

ROBERT C. WHEATLEY, CHAIRMAN  
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R. KELLER HOPKINS  
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HOLLY WINGATE



2 THE CIRCLE | PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 T  
(302) 854-5079 F  
sussexcountyde.gov

# Sussex County Planning & Zoning Commission

## TELECONFERENCE MEETING\*\*

### AGENDA

May 14, 2020

5:30 P.M.

**PLEASE NOTE – AS PERMITTED BY GUBERNATORIAL AUTHORITY, IN ORDER TO LIMIT THE RISK OF POTENTIAL COVID-19 EXPOSURE, THE PUBLIC SHALL BE DENIED ENTRY TO THE PLANNING & ZONING COMMISSION MEETING. THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN THE COMMISSION MEETING ELECTRONICALLY. FURTHER INSTRUCTIONS ARE LISTED AT THE BOTTOM OF THIS AGENDA.**

### Call to Order

### Approval of Agenda

Approval of Minutes – April 9, 2020 and April 16, 2020

### Old Business

None

### Public Hearings

#### C/U 2224 – Pamela Price

HW

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for a real estate office to be located on a certain parcel of land lying and being in Little Creek Hundred, Sussex County, containing 1.75 acres, more or less. The property is lying on the west side of Sussex Highway (Rt. 13) approximately 0.25 miles north of the intersection of Whitesville Road and Sussex Highway (Rt. 13). 911 Address: 34590 Sussex Highway, Laurel. Tax Parcel: 332-7.00-22.00

#### C/U 2198 – Jeffrey Myer

KH

An Ordinance to grant a Conditional Use of land in an AR-1 Agricultural Residential District for indoor and outdoor retail sales to be located on a certain parcel of land lying and being in Nanticoke Hundred, Sussex County, containing 0.8474 acres, more or less. The property is lying on the northwest corner of Seashore Highway and Oak Road. 911 Address: 10595 and 10609 Seashore Highway, Bridgeville. Tax Parcel: 430-22.00-10.01



**C/Z 1904 – Dry Acres, LLC (Jill Cicierski)** KS  
**An Ordinance to amend the Comprehensive Zoning Map of Sussex County from an AR-1 Agricultural Residential District to a C-2 Medium Commercial District for a certain parcel of land lying and being in Broadkill Hundred, Sussex County, containing 10.88 acres, more or less.** The property is lying on the southwest corner of the intersection of Lewes Georgetown Highway (Route 9) and Fisher Road (S.C.R. 262). 911 Address: N/A. Tax Parcel: 235-30.00-51.00

**Other Business**

**Lands of Timmons (2019-10)** HW  
Final Subdivision Plan

**Workman’s Crossing (2019-25)** HW  
Final Subdivision Plan

**Lands of Harbour Homes (2019-27)** KS  
Final Subdivision Plan

**Meadow Ridge Estates (2006-28)** BM  
Revised Final Subdivision Plan

**Grande at Canal Pointe MR-RPC (CZ 1538)** BM  
Revised Landscaping Plan

**Compass Point Subdivision (2017-10)** KS  
Preliminary Amenities Plan

**S-20-16 Beachfire Brewing Co.** BM  
Preliminary Site Plan

**Lands of Landon and Bowden** KS  
Minor Subdivision off an existing 50’ easement

**In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on May 7, 2020 at 5:45 p.m., and at least seven (7) days in advance of the meeting.**

**This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.**

**Agenda items listed may be considered out of sequence.**

-MEETING INSTRUCTIONS-

\*\* The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The meeting will be conducted using teleconference technology.

To join the meeting via phone, please dial:

Conference Number: 800-988-0494

Passcode: 1695792

Members of the public joining the meeting via phone will be provided an opportunity to make comments for those items listed under public hearings on this agenda.

The County will stream this meeting using the same technology it uses for its Chamber Broadcast that can be viewed at <https://sussexcountyde.gov/council-chamber-broadcast>. This stream will broadcast the meeting materials and audio only, the public will not be able to comment or speak using this broadcast. This stream will experience a 30-second delay.

The Planning & Zoning Commission meeting materials, including the “packet”, are electronically accessible on the County’s website at: <https://sussexcountyde.gov/>

PLEASE NOTE - Other than verbal comments, the Planning & Zoning Commission will not be able to accept the submission of any written comments, documents, materials or photographs during the teleconference meeting. These must be submitted to the office of Planning & Zoning no later than 4:30 p.m on Tuesday, May 12, 2020

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<sup>1</sup> These restrictions are being implemented to limit the exposure and risk related to “COVID-19” for County personnel and members of the public who seek to attend the Planning & Zoning Commission Meeting. These decisions are being made under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

See: <https://governor.delaware.gov/proclamation-173292-03132020/>.

**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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302-854-5079 F  
JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date May 14, 2020.

Application: (CU 2224) Pamela Price

Applicant: Pamela Price  
38613 Benro Drive, Unit 5  
Delmar, DE 19940

Owner: Pamela Price/Taylor Carney LLC  
38613 Benro Drive, Unit 5  
Delmar, DE 19940

Site Location: Located on the east side of Sussex Highway (Route 13) at 34590  
Sussex Highway, Laurel, DE 19956.

Current Use: Residential

Proposed Use: Real Estate Office

Comprehensive Land  
Use Plan Reference: Low Density Areas

Councilmatic  
District: Mr. Rieley

School District: Delmar School District

Fire District: Delmar Fire District

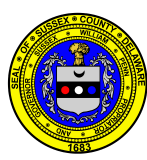
Sewer: Sussex County

Water: Private, On-site

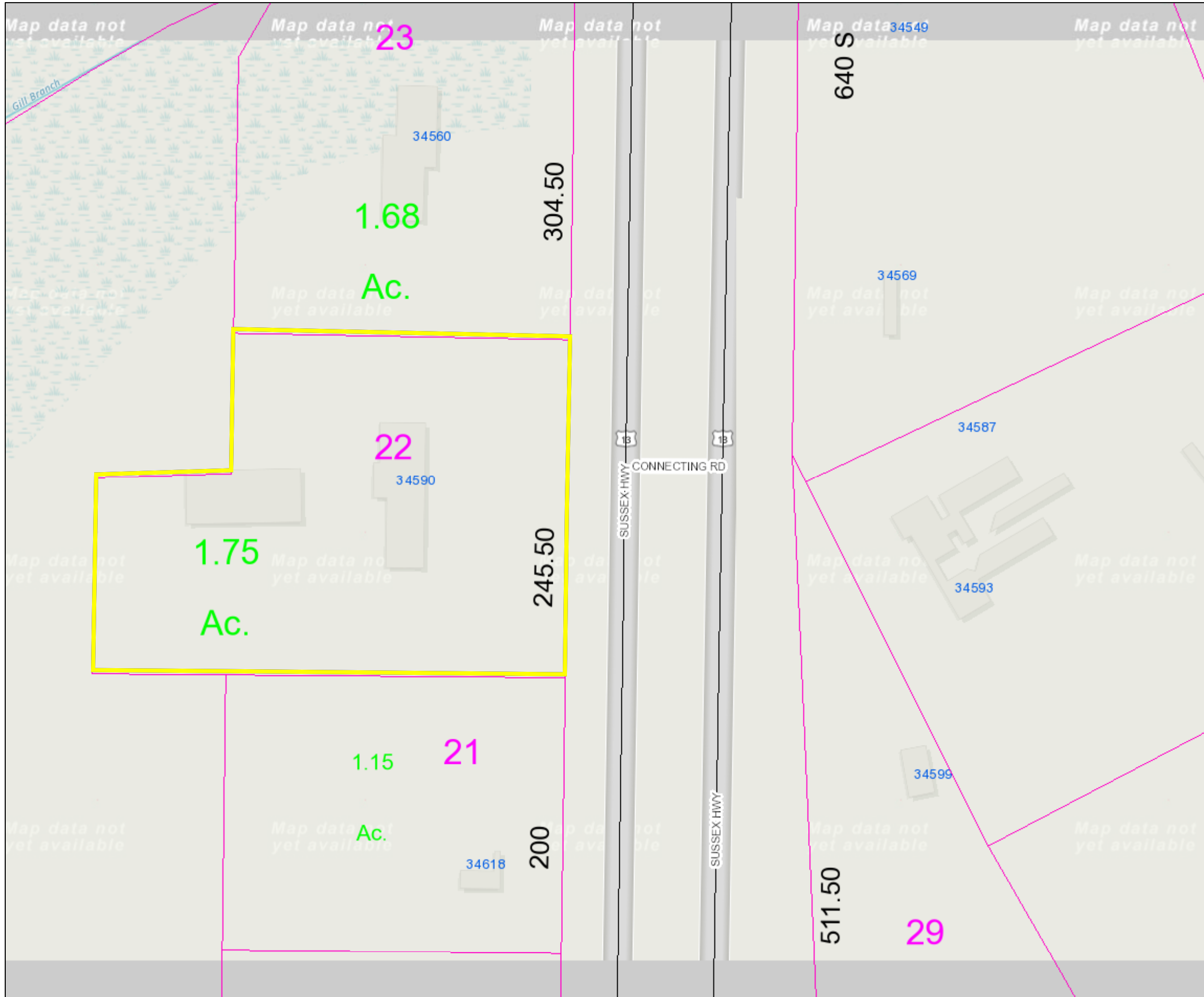
Site Area: 1.75 acres +/-

Tax Map ID.: 332-7.00-22.00





# Sussex County

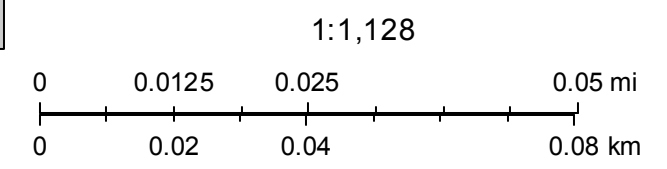


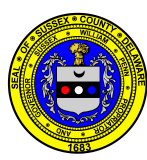
<b>PIN:</b>	332-7.00-22.00
<b>Owner Name</b>	TAYLOR CARNEY LLC
<b>Book</b>	5190
<b>Mailing Address</b>	38613 BENRO DR UNIT 5
<b>City</b>	DELMAR
<b>State</b>	DE
<b>Description</b>	W/RT 13
<b>Description 2</b>	N/A
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer

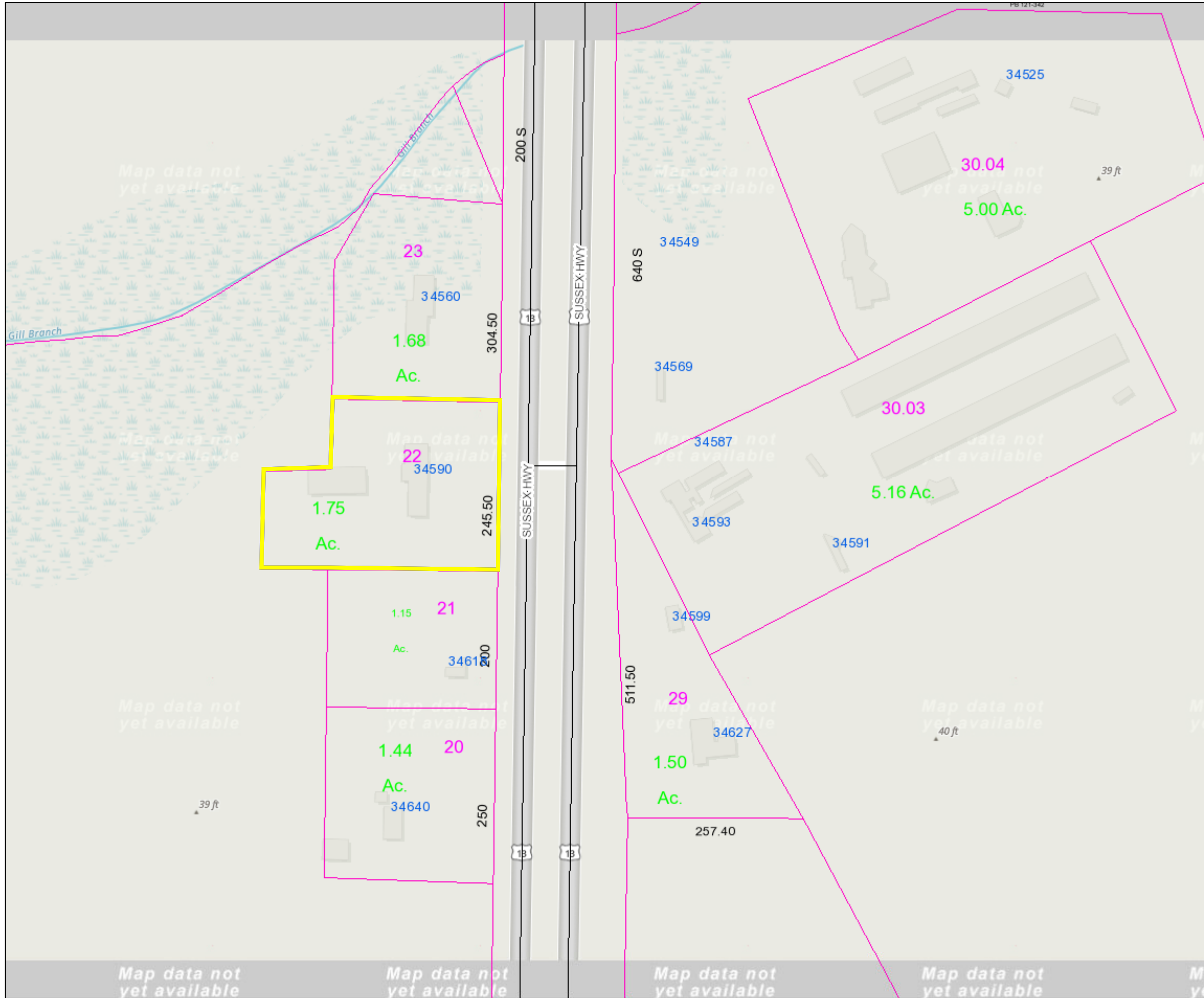
Override 1
- polygonLayer

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





# Sussex County

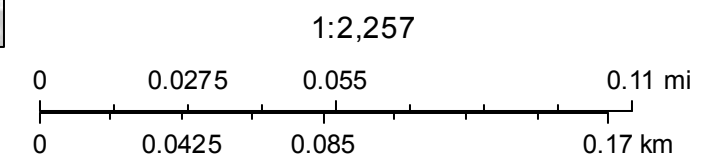


<b>PIN:</b>	332-7.00-22.00
<b>Owner Name</b>	TAYLOR CARNEY LLC
<b>Book</b>	5190
<b>Mailing Address</b>	38613 BENRO DR UNIT 5
<b>City</b>	DELMAR
<b>State</b>	DE
<b>Description</b>	W/RT 13
<b>Description 2</b>	N/A
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer

  - Override 1
- polygonLayer

  - Override 1
  - Tax Parcels
  - 911 Address
  - Streets



Mailing List Exhibit Map  
Planning and Zoning Commission  
CU 2224 Pamela Price  
332-7.00-22.00  
Pamela Price/Taylor Carney LLC  
38613 Benro Drive, Unit 5  
Delmar, DE 19940

On the east side of Sussex Highway (Route 13) at 34590 Sussex Highway, Laurel, DE 19956.



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government, DelDOT Planning, Surdex Corp, 2017

JAMIE WHITEHOUSE, AICP, MRTPI  
DIRECTOR OF PLANNING & ZONING  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**

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## Memorandum

To: Sussex County Planning Commission Members  
From: Jamie Whitehouse, AICP, MRTPI Planning & Zoning Director  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: May 8, 2020  
RE: Staff Analysis for CU 2224 Pamela Price

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CU 2224 Pamela Price to be reviewed during the May 14, 2020 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 parcel 332-7.00-22.00 to allow for a real estate office to be located at 34590 Sussex Hwy. The size of the property is 1.75 ac. +/-.

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

The surrounding parcels to the north, east, south, and west are all designated on the Future Land Use Map as "Low Density Area". The properties to the south have the land use designation of "Commercial Area" and "Existing Development Area". The Low-Density Area land use designation recognizes agricultural activities and homes. Business development should be largely confined to business addressing the needs of these two uses. Commercial uses in these residential areas should be limited in their location, size and hours of operation. More intense commercial uses should be avoided in these areas.

The property is zoned AR-1 (Agricultural Residential Zoning District). The adjoining and surrounding properties to the north, south, east and west are all zoned AR-1 (Agricultural Residential Zoning District). Since 2011, there have been no applications for Conditional Uses in the area.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use for a real estate office could be considered consistent with the land use, area zoning and uses.



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



File #: CU # 2224  
202001333

**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

34590 Sussex Hwy Laurel, DE 19956

Type of Conditional Use Requested:

Professional Office / Small Real Estate Office

Tax Map #: 322-07.00-22.00 Size of Parcel(s): 1.75

Current Zoning: AR-1 Proposed Zoning: AR-1 Size of Building: 2800 sqft

Land Use Classification: RS

Water Provider: Well Sewer Provider: Septic

**Applicant Information**

Applicant Name: Pamela Price  
Applicant Address: 38613 Benro Dr. Unit 5  
City: Delmar State: De Zip Code: 19940  
Phone #: 302-249-2546 E-mail: pamprice@remax.net

**Owner Information**

Owner Name: Pamela Price / Taylor Carney LLC  
Owner Address: 38613 Benro Dr Unit 5  
City: Delmar State: De Zip Code: 19940  
Phone #: 3022492546 E-mail: pamprice@remax.net

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Haller and Hudson  
Agent/Attorney/Engineer Address: 101 S. Bedford St.  
City: Georgetown State: De Zip Code: 19947  
Phone #: 3028564525 E-mail: Stephanie@hallerandhudson.com



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

\_\_\_ Completed Application

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

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

\_\_\_ Provide Fee \$500.00

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

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

\_\_\_ DeIDOT Service Level Evaluation Request Response

\_\_\_ PLUS Response Letter (if required)

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

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

## Signature of Applicant/Agent/Attorney

\_\_\_\_\_

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

## Signature of Owner

Janella Spruce  
\_\_\_\_\_

Date: 2/4/2020

### For office use only:

Date Submitted: 2/5/2020  
Staff accepting application: LD  
Location of property: \_\_\_\_\_

Fee: \$500.00 Check #: PC  
Application & Case #: 202001333

Subdivision: \_\_\_\_\_  
Date of PC Hearing: 3/26/2020 Recommendation of PC Commission: \_\_\_\_\_  
Date of CC Hearing: 5/12/2020 Decision of CC: \_\_\_\_\_



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

JENNIFER COHAN  
SECRETARY

February 11, 2020

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

Dear Mr. Jamie:

The Department has completed its review of a Service Level Evaluation Request for the **Pamela Price** conditional use application, which we received on January 13, 2020. This application is for an approximately 1.75-acre parcel (Tax Parcel: 332-7.00-22.00). The subject land is located on the west side of US Route 13, approximately 1,250 feet northwest of the intersection of US Route 13 and Whitesville Road / Dorothy Road (Sussex Road 64), southeast of Laurel. The subject land is currently zoned as AR-1 (Agricultural Residential), and the applicant is seeking a conditional use approval to utilize the existing residential facility as five-employee real estate office.

Per the 2018 Delaware Vehicle Volume Summary, the annual average daily traffic volume along the segment of US Route 13 where the subject land is located, which is from Whitesville Road / Dorothy Road to Delaware Route 24, is 22,602 vehicles per day.

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

The subject property is adjacent to US Route 13, thereby is subject to the Department's Corridor Capacity Preservation Program. The main goal of the Program is to maintain the capacity of the existing highway by minimizing the number of direct driveway access points on the arterial highway. The Program was established in accordance with the provisions of Title 17, Section 145 of the Delaware Code. According to the Office of State Planning, *Strategies for State Policies and Spending document*, the property is located within a Level 4 Investment Area. In this Investment Area, State policies encourage the preservation of a rural lifestyle and discourage new development. According to Program policy, no new or expanded



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

direct access to the corridor will be permitted in a Level 4 Investment Area. Therefore, the property owner can retain direct access to the corridor for a development that produces a similar vehicular trip generation as compared to the site's current use; under 100 vehicle trips per day according to the 10<sup>th</sup> Edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual. The U-shape driveway will be subject to review by the Subdivision and District Offices and may require some modification. The Corridor Capacity Preservation Program policy can be viewed on Department's website at [www.deldot.gov](http://www.deldot.gov).

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

Please contact Mr. Claudy Joinville, at (302) 760-2124, if you have questions concerning this correspondence or Mr. Thomas Felice, at (302) 760-2338, if you have questions concerning the Corridor Capacity Preservation Program.

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

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

December 18, 2019

To whom it may concern:

In regards to the property we currently own located at 34590 Sussex Highway, Laurel, DE 19956, the new buyers for the property are applying for Conditional Use to be able to occupy the property as a professional building/real estate office. We welcome this use of the property and are willing to provide any necessary documentation you may need.

Please do not hesitate to contact us with any questions or concerns at 443-359-0100.

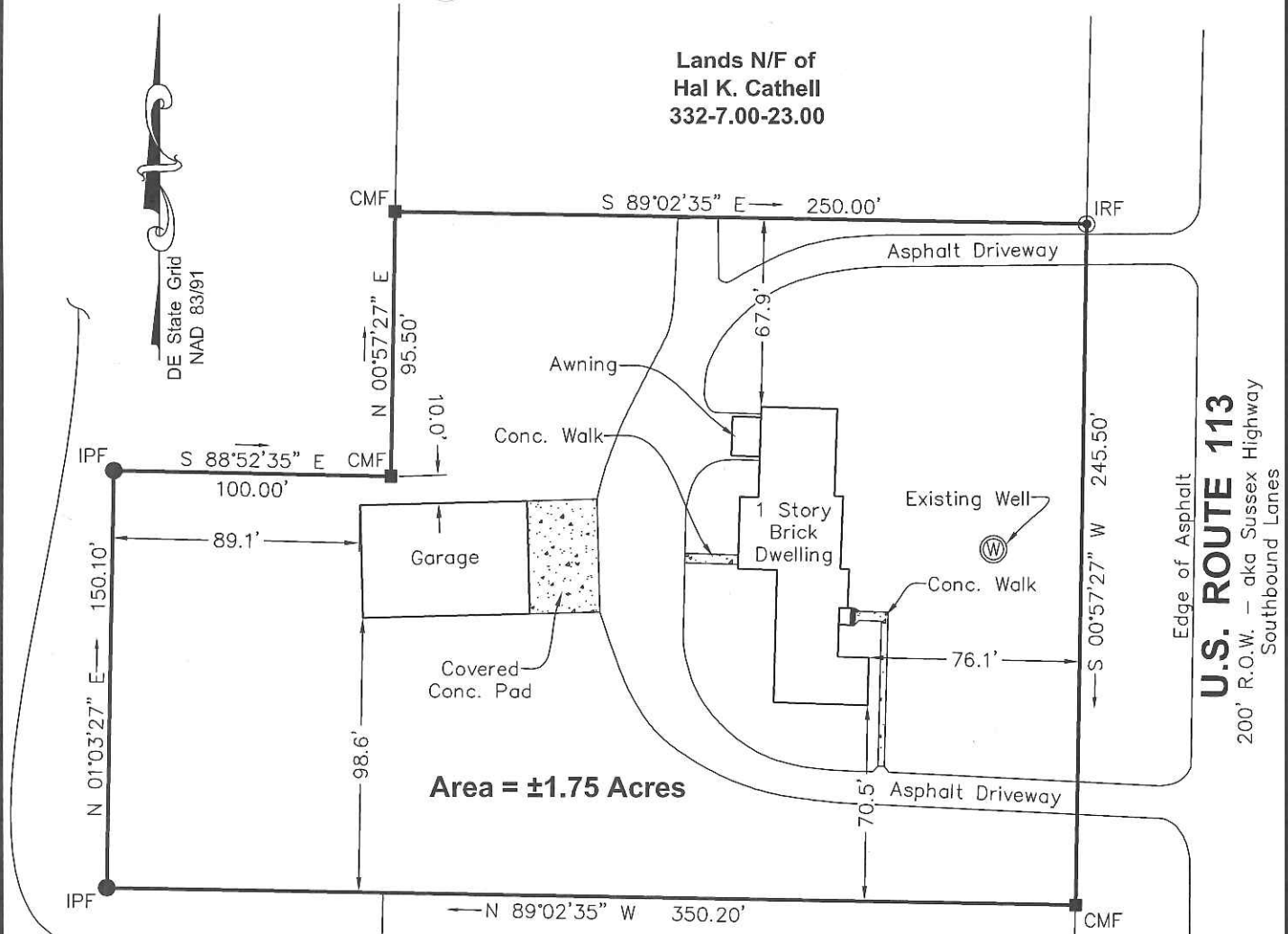
Sincerely,

Hal & Lisa Cathell

A handwritten signature in black ink, appearing to read "Hal Cathell", with a large, sweeping flourish extending to the right.

Lands N/F of  
Hal K. Cathell  
332-7.00-23.00

DE State Grid  
NAD 83/91



Area = ±1.75 Acres

Lands N/F of  
Levin N. Dickerson, Trustee  
Deed Ref.: 3594/80  
332-7.00-19.00

Lands N/F of  
House of Solid Rock Tabernacle  
332-7.00-21.00

U.S. ROUTE 113  
200' R.O.W. — aka Sussex Highway  
Southbound Lanes

OTHER THAN SHOWN, THIS PLAT  
DOES NOT VERIFY THE EXISTENCE OR  
NON-EXISTENCE OF RIGHTS OF WAY  
OR EASEMENTS ON THIS PROPERTY.

NO TITLE SEARCH WAS REQUESTED  
OR PERFORMED.

LEGEND

- CMF Concrete Monument Found
- IPF Iron Pipe Found
- ⊙ IRF Iron Rod Found



Douglas P. Williams, Professional Land Surveyor  
Land Surveying • Land Planning • GPS/GIS  
9072 Canter Lane  
Hebron, MD 21830  
410-726-1831

BOUNDARY SURVEY PLAN  
WITH IMPROVEMENTS LOCATION

34590 SUSSEX HIGHWAY  
TOWN OF LAUREL

SUSSEX COUNTY, DELAWARE

SCALE 1" = 60'	DATE 01/09/2020	TAX MAP 332-7.00	NOTES 1. Deed Ref.: 4018/198 2. Plat Ref.: N/A 3. Owner of Record: Cathell Family, LLC 3510 Yacht Club Rd. Eden, MD 21822
JOB NO. 20001	DRAWN BY MPB	PARCEL 22.00	

March 15, 2020

Received 3/17/20

Michael H. Vincent, Council President  
Samuel R. Wilson Jr.  
Irwin G. Burton III  
George B. Cole, Council Vice President  
Robert B. Arlett  
Sussex County Council  
2 The Circle, P.O. Box 589  
Georgetown, DE 19947

RECEIVED

MAR 18 2020

SUSSEX COUNTY  
PLANNING & ZONING

Dear Council Members:

We are the partners of HKLS, LLC, located on the Southwest corner of Plantations Rd and Cedar Grove/Postal Lane intersection. We are writing in support of the Change of Zone Density application number C/Z 1907 & C/U 2209, made by Matthew C. Here for parcel #334-6.00-686.00, because we believe the zoning change would allow for needed affordable housing to be built and benefit local residents.

We respectfully submit our support for approval of this rezoning application.

Sincerely,



Kenneth K. Martin  
On behalf of HKLS partners, LLC



Sherri S. Martin

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Fisher Road. By this regulation, the dedication is to provide a minimum of 50 feet from the physical centerline of US Route 9 and 30 feet of right-of-way from the physical centerline of Fisher Road. The following right-of-way dedication note is required, **"An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**

Additional right-of-way along both roadways was dedicated to DelDOT back in 2012. An additional dedication along US Route 9 is anticipated as part of the planning of the property.

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**

Understood

- Section 3.5.4.2 of the Manual addresses requirements for shared-use paths and sidewalks. Referring to Section 3.5.4.2.A of the Manual, DelDOT may require developments in Level 3 and 4 Areas to install a sidewalk or Shared Use Path along their frontage. DelDOT anticipates requiring a Shared Use Path along US Route 9 and Fisher Road.

Understood

- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan.

Understood

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether turning lanes are warranted at the site entrance, if a new entrance is proposed and how long the lanes should be at the existing entrances. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>. Because of the proximity of the Route 9 entrance to the Fisher Road intersection and the limited space available to accommodate westbound left turns into the site, DelDOT anticipates requiring that that movement be served by the Fisher Road entrance.

Will Comply



and services that are part of the community in scale. Additionally, the nearest residential development (Shoreview Woods Development) which is across the road as well as the Coolspring Developments further east on Fisher Road will benefit in that the subject property is not adjacent to their development but close enough to serve the residences with future services without them having to travel farther distances];

- c. Engage in planning that considers the efficient location of public services and infrastructure while establishing future public sewer service areas that will help preserve open space by promoting orderly growth rather than unplanned sprawl – [this property is located along US Route 9 with access to both Artesian water and sanitary sewer as well as access to a major roadway systems that’s east and west to Lewes and Georgetown. This property in this location with a commercial zoning, will prohibit any unplanned sprawl that the Comprehensive Plan is discouraging];
- d. Coordinate with DelDOT on road improvements and other transportation projects – [the property owners have already worked with DelDOT in the dedication of additional right-of-way along US RT 9 and Fisher Road that was part of the intersection improvements that was constructed back in 2018. The Developers will work with DelDOT to allow for a shared cross access easement within the property that will promote interconnection to adjacent properties. Although a TIS was not required as a part of this application, the Developers will have to provide future Transportation Improvements to the adjacent roadways during the future planning of the commercial development. In addition, future connection to the rails to trails pedestrian path along the existing railroad tracks along the rear of the property will be coordinated with DelDOT. DART Bus Shelter will be required for this project. Since US 9 is a principal arterial and an important freight corridor, setbacks will be increased to allow for future capacity in the form of additional right-of-way dedication; permanent easements and additional stormwater management setbacks. Intersections and commercial entrances will be consolidated to reduce access

**PLANNING & ZONING COMMISSION**

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302-855-7878 T  
302-854-5079 F  
JAMIE WHITEHOUSE, AICP  
DIRECTOR

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date May 14, 2020

Application: CU 2198 Jeffrey Myer

Applicant/Owner: Jeffrey N. Douglas Myer  
10573 Seashore Hwy  
Bridgeville, DE 19933

Site Location: 10595 & 10609 Seashore Hwy. Northwest corner of Seashore Hwy and Oak Rd.

Current Zoning: AR-1

Proposed Use: Indoor and Outdoor Retail Sales

Comprehensive Land Use Plan Reference: Low Density Area

Councilmatic District: Mr. Vincent

School District: Woodbridge School District

Fire District: Bridgeville Fire District

Sewer: Private, On-Site

Water: Private, On-Site

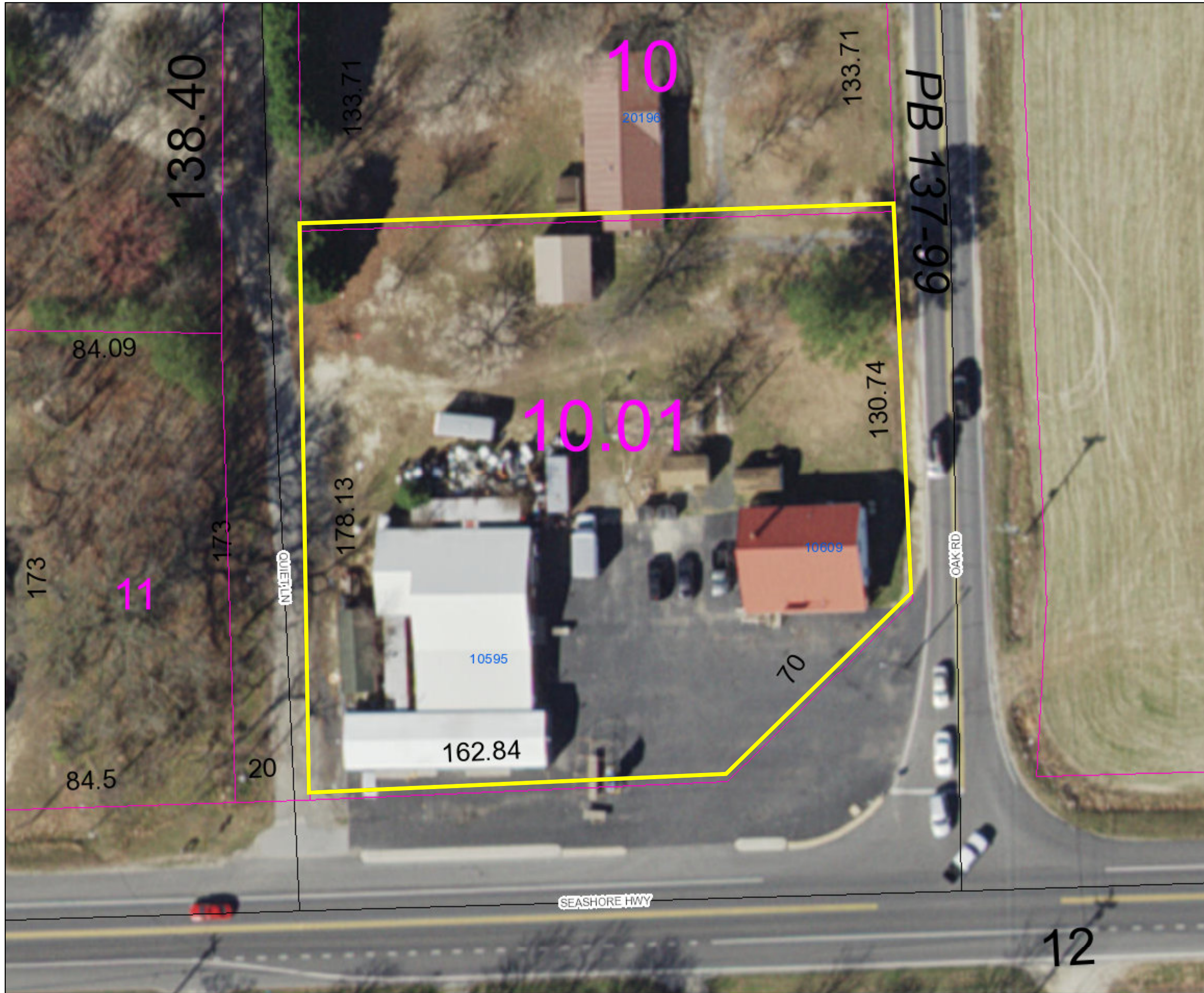
Site Area: 0.8474 ac. +/-

Tax Map ID.: 430-22.00-10.01



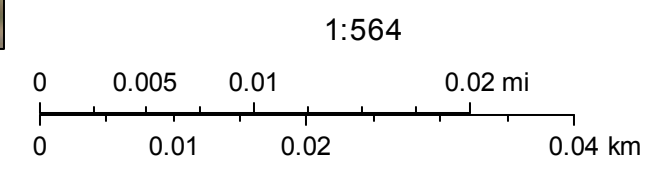


# Sussex County



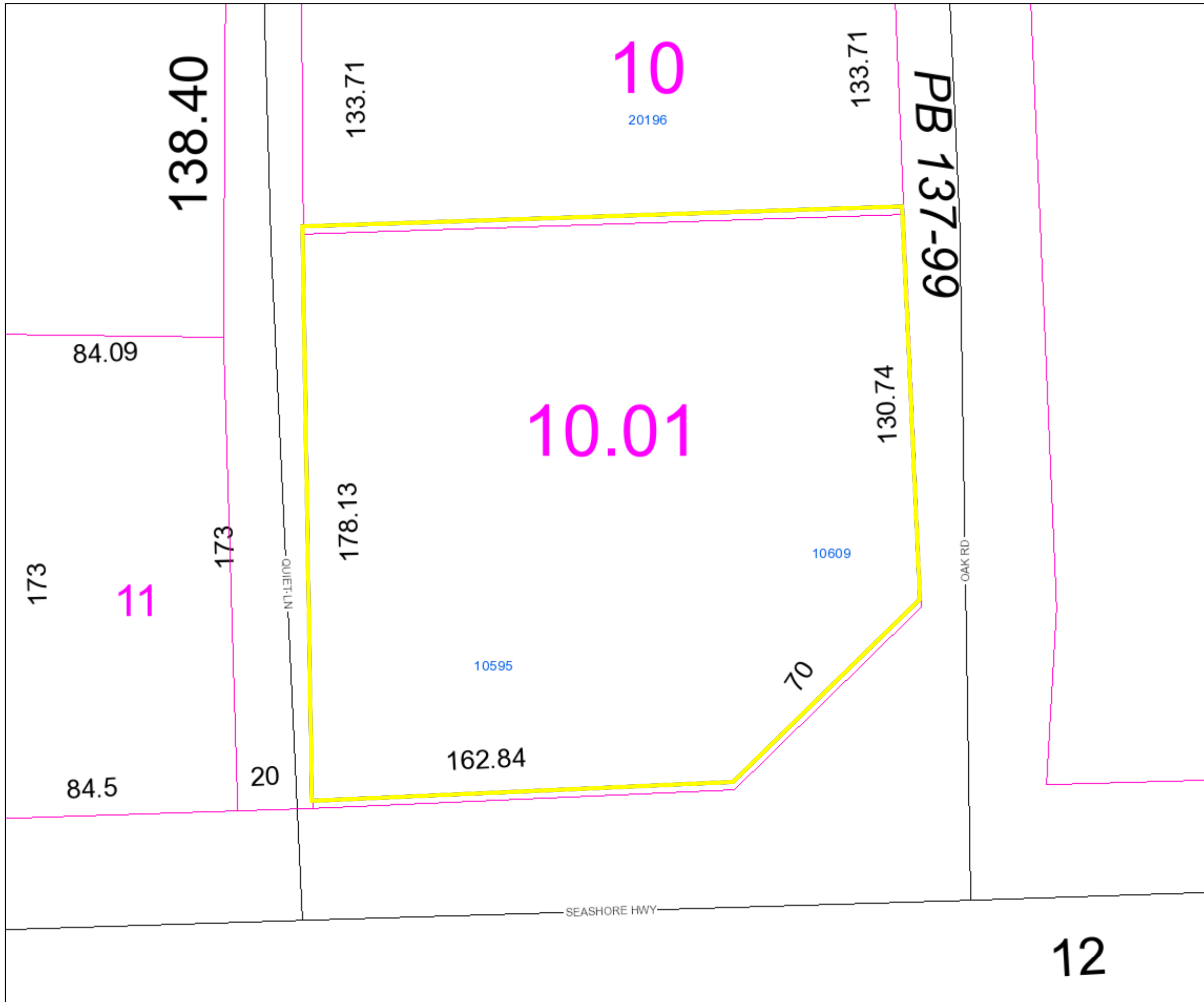
<b>PIN:</b>	430-22.00-10.01
<b>Owner Name</b>	MYER JEFFREY ALAN & DOUGLAS
<b>Book</b>	3745
<b>Mailing Address</b>	10573 SEASHORE HWY
<b>City</b>	BRIDGEVILLE
<b>State</b>	DE
<b>Description</b>	CRN/RT 18 RD 594
<b>Description 2</b>	LOT 1
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- 911 Address
- Streets
- County Boundaries
- Extent of Right-of-Way
- Ag Preservation Districts**
- Agricultural Easement
- Agricultural District
- Agricultural Expansion
- Municipal Boundaries



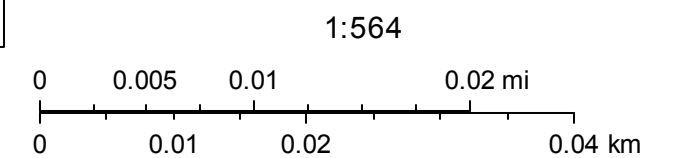


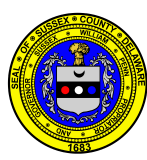
# Sussex County



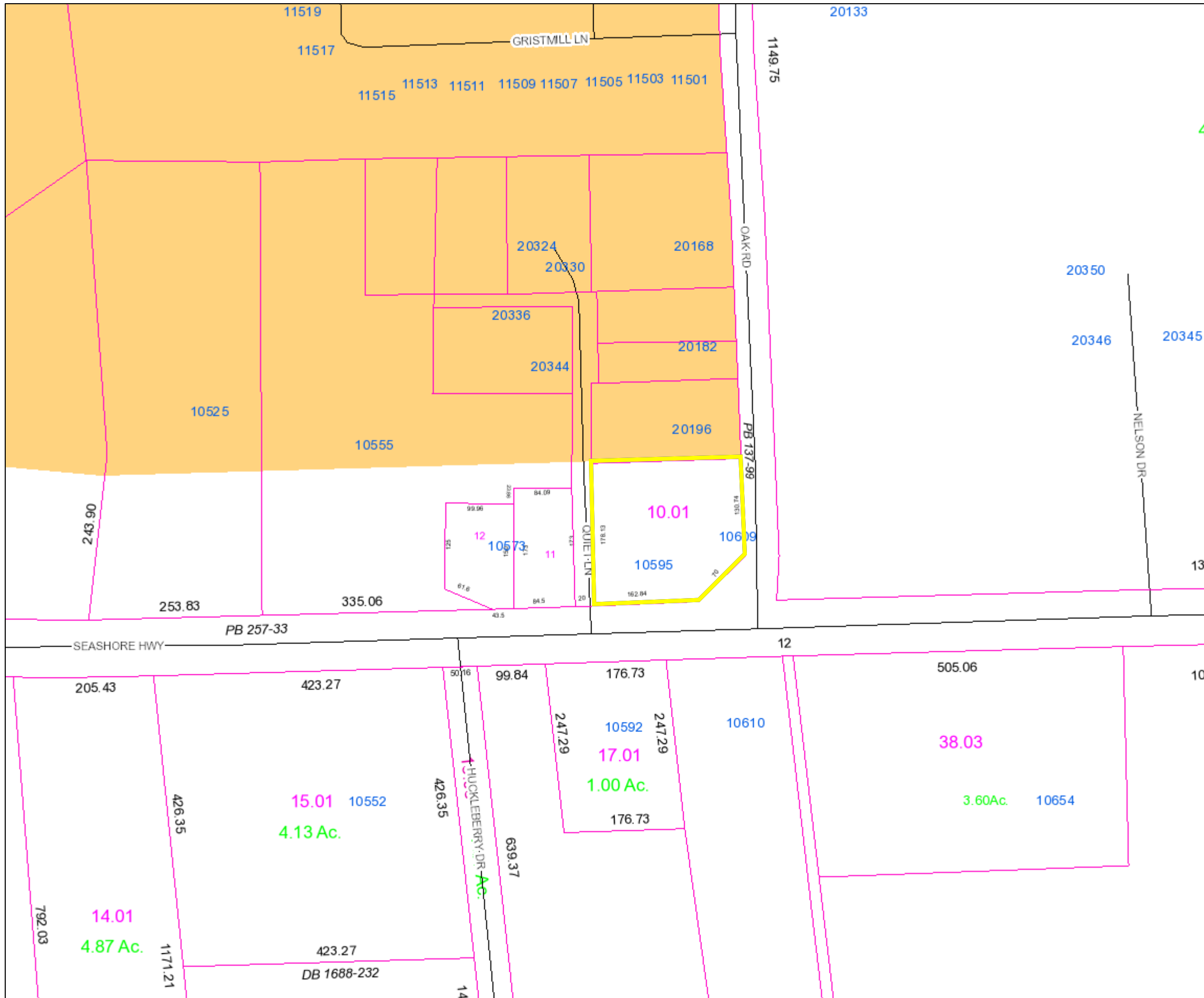
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- Ag Preservation Districts**
  - Agricultural Easement
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  - Municipal Boundaries





# Sussex County



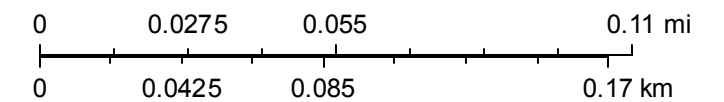
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<b>Land Code</b>	

- polygonLayer**

Override 1
- polygonLayer**

Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Jennifer Norwood, Planner I  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: May 8, 2020  
RE: Staff Analysis for CU 2198 Jeffrey Myer

---

This memo is to provide background and analysis for the Planning Commission to consider as part of application CU 2198 Jeffrey Myer to be reviewed during the May 14, 2020 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.

Please note that this Application was added to the Commission's agenda for November 21, 2019, but has since been re-noticed for May 14, 2020 as the Applicant was unable to attend.

The request is for a Conditional Use for parcel 430-22.00-10.01 to allow for indoor and outdoor retail sales to be located at 10595 & 10609 Seashore Hwy. The application seeks to regularize the existing use that has operated for many years in this location. The size of the property to be used as the Conditional Use is 0.8474 ac. +/-.

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 indicates that the property has the land use designation of Low Density.

The surrounding land use to the north and west is Existing Development Area. The land use to the south and east is Low Density Area. The Low Density Area land use designation recognizes that the primary uses are agriculture and single family detached homes and that a business development should be largely confined to businesses that address the needs of single family residences and agriculture. It should also permit industrial uses that support or depend on agricultural uses. The focus of retail and office should provide convenience goods and services to nearby residents and should be limited in their location, size and hours of operation. The use as auto repair and gasoline sales, should be avoided in these areas.

The property is zoned AR-1 (Agricultural Residential District). The properties to the north are zoned GR (General Residential District). The properties to the west, south, and east are zoned AR-1 (Agricultural Residential District). There are no known Conditional Uses in the area.

Based on the analysis of the land use, surrounding zoning and uses, the Conditional Use to allow an indoor and outdoor retail sales could be considered consistent with the land use, area zoning and uses.







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

JENNIFER COHAN  
SECRETARY

June 11, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Jeffrey A. Myer** conditional use application, which we received on June 10, 2019. This application is for an approximately 0.66-acre parcel (Tax Parcel: 430-22.00-10.01). The subject land is located on the northwest corner of the intersection of Delaware Route 18 and Oak Road (Sussex Road 594), southeast of Bridgeville. The subject land is currently zoned as AR-1 (Agricultural Residential) and the applicant is seeking a conditional use approval to continue operating an outdoor market with an accessory structure.

Per the 2018 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of Delaware Route 18 where the subject land is located, which is from Delaware Route 404 to Chaplains Chapel Road (Sussex Road 42), are 12,274 and 15,797 vehicles per days, respectively. As the subject land also has frontage along Oak Road, the annual average daily traffic volume along that road segment, which is from Delaware Route 18 to Haven Road (Sussex Road 596), is 1,392 vehicles per day.

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



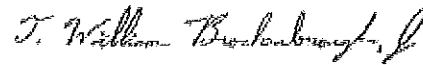


Ms. Janelle M. Cornwell  
Page 2 of 2  
June 11, 2019

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

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

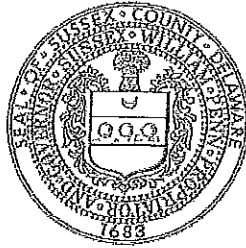
TWB:cjm

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

**PLANNING & ZONING**

JANELLE M. CORNWELL, AICP  
DIRECTOR

(302) 855-7878 T  
(302) 854-5079 F



**Sussex County**

DELAWARE  
sussexcountyde.gov

**Service Level Evaluation Request Form**

This form shall be submitted to the Planning and Zoning Office and a response shall be received back from DelDOT prior to the applicant being able to submit an application to the Planning and Zoning Office.

Date: 6/10/2019

**Site Information:**

Site Address/Location: Seashore Hwy <sup>10609</sup> ~~7033~~ BRIDGEVILLE DE

Tax Parcel Number: 430 - 22.00 - 10.01

Current Zoning: AR-1

Proposed Zoning: AR-1

Land Use Classification: OUTDOOR MARKET

Proposed Use(s):

Outdoor market

*Applicant wishes to continue outdoor market with Accessory structure.*

Square footage of any proposed buildings or number of units: \_\_\_\_\_

*SEE ATTACHED PLAN.*

**Applicant Information:**

Applicant's Name: Jeffrey A Myer

Applicant's Address: 10573 Seashore Hwy  
City: BRIDGEVILLE State: DE Zip Code: 19933

Applicant's Phone Number: 302 369-2075

Applicant's e-mail address: \_\_\_\_\_



File #: CU2198  
201908501

## 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

10595 & 10609 Seashore Hwy

Type of Conditional Use Requested:

Continuing uses (outdoor sales, convenience store, etc.)

Tax Map #: 430-22.00-10.01 Size of Parcel(s): 0.8474 ac.

Current Zoning: AR-1 Proposed Zoning: CU Size of Building: \_\_\_\_\_

Land Use Classification: \_\_\_\_\_

Water Provider: Well Sewer Provider: septic

### Applicant Information

Applicant Name: JEFFREY MYER  
Applicant Address: 10573 Seashore Hwy  
City: BRIDGEVILLE State: DE Zip Code: 19933  
Phone #: 302 396 2075 E-mail: \_\_\_\_\_

### Owner Information

Owner Name: JEFFREY N DOUGLAS MYER  
Owner Address: 10573  
City: BRIDGEVILLE State: DE Zip Code: 19933  
Phone #: 302 396 2075 E-mail: \_\_\_\_\_

### Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name: \_\_\_\_\_  
Agent/Attorney/Engineer Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Phone #: \_\_\_\_\_ E-mail: \_\_\_\_\_



# 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

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

\_\_\_ Provide Fee \$500.00

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

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

\_\_\_ DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

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

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

Signature of Applicant/Agent/Attorney

\_\_\_\_\_

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

Signature of Owner

Jeffrey A. Dixon  
\_\_\_\_\_

Date: July 23 2019

For office use only:

Date Submitted: 7/23/19

Fee: \$500.00 Check #: 4573

Staff accepting application: ceh

Application & Case #: 201908501

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

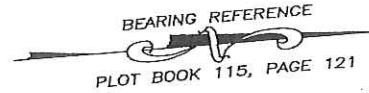
Subdivision: \_\_\_\_\_

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

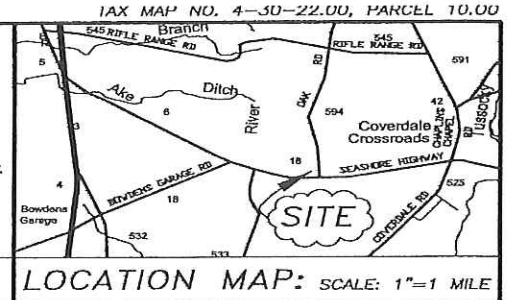
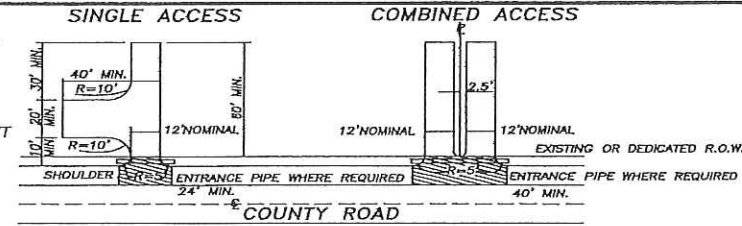
Recommendation of PC Commission: \_\_\_\_\_

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

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



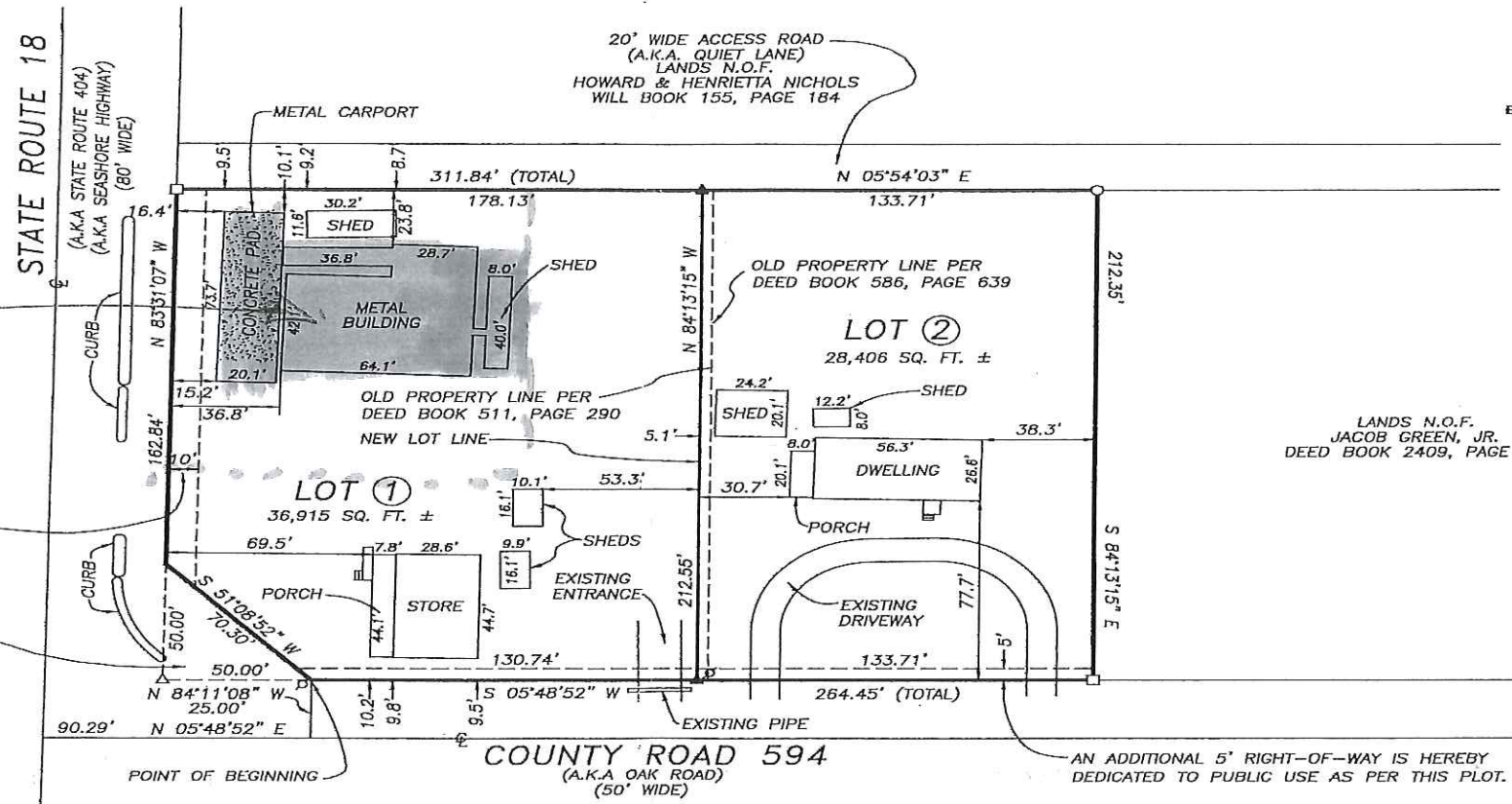
- 1) WHERE DRIVEWAY SERVES TWO ADJACENT RESIDENCES (COMBINED DRIVEWAY ACCESS), THE DRIVEWAY WIDTH AT THE RIGHT OF WAY WILL BE 29 FEET.
- 2) DRIVEWAY WIDTHS MAY BE INCREASED WITH DIVISION OF HIGHWAYS APPROVAL FOR SPECIAL PURPOSE VEHICLES (i.e. FARM VEHICLES, ETC.).
- 3) ENTRANCE PIPE FURNISHED BY THE PROPERTY OWNER WILL BE INSTALLED BY THE DIVISION OF HIGHWAYS ON REQUEST.
- 4) MINIMUM RESIDENTIAL PAVEMENT SECTION - BITUMINOUS SURFACE TREATMENT ON 6" SELECT BORROW BASE COURSE.
- 5) ACCESS TO RESIDENTIAL LOTS SHALL BE LIMITED TO ONE ACCESS POINT.



TYPICAL RESIDENTIAL ACCESS:

OUTDOOR MARKET IS SEPARATE TO NON-COMMERCIAL RETAIL STORES

SEE DEED BOOK 556, PAGE 100 FOR CONVEYANCE TO STATE OF DELAWARE  
AN ADDITIONAL 10' RIGHT-OF-WAY IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLOT.



39449  
BK = 137 PG = 99

LANDS N.O.F. JACOB GREEN, JR. DEED BOOK 2409, PAGE 57

AN ADDITIONAL 5' RIGHT-OF-WAY IS HEREBY DEDICATED TO PUBLIC USE AS PER THIS PLOT.

Recorder of Deeds  
John F. Brady  
Oct 19-2009 02:43P  
Sussex County  
Doc. Surcharge Paid

- DATA COLUMN:**
- 1) CLASS "B", SUBURBAN SURVEY
  - 2) TOTAL NUMBER OF LOTS - 2
  - 3) RESIDUAL FRONTAGE - NONE
  - 5) GROSS ACREAGE - 1.528 ACRES ±
  - 4) RESIDUAL AREA - NONE
  - 6) ZONING - AR (CONDITIONAL USE #1558)
  - 7) PRESENT USE - RESIDENTIAL/COMMERCIAL
  - 8) PROPOSED USE -  
LOT 1 - RESIDENTIAL  
LOT 2 - COMMERCIAL (CONDITIONAL USE #1558)
  - 9) WATER - PRIVATE/ON-SITE
  - 10) SEPTIC - PRIVATE/ON-SITE

- NOTES:**
- 1) OWNER: RACHEL M. MYER, TRUSTEE  
20195 OAK ROAD  
BRIDGEVILLE, DE 19933
  - 2) IF THE RESIDUAL LANDS OF RACHEL M. MYER, TRUSTEE ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THESE PARCELS SHALL BE FROM AN INTERNAL SUBDIVISION STREET.
  - 3) ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
  - 4) SUBDIVISION AS REVISED AND REASSEMBLED  
PRIOR DEED REFERENCES:  
DEED BOOK 511, PAGE 290  
DEED BOOK 586, PAGE 639
  - 5) LOT 1 SHALL HAVE ACCESS FROM EXISTING ENTRANCE ALONG ROUTE 18, AS SHOWN HEREON. LOT 2 SHALL HAVE ACCESS FROM THE EXISTING ENTRANCE ALONG SCR 594, AS SHOWN HEREON.

- LEGEND:**
- ▲ FOUND RAIL ROAD SPIKE
  - FOUND CONCRETE MONUMENT
  - FOUND IRON PIPE
  - ⊠ EXISTING UTILITY POLE
  - ▲ SET IRON BAR



PREPARED BY  
ADAMS-KEMP ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
AND PLANNERS  
217 SOUTH RACE STREET  
GEORGETOWN, DELAWARE 19947

**SUBDIVISION SURVEY PLAN**  
PREPARED FOR  
**RACHEL M. MEYER (TRUSTEE)**  
SITUATED IN  
NANTICOKE HUNDRED, SUSSEX COUNTY  
STATE OF DELAWARE  
AREA: 1.500 ACRES ± (TOTAL)  
SCALE: 1" = 40'  
DATE: SEPTEMBER 11, 2009  
REVISED: OCTOBER 8, 2009

APPROVED  
FEL 10-10-09  
10-12-09  
SUSSEX COUNTY  
PLANNING & ZONING COMMISSION

PLAN NO. 090803-G

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

TO: **Janelle Cornwell**

REVIEWER: **Chris Calio**

DATE: **11/5/2019**

APPLICATION: **CU 2198 Jeffrey Myer**

APPLICANT: **Jeffrey & Douglas Myer**

FILE NO: **WSPA-5.02**

TAX MAP &  
PARCEL(S): **430-22.00-10.01**

LOCATION: **10595 & 10609 Seashore Hwy. Northwest corner of Seashore Highway and Oak Road.**

NO. OF UNITS: **Indoor and outdoor retail sales**

GROSS  
ACREAGE: **0.8474**

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 3**
- (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? **N/A** If yes, the current System Connection Charge Rate is **Click or tap to enter a fee** 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? **No**
- (10). Is a Use of Existing Infrastructure Agreement Required? **No**

UTILITY PLANNING APPROVAL:



---

John J. Ashman  
Director of Utility Planning

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



RECEIVED

NOV 19 2019

SUSSEX COUNTY  
PLANNING & ZONING

## MEMORANDUM

TO: Janelle M. Cornwell

FROM: Debbie Absher, Director of Ag Programs

SUBJECT: LUPA

DATE: November 18, 2019

Attached you will find the comments for the following proposed zoning changes:

- 2019-08 – Azalea Woods
- 2019-21 – Lands of Nancy Marshall, Gideon Sisk III, David Bartee
- 2019-22 – Lands of Elmer T. Adkins, Sr. Trustee
- 2019-23 – Lands of John J. Hamstead
- CU 2191 – Jason B. Hill
- CU 2198 – Jeffrey Myer

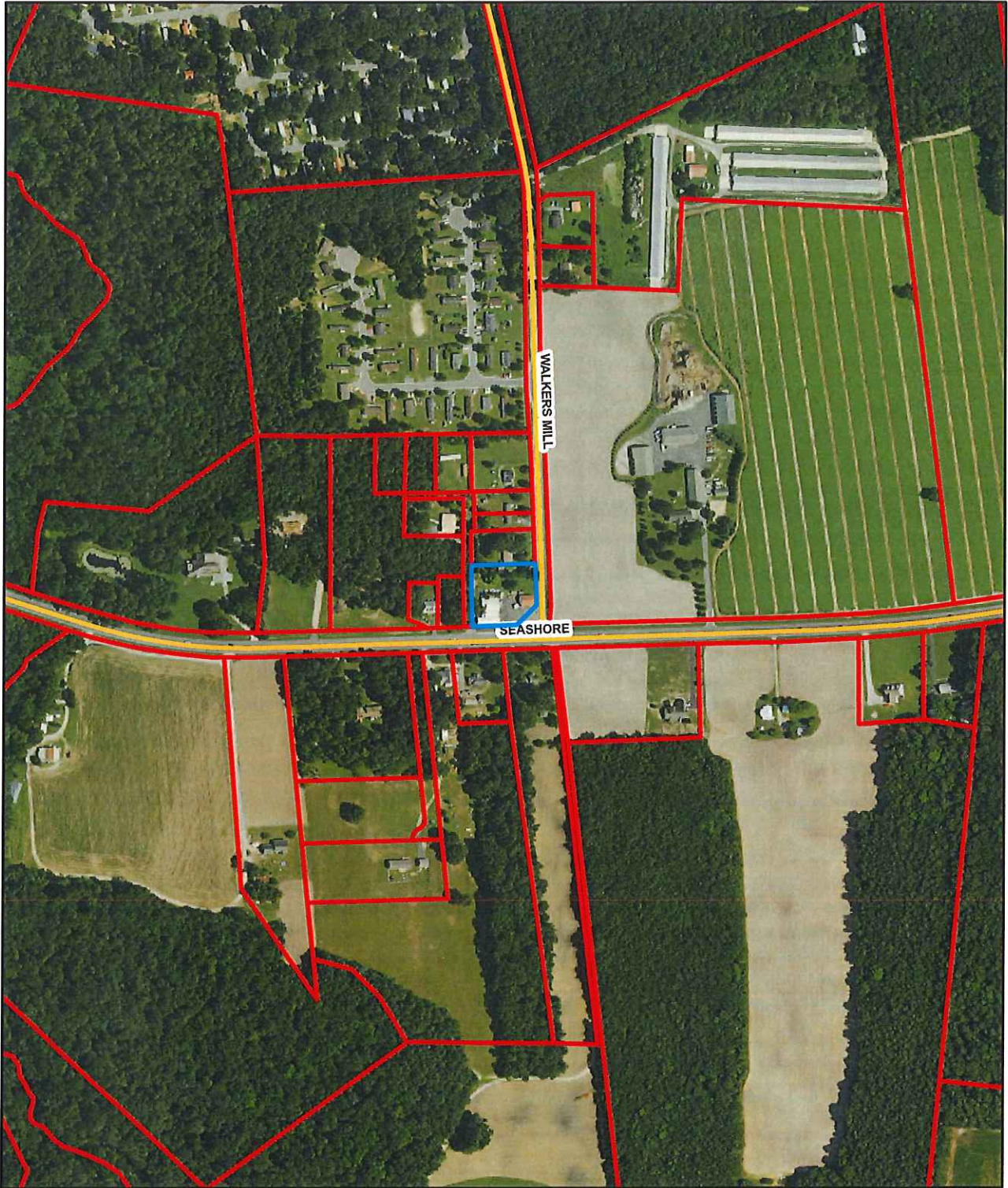
If you have any questions, I can be reached at 856-3990, ext. 3.

BJH

Enclosures



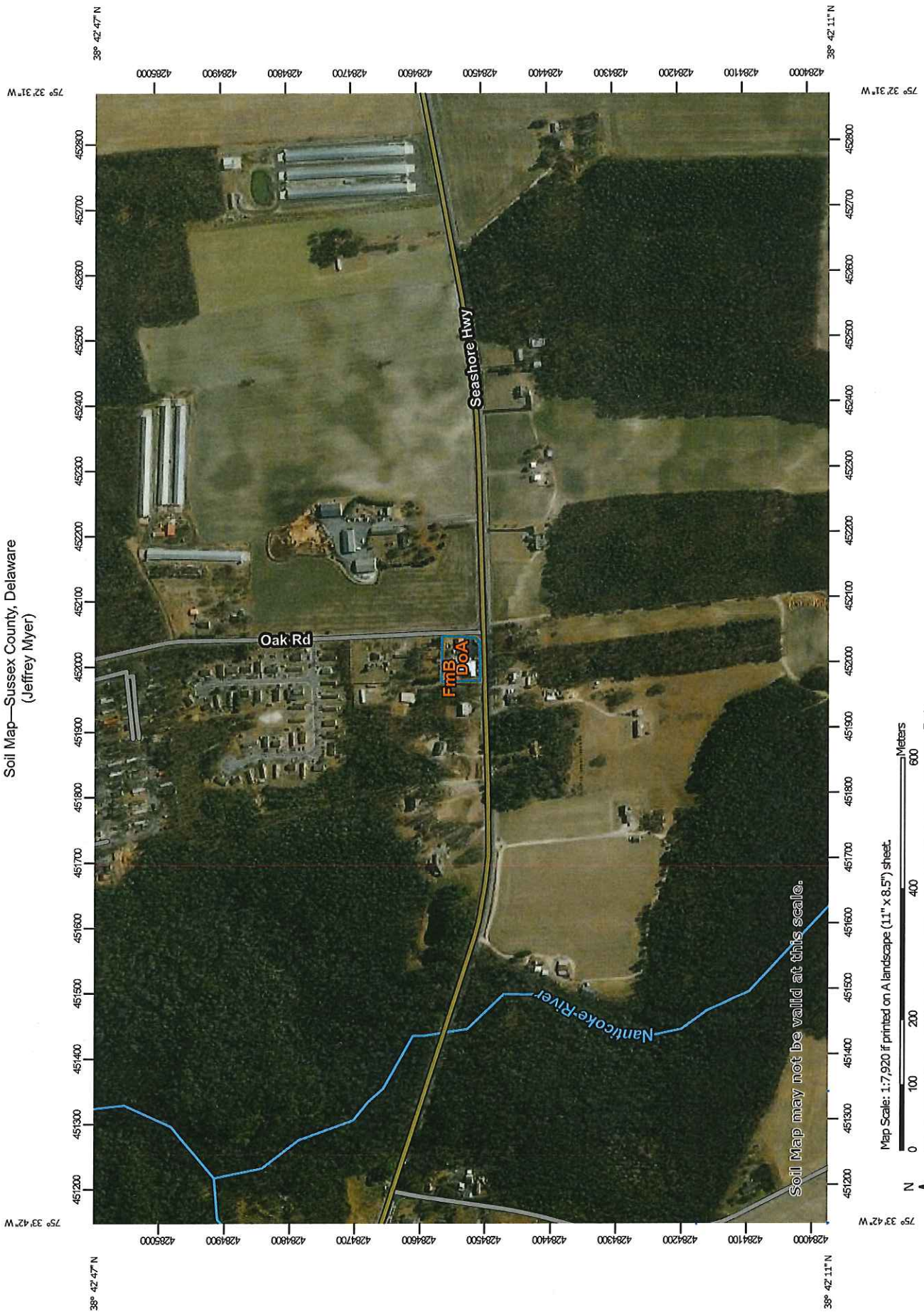




CU 2198  
TM #430-22.00-10.01  
Jeffrey Myer



Soil Map—Sussex County, Delaware  
(Jeffrey Myer)




















































Soil Map may not be valid at this scale.

Map Scale: 1:7,920 if printed on A landscape (11" x 8.5") sheet.



## MAP LEGEND

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

## MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

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

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

Soil Survey Area: Sussex County, Delaware

Survey Area Data: Version 20, Sep 13, 2019

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

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

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

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoA	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	0.9	95.1%
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	0.0	4.9%
<b>Totals for Area of Interest</b>		<b>1.0</b>	<b>100.0%</b>



## Selected Soil Interpretations

This report allows the customer to produce a report showing the results of the soil interpretation(s) of his or her choice. It is useful when a standard report that displays the results of the selected interpretation(s) is not available.

When customers select this report, they are presented with a list of interpretations with results for the selected map units. The customer may select up to three interpretations to be presented in table format.

For a description of the particular interpretations and their criteria, use the "Selected Survey Area Interpretation Descriptions" report.

### Report—Selected Soil Interpretations

Selected Soil Interpretations--Sussex County, Delaware							
Map symbol and soil name	Pct. of map unit	ENG - Dwellings W/O Basements		ENG - Dwellings With Basements		ENG - Septic Tank Absorption Fields (DE)	
		Rating class and limiting features	Value	Rating class and limiting features	Value	Rating class and limiting features	Value
DoA—Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area							
Downer	80	Not limited		Not limited		Very limited	
						Restricted permeability	0.99
FmB—Fort Mott loamy sand, 2 to 5 percent slopes							
Fort mott	80	Not limited		Not limited		Somewhat limited	
						Restricted permeability	0.50

### Data Source Information

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





## Prime and other Important Farmlands

This table lists the map units in the survey area that are considered important farmlands. Important farmlands consist of prime farmland, unique farmland, and farmland of statewide or local importance. This list does not constitute a recommendation for a particular land use.

In an effort to identify the extent and location of important farmlands, the Natural Resources Conservation Service, in cooperation with other interested Federal, State, and local government organizations, has inventoried land that can be used for the production of the Nation's food supply.

*Prime farmland* is of major importance in meeting the Nation's short- and long-range needs for food and fiber. Because the supply of high-quality farmland is limited, the U.S. Department of Agriculture recognizes that responsible levels of government, as well as individuals, should encourage and facilitate the wise use of our Nation's prime farmland.

Prime farmland, as defined by the U.S. Department of Agriculture, is land that has the best combination of physical and chemical characteristics for producing food, feed, forage, fiber, and oilseed crops and is available for these uses. It could be cultivated land, pastureland, forestland, or other land, but it is not urban or built-up land or water areas. The soil quality, growing season, and moisture supply are those needed for the soil to economically produce sustained high yields of crops when proper management, including water management, and acceptable farming methods are applied. In general, prime farmland has an adequate and dependable supply of moisture from precipitation or irrigation, a favorable temperature and growing season, acceptable acidity or alkalinity, an acceptable salt and sodium content, and few or no rocks. The water supply is dependable and of adequate quality. Prime farmland is permeable to water and air. It is not excessively erodible or saturated with water for long periods, and it either is not frequently flooded during the growing season or is protected from flooding. Slope ranges mainly from 0 to 6 percent. More detailed information about the criteria for prime farmland is available at the local office of the Natural Resources Conservation Service.

For some of the soils identified in the table as prime farmland, measures that overcome a hazard or limitation, such as flooding, wetness, and droughtiness, are needed. Onsite evaluation is needed to determine whether or not the hazard or limitation has been overcome by corrective measures.

A recent trend in land use in some areas has been the loss of some prime farmland to industrial and urban uses. The loss of prime farmland to other uses puts pressure on marginal lands, which generally are more erodible, droughty, and less productive and cannot be easily cultivated.

*Unique farmland* is land other than prime farmland that is used for the production of specific high-value food and fiber crops, such as citrus, tree nuts, olives, cranberries, and other fruits and vegetables. It has the special combination of soil quality, growing season, moisture supply, temperature, humidity, air drainage, elevation, and aspect needed for the soil to economically produce sustainable high yields of these crops when properly managed. The water supply is dependable and of adequate quality. Nearness to markets is an additional consideration. Unique farmland is not based on national criteria. It commonly is in areas where there is a special microclimate, such as the wine country in California.

In some areas, land that does not meet the criteria for prime or unique farmland is considered to be *farmland of statewide importance* for the production of food, feed, fiber, forage, and oilseed crops. The criteria for defining and delineating farmland of statewide importance are determined by the appropriate State agencies. Generally, this land includes areas of soils that nearly meet the requirements for prime farmland and that economically produce high yields of crops when treated and managed according to acceptable farming methods. Some areas may produce as high a yield as prime farmland if conditions are favorable. Farmland of statewide importance may include tracts of land that have been designated for agriculture by State law.

In some areas that are not identified as having national or statewide importance, land is considered to be *farmland of local importance* for the production of food, feed, fiber, forage, and oilseed crops. This farmland is identified by the appropriate local agencies. Farmland of local importance may include tracts of land that have been designated for agriculture by local ordinance.

## Report—Prime and other Important Farmlands

Prime and other Important Farmlands—Sussex County, Delaware		
Map Symbol	Map Unit Name	Farmland Classification
DoA	Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area	All areas are prime farmland
FmB	Fort Mott loamy sand, 2 to 5 percent slopes	Prime farmland if irrigated

### Data Source Information

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

# SOILS

ADD ANY ADDITIONAL INFORMATION THAT MAY BE CONSIDERED PERTINENT:

**SOILS:**

DoA Downer sandy loam, 0 to 2 percent slopes  
FmB Fort Mott loamy sand, 2 to 5 percent slopes

- A. SUITABILITY OF SOILS INTENDED USE:  
See attached table for suitability.
  
- B. EVALUATE THE SOILS INCLUDED IN THIS PROJECT WITH RESPECT TO EROSION AND SEDIMENTATION CONTROL:
  - 1. DURING CONSTRUCTION:  
  
Follow recommended erosion and sediment control practices.
  
  - 2. AFTER CONSTRUCTION:  
  
Maintain vegetation.
  
- C. FARMLAND RATING (PRIME, UNIQUE, STATEWIDE IMPORTANCE, ETC.):  
See attached table(s) for ratings.
  
- D. ADDITIONAL COMMENTS (IF APPLICABLE):



# DRAINAGE AND FLOODING

Add any additional information that may be considered pertinent:

## DRAINAGE:

- A. Any Storm flood hazard area affected?       Yes       No
- B. Would the proposed project necessitate any off-site drainage improvements?  
*No*
- C. Would the proposed project necessitate any on-site drainage improvements?  
*No*
- D. Any Tax Ditch affected?       Yes       No

### Additional Comments (if applicable)

All landowners, developers, and site designers are strongly encouraged to thoroughly investigate the presence of easements or right-of-ways along tax ditches. These documents are located in the Prothonotary's Office and/or with the Recorder of Deeds. If a stormwater management facility is proposed along a stream or ditch, the Sussex Conservation District will require verification of any easements. Before you start any project design, please look into this matter by calling the Division of Soil and Water Conservation-Drainage Program at (302) 855-1930 or the Sussex Conservation District Sediment and Stormwater Program at (302) 856-7219 for more information.



**PLANNING & ZONING COMMISSION**

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



**Sussex County**

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

**PLANNING AND ZONING AND COUNTY COUNCIL INFORMATION SHEET**  
Planning Commission Public Hearing Date May 14, 2020.

Application: (CZ 1904) Dry Acres, LLC

Applicant: Jill A. Cicierski  
16808 Gravel Hill Road  
Milton, DE 19968

Owner: Dry Acres, LLC  
16973 Island Farm Lane  
Milton, DE 19968

Site Location: Located on the southwest corner of the intersection of U.S. Route 9 and Fisher Road (S.C.R. 262).

Current Zoning: Agricultural Residential (AR-1)

Proposed Zoning: Medium Commercial District (C-2)

Comprehensive Land Use Plan Reference: Low Density Area

Councilmatic District: Mr. Burton

School District: Cape Henlopen School District

Fire District: Milton Fire District

Sewer: Private, On-Site

Water: Private, On-Site

Site Area: 10.88 acres +/-

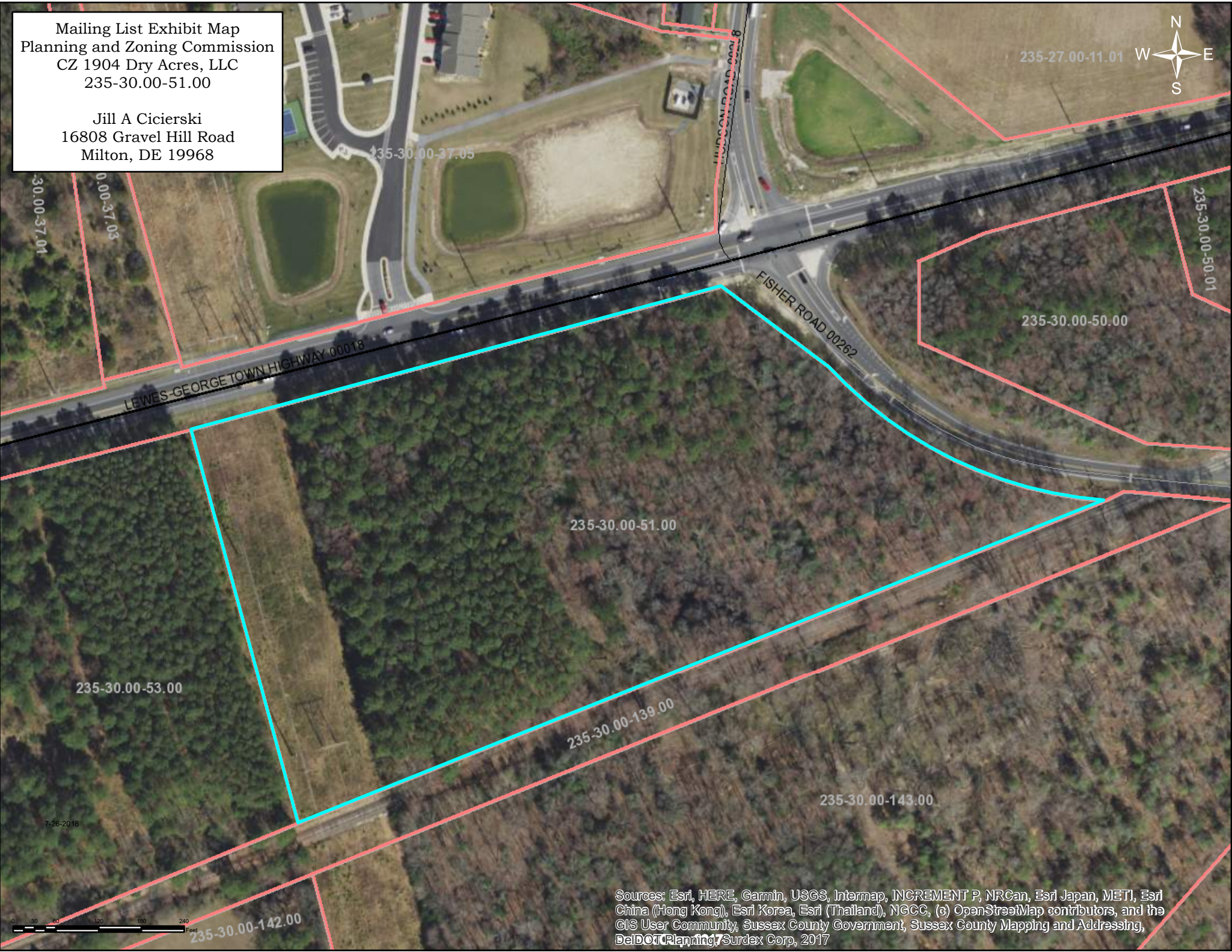
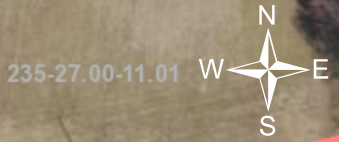
Tax Map ID.: 235-30.00-51.00





Mailing List Exhibit Map  
Planning and Zoning Commission  
CZ 1904 Dry Acres, LLC  
235-30.00-51.00

Jill A Cicierski  
16808 Gravel Hill Road  
Milton, DE 19968



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community, Sussex County Government, Sussex County Mapping and Addressing, DelDOT Planning, Surdex Corp, 2017



# Sussex County



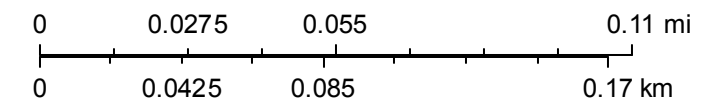
<b>PIN:</b>	235-30.00-51.00
<b>Owner Name</b>	DRY ACRES LLC
<b>Book</b>	3802
<b>Mailing Address</b>	16793 ISLAND FARM LN
<b>City</b>	MILTON
<b>State</b>	DE
<b>Description</b>	RD 18
<b>Description 2</b>	FX
<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer**

  - Override 1
- polygonLayer**

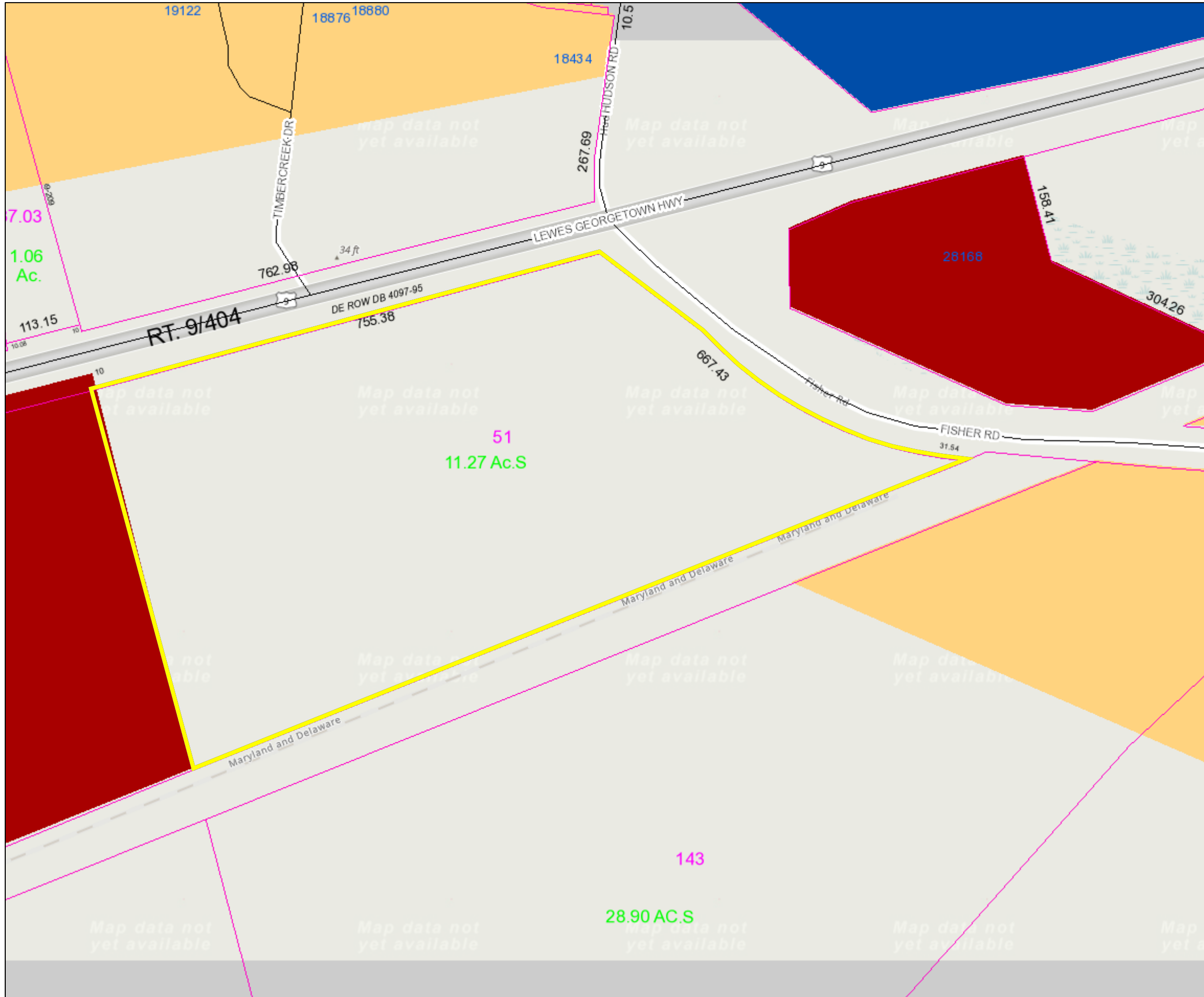
  - Override 1
  - Tax Parcels
  - 911 Address
  - Streets
  - County Boundaries

1:2,257





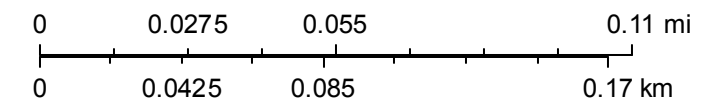
# Sussex County



<b>PIN:</b>	235-30.00-51.00
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<b>Description</b>	RD 18
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<b>Description 3</b>	N/A
<b>Land Code</b>	

- polygonLayer  
Override 1
- polygonLayer  
Override 1
- Tax Parcels
- 911 Address
- Streets

1:2,257



JAMIE WHITEHOUSE, AICP MRTPI  
PLANNING & ZONING DIRECTOR  
(302) 855-7878 T  
(302) 854-5079 F  
jamie.whitehouse@sussexcountyde.gov



**Sussex County**  
DELAWARE  
sussexcountyde.gov

## Memorandum

To: Sussex County Planning Commission Members  
From: Jamie Whitehouse, Director of Planning & Zoning  
CC: Vince Robertson, Assistant County Attorney and applicant  
Date: May 8, 2020  
RE: Staff Analysis for CZ 1904 Dry Acres, LLC (Jill Cicierski)

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This memo is to provide background and analysis for the Planning Commission to consider as a part of application CZ 1904 Dry Acres, LLC (Jill Cicierski) to be reviewed during the May 14, 2020 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.

Please note that this application was heard by the Commission at its meeting of January 23, 2020. To ensure that the all required noticing for the application has been undertaken, this application has been re-noticed and is being heard by the Commission again at its May 14, 2020 meeting.

The request is for a Change of Zone for parcel 235-30.00-51.00 to facilitate a change from the Agricultural Residential Zoning District (AR-1) to a Medium Commercial Zoning District (C-2) and is located on the southwest corner of the intersection of Lewes-Georgetown Hwy. (Rt. 9) and Fisher Rd. The size of the property is 10.88 acres +/-.

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

The parcels to the north and south are designated on the Future Land Use Map as "Low Density Areas". The surrounding land use to the east and west is designated "Existing Development Area". Low Density Areas primarily recognize businesses that support agricultural activities and the development of single-family homes. The focus of retail and office uses in Low Density Areas should be for providing convenience goods and services to nearby residents. It also recognizes that commercial uses should be limited in location, size, and hours of operation and that intense uses should be avoided. The Existing Development Area recognizes that a range of housing types and uses in the neighborhood business and commercial districts are permitted.

Table 4.5-2 "Zoning Districts Applicable to Future Land Use Categories" of the 2018 Sussex County Comprehensive Plan states that the Medium Commercial (C-2) Zoning District may be considered as appropriate in "Low Density" Areas.



The property is zoned AR-1 (Agricultural Residential District). The surrounding parcels are zoned both AR-1 (Agricultural Residential District) and CR-1 (Commercial Residential District).

Since 2011, there has been three (3) Change of Zone applications in the vicinity of the application site; including, Change of Zone No. 1773 which was approved for AR-1 to CR-1 by Sussex County Council on May 21, 2015, Change of Zone No. 1812 which was approved for AR-1 to CR-1 by Sussex County Council on February 23, 2017, and Change of Zone No. 1866 which was approved for AR-1 to I-1 by Sussex County Council on January 24, 2019.

Based on the analysis of the land use, surrounding zoning and uses, a change of zone to allow for a property zoned Medium Commercial (C-2), could be considered as being consistent with the land use, area zoning and surrounding uses.

File #: C21904  
201911187

## 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**

Southwest corner of the intersection of US Route 9 and Fisher Road (Sussex Road 262)

**Type of Conditional Use Requested:**

Tax Map #: 235-30.00-51.00 Size of Parcel(s): 10.88-11.27 acres

Current Zoning: AR-1 Proposed Zoning: C-2 Size of Building: Total 75,000sf

Land Use Classification: Low Density/Adjacent to Existing Developing Area/level 3 (Adj to level 2)

Water Provider: Artesian Sewer Provider: Artesian

**Applicant Information**

Applicant Name: Jill A. Cicierski  
Applicant Address: 16808 Gravel Hill Road  
City: Milton State: DE Zip Code: 19968  
Phone #: 302-841-2282 E-mail: allamericanbuildingconcepts@gmail.com

**Owner Information**

Owner Name: Dry Acres LLC  
Owner Address: 16973 Island Farm Lane  
City: Milton State: DE Zip Code: 19968  
Phone #: 302-438-5366 E-mail: thom500@yahoo.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Mark H. Davidson  
Agent/Attorney/Engineer Address: Pennoni - 18972 Davidson Drive  
City: Milton State: DE Zip Code: 19968  
Phone #: 302-684-8030 E-mail: mdavidson@pennoni.com



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

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

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

Provide Fee \$500.00

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

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

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

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

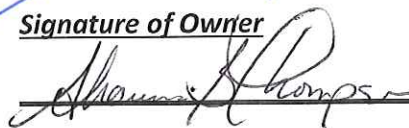
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

Signature of Applicant/Agent/Attorney

  
\_\_\_\_\_

Date: 9-30-19

Signature of Owner

  
\_\_\_\_\_

Date: 9/30/19

For office use only:

Date Submitted: 9/30/19

Fee: \$500.00 Check #: 1148

Staff accepting application: JN

Application & Case #: 201911187

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

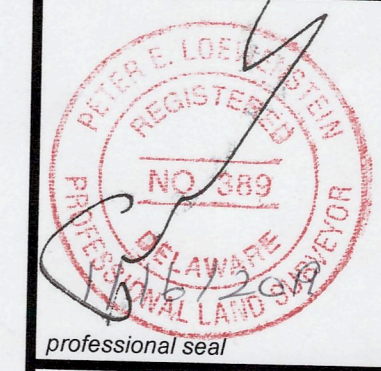
Subdivision: \_\_\_\_\_

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

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

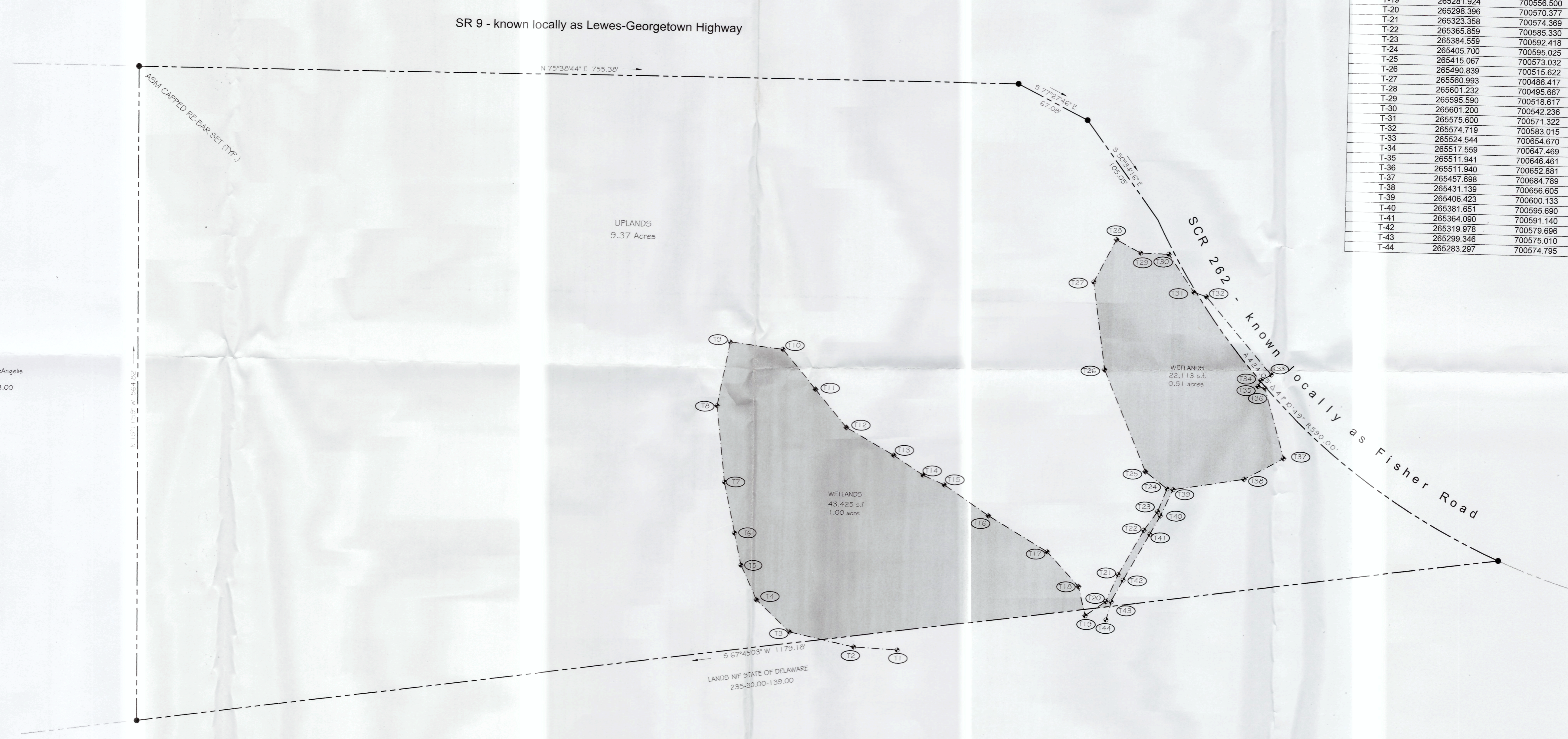
Date of CC Hearing: \_\_\_\_\_

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



WETLANDS COORDINATE POINTS

Point	Northing	Easting
T-1	265209.749	700409.528
T-2	265202.251	700372.842
T-3	265199.803	700316.115
T-4	265218.730	700281.462
T-5	265243.378	700259.745
T-6	265268.452	700227.174
T-7	265308.711	700203.152
T-8	265370.714	700199.208
T-9	265427.261	700199.208
T-10	265433.360	700245.306
T-11	265407.431	700281.471
T-12	265382.538	700315.959
T-13	265370.457	700361.546
T-14	265360.722	700390.278
T-15	265357.536	700410.165
T-16	265342.064	700453.531
T-17	265325.798	700510.482
T-18	265304.300	700544.368
T-19	265281.924	700556.500
T-20	265298.396	700570.377
T-21	265323.358	700574.369
T-22	265365.859	700585.330
T-23	265384.559	700592.418
T-24	265405.700	700595.025
T-25	265415.067	700573.032
T-26	265490.839	700518.617
T-27	265560.993	700486.417
T-28	265601.232	700495.667
T-29	265595.590	700518.617
T-30	265601.200	700542.236
T-31	265575.600	700571.322
T-32	265574.719	700583.015
T-33	265524.544	700654.670
T-34	265517.559	700647.469
T-35	265511.941	700646.461
T-36	265511.940	700652.881
T-37	265457.698	700684.789
T-38	265431.139	700656.605
T-39	265406.423	700600.133
T-40	265381.651	700595.690
T-41	265364.090	700591.140
T-42	265319.978	700579.696
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T-44	265283.297	700574.795



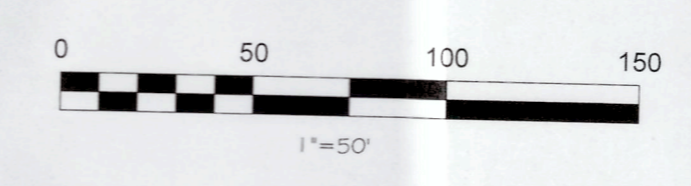
Lands n/f Ernest & Donna DeAngelo  
 3026/066  
 235-30.00-53.00

N 13° 11' 19.9\"/>

WETLAND DELINEATION CERTIFICATION

I, Theodore L. Mercer, Jr., Wetlands Delineator, do hereby state to the best of my professional judgement that the information contained within this report has been prepared with acceptable environmental research methods, is true and correct, and has been prepared in accordance with the U.S. ARMY CORPS OF ENGINEERS WETLANDS MANUAL (1987), the DNREC WETLANDS ACT OF 1973, and the regulations governing the use of subaqueous lands in accordance with the provisions of 7 DEL.7212.

Theodore L. Mercer, Jr., Wetlands Delineator \_\_\_\_\_ Date \_\_\_\_\_



Project:

Revisions


Surveyed By: V. Welch, PLS  
 Prepared By: P.E.L.  
 Checked By: M.J.  
 Project #: A181103  
 Client: Dry Acres, LLC

No recorded or non-recorded rights-of-way, easements or other encumbrances affecting these lands have been provided to Compass Point Associates by the Client. No warranty as to title to any lands depicted hereon is explicitly or implicitly provided.

Date: 12/14/2018

Scale: As Shown

BOUNDARY SURVEY PLAN:  
 Lands n/f Dry Acres LLC  
 Broadkill Hundred, Sussex County, Delaware  
 Deed Ref: 3802/102, TM 235-30.00-5 I.00



# PLAZA NINE JILL A. CICIERSKI | DRY ACRES, LLC

CASE NO. CZ 1904

## ZONING MAP AMENDMENT FROM AR-1 TO C-2

**OWNER:**

Dry Acres, LLC  
16973 Island Farm Lane  
Milton, DE 19968

**DEVELOPER:**

Jill A. Cicierski  
16808 Gravel Hill Road  
Milton, DE 19968

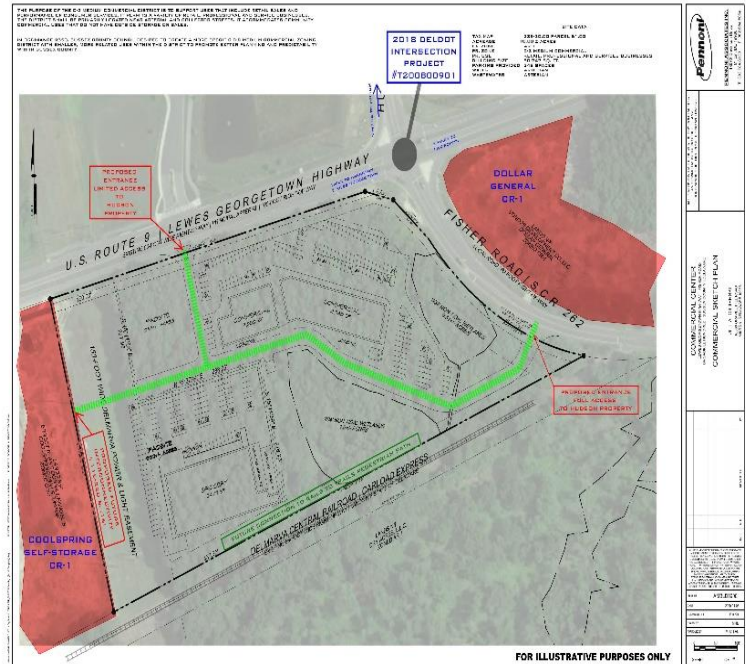
**PLANNER/ENGINEER/SURVEYOR:**

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

**ENVIRONMENTAL:**

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

THEODORE L MERCER, JR.,  
WETLANDS DELINEATOR



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# Mark H. Davidson / Vice President

## Principal Land Planner/Office Director

### EDUCATION

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

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

Land Planning, Institute for Public Administration (2006)

### CERTIFICATIONS

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

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

DNREC Certified Construction Reviewer: DE (#1270)

Delaware Notary

### TRAININGS

Hydrology, Delaware TR-20 (1993)

Reducing Flood Hazard in Coastal Development (1996)

Law for Managers/Supervisors (1999)

State and Federal Laws (2000)

Advanced Real Estate Law in Delaware (2002)

Land Conservation and Historic Preservation (2003)

Land Surveying Business Diploma (1998)

Project Manager Training I, Pennoni (2015)

### PROFESSIONAL AFFILIATIONS

National Onsite Wastewater Recycling Association

Delaware Onsite Wastewater Recycling Association

American Planning Association

American Institute of Certified Planners

### HONORS/AWARDS

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

Notable Networker Award, BNI (2013)

### EXPERIENCE SUMMARY

Mark H. Davidson serves as Vice President of Pennoni and Office Director for our Southern Delaware, Milton Office. Mark also serves as the Principal Land Planner for Pennoni. He has over 33-years of past experience in Surveying, Engineering, Consulting, Construction and Land Planning. For 12-years he owned a professional engineering, surveying, land planning, environmental and consulting firm that provided professional consulting and design in land planning for residential, industrial, institutional, municipal and commercial applications to a wide range of clients in Delaware and Maryland. Mr. Davidson's project experience includes land development planning, surveying, engineering, environmental design and permitting; construction and project consulting, management and inspection; water resource consulting, management and inspection and municipal consulting, planning and inspection for residential, industrial, institutional, municipal and commercial applications.

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

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

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

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

He was currently appointed by the Secretary of DNREC to serve 3-years on the On Site Septic Advisory Board for the State of Delaware.



File #: C21904

201911187

## 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**

Southwest corner of the intersection of US Route 9 and Fisher Road (Sussex Road 262)

**Type of Conditional Use Requested:**

Tax Map #: 235-30.00-51.00 Size of Parcel(s): 10.88-11.27 acres

Current Zoning: AR-1 Proposed Zoning: C-2 Size of Building: Total 75,000sf

Land Use Classification: Low Density/Adjacent to Existing Developing Area/level 3 (Adj to level 2)

Water Provider: Artesian Sewer Provider: Artesian

**Applicant Information**

Applicant Name: Jill A. Cicierski

Applicant Address: 16808 Gravel Hill Road

City: Milton State: DE Zip Code: 19968

Phone #: 302-841-2282 E-mail: allamericanbuildingconcepts@gmail.com

**Owner Information**

Owner Name: Dry Acres LLC

Owner Address: 16973 Island Farm Lane

City: Milton State: DE Zip Code: 19968

Phone #: 302-438-5366 E-mail: thom500@yahoo.com

**Agent/Attorney/Engineer Information**

Agent/Attorney/Engineer Name: Mark H. Davidson

Agent/Attorney/Engineer Address: Pennoni - 18972 Davidson Drive

City: Milton State: DE Zip Code: 19968

Phone #: 302-684-8030 E-mail: mdavidson@pennoni.com



# Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

- Completed Application**
- Provide eight (8) copies of the Site Plan or Survey of the property**
  - Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
  - Provide a PDF of Plans (may be e-mailed to a staff member)
  - Deed or Legal description
- Provide Fee \$500.00**
- Optional - Additional information for the Commission/Council to consider** (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.
- Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.**
- DeDOT 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.

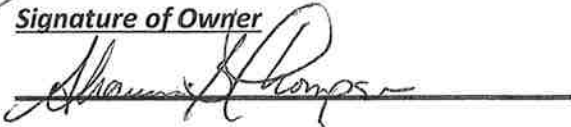
I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future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

Signature of Applicant/Agent/Attorney



Date: 9-30-19

Signature of Owner



Date: 9/30/19

For office use only:

Date Submitted: 9/30/19

Fee: \$500.00 Check #: 1148

Staff accepting application: JN

Application & Case #: 201911187

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

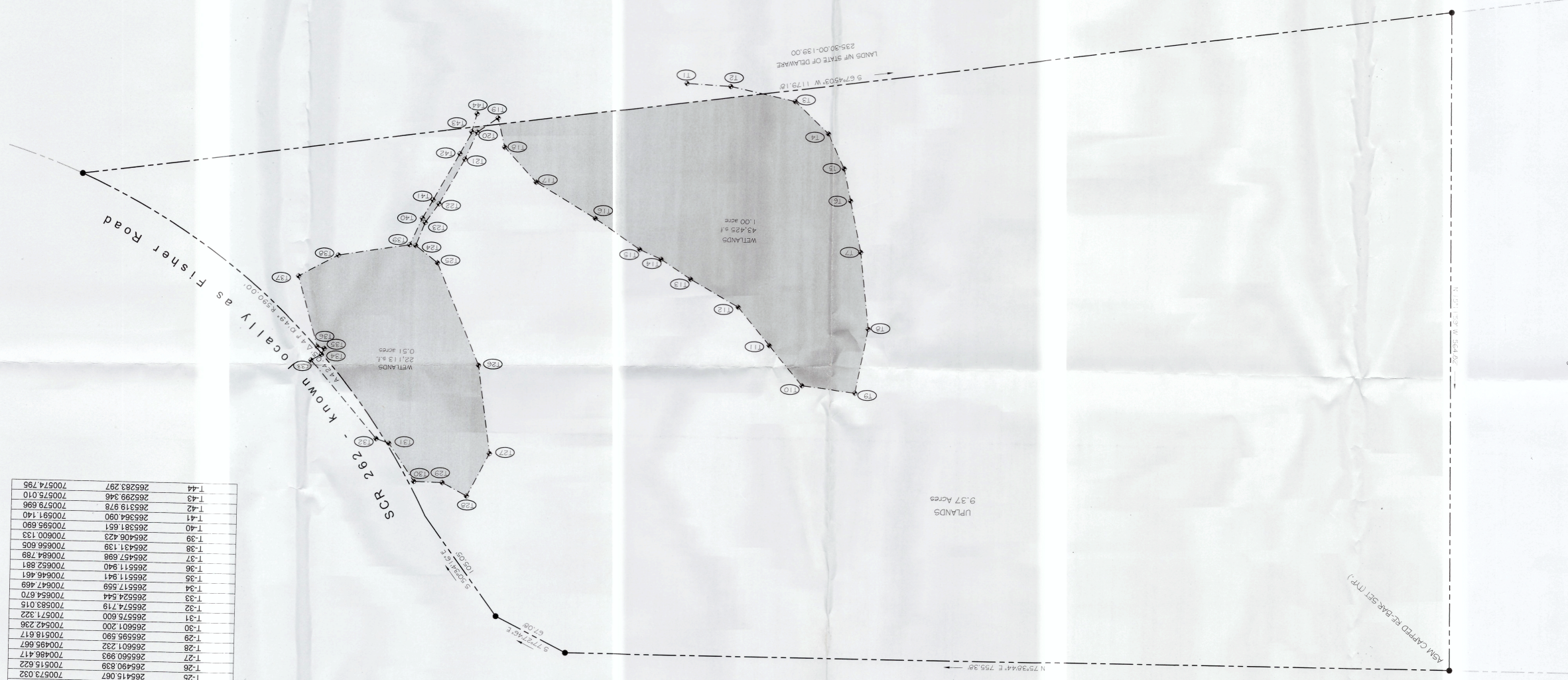
Subdivision: \_\_\_\_\_

Date of PC Hearing: \_\_\_\_\_ Recommendation of PC Commission: \_\_\_\_\_

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

WETLANDS COORDINATE POINTS

Point	Northings	Eastings
T-1	265209.749	700409.528
T-2	265202.251	700372.842
T-3	265199.803	700316.115
T-4	265218.730	700281.462
T-5	265243.378	700259.745
T-6	265268.432	700227.004
T-7	265308.711	700227.152
T-8	265370.714	700199.208
T-9	265427.261	700199.208
T-10	265433.360	700245.306
T-11	265407.431	700281.471
T-12	265382.538	700315.959
T-13	265370.457	700361.546
T-14	265360.722	700390.278
T-15	265357.536	700410.165
T-16	265342.084	700453.531
T-17	265325.798	700510.482
T-18	265304.300	700544.368
T-19	265281.924	700554.600
T-20	265298.966	700570.577
T-21	265323.568	700574.369
T-22	265365.869	700685.330
T-23	265384.559	700682.418
T-24	265405.700	700696.025
T-25	265415.067	700573.032
T-26	265490.839	700515.622
T-27	265500.993	700486.477
T-28	265560.232	700485.667
T-29	265595.590	700442.236
T-30	265601.200	700571.322
T-31	265575.600	700583.015
T-32	265574.719	700583.015
T-33	265524.544	700654.670
T-34	265517.559	700647.469
T-35	265511.941	700646.461
T-36	265511.940	700652.861
T-37	265457.698	700684.789
T-38	265411.139	700656.605
T-39	265381.651	700600.133
T-40	265364.090	700591.140
T-41	265319.978	700579.666
T-42	265299.346	700575.010
T-44	265283.297	700574.795



WETLAND DELINEATION CERTIFICATION

I, Theodore L. Mercer, Jr., Wetlands Delineator, do hereby state to the best of my professional judgement that the information contained within this report has been prepared with acceptable environmental research methods, is true and correct, and has been prepared in accordance with the U.S. ARMY CORPS OF ENGINEERS WETLANDS MANUAL (1987), the DNREC WETLANDS ACT OF 1973, and the regulations governing the use of subaqueous lands in accordance with the provisions of 7 DEL.212.

Theodore L. Mercer, Jr., Wetlands Delineator  
Date

Lands of  
Ernest & Donna Delapala  
3026056  
235-30.00-53.00

Scale: As Shown  
Date: 12/14/2018  
Sheet 1 of 1

Revisions

Project: BOUNDARY SURVEY PLAN:  
Lands of Dry Acres LLC  
Broadkill Hundred, Sussex County, Delaware  
Deed Ref: 3802/102, TM 235-30.00-51.00

Professional seal of Theodore L. Mercer, Jr., Wetlands Delineator, State of Delaware, License No. 10389. Includes contact information for Atlantic Surveying & Mapping, L.L.C. (P.O. Box 247, Harbeson, DE 19951, PH. 302-684-2924).

## DESCRIPTION

The following is a Description of lands now or formerly of Dry Acres LLC, said lands being situate in Broadkill Hundred, Sussex County, Delaware and being bounded on the north by State Route 9 – known locally as, and hereafter referred to as Lewes-Georgetown Highway, on the east by Sussex County Route 262 – known locally as, and hereafter referred to as Fisher Road, on the south by lands now or formerly of the State of Delaware, and on the west by lands now or formerly of Ernest and Donna DeAngelis, said Dry Acres LLC and said lands being more particularly described as follows, to wit:

*BEGINNING*, for the purpose of this Description, at the common boundary corner of these lands and lands of Ernest and Donna DeAngelis, abovementioned, said Beginning point being on the southerly right of way line of the Lewes-Georgetown Highway, abovementioned; thence by and with the said southerly right of way line of the Lewes-Georgetown Highway North 75 degrees 38 minutes 44 seconds East 755.38 feet to a corner cut connecting the said southerly right of way line of the Lewes-Georgetown Highway with the westerly right of way line of Fisher Road, abovementioned; thence by and with said corner cut South 77 degrees 27 minutes 46 seconds East 67.08 feet; thence by and with said westerly right of way line of Fisher Road South 50 degrees 34 minutes 16 seconds East 105.05 feet; thence continuing with the said westerly right of way line of Fisher Road 424.05 feet by and with the arc of a curve to the left whose radius is 590.00 feet and whose central angle is 41 degrees 10 minutes 49 seconds, to lands now or formerly the State of Delaware, abovementioned; thence by and with said lands now or formerly of the State of Delaware South 67 degrees 45 minutes 03 seconds West 1179.18 feet to the common boundary corner of these lands and lands now or formerly of Ernest and Donna DeAngelis, abovementioned; thence by and with the common boundary line of these lands and said lands or formerly of Ernest and Donna DeAngelis North 51 degrees 11 minutes 59 seconds West 564.82 feet to the Beginning and containing 10.88 acres, more or less.

Project No.	T200800901
Tax Parcel No.	2-35-30.00-51.00
Project Parcel No.	10-R

STATE OF DELAWARE  
DEPARTMENT OF TRANSPORTATION  
REAL ESTATE SECTION

COPY

PURCHASE AGREEMENT

THIS PURCHASE AGREEMENT (hereinafter "Agreement") is made as of this offer day of June, 2012 by and between Dry Acres, LLC (hereinafter "Owner") and the Department of Transportation of the State of Delaware (hereinafter "DelDOT").

WHEREAS, DelDOT has a transportation public use project with a State Project No. of T200800901 and an F.A.P. Project No. of ESTP-S999(88) (hereinafter "Project"); and

WHEREAS, the Owner is vested with the fee simple title to the property required for the Project, said property is identified as Project Parcel No. 10-R on the Project's Plan Sheet No(s). 15, 16, 17, 18 and 34 and further as County Tax Parcel No. 2-35-30.00-51.00, with a street address of on the southwest corner of Lewes Georgetown Highway and Fisher Road (hereinafter "Property"); and

WHEREAS, DelDOT is an agency of the State of Delaware with the authority to acquire real property for use in transportation projects or programs through eminent domain proceedings; and

WHEREAS, DelDOT wishes to acquire a portion of the Parcel and, if unsuccessful in acquiring such portion by purchase, will institute condemnation proceedings to acquire such portion.

NOW THEREFORE, in consideration of the promises and mutual covenants herein contained, the Owner, his/her/its heirs, executors, administrators, successors or assigns, and DelDOT do agree as follows:

1. Owner hereby agrees to sell, and DelDOT agrees to purchase in fee simple, the Property consisting of the following: A Fee Acquisition 1 consisting of approximately 7,455.9515 square feet (0.1712 acres), Fee Acquisition 2 consisting of approximately 4,033.8566 square feet (0.0926 acres) and the underlying Fee of Existing Daylight Easement consisting of approximately 1,008.4857 square feet (0.0232 acres) and all damages incident thereto. This sale includes all rights, title and interest, if any, of the Owner in and to any land lying in the bed of any street, road or avenue opened or proposed to the centerline thereof.
2. DelDOT will pay to the Owner the sum of Ten Thousand Nine Hundred Dollars (\$10,900.00) as the full purchase price of the Property.

3. Final settlement for the purchase of the Property shall be held within ninety (90) days from the date of this Agreement. However, DelDOT reserves the right to extend the settlement date if additional time is needed, through no fault of DelDOT in order to obtain clear title to the Property under Paragraph 7 of this Agreement. The Owner shall receive notice of the time and place of settlement.
4. Any written notice shall be directed to the Owner at

16793 Island Farm Lane  
Milton, DE 19968  
Attn.: Shauna Thompson;  
Telephone: 302-684-3901

Any notice to be given to DelDOT will be mailed to:  
State of Delaware  
Department of Transportation  
Attention: Ida J. Parrett  
Real Estate Section  
P.O. Box 778  
Dover, Delaware 19903

All written notices shall be given by first class mail and shall be effective upon posting.

5. Municipal, county and school taxes will be prorated and paid at settlement when such proration equals \$20.00 or more. Water rent, sewer service and heating fuel will be prorated and paid only in cases where acquisition includes the structures serviced by such utilities and such proration equals \$20.00 or more.
6. In the event that the Property to be acquired is subject to a lease from the Owner to a third party, the Owner shall at the date of settlement deliver said Property free and clear of any leasehold interest, unless otherwise agreed in writing.
7. Good fee simple, marketable title shall be conveyed to the State of Delaware at DelDOT's expense. Title shall be free and clear of all liens or encumbrances of every description at or prior to settlement, unless otherwise agreed in writing. Owner represents and warrants to DelDOT that the Owner is the only fee simple title owner of the Property.
8. ~~If this Agreement is for the acquisition of land only, DelDOT shall have the right of immediate entry upon said land for the purpose of construction of a State highway. The Owner hereby waives the right to receive full payment prior to surrendering possession.~~
9. Possession of the Property shall be delivered by the Owner to DelDOT not later than the date of final settlement. All keys in the Owner's possession or under the Owner's control shall be delivered to DelDOT at settlement.
10. The Owner agrees to maintain the Property to be purchased hereunder in its condition as of the date of this Agreement, ordinary wear and tear excepted. DelDOT shall have the right to inspect the Property, including all improvements, fixtures, systems,

initial



machinery and equipment within 48 hours prior to settlement to determine that the Property is in the same condition as of the date of this Agreement. If there is a material change in the condition of any property being acquired, other than ordinary wear and tear, DeIDOT reserves the right to renegotiate the purchase price to reflect the change in condition, or to extend the settlement date for a reasonable period of time until the Owner has returned the property being acquired to its condition on the date of this Agreement.

11. Any loss or damage to the Property by fire, windstorm or other casualty prior to settlement shall be borne by the Owner. Risk of loss or damage to the Property shall pass to DeIDOT from the Owner at the time of final settlement or date of possession, whichever is earlier.
12. Owner shall not, during the terms of this Agreement, grant, convey, encumber or option the Property or any part thereof to any person, firm or association without the prior written consent of DeIDOT.
13. This Agreement shall constitute the entire contract between DeIDOT and the Owner, and no modification shall be binding on either party unless reduced to writing and signed by and on behalf of the Owner and by and on behalf of DeIDOT.
14. As used herein, the singular terms shall include the plural, and the plural terms shall include the singular; male shall include female.
15. This Agreement shall be binding upon and shall inure to the benefit of the parties hereto and their heirs, executors, administrators, successors or assigns.

**[Signature Page Follows.]**

IN WITNESS WHEREOF, the parties hereunto have set his/her/its hands and seals the day and year first above written.

SIGNED, SEALED AND DELIVERED  
IN THE PRESENCE OF:

Dry Acres, LLC

Shawn Thompson  
Witness

Mark Bonk (SEAL)  
Mark Bonk, President

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Witness

\_\_\_\_\_  
(SEAL)

**FOR DEPARTMENT OF TRANSPORTATION USE ONLY  
DO NOT WRITE BELOW THIS LINE**

**DEPARTMENT OF TRANSPORTATION**

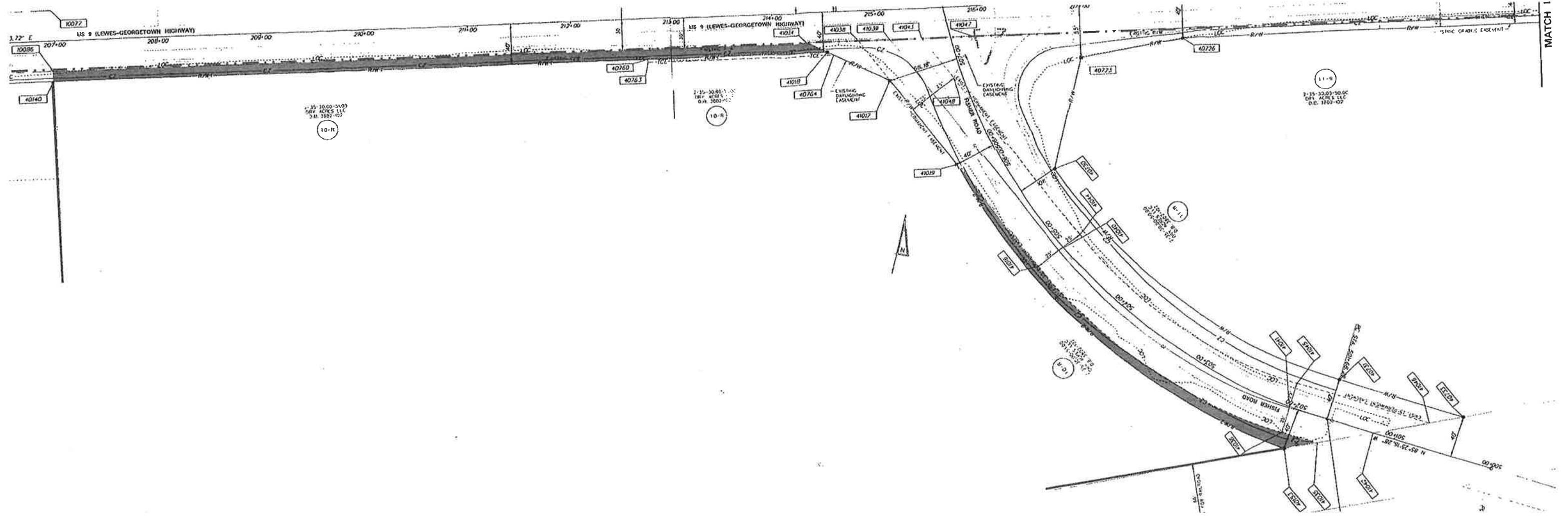
Approved this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_, A.D.

Lana Parrett  
Witness

BY: Ida J. Parrett (SEAL)

TITLE: Real Estate Representative

<b>HSIP SUSSEX COUNTY US 9 PROJECTS</b>	CONTRACT	BRIDGE NO.	<b>RIGHT OF WAY PLAN</b>	SHEET NO.
	T200800901			15
	COUNTY	DESIGNED BY: J.L.R.	TOTAL SHTS.	41
	SUSSEX	CHECKED BY: C.L.G.		



ASSESSMENT NUMBER	OWNERSHIP OF RECORD	TYPE OF ACQUISITION	TITLE SOURCE	PARCEL AREA (ACRES)							
2-35-30.00-51.00	(10-R) DRY ACRES LLC	FEE 1	3802-102	42.400							
<b>ALIGNMENT NUMBER &amp; DESCRIPTION: 2 - US 9 (LEWES-GEORGETOWN HIGHWAY)</b>											
PT. NO.	ALIGN. NO.	STATION	OFFSET *	NORTH	EAST	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS **
40140	2	206+98.19	40.00	265221.1766	699646.7439						
10085	2	206+98.03	30.00	265530.8262	699644.1157	N 15°14'08.28" W	10.0012				
41034	2	214+33.85	30.00	265273.2497	700356.9568	N 75°38'43.72" E	735.8130				
41018	2	214+53.36	40.00	265708.4505	700378.5385	S 77°27'45.90" E	22.1089				
40140	2	206+98.19	40.00	265221.1766	699646.7439	S 75°38'43.72" W	755.3773				

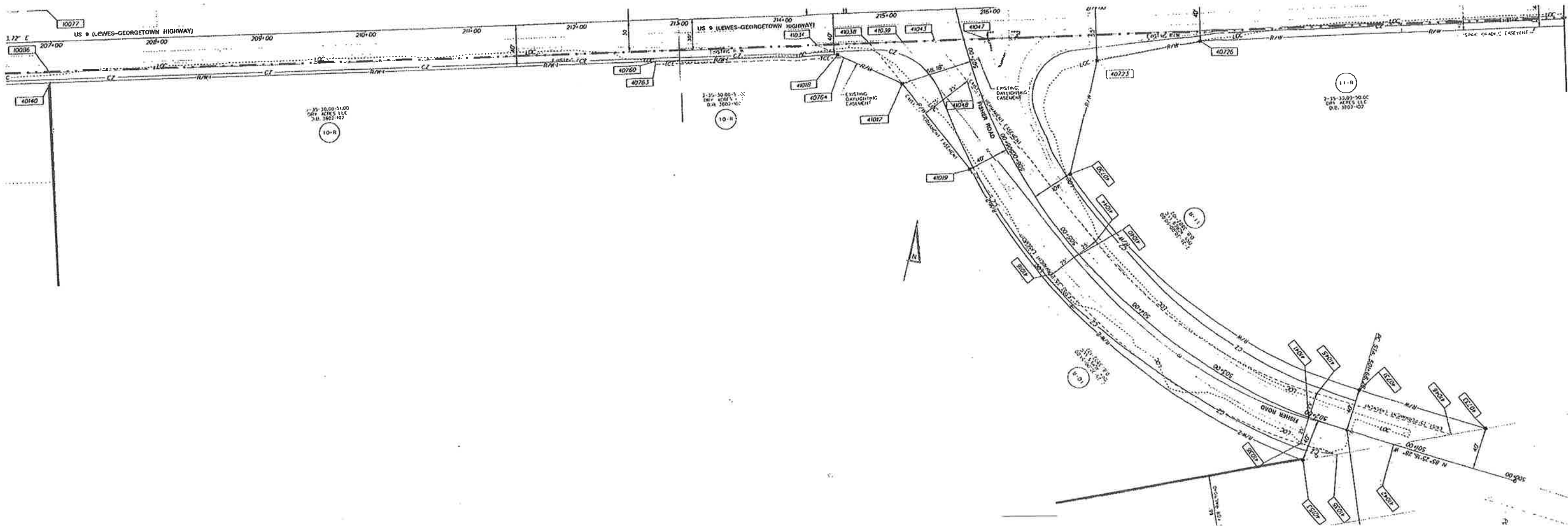
FIGURE 155 AREA = 7455.9515 SQ. FT. (0.1712 ACRES)

ASSESSMENT NUMBER	OWNERSHIP OF RECORD	TYPE OF ACQUISITION	TITLE SOURCE	PARCEL AREA (ACRES)							
2-35-30.00-51.00	(10-R) DRY ACRES LLC	FEE 2	3802-102	42.400							
<b>ALIGNMENT NUMBER &amp; DESCRIPTION: 5 - HUDSON/FISHER ROAD</b>											
PT. NO.	ALIGN. NO.	STATION	OFFSET *	NORTH	EAST	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS **
41019	5	506+05.51	-40.00	265627.1888	700525.1608	S 50°34'16.31" E	131.4555				
41016	5	504+82.02	-30.16	265543.6789	700626.6990	S 67°59'46.30" E	289.5151				-483.4001
41036	5	502+03.68	-26.19	265435.2069	700895.1256	S 85°25'16.94" E	34.8980				
41035	5	501+70.34	-25.00	265432.4211	700929.9122	S 67°46'18.48" W	31.5346				
40153	5	501+86.54	-40.00	265428.4917	700900.7211						
41019	5	506+05.51	-40.00	265627.1888	700525.1608	N 81°10'30.99" W	438.6735				599.0000

FIGURE 175 AREA = 4033.8566 SQ. FT. (0.0926 ACRES)

# EXHIBIT 1

<b>HSIP SUSSEX COUNTY US 9 PROJECTS</b>	CONTRACT	BRIDGE NO.	<b>RIGHT OF WAY PLAN</b>	SHEET NO.
	T200800901			15
	COUNTY	DESIGNED BY: J.L.R.		TOTAL SHTS.
	SUSSEX	CHECKED BY: C.L.G.		41



ASSESSMENT NUMBER	OWNERSHIP OF RECORD	TYPE OF ACQUISITION	TITLE SOURCE	PARCEL AREA (ACRES)							
2-35-30.00-51.00	(10-R) DRY ACRES LLC	EXDE	3802-102	42.400							
<b>ALIGNMENT NUMBER &amp; DESCRIPTION:</b> 2 - US 9 (LEWES-GEORGETOWN HIGHWAY), 5 - HUDSON/FISHER ROAD											
PT. NO.	ALIGN. NO.	STATION	OFFSET *	NORTH	EAST	BEARING	DISTANCE	CHORD BEARING	CHORD LENGTH	ARC LENGTH	RADIUS **
41034	2	214+33.85	30.00	265713.2497	700356.9568	N 75°38'43.72" E	50.0000				
41038	2	214+83.85	30.00	265725.6458	700405.3958	S 50°34'15.77" E	49.9999				
41017	5	506+97.78	-68.18	265693.8898	700444.0164	N 77°27'46.11" W	89.1862				
41034	2	214+33.85	30.00	265713.2497	700356.9568						
FIGURE 176 AREA = 1008.4857 SQ. FT. (0.0232 ACRES)											

## EXHIBIT 2



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

JENNIFER COHAN  
SECRETARY

April 5, 2019

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

Dear Ms. Cornwell:

The Department has completed its review of a Service Level Evaluation Request for the **Jill Cicierski** rezoning application, which we received on March 11, 2019. This application is for an 11.27-acre parcel (Tax Parcel: 235-30.00-51.00). The subject land is located on the southwest corner of the intersection of US Route 9 and Fisher Road (Sussex Road 262). The subject land is currently zoned AR-1 (Agricultural Residential), and the applicant is seeking to rezone the land to C-3 (Heavy Commercial) to develop approximately 90,000 square feet of commercial space to include a business office, a retail plaza, a bank, and a restaurant.

Per the 2017 Delaware Vehicle Volume Summary, the annual average and summer average daily traffic volumes along the segment of US Route 9 where the subject land is located, which is from Delaware Route 5 and Delaware Route 1, are 14,696 and 18,914 vehicles per day, respectively. As the subject land also has frontage along Fisher Road, the annual average and summer average daily traffic volumes along that road segment, which is from Cool Spring Road (Sussex Road 290) to US Route 9, are 2,067 and 2,660 vehicles per day, respectively.

Our volume-based criteria for requiring a traffic impact study (TIS), addressed in Section 2.2.2.1 of the Development Coordination Manual, are that a development generates more than 500 trips per day or 50 trips during a weekly peak hour. While it seems that the above criteria could be met, we presently cannot predict the site's trip generation with enough accuracy to make a TIS useful. Thus, we recommend that this rezoning application be considered without a TIS and that the need for a TIS be evaluated when a subdivision or land development plan is proposed.



Ms. Janelle M. Cornwell  
Page 2 of 2  
April 5, 2019

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

Sincerely,



T. William Brockenbrough, Jr.  
County Coordinator  
Development Coordination

TWB:cjm

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



**STATE OF DELAWARE  
EXECUTIVE DEPARTMENT  
OFFICE OF STATE PLANNING COORDINATION**

July 23, 2019

January 6, 2020

Ms. Constance C. Holland, AICP  
Director, Office of State Planning Coordination  
122 Martin Luther King, Jr. Blvd. South – Haslet Armory  
Dover, Delaware 19901

Jill A. Cicierski  
JC Reality, Inc.  
16808 Gravel Hill Road  
Milton, DE 19968

RE: PLUS review 2019-06-01; Plaza Nine

**ADDITIONAL PLUS REVIEW RESPONSE FOR PLAZA NINE (CICIERSKI) LANDS**

Dear Ms. Cicierski:

Dear Ms. Holland:

Thank you for meeting with State agency planners on June 26, 2019 to discuss the proposed plans for the Plaza Nine project. According to the information received you are seeking review of a site plan for a 90,000 square foot commercial center near the intersection of Route 9 and Fisher Road in Sussex County.

Pennoni is in receipt of your July 23, 2019 letter outlining the PLUS meeting that took place on June 26, 2019 with your office and several of the state agencies. We appreciate you accepting the application into the PLUS process and submit our response as an addition to the August 21, 2019 response provided to your office by the applicant, Ms. Jill Cicierski. The application you reviewed was for a rezoning to C-3 Heavy Commercial which is contrary at this time to how the 2019 Future Land Use Map has designated the use for this property. The Comprehensive Plan states that each land use proposal the County receives should be reviewed on its own merit to determine if the proposal is consistent and does not have a negative impact on the surrounding area or the County in general. The application submitted to the County is to rezone the property to C-2 Medium Commercial, which is an applicable zoning district per Table 4.5-2. Since the comprehensive plan is a guide for the future use of land, the County's official zoning map must be consistent with the uses and intensities of uses provided for in the Future Land Use Plan.

In Ordinance 2550, Sussex County Council desired to create a more specific C-2 Medium Commercial zoning district with smaller, more related uses within the District to promote better planning and predictability within Sussex County. The purpose of the C-2 Medium Commercial District is to support uses that include retail sales and performance of consumer services. It permits

122 Martin Luther King Jr. Blvd. South – Haslet Armory · Third Floor · Dover, DE 19901  
Phone (302)739-3090 · Fax (302) 739-5661 · [www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

a variety of retail, professional and service businesses. The district shall be primarily located near arterial and collector streets. It accommodates community commercial uses that do not have outside storage or sales.

Please note that changes to the plan, other than those suggested in this letter, could result in additional comments from the State. Additionally, these comments reflect only issues that are the responsibility of the agencies represented at the meeting. **The developers will also need to comply with any Federal, State, and local regulations regarding this property. We also note that as Sussex County is the governing authority over this land, the developers will need to comply with any and all regulations/restrictions set forth by the County.**

Understood.

### **Strategies for State Policies and Spending**

This project is located in Investment Level 3 according to the Strategies for State Policies and Spending. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer term future, or areas that may have environmental or other constraints to development. State investments may support future growth in these areas, but may have priorities for the near future. Level 3 area means there may be environmental concerns on or near the parcel and we would encourage you to design the site with respect for the environmental features which are present.

The 2015 Strategies for State Policies and Spending Map identifies the area as Investment Level 3. This area is intermingled within a fast-growing area within the county and is adjacent (just north of the property) to Level 2 areas. The priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the Developer. Additional public infrastructure that will benefit the community, such as, road improvements, utilities and access improvements will be paid for by the Developer. Consistent with the 2019 Comprehensive Plan's Future Land Use Chapter the County has considered the development along US 9 as a business corridor with a mix of residential and commercial uses that provide local residents with access to services they need. Local services would reduce travel to SR 1 for basic needs. The rezoning request is between US RT 9 and the Existing Railroad Tracks.

### **Code Requirements/Agency Permitting Requirements**

#### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- The proposed project is located or is adjacent to US Route 9/Lewes Georgetown Highway. This transportation corridor is part of the Federal Aid Primary Road System and is nominated as part of the Delaware Bayshore Byway Program. Accordingly, parts



of the subject development are subject to outdoor advertising regulations found in CFR 23 §131 and 17 Del. C. §1101-1120. Accordingly, the applicant should expect the following requirements or needs:

- No new billboards, variable message boards, or electronic changing message sign(s) anywhere within 660 feet of the closest right-of-way edge of Route 9.
- No off-premises advertising on the property for others within 660 feet of Route 9 e.g., displaying on-site the bank/financial institution funding the project or the contractor building the project.
- A standard Delaware Bayshore byway sign may be needed in public right ways as part of the entrance/development coordination review. Further needs would be determined during entrance plan submission and/or other applicable TIS studies.

For more information on the Byways program, please see

<http://deldot.maps.arcgis.com/apps/webappviewer/index.html?id=03d5049bc49041658cfecad5fd6ba8b9>.

The Property owner will work with DelDOT and the Bayshore Byway Program Committee in the development of the property.

- The site access on US Route 9 and on Fisher Road must be designed in accordance with DelDOT's Development Coordination Manual. A copy of the Manual is available at <http://www.deldot.gov/information/business/subdivisions/changes/index.shtml>.

Understood

- Per Section 2.2.2.1 of the Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. If the County approves this rezoning, DelDOT will revisit the need for a TIS when a site plan is presented.

Understood

Preliminarily, however, DelDOT anticipates requiring the developer to provide a TIS for DelDOT's review and approval before receiving plan approvals. The purpose of a TIS is to identify off-site transportation improvements that the developer would be required to build or contribute toward. Without prejudging the results of the TIS, DelDOT anticipates requiring that the developer make improvements on Fisher Road and limit their access on US Route 9 to right turns in and out.

Will comply if requested during the design of the project.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Manual, DelDOT will require dedication of right-of-way along the site's frontage on both US Route 9 and Fisher Road. By this regulation, the dedication is to provide a minimum of 50 feet from the physical centerline of US Route 9 and 30 feet of right-of-way from the physical centerline of Fisher Road. The following right-of-way dedication note is required, **"An X-foot wide right-of-way is hereby dedicated to the State of Delaware, as per this plat."**

Additional right-of-way along both roadways was dedicated to DelDOT back in 2012. An additional dedication along US Route 9 is anticipated as part of the planning of the property.

- In accordance with Section 3.2.5.1.2 of the Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage on both roads. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby established for the State of Delaware, as per this plat."**

Understood

- Section 3.5.4.2 of the Manual addresses requirements for shared-use paths and sidewalks. Referring to Section 3.5.4.2.A of the Manual, DelDOT may require developments in Level 3 and 4 Areas to install a sidewalk or Shared Use Path along their frontage. DelDOT anticipates requiring a Shared Use Path along US Route 9 and Fisher Road.

Understood

- Referring to Section 3.5.5 of the Manual, existing and proposed transit stops and associated facilities as required by the Delaware Transit Corporation (DTC) or DelDOT shall be shown on the Record Plan.

Understood

- In accordance with Section 5.2.9 of the Manual, the Auxiliary Lane Worksheet should be used to determine whether turning lanes are warranted at the site entrance, if a new entrance is proposed and how long the lanes should be at the existing entrances. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>. Because of the proximity of the Route 9 entrance to the Fisher Road intersection and the limited space available to accommodate westbound left turns into the site, DelDOT anticipates requiring that that movement be served by the Fisher Road entrance.

Will Comply

**State Historic Preservation Office – Contact Carlton Hall 736-7404**

- **There are no known archaeological sites, or known National Register-listed or eligible properties on the parcel.** However, the area has medium to high potential for prehistoric archaeological resources based on well drained soils adjacent to the wetlands on and near the project area. Therefore, the Delaware SHPO is recommending an archaeological survey of the project area.

Archeological Surveys were completed on several properties adjacent to this subject property as a part of the intersection improvements and additional property acquired for the intersection improvements. Nothing was found as a part of these surveys. This project is private, and no public investment is anticipated for the project. Rest assured that if any prehistoric archaeological resources are discovered during the planning, design and construction of the project, the developer will contact State Historic Preservation Office.

- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch. 54).

Understood

- If there is federal involvement, in the form of licenses, permits, or funds, the federal agency, often through its client, is responsible for complying with Section 106 of the National Historic Preservation Act (36 CFR 800) and must consider their project's effects on any known or potential cultural or historic resources. For further information on the Section 106 process please review the Advisory Council on Historic Preservation's website at: [www.achp.gov](http://www.achp.gov)

Understood

**Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

**Fire Protection Water Requirements:**

- Water distribution system capable of delivering at least 1500 gpm for 2-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers.
- Where a water distribution system is proposed for mercantile sites, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

The project will connect to Artesian Water distribution system that is currently located along the frontage of this property.

Fire Protection Features:

- All structures over 10,000 sq. ft. aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq. ft. 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus.
- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the property.

Gas Piping and System Information:

- Provide type of fuel proposed, and show locations of bulk containers on plan.

Required Notes:

- Provide a note on the final plans submitted for review to read “ All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations”
- Proposed Use
- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
- Square footage of each structure (Total of all Floors)
- National Fire Protection Association (NFPA) Construction Type
- Maximum Height of Buildings (including number of stories)
- Note indicating if building is to be sprinklered
- Name of Water Provider
- Letter from Water Provider approving the system layout
- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered
- Provide Road Names, even for County Roads

## **Recommendations/Additional Information**

This section includes a list of site specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how the suggestions can benefit the project.

### **Department of Transportation – Contact Bill Brockenbrough 760-2109**

- DelDOT is in the process of converting the Georgetown to Lewes rail line to a bicycle and pedestrian trail. Construction is complete from Lewes to Log Cabin Hill Road. A future phase of construction would route the trail along the south edge of the subject development. If the developer would like to have direct access to the trail, DelDOT is willing to include it in their construction plans and build the access at State expense as part of the trail construction. If trail access would be of interest, DelDOT asks that the developer work with DelDOT's Bicycle and Pedestrian Coordinator, Mr. Anthony Aglio, to determine a mutually agreeable location. Mr. Aglio can be reached at (302) 760-2509 or [Anthony.Aglia@Delaware.gov](mailto:Anthony.Aglia@Delaware.gov).

**The applicant is working with DelDOT's Bicycle and Pedestrian Coordinator to have direct access to the trail.**

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new version and look for the revision date of March 21, 2019. The notes can be found at <https://www.deldot.gov/Business/subdivisions/>

**Noted**

### **Department of Natural Resources and Environmental Control – Contact Michael Tholstrup 735-3352**

#### **Forest Preservation**

- DNREC mapping indicates presence of forested wetlands which encompass a large portion of the subject parcel.

**A wetland delineation has been completed for the property and no disturbance to the wetlands will occur.**

#### **Recommendations:**

- The site plan should be designed to allow for the preservation of as much of this wooded area as feasible, with special consideration for preservation given to large, mature trees.

Leaving a forest intact is usually more beneficial to the existing wildlife and is preferred to clearing

**Noted**

- To reduce impacts to nesting birds and other wildlife species that utilize forests for breeding, we recommend that clearing not occur April 1st to July 31st.
- Contact the Division of Fish and Wildlife for assistance in identifying, preserving, and managing the mature forest on-site. For technical assistance or to schedule a site visit please contact Katie Kadlubar, [Kathryn.Kadlubar@delaware.gov](mailto:Kathryn.Kadlubar@delaware.gov).

### **Water Quality**

- DNREC mapping indicates presence of wetlands and hydric soils (Hurlock) which encompass a large portion of the subject parcel.
- Increased impervious cover from development and removal of forest cover will increase the potential for future flooding concerns.

Recommendations:

- Consider using pervious pavement/pavers in parking areas to help minimize impervious cover.
- To protect the function and integrity of wetlands, a minimum 100 foot buffer should be left intact around the perimeter.
- Avoid disturbance and filling of wetlands.

**Recommendations will be taken under advisement.**

### **Delaware State Fire Marshall's Office – Contact Duane Fox 259-7037**

- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for appointment. Applications and brochures can be downloaded from our website: [www.statefiremarshal.delaware.gov](http://www.statefiremarshal.delaware.gov), technical services link, plan review, applications or brochures.

**Will comply**

### **Delaware Area Rapid Transit (DART) – Contact: Jared Kauffman 576-6062**

- A shelter pad is needed. DART can specify a type as there is no sketch of the pedestrian pathway.

**A shelter pad is being planned for the project.**

- Sidewalk is needed to the stop across the street (stop ID 3390) with pedestrian pathway to stop ID 3390. Stop ID 3390 should be upgraded to a Type 2 12'x8' shelter pad.

### **Sussex County – Contact Rob Davis 302-855-7820**

- Sussex County does not expect to provide sanitary sewer service within the area proposed for commercial development. The Sussex County Engineering Department recommends the project receive wastewater service from a public utility as proposed.

Artesian has both water and sewer in front of the property that serves adjacent commercial properties as well extends to area residential communities. Private utility companies are considered a viable option for water and wastewater treatment in areas where County or municipal services are non-existent or unplanned. Artesian Wastewater Management, Inc. mainly provide water and sewer services for developments that are along Route 9 east of Georgetown CPCN's will be executed for both water and sewer for the property.

**Following receipt of this letter and upon filing of an application with the local jurisdiction, the applicant shall provide to the local jurisdiction and the Office of State Planning Coordination a written response to comments received as a result of the pre-application process, noting whether comments were incorporated into the project design or not and the reason therefore.**

Thank you for the opportunity to review this project. If you have any questions, please contact me at 302-739-3090.

Sincerely,

**PENNONI**

Constance C. Holland, AICP  
Director, Office of State Planning Coordination

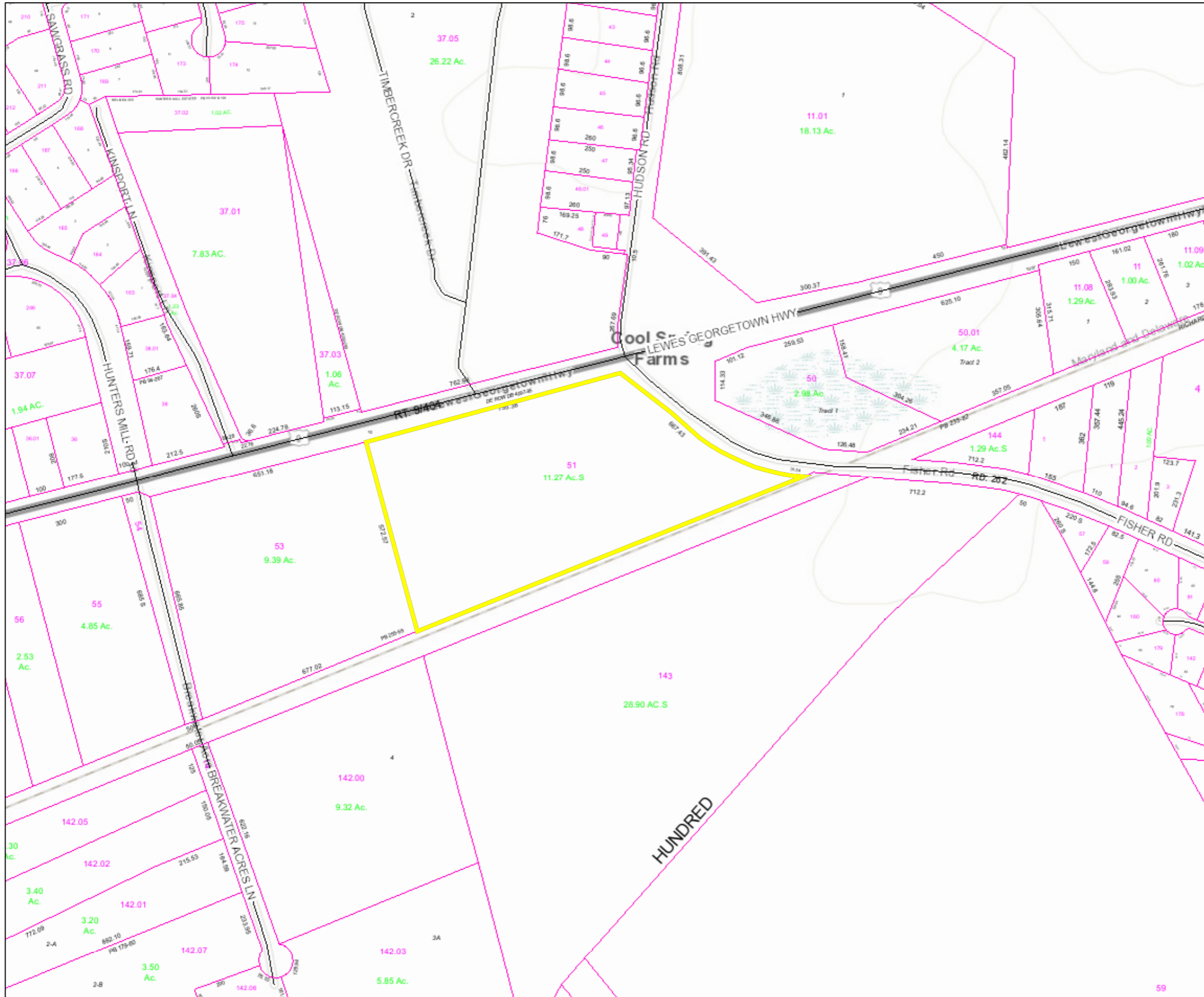
**Mark H. Davidson, VP  
Principal Land Planner**

CC: Sussex County

**Sussex County P&Z  
Commission & Council**



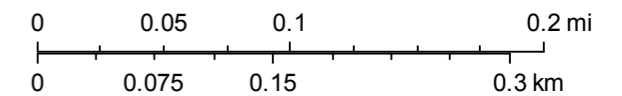
# Sussex County



<b>PIN:</b>	235-30.00-51.00
<b>Owner Name</b>	DRY ACRES LLC
<b>Book</b>	3802
<b>Mailing Address</b>	16793 ISLAND FARM LN
<b>City</b>	MILTON
<b>State</b>	DE
<b>Description</b>	RD 18
<b>Description 2</b>	FX
<b>Description 3</b>	
<b>Land Code</b>	

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

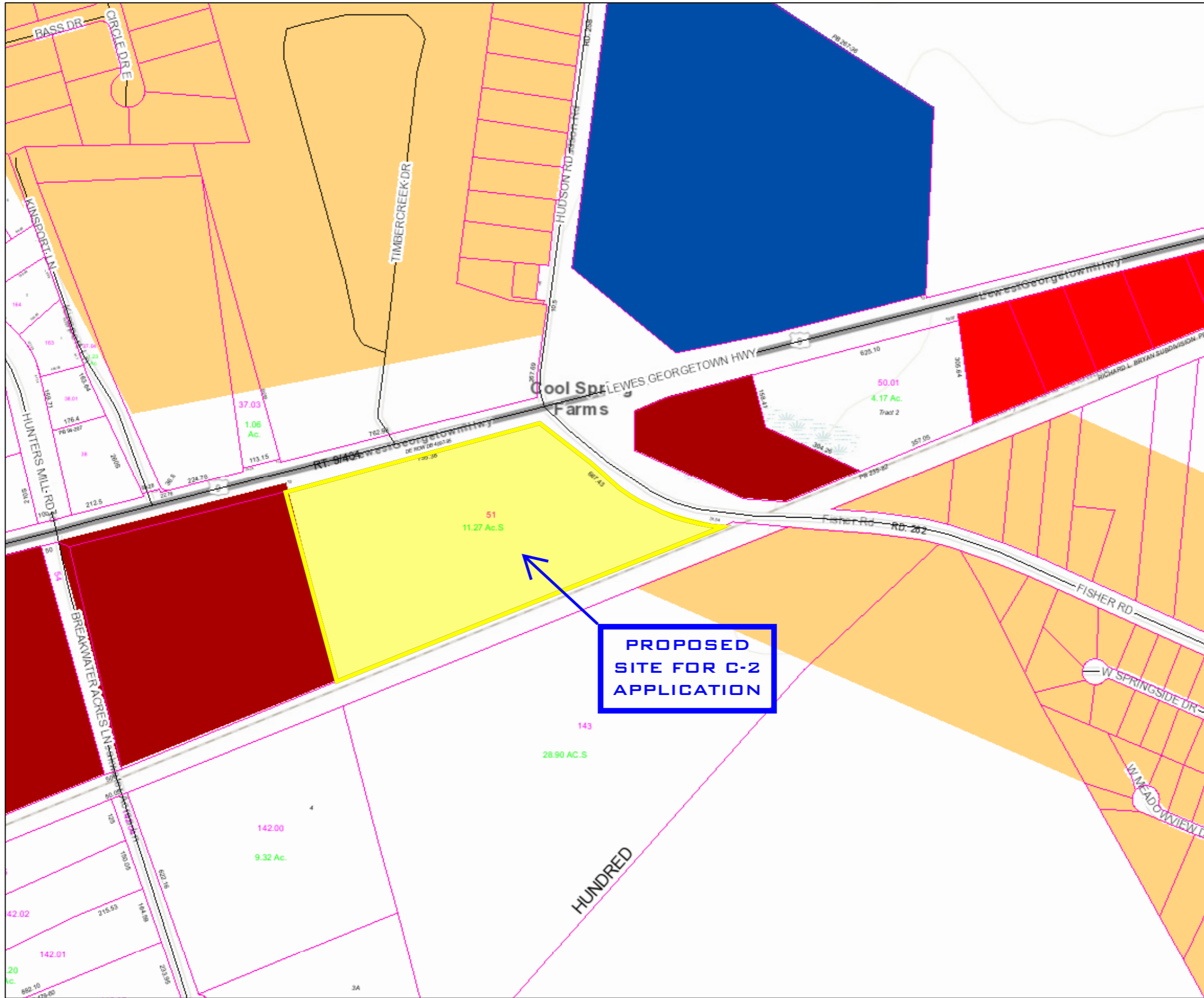
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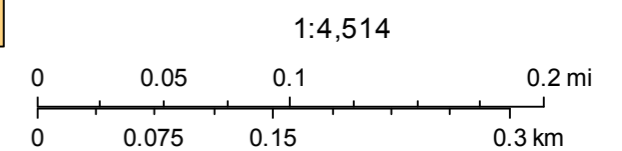


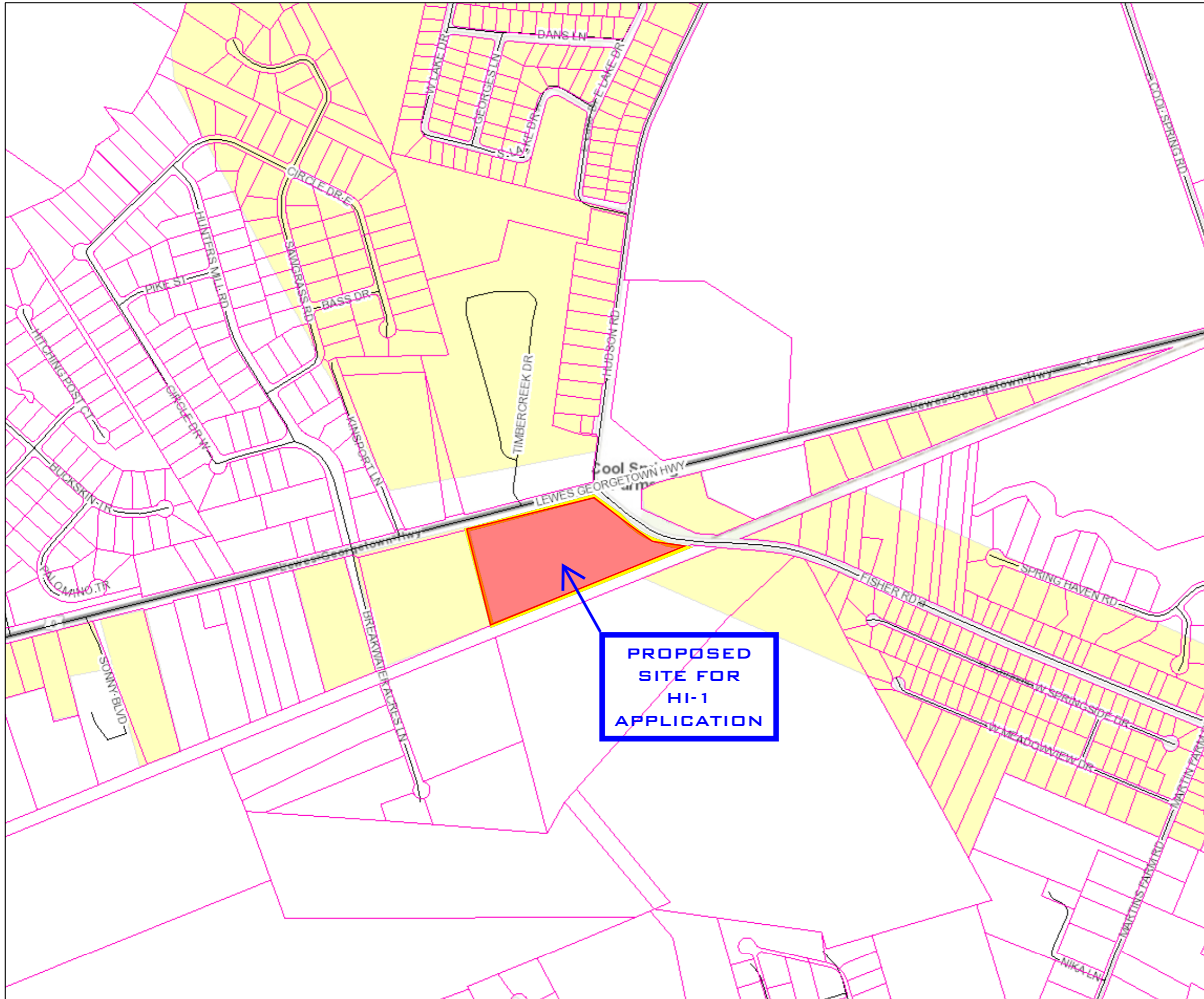
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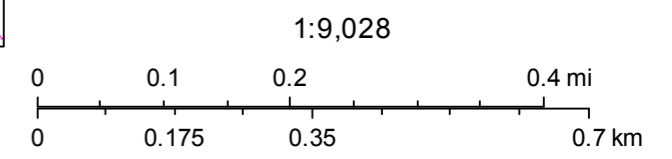
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Override 1
- polygonLayer**  
Override 1
- Tax Parcels
- Streets





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<b>Description 3</b>	
<b>Land Code</b>	

- polygonLayer**
- Override 1
- polygonLayer**
- Override 1
- Tax Parcels
- Streets
- County Boundaries
- 2019 Future Land Use**
- Low Density
- Coastal Area
- Commercial
- Developing Area
- Existing Development Area
- Industrial
- Municipalities
- Town Center

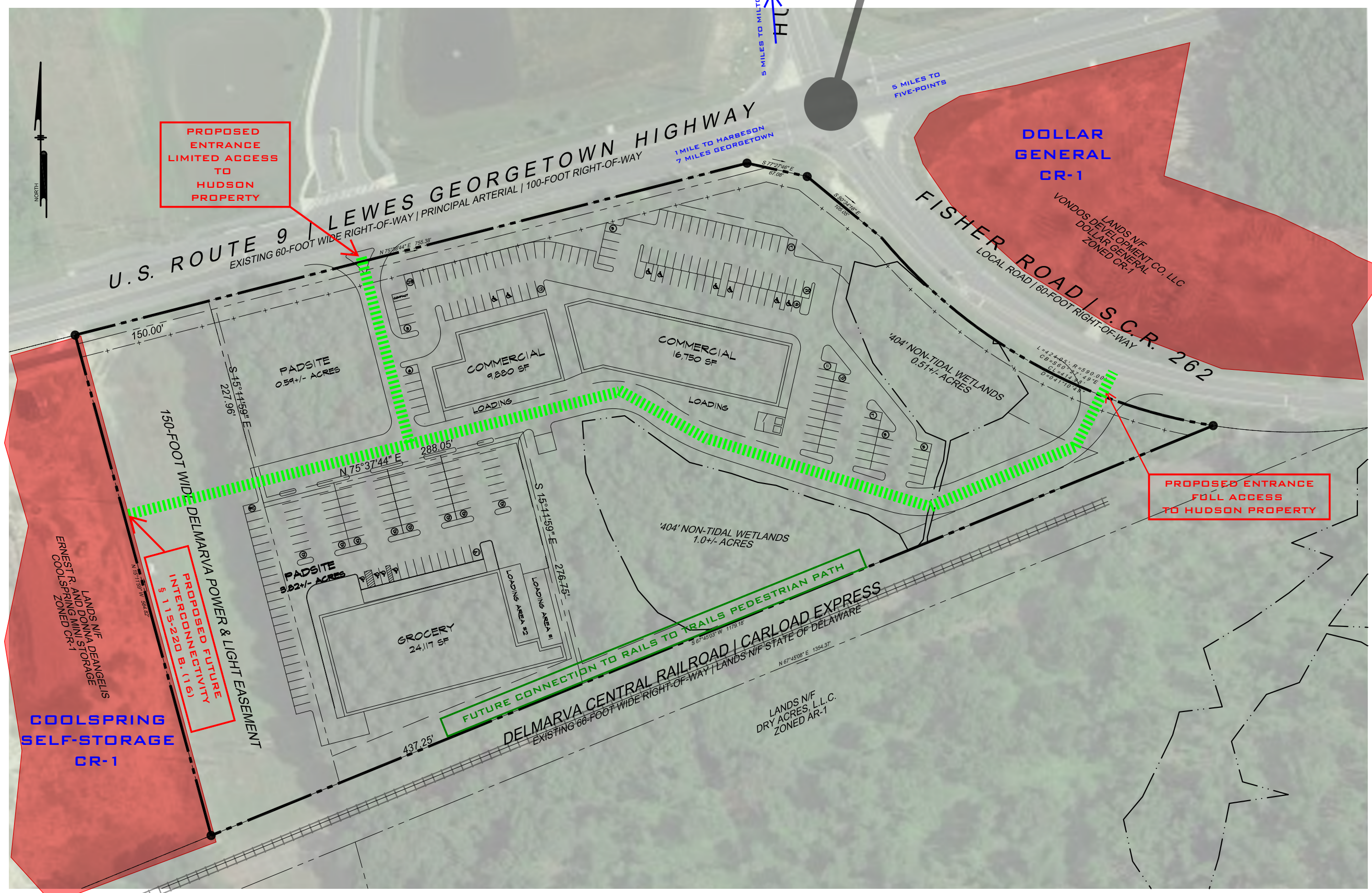


THE PURPOSE OF THE C-2 MEDIUM COMMERCIAL DISTRICT IS TO SUPPORT USES THAT INCLUDE RETAIL SALES AND PERFORMANCE OF CONSUMER SERVICES. IT PERMITS A VARIETY OF RETAIL, PROFESSIONAL AND SERVICE BUSINESSES. THE DISTRICT SHALL BE PRIMARILY LOCATED NEAR ARTERIAL AND COLLECTOR STREETS. IT ACCOMMODATES COMMUNITY COMMERCIAL USES THAT DO NOT HAVE OUTSIDE STORAGE OR SALES.

IN ORDINANCE 2550, SUSSEX COUNTY COUNCIL DESIRED TO CREATE A MORE SPECIFIC C-2 MEDIUM COMMERCIAL ZONING DISTRICT WITH SMALLER, MORE RELATED USES WITHIN THE DISTRICT TO PROMOTE BETTER PLANNING AND PREDICTABILITY WITHIN SUSSEX COUNTY.

SITE DATA	
TAX MAP ACREAGE	235-30.00 PARCEL 51.00
EX. ZONE	10.88 ± ACRES
PR. ZONE	AR-1
PR. USE	C-2 MEDIUM COMMERCIAL
BUILDING SIZE	RETAIL, PROFESSIONAL AND SERVICES BUSINESSES
PARKING PROVIDED	50,747 SQ. FT.
WATER	248 SPACES
WASTEWATER	ARTESIAN

**2018 DELDOT INTERSECTION PROJECT #T200800901**



**Pennoni**  
**PENNONI ASSOCIATES INC.**  
 18072 Davidson Drive  
 Milton, DE 19968  
 T 302.664.9030 F 302.664.8054

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

**COMMERCIAL CENTER**  
 LEWES GEORGETOWN HIGHWAY | FISHER ROAD  
 BROADKILL HUNDRED | SUSSEX COUNTY | DELAWARE

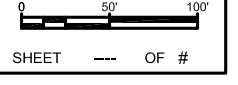
**COMMERCIAL SKETCH PLAN**

JILL A. CICIERSKI  
 16808 GRAVEL HILL ROAD  
 MILTON, DELAWARE 19968

NO.	DATE	NO.	BY

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

PROJECT	AMBLD19001
DATE	2020-01-03
DRAWING SCALE	1" = 50'
DRAWN BY	MHD
APPROVED BY	MHD   AD



**FOR ILLUSTRATIVE PURPOSES ONLY**

PLOTTED: 1/8/2020 9:46 AM BY: Mike K. DeWine  
 PLOT FILE: C:\CADD\PROJECTS\AMBLD19001\DWG\AMBLD19001\_01.dwg  
 PLOTTER: HP DesignJet T1100PS



Figure 1 of 20.

20

2019 Aerial Image

Dry Acres, LLC

AMBLD19001





	Subject Parcel
	Other Tax Parcels



Figure 2 of 20.

20

2017 Orthophoto

Dry Acres, LLC

AMBLD19001



	Subject Parcel
	Other Tax Parcels



Figure 3 of 20.

20

2012 Orthophoto

Dry Acres, LLC

AMBLD19001





	Subject Parcel
	Other Tax Parcels



Figure 4 of 20.

4

2007 Orthophoto

Dry Acres, LLC

AMBLD19001





	Subject Parcel
	Other Tax Parcels



Figure 5 of 20.

5

2002 Orthophoto

Dry Acres, LLC

AMBLD19001



	Subject Parcel
	Other Tax Parcels





Figure 6 of 20.

6

1997 Orthophoto

Dry Acres, LLC

AMBLD19001





	Subject Parcel
	Other Tax Parcels



Figure 7 of 20.  
7

1992 Orthophoto

Dry Acres, LLC  
AMBLD19001



	Subject Parcel
	Other Tax Parcels



Figure 8 of 20.

8

1968 Orthophoto

Dry Acres, LLC

AMBLD19001





	Subject Parcel
	Other Tax Parcels



Figure 9 of 20.

9

1961 Orthophoto

Dry Acres, LLC

AMBLD19001



	Subject Parcel
	Other Tax Parcels



Figure 10 of 20.

10

1954 Orthophoto

Dry Acres, LLC

AMBLD19001



	Subject Parcel
	Other Tax Parcels



USDA Agricultural Stabilization and Conservation Service

Figure 11 of 20.

11

1937 Orthophoto

Dry Acres, LLC

AMBLD19001



	Subject Parcel
	Other Tax Parcels

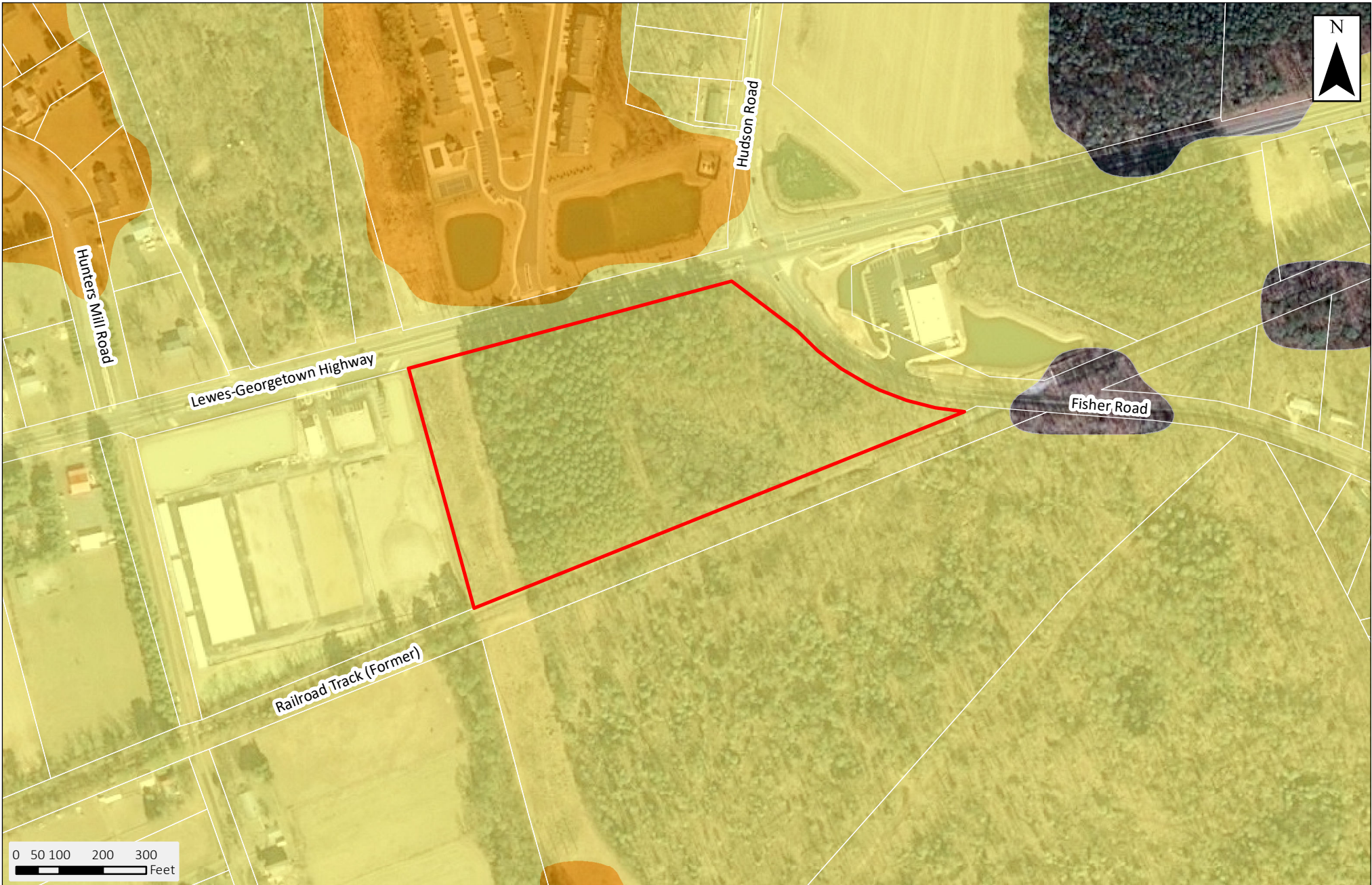


Figure 12 of 20.

12

2015 State Strategies & Investment Levels

Dry Acres, LLC  
 AMBLD19001



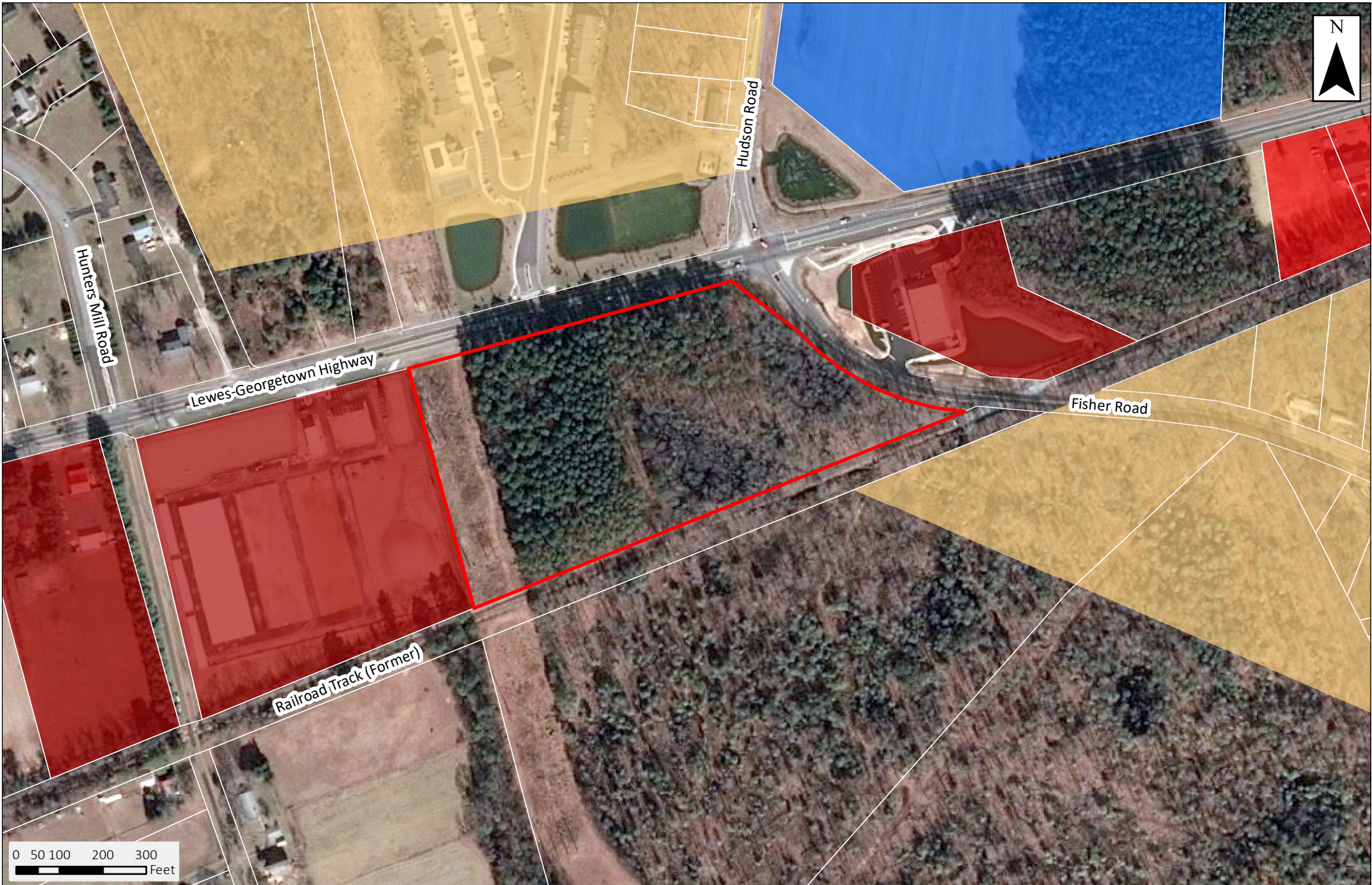


Figure 13 of 20.  
13

### County Zoning Map

Dry Acres, LLC  
AMBLD19001








	AR-1		C-1		I-1
	CR-1		GR		





Figure 14 of 20.

14

### 2012 Land Use/Land Cover

Dry Acres, LLC  
AMBLD19001



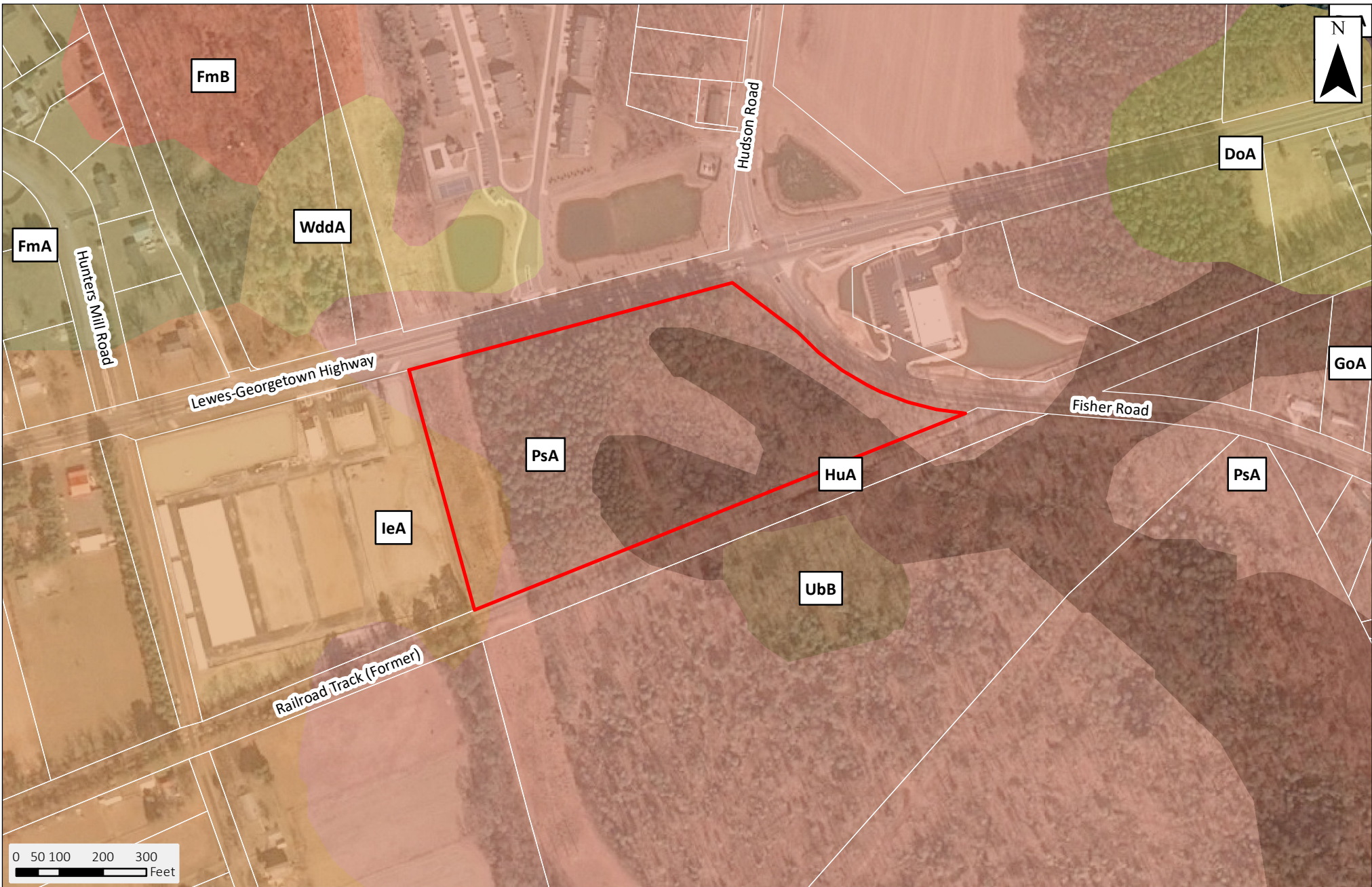


Figure 15 of 20.

15

### NRCS Soils Mapping

Dry Acres, LLC

AMBLD19001



Soil Types:

HuA - Hurlock loamy sand, Group A/D

IaA - Ingleside loamy sand, Group A

PsA - Pepperbox-Rosedale complex, Group A



Figure 16 of 20.

16

## State Wetlands Mapping

Dry Acres, LLC  
AMBLD19001



 DNREC Wetlands



Figure 17 of 20.

17

### FEMA Floodplain Mapping

Dry Acres, LLC  
 AMBLD19001



Zone X

Flood Map #10005C0310L (6/20/18)



Figure 18 of 20.  
18

### Groundwater Recharge Potential

Dry Acres, LLC  
AMBLD19001



- Good
- Fair
- Poor
- Water Area

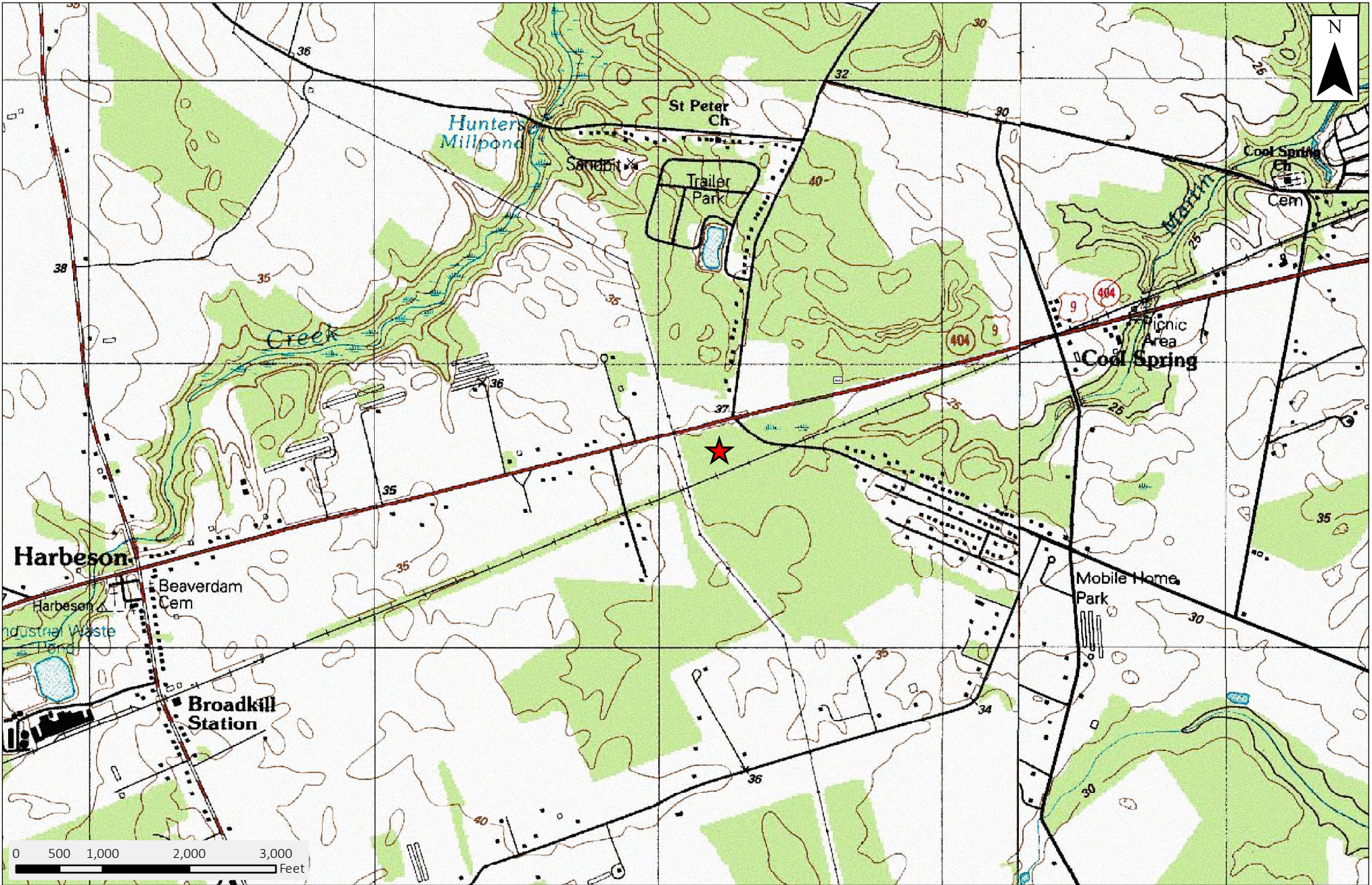


Figure 19 of 20.

19

USGS Topographic Map

Dry Acres, LLC

AMBLD19001



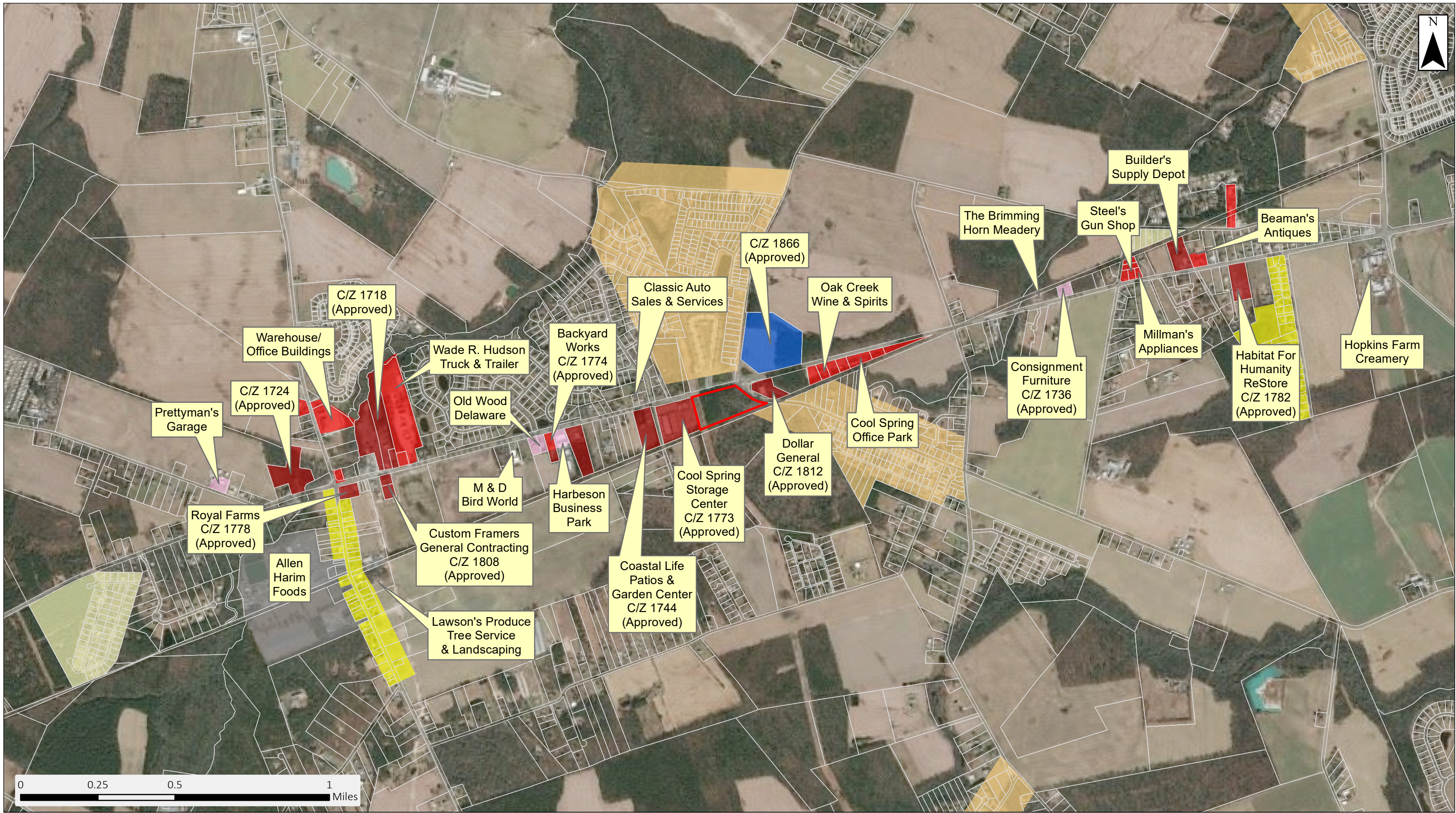


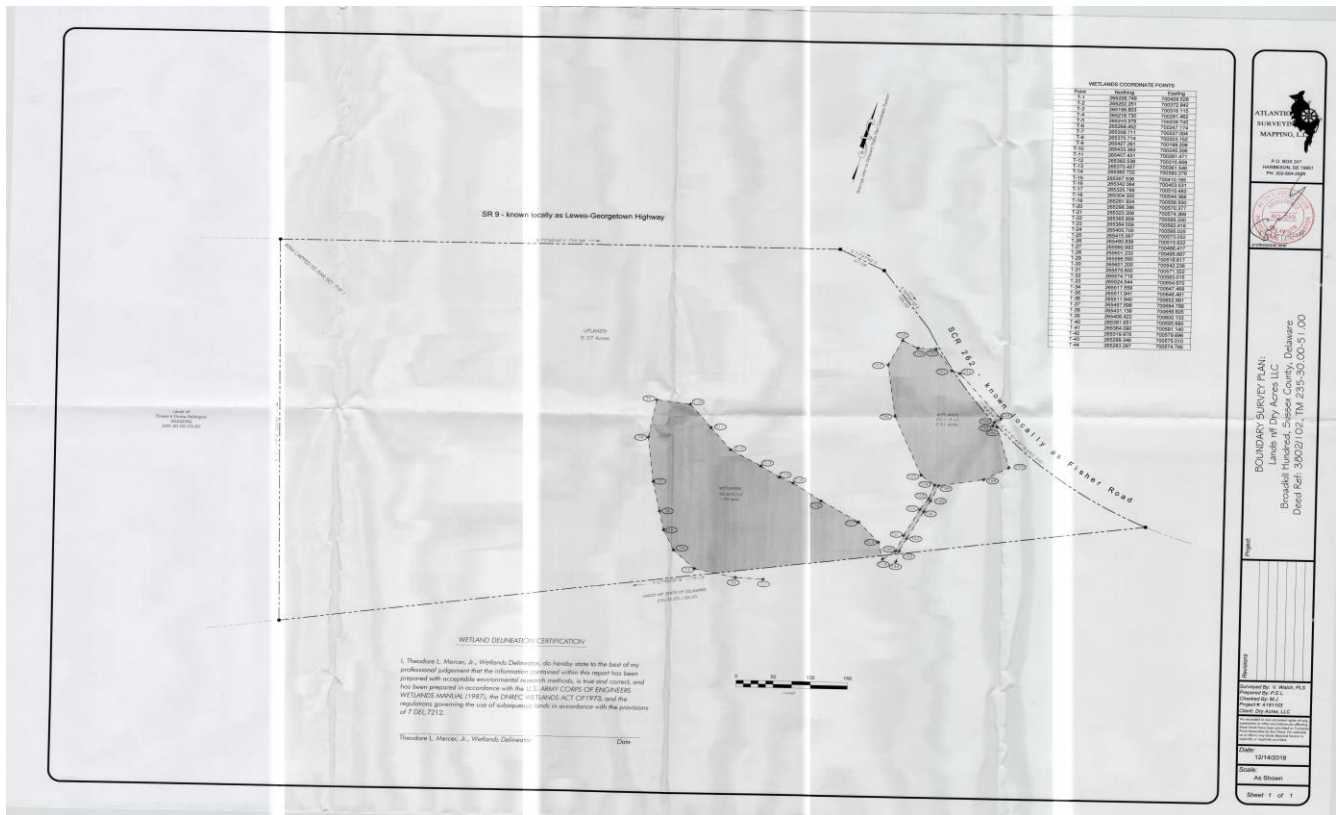
Figure 20 of 20.  
**20**  
**Area Commercial Uses**  
 Dry Acres, LLC  
 AMBLD19001



County Zoning									
	AR-1		CR-1		GR		I-1		B-1
	AR-2		C-1		HI-1		MR		

**JILL A. CICIERSKI | PLAZA NINE  
 DRY ACRES, LLC  
 CHANGE OF ZONE #1904  
 PROPOSED FINDINGS OF FACT**

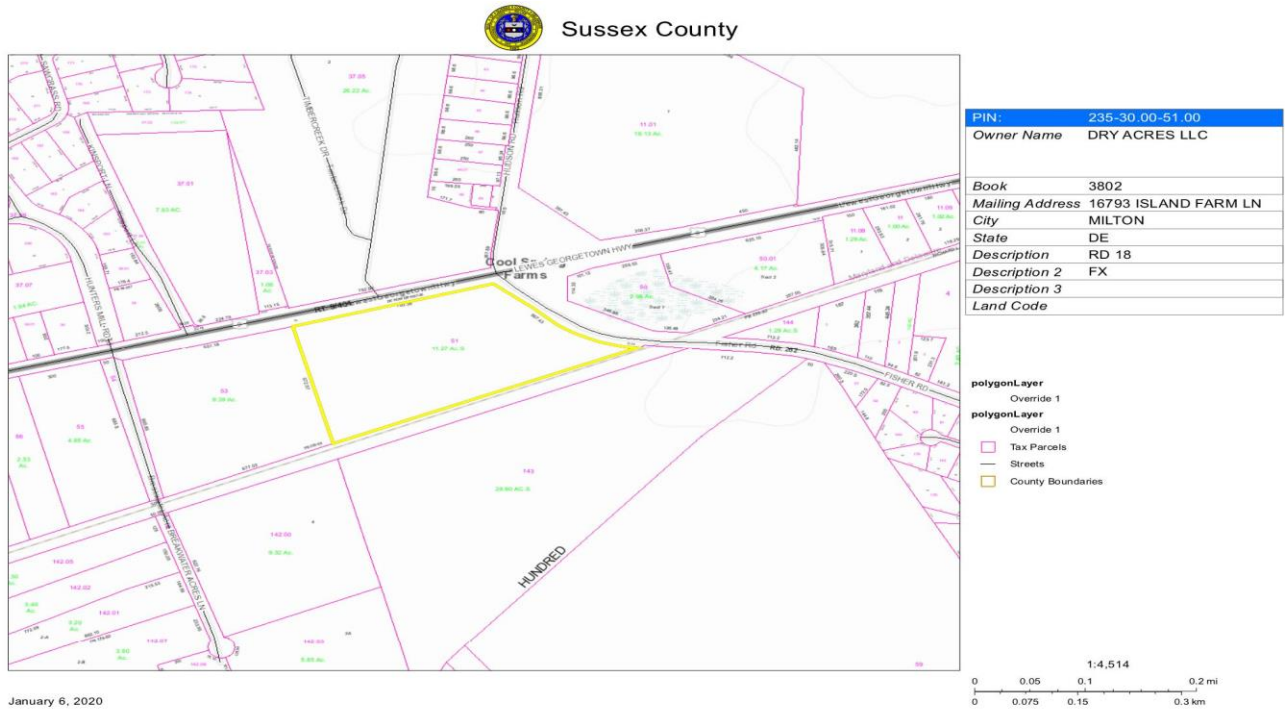
1. This is an application to grant a rezoning of a portion of lands in a AR-1 Agricultural Residential District located on 10.88 acres, more or less in the Broadkill Hundred located on the south side of Lewes Georgetown Highway | U.S. Route 9 and west side of Fisher Road | Sussex County Route 262 to C-2, Medium Commercial District.



2. The property is under contract to be purchased by Jill C. Cicierski and will be assigned the name Plaza Nine.



3. The property is identified on the tax maps of the Sussex County Department of Finance as Tax Map No. 235-30.00 Parcel 51.00.

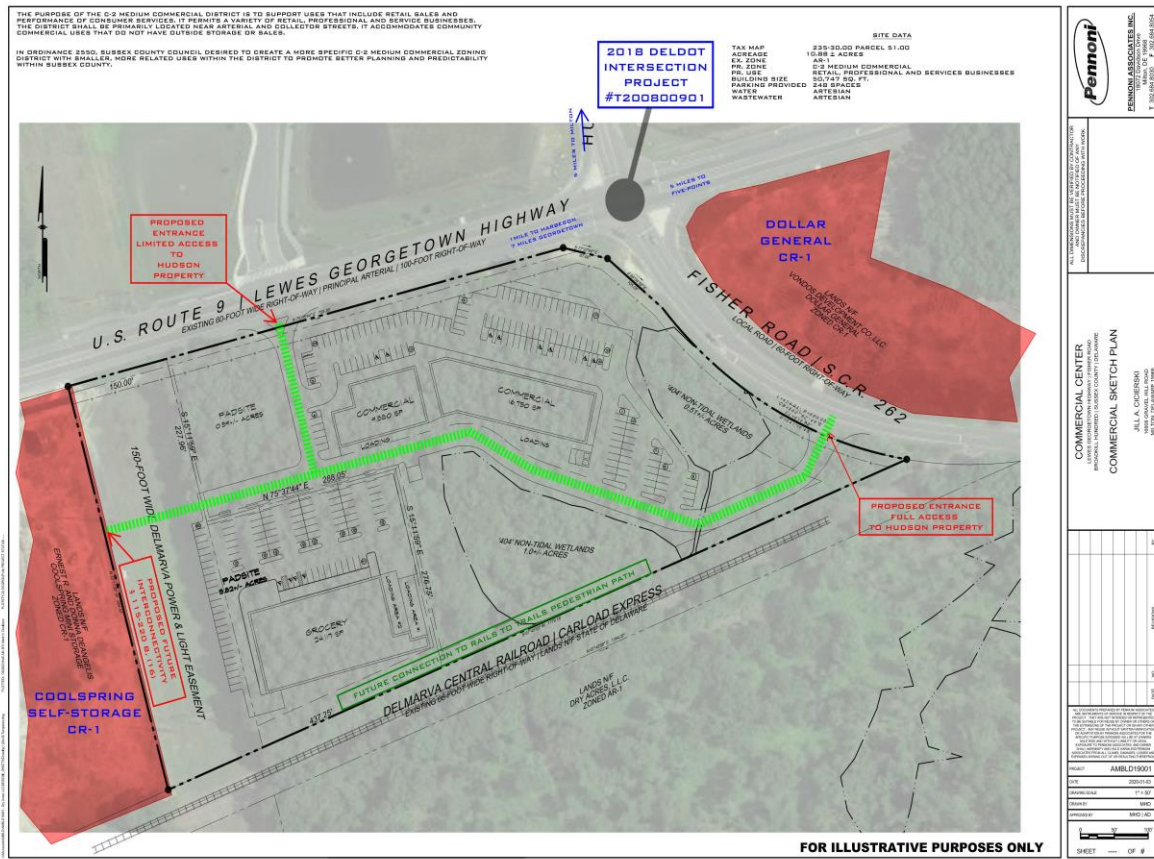


4. The properties are bordered on:
  - a. North US Route 9 a Principal Arterial; Shoreview Woods Development (96-Multi-Family Units);
  - b. South by Maryland Delaware Railroad (Future Rails to Trails Path) and other lands owned by Dry Acres, LLC – Zoned AR-1 and GR;
  - c. West with existing commercial uses such Coolspring Mini-Storage;
  - d. East with existing commercial uses such as Dollar General.

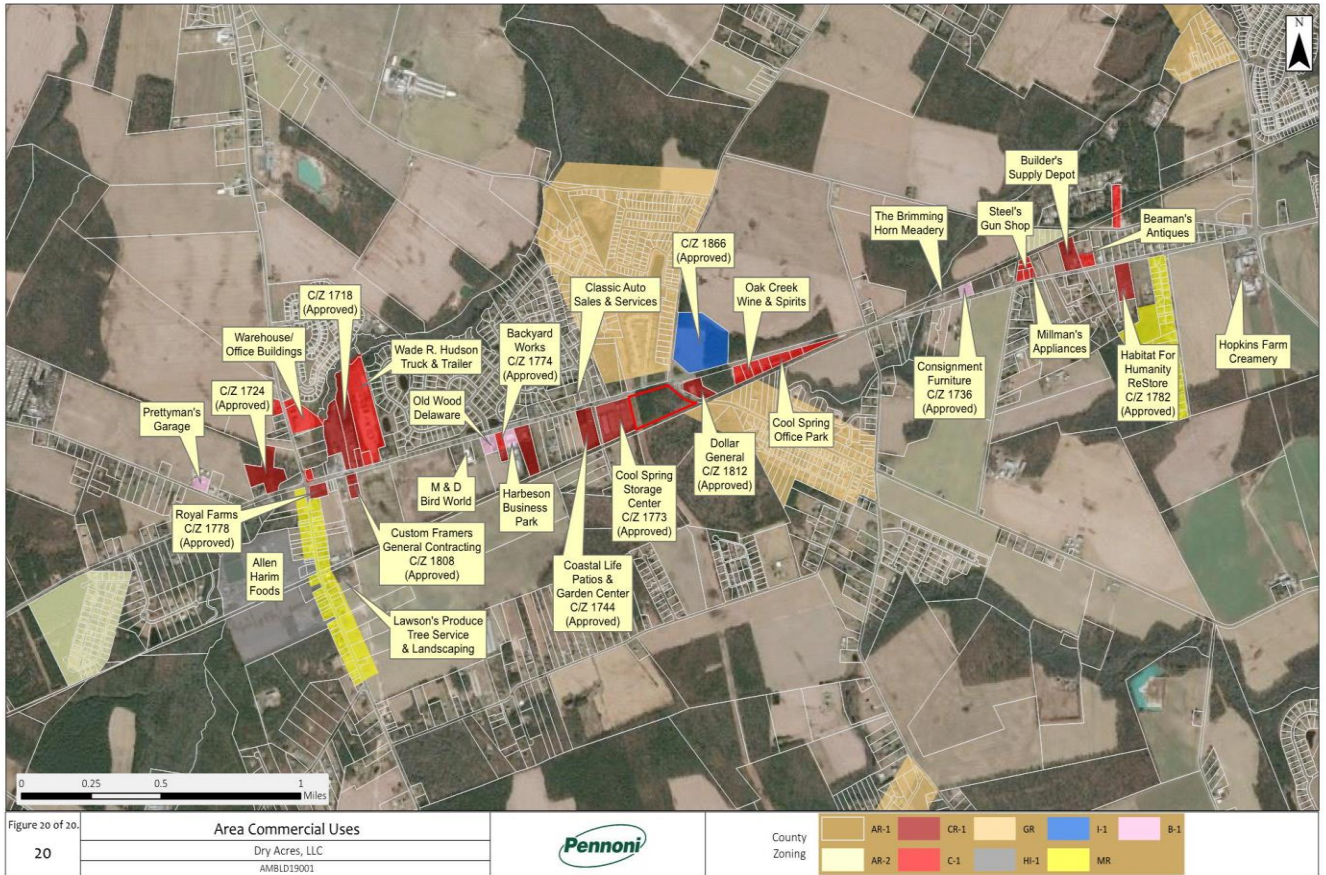


5. In Ordinance 2550, Sussex County Council desired to create a more specific C-2 Medium Commercial zoning district with smaller, more related uses within the District to promote better planning and predictability within Sussex County.
  
6. The purpose of the C-2 Medium Commercial District is to support uses that include retail sales and performance of consumer services. It permits a variety of retail, professional and service businesses. The district shall be primarily located near arterial and collector streets. It accommodates community commercial uses that do not have outside storage or sales.

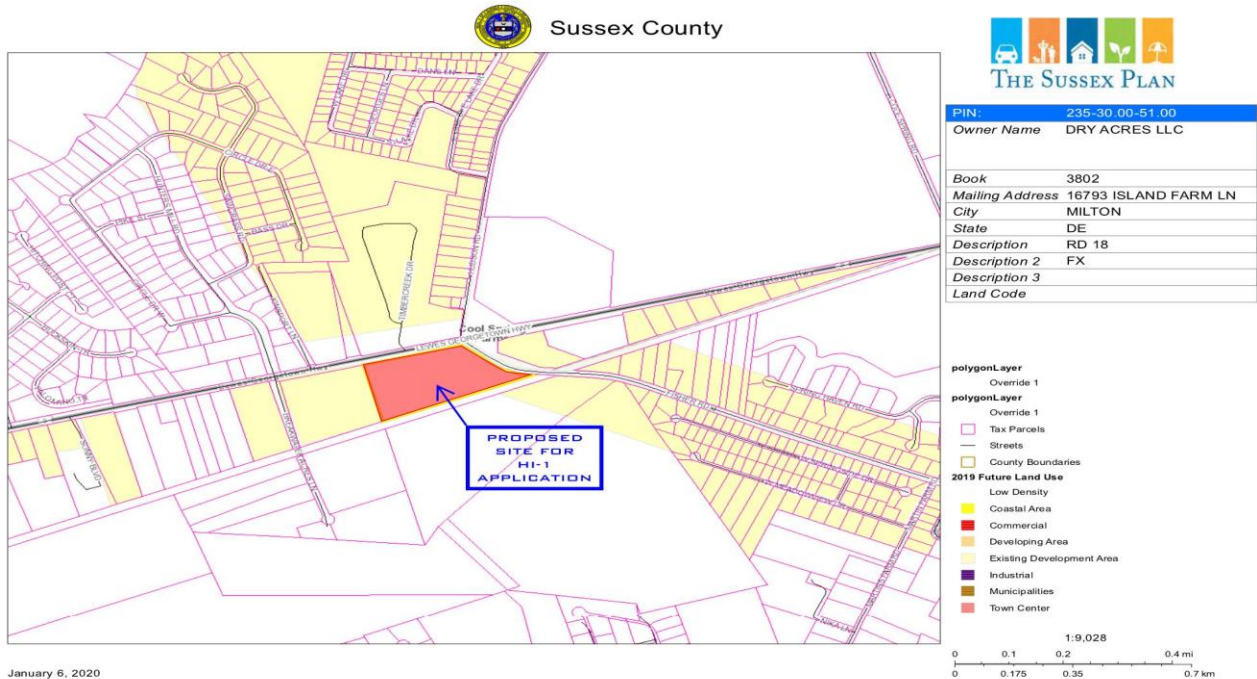
- The granting of this application for the C-2 commercial rezoning will allow Ms. Cicierski to create a shopping plaza constructed around a community retail plaza that will provide for the sale of convenience goods and personal services for the day-to-day living needs of nearby existing and future communities.



8. The proposed rezoning to C-2 for this property is in the vicinity of other commercial zoned property and uses and will not diminish or impair property values within the neighborhood; will not create a public nuisance; or result in an increase in public expenditures.



9. In the 2019 Sussex County Comprehensive Plan – the area for the proposed rezoning for this property is identified to be in a Low-Density and is currently surrounded by Existing Developing Areas.



January 6, 2020

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

- a. Promote growth and development in areas where capital facilities and infrastructure are already available and adequate to support the growth - [Artesian has both water and sewer in front of the property that serves adjacent commercial properties as well extends to area residential communities];
- b. Promote commercial development in designated commercial, office, and industrial areas in a scale/intensity/distance appropriate to adjacent residential neighborhoods – [Previously stated, Ms. Cicierski wants to provide a commercial development that is part of the community and provides for goods

and services that are part of the community in scale. Additionally, the nearest residential development (Shoreview Woods Development) which is across the road as well as the Coolspring Developments further east on Fisher Road will benefit in that the subject property is not adjacent to their development but close enough to serve the residences with future services without them having to travel farther distances];

- c. Engage in planning that considers the efficient location of public services and infrastructure while establishing future public sewer service areas that will help preserve open space by promoting orderly growth rather than unplanned sprawl – [this property is located along US Route 9 with access to both Artesian water and sanitary sewer as well as access to a major roadway systems that’s east and west to Lewes and Georgetown. This property in this location with a commercial zoning, will prohibit any unplanned sprawl that the Comprehensive Plan is discouraging];
- d. Coordinate with DelDOT on road improvements and other transportation projects – [the property owners have already worked with DelDOT in the dedication of additional right-of-way along US RT 9 and Fisher Road that was part of the intersection improvements that was constructed back in 2018. The Developers will work with DelDOT to allow for a shared cross access easement within the property that will promote interconnection to adjacent properties. Although a TIS was not required as a part of this application, the Developers will have to provide future Transportation Improvements to the adjacent roadways during the future planning of the commercial development. In addition, future connection to the rails to trails pedestrian path along the existing railroad tracks along the rear of the property will be coordinated with DelDOT. DART Bus Shelter will be required for this project. Since US 9 is a principal arterial and an important freight corridor, setbacks will be increased to allow for future capacity in the form of additional right-of-way dedication; permanent easements and additional stormwater management setbacks. Intersections and commercial entrances will be consolidated to reduce access

points. Service roads through the properties will link local residents to commercial parking lots at the rear of the buildings. This would increase the aesthetic benefits to the community].

The focus of retail and office uses in Low Density Areas should be providing convenience goods and services to nearby residents which is what is being proposed for these properties. Commercial uses may be appropriate depending on surrounding uses. The surrounding uses are primarily commercial on the south side of US Route 9 with residential homes on the north side.

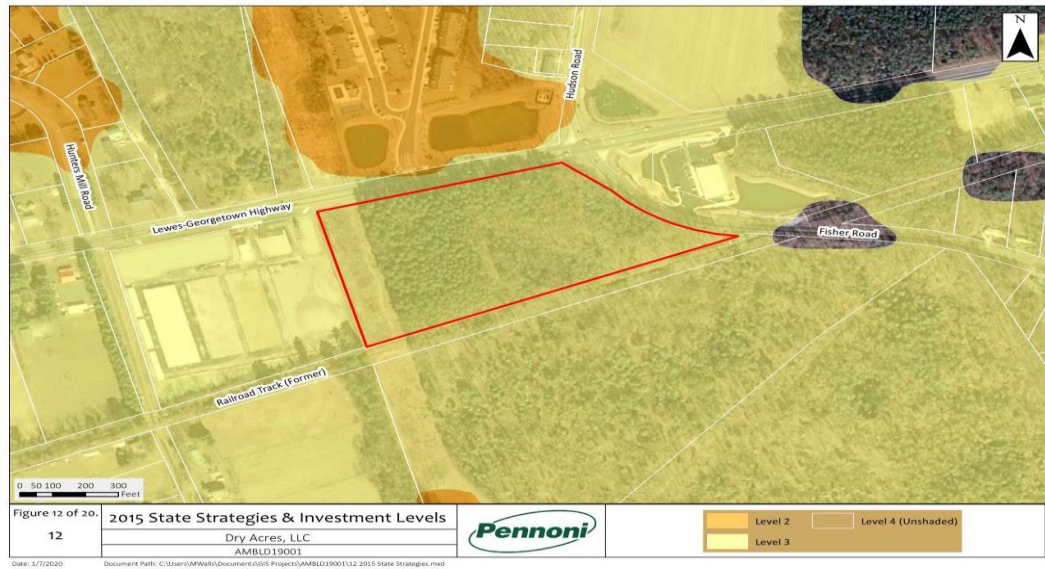
Consistent with the Comprehensive Plan's Future Land Use Chapter the County has considered the development along US 9 as a business corridor with a mix of residential and commercial uses that provide local residents with access to services they need. Local services would reduce travel to SR 1 for basic needs. Furthermore, the Sussex Plan promotes the US 9 vision to be tied to efforts to make the corridor multi-modal. Currently, the Georgetown to Lewes Rail Trail is being constructed by DelDOT in phases. Once completed, the trail will provide a pedestrian and bicycle path that is separated from car traffic. The trail will serve as both a recreational asset and a transportation option for commuters. Neighborhoods and businesses along the trail could see economic benefits from connecting to it. The plan presented provides for multi-modal access to RT 9 and Fisher Road as well as the existing railway at the rear of the property where the rail trail is being proposed.

Since the comprehensive plan is a guide for the future use of land, the County’s official zoning map must be consistent with the uses and intensities of uses provided for in the Future Land Use Plan. Table 4.5-2 is provided below to provide a tool for assisting with determining which zoning districts are applicable to each future land use category.

Table 4.5-2 Zoning Districts Applicable to Future Land Use Categories	
FUTURE LAND USE PLAN CATEGORY	APPLICABLE ZONING DISTRICT
RURAL AREAS	
Low Density	Agricultural Residential District (AR-1) Business Community District (B-2) Medium Commercial District (C-2) Marine District (M) Institutional District (I-1) New Zoning Districts

10. The 2015 Strategies for State Policies and Spending Map identifies the area as Investment Level 3. This area is intermingled within a fast-growing area within the county and is adjacent to Level 2 areas. The priorities in the Level 3 Areas are for DelDOT to focus on regional movements between towns and other population centers. Developers and property owners will make local roadway improvements as development occurs. All infrastructure needs will be funded by the Developer. Additional public infrastructure that will benefit the community, such as, road improvements and access improvements will be paid for by the Developer. When discussing the application with the Office of State Planning Coordination (OSPC) – The OSPC works to improve the coordination and effectiveness of land-use decisions made by state, county, and municipal governments. Though state policies can support growth in these areas, the state views these areas more in a long-term basis. It is here that the State will encourage the likes of master planning for the purpose of anticipating growth. The resources needed for applications such as this for rezoning to commercial are in place and available to the project.





11. Wetlands on the property have been delineated and will not be disturbed; the property is located in a Flood Zone X Unshaded; there are no historical or natural features on the property ; stormwater will be onsite and use Best Management Practices for handling stormwater runoff; the properties are not in any Groundwater Protection Zones;

Private utility companies are considered a viable option for water and wastewater treatment in areas where County or municipal services are non-existent or unplanned. Artesian Wastewater Management, Inc. mainly provide water and sewer services for developments that are along Route 9 east of Georgetown CPCN’s will be executed for both water and sewer for the property.

Delmarva Power & Light Company has a 150-foot wide utility easement through the subject project that connects to major sub-station to the north of this property. These electric services will provide sufficient energy to this property, the area and beyond.

These properties are fortunate to have a natural gas transmission pipeline located along the property. It is owned and operated by Eastern Shore Natural Gas Company, a subsidiary of Chesapeake Utilities (Chesapeake).

Verizon and Comcast are the main telecommunication providers operating in this service area.

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

12. The proposed rezoning meets the general purpose of the Zoning Ordinance being located in an appropriate location meeting the purpose of this district and the future land use plans, strategies and objectives of the comprehensive plan that promotes growth and development through community design, mobility, utilities, transportation and economic development in an area where a general mixture of commercial and service activity now exists, which is essential and desirable for the general convenience, orderly growth, prosperity and welfare of the County.



## Memorandum

To: Sussex County Planning Commission Members  
From: Jamie Whitehouse, Director, Department of Planning & Zoning, Lauren DeVore, Planner III, Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I and Chase Philips, Planner I  
CC: Vince Robertson, Assistant County Attorney  
Date: May 8, 2020  
RE: Other Business for May 14, 2020 Planning Commission Meeting

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This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the May 14, 2020 Planning Commission meeting.

### **Lands of Timmons (2019-10)**

HW

Final Subdivision Plan

This is a Final Subdivision Plan for the subdivision of a 161.68-acre parcel into two (2) residential lots, four (4) agricultural parcels, and residual lands for a total of 7 lots. The property is located on the northeast corner of the intersection of Hickory Hill Road (S.C.R. 82) and Nine Foot Road (Route 26). The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of Thursday, August 8, 2019. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcels: 233-14.00-10.00 & 10.02. Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

### **Workman's Crossing (2019-25)**

HW

Final Subdivision Plan

This is a Final Subdivision Plan for the subdivision of a 11.483-acre parcel of land into 4 lots plus a residual lot. The property is located on the northeast corner of the intersection of Brittingham Road (S.C.R. 455) and Pepperbox Road (S.C.R. 66) at 36855 Brittingham Road in Delmar. The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of Thursday, March 26, 2020. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcel: 532-15.00-11.00. Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.

### **Lands of Harbour Homes (2019-27)**

KS

Final Subdivision Plan

This is a Final Subdivision Plan for the subdivision of a 13.77-acre parcel of land for the establishment of two (2) lots consisting of 3.77 acres and 10.00 acres +/- with access off of a proposed 20-ft cross access easement for ingress and egress. The property is located on the east side of Cool Spring Road (S.C.R. 290). The Planning and Zoning Commission approved the Preliminary Subdivision Plan at their meeting of Thursday, December 19, 2019. The Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Code and all conditions of approval. Tax Parcel: 234-5.00-38.16. Zoning: AR-1 (Agricultural Residential Zoning District.) Staff are in receipt of all agency approvals.



**Meadow Ridge Estates (2006-28)**

BM

Final Subdivision Plan

This is a Revised Final Subdivision Plan for the reconfiguration of Lots 2, 3, 4, 6, 12, & 13 to increase the lot size and remove a portion of the provided open space. The amount of open space required is 10%. The revisions still provided the adequate amount of open space at 33%. The Commission granted Final Subdivision approval at their meeting of Thursday, September 17, 2008 for a 44 single-family lot subdivision. The Revised Final Subdivision Plan complies with the Sussex County Zoning and Subdivision Codes and all conditions of approval for the subdivision. Tax parcels: 531-11.00-30.00, 127.00-170.00 Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

**Grande at Canal Pointe MR-RPC (CZ 1538)**

BM

Revised Landscaping Plan

This is a Revised Landscaping Plan for the 559-unit Residential Planned Community. Change of Zone #1538 was approved by the County Council at its meeting of Tuesday, June 29, 2004 and adopted through Ordinance No. 1700 to facilitate a change of zone from an Agricultural Residential (AR-1)/Medium Density Residential (MR) zoned property to a Medium Density Residential, Residential Planned Community (MR-RPC). The Landscaping Plan was previously approved by the Planning and Zoning Commission at its meeting of Thursday, October 14, 2004. The Revised Landscaping Plan includes the removal of landscaping around the stormwater pond in the rear of lots 209 to 241, removing the path between Lots 45 and 46, and removing landscaping and the sidewalk behind buildings M, N, O, P, and Q. The applicant has provided documentation with vote totals showing that all proposed changes received consent from at least 51% of the existing property owners as required under §99-13(A) of the Sussex County Subdivision Code. The Revised Landscaping Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcel: 334-13.00-1749.00 Zoning: MR-RPC (Medium Density Residential – Residential Planned Community). Staff are in receipt of all agency approvals.

**Compass Point Subdivision (2017-10)**

KS

Preliminary Amenities Plan

This is a Preliminary Amenities Plan for the construction of a proposed 3,243 square foot clubhouse, swimming pool, pavilion, playground, splash pad, dog park, and other associated site improvements. The Planning Commission granted Final Subdivision approval at their meeting of Thursday, August 8, 2019 for a 277-single-family lot subdivision. The Preliminary Amenities Plan complies with the Sussex County Zoning Code and all conditions of approval for the subdivision. Tax Parcel: 235-27.00-18.01. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.

**S-20-16 Beachfire Brewing Co.**

BM

Preliminary Site Plan

This is a Preliminary Site Plan located within the existing Shockley Subdivision for a two-story 7,056 sq. ft. brewpub with an outdoor area for possible external seating and a total of 40 parking spaces. 10 parking spaces will be located onsite, and 30 parking spaces will be located off-site on nearby parcels. The offsite parking is subject to approval from the Board of Adjustment for a Special Use Exception for off-premise parking. The application for the Board of Adjustment has been submitted and is pending a public hearing in June. The Applicant is requesting to allow a total of 22 parking spaces to be located within the front yard setback, 12 on parcels 13.00 and 14.00, and 10 on parcel 21.00. The

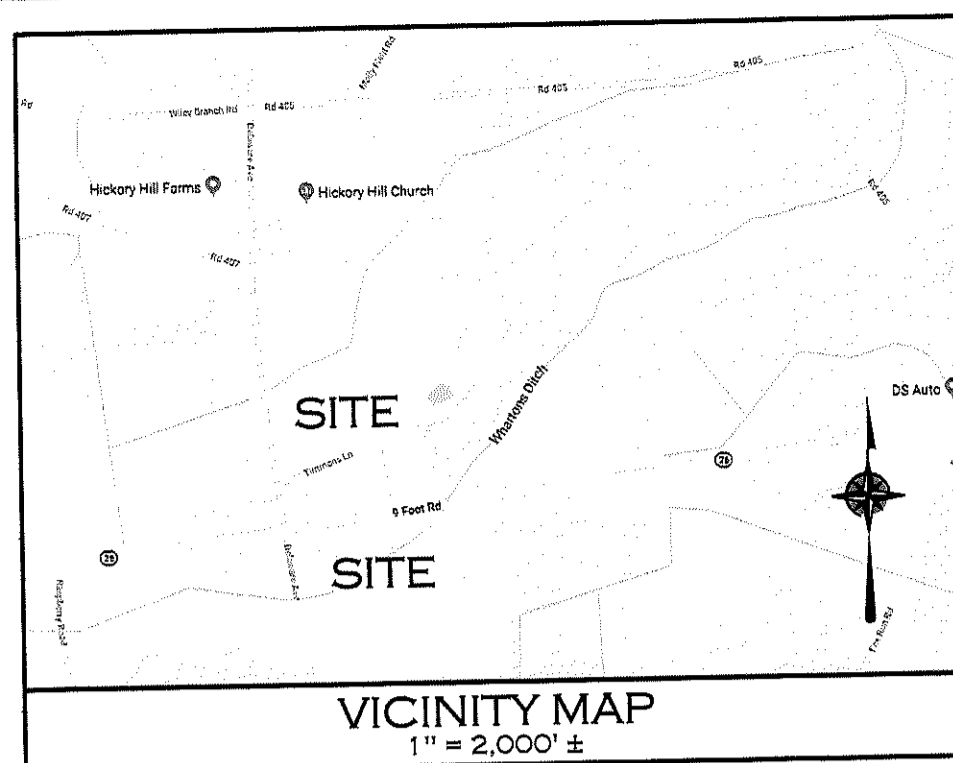
Applicant is also requesting a reduction in the parking requirements. 40 spaces are provided while 44 spaces are required. It should be noted that 60 bicycle spaces are provided onsite in lieu of the remaining required parking spaces as this site is located near the Junction & Breakwater Hiking and Biking Trail. Staff notes there are no loading spaces shown on the site plan due to no loading spaces being required for non-mechanical areas less than 2,000 sq. ft. The Preliminary Site Plan complies with the Sussex County Zoning Code. Tax Parcels: 334-13.20-13.00 & 14.00 (location of parking) & 334-13.20-21.00 (location of building). Zoning: C-1 (General Commercial Zoning District). Staff are awaiting agency approvals.

**Lands of Landon and Bowden**

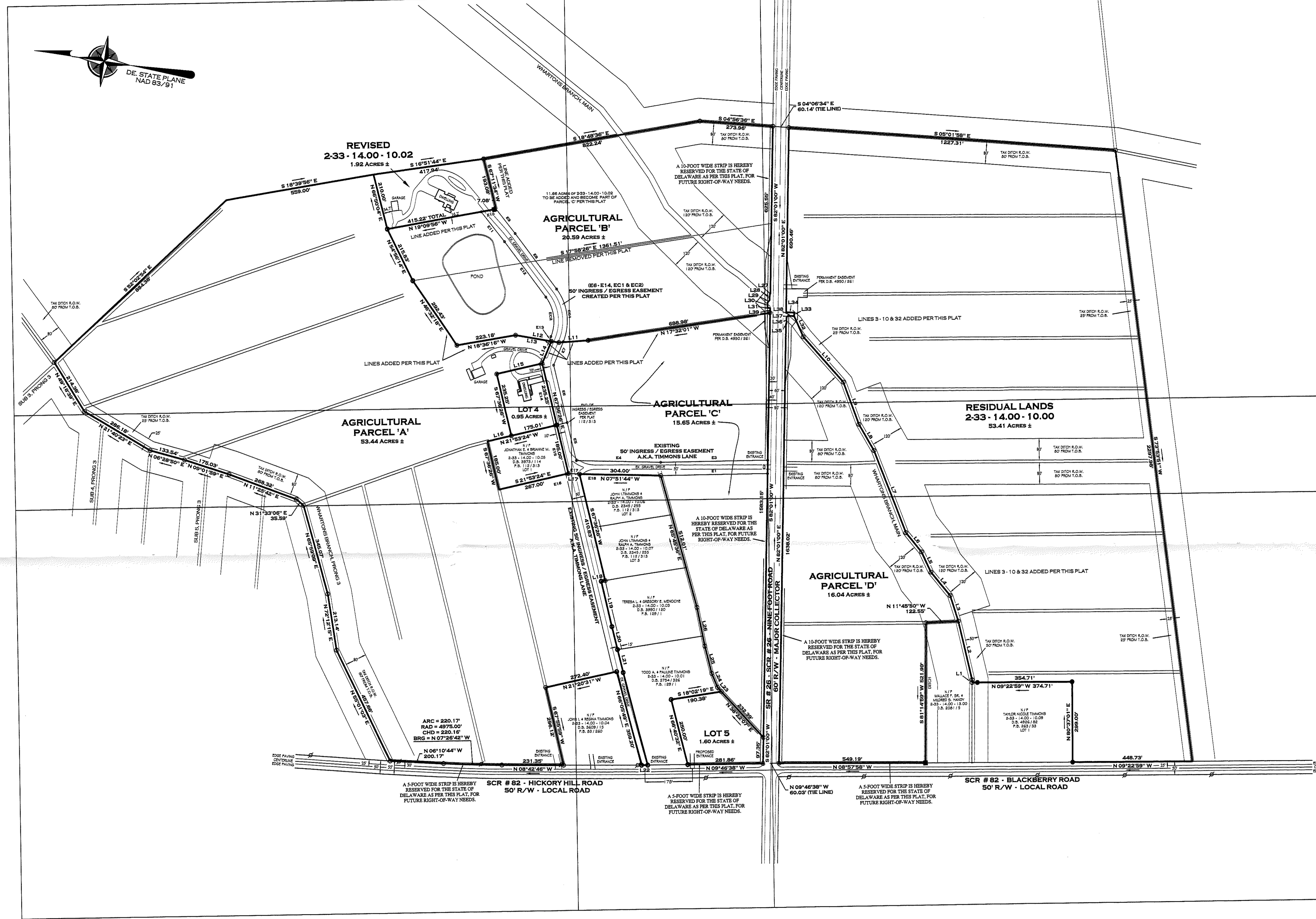
KS

Minor Subdivision off an existing 50' easement

This is a Preliminary Plan for a minor subdivision for the subdivision of two (2) lots. Proposed Lot 1 will have access from Old Mill Road (SCR 265A) and proposed Lot 2 will have access off the existing easement, Landon Road. The residual lands will be combined with Tax Parcel 334-1.00-32.00. The subdivision plan will be signed by all property owners along the existing Landon Road easement. The Preliminary Subdivision Plan complies with the Sussex County Zoning and Subdivision Code. Tax Parcel: 334-1.00-27.00. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are in receipt of all agency approvals.



LINE	BEARING	DISTANCE
L1	N 81°11'15" E	10.13
L2	N 67°25'26" E	224.07
L3	N 63°24'04" E	193.11
L4	N 41°23'05" E	113.93
L5	N 56°21'47" E	84.30
L6	N 42°11'23" E	93.69
L7	N 59°51'52" E	329.21
L8	N 51°06'19" E	112.93
L9	N 60°47'22" E	116.69
L10	N 39°10'18" E	225.24
L11	N 19°04'56" W	110.13
L12	N 09°39'51" E	114.53
L13	S 00°39'53" W	135.93
L14	N 78°29'23" W	89.90
L15	N 21°55'24" W	175.01
L16	N 21°55'24" W	91.39
L17	S 08°40'03" E	41.77
L18	N 18°03'04" W	15.04
L19	S 67°15'16" W	87.50
L20	S 67°15'16" W	87.44
L21	S 67°15'16" W	87.50
L22	N 09°46'58" W	73.11
L23	N 38°22'07" E	21.15
L24	N 58°15'36" E	55.69
L25	N 58°15'36" E	114.93
L26	N 63°33'23" E	146.58
L27	N 08°00'46" W	2.00
L28	S 51°59'14" W	23.00
L29	N 59°21'10" W	12.51
L30	S 51°59'14" W	20.00
L31	S 08°00'46" E	9.98
L32	N 57°22'01" E	84.86
L33	N 51°59'14" E	13.00
L34	N 08°00'46" W	30.00
L35	S 08°00'46" E	2.02
L36	N 51°59'14" E	25.00
L37	S 59°21'10" E	6.40
L38	S 08°00'46" E	124.00
L39	S 52°01'00" W	15.56



- NOTES**
- TAX MAP: 2-33-14.00-10.00
- TAX MAP 2-33-14.00-10.00 IS CURRENTLY OWNED BY JOHN I. TIMMONS, TRUSTEE & RALPH A. TIMMONS JR., TRUSTEE, 25771 TIMMONS LANE, DAGSBORO, DE. 19939. TAX MAP 2-33-14.00-10.00 IS CURRENTLY OWNED BY RALPH A. TIMMONS JR. AND JUDITH A. TIMMONS, 25813 TIMMONS LANE, DAGSBORO, DE. 19939.
  - DEED BOOK REF: 4950 / 257 (2-33-14.00-10.00) 1975 / 242 (2-33-14.00-10.00)
  - PLAT REF: 129/1, 112/313, 83/260, 1975/243
  - TAX MAP 2-33-14.00-10.00  
NUMBER OF RESIDENTIAL LOTS: 2  
NUMBER OF AGRICULTURAL LOTS: 4 + RESIDUAL AREAS:  
LOT 4 0.95 ACRES ±  
LOT 5 1.60 ACRES ±  
PARCEL A 53.44 ACRES ±  
PARCEL B 26.59 ACRES ±  
PARCEL C 15.65 ACRES ±  
PARCEL D 16.04 ACRES ±  
RESIDUAL 53.41 ACRES ±  
TOTAL 161.68 ACRES ±
  - TAX MAP: 2-33-14.00-10.00  
REVISED AREA: 1.92 ACRES ±
  - ZONING: AR-1  
SETBACKS: FRONT = 40'  
SIDE = 15'  
REAR = 20'
  - PRESENT USE: AGRICULTURAL/RESIDENTIAL  
PROPOSED USE: AGRICULTURAL/RESIDENTIAL
  - PRIVATE WATER & SEWER WILL BE REQUIRED FOR PROPOSED LOTS
  - CLASSIFICATION OF SURVEY: SUBURBAN
  - ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
  - PARCEL A SHALL HAVE ACCESS FROM SCR 82 PER THE EXISTING ENTRANCES SHOWN HEREON. PARCEL C, PARCEL D AND RESIDUAL LANDS SHALL ACCESS FROM SR 26 PER THE EXISTING ENTRANCES SHOWN HEREON. LOT 4 AND PARCEL B SHALL HAVE ACCESS TO SR 26 VIA THE 60 FOOT WIDE INGRESS/EGRESS EASEMENT. LOT 5 SHALL HAVE SINGLE ACCESS FROM SCR 82, IN WHICH THE ENTRANCE SHALL BE ALONG THE WESTERN PROPERTY LINE. SHOULD ADDITIONAL LOTS EVER BE DEVELOPED FROM THE RESIDUAL LANDS, THE SINGLE ACCESS SHALL BE CONVERTED TO A COMBINED ACCESS.
  - REVISED 2-33-14.00-10.00 SHALL HAVE ACCESS TO SR 82 VIA THE 50 FOOT WIDE INGRESS/EGRESS EASEMENT.
  - OTHER THAN SHOWN, THIS SURVEY PLAT DOES NOT VERIFY THE EXISTENCE OR NONEXISTENCE OF RIGHTS-OF-WAY OR EASEMENTS ON THIS PROPERTY. NO TITLE SEARCH WAS REQUESTED OR PERFORMED.
  - IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.
  - SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA TO BE ESTABLISHED. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
  - THE SPEED LIMIT FOR SCR 82 (BLACKBERRY ROAD) IS FIFTY (50) M.P.H. THE SPEED LIMIT FOR SCR 82 (HICKORY HILL ROAD) IS FIFTY (50) M.P.H. THE SPEED LIMIT FOR SCR 26 (NINE FOOT ROAD) IS FIFTY (50) M.P.H.
  - 7 MILE PROXIMITY TO HENLOPEN TID.

**LAND SURVEYOR CERTIFICATION**

I, BRADLEY A. ABSHER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON WAS PREPARED UNDER MY SUPERVISION, AND IN MY BEST PROFESSIONAL JUDGMENT REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

*Bradley A. Absher*  
BRADLEY A. ABSHER, No. 735  
PROFESSIONAL LAND SURVEYOR  
DATE: 3/27/19

**OWNER CERTIFICATION**

I/WE, THE UNDERSIGNED, HEREBY CERTIFY TO THE OWNERSHIP OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE BY OUR/OURSelves AND THAT I/WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND THAT I/WE DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

I CERTIFY THAT TITLE 17, SECTION 530 IS APPLICABLE TO THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN BY VIRTUE OF: THE SUBDIVIDED PARCEL OR PARCELS WILL BE TRANSFERRED TO A FAMILY MEMBER OR PARCELS FOR PURPOSES OF USE AS A FAMILY MEMBER OR MEMBER'S PRINCIPAL RESIDENCE OR FARMLAND.

JOHN I. TIMMONS, TRUSTEE DATE \_\_\_\_\_  
RALPH A. TIMMONS JR., CO-EXECUTOR DATE \_\_\_\_\_

**NOTE:**

FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN 300 FEET OF THE BOUNDARY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES, THE OWNER OF THE DEVELOPMENT SHALL PROVIDE IN THE DEED RESTRICTIONS AND ANY LEASES OR AGREEMENTS OF SALE FOR ANY RESIDENTIAL LOT OR DWELLING UNIT THE FOLLOWING NOTICE: "THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS, THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES."

**INGRESS/EGRESS LINE TABLE**

LINE	BEARING	DISTANCE
E1	S 10°05'24" E	400.30
E2	N 92°01'00" E	80.03
E3	N 10°05'24" W	201.16
E4	N 07°51'44" W	315.99
E5	N 67°36'26" E	145.37
E6	N 57°36'26" E	219.05
E7	S 76°29'23" E	95.17
E8	N 24°29'23" E	259.58
E9	N 43°01'19" E	111.90
E10	N 19°05'58" W	86.53
E11	S 43°01'19" W	141.58
E12	S 44°22'54" W	255.69
E13	N 78°29'23" W	111.37
E14	S 67°36'26" W	235.18
E15	S 67°36'26" W	118.00
E16	S 21°59'24" E	10.00
E17	S 05°40'03" E	41.77
E18	S 07°51'44" E	304.00

**CURVE TABLE**

CURVE	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DELTA ANGLE
EC1	200.00	206.40	N 73°56'43" E	117.56	59°07'43"
EC2	150.00	1154.80	S 73°56'26" W	128.02	59°07'43"

TAX MAP # 2-33-14.00-10.00, 10.02

STATE: DELAWARE  
COUNTY: SUSSEX  
HUNDRED: DAGSBORO  
TOWN: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_  
LOT: \_\_\_\_\_

DEED REF: 4950 / 257, 1975 / 242  
PLAT REF: MULTIPLE  
DRAWN BY: CJP  
DATE: 01/24/19  
REVISED: \_\_\_\_\_  
SCALE: 1" = 150'  
SURVEY #: DE-05143

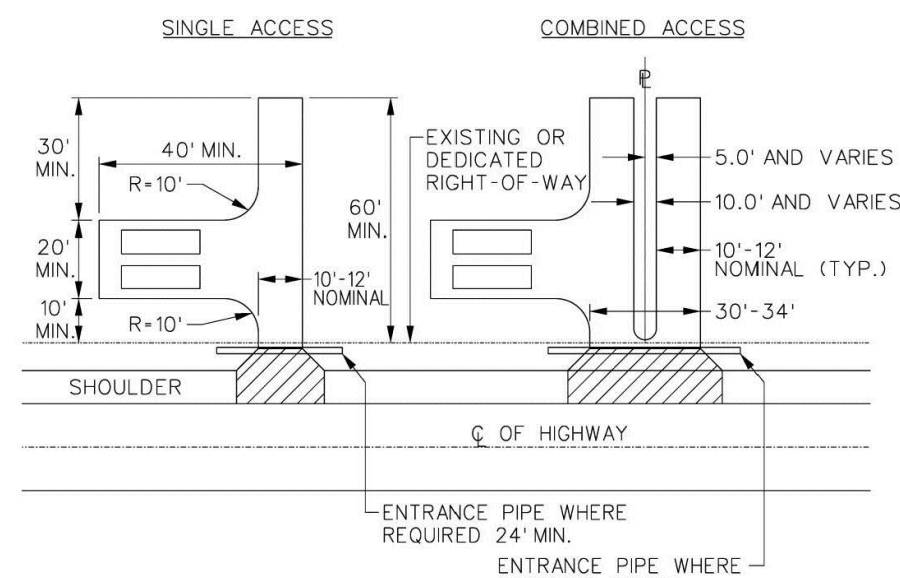
**SUBDIVISION & LOT LINE ADJUSTMENT**

OF THE LANDS OF

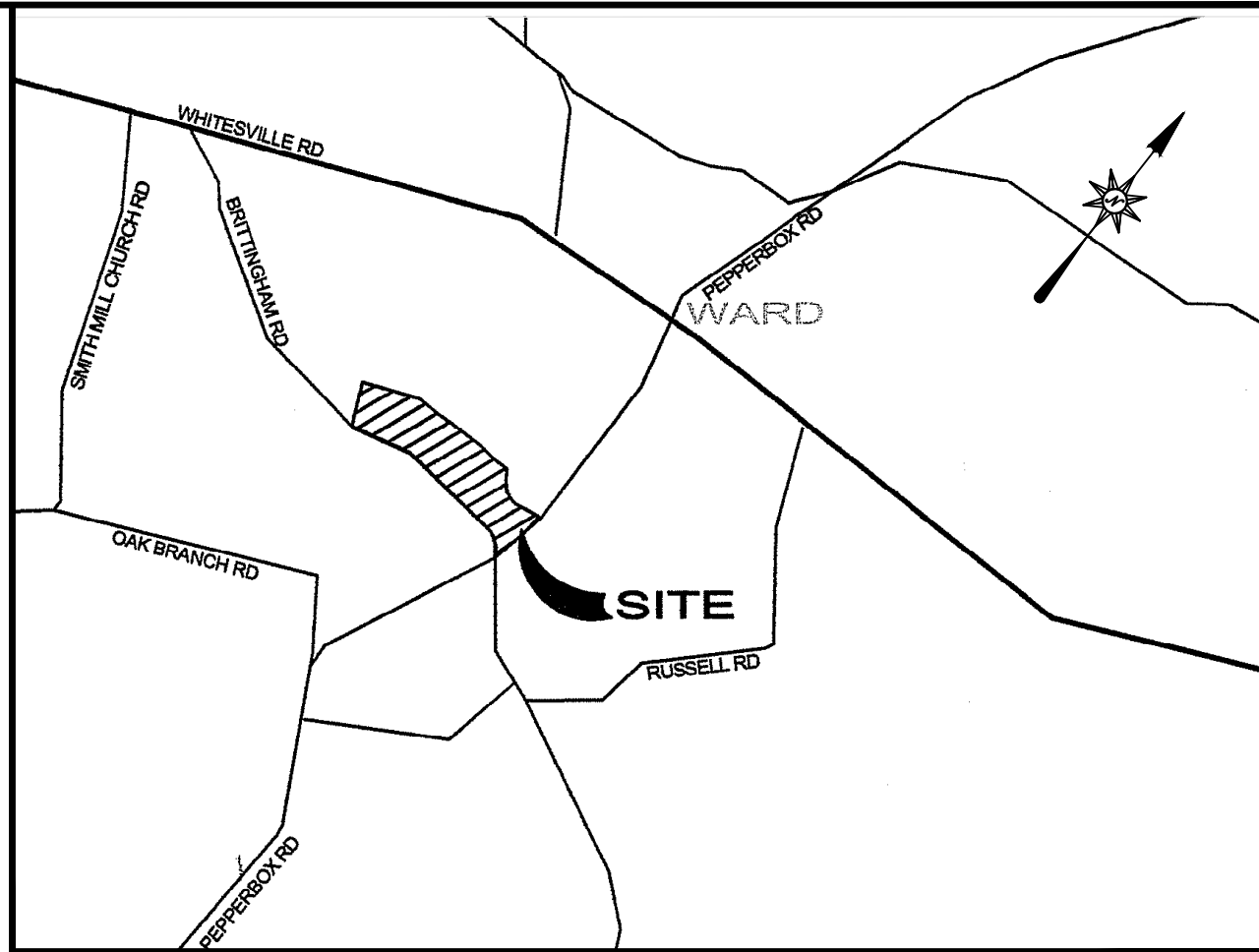
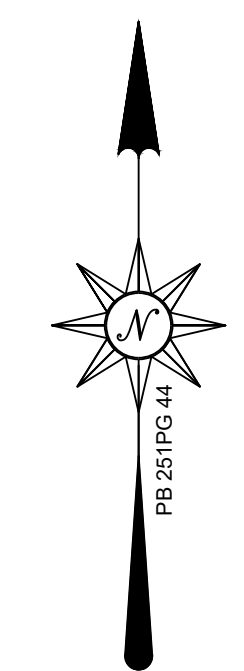
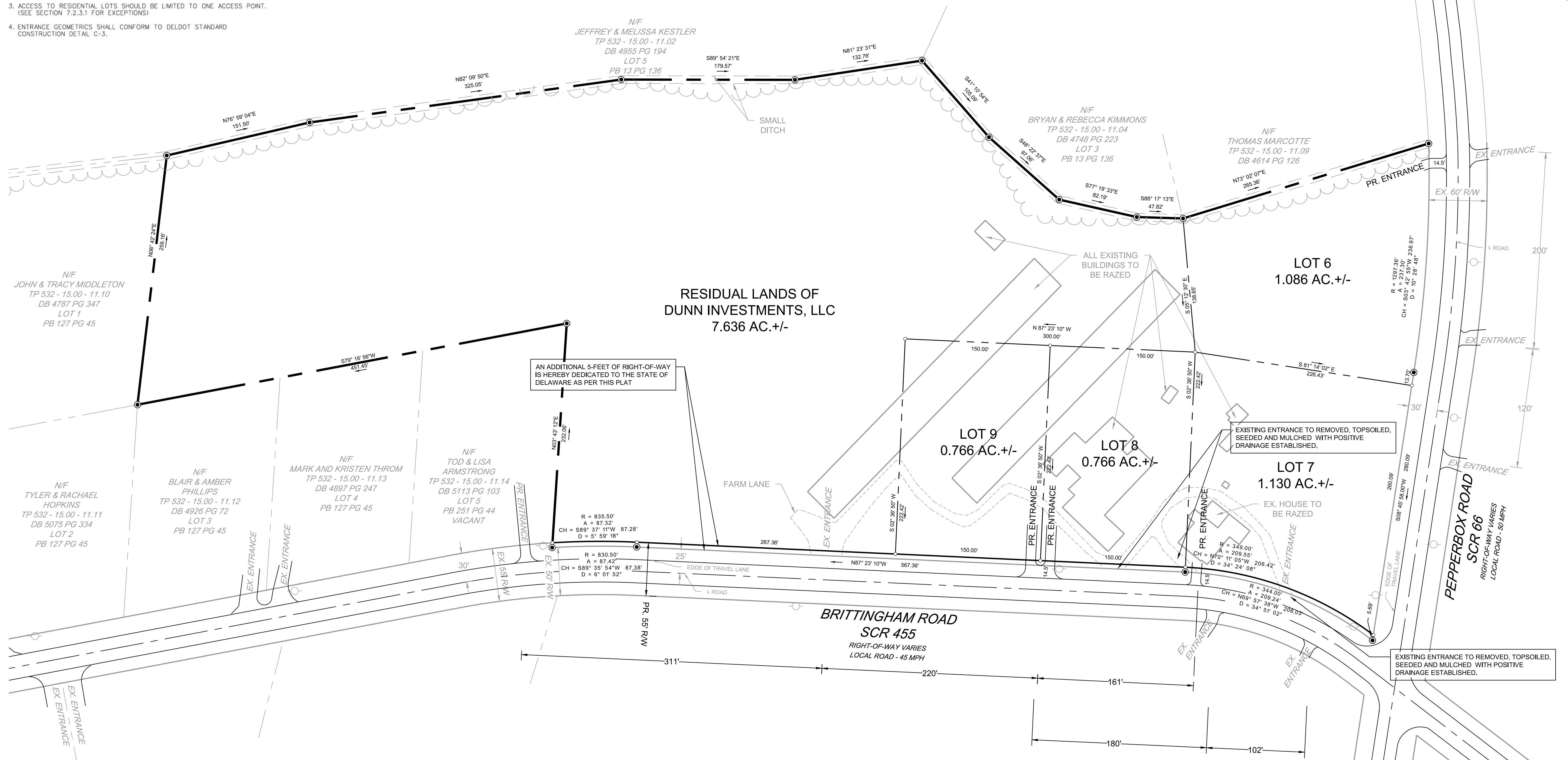
**JOHN I. TIMMONS, TRUSTEE  
RALPH A. TIMMONS JR., TRUSTEE**

NINE FOOT ROAD, FRANKFORD, DE. 19945





- NOTES:
1. DRIVEWAY WIDTHS MAY BE INCREASED WITH DELDOT'S APPROVAL FOR SPECIAL PURPOSE VEHICLES, I.E. FARM VEHICLES, ETC.
  2. MINIMUM RESIDENTIAL PAVEMENT SECTION - 6" GRADED AGGREGATE BASE COURSE.
  3. ACCESS TO RESIDENTIAL LOTS SHOULD BE LIMITED TO ONE ACCESS POINT. (SEE SECTION 7.2.3.1 FOR EXCEPTIONS)
  4. ENTRANCE GEOMETRICS SHALL CONFORM TO DELDOT STANDARD CONSTRUCTION DETAIL C-3.



LOCATION MAP NOT TO SCALE

SITE DATA

OWNER: DUNN INVESTMENTS, LLC  
8 NORTH HAMPSHIRE COURT  
GREENVILLE, DE 19807

TAX PARCEL NO. 532-15.00-11.00

DEED REF: DB 5038, PG 271

PLOT REF: PB 281, PG 42

WATER: PRIVATE

SEWER: PRIVATE

ZONING: AR-1

EXISTING LOTS: 1

PROPOSED LOTS: 5

AREA TABULATION	EXISTING USE	PROPOSED USE
GROSS PARCEL 11.483 AC +/-	AGRICULTURAL	RESIDENTIAL
5' R/W WIDENING 0.099 AC +/-		RESIDENTIAL
LOT 6 1.086 AC +/-		RESIDENTIAL
LOT 7 1.130 AC +/-		RESIDENTIAL
LOT 8 0.766 AC +/-		RESIDENTIAL
LOT 9 0.766 AC +/-		RESIDENTIAL
RESIDUAL 7.636 AC +/-		AGRICULTURAL

RESIDUAL FRONTAGE: 354.68'

POSTED SPEED LIMITS: PEPPERBOX ROAD = 50 MPH  
BRITTINGHAM ROAD = 45 MPH

FUNCTIONAL CLASSIFICATION: 7

STATE STRATEGIES LEVEL: 4

PROXIMITY TO TRANSPORTATION IMPROVEMENT DISTRICT:

- PEPPERBOX ROAD (FROM INTERSECTION WITH BRITTINGHAM ROAD) TO RTE. 30 = 4,300 L.F. +/-
- BRITTINGHAM ROAD (FROM THE INTERSECTION WITH PEPPERBOX ROAD) TO RTE. 30 = 7,700 L.F. +/-

**PURPOSE NOTE:**

- THE PURPOSE OF THIS PLAN IS TO CREATE A 4 LOT MINOR SUBDIVISION OUT OF TAX PARCEL 532-15.00-11.00, AS RECORDED IN PLOT BOOK 251, PAGE 44
- DEDICATE AN ADDITIONAL 5 FEET OF RIGHT-OF-WAY TO THE STATE OF DELAWARE

**ENGINEER'S CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF SUSSEX COUNTY AND LAWS OF THE STATE OF DELAWARE.

DEV SITARAMA, P.E. (Professional Engineer Seal)  
DE LICENSE No. 8799  
DATE 04/20/2020

**OWNER'S CERTIFICATION**

I, THE UNDERSIGNED, HEREBY CERTIFY AND ACKNOWLEDGE THAT I AM THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, AND THAT THIS MINOR SUBDIVISION WAS PREPARED IN ACCORDANCE TO MY DESIRES AND AT MY DIRECTION IN ORDER TO BE LEGALLY RECORDED AMONG THE LAND RECORDS OF SUSSEX COUNTY, DELAWARE.

ARNOLD DUNN, DUNN INVESTMENTS, LLC  
DATE: 1-2-2020

LEGEND

- BOUNDARY LINE (dashed line)
- PROPOSED LOT LINE (long dashed line)
- EXISTING LOT LINE (short dashed line)
- PROPOSED R/W (long solid line)
- EXISTING R/W (short solid line)
- UTILITY POLE (circle with cross)
- CAPPED IRON ROD (circle with dot)
- CORNER TO BE SET (circle)
- WOODS LINE (wavy line)

NOTES

1. THE BOUNDARY INFORMATION SHOWN HEREON IS DERIVED FROM:  
- MINOR SUBDIVISION FOR THE LANDS OF RUTH ANN WILLIAMS, TP 532-15.00-11.00, PB 127, PG 45, AND  
- MINOR SUBDIVISION & LOT LINE REVISION FOR THE LANDS OF MICHELLE L. KIRK, TP 532-15.00-11.00, PB 251, PG 44 (PB 251, PG 42 AS AMENDED)
2. A TITLE SEARCH WAS NEITHER REQUESTED NOR PREPARED FOR THE SUBJECT PARCEL SHOWN HEREON, THEREFORE, THIS PLAN DOES NOT VERIFY THE EXISTENCE OF ANY RIGHTS-OF-WAY OR EASEMENTS WHICH MAY AFFECT THIS PARCEL OTHER THAN THE INFORMATION SHOWN ON THIS PLAN.
3. IF THE RESIDUAL LANDS OF THIS PARCEL ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN ACCESS TO PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REVISED TO ACCESS FROM AN INTERNAL SUBDIVISION STREET.
4. 5 FEET OF RIGHT-OF-WAY, ALONG SCR 455, WAS PREVIOUSLY GRANTED TO DELDOT BY PB 127, PG 45 AND PB 251, PG 44
5. AN ADDITIONAL 5-FEET OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.
6. LOT 6 SHALL HAVE A SINGLE ACCESS DRIVEWAY
7. LOT 7 DRIVEWAY SHALL USE THE EXISTING RESIDENTIAL ACCESS
8. LOTS 8 & 9 SHALL HAVE A COMBINED ACCESS DRIVEWAY. EXISTING ACCESS POINTS ALONG THAT FRONTAGE SHALL BE ELIMINATED.
9. THE RESIDUAL PARCEL IS VACANT AND SHALL HAVE A SINGLE ACCESS FROM THE EXISTING FARM LANE ALONG THAT PARCEL FRONTAGE.
10. ALL EXISTING PARCEL IMPROVEMENTS SHALL BE RAZED.
11. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
12. SHRUBBERY, PLANTINGS, SIGNS AND / OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE TRIANGLE AREA IS OUTSIDE OF THE RIGHT-OF-WAY, OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED LAND OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

**INDEX OF SHEETS**

SHEET 1	TITLE SHEET
SHEET 2	SIGHT TRIANGLES

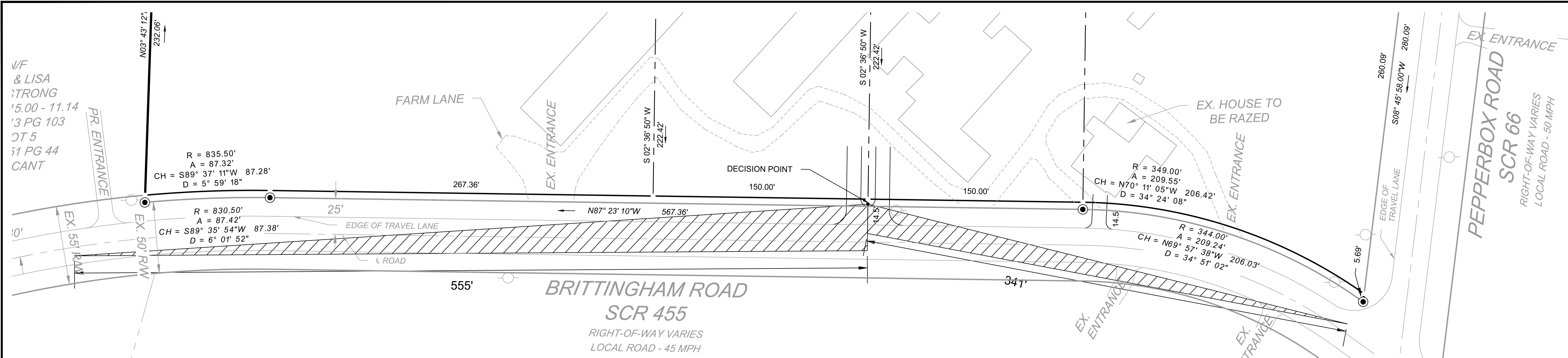
PLANNING COMMISSION NOTE (03-26-20 CONDITIONS FOR APPROVAL)

1. THERE SHALL BE NO MORE 4 LOTS WITHIN THE SUBDIVISION. ANY FURTHER SUBDIVISION OF THE RESIDUAL LAND SHALL REQUIRE ANOTHER PUBLIC HEARING.
2. ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS.
3. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY.

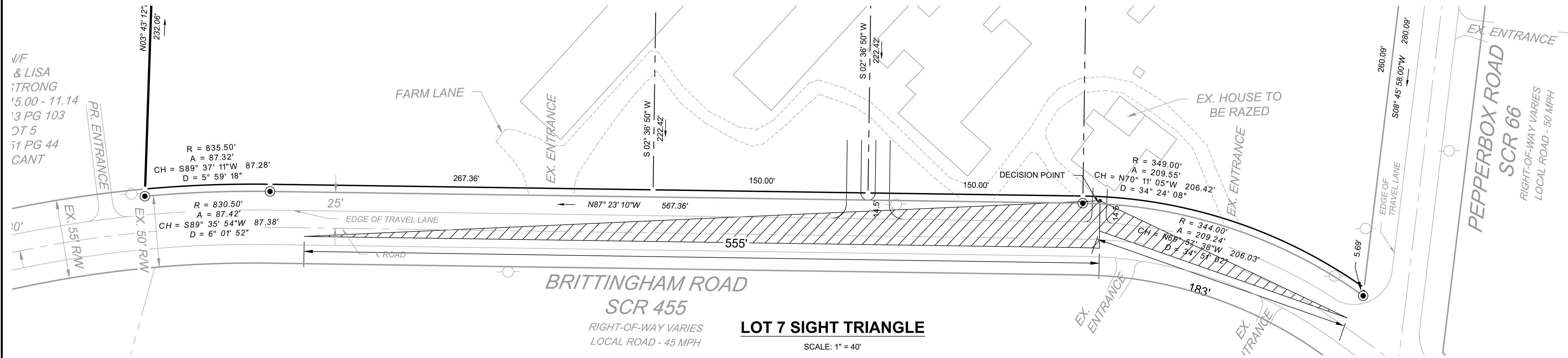
**WORKMAN'S CROSSING**  
FINAL SUBDIVISION PLANS  
FOR THE LANDS OF

**DUNN INVESTMENTS, LLC**  
SITUATE IN: LITTLE CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

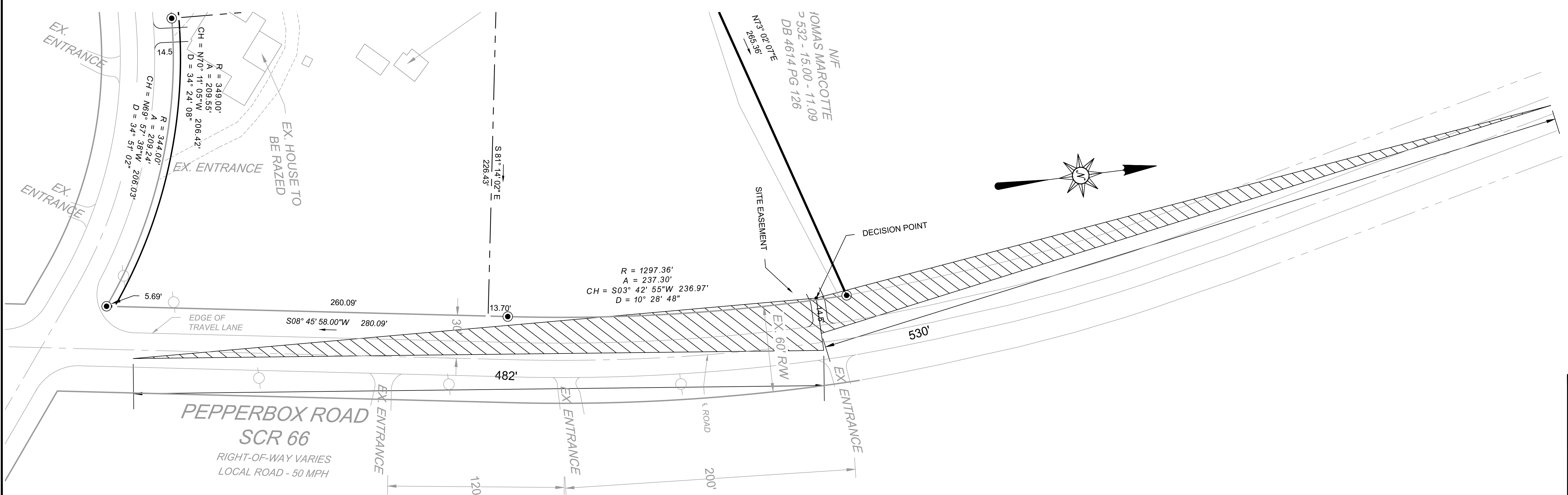
BR	04-15-20	date	 <b>Karins and Associates</b> ENGINEERS & PLANNERS & SURVEYORS GEORGETOWN, DE & NEWARK, DE www.karinsengineering.com 128 WEST MARKET STREET GEORGETOWN, DELAWARE 19947 PHONE: (302) 858-4331 FAX: (302) 629-2175
BR	01-02-20	date	
BR	06-18-19	checked	OWNER: DUNN INVESTMENTS, LLC 8 NORTH HAMPSHIRE COURT GREENVILLE, DE 19807 302-419-8903
BR	06-18-19	checked	
BR	03-19-20	checked	SURVEY BY: PB 251 PG 44 SCALE: 1" = 60' DESIGNED BY: BR DATE: 05-01-19 SHEET: 1 OF 2 DRAWN BY: BR CHECKED BY: DS DRAWING NO.: 2941 - A01



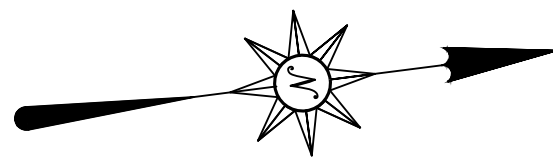
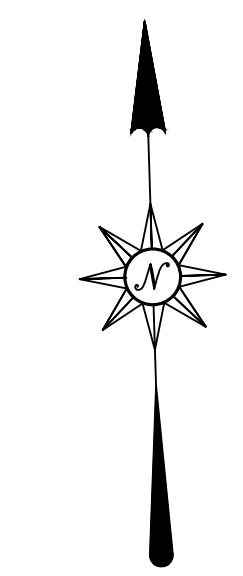
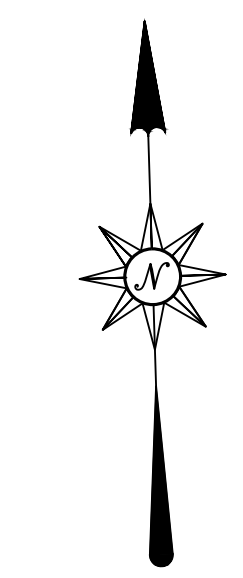
**LOTS 8 & 9 SIGHT TRIANGLE**  
SCALE: 1" = 40'



**LOT 7 SIGHT TRIANGLE**  
SCALE: 1" = 40'



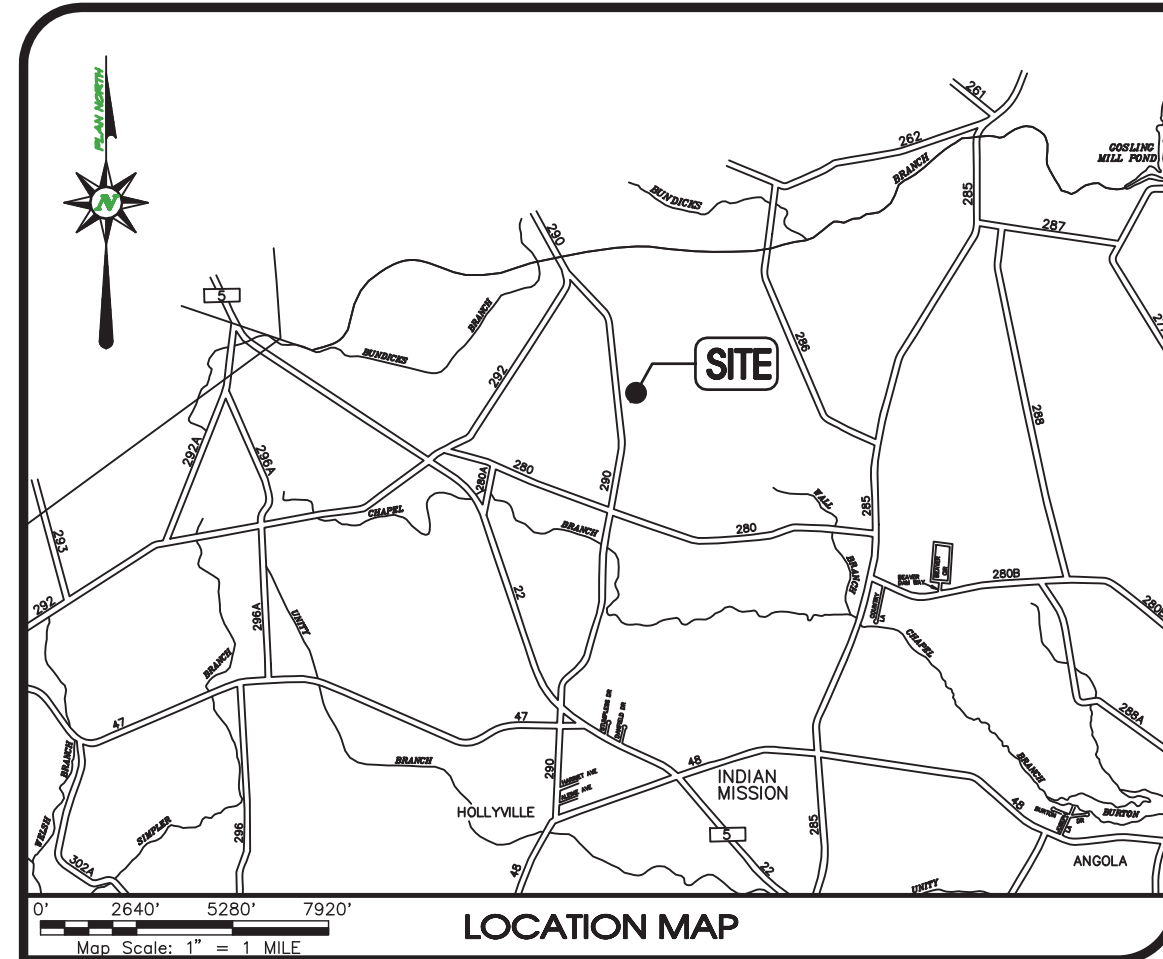
**LOTS 6 SIGHT TRIANGLE**  
SCALE: 1" = 40'



**SIGHT TRIANGLE DIAGRAMS FOR WORKMAN'S CROSSING FINAL SUBDIVISION PLANS**  
FOR THE LANDS OF  
**DUNN INVESTMENTS, LLC**  
SITUATE IN: LITTLE CREEK HUNDRED, SUSSEX COUNTY, DELAWARE

	<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS GEORGETOWN, DE & NEWARK, DE www.karinsengineering.com 128 WEST MARKET STREET GEORGETOWN, DELAWARE 19347 PHONE: (302) 858-4331 FAX: (302) 629-2175	
	<b>OWNER:</b> DUNN INVESTMENTS, LLC 8 NORTH HAMPSHIRE COURT GREENVILLE, DE 19807 302-419-8903	<b>PROPERTY ADDRESS:</b> 36655 BRITTINGHAM ROAD DELMAR, DE 19940
<b>DESIGNED BY:</b> BR <b>DRAWN BY:</b> MV <b>CHECKED BY:</b> DS, BR	<b>SURVEY BY:</b> PB 251 PG 44 <b>DATE:</b> 11-29-19 <b>DRAWING NO.:</b> 2941 - A02	<b>SCALE:</b> 1" = 40'  <b>SHEET:</b> 2 OF 2





**PLAN LEGEND**

- EXISTING PROPERTY BOUNDARY
- - - ADJOINING PROPERTY LINE
- - - EXISTING PAVEMENT EXTENTS
- - - PROPOSED LINE OF DIVISION
- - - PROPOSED RIGHT-OF-WAY DEDICATION
- - - PROPOSED CROSS-ACCESS EASEMENT
- - - EXISTING SITE USE
- - - PROPOSED BUILDING RESTRICTION LINE
- - - EXISTING MARBLE MONUMENT FOUND
- IRON PIPE TO BE SET

**SITE DATA and ZONING SCHEDULE**

COUNTY REFERENCE No.:	2019-27
TAX PARCEL No.:	234-5.00-38.16
PROPERTY SIZE:	13.79 Ac. (13.77 Ac. AFTER ROW DEDICATION)
PROPOSED LOT SIZES:	10.00 Ac. (LOT 4), 3.77 Ac. (LOT 5)
PROPERTY ADDRESS:	COOL SPRING ROAD, LEWES, DE 19958
EXISTING SITE USE:	VACANT
PROPOSED SITE USE:	TWO (2) SINGLE-FAMILY PARCELS
EXISTING ZONING:	AR-1 (AGRICULTURAL RESIDENTIAL)

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	32,670 S.F.	162,043 S.F.
MINIMUM LOT WIDTH	150 FL.	150.0 FL.
MINIMUM LOT DEPTH	100 FL.	883.3 FL.
MINIMUM SETBACKS:		
FRONT	40 FL.	40 FL.
SIDE	15 FL.	15 FL.
REAR	20 FL.	20 FL.
CORNER	15 FL.	15 FL.
MAXIMUM BUILDING HEIGHT	42 FL./3 STORES	42 FL./3 STORES
PARKING SPACE QTY. (RESIDENTIAL USE)	2 PER DWELLING UNIT	4 SPACES
SEWER SERVICE	PRIVATE SEPTIC	
WATER SERVICE	PRIVATE WELL	
PROPERTY OWNER	HARBOR HOMES, LLC 22549 ROCKY ROAD LEWES, DE 19958 302.245.4794	

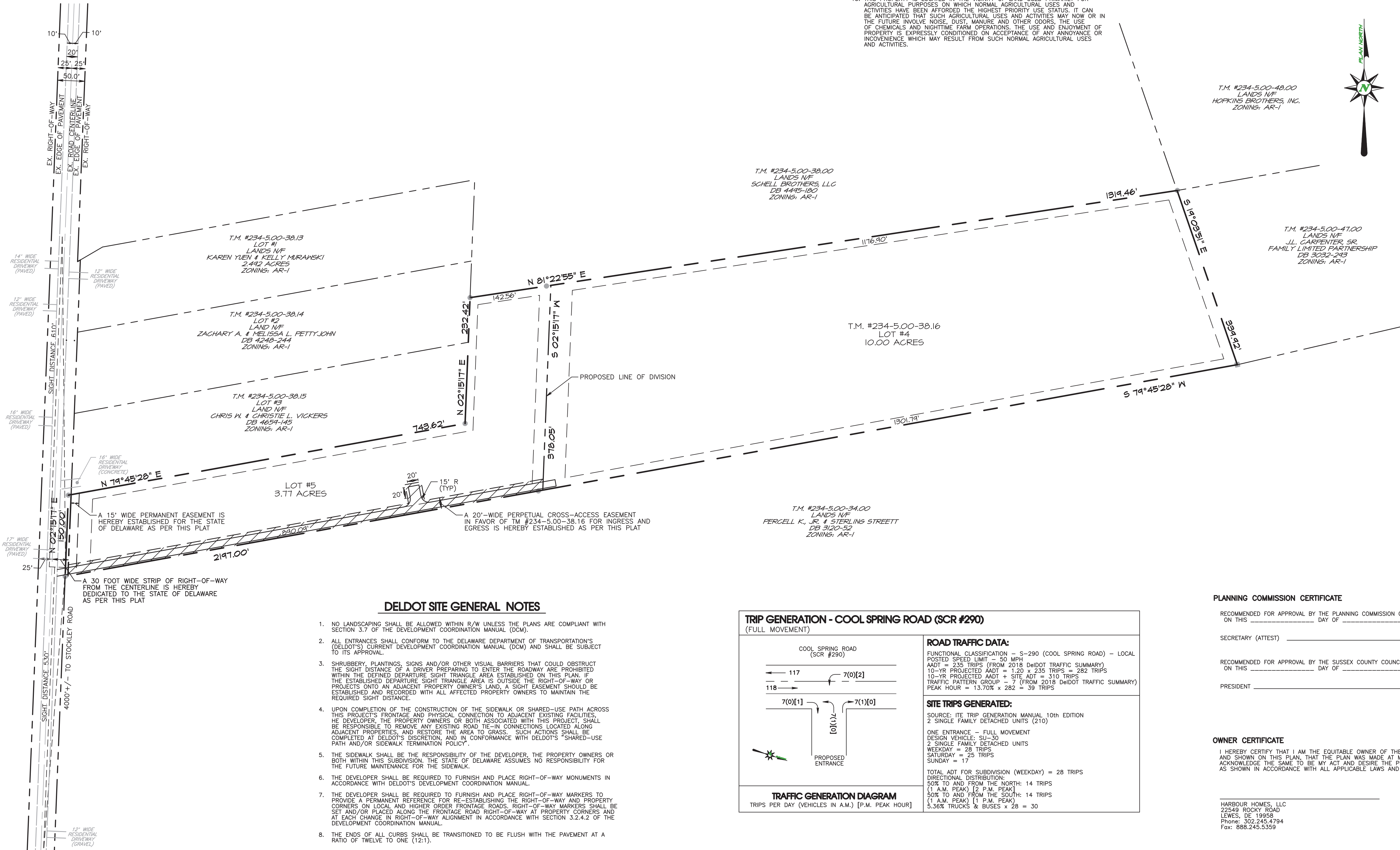
**GENERAL NOTES**

- THE PROJECT SITE IS KNOWN AS LANDS OF HARBOR HOMES, LLC, (T.P. 234-5.00-38.16), AND IS LOCATED ON THE EAST SIDE OF COOL SPRING ROAD, APPROXIMATELY 3,700 FEET NORTH OF STOCKLEY ROAD IN LEWES, DE.
- THE PROPERTY BOUNDS AND EXISTING FEATURES INFORMATION SHOWN ON THIS PLAN ARE THE RESULT OF A FIELD SURVEY BY MILLER-LEWIS, INC., 1560 MIDDLEFORD ROAD, SEAFORD, DELAWARE 19973. NORTH REFERENCE IS PER DEED BOOK 4047 PAGE 60.
- THE PROPOSED LOTS SHALL BE ACCESSED FROM THE INTERIOR DRIVEWAY ONLY. NO ADDITIONAL ACCESS TO SCR 290 SHALL BE PERMITTED.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY MILLER-LEWIS, INC. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100029 0330 J, MAP NUMBER 10050C0330J, DATED JANUARY 6, 2005, THIS PROPERTY IS LOCATED IN A ZONE "X" UNSHADED WHICH IS AN AREA DETERMINED TO BE OUTSIDE OF THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO STATE OR FEDERAL WETLANDS EXIST WITHIN THE SUBJECT PROPERTY BOUNDS.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH LOT LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL HOMES IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS. THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS, THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.

**CONDITIONS OF APPROVAL (2019-27)**

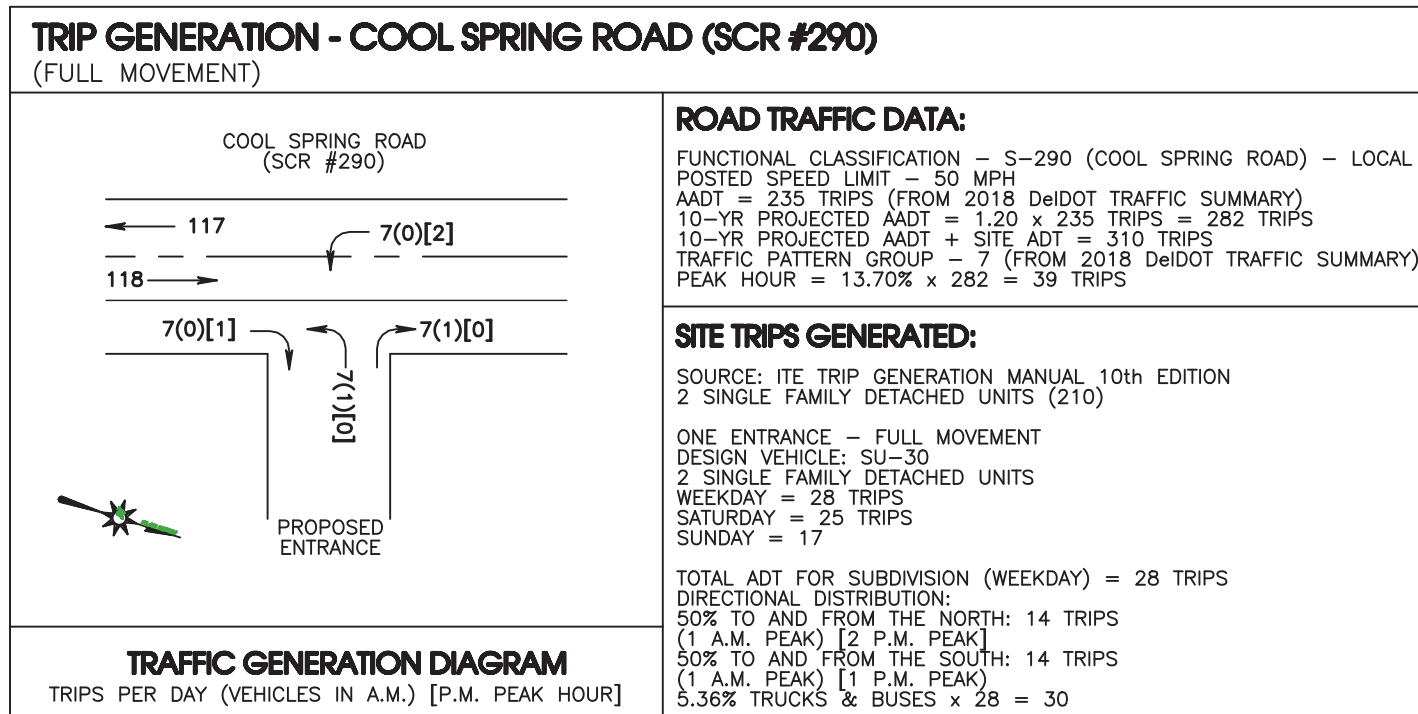
- THERE SHALL BE NO MORE THAN TWO LOTS WITHIN THE SUBDIVISION, ANY FURTHER SUBDIVISION OF THE RESIDUAL LAND SHALL REQUIRE ANOTHER PUBLIC HEARING.
- ALL ENTRANCES SHALL COMPLY WITH ALL OF DELDOT'S REQUIREMENTS.
- THE FINAL SITE PLAN SHALL INCLUDE AN EASEMENT FOR THE USE AND MAINTENANCE OF THE COMMON DRIVEWAY.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY.

SUSSEX COUNTY ROAD #290  
(COOL SPRING ROAD-50' ROW-LOCAL)



**DELDOT SITE GENERAL NOTES**

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION, THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).



**PLANNING COMMISSION CERTIFICATE**

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

SECRETARY (ATTEST) \_\_\_\_\_

RECOMMENDED FOR APPROVAL BY THE SUSSEX COUNTY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

PRESIDENT \_\_\_\_\_

**OWNER CERTIFICATE**

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

HARBOR HOMES, LLC  
22549 ROCKY ROAD  
LEWES, DE 19958  
Phone: 302.245.4794  
Fax: 888.245.5359

DATE \_\_\_\_\_

No.	DATE	DESCRIPTION
1	01/14/20	PLAN REVISIONS PER PZ WRITTEN COMMENTS
2	01/14/20	PLAN REVISIONS PER PZ WRITTEN COMMENTS
3	04/07/20	PLAN REVISIONS PER OSPH WRITTEN COMMENTS
4	04/24/20	PLAN REVISIONS PER PZ WRITTEN COMMENTS

**REVISIONS**

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

DATE: 4/24/20

PROFESSIONAL ENGINEER: JEFFREY WILLIAMS, No. 13928

APPROVED BY: BUSINESS: JUDY L. JUDY  
LOCAL: JUDY L. JUDY

OWNER/APPLICANT: HARBOR HOMES, LLC  
LEWES, DE 19958  
Phone: 888.245.5359  
Fax: 888.245.5359

PARCEL INFORMATION:  
T.P.: 234-5.00-38.16  
DB: 4047 PG 60  
GROSS AREA: 13,791 Acres  
NET AREA: 13,774 Acres

SUSSEX COUNTY PROJECT REFERENCE: 2019-27

RECORD PLAN: LANDS OF HARBOR HOMES, LLC

INDIAN RIVER HUNDRED - SUSSEX COUNTY - DELAWARE

THE KERCHER GROUP, INC.  
CONSULTING • SYSTEMS • ENGINEERING  
37385 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19971  
302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

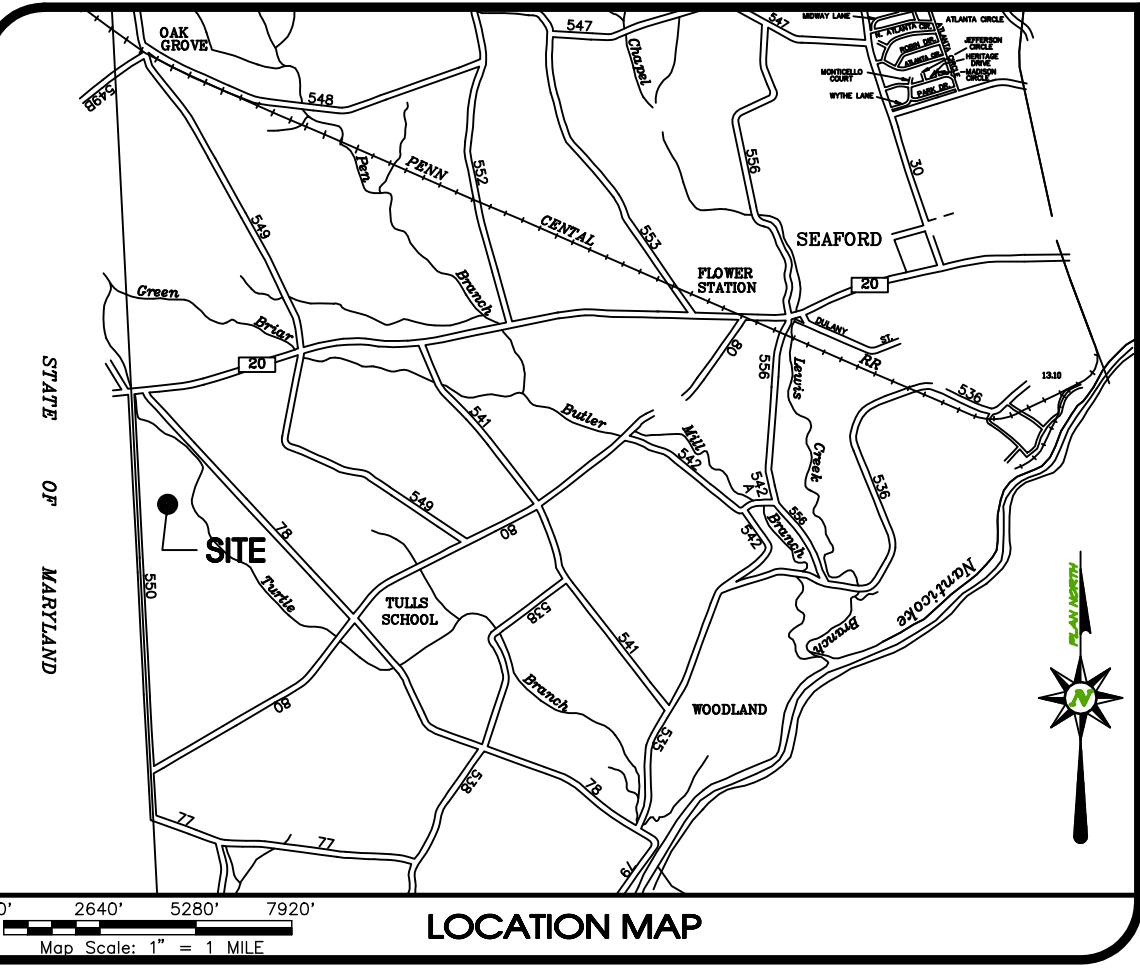
JOB No: 19-1007ES

PLAN DATE: Nov. 4, 2019

SHEET No.: R1

LANDS OF HARBOR HOMES, LLC P.O. Box 24, 2020 (P&S)

THIS PLAT SUPERSEDES PB 122-118



LOCATION MAP

PLAN LEGEND

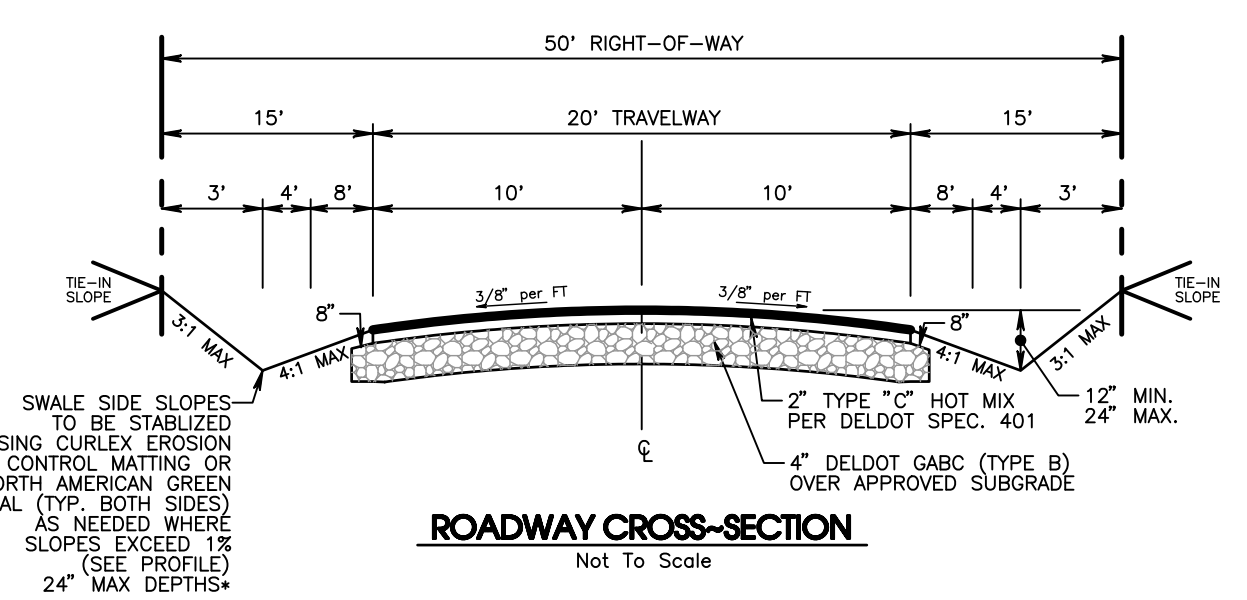
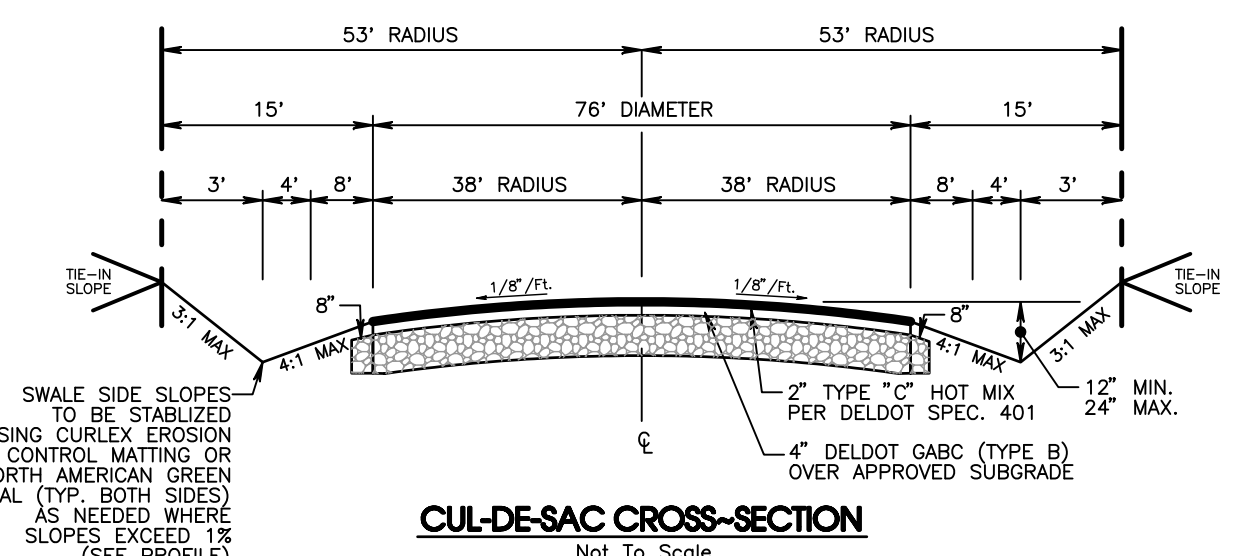
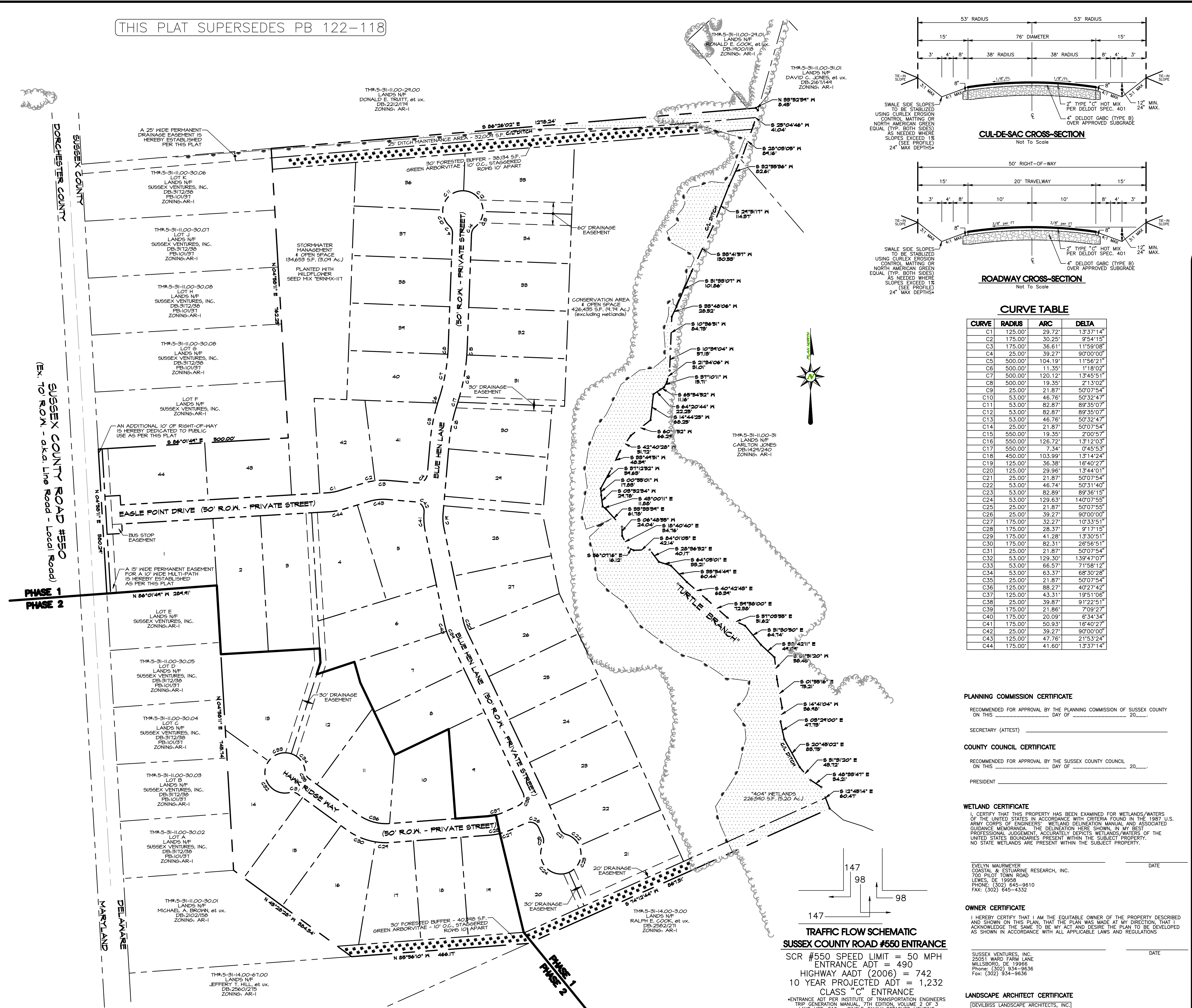
- EXISTING PROPERTY BOUNDARY
PROPOSED LOT LINE
EXISTING CENTERLINE OF ROAD
PROPOSED CENTERLINE OF ROAD
EXISTING TREE LINE
EXISTING WETLANDS LIMITS
PROPOSED DRAINAGE EASEMENT

SITE DATA and ZONING SCHEDULE

Table with columns: EXISTING SITE USE, PROPOSED SITE USE, AGRICULTURAL, and ZONING DISTRICT. Includes rows for MINIMUM LOT AREA, MINIMUM LOT WIDTH, MINIMUM LOT DEPTH, etc.

GENERAL NOTES

- 1. THE PROJECT SITE IS KNOWN AS 'MEADOW RIDGE ESTATES'...
2. A BOUNDARY SURVEY HAS BEEN PERFORMED FOR THIS SITE BY LAND TECH LAND PLANNING, INC.
3. A TOPOGRAPHY SURVEY SHOWN HAS BEEN PERFORMED FOR THIS SITE BY DAVID BOWEN & FRIEDEL, INC.
4. ALL PROPOSED ROADS SHOWN ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER...
5. ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER...
6. ALL SUBDIVISION LOTS SHALL BE ACCESSED FROM THE INTERIOR SUBDIVISION STREETS...
7. THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
8. THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
9. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR ENSURING THAT ALL CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT ARE PERFORMED IN ACCORDANCE WITH ALL O.S.H.A. (OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION) STANDARDS AND REQUIREMENTS.
10. ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, 1989 OR LATEST EDITION.
11. CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW SUSSEX COUNTY ENGINEERING DEPARTMENT SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
12. EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY LAND TECH/DAVID BOWEN & FRIEDEL. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORATION LOCATIONS. UTILITIES SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
13. BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100229 0202 J, MAP NUMBER 1000500250, DATED JANUARY 6, 2005, AND FLOOD INSURANCE RATE MAP (FIRM) 100229 0400 J, MAP NUMBER 1000500400, DATED JANUARY 6, 2005, THIS PROPERTY IS IN A ZONE X (UNSHADED) - OTHER AREAS - AREAS DETERMINED TO BE OUTSIDE THE 0.2% CHANCE FLOODPLAIN.
14. THE WETLANDS BOUNDARY SHOWN WAS DELINEATED BY COASTAL & ESTUARINE RESEARCH, INC. NO STATE WETLANDS PRESENT WITHIN THE SUBJECT PROPERTY.
15. ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
16. IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A PLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION, THE DEVELOPER SHALL PROVIDE X-MARKERS TO ALL HOMES IN A CONSECUTIVE MANOR AND HAVE PLACED THE ASSIGNED NUMBER IN A REARLY VISIBLE LOCATION ON EACH HOME TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
17. ALL CUL-DE-SACS ARE TO HAVE A 38' PAVED RADIUS. NO PARKING PERMITTED ON CUL-DE-SACS.
18. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES OR IN THE VICINITY OF NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.



CURVE TABLE

Table with columns: CURVE, RADIUS, ARC, DELTA. Lists curve data for C1 through C44.

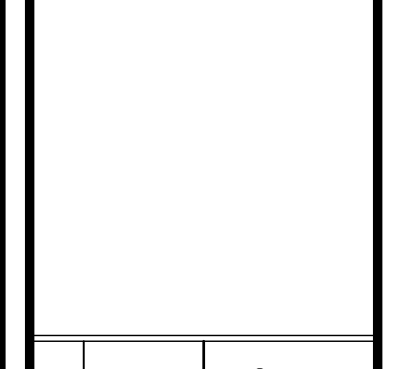
TRAFFIC FLOW SCHEMATIC

SUSSEX COUNTY ROAD #550 ENTRANCE
SCR #550 SPEED LIMIT = 50 MPH
ENTRANCE ADT = 490
HIGHWAY ADT (2006) = 742
10 YEAR PROJECTED ADT = 1,232
CLASS 'C' ENTRANCE
ENTRANCE ADT PER INSTITUTE OF TRANSPORTATION ENGINEERS TRIP GENERATION MANUAL, 7TH EDITION, VOLUME 2 OF 3
LAND USE: 210 - SINGLE-FAMILY DETACHED HOUSING (SATURDAY - 486.45 TRIPS) (WEEKDAY - 488.56 TRIPS)
DESIGNED TRIPS = 490 TRIPS
60% (NORTH-ROUTE 20) - 40% (SOUTH-SCR #80)

REVISIONS table with columns: No., DATE, DESCRIPTION.

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

DESIGN PROFESSIONAL



ONLY PLANS INCORPORATING A BUREAU PROFESSIONAL SEAL ARE TO BE CONSIDERED FOR RECORD. ANY CHANGES TO THE ORIGINAL PLAN MUST BE MADE BY THE DESIGNER OR A PROFESSIONAL ENGINEER. ANY MODIFICATION, REVISION, OR CORRECTION TO THE ORIGINAL PLAN IS PROHIBITED BY LAW.
© COMMERCIAL RECORD GROUP, INC.

SUSSEX VENTURES, INC.
6115 REAR ROAD
MILLSBORO, DE 19966
PH: (302) 434-9636
FAX: (302) 434-9636

PLANNING COMMISSION CERTIFICATE
RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF SUSSEX COUNTY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

COUNTY COUNCIL CERTIFICATE
RECOMMENDED FOR APPROVAL BY THE SUSSEX COUNTY COUNCIL ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_.

WETLAND CERTIFICATE
I CERTIFY THAT THIS PROPERTY HAS BEEN EXAMINED FOR WETLANDS/WATERS OF THE UNITED STATES IN ACCORDANCE WITH CRITERIA FOUND IN THE 1987 U.S. ARMY CORPS OF ENGINEERS' WETLAND DELINEATION MANUAL AND ASSOCIATED GUIDANCE MEMORANDA. THE DELINEATION HERE SHOWN, IN MY BEST PROFESSIONAL JUDGEMENT, ACCURATELY DEPICTS WETLANDS/WATERS OF THE UNITED STATES BOUNDARIES PRESENT WITHIN THE SUBJECT PROPERTY. NO STATE WETLANDS ARE PRESENT WITHIN THE SUBJECT PROPERTY.

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

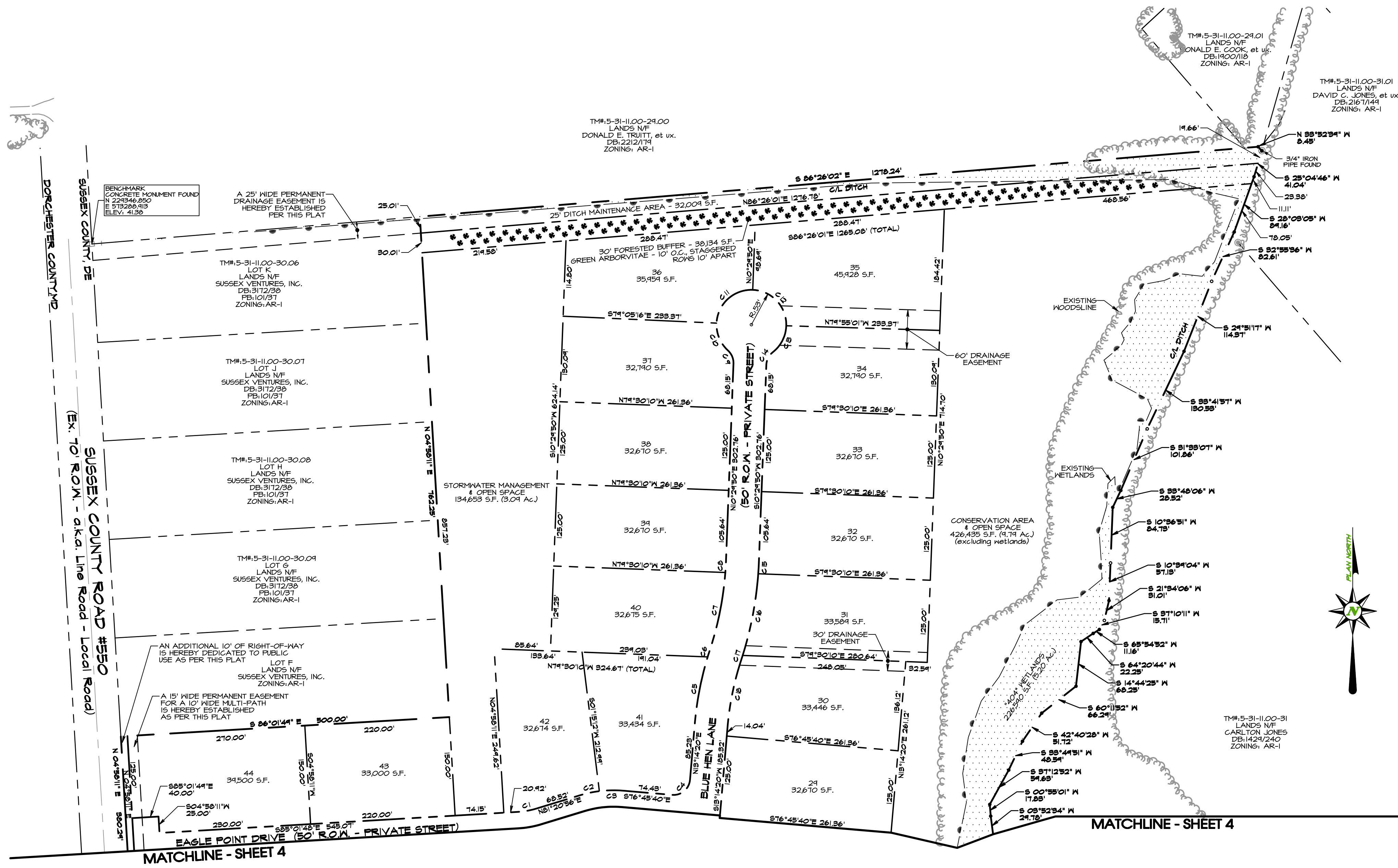
LANDSCAPE ARCHITECT CERTIFICATE
I HEREBY CERTIFY THAT I AM A LICENSED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE AND THAT I HAVE REVIEWED AND APPROVED THE LANDSCAPE ARCHITECTURE PORTION OF THIS PLAN.

RECORD PLAN
MEADOW RIDGE ESTATES
SEAFOORD HUNDRED - SUSSEX COUNTY - DELAWARE
THE KERCHER GROUP, INC.
CONSULTING • SYSTEMS • ENGINEERING
37385 REDBOTHAM AVE. UNIT 11 - REDBOTHAM (Beach), DELAWARE 19711
PHONE: (302) 645-9610
FAX: (302) 645-9636
WWW.KERCHERGROUP.COM

THIS PLAT SUPERSEDES PB 122-118

PLAN LEGEND

- - - - - EXISTING PROPERTY BOUNDARY
- - - - - PROPOSED LOT LINE
- - - - - EXISTING CENTERLINE OF ROAD
- - - - - PROPOSED CENTERLINE OF ROAD
- - - - - EXISTING TREE LINE
- - - - - PROPOSED TREE LINE
- - - - - EXISTING WETLANDS LIMITS
- - - - - PROPOSED DRAINAGE EASEMENT



No.	DATE	DESCRIPTION
1	03/09/08	REVISIONS PER SCD COMMENTS (DATED 02/28/08)
2	09/24/13	REVISIONS PER DELDOT COMMENTS (DATED 09/23/13)
3	03/09/08	REVISIONS PER SCD COMMENTS (DATED 02/28/08)

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

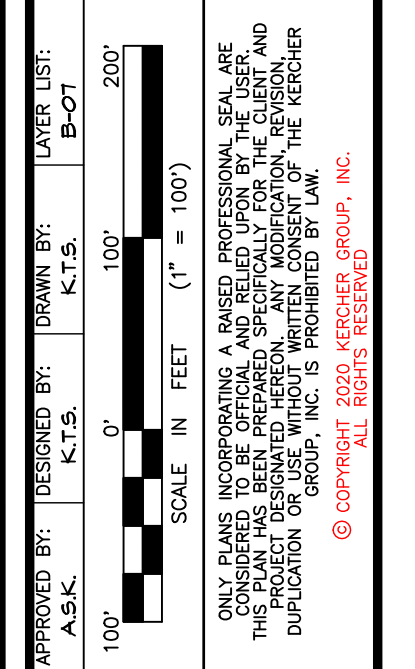
DESIGN PROFESSIONAL

APPROVED BY: [Signature]

DESIGNED BY: [Signature]

DRAWN BY: [Signature]

INVESTIGATOR: [Signature]



OWNER/APPLICANT: SUSSEX VENTURES, INC.  
 11111 N. 04th Street  
 Delaware, DE 19806  
 Phone: (302) 434-8858

PARCEL INFORMATION:  
 T.P.: 5-31-11, PARCEL 30  
 GROSS AREA: 61.15 Acres  
 NET AREA: 61.15 Acres

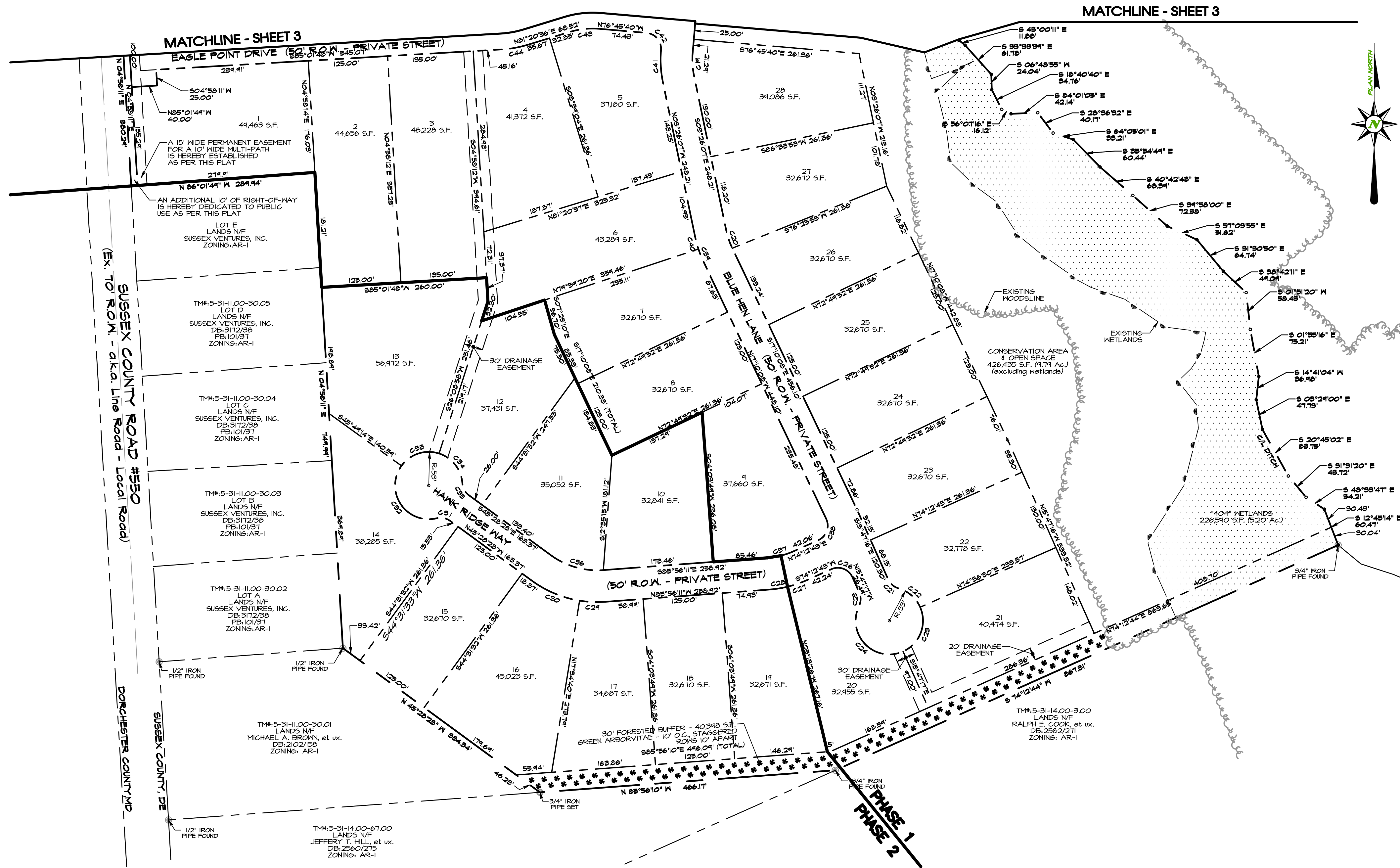
RECORD PLAN - NORTH  
**MEADOW RIDGE ESTATES**  
 SEAFORD HUNDRED - SUSSEX COUNTY - DELAWARE

**THE KERCHER GROUP, INC.**  
 CONSULTING • SYSTEMS • ENGINEERING  
 37385 REHOBOTH AVE. UNIT 11 - REHOBOTH BEACH, DELAWARE 19711  
 302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

THIS PLAT SUPERSEDES PB 122-118

**PLAN LEGEND**

- EXISTING PROPERTY BOUNDARY
- PROPOSED LOT LINE
- EXISTING CENTERLINE OF ROAD
- PROPOSED CENTERLINE OF ROAD
- EXISTING TREE LINE
- EXISTING WETLANDS LIMITS
- PROPOSED DRAINAGE EASEMENT



NO.	DATE	DESCRIPTION
1	05/16/16	REVISED LOTS 4-5, 12-13 & SWM AREA PER PROPERTY OWNER
2	05/27/20	REVISIONS PER FIELD WRITTEN COMMENTS

DESIGN PROFESSIONAL

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

SCALE: 1" = 100'

ONLY PLANS INCORPORATING A REGISTERED PROFESSIONAL SEAL ARE TO BE CONSIDERED TO BE LEGAL. ANY AND ALL REVISIONS TO THIS PLAN SHALL BE MADE BY THE ORIGINAL DESIGNER OR HIS AUTHORIZED REPRESENTATIVE. ANY ATTEMPT TO REPRODUCE OR REUSE THIS PLAN WITHOUT THE WRITTEN CONSENT OF THE DESIGNER IS PROHIBITED BY LAW.

© 2020 KERCHER CONSULTING GROUP, INC.

OWNER/APPLICANT: SUSSEX VENTURES, INC.  
 1000 W. MARKET STREET, SUITE 200  
 WILMINGTON, DE 19806  
 TEL: (302) 434-8888  
 FAX: (302) 434-8888

PARCEL INFORMATION:  
 T.P.: 5-31-11, PARCEL 30  
 GROSS AREA: 61.12 Acres  
 NET AREA: 61.12 Acres

RECORD PLAN - SOUTH MEADOW RIDGE ESTATES  
 SEAFORD HUNDRED - SUSSEX COUNTY - DELAWARE

**THE KERCHER GROUP, INC.**  
 CONSULTING • SYSTEMS • ENGINEERING  
 37385 REHOBOTH AVE., UNIT 11 - REHOBOTH BEACH, DELAWARE 19871  
 302.854.9062 (Voice) 302.854.9064 (Fax) www.kerchergroup.com

JOB No: 07-1005 EG  
 PLAN DATE: Oct. 19, 2007  
 SHEET No.: **R3**

Meadow Ridge Estates, Inc. Apr. 28, 2008 (1554)



January 26, 2015

Mr. Kevin Smith  
Kercher Engineering, Inc.  
413 East Market Street  
Georgetown, Delaware 19947

**RE: Meadow Ridge Estates  
Pond As-built**

Dear Mr. Smith,

The Sussex Conservation District has reviewed the as-built survey for the above referenced development submitted by email on December 22, 2014. The stormwater management ponds appear to have been constructed within the District allowable dimension and volume variances.

The District will further monitor the stormwater management pond until project completion to verify that it functions in accordance with the Delaware Sediment and Stormwater Regulations.

If you have any questions or comments, please contact the District at 302-856-7219.

Sincerely,

*Jim Elliott*

Jim Elliott,  
Plan Reviewer

CC:

## Nick Torrance

---

**From:** Ted Tymczyszyn <ted\_tymczyszyn@hotmail.com>  
**Sent:** Sunday, January 12, 2020 3:15 PM  
**To:** Justin Hensley; Todd Moyer  
**Cc:** Doug Nichols; Dennis Vieira SeaScape  
**Subject:** Re: Modifications to 2004 Site Landscape Plan-Grande Canal Pointe 2019

Mr. Hensley and Mr. Moyer,

The Grande at Canal Pointe Condominium Association completed the required survey based on the below stated offer to modify the 2004 Landscaping Site Plan.

### Survey results:

**63.40% Participation**

**54.72% Approve**

**8.68% Reject**

A majority has accepted the below stated offer.

Ted Tymczyszyn  
Grande at Canal Pointe Condominium Association  
President

---

**From:** Justin Hensley <jhensley@capanoinc.com>  
**Sent:** Friday, December 6, 2019 2:51 PM  
**To:** Helaine Catalano <hbcatalano@gmail.com>  
**Cc:** Janelle Cornwell <janelle.cornwell@sussexcountyde.gov>; Jamie Whitehouse <jamie.whitehouse@sussexcountyde.gov>; Todd Moyer <TMoyer@capanoinc.com>  
**Subject:** Modifications to 2004 Site Landscape Plan-Grande Canal Pointe 2019

Helaine:

This confirms that on the 2004 Landscape Site Plan on file with Sussex County, DE it includes a walking path with 9 maple trees behind townhome buildings M, N, O, P, Q on Chelmer Drive.

In lieu of the walking path, (see exhibit A), the Developer has offered the Grande at Canal Pointe Condominium Association an expansion of the existing front pool deck. The expansion consists of the grassy area between the pool and tennis court (see Exhibit B). The offer removes from the plan an amenity (walking path) and expands a current amenity (recreation/pool). The below lists what the offer includes:

- No less than a 26' x 108' area between tennis and pool will be concreted
- Current fence moved to enclose entire pool area
- Affected landscaping along the tennis court fence and pool fence will be removed
- New landscape plantings added to conceal tennis court fence from Limerick Road
- Nine (9) maple trees to be planted at Association's discretion
- All costs and fees (i.e., architectural drawings and Sussex County permits) associated with changes to the 2004 Landscape Site Plan paid by the Developer if required.

## Nick Torrance

---

**From:** Todd Moyer <TMoyer@capanoinc.com>  
**Sent:** Monday, April 20, 2020 8:08 AM  
**To:** Nick Torrance  
**Subject:** FW: Modifications to 2004 Site Landscape Plan-Grande Canal Pointe 2019

Nick,

Below are the details on the vote for the condo folks on removal of the path and nine maples behind the towns on Chelmer Drive. There are 265 units in the condo association.

Let me know if you need more information on this.

Todd

---

**From:** Ted Tymczyszyn <ted\_tymczyszyn@hotmail.com>  
**Sent:** Friday, April 17, 2020 9:04 PM  
**To:** Todd Moyer <TMoyer@capanoinc.com>  
**Cc:** Doug Nichols <dnichols@seascapepm.com>; Dennis Vieira SeaScape <dvieira@seascapepm.com>; Justin Hensley <jhensley@capanoinc.com>  
**Subject:** Re: Modifications to 2004 Site Landscape Plan-Grande Canal Pointe 2019

Todd,

Participation - 171 Units  
Approve - 145 Units  
Reject - 23 Units  
Invalid votes - 3 Units

Survey to vote on the Modifications to the 2004 Site Landscape Plan for the Grande at Canal Pointe was sent December 10, 2019 at 4:04 pm and closed January 11, 2020 at 12:00 am via a link from the Grande at Canal Pointe website with automated reporting. A Town Hall meeting discussion about the proposed modifications took place December 14, 2019.

Ted

---

**From:** Todd Moyer <TMoyer@capanoinc.com>  
**Sent:** Thursday, April 16, 2020 2:06 PM  
**To:** Ted Tymczyszyn <ted\_tymczyszyn@hotmail.com>  
**Cc:** Doug Nichols <dnichols@seascapepm.com>; Dennis Vieira SeaScape <dvieira@seascapepm.com>; Justin Hensley <jhensley@capanoinc.com>  
**Subject:** RE: Modifications to 2004 Site Landscape Plan-Grande Canal Pointe 2019

Ted,

P&Z is asking for the actual numbers and counts of the votes below. Can you provide them to me and how and when they were noticed and collected?

## Ring Lardner

---

**From:** Melissa Donnelly <MelissaGCP@comcast.net>  
**Sent:** Tuesday, January 14, 2020 10:17 PM  
**To:** Todd Moyer  
**Subject:** Final Vote on Special Ballot

Hi Todd,

We have the final results of the Special Ballot required to Finalize the Landscape Site Plans filed with Sussex County by the Developer in 2004. Voting officially ended on January 10, 2020. A total of 180 owners voted and based on a total 288 total homes, the majority threshold of 51% (147 owners) was achieved on all three ballot questions. Here are the detailed results for each question:

Eliminate from the landscape site plan the planting of new trees around the storm water management pond.

Approve - 151

Oppose – 29

Eliminate from the landscapes site plan the trail off the parking lot on Gloucester between lots 45 and 46.

Approve - 162

Oppose – 18

Removal of Ordinance 1700 Conditions, item number 15, from the Record Plan which states “No piers, docks, boat ramps, or other water related recreational facilities shall be permitted.”

Approve - 163

Oppose – 17

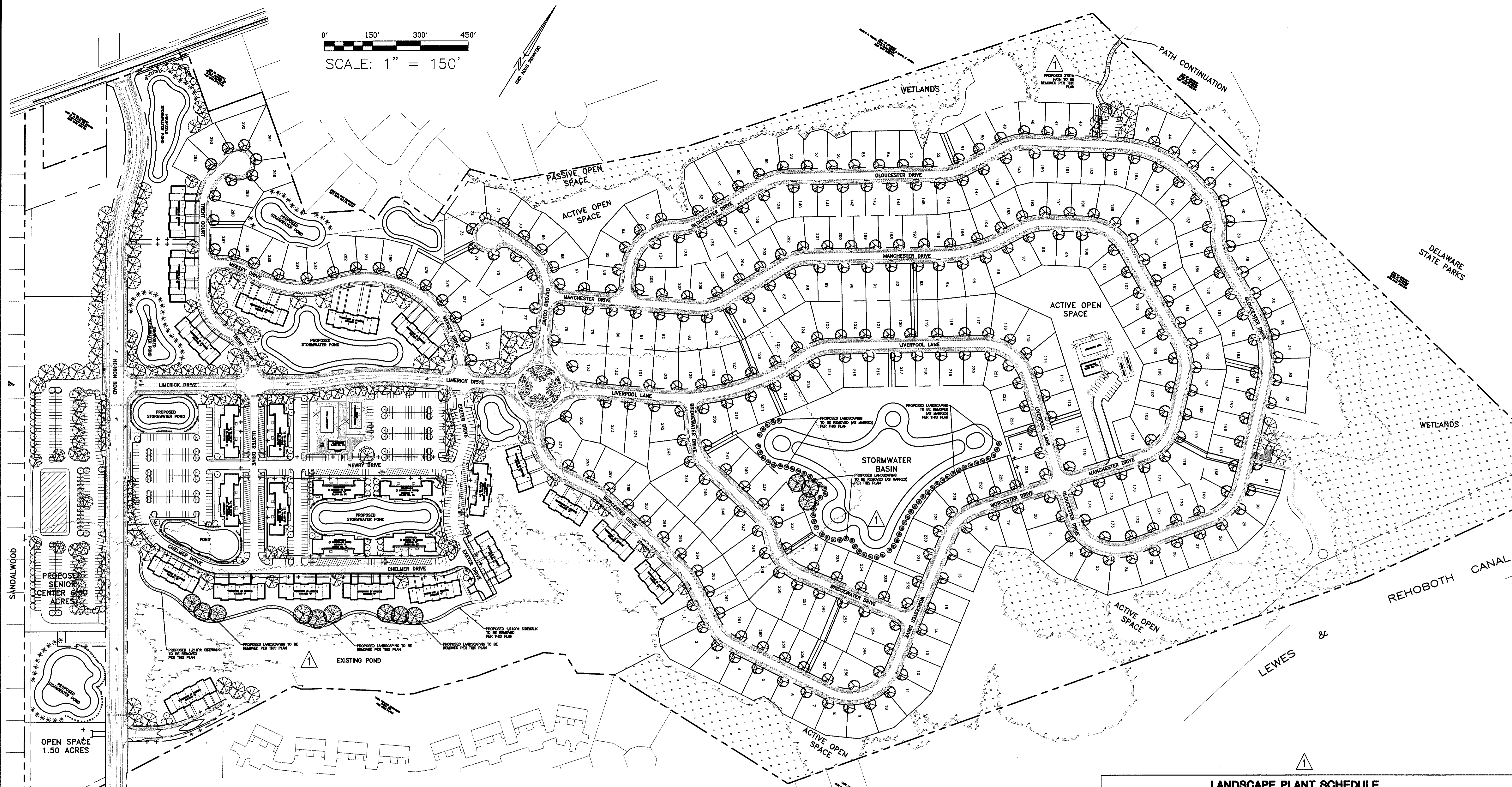
Could you please let me know your progress on updating the Site Plans on file with Sussex County Planning and Zoning. Also, now that we have the vote results in, can we move forward and process the payment for the \$17K reimbursement to GCP Maintenance Corp. related to the first ballot question involving removing the trees around the storm water management pond.

Thank you,  
Melissa Donnelly  
Board President of the GCP Maintenance Corporation

RECEIVED  
APR 13 2020  
SUSSEX COUNTY  
PLANNING & ZONING

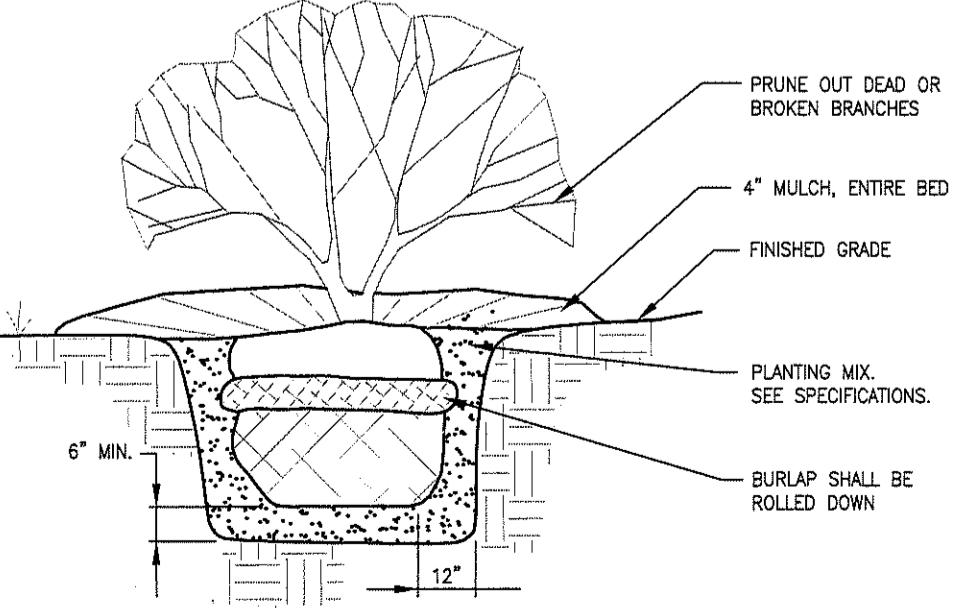


0' 150' 300' 450'  
SCALE: 1" = 150'



**GENERAL LANDSCAPE NOTES**

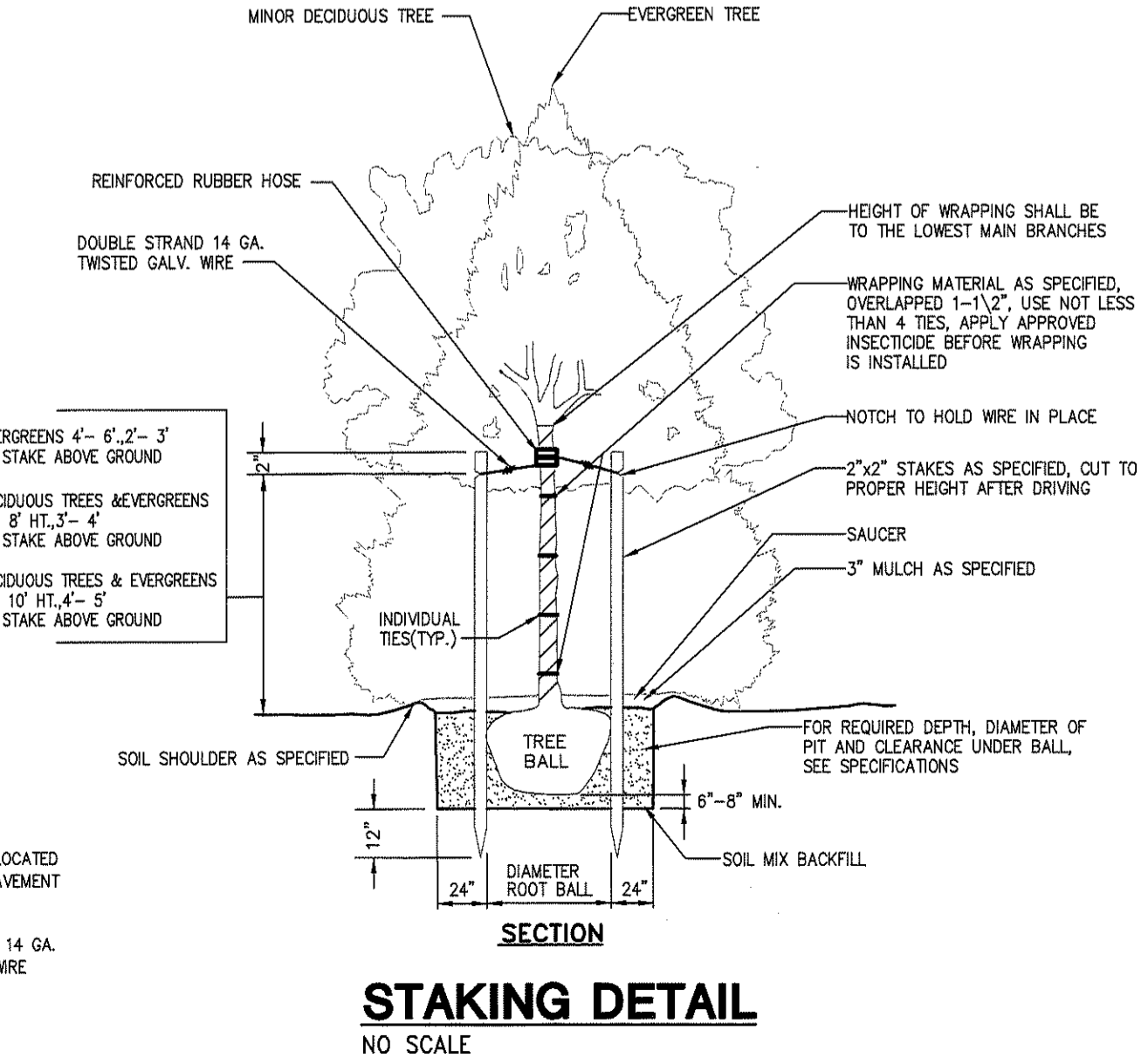
1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AMERICAN STANDARDS FOR NURSERY STOCK).
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
12. THE TREES INSTALLED IN EACH INDIVIDUAL SINGLE FAMILY LOT SHALL SUFFICE AS MEETING THE STREET TREE REQUIREMENTS WITH IN THE SINGLE FAMILY PART OF THE SUBDIVISION.



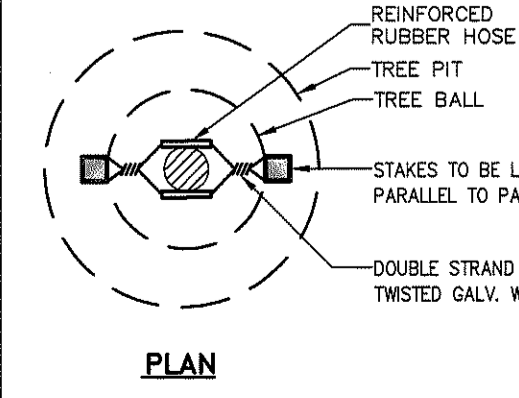
**SHRUB PLANTING DETAIL**  
NO SCALE

**LANDSCAPE PLANT SCHEDULE**

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	REMARKS
DECIDUOUS TREE						
	AR	Acer rubrum 'Red Sunset'	"RED SUNSET" RED MAPLE	2-2 1/2" Cal., B&B	72 80	35' O.C.
	CL	Cladrasis kentukea	AMERICAN YELLOWWOOD	5'-6"	92	20' O.C.
	AP	Acer platanoides 'Emerald Queen'	EMERALD QUEEN NORWAY MAPLE	1 3/4-2" Cal., B&B	158	30' O.C.
	FC	Fraxinus 'Cimarmon'	CIMMARON ASH	1 3/4-2" Cal., B&B	158	30' O.C.
	PS	Prunus serrulata 'Kwanzan'	KWANZAN CHERRY	5'-6"	65	25' O.C.
	PC	Pyrus calleryana 'Cleveland Select'	"CLEVELAND SELECT" CALLERY PEAR	5'-6"	59	35' O.C.
EVERGREEN TREE						
	JV	Juniperus virginiana	EASTERN RED CEDAR	5'-6"	148 54	20' O.C.
DECIDUOUS SHRUBS						
	HM	Hydrangea macrophylla 'Nikko Blue'	NIKKO BLUE BIGLEAF HYDRANGEA	15 - 18" CONT.	27	
EVERGREEN SHRUB						
	AG	Azalea 'Girard Caroline'	GIRARD CAROLINE AZALEA	15-18", CONT.	42	20' O.C.
ORNAMENTAL GRASS						
	PA	Pennisetum alopecuroides	FOUNTAIN GRASS	#5 CONT.	314	6' O.C.
PERENNIAL						
	PI	Petunia integrifolia	PETUNIA SPP.		560	30' O.C.



**STAKING DETAIL**  
NO SCALE



PLAN

DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS, ENGINEERS & SURVEYORS  
SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441



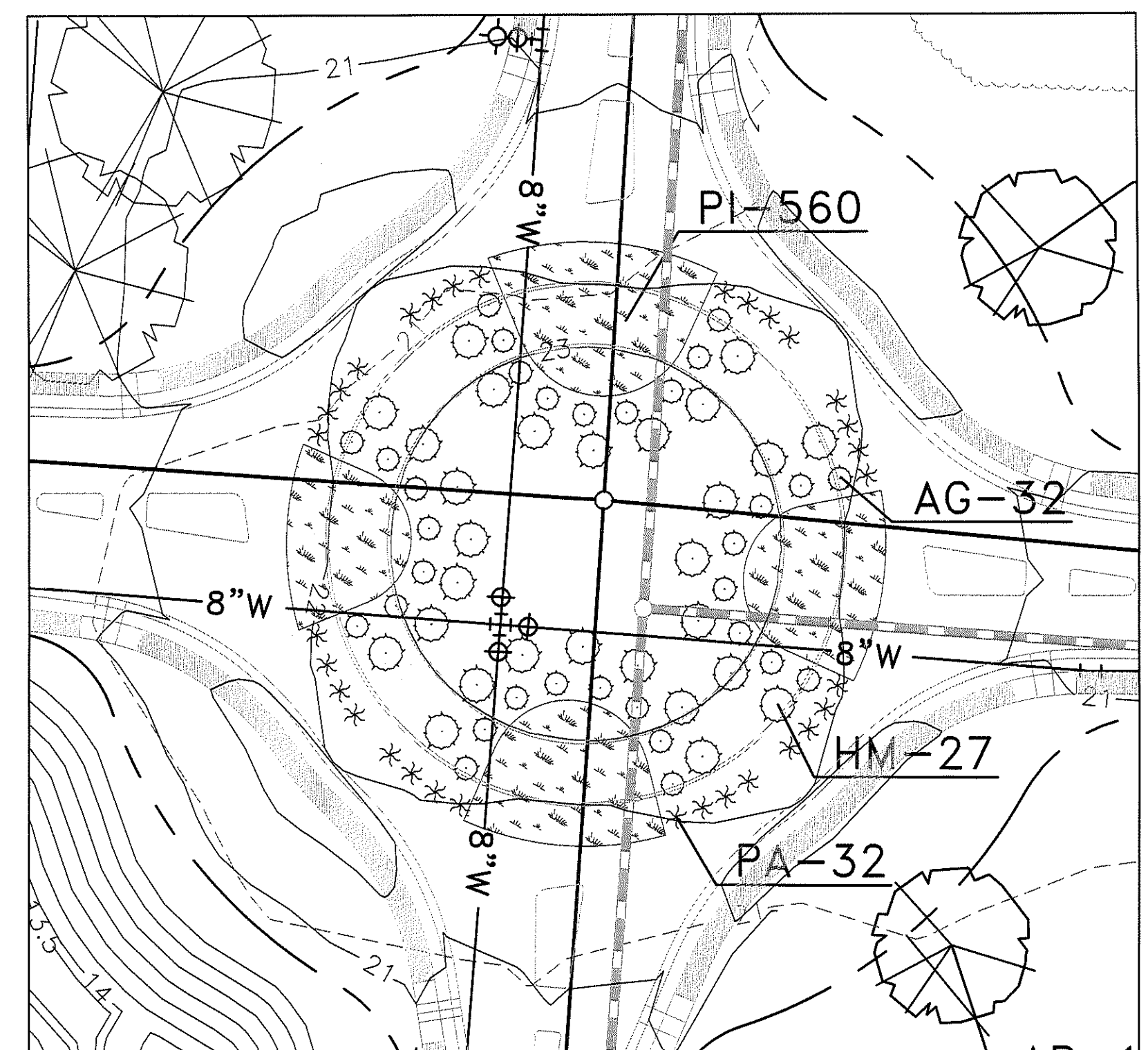
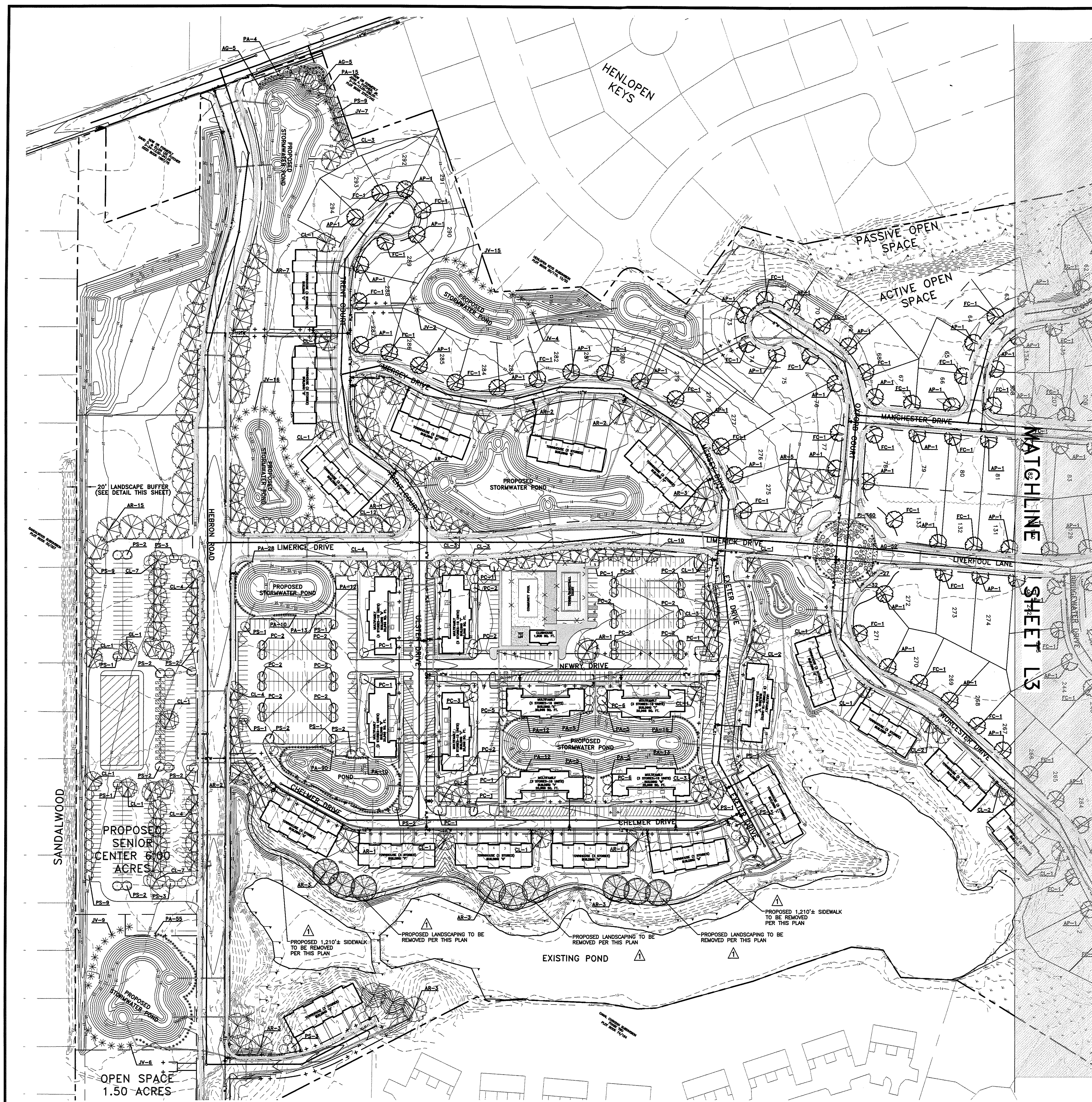
OVERALL LANDSCAPE PLAN

**CANAL POINT**  
**RESIDENTIAL PLANNED COMMUNITY**  
**LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE**

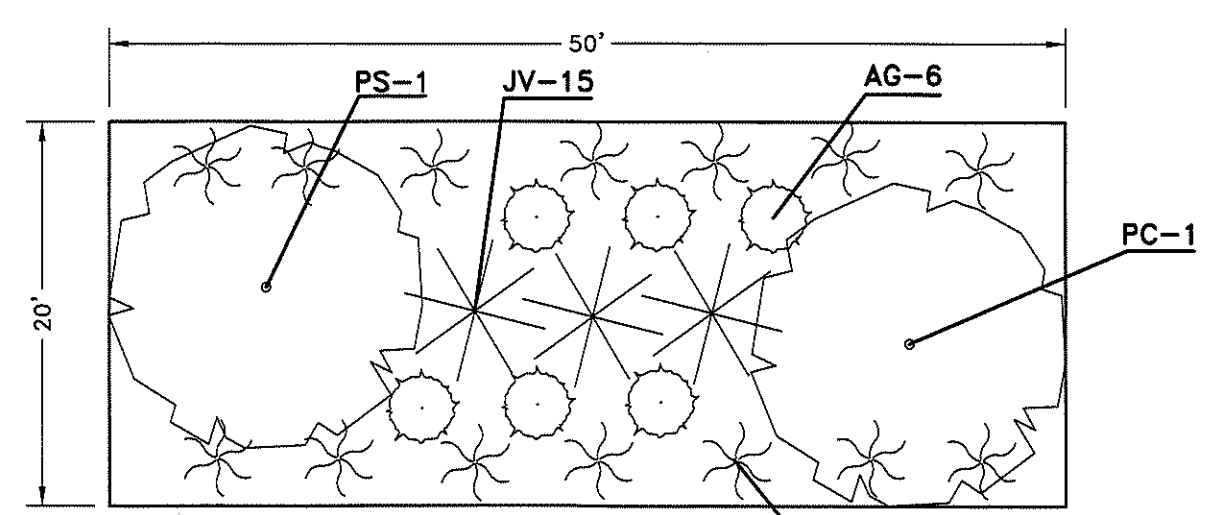
REVISED:  
8/23/04 - PLANNING DEPT.  
3/2/05 - SUSSEX ENG.  
4/02/2020 LANDSCAPING REVISION

Date: **AUGUST 2004**  
Scale: **1" = 150'**  
Dwn.By: **TMM**  
Proj.No.: **1229A004**  
Dwg.No.:



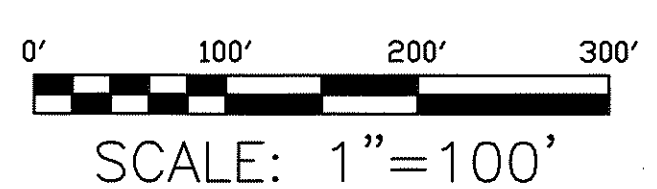


OPEN SPACE CIRCLE  
SCALE: 1" = 30'

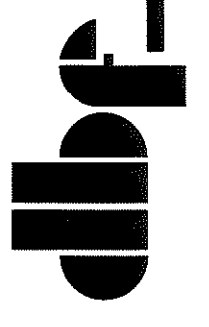


- 2-DECIDUOUS FLOWERING TREES
- 3-EVERGREEN TREES
- 6-DECIDUOUS SHRUBS
- 14-ORNAMENTAL GRASSES

LANDSCAPE BUFFER DETAIL (TYP.)  
NOT TO SCALE



DAVIS, BOWEN & FRIEDEL, INC.  
ARCHITECTS, ENGINEERS & SURVEYORS  
SALISBURY, MARYLAND (410) 543-9091  
MILFORD, DELAWARE (302) 424-1441



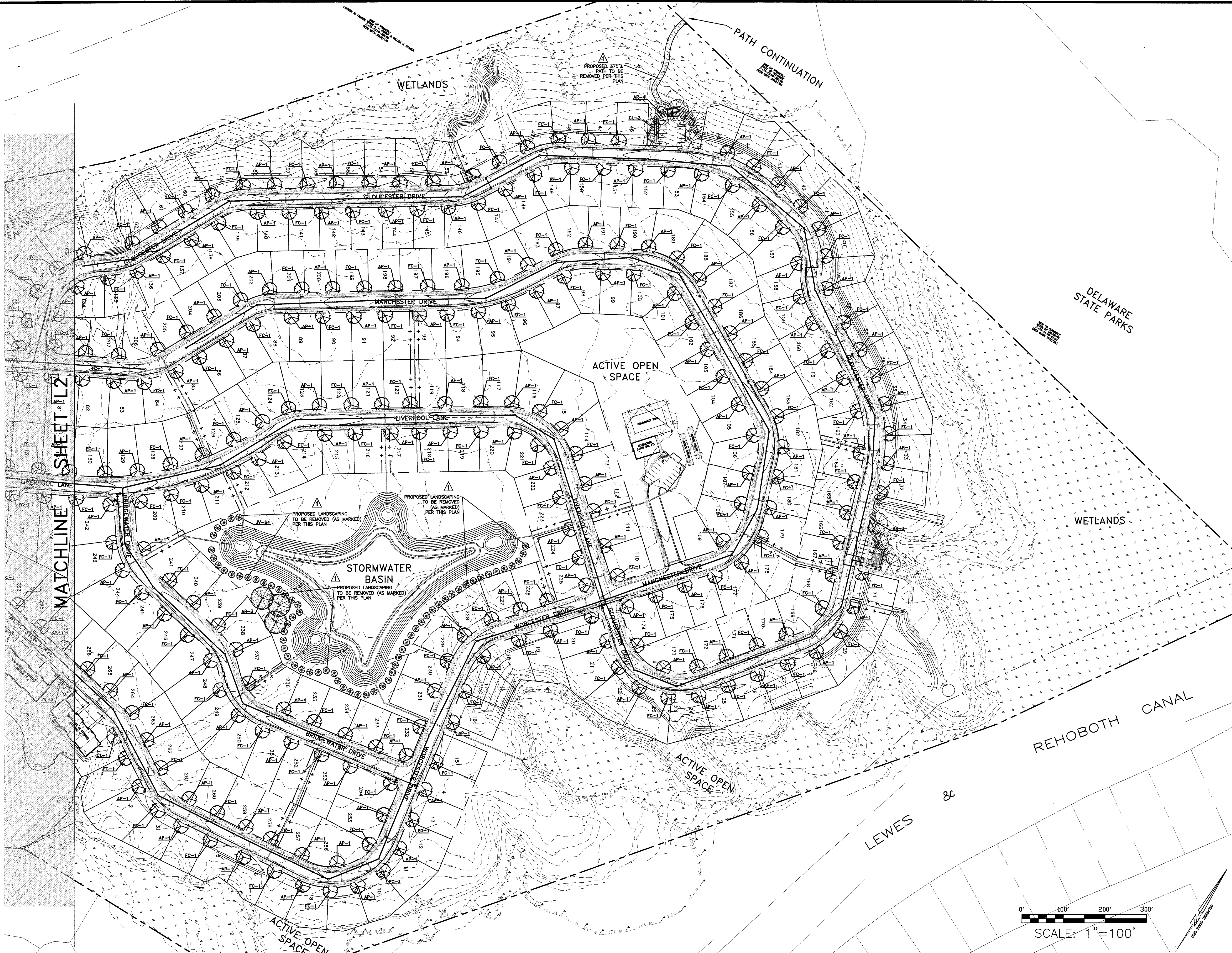
LANDSCAPE PLAN

**CANAL POINT**  
**RESIDENTIAL PLANNED COMMUNITY**  
**LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE**

REVISED:  
8/23/04 - PLANNING DEPT.  
3/2/05 - SUSSEX ENG.  
4/02/2020 LANDSCAPING REVISION

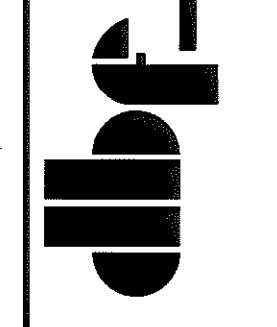
Date: AUGUST 2004  
Scale: 1" = 100'  
Dwn. By: TMM  
Proj. No.: 1229A004  
Dwg. No.:

L2



MATCHLINE SHEET #L2

DAVIS, BOWEN & FRIEDEL, INC.  
 ARCHITECTS, ENGINEERS & SURVEYORS  
 SALISBURY, MARYLAND (410) 543-9991  
 MILFORD, DELAWARE (302) 424-1441



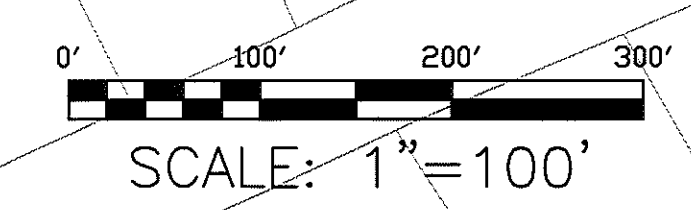
LANDSCAPE PLAN

**CANAL POINT**  
**RESIDENTIAL PLANNED COMMUNITY**  
**LEWES AND REHOBOTH HUNDRED, SUSSEX COUNTY, DELAWARE**

REVISED:  
 8/23/04 - PLANNING DEPT.  
 3/2/05 - SUSSEX ENG.  
 4/02/2020 LANDSCAPING  
 REVISION

Date: AUGUST 2004  
 Scale: 1" = 100'  
 Dwn.By: TMM  
 Proj.No.: 1229A004  
 Dwg.No.:

**L3**

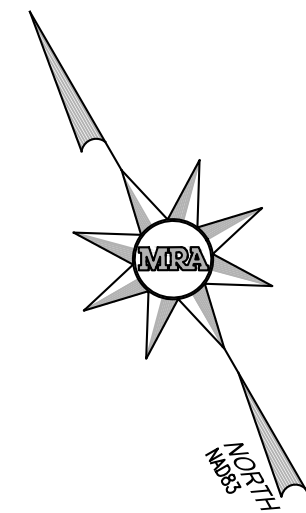


# COMPASS POINT

SUSSEX COUNTY, DELAWARE  
CLUBHOUSE

SITE CONSTRUCTION PLANS

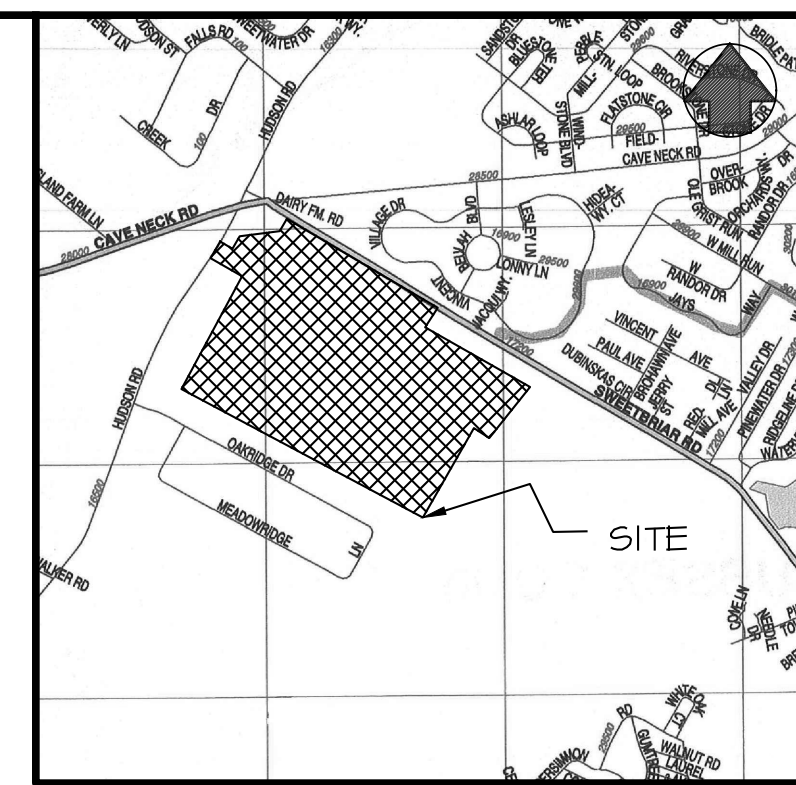
COMPASS POINT SUBDIVISION SUSSEX COUNTY PLANNING # 2017-10



Know what's below.  
Call before you dig.

PROTECT YOURSELF. GIVE THREE  
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY  
COMPONENTS FOR CONSTRUCTION SAFETY. ALL  
CONSTRUCTION MUST BE DONE IN COMPLIANCE  
WITH THE OCCUPATIONAL SAFETY AND HEALTH  
ACT OF 1970 AND ALL RULES AND REGULATIONS  
THERE TO APPURTENANT.



VICINITY MAP  
SCALE: 1"=2000'

## INDEX OF SHEETS

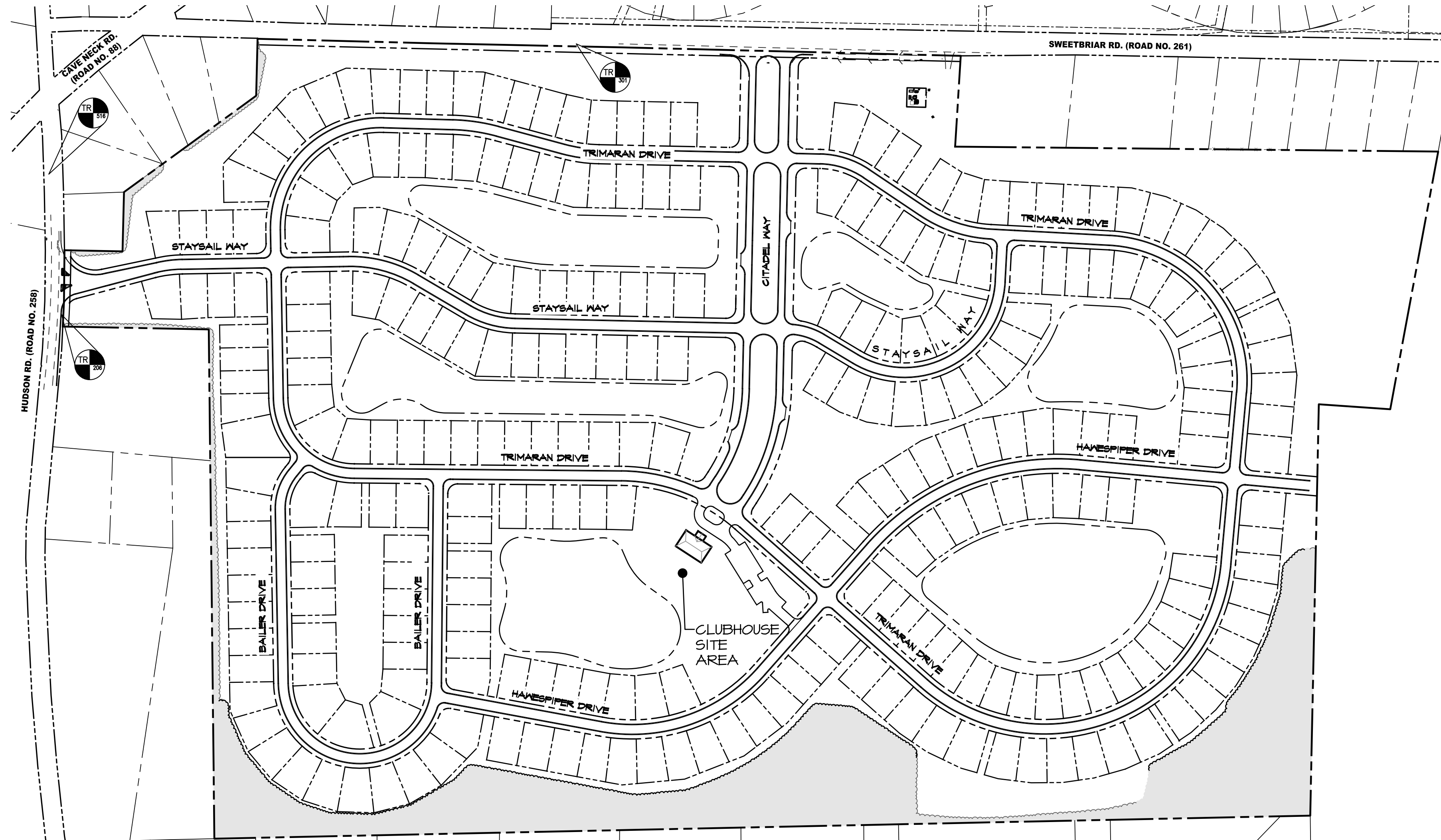
- 1 COVER SHEET
- 2 SITE PLAN
- 3 GRADING & UTILITY PLAN
- 4 CONSTRUCTION DETAILS
- 5 CONSTRUCTION DETAILS
- 6 UTILITY PROFILES
- 7 UTILITY SCHEDULES
- 8 LANDSCAPE PLAN
- 9 LANDSCAPE DETAILS
- 10 SEDIMENT & EROSION CONTROL PLAN
- 11 SEDIMENT & EROSION CONTROL NOTES & DETAILS
- 12 SEDIMENT & EROSION CONTROL DETAILS

## SITE DATA:

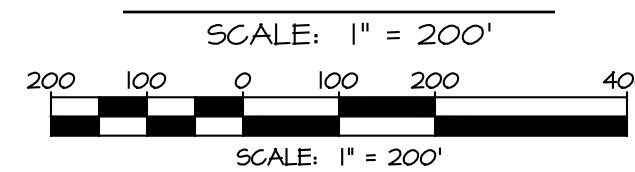
1. PROJECT TITLE/NAME: COMPASS POINT
2. PROJECT ADDRESS: SWEET BRIAR ROAD (RD 261) & HUDSON ROAD (RD 258) SUSSEX COUNTY, DE
3. TAX PARCEL: 235.27.00-18.01
4. DEVELOPER/OWNER: SBR LAND, LLC  
260 HOPEWELL RD, CHURCHVILLE, MD 21028  
ATTN: MR. JOHN RICHARDSON  
PHONE: (410) 838-2030
5. SITE LATITUDE/LONGITUDE: 38.751426/-75.241114
6. BENCHMARKS:  
TR-206: 275046.71 NORTH 104750.27 EAST ELEV. 25.28 PIN & CAP  
TR-301: 275051.57 NORTH 106267.40 EAST ELEV. 18.70 PIN & CAP  
TR-519: 275481.16 NORTH 104404.64 EAST ELEV. 23.46 PIN & CAP  
HORIZONTAL DATUM: DELAWARE COORDINATE SYSTEM '83/86  
VERTICAL DATUM: N.A.V.D. '88
7. WATER SERVICE: PUBLIC (ARTESIAN WATER CO., INC.)
8. SANITARY SEWER: PUBLIC (ARTESIAN WASTEWATER MANAGEMENT INC.)

## GENERAL NOTES

1. ALL FIRE LANES, HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
2. THE COMMUNITY CLUBHOUSE IS NOT PROPOSED TO BE PROTECTED BY AUTOMATIC SPRINKLERS.
3. A FIRE FLOW TEST WAS PERFORMED BY ARTESIAN WATER COMPANY ON MARCH 12, 2020.  
HYDRANT: AT INTERSECTION OF WALKER AND HUDSON ROADS  
STATIC PRESSURE: 60 PSI  
FLOW: 1251 GPM  
RESIDUAL PRESSURE: 50 PSI  
PROJECTED 2223 GPM @ 20 PSI RESIDUAL AT HYDRANT LOCATION
4. APPROVAL OF THE SUPPLYING WATER COMPANY OR MUNICIPALITY IS REQUIRED PRIOR TO PLAN RECORDATION.
5. ALL PROPOSED BUILDINGS WITHIN THE SUBDIVISION SHALL BE OF WOOD FRAME CONSTRUCTION, APPROXIMATELY 42' FEET (3 STORIES) IN HEIGHT, AND SHALL BE TYPE V CONSTRUCTION PER NFPA 220.



## SITE OVERVIEW



## OWNER'S CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

SHAWN PYLE  
SBR, LLC  
260 HOPEWELL ROAD  
CHURCHVILLE, MD 21028  
410-838-2030

DATE

## SITE DESIGNER CERTIFICATION:

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

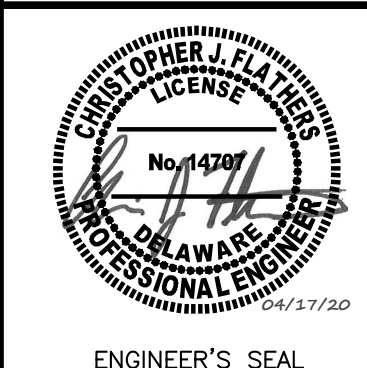
CHRISTOPHER J. FLATHERS, P.E. 4/17/20  
DATE

MORRIS & RITCHE ASSOCIATES, INC.  
18 BOULDER CIRCLE, SUITE 36  
NEW CASTLE, DE 19720  
PHONE #302-326-2200  
FAX # 302-326-2399

## CLUBHOUSE

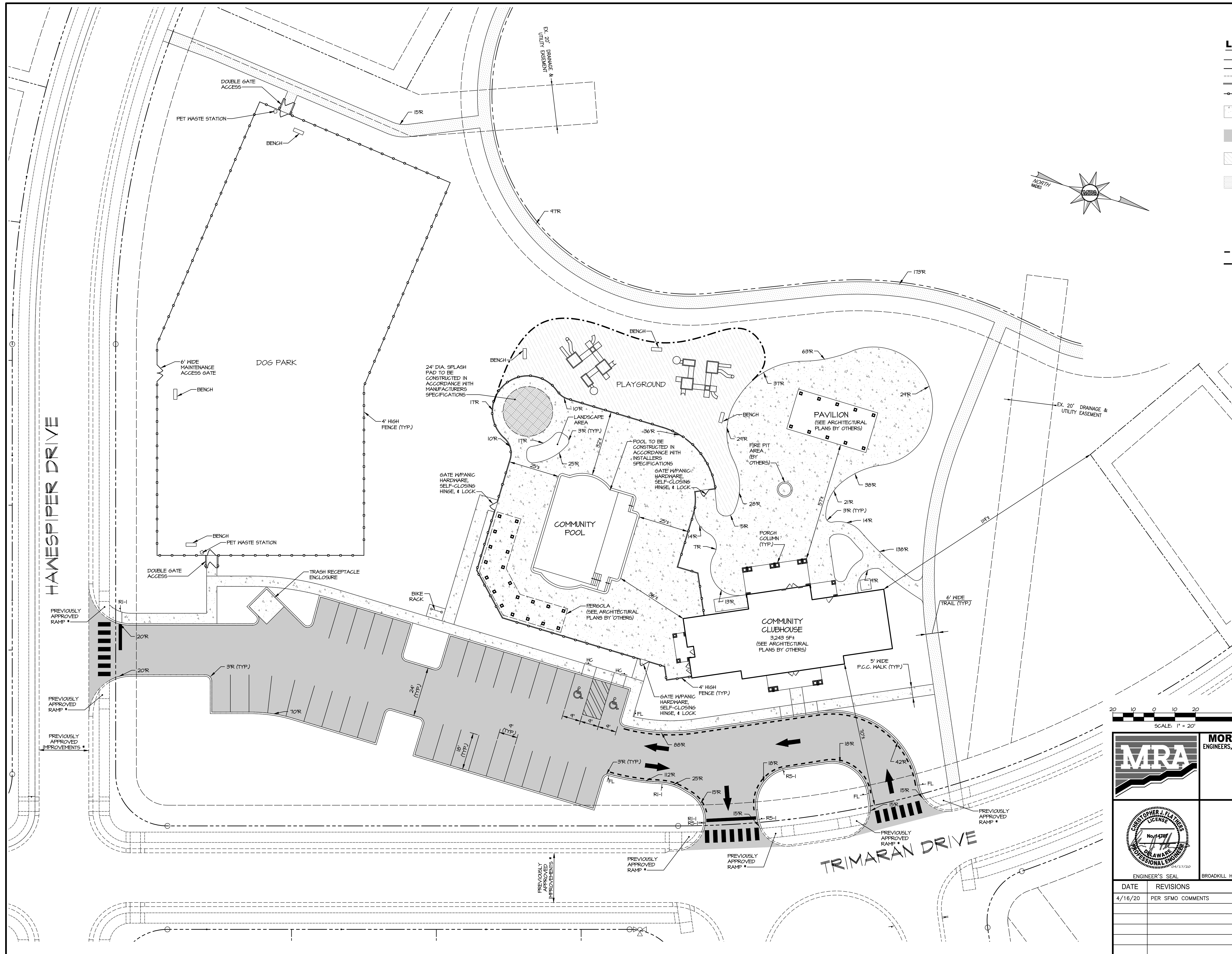


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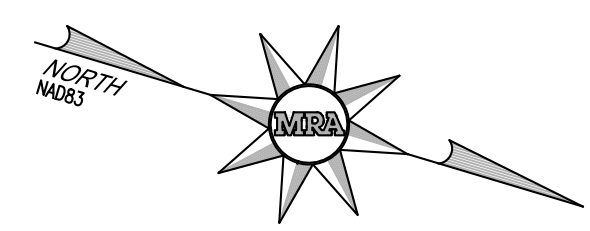
CLUBHOUSE  
COVER SHEET  
FOR  
COMPASS POINT

DATE	REVISIONS	JOB NO.: 19480
4/16/20	PER SFMO COMMENTS	SCALE: AS NOTED
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 1 OF 12



**LEGEND**

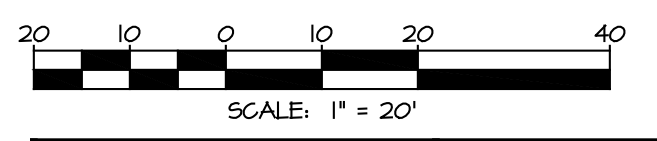
	PROPERTY LINE
	RIGHT-OF-WAY LINE
	EXISTING CURB AND GUTTER
	PROPOSED CURB AND GUTTER
	PROPOSED FENCE - ALUMINUM PICKET
	CONCRETE SIDEWALK & PATIO
	BITUMINOUS CONCRETE PARKING LOT
	PLAYGROUND MULCH
	BITUMINOUS CONCRETE WALKING TRAIL
	"FIRE LANE" SIGN
	"HANDICAP PARKING" SIGN
	"STOP" SIGN
	"DO NOT ENTER" SIGN
	4' SOLID YELLOW FIRE LANE DEMARCATION
	LIMIT OF PLAYGROUND MULCH SURFACE



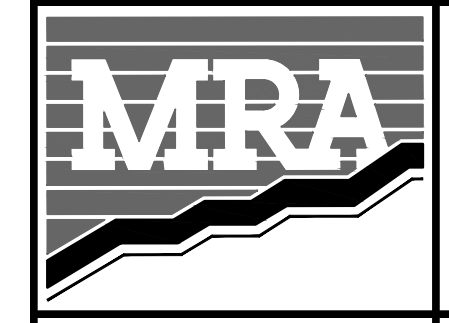
\* SEE, RD#15D, MAT#5EM, SEC#45NM, PLANS FOR COMPASS POINT PREPARED BY MRA, DATED 7/8/14 FOR INFORMATION RELATED TO OFFSITE CONSTRUCTION.

HANESPIPER DRIVE

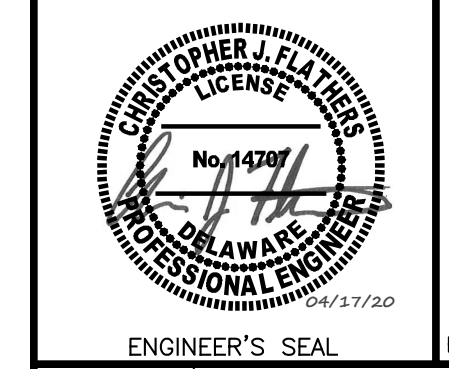
TRIMARAN DRIVE



# CLUBHOUSE

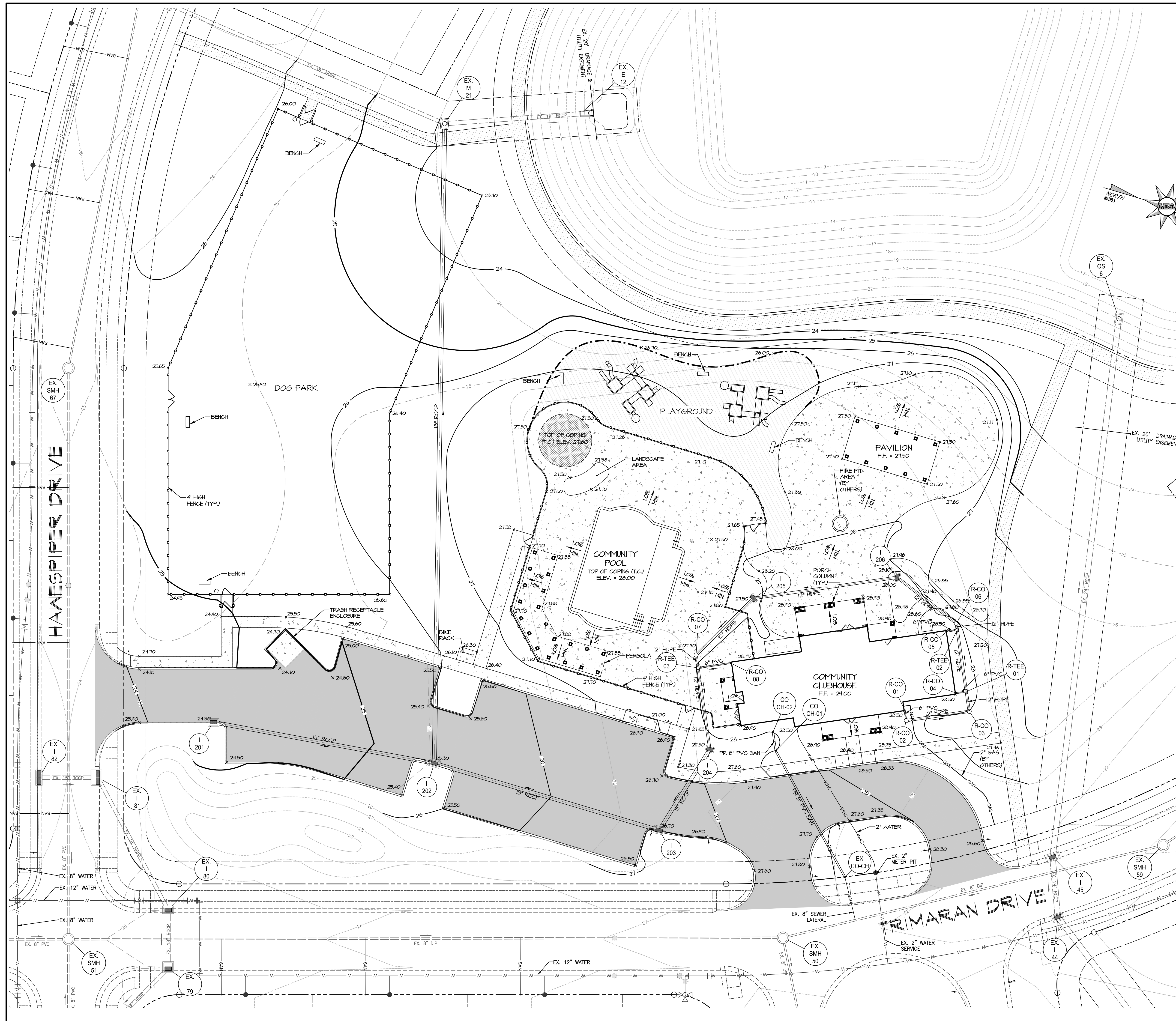


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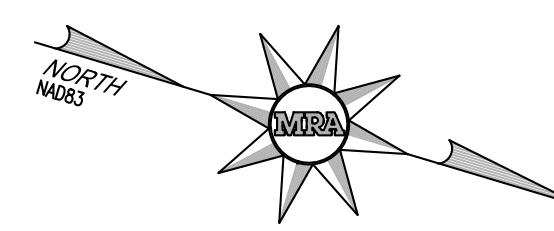
**CLUBHOUSE**  
 SITE PLAN  
 FOR  
**COMPASS POINT**

DATE	REVISIONS	JOB NO.: 19480
4/16/20	PER SFMO COMMENTS	SCALE: 1"=20'
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 2 OF 12



**NOTE:**

1. TOPOGRAPHY AND UTILITIES SHOWN AS EXISTING HEREON ASSUMES THE COMPLETION OF BULK GRADING OPERATION AND UTILITY CONSTRUCTION IN ACCORDANCE WITH PREVIOUSLY APPROVED PLANS COMPASS POINT, AS PREPARED BY MRA, DATED 7/15/19, OR AS LATER AMENDED. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IF FIELD CONDITIONS DIFFER FROM THOSE SHOWN BY THIS PLAN.
2. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL TEST PIT EXISTING SANITARY SEWER LATERAL TO CONFIRM SIZE AND ELEVATION. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IMMEDIATELY OF ANY DEVIATION PRIOR TO START OF CONSTRUCTION.
3. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL TEST PIT EXISTING WATER SERVICE TO CONFIRM LOCATION AND SIZE OF EXISTING WATER SERVICE. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IMMEDIATELY OF ANY DEVIATION PRIOR TO START OF CONSTRUCTION.
4. PRIOR TO START OF CONSTRUCTION, CONTRACTOR SHALL VERIFY STORM DRAIN INFORMATION FOR EX. STRUCTURES, M-21 & E-12. CONTRACTOR SHALL NOTIFY DESIGN ENGINEER IMMEDIATELY OF ANY DEVIATION PRIOR TO START OF CONSTRUCTION.
5. ALL DOWNSPOUT CONNECTION PIPE AND FITTINGS SHALL BE PVC SCHEDULE 40, OR APPROVED EQUAL. SEE DETAIL ON SHEET 4.
6. ALL PIPING FOR ROOF DRAIN SYSTEM SHALL BE CORRUGATED, DUAL WALL, SMOOTH INTERIOR HDPE PIPE, ADS N-12, OR APPROVED EQUAL. SEE DETAIL ON SHEET 4.
7. ALL CIRCULAR BASINS FOR ROOF DRAIN / STORM DRAIN SYSTEM SHALL BE PVC DRAINAGE INLETS WITH DUCTILE IRON GRATES / COVERS, BY NYOPLAST, OR APPROVED EQUAL. ALL BASINS SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS AND RECOMMENDATIONS. REMAINING STRUCTURES SHALL BE PRECAST STRUCTURES CONSTRUCTED AND INSTALLED IN ACCORDANCE WITH DELDOT SPECIFICATIONS. SEE SHEET 4 FOR DETAILS AND SCHEDULES.
8. SEE SHEET 6 FOR UTILITY PROFILES.



**LEGEND**

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- PROPOSED WATER LINE
- R.C.C.P.
- REINFORCED CONCRETE CIRCULAR PIPE
- PROPOSED SEWER LATERAL
- PROPOSED WATER LATERAL
- PROPOSED 5' CONTOUR
- PROPOSED 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING 1' CONTOUR
- PROPOSED FENCE - ALUMINUM PICKET
- CONCRETE SIDEWALK & PATIO
- BITUMINOUS CONCRETE PARKING LOT
- PLAYGROUND MULCH
- BITUMINOUS CONCRETE WALKING TRAIL



**CLUBHOUSE**

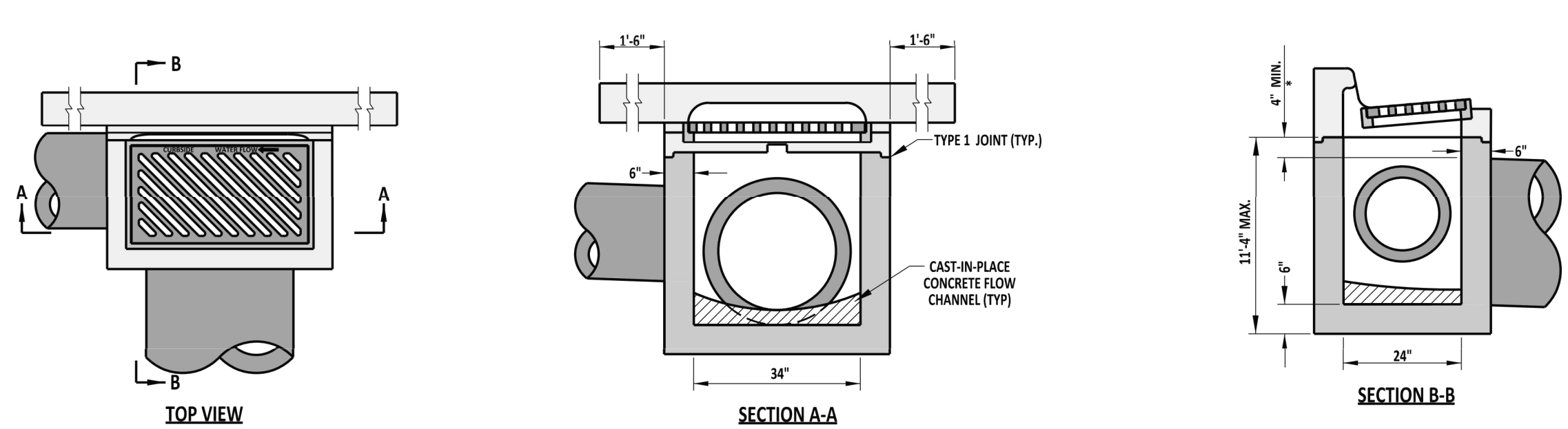


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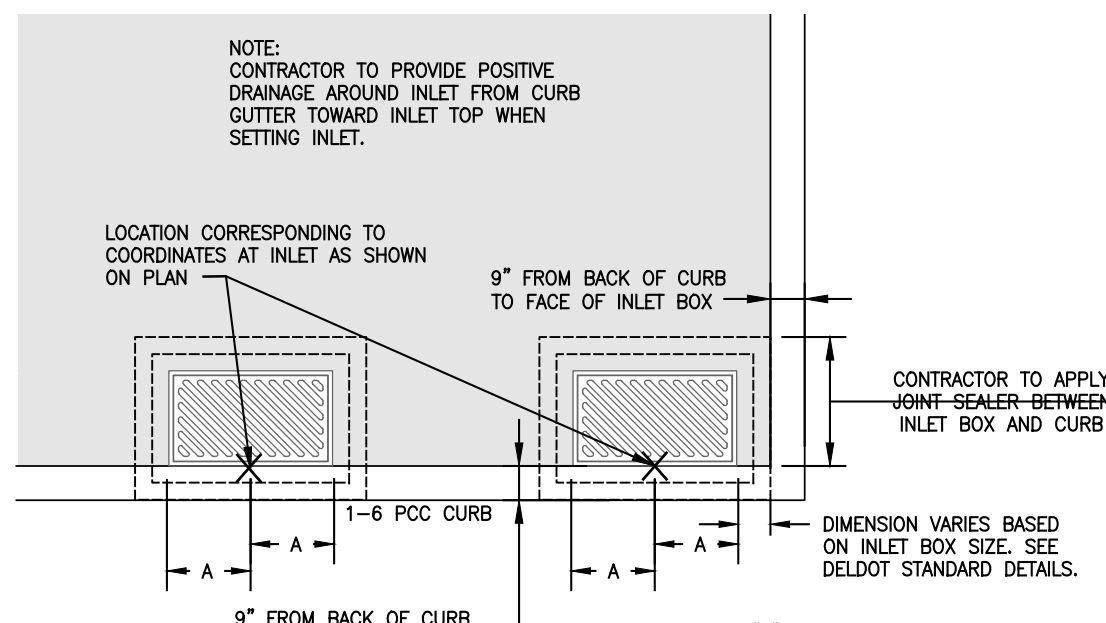


**CLUBHOUSE GRADING & UTILITY PLAN FOR COMPASS POINT**

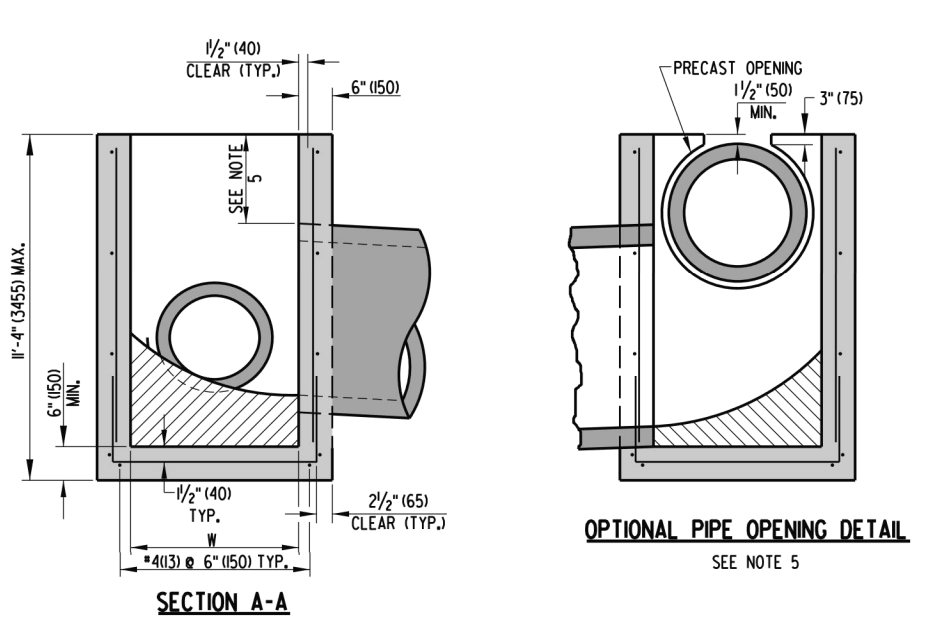
DATE	REVISIONS	JOB NO.: 19480
4/16/20	PER SFMO COMMENTS	SCALE: 1"=20'
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 3 OF 12



**DRAINAGE INLET DETAILS**  
NOTE: REFER TO PREVIOUS SHEETS FOR REINFORCING REQUIREMENTS  
\* SEE OPTIONAL PIPE OPENING DETAIL ON STANDARD NO. D-4, SHEET 1 OF 1  
**DRAINAGE INLET ASSEMBLY**  
NOT TO SCALE

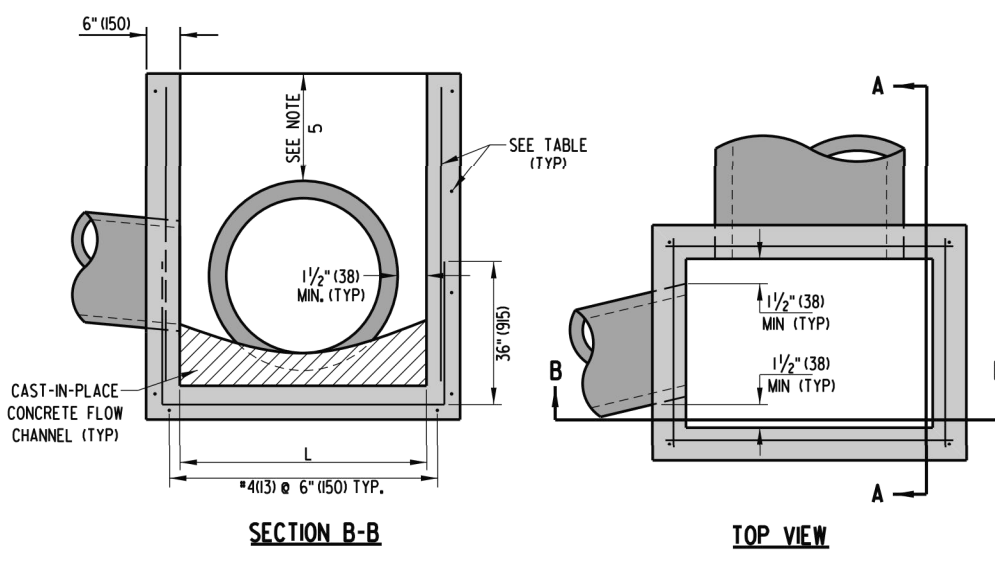


**PARKING LOT INLET PLACEMENT DETAIL**  
NOT TO SCALE

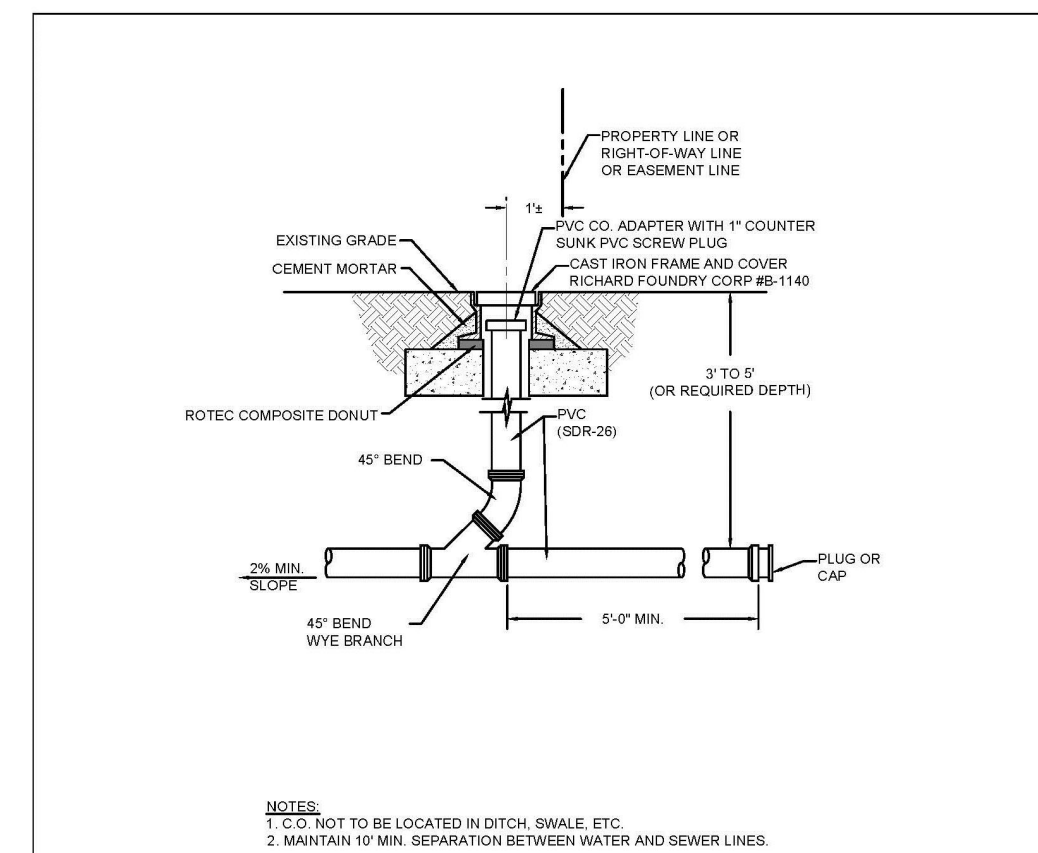


INLET BOX SCHEDULE				WALL REINFORCEMENT SCHEDULE			
L	#	FABRICATION TOLERANCE		AREA OF HORIZONTAL REINFORCEMENT PER FOOT (sq. ft.)	AREA OF VERTICAL REINFORCEMENT PER FOOT (sq. ft.)		
17 1/2	1450	8 1/2	125	0.15	0.95	0.32	0.85
24	1600	24	1600	-	-	-	-
34	1850	34	1850	-	-	-	-
48	1920	48	1920	-	-	-	-
66	1675	66	1675	-	-	-	-
84	1830	84	1830	-	-	-	-
102	1830	102	1830	-	-	-	-
120	1830	120	1830	-	-	-	-

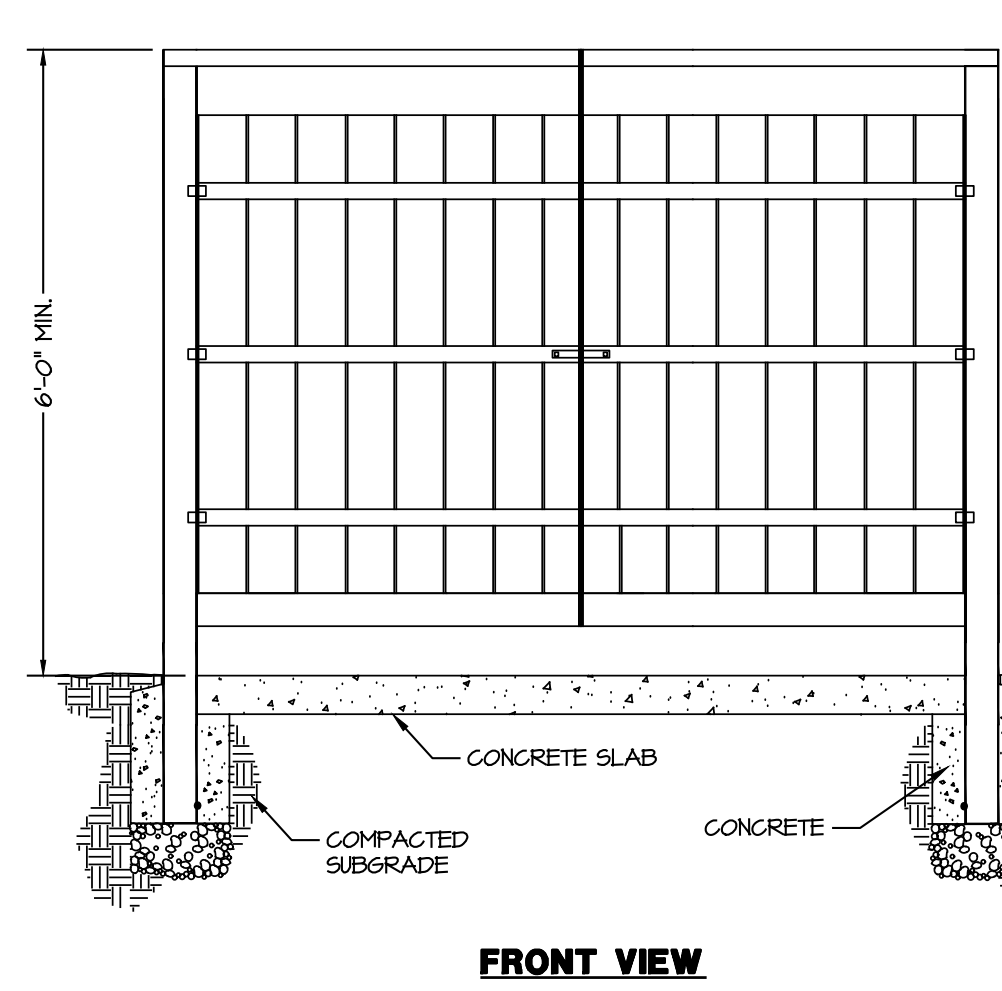
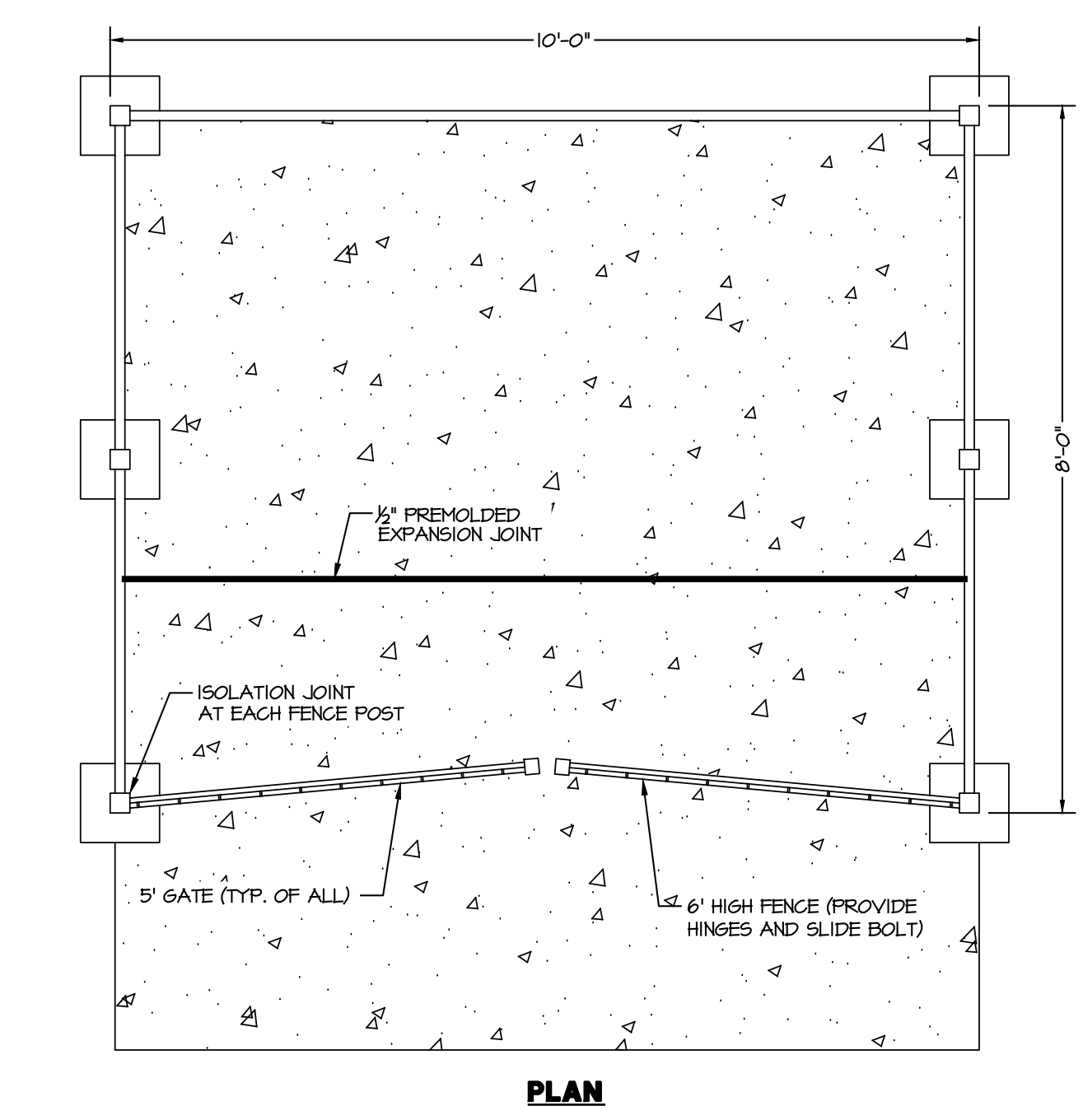
\* THESE BOXES ARE TO BE USED FOR LAWN INLETS AND ARE NOT INTENDED TO BE USED IN THE TRAVELWAY. THE MAX DEPTH FOR THESE BOXES IS 4" @ 1920. SEE NOTE 8 FOR REINFORCEMENT.



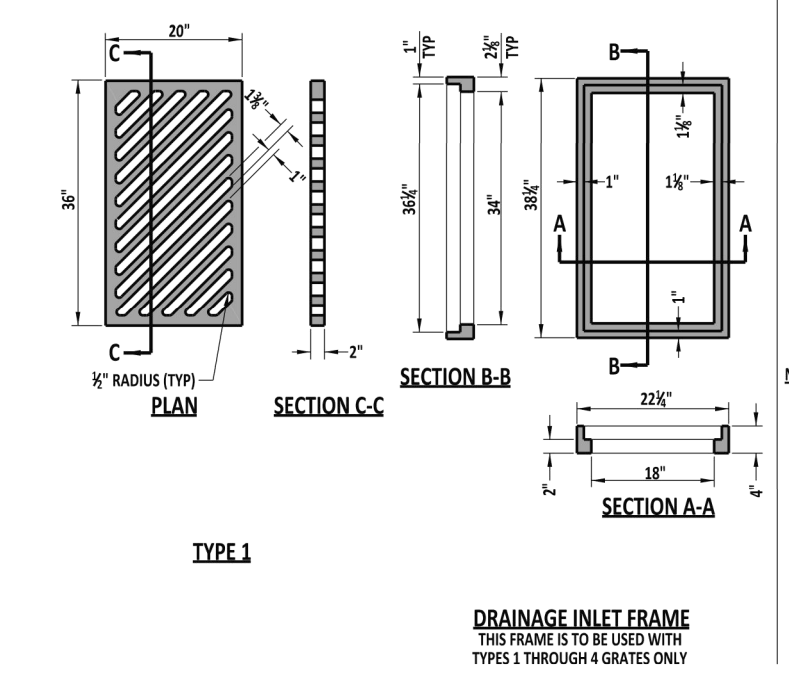
**INLET BOX DETAILS**  
NOT TO SCALE



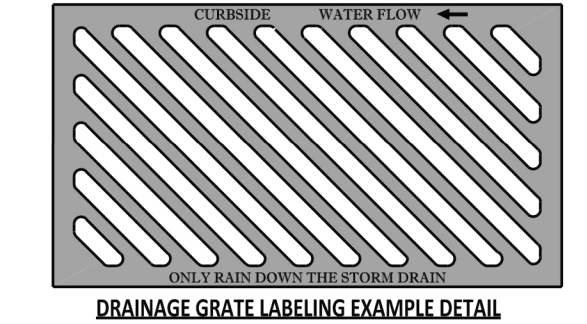
ISSUED: JUNE 15, 2012	SCALE: NOT TO SCALE
REVISED: FEBRUARY 20, 2014	PLATE: CD-01
REVISED: JUNE 5, 2015	



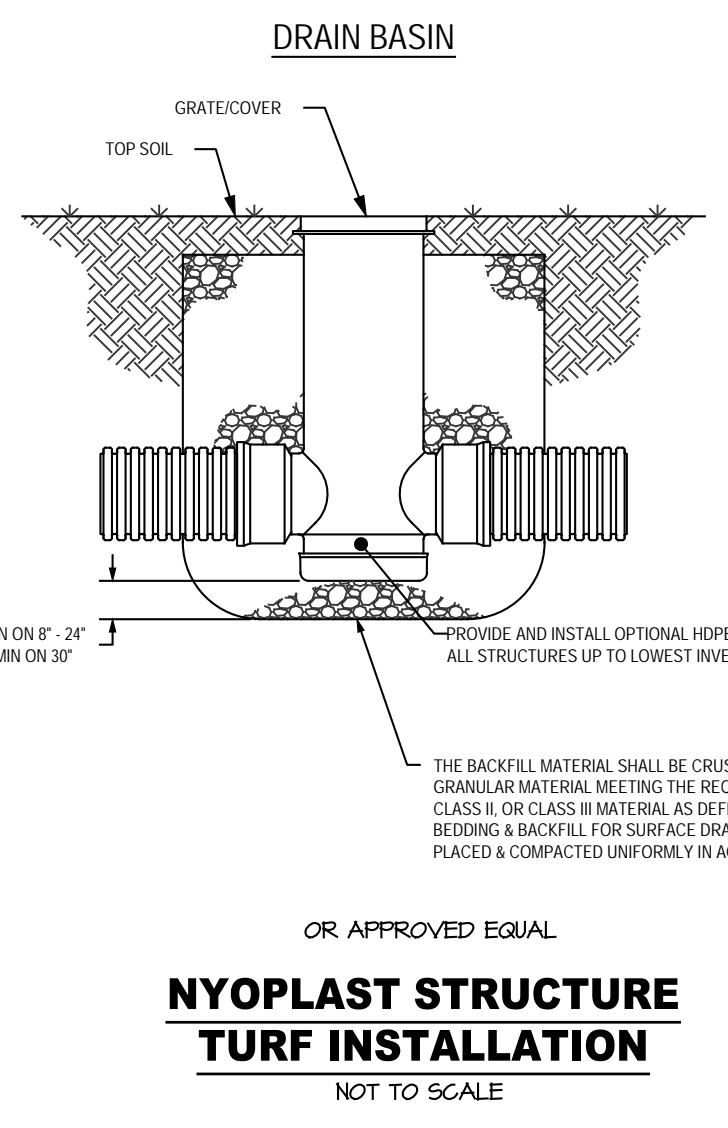
**TRASH RECEPTACLE ENCLOSURE**  
NOT TO SCALE



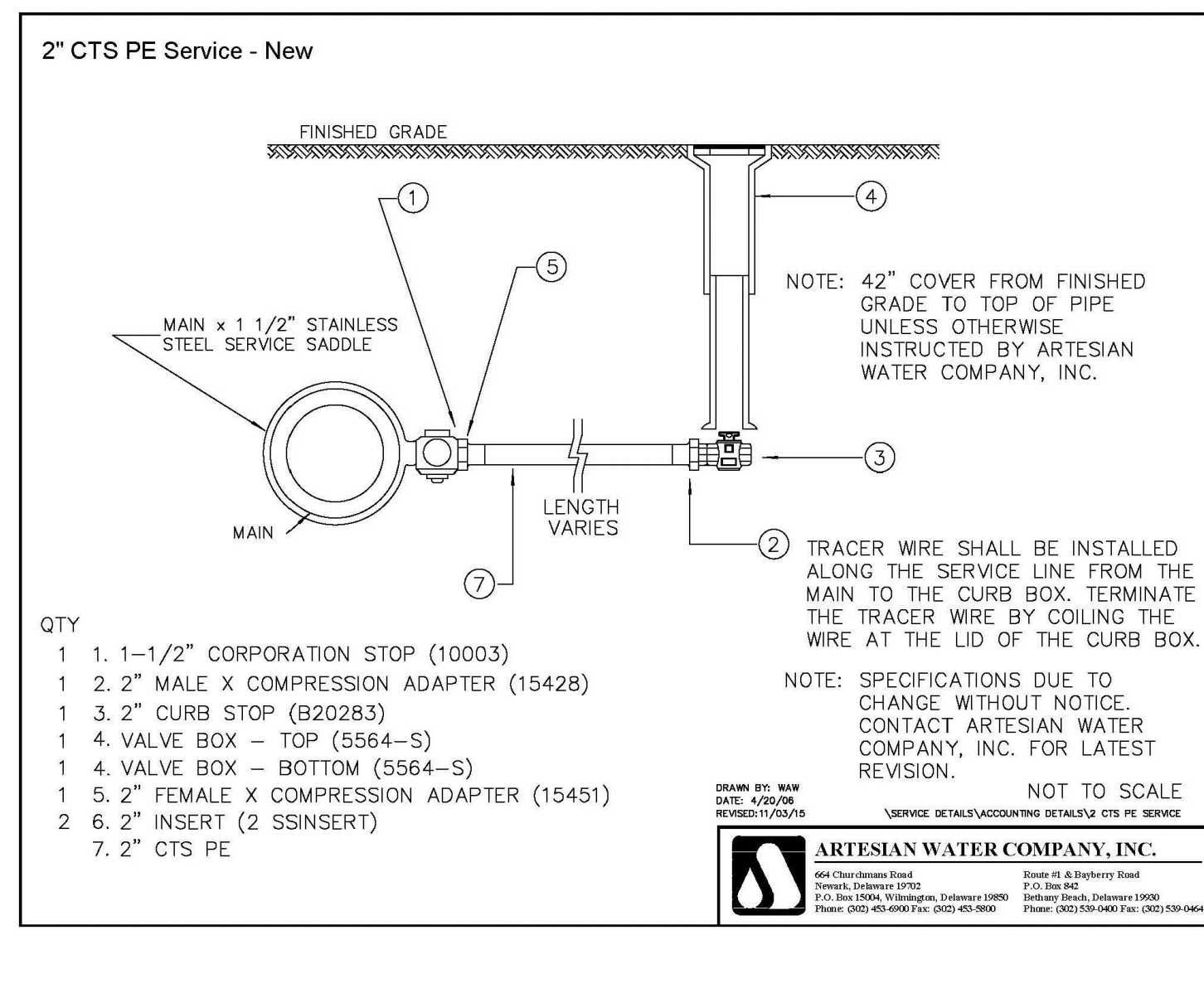
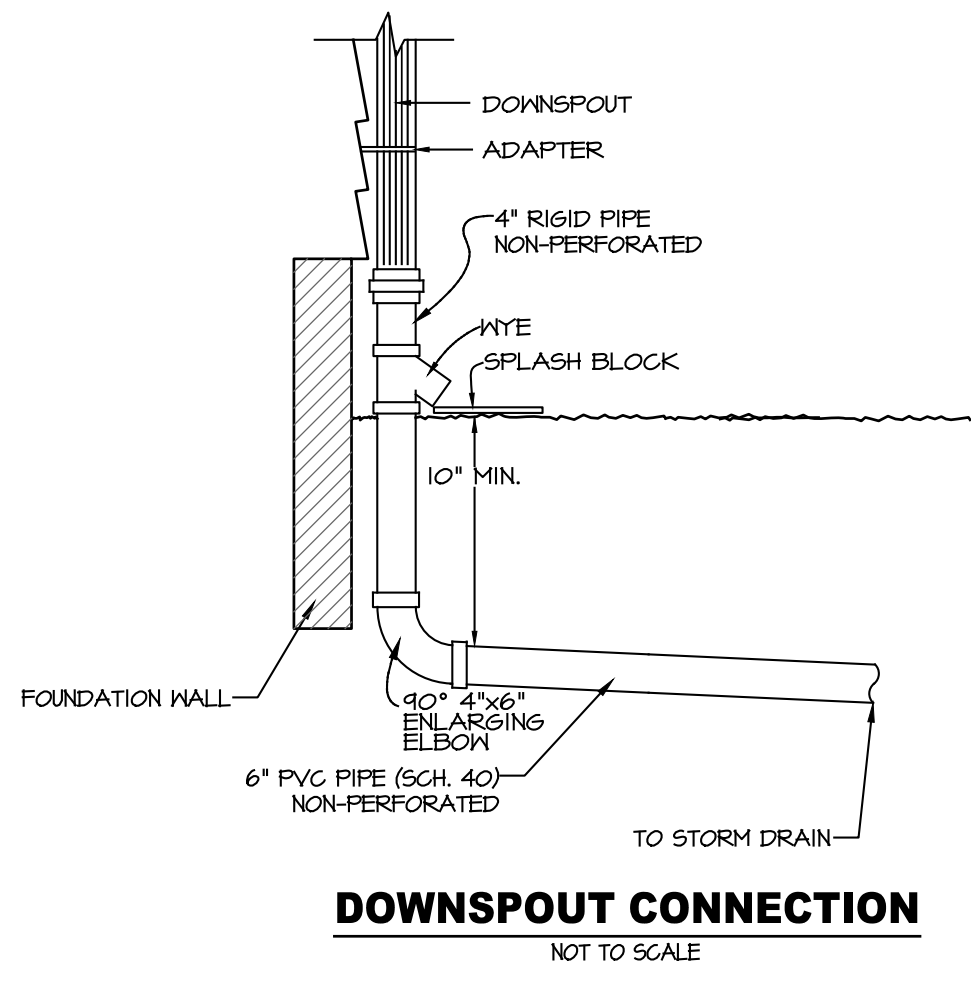
**DRAINAGE INLET FRAME**  
NOT TO SCALE



- NOTES:**
- ONLY INSTALL THE TYPE 2 DRAINAGE INLET GRATE WHERE BICYCLE TRAFFIC IS NOT EXPECTED TO BE PRESENT.
  - LABEL THE TOP OF ALL DRAINAGE INLET GRATES, EXCEPT TYPE 7, WITH "ONLY RAIN DOWN THE STORM DRAIN". ALSO LABEL DRAINAGE INLET GRATES TYPE 1 AND TYPE 4 WITH "WATER FLOW" AND AN ARROW INDICATING FLOW DIRECTION AS SHOWN IN THE EXAMPLE DETAIL.
  - LABEL THE TOP AND BOTTOM OF THE TYPE 1 DRAINAGE INLET GRATE WITH "DRAINAGE" AS SHOWN ON THE EXAMPLE DETAIL.
  - ONLY USE THE TYPES 5 & 6 DRAINAGE INLET FRAME AND GRATE COMBINATIONS ON LAWN INLET DRAINAGE BODIES. SEE SCHEDULE ON DETAIL D-4, SHEET 1 FOR WHICH BOX SIZES ARE CONSIDERED LAWN INLET DRAINAGE BODIES.
  - THE TYPE 6 DRAINAGE INLET FRAME AND GRATE COMBINATION SHOWN IN THE NEWMAN FOUNDRY FRAME AND GRATE COMBINATION MODEL NO. 207R-066, IS AN ACCEPTABLE ALTERNATIVE IS THE EAST JORDAN IRON WORKS FRAME AND GRATE COMBINATION MODEL V-502.



**NYOPLAST STRUCTURE TURF INSTALLATION**  
NOT TO SCALE



DIMENSIONS ARE FOR REFERENCE ONLY  
ACTUAL DIMENSIONS MAY VARY  
DIMENSIONS ARE IN INCHES  
GRATE MEETS H-20 LOAD RATING  
QUANTITY: MATERIALS SHALL CONFORM TO ASTM A536 GRADE 30-30-15  
PAINT: CASTINGS ARE FINISHED WITH A BLACK PAINT  
LOCKING DEVICE: AVAILABLE UPON REQUEST. SEE DRAWING NO. 100-119-003

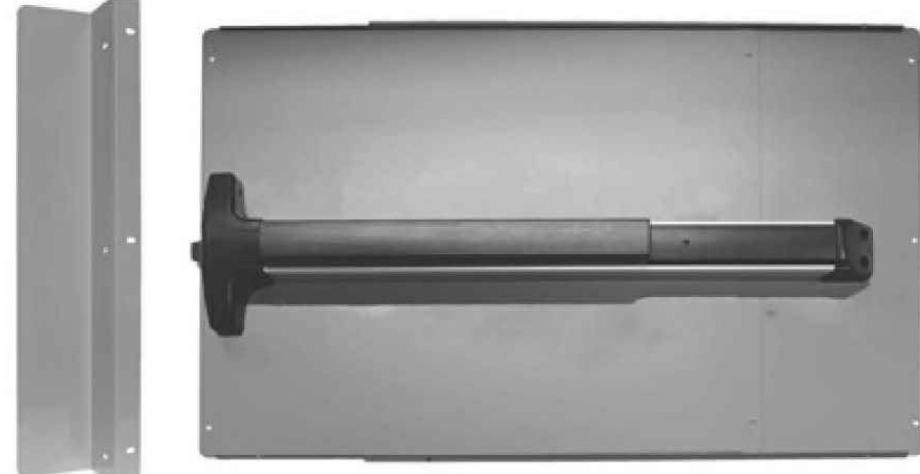
**NYOPLAST 12\"/>**

**CLUBHOUSE**

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<b>CLUBHOUSE CONSTRUCTION DETAILS FOR COMPASS POINT</b>		JOB NO.: 19480
DATE	REVISIONS	SCALE: AS NOTED
4/16/20	PER SFMO COMMENTS	DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 4 OF 12

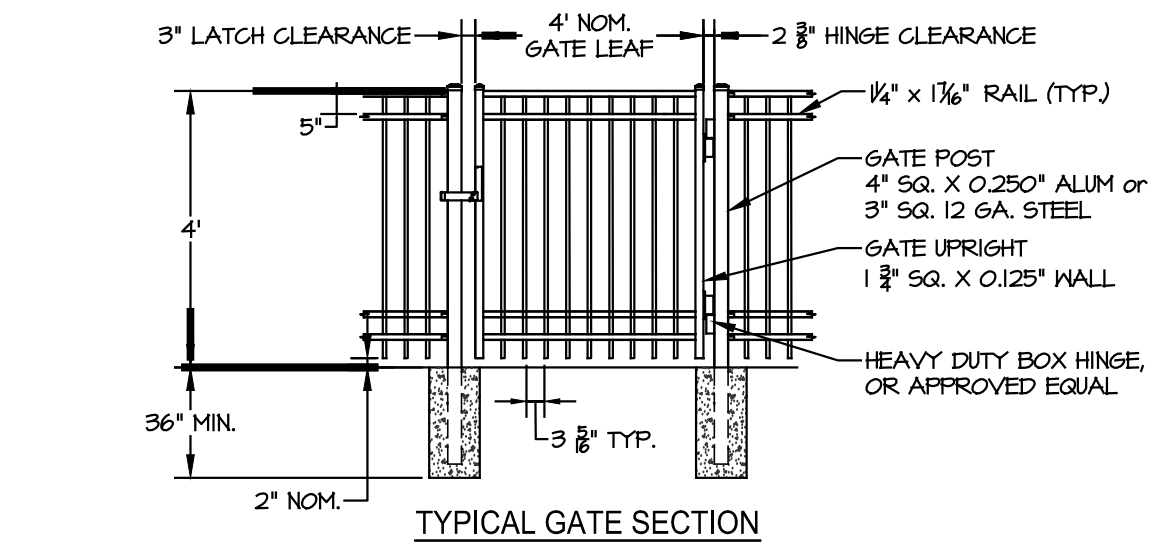
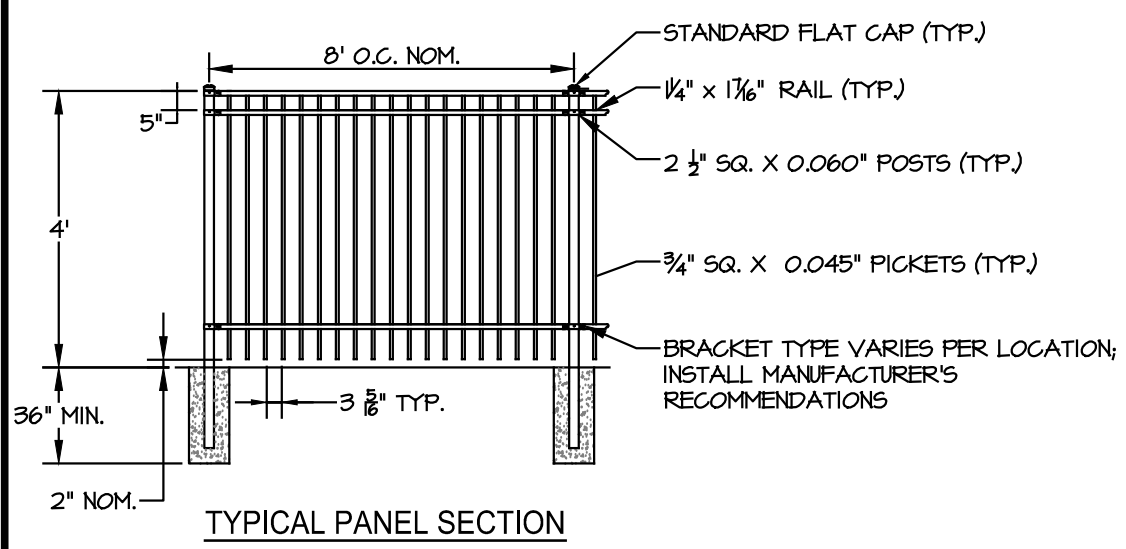
ED52 Edge Panic Shield Safety Kit with Detex V-40



FEATURES: KIT INCLUDES: EDGE STYLE PANIC SHIELD, EDGE STYLE STRIKE BRACKET, KEYPED CYLINDER (SCHLAGE KEYWAY), EDGE STYLE KEYPED CYLINDER GATE BOX, EDGE STYLE LATCH PROTECTOR, JAMB STOP, DETEX V-40 42" PANIC BAR. CONTACT INFO: PO BOX 543, MT. PLEASANT, MI 48004, 4245 S. LINCOLN RD., MT. PLEASANT, MI 48058, TOLL-FREE: (800) 345-0163, PHONE: (484) 773-2363, EMAIL: INFO@LOCKEYUSA.COM. OPTIONS: FINISH: BLACK, KEYPED CYLINDER OPTIONS: KEYPED ALIKE, V-40 UPGRADES: HEATHERIZED, BLACK, 42" BLACK PANIC BAR. DIMENSIONS & SPECIFICATIONS: PANIC SHIELD DIMENSIONS: 24" L X (20"-54") H X 1/2" D, STRIKE BRACKET DIMENSIONS: 4 1/2" L X 3 1/2" H X 1 1/4" D, LATCH PROTECTOR DIMENSIONS: 23 1/2" L X 6" H X 2 1/2" D, JAMB STOP DIMENSIONS: 5" L X 2" H X 1/4" D, KEYPED CYLINDER GATE BOX DIMENSIONS (ED56B): 1 3/4" L X 1 3/4" H X 2 1/4" D, PANIC BAR LENGTH: 42" (48" DOORS). ORDER NUMBER: BLACK: ED52B.



OR APPROVED EQUAL POOL GATE PANIC BAR & LOCK DETAIL NOT TO SCALE

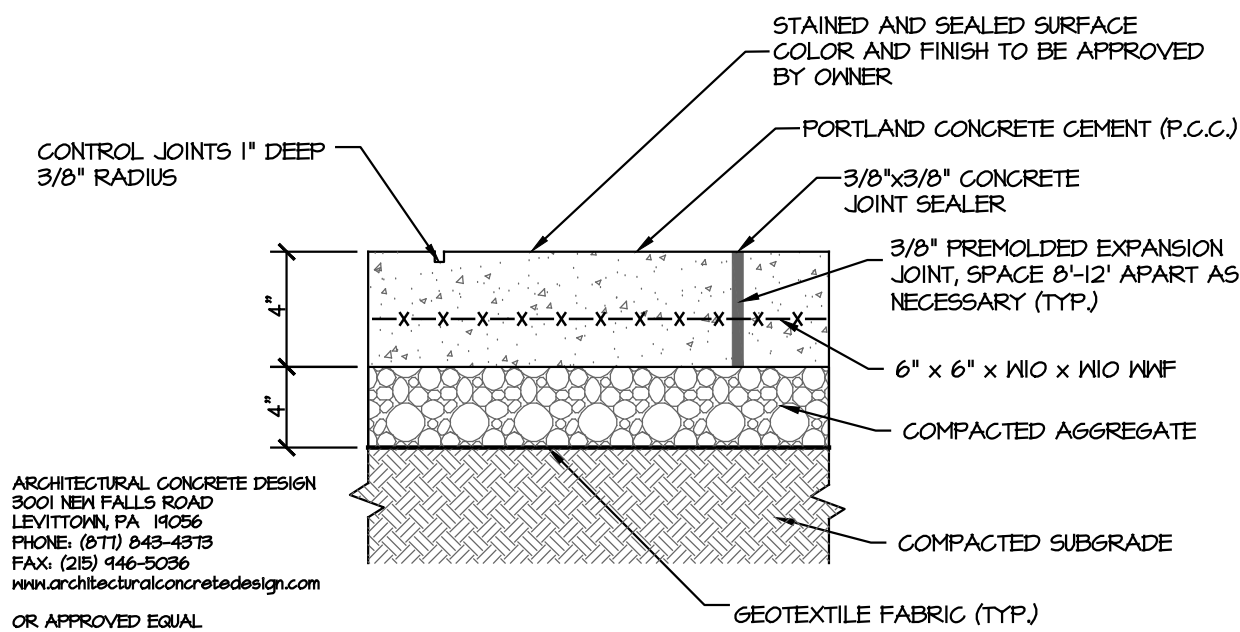


- NOTES: 1. POOL FENCING, GATES, AND ASSOCIATED APPURTENANCES SHALL BE BLACK POWDER COATED ALUMINUM, ECHELON PLUS MALESTIC 3-RAIL BY AMERISTAR, OR APPROVED EQUAL. 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

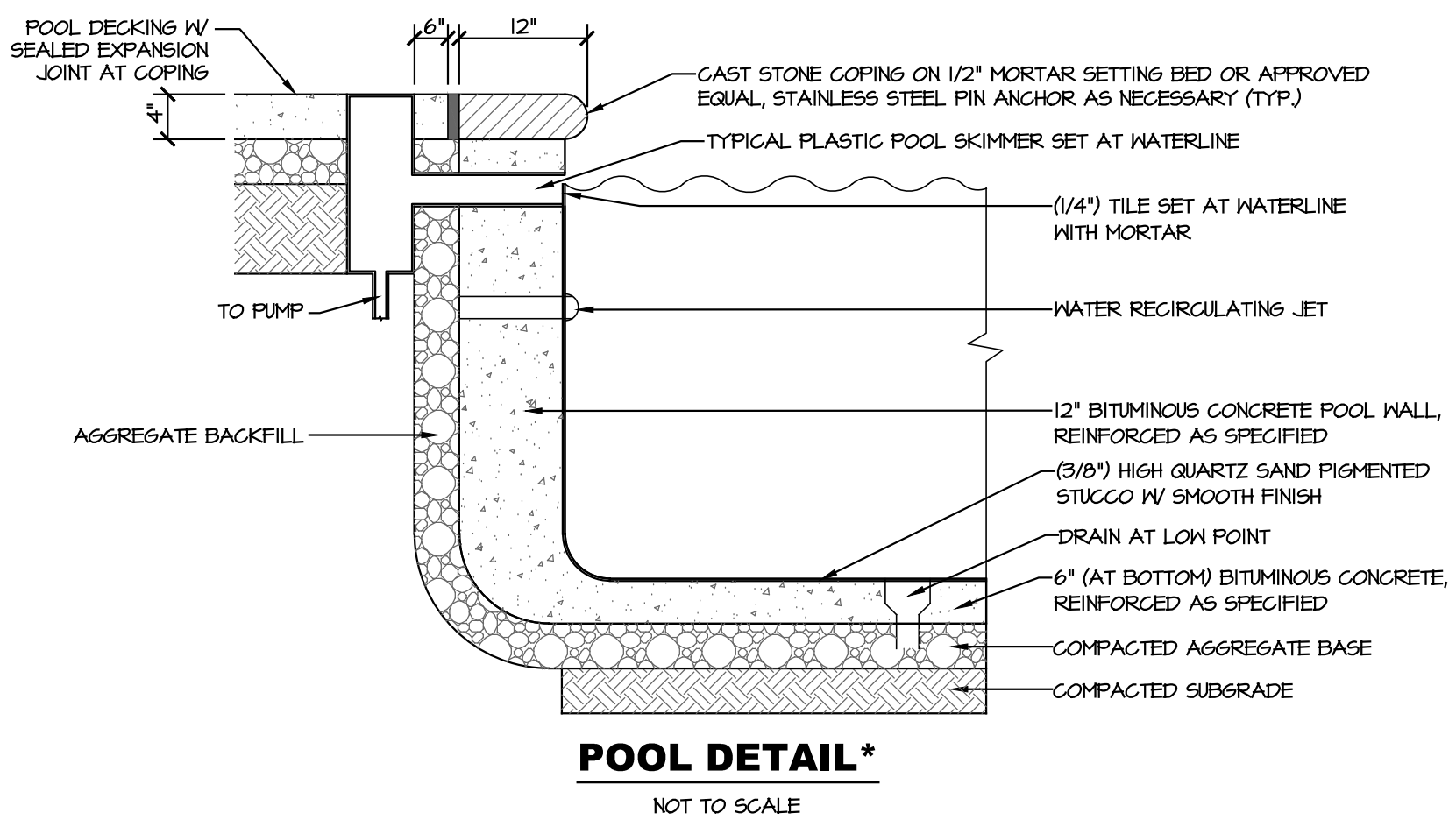
FENCING DETAIL NOT TO SCALE

GATE DETAIL NOT TO SCALE

- NOTES: 1. POOL FENCING, GATES, AND ASSOCIATED APPURTENANCES SHALL BE BLACK POWDER COATED ALUMINUM, ECHELON PLUS MALESTIC 3-RAIL BY AMERISTAR, OR APPROVED EQUAL. 2. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS. 3. POOL GATES TO BE INSTALLED WITH PANIC BAR AND LOCK (DETEX V-40, OR APPROVED EQUAL).



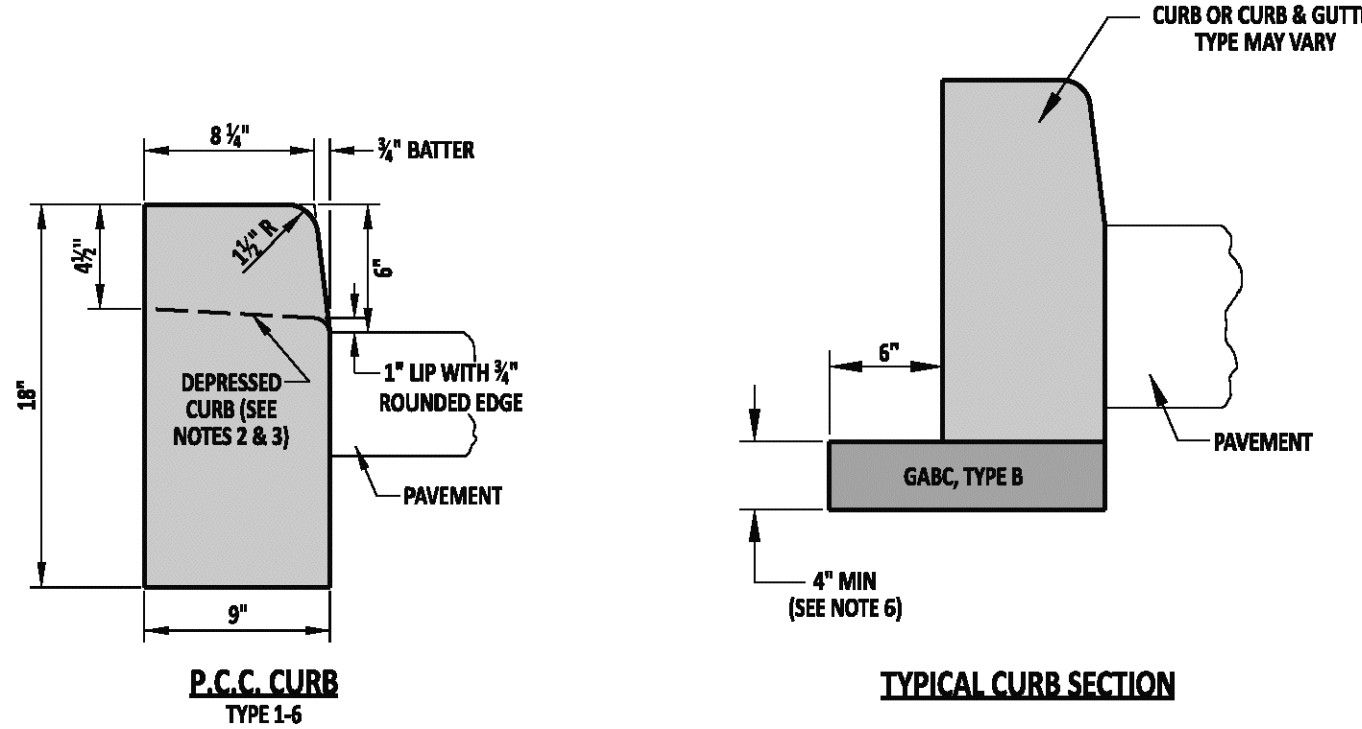
CONCRETE POOL DECKING\* NOT TO SCALE



POOL DETAIL\* NOT TO SCALE

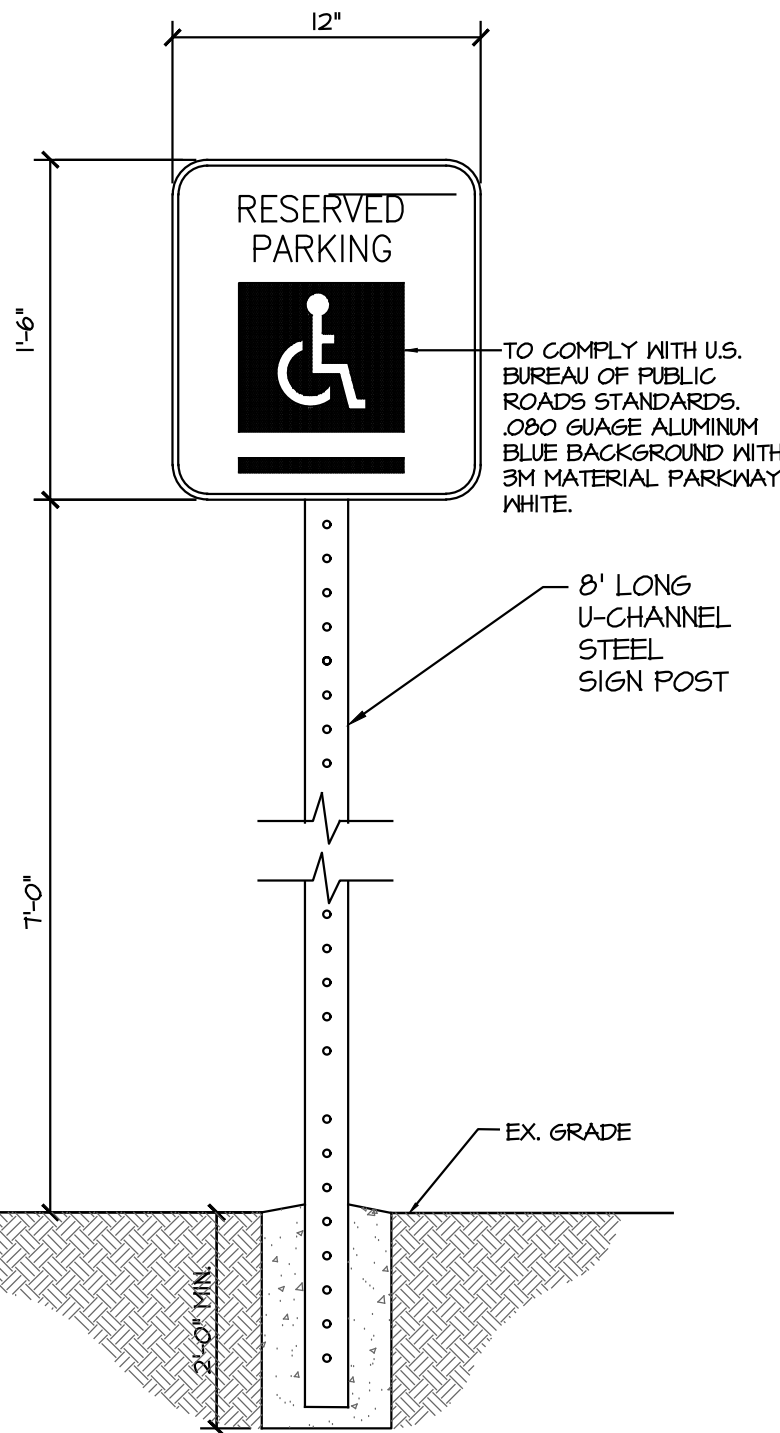
\* NOTE: ALL DETAILS PROVIDED FOR POOL CONSTRUCTION, INCLUDING, BUT NOT LIMITED TO POOL DECKING, POOL COPING, COLOR, FENCING, ETC. SHALL BE AS SHOWN, OR APPROVED EQUAL.

CONTACT INFO: PO BOX 543, MT. PLEASANT, MI 48004, 4245 S. LINCOLN RD., MT. PLEASANT, MI 48058, TOLL-FREE: (800) 345-0163, PHONE: (484) 773-2363, EMAIL: INFO@LOCKEYUSA.COM.

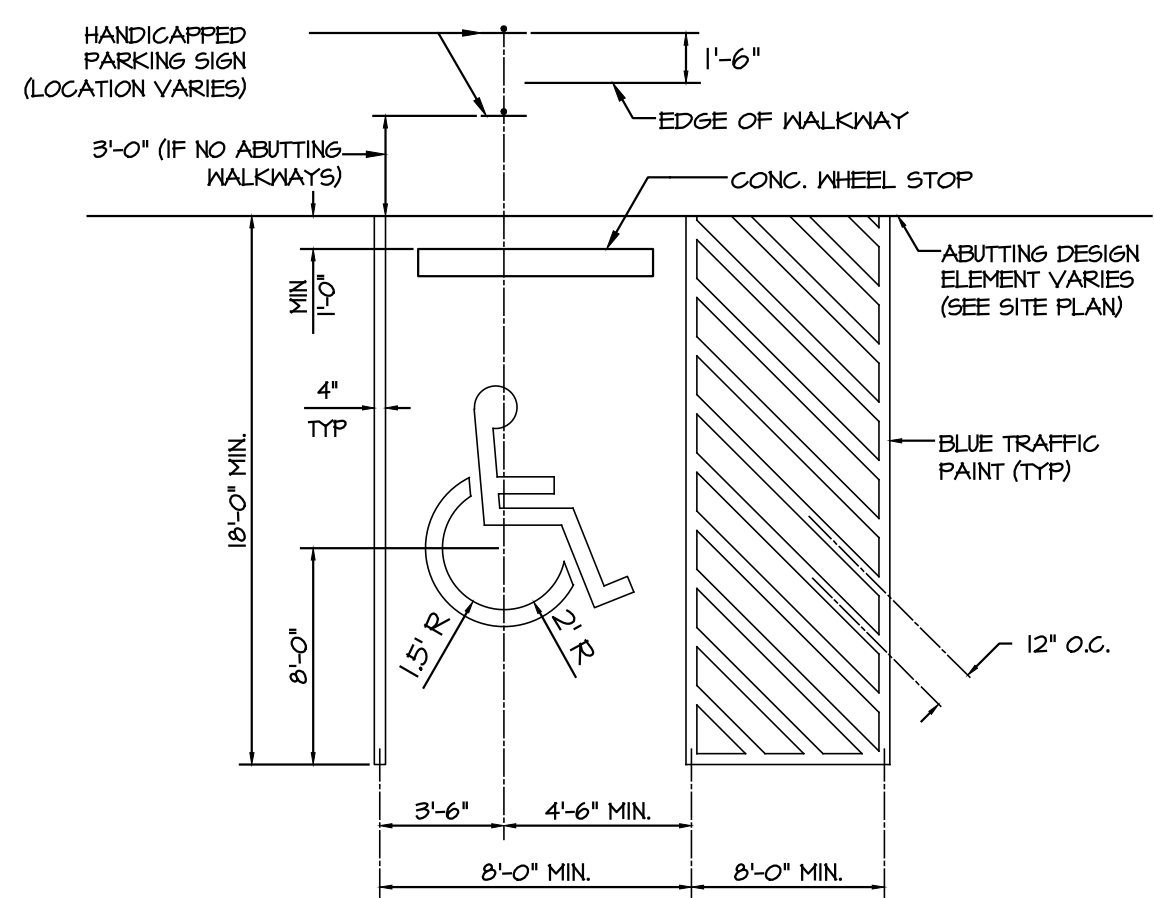


- NOTES: 1. WHEN P.C.C. CURB OR INTEGRAL P.C.C. CURB AND GUTTER IS PLACED ADJACENT TO PORTLAND CEMENT CONCRETE PAVEMENT, CONSTRUCT THE JOINT AS PER THE LONGITUDINAL JOINT SEALANT DETAIL ON DETAIL R-2, SHEET 3. USE APPROVED JOINT FILLER TO SEAL. WORK TO BE PAID UNDER RESPECTIVE CURB AND GUTTER ITEM. 2. THE DEPRESSION CURB DIMENSIONS (INCLUDING 1" UP) ON THIS SHEET ARE FOR USE AT ENTRANCES ONLY. FOR CURB DEPRESSIONS AT CURB RAMPS, SEE NOTE 3. 3. AT CURB RAMPS, DEPRESS CURB FLUSH WITH THE PAVEMENT (WITH NO LIP). SLOPE THE TOP OF THE CURB 8.3% OR FLATTER IN THE DIRECTION OF PEDESTRIAN TRAVEL. 4. DEPRESS CURB FLUSH WITH PAVEMENT OR ADJACENT AREA AT ALL CORNERS OF TRIANGULAR ISLANDS, TAPERING BACK TO FULL HEIGHT AT A RATE OF 4:1. 5. TAPER END OF CURB RUNS NOT PART OF AN ISLAND OR MEDIAN FLUSH WITH PAVEMENT OR ADJACENT AREA AT A RATE OF 12:1. 6. FOR SUBVISION APPLICATIONS, A MINIMUM OF 6" OF GABC IS REQUIRED.

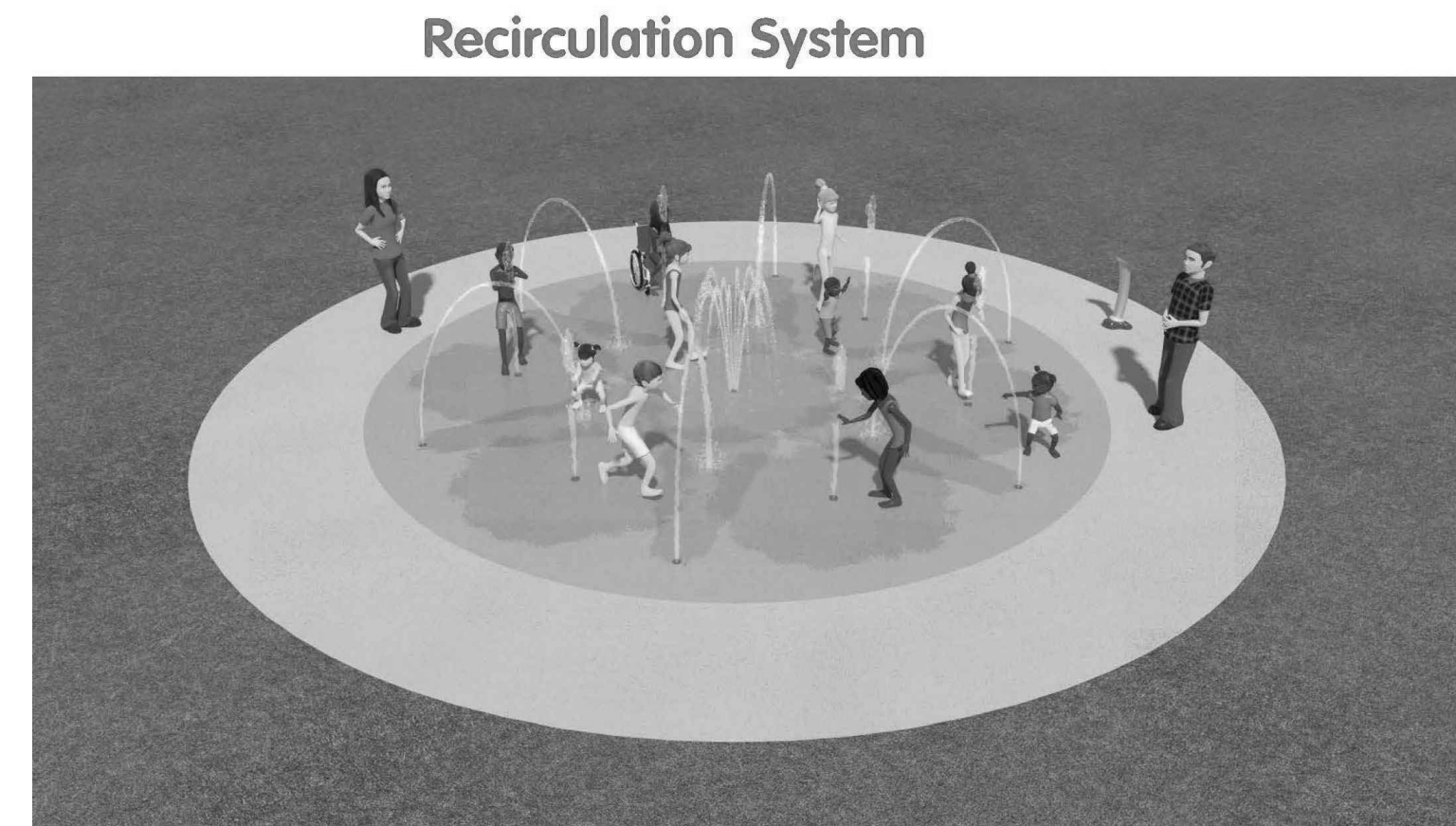
P.C.C. CURB (TYPE 1-6) NOT TO SCALE



HANDICAPPED PARKING SIGN NOT TO SCALE

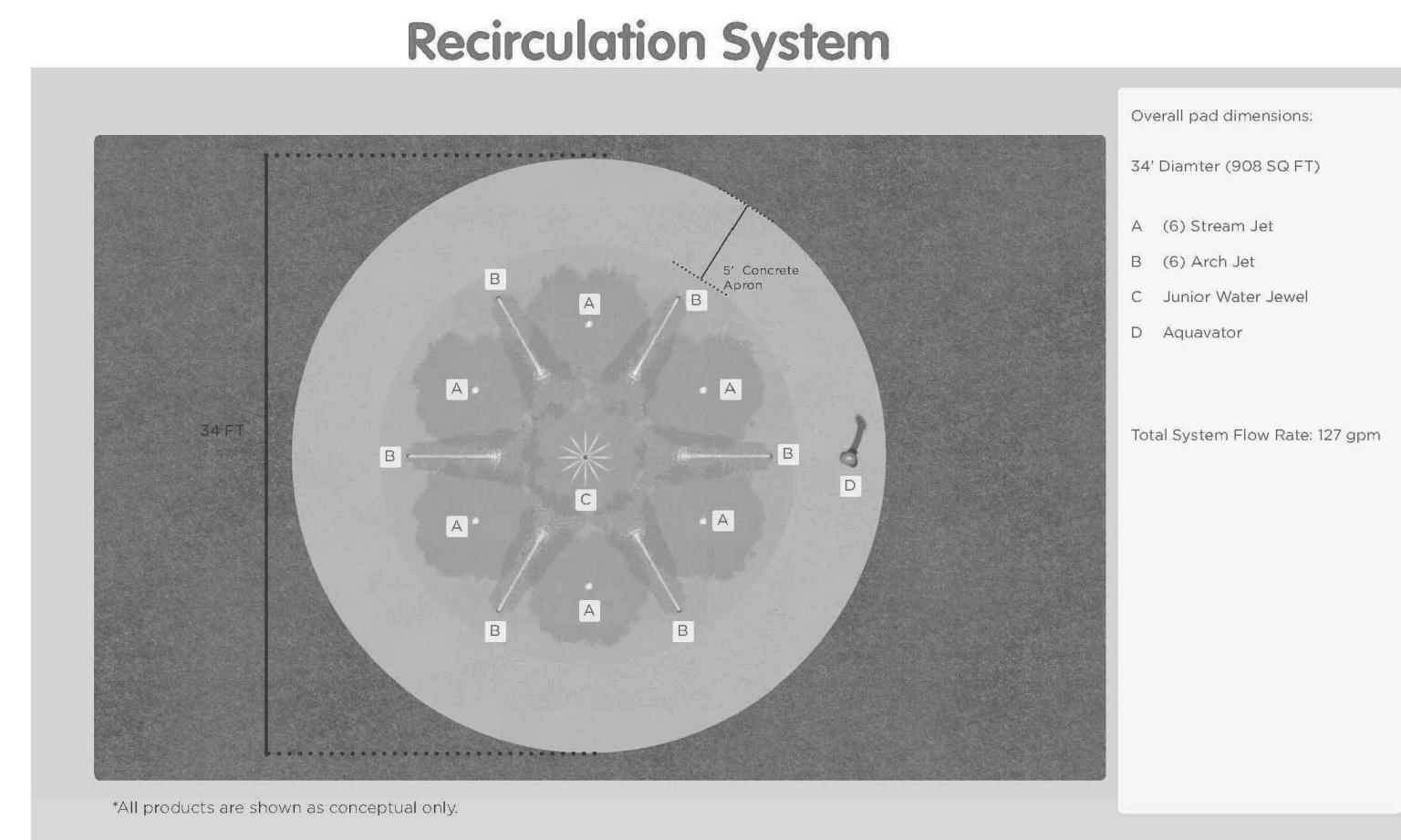


HANDICAPPED PARKING DETAIL NOT TO SCALE



Recirculation System

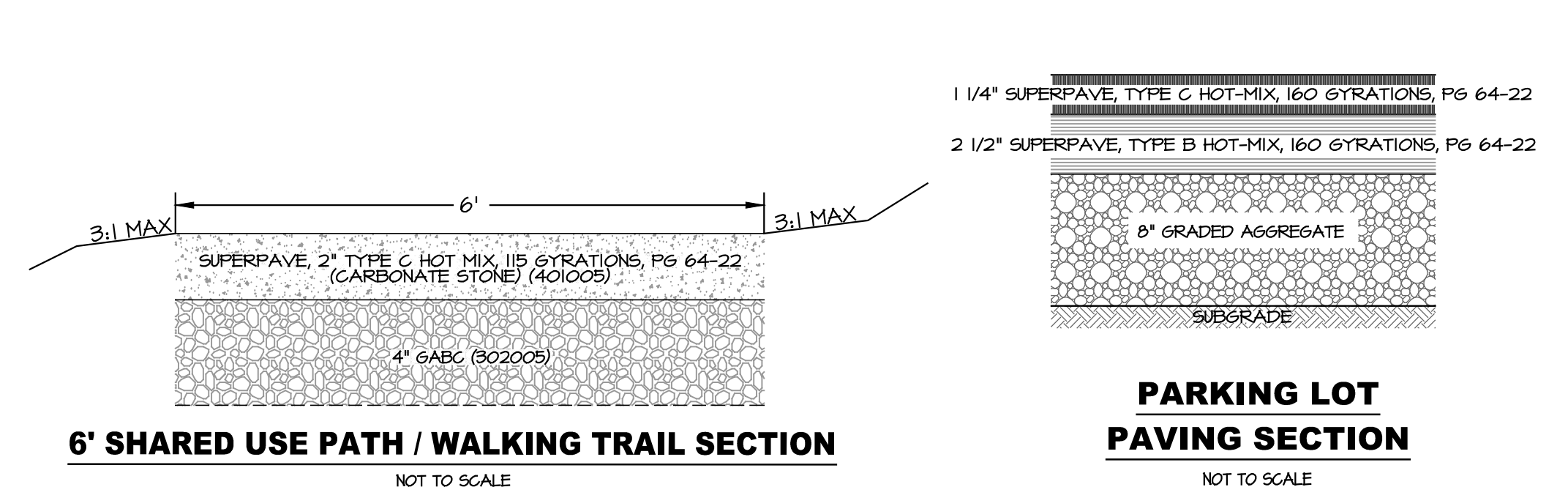
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Recirculation System

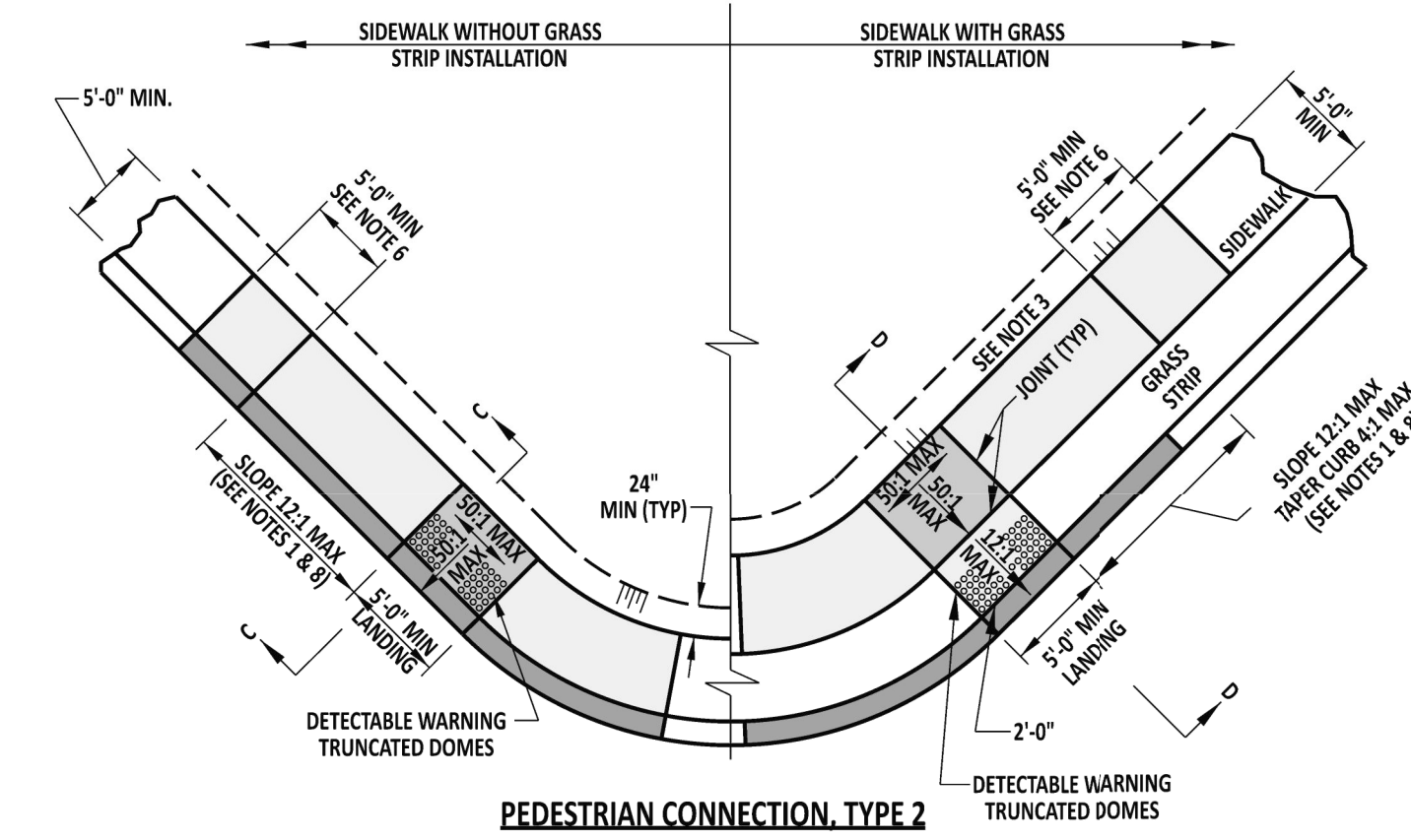
Please contact AQUATIX for your free 3D design concept. OR APPROVED EQUAL.

SPLASH PAD DETAIL NOT TO SCALE



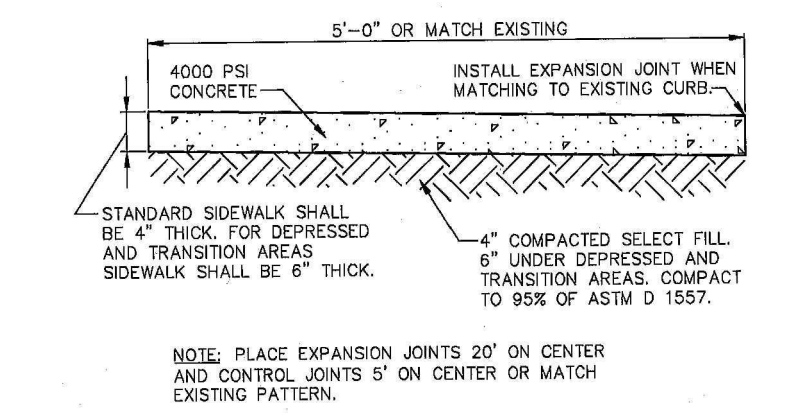
6' SHARED USE PATH / WALKING TRAIL SECTION NOT TO SCALE

PARKING LOT PAVING SECTION NOT TO SCALE



- NOTES: 1. FOR ALTERATIONS WHERE THE MAXIMUM ALLOWABLE 12:1 RUNNING SLOPE WILL NOT MEET THE EXISTING SIDEWALK GRADE WITHIN A LENGTH OF 15'-0", THE SLOPED SEGMENT OF THE PEDESTRIAN CONNECTION MAY BE LIMITED TO 15'-0" AT A CONSTANT SLOPE, AND ALLOWED TO EXCEED THE 12:1 MAXIMUM SLOPE. 2. PEDESTRIAN CONNECTION AND SIDEWALK CROSS SLOPE SHALL BE 50:1 (2%) MAXIMUM. FOR REHABILITATION WORK, THE PEDESTRIAN CONNECTION CROSS SLOPE MAY MATCH THE SLOPE OF THE ADJACENT ROADWAY IN ACCORDANCE WITH THE LATEST VERSION OF THE TPA MANUAL. 3. A 6:1 GRADE IS REQUIRED FOR A MINIMUM OF 2'-0" IMMEDIATELY ADJACENT TO THE PEDESTRIAN CONNECTION. 4. THE MAXIMUM ALGEBRAIC DIFFERENCE IN GRADE BETWEEN THE PEDESTRIAN CONNECTION OR CURB AND THE PAVEMENT SHALL BE 13.3% HOWEVER 15% IS PREFERRED. 5. LANDING AREA SHALL BE DELINEATED WITH JOINTS. 6. FOR REHABILITATION WORK, PLACE TRANSITION SLAB TO TRANSITION FROM THE NEW PEDESTRIAN CONNECTION TO THE EXISTING SIDEWALK WHEN THE EXISTING SIDEWALK HAS A NON-CONFORMING RUNNING SLOPE, CROSS SLOPE, OR WIDTH. ADJACENT CURB SHOULD MATCH THE SLOPE OF THE TRANSITION SLAB. 7. REFER TO DELAWARE MANUAL FOR UNIFORM TRAFFIC CONTROL DEVICES FOR DETAILS REGARDING THE LOCATION OF PEDESTRIAN PUSH BUTTONS. 8. CONSTRUCTION JOINTS ARE REQUIRED AT THE INTERVALS SPECIFIED IN NOTE 6 ON DETAIL M-3, SHEET 1 OF 1. HOWEVER, EXPANSION MATERIAL SHALL NOT BE USED IN THE PEDESTRIAN CONNECTION SECTION. 9. ENTIRE DEPRESSIONED AREA OF CURB SHALL HAVE DETECTABLE WARNING TRUNCATED DOMES.

CURB RAMP - TYPE 2 NOT TO SCALE



CONCRETE SIDEWALK DETAIL NOT TO SCALE

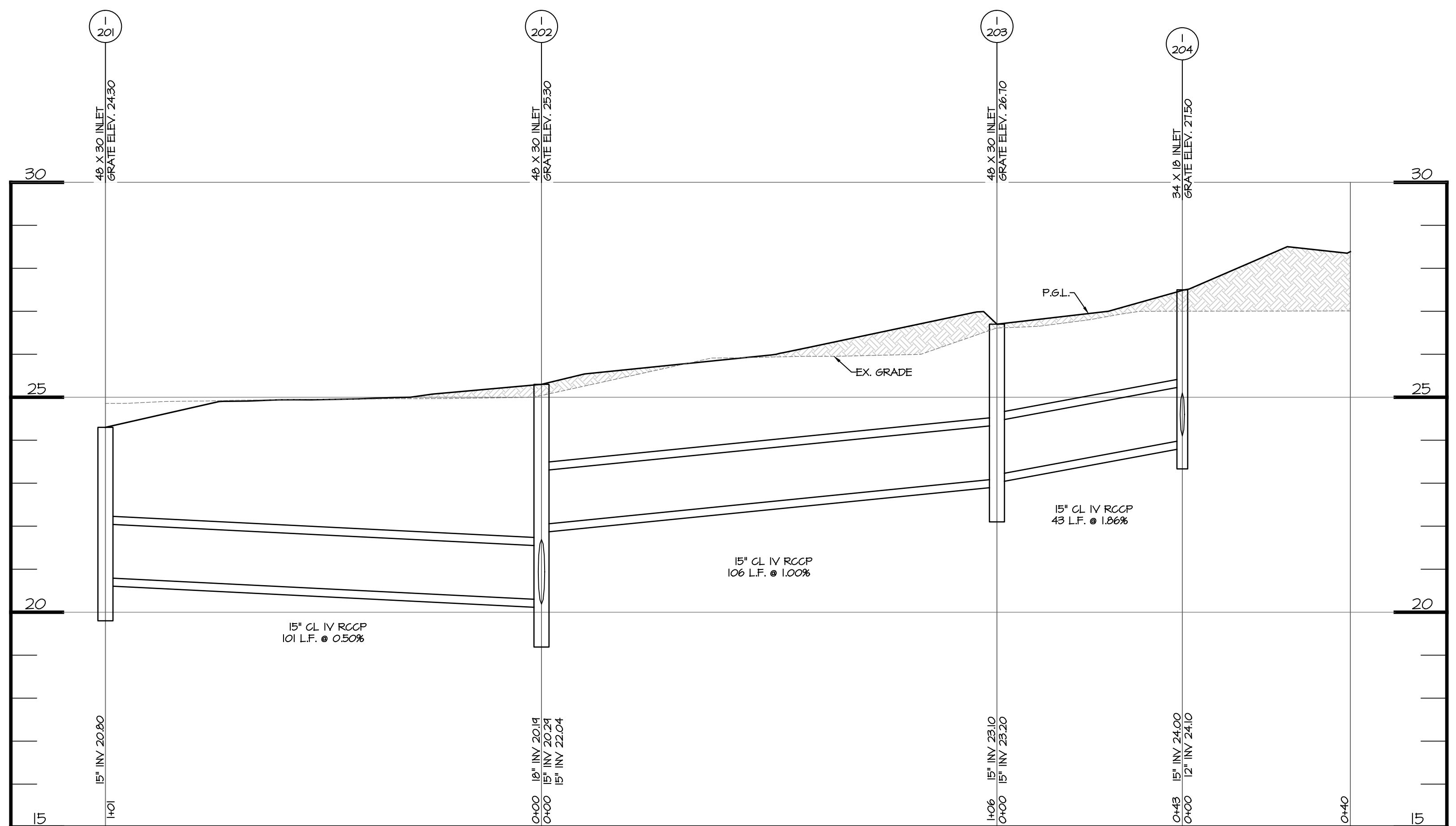
CLUBHOUSE

MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS. 18 BOULDEN CIRCLE, SUITE: 36 WILMINGTON, DE 19720. (302) 326-2200. FAX: (302) 326-2399. MRAGTA.COM © 2019 MORRIS & RITCHE ASSOCIATES, INC.

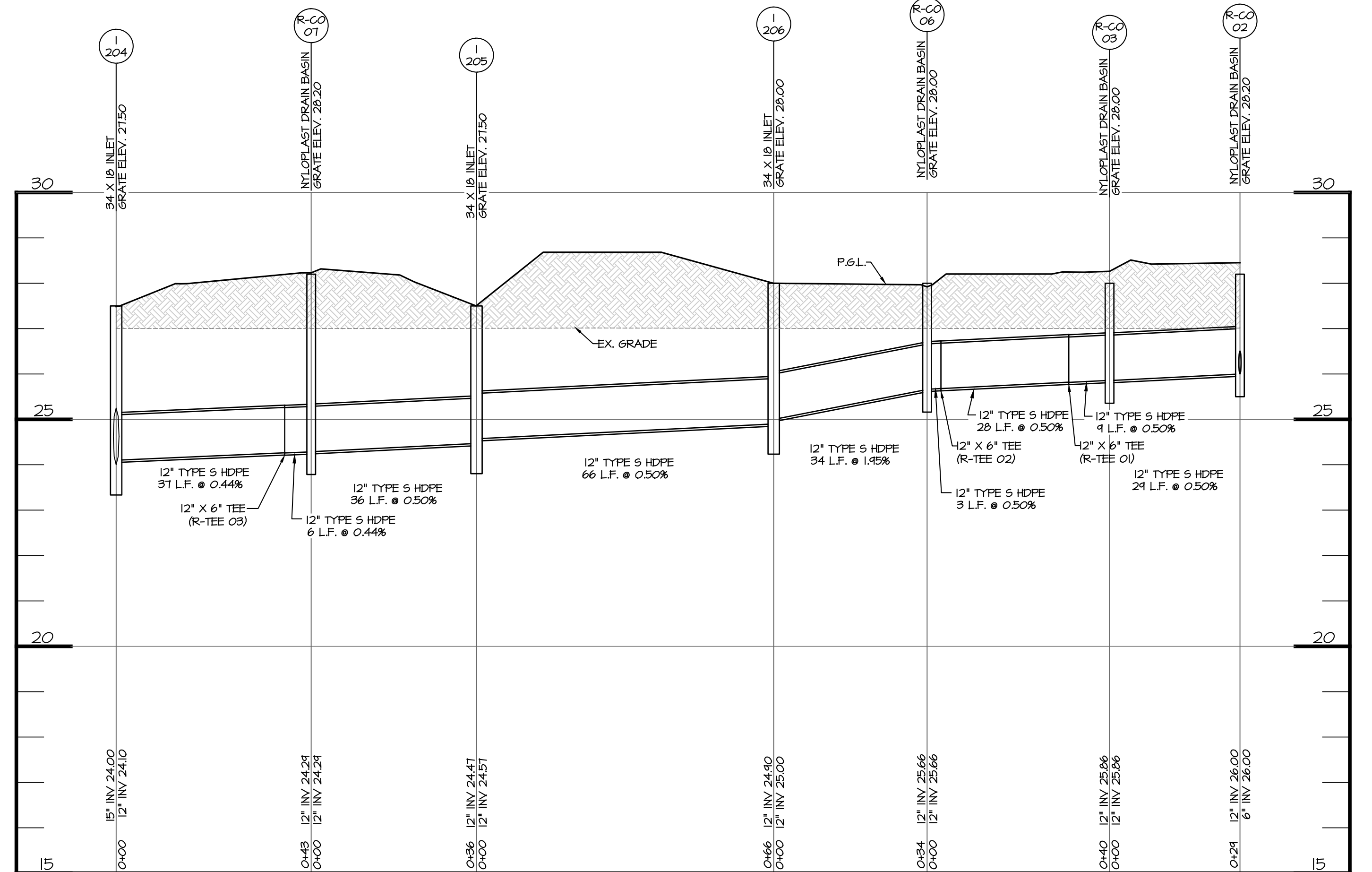
Professional Engineer seal for MRA, State of Delaware, License No. 14207, expires 12/31/20.

Table with 3 columns: DATE, REVISIONS, JOB NO. 19480. Row 1: 4/16/20, PER SFMO COMMENTS, SCALE: AS NOTED. Row 2: DATE: 11/15/2019, DRAWN BY: RDG. Row 3: DESIGN BY: RDG. Row 4: REVIEW BY: CJF/PLT. Row 5: SHEET: 5 OF 12.



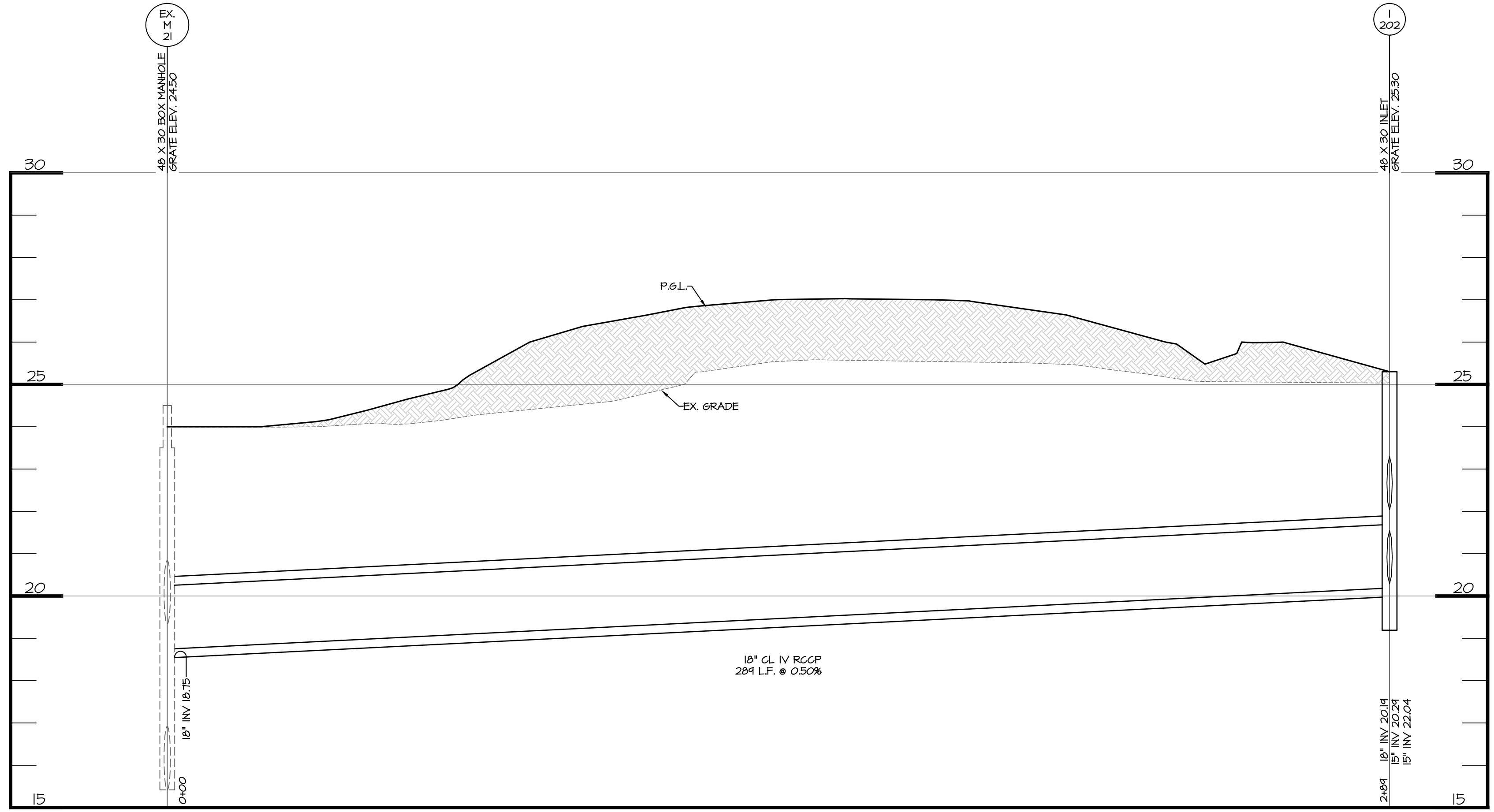


**I-201 TO R-CO-15 PROFILE**  
 SCALE: H: 1"=20'  
 V: 1"=2'



**I-204 TO R-CO-02 PROFILE**  
 SCALE: H: 1"=20'  
 V: 1"=2'

6" PVC  
 5 L.F. @ 0.50%

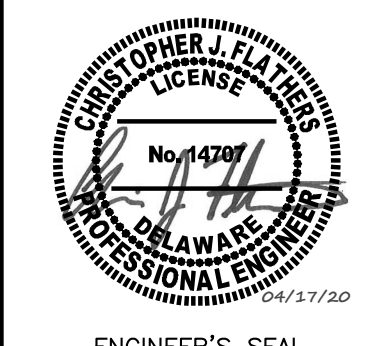


**I-202 TO EX. M-21 PROFILE**  
 SCALE: H: 1"=20'  
 V: 1"=2'

**CLUBHOUSE**



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**CLUBHOUSE**  
 UTILITY PROFILES  
 FOR  
**COMPASS POINT**

ENGINEER'S SEAL BROADKILL HUNDRED SUSSEX COUNTY, DE

DATE	REVISIONS	JOB NO.: 19480
		SCALE: 1"=20'
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 6 OF 12

STORM DRAIN CLEANOUT / STRUCTURE SCHEDULE						
STR NO.	NORTHING	EASTING	TYPE	RIM / GRATE	INV. IN	INV. OUT
EX. M 21	273,502.94	105,707.64	48 x 30 BOX MANHOLE	24.50	18.75 (P-201)	
I 201	273,484.84	105,997.12	48 x 30 INLET	24.30		20.80 (P-202)
I 202	273,540.28	105,983.01	48 x 30 INLET	25.30	20.29 (P-202) 22.04 (P-203)	20.19 (P-201)
I 203	273,646.14	105,974.48	48 x 30 INLET	26.70	23.20 (P-204)	23.10 (P-203)
I 204	273,706.24	105,937.55	34 x 18 INLET	27.50	24.10 (P-210)	24.00 (P-204)
I 205	273,703.27	105,866.66	34 x 18 INLET	27.50	24.57 (P-211)	24.47 (P-215)
I 206	273,761.74	105,837.07	34 x 18 INLET	28.00	25.00 (P-220)	24.90 (P-217)
R-CO 01	273,783.91	105,842.64	4 INCH CLEANOUT	28.50		26.02 (P-227)
R-CO 02	273,786.17	105,897.10	15 IN NYLOPLAST PEDESTRIAN GRATE ON 15 IN DRAIN BASIN	28.20	26.00 (P-227)	26.00 (P-226)
R-CO 03	273,811.82	105,884.12	15 IN NYLOPLAST PEDESTRIAN GRATE ON 15 IN DRAIN BASIN	28.00	25.86 (P-226)	25.86 (P-225)
R-CO 04	273,803.67	105,879.16	4 INCH CLEANOUT	28.50		26.09 (P-224)
R-CO 05	273,740.95	105,853.03	4 INCH CLEANOUT	28.50		25.95 (P-223)
R-CO 06	273,793.66	105,848.23	15 IN NYLOPLAST PEDESTRIAN GRATE ON 15 IN DRAIN BASIN	28.00	25.66 (P-221)	25.66 (P-220)
R-CO 07	273,886.82	105,894.18	15 IN NYLOPLAST PEDESTRIAN GRATE ON 15 IN DRAIN BASIN	28.20	24.29 (P-215)	24.29 (P-212)
R-CO 08	273,702.77	105,847.65	4 INCH CLEANOUT	28.75		26.75 (P-214)

STORM DRAIN TEES					
STR NO.	NORTHING	EASTING	TYPE	INV. IN	INV. OUT
R-TEE 01	273,807.76	105,876.09	12" X 6" TEE	25.82 (P-225) 26.07 (P-224)	25.82 (P-222)
R-TEE 02	273,795.04	105,850.96	12" X 6" TEE	25.68 (P-222) 25.93 (P-223)	25.68 (P-221)
R-TEE 03	273,884.46	105,904.39	12" X 6" TEE	24.26 (P-212) 24.51 (P-214)	24.26 (P-210)

STORM DRAIN PIPE SCHEDULE									
PIPE NAME	DOWNSTREAM STRUCTURE	UPSTREAM STRUCTURE	LENGTH (L.F.)	SIZE	MATERIAL	SLOPE	INV IN (FT)	INV OUT (FT)	
P-201	EX. M 21	I 202	284	18"	RCCP	0.50%	20.19	18.75	
P-202	I 202	I 201	101	15"	RCCP	0.50%	20.80	20.29	
P-203	I 202	I 203	106	15"	RCCP	1.00%	23.10	22.04	
P-204	I 203	I 204	43	15"	RCCP	1.86%	24.00	23.20	
P-210	I 204	R-TEE 03	37	12"	HDPE	0.44%	24.26	24.10	
P-212	R-TEE 03	R-CO 07	6	12"	HDPE	0.44%	24.29	24.26	
P-214	R-TEE 03	R-CO 08	15	6"	PVC	15.02%	26.75	24.51	
P-215	R-CO 07	I 205	36	12"	HDPE	0.50%	24.47	24.29	
P-217	I 205	I 206	66	12"	HDPE	0.50%	24.90	24.57	
P-220	I 206	R-CO 06	34	12"	HDPE	1.95%	25.66	25.00	
P-221	R-CO 06	R-TEE 02	3	12"	HDPE	0.50%	25.66	25.66	
P-222	R-TEE 02	R-TEE 01	28	12"	HDPE	0.50%	25.82	25.68	
P-223	R-TEE 02	R-CO 05	5	6"	PVC	0.50%	25.95	25.93	
P-224	R-TEE 01	R-CO 04	5	6"	PVC	0.50%	26.09	26.07	
P-225	R-TEE 01	R-CO 03	4	12"	HDPE	0.50%	25.86	25.82	
P-226	R-CO 03	R-CO 02	29	12"	HDPE	0.50%	26.00	25.86	
P-227	R-CO 02	R-CO 01	5	6"	PVC	0.50%	26.02	26.00	

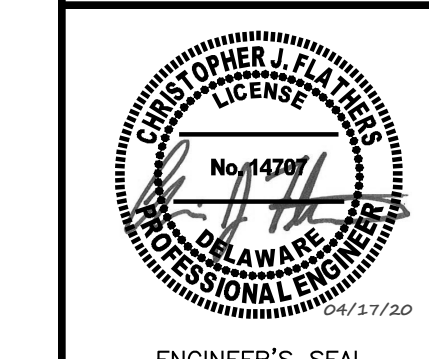
SANITARY SEWER CLEANOUT SCHEDULE						
STRUCTURE ID	NORTHING	EASTING	TYPE	RIM ELEV	INV IN	INV OUT
EX CO-CH	273782.31	105972.84	8" LATERAL CLEANOUT	27.56	22.64 (Ø')	
CO CH-02	273730.74	105921.11	8" LATERAL CLEANOUT	28.00		24.11 (Ø')
CO CH-01	273734.67	105928.78	8" LATERAL CLEANOUT	28.00	23.94 (Ø')	23.94 (Ø')

SANITARY LATERAL SCHEDULE						
D.S. STRUCTURE	INVERT D.S.	U.S. STRUCTURE	INVERT U.S.	LENGTH (LF)	SLOPE OF SERVICE	PIPE SIZE & MATERIAL
CO CH-01	23.94	EX CO-CH	22.64	65	2.00%	8.0 INCH PVC
CO CH-02	24.11	CO CH-01	23.94	9	2.00%	8.0 INCH PVC

# CLUBHOUSE



**MORRIS & RITCHIE ASSOCIATES, INC.**  
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**CLUBHOUSE  
 UTILITY SCHEDULES  
 FOR  
 COMPASS POINT**

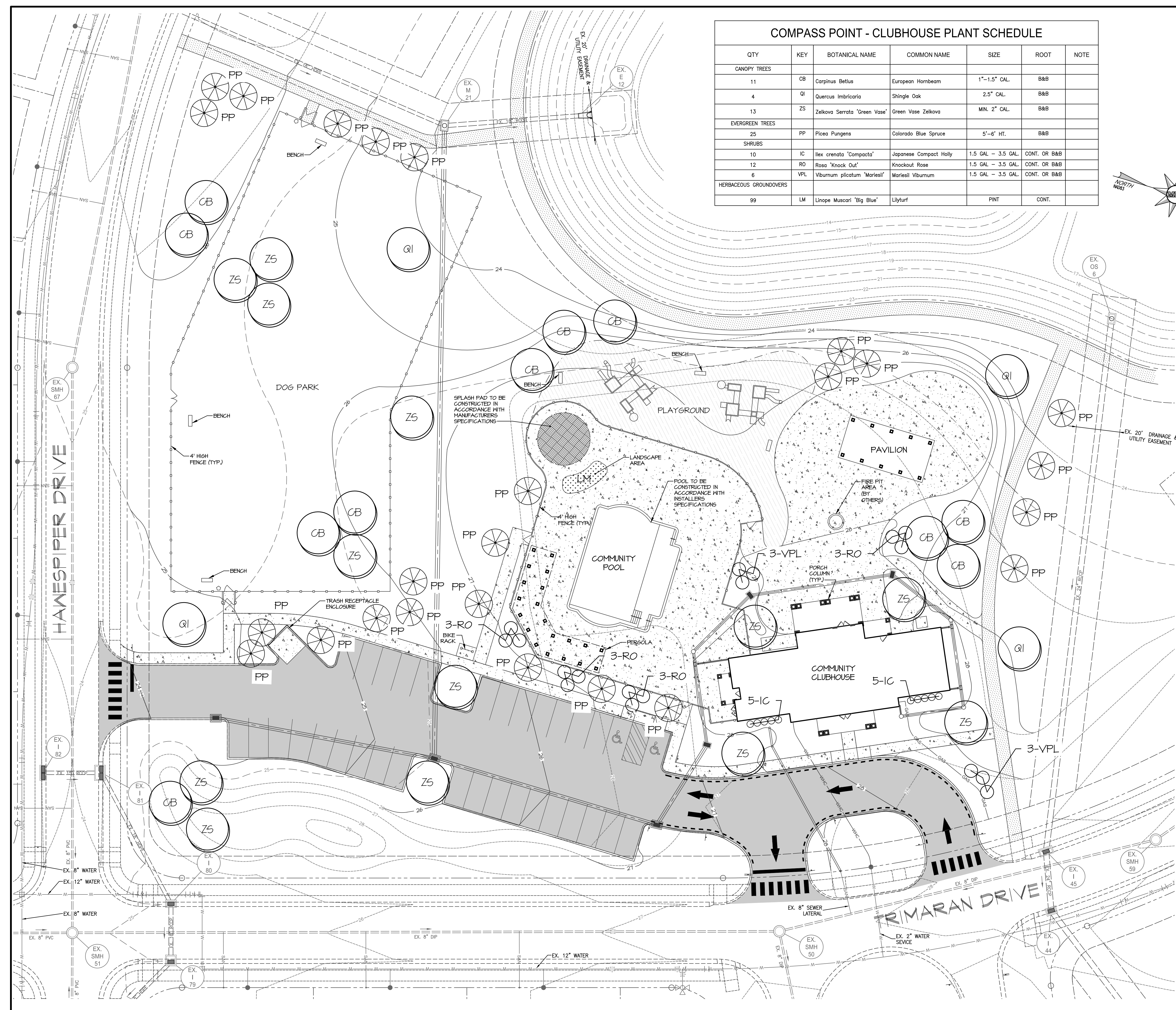
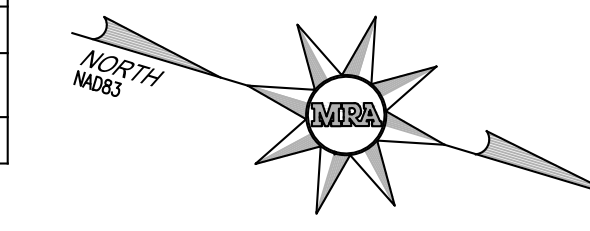
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		SCALE: NONE
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 7 OF 12

COMPASS POINT - CLUBHOUSE PLANT SCHEDULE

QTY	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	NOTE
<b>CANOPY TREES</b>						
11	CB	Carpinus Betulus	European Hornbeam	1"-1.5" CAL.	B&B	
4	QI	Quercus Imbricaria	Shingle Oak	2.5" CAL.	B&B	
13	ZS	Zelkova Serrata 'Green Vase'	Green Vase Zelkova	MIN. 2" CAL.	B&B	
<b>EVERGREEN TREES</b>						
25	PP	Picea Pungens	Colorado Blue Spruce	5'-6" HT.	B&B	
<b>SHRUBS</b>						
10	IC	Ilex crenata 'Compacta'	Japanese Compact Holly	1.5 GAL - 3.5 GAL.	CONT. OR B&B	
12	RO	Rosa 'Knock Out'	Knockout Rose	1.5 GAL - 3.5 GAL.	CONT. OR B&B	
6	VPL	Viburnum plicatum 'Mariesii'	Mariesii Viburnum	1.5 GAL - 3.5 GAL.	CONT. OR B&B	
<b>HERBACEOUS GROUNDCOVERS</b>						
99	LM	Linop Muscari 'Big Blue'	Lilyturf	PINT	CONT.	

LEGEND

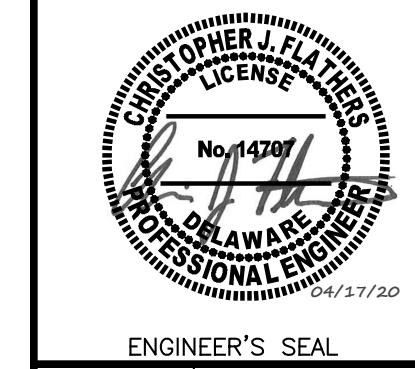
- GAS
- EXISTING WATER LINE
- PROPOSED WATER SERVICE
- EXISTING SANITARY SEWER
- PROPOSED STORM LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- PROPOSED 1' CONTOUR
- PROPOSED 5' CONTOUR
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB
- EXISTING CONCRETE CURB
- PROPOSED CONCRETE CURB
- PROPOSED FENCE - ALUMINUM PICKET
- CONCRETE SIDEWALK & PATIO
- BITUMINOUS CONCRETE PARKING LOT
- PLAYGROUND MULCH
- BITUMINOUS CONCRETE WALKING TRAIL
- 4' SOLID FIRE LANE DEMARCATION
- LIMIT OF PLAYGROUND MULCH SURFACE
- PROPOSED DECIDUOUS TREE
- PROPOSED EVERGREEN TREE
- PROPOSED SHRUB
- PROPOSED GROUNDCOVER



**CLUBHOUSE**

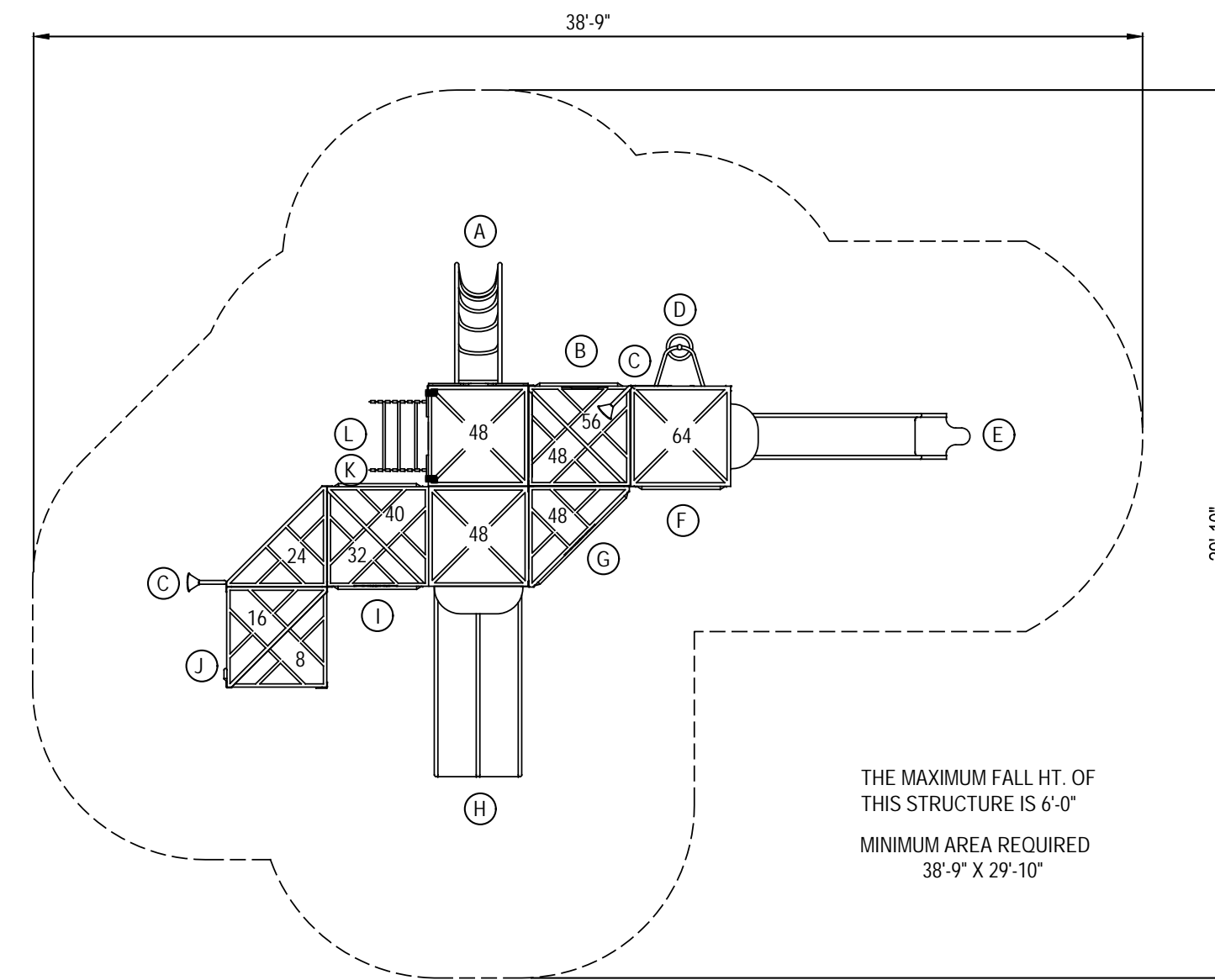


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**CLUBHOUSE  
 LANDSCAPE PLAN  
 FOR  
 COMPASS POINT**

DATE	REVISIONS	JOB NO.: 19480
4/16/20	PER SFMO COMMENTS	SCALE: 1"=20'
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 8 OF 12



- LEGEND**
- A - LOOP ARCH
  - B - CAR BARRIER
  - C - TALK TUBE
  - D - CORKSCREEN
  - E - SINGLE WAVE POLY SLIDE
  - F - VERTICAL LADDER
  - G - MAZE BARRIER
  - H - DOUBLE POLY SLIDE
  - I - MONKEY BARRIER
  - J - TRANSFER HANDBAR & TRANSFER POINT
  - K - WIRE BARRIER
  - L - WIGGLE LADDER

- NOTES:**
1. THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 5 TO 12 YEARS.
  2. PLAYGROUND STRUCTURE SHALL BE PLAYSENSE DESIGN 302 PARK PLAN BY LANDSCAPE STRUCTURES, INC., OR APPROVED EQUAL. FINAL PLAYGROUND CONFIGURATION / MODEL / COLOR TO BE APPROVED BY OWNER / DEVELOPER PRIOR TO INSTALLATION.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. INSTALL PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART / FALL HEIGHT OF THE ADJACENT EQUIPMENT.

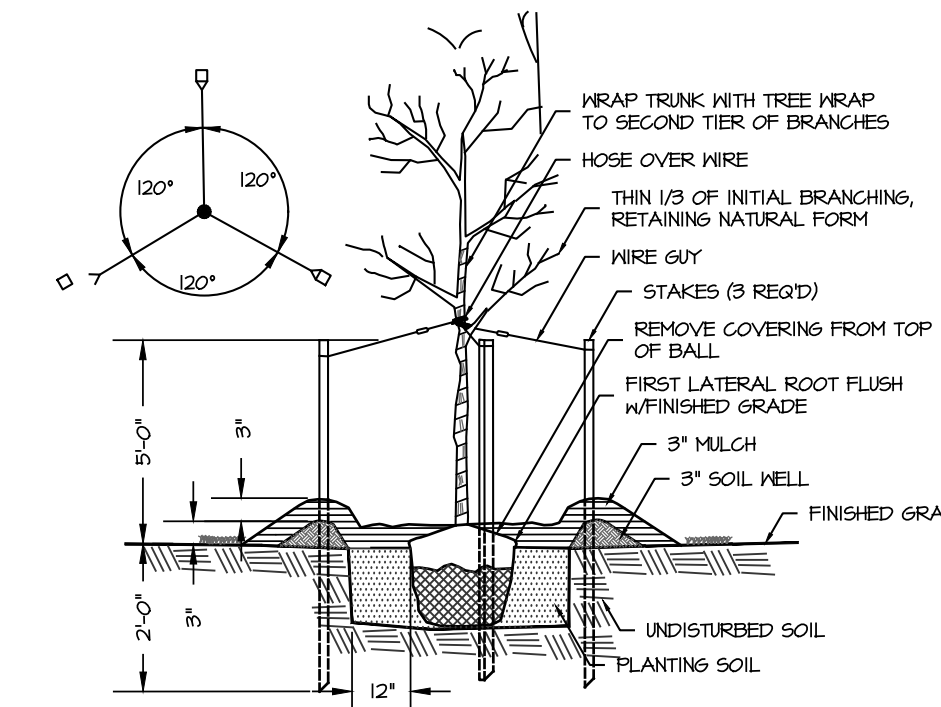
**PLAYGROUND DETAIL - AGES 5-12**  
NOT TO SCALE



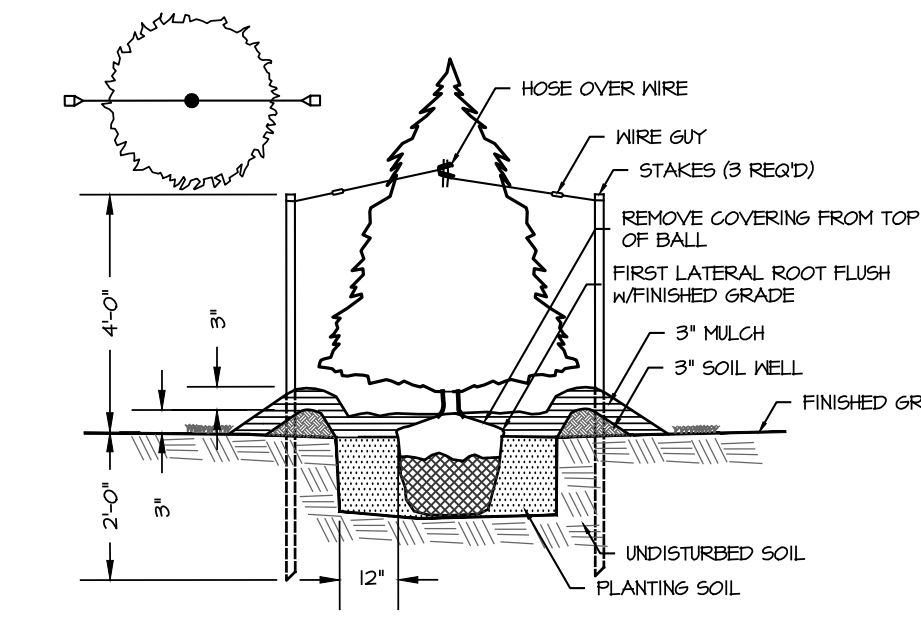
DOG WASTE DEPOT.COM  
12316 WORLD TRADE DRIVE  
SITE 102  
SAN DIEGO  
CA 92128

OR APPROVED EQUAL

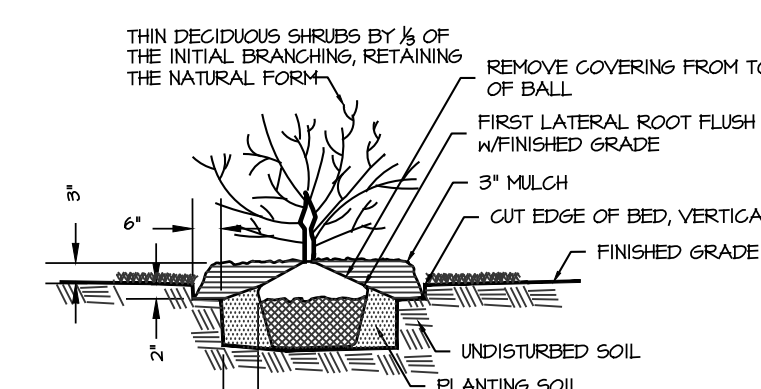
**PET WASTE STATION DETAIL**  
SCALE: NTS



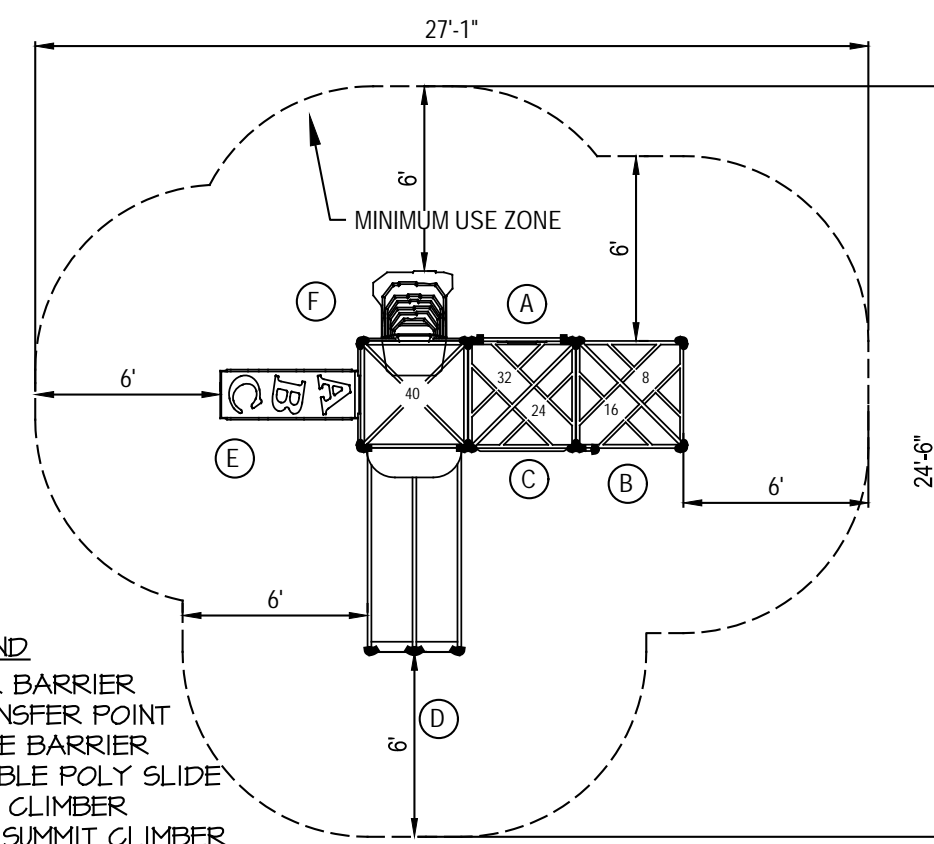
**DECIDUOUS TREE DETAIL**  
NOT TO SCALE



**EVERGREEN TREE DETAIL**  
NOT TO SCALE



**SHRUB DETAIL**  
NOT TO SCALE



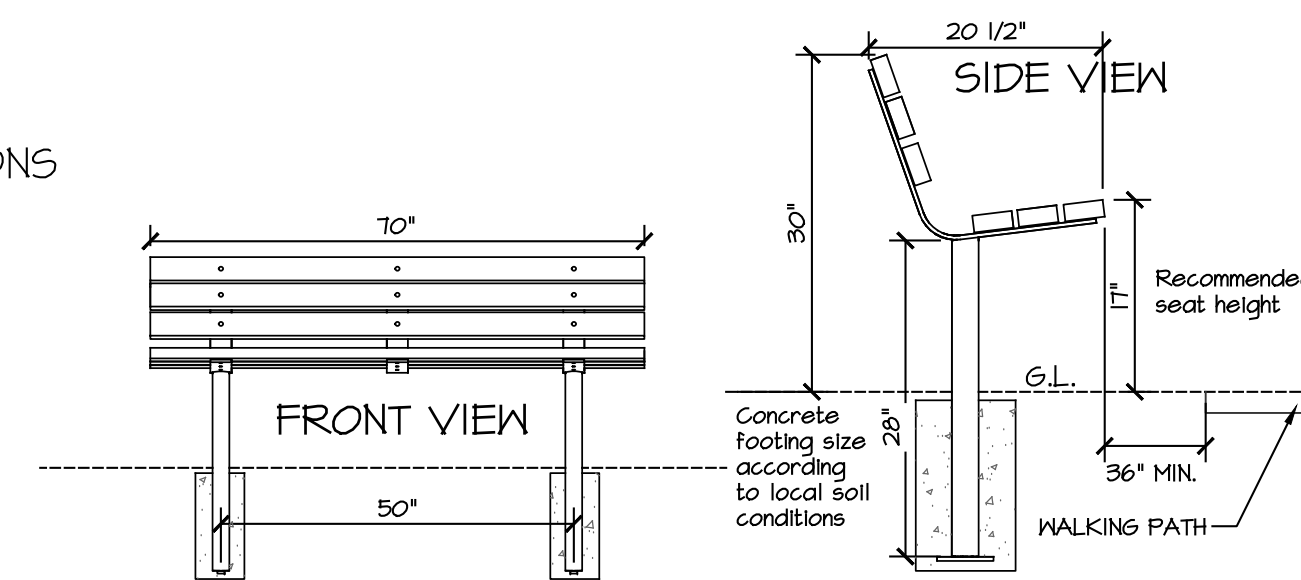
- LEGEND**
- A - CAR BARRIER
  - B - TRANSFER POINT
  - C - MAZE BARRIER
  - D - DOUBLE POLY SLIDE
  - E - ABC CLIMBER
  - F - MINI SUMMIT CLIMBER

- NOTES:**
1. THIS PLAY AREA & EQUIPMENT IS DESIGNED FOR AGES 2 TO 5 YEARS.
  2. PLAYGROUND STRUCTURE SHALL BE PLAYSENSE DESIGN 30 EZ PARK PLAN BY LANDSCAPE STRUCTURES, INC., OR APPROVED EQUAL. FINAL PLAYGROUND CONFIGURATION / MODEL / COLOR TO BE APPROVED BY OWNER / DEVELOPER PRIOR TO INSTALLATION.
  3. INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
  4. INSTALL PROTECTIVE SURFACING MATERIAL THAT HAS A CRITICAL HEIGHT VALUE OF AT LEAST THE HEIGHT OF THE HIGHEST ACCESSIBLE PART / FALL HEIGHT OF THE ADJACENT EQUIPMENT.

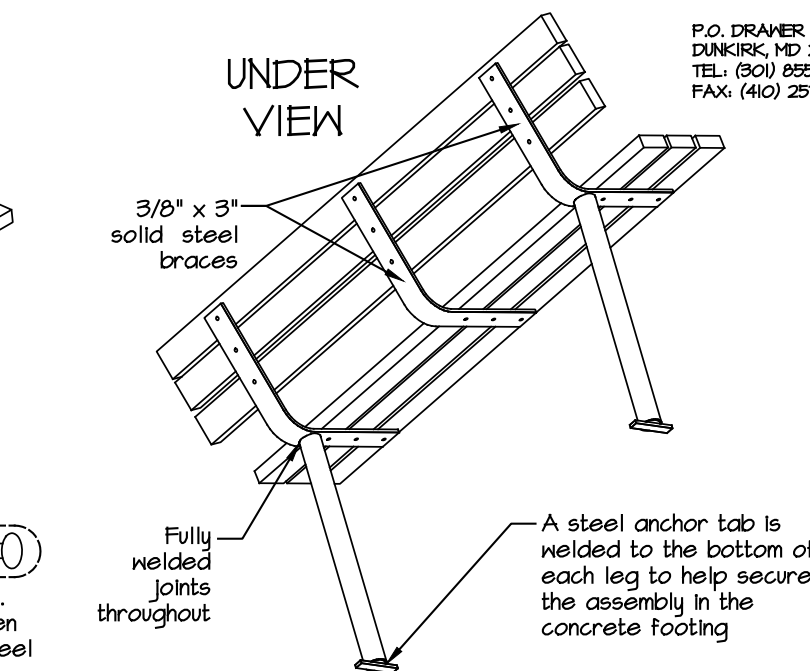
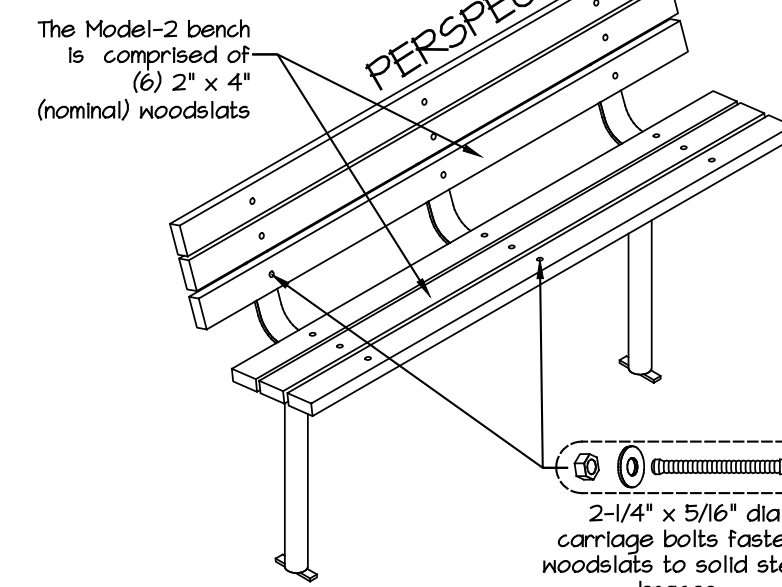
**PLAYGROUND DETAIL - AGES 2-5**  
NOT TO SCALE

Victor Stanley, Inc.  
PRODUCT SPECIFICATIONS  
HOMESTEAD SERIES

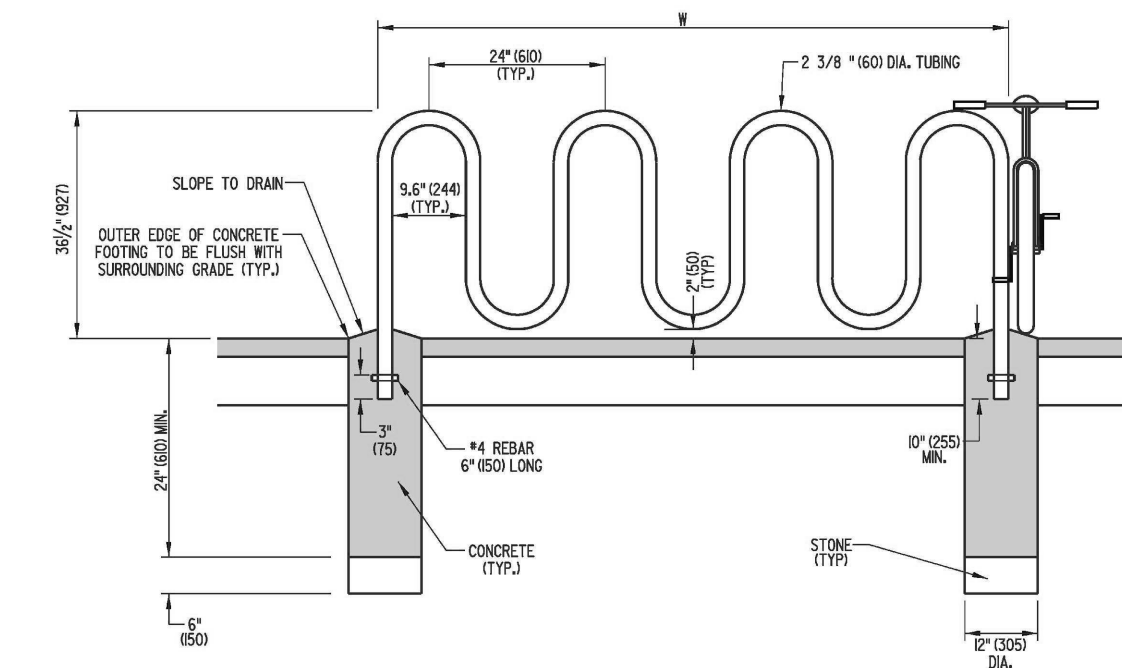
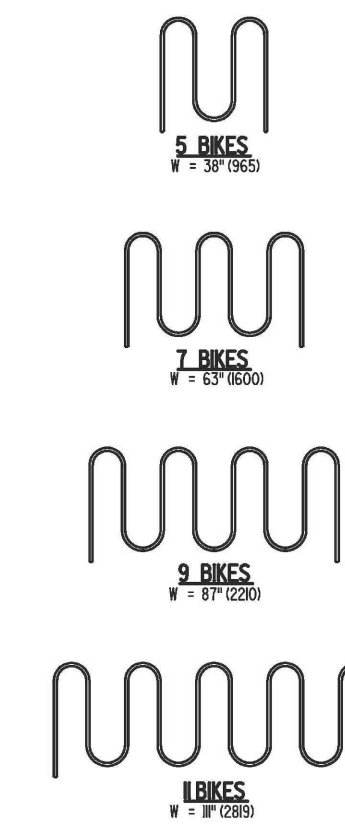
**MODEL-2**  
Standard 6 Foot Length  
Standard Permanent Mount



All fabricated components are steel shot-blasted, etched, phosphatized and electrostatically powder-coated with Teflon polyester powder coatings.



OR APPROVED EQUAL  
**BENCH DETAIL**  
NOT TO SCALE



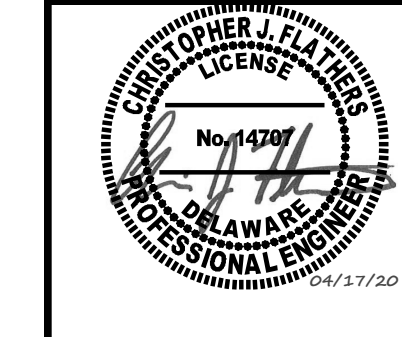
OR APPROVED EQUAL  
**BIKE RACK DETAIL**  
NOT TO SCALE

**BIKE RACK**  
N.T.S.

**CLUBHOUSE**



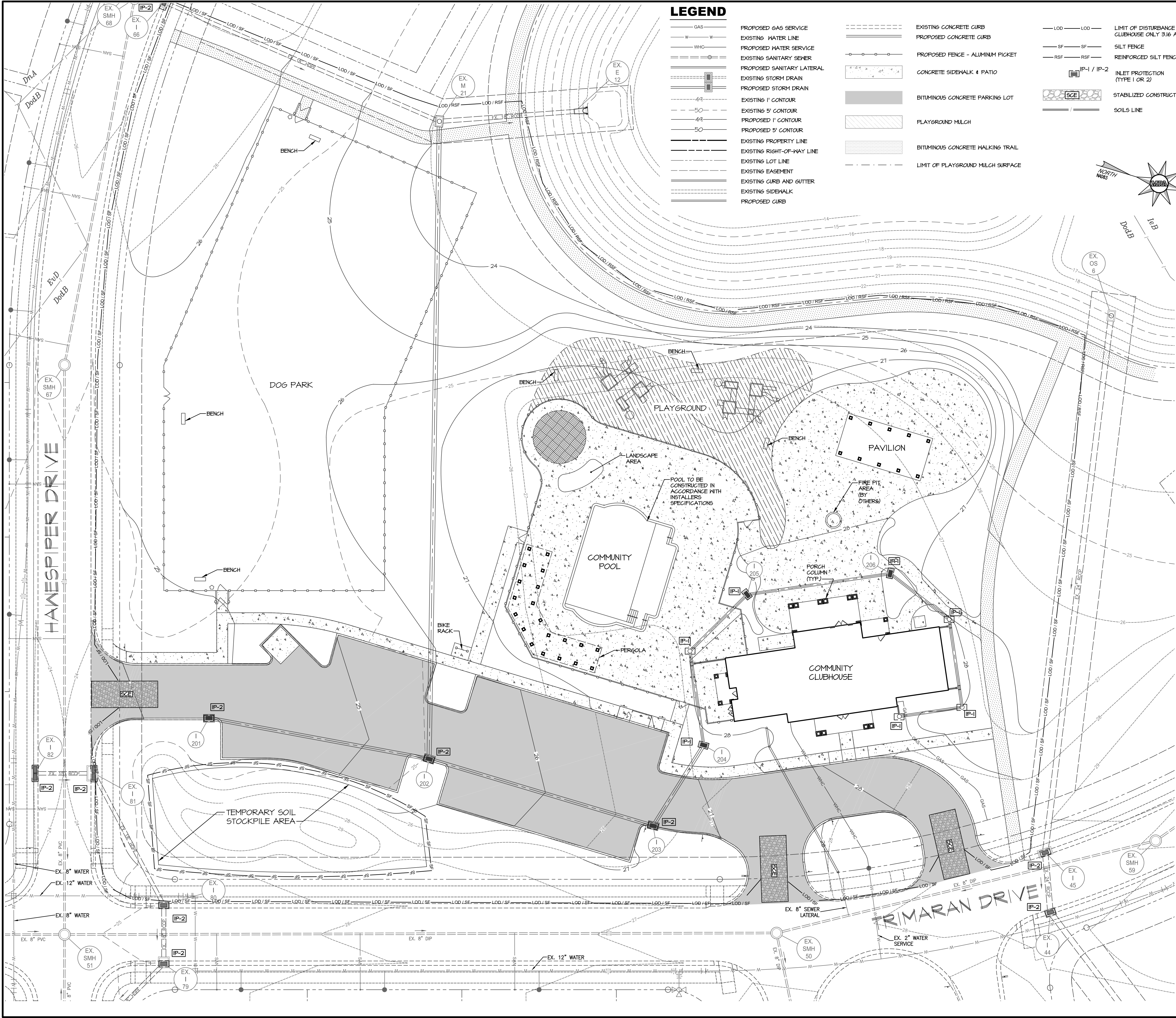
**MORRIS & RITCHIE ASSOCIATES, INC.**  
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**CLUBHOUSE**  
LANDSCAPE DETAILS  
FOR  
**COMPASS POINT**

ENGINEER'S SEAL BROADKILL HUNDRED SUSSEX COUNTY, DE

DATE	REVISIONS	JOB NO.:
4/16/20	PER SFMO COMMENTS	19480
		SCALE: AS NOTED
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 9 OF 12



**LEGEND**

- GAS
- EXISTING WATER LINE
- WHO
- EXISTING SANITARY SEWER
- PROPOSED SANITARY LATERAL
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- 44
- 50
- 44
- 50
- EXISTING 1' CONTOUR
- EXISTING 5' CONTOUR
- EXISTING PROPERTY LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- EXISTING EASEMENT
- EXISTING CURB AND GUTTER
- EXISTING SIDEWALK
- PROPOSED CURB
- PROPOSED GAS SERVICE
- PROPOSED WATER SERVICE
- PROPOSED SANITARY SEWER
- PROPOSED STORM DRAIN
- CONCRETE SIDEWALK & PATIO
- BITUMINOUS CONCRETE PARKING LOT
- PLAYGROUND MULCH
- BITUMINOUS CONCRETE WALKING TRAIL
- LIMIT OF PLAYGROUND MULCH SURFACE
- LOD / LOD
- SF / SF
- RSF / RSF
- IP-1 / IP-2
- SCE
- SOILS LINE
- LIMIT OF DISTURBANCE - CLUBHOUSE ONLY (3.16 AC. ±)
- SILT FENCE
- REINFORCED SILT FENCE
- INLET PROTECTION (TYPE 1 OR 2)
- STABILIZED CONSTRUCTION ENTRANCE

**SOILS LEGEND:**

MAP SYMBOL	MAP UNIT NAME	H&G
DnA	DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES	A
DnD	DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES	A
EvD	EVESBORO LOAMY SAND, 5 TO 15 PERCENT SLOPES	A
IeB	INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES	A

**SEQUENCE OF CONSTRUCTION - CLUBHOUSE**

1. SEE SHEET 11 FOR GENERAL E&S NOTES AND REQUIREMENTS.
2. CONTRACTOR SHALL REVIEW EXISTING FIELD CONDITIONS AND APPROVED EROSION & SEDIMENT CONTROL PLANS FOR "COMPASS POINT", AS PREPARED BY MRA, DATED 7/15/2019, OR AS LATER AMENDED.
3. NOTIFY SUSSEX CONSERVATION DISTRICT IN WRITING AT LEAST FIVE DAYS PRIOR TO THE START OF CONSTRUCTION. FAILURE TO DO SO CONSTITUTES A VIOLATION OF THE APPROVED SEDIMENT AND STORMWATER MANAGEMENT PLAN.
4. PRIOR TO ANY CLEARING, INSTALLATION OF SEDIMENT CONTROL MEASURES OR GRADING, A PRE-CONSTRUCTION MEETING MUST BE SCHEDULED AND CONDUCTED WITH SUSSEX CONSERVATION DISTRICT. THE LANDOWNER/DEVELOPER, CONTRACTOR, AND CERTIFIED CONSTRUCTION REVIEWER ARE REQUIRED TO BE IN ATTENDANCE AT THE PRE-CONSTRUCTION MEETING; THE DESIGNER IS RECOMMENDED TO ATTEND.
5. LIMIT OF DISTURBANCE SHALL BE STAKED IN THE FIELD WITH STAKES 50' APART OR OTHERWISE IDENTIFIED WITH SILT FENCE FOR AREA OF CLUBHOUSE CONSTRUCTION.
6. INSTALL PERIMETER SEDIMENT CONTROLS INCLUDING ALL SILT FENCE AND REINFORCED SILT FENCE AS SHOWN ON PLAN. INSTALL STABILIZED CONSTRUCTION ENTRANCE FOR ACCESS TO CLUBHOUSE AREA FROM THYMN DRIVE. INSTALL INLET PROTECTION ON EXISTING STORM DRAIN INLETS 1-44, 1-45, 1-79, & 1-80 LOCATED ALONG TRIMARAN DRIVE AND EXISTING STORM DRAIN INLETS 1-81, 1-82, & 1-66 LOCATED ALONG HAWESPIPER DRIVE IN CLOSE PROXIMITY TO PROPOSED WORK AREA. SEE APPROVED E&S / SWM PLANS FOR "COMPASS POINT" FOR ANY ADDITIONAL CONTROLS LOCATED IN CLOSE PROXIMITY TO CLUBHOUSE CONSTRUCTION AREA. INSPECT INSTALLATION OF ALL CONTROLS THAT WILL BE IMPACTED BY PROPOSED SITE DISTURBANCE AND PERFORM MAINTENANCE TO ENSURE ADEQUATE PROTECTION OF WORK AREA.
7. ALL PERIMETER CONTROLS ARE TO BE REVIEWED BY THE TOWN OF MIDDLETOWN INSPECTOR AND APPROVED PRIOR TO PROCEEDING WITH FURTHER SITE DISTURBANCE OR CONSTRUCTION ASSOCIATED WITH CLUBHOUSE CONSTRUCTION. ALL PERIMETER CONTROLS SHALL BE IN PLACE PRIOR TO ANY LAND CLEARING; ALL PERIMETER CONTROLS SHALL REMAIN IN PLACE UNTIL CLUBHOUSE AREA HAS BEEN STABILIZED AND WITH THE APPROVAL OF THE TOWN INSPECTOR.
8. THE CONTRACTOR SHALL AT ALL TIMES PROTECT AGAINST SEDIMENT OR DEBRIS LADEN RUNOFF OR WIND FROM LEAVING THE SITE. PERIMETER CONTROLS SHOULD BE CHECKED DAILY AND ADJUSTED AND/OR REPAIRED TO FULLY CONTAIN AND CONTROL SEDIMENTATION ON THE SITE. ACCUMULATED SEDIMENT SHALL BE REMOVED WHEN IT HAS REACHED HALF OF THE EFFECTIVE CAPACITY OF THE CONTROL. IN ADDITION, THE CONTRACTOR MAY NEED TO ADJUST OR REPAIR MEASURES IN TIMES OF ADVERSE WEATHER CONDITIONS, OR AS DIRECTED BY THE SUSSEX CONSERVATION DISTRICT INSPECTOR.
9. CONTRACTOR SHALL MAINTAIN INGRESS AND EGRESS ACCESS TO EXISTING HOMES WITHIN SUBDIVISION AT ALL TIMES DURING CONSTRUCTION PROCESS. ADDITIONALLY, CONTRACTOR SHALL MAINTAIN UTILITY SERVICES TO EXISTING HOME AT ALL TIMES DURING CONSTRUCTION PROCESS.
10. ROUGH GRADE CLUBHOUSE AREA.
  - A. STRIP TOPSOIL FROM CLUBHOUSE WORK AREA; ALL TOPSOIL SHALL BE TEMPORARILY STOCKPILED AT THE PRE DESIGNATED TEMPORARY STOCKPILE AREA AS SHOWN ON PLAN. TEMPORARY STOCKPILE AREA SHALL BE TEMPORARILY STABILIZED IN ACCORDANCE WITH DNREC STANDARD DETAIL.
  - B. AS GRADING CONTINUES THE CONTRACTOR SHALL ENSURE THAT NO PONDING OF WATER OCCURS ON THE SITE DURING INTERIM CONDITIONS BEFORE THEIR CONVEYANCE SYSTEMS (SWALES AND/OR STORM DRAIN) IS CONSTRUCTED. THE CONTRACTOR SHALL GRADE THE SITE TO ENSURE POSITIVE DRAINAGE TO AT ALL TIMES. EXCESS MATERIAL SHALL BE TEMPORARILY STOCKPILED AT THE PRE DESIGNATED AREA AS SHOWN ON PLAN. EXCESS CUT MAY BE TRANSPORTED TO ACTIVE CONSTRUCTION AREA ON DEEP CREEK SITE WITH APPROVAL OF MIDDLETOWN INSPECTOR.
11. PROCEED WITH CONSTRUCTION OF CLUBHOUSE BUILDINGS, POOL, PATIO / DECKING, DOG PARK, PARKING AREAS, AND ASSOCIATED DRAINAGE AND UTILITIES AS SHOWN ON PLAN. INSTALL APPLICABLE INLET PROTECTION ON STORM DRAIN / ROOF DRAIN SYSTEM IMMEDIATELY FOLLOWING INSTALLATION STRUCTURES. ANY SEDIMENT CONTROLS DISTURBED DURING SITE CONSTRUCTION AND UTILITY INSTALLATION SHALL BE REPAIRED AT THE END OF EACH WORK DAY.
12. FINE GRADE, TOPSOIL, AND INSTALL LANDSCAPING IN ACCORDANCE WITH APPROVED PLAN. PERMANENTLY STABILIZE REMAINING SITE AREA WITH PERMANENT SEED (DNREC MIX #7) & MULCH IN ACCORDANCE WITH DNREC STANDARD DETAILS.
13. EROSION AND SEDIMENT CONTROL DEVICES SHOULD ONLY BE REMOVED AFTER WORK IN THE CLUBHOUSE AREA HAS BEEN COMPLETED AND PERMANENTLY STABILIZED (MIN. 70% VEGETATIVE COVER IN TURF AREAS), WITH WRITTEN APPROVAL FROM THE SUSSEX CONSERVATION DISTRICT INSPECTOR. IMMEDIATELY STABILIZE ANY AREAS DISTURBED DURING REMOVAL OF PERIMETER CONTROLS.



**CLUBHOUSE**

**MORRIS & RITCHIE ASSOCIATES, INC.**  
 ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
 18 BOULDEN CIRCLE, SUITE 36  
 WILMINGTON, DE 19720  
 (302) 326-2200  
 FAX: (302) 326-2399  
 MRAGTA.COM  
 © 2019 MORRIS & RITCHIE ASSOCIATES, INC.

**CLUBHOUSE**  
**SEDIMENT & EROSION CONTROL PLAN**  
 FOR  
**COMPASS POINT**

ENGINEER'S SEAL: [Signature] BROADKILL HUNDRED SUSSEX COUNTY, DE

DATE	REVISIONS	JOB NO.:
4/16/20	PER SFMO COMMENTS	19480
		SCALE: 1"=20'
		DATE: 11/15/2019
		DRAWN BY: RDG
		DESIGN BY: RDG
		REVIEW BY: CJF/PLT
		SHEET: 10 OF 12





# PRELIMINARY SITE PLAN FOR BEACHFIRE BREWING COMPANY, LLC

CONTACT INFORMATION

### REFERENCES

- SURVEY:**  
CONTROL POINT ASSOCIATES, INC.  
305 FELLOWSHIP ROAD - SUITE 210  
MT. LAUREL, NJ 08054  
DATED: 11/11/19
- BOUNDARY SURVEY:**  
FORESIGHT SERVICES  
2103A COASTAL HIGHWAY  
DEWEY BEACH, DE 19971  
DATED: 02/06/19

### GOVERNING AGENCIES

- SUSSEX CONSERVATION DISTRICT**  
TEMPORARY ADDRESS:  
20728 DUPONT BLVD UNIT 317  
GEORGETOWN, DE 19947  
(302) 856-2105 (P)  
(302) 856-0951 (F)
- SUSSEX COUNTY ENGINEERING**  
SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING, 3RD FLOOR  
2 THE CIRCLE, PO BOX 589  
GEORGETOWN, DE 19947  
(302) 855-7718 (P)  
(302) 855-7799 (F)
- DELAWARE STATE FIRE MARSHAL**  
22705 PARK AVENUE  
GEORGETOWN, DE 19947  
(302) 856-5286 (P)  
(302) 856-5800 (F)
- SUSSEX COUNTY PLANNING AND ZONING**  
SUSSEX COUNTY ADMINISTRATIVE OFFICE BUILDING  
2 THE CIRCLE, PO BOX 417  
GEORGETOWN, DE 19947  
(302) 855-7878 (P)  
(302) 854-5079 (F)
- CITY OF REHOBOTH BEACH WATER DEPARTMENT**  
20543 ROOSEVELT STREET  
P.O. BOX 1163  
REHOBOTH BEACH, DE 19771  
(302) 227-6181 X644 (P)  
(302) 227-4645 (F)

### LOCATION OF SITE

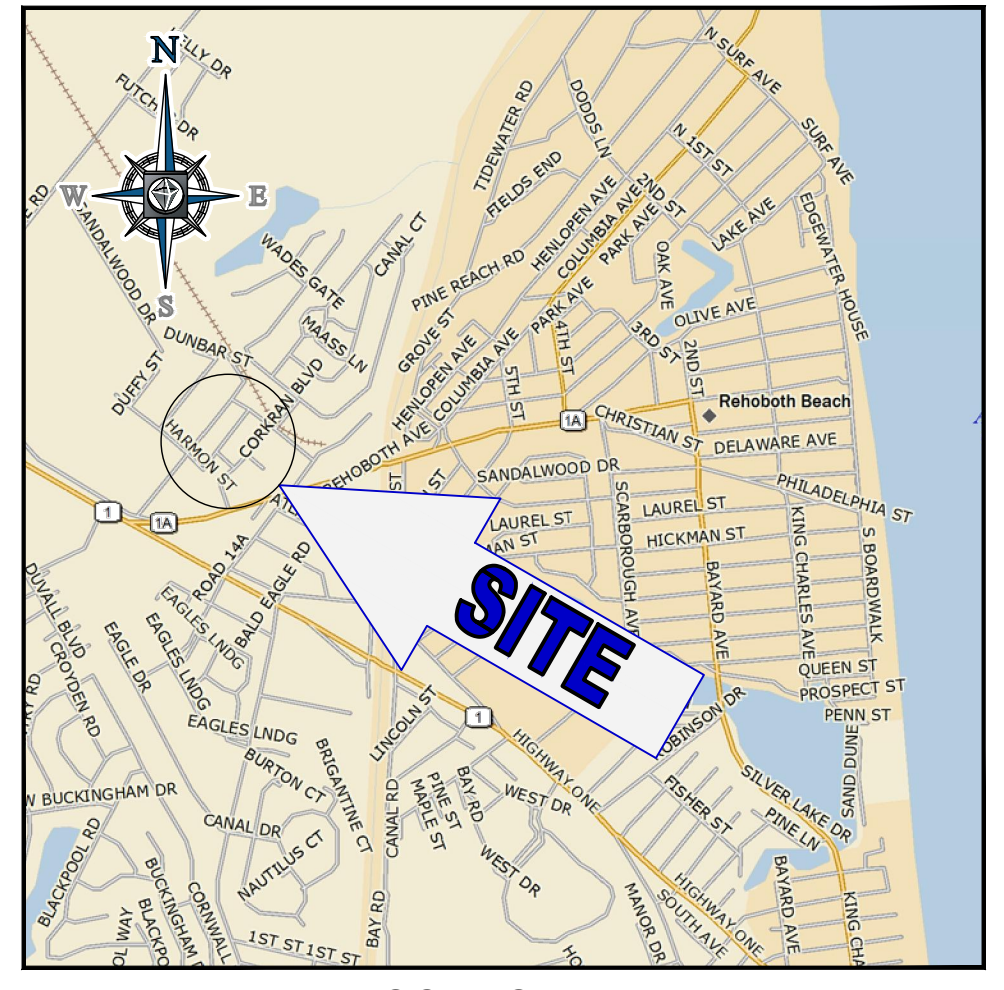
TAX MAP #: 334-13.20-13.00, 334-13.20-14.00, AND 334-13.20-21.00

19826 CENTRAL AVENUE  
LEWES AND REHOBOTH HUNDRED, REHOBOTH BEACH  
SUSSEX COUNTY, DELAWARE

### GENERAL NOTES

- THIS PLAN IS BASED ON A FIELD SURVEY BY:  
CONTROL POINT ASSOCIATES, INC.  
305 FELLOWSHIP ROAD - SUITE 210  
MT. LAUREL, NJ 08054  
DATED: 11/11/19  
FORESIGHT SERVICES  
2103A COASTAL HIGHWAY  
DEWEY BEACH, DE 19971  
DATED: 02/06/19
- PARCEL DATA:  
TM NO. 334-13.20-13.00 0.11 AC<sub>1</sub>, C-1 GENERAL COMMERCIAL, EXISTING USE: VACANT PROPOSED USE: OVERFLOW PARKING LOT  
TM NO. 334-13.20-14.00 0.11 AC<sub>2</sub>, C-1 GENERAL COMMERCIAL, EXISTING USE: VACANT PROPOSED USE: OVERFLOW PARKING LOT  
TM NO. 334-13.20-21.00 0.25 AC<sub>2</sub>, C-1 GENERAL COMMERCIAL, EXISTING USE: VACANT PROPOSED USE: BREW PUB
- APPLICANT/EQUITABLE OWNER:  
BRIAN NELSON / HARRY METCALFE  
BEACHFIRE BREWING COMPANY, LLC  
P.O. BOX 877  
HOCKESSIN, DE 19707  
P. (302) 540-9254 / (302) 561-5412
- ZONING: C-1 (GENERAL COMMERCIAL)
- PROPOSED UTILITIES: CITY OF REHOBOTH (WATER)  
SUSSEX COUNTY ENGINEERING (SEWER)
- THERE ARE NO WETLANDS LOCATED ONSITE PER THE ALTA/SPS LAND TITLE SURVEY BY CONTROL POINT ASSOCIATES, INC. DATED: 11/11/19.
- THE SITE IS LOCATED IN OTHER AREAS ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, PANEL 353 OF 660", MAP NO. 10005C0353KK, MAP REVISED: MARCH 16, 2015.
- ENTRANCE/EXIT FACILITIES ARE SUBJECT TO THE FINAL APPROVAL OF SUSSEX COUNTY.
- THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF DRIVE AISLES, PARKING AREAS, AND ALL OPEN SPACE, INCLUDING STORMWATER MANAGEMENT, COMMON, BUFFER AND LANDSCAPED AREAS.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, AS REQUIRED.
- STORMWATER MANAGEMENT IS SUBJECT TO THE FINAL APPROVAL OF DNREC/SUSSEX CONSERVATION DISTRICT.
- A SIGHT TIGHT TRASH ENCLOSURE WILL BE LOCATED ON PARCELS 13/14.
- SIGNAGE TO BE BY OTHERS, UNDER SEPARATE COVER.
- PARKING IS REQUESTED TO BE PERMITTED WITHIN THE FRONT YARD SETBACK.
- ASPHALT PAVEMENT TO BE PLACED TO PROVIDE POSITIVE FLOW AWAY FROM STRUCTURE. MOST OF THE PROPOSED IMPERVIOUS AREAS SHALL BE TREATED BY ON-SITE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE APPLICABLE DSSR.

BULK REQUIREMENTS			
APPROXIMATE ACREAGE		0.11± AC (PARCEL 15.00), 0.11± AC (PARCEL 18.00) 0.25± AC (PARCEL 21.00)	
PROPOSED BUILDING AREA		7,056 ± SF (BREWPUB)	
EXISTING ZONING		C-1 - GENERAL COMMERCIAL	
PROPOSED ZONE		C-1 - GENERAL COMMERCIAL	
MINIMUM BUILDING SETBACK			
FRONT SETBACK (SOUTHEAST)	§ 115 (TABLE 1)	30', 5' PROVIDED	
SIDE SETBACK (SOUTHWEST)	§ 115 (TABLE 1)	5', 5' PROVIDED	
SIDE SETBACK (NORTHEAST)	§ 115 (TABLE 1)	15', 19.2' PROVIDED	
REAR SETBACK (NORTHWEST)	§ 115 (TABLE 1)	5', 5' PROVIDED	
PARKING REQUIREMENTS	§ 115-162	1 SPACE PER 50 SF OF PATRON USE + 1 SPACE PER 2 EMPLOYEES ON LARGEST SHIFT. 1810SF/50SF = 36 SPACES + 16 EMPLOYEES/2 SPACES PER EMPLOYEE = 8 SPACES REQUIRED = 44 SPACES  PROVIDED = 40 SPACES MINIMUM (10 SPACES ONSITE, 30 SPACES AVAILABLE ON PARCELS 13 00 AND 14 00) A WAIVER REQUEST HAS BEEN SUBMITTED TO THE PLANNING AND ZONING COMMISSION REQUESTING A REDUCTION IN THE PARKING REQUIREMENT. IT SHOULD BE NOTED THAT 60 BICYCLE SPACES ARE PROVIDED ONSITE IN LIEU OF THE REMAINING REQUIRED PARKING SPACES.	
LOADING REQUIREMENTS	§ 115-167	0 SPACES REQUIRED FOR NON-MECHANICAL AREAS LESS THAN 2,000 S.F. PROVIDED = 0 SPACES	
MIN. PARKING SPACE DIMENSIONS	§ 115-166	162 SF (9' x 18')	
MIN. DRIVE AISLE	§ 115-166	24'	
MAX. BLDG HEIGHT	§ 115 (TABLE 1)	REQUIRED = 42', PROVIDED = 31.5' MAX	
MIN. LOT WIDTH	§ 115 (TABLE 1)	100'	
MIN. LOT DEPTH	§ 115 (TABLE 1)	100'	
SITE AREA COVERAGE		IMPERVIOUS: 0.22± AC (88%) PERVIOUS: 0.03± AC (12%) TOTAL: 0.25± AC	



LOCATION MAP  
COPYRIGHT 2003  
DELOME STREET ATLAS 2004 PLUS USA  
SCALE: 1"=2000'

### APPLICANT/EQUITABLE OWNER

BEACHFIRE BREWING COMPANY, LLC  
HOCKESSIN, DE 19707  
CONTACT: BRIAN NELSON CONTACT: HARRY METCALFE  
PHONE: (302) 540-9254 PHONE: (302) 561-5412

### PREPARED BY



CONTACT: STEVEN T. FORTUNATO, P.E.

SHEET INDEX	
SHEET TITLE	SHEET NUMBER
COVER SHEET	C-101
EXISTING CONDITIONS AND DEMOLITION PLAN	C-201
SITE PLAN	C-301
GRADING PLAN	C-401
UTILITIES PLAN	C-501
UTILITIES DETAILS	C-502
LANDSCAPE PLAN	C-701
LANDSCAPE NOTES AND DETAILS	C-702
CONSTRUCTION DETAILS	C-901
LIGHTING PLAN (BY OTHERS)	1-2

### EQUITABLE OWNER CERTIFICATION

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

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E. BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITY UNDER THE NPDES CONSTRUCTION GENERAL PERMIT.

BRIAN NELSON / HARRY METCALFE  
BEACHFIRE BREWING COMPANY, LLC  
P.O. BOX 877  
HOCKESSIN, DE 19707  
P. (302) 540-9254 / (302) 561-5412

### SITE DESIGNER/ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE LOCAL AND STATE REGULATIONS AND ORDINANCES.

STEVEN T. FORTUNATO, P.E.  
BOHLER  
18958 COASTAL HWY, SUITE D  
REHOBOTH BEACH, DE 19971  
P. (302) 644-1155



REVISIONS				
REV	DATE	COMMENT	PER COUNTY COMMENTS	DRAWN BY
1	5/4/20			JSW STF



THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DE190059  
DRAWN BY: ANM  
CHECKED BY: DMK  
DATE: 03/31/2020  
CAD LAY: PSP-1

### PRELIMINARY SITE PLAN

FOR  
BEACHFIRE BREWING COMPANY, L.L.C  
SITE LOCATION  
TAX MAP #: 334-13.20-15.00,  
334-13.20-18.00, AND 334-13.20-21.00  
19826 CENTRAL AVENUE  
LEWES AND REHOBOTH HUNDRED,  
REHOBOTH BEACH  
SUSSEX COUNTY, DELAWARE



18958 COASTAL HWY, SUITE D  
REHOBOTH BEACH, DE 19971  
Phone: (302) 644-1155  
Fax: (302) 703-3173  
BohlerEngineering.com

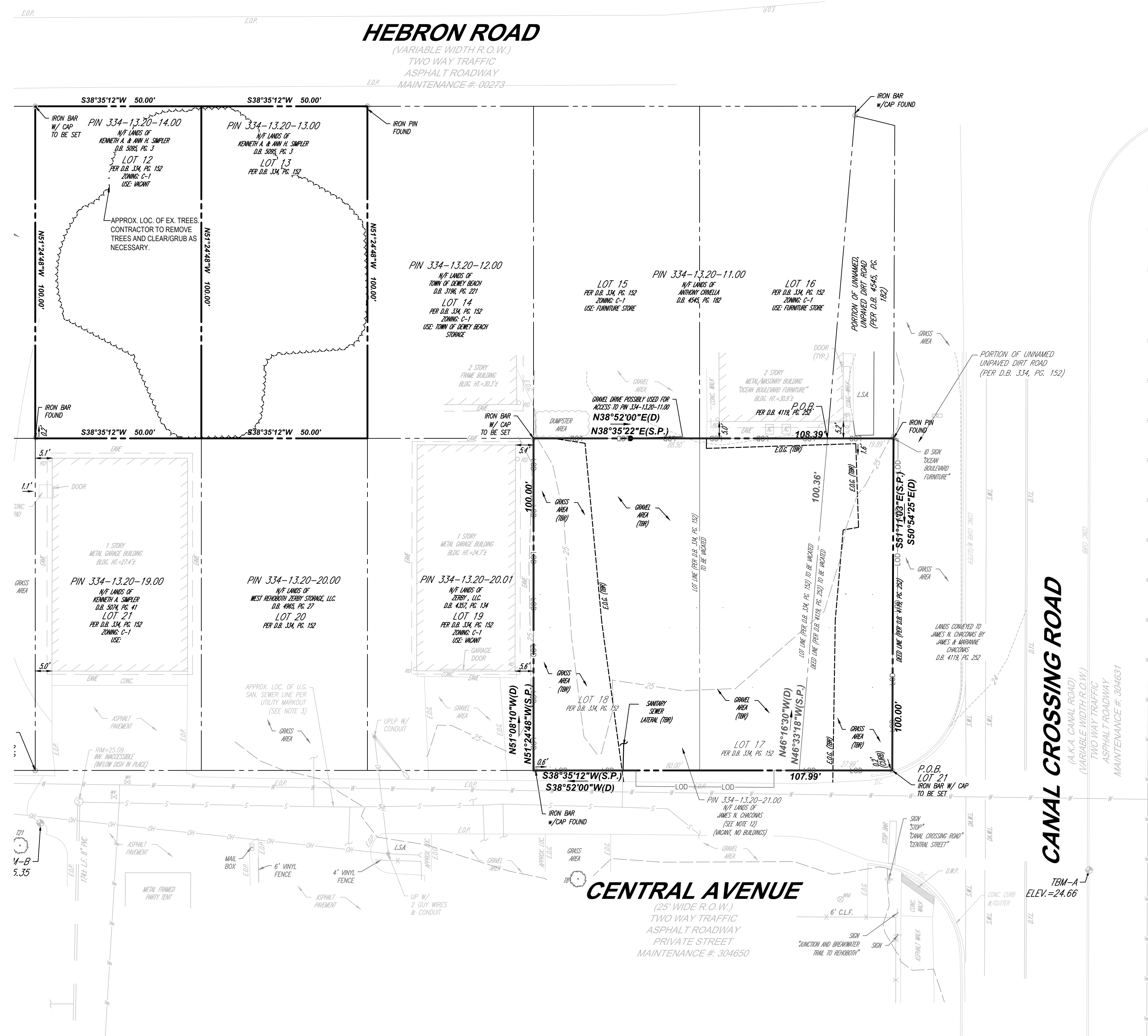


### COVER SHEET

SHEET NUMBER:  
**C-101**

REVISION 1 - 5/4/20





- NOTES:
- PROPERTY KNOWN AS PIN # 334-13.20-21.00, 334-13.20-18.00, & 334-13.20-15.00 AS SHOWN ON THE OFFICIAL TAX ASSESSOR'S MAP OF SUSSEX COUNTY, DELAWARE, MAP ID 03-34-13-20.
  - AREA = PIN 334-13.20-21.00 = 10,819 S.F. OR 0.246 AC.  
 PIN 334-13.20-13.00 = 5,000 S.F. OR 0.115 AC.  
 PIN 334-13.20-14.00 = 5,000 S.F. OR 0.115 AC.
  - LOCATION OF UNDERGROUND UTILITIES ARE APPROXIMATE. LOCATIONS AND SIZES ARE BASED ON UTILITY MARK-OUTS, ABOVE-GROUND STRUCTURES THAT WERE VISIBLE & ACCESSIBLE IN THE FIELD, AND THE MAPS AS LISTED IN THE REFERENCES AVAILABLE AT THE TIME OF THE SURVEY. AVAILABLE AS-BUILT PLANS AND UTILITY MARKOUT DOES NOT ENSURE MAPPING OF ALL UNDERGROUND UTILITIES AND STRUCTURES. BEFORE ANY EXCAVATION IS TO BEGIN, ALL UNDERGROUND UTILITIES SHOULD BE VERIFIED AS TO THEIR LOCATION, SIZE AND TYPE BY THE PROPER UTILITY COMPANIES. CONTROL POINT ASSOCIATES, INC. DOES NOT GUARANTEE THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED.
  - THIS PLAN IS BASED ON INFORMATION PROVIDED BY A SURVEY PREPARED IN THE FIELD BY CONTROL POINT ASSOCIATES, INC. AND OTHER REFERENCE MATERIAL AS LISTED HEREON.
  - THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO THE RESTRICTIONS, COVENANTS AND/OR EASEMENTS THAT MAY BE CONTAINED THEREIN. IT IS STRONGLY RECOMMENDED THAT A COMPLETE TITLE SEARCH BE PROVIDED TO THE SURVEYOR FOR REVIEW PRIOR TO THE PLACEMENT OF OR ALTERATION TO IMPROVEMENTS ON THE SUBJECT PROPERTY.
  - BY GRAPHIC PLOTTING ONLY PROPERTY IS LOCATED IN FLOOD HAZARD ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER REF. #2.
  - THE EXISTENCE OF UNDERGROUND STORAGE TANKS, IF ANY, WAS NOT KNOWN AT THE TIME OF THE FIELD SURVEY.
  - ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON GPS OBSERVATIONS UTILIZING THE KEYSTONE SURVEY NETWORK (KEYNETGPS).  
 TEMPORARY BENCH MARKS SET:  
 TBM-A: MAG NAIL SET ELEVATION = 24.66  
 TBM-B: MAG NAIL SET ELEVATION = 25.35  
 PRIOR TO CONSTRUCTION IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THAT THE BENCHMARKS ILLUSTRATED ON THIS SKETCH HAVE NOT BEEN DISTURBED AND THEIR ELEVATIONS HAVE BEEN CONFIRMED. ANY CONFLICTS MUST BE REPORTED PRIOR TO CONSTRUCTION.
  - THE OFFSETS SHOWN ARE NOT TO BE USED FOR THE CONSTRUCTION OF ANY STRUCTURE, FENCE, PERMANENT ADDITION, ETC.
  - PARTIAL TOPOGRAPHY SHOWN ON LOT 21 ONLY PER CONTRACTUAL AGREEMENT WITH CLIENT.
  - THIS SURVEY DOES NOT SHOW THE EXISTENCE OF WETLANDS, IF ANY.
  - A DEED FOR THAT PORTION OF LOT 21 KNOWN AS LOTS 17 AND 18, BLOCK 1 ON A CERTAIN MAP RECORDED IN DEED BOOK 334 PAGE 152 WAS NOT RECOVERED. LOT BOUNDARIES ARE SHOWN PER ADJOINING DEEDS AND THE REFERENCED MAP. THIS SURVEY IS SUBJECT TO THE FINDINGS OF A COMPLETE TITLE SEARCH. SEE NOTE 5.

- REFERENCES:
- THE OFFICIAL TAX ASSESSOR'S MAP OF SUSSEX COUNTY, DELAWARE, MAP ID 03-34-13-20.
  - MAP ENTITLED "NATIONAL FLOOD INSURANCE PROGRAM, FIRM, FLOOD INSURANCE RATE MAP, SUSSEX COUNTY, DELAWARE, PANEL 353 OF 660", COMMUNITY-PANEL NUMBER 105086 0353 K, MAP REVISED: MAR. 16, 2015.
  - MAP ENTITLED "SUBDIVISION OF A PART OF GEORGE E. SHOCKLEY'S LAND, LEWES & REHOBOTH H.D." PREPARED BY JOHN C. LANK, DATED JAN. 30, 1942, RECORDED AS D.B. 334, PG. 152.

UTILITIES:  
 THE FOLLOWING COMPANIES WERE NOTIFIED BY MISS UTILITY OF DELMARVA (1-800-282-8555) AND REQUESTED TO MARK OUT UNDERGROUND FACILITIES AFFECTING AND SERVICING THIS SITE. THE UNDERGROUND UTILITY INFORMATION SHOWN HEREON IS BASED UPON THE UTILITY COMPANIES RESPONSE TO THIS REQUEST.  
 SERIAL NUMBER(S): 192960480

UTILITY COMPANY	PHONE NUMBER
COMCAST/CABLE PROTECTION	(804) 562-3409
DELMARVA PWR/UTILITIES	(678) 831-2444
REHOBOTH WATER DEPARTMENT	(302) 227-3194
SUSSEX COUNTY ENGINEERING	(302) 855-7117
VERIZON	(678) 831-2444

**BOHLER**  
 SITE CIVIL AND CONSULTING ENGINEERING  
 PROGRAM MANAGEMENT  
 LANDSCAPE ARCHITECTURE  
 SUSTAINABLE DESIGN  
 PERMITTING SERVICES  
 TRANSPORTATION SERVICES

REVISIONS

REV	DATE	COMMENT	DRAWN BY	CHECKED BY
1	5/4/20	PER COUNTY COMMENTS.	JSW	STF

**811**  
 Know what's below.  
 Call before you dig.  
 ALWAYS CALL 811  
 It's fast. It's free. It's the law.

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: DE190059  
 DRAWN BY: ANM  
 CHECKED BY: DMK  
 DATE: 03/31/2020  
 CAD LID: PSP-1

**PRELIMINARY SITE PLAN**  
 FOR  
**BEACHFIRE BREWING COMPANY, L.L.C.**  
 SITE LOCATION  
 TAX MAP #: 334-13.20-15.00, 334-13.20-18.00, AND 334-13.20-21.00  
 1926 CENTRAL AVENUE  
 LEWES AND REHOBOTH HUNDRED,  
 REHOBOTH BEACH  
 SUSSEX COUNTY, DELAWARE

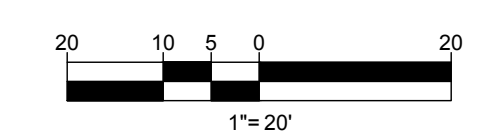
**BOHLER**  
 18958 COASTAL HWY, SUITE D  
 REHOBOTH BEACH, DE 19971  
 Phone: (302) 644-1155  
 Fax: (302) 703-3173  
 BohlerEngineering.com

**S.T. FORTUNATO**  
 No. 19519  
 PROFESSIONAL ENGINEER  
 DE 19519  
 PROFESSIONAL ENGINEER

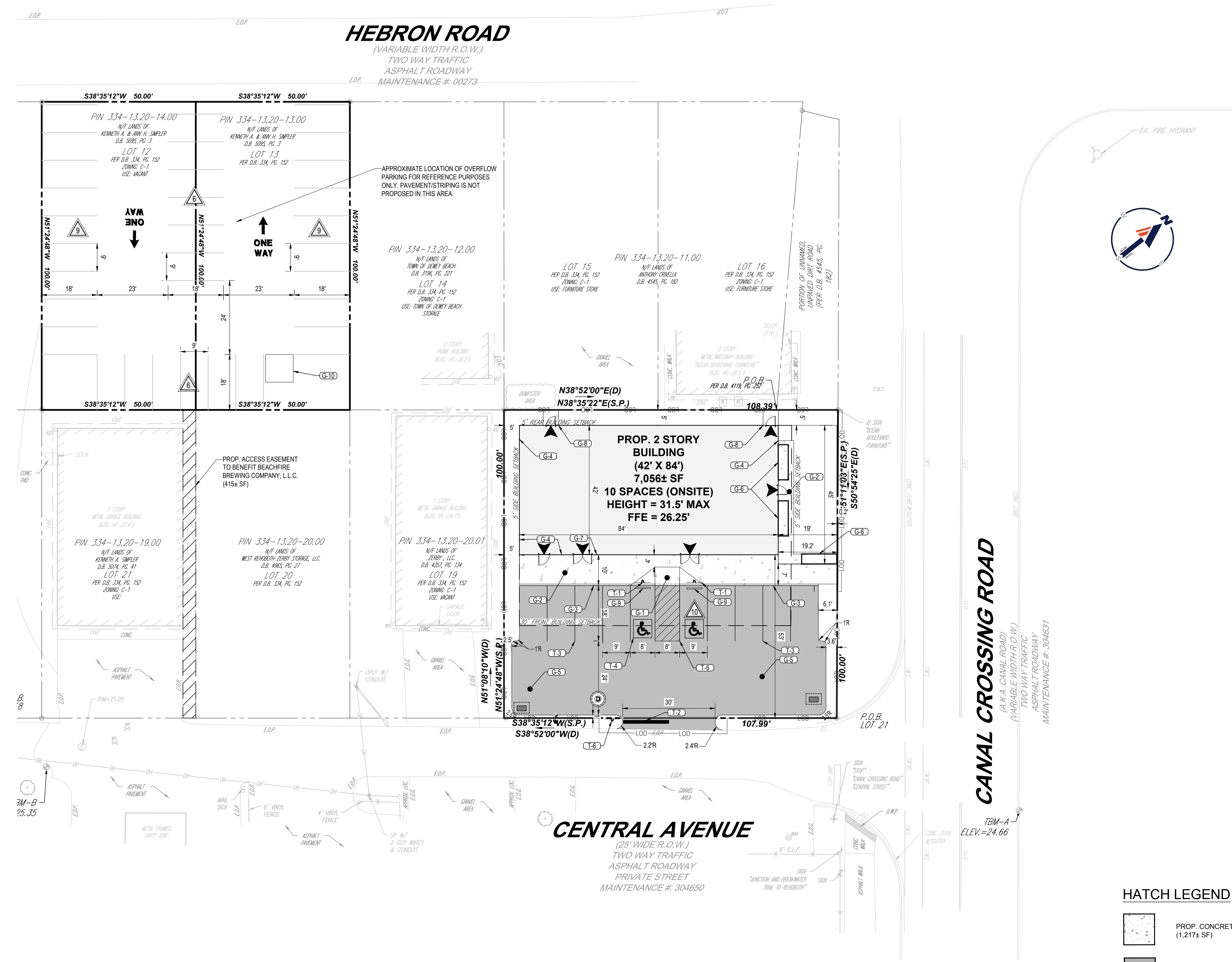
SHEET TITLE:  
**EXISTING CONDITIONS AND DEMOLITION PLAN**

SHEET NUMBER:  
**C-201**

REVISION 1 - 5/4/20



May 04, 2020  
 H:\1805\1805\DRAWINGS\PLAN SETS\PRELIMINARY SITE PLAN\DE 1805B-PSP-1-1-20-1-LAYOUT: C-301 SITE PLAN



**HEBRON ROAD**  
 (VARIABLE WIDTH R.O.W.)  
 TWO WAY TRAFFIC  
 ASPHALT ROADWAY  
 MAINTENANCE # 00273

**CANAL CROSSING ROAD**  
 (A.K.A. CANAL ROAD)  
 (VARIABLE WIDTH R.O.W.)  
 TWO WAY TRAFFIC  
 ASPHALT ROADWAY  
 MAINTENANCE # 304631

**CENTRAL AVENUE**  
 (25' WIDE R.O.W.)  
 TWO WAY TRAFFIC  
 ASPHALT ROADWAY  
 PRIVATE STREET  
 MAINTENANCE # 304650

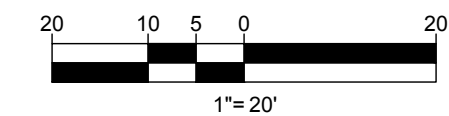


**HATCH LEGEND**

	PROP. CONCRETE (1,217± SF)
	PROP. ASPHALT (4,335± SF)

- GENERAL CONSTRUCTION NOTES**
- G-1 INSTALL DELDOT TYPE 1-A ACCESSIBLE RAMP IN ACCORDANCE WITH LATEST ADA STANDARDS (TYP) 12:1 MAX SLOPE. REFERENCE DETAIL ON SHEET C-901.
  - G-2 INSTALL 4" THICK CONCRETE SIDEWALK. SEE CONCRETE SIDEWALK DETAIL, SHEET C-901. (TYP)
  - G-3 PROPOSED 6" UPRIGHT CURB. SEE CURB DETAIL, SHEET C-901
  - G-4 PROPOSED LIGHT FIXTURE SHOWN FOR REFERENCE ONLY. SEE LIGHTING PLAN FOR DETAILS.
  - G-5 INSTALL REGULAR DUTY FULL DEPTH PAVEMENT SECTION. SEE DETAIL C-901.
  - G-6 INSTALL BELSON 20 GRID DOUBLE BIKE RACK, MODEL CBBR-20DG-SV. SEE DETAIL ON SHEET C-901, TO BE FIELD LOCATED
  - G-7 PROPOSED HOSE BIB, REFERENCE MEP PLANS TO VERIFY LOCATION
  - G-8 PROPOSED 5'X5' CONCRETE SLAB
  - G-9 PROPOSED WHEEL STOP, REFERENCE DETAIL ON SHEET C-901 OR APPROVED OTHER.
  - G-10 APPROX. LOCATION OF SIGHT TIGHT TRASH ENCLOSURE.

- STRIPING AND SIGNAGE CONSTRUCTION NOTES**
- T-1 PROP. VAN ACCESSIBLE HANDICAPPED SIGN (TYP). SEE DETAIL ON SHEET C-901.
  - T-2 PROPOSED 16" WIDE WHITE THERMO STOP BAR (TYP)
  - T-3 PROPOSED EPOXY STRIPING - 4" SOLID WHITE LINE (TYP)
  - T-4 PROPOSED EPOXY STRIPING - 4" HANDICAPPED BLUE PARKING SYMBOL
  - T-5 PROPOSED EPOXY STRIPING - 4" SOLID HANDICAPPED BLUE CROSS HATCH (@45°, SPACED 2' O.C.) (TYP)
  - T-6 PROPOSED "STOP" SIGN 30"X30"



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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	5/4/20	PER COUNTY COMMENTS.	JSW STF

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PROJECT No.:	DE 190059
DRAWN BY:	ANM
CHECKED BY:	DMK
DATE:	03/11/2020
CAD ID:	PSP-1

**PRELIMINARY SITE PLAN**  
 FOR  
**BEACHFIRE BREWING COMPANY, L.L.C.**  
 SITE LOCATION  
 TAX MAP #: 334-13.20-15.00,  
 334-13.20-18.00, AND 334-13.20-21.00  
 1926 CENTRAL AVENUE  
 LEWES AND REHOBOTH HUNDRED,  
 REHOBOTH BEACH  
 SUSSEX COUNTY, DELAWARE

**BOHLER**  
 18958 COASTAL HWY, SUITE D  
 REHOBOTH BEACH, DE 19971  
 Phone: (302) 644-1155  
 Fax: (302) 703-3173  
 BohlerEngineering.com

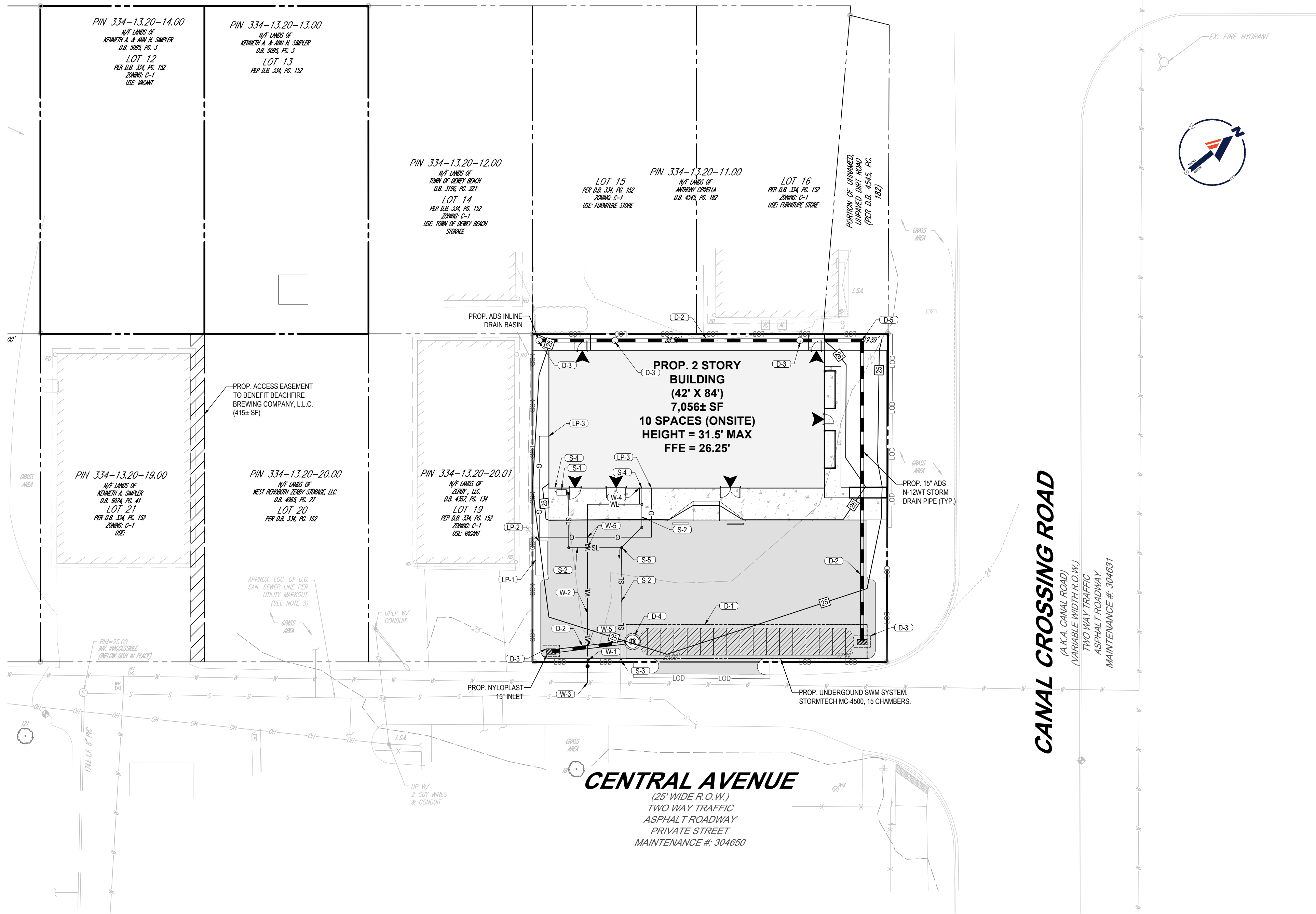
**S.J. FORTUNATO**  
 No. 19519  
 PROFESSIONAL ENGINEER  
 DE 19519  
 05/04/20  
 DE LAWNIRE  
 PROFESSIONAL ENGINEER

SHEET TITLE:  
**SITE PLAN**  
 SHEET NUMBER:  
**C-301**  
 REVISION 1 - 5/4/20



**HEBRON ROAD**

(VARIABLE WIDTH R.O.W.)  
TWO WAY TRAFFIC  
ASPHALT ROADWAY  
MAINTENANCE #: 00273



**CANAL CROSSING ROAD**  
(A.K.A. CANAL ROAD)  
(VARIABLE WIDTH R.O.W.)  
TWO WAY TRAFFIC  
ASPHALT ROADWAY  
MAINTENANCE #: 304631

**CENTRAL AVENUE**  
(25' WIDE R.O.W.)  
TWO WAY TRAFFIC  
ASPHALT ROADWAY  
PRIVATE STREET  
MAINTENANCE #: 304650

**STORM SEWER CONSTRUCTION NOTES**

- (D-1) PROPOSED STORMWATER MANAGEMENT FACILITY TO BE CONSTRUCTED IN ACCORDANCE WITH DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. SEE STORMWATER MANAGEMENT PLAN.
- (D-2) INSTALL PROPOSED STORM DRAIN PIPE (TYP.). SEE PIPE SCHEDULES FOR PIPE SIZES, MATERIALS AND INVERTS.
- (D-3) INSTALL PROPOSED STORM DRAIN CATCH BASIN (TYP.). SEE CATCH BASIN SCHEDULES FOR TYPE, SIZE, GRATE, AND INVERTS.
- (D-4) INSTALL PROPOSED STORM DRAIN MANHOLE (TYP.). SEE MANHOLE SCHEDULE FOR TYPE, SIZE, RIM, AND INVERTS.
- (D-5) INSTALL 90° BEND

**SANITARY SEWER CONSTRUCTION NOTES**

- (S-1) INSTALL PRE-CAST 1,000 GAL. GREASE INTERCEPTOR.
- (S-2) INSTALL 6" PVC SDR-35 SANITARY LATERAL (1.0% MINIMUM SLOPE) WITH CLEANOUTS SHOWN AT LOCATIONS HEREON (TYP.).
- (S-3) CONNECT PROPOSED SEWER TO EXISTING CLEANOUT. SEE DETAIL ON SHEET C-502. CLEANOUT CAP SHALL BE ADJUSTED TO FINAL GRADE AFTER CONSTRUCTION IS COMPLETED. CONTRACTOR TO VERIFY DEPTH AND LOCATION IN FIELD PRIOR TO CONSTRUCTION AND REPORT CONDITIONS TO BOHLER. CONTRACTOR TO PROVIDE ALTERNATE PRICE TO INSTALL NEW SANITARY CONNECTION TO THE EXISTING SEWER MAIN.
- (S-4) CONNECT PROPOSED SEWER TO BUILDING. SEE BUILDING PLUMBING DRAWINGS FOR TIE-IN LOCATIONS AT BUILDING PRIOR TO CONSTRUCTION. GC MUST INSTALL PLUMBING FOR SANITARY SEWER IN ACCORDANCE WITH SECTION 715 OF THE IPC.
- (S-5) INSTALL CLEANOUT. REF. DETAIL ON SHEET C-502.

**DOMESTIC WATER CONSTRUCTION NOTES**

- (W-1) INSTALL 1 1/2" WATER METER PER CITY OF REHOBOTH REQUIREMENTS
- (W-2) INSTALL 1 1/2" SDR-9 POLY PVC PIPE DOMESTIC WATER SERVICE (48" MIN. COVER, TYP.).
- (W-3) CONNECT PROPOSED WATER TO EXISTING MAIN USING A 6"x1 1/2" TAPPING SLEEVE AND VALVE PER CITY OF REHOBOTH SPECIFICATIONS. CONTRACTOR TO VERIFY LOCATION PRIOR TO CONSTRUCTION.
- (W-4) CONNECT WATER LINE TO BUILDING. SEE ARCHITECTURAL/MEP PLANS FOR DETAILS, CONFIRM PRIOR TO CONSTRUCTION.
- (W-5) DEFLECT WATER MAIN AROUND OTHER INSTALLED UTILITIES TO MAINTAIN MIN. OF 1.5' CLEARANCE AND 48" COVER.

**PROPANE CONSTRUCTION NOTES**

- (LP-1) CONTRACTOR TO INSTALL PROPANE TANK PER PROVIDER SPECIFICATIONS. CONTRACTOR TO COORDINATE SIZE AND SETBACKS WITH PROVIDER PRIOR TO CONSTRUCTION. SIZE AND LOCATION SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY PRIOR TO CONSTRUCTION.
- (LP-2) CONTRACTOR TO CONNECT PROPANE LINES TO PROPANE TANK PER PROVIDER SPECIFICATIONS.
- (LP-3) CONNECT PROPANE LINES TO BUILDING. SEE ARCHITECTURAL/MEP PLANS FOR DETAILS, CONFIRM PRIOR TO CONSTRUCTION.

**UTILITY CONSTRUCTION NOTES**

- (U-1) CONTRACTOR TO CONNECT GAS, TELEPHONE, AND ELECTRIC TO EXISTING LINES PER UTILITY OWNER LINE SPECS. COORDINATE WITH UTILITY COMPANIES AND FIELD VERIFY LOCATION PRIOR TO CONSTRUCTION.

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**REVISIONS**

REV	DATE	COMMENT	DRAWN BY
1	5/4/20	PER COUNTY COMMENTS.	JSW STF

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PROJECT No.: DE190059  
DRAWN BY: ANM  
CHECKED BY: DMK  
DATE: 03/31/2020  
CAD ID: PSP-1

**PRELIMINARY SITE PLAN**

FOR  
**BEACHFIRE BREWING COMPANY, L.L.C.**  
SITE LOCATION

TAX MAP #: 334-13.20-15.00,  
334-13.20-18.00, AND 334-13.20-21.00  
19826 CENTRAL AVENUE  
LEWES AND REHOBOTH HUNDRED,  
REHOBOTH BEACH  
SUSSEX COUNTY, DELAWARE

**BOHLER**

18958 COASTAL HWY, SUITE D  
REHOBOTH BEACH, DE 19971  
Phone: (302) 644-1155  
Fax: (302) 703-3173  
BohlerEngineering.com

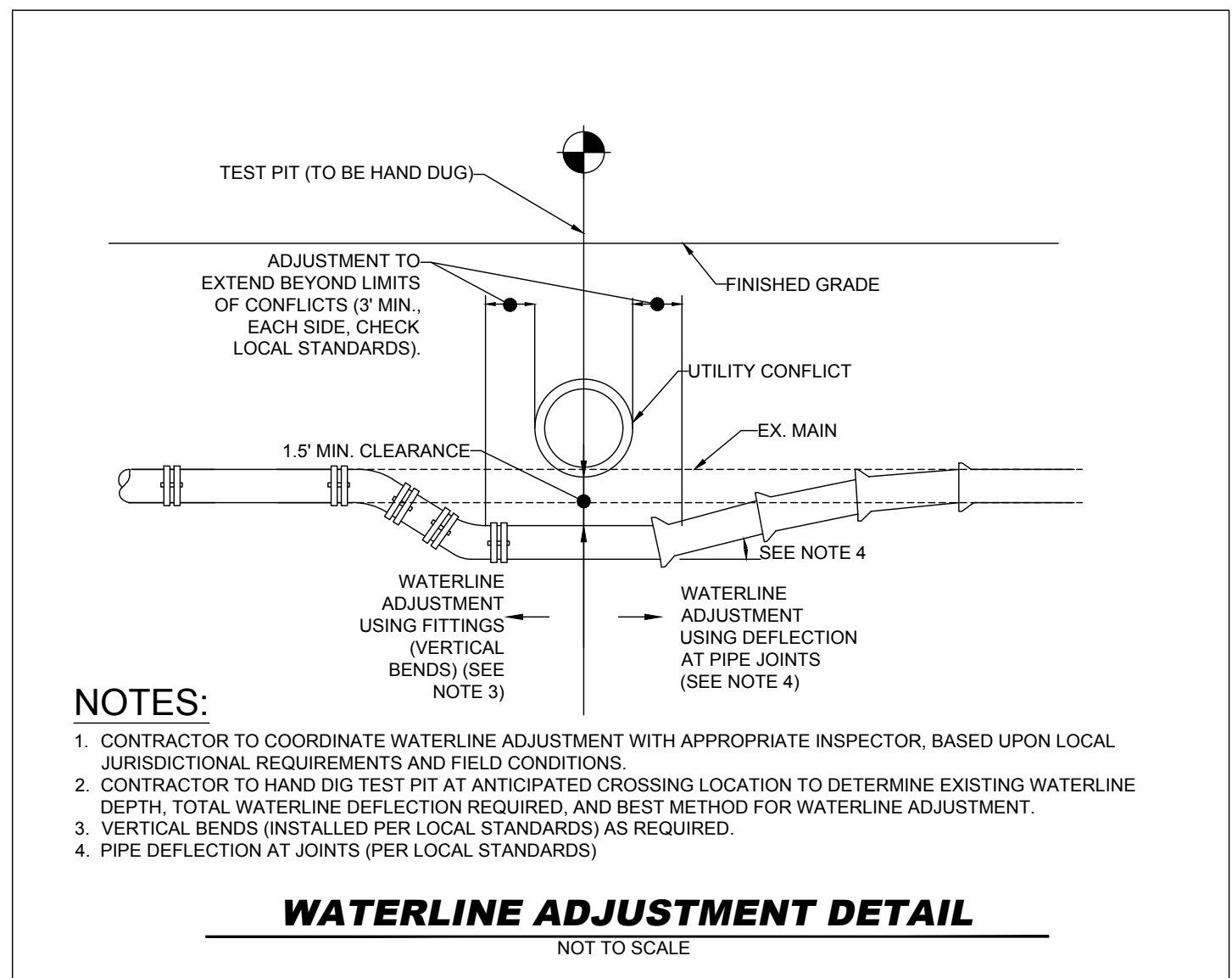
**S.T. FORTUNATO**  
No. 19519  
PROFESSIONAL ENGINEER  
EXPIRES 06/30/2024  
DE 05/04/20  
LAWYRE  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**UTILITIES PLAN**

SHEET NUMBER:  
**C-501**

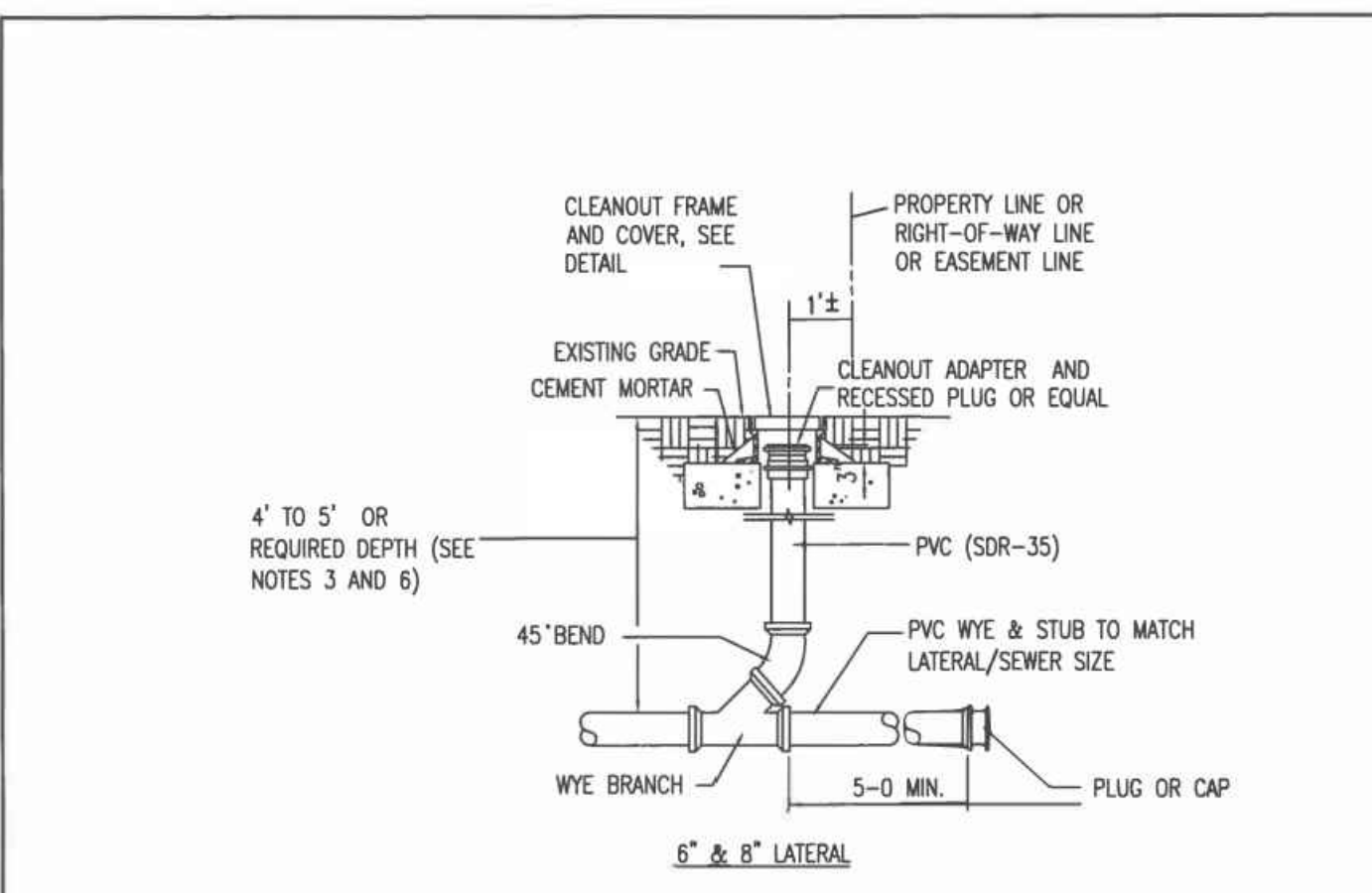
REVISION 1 - 5/4/20

May 04, 2020  
 H:\1805\1805\DRAWINGS\PLAN SETS\PRELIMINARY SITE PLANS\DE 1805B-PSP-1.dwg - LAYOUT: C-502 DETAILS



- NOTES:**
1. CONTRACTOR TO COORDINATE WATERLINE ADJUSTMENT WITH APPROPRIATE INSPECTOR, BASED UPON LOCAL JURISDICTIONAL REQUIREMENTS AND FIELD CONDITIONS.
  2. CONTRACTOR TO HAND DIG TEST PIT AT ANTICIPATED CROSSING LOCATION TO DETERMINE EXISTING WATERLINE DEPTH, TOTAL WATERLINE DEFLECTION REQUIRED, AND BEST METHOD FOR WATERLINE ADJUSTMENT.
  3. VERTICAL BENDS (INSTALLED PER LOCAL STANDARDS) AS REQUIRED.
  4. PIPE DEFLECTION AT JOINTS (PER LOCAL STANDARDS)

**WATERLINE ADJUSTMENT DETAIL**  
 NOT TO SCALE



- NOTES:**
1. C.O. NOT TO BE LOCATED IN DITCH, SWALE, ETC.
  2. MAINTAIN 10' MIN. SEPARATION BETWEEN SEWER AND WATER LINES.
  3. WHERE SEWER MAIN DEPTH IS TOO SHALLOW TO ACCOMMODATE 4' OF COVER SET LATERAL AT 2X FROM MAIN LINE SEWER TO THE PROPERTY LINE TO ACHIEVE THE MAXIMUM LATERAL DEPTH POSSIBLE AT THE PROPERTY LINE.
  4. SIZE OF PVC LATERAL STUB TO MATCH LATERAL SIZE.
  5. A MINIMUM OF 3" CLEARANCE SHALL BE PROVIDED BETWEEN CLEANOUT COVER AND CLEANOUT TOP.
  6. ALL CLEANOUT DEPTHS LABELED AS CRITICAL DEPTH LATERALS SHALL BE INSTALLED AT THE DEPTH SCHEDULED ON THE PLAN SHEETS.

	SCALE: N.T.S.	SUSSEX COUNTY ENGINEERING DEPARTMENT	TYPICAL COUNTY PROPERTY-LINE SEWER LATERAL CLEANOUT	DETAIL
	REVISED: 1-19-18	APPROVED: _____		TB-1
	REVISED: -	SUSSEX COUNTY ENGINEER		
	REVISED: -			

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**REVISIONS**

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PROJECT No.: DE190059  
 DRAWN BY: ANM  
 CHECKED BY: DMK  
 DATE: 03/31/2020  
 CAD ID: PSP-1

PROJECT:  
**PRELIMINARY SITE PLAN**  
 FOR  
**BEACHFIRE BREWING COMPANY, L.L.C**  
 SITE LOCATION  
 TAX MAP #: 334-13.20-15.00, 334-13.20-18.00, AND 334-13.20-21.00  
 19826 CENTRAL AVENUE  
 LEWES AND REHOBOTH HUNDRED, REHOBOTH BEACH, SUSSEX COUNTY, DELAWARE

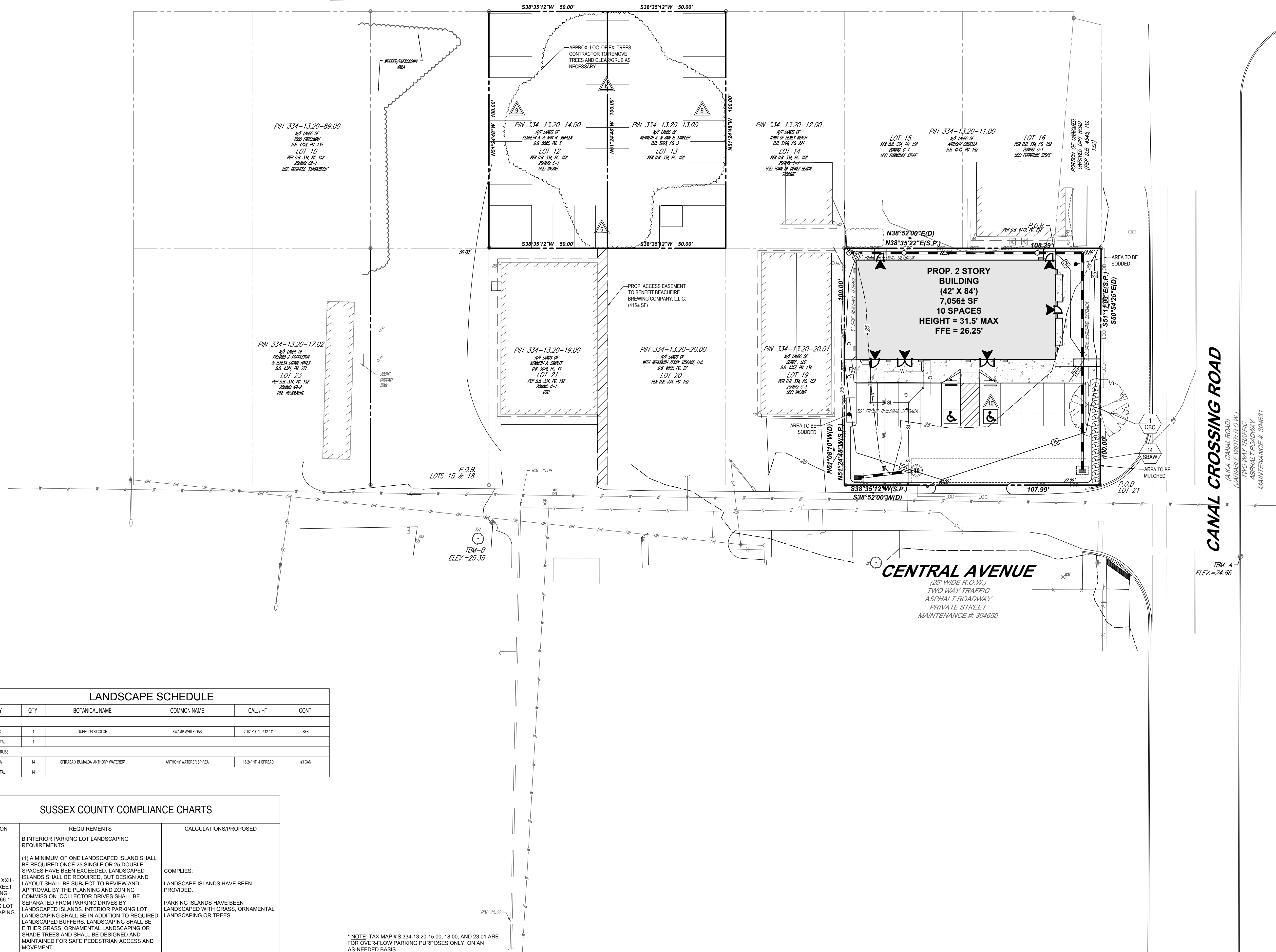
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 18958 COASTAL HWY, SUITE D  
 REHOBOTH BEACH, DE 19971  
 Phone: (302) 644-1155  
 Fax: (302) 703-3173  
 BohlerEngineering.com

**S.J. FORTUNATO**  
 No. 19519  
 PROFESSIONAL ENGINEER  
 DE LAWARE  
 05/04/20

SHEET TITLE:  
**UTILITIES DETAILS**  
 SHEET NUMBER:  
**C-502**  
 REVISION 1 - 5/4/20

# HEBRON ROAD

(VARIABLE WIDTH R.O.W.)  
TWO WAY TRAFFIC  
ASPHALT ROADWAY  
MAINTENANCE # 00273



### LANDSCAPE SCHEDULE

KEY	QTY.	BOTANICAL NAME	COMMON NAME	CAL. / HT.	CONT.
SHADE TREES					
QBC	1	QUERCUS BRIDOLOR	SWAMP WHITE OAK	2 1/2" CAL.   12' HT.	B#8
SUBTOTAL	1				
DECIDUOUS SHRUBS					
SBW	14	SPREADED BUNALDA ANTHONY WATERER	ANTHONY WATERER SPEEA	15-24" HT. & SPREAD	#1 CAN
SUBTOTAL	14				

### SUSSEX COUNTY COMPLIANCE CHARTS

SECTION	REQUIREMENTS	CALCULATIONS/PROPOSED
ARTICLE XXII - OFF STREET PARKING § 115-166.1 PARKING LOT LANDSCAPING	<p>B. INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS.</p> <p>(1) A MINIMUM OF ONE LANDSCAPED ISLAND SHALL BE REQUIRED ONCE 25 SINGLE OR 25 DOUBLE SPACES HAVE BEEN EXCEEDED. LANDSCAPED ISLANDS SHALL BE REQUIRED, BUT DESIGN AND LAYOUT SHALL BE SUBJECT TO REVIEW AND APPROVAL BY THE PLANNING AND ZONING COMMISSION. COLLECTOR DRIVES SHALL BE SEPARATED FROM PARKING DRIVES BY LANDSCAPED ISLANDS. INTERIOR PARKING LOT LANDSCAPING SHALL BE IN ADDITION TO REQUIRED LANDSCAPED BUFFERS. LANDSCAPING SHALL BE EITHER GRASS, ORNAMENTAL LANDSCAPING OR SHADE TREES AND SHALL BE DESIGNED AND MAINTAINED FOR SAFE PEDESTRIAN ACCESS AND MOVEMENT.</p>	<p>COMPLIES:</p> <p>LANDSCAPE ISLANDS HAVE BEEN PROVIDED.</p> <p>PARKING ISLANDS HAVE BEEN LANDSCAPED WITH GRASS, ORNAMENTAL LANDSCAPING OR TREES.</p>

\* NOTE: TAX MAP #S 334-13.20-15.00, 18.00, AND 23.01 ARE FOR OVER-FLOW PARKING PURPOSES ONLY, ON AN AS-NEEDED BASIS.

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### PRELIMINARY

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PROJECT No.: DE 190059  
DRAWN BY: ANM  
CHECKED BY: DMK  
DATE: 03/31/2020  
CAD ID: PFP-1

### PRELIMINARY SITE PLAN

FOR  
**BEACHFIRE BREWING COMPANY, L.L.C.**  
SITE LOCATION  
TAX MAP #: 334-13.20-15.00, 334-13.20-18.00, AND 334-13.20-21.00  
1926 CENTRAL AVENUE  
LEWES AND REHOBOTH HUNDRED, REHOBOTH BEACH  
SUSSEX COUNTY, DELAWARE

18958 COASTAL HWY, SUITE D  
REHOBOTH BEACH, DE 19971  
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Fax: (302) 703-3173  
BohlerEngineering.com

E.R. McWILLIAMS  
REGISTERED LANDSCAPE ARCHITECT  
STATE OF DELAWARE

SHEET TITLE:  
**LANDSCAPE PLAN**  
SHEET NUMBER:  
**C-701**

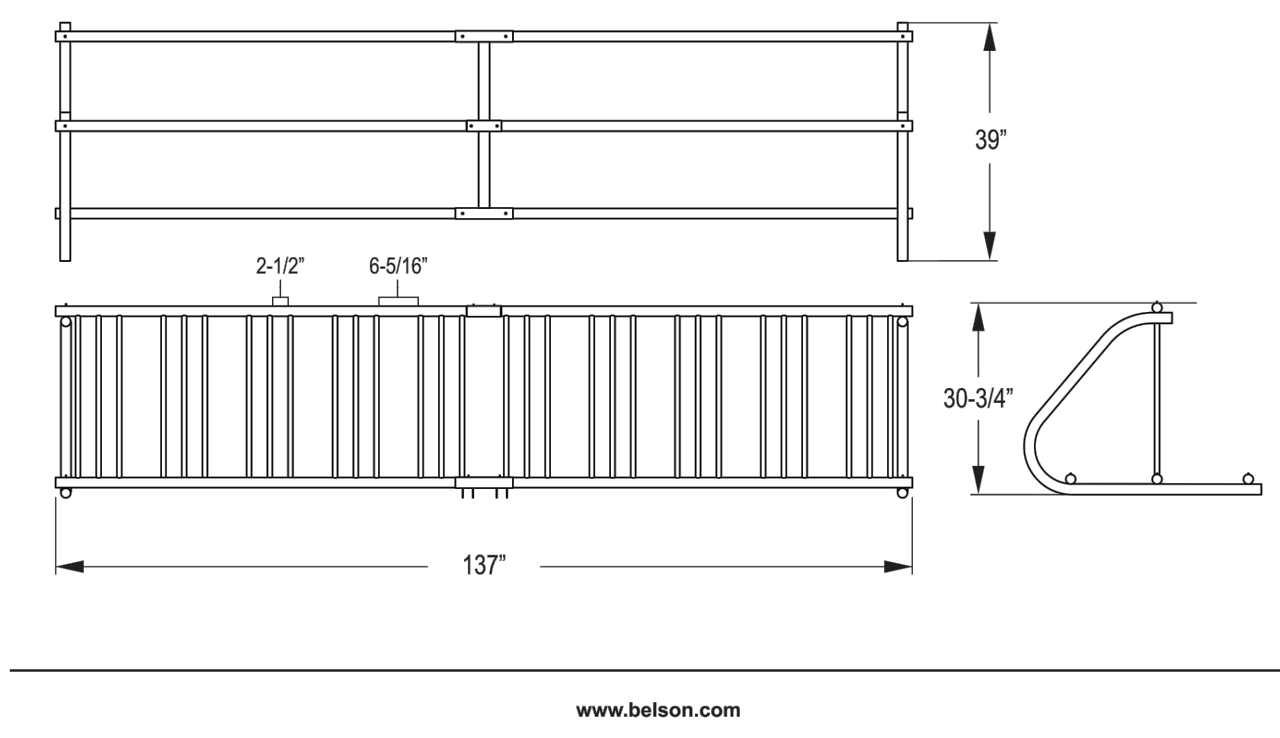
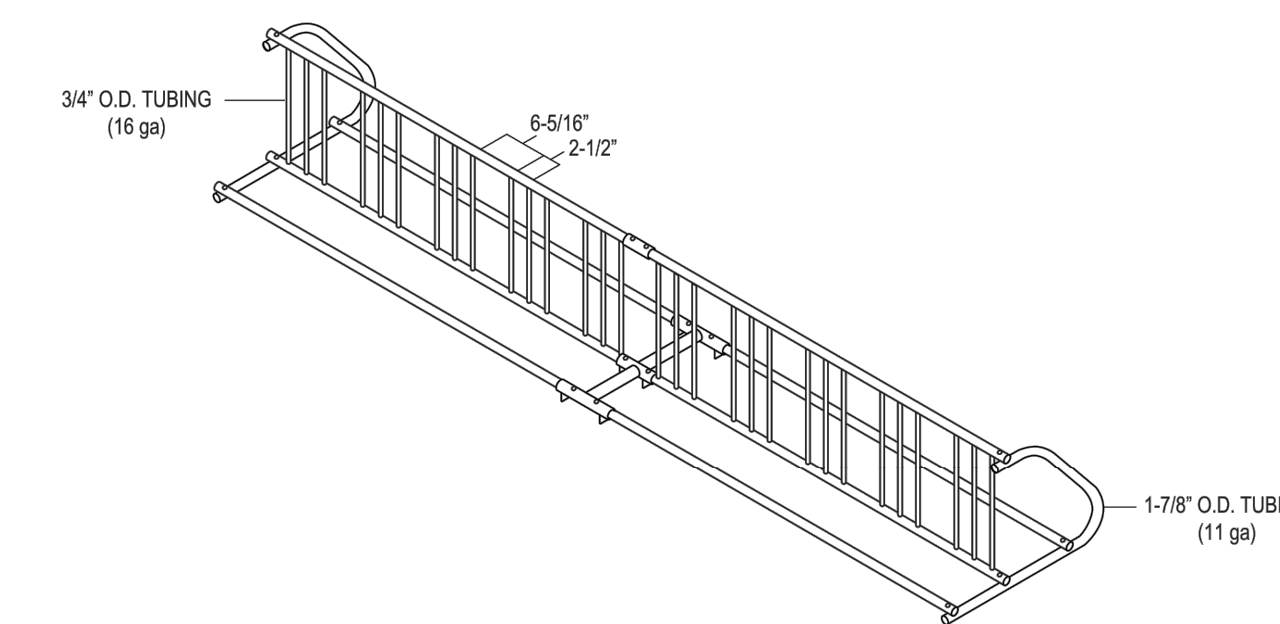




627 Amersale Drive  
Naperville, IL 60563  
Phone: (800) 323-5664  
Fax: (630) 891-0573  
sales@belson.com

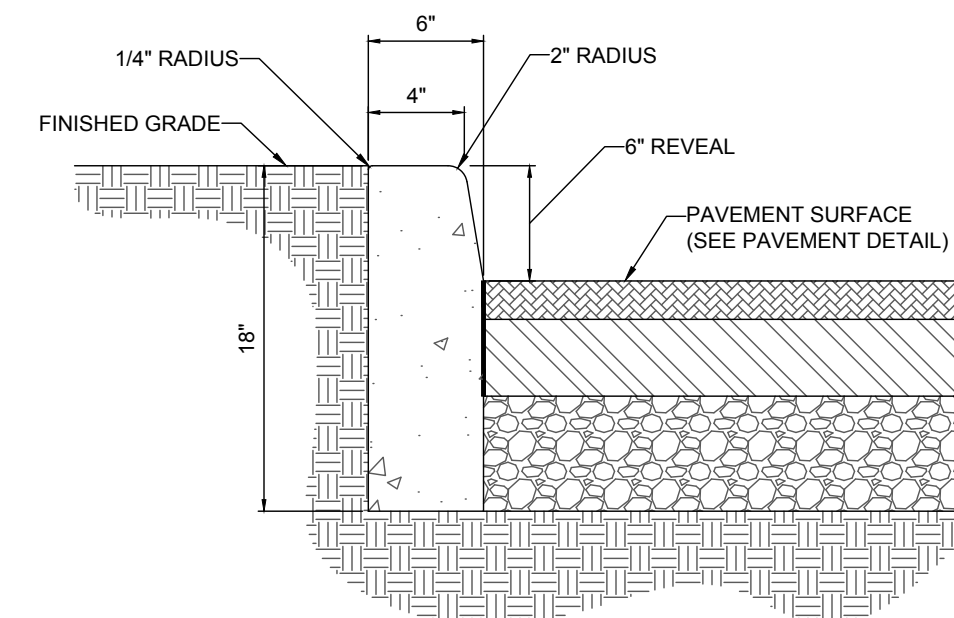
Model # CBBR-20DG-SV Dimension Sheet

20 GRID DOUBLE BIKE RACK, SILVER



NOTE: BIKE RACK DETAIL NOT TO SCALE. 20 BIKE CAPACITY. APPROVED EQUAL MAY BE USED. TO BE FIELD LOCATED

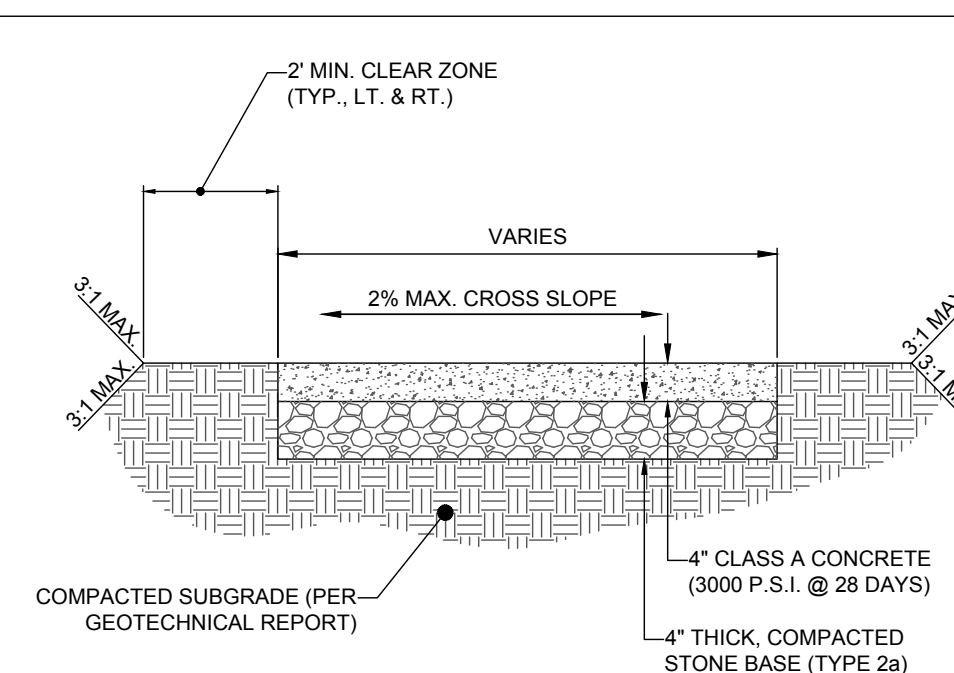
www.belson.com



NOTES:  
1. EXPANSION JOINTS TO BE INSTALLED AT 20' INTERVALS.  
2. THIS ITEM MAY BE PRECAST OR CAST IN PLACE.  
3. CONCRETE TO BE CLASS A3 IF CAST IN PLACE OR 4000 P.S.I. IF PRECAST.

HEADER CURB DETAIL

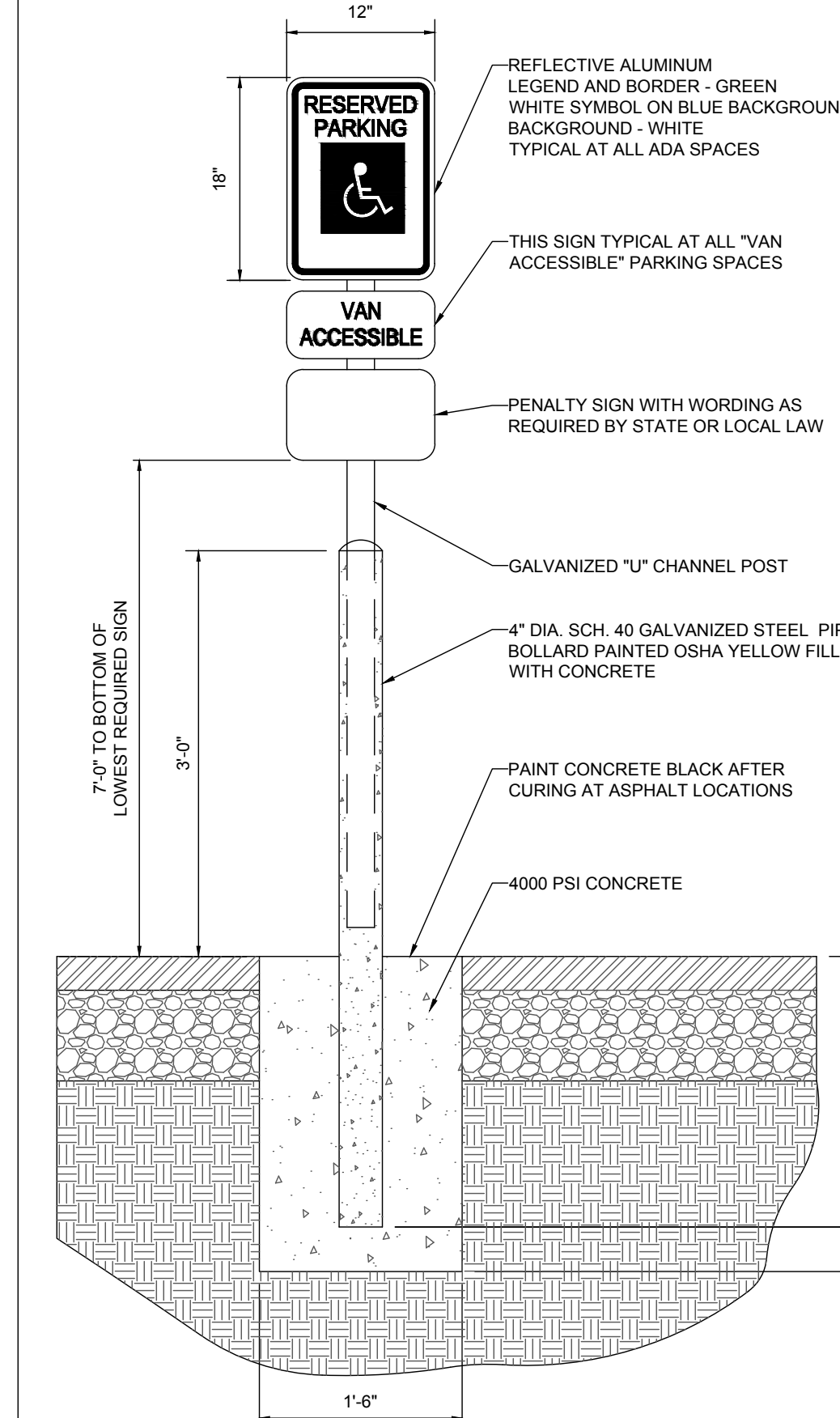
NOT TO SCALE



NOTE:  
1. EXPANSION JOINTS 1/2\"/>

CONCRETE SIDEWALK DETAIL

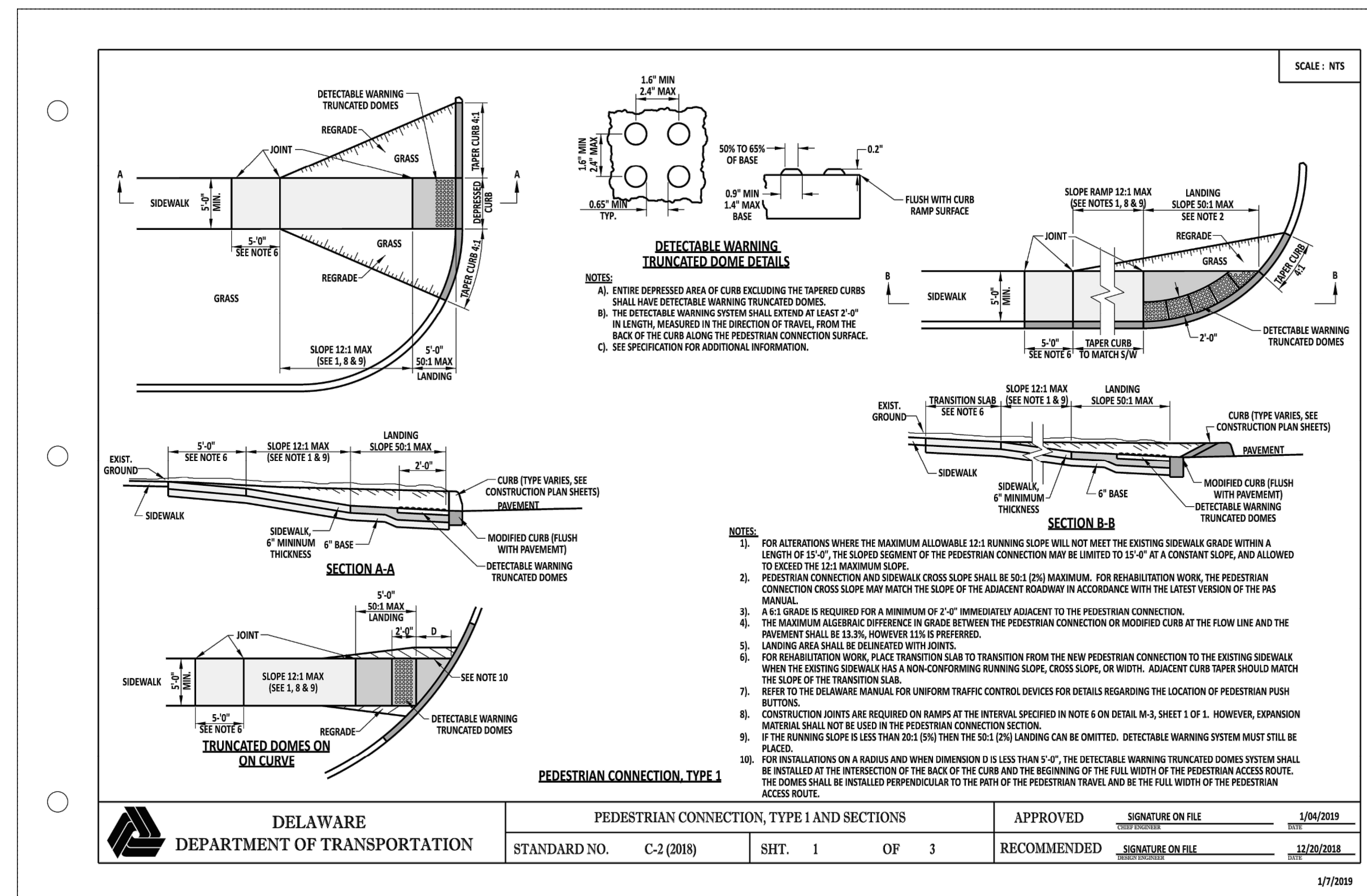
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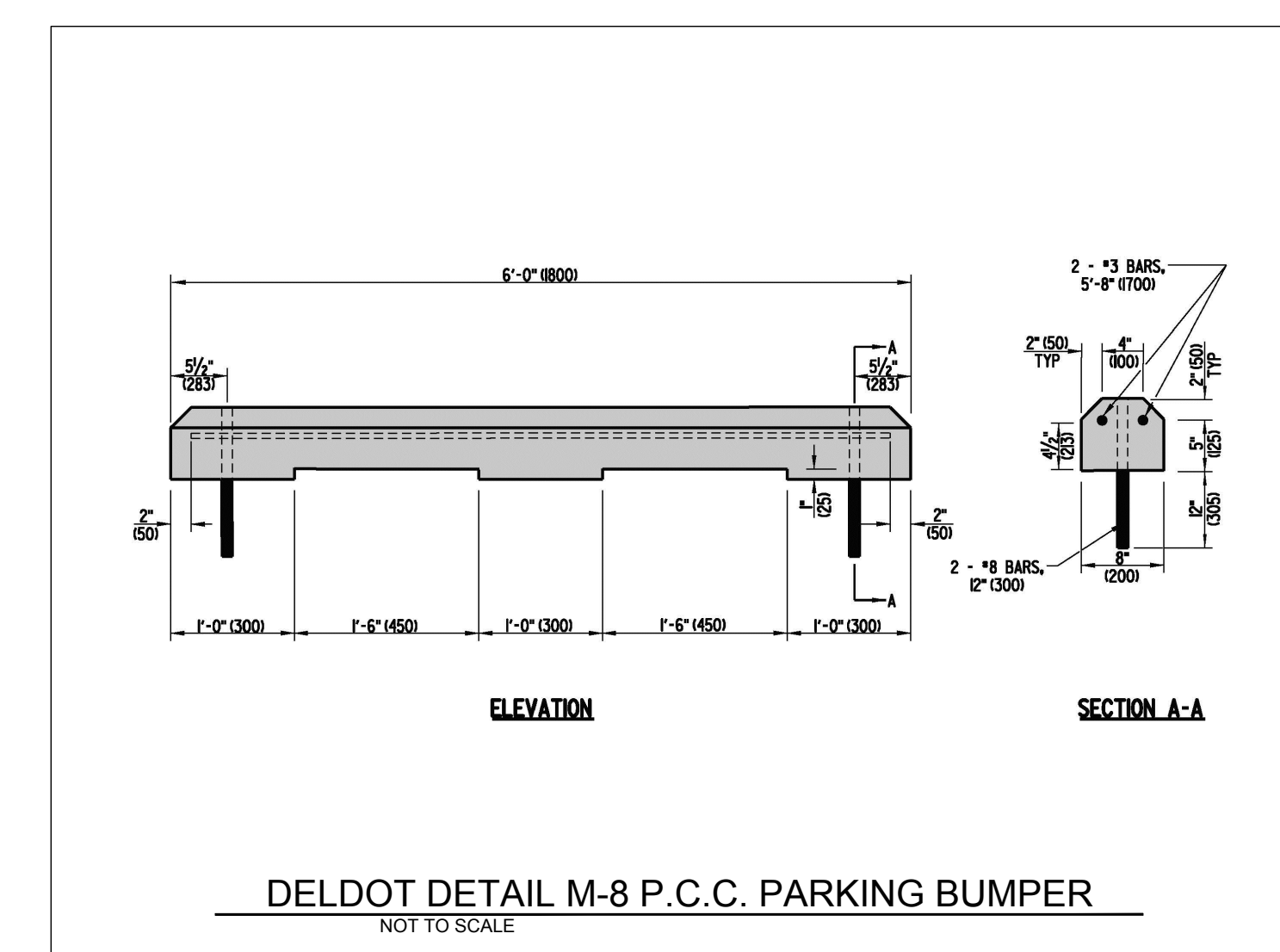
NOTE:  
ONE AT EACH ADA SPACE. WHERE ADA SPACES FACE EACH OTHER WITHOUT WALKWAY, THERE SHALL BE ONE POST WITH SIGNS MOUNTED BOTH SIDES

BOLLARD MOUNTED ADA PARKING SIGN DETAIL

NOT TO SCALE



DELAWARE DEPARTMENT OF TRANSPORTATION	PEDESTRIAN CONNECTION, TYPE 1 AND SECTIONS		APPROVED	SIGNATURE ON FILE	1/04/2019
	STANDARD NO.	C-2 (2018)	SHT.	1	OF
			RECOMMENDED	SIGNATURE ON FILE	12/20/2018



DELDOT DETAIL M-8 P.C.C. PARKING BUMPER

NOT TO SCALE

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PROJECT No.:	DE190059
DRAWN BY:	ANM
CHECKED BY:	DMK
DATE:	03/31/2020
CAD ID:	PSP-1

PRELIMINARY  
SITE PLAN  
FOR  
**BEACHFIRE BREWING COMPANY, L.L.C.**  
SITE LOCATION  
TAX MAP #: 334-13.20-15.00,  
334-13.20-18.00, AND 334-13.20-21.00  
1826 CENTRAL AVENUE  
LEWES AND REHOBOTH HUNDRED,  
REHOBOTH BEACH  
SUSSEX COUNTY, DELAWARE

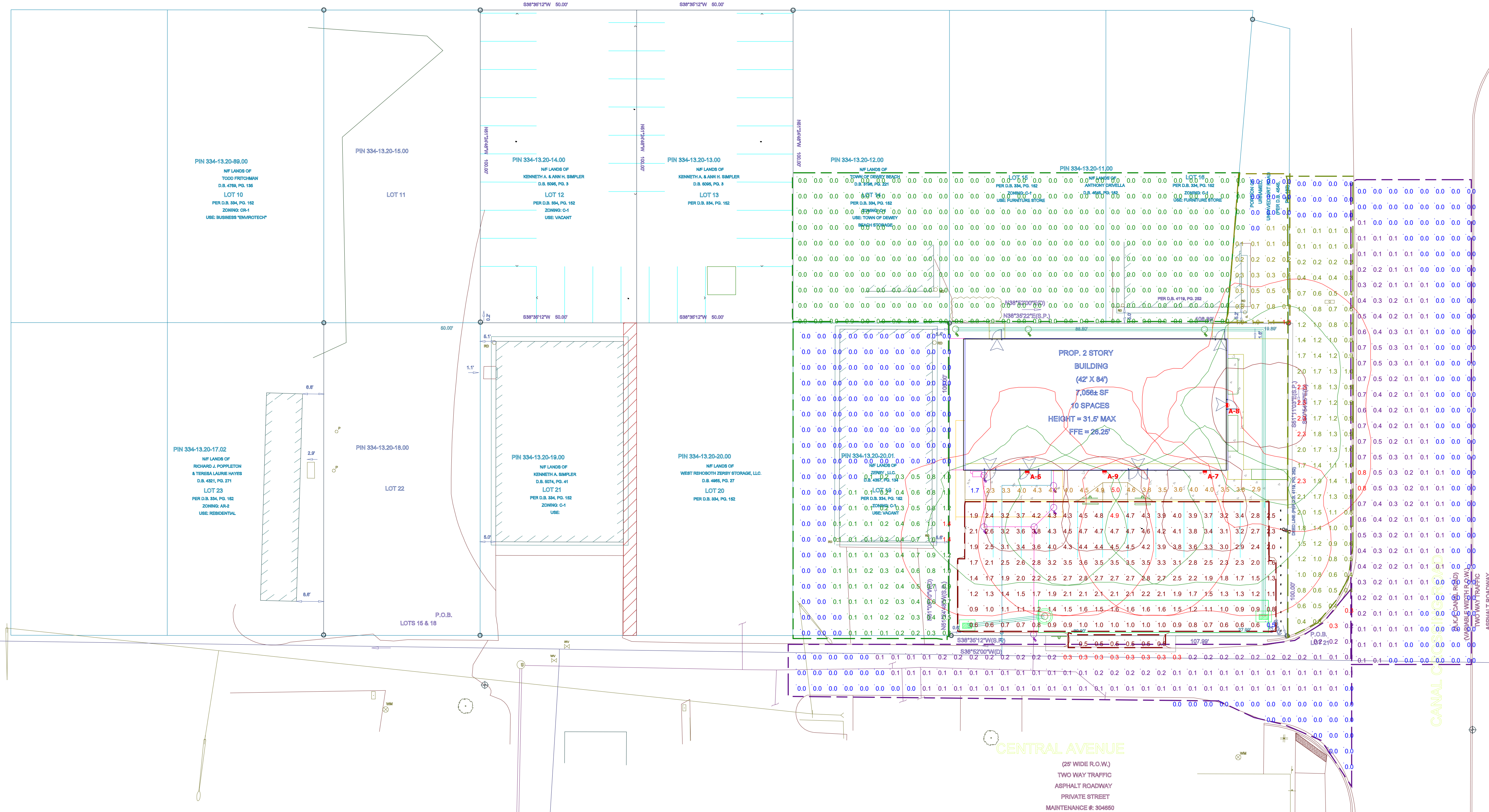
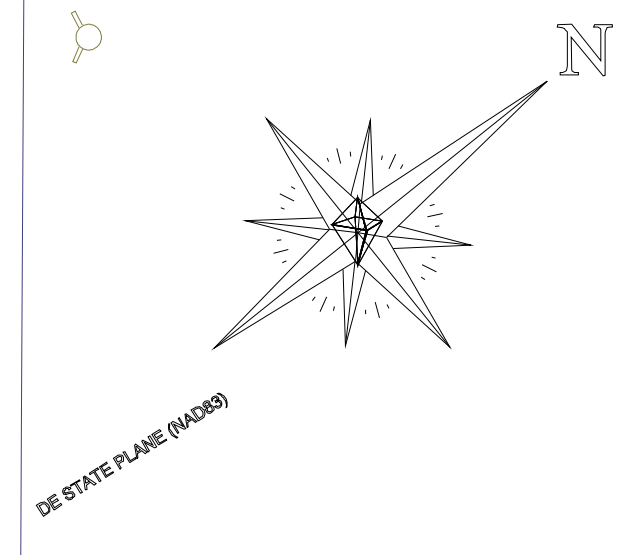
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Phone: (302) 644-1155  
Fax: (302) 703-3173  
BohlerEngineering.com

**S.T. FORTUNATO**  
No. 19519  
PROFESSIONAL ENGINEER  
DELAWARE LICENSE NO. 19519  
08/04/20  
DE LAIVRE  
PROFESSIONAL ENGINEER

SHEET TITLE:  
**CONSTRUCTION DETAILS**  
SHEET NUMBER:  
**C-901**  
REVISION 1 - 5/4/20



HEBRON ROAD  
(VARIABLE WIDTH R.O.W.)  
TWO WAY TRAFFIC  
ASPHALT ROADWAY  
MAINTENANCE #: 00273

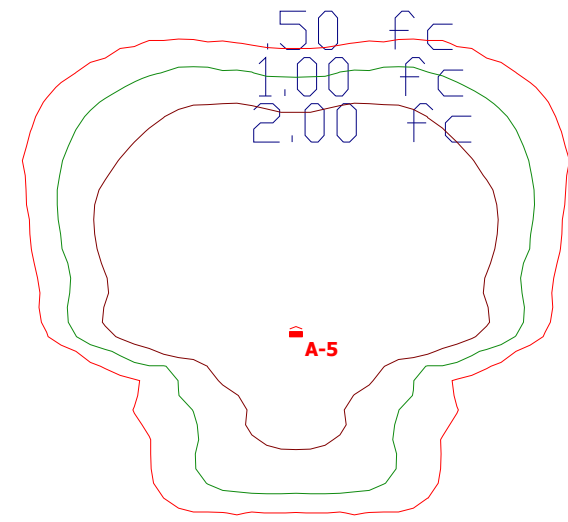


CENTRAL AVENUE  
(65' WIDE R.O.W.)  
TWO WAY TRAFFIC  
ASPHALT ROADWAY  
PRIVATE STREET  
MAINTENANCE #: 304850

CANAL

BEACHFIRE BREWING DEVELOPMENT  
WEST REHOBOTH DE  
Site Lighting  
Bohler Engineers Rehoboth Beach DE

Designer  
Date  
5/4/2020  
Scale  
1" = 20'-0"  
Drawing No.  
Summary



A  
 Holophane  
 Lighting  
 "HLWPC2 Wallpack"  
 70 W LED  
 5000K  
 Forward Throw  
 Flat Lense  
 Single  
 Wall Mount  
 16.5 ft Wall Mount  
 Height

**HOLOPHANE**  
 LIGHTING SOLUTIONS

**HLWPC2**  
 Wallpack Full Cutoff LED

**Features:**

- 70W LED LED package with 1600 lumens
- 5000K color temperature
- 160° beam angle
- 16.5" mounting height
- 16.5" mounting height
- 16.5" mounting height

**Specifications:**

- Power: 70W
- Voltage: 120V
- Current: 0.58A
- Power Factor: 0.95
- Life Span: 50,000 hours

**Dimensions:**

- Overall Length: 4.5"
- Overall Width: 1.5"
- Overall Height: 1.5"

**Notes:**

- See technical drawing for details.
- See technical drawing for details.

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Canal Road	+	0.1 fc	0.8 fc	0.0 fc	N/A	N/A
Entrance/Exit	+	0.5 fc	0.5 fc	0.5 fc	1.0:1	1.0:1
Front Walkway	+	3.8 fc	5.0 fc	1.7 fc	2.9:1	2.2:1
Lot #19	+	0.2 fc	1.4 fc	0.0 fc	N/A	N/A
Lots 14, 15 & 16	+	0.0 fc	0.0 fc	0.0 fc	N/A	N/A
Parking Front Lot	+	2.5 fc	4.9 fc	0.5 fc	9.8:1	5.0:1
Private Street	+	0.1 fc	0.3 fc	0.0 fc	N/A	N/A
Setback	+	0.9 fc	2.3 fc	0.0 fc	N/A	N/A
Unpaved Lot	+	0.3 fc	1.2 fc	0.0 fc	N/A	N/A

No.	Label	Location						Aim		
		X	Y	Z	MH	Orientation	Tilt	X	Y	Z
5	A	3733.05	213.03	9.00	9.00	0.00	0.00	3733.05	213.30	0.00
6	A	323.18	55.44	16.50	16.50	180.00	0.00	323.18	55.17	0.00
7	A	379.93	55.50	16.50	16.50	180.00	0.00	379.93	55.23	0.00
8	A	386.70	76.46	16.50	16.50	90.00	0.00	386.97	76.46	0.00
9	A	347.87	55.52	16.50	16.50	180.00	0.00	347.87	55.25	0.00

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Lumens per Lamp	LLF	Wattage
	A	4	HLWPC2 P30 50K XX TFTM WALL MOUNT SINGLE 16.5 FT WALL MOUNT HEIGHT	Wallpack Full Cutoff LED, LED Performance Package P30, 5000 series CCT, Voltage, Forward Throw Medium	LED	1	8190	0.85	70



BEACHFIRE BREWING DEVELOPMENT  
 WEST REHOBOTH DE  
 Site Lighting  
 Bohler Engineers Rehoboth Beach DE

Designer
Date
5/4/2020
Scale
1" = 20'-0"
Drawing No.
Summary

May 4, 2020  
Via Email & FedEx

Sussex County  
Planning & Zoning  
2 The Circle  
Georgetown, DE 19947

Attention: Christin Headley

RE: Preliminary Site Plan (S-20-16)  
Beachfire Brewing Company, LLC  
19826 Central Ave.  
Rehoboth Beach, DE, 19971  
Tax Map:  
334-13.20-21.00, 15.00, & 18.00  
Sussex County, DE  
BEVA # DE190059

Dear Ms. Headley:

In regard to the Staff Review of Preliminary Site Plan report dated April 23, 2020 and pursuant to the conference call with our office on April 28, 2020, please find the following point by point responses for your review regarding the respective items that we understand need additional information:

**Comment 1:** Staff notes the building setbacks for a commercial use in a C-1 (General Commercial) Zoning District are a 60-ft front setback (Central Ave.), 5-ft side setback, 5-ft rear setback, and 15-ft corner setback (Canal Crossing). Please revise the building setbacks on the proposed site plan and include the correct setbacks in the data column.

**Response 1:** Per meeting on 11/25/19 and your email dated 4/30/20, a front setback of 30-ft is acceptable for this site.

**Comment 2:** Staff notes that the proposed 2-story brewpub projects into the 60-ft front yard setback. This structure will require a variance from the Board of Adjustment prior to the approval of any Site Plan.

**Response 2:** Per meeting on 11/25/19 and your email dated 4/30/20, a front setback of 30-ft is acceptable for this site.

**Comment 3:** Staff notes there is proposed off-street parking areas within a reasonable distance from the premises on which parking areas are required. The proposed off-street parking areas will require a special use exception from the Board of Adjustment prior to the approval of any Site Plan (§115-80(B)).

**Response 3:** Special use exception to be submitted under a separate cover to the Board of Adjustment for the off-site parking area.

- Comment 4:** Staff notes that there are 10 proposed parking spaces (9 regular and 1 handicap space) within the front yard setback. The applicant will need to request approval from the Planning and Zoning Commission to allow for parking within the front yard setback.
- Response 4:** A separate letter for the 10 proposed parking spaces within the front yard setback will be provided for consideration per meeting with Planning and Zoning on 4/23/20.
- Comment 5:** Staff notes there is only 1 handicap parking spot shown while 31 parking spots are proposed. Through ADA compliance 26 to 50 parking spots provided would require a minimum of 2 handicap parking spots.
- Response 5:** A second handicap parking spot has been added in front of the building.
- Comment 6:** Staff notes that while 44 parking spaces are required, only 31 parking spaces are proposed (10 spaces onsite, 21 spaces available on parcels 15.00 and 18.00). This is a reduction of 13 parking spaces. The applicant will need to request approval from the Planning and Zoning Commission to allow for a reduction in the number or parking spaces and/or to allow bicycle parking to be considered in the parking count.
- Response 6:** Parking has been increased to 40 spaces split between 10 onsite and 30 available overflow spaces on parcels 12.00 and 13.00. A separate letter will be provided to the Planning and Zoning Commission requesting a reduction in total parking spaces and consideration for onsite bicycle parking.
- Comment 7:** Please confirm if loading areas will be included on the plans. If so, please show the location(s), sizes and dimensions of any loading areas (§115-220(B)(9)).
- Response 7:** As discussed, loading areas not anticipated.
- Comment 8:** Please notate whether the outdoor area will be covered with a roof-like structure or open.
- Response 8:** Roof-like structures are not anticipated.
- Comment 9:** Clarify if there will be dumpsters on the property and show on the site plan. Any dumpsters shall meet the screening requirements and setbacks of §115-170.1 (C)(2)(A)).
- Response 9:** A dumpster is proposed to be located offsite on lot 13.00, which will meet screening requirements and setbacks.
- Comment 10:** Please indicate the locations and heights of lighting poles on the Final Site Plan. Adequate lighting shall be provided if off-street parking spaces are to be used at night. The lighting shall be arranged and installed to minimize glare on property in a residential area (§115-166(G)).
- Response 10:** As discussed, no lighting poles will be located onsite. Offsite overflow parking area will not have lighting as it will be for overflow only per meeting with Planning and Zoning on 4/23/20.
- Comment 11:** Prior to approval of the Final Site Plan, approval letters or letters of no objection from the following agencies shall be submitted to the Sussex County Planning and Zoning Office:
- a. Sussex County Engineering Department
  - b. Sussex Conservation District



- c. Office of State Fire Marshal
- d. Delaware Department of Transportation (DelDOT)

**Response 11:** Comment acknowledged.

In regard to the Planning & Zoning Preliminary Site Plan approval, please find enclosed the following material for your review:

- One (1) copy of the revised Preliminary Site Plan, Sheets C-101 – C-501 and C-701 – C-702, prepared by Bohler, last revised May 4, 2020.
- One (1) copy of the parking justification letter, dated May 4, 2020.

Upon your review of the above, should you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155. Thank you.

Sincerely,  
**Bohler Engineering VA, LLC**

Steven T. Fortunato, P.E.  
Project Manager

cc: Brian Nelson, Beachfire Brewery Co., LLC (w/o encl.)  
Harry Metcalfe, Beachfire Brewery Co., LLC (w/o encl.)  
Patrick Staggs, Beachfire Brewery Co., LLC (w/o encl.)  
David M. Kuklish, P.E., Bohler Engineering VA, LLC (w/o encl.)  
File

STF/JLC

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May 4, 2020  
Via Email & FedEx

Sussex County  
Planning & Zoning  
2 The Circle  
Georgetown, DE 19947

Attention: Jamie Whitehouse  
Planning and Zoning Manager

RE: Preliminary Site Plan (S-20-16)  
Parking Justification Letter  
Beachfire Brewing Company, LLC  
19826 Central Ave.  
Rehoboth Beach, DE, 19971  
Tax Map:  
334-13.20-21.00, 15.00, & 18.00  
Sussex County, DE  
BEVA # DE190059

Dear Mr. Whitehouse:

On behalf of the applicant, Beachfire Brewing Company, LLC, we (Bohler) are hereby requesting a waiver to allow parking within the front yard setback as well as a waiver to reduce the required parking from 44 spaces to 40 spaces. See below for justification for these requests.

Waiver to allow parking in the front yard setback:

- Although 10 parking spaces are located in the front yard setback, only about 5 ft of these spaces extends into the setback area.
- The property is limited in depth, and since the building is located along the rear yard setback (5 ft) and the drive aisle is located about 1 ft from the front property line, the parking is situated as far from the front property line as possible. A waiver request is needed from the Fire Marshal to reduce the distance between the parking and the front of the building from 15 ft to 10ft, which further displays the challenges this property presents.
- Many of the surrounding structures are located near or at the front yard setback line. Nearly all of these uses currently utilize parking within the front setback, so this request is not out of character for the surrounding area.

Waiver to reduce the required parking from 44 spaces to 40 spaces:

- The current property is not large enough to include the required parking, so an overflow lot has been provided that consist of two parcels located near the proposed development. An easement will be provided for access from the off-site parking lot to the adjacent ROW.
- This offsite parking area provides approximately 30 additional spaces but is still not enough to meet the code requirement for this use.



- The developer has agreed to provide approximately 60 bicycle parking spaces on-site to mitigate the vehicle parking shortage.
- The existing facility experiences heavy bicycle traffic, and the proposed facility would expect a similar condition. This shows a high demand for bicycle parking relative to vehicle parking.
- This project is adjacent to a major bike trail and provides convenient access and parking to those already utilizing a bicycle.
- Rehoboth Beach has the existing infrastructure in place to support heavy bike traffic, therefore, this request is not out of character for the surrounding area.

We appreciate your assistance with this project. Upon your review of the above, should you have any questions or require additional information, please do not hesitate to contact this office at (302) 644-1155. Thank you.

Sincerely,  
**Bohler Engineering VA, LLC**

A handwritten signature in blue ink, appearing to read "Steven T. Fortunato".

Steven T. Fortunato, P.E.

cc: Brian Nelson, Beachfire Brewery Co., LLC (w/o encl.)  
Harry Metcalfe, Beachfire Brewery Co., LLC (w/o encl.)  
Patrick Staggs, Beachfire Brewery Co., LLC (w/o encl.)  
David M. Kuklish, P.E., Bohler Engineering VA, LLC (w/o encl.)  
File

STF/JLC

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WE WILLIAM H. AND JILL E. LONDON, OUR HEIRS AND ASSIGNS, HEREBY ACKNOWLEDGE THAT WE WILL ACCEPT THE RESPONSIBILITY OF MAINTAINING THE EASEMENTS HEREON DEPICTED IN A MANNER THAT ALLOWS UNOBSTRUCTED INGRESS, EGRESS AND REGRESS ALONG AND ACROSS SAID EASEMENTS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

WE THE ADJACENT PROPERTY OWNERS, OUR HEIRS AND ASSIGNS, ALONG THE EXISTING AND NEWLY CREATED EASEMENTS, AS DEPICTED ON THIS PLAT, ACKNOWLEDGE THAT WE HAVE THE UNOBSTRUCTED RIGHT TO USE THE ABOVEMENTIONED EASEMENTS FOR THE PURPOSE OF INGRESS, EGRESS AND REGRESS FOR PERPETUITY.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

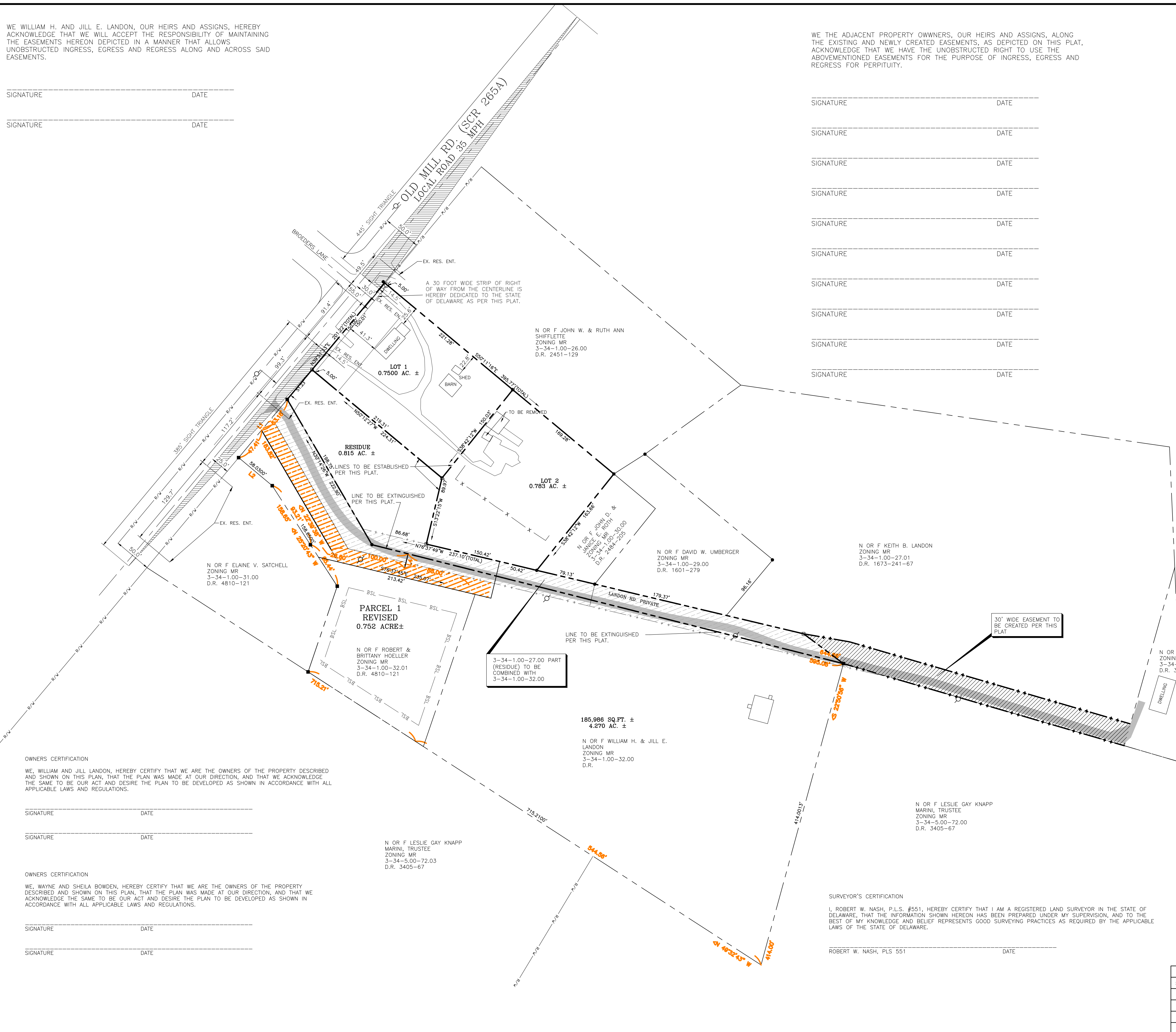
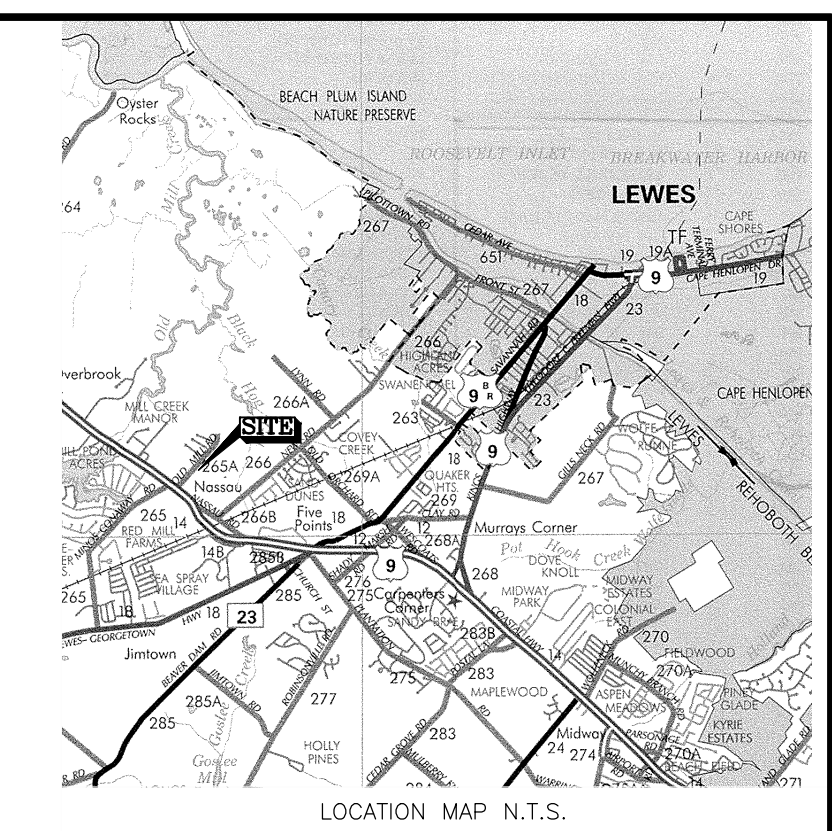
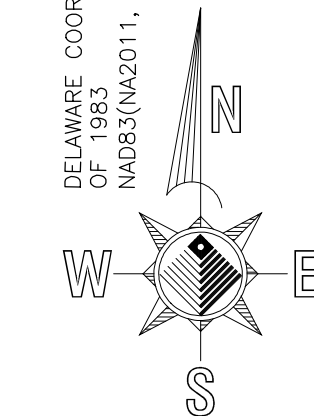
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SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

DELAWARE COORDINATE SYSTEM  
NAD83(NAD2011, EPOCH 2010)



USITE DATA

TAX MAP PARCEL	3-34-1.00-27.00 PART
GROSS AREA	2.365 AC±
LOT AREAS	
LOT 1	0.750 AC±
LOT 2	0.783 AC±
RESIDUAL AREA	0.815 AC±
ZONING	MR
PRESENT USE	AGRICULTURAL/RESIDENTIAL
PROPOSED USE	AGRICULTURAL/RESIDENTIAL
POSTED SPEED LIMIT	35 MPH
FUNCTIONAL CLASSIFICATION	LOCAL
SEWER	INDIVIDUAL ON SITE
WATER	INDIVIDUAL ON SITE
NUMBER OF LOTS	1, EX. 2 PR. PLUS RESIDUE
PROXIMITY TO TID	NO

OWNER OF RECORD  
WAYNE & SHEILA BOWDEN  
16467 OLD MILL RD.  
LEWES, DE 19958

ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

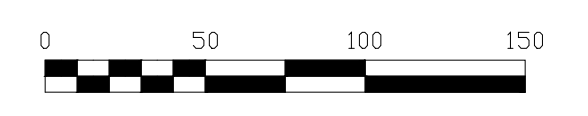
LOT 1 SHALL HAVE ACCESS TO OLD MILL ROAD AS DEPICTED ON THIS PLAT AND NO NEW ENTRANCES ARE TO BE CREATED.

LOT 2 SHALL ACCESS OLD MILL ROAD VIA THE EXISTING EASEMENT KNOWN AS LONDON ROAD.

IF THE RESIDUAL LANDS OF THE APPLICANT ARE EVER DEVELOPED INTO A MAJOR SUBDIVISION, THEN THE ACCESS TO THE PARCELS CREATED BY THIS MINOR SUBDIVISION PLAN MAY BE REQUIRED TO BE FROM AN INTERNAL SUBDIVISION STREET.

SHUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT OF WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

- LEGEND
- CONCRETE MONUMENT FOUND
  - IRON PIPE FOUND
  - CAPPED REBAR SET
  - PROPOSED PROPERTY LINE
  - - - EXISTING PROPERTY LINE
  - R/W EXISTING RIGHT OF WAY
  - - - RIGHT OF WAY DEDICATION
  - + + + EXISTING EASEMENT
  - x EXISTING FENCE



OWNERS CERTIFICATION  
WE, WILLIAM AND JILL LONDON, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

OWNERS CERTIFICATION  
WE, WAYNE AND SHEILA BOWDEN, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

SURVEYOR'S CERTIFICATION  
I, ROBERT W. NASH, P.L.S. #551, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

ROBERT W. NASH, PLS 551 \_\_\_\_\_ DATE \_\_\_\_\_

MINOR SUBDIVISION AND LOT LINE  
ADJUSTMENT PLAN FOR:

Lands of: WAYNE & SHEILA BOWDEN	
WILLIAM & JILL LONDON	
<b>MERESTONE CONSULTANTS, INC.</b> ENGINEERS - PLANNERS - SURVEYORS	LEWES REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE
5215 WEST WOODMILL DRIVE WILMINGTON, DE 19801 PH: 302-992-7900 PH: 302-226-5880 FAX: 302-992-7911	33516 CROSSING AVE. FIVE POINTS SQUARE UNIT 1 LEWES, DE 19958 PH: 302-226-5880 FAX: 302-992-7911
DATE: 5/5/2020 SHOW EASEMENT AGREEMENTS	DATE: 4/17/2020
SCALE: 1" = 50'	W.O.: 23917N
F.B.: BOB O	DRWN: RWN
T.M.: AS NOTED	DISK: 23917N