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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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302-855-7878 T
JAMIE WHITEHOUSE, AICP, MRTPI
DIRECTOR

PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET

Planning Commission Public Hearing Date: May 12th, 2022

Application: CU 2294 Horsey Farm, LLC

Applicant: Horsey Farm, LLC
28107 Beaver Dam Branch Rd
Laurel, DE 19956

Owner: Horsey Farm, LLC
28107 Beaver Dam Branch Rd
Laurel, DE 19956

Site Location: The site is on the east side of Asbury Toad (S.C.R. 446), south of County Seat Highway (Rt. 9).

Current Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Agricultural Residential (AR-1)

Comprehensive Land
Use Plan Reference: Low Density

Councilmanic
District: District 1 - Vincent

School District: Seaford School District

Fire District: Georgetown Fire Company

Sewer: On-site septic systems

Water: On-site well

TID: Not Applicable

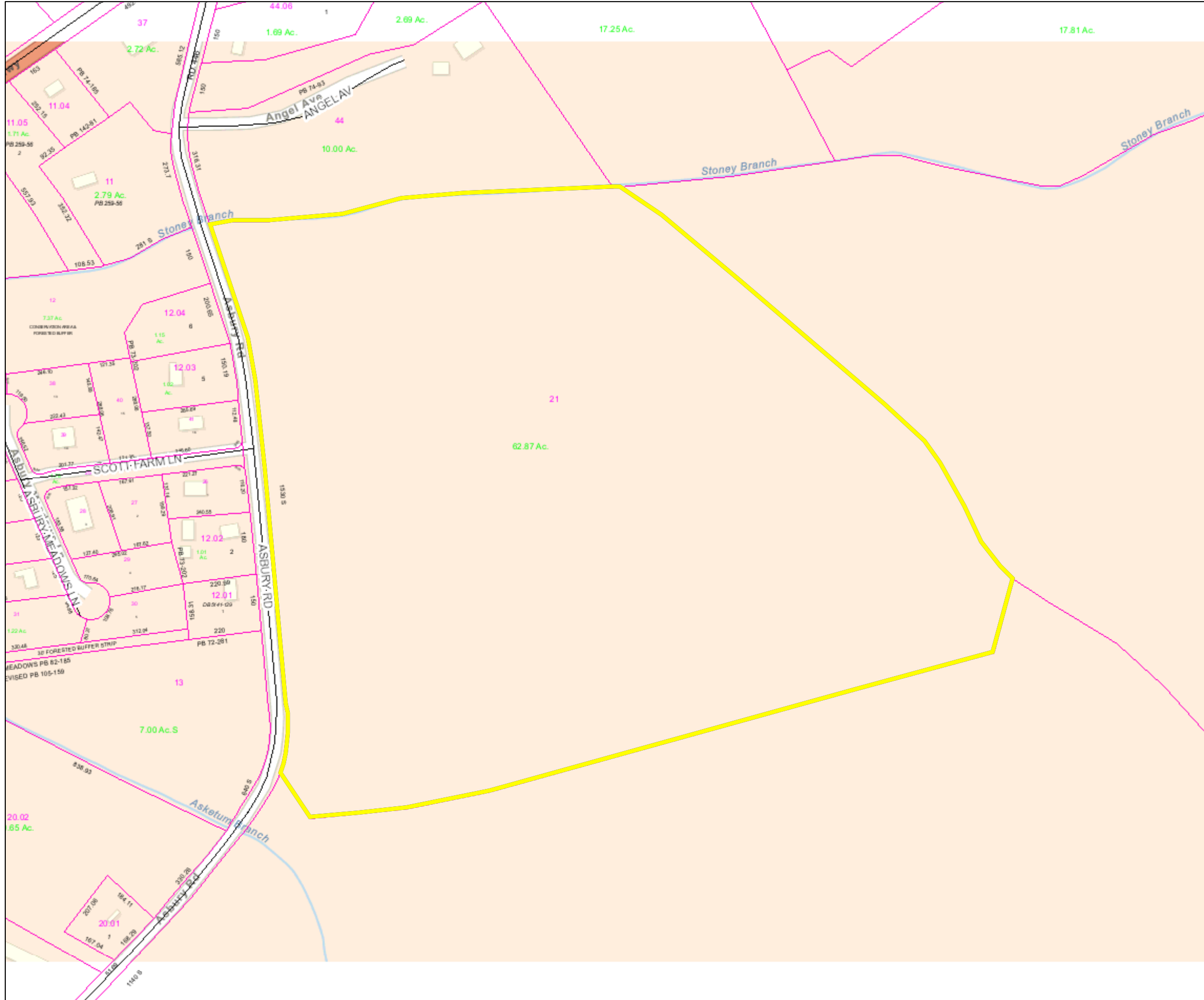
Site Area: 62.204 acres +/-

Tax Map ID: 231-21.00-21.00





Sussex County



PIN:	231-21.00-21.00
Owner Name	HORSEY FAMILY LLC
Book	5422
Mailing Address	28107 BEAVER DAM BRANCH
City	LAUREL
State	DE
Description	GEORGETOWNLAUREL
Description 2	E/RT 446 900'
Description 3	S/RT 9
Land Code	

polygonLayer
Override 1

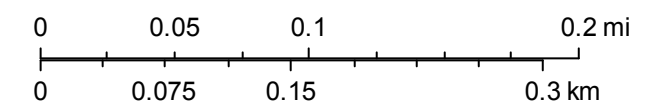
polygonLayer
Override 1

--- Tax Parcels

— Streets

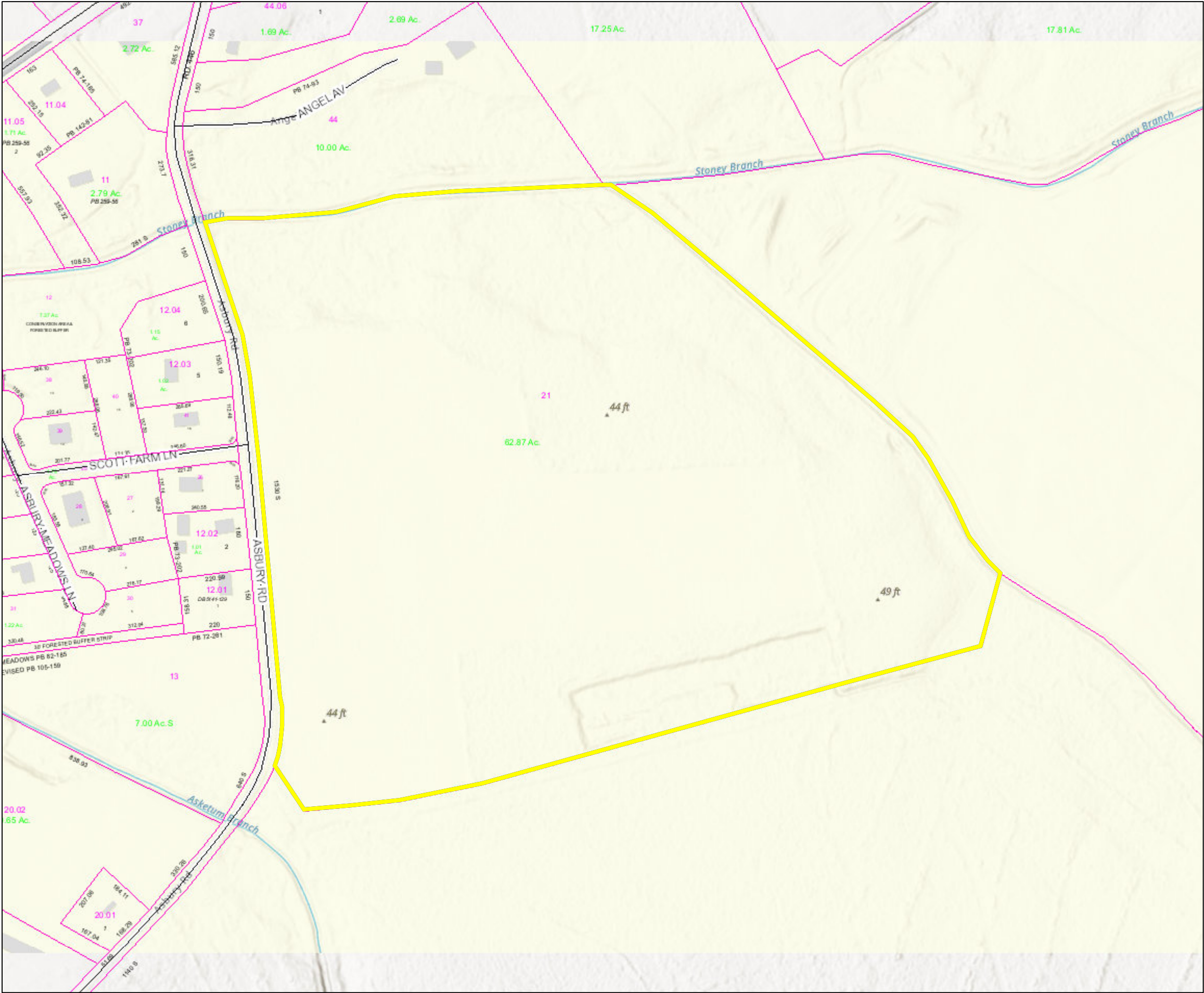
--- County Boundaries

1:4,514





Sussex County

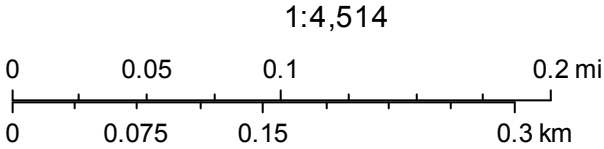


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Memorandum

To: Sussex County Planning Commission Members
From: Mx. Jesse Lindenberg, Planner I
CC: Mr. Vince Robertson, Assistant County Attorney and Applicant
Date: April 26, 2022
RE: Staff Analysis for CU 2294 Horsey Family, LLC

This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2294 Horsey Family, LLC to be reviewed during the May 26th, 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: 231-21.00-21.00 to amend Conditional Use No. 1741 (Ordinance No. 2021) to allow for the expansion of an existing borrow pit through the addition of 62.204+/- acres of land. The property is lying on east side of Asbury Road (S.C.R. 446), approximately 0.35 mile south of County Seat Highway (Rt. 9). The parcel consists of 62.204 acres +/-.

It should be noted that the previous Conditional Use (Conditional Use No. 1741) was filed on behalf of David G. Horsey & Sons, Inc. for a borrow pit excavation to be located on a 199.50 acre +/- parcel of land. The Conditional Use was approved by the Sussex County Council on Tuesday, December 16th, 2008, and the change was adopted through Ordinance No. 2021.

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 "Low Density." The parcels to the north, south, east, and west also have a Future Land Use Map designation of "Low Density."

As outlined in the 2018 Sussex County Comprehensive Plan, Low Density areas are intended to support agricultural uses and low-density single-family housing. Specifically, the Comprehensive Plan states that single family homes have a density of up to two dwelling units to the acre. It is envisioned that the Low-Density Areas allow for businesses that support nearby residents and the agricultural economy. More intense commercial uses could be limited in scale and impact. While residential growth is expected, the Comprehensive Plan intends for the rural landscape to be maintained and for farmland to be preserved in select locations.

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

Since 2011, there has been one (1) Conditional Use application within a 1-mile radius of the application site. This application was Conditional Use No. 1952 Clinton & McCutchen to allow for



boat repair, storage, and sales to be permitted within an Agricultural Residential (AR-1) Zoning District. This application was approved by the Sussex County Council on Tuesday, March 19, 2013, and this change was adopted through Ordinance No. 2296. Please see the attached excel spreadsheet for information regarding previous Conditional Use Applications prior to 2011.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional use to allow for the amendment of Conditional Use No. 1741 (Ordinance No. 2021) for the expansion of an existing borrow pit through the addition of 62.204 +/- acres of land, subject to considerations of scale and impact, could be considered as being consistent with the land use, area zoning and surrounding uses.

Conditional Use Number	Tax Parcel #	APPLICANT	911 Address or Road Name	Current Zoning
476	232-2.00-28.02	William P Layton	Layton Rd	AR-1
515	231-21.00-5.01	John & Hattie Wilkins	County Seat Hwy	AR-1
369	232-2.00-23.00	Ralph W Callaway	Messick Rd	AR-1
546	232-2.00-7.01	Charles T Workman & Brenda	Beaver Dam Rd	AR-1
373	232-2.00-7.01	Charles T Workman & Brenda	Messick Rd	AR-1
546	231-21.00-3.00	Independent Auto Sales	Concord Rd	AR-1
655	232-2.00-9.00	George Fensick	Rt 20	AR-1
1139	231-21.00-3.00	John W. Scott	Concord Rd	AR-1
1143	232-2.00-11.00	Shirley A. Sato	County Seat Hwy	AR-1
1271	232-2.00-6.00	The Horsey Family LLC	Beaver Dam Branch Rd	AR-1
1534	232-2.00-20.00	Kevin A. Davis	Beaver Dam Rd & Messick Rd	AR-1
1741	231-21.00-22.00	David G. Horsey & Sons, Inc.	Hardscrabble Rd.	AR-1
1952	232-2.00-21.00	Clinton & McCutchen	Messick Road (SCR. 473)	AR-1

Proposed Use	P&Z Initial Hearing Date	P&Z Decision	P&Z Decision Date	CC Initial Hearing Date
poultry house on less than 5-acres		N/A	N/A	N/A
sample home & sales office (Nanticoke Homes)		N/A	N/A	N/A
borrow pit		N/A	N/A	N/A
poultry house on less than 5-acres		N/A	N/A	N/A
Poultry Farm on Less than 5 Acres		N/A	N/A	N/A
Auto Sales Lot and Office		Recommended		
	9/10/1981	Approval	9/10/1981	9/29/1981
		Recommended		
antique shop	11/12/1981	Approval		12/1/1981
		Recommended		
automotive sales facility	11/16/1995	Approval	11/16/1995	12/5/1995
		Recommended		
tanning salon	1/25/1996	Approval	1/25/1996	2/13/1996
		Recommended		
borrow pit	2/11/1999	Approval	3/25/1999	3/9/1999
		Recommended		
auto body repair	4/29/2004	Approval	4/29/2004	5/18/2004
		Recommended		
Borrow Pit	5/8/2008	Approval	5/8/2008	6/3/2008
		Recommended		
Boat repair, boat storage and boat sales	1/10/2013	Approval	2/28/2013	3/19/2013

CC Decision Date	CC Decision	Ordinance Number	parcel id 2
	Approved		
	Approved		
	Approved		
	Approved		
8/31/1976	Approved		
9/29/1981	Approved		
	Approved		
12/5/1995	Denied		231-21.00-3.01
2/13/1996	Approved	1077	
5/25/1999	Approved	1310	232-2.00-8.00
5/18/2004	Approved	1690	
12/16/2008	Approved	2021	
3/19/2013	Approved	2296	232-2.00-22.00

File #: CU 2294
202109613

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

RECEIVED

JUN 24 2021

SUSSEX COUNTY
PLANNING & ZONING

Type of Application: (please check applicable)

Conditional Use ☒

Zoning Map Amendment ☐

Site Address of Conditional Use/Zoning Map Amendment

Asbury Road, Seaford, South of Route 9 and east of Hardscrabble Road

Type of Conditional Use Requested:

Extension of an existing borrow pit by adding 62.204+/- acres and modifying the conditions of CU 1741 (Ordinance No. 2021)(copy attached) for the existing borrow pit on an adjacent property.

Tax Map #: 231-21.00-21.00

Size of Parcel(s): 62.204+/-

Current Zoning: AR

Proposed Zoning: AR

Size of Building: _____

Land Use Classification: Agricultural

Water Provider: None

Sewer Provider: None

Applicant Information

Applicant Name: Horsey Family, LLC

Applicant Address: 28107 Beaver Dam Branch Road

City: Laurel

State: DE

Zip Code: 19956

Phone #: (302) 875-3033

E-mail: rcklefsk@aol.com

Owner Information

Owner Name: Horsey Family, LLC

Owner Address: 28107 Beaver Dam Branch Road

City: Laurel

State: DE

Zip Code: 19956

Phone #: (302) 875-3033

E-mail: rcklefsk@aol.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Ring W. Lardner, c/o Davis, Bowen & Friedel, Inc.

Agent/Attorney/Engineer Address: 1 Park Ave

City: Milford

State: DE

Zip Code: 19963

Phone #: (302) 424-1441

E-mail: rw1@dbfinc.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

[Signature]

Date: 6/22/2021

Signature of Owner

[Signature: Robert E. Hays]

Date: 6/22/2021

For office use only:

Date Submitted: 06/24/2021

Fee: \$500.00 Check #: 2947

Staff accepting application: Chase Phillips

Application & Case #: 202109013

Location of property: Asbury Road, S/ Rt. 9 E/ Hardscrabble

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

Decision of CC: _____



Mailing List Application Form

For Applications Requiring a Public Hearing in Sussex County

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

Application Information:

Site Address: Asbury Road, Seaford, South of Route 9 and east of Hardscrabble Road

Parcel #: 2-31-21.00-21.00

Site Address: _____

Parcel #: _____

Applicant Name: Horsey Family, LLC

Owner Name: Horsey Family, LLC

Type of Application:

Conditional Use: ☒
Change of Zone: ☐
Subdivision: ☐
Board of Adjustment: ☐

Date Submitted: 6/23/21

For office use only:

Date of Public Hearing: _____

File #: _____

Date list created: _____

Date letters mailed: _____

List created by: _____

Letters sent by: _____



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

NICOLE MAJESKI
SECRETARY

May 9, 2022

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 **Horsey Farm LLC** proposed land use application, which we received on April 12, 2022. This application is for an approximately 62.87-acre parcel (Tax Parcel: 231-21.00-21.00). The subject land is located on the southeast side of Asbury Road (Sussex Road 446) approximately 900 feet south of the intersection with County Seat Highway (US Route 9). The subject land is currently zoned AR-1 (Agriculture Residential), and the applicant seeks a conditional use approval to expand an existing borrow pit by adding 62.204 acres.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Asbury Road (Sussex Road 446), from County Seat Highway to Hardscrabble Road (State Route 20), is 737 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** 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 diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse

Page 2 of 2

May 9, 2022

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.

Please contact Ms. Annamaria Furmato, at Annamaria.Furmato@delaware.gov, if you have questions concerning this correspondence.

Sincerely,



Claudy Joinville
Project Engineer
Development Coordination

CJ:afm

cc: Horsey Farm, LLC, Applicant
Jesse Lindenberg, Sussex County Planning & Zoning
David Edgell, Office of State Planning Coordination
Todd Sammons, Assistant Director, Development Coordination
T. William Brockenbrough, County Coordinator, Development Coordination
Matthew Schlitter, South District Public Works Engineer
Steve McCabe, 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
Annamaria Furmato, 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: **4/28/2022**

APPLICATION: **CU 2294 Horsey Farm, LLC**

APPLICANT: **Horsey Farm, LLC**

FILE NO: **WSPA-5.02**

TAX MAP &
PARCEL(S): **231-21.00-21.00**

LOCATION: **Lying on the east side of Asbury Road (SCR 446), south of
County Seat Highway (Rt. 9).**

NO. OF UNITS: **Expansion of CU 1741 for the expansion of a Borrow Pit.**

GROSS
ACREAGE: **62.204**

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 4**
- (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? **No** If yes, how many? **N/A**. Is it likely that additional SCCs will be required? **No** 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

SHEET INDEX	
TITLE SHEET	PRE-01
PRELIMINARY PLAN	PRE-02

BORROW PIT EXPANSION

GEORGETOWN

NANTICOKE HUNDRED, SUSSEX COUNTY, DELAWARE

DBF # 0700A035

PRELIMINARY PLAN

JUNE, 2021

GENERAL NOTES:

- BOUNDARY INFORMATION, EXISTING UTILITIES, AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD RUN SURVEY PERFORMED BY DAVIS, BOWEN AND FRIEDEL, INC. (DBF) MARCH 22, 2021 AND INFORMATION FOUND AT THE RECORDER OF DEEDS OFFICE FOR SUSSEX COUNTY.
- THIS SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0450L DATED JUNE 20, 2018.
- THIS PLAN DOES NOT VERIFY THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PERFORMED OR PROVIDED.
- EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THROUGH TEST PITTING, THE LOCATIONS, SIZE AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-282-8555) AND SUSSEX COUNTY 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO EXCAVATION.
- ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERETO.
- PROPOSED PROJECT SITE WITHIN FLOOD ZONE X. INFORMATION OBTAINED FROM FEMA FIRM MAPS. MAP #10005C0450J DATED 1-6-2005.

CONDITIONAL USE #1741 CONDITIONS OF APPROVAL

- NO MATERIALS MAY BE BROUGHT FROM OFF THE SITE FOR PROCESSING, MIXING OR SIMILAR PURPOSES.
- THE OPERATION OF THE BORROW PIT SHALL BE CONTROLLED TO PROVIDE REASONABLE PROTECTION SURROUNDING PROPERTIES AS FOLLOWS:
 - A 200 FOOT VEGETATION/FORRESTED BUFFER SHALL BE MAINTAINED ALONG THAT PORTION OF THE SITE WHICH ABUTS THE STATE ROUTE 20 (HARDSCRABBLE ROAD) AND THE ROUTE 446 (ASBURY ROAD) RIGHTS-OF-WAY. EXISTING VEGETATION AND TREES WITHIN THE BUFFER AREA BETWEEN THE PROPERTY LINE AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - A 100 FOOT VEGETATION/FORRESTED BUFFER SHALL BE MAINTAINED ALONG ALL OTHER PERIMETER PROPERTY LINES WITHIN THE SITE. EXISTING VEGETATION BETWEEN THE PROPERTY LINES AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - A WATER TRUCK WILL BE AVAILABLE TO CONTROL DUST FROM INTERIOR TRUCKING TRAFFIC WHEN CONDITIONS REQUIRE.
- HOURS OF OPERATION OF TRUCKING ACTIVITIES SHALL BE FROM 6:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, AND 6:00 A.M. TO 2:00 P.M. ON SATURDAY. THERE SHALL BE NO TRUCKING ACTIVITIES ON SUNDAY.
- ENTRANCE IMPROVEMENTS REQUIRED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THIS LAND USE WILL BE COMPLETED BY THE APPLICANT.
- THE BORROW PIT ENTRANCE SHALL HAVE A FENCED GATE, WHICH SHALL BE SECURED WHEN THE OPERATION IS CLOSED.
- NO MATERIALS WILL BE STORED ON ANY ACCESS ROADS OR WITHIN ANY BUFFER AREAS.
- SIGNAGE WILL BE PLACED AT APPROPRIATE LOCATIONS TO DESIGNATE PIT AREAS.
- FUEL SHALL BE STORED IN STORAGE TANKS WITH CONFINEMENT AREAS AS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND THE OFFICE OF THE STATE FIRE MARSHAL.
- NO STUMPS, BRANCHES, DEBRIS OR SIMILAR ITEMS WILL BE BURIED ON THE SITE.
- A FINAL SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO COMMENCEMENT OF OPERATIONS.
- BEFORE ANY EXCAVATION OPERATIONS BEGIN, A COMPLETE ENVIRONMENTAL IMPACT STUDY AS DEFINED IN CONNECTION WITH ORDINANCE NO. 1310 WILL BE CONDUCTED AND PRESENTED WITH THE FINAL SITE PLAN.
- OWNER SHALL COMPLY WITH ALL STATE AND COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS.
- OWNER SHALL BE RESPONSIBLE FOR MONITORING GROUND WATER QUALITY. SPECIFICALLY, OWNER SHALL INSTALL THREE WELLS, ONE ABOVE THE EXCAVATION, AND TWO BELOW THE EXCAVATION. MONITORING SHALL BE PERFORMED BY A LICENSED GEOLOGIST, AND THE RESULTS FILED ON AN ANNUAL BASIS WITH SUSSEX COUNTY AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC). OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY MONITORING. OWNER SHALL ALSO BE RESPONSIBLE FOR THE COST OF CORRECTING ADVERSE IMPACTS ON WATER QUALITY WHICH MAY BE OCCASIONED BY THE EXCAVATION OPERATION. NECESSARY REMEDIATION SHALL BE DETERMINED BY SUSSEX COUNTY, WITH GUIDANCE FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- RECLAMATION PLANS SHALL INDICATE FINISHED GRADINGS, SEEDING, AND PLANTING SCHEDULES DESIGNED TO CREATE A PLEASING APPEARANCE. RECLAMATION WILL BE COMPLETED IN PHASES AS EXCAVATION OPERATIONS IN A SECTION ARE COMPLETED. APPLICANT WILL NOTIFY THE PLANNING AND ZONING DEPARTMENT IN WRITING ON OR ABOUT APRIL 1 ST OF EACH YEAR AS TO THE STATUS OF THE RECLAMATION AND RECLAMATION PLANS FOR THE FOLLOWING YEAR.
- THE 199.5 ACRE PARCEL SHALL BE DIVIDED INTO THREE (3) PHASES OF 45 ACRES EACH. PHASE TWO WILL NOT BE STARTED UNTIL 75% OF PHASE ONE IS COMPLETED. PHASE THREE WILL NOT BE STARTED UNTIL 75% OF PHASE TWO IS COMPLETED. THE EXCAVATED AREA SHALL NOT EXCEED 135 ACRES.
- THE DREDGE MAY OPERATE 24 HOURS PER DAY, BUT NO FRONT-END LOADERS, BACKHOES, OR OTHER CONSTRUCTION EQUIPMENT WITH SAFETY BUZZERS WILL OPERATE AFTER 10:00 P.M.
- EVERY FIVE (5) YEARS AFTER THE START OF DIGGING, THE PLANNING AND ZONING DEPARTMENT SHALL PERFORM AN INSPECTION OF THE SITE, AND SHALL REQUEST WRITTEN COMMENTS FROM ALL APPROPRIATE STATE AGENCIES SO THAT THE PLANNING AND ZONING COMMISSION CAN REVIEW THE COMMENTS TO VERIFY COMPLIANCE WITH ALL THEN-EXISTING REGULATIONS. AFTER TWENTY (20) YEARS, THE PROPERTY OWNER SHALL COMPLETE AND PAY FOR AN ENVIRONMENTAL IMPACT STUDY, AS THE PHASE IS DEFINED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, OR ANY SUCCESSOR. UPON CERTIFICATION BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL OF THE OWNERS' COMPLIANCE WITH THEN-EXISTING REGULATIONS, THE PERMIT SHALL BE EXTENDED FOR AN ADDITIONAL TEN (10) YEARS. THE PERMIT SHALL TERMINATE UPON THE EXPIRATION OF FORTY (40) YEARS FROM THE DATE OF ENACTMENT.
- TRUCKING VEHICLES SHALL BE PROHIBITED FROM USING ROAD 446 (ASBURY ROAD). THE ENTRANCE TO THE BORROW PIT SHALL BE FROM ROUTE 20 (HARDSCRABBLE ROAD).
- NO DEWATERING ACTIVITIES WILL OCCUR ON SITE.

LEGEND

EXISTING	PROPOSED
RIGHT-OF-WAY	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	PROPERTY LINE
EASEMENT	SETBACK
CONTOUR	EASEMENT
CATCH BASIN, STORM PIPE	BUFFER
DELMARVA POWER LINES	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
SANITARY SEWER MANHOLE, PIPE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
WATER MAIN	FIRE HYDRANT ASSEMBLY
FIRE HYDRANT ASSEMBLY	TREE LINE
UTILITY POLE	PAVEMENT
SIGN	SIDEWALK
FENCE	
TREE	
TREE LINE	
WETLANDS	
PAVEMENT	

DATA COLUMN

TAX MAP ID: 2-31-21.00-21.00
2-31-21.00-22.00

DATUM: NAVD 88
VERTICAL: NAD 83 (DE STATE PLANE)
HORIZONTAL: 2017-06-04
PLUS #:

LAND USE
EXISTING: AGRICULTURAL
PROPOSED: BORROW PIT

ZONING
EXISTING: AR

AREAS:
EXISTING SITE
SITE AREA: 202.518 AC.
WETLANDS (INCLUDED IN SITE AREA): 8.523 AC. (4.21%)

PROPOSED SITE
SITE AREA: 270.323 AC.
WETLANDS (INCLUDED IN SITE AREA): 22.432 AC. (8.30%)

TOTAL SITE AREA 270.323 AC.

FORESTED AREAS
EXISTING: 37.049 AC.
REMOVED: 29.469 AC.
TOTAL PRESERVED: 7.580 AC.

WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.

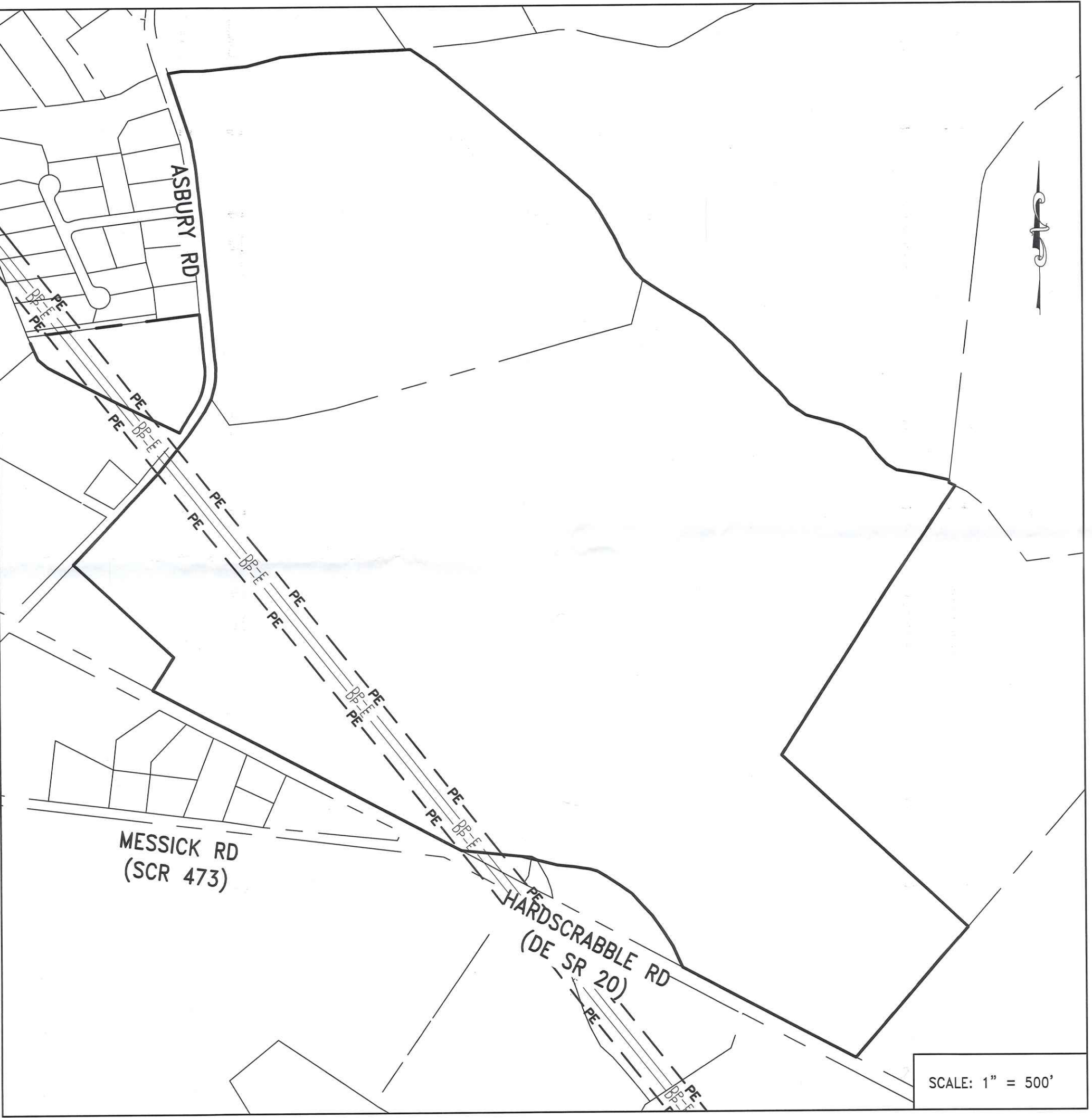
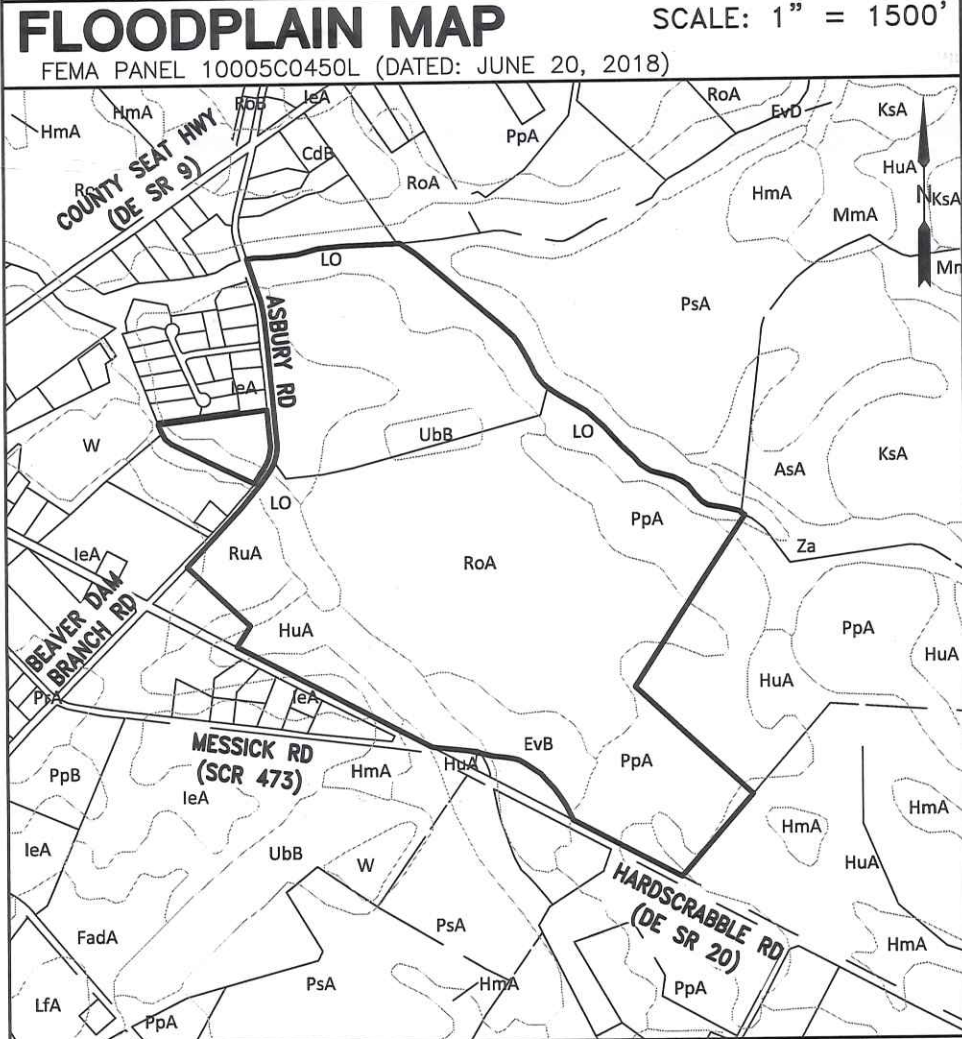
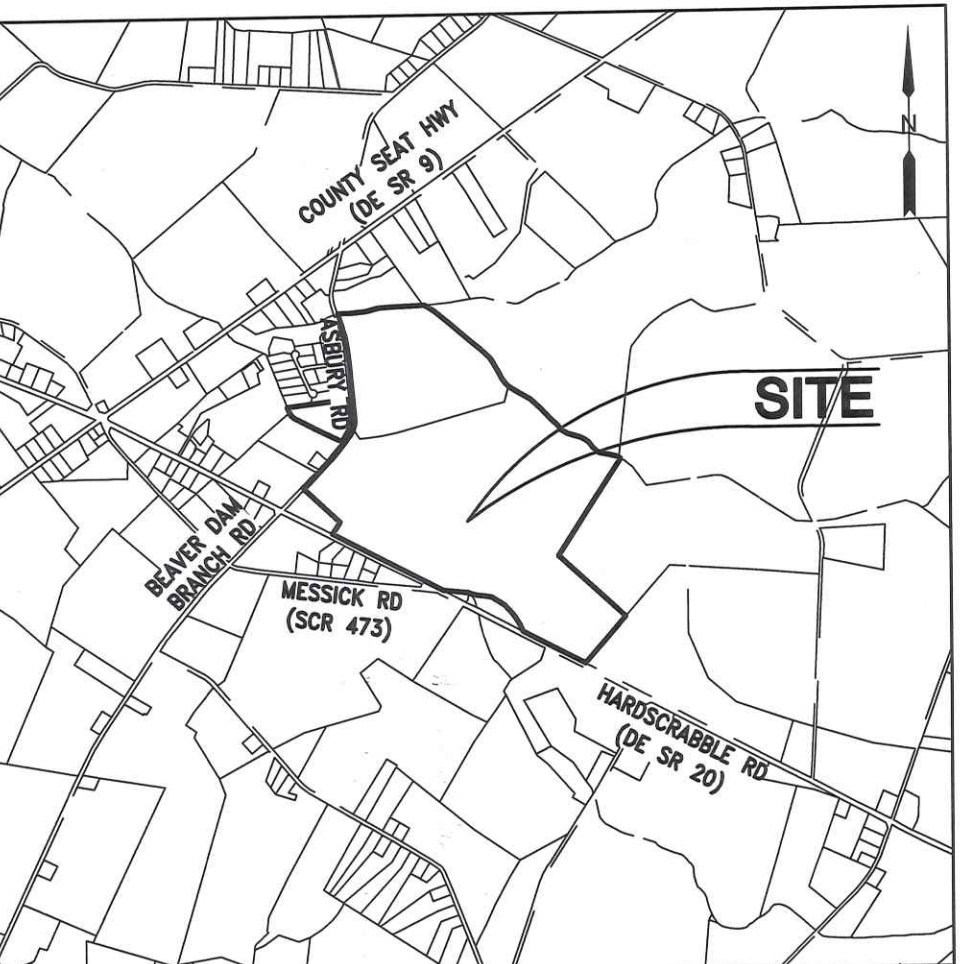
FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0450L DATED JUNE 20, 2018.

THIS PROPERTY IS LOCATED SOUTHEAST OF THE INTERSECTION OF ASBURY ROAD AND HARDSCRABBLE ROAD (DE SR 20).

PROPERTY OWNER/DEVELOPER:

HORSEY FAMILY LLC,
28107 BEAVER DAM BRANCH ROAD
LAUREL, DE. 19956
PHONE: 302-875-3033

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19963
PHONE: 302-424-1441
FAX: 302-424-0430



OWNER'S STATEMENT

I, THE UNDERSIGNED, CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE ACT AND DESIRE THE PLAN TO BE RECORDED TO ORDINANCE.

HORSEY FAMILY LLC
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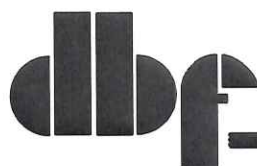
DATE

ENGINEER'S STATEMENT

I, RING W. LARDNER, HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

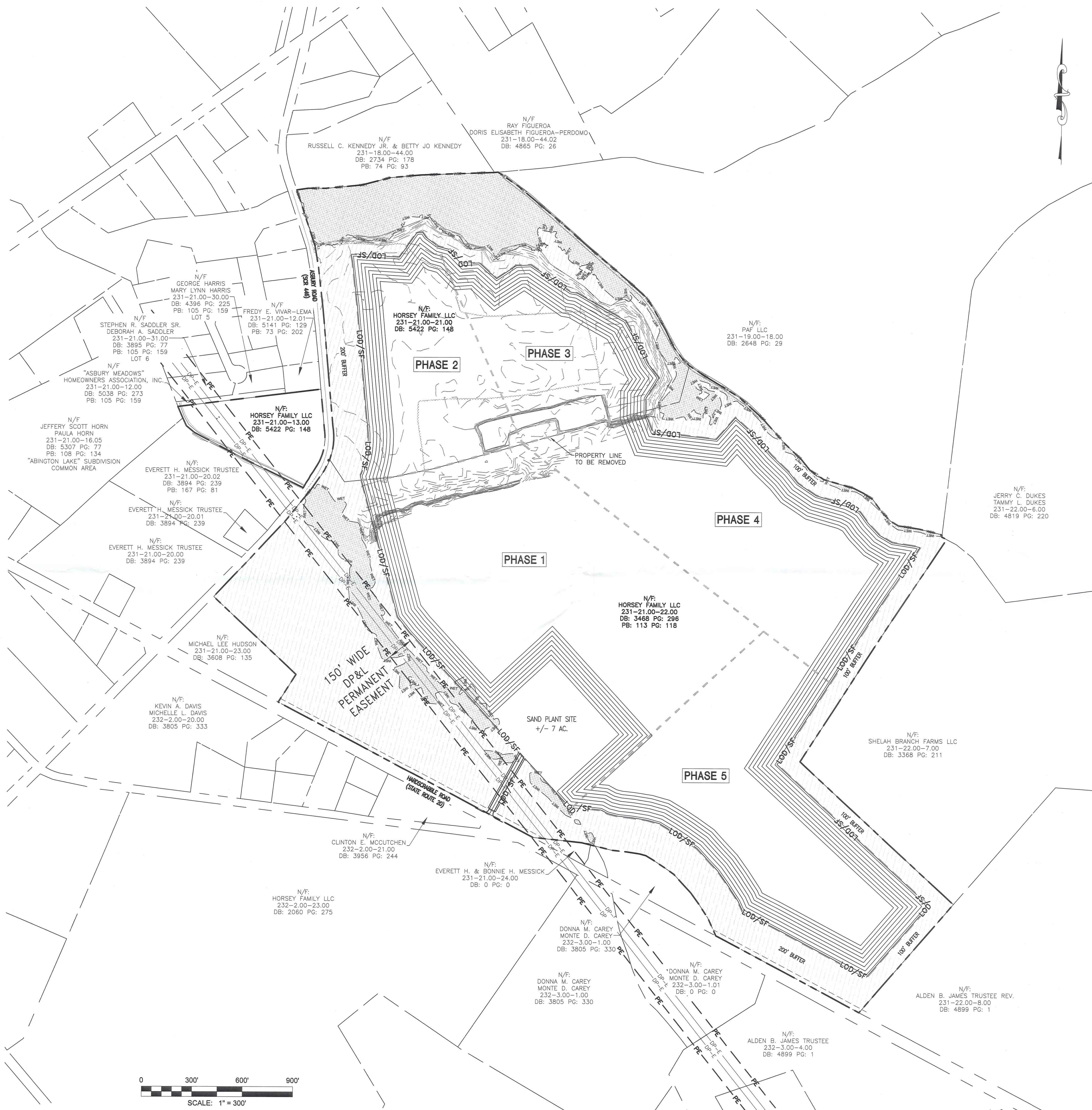
RING W. LARDNER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

DATE



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744



BORROW PIT EXPANSION
NANTICOKE HUNDRED
GEORGETOWN, SUSSEX COUNTY, DELAWARE

Revisions:

Date: JUNE 2021
Scale: 1" = 300'
Dwn.By: DEG
Proj.No.: 0700A035
Dwg.No.:

PRE-02

DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS
SUSSEX COUNTY, DELAWARE
MILFORD, DELAWARE
EASTON, MARYLAND

PRELIMINARY SITE PLAN

BORROW PIT EXPANSION

NANTICOKE HUNDRED

SUSSEX COUNTY, DELAWARE

700A035

MAY 2022



Table of Contents

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- B. Data Column
- C. Application (Expansion of Conditional Use 1741)
- D. Conditional Use Site Plan

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 - b. FEMA Firmette
 - c. 2020 State Strategies
 - d. Sussex County Future Land Use Map
 - e. Sussex County Zoning Map
 - f. 1992 Aerial Photo
 - g. 2017 Aerial Photo
 - h. Environmental Map
 - i. Sourcewater Protection Area Map
 - j. NRCS Soil Survey
- 2. Conditional Use 1741 (Ordinance No. 2021) – May 8, 2008
- 3. Time Extension (Ordinance No. 2208) – August 9, 2011
- 4. Record Site Plan for Conditional Use 1741
- 5. DelDOT Approval – only have plans – approved 9-17-2012
- 6. DelDOT SFR Response
- 7. 2021 Minerals Education Coalition

Executive Summary

A. Land Use & Zoning

1. The project is an expansion of an existing Borrow Pit.
2. The property is located north of Hardscrabble Road / SR-20 (SCR 20) and the intersection of Messick Road (SCR 473). The property is bounded on the north and east by agricultural lands and Asbury Road to the west. The property is bounded on the south by the existing borrow pit. (conditional use 1741)
3. The Owner of the parcels existing and expansion area is Horsey Family, LLC.
4. The property is currently zoned AR-1 (Agricultural Residential) in Sussex County.
5. The property is in Investment Level Area 4 of the 2020 State Strategies Map.
6. The property is located in the Low-Density Area of the 2045 Future Land Use Map.

B. Land Utilization

1. The total acreage of the expansion is 62.201 ± acres of land.
2. The expanded borrow pit will include a 200-foot buffer from Asbury Road and a 100-foot buffer from wetlands.
3. The expanded borrow pit will utilize the existing entrance off of Hardscrabble Road.

C. Environmental

1. The property does contain wetlands and a 100-foot buffer is proposed.
2. There are no known archaeological sites within the project boundaries. There are no national historic listed properties within the project boundaries.

3. The proposed project is not located within a Source Water Protection Area, it is not within an excellent Groundwater Recharge Area nor is it within a Wellhead Protection Area.
4. The existing property is located within the Chesapeake Bay Watershed. The Watershed has an established Total Maximum Daily Load (TMDL) and a watershed implementation plan. The proposed project will not discharge stormwater and will comply in all respects with the requirements of the watershed.

D. Traffic

1. A Support Facilities Report was completed for this project. DelDOT found that the development's proposed traffic impact would be diminutive.

E. Civil Engineering

1. Additional roads or accesses are not required for the proposed expansion.
2. The grading of the site will be designed to prevent runoff from the site and meet all applicable regulations.
3. There will be no water or sewer service provided to the site.
4. The expansion area is centrally located between Seaford, Laurel, and Georgetown Fire Departments.

Hardscrabble Borrow Pit Extension
Data Sheet

Owner/Developer: Horsey Family, LLC
Engineer: Davis, Bowen & Friedel, Inc.
Legal Services: Morris James, LLP

Project Description

Physical Location: Asbury Road, Seaford
South of Route 9, north of Hardscrabble Road

Tax Parcel #: 231-21.00-21.00 (Expansion area) & 231-21.00-22.00 (Existing area)
Acreage: 62.204 / 199.500± Acres
Current Zoning: AR-1 (Agricultural Residential)
Proposed Zoning: AR-1 (Agricultural Residential)– Conditional Use
Existing Use: Agricultural (Expansion area) / Borrow Pit (Existing area)
Proposed Use: Borrow Pit

Areas:

Existing Site

Site Area: 199.500 acres
Wetlands (included in site area): 8.523 acres

Expansion Area:

Site Area: 62.204 acres
Wetlands (included in site area): 13.909 acres

Combined Site

Site Area: 261.704 acres
Wetlands (included in site area): 22.432 acres

Forested Area:

Existing: 37.049± acres
Removed: 29.469± acres

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**

Asbury Road, Seaford, South of Route 9 and east of Hardscrabble Road

Type of Conditional Use Requested:

Extension of an existing borrow pit by adding 62.204+/- acres and modifying the conditions of CU 1741 (Ordinance No. 2021)(copy attached) for the existing borrow pit on an adjacent property.

Tax Map #: 231-21.00-21.00

Size of Parcel(s): 62.204+/-

Current Zoning: AR

Proposed Zoning: AR

Size of Building: _____

Land Use Classification: Agricultural

Water Provider: None

Sewer Provider: None

Applicant Information

Applicant Name: Horsey Family, LLC

Applicant Address: 28107 Beaver Dam Branch Road

City: Laurel

State: DE

Zip Code: 19956

Phone #: (302) 875-3033

E-mail: rcerklefsk@aol.com

Owner Information

Owner Name: Horsey Family, LLC

Owner Address: 28107 Beaver Dam Branch Road

City: Laurel

State: DE

Zip Code: 19956

Phone #: (302) 875-3033

E-mail: rcerklefsk@aol.com

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: Ring W. Lardner, c/o Davis, Bowen & Friedel, Inc.

Agent/Attorney/Engineer Address: 1 Park Ave

City: Milford

State: DE

Zip Code: 19963

Phone #: (302) 424-1441

E-mail: rwl@dbfinc.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: 6/22/2021

Signature of Owner



Date: 6/23/2021

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: _____

BORROW PIT EXPANSION

GEORGETOWN

NANTICOKE HUNDRED, SUSSEX COUNTY, DELAWARE

DBF # 0700A035

PRELIMINARY PLAN

JUNE, 2021

SHEET INDEX	
TITLE SHEET	PRE-01
PRELIMINARY PLAN	PRE-02













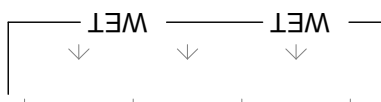
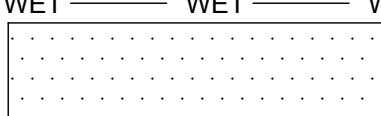
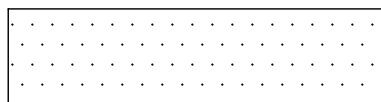
GENERAL NOTES:

1. BOUNDARY INFORMATION, EXISTING UTILITIES, AND TOPOGRAPHICAL INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD RUN SURVEY PERFORMED BY DAVIS, BOWEN AND FRIEDEL, INC. (DBF) MARCH 22, 2021 AND INFORMATION FOUND AT THE RECORDER OF DEEDS OFFICE FOR SUSSEX COUNTY.
2. THIS SITE IS IMPACTED BY THE 100-YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 1000SC0450L DATED JUNE 20, 2018.
3. THIS PLAN DOES NOT VERIFY THE LOCATION, EXISTENCE, OR NON-EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING THE SUBJECT PROPERTY AS NO TITLE SEARCH WAS PERFORMED OR PROVIDED.
4. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THROUGH TEST PITTING, THE LOCATIONS, SIZE AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
5. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-282-8555) AND SUSSEX COUNTY 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO EXCAVATION.
6. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THEREOF.
7. PROPOSED PROJECT SITE WITHIN FLOOD ZONE X. INFORMATION OBTAINED FROM FEMA FIRM MAPS. MAP #10005C0450J DATED 1-6-2008.

CONDITIONAL USE #1741 CONDITIONS OF APPROVAL

3. NO MATERIALS MAY BE BROUGHT FROM OFF THE SITE FOR PROCESSING, MIXING OR SIMILAR PURPOSES.
2. THE OPERATION OF THE BORROW PIT SHALL BE CONTROLLED TO PROVIDE REASONABLE PROTECTION SURROUNDING PROPERTIES AS FOLLOWS:
 - a. A 200 FOOT VEGETATION/FORESTED BUFFER SHALL BE MAINTAINED ALONG THAT PORTION OF THE SITE WHICH ADJUTS THE STATE ROUTE 20 (HARDSCRABLE ROAD) AND THE ROUTE 446 (ASBURY ROAD) RIGHTS-OF-WAY. EXISTING VEGETATION AND TREES WITHIN THE BUFFER AREA BETWEEN THE PROPERTY LINE AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - b. A 100 FOOT VEGETATION/FORESTED BUFFER SHALL BE MAINTAINED ALONG ALL OTHER PERIMETER PROPERTY LINES WITHIN THE SITE. EXISTING VEGETATION BETWEEN THE PROPERTY LINES AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - c. A WATER TRUCK WILL BE AVAILABLE TO CONTROL DUST FROM INTERIOR TRUCKING TRAFFIC WHEN CONDITIONS REQUIRE.
3. HOURS OF OPERATION OF TRUCKING ACTIVITIES SHALL BE FROM 6:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, AND 6:00 A.M. TO 2:00 P.M. ON SATURDAY. THERE SHALL BE NO TRUCKING ACTIVITIES ON SUNDAY.
4. ENTRANCE IMPROVEMENTS REQUIRED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THIS LAND USE WILL BE COMPLETED BY THE APPLICANT.
5. THE BORROW PIT ENTRANCE SHALL HAVE A FENCED GATE, WHICH SHALL BE SECURED WHEN THE OPERATION IS CLOSED.
6. NO MATERIALS WILL BE STORED ON ANY ACCESS ROADS OR WITHIN ANY BUFFER AREAS.
7. SIGNAGE WILL BE PLACED AT APPROPRIATE LOCATIONS TO DESIGNATE PIT AREAS.
8. FUEL SHALL BE STORED IN STORAGE TANKS WITH CONFINEMENT AREAS AS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND THE OFFICE OF THE STATE FIRE MARSHAL.
9. NO STUMPS, BRANCHES, DEBRIS OR SIMILAR ITEMS WILL BE BURIED ON THE SITE.
10. A FINAL SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO COMMENCEMENT OF OPERATIONS.
11. BEFORE ANY EXCAVATION OPERATIONS BEGIN, A COMPLETE ENVIRONMENTAL IMPACT STUDY AS DEFINED IN CONNECTION WITH ORDINANCE NO. 1310 WILL BE CONDUCTED AND PRESENTED WITH THE FINAL SITE PLAN.
12. OWNER SHALL COMPLY WITH ALL STATE AND COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS.
13. OWNER SHALL BE RESPONSIBLE FOR MONITORING GROUND WATER QUALITY. SPECIFICALLY, OWNER SHALL INSTALL THREE WELLS, ONE ABOVE THE EXCAVATION, AND TWO BELOW THE EXCAVATION. MONITORING SHALL BE PERFORMED BY A LICENSED GEOLOGIST, AND THE RESULTS FILED ON AN ANNUAL BASIS WITH SUSSEX COUNTY AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC). OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY MONITORING. OWNER SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING ADVERSE IMPACTS ON WATER QUALITY WHICH MAY BE OCCASIONED BY THE EXCAVATION OPERATION. NECESSARY REMEDIATION SHALL BE DETERMINED BY SUSSEX COUNTY, WITH GUIDANCE FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
14. RECLAMATION PLANS SHALL INDICATE FINISHED GRADING, SEEDING, AND PLANTING SCHEDULES DESIGNED TO CREATE A PLEASING APPEARANCE. RECLAMATION WILL BE COMPLETED IN PHASES AS EXCAVATION OPERATIONS IN A SECTION ARE COMPLETED. APPLICANT WILL NOTIFY THE PLANNING AND ZONING DEPARTMENT IN WRITING ON OR ABOUT APRIL 1 ST OF EACH YEAR AS TO THE STATUS OF THE RECLAMATION AND RECLAMATION PLANS FOR THE FOLLOWING YEAR.
15. THE 199.5 ACRE PARCEL SHALL BE DIVIDED INTO THREE (3) PHASES OF 45 ACRES EACH. PHASE TWO SHALL NOT BE STARTED UNTIL 75% OF PHASE ONE IS COMPLETED. PHASE THREE WILL NOT BE STARTED UNTIL 75% OF PHASE TWO IS COMPLETED. THE EXCAVATED AREA SHALL NOT EXCEED 135 ACRES.
16. THE DREDGE MAY OPERATE 24 HOURS PER DAY, BUT NO FRONT-END LOADERS, BACKHOES, OR OTHER CONSTRUCTION EQUIPMENT WITH SAFETY BUZZERS WILL OPERATE AFTER 10:00 P.M.
17. EVERY FIVE (5) YEARS AFTER THE START OF DIGGING, THE PLANNING AND ZONING DEPARTMENT SHALL PERFORM AN INSPECTION OF THE SITE, AND SHALL REQUEST WRITTEN COMMENTS FROM ALL APPROPRIATE STATE AGENCIES SO THAT THE PLANNING AND ZONING COMMISSION CAN REVIEW THE COMMENTS TO VERIFY COMPLIANCE WITH ALL THEN-EXISTING REGULATIONS. AFTER TWENTY (20) YEARS, THE PROPERTY OWNER SHALL COMPLETE AND PAY FOR AN ENVIRONMENTAL IMPACT STUDY, AS THE PHASE IS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, OR ANY SUCCESSOR, UPON CERTIFICATION BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL OF THE OWNERS' COMPLIANCE WITH THEN-EXISTING REGULATIONS, THE PERMIT SHALL BE EXTENDED FOR AN ADDITIONAL TEN (10) YEARS. THE PERMIT SHALL TERMINATE UPON THE EXPIRATION OF FORTY (40) YEARS FROM THE DATE OF ENACTMENT.
18. TRUCKING VEHICLES SHALL BE PROHIBITED FROM USING ROAD 446 (ASBURY ROAD). THE ENTRANCE TO THE BORROW PIT SHALL BE FROM ROUTE 20 (HARDSCRABLE ROAD).
19. NO DEWATERING ACTIVITIES WILL OCCUR ON SITE.

LEGEND

EXISTING	LEGEND	PROPOSED
RIGHT-OF-WAY	_____ EX-RW _____	RIGHT-OF-WAY / BOUNDARY LINE _____
ADJACENT PROPERTY OWNER	_____	PROPERTY LINE _____
EASEMENT	_____ ++ _____	SETBACK _____
CONTOUR	_____ -33- _____	EASEMENT _____ ++ _____
CATCH BASIN, STORM PIPE	 _____	BUFFER _____
DELMARVA POWER LINES	_____ DP-E _____	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE  _____ 8SS →
SANITARY SEWER MANHOLE, PIPE	● _____ EX-SS _____	WATER MAIN, TEE W/ VALVES, PIPE SIZE  _____ 8W
WATER MAIN	_____ EX-W _____	FIRE HYDRANT ASSEMBLY 
FIRE HYDRANT ASSEMBLY		TREE LINE 
UTILITY POLE		PAVEMENT 
SIGN		SIDEWALK 
FENCE	—X—X—X—	
TREE		
TREE LINE		
WETLANDS	 	
PAVEMENT		

REVISIONS:

2022-05-15: UPDATE DATA COLUMN

PRE-01

DATA COLUMN

TAX MAP ID:	2-31-21.00-21.00
	2-31-21.00-22.00
DATUM:	
VERTICAL:	NAVD 88
HORIZONTAL:	NAD 83 (DE STATE PLANE)
PLUS #:	2017-06-04
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EXISTING:	AGRICULTURAL
PROPOSED:	BORROW PIT
ZONING	
EXISTING:	AR
AREAS:	
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TOTAL COMBINED SITE AREA	261,704 AC.
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EXISTING:	37,049 AC.
REMOVED:	29,469 AC.
TOTAL PRESERVED:	7,580 AC.

WETLANDS - THIS PROPERTY IS IMPACTED BY WETLANDS.

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PROPERTY OWNER/DEVELOPER:
HORSEY FAMILY LLC.
28107 BEAVER DAM ROAD
LAUREL, DE. 19956
PHONE: 302-875-3033

ENGINEER:
DAVIS, BOWEN, & FRIEDEL, INC.
RING LARDNER, P.E.
1 PARK AVENUE
MILFORD, DE 19663
PHONE: 302-424-1441
FAX: 302-424-0430

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HORSEY FAMILY LLC
28107 BEAVER DAM BRANCH RD
LAUREL, DE 19956

DATE _____

RING W. LARDNER
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

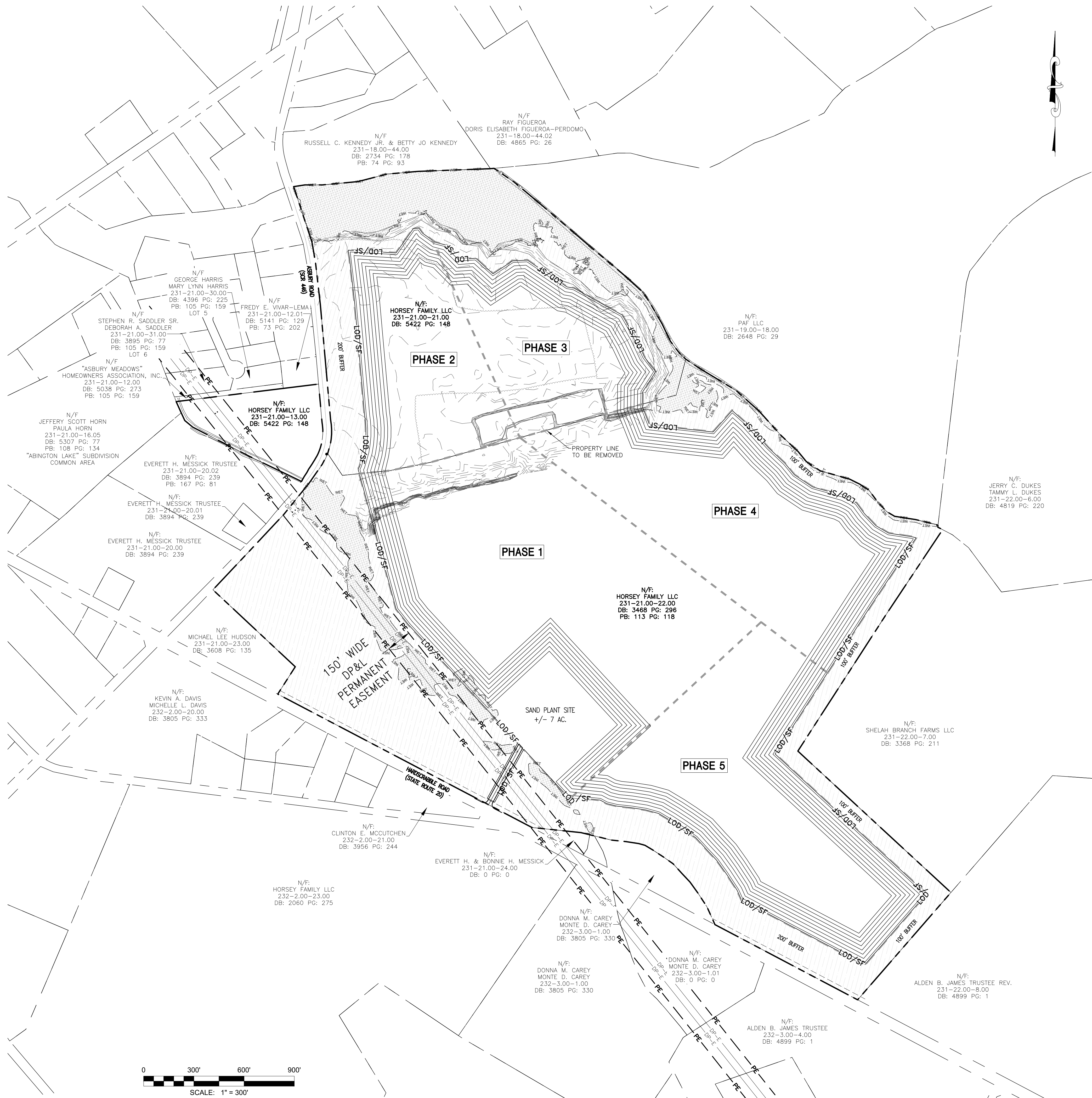
DATE _____



DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

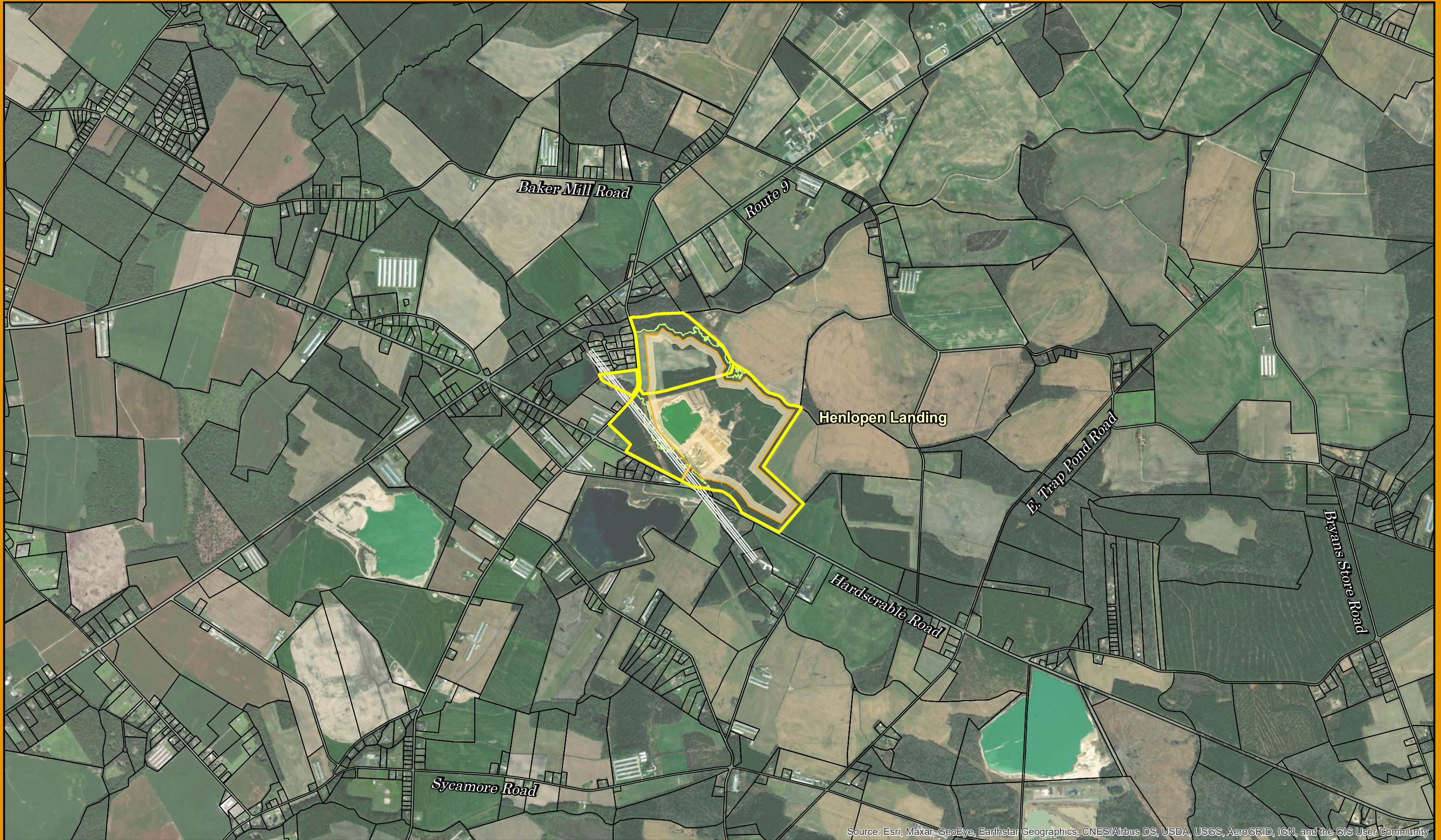
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441
EASTON, MARYLAND (410) 770-4744

P:\Horse\700A035 Borrow Pit Expansion\Design\Prelim\700A035 Preliminary Site Plan.dwg Jun 21, 2021 - 7:08am GRED



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DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS ENGINEERS SURVEYORS
SUSSEX COUNTY, DELAWARE
EASTON, MARYLAND
(410) 443-2801
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(410) 443-2804
(410) 443-2805
(410) 443-2806
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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Sources:
Tax Parcels per Sussex County



February 2020

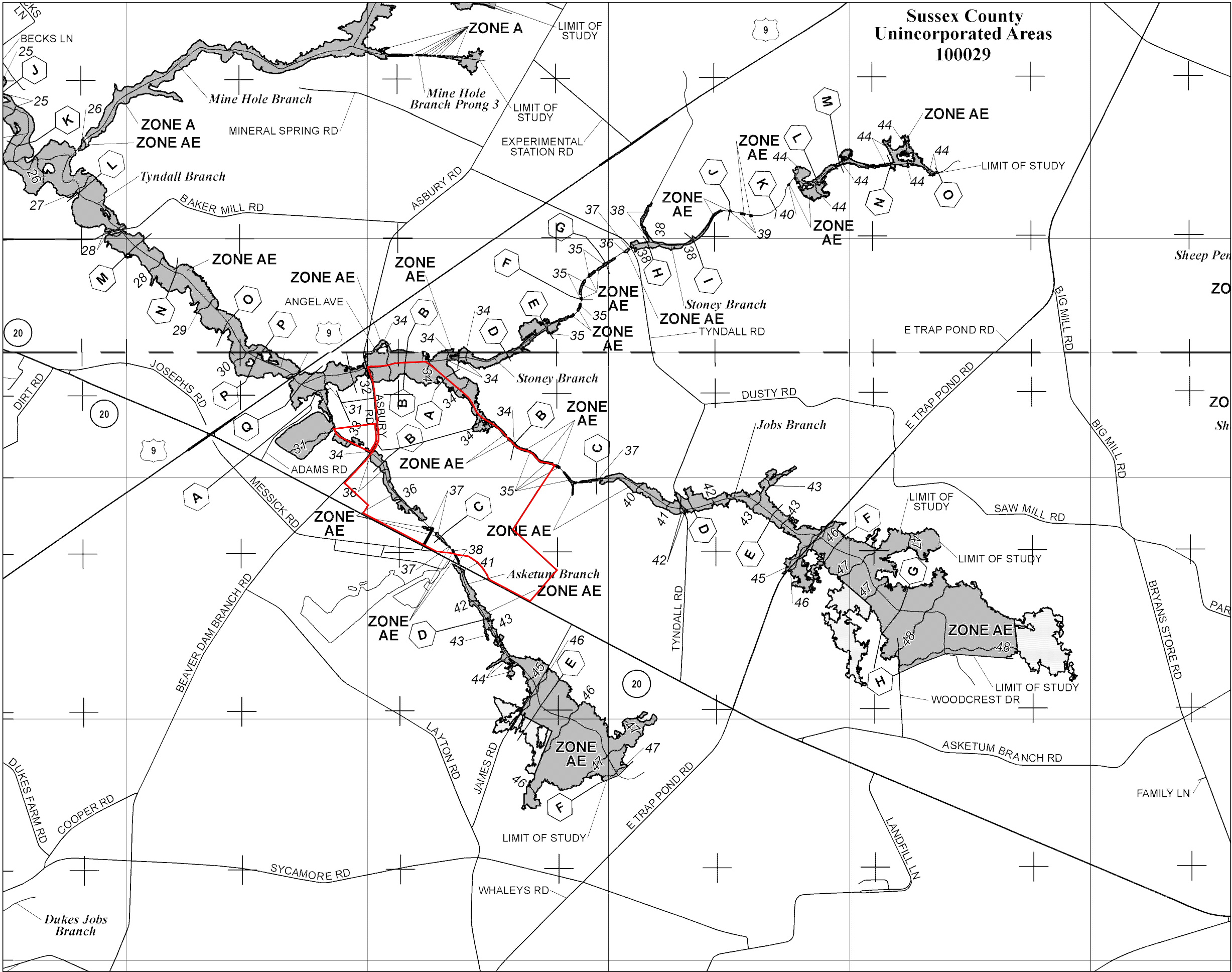
Surrounding Communities Map

Borrow Pit Expansion

Sussex County, Delaware

0 2,000 4,000
Feet





NFIP

NATIONAL FLOOD INSURANCE PROGRAM

PANEL 0450L

FIRM

FLOOD INSURANCE RATE MAP

SUSSEX COUNTY,
DELAWARE


AND INCORPORATED AREAS

PANEL 450 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

COMMUNITY	NUMBER	PANEL	SUFFIX
SUSSEX COUNTY	100029	0450	L



MAP NUMBER

10005C0450L

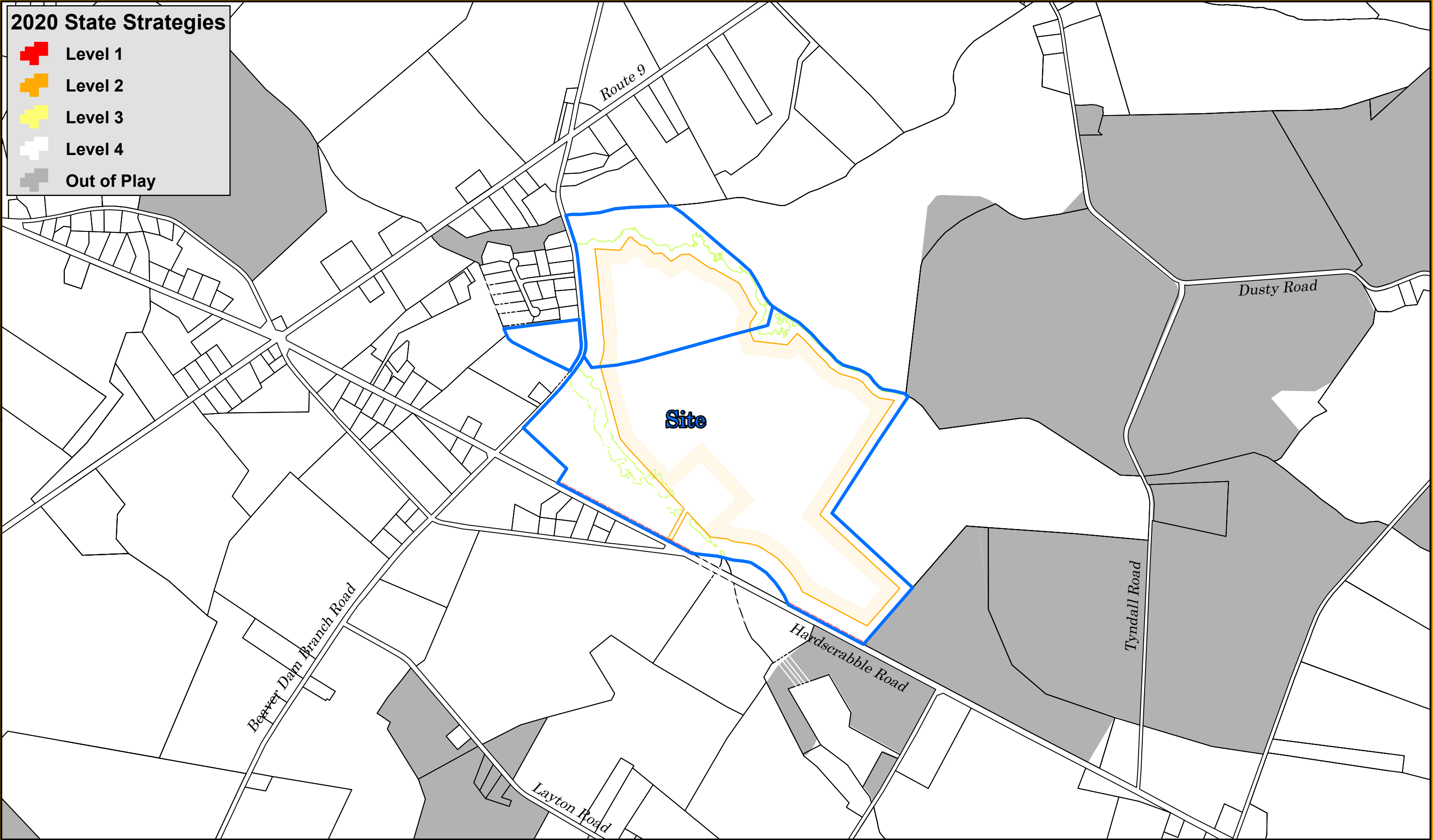
MAP REVISED

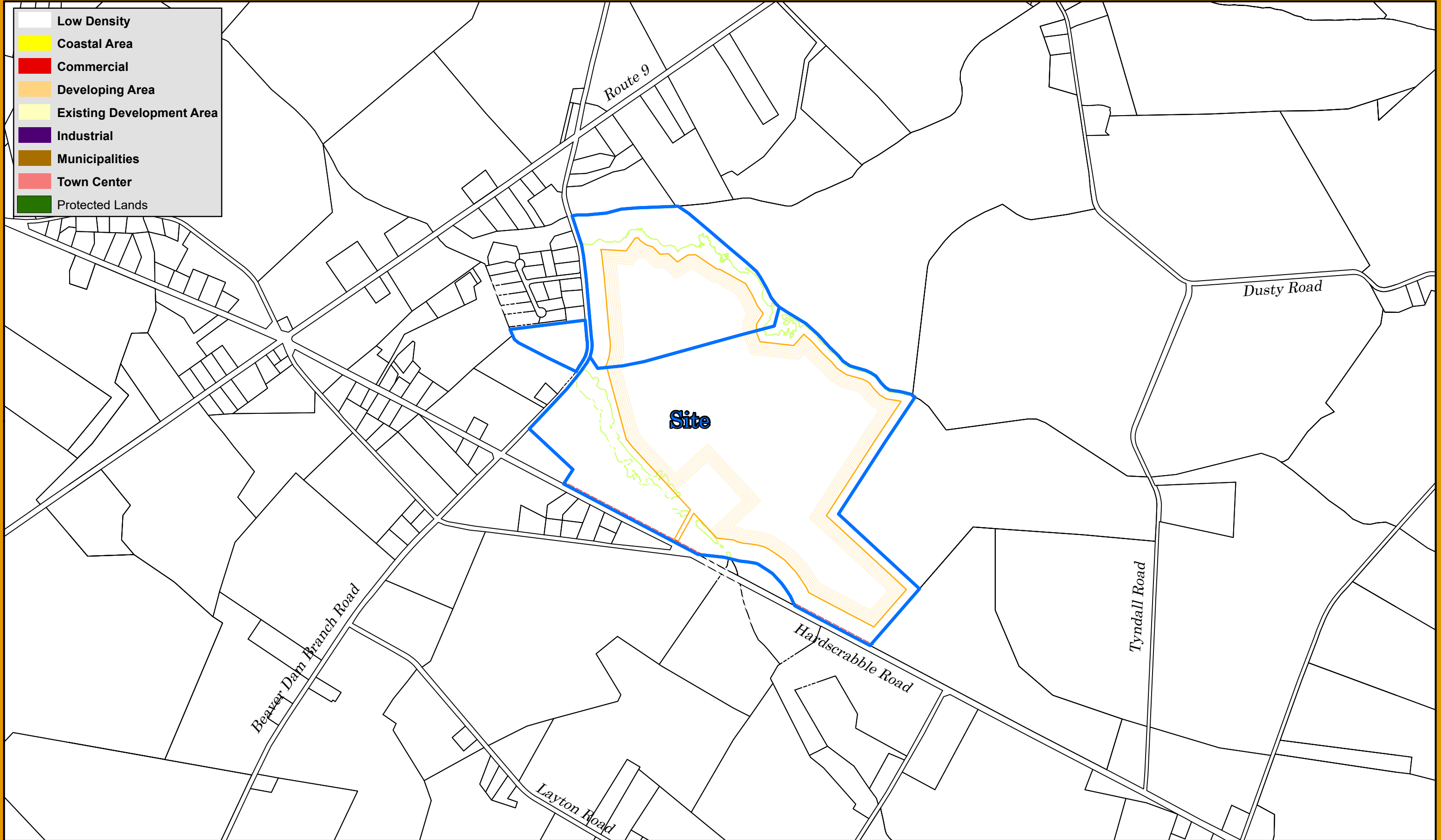
JUNE 20, 2018

Federal Emergency Management Agency

2020 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play





Sources:
Tax Parcels per Sussex County



February 2022















Sussex County 2045 Future Land Use Map

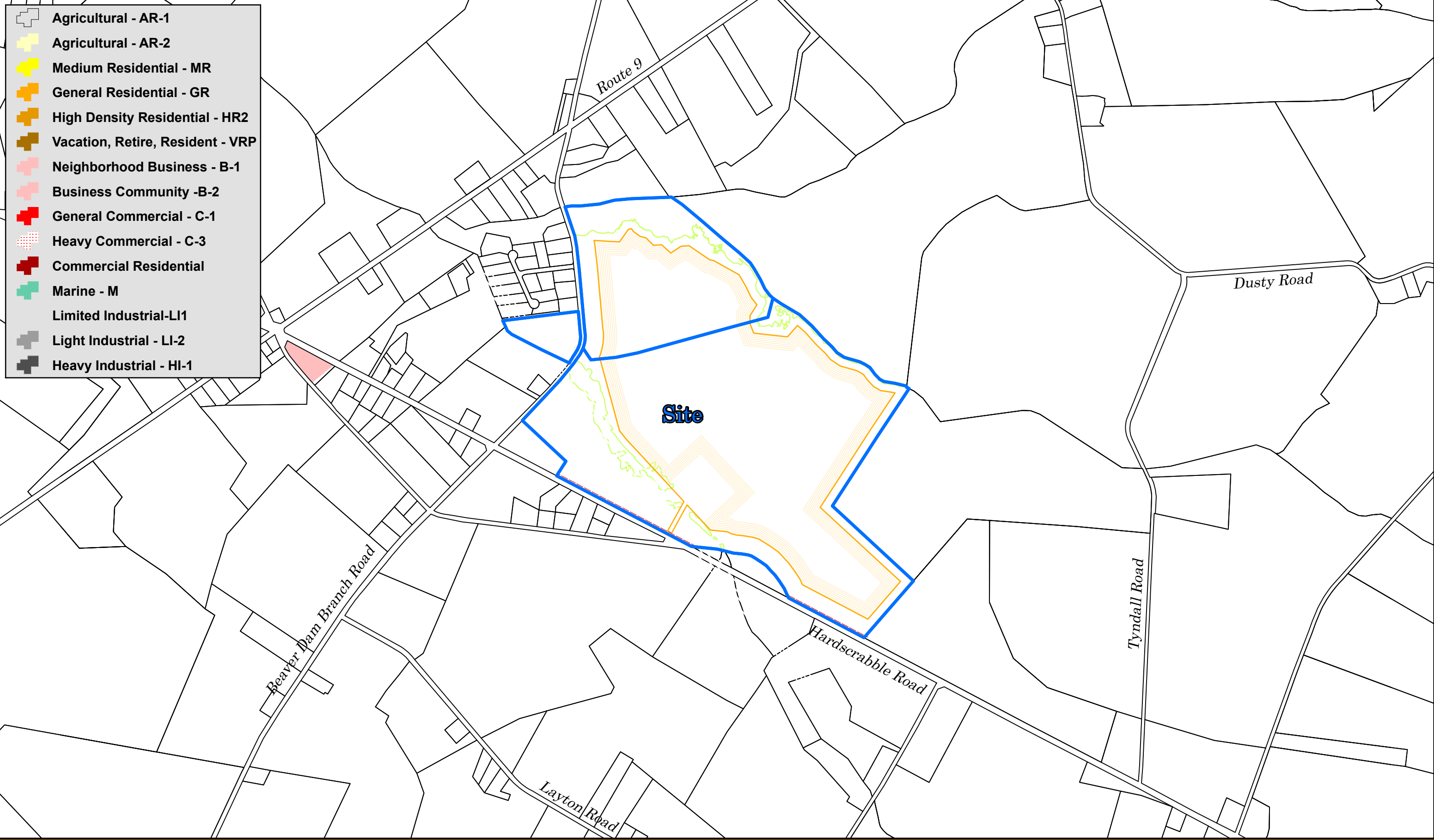
Borrow Pit Expansion

Sussex County, Delaware

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-  Agricultural - AR-1
-  Agricultural - AR-2
-  Medium Residential - MR
-  General Residential - GR
-  High Density Residential - HR2
-  Vacation, Retire, Resident - VRP
-  Neighborhood Business - B-1
-  Business Community - B-2
-  General Commercial - C-1
-  Heavy Commercial - C-3
-  Commercial Residential
-  Marine - M
-  Limited Industrial-LI1
-  Light Industrial - LI-2
-  Heavy Industrial - HI-1





Spring 1992
Aerial Photo

Sources:
Tax Parcels per Sussex County



February 2022

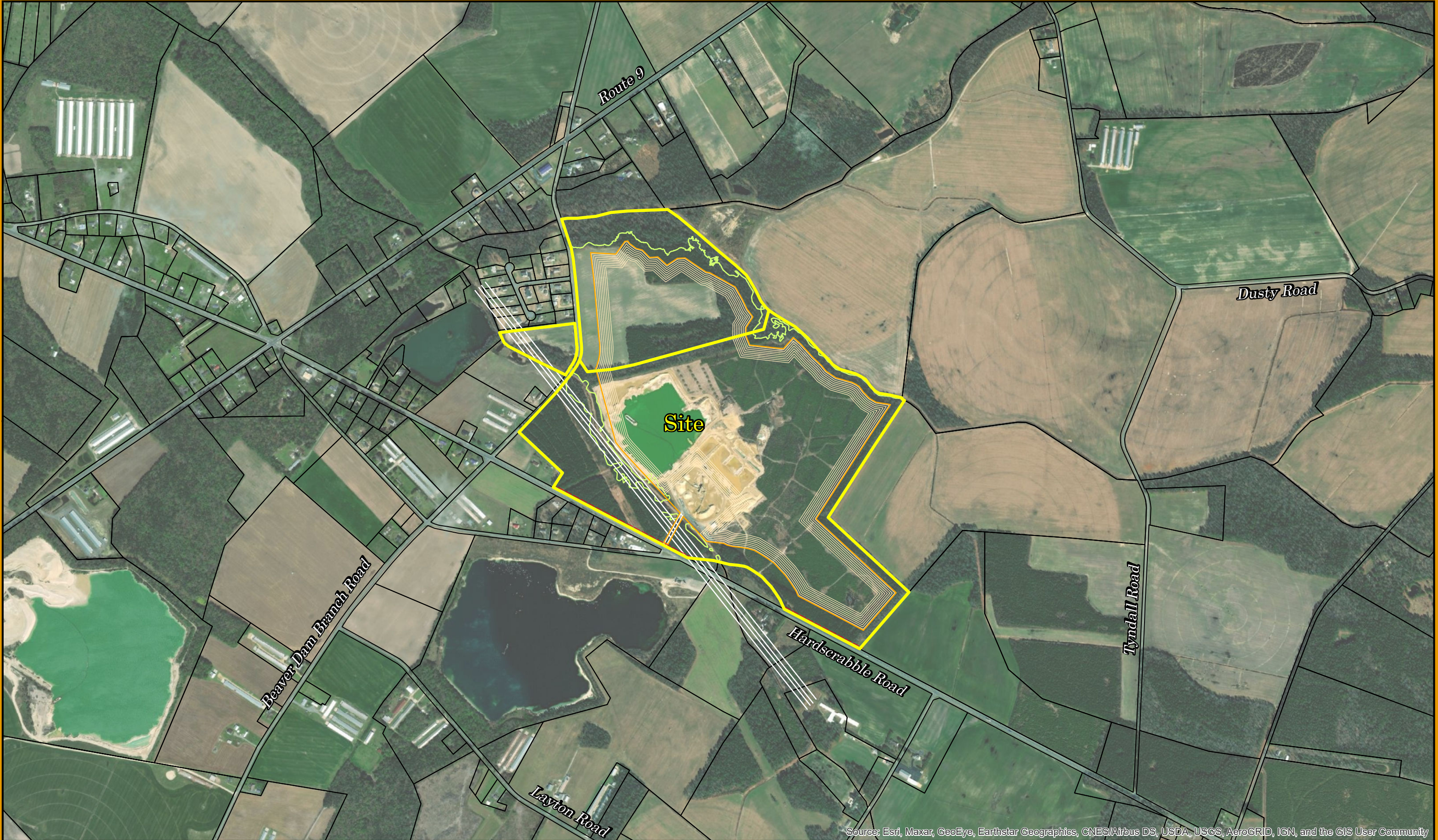
1992 Aerial Photo

Borrow Pit Expansion

Sussex County, Delaware

0 1,000 2,000
Feet

dbi DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
SUSSEX COUNTY, DELAWARE
www.dbinc.com



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

Sources:
Tax Parcels per Sussex County



February 2022


Current Aerial Photo


Borrow Pit Expansion

Sussex County, Delaware

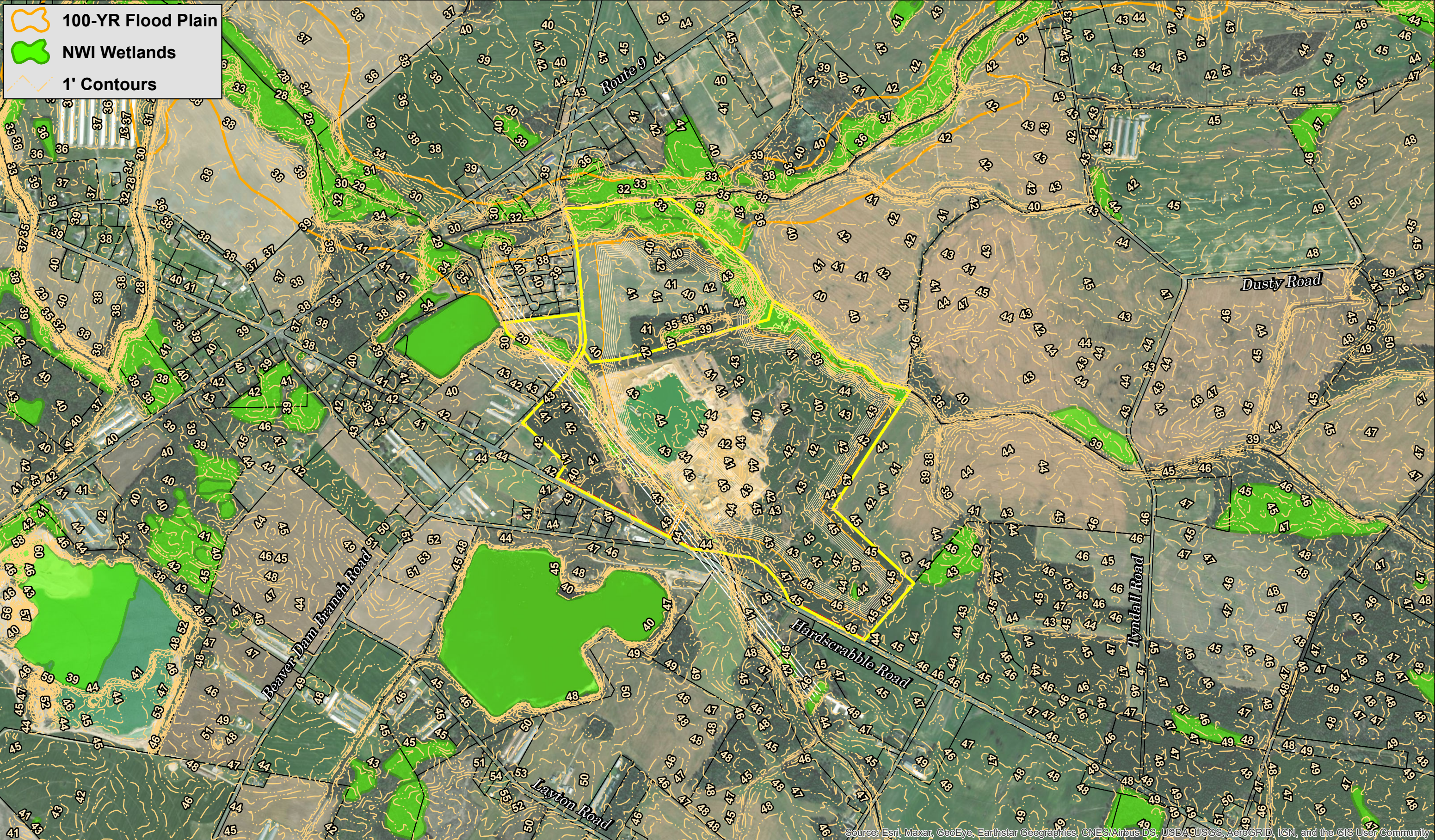
0 1,000 2,000
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100-YR Flood Plain


NWI Wetlands

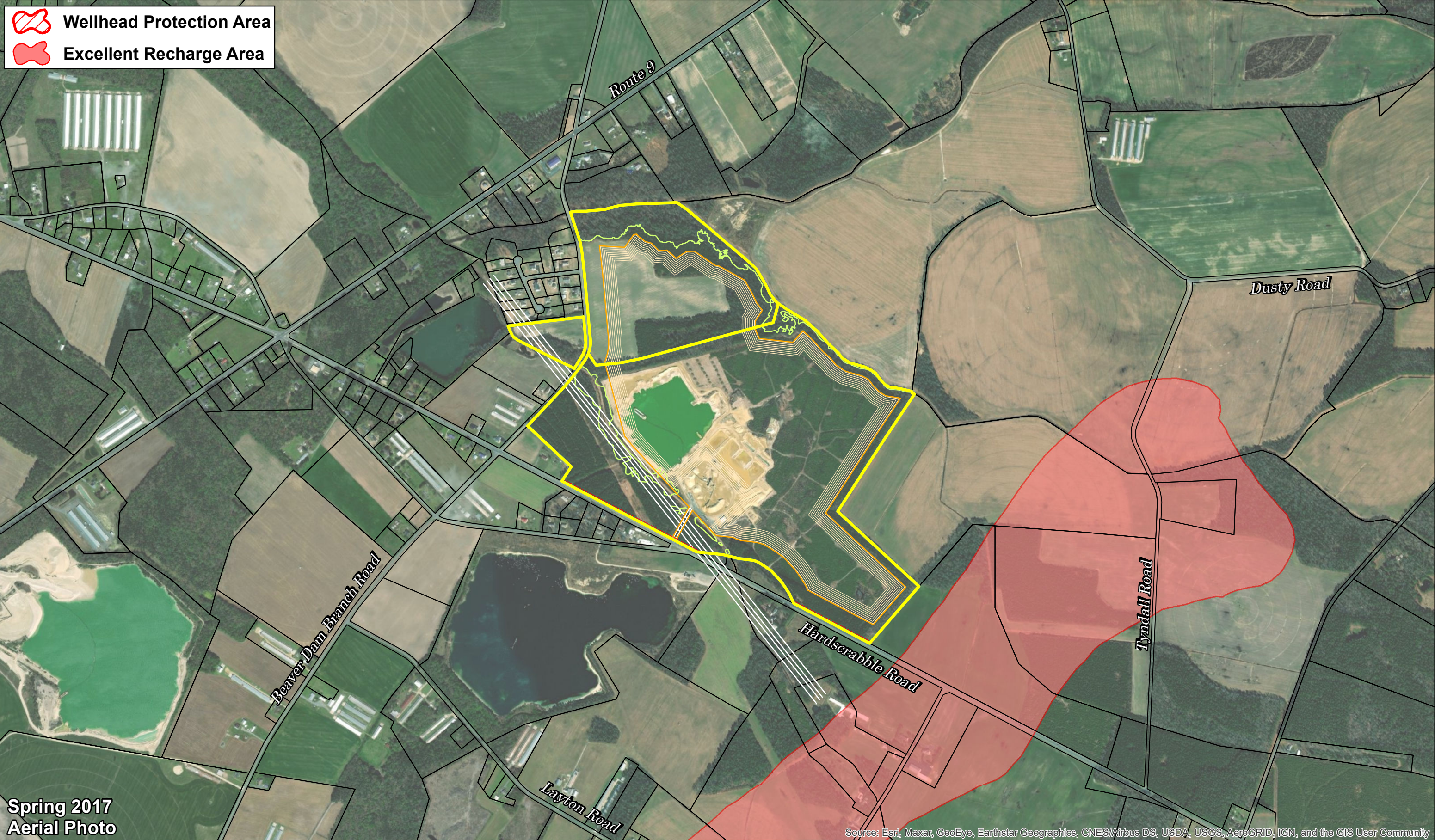

1' Contours



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

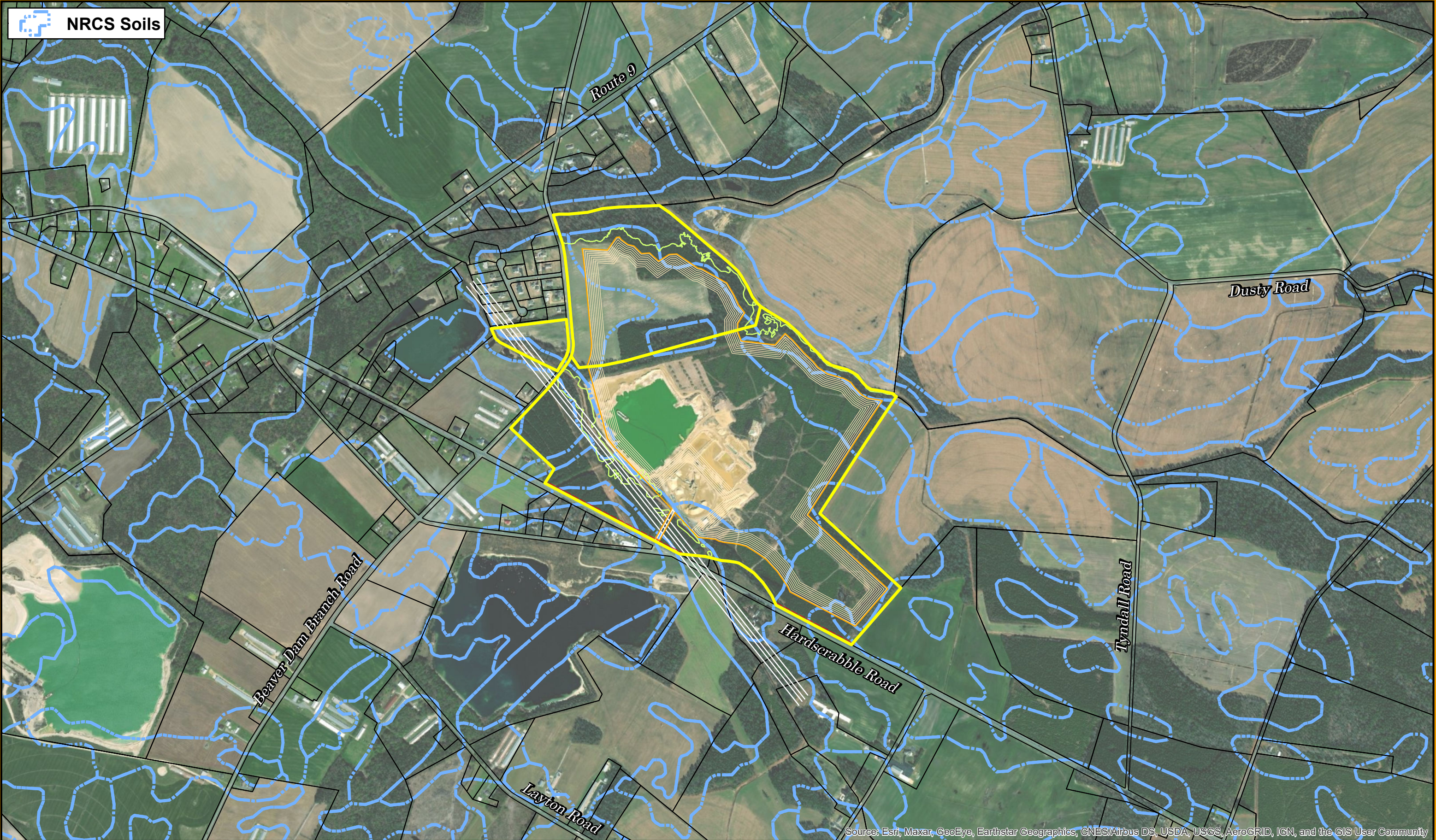

Wellhead Protection Area


Excellent Recharge Area



Spring 2017
Aerial Photo

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



ORDINANCE NO. 2021

With Conditions

AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR BORROW PIT EXCAVATION TO BE LOCATED ON A CERTAIN PARCEL OF LAND LYING AND BEING IN NANTICOKE HUNDRED, SUSSEX COUNTY, CONTAINING 199.50 ACRES, MORE OR LESS

WHEREAS, on the 15th day of December 2006, a conditional use application, denominated Conditional Use No. 1741, was filed on behalf of David G. Horsey & Sons, Inc.; and

WHEREAS, on the 8th day of May 2008, a public hearing was held, after notice, before the Planning and Zoning Commission of Sussex County and said Planning and Zoning Commission recommended that Conditional Use No. 1741 be approved with conditions; and

WHEREAS, on the 3rd day of June 2008, 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 Chapter 115, Article IV, Subsection 115-22, Code of Sussex County, be amended by adding the designation of Conditional Use No. 1741 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 Nanticoke Hundred, Sussex County, Delaware, and lying north of Route 20 (Hardscrabble Road) and east of Road 446 (Asbury Road), and being more particularly described as follows:

BEGINNING at a concrete monument on the easterly right of way of Road 446 (Asbury Road), a corner for these lands and lands of Betty Ann Turner; thence northerly by and along the easterly right of way of Road 446, 1,058.10 feet to a point; thence by and along lands of Mary and Gail Wilson the following four courses: S 18°07'40" E 223.18 feet, N 71°40'30" E 165.21 feet, N 74°38'27" E 1,810.79 feet, and N 14°23'27" E 384.03 feet to the centerline of Jobs Branch; thence easterly with the meandering of the centerline of Jobs Branch 1,872.73 feet to a point; thence S 26°57'12" W 1,596.79 feet and S 49°26'48" E 1,169.80 feet along lands of Elwood Workman & Sons to a point; thence S 39°58'08" W 854.74 feet along lands of Alden James to a rebar on the northerly right of way of Route 20 (Hardscrabble Road); thence N 64°02'22" W 823.70 feet along the northerly right of way of Route 20 to a point; thence by and along the centerline of an abandoned road and lands of Lillian Blackson and lands of Everett Messick 1,335.10 feet to a point on the northerly right of way of Route 20; thence N 64°02'22" W 1,743.65 feet along the northerly right of way of Route 20 to a point; thence N 39°00'13" E 213.86 feet and N 49°30'00" W 694.69 feet along lands of Betty Ann Turner to the point and place of beginning, said parcel containing 199.50 acres, more or less, per survey by Meridian Architects and Engineers.

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

This Ordinance was adopted subject to the following conditions:

1. No materials may be brought from off the site for processing, mixing or similar purposes.
2. The operation of the borrow pit shall be controlled to provide reasonable protection to surrounding properties, as follows:
 - a. A 200 foot vegetation/forested buffer shall be maintained along that portion of the site which abuts the State Route 20 (Hardscrabble Road) and the Route 446 (Asbury Road) rights-of-way. Existing vegetation and trees within the buffer area between the property line and the perimeter dike shall remain undisturbed.

- b. A 100 foot vegetation/forested buffer shall be maintained along all other perimeter property lines within the site. Existing vegetation between the property lines and the perimeter dike shall remain undisturbed.
 - c. A water truck will be available to control dust from interior trucking traffic when conditions require.
- 3. Hours of operation of trucking activities shall be from 6:00 a.m. to 6:00 p.m., Monday through Friday, and 6:00 a.m. to 2:00 p.m. on Saturday. There shall be no trucking activities on Sunday.
- 4. Entrance improvements required by the Delaware Department of Transportation in connection with this land use will be completed by the applicant.
- 5. The borrow pit entrance shall have a fenced gate, which shall be secured when the operation is closed.
- 6. No materials will be stored on any access roads or within any buffer areas.
- 7. Signage will be placed at appropriate locations to designate pit areas.
- 8. Fuel shall be stored in storage tanks with confinement areas as required by the Department of Natural Resources and Environmental Control (DNREC) and the Office of the State Fire Marshal.
- 9. No stumps, branches, debris or similar items will be buried on the site.
- 10. A Final Site Plan shall be reviewed and approved by the Planning and Zoning Commission prior to commencement of operations.
- 11. Before any excavation operations begin, a complete Environmental Impact Study as defined in connection with Ordinance No. 1310 will be conducted and presented with the Final Site Plan.
- 12. Owner shall comply with all State and County erosion and sediment control regulations.
- 13. Owner shall be responsible for monitoring ground water quality. Specifically, owner shall install three wells, one above the excavation, and two below the excavation. Monitoring shall be performed by a licensed geologist, and the results filed on an annual basis with Sussex County and the Department of Natural Resources and Environmental Control (DNREC). Owner shall be responsible for all costs associated with the water quality monitoring. Owner shall also be responsible for the

cost of correcting any adverse impacts on water quality which may be occasioned by the excavation operation. Necessary remediation shall be determined by Sussex County, with guidance from the Department of Natural Resources and Environmental Control.

14. Reclamation plans shall indicate finished grading, seeding, and planting schedules designed to create a pleasing appearance. Reclamation will be completed in phases as excavation operations in a section are completed. Applicant will notify the Planning and Zoning Department in writing on or about April 1st of each year as to the status of the reclamation and reclamation plans for the following year.
15. The 199.5 acre parcel shall be divided into three (3) phases of 45 acres each. Phase Two will not be started until 75% of Phase One is completed. Phase Three will not be started until 75% of Phase Two is completed. The excavated area shall not exceed 135 acre.
16. The dredge may operate 24 hours per day, but no front-end loaders, backhoes, or other construction equipment with safety buzzers will operate after 10:00 p.m.
17. Every five (5) years after the start of digging, the Planning and Zoning Department shall perform an inspection of the site, and shall request written comments from all appropriate State agencies so that the Planning and Zoning Commission can review the comments to verify compliance with all then-existing regulations. After twenty (20) years, the property owner shall complete and pay for an Environmental Impact Study, as the phase is defined by the Department of Natural Resources and Environmental Control, or any successor. Upon certification by the Department of Natural Resources and Environmental Control of the owners' compliance with then-existing regulations, the permit shall be extended for an additional ten (10) years. The permit shall terminate upon the expiration of forty (40) years from the date of enactment.
18. Trucking vehicles shall be prohibited from using Road 446 (Asbury Road). The entrance to the borrow pit shall be from Route 20 (Hardscrabble Road).
19. No dewatering activities will occur on site.
20. The Applicant shall delay the sale of materials from off-site until January 1, 2011.
21. No hauling of materials shall occur from the site prior to January 1, 2011.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2021 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 16TH DAY OF DECEMBER 2008.


ROBIN A. GRIFFITH
CLERK OF THE COUNCIL

The Council found that the Conditional Use was appropriate legislative action based on the following findings of fact:

1. This application is for a borrow pit excavation to be located on 199.50 acres lying on the north side of State Route 20 (Hardscrabble Road) and on the east side of County Road 446 (Asbury Road) in Nanticoke Hundred, Sussex County, Delaware.
2. DelDOT reported that a Traffic Impact Study was not recommended and that the existing Level of Service "A" on State Route 20 may change to a Level of Service "B" if the Conditional Use is approved.
3. The County Engineer's Office reported that the borrow pit site is not in an area where the County has current plans to provide sewer service and that an on-site septic system must be used.
4. No storm flood hazard areas would be affected and it may not be necessary for any off-site drainage improvements. The Applicant will be required to comply with sediment, erosion and stormwater management requirements. Stoney Branch and Asketum Branch tax ditches could be affected.
5. The dirt proposed to be excavated from the borrow pit will be used as fill dirt in residential, commercial and road construction projects.
6. The use is of a public or semi-public character in that it will provide a source of fill dirt which will be used by the entire County. The use is essential and desirable for the general convenience, health, safety, morals and welfare of the current and future citizens of Sussex County.
7. The site is similar to a borrow pit located on the south side of State Route 20 that has terminated its use after 20 years.
8. The approval of the application will not have an adverse affect on nearby properties, public facilities or public highways.

9. The use will be subject to and comply with the requirements of Section 115-172(B) of the Sussex County Comprehensive Zoning Ordinance.
10. Based on the record and recommendation of the Planning and Zoning Commission, which was adopted by Council, and based on the record created before Council, the Conditional Use was approved subject to 21 conditions, which will serve to minimize any potential impacts on the surrounding area and adjoining properties.

ORDINANCE NO. 2208

AN ORDINANCE PROVIDING FOR THE TEMPORARY EXTENSION OF TIME FOR SUBDIVISION APPLICATIONS, CONDITIONAL USE APPLICATIONS, AND RESIDENTIAL PLANNED COMMUNITY DISTRICTS

WHEREAS, the Sussex County Council has the power to develop, adopt, amend, and revise its Subdivision and Zoning Ordinances as it shall deem necessary in order to preserve and protect the public health, safety, morals, beauty and good appearance of Sussex County and to provide for the orderly growth thereof; and

WHEREAS, the Sussex County Council has adopted Subdivision and Zoning Ordinances and a Comprehensive Land Use Plan in order to provide for the regulation and orderly approval of residential, commercial, and industrial uses within Sussex County; and

WHEREAS, the Sussex County Council is concerned that the approvals and/or permits that have been granted by it and the County Planning and Zoning Commission may lapse due to the current economic crisis, and drastic recession affecting this County, the State and the United States, and severely impacting the County's banking, real estate, construction, and building materials businesses and employment in Sussex County; and

WHEREAS, the process of obtaining approvals and/or permits can be difficult, time consuming, and expensive for both the applicants and the County Government; and

WHEREAS, approvals and/or permits could be difficult to extend, renew, or re-obtain once lapsed or expired; and

WHEREAS, the Sussex County Council deems it appropriate to implement a general extension of approvals and/or permits for Subdivision and Residential Planned Community approvals, and Conditional Uses until economic conditions improve; and

WHEREAS, the Sussex County Council is of the opinion that the granting of a general extension is appropriate in order to avoid unnecessary administrative issues related to repetitive applications for extensions of time for approvals and/or permits or rehearing previously approved applications, and to otherwise provide for the orderly growth of Sussex County.

NOW, THEREFORE, THE SUSSEX COUNTY COUNCIL HEREBY ORDAINS:

Section 1. Notwithstanding the time limits for validity set out in Chapter 99 of the Sussex County Code, any preliminary subdivision plat under § 99-9 B, and any recorded subdivision plat valid under § 99-11 and § 99-40, with a date of approval of January 1, 2009 or later shall be valid until January 1, 2013 or the expiration of the current approval, whichever is later.

Section 2. Notwithstanding any other provisions of Chapter 115 of the Sussex County Code for any Residential Planned Community valid under Article XVI and outstanding as of January 1, 2009 or later shall be valid until January 1, 2013 or the expiration of the current approval, whichever is later.

Section 3. Notwithstanding any other provisions of Chapter 115 of the Sussex County Code for any Conditional Use action approved pursuant to the provision of Article XVI, Article XXIV, and Article XXVIII of Chapter 115 of the Sussex County Code valid and outstanding as of January 1, 2009 or later, and relating to new residential, commercial, or industrial developments, shall be valid until January 1, 2013 or the expiration of the current approval, whichever is later.

Section 4. This Ordinance shall become effective upon its adoption by a majority of all members elected to the County Council of Sussex County.

I DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF ORDINANCE NO. 2208 ADOPTED BY THE SUSSEX COUNTY COUNCIL ON THE 9TH DAY OF AUGUST 2011.

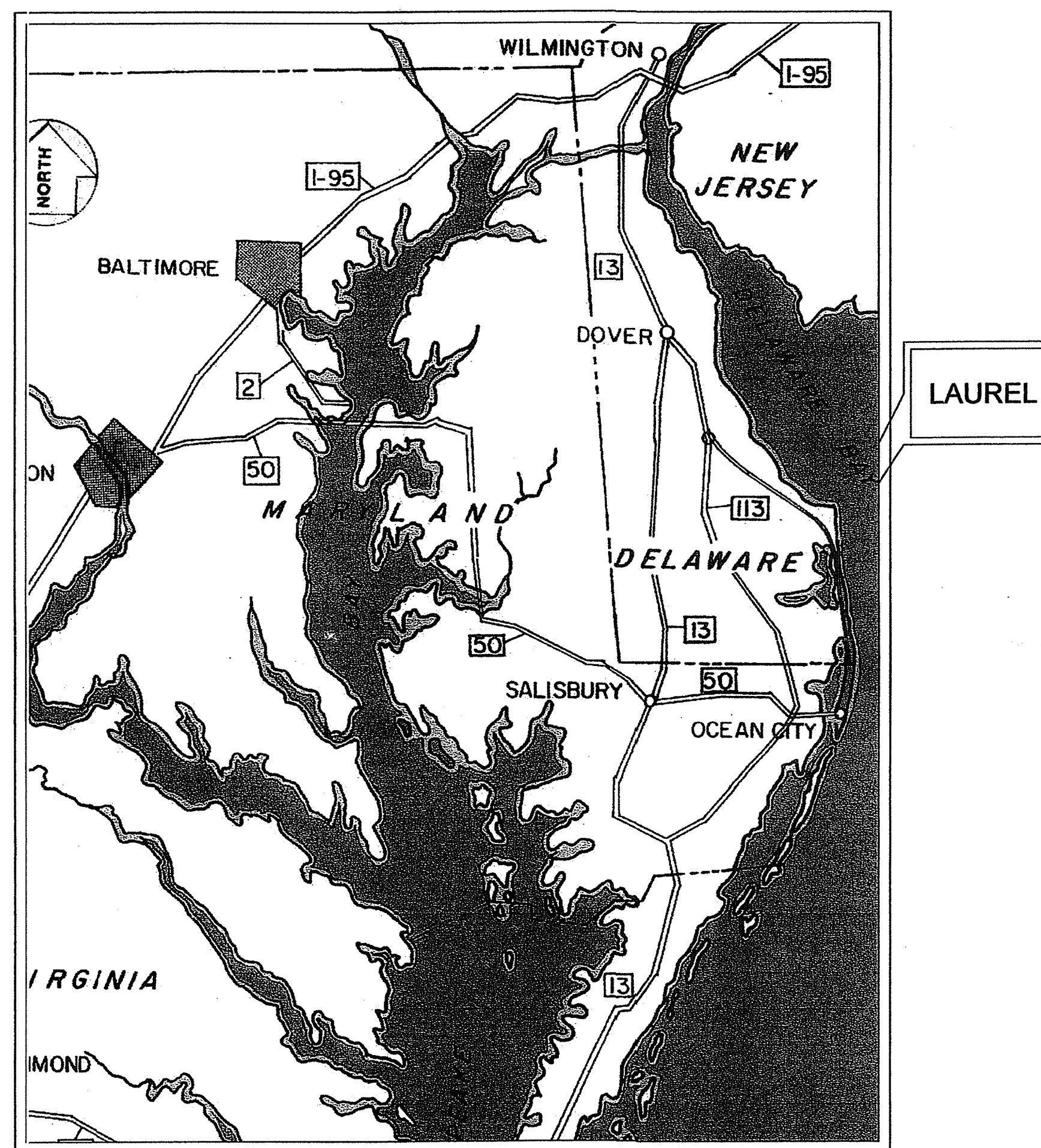

ROBIN A. GRIFFITH
CLERK OF THE COUNCIL

1. NO MATERIALS MAY BE BROUGHT FROM OFF THE SITE FOR PROCESSING, MIXING OR SIMILAR PURPOSES.
2. THE OPERATION OF THE BORROW PIT SHALL BE CONTROLLED TO PROVIDE REASONABLE PROTECTION SURROUNDING PROPERTIES AS FOLLOWS:
 - a. A 200 FOOT VEGETATION/FORESTED BUFFER SHALL BE MAINTAINED ALONG THAT PORTION OF THE SITE WHICH ABUTS THE STATE ROUTE 20 (HARDSCRABBLE ROAD) AND THE ROUTE 446 (ASBURY ROAD) RIGHTS-OF-WAY. EXISTING VEGETATION AND TREES WITHIN THE BUFFER AREA BETWEEN THE PROPERTY LINE AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - b. A 100 FOOT VEGETATION/FORESTED BUFFER SHALL BE MAINTAINED ALONG ALL OTHER PERIMETER PROPERTY LINES WITHIN THE SITE. EXISTING VEGETATION BETWEEN THE PROPERTY LINES AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - c. A WATER TRUCK WILL BE AVAILABLE TO CONTROL DUST FROM INTERIOR TRUCKING TRAFFIC WHEN CONDITIONS REQUIRE.
3. HOURS OF OPERATION OF TRUCKING ACTIVITIES SHALL BE FROM 6:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, AND 6:00 A.M. TO 2:00 P.M. ON SATURDAY. THERE SHALL BE NO TRUCKING ACTIVITIES ON SUNDAY.
4. ENTRANCE IMPROVEMENTS REQUIRED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THIS LAND USE WILL BE COMPLETED BY THE APPLICANT.
5. THE BORROW PIT ENTRANCE SHALL HAVE A FENCED GATE, WHICH SHALL BE SECURED WHEN THE OPERATION IS CLOSED.
6. NO MATERIALS WILL BE STORED ON ANY ACCESS ROADS OR WITHIN ANY BUFFER AREAS.
7. SIGNAGE WILL BE PLACED AT APPROPRIATE LOCATIONS TO DESIGNATE PIT AREAS.
8. FUEL SHALL BE STORED IN STORAGE TANKS WITH CONFINEMENT AREAS AS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND THE OFFICE OF THE STATE FIRE MARSHAL.
9. NO STUMPS, BRANCHES, DEBRIS OR SIMILAR ITEMS WILL BE BURIED ON THE SITE.
10. A FINAL SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO COMMENCEMENT OF OPERATIONS.
11. BEFORE ANY EXCAVATION OPERATIONS BEGIN, A COMPLETE ENVIRONMENTAL IMPACT STUDY AS DEFINED IN CONNECTION WITH ORDINANCE NO. 1310 WILL BE CONDUCTED AND PRESENTED WITH THE FINAL SITE PLAN.
12. OWNER SHALL COMPLY WITH ALL STATE AND COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS.
13. OWNER SHALL BE RESPONSIBLE FOR MONITORING GROUND WATER QUALITY. SPECIFICALLY, OWNER SHALL INSTALL THREE WELLS, ONE ABOVE THE EXCAVATION, AND TWO BELOW THE EXCAVATION. MONITORING SHALL BE PERFORMED BY A LICENSED GEOLOGIST, AND THE RESULTS FILED ON AN ANNUAL BASIS WITH SUSSEX COUNTY AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC). OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY MONITORING. OWNER SHALL ALSO BE RESPONSIBLE FOR THE COST OF CORRECTING ANY ADVERSE IMPACTS ON WATER QUALITY WHICH MAY BE OCCASIONED BY THE EXCAVATION OPERATION. NECESSARY REMEDIATION SHALL BE DETERMINED BY SUSSEX COUNTY, WITH GUIDANCE FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
14. RECLAMATION PLANS SHALL INCLUDE FINISHED GRADING, SEEDING, AND PLANTING SCHEDULES DESIGNED TO CREATE A PLEASING APPEARANCE. RECLAMATION WILL BE COMPLETED IN PHASES AS EXCAVATION OPERATIONS IN A SECTION ARE COMPLETED. APPLICANT WILL NOTIFY THE PLANNING AND ZONING DEPARTMENT IN WRITING ON OR ABOUT APRIL 1ST OF EACH YEAR AS TO THE STATUS OF THE RECLAMATION AND RECLAMATION PLANS FOR THE FOLLOWING YEAR.
15. THE 199.5 ACRE PARCEL SHALL BE DIVIDED INTO THREE (3) PHASES OF 45 ACRES EACH. PHASE TWO WILL NOT BE STARTED UNTIL 75% OF PHASE ONE IS COMPLETED. PHASE THREE WILL NOT BE STARTED UNTIL 75% OF PHASE TWO IS COMPLETED. THE EXCAVATED AREA SHALL NOT EXCEED 135 ACRES.
16. THE DREDGE MAY OPERATE 24 HOURS PER DAY, BUT NO FRONT-END LOADERS, BACKHOES, OR OTHER CONSTRUCTION EQUIPMENT WITH SAFETY BUZZERS WILL OPERATE AFTER 10:00 P.M.
17. EVERY FIVE (5) YEARS AFTER THE START OF DIGGING, THE PLANNING AND ZONING DEPARTMENT SHALL PERFORM AN INSPECTION OF THE SITE, AND SHALL REQUEST WRITTEN COMMENTS FROM ALL APPROPRIATE STATE AGENCIES SO THAT THE PLANNING AND ZONING COMMISSION CAN REVIEW THE COMMENTS TO VERIFY COMPLIANCE WITH ALL THEN-EXISTING REGULATIONS. AFTER TWENTY (20) YEARS, THE PROPERTY OWNER SHALL COMPLETE AND PAY FOR AN ENVIRONMENTAL IMPACT STUDY, AS THE PHASE DEFINED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, OR ANY SUCCESSOR. UPON CERTIFICATION BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL OF THE OWNERS' COMPLIANCE WITH THEN-EXISTING REGULATIONS, THE PERMIT SHALL BE EXTENDED FOR AN ADDITIONAL TEN (10) YEARS. THE PERMIT SHALL TERMINATE UPON THE EXPIRATION OF FORTY (40) YEARS FROM THE DATE OF ENACTMENT.
18. TRUCKING VEHICLES SHALL BE PROHIBITED FROM USING ROAD 446 (ASBURY ROAD). THE ENTRANCE TO THE BORROW PIT SHALL BE FROM ROUTE 20 (HARDSCRABBLE ROAD).
19. NO DEWATERING ACTIVITIES WILL OCCUR ON SITE.
20. THE APPLICANT SHALL DELAY THE SALE OF MATERIALS FROM OFF-SITE UNTIL JANUARY 1, 2011.
21. NO HAULING OF MATERIALS SHALL OCCUR FROM THE SITE PRIOR TO JANUARY 1, 2011.

8.15.12
DATE

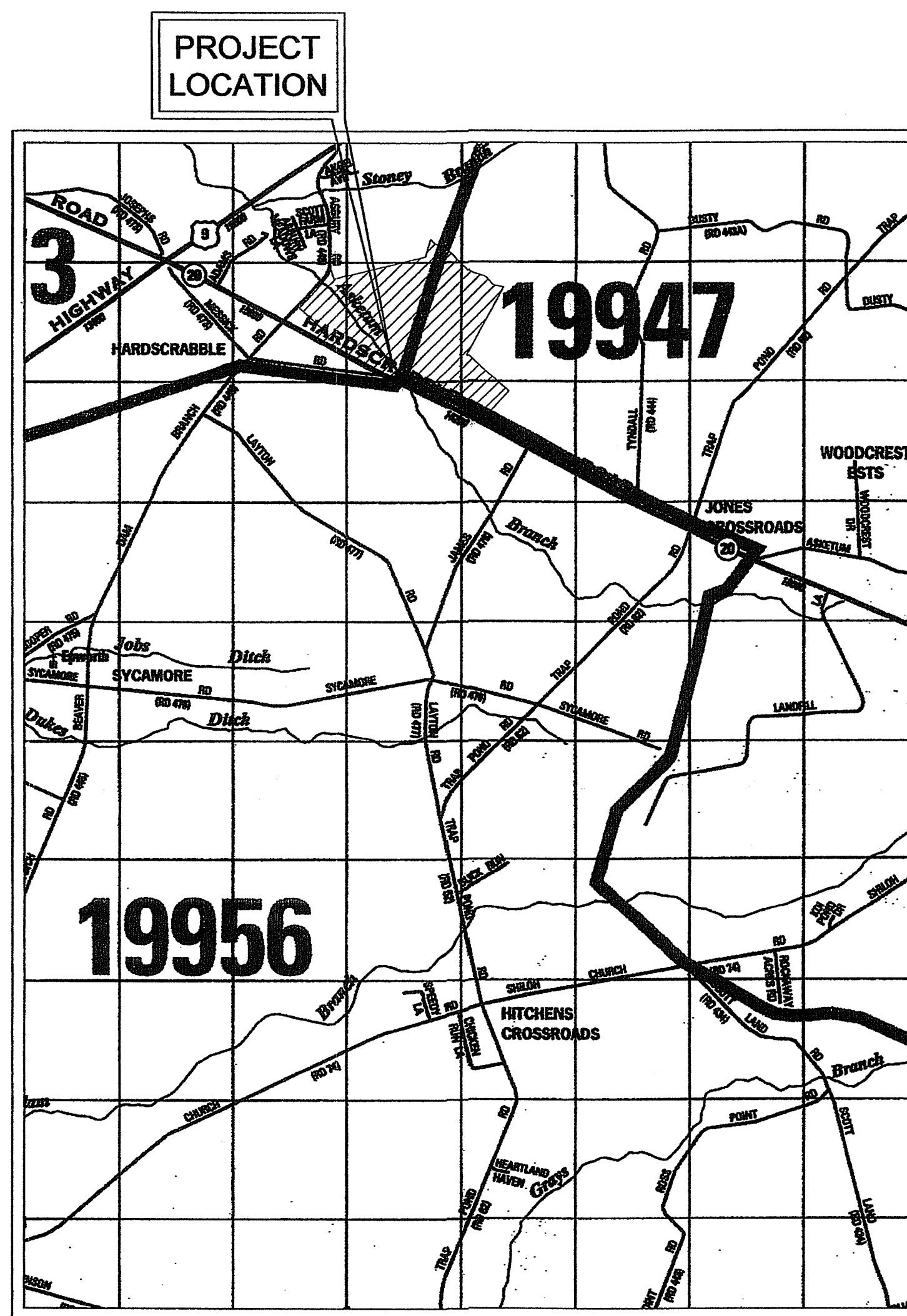
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BK: 218 PG: 36



VICINITY MAP
SCALE: 1" = 20 MILES

1. EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THROUGH TEST PITTING, THE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS OF ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
2. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-282-8555) AND SUSSEX COUNTY 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
3. THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION.
4. ALL BACKFILLED AND DISTURBED AREAS TO BE SEEDED AND MULCHED WITH 4" OF TOPSOIL TO BE PLACED IN FILL AREAS.
5. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERETO.
6. THE CONTRACTOR SHALL KEEP EXISTING UTILITIES IN OPERATION DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED, WHICH TAKE PRECEDENCE OVER SPECIFICATIONS.
9. THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTING UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
- 1C. ANY DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
11. PROPOSED PROJECT SITE WITH FLOOD ZONE X. INFORMATION OBTAINED FROM FEMA FIRM, MAPS, MAP #10005C0450J DATED 1-6-2005.



LOCATION MAP
SCALE: 1" = 2000'

I. TEMPORARY			
SPECIES (choose one)	SEEDING RATE lb. / 1000 s.f.	PLANTING DEPTH	OPTIMUM SEEDING DATES
BARLEY	2.8	1" - 2"	2-1 thru 4-30 8-15 thru 11-30
OWTS	2.2	1" - 2"	
RYE	3.2	1"	
MILLET	1.0	1/2"	

APPLY SOIL AMENDMENT AND MULCH AS SPECIFIED BELOW. APPLY SEED UNIFORMLY WITH A CYCLONE SEEDER, DRILL, CULTIPACKER OR HYDROSEEDER.

II. PERMANENT		
SEEDING MIXTURE	SEEDING RATE	OPTIMUM SEEDING DATES
Kentucky 31 Tall Fescue	5 lbs / 1000 s.f.	2-1 thru 10-31 8-15 thru 10-30

PERMANENT SEEDING MAY OCCUR AT ANY TIME, WHEN SEEDING CONDITIONS OUTSIDE OF DROUGHT SPECIFICATIONS, THEN 1/2 OF THE SEEDING MIXTURE SHALL BE AN ANNUAL RYE GRASS.

SOIL AMENDMENTS

PERMANENT - Dolomitic Elemental - 62 lbs. / 1000 s.f.
 Fertilizer (10-10-10 or equivalent) - 42 lbs. / 1000 s.f.
 TEMPORARY - Dolomitic Elemental - 48 - 62 lbs. / 1000 s.f.
 Fertilizer (10-10-10) - 14 lbs. / 1000 s.f.

USE AN FERTILIZER TO BE WORKED INTO TOP 3" OF TOPSOIL, BY HYDROSEED OR DISCING PRIOR TO SEEDING.

MULCHING

ALL AREAS THAT HAVE BEEN SEEDER SHALL BE MULCHED WITH UNIFORM STRAW AT A RATE OF 62 LB. PER 1,000 S.F. STRAW SHALL BE SPREAD EITHER BY HAND OR MECHANICALLY. MULCH SHALL BE ANCHORED INTO SOIL USING A MECHANICAL ANCHORING TOOL, OR A SYNTHETIC MULCH BARRIER.

ALL DISTURBED AREAS SHALL BE EITHER TEMPORARILY OR PERMANENTLY OVERSEEDED BY THE END OF THE FALL PLANTING SEASON.

REVEGETATION SPECIFICATIONS

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

Robert E. Horsey *Robert E. Horsey* *8-15-12*

ROBERT E. HORSEY _____ Date
DAVID G. HORSEY AND SONS, INC.
28107 BEAVER DAM BRANCH
LAUREL, DE 19956

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
G1	COVER SHEET
C1.0	SITE PLAN

OWNER / DEVELOPER: HORSEY FAMILY, LLC
28107 BEAVER DAM BRANCH
LAUREL, DE 19956

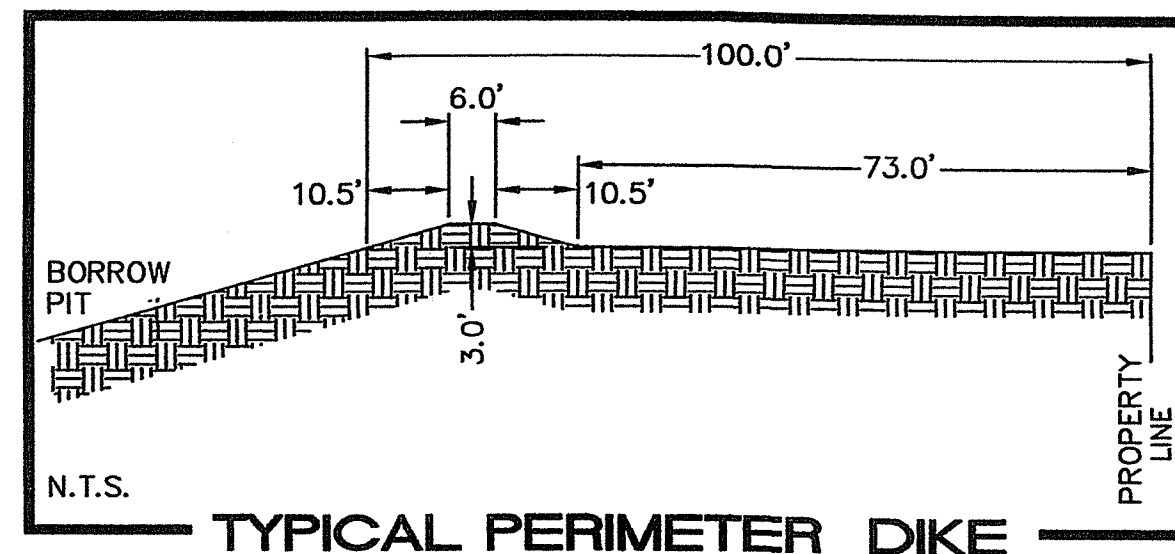
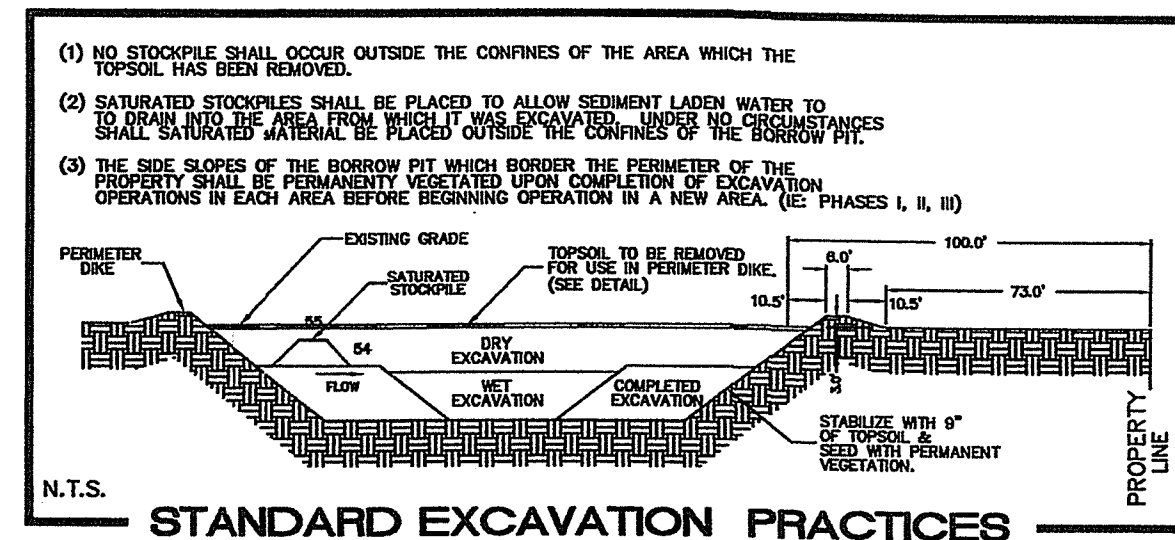
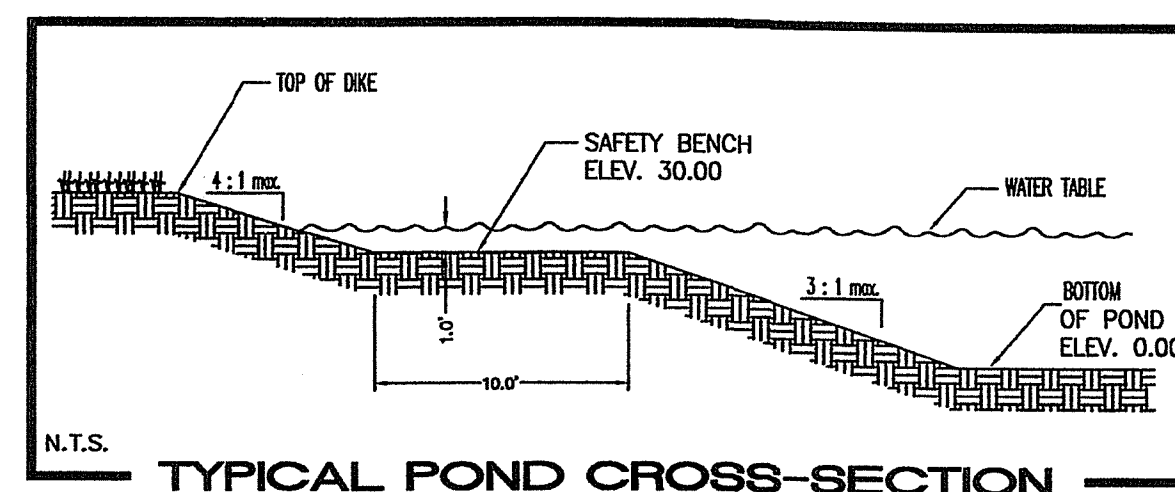
CONTACT: ROBERT E. HORSEY
302-644-7777
bobbydgh@aol.com

EMAIL

CIVIL ENGINEER: GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MARYLAND 21801

CONTACT: MICHAEL G. KOBIN, P.E.
410-742-3115
EMAIL mkobin@gmbnet.com

TAX PARCEL NO. 2-31-21.00-22.00
TOTAL SITE AREA: 199.50± ACRES
AREA TO BE DISTURBED: 140.82 ACRES
PROPOSED USE: BORROW PIT
EXISTING ZONING: AR-2
PROPOSED ZONING: DL-2
HORIZ. CONTROL: DELAWARE STATE GRID NAD 83
VERT. CONTROL NAVD 88

PRINTS ISSUED FOR
DRAWINGS STAGE[illegible]

APPROVED
per set as a prel. only @ P47
Co. 9.13.12 SA
SUSSEX COUNTY
PLANNING & ZONING COMMISSION
2 Sheets

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-948-5790
www.gmbnet.com

**ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE**

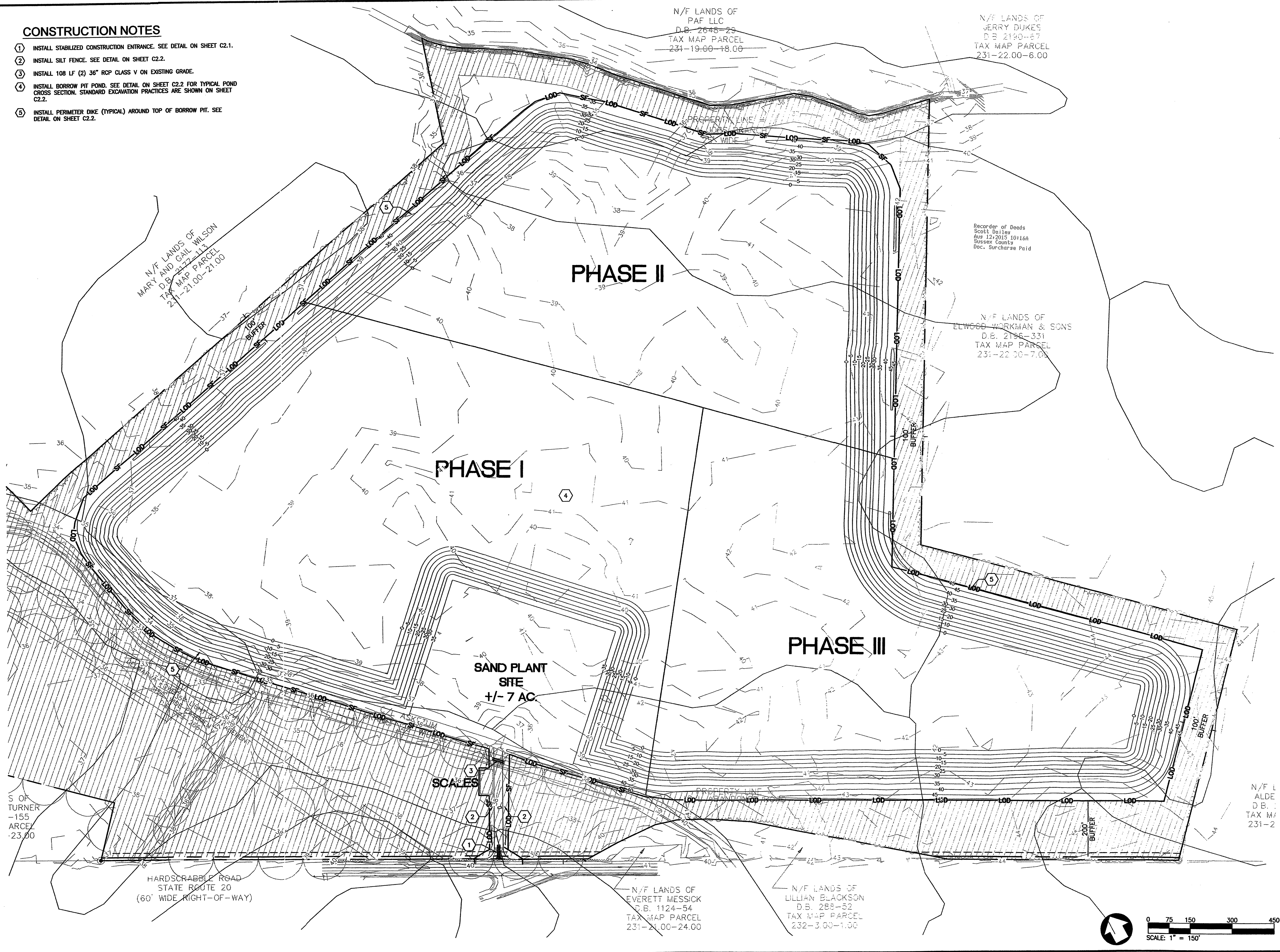


COVER SHEET

SCALE : NONE	SHEET NO. G1
DESIGN BY : DLB	
DRAWN BY : DLB	
CHECKED BY :	
GMB FILE : 110113	
DATE : 8-13-11	

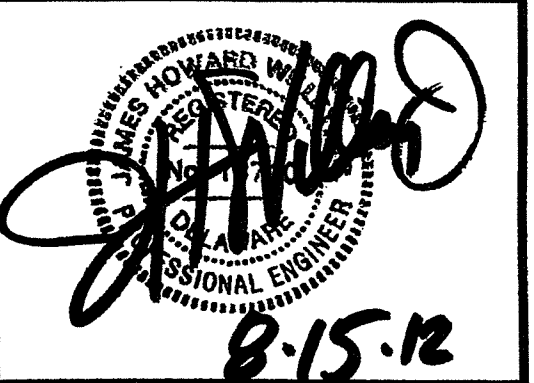
CONSTRUCTION NOTES

- ① INSTALL STABILIZED CONSTRUCTION ENTRANCE. SEE DETAIL ON SHEET C2.1.
- ② INSTALL SILT FENCE. SEE DETAIL ON SHEET C2.2.
- ③ INSTALL 108 LF (2) 36" RCP CLASS V ON EXISTING GRADE.
- ④ INSTALL BORROW PIT POND. SEE DETAIL ON SHEET C2.2 FOR TYPICAL POND CROSS SECTION. STANDARD EXCAVATION PRACTICES ARE SHOWN ON SHEET C2.2.
- ⑤ INSTALL PERIMETER DIKE (TYPICAL) AROUND TOP OF BORROW PIT. SEE DETAIL ON SHEET C2.2.

PRINTS ISSUED FOR:
DRAWINGS STAGE[illegible]

GMB
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 410-742-3115, FAX 410-548-5790
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**ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE**



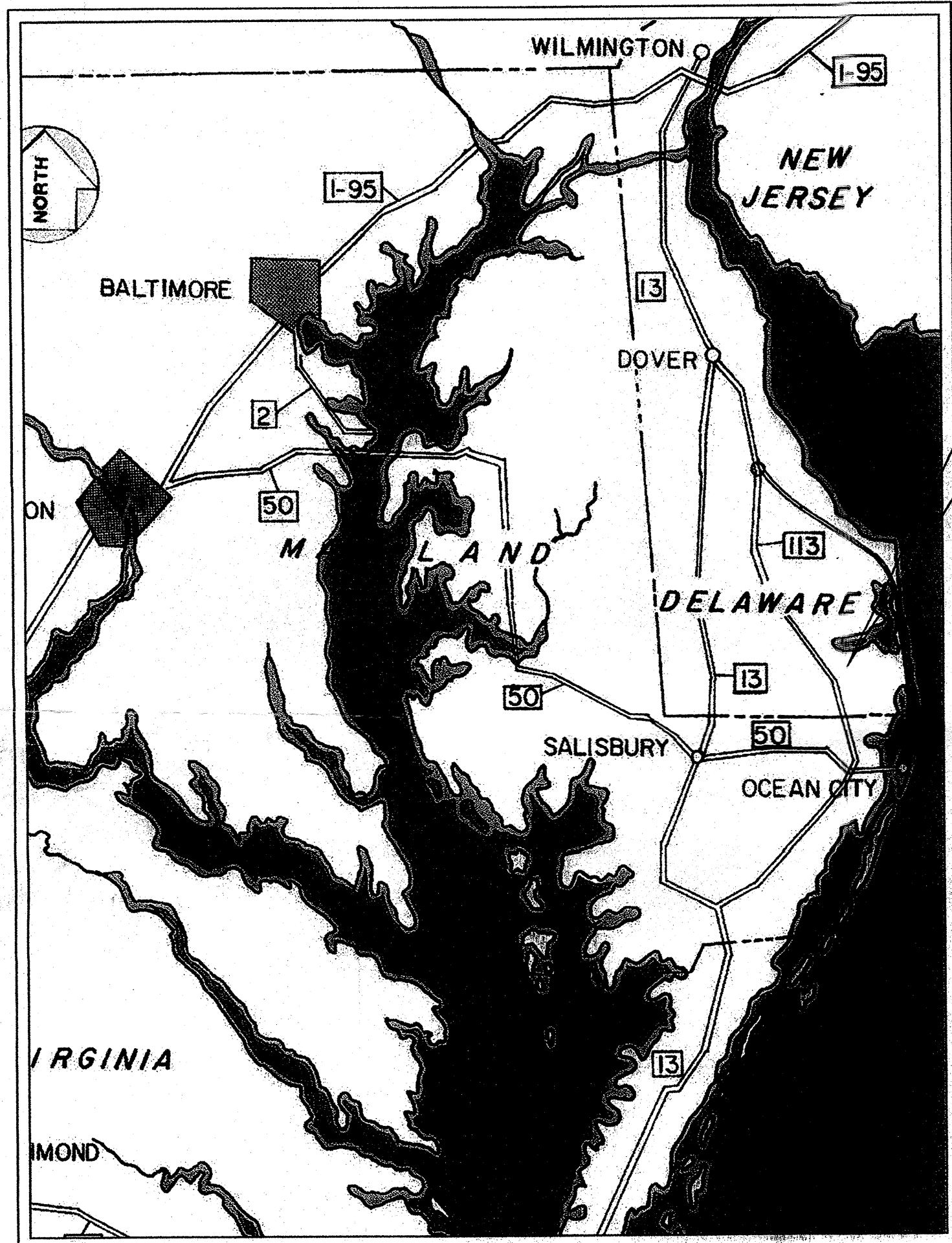
**APPROVED
CONDITIONAL USE
#1741
PRELIMINARY
SITE PLAN**

SCALE : 1" = 150'	SHEET NO. C1.0
DESIGN BY : DLB	
DRAWN BY : DLB	
CHECKED BY :	
GMB FILE : 110113	
DATE : 8-13-11	

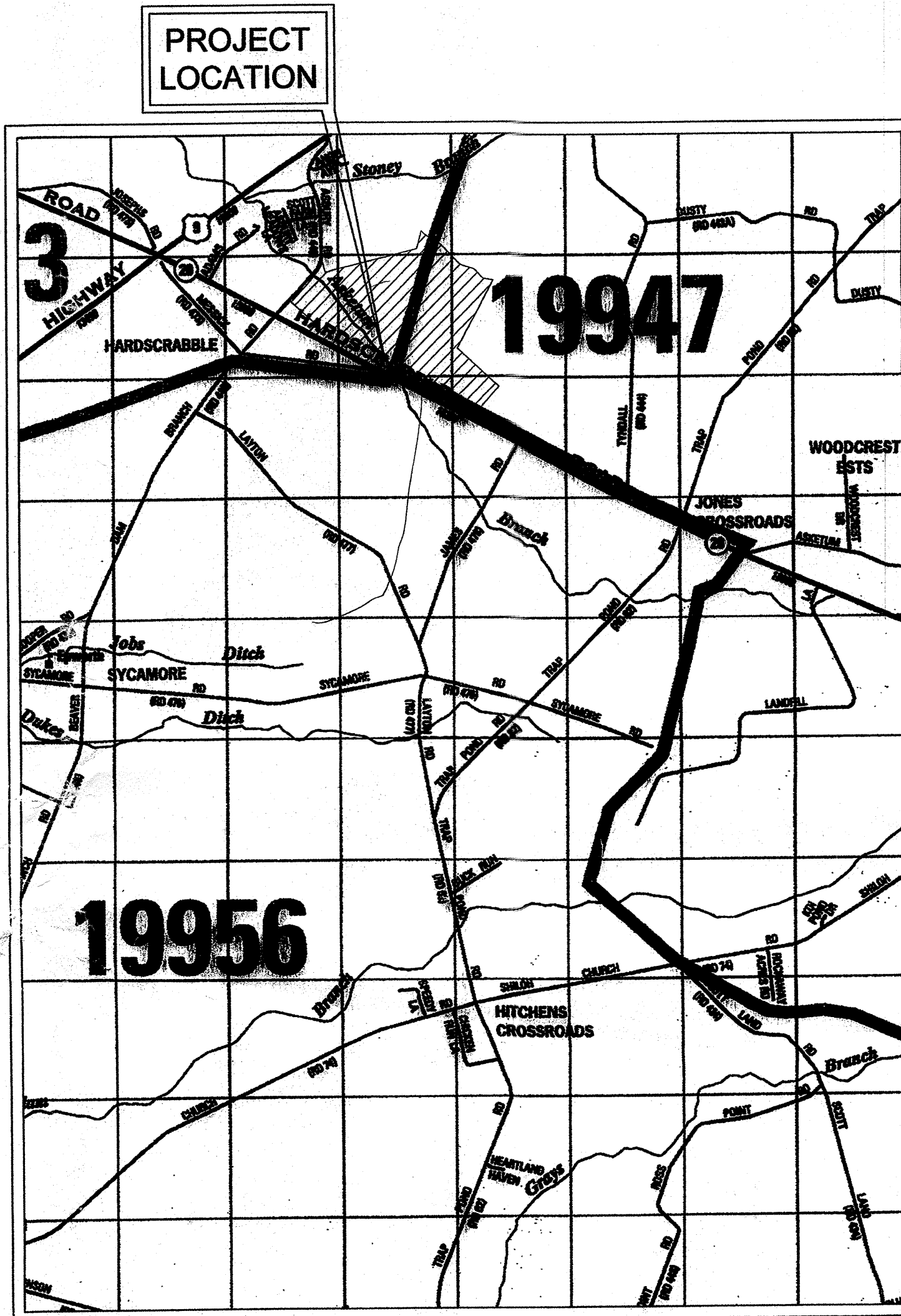
CONDITIONS

1. NO MATERIALS MAY BE BROUGHT FROM OFF THE SITE FOR PROCESSING, MIXING OR SIMILAR PURPOSES.
2. THE OPERATION OF THE BORROW PIT SHALL BE CONTROLLED TO PROVIDE REASONABLE PROTECTION SURROUNDING PROPERTIES AS FOLLOWS:
 - a. A 200 FOOT VEGETATION/FORESTED BUFFER SHALL BE MAINTAINED ALONG THAT PORTION OF THE SITE WHICH ADJUTS THE STATE ROUTE 20 (HARDSCRABBLE ROAD) AND THE ROUTE 446 (ASBURY ROAD) RIGHTS-OF-WAY. EXISTING VEGETATION AND TREES WITHIN THE BUFFER AREA BETWEEN THE PROPERTY LINE AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - b. A 100 FOOT VEGETATION/FORESTED BUFFER SHALL BE MAINTAINED ALONG ALL OTHER PERIMETER PROPERTY LINES WITHIN THE SITE. EXISTING VEGETATION BETWEEN THE PROPERTY LINES AND THE PERIMETER DIKE SHALL REMAIN UNDISTURBED.
 - c. A WATER TRUCK WILL BE AVAILABLE TO CONTROL DUST FROM INTERIOR TRUCKING TRAFFIC WHEN CONDITIONS REQUIRE.
3. HOURS OF OPERATION OF TRUCKING ACTIVITIES SHALL BE FROM 6:00 A.M. TO 6:00 P.M., MONDAY THROUGH FRIDAY, AND 6:00 A.M. TO 2:00 P.M. ON SATURDAY. THERE SHALL BE NO TRUCKING ACTIVITIES ON SUNDAY.
4. ENTRANCE IMPROVEMENTS REQUIRED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION IN CONNECTION WITH THIS LAND USE WILL BE COMPLETED BY THE APPLICANT.
5. THE BORROW PIT ENTRANCE SHALL HAVE A FENCED GATE, WHICH SHALL BE SECURED WHEN THE OPERATION IS CLOSED.
6. NO MATERIALS WILL BE STORED ON ANY ACCESS ROADS OR WITHIN ANY BUFFER AREAS.
7. SIGNAGE WILL BE PLACED AT APPROPRIATE LOCATIONS TO DESIGNATE PIT AREAS.
8. FUEL SHALL BE STORED IN STORAGE TANKS WITH CONFINEMENT AREAS AS REQUIRED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND THE OFFICE OF THE STATE FIRE MARSHAL.
9. NO STUMPS, BRANCHES, DEBRIS OR SIMILAR ITEMS WILL BE BURIED ON THE SITE.
10. A FINAL SITE PLAN SHALL BE REVIEWED AND APPROVED BY THE PLANNING AND ZONING COMMISSION PRIOR TO COMMENCEMENT OF OPERATIONS.
11. BEFORE ANY EXCAVATION OPERATIONS BEGIN, A COMPLETE ENVIRONMENTAL IMPACT STUDY AS DEFINED IN CONNECTION WITH ORDINANCE NO. 1310 WILL BE CONDUCTED AND PRESENTED WITH THE FINAL SITE PLAN.
12. OWNER SHALL COMPLY WITH ALL STATE AND COUNTY EROSION AND SEDIMENT CONTROL REGULATIONS.
13. OWNER SHALL BE RESPONSIBLE FOR MONITORING GROUND WATER QUALITY. SPECIFICALLY, OWNER SHALL INSTALL THREE WELLS, ONE ABOVE THE EXCAVATION, AND TWO BELOW THE EXCAVATION. MONITORING SHALL BE PERFORMED BY A LICENSED GEOLOGIST, AND THE RESULTS FILED ON AN ANNUAL BASIS WITH SUSSEX COUNTY AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC). OWNER SHALL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH THE WATER QUALITY MONITORING. OWNER SHALL ALSO BE RESPONSIBLE FOR THE COST OF CORRECTING ANY ADVERSE IMPACTS ON WATER QUALITY WHICH MAY BE OCCASIONED BY THE EXCAVATION OPERATION. NECESSARY REMEDIATION SHALL BE DETERMINED BY SUSSEX COUNTY, WITH GUIDANCE FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
14. RECLAMATION PLANS SHALL INDICATE FINISHED GRADING, SEEDING, AND PLANTING SCHEDULES DESIGNED TO CREATE A PLEASING APPEARANCE. RECLAMATION WILL BE COMPLETED IN PHASES AS EXCAVATION OPERATIONS IN A SECTION ARE COMPLETED. APPLICANT WILL NOTIFY THE PLANNING AND ZONING DEPARTMENT IN WRITING ON OR ABOUT APRIL 1ST OF EACH YEAR AS TO THE STATUS OF THE RECLAMATION AND RECLAMATION PLANS FOR THE FOLLOWING YEAR.
15. THE 199.5 ACRE PARCEL SHALL BE DIVIDED INTO THREE (3) PHASES OF 45 ACRES EACH. PHASE TWO WILL NOT BE STARTED UNTIL 75% OF PHASE ONE IS COMPLETED. PHASE THREE WILL NOT BE STARTED UNTIL 75% OF PHASE TWO IS COMPLETED. THE EXCAVATED AREA SHALL NOT EXCEED 135 ACRES.
16. THE DREDGE MAY OPERATE 24 HOURS PER DAY, BUT NO FRONT-END LOADERS, BACKHOES, OR OTHER CONSTRUCTION EQUIPMENT WITH SAFETY BUZZERS WILL OPERATE AFTER 10:00 P.M.
17. EVERY FIVE (5) YEARS AFTER THE START OF DIGGING, THE PLANNING AND ZONING DEPARTMENT SHALL PERFORM AN INSPECTION OF THE SITE, AND SHALL REQUEST WRITTEN COMMENTS FROM ALL APPROPRIATE STATE AGENCIES SO THAT THE PLANNING AND ZONING COMMISSION CAN REVIEW THE COMMENTS TO VERIFY COMPLIANCE WITH ALL THEN-EXISTING REGULATIONS. AFTER TWENTY (20) YEARS, THE PROPERTY OWNER SHALL COMPLETE AND PAY FOR AN ENVIRONMENTAL IMPACT STUDY, AS THE PHASE IS DEFINED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, OR ANY SUCCESSOR. UPON CERTIFICATION BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL OF THE OWNERS' COMPLIANCE WITH THEN-EXISTING REGULATIONS, THE PERMIT SHALL BE EXTENDED FOR AN ADDITIONAL TEN (10) YEARS. THE PERMIT SHALL TERMINATE UPON THE EXPIRATION OF FORTY (40) YEARS FROM THE DATE OF ENACTMENT.
18. TRUCKING VEHICLES SHALL BE PROHIBITED FROM USING ROAD 446 (ASBURY ROAD). THE ENTRANCE TO THE BORROW PIT SHALL BE FROM ROUTE 20 (HARDSCRABBLE ROAD).
19. NO DEWATERING ACTIVITIES WILL OCCUR ON SITE.
20. THE APPLICANT SHALL DELAY THE SALE OF MATERIALS FROM OFF-SITE UNTIL JANUARY 1, 2011.

ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE
ENTRANCE PLANS
GMB FILE NO. 110113



VICINITY MAP
SCALE: 1" = 20 MILES



LOCATION MAP
SCALE: 1" = 2000'

OWNERS CERTIFICATION:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION.

ROBERT E. HORSEY
DAVID G. HORSEY AND SONS, INC.
28107 BEAVER DAM BRANCH
LAUREL, DE 19956

9-5-12
Date

"I, JAMES H. WILLEY, JR., P.E., HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

J. H. Willey, Jr.
JAMES H. WILLEY, JR., P.E.
GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MD 21801

9-5-12
DATE

LIST OF DRAWINGS

DE1	COVER SHEET
DE2	LEGEND
DE3	NOTES
DE4	CROSS SECTION
DE5	CROSS SECTION
DE6	CONSTRUCTION PLANS
DE7	GRADING PLAN
DE8	SIGNAGE AND STRIPING
DE9	DETAILS

PROJECT TEAM

OWNER / DEVELOPER:

HORSEY FAMILY, LLC
28107 BEAVER DAM BRANCH
LAUREL, DE 19956

CONTACT: ROBERT E. HORSEY
302-644-7777
EMAIL: bobbydgh@aol.com

CIVIL ENGINEER:

GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MARYLAND 21801

CONTACT: MICHAEL G. KOBIN, P.E.
410-742-3115
EMAIL: mgkobin@gmbnet.com

SITE DATA / DESIGN CRITERIA

TAX PARCEL NO. 2-31-21.00-22.00

TOTAL SITE AREA: 199.50± ACRES

PROPOSED USE: BORROW PIT

EXISTING ZONING: AR-2

PROPOSED ZONING: AR-2

HORIZ. CONTROL: DELAWARE STATE GRID NAD 83

VERT. CONTROL: NAVD 88

PRINTS ISSUED FOR:
DRAWINGS STAGE

NO.	REVISIONS	DATE
1	REVISED PER DELDOT REVIEW	2-1-12

REVIEWED FOR
GENERAL CONFORMITY
SEP 17 2012
SUBDIVISION NUMBER

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY - BALTIMORE - SEAFORD
206 WEST MAIN STREET
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410-742-3115
www.gmbnet.com

ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE
SEP 8 2012
DIVISION OF PLANNING

J. H. Willey, Jr.
JAMES H. WILLEY, JR., P.E.
GEORGE, MILES & BUHR, LLC
206 W. MAIN ST.
SALISBURY, MD 21801

COVER SHEET

SCALE : NONE
DESIGN BY : DLB
DRAWN BY : DLB
CHECKED BY :
GMB FILE : 110113
DATE : 8-13-11
SHEET NO.
DE1
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EXISTING SYMBOLS

DRAINAGE	
	DRAINAGE CATCH BASIN
	STORM DRAIN
	MANHOLE
	STORM DRAIN PIPE
	DRAINAGE PIPE HEADWALL
	RIPRAP - AREA FEATURE
	TURF MATTING

MANMADE ROADSIDE FEATURES	
	CURB
	CURB AND GUTTER
	CROSS WALK
	TRAFFIC SIGN AND POST
	AMERICANA BAYSIDE SIGN
	FENCE

NATURAL ROADSIDE FEATURES	
	TREE
	WOODS LINE BOUNDARY
	CONTOUR MAJOR AND MINOR

SURVEY CONTROL & MONUMENTATION	
	SURVEY BENCHMARK LOCATION
	SURVEY TIE POINT LOCATION
	SURVEY TRAVERSE POINT
	POINT OF CURVATURE OR TANGENCY
	POINT OF INTERSECTING TANGENTS
	PROPERTY MARKER - CONCRETE MON.
	PROPERTY MARKER - IRON PIPE
	EXISTING SPOT ELEVATION

UTILITY	
	SOIL BORING LOCATION
	UTILITY TEST HOLE LOCATION
	CABLE TV DISTRIBUTION BOX
	ELECTRIC MANHOLE
	ELECTRIC METER
	ELECTRIC TRANSFORMER
	GAS MANHOLE
	GAS METER
	GAS VALVE
	GAS PUMP - SERVICE STATION
	SANITARY SEWER MANHOLE
	SANITARY SEWER VALVE
	SANITARY SEWER VENT OR CLEANOUT
	TELEPHONE BOOTH
	TELEPHONE MANHOLE
	TELEPHONE TEST POINT
	TRAFFIC - CONDUIT JUNCTION WELL
	TRAFFIC - LIGHT POLE AND BASE
	TRAFFIC - PEDESTRIAN POLE & BASE
	TRAFFIC - SIGNAL CABINET & BASE
	TRAFFIC - SIGNAL POLE AND BASE
	UTILITY BOX
	UTILITY POLE GUY WIRE ANCHOR
	UTILITY POLE
	WATER - FIRE HYDRANT
	WATER METER
	WATER VALVE
	WELL HEAD
	POWER POLE
	LIGHT POLE
	WATER LINE
	SEWER LINE
	FORCEMAIN LINE

PROPOSED SYMBOLS

CONSTRUCTION	
	BIOFILTRATION SWALE
	ROTO MILL AND OVERLAY
	CONSTRUCTION BASELINE
	CURB, TYPE 2
	CURB & GUTTER, TYPE 2
	CLEAR ZONE
	DRAINAGE INLET
	DITCH
	FLARED END SECTION
	HORIZONTAL CLEARANCE
	JUNCTION BOX - DRAINAGE
	LIMIT OF CONSTRUCTION
	MANHOLE
	PIPE
	RIPRAP
	P.C.C. SIDEWALK @ 4"
	PROPOSED CONTOURS

LANDSCAPING	
	SHRUBBERY
	CONIFEROUS TREE
	DECIDUOUS TREE

EROSION & SEDIMENT CONTROL	
	DEWATERING BASIN
	EROSION CONTROL BLANKET
	EARTH DIKE
	INLET SEDIMENT CONTROL
	PERIMETER DIKE/SWALE
	PORTABLE SEDIMENT TANK
	REINFORCED SILTY FENCE
	SANDBAG DIKE
	SANDBAG DIVERSION
	STONE CHECK DAM
	STABILIZED CONSTRUCTION ENTRANCE
	SILTY FENCE
	SUMP PIT, TYPE 1
	SUMP PIT, TYPE 2
	SEDIMENT TRAP
	SEDIMENT TRAP WITH INLET AS OUTLET
	SEDIMENT TRAP PIPE OUTLET
	STILLING WELL
	TEMPORARY SWALE
	TEMPORARY SLOPE DRAIN

PAVEMENT SECTION(S)	
	NEW PAVING TO BE CONSTRUCTED PER DEL-DOT SPECIFICATIONS. - SEE TYPICAL SECTIONS FOR MATERIALS AND DEPTHS

RIGHT-OF-WAY SYMBOLS	
	PROPOSED RIGHT-OF-WAY MONUMENT
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	EXISTING RIGHT-OF-WAY
	PROPOSED PERMANENT EASEMENT
	PROPOSED RIGHT-OF-WAY
	PROPOSED RIGHT-OF-WAY BASELINE

TRAFFIC	
	PAVEMENT MARKINGS
	PAVEMENT STRIPING
	TRAFFIC SIGN

PRINTS ISSUED FOR:
DRAWINGS STAGE

DATE	
REVISIONS	
NO.	

REVIEWED FOR
GENERAL CONFORMITY
SEP 17 2012
SUBMISSION NUMBERGMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
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410-742-3115, FAX 410-348-5790
www.gmbnet.comROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE

9.5.12

LEGEND

SCALE : NONE	SHEET NO.
DESIGN BY : DLB	DE2
DRAWN BY : DLB	
CHECKED BY :	
GMB FILE : 110113	
DATE : 8-13-11	

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DE MUTCD
Page 6H-14
June 2011

GENERAL NOTES

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S CURRENT STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
2. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED.
3. A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
4. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555
5. ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION). THE DEVELOPER, OWNER AND/OR MAINTENANCE CORPORATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
6. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT DISTRICT PERMIT SUPERVISOR.
7. NO LANDSCAPING SHALL BE PERMITTED WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY.
8. ALL MATERIALS AND WORKMANSHIP, INCLUDING STORM DRAIN PIPING, INLET, MANHOLE AND END SECTION INSTALLATION, WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, SPECIAL PROVISIONS AND DESIGN GUIDANCE MEMORANDUMS.
9. A COPY OF THE UP TO DATE APPROVED MAINTENANCE OF TRAFFIC PLANS AND APPROVAL LETTER SHALL BE ON THE PROJECT AT ALL TIMES.
10. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #4).
11. SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW, ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED, THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED.
12. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE DE MUTCD.
13. FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
14. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
15. NO ENTRANCE AND/OR ROADWAY CONSTRUCTION ALONG ROUTE XX SHALL OCCUR BEGINNING ON MAY 15TH AT 12:00 P.M. AND ENDING ON SEPTEMBER 15TH AT 12:00 P.M. 17. CONTRACTOR SHALL SUPPLY MESSAGE BOARDS THAT ARE TO BE PLACED TEN (10) DAYS PRIOR TO CONSTRUCTION ALONG ROUTE XXX. THE PROPER WORDING ON THE MESSAGE BOARD WILL NEED TO BE COORDINATED WITH THE DISTRICT SAFETY OFFICER.
16. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
17. A DOUBLE YELLOW CENTERLINE WILL BE REQUIRED ALONG THE PAVED PORTION OF ROUTE X. STRIPING OF THE CENTERLINE SHALL BE 5-INCH WIDE LINE SEPARATED BY A 6-INCH SPACE. THE PURPOSE FOR PROVIDING THIS SPACE IS TO ALLOW FOR THE INSTALLATION OF RAISED PAVEMENT MARKERS (RPM) AND FOR THE MAINTENANCE OF THESE PAVEMENTS MARKINGS.
18. VERIFY IF ANY UTILITIES WILL NEED TO BE RELOCATED DUE TO THE ADDITION OF THE SHOULDER. FOR CLEAR ZONE PURPOSES, ALL UTILITIES ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE OR 5-FEET FROM THE EDGE OF PAVEMENT. ANY UTILITY THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED. 25. IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
19. ALL STORM DRAIN PIPING DESIGNATED AS RCP IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
20. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
21. ALL STEEL USED IN CATCH BASINS SHALL BE 60 KSI.
22. WARM-MIX SHALL BE PLACED IN ACCORDANCE WITH DELDOT SPECIAL PROVISION(S) 401BXX & 401BXX - WMA SUPERPAVE.
23. THIS PROJECT INCLUDES NON-STATE-MAINTAINED PUBLIC ROADWAYS, AND/OR PRIVATE ROADS OPEN TO PUBLIC TRAVEL. THESE PAVED AREAS AND ROADWAYS ARE ACCESSIBLE TO THE PUBLIC FOR TRAVEL, WITHOUT RESTRICTION AND WOULD ALSO INCLUDE: PARKING AREAS, DRIVING AISLES WITHIN PARKING AREAS, AND PRIVATE GRADE CROSSINGS. UNLESS SPECIFICALLY STATED OTHERWISE, THE DELAWARE DEPARTMENT OF TRANSPORTATION HAS NOT REVIEWED NOR IS RESPONSIBLE FOR THE TRAFFIC CONTROL DEVICES ON THESE ROADS, AND ANY ENTRANCE OR RECORD PLAN APPROVALS SHOULD NOT BE CONSTRUED AS APPROVAL OF THE TRAFFIC CONTROL DEVICES ON THESE ROADS. THE DEVELOPER, LOCAL AGENCY, AND/OR PRIVATE OWNER SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON THE NON-STATE-MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE DE MUTCD.
24. ANY TREES WITHIN THE SIGHT TRIANGLE WILL NEED TO BE REMOVED.
25. A TRUCK MOUNTED ATTENUATOR (TMA) "CRASH CUSHION" VEHICLE IS NEEDED IN A WORK ZONE.

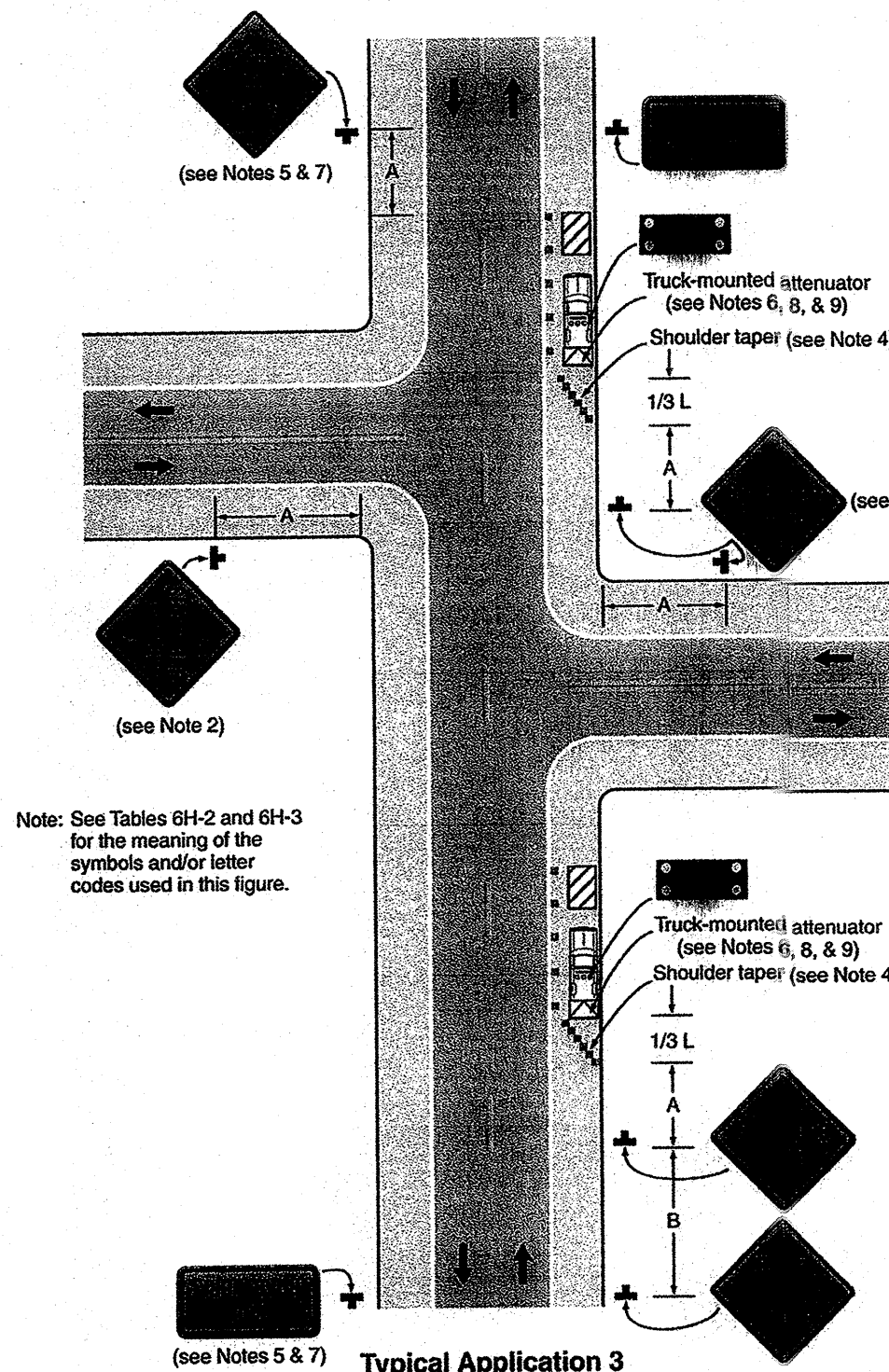
SUBDIVISION MANUAL TEMPORARY TRAFFIC CONTROL NOTES

1. ALL WORK SHALL BE PERFORMED IN A MANNER THAT WILL REASONABLY PROVIDE THE LEAST PRACTICABLE OBSTRUCTION TO ROAD USERS, INCLUDING VEHICULAR TRAFFIC, BICYCLE TRAFFIC AND PEDESTRIAN TRAFFIC.
2. ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL COMPLY WITH THE CONTRACT DOCUMENTS AND WITH THE LATEST EDITION OF THE MANUAL TITLED "STATE OF DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD)," HEREIN AFTER REFERRED TO AS THE "DELAWARE MUTCD", INCLUDING ALL REVISIONS AS OF THE DATE OF THE ENTRANCE PERMIT APPROVAL.
3. THE DEPARTMENT RESERVES THE RIGHT TO STOP THE CONTRACTOR'S OPERATIONS, IF, IN THE OPINION OF THE DEPARTMENT'S REPRESENTATIVE, THE CONTRACTOR'S OPERATIONS ARE NOT IN COMPLIANCE WITH THE DELAWARE MUTCD, THE SPECIFICATIONS OR THE PLANS OR IF THE CONTRACTOR'S OPERATIONS ARE DEEMED UNSAFE.
4. IF THE CONTRACTOR DESIRES TO DEVIATE FROM THE TEMPORARY TRAFFIC CONTROL PLAN (TTCP) PROVIDED IN THE PLAN SET OR DESIRES CHANGES TO THE PHASING OR SCOPE OF THE TTCP, THE CONTRACTOR SHALL SUBMIT A NEW TTCP TO THE DISTRICT SAFETY OFFICER FOR APPROVAL PRIOR TO THE START OF WORK AT EACH AND EVERY LOCATION. THE TTCP SHALL BE PREPARED, SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE AND SHALL BE PREPARED IN ACCORDANCE WITH ALL APPLICABLE DELDOT STANDARDS. THE TTCP SHALL BE SUBMITTED 14 CALENDAR DAYS IN ADVANCE OF STARTING WORK.
5. ALL ROADWAY CLOSURES OR LANE CLOSURES BEYOND THOSE SPECIFIED AND APPROVED IN THE PLANS SHALL BE APPROVED BY THE DISTRICT SAFETY OFFICER A MINIMUM OF TWO WEEKS IN ADVANCE OF THE PROPOSED RESTRICTION.
6. TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION IN ACCORDANCE WITH THE BROCHURE ENTITLED "QUALITY GUIDELINES FOR TEMPORARY TRAFFIC CONTROL DEVICES", PUBLISHED BY THE AMERICAN TRAFFIC SAFETY SERVICES ASSOCIATION (ATSSA). ANY TEMPORARY TRAFFIC CONTROL DEVICES THAT DO NOT MEET THE QUALITY GUIDELINES SHALL BE REMOVED AND REPLACED WITH ACCEPTABLE DEVICES. FAILURE TO COMPLY WILL RESULT IN WORK STOPPAGE.
7. TEMPORARY TRAFFIC CONTROL DEVICES USED ON ALL ROADWAYS OPEN TO THE PUBLIC IN DELAWARE SHALL CONFORM TO THE DELAWARE MUTCD AND SHALL BE IN NEW OR REFURBISHED CONDITION. ALL DEVICES SHALL BE CRASHWORTHY IN ACCORDANCE WITH THE NATIONAL COOPERATIVE HIGHWAY RESEARCH PROGRAM (NCHRP) REPORT 350 AND/OR IN ACCORDANCE WITH THE LATEST EDITION OF THE MANUAL FOR ASSESSING SAFETY HARDWARE (MASH), PUBLISHED BY THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO). THE CONTRACTOR SHALL SUBMIT CERTIFICATION FOR ALL TEMPORARY TRAFFIC CONTROL DEVICES USED SPECIFICALLY ON THIS PROJECT TO THE DISTRICT SAFETY OFFICER AT OR PRIOR TO THE PRE-CONSTRUCTION MEETING. THE CONTRACTOR SHALL NOT BEGIN WORK OR PLACE ANY TEMPORARY TRAFFIC CONTROL DEVICES UNTIL THE CERTIFICATION OF DEVICES HAS BEEN APPROVED BY THE DISTRICT SAFETY OFFICER.
8. ANY DEFICIENCIES RELATED TO TEMPORARY TRAFFIC CONTROL THAT ARE REPORTED TO THE CONTRACTOR IN WRITING SHALL BE CORRECTED WITHIN 24 HOURS OR AS DIRECTED BY THE DISTRICT SAFETY OFFICER. CORRECTIVE ACTIONS ON SEVERE DEFICIENCIES SHALL BE TAKEN IMMEDIATELY. FAILURE TO COMPLY WILL RESULT IN THE SUSPENSION OF WORK UNTIL DEVICES ARE BROUGHT BACK INTO COMPLIANCE.
9. ACCESS TO ALL BUSINESSES AND RESIDENCES WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED THROUGHOUT THE DURATION OF THIS CONTRACT. ANY TEMPORARY CLOSURE OF A DRIVEWAY OR ENTRANCE FOR TIE-IN PURPOSES SHALL BE COORDINATED WITH THE ENGINEER AND THE PROPERTY OWNER IN ADVANCE OF THE CLOSURE.
10. ACCESS TO ALL TRANSIT STOPS LOCATED WITHIN THE PROJECT LIMITS SHALL BE MAINTAINED UNLESS OTHERWISE DIRECTED BY THE PLANS OR THE ENGINEER. MAINTAINING ACCESS TO THE TRANSIT STOP SHALL INCLUDE MAINTAINING AN AREA OF THE TRANSIT VEHICLE TO STOP TO PICK-UP AND DISCHARGE PASSENGERS AND ALSO AN ACCESSIBLE PATH FOR PEDESTRIANS TO SAFELY ACCESS THE TRANSIT STOP.
11. THE CONTRACTOR SHALL PROVIDE ALL PROPERTY OWNERS AND RESIDENTS WHO LIVE ADJACENT TO THE WORK ZONE WITH WRITTEN NOTICE, 48 HOURS IN ADVANCE OF THE START OF CONSTRUCTION WORK. THIS NOTIFICATION SHALL INCLUDE THE SCOPE OF WORK, WORKING HOURS, ANTICIPATED START AND COMPLETION DATES, A SUMMARY OF CONSTRUCTION ACTIVITIES WHICH MAY INTERFERE WITH ACCESS TO THE PROPERTY INCLUDING A SCHEDULE AND ACCESS COORDINATION PLAN, CONTRACTOR'S NAME AND ADDRESS AND A DELDOT CONTACT PHONE NUMBER. FAILURE TO GIVE PROPER NOTICE WILL RESULT IN A SUSPENSION OF THE WORK REQUIRING NOTICE, UNTIL PROPER NOTICE IS PROVIDED. THE CONTRACTOR SHALL PROVIDE WRITTEN VERIFICATION TO THE ENGINEER THAT THE PROPERTY OWNERS AND RESIDENTS WERE NOTIFIED.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL 911 CENTER, LOCAL SCHOOLS AND THE DELDOT PUBLIC INFORMATION CENTER OF ALL ROADS AND LANES TO BE CLOSED A MINIMUM OF SEVEN CALENDAR DAYS BEFORE THE CLOSURE.
13. THE CONTRACTOR SHALL NOTIFY THE LOCAL 911 CENTER IF ACCESS TO A FIRE HYDRANT IS TEMPORARILY RESTRICTED.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE TRANSPORTATION MANAGEMENT CENTER IS NOTIFIED EACH AND EVERY DAY WHEN WORK IS BEING PERFORMED IN STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL IDENTIFY THE TYPE OF WORK, ANY LANES OR SHOULDERS CLOSED, THE LENGTH OF TIME FOR WORK, WHEN THE LANE RESTRICTIONS ARE IN PLACE AND WHEN LANE RESTRICTIONS ARE LIFTED, CONTACT PERSON/PHONE NUMBER AND STATE INSPECTOR. THE TRANSPORTATION MANAGEMENT CENTER CAN BE REACHED AT (302) 659-4600.
15. AT THE END OF EACH WORKDAY, THE CONTRACTOR SHALL CORRECT ALL VERTICAL DIFFERENCES IN ACCORDANCE WITH TABLE 6G-1 OF THE DELAWARE MUTCD.
16. AT THE END OF EACH DAY'S OPERATION AND BEFORE TRAFFIC IS RETURNED TO UNRESTRICTED ROADWAY USE, TEMPORARY PAVEMENT MARKINGS SHALL BE APPLIED IN ACCORDANCE WITH THE DELAWARE MUTCD AND DELDOT'S TEMPORARY PAVEMENT MARKINGS POLICY.
17. WHEN SIDE ROADS INTERSECT THE WORK ZONE, ADDITIONAL TRAFFIC CONTROL DEVICES SHALL BE ERCTED INCLUDING PERMANENT WARNING SIGNS.
18. ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY WITH SECTION 6G.22 OF THE DELAWARE MUTCD.
19. ALL FLAGGERS SHALL COMPLY WITH CHAPTER 6E OF THE DELAWARE MUTCD.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING HIS/HER WORK WITH OTHER CONTRACTORS IN THE AREA.
21. ALL PERSONS WORKING WITHIN THE STATE RIGHT-OF-WAY SHALL WEAR A MINIMUM OF AN ANSI CLASS II SAFETY VEST MEETING OR EXCEEDING THE ANSI 107-2004 REQUIREMENTS, AS SPECIFIED IN THE DELAWARE MUTCD.
22. ALL PAVEMENT MARKINGS THAT ARE NO LONGER IN USE AND CONFLICT WITH TEMPORARY PAVEMENT MARKINGS SHALL BE REMOVED AND COMPLETELY OBLITERATED BY A METHOD APPROVED BY THE ENGINEER. PAINTING OVER THE CONFLICTING PAVEMENT MARKINGS WILL NOT BE ACCEPTED AS A METHOD OF REMOVAL.
23. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF EXISTING PAVEMENT WITHIN THE PROJECT LIMITS FOR THE DURATION OF THE CONTRACT OR AS DIRECTED BY THE ENGINEER.
24. ALL ROADWAYS AND ENTRANCES NOT OPEN TO TRAFFIC SHALL BE CLOSED USING TYPE III BARRICADES AND SHALL BE INSTALLED PER THE DELAWARE MUTCD. IF THE ROADWAY OR ENTRANCE IS CLOSED FOR MORE THAN ONE MONTH, THE CONTRACTOR SHALL ERECT PERMANENT BARRICADES AS DIRECTED IN PART 3 OF THE DELAWARE MUTCD.
25. WITHIN THE MAINLINE WORK AREA, PERMANENT ADVANCE WARNING SIGNS WITH THE LEGENDS ROAD WORK 1500 FT, ROAD WORK 1000 FT AND ROAD WORK 500 FT SHALL BE INSTALLED IN ADVANCE OF THE WORK AREA IN BOTH DIRECTIONS. AN END ROAD WORK SIGN SHALL BE LOCATED 500 FEET DOWNSTREAM FROM THE WORK AREA. ON INTERSECTING ROADWAYS WITHIN THE PROJECT LIMITS, A ROAD WORK AHEAD SIGN SHALL BE PLACED AT A DISTANCE NOT LESS THAN 500 FEET IN ADVANCE OF THE WORK AREA AND AN END ROAD WORK SIGN SHALL BE LOCATED 500 FEET DOWNSTREAM OF THE WORK AREA. ALL PERMANENT ADVANCE WARNING SIGNS SHALL BE GROUND MOUNTED ON TWO NO. 4-500 OR WASH APPROVED BREAKAWAY POSTS AND SHALL BE MOUNTED IN COMPLIANCE WITH THE DELAWARE MUTCD. PERMANENT ADVANCE WARNING SIGNS SHALL BE MOUNTED AT A HEIGHT OF 7 FEET, MEASURED FROM THE ROADWAY TO THE BOTTOM OF THE SIGN. THE USE OF SKID MOUNTED SIGN SUPPORTS IS NOT ALLOWED UNLESS THE CONTRACTOR CAN DEMONSTRATE THAT A UTILITY CONFLICT EXISTS, WHICH SHALL BE VERIFIED BY THE ENGINEER; OR CONCRETE MEDIANS PREVENT THE INSTALLATION OF THE PERMANENT ADVANCE WARNING SIGNS IN THE APPROPRIATE LOCATION.

DE MUTCD

Page 6H-15

Figure 6H-3. Work on the Shoulder of a Two-Lane Road (TA-3) (Delaware Revision)



Typical Application 3

June 2011

Page 6H-14

DE MUTCD

Notes for Figure 6H-3—Typical Application 3
Work on the Shoulder of a Two-Lane Road
(Delaware Revision)

Guidance:

1. A **SHOULDER CLOSED** sign should be placed on the left side of the roadway for a divided or one-way street only if the left shoulder is affected.

Option:

2. The **SHOULDER CLOSED** sign may be omitted from an intersecting roadway where drivers emerging from that roadway will encounter another advance warning sign prior to the activity area.
3. For short duration operations of 60 minutes or less, all signs and channelizing devices may be eliminated if a vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.

Standard:

4. When paved shoulders having a width of 8 feet or more are closed, at least one advance warning sign shall be used. In addition, channelizing devices shall be used to close the shoulder in advance to delineate the beginning of the work space and direct vehicular traffic to remain within the traveled way.
5. If the shoulder closure is located within a passing zone, **ROAD WORK AHEAD** and **END ROAD WORK** signs shall be placed for traffic approaching in the opposite direction.
6. For long-term, intermediate-term, and short-term operations, a truck-mounted attenuator shall be used on roadways with a posted speed limit or 85th-percentile speed greater than 40 mph.

Option:

7. If the shoulder closure is located within a no-passing zone, **ROAD WORK AHEAD** and **END ROAD WORK** signs may be placed for traffic approaching in the opposite direction based on engineering judgment.
8. For short duration operations of 15 minutes or less along roadways with a posted speed limit or 85th-percentile speed greater than 40 mph, a truck-mounted attenuator may be omitted if a vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used or if the shoulder width is less than the width of a truck-mounted attenuator.
9. Truck-mounted attenuators may be used for all operations along roadways with a posted speed limit or 85th-percentile speed less than or equal to 40 mph.

June 2011

PEDESTRIAN MAINTENANCE OF TRAFFIC: THIS WORK SHALL CONSIST OF PROVIDING AND MAINTAINING AN ACCESSIBLE PEDESTRIAN ROUTE THROUGHOUT THE PROJECT'S LIMITS IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990 (ADA) TITLE II, PARAGRAPH 35.130.

THE CONTRACTOR SHALL BE REQUIRED TO REVIEW EACH CURB RAMP LOCATION AND SUBMIT THE APPROPRIATE MAINTENANCE OF TRAFFIC DETAIL AND DEVICES TO THE ENGINEER FOR EACH LOCATION AT LEAST 2 WEEKS BEFORE CONSTRUCTION FOR REVIEW, COMMENT, AND APPROVAL.

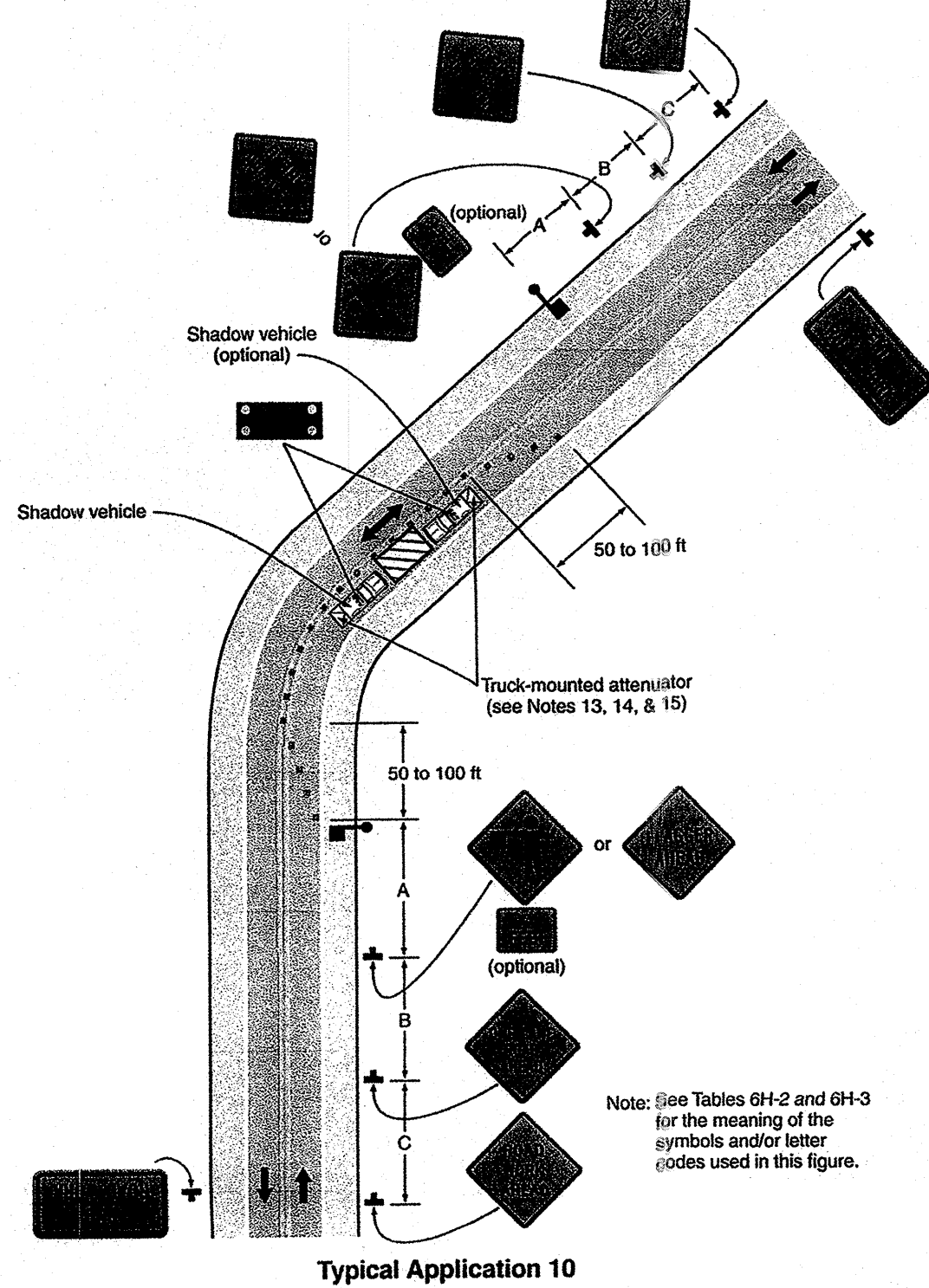
THE FOLLOWING CONSIDERATIONS SHALL BE TAKEN INTO ACCOUNT WHEN ADDRESSING ACCESSIBLE PEDESTRIAN MAINTENANCE OF TRAFFIC:

- ALL PEDESTRIANS, INCLUDING PERSONS WITH DISABILITIES, SHALL BE PROVIDED WITH A REASONABLY SAFE, CONVENIENT AND ACCESSIBLE PATH THAT REPLICATES AS MUCH AS PRACTICABLE THE EXISTING PEDESTRIAN FACILITIES.
- MAINTAIN ACCESS TO ALL BUSINESS AND RESIDENTS AT ALL TIMES.
- PROVIDE PEDESTRIAN ACCESS THRU OR AROUND THE WORK ZONE. IF A DETOUR IS CHOSEN THE CONTRACTOR MUST SUBMIT THE DETOUR ROUTE TO THE ENGINEER FOR REVIEW AND APPROVAL. THE DETOUR ROUTE MUST MEET OR EXCEED THE CURRENT CONDITIONS.
- WORK SHOULD BE PHASED SO THAT ALL AREAS OF AN INTERSECTION/SIDEWALK PATH ARE NOT UNDER CONSTRUCTION AT THE SAME TIME UNLESS A CLEAR PATH IS PROVIDED AND IDENTIFIED.
- TRAFFIC CONTROL DEVICES AND OTHER CONSTRUCTION MATERIALS AND FEATURES SHALL NOT INTRUDE INTO THE USABLE WIDTH OF THE SIDEWALK, TEMPORARY PATHWAY OR OTHER PEDESTRIAN FACILITY.
- SIGNS AND OTHER DEVICES MOUNTED LOWER THAN 7 FT ABOVE THE TEMPORARY PEDESTRIAN PATHWAY SHALL NOT PROJECT MORE THAN 4 IN. INTO ACCESSIBLE PEDESTRIAN ROUTE.
- A SMOOTH, CONTINUOUS HARD SURFACE SHALL BE PROVIDED THROUGHOUT THE ENTIRE LENGTH AND WIDTH OF THE PEDESTRIAN ROUTE THROUGHOUT CONSTRUCTION. THERE SHALL BE NO CURBS OR VERTICAL ELEVATION CHANGES GREATER THAN 1/4 IN. IN GRADE OR TERRAIN THAT COULD CAUSE TRIPPING OR BE A BARRIER TO WHEELCHAIR USE.

DE MUTCD

Page 6H-15

Figure 6H-10. Lane Closure on a Two-Lane Road Using Flaggers (TA-10) (Delaware Revision)



Typical Application 10

June 2011

Page 6H-14

DE MUTCD

Notes for Figure 6H-10—Typical Application 10
Lane Closure on a Two-Lane Road Using Flaggers
(Delaware Revision)

Option:

1. For low-volume situations with short work zones on straight roadways where the flagger is visible to road users approaching from both directions, a single flagger, positioned to be visible to road users approaching from both directions, may be used (see Chapter 6E).

2. The **ROAD WORK AHEAD** and the **END ROAD WORK** signs may be omitted for short-duration operations.
3. A **BE PREPARED TO STOP** sign may be added to the sign series.

Guidance:

4. The buffer space should be extended so that the two-way traffic taper is placed before a horizontal (or crest vertical) curve to provide adequate sight distance for the flagger and a queue of stopped vehicles.

Standard:

5. At night, flagger stations shall be illuminated, except in emergencies.

Guidance:

6. When used, the **BE PREPARED TO STOP** sign should be located between the **Flagger** symbol (or **FLAGGER AHEAD**) sign and the **ONE LANE ROAD** sign.
7. Where drivers emerging from an intersecting roadway will not encounter an advance warning sign prior to the work zone, additional signs should be placed on the intersecting road.

8. When a grade crossing exists within or upstream of the transition area and it is anticipated that queues resulting from the lane closure might extend through the grade crossing, the TTC zone should be extended so that the transition area precedes the grade crossing (see Figure 6H-46).
9. When a grade crossing equipped with active warning devices exists within the activity area, provisions should be made for keeping flaggers informed as to the activation status of these warning devices (see Figure 6H-46).

10. When a grade crossing exists within the activity area, drivers operating on the left-hand side of the normal center line should be provided with comparable warning devices as for drivers operating on the right-hand side of the normal center line (see Figure 6H-46).
11. Early coordination with the railroad company or light rail transit agency should occur before work starts (see Figure 6H-46).

Option:

12. A flagger or a uniformed law enforcement officer may be used at the upstream side of the grade crossing to minimize the probability that vehicles are stopped within 50 feet of the grade crossing, measured from both sides of the outside rails (see Figure 6H-46).

Standard:

13. For long-term, intermediate-term, and short-term operations, a truck-mounted attenuator shall be used on roadways with a posted speed limit or 85th-percentile speed greater than 40 mph.

Option:

14. For short duration operations of 15 minutes or less along roadways with a posted speed limit or 85th-percentile speed greater than 40 mph, a truck-mounted attenuator may be omitted if a vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.
15. Truck-mounted attenuators may be used for all operations along roadways with a posted speed limit or 85th-percentile speed less than or equal to 40 mph.

June 2011

PRINTS ISSUED FOR:
DRAWINGS STAGE

DATE	REVISIONS
6-27-12	
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1	

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GENERAL CONFORMITY
SEP 17 2012
SUBDIVISION NUMBER

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY, BALTIMORE, SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
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ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE

Professional Engineer
No. 3710
9.5.12

NOTES

SCALE	: NONE	SHEET NO.
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DRAWN BY	: DLB	
CHECKED BY	: DLB	
GMB FILE	: 110113	
DATE	: 8-13-11	

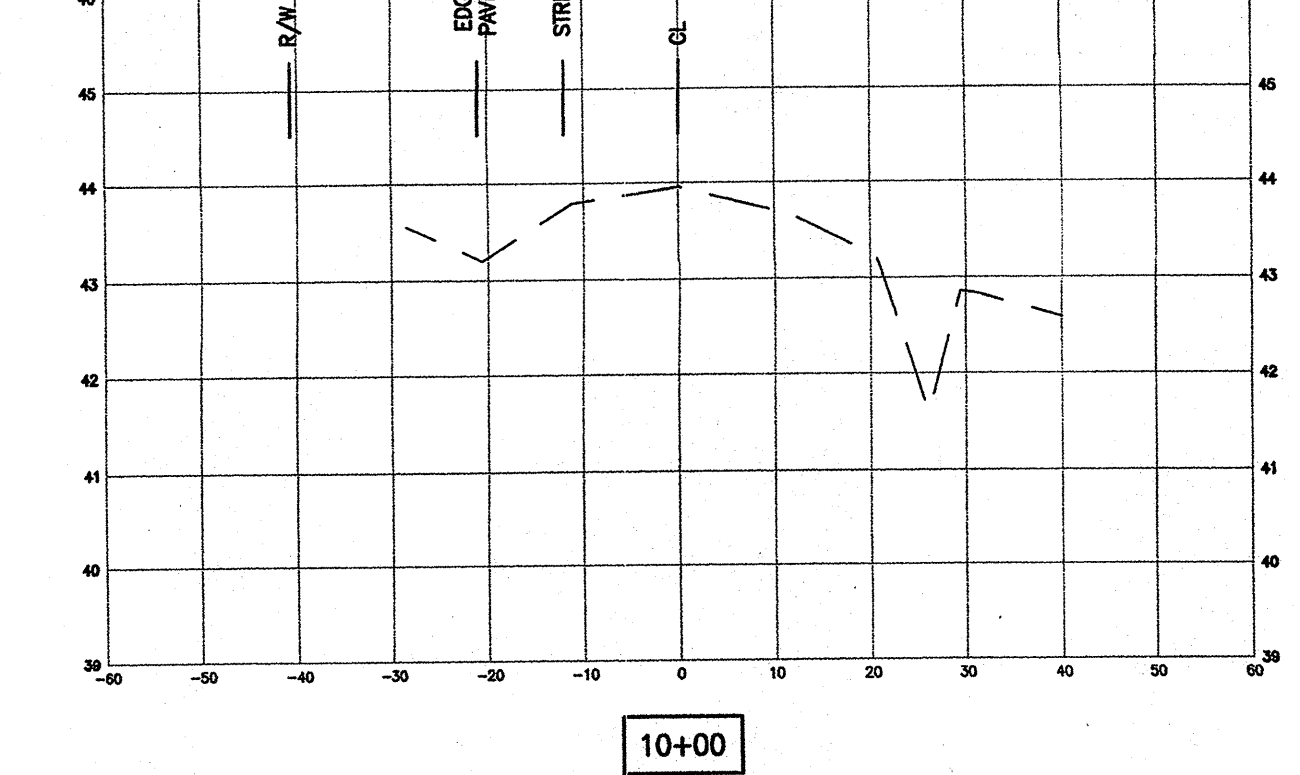
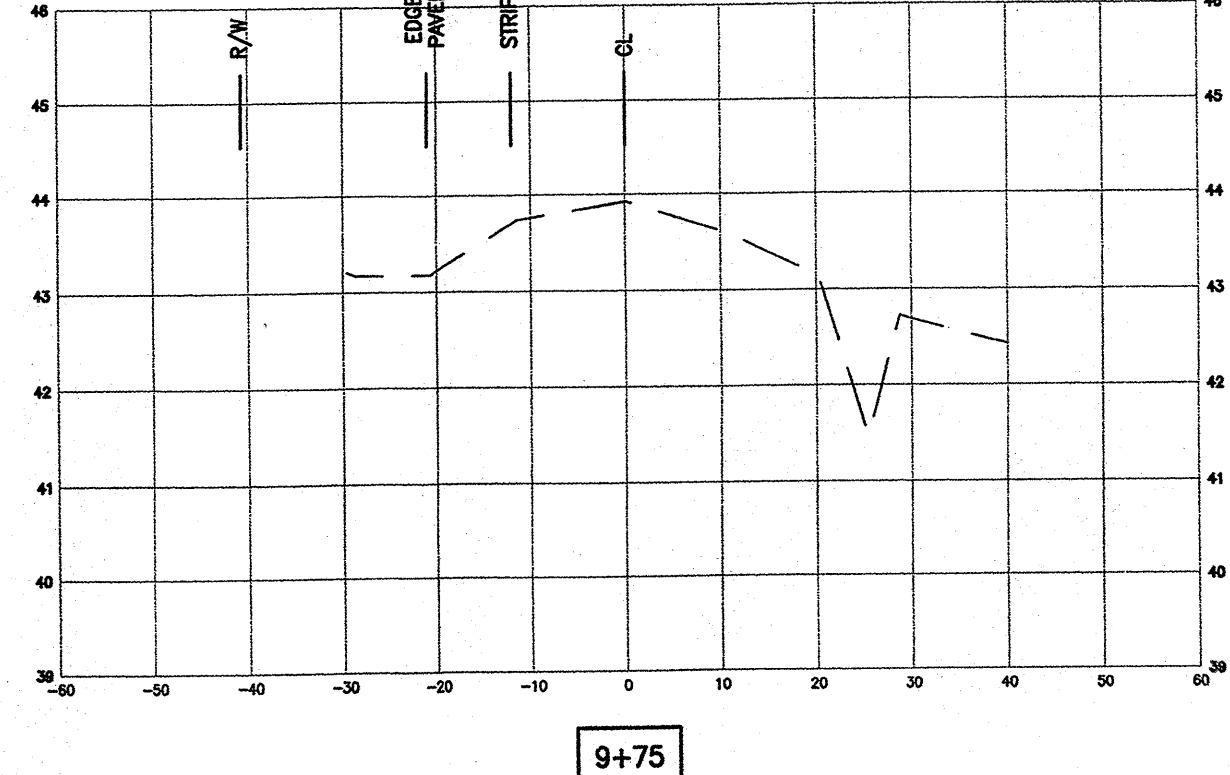
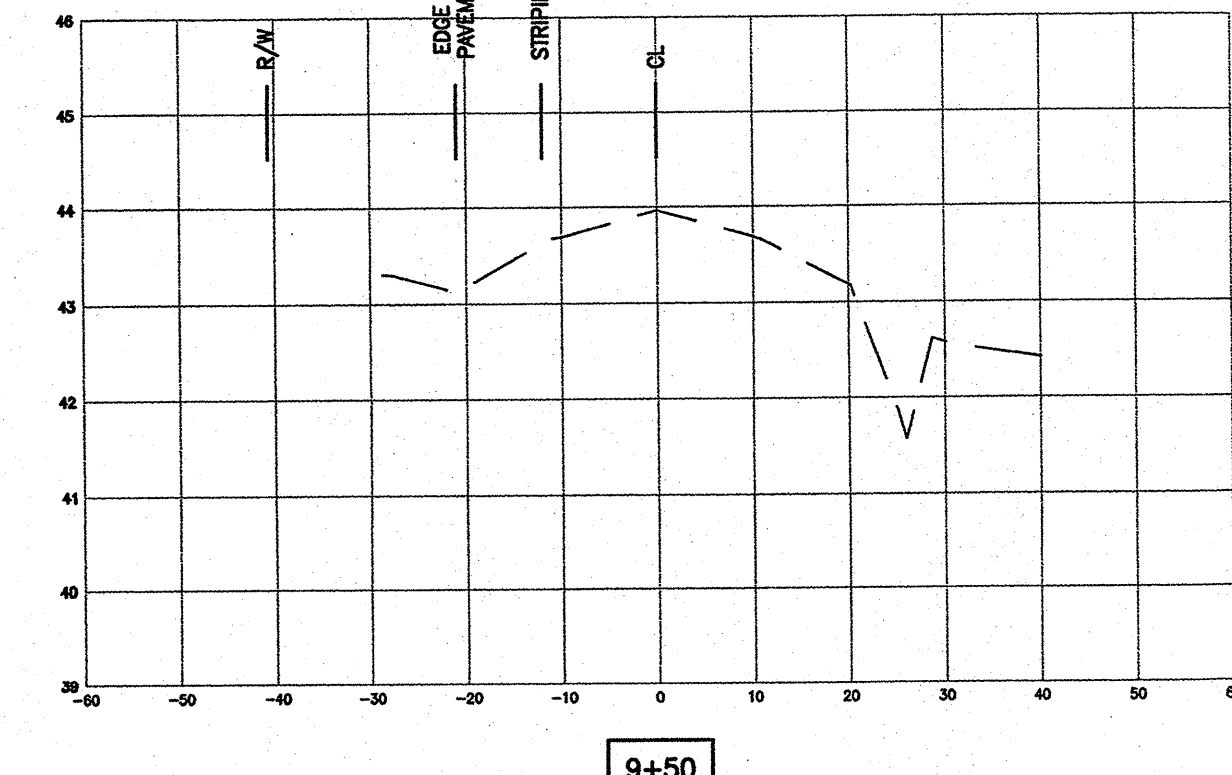
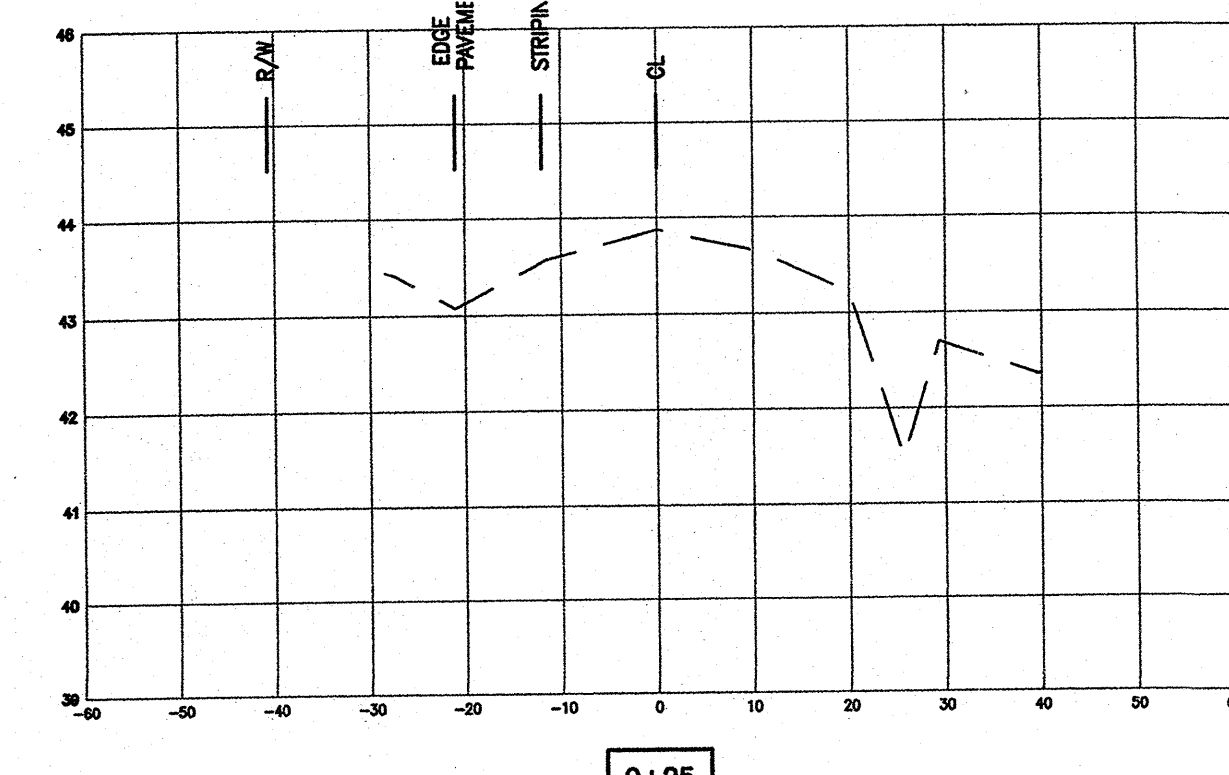
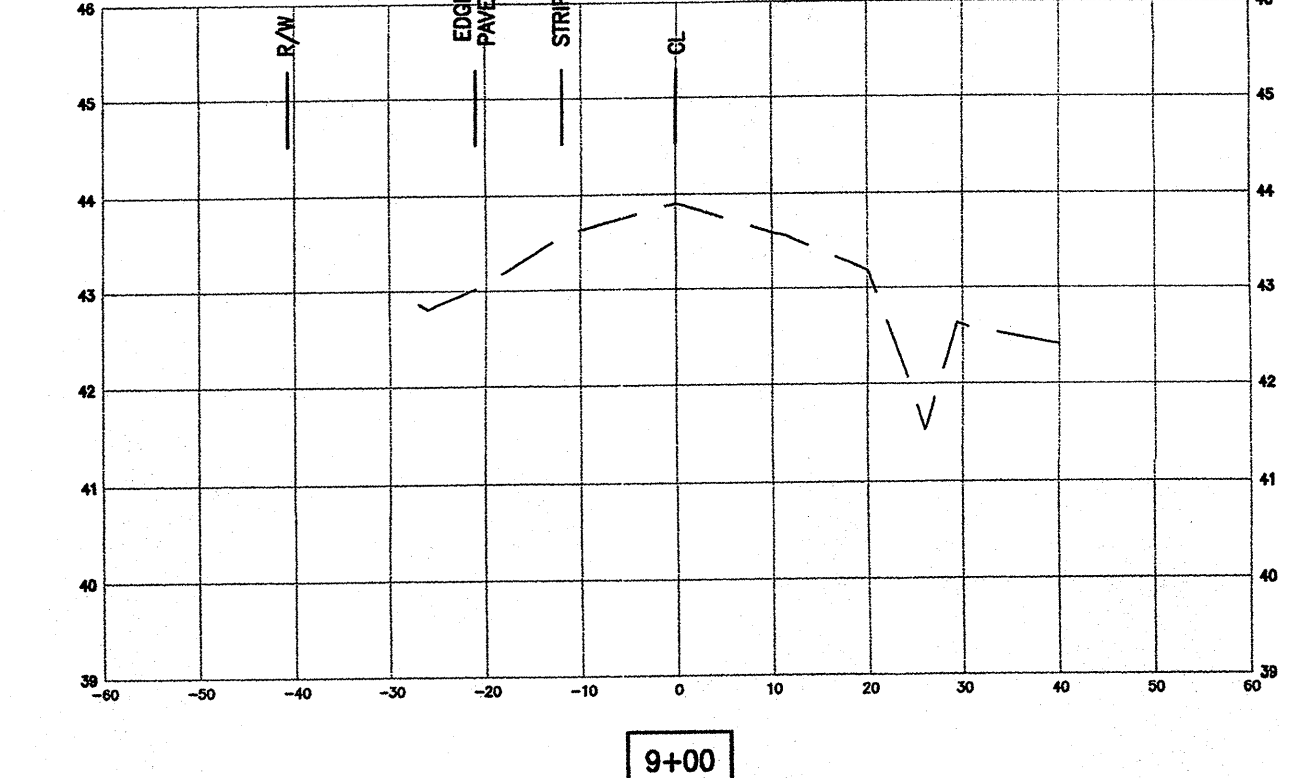
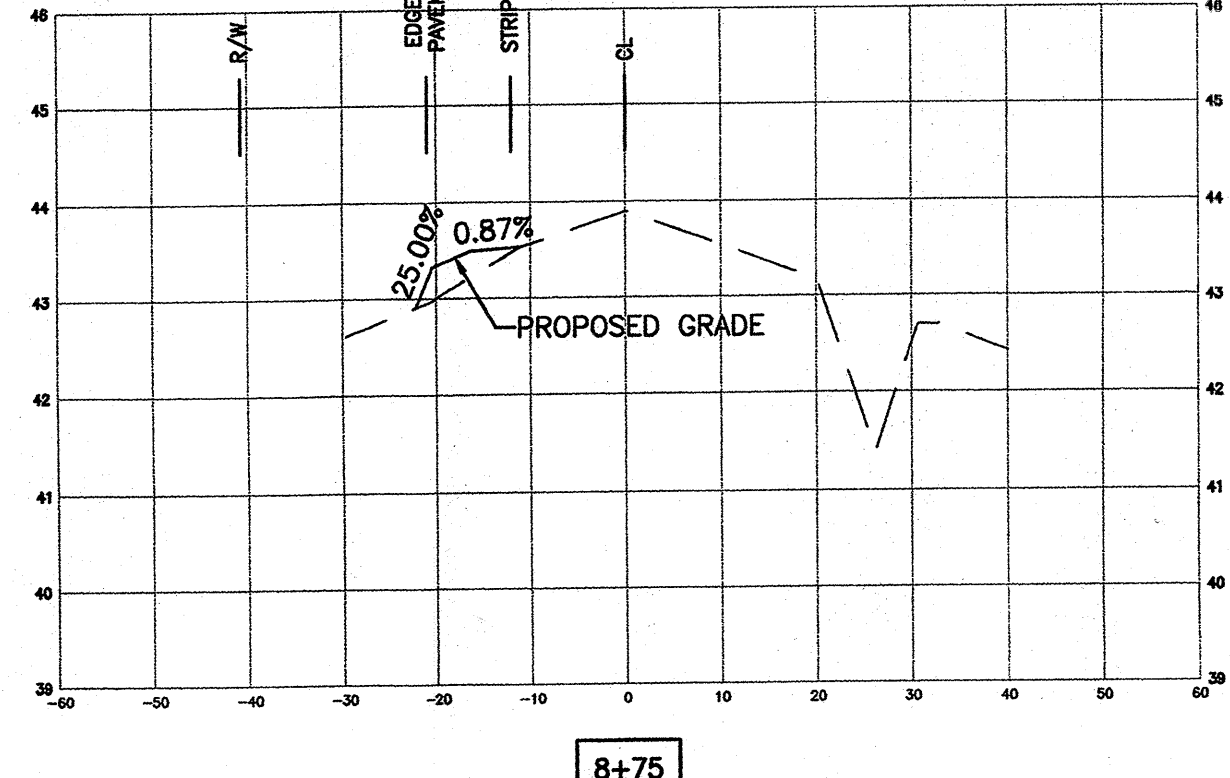
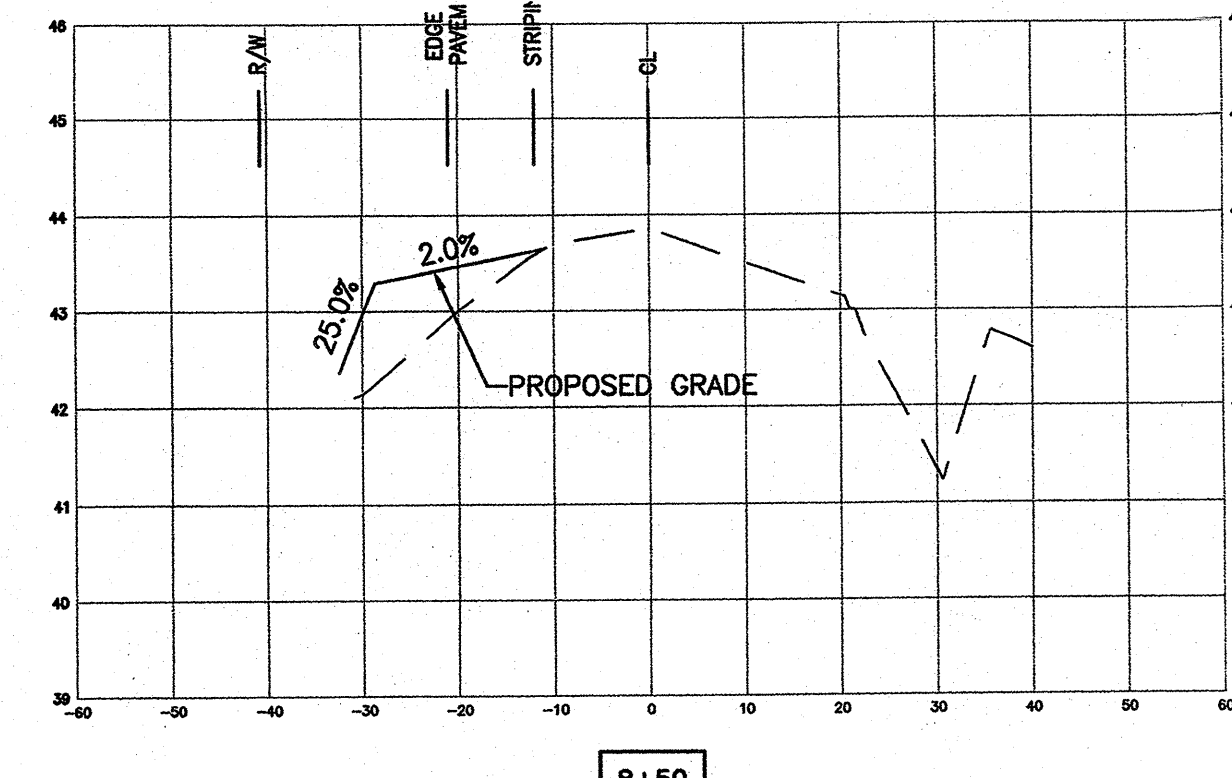
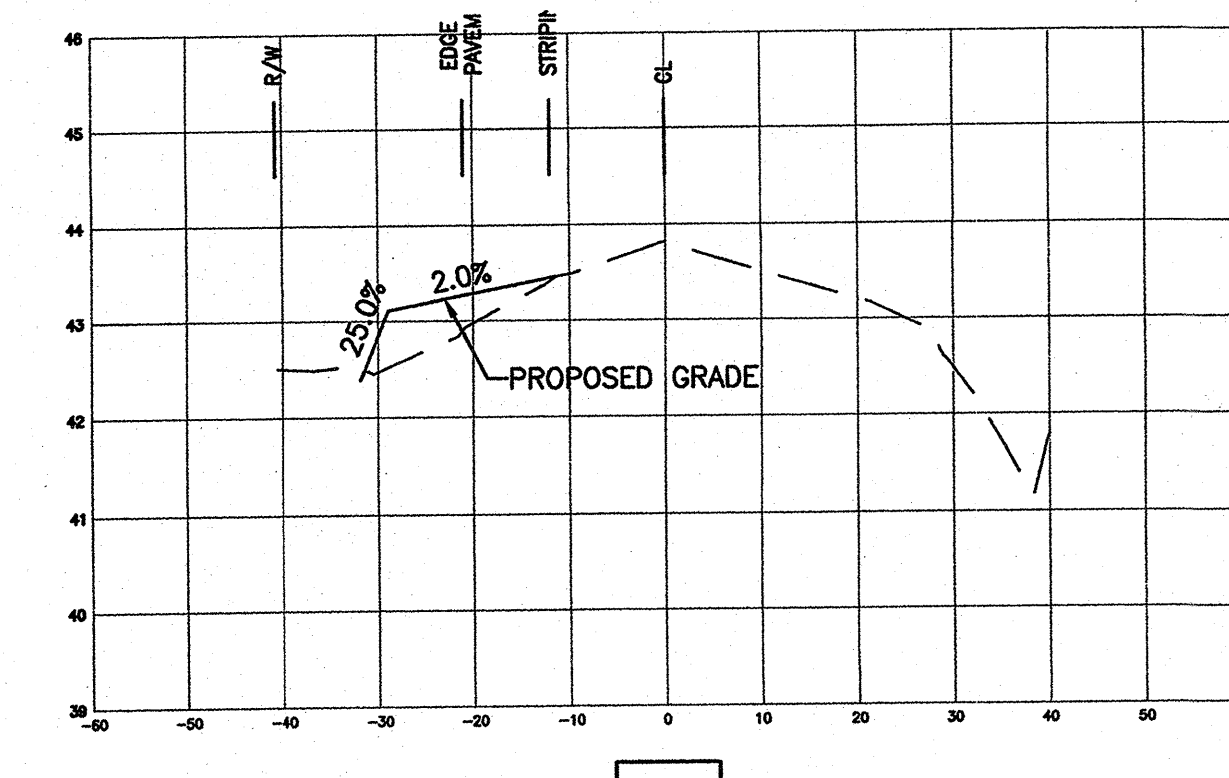
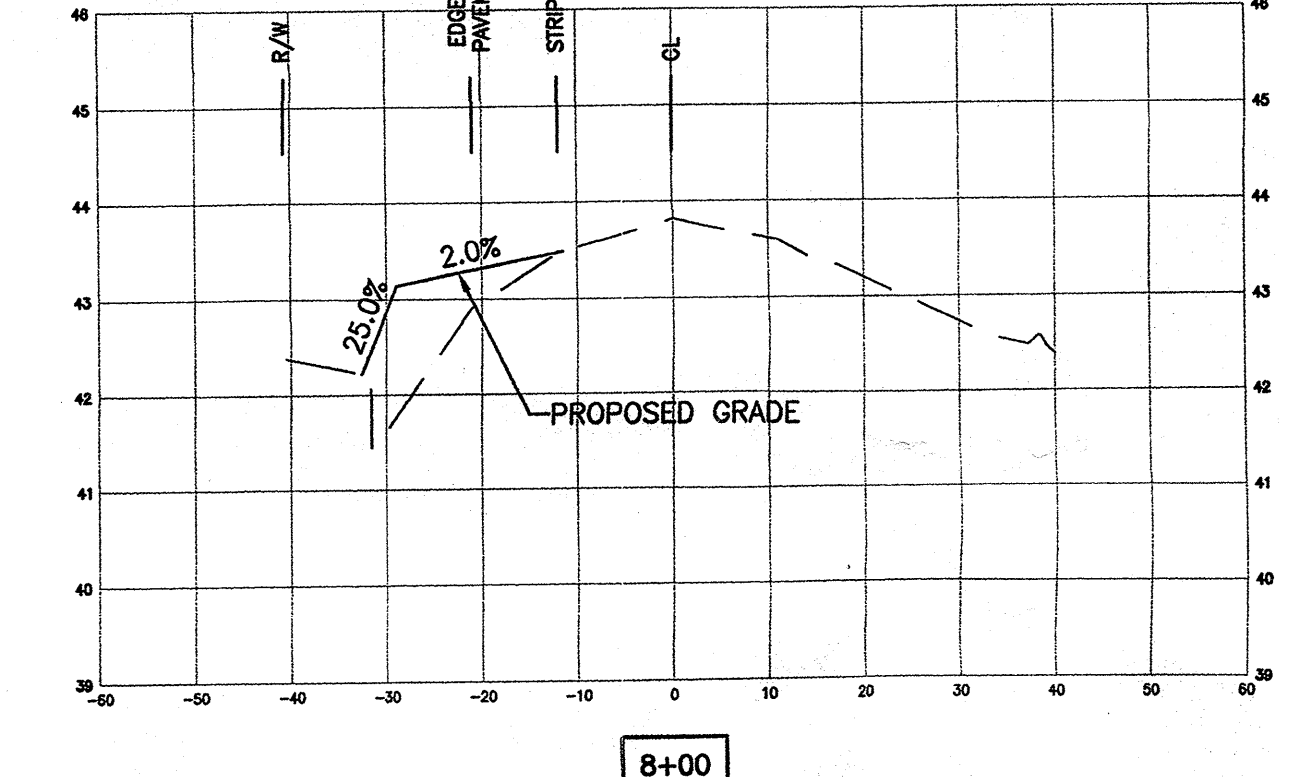
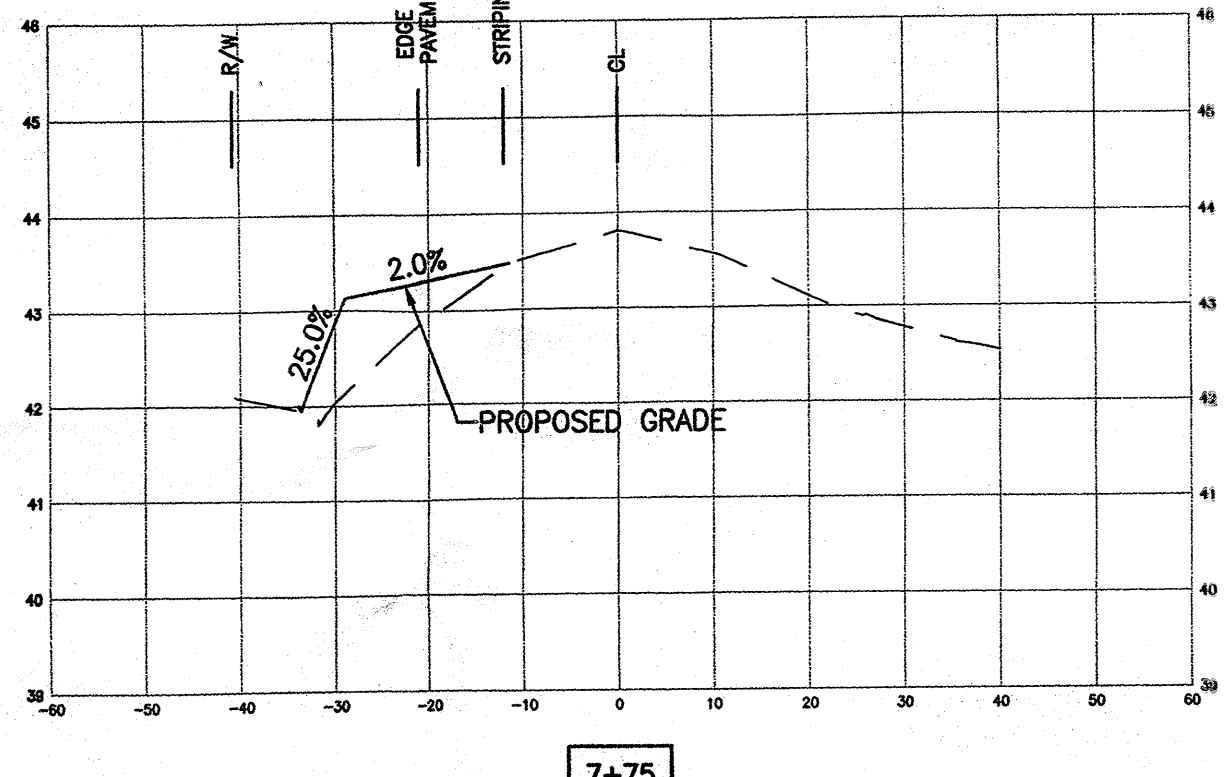
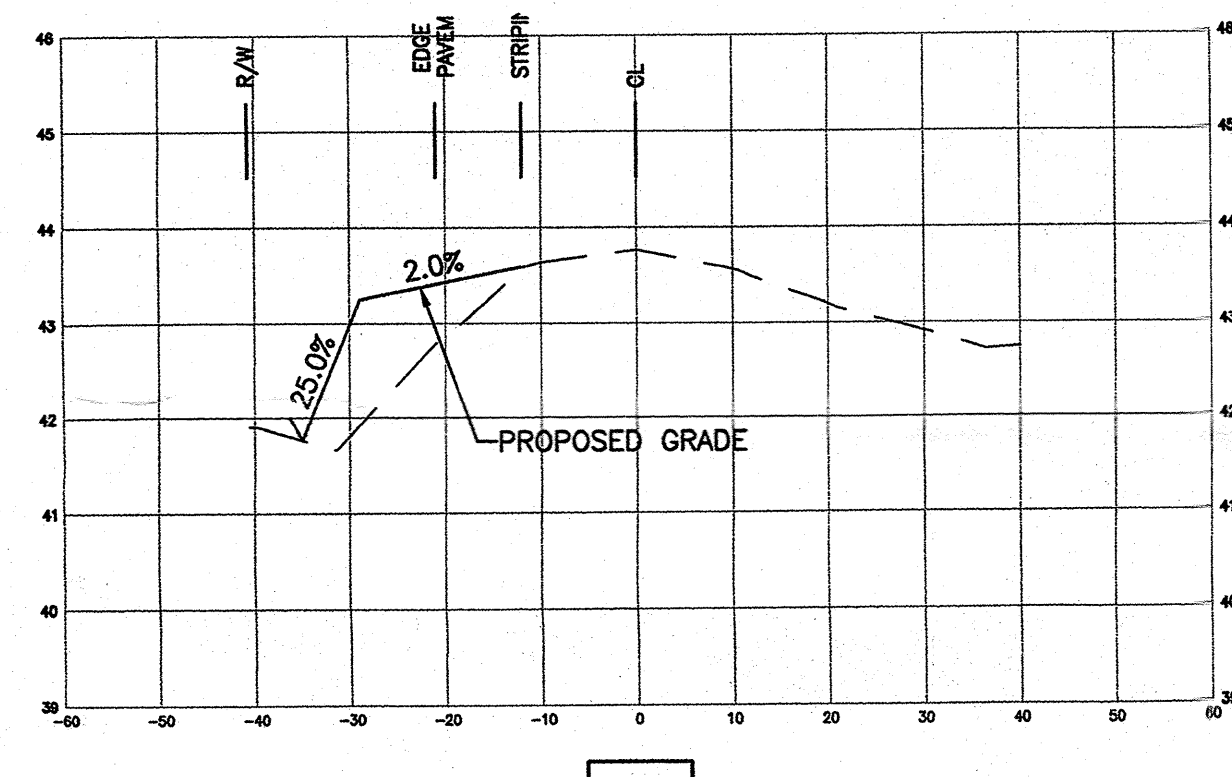
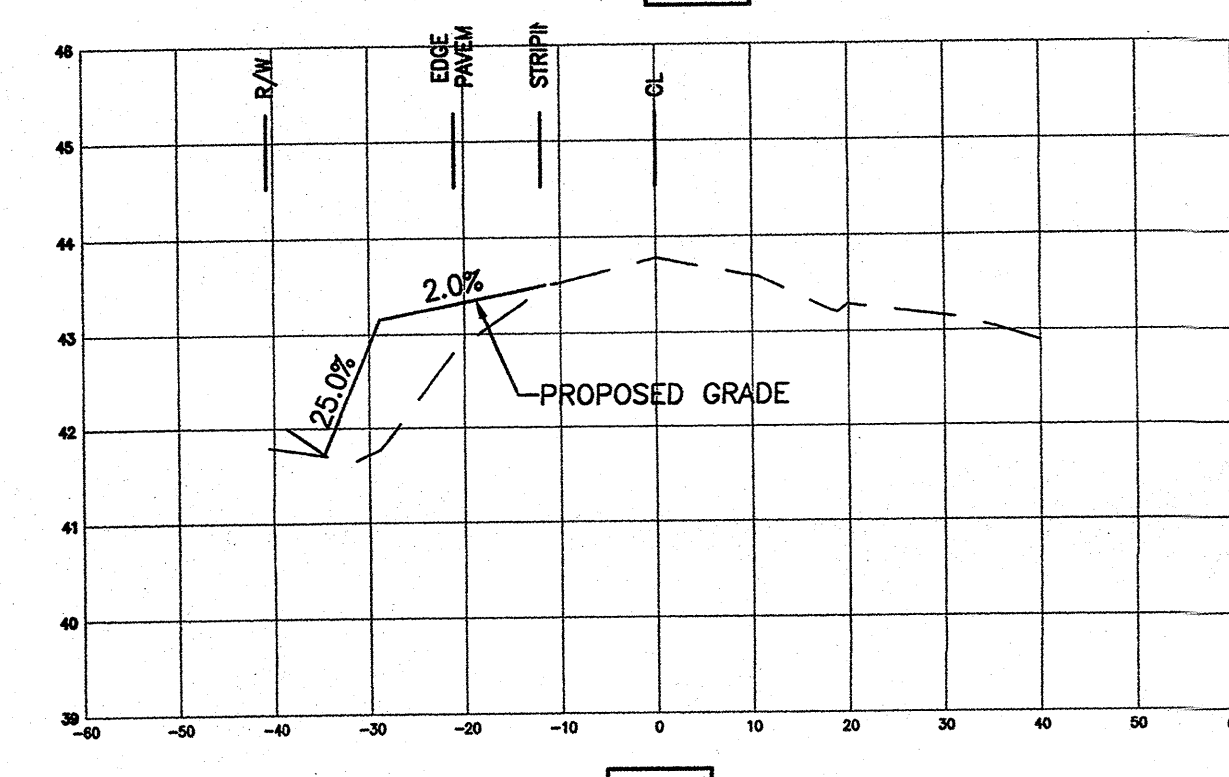
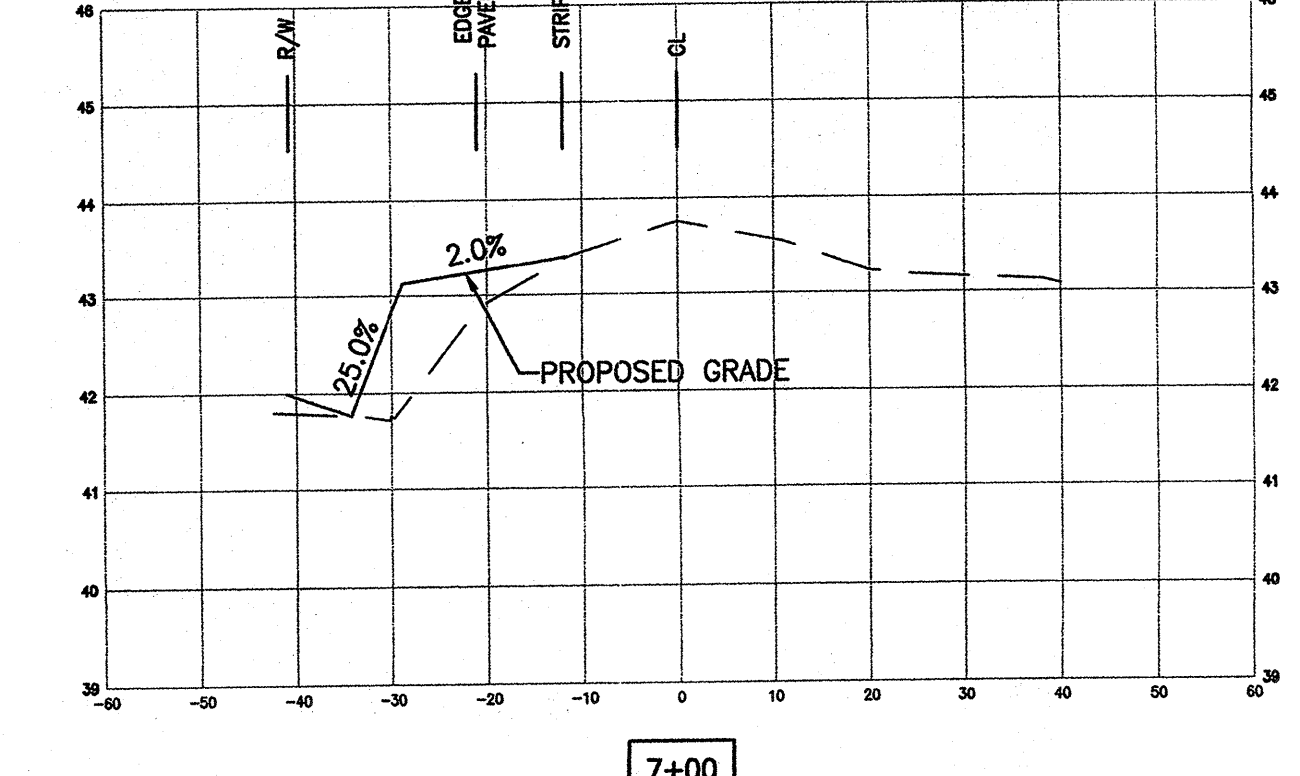
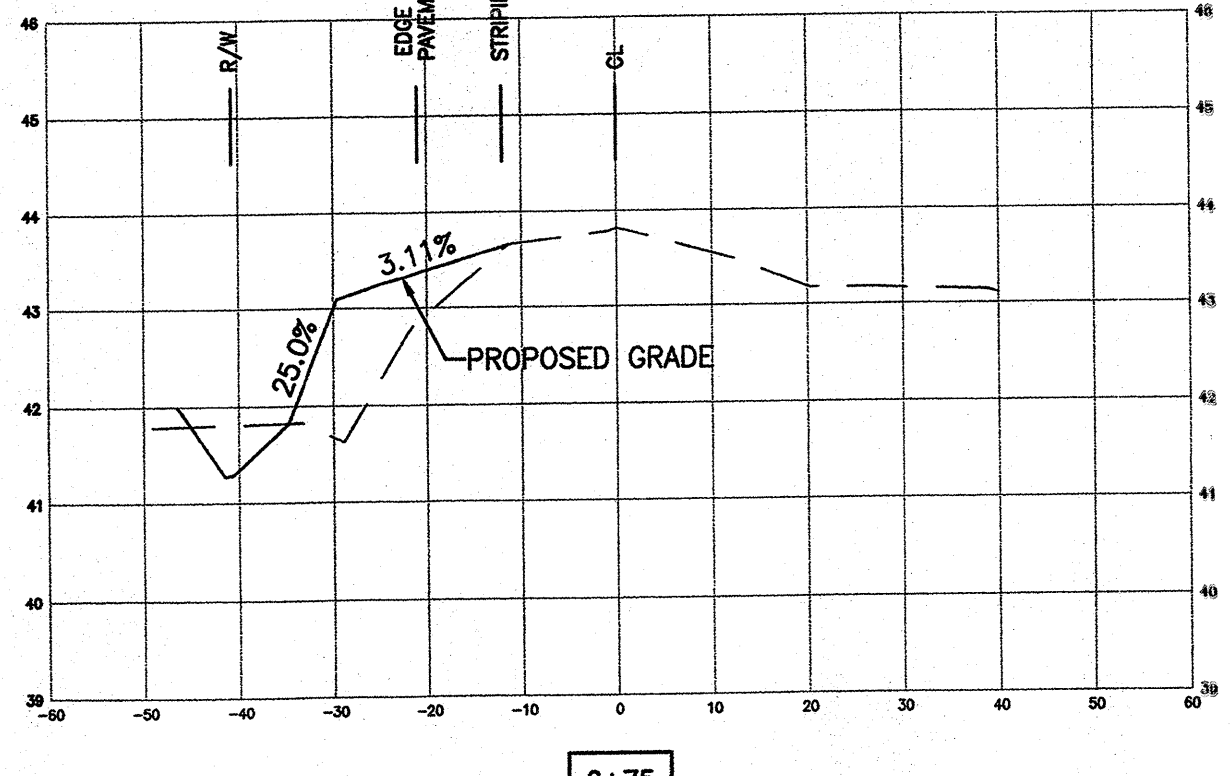
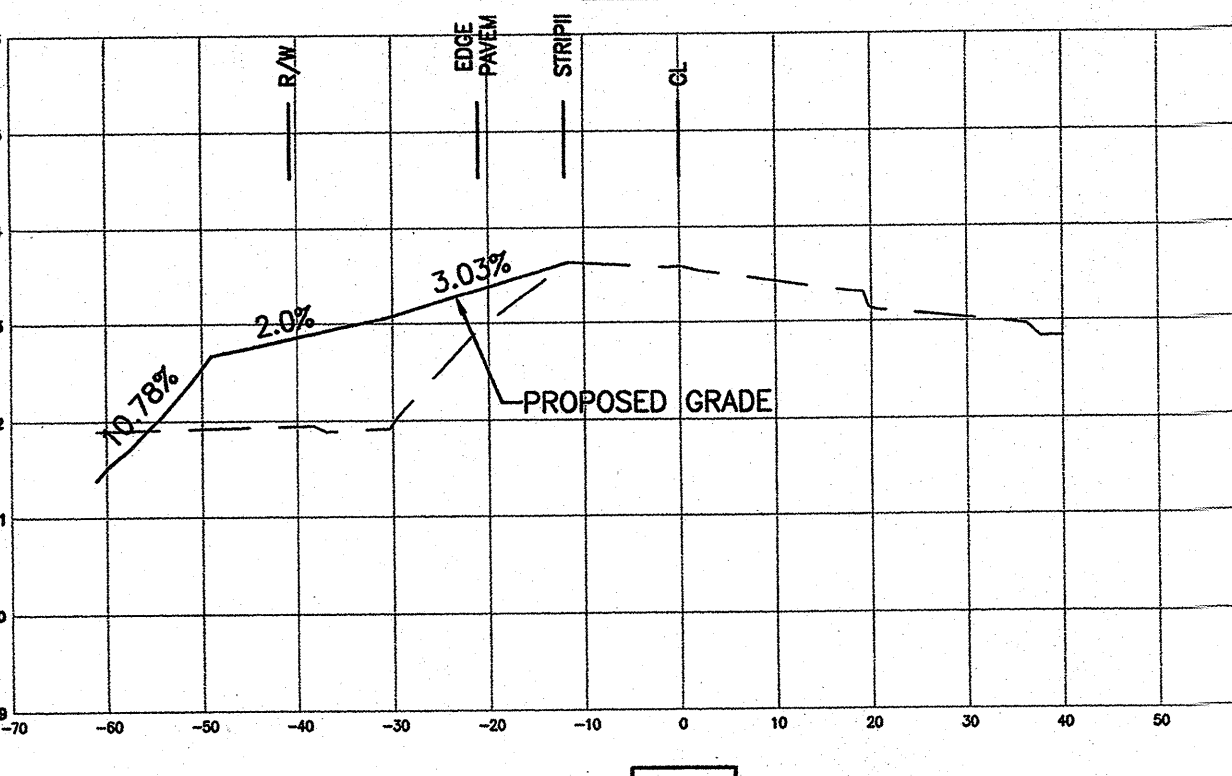
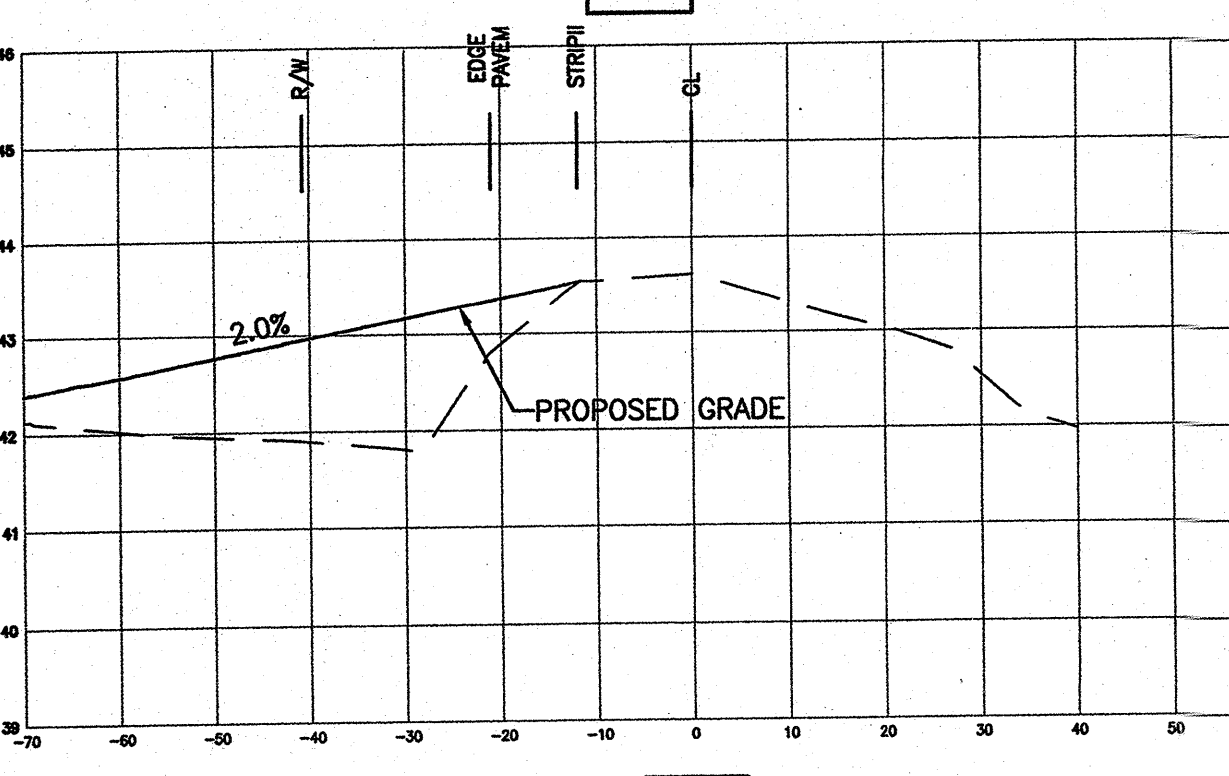
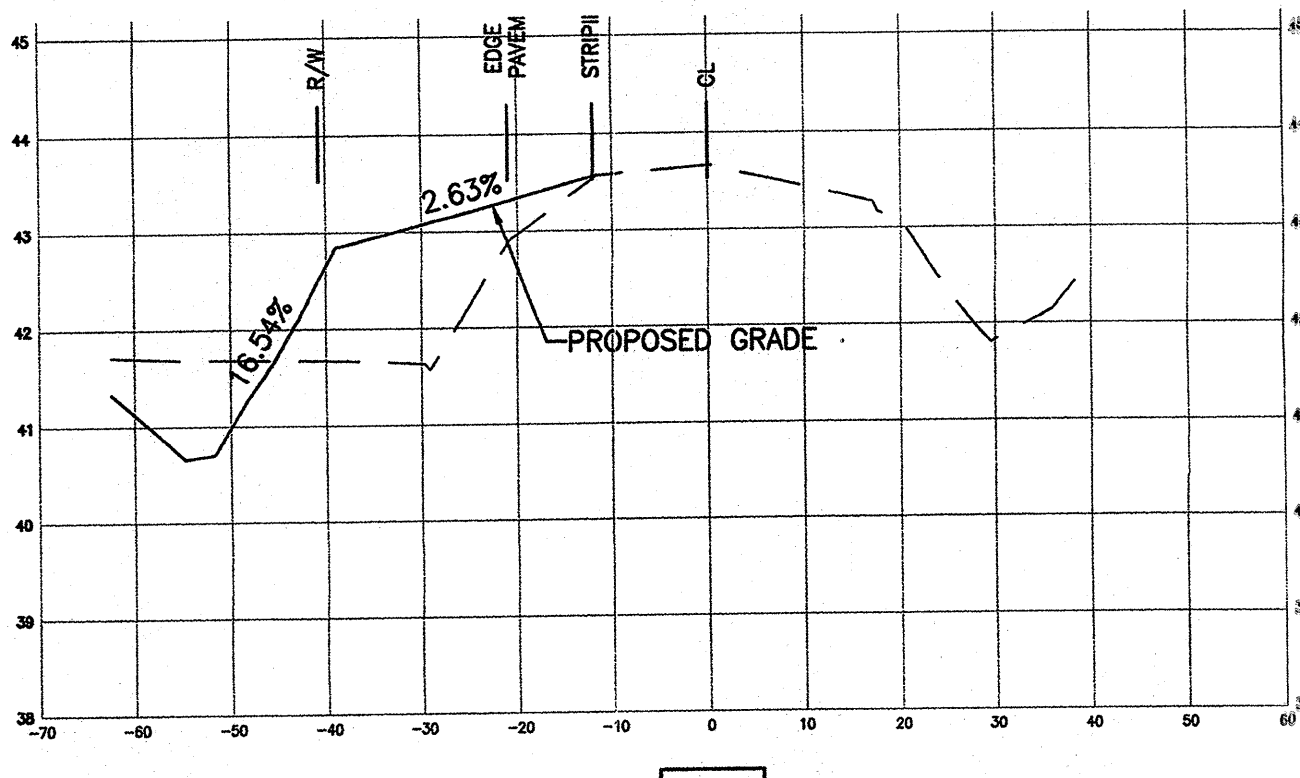
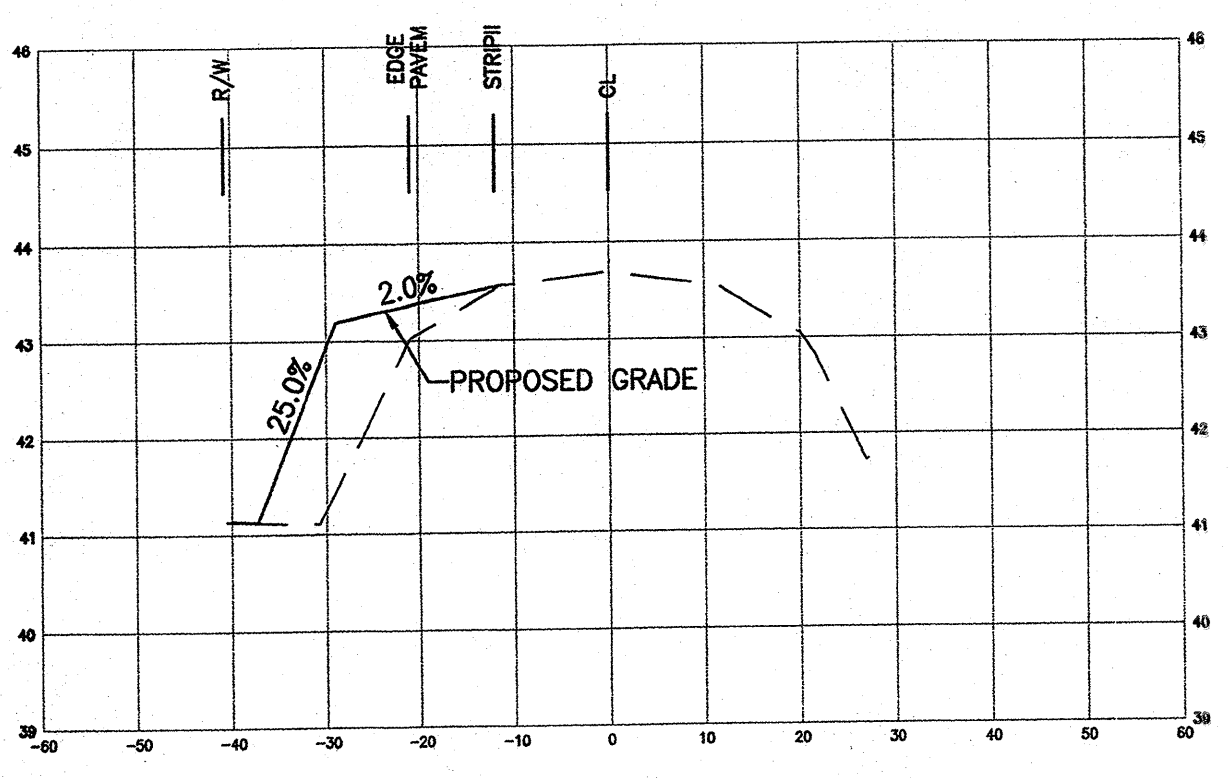
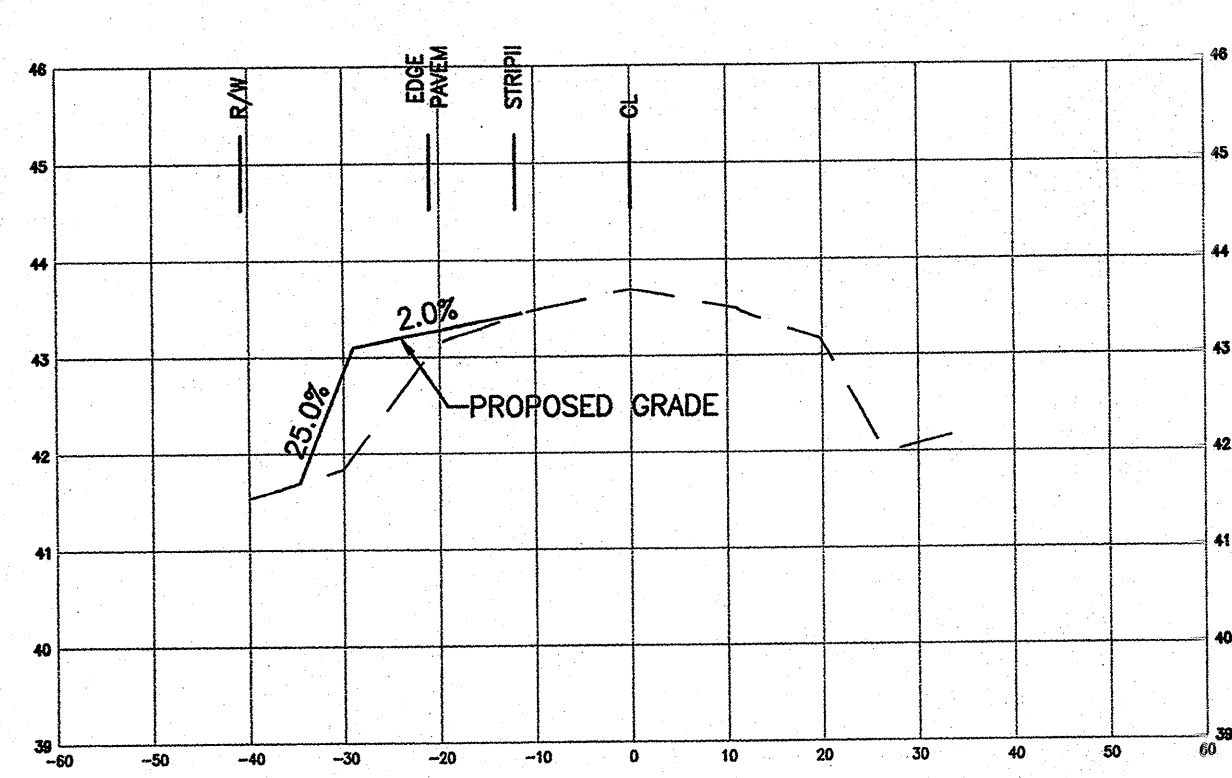
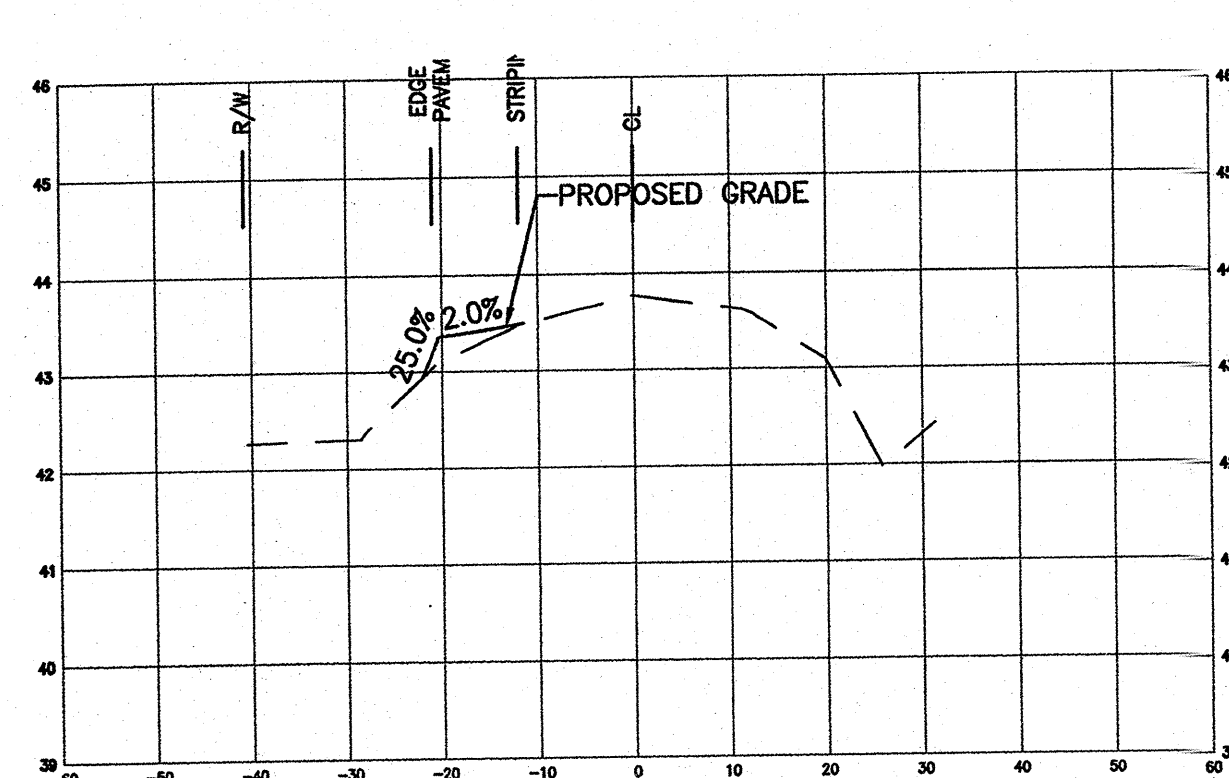
DE3

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G:\Projects\2011\110113 Route 20 Borrow Pit Drawings\Working Set\Plan\DES Cross Sections.dwg, 9/9/2012 7:40 AM, Doug L. Behrer, Jr.

PERI-RED 200 INCHES (50mm) PERI-YELLOW 200 INCHES (50mm) PERI-GREEN 200 INCHES (50mm) PERI-BLUE 200 INCHES (50mm) PERI-WHITE 200 INCHES (50mm)

PLOT CODE PERI-RED 200 INCHES (50mm) PERI-YELLOW 200 INCHES (50mm) PERI-GREEN 200 INCHES (50mm) PERI-BLUE 200 INCHES (50mm) PERI-WHITE 200 INCHES (50mm)



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DATE	8-27-12
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SEP 17 2012
SUBDIVISION NUMBER

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www.gmbllc.com

ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE

9.5.12

CROSS SECTIONS

SCALE : AS NOTED
DESIGN BY : DLB
DRAWN BY : DLB
CHECKED BY :
GMB FILE : 110113
DATE : 8-13-11
SHEET NO.
DE5

VERTICAL SCALE: 1"=2'
HORIZONTAL SCALE: 1"=20'

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ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE

9-5-12

CONSTRUCTION
PLANS

SCALE : 1" = 20'
DESIGN BY : DLB
DRAWN BY : DLB
CHECKED BY :
GMB FILE : 110113
DATE : 8-13-11

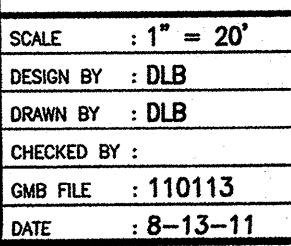
SHEET NO.
DE6

REVIEWED FOR GENERAL CONFORMITY
WITH CURRENT REGULATIONS, STANDARD
SPECIFICATIONS, AND STANDARD DETAILS.
THE DEVELOPER'S ENGINEER IS
RESPONSIBLE FOR ACCURACY OF CONTENT
Subdivision Engineer
DELAWARE DEPARTMENT OF TRANSPORTATION
55R9162 SEP 17 2012

0 10 20 40 60
SCALE: 1" = 20'

The drawing is a detailed engineering plan view of a section of Route #20 in Sussex County, Delaware. It shows the proposed and existing road alignments, including the 60' wide right-of-way and the 50' wide right-of-way for Messick Road (SCR 473). Key features include:
- Stationing from 2+00 to 11+00 along the main road alignment.
- A proposed entrance at station 3+00 with a 30' wide opening.
- A 15' permanent maintenance easement established along the right-of-way.
- A 40' wide strip of right-of-way from the centerline of right-of-way is hereby dedicated to public use as per this plan.
- Existing and proposed striping: existing solid white, dashed yellow, and double solid yellow stripes; proposed 5" wide white striping and 16" wide white stop bars (thermo striping).
- Safety features: install safety edge along edge of road, remove any tree within sight triangle.
- Topography: spot elevations and contour lines are shown.
- Match lines at both ends of the drawing.
- Notes on existing and proposed striping and easements.

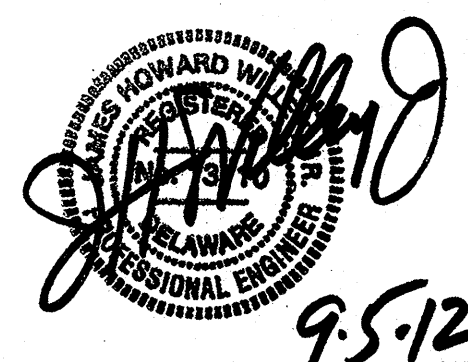
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PLOT TOTAL
PLOT STATUS
PLOT COMMENTS



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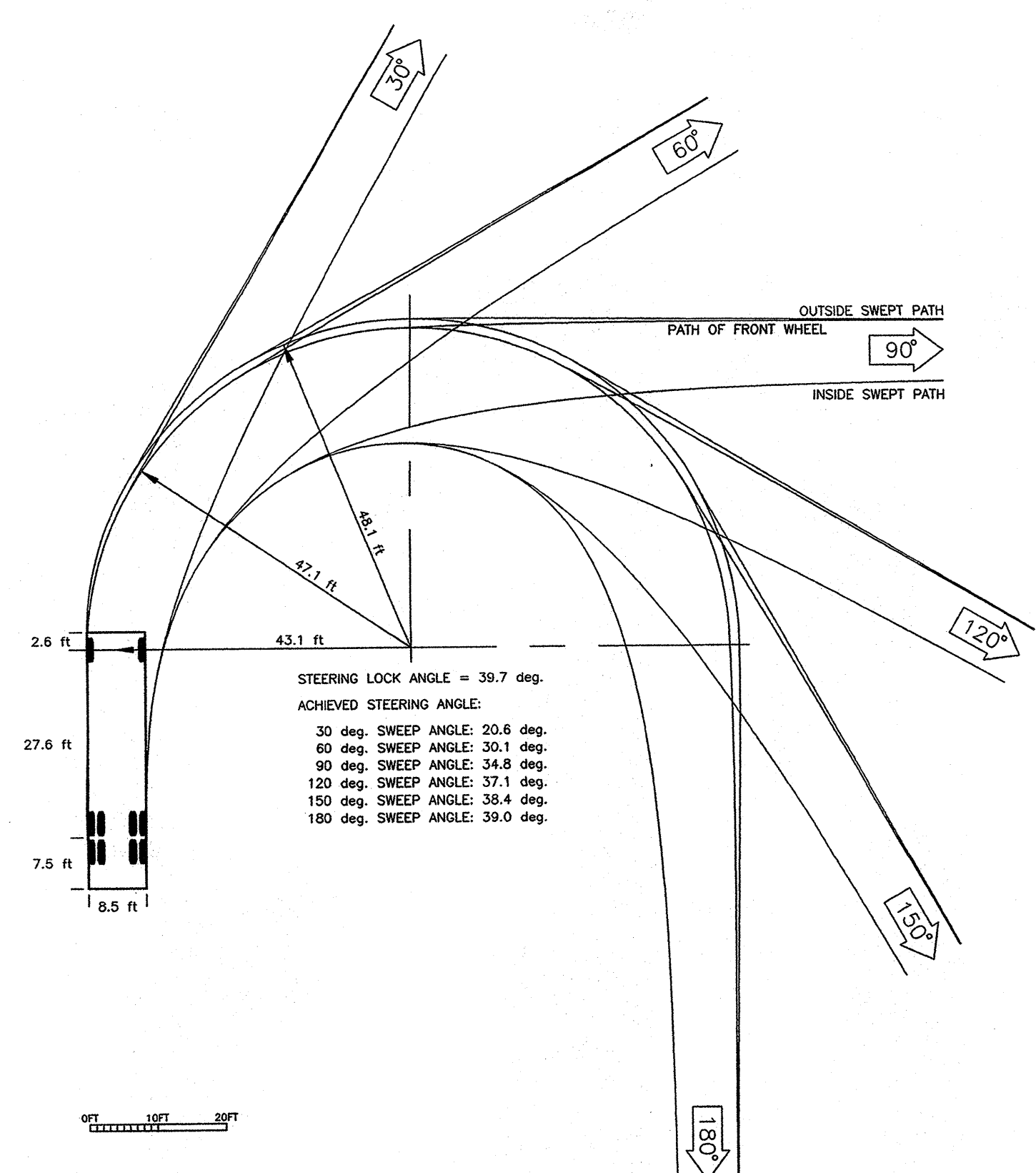
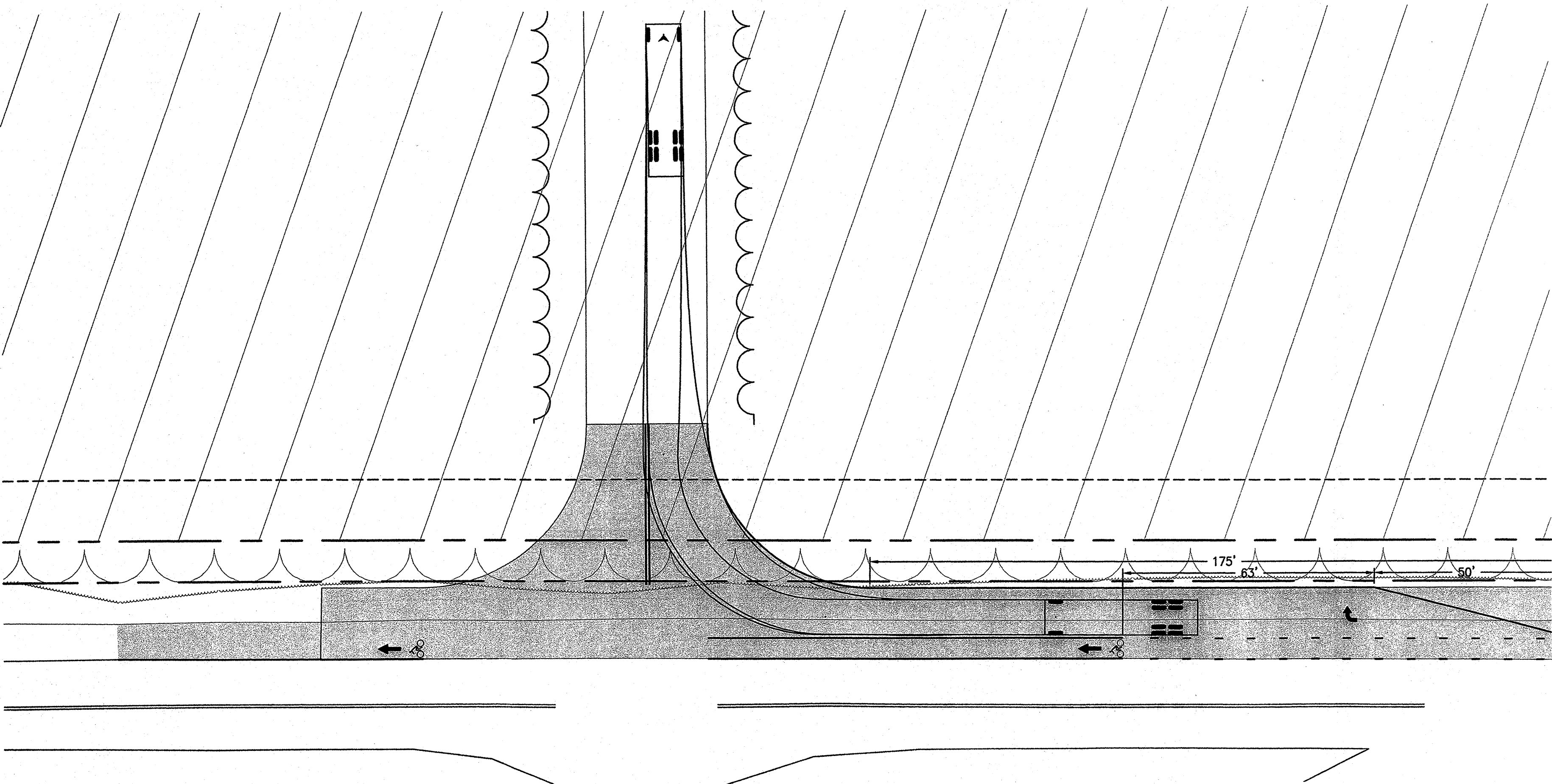
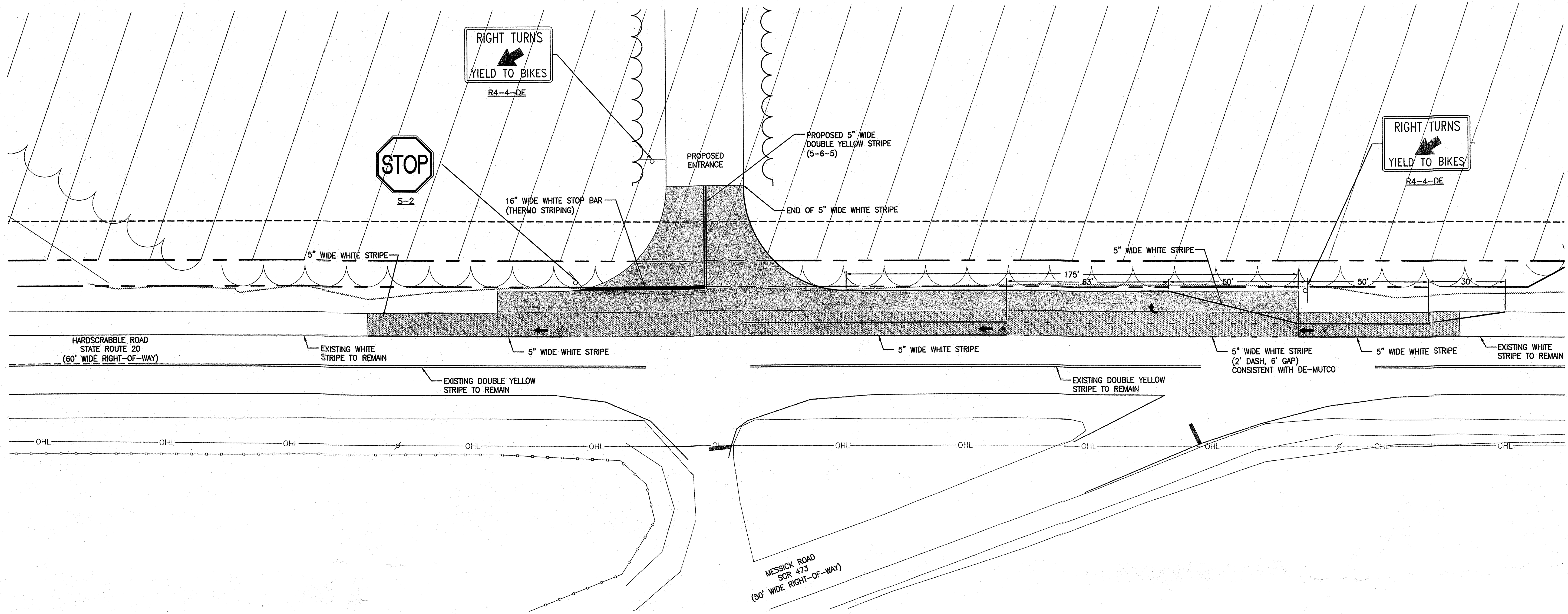
ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE



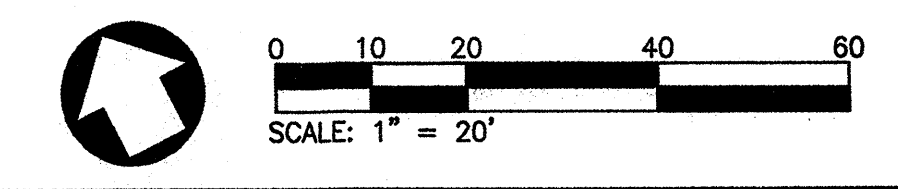
GRADING PLAN

SCALE : 1" = 20'	SHEET NO. DE7
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DRAWN BY : DLB	
CHECKED BY :	
FILE : 110113	
DATE : 8-13-11	

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PLOT CODE



TURNING TEMPLATE



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	REVISED PER	DELOT REVIEW		
	REVISED PER	DELOT REVIEW		

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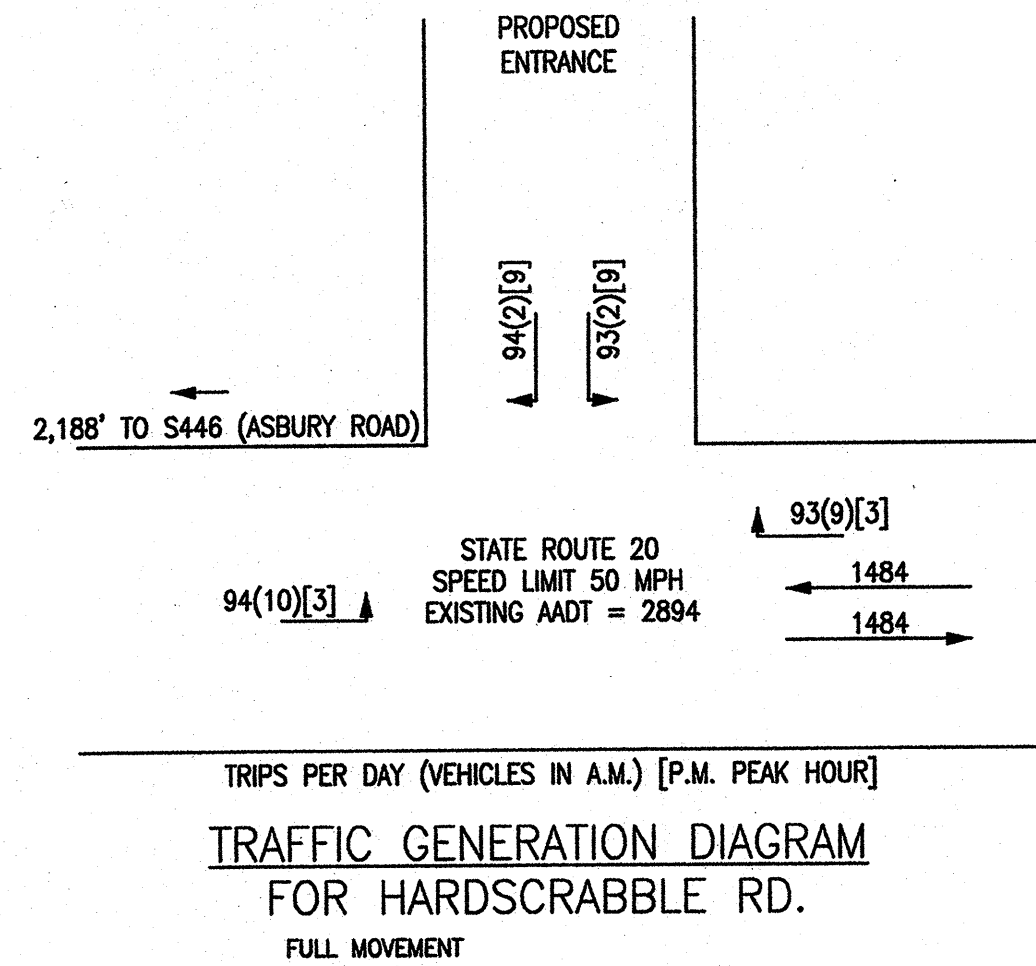
ROUTE #20 BORROW PIT

SUSSEX COUNTY, DELAWARE

9.5.12

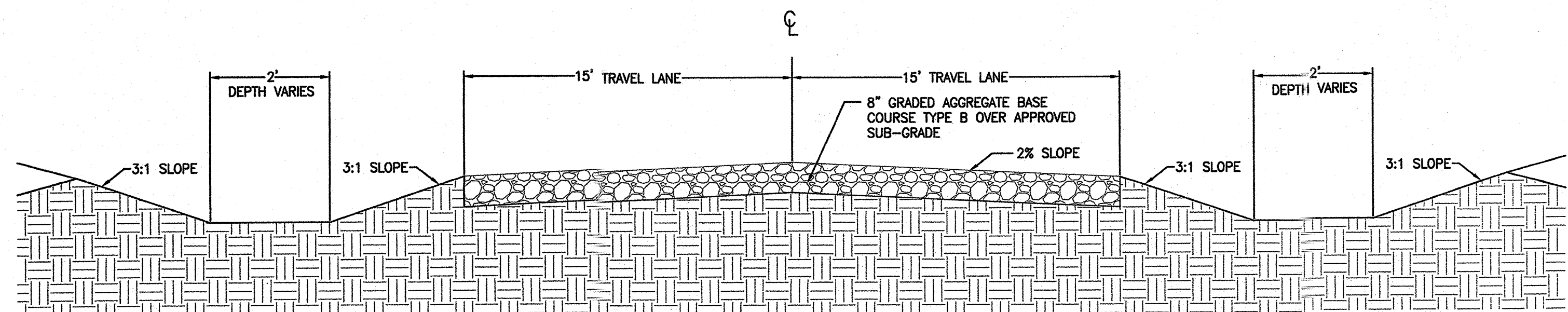
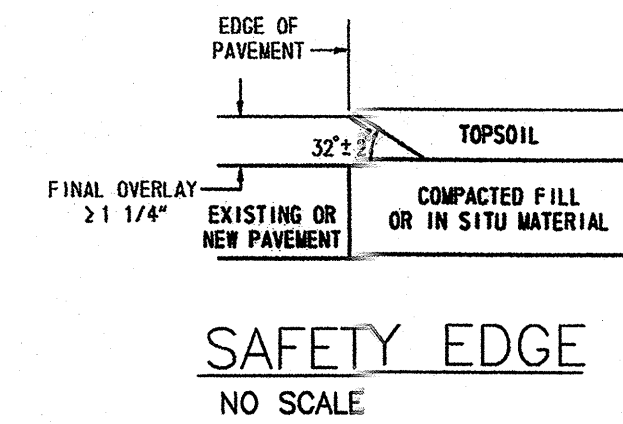
SIGNAGE AND STRIPING

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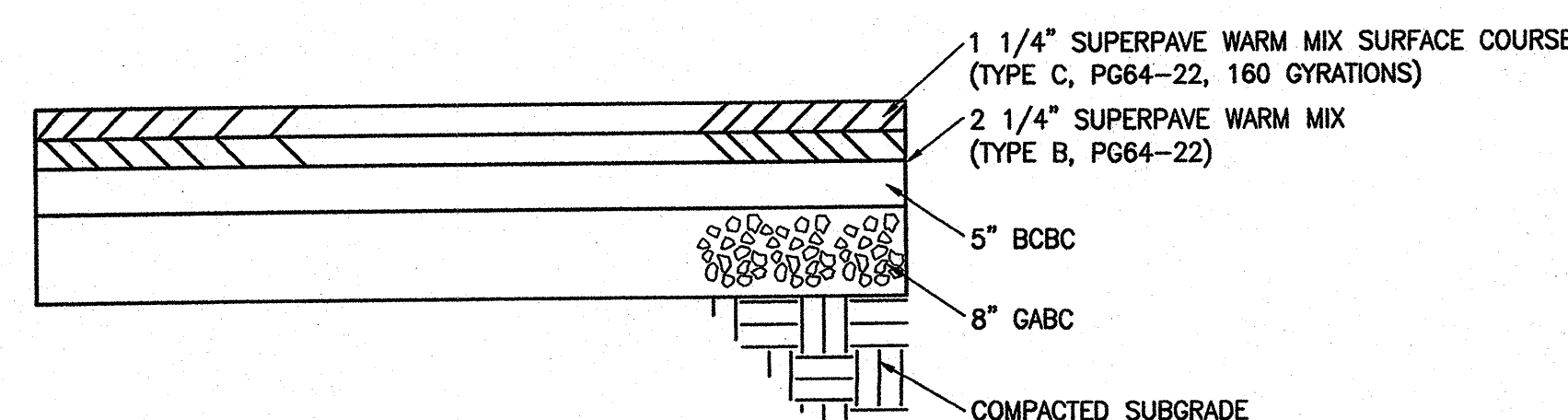
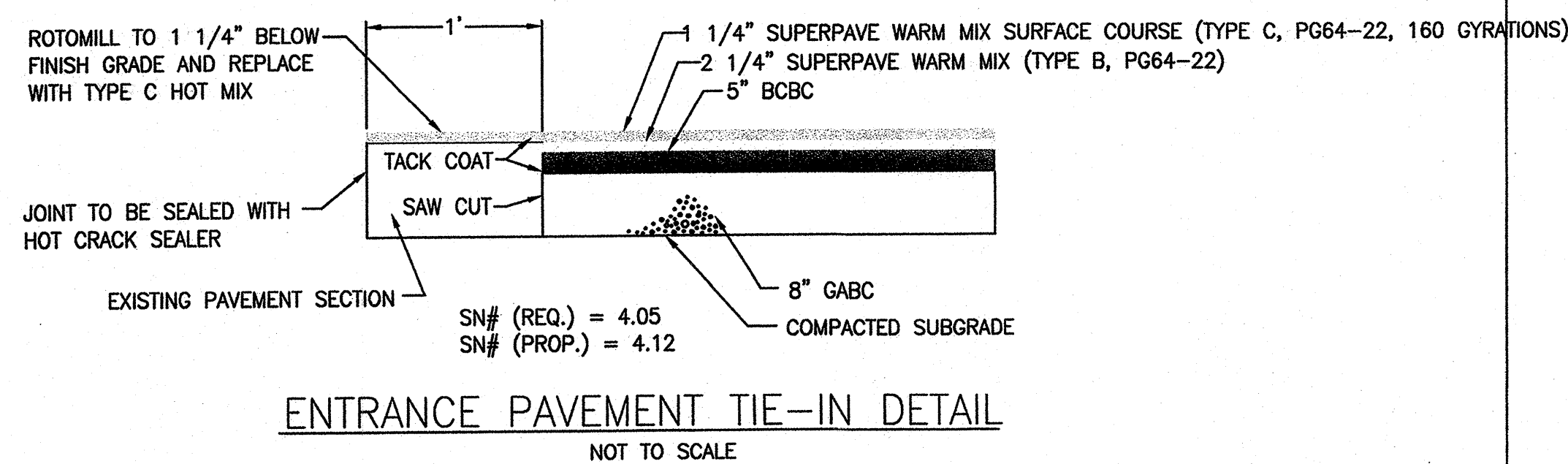
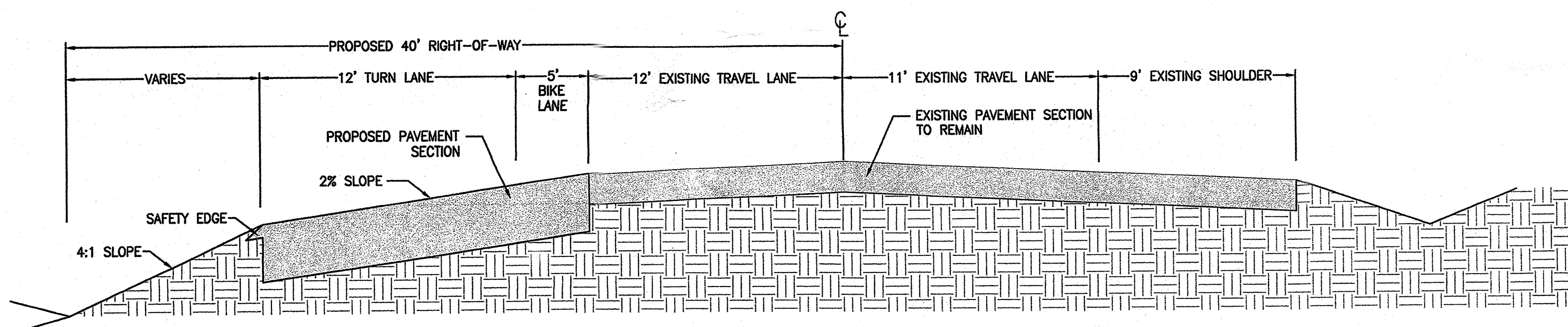


TRAFFIC GENERATION DATA:
 FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
 POSTED SPEED LIMIT - 50 MPH
 EXISTING ROAD ADT = 2,894 TRIPS (FROM 2010 DELDOT TRAFFIC SUMMARY)
 10 YEAR PROJECTED ADT = 1.20 X 2,894 TRIPS = 3,473 TRIPS
 10 YEAR PROJECTED ADT + SITE ADT = 3,847 TRIPS
 DIRECTIONAL SPLIT = 50% / 50%
 PEAK HOUR = 12.20% X 3,847 = 470 TRIPS
 2.76% TRUCKS & BUSES X 470 = 13

SITE TRIPS GENERATED:
 SOURCE: A 2006 DELDOT LETTER.
 ONE ENTRANCE - FULL MOVEMENT
 TOTAL ADT FOR SITE = 374 TRIPS
 DIRECTIONAL DISTRIBUTION:
 50% TO AND FROM THE EAST
 50% TO AND FROM THE WEST



1. THE ROAD WITHIN THE DEVELOPMENT SHALL BE PRIVATE AND MAINTAINED BY THE DEVELOPER.



APR 2008

NOTES

- SQUARE TUBES ARE TO BE FORMED FROM GALVANIZED SHEET STRUCTURAL (PHYSICAL QUALITY, ASTM A 446, GRADE A, COATING DESIGNATION C 90, REGULAR SPANGLER OR HOT ROLLED CARBON SHEET STEEL STRUCTURAL (PHYSICAL QUALITY, ASTM A 570, GRADE 55).
- NOMINAL OUTSIDE DIMENSION (INCHES):
 2 X 2 +.008
 2 1/2 X 2 1/2 +.010
 2 3/4 X 2 3/4 +.010
- ALL FOUR SIDES ARE TO HAVE EVENLY SPACED 3/4\"
- TOLERANCE ON HOLE SIZE IS +1/16\"
- STANDARD CORNER RADIUS SHALL BE 1/4\"
- THE FASTENERS TO BE SUPPLIED UNDER THIS SPECIFICATION SHALL BE 1/4\"
- THE CONTRACTOR SHALL PROVIDE AND INSTALL PVC (POLYVINYL CHLORIDE) S FLEX (6\"
- DEVELOPMENT SIGNS SHALL BE DISPLAYED ON TWO POSTS.
- DEVELOPMENT SIGNS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY OF THE HIGHWAY ON WHICH THE ENTRANCE(S) IS (ARE) LOCATED. THE SIGNS SHALL BE PLACED WITHIN 100 FEET OF THE CENTERLINE OF THE ENTRANCE(S).
- ALL SUBDIVISIONS SHALL BE REQUIRED TO HAVE ONE SPEED LIMIT 25 AND ONE WATCH CHILDREN SIGN. IN ADDITION TO THE STANDARD STOP SIGN AND STREET SIGN. THE SPEED LIMIT 25 SIGN MAY BE MOUNTED BELOW THE WATCH CHILDREN SIGN IF A 12\"
- FLAT PANEL SIGN MATERIALS: STOP SIGN FACES SHALL BE FABRICATED OF TYPE 'X' ENCLOSED LENS REFLECTIVE SHEETING. ALL OTHER SIGNS SHALL BE A MINIMUM TYPE 'X' ENCLOSED LENS HIGH INTENSITY REFLECTIVE SHEETING AND SHALL BE APPLIED TO SIGN GRADE ALUMINUM SHEET (MINIMUM THICKNESS +.0007\"
- THE CASPAR RODNEY DEVELOPMENT SIGN IS THE CURRENT STANDARD. FOR THE SPECIFICATIONS, SEE STANDARD NO. S-6.

BREAK-AWAY ASSEMBLY

DELAWARE
DEPARTMENT OF TRANSPORTATION

RECOMMENDED DATE
APPROVED DATE

SIGN POST SPECIFICATIONS
& GENERAL NOTES
STANDARD NO. S-1

APR 2008

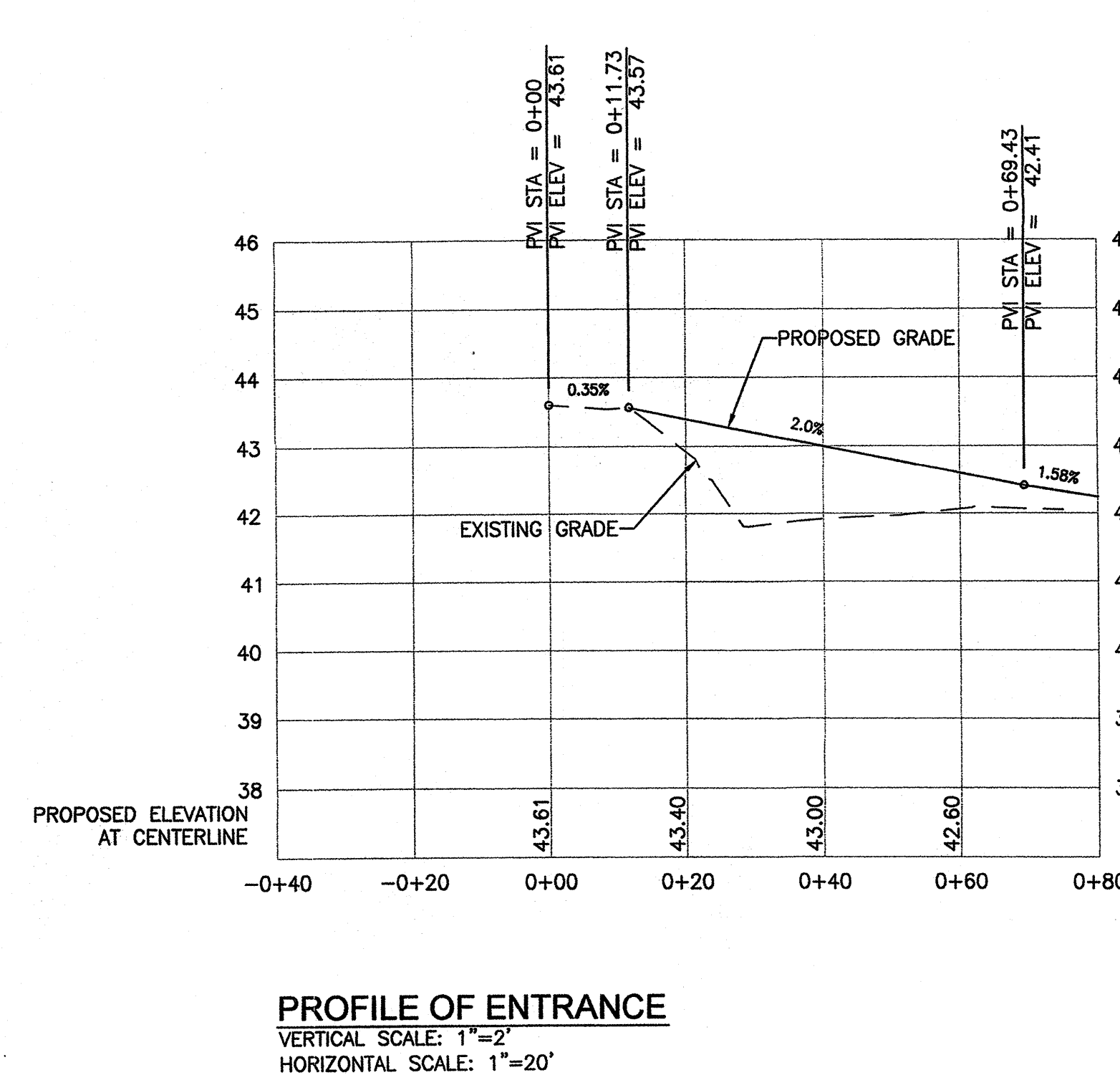
ROADSIDE SIGN (RURAL DISTRICT)

ROADSIDE SIGN (RURAL DISTRICT)

DELAWARE
DEPARTMENT OF TRANSPORTATION

RECOMMENDED DATE
APPROVED DATE

ROADSIDE SIGN PLACEMENT
STANDARD NO. S-2



PRINTS ISSUED FOR:
DRAWINGS STAGE

DATE	REVISIONS	NO.
8-27-12	REVISED PER DELDOT REVIEW	1

REVIEWED FOR GENERAL CONFORMANCE
SEP 17 2012
SUBMISSION NUMBER

GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY, BALTIMORE, SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-5780
 www.gmbnet.com

ROUTE #20 BORROW PIT
SUSSEX COUNTY, DELAWARE

95.12

DETAILS

SCALE : NONE
 DESIGN BY : DLB
 DRAWN BY : DLB
 CHECKED BY :
 GMB FILE : 110113
 DATE : 8-13-11

SHEET NO.
DE9

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

NICOLE MAJESKI
SECRETARY

May 4, 2021

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 **Horsey Family, LLC** proposed land use application, which we received on April 30, 2021. This application is for an approximately 269.37-acre assemblage of parcels (Tax Parcels: 231-21.00-13.00, 21.00 and 22.00). Tax Parcel 231-21.00-22.00 is located on the north side of Hardscrabble Road (Sussex Road 20) and the east side of Asbury Road (State Route 446) with Tax Parcel 231-21.00-22.00 while tax parcel 231-21.00-13.00 is located across from both parcels on the west side of Asbury Road. The subject lands are currently zoned AR-1 (Agriculture Residential) and the applicant seeks a conditional use approval for a borrow pit expansion.

Per the 2019 Delaware Vehicle Volume Summary, the annual average daily traffic volume along Hardscrabble Road (State Route 20) from Bryans Store Road to County Seat Highway, is 6,183 vehicles per day. The annual average daily traffic volume along Asbury Road (State Route 446) from County Seat Highway to Old Furnace Road (State Route 565), is 541 vehicles per day.

Based on our review, we estimate that the above land use will generate fewer than 50 vehicle trips per day. This number of trips is below DelDOT's minimum warrants for determining that a Traffic Impact Study (TIS) should be required for a particular development. DelDOT's regulations specify the minimum TIS warrants as 50 vehicle trips in any hour and/or 500 vehicle trips per day. Because the proposed land use would generate fewer than 50 vehicle trips per day, we consider the development's traffic impact to be **diminutive** 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 diminutive with regard to warranting a TIS does not mean that it is diminutive in other respects. We recommend that the applicant not be required to perform a TIS for the subject application.



Mr. Jamie Whitehouse

Page 2 of 2

May 4, 2021

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.

Please contact Ms. Annamaria Furmato, at (302) 760-2710, if you have questions concerning this correspondence.

Sincerely,



T. William Brockenbrough, Jr.
County Coordinator
Development Coordination

TWB:afm

Enclosure

cc: Horsey Family, LLC, Applicant
Russell Warrington, Sussex County Planning & Zoning
David L. Edgell, Coordinator, Cabinet Committee on State Planning Issues
Todd Sammons, Assistant Director, Development Coordination
Scott Rust, South District Public Works Manager, Maintenance & Operations
Steve McCabe, 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
Annamaria Furmato, Project Engineer, Development Coordination

Every American Born Will Need...
2.96 MILLION POUNDS
of minerals, metals, and fuels in their lifetime

2,069 lbs.
BAUXITE (ALUMINUM)

52,757 lbs.
CEMENT

11,379 lbs.
CLAYS

223,973 lbs.
COAL

828 lbs.
COPPER

1.51 Troy oz.
GOLD

17,068 lbs.
IRON ORE

776 lbs.
LEAD

7.67 million cu. ft.
NATURAL GAS

65,170 gallons
PETROLEUM

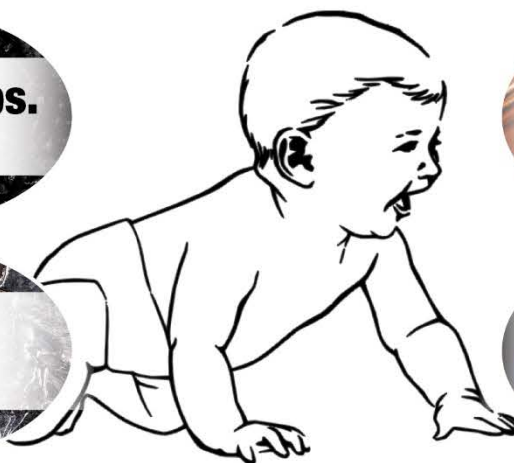
13,448 lbs.
PHOSPHATE ROCK

27,413 lbs.
SALT

1.32M lbs.
STONE, SAND
& GRAVEL

445 lbs.
ZINC

+54,137 lbs.
OTHER MINERALS/
METALS



EVERY YEAR:

38,272 pounds of new minerals must be provided for every person in the United States to make the things we use daily

10,188 lbs.

Stone is used to make roads, buildings, bridges, landscaping and other construction uses, and for numerous chemical uses.

6,912 lbs.

Sand and Gravel are used to make concrete, asphalt, roads, blocks and bricks.

682 lbs.

Cement is used to make roads, sidewalks, bridges, buildings, schools and houses.

221 lbs.

Iron Ore is used to make steel for buildings, cars, trucks, planes, trains, and for other construction and containers.

355 lbs.

Salt is used in various chemicals, for highway deicing, and in food and agriculture.

174 lbs.

Phosphate Rock is used to make fertilizers to grow food and in animal feed supplements.

147 lbs.

Clays are used to make floor and wall tile, dinnerware, kitty litter, bricks, cement and paper.

27 lbs.

Aluminum (from bauxite) is used to make buildings, beverage containers, autos and airplanes.

11 lbs.

Copper is used in buildings, electrical and electronic parts, plumbing and in transportation.

10 lbs.

Lead—75% is used for transportation, and it is used in batteries, electrical equipment and in communications.

6 lbs.

Zinc is used to make metals rust-resistant, to make various metals and alloys, paints, rubber, and in skin creams, health care and nutritional supplements.

27 lbs.

Soda Ash is used in all kinds of glass, powdered detergents, medicines, as a food additive, and for water treatment.

3 lbs.

Manganese is used to make almost all steel for construction, and in machinery and transportation.

547 lbs.

Other Nonmetals are used in glass, chemicals, soaps, paper, computers, cell phones, and more.

20 lbs.

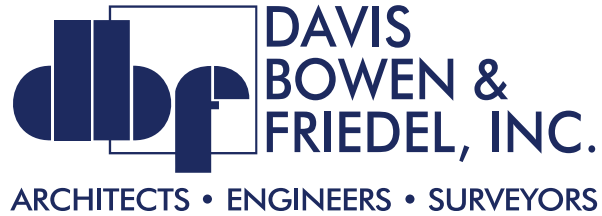
Other Metals are used in electronics, TV and video equipment, recreation equipment, and more.

Including These Energy Fuels

- 843 gallons of Petroleum
- 2,897 lbs. of Coal
- 99,204 cu. ft. of Natural Gas
- 0.15 lb. of Uranium

To generate the energy each person uses in one year—





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