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DIRECTOR OF PLANNING & ZONING
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Sussex County

DELAWARE
sussexcountyde.gov

PLEASE NOTE

This paperless packet is published on the County's website for convenience purposes, and only includes information received up to the close of business on the day before a public hearing. Documents received after this, or documents submitted during the public hearing are not uploaded to the Paperless Packet. The legal record is the paper record maintained in the Offices of the Planning & Zoning Department.



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

PLANNING & ZONING COMMISSION

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



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DIRECTOR OF PLANNING & ZONING

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: February 10th, 2022

Application: CU 2284 Eastern Shore Natural Gas

Applicant: Eastern Shore Natural Gas (Attn: Mark Parker)
500 Energy Lane Suite 200
Dover, DE 19901

Owner: Eastern Shore Natural Gas (Attn: Mark Parker)
500 Energy Lane Suite 200
Dover, DE 19901

Site Location: 17035 Black Cherry Drive, Bridgeville. The property being a landlocked parcel accessed off Emma Jane Lane, approximately 0.33 mile south of E. Newton Road (S.C.R. 584).

Current Zoning: Agricultural Residential (AR-1) Zoning District

Proposed Use: Expansion of C/U 889 (Ordinance No. 536) for Public Utilities or Public Services Uses

Comprehensive Land Use Plan Reference: Industrial

Councilmanic District: Mr. Vincent

School District: Woodbridge School District

Fire District: Bridgeville Fire Department

Sewer: N/A

Water: N/A

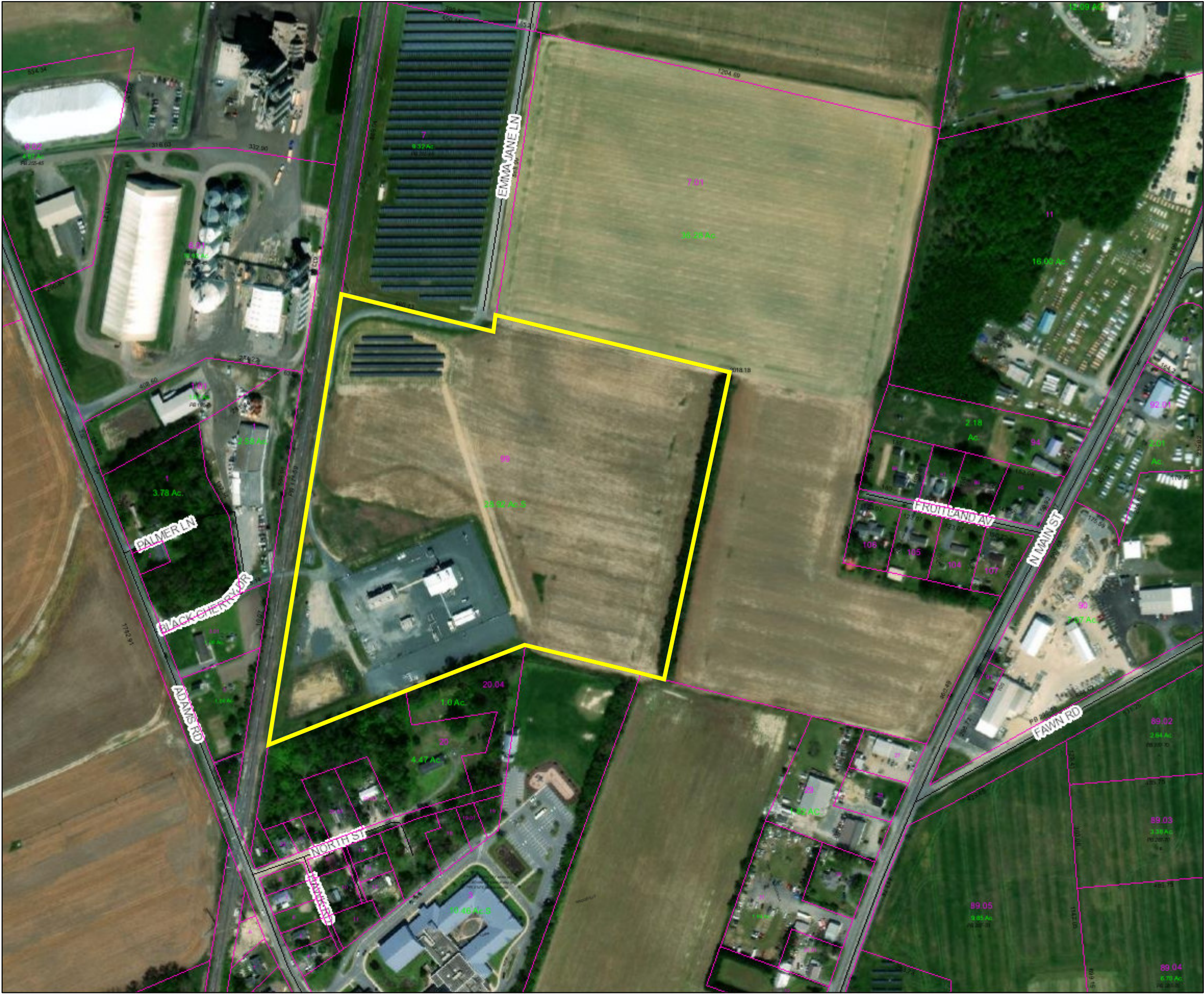
Site Area: 27.98 acres +/-

Tax Map ID.: 131-10.00-99.00





Sussex County



PIN:	131-10.00-99.00	
Owner Name	EASTERN	SHORE
	NATURAL GAS CO	
Book	1798	
Mailing Address	PO BOX 1769	
City	DOVER	
State	DE	
Description	E/PENN CENTRAL	
Description 2	250'N/RT 583	
Description 3	N/A	
Land Code		

polygonLayer

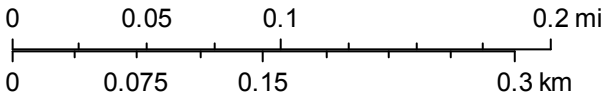
Override 1

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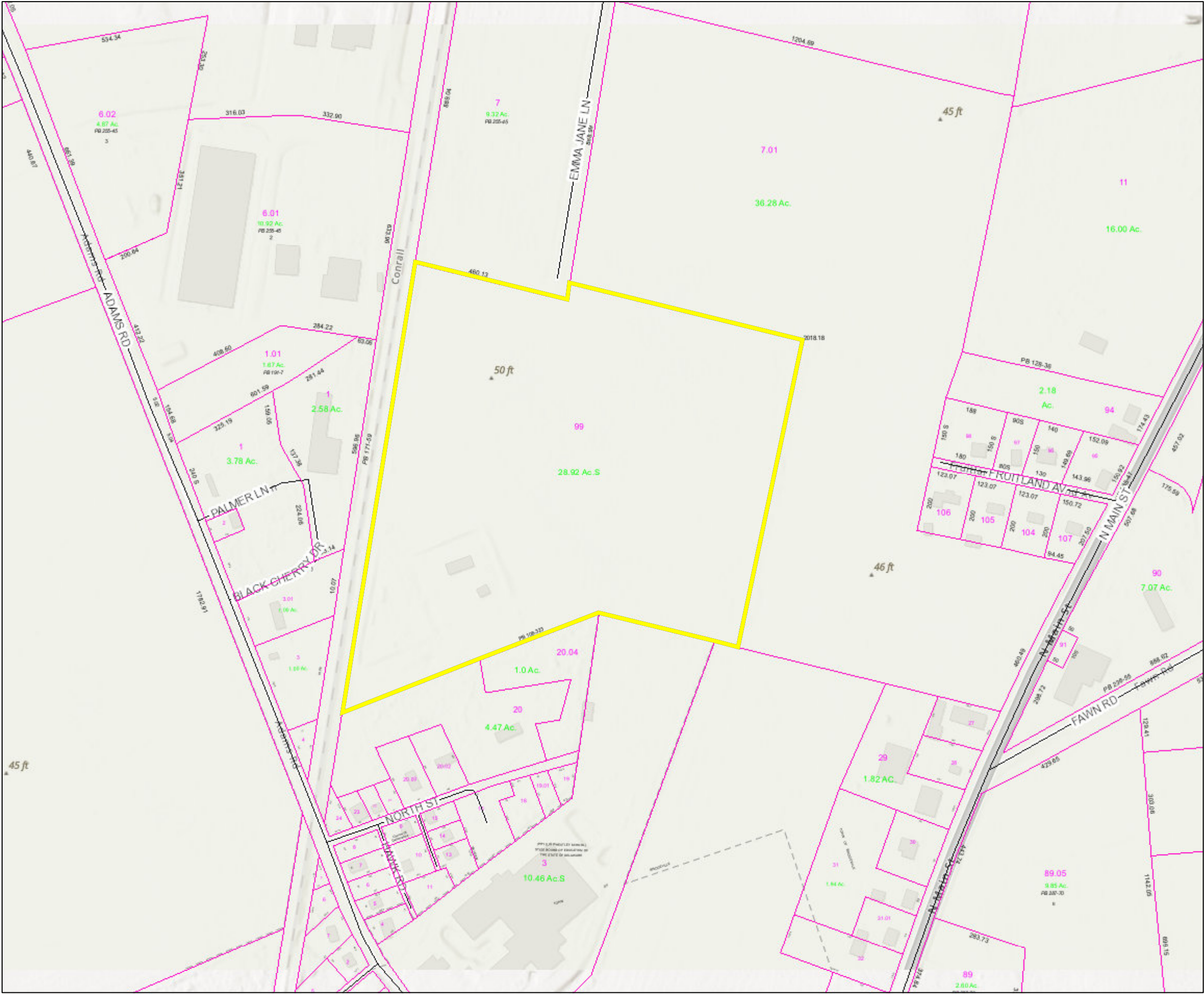
- Tax Parcels
- Streets
- County Boundaries
- DOE School Districts

1:4,514





Sussex County

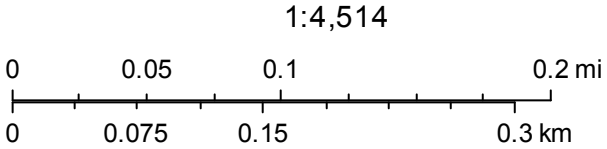


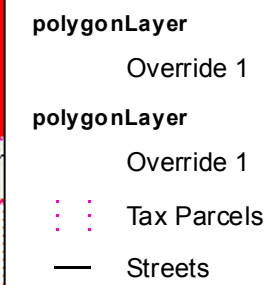
PIN:	131-10.00-99.00	
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City	DOVER	
State	DE	
Description	E/PENN CENTRAL	
Description 2	250'N/RT 583	
Description 3	N/A	
Land Code		

- polygonLayer

Override 1
- polygonLayer

Override 1
- Tax Parcels
- Streets
- County Boundaries
- DOE School Districts





FULLNAME	Second_Owner_Name	MAILINGADD	CITY	STATE	ZIPCODE
ALCANTARA - HERNADEZ LAURENTINO		PO BOX 143	BRIDGEVILLE	DE	19933
ANDERSON AMELIA C		8595 NORTH ST	BRIDGEVILLE	DE	19933
EASTERN SHORE NATURAL GAS CO		PO BOX 1769	DOVER	DE	19903
GARCIA ANTONIO E GOMEZ		20070 DONOVANS RD	GEORGETOWN	DE	19947
HELENA CHEMICAL CO		225 SHILLING BLVD STE 300	COLLIERVILLE	TN	38017
JOHNSON GLADYS		8491 PALMER LN	BRIDGEVILLE	DE	19933
MURRAY BETTY L		8509 PALMER LN	BRIDGEVILLE	DE	19933
NEAL HOWARD THURMAN & CORETTA	D NEAL	16599 ADAMS RD	BRIDGEVILLE	DE	19933
NEAL TERRY		16611 ADAMS RD	BRIDGEVILLE	DE	19933
PENNSYLVANIA LINES LLC		PO BOX 5651	BISMARCK	ND	58506
PERDUE AGRIBUSINESS LLC	PROPERTY DEPARTMENT	PO BOX 1537	SALISBURY	MD	21804
PERDUE FOODS LLC	PROPERTY DEPARTMENT	PO BOX 4837	SALISBURY	MD	21804
POLLY'S FARM LLC BRIDGE BRANCH INC		PO BOX 367	BRIDGEVILLE	DE	19933
SMACK MICHAEL E		8603 NORTH ST	BRIDGEVILLE	DE	19933
STATE BOARD OF EDUCATION	OF STATE OF DELAWARE	16359 SUSSEX HWY	BRIDGEVILLE	DE	19933
TREW R2 LLC		PO BOX 397	BRIDGEVILLE	DE	19933



Sussex County

Mailing List Exhibit Map
CU 2284 Eastern Shore Natural Gas
131-10.00-99.00



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Memorandum

To: Sussex County Planning Commission Members
From: Ms. Lauren DeVore, Planner III
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: February 3, 2022
RE: Staff Analysis for CU 2284 Eastern Shore Natural Gas Company

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2284 Eastern Shore Natural Gas Company to be reviewed during the February 10, 2022, 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: 131-10.00-99.00 for an expansion of Conditional Use No. 889 (Ordinance No. 536) for public utilities or public services uses to be located at 17019, 17025, 17035 and 17041 Black Cherry Drive in Bridgeville, Delaware. The property is a landlocked parcel accessed off Emma Jane Lane, approximately 0.33 mile south of E. Newton Road (S.C.R. 584). The parcel consists of 29.98 acres +/-.

It should be noted that the previous Conditional Use (Conditional Use No. 889) was filed on behalf of the Chesapeake Utilities Corporation for a public utility pumping (compressor) and regulator station to be located on a 7.99 acre +/- parcel of land. The Conditional Use was approved by the Sussex County Council on Tuesday, September 27, 1988, and the change was adopted through Ordinance No. 536.

The 2018 Sussex County Comprehensive Plan Update (Comprehensive Plan) provides a framework of how land is to be developed. As part of the Comprehensive Plan, a Future Land Use Map is included to help determine how land should be zoned to ensure responsible development. The Future Land Use Map in the plan indicates that the parcel has a designation of "Industrial Area." The parcels to the north, east and west also have a Future Land Use Map designation of "Industrial Area." The parcels to the south contain the Future Land Use Map designation of "Developing Area" and "Municipalities." The parcels shown within the "Municipalities" designation are located within the incorporated town limits of the Town of Bridgeville.

As outlined within the 2018 Sussex County Comprehensive Plan, Industrial Areas are lands devoted to concentrations of larger industrial uses including heavier industry, light industry, warehousing, and flex space. Appropriate development in these areas could take the form of conventional industrial parks or planned business parks with a unified design that incorporate a combination of light industry and other business uses. Large, more intensive stand-alone industrial uses should also be directed to these areas (Sussex County Comprehensive Plan, 4-17).

The subject property is zoned Agricultural Residential (AR-1). All surrounding properties to the north, south, west and a portion of the properties eastern of the subject site are also zoned



Agricultural Residential (AR-1). Several parcels adjacent to and located on the eastern side of the subject site as zoned General Commercial (C-1), along N. Main Street, which serves as a major thoroughfare from Route 13 (Sussex Highway) into the Town of Bridgeville.

There are approximately five (5) parcels on the eastern side of the property on the opposite side of N. Main Street which are zoned Business Research (B-3).

Since 1970, there have been three (3) Conditional Use applications within less than a 0.25-mile radius of the application site. The first application was Conditional Use No. 1955 for the State of Delaware (DelDOT) to allow for a DelDOT Maintenance Yard to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, February 19, 2013, and this change was adopted through Ordinance No. 2294. The second application was Conditional Use No. 1762 T.S. Smith & Sons Farm, Inc. to allow for a retail farmers market and petting zoo in the Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, January 27, 2009, and this change was adopted through Ordinance No. 2027. The third application was Conditional Use No. 889 Chesapeake Utilities Corporation for purposes of allowing a public utility pumping (compressor) and regulator station consisting of 7.99 acres in an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, September 27, 1988, and adopted through Ordinance No. 536.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional use to allow for the expansion of Conditional Use No. 889 (Ordinance No. 536) for public utilities or public services uses in this location, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

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

17035 Black Cherry Drive, Bridgeville, DE 19933

Type of Conditional Use Requested:

This parcel is currently zoned AR-1; the Applicant requests an expansion of the Conditional Use approved on Sept. 8, 1988 (CU 889) for use of the entire parcel for "Public utilities or public services uses."

Tax Map #: 131-10.00-99.00 **Size of Parcel(s):** 27.98 acres

Current Zoning: AR-1 **Proposed Zoning:** AR-1 **Size of Building:** N/A

Land Use Classification: Agricultural will become Commercial/Industrial

Water Provider: Not Applicable

Sewer Provider: Not Applicable

Applicant Information

Applicant Name: Eastern Shore Natural Gas, Attention Mark C. Parker, P.E

Applicant Address: 500 Energy Lane, Suite 200

City: Dover **State:** DE **Zip Code:** 19901

Phone #: (302) 213-7270 **E-mail:** mcparker@esng.com

Owner Information

Owner Name: Same as Applicant Information

Owner Address: _____

City: _____ **State:** _____ **Zip Code:** _____

Phone #: _____ **E-mail:** _____

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: AECOM, Gregory Hufnagel (Agent)

Agent/Attorney/Engineer Address: 625 West Ridge Pike

City: Conshohocken **State:** PA **Zip Code:** 19428

Phone #: (610) 234-0449 **E-mail:** Gregory.Hufnagel@aecom.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** *Will be paid via credit card*

☐ **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.**

☐ **DelDOT Service Level Evaluation Request Response**

☐ **PLUS Response Letter** (if required) *Not Applicable*

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

Hufnagel, Gregory

Digitally signed by Hufnagel, Gregory
DN: cn=Hufnagel, Gregory, ou=USCSK1,
email=Gregory.Hufnagel@sco.com
Date: 2021.05.12 14:48:26 -04'00'

Date: 5/12/21

Signature of Owner

Mark C. Parker

Digitally signed by Mark C. Parker
Date: 2021.04.19 11:56:04 -04'00'

Date: 4/19/21

For office use only:

Date Submitted: 5/18/21

Staff accepting application: NT

Location of property: _____

Fee: \$500.00 Check #: card
Application & Case #: CJ2234 / 202107632

Subdivision: _____

Date of PC Hearing: _____

Date of CC Hearing: _____

Recommendation of PC Commission: _____

Decision of CC: _____



May 13, 2021

Jamie Whitehouse, Director
Sussex County Planning & Zoning Office
2 The Circle
Georgetown, DE 19947

Subject: Eastern Shore Natural Gas Company
Bridgeville Interconnect Project
Conditional Use Application
Tax Parcel: 131-10.00-99.00

Dear Mr. Whitehouse:

Eastern Shore Natural Gas Company (Eastern Shore), which has safely and reliably served the natural gas transportation needs of the region since 1959, is submitting the enclosed Conditional Use Application, including supporting documentation, to the Sussex County Planning and Zoning Office. Eastern Shore is proposing to construct, install, own, operate, and maintain the Bridgeville Interconnect Project (Project) in Sussex County, Delaware.

The Project will be constructed on land with existing natural gas infrastructure owned by Eastern Shore and will consist of new aboveground facilities, interconnecting pipeline supply laterals, and a tie-in delivery tap to connect to Eastern Shore's existing pipeline facilities. The proposed Project will serve as a receipt point where non-traditional gas supply, such as renewable natural gas, compressed natural gas, or liquefied natural gas will be metered, regulated, and heated before entering the existing Eastern Shore natural gas pipeline system. A small pre-fabricated building will be established to house a remote terminal unit. Equipment foundations, supports or spread footings will be constructed of poured reinforced concrete.

The Project, including temporary workspace, will be located within an approximately 28-acre parcel (Tax Parcel Number 131-10.00-99.00) that is zoned Agricultural/Residential 1 (AR-1). Approximately eight (8) acres of this parcel is currently developed and contains the Bridgeville Compressor Station (BRCS), above-ground piping facilities, a solar panel field, access driveways and a stormwater management facility. On August 13, 2015, the Sussex County Planning Commission approved the ability to expand Conditional Use (CU 889) which was originally approved on September 8, 1988 to allow for development of the BRCS. Final Site Plan approval for that Project occurred on August 27, 2015 for that expansion. **The enclosed Application is for the remainder of the parcel to be covered by a Conditional Use to allow for "public utilities or public service uses."** As identified on the attached Site Plan, the Conditional use covers two

areas. Area No. 2 is on the northwestern side of the parcel, totals 8.48 acres, and contains an existing solar field and a portion of the fencing for the proposed Project. Conditional Use Area No. 3 is on the eastern side of the parcel, totals 11.51 acres, and contains the majority of the proposed Project components. Area No. 1 contains the existing BRCS. The proposed Bridgeville Interconnect Project extends in each of the three Conditional Use areas.

As summarized herein and as shown on the attached Site Plan, approval of the Conditional Use request for the proposed development will not have a substantial impact on the physical, economic, or social environment of the area. Eastern Shore has selected this location to develop the Project as it minimizes the potential for negative environmental or community impacts. Minimal aboveground facilities are proposed, and these will be smaller scale compared to the BRCS that is already part of the landscape.

The proposed Project will conform to the AR-1 Lot and Building standards. No wetlands, waterbodies, or other sensitive resources are located on this Parcel. The Parcel is not located within a floodplain. No forest areas or trees will be removed for the proposed Project. No water or sewer connections are existing or proposed.

No residences or occupied buildings are located within 50 feet of the parcel boundary. The nearest occupied building is approximately 150 feet from the parcel boundary along Emma Jane Lane, 330 feet from the proposed pig Receiver Facility, and 500 feet from the proposed Facility. Short-term increases of dust, noise, and the presence of construction equipment may cause indirect impacts to nearby residents and commercial occupied buildings during construction. Mitigation measures will be implemented to minimize impacts.

During operation, the primary impact to residences and occupied buildings will be increased traffic from the delivery trucks. Increased truck traffic to residences and occupied buildings is anticipated to be minimal as the proposed truck routes will avoid residential occupied roadways and route the trucks along roadways primarily used by commercial enterprises (Emma Jane Lane) as well as major state routes (SR-404) used by similar sized trucks.. Traffic assessments have occurred and did not result in the need for public roadway improvements. Traffic assessment information has been provided to the Delaware Department of Transportation (DelDOT).

Eastern Shore evaluated the potential contribution the facility will have to background noise. The results of the acoustical assessment indicate that the combined noise level attributable to operation of the Facility and the existing BRCS is expected to be lower than a day-night average sound level of 55 dBA at the nearby noise sensitive areas without the installation of noise mitigation measures.

Therefore, the character of the parcel and its surroundings will not significantly change if the Conditional Use is granted. Eastern Shore appreciates the zoning board's consideration in this matter.



Eastern Shore understands that the fee of \$500 for the Conditional Use application may be paid via credit card. Please contact Valerie Double at 412-808-1810 (or Valerie.Double@aecom.com) for payment of this fee.

If you have any questions, please do not hesitate to contact me at 302-213-7270 (or mcparker@esng.com) or my Agent, Gregory Hufnagel at 610-234-0449 (or Gregory.Hufnagel@aecom.com)

Sincerely,

A handwritten signature in blue ink that reads "Mark C. Parker". The signature is fluid and cursive.

Mark C. Parker, P.E.
Engineering Manager

Attachments:

- 1) Planning and Zoning Commission Application Form, including attachments
 - a. Mailing List Application Form
 - b. Project Contact List
- 2) Deeds
- 3) Eight (8) Copies of Site Plan

ORDINANCE NO. 536

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A PUBLIC UTILITY PUMPING (COMPRESSOR) AND REGULATOR STATION TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NORTHWEST FORK HUNDRED, SUSSEX COUNTY, CONTAINING 7.99 ACRES, MORE OR LESS

WHEREAS, on the 7th day of July, 1988 a conditional use application, denominated C/U #889, was filed on behalf of Chesapeake Utilities Corp.; and

WHEREAS, on the 8th day of September, 1988 a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that C/U #889 be approved ; and

WHEREAS, on the 27th day of September, 1988 a public hearing was held, after notice, before the County Council of Sussex County and the County Council of Sussex County determined, based on the findings of facts, that said conditional use is in accordance with the Comprehensive Development Plan and promotes the health, safety, morals, convenience, order, prosperity and welfare of the present and future inhabitants of Sussex County, and that the conditional use is for the general convenience and welfare of the inhabitants of Sussex County,

NOW, THEREFORE,

THE COUNTY OF SUSSEX HEREBY ORDAINS:

Section 1. That Ordinance No. 97, Article 3, Section 3, be amended by adding the designation of C/U #889 as it applies to the property hereinafter described.

Section 2. The subject property is described as follows:

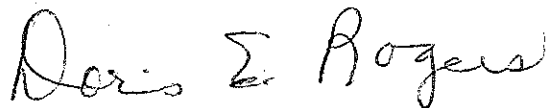
ALL that certain tract, piece or parcel of land, lying and being situate in Northwest Fork Hundred, Sussex County, Delaware and lying east of railroad right of way, ½ mile south of Route 584 and 300 feet north of Route 583 and being more particularly described as follows:

BEGINNING at an iron pipe on the easterly right of way of railroad, ½ mile south of Route 584; thence north 75° 17' 45"

east 726.00 feet along an old 12' right of way road to a concrete monument, a corner for these subject lands and lands now or formerly of George W. Willin; thence south 12° 17' 45" west 531.00 feet along said Willin lands to a concrete marker; thence south 77° 18' 13" west 774.50 feet continuing along said Willin lands and along an old fence line to a large cedar post on the easterly right of way of railroad; thence north 18° 15' 00" east 531.45 feet along the easterly right of way of railroad to the point and place of beginning and containing 7.99 acres, more or less.

This Ordinance shall take effect immediately upon its adoption by majority vote of all members of the County Council of Sussex County, Delaware.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 536 PASSED BY THE COUNTY COUNCIL OF SUSSEX COUNTY ON THE 27TH DAY OF SEPTEMBER, 1988.


Doris E. Rogers
CLERK OF THE COUNTY COUNCIL

The findings of facts and the recommendations of the Planning and Zoning Commission are hereby incorporated into the record and the findings of facts of the Council. By adopting this Ordinance, it has been found that the change of zone is appropriate legislative action based upon the following findings of facts:

1. The proposed land use promotes health, safety, and morale of the present and future inhabitants of Sussex County in that a public utility pumping and regulator station is needed to boost pressure of a natural gas line. The station shall be placed a safe distance away from all other improvements, although no hazard is expected to the community.
2. The proposed land use promotes the convenience, order, prosperity, and welfare of the present and future inhabitants of Sussex County in that no adverse impact is anticipated on neighboring property values.
3. Congestion of roads or streets shall not be affected by the change of zone.
4. Protection and security from fire is provided by the Bridgeville Volunteer Fire Department, approximately one half mile.

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

TO: **Jamie Whitehouse**

REVIEWER: **Chris Calio**

DATE: **1/13/2022**

APPLICATION: **CU 2284 Eastern Shore Natural Gas**

APPLICANT: **Eastern Shore Natural Gas**

FILE NO: **WSP: 4.06**

TAX MAP &
PARCEL(S): **131-10.00-99.00**

LOCATION: **17035 Black Cherry Drive, Bridgeville. The property being a landlocked parcel has access from Emma Jane Lane, approximately 0.33 mile south of E. Newton Road (SCR 584).**

NO. OF UNITS: **Expansion of CU 889 for Public Utilities or Public Services Uses.**

GROSS
ACREAGE: **27.98**

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

SEWER:

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

RECEIVED

JAN 19 2022

SUSSEX COUNTY
PLANNING & ZONING

If yes, the current System Connection Charge Rate is **Unified \$6,600.00** per EDU. Please contact **Nicole Messeck** at **302-855-7719** for additional information on charges.

- (6). Is the project capable of being annexed into a Sussex County sanitary sewer district? **Yes**
- ☒ Attached is a copy of the Policy for Extending District Boundaries in a Sussex County Water and/or Sanitary Sewer District.
- (7). Is project adjacent to the Unified Sewer District? **Yes**
- (8). Comments: **The proposed Conditional Use is in a Tier 2 Area for sanitary sewer service.**
- (9). Is a Sewer System Concept Evaluation required? **Yes, Contact Utility Planning at 302-855-7370 to apply**
- (10). Is a Use of Existing Infrastructure Agreement Required? **Yes**
- (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
Nicole Messeck

Policy for Extending District Boundaries

1. Property owner (developer) and/or his representative shall make a request to the Utility Planning Division for a Sewer System Concept Evaluation.
2. Property owner (developer) and/or his representative shall meet with the applicable planning and zoning agency to determine if zoning is appropriate for the development being planned.
3. With appropriate zoning, property owner (developer) and/or his representative shall send a letter (with appropriate application fee as listed below) requesting the Sussex County Council to consider extending the water and/or sanitary sewer district boundaries. (Sussex County Code)

Application Fees	
Less than 2 acres	\$500.00
2.1 -9.99 acres	\$750.00
10 - 150.00 acres	\$1,500.00
Greater than 150.00 acres	\$2,500.00

4. The Sussex County Engineering Department shall present, for Sussex County Council's consideration, posting of notices for the proposed extension of the district boundaries.
5. The Sussex County Council approves posting notices for the proposed extension of the boundaries. (If approval to post the notices is not given, the appropriate fee is refunded.)
6. Within ninety days of the posting of the notices, the Sussex County Council approves/disapproves extending the boundaries.
7. The Sussex County Council approves/disapproves of the extension of the water and/or sanitary sewer pipelines under the appropriate Sussex County Ordinance.



SURVEY NOTES

1. THIS PLAN IS A SITE PLAN SHOWING EXISTING AND PROPOSED FEATURES TO PROVIDE INFORMATION FOR CONDITIONAL USE APPROVAL.
2. THIS PLAN HAS BEEN PREPARED WITHOUT BENEFIT OF A TITLE REPORT AND THERE MAY BE EASEMENTS OR CONDITIONS AFFECTING TITLE THAT ARE NOT SHOWN ON THIS PLAN BUT WOULD BE SHOWN WITH INFORMATION FROM A VALID TITLE REPORT.
3. EXISTING CONDITIONS SHOWN ON THIS ARE FROM FIELD SURVEY IN MARCH 2021. THE UTILITIES SHOWN ON THIS PLAN ARE TAKEN FROM A FIELD SURVEY BY AECOM IN JUNE OF 2020 AND THE UTILITY FEATURES SHOWN ARE ON THE SURFACE AND WHAT WAS VISIBLE FROM THE SURFACE ONLY. AS SUCH AECOM CANNOT GUARANTEE THE LOCATION AND DEPTH OF UNDERGROUND UTILITIES OR STRUCTURES. A DELAWARE ONE CALL MUST BE DONE PRIOR TO ANY EXCAVATION OR SITE WORK.
4. DUE TO THE SITE CONDITIONS AND USE OF THE SUBJECT PREMISES SOME FEATURES MAY NOT BE LOCATED OR SHOWN HEREON.
5. THE FIELD SURVEY IS BASED ON THE DELAWARE STATE PLANE COORDINATE SYSTEM, NAD83, ELEVATIONS SHOWN ON THIS PLAN ARE BASED ON NAVD88.
6. THE ORIGINAL OF THIS DRAWING IS THE PROPERTY OF AECOM. UNAUTHORIZED ALTERATIONS, OR ADDITIONS, TO THIS PLAN BEARING THE LICENSED PROFESSIONAL'S SEAL IS ILLEGAL.
7. NO WETLANDS WERE DELINEATED ON THIS PROPERTY.
8. THIS PLAN IS ONLY VALID WHEN THE PROFESSIONAL'S SIGNATURE AND SEAL IS SHOWN.

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO PRESENT EXISTING CONDITIONS AND PROPOSED IMPROVEMENT TO TAX PARCEL NUMBER 131-10.00-99.00 IN CONFORMANCE WITH THE SUSSEX COUNTY CONDITIONAL USE REQUEST FOR ZONE AGRICULTURAL/RESIDENTIAL 1 (AR-1) TO ALLOW FOR PUBLIC UTILITIES OR PUBLIC SERVICES USE. THIS PROPERTY WILL BE USED FOR UTILITIES WITH ONLY OCCASIONAL EMPLOYEE VISITATION.
2. THIS PROJECT IS NOT LOCATED WITHIN THE 100 YEAR FEMA FLOOD PLAIN. AS SHOWN ON FEMA FIRM MAP PANEL #100050115K REVISED MARCH 16, 2015. A FLOOD STUDY AND/OR FLOODPLAIN DELINEATION IS NOT REQUIRED.
3. NO DEBRIS SHALL BE BURIED ONSITE.
4. STORMWATER MANAGEMENT, DRAINAGE AND SEDIMENT AND EROSION CONTROL SHALL BE IN COMPLIANCE WITH THE DELAWARE SEDIMENT & STORMWATER REGULATIONS, THE SUSSEX COUNTY CODE AND POND CODE 378.
5. THIS PLAN DOES NOT INTEND TO CREATE ANY PUBLIC RIGHTS-OF-WAY.
6. THIS PLAN DOES NOT INTEND TO MODIFY THE EXISTING WATER SUPPLY.
7. THIS PLAN DOES NOT INTEND TO MODIFY THE EXISTING SEWER.
8. THIS PROJECT DOES NOT PROPOSE ANY DISTURBANCE WITHIN JURISDICTIONAL WETLANDS OR WATERWAYS. ON NOVEMBER 18, 2020, AECOM CONDUCTED A WETLAND AND WATERCOURSE DELINEATION OF THE SITE, NO WETLANDS OR WATERBODIES WERE IDENTIFIED DURING THE SURVEY.
9. ON AUGUST 13, 2015 SUSSEX COUNTY PLANNING COMMISSION APPROVED THE ABILITY TO EXPAND CONDITIONAL USE (CU. 889) FROM THE AREA ORIGINALLY APPROVED ON SEPTEMBER 6, 1988.
10. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.

ZONING

- PROPERTY ZONED AR-1 (AGRICULTURAL/RESIDENTIAL) BULK REQUIREMENTS
1. MIN. LOT AREA = 20,000 S.F.
 2. MAX. BLDG HT. = 42'
 3. MIN. LOT WIDTH = 100'
 4. MIN. LOT DEPTH = 100'
 5. MIN. FRONT YARD = 40'
 6. MIN. SIDE YARD = 15'
 7. MIN. REAR YARD = 20'

SITE DATA

1. SITE ADDRESS: 17035 BLACK CHERRY DRIVE BRIDGEVILLE DE 19933
2. OWNER: EASTERN SHORE NATURAL GAS 500 ENERGY LANE, SUITE 200 DOVER DE 19901 P: (302) 213-7270 F: (302) 450-1616
3. TAX PARCEL: 131-10.00-99.00
4. PARCEL AREA: 27.983 ACRES EXISTING NO. 1: 7.99 ACRES PROPOSED NO. 2: 8.48 ACRES PROPOSED NO. 3: 11.51 ACRES
5. DATE OF SURVEY: MARCH 2021
6. NO WETLANDS ON SITE
7. SITE NOT WITHIN 100 YEAR FLOODPLAIN
8. WATER: NONE PROPOSED
9. SEWER: NONE PROPOSED
10. PROJECT BENCHMARK: GATE POST 1.5' H BM: N:275437.27 E:603403.51 ELEV:52.59
11. TOTAL AREA TO BE DISTURBED: 11.11 ACRES
12. CONDITIONAL USE AREA REQUESTED: 19.99 ACRES
13. EXISTING BUILDING AREA: 9,784 S.F.
14. EXISTING LOADING SPACES: 1
15. PROPOSED LOADING SPACES: 9
16. EXISTING PARKING SPACES: 0
17. PROPOSED PARKING SPACES: 0
18. PROPOSED BUILDING AREA: 36 S.F.
19. PROPOSED BUILDING HEIGHT: 7'

LEGEND

- | | | | |
|--|---|--|-------------------------|
| | EX. BUILDING | | PROPERTY LINE |
| | EDGE OF PAVEMENT | | SITE BENCHMARK |
| | EX. FENCE | | CATCH BASIN (RECTANGLE) |
| | EX. STORM PIPE | | SANITARY MANHOLE |
| | EX. GAS LINE | | ELECTRIC BOX |
| | EX. UNDERGROUND ELECTRIC | | SIGN (SINGLE POST) |
| | EX. OVERHEAD ELECTRIC | | LIGHT POLE |
| | EX. UNDERGROUND TELECOMMUNICATION | | SPOT ELEVATION |
| | BUILDING SETBACK LINE | | PROPOSED FENCE |
| | CONTOUR MAJOR (5' INTERVAL) | | EX. TREELINE |
| | CONTOUR MINOR (1' INTERVAL) | | |
| | BOLLARDS | | |
| | PROPOSED GRAVEL AREA | | |
| | PROPOSED DELDOT GRADED AGGREGATE BASE COURSE (GABC) | | |
| | PROPOSED GRASS AREA | | |



PROJECT

BRIDGEVILLE INTERCONNECT PROJECT
17035 BLACK CHERRY DRIVE
BRIDGEVILLE DE 19933

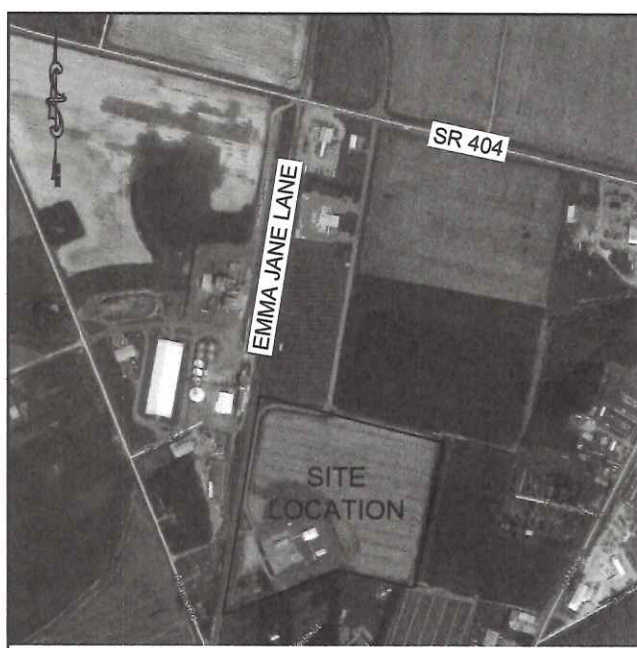
CLIENT

EASTERN SHORE NATURAL GAS COMPANY
500 ENERGY LANE, SUITE 200
DOVER DE 19901

CONSULTANT

AECOM
4051 Ogletown Road, Suite 300
Newark, Delaware, 19713
302.781.5900 tel 302.781.5901 fax
www.aecom.com

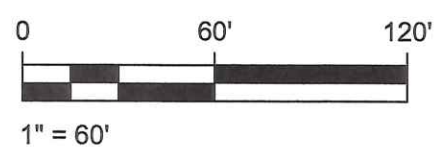
LOCATION MAP



Google Earth

Not To Scale

SCALE



Mark C. Parker

MARK C. PARKER, P.E.
ENGINEERING MANAGER
EASTERN SHORE NATURAL GAS/OWNER

Andrew C. Putnam

ANDREW C. PUTNAM P.L.S.
DELAWARE LIC. NO. 696



ISSUE/REVISION

IR	DATE	DESCRIPTION

KEY PLAN

PROJECT NUMBER

60645227

SHEET TITLE

PROPERTY SITE PLAN

SHEET NUMBER

VO-1