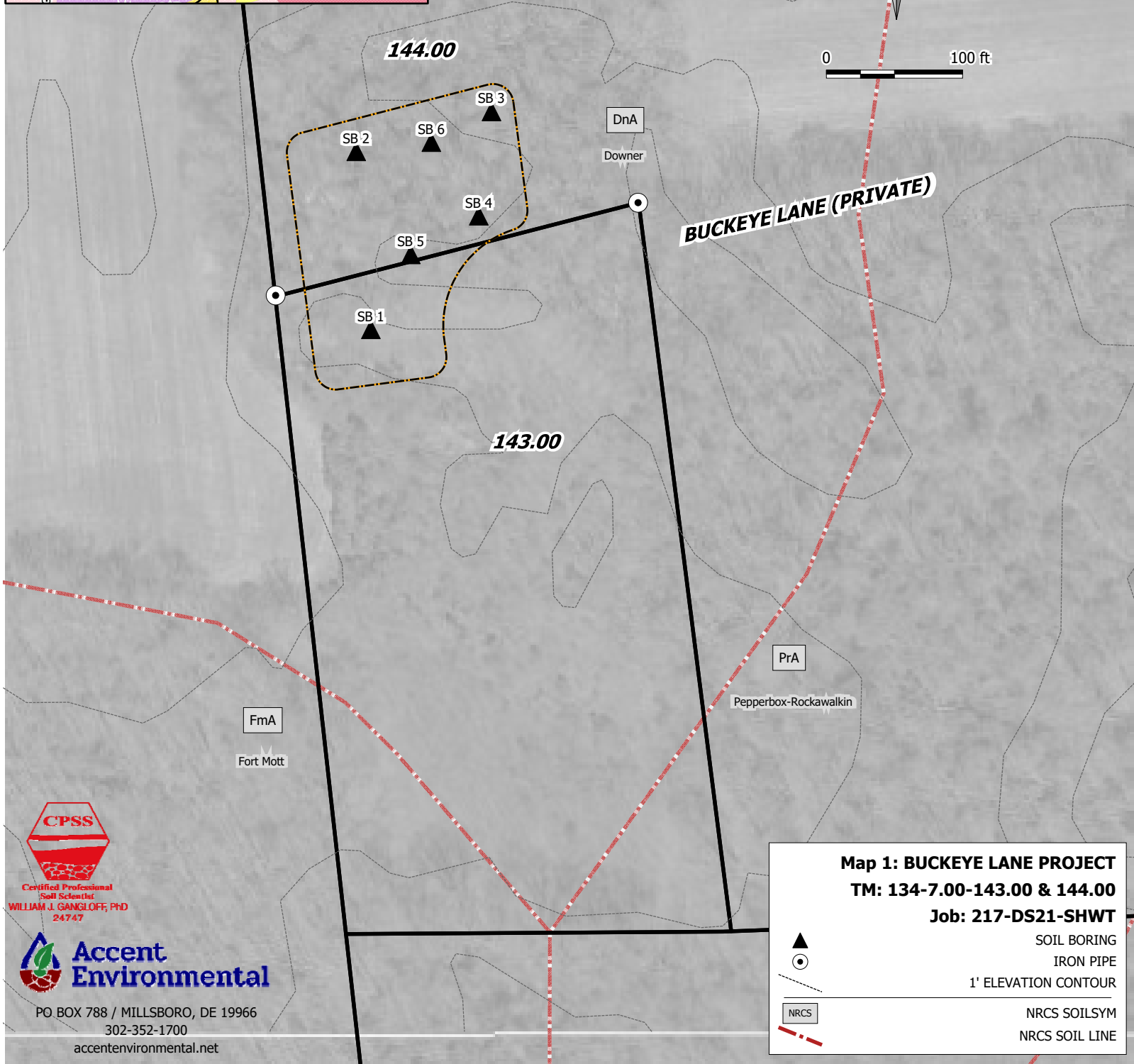
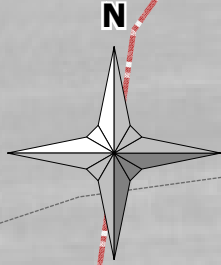
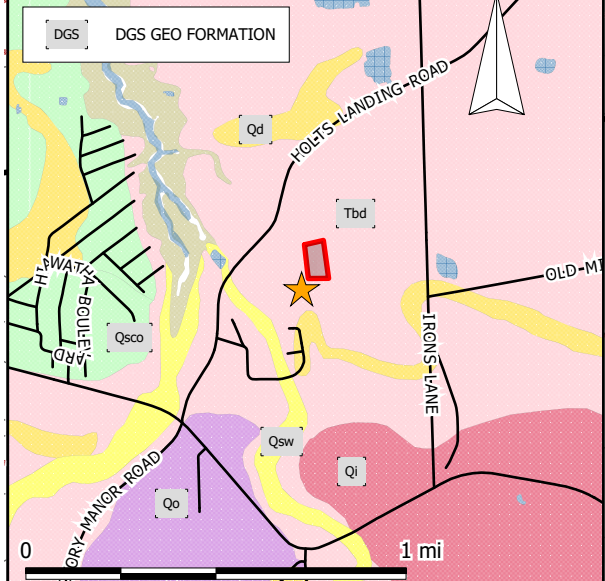


CLIENT/ LOCATION: PENNONI/ BUCKEYE LANE W OF CR 348 EQUIPMENT: 3.25 INCH HAND AUGER

ELEVATION FEET   INCHES	SB 4			SB 5			SB 6		
	LAT: N 38.56124	HCC RMF	LCC RMF	LAT: N 38.56117	HCC RMF	LCC RMF	LAT: N 38.56139	HCC RMF	LCC RMF
	LON: W -75.14741	TEXTURE		LON: W -75.14758	TEXTURE		LON: W -75.14753	TEXTURE	



	LS		LFS		SCL++		10YR 7/1		10YR 5/8 & 6/8		GLEYED HORIZON
	LS+		SCL-		CL		10YR 7/2		10YR 6/8		LIMITING ZONE
	SL+		SCL		CL+		10YR 6/1		10YR 6/6(8)		
	SL		SCL+						10YR 5/8		



**CPSS**  
 Certified Professional  
 Soil Scientist  
 WILLIAM J. GANGLOFF, PhD  
 24747

**Accent  
 Environmental**

PO BOX 788 / MILLSBORO, DE 19966  
 302-352-1700  
 accentenvironmental.net

**Map 1: BUCKEYE LANE PROJECT**  
**TM: 134-7.00-143.00 & 144.00**  
**Job: 217-DS21-SHWT**

▲ SOIL BORING  
 ● IRON PIPE  
 --- 1' ELEVATION CONTOUR

NRCS NRCS SOILSYM  
 NRCS SOIL LINE

PARID: 134-7.00-143.00  
SOUTHERN COMFORT DELAWARE LLC

ROLL: RP

**Property Information**

---

Property Location:

Unit:

City:

State:

Zip:

Class: RES-Residential  
 Use Code (LUC): RS-RESIDENTIAL SINGLE FAMILY  
 Town: 00-None  
 Tax District: 134 – BALTIMORE  
 School District: 1 - INDIAN RIVER  
 Council District: 4-Hudson  
 Fire District: 84-Millville  
 Deeded Acres: 2.7500  
 Frontage: 0  
 Depth: .000  
 Irr Lot:  
 Zoning 1: AR-1-AGRICULTURAL/RESIDEINTIAL  
 Zoning 2: -  
 Plot Book Page: /PB

100% Land Value: \$2,700  
 100% Improvement Value \$100  
 100% Total Value \$2,800

**Legal**

---

Legal Description W/IMP

**Owners**

---

Owner	Co-owner	Address	City	State	Zip
SOUTHERN COMFORT DELAWARE LLC		30101 HOLTS LANDING ROAD	DAGSBORO	DE	19939

PARID: 134-7.00-144.00  
BANKS DAVID L

ROLL: RP

### Property Information

---

Property Location:

Unit:

City:

State:

Zip:

Class:	AGR-Agriculture
Use Code (LUC):	FG-AG IN FAA
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	/PB
100% Land Value:	
100% Improvement Value	\$0
100% Total Value	

### Legal

---

Legal Description	W/SD RD CLARKSVILLE TO ORANGE LANE FMX
-------------------	--

### Owners

---

Owner	Co-owner	Address	City	State	Zip
BANKS DAVID L	THEODORE BANKS	30190 WHITES NECK RD	DAGSBORO	DE	19939



### Soil Investigation Report Submittal Checklist

DATE RECEIVED: \_\_\_\_\_ PROJECT NUMBER: \_\_\_\_\_

PROJECT NAME: Buckeye Lane

The items contained on this checklist are necessary to properly evaluate and determine the completeness of any Soil Investigation Report submitted under subsection 12.1 of the Delaware Sediment and Stormwater Regulations. Complete all items. It is understood not all items will be applicable to all projects and as such marking an item "N/A" is acceptable.

I.      **General Soil Investigation Reports.** The following information, as applicable, should be submitted for all projects.

- 1)  The signature, seal and date of a professional engineer or professional geologist experienced in soils licensed in the State of Delaware.
- 2)  General description of the project, project elements, and project background.
- 3)  Project site surface conditions and current use.
- 4)  Regional and site geology. An initial screening of readily available data to determine feasibility of infiltration practices, if applicable, including:
  - a)  Site topography
  - b)  Soil characteristics as defined in the USDA NRCS Web Soil Survey
  - c)  Depth to groundwater and seasonal high water table
  - d)  Historical groundwater level data from the nearest Delaware Geological Survey (DGS) monitoring well or wells **27,428 sf basin; 5 borings reqd, 6 performed**
- 5)  Minimum number of borings or test pits conducted in accordance with the following:
  - a)      Surface area BMPs:
    - i)      Two (2) borings or pits for the first 8,000 square feet
    - ii)      Three (3) borings or pits for up to 16,000 square feet
    - iii)      Four (4) borings or pits for up to 25,000 square feet
    - iv)  One (1) additional boring or pit for each additional 25,000 square feet beyond the first 25,000 square feet
    - v)  Boring or pit locations distributed within the facility and sufficient to determine soil variability
  - b)  Linear BMPs:
    - i)      Two (2) borings or pits up to 500 linear feet, and
    - ii)      One (1) additional boring or pit per additional 500 linear feet of trench
    - iii)      Boring or pit locations distributed and sufficient to determine soil variability

## **Soil Investigation Report Submittal Checklist**

- 6)  Borings or test pits advanced to the depth of the limiting layer or a minimum of three (3) feet below bottom of the proposed facility, whichever is encountered first.
- 7)  Borehole or test pit logs including the following information:
- a)  Project name
  - b)  Name of individual collecting the field data
  - c)  Date field data was collected
  - d)  Type of boring or test pit excavation method and equipment used
  - e)  Air temperature and precipitation, including significant precipitation prior to investigation
  - f)  Elevation of ground at boring location based on site benchmark
  - g)  Visual description of soil profile layers, and depths below grade encountered
  - h)  Sample numbers
  - i)  **N/A** Depths to any indications of instability such as cave in, sloughing, flowing sands, or obstructions
  - j)  **N/A** Blow counts if Standard Penetration Test (SPT) borings are performed
  - k)  Depth of seasonal high water table indicators such as mottling
  - l)  Depth of encountered free water during and after excavation
  - m)  Depth to bedrock if encountered
  - n)  General observations
  - o)  Testing standards
- 8)  **N/A** Depth and type of field testing performed. A summary of the laboratory testing conducted, if applicable.
- 9)  **N/A** Project soil and rock conditions including a description of the soil and rock units encountered, and how the units tie into the site geology.
- 10)  **N/A** Description of groundwater conditions, including the identification of any of the following:
- a)  Confined aquifers
  - b)  Artesian pressures
  - c)  Perched water tables
  - d)  Potential seasonal variations, if known
  - e)  Any influences on the ground water levels observed
  - f)  Direction and gradient of groundwater, if known
- 11)  **N/A** Discussion of rock structure, if applicable, including but not limited to:
- a)  The results of any field structure mapping using photographs as needed,
  - b)  Joint condition

## **Soil Investigation Report Submittal Checklist**

- c)  Rock strength
- d)  Potential for seepage.
- 12)  <sup>N/A</sup> Summary of geological hazards identified and their impact on the project design, if any. Description of the location and extent of the geological hazard.
- 13)  <sup>N/A</sup> For analysis of unstable slopes including existing settlement areas, cuts, and fills, include background regarding the analysis approach, assessment of failure mechanisms, and determination of design parameters. Include a description of any back-analyses conducted, the results of those analyses, comparison of those results to any laboratory test data obtained, and the conclusions made regarding the parameters to be used for final design.
- 14)  <sup>N/A</sup> Geotechnical recommendations for structural earthwork including:
  - a)  <sup>N/A</sup> Embankment design recommendations, as applicable, including but not limited to the following:
    - i)  Slope required for stability
    - ii)  Need and extent of removal of any unsuitable materials beneath the proposed fills
    - iii)  Any other measures that need to be taken to provide a stable embankment
    - iv)  Embankment settlement magnitude and rate
  - b)  <sup>N/A</sup> Cut design recommendations, as applicable, including but not limited to the following:
    - i)  Slope required for stability
    - ii)  Seepage and piping control
    - iii)  Erosion control measures
    - iv)  Any special measures required to provide a stable slope
  - c)  <sup>N/A</sup> Determination of adequacy of excavated material for use as structural fill or spoil
  - d)  <sup>N/A</sup> Data for structural designs of BMP outlet works
- 15)  <sup>N/A</sup> Long-term or construction monitoring needs, if applicable.
  - a)  Recommendation for types of instrumentation needed to evaluate long-term performance or to control construction
  - b)  Specify the reading schedule required
  - c)  Specify how the data should be used to control construction or to evaluate long-term performance
  - d)  Specify the zone of influence for each instrument.
- 16)  <sup>N/A</sup> Address issues of construction staging, shoring needs and potential installation difficulties, temporary slopes, potential foundation installation problems, earthwork constructability issues, and dewatering, as applicable.
- 17)  Appendices to support geotechnical recommendations.



## **Soil Investigation Report Submittal Checklist**

II. **N/A** **Infiltration Test Reports.** The following information, as applicable, should be submitted for all stormwater management BMPs that rely upon infiltration.

- 18) \_\_\_ Description of approved infiltration testing method.
- a) \_\_\_ Field Permeability Testing conducted in accordance with ASTM-D5126 "Comparison of Field Methods for Determining Hydraulic Conductivity in the Vadose Zone".
  - b) \_\_\_ Single Ring or Double Ring Infiltrometer test method
  - c) \_\_\_ Cased Borehole Permeameter test method
    - i) \_\_\_ Department or Delegated Agency approval granted prior to conducting the test
    - ii) \_\_\_ Minimum four (4) inch diameter casing used
  - d) \_\_\_ Any deviation from infiltration testing procedures approved by the Department or Delegated Agency noted in the report.
- 19) \_\_\_ Summary table of location of test, depth of test, elevation of test if available and field verified infiltration rate.
- 20) \_\_\_ The minimum number of field measured infiltration tests are based on the proposed facility's dimensions as follows:
- a) \_\_\_ For an infiltration trench with less than 10,000 square feet of impervious drainage area:
    - i) \_\_\_ One (1) test up to 500 linear feet, and
    - ii) \_\_\_ One (1) additional test per 250 linear feet of trench, and
    - iii) \_\_\_ Sufficient to determine variability.
  - b) \_\_\_ For an infiltration trench with greater than 10,000 square feet of impervious drainage area:
    - i) \_\_\_ One (1) test up to 250 linear feet, and
    - ii) \_\_\_ One (1) additional test per 250 linear feet of trench, and
    - iii) \_\_\_ Sufficient to determine variability.
  - c) \_\_\_ For an infiltration trench used with roadway perforated pipe layouts:
    - i) \_\_\_ One (1) test up to 500 linear feet, and
    - ii) \_\_\_ One (1) additional test per 500 linear feet of trench, and
    - iii) \_\_\_ Sufficient to determine variability.
  - d) \_\_\_ For an infiltrating bioretention system:
    - i) \_\_\_ One (1) test for the first 8,000 square feet
    - ii) \_\_\_ Two (2) tests for up to 16,000 square feet
    - iii) \_\_\_ Three (3) tests for up to 25,000 square feet
    - iv) \_\_\_ One (1) additional test for each additional 25,000 square feet beyond the first 25,000 square feet

## **Soil Investigation Report Submittal Checklist**

- v) \_\_\_ Test locations distributed within the facility and sufficient to determine variability.
- e) \_\_\_ For a surface infiltration basin:
  - i) \_\_\_ One (1) test for the first 8,000 square feet
  - ii) \_\_\_ Two (2) tests for up to 16,000 square feet
  - iii) \_\_\_ Three (3) tests for up to 25,000 square feet
  - iv) \_\_\_ One (1) additional test for each additional 25,000 square feet beyond the first 25,000 square feet.
  - v) \_\_\_ Test locations distributed within the facility and sufficient to determine variability.
- f) \_\_\_ For a subsurface infiltrating practice:
  - i) \_\_\_ One (1) test per infiltration area
  - ii) \_\_\_ One (1) additional test for every 8,000 square feet of infiltration area
  - iii) \_\_\_ Test locations distributed within the facility and Sufficient to determine variability
- 21) \_\_\_ Infiltration test log, including:
  - a) \_\_\_ Name and license number of individual performing test. Individuals in responsible charge of infiltration testing possesses a Class D On-Site License issued by DNREC Division of Water Groundwater Discharges Section or be licensed in the State of Delaware as a Professional Engineer or Professional Geologist.
  - b) \_\_\_ Date test was performed
  - c) \_\_\_ Type of test method
  - d) \_\_\_ Air temperature and precipitation
  - e) \_\_\_ Depth of test below ground surface and elevation. Separation to a limiting layer such as bedrock or groundwater of at least two (2) feet maintained.
  - f) \_\_\_ Diameters of boring and casing
  - g) \_\_\_ Depth of casing penetration
  - h) \_\_\_ Time and depth from reference point for each time increment.
    - i) \_\_\_ A saturation period of one hour or a drop of 12 inches or 30.5 centimeters achieved. Saturation period not used in determining field verified infiltration rate.
    - ii) \_\_\_ After the saturation period, a minimum of two (2) test periods completed or until at least two (2) consecutive test periods are consistent and achieve a stabilized infiltration rate. Each test period has a maximum reading interval of 15 minutes and meets one (1) of the following criteria:
      - (1) \_\_\_ A minimum of one hour as determined by the sum of the interval times
      - (2) \_\_\_ A drop of at least 12 inches in 15 minutes or less for a minimum of 30 minutes as determined by the sum of the interval times

## **Soil Investigation Report Submittal Checklist**

- iii) \_\_\_ Stabilized infiltration rate met as defined as one of the following:
  - (1) \_\_\_ A difference of 0.25 inches or less of drop between the highest and lowest reading of four (4) consecutive readings for infiltration rates greater than two (2.0) inches per hour
  - (2) \_\_\_ A difference of 0.125 inches or less of drop between the highest and lowest reading of four (4) consecutive readings for infiltration rates equal to or less than two (2.0) inches per hour.
- iv) \_\_\_ When using the constant head test method, water level inside the casing maintained at a constant level or refilled to the starting level after each reading throughout the test period at no more than 15 minute intervals.
- v) \_\_\_ When using the falling head test method each test period starts with the same initial head.
- 22) \_\_\_ Infiltration rate graph for each test charting the field verified infiltration rate versus elapsed time of test. Append to each graph a table of the testing results. The field verified infiltration rate is the final steady state reading of the test performed.
- 23) \_\_\_ Geotechnical recommendations for each stormwater management facility, including the following:
  - a) \_\_\_ Recommended design infiltration rate based on the following:
    - i) \_\_\_ Apply a minimum factor of safety of 2.0 to field results from Single Ring or Double Ring Infiltrometer testing
    - ii) \_\_\_ Apply a minimum factor of safety of 2.5 to field results from Cased Borehole Permeameter testing.
    - iii) \_\_\_ Provide an elevation range over which the recommended design rates are applicable.
    - iv) \_\_\_ The maximum design infiltration rate is less than or equal to 15 inches per hour.
  - b) \_\_\_ Impact of infiltration on adjacent facilities
  - c) \_\_\_ Effect of infiltration on slope stability
  - d) \_\_\_ If the facility is located on a slope, stability of slopes within the facility
  - e) \_\_\_ Foundation bearing resistance
  - f) \_\_\_ If steady state conditions for a given test are not achieved, provide an explanation as to why steady state could not be achieved and the professional's opinion regarding the use of the results for design purposes. If steady state is not achieved for a given test and a reasonable professional opinion is not provided, the Department or Delegated Agency may require additional testing.

## **Soil Investigation Report Submittal Checklist**

- III. **N/A** **Geotechnical Reports for Embankments.** The following information, as applicable, should be submitted for all stormwater management BMPs containing an embankment.
- 24) \_\_\_ The signature, seal and date of a professional engineer licensed in the State of Delaware.
- 25) \_\_\_ Subsurface Exploration
- a) \_\_\_ Explorations every 200 feet on center along the length of the embankment.
  - b) \_\_\_ Unless bedrock is encountered at a shallower depth, explorations at a depth twice the proposed height from bottom of pond to top of embankment.
  - c) \_\_\_ If bedrock is encountered, a minimum five (5) foot rock core performed. If organic, plastic, or soils with an actual or estimated N-value less than four (4) are encountered, extended exploration to a depth of four (4) times the proposed embankment height.
  - d) \_\_\_ If there is a potential for a significant groundwater gradient beneath an embankment or surface water levels are significantly higher on one side of the embankment than the other, the effect of reduced soil strength caused by water seepage has been evaluated.
  - e) \_\_\_ Seepage effects considered when an embankment is placed on or near the top of a slope that has known or potential seepage through it.
- 26) \_\_\_ Summary of design analyses, which provide the project description and basis of the design recommendations.
- 27) \_\_\_ Summary of stability analyses, which provide the results of the stability analyses performed for the given embankment dimensions.
- 28) \_\_\_ Summary of settlement analyses, including design assumptions and settlement results for above-grade embankments.
- 29) \_\_\_ Design recommendations for embankment construction identifying the following actions:
- a) \_\_\_ Construction procedures for placement of material in embankment widening areas
  - b) \_\_\_ Embankment cut-off and core trench materials for above-grade embankments
  - c) \_\_\_ Special notes for excavation of unsuitable material, with specific backfill requirements
  - d) \_\_\_ Specific measures required prior to placing embankment material
  - e) \_\_\_ Installation of appropriate erosion control and vegetative cover

The soils on this site are approved when the following is completed in full and signed by the approving authority. The information contained in this site evaluation reflects Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of the review. Exhibits and Regulations cited in this report refer to DNREC "Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems." Isolation distance requirements, limited area of suitable soils, filling, removal, and/or **compaction** of the soil **may negate** construction permit approval or modify the type of system that can be permitted. All information should be verified by interested parties prior to design and installation of the septic system. This is not a construction permit.

**INLAND BAYS**

Tax Map #: 134-7.00-143.00

Lot #:

Property Owner(s): Southern Comfort Delaware LLC

Evaluation Is For: New Construction

Special Watershed/ Zone: Inland Bays & Shellfish Waters

Disposal System Option 1: Sand Mound

Option 1 Location: Vicinity of Boring(s) 1, 2 and 3

Option 1 Limiting Zone: 22" to redoximorphic features.

Disposal System Option 2: I/A Peat Biofilter

Option 2 Location: Vicinity of Boring(s) 1, 2 and 3

Option 2 Limiting Zone: 22" to redoximorphic features.

**"Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the on-site wastewater treatment and disposal system."**

**Design Considerations & Comments:** See Exhibit Q (Elevated Sand Mound) in the 1985 Regulations (amended 1/11/2014) and Section 5.3.31 (I/A Disposal Systems) in the 1985 Regulations (amended 1/11/2014). A 100 foot isolation distance is required from all domestic wells and a 150 foot isolation distance is required from all public and industrial wells. A lesser well isolation distance may be approved for domestic wells, contact the water Supply Branch at (302) 739-9944.

The potential disposal area(s) is/are a maintained field and located within a backslope landscape position(s) with slopes ranging from 1 to 2 percent.

All soil borings, disposal area(s), and other pertinent features of interest were located on a plot drawing adapted from the tax map. Pertinent features were recorded with a handheld GPS unit with reported sub-meter accuracy and located from the iron pipe located at the northwest corner of the parcel. The system designer should field-verify all isolation distances prior to permitting.

RECEIVED

07/01/2021

GROUNDWATER

\* Other disposal options include any conventional or innovative/alternative technologies approved by DNREC.

\* The approval of this site for an Alternative Design/ Technology system is based solely on DNREC policy and Section 5.3.31 of the Regulations Governing the Design, Installation and Operation of On-Site Wastewater Treatment and Disposal Systems.

\* There are no wetlands on the parcel/property under investigation.

PAID

\$ 75.00 07/01/2021

This report has been prepared by or under the supervision of: \_\_\_\_\_, License # D-4455

William J. Gangloff

The soils on this site are approved when the following is completed in full and signed by the approving authority. The information contained in this site evaluation reflects Delaware Department of Natural Resources and Environmental Control (DNREC) policies and procedures at the time of the review. Exhibits and Regulations cited in this report refer to DNREC "Regulations Governing the Design, Installation, and Operation of On-Site Wastewater Treatment and Disposal Systems." Isolation distance requirements, limited area of suitable soils, filling, removal, and/or compaction of the soil may negate construction permit approval or modify the type of system that can be permitted. All information should be verified by interested parties prior to design and installation of the septic system. This is not a construction permit.

**Tax Map #:** 134-7.00-143.00

**Property Owner(s):** Southern Comfort Delaware LLC

Design Considerations & Comments (cont.):

\* No construction traffic is to occur in the potential disposal area. The property owner / developer is responsible for placing a substantial barrier around the potential disposal area prior to beginning any site development. Final grading must ensure that no surface water is directed towards the disposal area. Soil disturbances in the disposal area will negate this Site Evaluation (see disclaimer above) and may require a re-evaluation. System installation should occur during proper moisture conditions. Accent Environmental, LLC is not responsible for any subsurface conditions not encountered at the time of this evaluation which may become evident in the future and that may affect the placement or design criteria of the disposal system. It is important to note that conditions between borings are, in fact, unknown.

Notes:

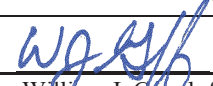
**INLAND BAYS**

**Replacement Disposal System:** Same as above if space allows or a Sand-Lined system in the area of the initial system. **Note:** Sand-lining of Low Pressure Pipe Disposal Systems is not permitted per DNREC regulations; in such situations a Sand-Lined Elevated Sand Mound or DNREC approved Alternative/Innovative system will be required.

**Location of Replacement Disposal System:** Adjacent to initial system. **Limiting Zone for Replacement System:** Same as Above

**Instructions to Property Owner**

- 1) If the prescribed system is Full Depth Gravity or Capping Fill Gravity then contact a Class B System Designer; otherwise contact a Class C System Designer. For questions or clarification call the evaluator at (302) 352-1700 or DNREC at (302) 856-4561 (Sussex) or 302-739-9948 (Kent/NC).
- 2) Soils in the vicinity of **Option 1** have been assigned a permeability rate of **(75 MPI)** minutes per inch. Soils in the vicinity of **Option 2** have been assigned a permeability rate of **(75 MPI)** minutes per inch. Assigned rates are based on Exhibit W (Percolation Rates) in the 1985 regulations. You may use the assigned percolation rate or, at your expense, have a percolation test conducted. If you do not choose to use the assigned percolation rate, contact the evaluator or a Licensed Class A Percolation Tester to have 3 tests conducted. Contact the Site Evaluator for testing depth and location.
- 3) If you have questions, call the evaluator at (302) 352-1700 or DNREC at 302-856-4561 (Sussex) or 302-739-9948 (Kent/NC)

This report has been prepared by or under the supervision of: , License # D-4455  
William J. Gangloff

**For office use only**

**Disclaimer:** Approval of this site evaluation indicates only that the site evaluation, based on information presented to us, was conducted in compliance with these regulations. It is not an indication of the correctness or quality of the evaluation nor does it guarantee the evaluation is free of omissions.

Field Checked \_\_\_\_\_

Expiration Date 7/7/26

**DNREC APPROVED**

**IF THERE ARE QUESTIONS  
REGARDING THIS REPORT  
CONTACT CLASS D LICENSEE**

**THE CLASS D LICENSEE  
IS RESPONSIBLE FOR  
ERRORS/OMISSIONS**

Date 7/7/21

DNREC Reviewing Soil Scientist

Property Owner(s): Southern Comfort Delaware LLC

Tax Map #: 134-7.00-143.00

Owner(s) Address: 30101 Holts Landing Road

Lot #:

FEMA V Zone: No

Dagsboro DE 19939

Contact Phone: 302-684-8030

HUC #: 020403030205

Property Location: Terminus of Buckeye Lane (private); West of CR 348; Sussex County, DE

Property Size: 2.75 ac +/- Central Sewer: Not Available Central Water: Not Available HUC Name: White Creek-Indian River Bay

Depth to and Type of Limiting Zone Encountered:

Number 1	22"	to redoximorphic features;	>72	inches to free water	Aquic Arenic Hapludults
Number 2	44"	to redoximorphic features;	>72	inches to free water	Typic Quartzipsamments
Number 3	24"	to redoximorphic features;	>72	inches to free water	Aquic Arenic Hapludults
Number				inches to free water	
Number				inches to free water	
Number				inches to free water	

GPS: Number 1 N: 38.56098 W: 75.14749 Evaluator: William J Gangloff License: D-4455  
 Number 2 N: 38.56088 W: 75.14776 Evaluation Date: 6/10/2021

Summary of Evaluation: See Design Considerations & Comments on the Approval Page for property information and details on system design. See the plot plan for potential disposal area(s) location(s).

**Disposal Option 1:** Soils in the potential disposal area(s) is/are moderately well drained with slowly (75 MPI) permeable subsoil. Site conditions are suited for a(n) Sand Mound disposal system (hatched) in the vicinity of Boring(s) 1, 2 and 3. The potential disposal area(s) is/are a maintained field and located within a backslope landscape position(s) with slopes ranging from 1 to 2 percent. For design purposes, the limiting zone for Disposal Option 1 was assigned at 22" based on the depth to redoximorphic features. Free water levels ranged from >72" to >72". The slowly permeable infiltration rate of (75 MPI) was assigned to the the most hydraulically restrictive soil material encountered from 0 to 60 inches beneath the soil surface. In this area, the most restrictive soil texture was clay loam. This texture was identified in the parent material of Boring(s) number 3. Clay content, soil structure and consistence, and seasonal saturation were all factored into the assigned permeability rate.

- \* Nitrogen Reducing Technologies meeting PSN3 must be incorporated in the design of the on-site wastewater treatment and disposal system.
- \* Option 2: Soils in the vicinity of borings 1, 2 and 3 are also suited for an I/A Peat Biofilter disposal system with a 22 inch limiting zone and an estimated 75 MPI percolation rate.
- \* There are no wetlands on the parcel/property under investigation.

6/19/21

Date

INLAND BAYS

Evaluator's Signature



Certified Professional Soil Scientist  
WILLIAM J. GANGLOFF, PhD  
24747

Note: Site evaluation information was collected for on-site wastewater disposal interpretations only. The information in this site evaluation and plot plan has been compiled from any of the following sources: tax map, deed, survey, recorded plot, or field located property corners, and may include anecdotal information supplied by property owners, adjacent residents, and/or other interested parties. Locations of wells and septic systems are by direct observation where possible, but are often based on information provided by permits, property owners, adjacent residents, and/or other interested parties. This plot plan represents the site conditions at the time of evaluation but it is not a survey. No title search has been conducted; any easements shown are from subdivision record plans or deed. Subsequent alteration of the site or adjacent properties may negate approval by the regulatory agency(ies) involved in permitting. All information should be reverified prior to purchase or use.

**Soil Profile Notes**

Tax Map #: 134-7.00-143.00  
 Job Number: 218-DS21-SF  
 Client / Location: PENNONI / BUCKINGHAM

SF

Date: 6/10/2021



Accent Environmental, LLC  
 PO Box 788  
 Millsboro, DE 19966  
 www.aedemarva.com

Evaluated by or under the supervision of William Gangloff, PhD;  
 DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 1

Soil Boring or Test Pit

Relief: BACKSLOPE

Slope: 1-2%

22 inch Depth to Limiting Zone

>72 inch Depth to Free Water

60 MPI Estimated Permeability

OH Utilities: Y 1 N

Vegetation: CROSS FIELD

Notes: - LOT OF MESSY AREAS DISTURBED, FILLED, COMPACTED  
RCLY - ARIZON ONLY; LZ ~ 45, NO CL, SCL BE; SAMPLING ~ 72  
- SITE HIGHLY VARIABLE -- DEPENDS ON CL

Soil Classification:

ARIDIC ARIZONIC INFLUENTS

Horizon	Depth	Colors		Redox Desc. Ab. S. Con.	Texture	Structure	Consistence	Notes
		Matrix	Redox					
Ap	0-12	2.5Y 3/3	None	None	LS	1FBR	VPR	
E	12-22	2.5Y 6/3	"	"	LS	1FBR	VPR	
B <sub>01</sub>	22-30	10YR 5/4	10YR 2/2 10YR 5/3	FIF FID	SCL+	1FBR	FR-FI	
B <sub>02</sub>	30-42	10YR 6/4	10YR 2/1 10YR 6/3	C2P C2P	SCL++	msB/C	FI	
C <sub>1</sub>	42-62	10YR 7/4	None	None	LS+	M	VPR	
C <sub>2</sub>	62-66	10YR 7/3	10YR 2/1 10YR 6/3	C2F C2P	LS	M	VPR	
C <sub>3</sub>	66-72	10YR 7/1	10YR 6/8	C2F	LS	M	VPR	SB-2
Ap	0-12	10YR 6/3	None	None	LS	1FBR	VPR	LZ=44; FWD 72 MPI=50
B <sub>C</sub>	12-30	2.5Y 6/4	"	"	LS	1FBR	VPR	1-2% B KSLP FIELD
C <sub>1</sub>	30-44	2.5Y 6/3	"	"	LS	M	VPR	CROSS TYPIC
C <sub>2</sub>	44-50	10YR 7/3(u)	10YR 6/8 10YR 7/1	C2P C2F	LS	M	VPR	QUARTZIP SANDS
C <sub>3</sub>	50-62	10YR 5/4	10YR 2/1 10YR 6/8	C2P C2P	SCL+	M	FR-FI	
C <sub>4</sub>	62-72	10YR 7/3	10YR 6/8 10YR 7/1	FIF FIF	LS	M	VPR	

Site Evaluator's Signature: \_\_\_\_\_

*WG*

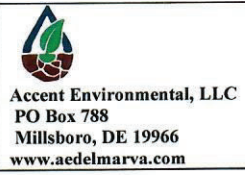


**Soil Profile Notes**

SE

Tax Map #: 134-7.00-143.00

Date: 6/10/2021



Job Number: 218-AS21-SE

Client / Location: PENNONI / BUCKINGHAM

Evaluated by or under the supervision of William Gangloff, PhD;  
DE license # D-4455; ARCPACS CPSS/CPAg # 24747; VA CPSS

Profile #: 3

Soil Boring or Test Pit

Relief: BACKSLOPE

Slope: 1-2%

24 inch Depth to Limiting Zone

Vegetation: GRASS / MAINTAINED FIELD

292 inch Depth to Free Water

Notes:

75 MPI Estimated Permeability

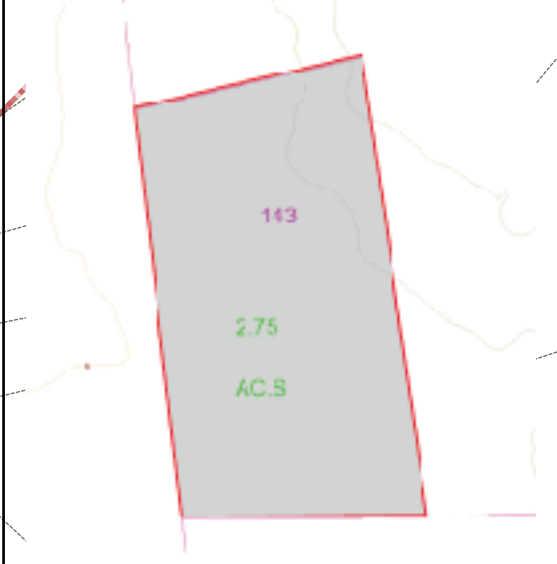
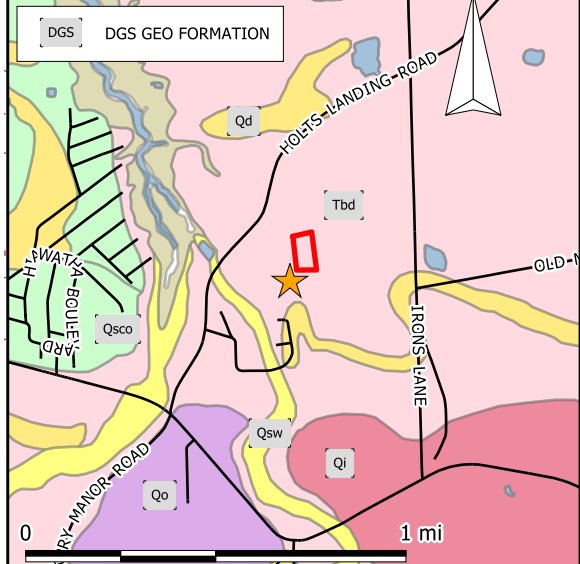
OH Utilities: Y / (N)

Soil Classification:

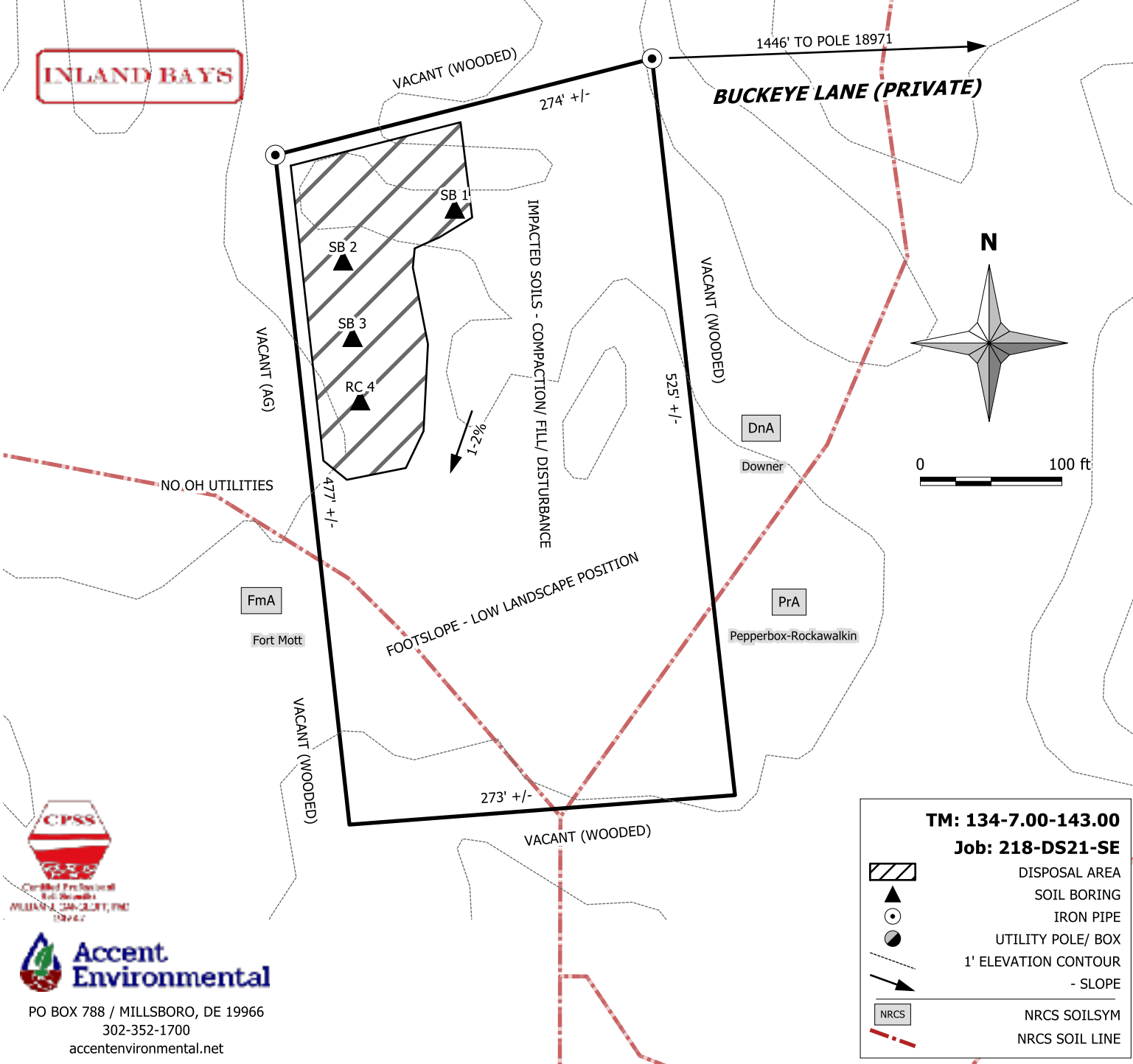
ARVIC MBRIC INPUDULIS

Horizon	Depth	Colors		Redox Desc.	Texture	Structure	Consistence	Notes
		Matrix	Redox	Ab. S. Con.				
Ap	0-12	2.5Y3/3	None	None	LS	1FQ	VIP	
E	12-24	2.5Y6/3	"	"	LS	1FBI	VIP	
Bt <sub>1</sub>	24-30	10YR5/4	10YR7/1 10YR6/6	FIP FIP	SCL	1MSBY	FI	
Bt <sub>2</sub>	30-36	10YR5/6	10YR6/1 10YR5/5	CIP CIF	SCL+	1MABR	FI	
C <sub>1</sub>	36-42	10YR7/3	10YR7/1 10YR6/6	F1,2F F1,2P	LS	M	VIP	
Cg <sub>2</sub>	42-62	10YR6/1	10YR5/8	MIP	CL	M	FI	
C <sub>3</sub>	62-72	10YR7/3	10YR7/1 10YR6/6	C2F C2P	LS	M	VIP	

Site Evaluator's Signature: WG



**INLAND BAYS**



PO BOX 788 / MILLSBORO, DE 19966  
 302-352-1700  
 accentenvironmental.net

**TM: 134-7.00-143.00**  
**Job: 218-DS21-SE**

	DISPOSAL AREA
	SOIL BORING
	IRON PIPE
	UTILITY POLE/ BOX
	1' ELEVATION CONTOUR
	- SLOPE
	NRCS SOILSYM
	NRCS SOIL LINE

PARID: 134-7.00-143.00  
SOUTHERN COMFORT DELAWARE LLC

ROLL: RP

### Property Information

---

Property Location:

Unit:

City:

State:

Zip:

Class:	RES-Residential
Use Code (LUC):	RS-RESIDENTIAL SINGLE FAMILY
Town	00-None
Tax District:	134 – BALTIMORE
School District:	1 - INDIAN RIVER
Council District:	4-Hudson
Fire District:	84-Millville
Deeded Acres:	2.7500
Frontage:	0
Depth:	.000
Irr Lot:	
Zoning 1:	AR-1-AGRICULTURAL/RESIDEINTIAL
Zoning 2:	-
Plot Book Page:	/PB
100% Land Value:	\$2,700
100% Improvement Value	\$100
100% Total Value	\$2,800

### Legal

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Legal Description	W/IMP
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### Owners

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Owner	Co-owner	Address	City	State	Zip
SOUTHERN COMFORT DELAWARE LLC		30101 HOLTS LANDING ROAD	DAGSBORO	DE	19939