BOARD OF ADJUSTMENT

DR. LAUREN A. HITCHENS
NATHAN KINGREE
SHAWN LOVENGUTH
CHUCK McCLURE
JOHN WILLIAMSON

Sussex County
DELAWARE
sussexcountyde.gov
(302) 855-7878

AGENDA

October 19, 2026

6:00 PM

Call to Order

Pledge of Allegiance

Approval of Agenda

Approval of the Minutes for August 17, 2026

Approval of the Findings of Fact for August 17, 2026

Public Hearings

Case No. 13231 – Dawn P. Walsh
seeks variances from the rear yard setback for an existing structure, the maximum fence height requirement within the front and corner front yard setback for an existing structure and the front and corner front yard setback requirement for an existing structure (Section 115-25, 115-182, 115-183 and 115-185 of the Sussex County Zoning Code). The property is located to the south of 5th Street and to the east of Bald Eagle Road. 911 Address: 37380 5th Street, Rehoboth Beach. Zoning District: AR-1. Tax Parcel: 334-19.16-72.00.

Case No. 13232 – Kathleen Simon
seeks a special use exception for an accessory dwelling unit to be placed on lot less than 10,000 square feet (Section 115-25 and 115-20(A)(15) (f) of the Sussex County Zoning Code). The property is located to the south side of Creek Drive. 911 Address: 34888 Creek Drive, Lewes. Zoning District: AR-1. Tax Map: 334-18.00-63.00.

Case No. 13233 – State of Delaware
seeks a special use exception, a special height exception, and a variance from the maximum height requirement for proposed antennae with supporting tower and equipment (Sections 115-23(c), 115-179, 115-210, 115-211 of the Sussex County Zoning Code). The property is located to the north side of Armory Road. 911 Address: 32285 Pops Way, Dagsboro. Zoning District: AR-1. Tax Parcel: 233-11.00-207.01.

Case No. 13234 – Paul Cselovszky
seeks a variance for the minimum aggregate front yard and rear yard requirements for a proposed structure (Section 115-34 and 115-188 of the Sussex County Zoning Code). The property is located to the south side of Providence Circle. 911 Address: 25 John Hall Drive, Unit 40, Ocean View. Zoning District: MR. Tax Map: 134-16.00-385.01-40.

Additional Business

BOA 2027 Meeting Calendar

****

MEETING DETAILS-

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on October 12, 2026, at 4:30 p.m. and at least seven (7) days in advance of the meeting.

The Agenda was prepared by the Director of Planning and Zoning and 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 may be considered out of sequence.

The meeting will be streamed live at **https://sussexcountyde.gov/council-chamber-broadcast**

The Board of Adjustment meeting materials, including the "packet", are electronically accessible on the County's website at: https://sussexcountyde.gov/agendas-minutes/board-of-adjustment

Any person who intends to present a digital presentation or document, including PowerPoint files, for electronic display during County meetings shall submit said file(s) in advance, no later than one (1) business day before the respective public meeting. Files may be sent electronically to pandz@sussexcountyde.gov or delivered by hand to County Administration, located in the Sussex County Administrative Offices, 2 The Circle, in Georgetown. No external storage devices shall be permitted to connect to County equipment.

If any member of the public would like to submit comments electronically, these may be sent to pandz@sussexcountyde.gov. All comments are encouraged to be submitted by 4:30 P.M. on Thursday, October 15, 2026.

Case # 13231
Hearing Date 10-5-2026
202611269

RECEIVED
AUG 19 2026
SUSSEX COUNTY
PLANNING & ZONING

Board of Adjustment 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 all applicable)

Variance ☑
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

Existing Condition ☐
Proposed ☐
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

37380 5th Street Rehoboth Brach DE 19971

Variance/Special Use Exception/Appeal Requested: 14.3' from 15' rear yard for shed
2.5' from 3.5' fence height

Applicant is requesting a variance from Sussex County Zoning Code Section 115-185(C) regarding residential fence height restrictions on corner lots. The code limits fences within 30 feet of a street line to a maximum height of 3.5 feet. The applicant requests a variance to install a 6-foot high solid privacy fence along the street-facing property line to properly enclose an accessory swimming pool.

In addition "The applicant is requesting a variance from the strict application of the yard setback requirements for an existing 12-foot by 15-foot accessory shed structure. The structure has existed continuously in its current location for 16 years without any negative impacts on adjacent properties or the community. Due to the physical layout of the property and the extreme passage of time, requiring the removal or relocation of this long-standing structure would create an exceptional practical difficulty and severe financial hardship. Furthermore, under Delaware law and the equitable doctrine of laches, the continuous, open, and unchallenged existence of the structure for 16 years justifies the granting of this variance, as it will not alter the essential character of the neighborhood."

6' from 30' front yard & 4.9' from 15' corner front yard for pool

Tax Map #: 334-19.16-72.00 **Property Zoning:** AR-1

Applicant Information

Applicant Name: Dawn P Walsh
Applicant Address: 37380 5th Street
City Rehoboth Beach State DE Zip: 19971
Applicant Phone #: (302) 542-3321 Applicant e-mail: dpwalshrdh@comcast.net

Owner Information

Owner Name: Dawn P Walsh
Owner Address: 37380 5th Street
City Rehoboth Beach State DE Zip: 19971 Purchase Date: 11/15/98
Owner Phone #: (302) 542-3321 Owner e-mail: dpwalshrdh@comcast.net

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

Dawn P Walsh Date: 8-19-26

EQUAL HOUSING OPPORTUNITY

Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The subject property is a unique corner lot bound by two intersecting public streets. This dual-frontage layout subjects the property to restrictive front-yard setback criteria on two separate sides, severely shrinking the usable, private backyard space compared to standard interior lots in the same district.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Strict conformity with the code would restrict the fence height to 3.5 feet. However, Delaware pool safety codes demand a minimum safety barrier height of 4 feet. Therefore, the property cannot be developed with a lawful pool enclosure under strict interpretation of the zoning rules, completely denying the reasonable use of a residential swimming pool.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The hardship is entirely a result of the property's geographical location and the strict intersecting lines of the public rights-of-way. The lot configuration and the mandatory requirement to install a secure pool barrier were not created by any action of the current homeowner.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The requested 6-foot privacy fence will not impair the public good. To guarantee complete traffic and pedestrian safety, the fence will be significantly set back from the actual curb lines and will remain entirely clear of the intersection's sight triangle. It will cause zero visibility issues for turning drivers. The 6-foot privacy fence will be landscaped on the street-facing side with native shrubs to soften the visual impact. It will match existing fences on nearby lots.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

A 6-foot solid privacy fence is a standard and uniform feature used throughout Sussex County to secure residential backyard pools. The requested 6-foot height is the minimum variance necessary to provide essential privacy and security for the pool deck area, which is fully exposed to public street traffic due to the corner location. A lesser 4-foot fence would fail to prevent pedestrians on the road from peering directly into the private pool area, creating a security and privacy concern

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

- ☐ • **Completed Application**
- ☐ • **Provide a survey of the property** (Variance)
  - o Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - o Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - o Survey shall be signed and sealed by a Licensed Surveyor.
- ☐ • **Provide a Site Plan or survey of the property** (Special Use Exception)
- ☐ • **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**
- ☐ • **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- ☐ • **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 Hearing for the application.**

Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.

Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

Dawn P Walsh Date: _____

For office use only:

Date Submitted: _____ Fee: Check #: _____

Staff accepting application: _____ Application & Case #: _____

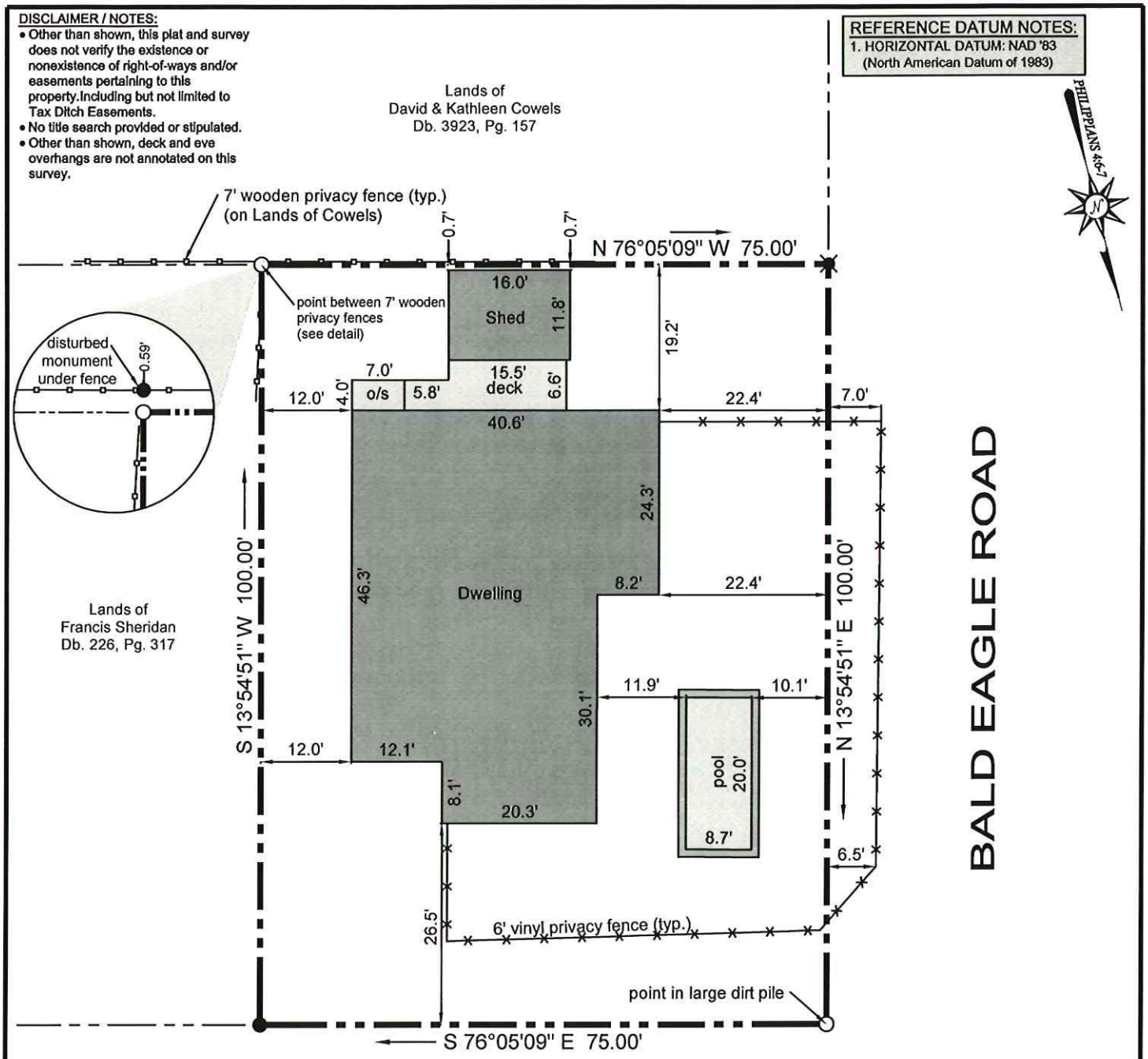
Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____

DISCLAIMER / NOTES:
- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.
- Other than shown, deck and eve overhangs are not annotated on this survey.

REFERENCE DATUM NOTES:
1. HORIZONTAL DATUM: NAD '83 (North American Datum of 1983)



5TH STREET

● 3/4" PIPE (FD)

✖ PK NAIL (FD)

○ POINT

SCALE: 1"=20'

AREA: 7,500 SQ. FT.

PARCEL ID NO: 334-19.16-72.00

Lands of DAWN P. WALSH. Being known as LOT NOS. 248, 249 and 250, BAY VISTA DEVELOPMENT. Ref: Plat Book 02, Page 41.

FIRM INFORMATION:
100029 - 0353 - K
MARCH 16, 2015
ZONE: "X", Non-Shaded

CLASS "B" SURVEY

HUNDRED: LEWES AND REHOBOTH
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 07/14/2026
DRAWN BY: MATT LEVESQUE
REVIEWED BY: MICHAEL LOVELAND

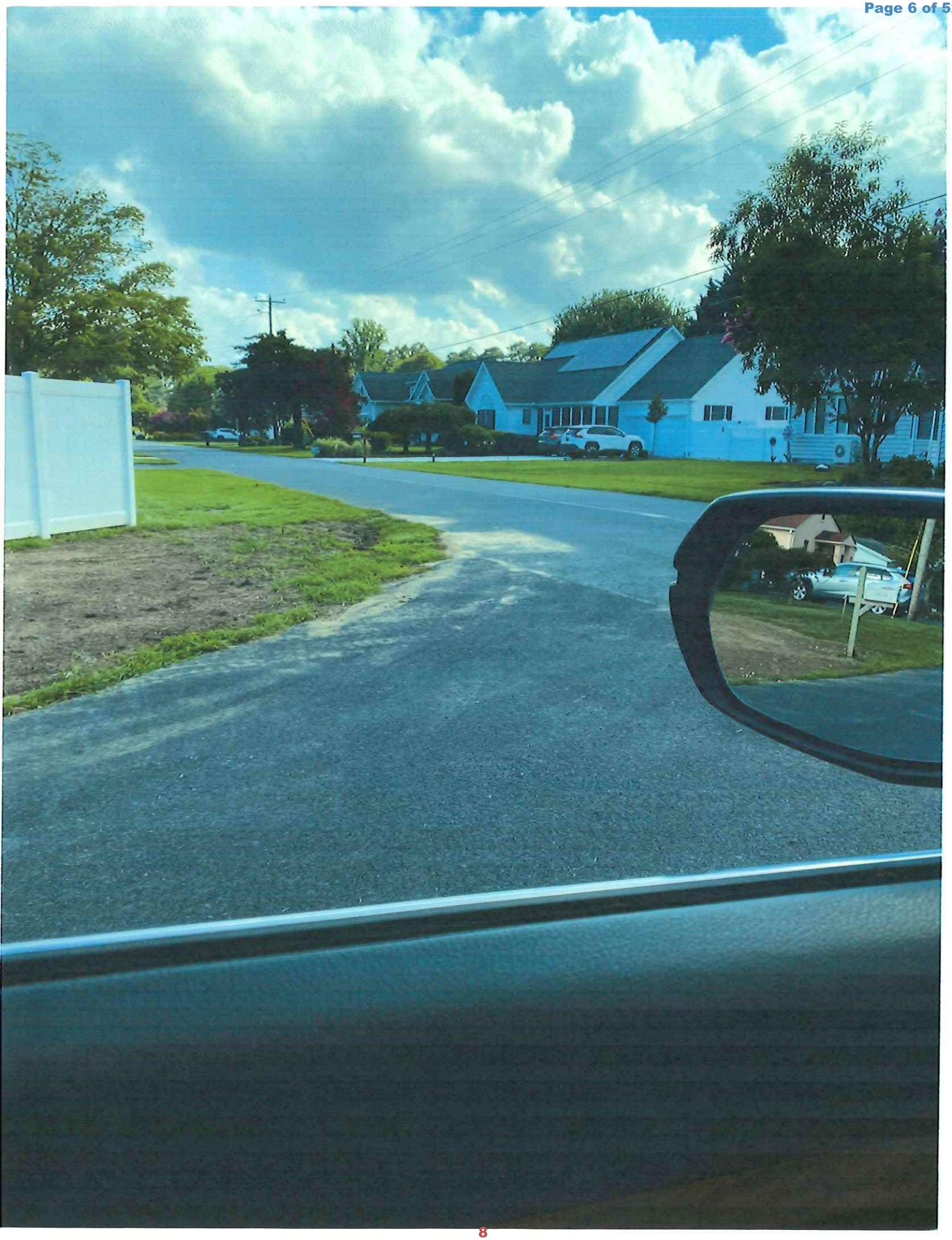
SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873

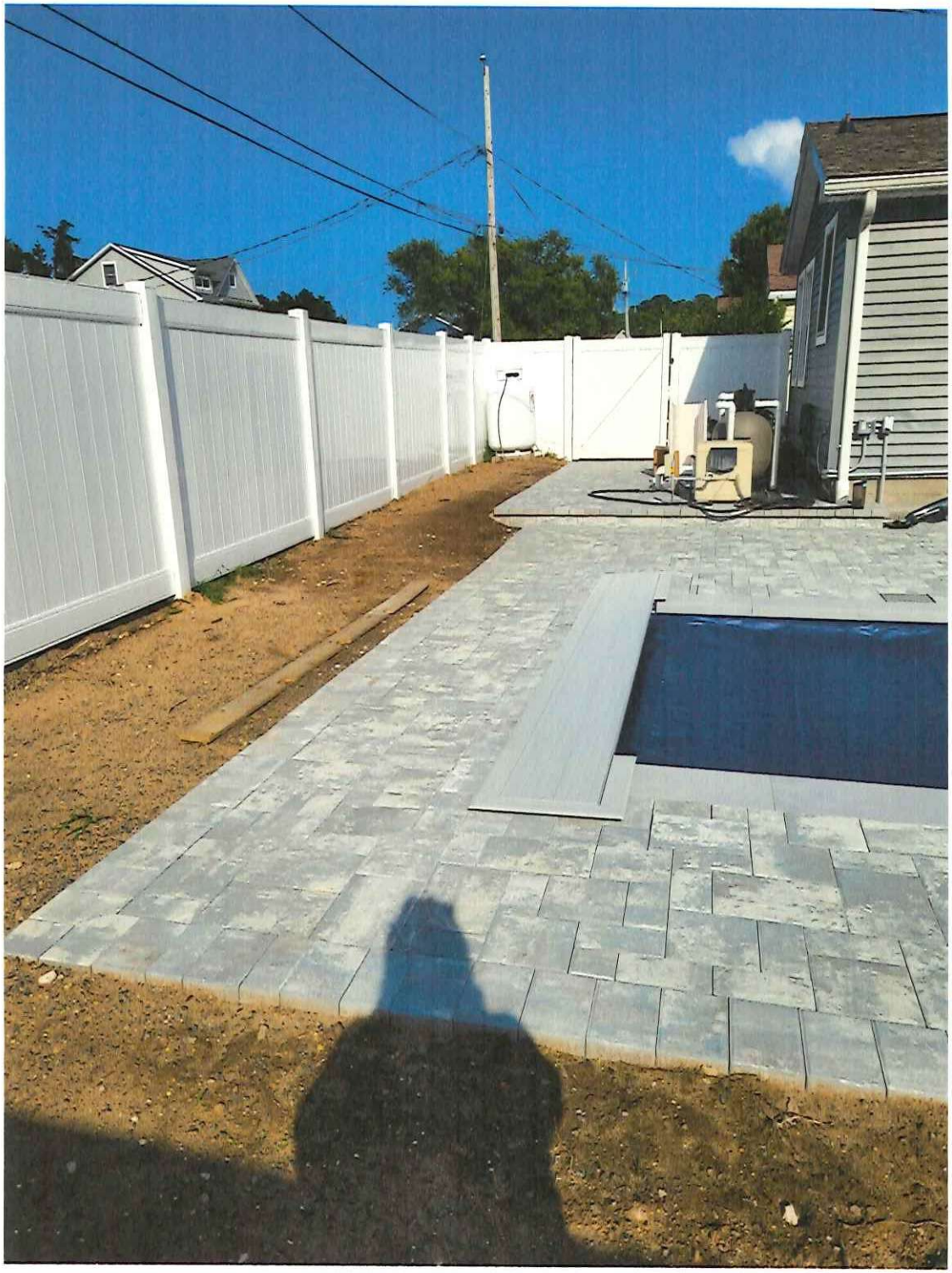
SEAL

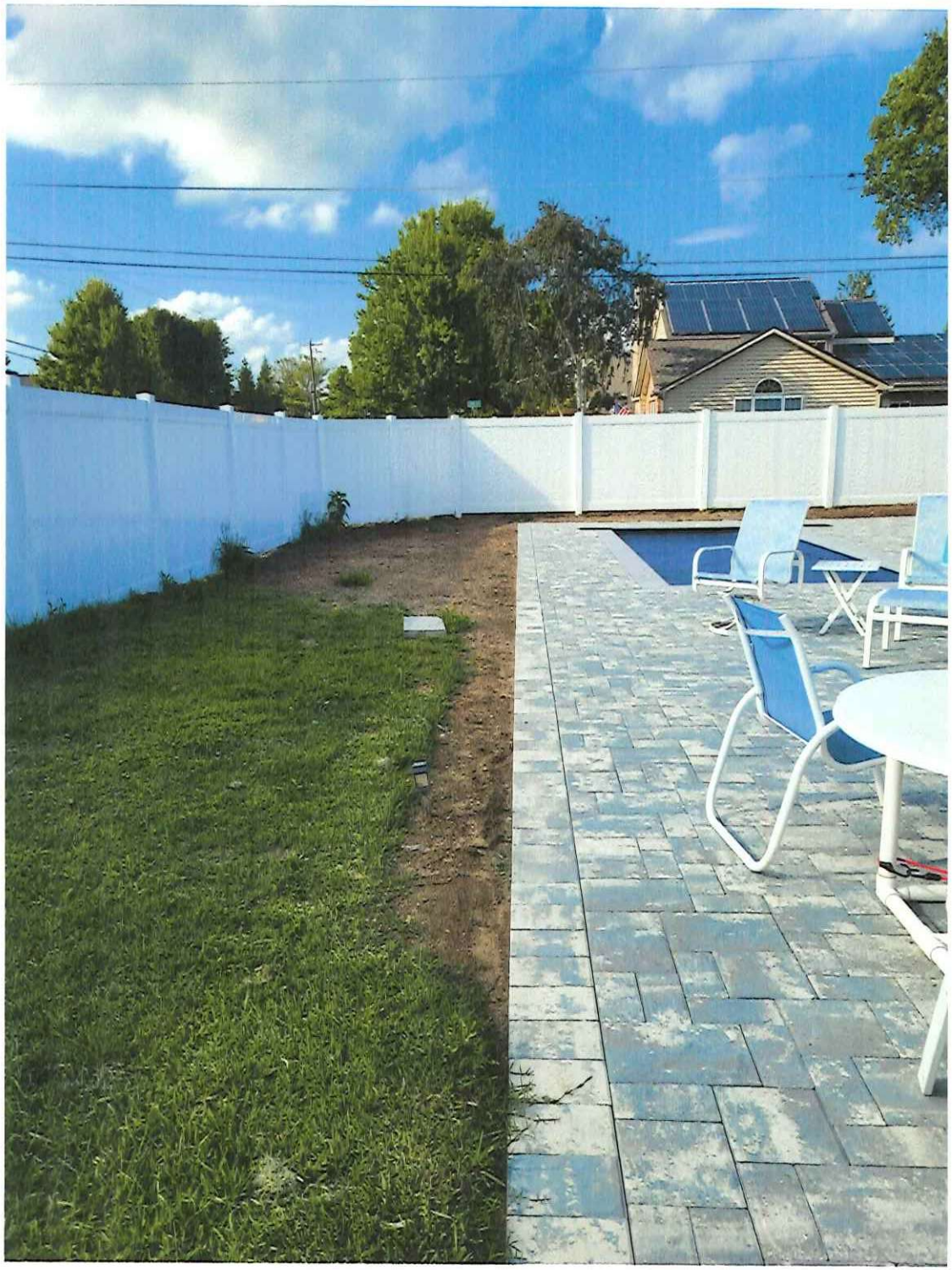
Gregory M. Hook 10/3/2025

P.L.S. 711

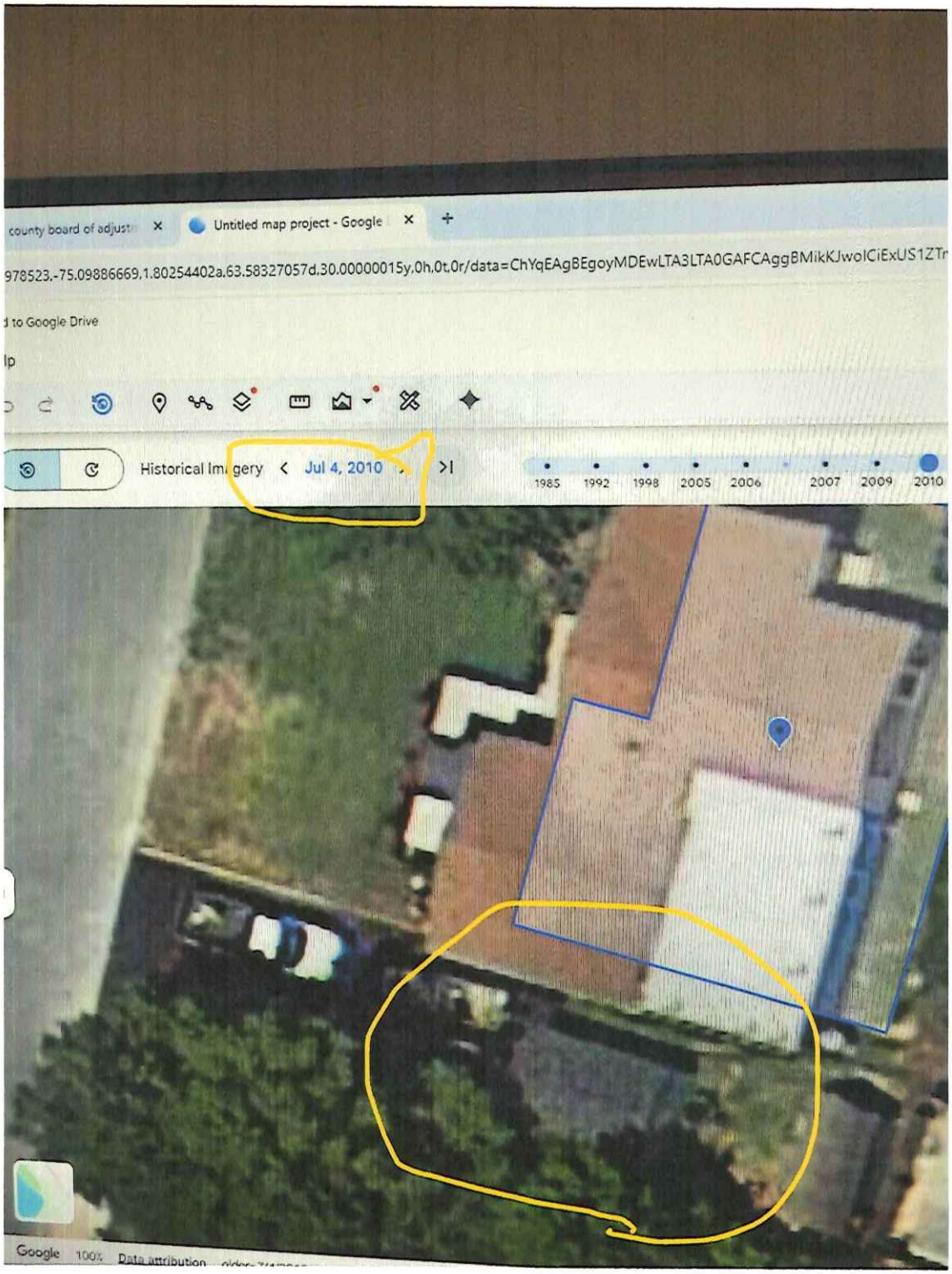
I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.







Shed photo


county board of adjust
Untitled map project - Google
978523,-75.09886669,1.80254402a,63.58327057d,30.00000015y,0h,0t,0r/data=ChYqEAgBEgoyMDEwLTA3LTA0GAFCAggBMikKJwolCiExUS1ZTr
to Google Drive
lp
Historical Imagery
Jul 4, 2010
1985
1992
1998
2005
2006
2007
2009
2010
Google
100%
Data attribution

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

08/19/2026 10:37AM Lindsay B
Receipt Number: 001330795
33031780-0048

PERMITS / INSPECTIONS
2026 202611269|2020 $500.00

$500.00

Subtotal	$500.00
TP CC SF	$15.00
Total	$515.00

Tenders
TYLER PAYMENTS CC $515.00
MasterCard **********8816
Ref=fa8077d5-01cb-4f04-b096-bd58cb9154d5
Auth=97006Z

Change due $0.00

Paid by: WALSH/DAWN P

Signature: _____

Thank you for your payment.

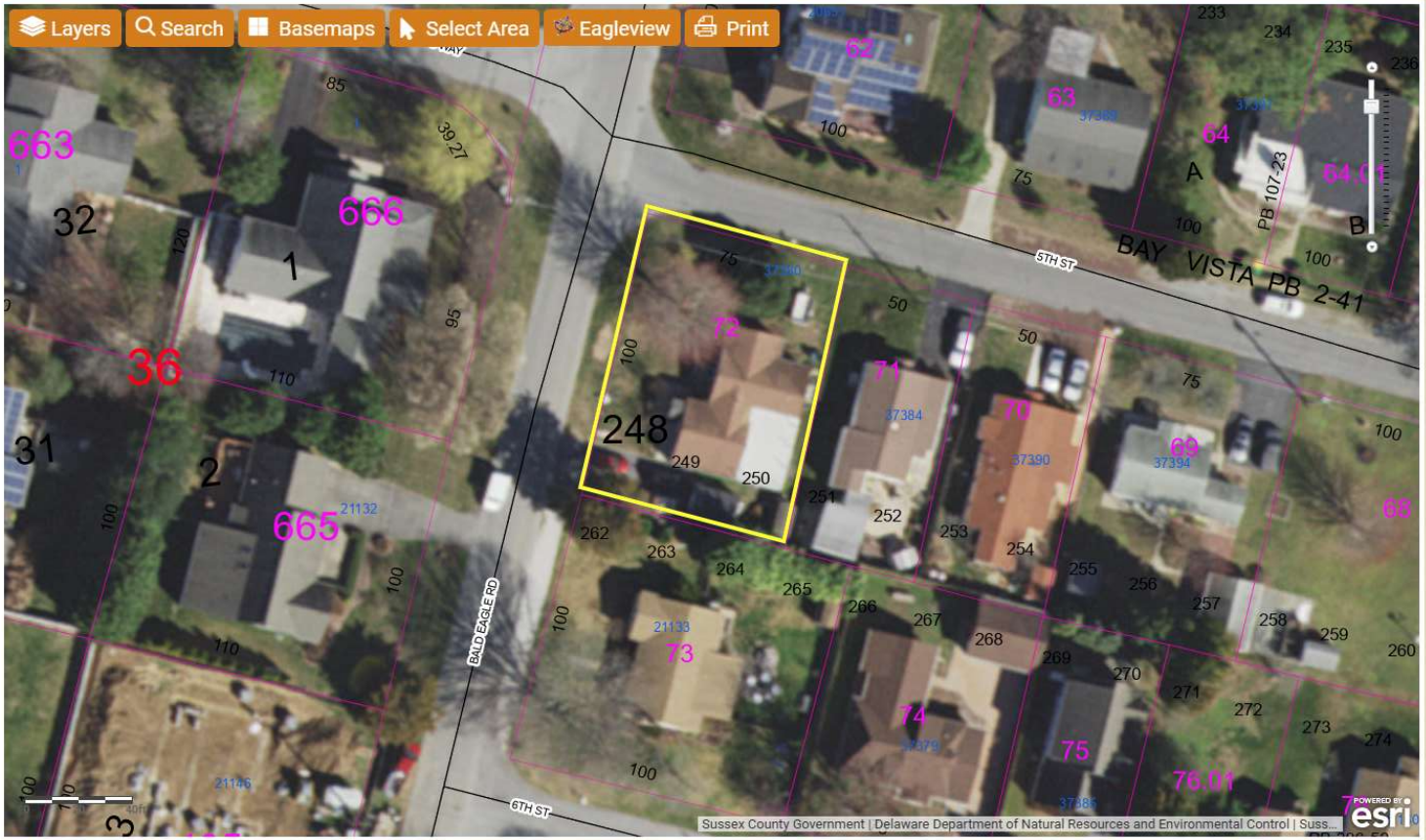
Sussex County Government COPY
DUPLICATE RECEIPT

service fee

TYLER PAYMENTS

SUSSEX COUNTY
DELAWARE

Help



Eagleview | Search Results

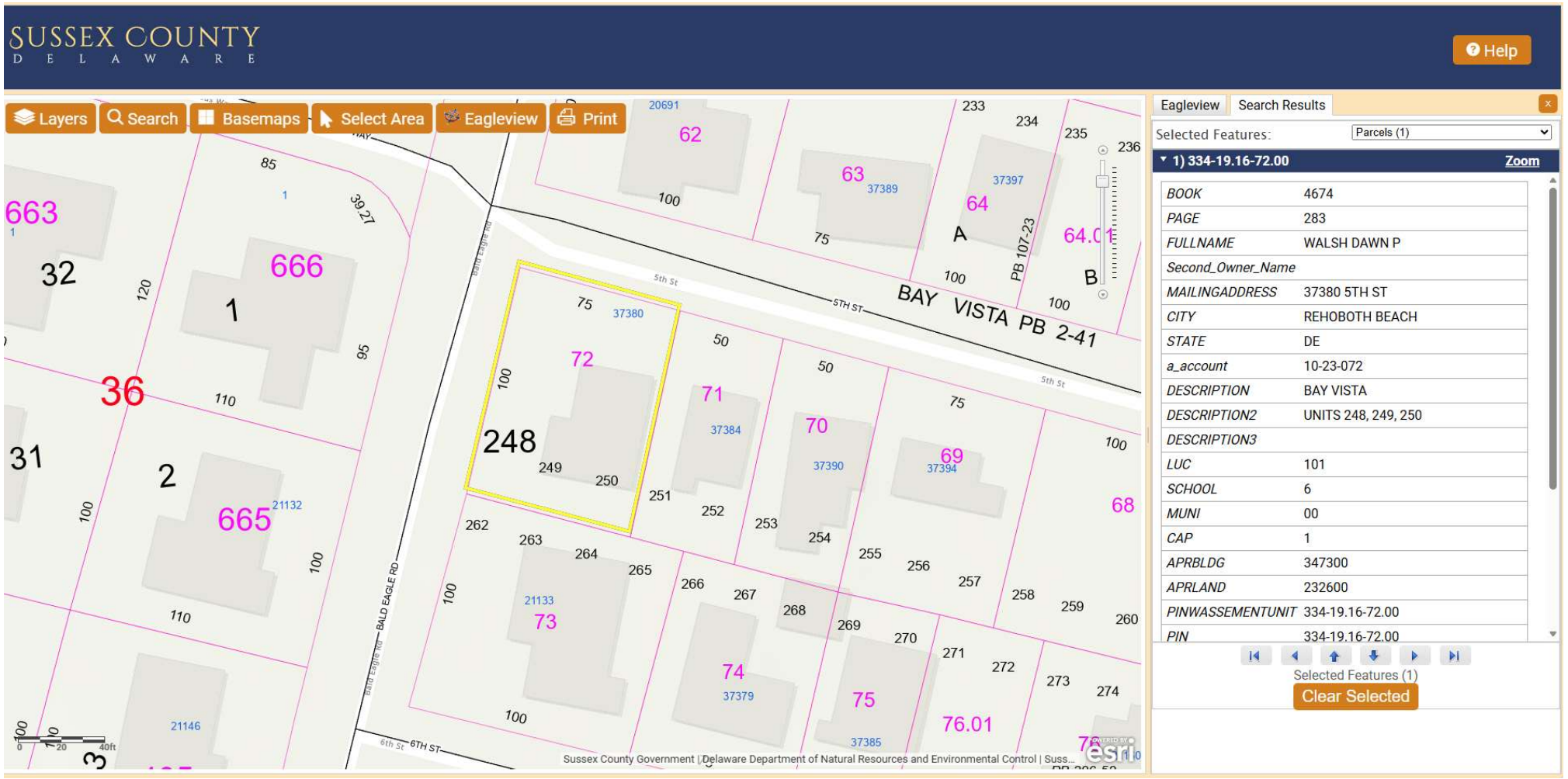
Selected Features: Parcels (1)

1) 334-19.16-72.00 Zoom

BOOK	4674
PAGE	283
FULLNAME	WALSH DAWN P
Second_Owner_Name	
MAILINGADDRESS	37380 5TH ST
CITY	REHOBOTH BEACH
STATE	DE
a_account	10-23-072
DESCRIPTION	BAY VISTA
DESCRIPTION2	UNITS 248, 249, 250
DESCRIPTION3	
LUC	101
SCHOOL	6
MUNI	00
CAP	1
APRBLDG	347300
APRLAND	232600
PINWASSEMENTUNIT	334-19.16-72.00
PIN	334-19.16-72.00

Selected Features (1)

Clear Selected


SUSSEX COUNTY
DELAWARE
Help
Layers
Search
Basemaps
Select Area
Eagleview
Print
BAY VISTA PB 2-41
5TH ST
BALD EAGLE RD
6TH ST
248
72
71
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74
75
76.01
36
666
665
663
Sussex County Government | Delaware Department of Natural Resources and Environmental Control | Suss...
Eagleview
Search Results
Selected Features:
Parcels (1)
1) 334-19.16-72.00
Zoom
BOOK 4674
PAGE 283
FULLNAME WALSH DAWN P
Second_Owner_Name
MAILINGADDRESS 37380 5TH ST
CITY REHOBOTH BEACH
STATE DE
a_account 10-23-072
DESCRIPTION BAY VISTA
DESCRIPTION2 UNITS 248, 249, 250
DESCRIPTION3
LUC 101
SCHOOL 6
MUNI 00
CAP 1
APRBLDG 347300
APRLAND 232600
PINWASSEMENTUNIT 334-19.16-72.00
PIN 334-19.16-72.00
Selected Features (1)
Clear Selected


CONNECTEXPLORER
Search
Search by SUSSEXPARCELS
Enter name
Workspaces
© 2025 Eagleview
20 ft
5 m
map: Auto (Oblique)
Dates: All
image 1 of 74
03/10/2025

BOARD OF ADJUSTMENT

DALE A. CALLAWAY, CHAIRMAN
JEFFREY M. HUDSON
JOHN M. MILLS
NORMAN C. RICKARD
E. BRENT WORKMAN

Sussex County
DELAWARE
sussexcountyde.gov
(302) 855-7878 T
(302) 854-5079 F

SUSAN E. ISAACS
CHIEF ZONING INSPECTOR

August 7, 2012

Dawn E. Walsh
37280 Fifth Street
Rehoboth Beach, DE 19971

Dear Ms. Walsh:

Attached please find the formal written decision on Case No. 10005, the application of Dawn E. Walsh, as filed by the Board of Adjustment on July 2, 2012. Please remember that although the decision is now final, an appeal is possible up to thirty days following the date of filing.

Any work done prior to the expiration of the appeal period or during an appeal, is at risk. Nevertheless, if you wish, you may now begin the process of obtaining permits, if any are needed. Obtaining those permits may require payment of fees. Please call the Permit Department at 302-855-7720 prior to applying for any permits, in order to make certain that you have all necessary documentation. It is important that you inform the counter clerk of the above-referenced case number when you apply for a permit.

If the Board has ruled against you, you must comply with the Board's decision within thirty days of the date of filing. In order to avoid enforcement action, you should notify the office once you are in compliance.

Should you have any questions about you legal rights, you are advised to contact an attorney, as this office cannot provide legal advice.

Sincerely,

Jennifer Norwood
Recording Secretary

COUNTY ADMINISTRATIVE OFFICES
2 THE CIRCLE | PO BOX 417
GEORGETOWN, DELAWARE 19947

COUNTY BOARD OF ADJUSTMENT
OF SUSSEX COUNTY
GEORGETOWN, DELAWARE 19947

Phone (302) 855-7878

DALE A. CALLAWAY
NORMAN C. RICKARD
LAWRENCE B. LANK

JOHN M. MILLS
JEFFREY M. HUDSON
E. BRENT WORKMAN

July 3, 2012

Dawn E. Walsh
37380 Fifth Street
Rehoboth Beach, DE 19971

Dear Ms. Walsh:

This is to advise you that Case No. 11005 presented to the Board of Adjustment on July 2, 2012 has been approved. The decision will become final upon filing of the formal written decision. You will receive a copy of that written decision when it has been completed and filed.

Please understand that an appeal of the decision of the Board is possible up to thirty days following the filing of that final decision, and any work undertaken then is at your risk.

Sincerely,

Susan Isaacs
Board of Adjustment Secretary

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: DAWN WALSH (Case No. 11005)

A hearing was held after due notice on July 2, 2012. The Board members present were: Mr. Dale Callaway, Mr. Jeff Hudson, Mr. John Mills, Mr. Norman Rickard, and Mr. Brent Workman.

Nature of the Proceedings

This is an application for a variance of the rear yard setback requirement.

Findings of Fact

The Board found that the Applicant was seeking a variance of 0.8 feet from the required 20 foot rear yard setback requirement for an existing detached garage and addition. The Applicant has requested that the aforementioned requested variance be granted as it pertains to certain real property located south of Route 1 (Coastal Highway) southeast corner of Bald Eagle road and Fifth Street, being Lots 248, 249, and 250 within Bay Vista development; said property being identified as Sussex County Tax Map Parcel Number 3-34-19.16-72.00. After a hearing, the Board made the following findings of fact:

1. Frances Walsh and Dawn Walsh appeared at the hearing and testified on behalf of the Application.
2. The Board found that Mr. Walsh testified that he was the primary builder on the site and that construction plans were submitted to the Sussex County Building Code Department.
3. The Board found that Mr. Walsh testified that they obtained the building permit in January 2009 and that the building plans were stamped as code compliant.
4. The Board found that Mr. Walsh testified that that they believed the stamp showed compliance of all County Codes and that they applied for a second building permit after the original permit expired.
5. The Board found that Mr. Walsh testified that that they based the construction off of the original plans submitted and approved in January 2009.
6. The Board found that Mr. Walsh testified that they were unaware of the encroachment until they received a non-compliance letter from the Planning & Zoning Department.
7. The Board found that Mr. Walsh testified that the Property is unique in shape and that the original dwelling was built in the 1960s.
8. The Board found that Mr. Walsh testified that that the Property is undersized.
9. The Board found that Mr. Walsh testified that the variance will not alter the character of the neighborhood as the addition fits with the neighborhood.
10. The Board found that Mr. Walsh testified that to bring the structure into compliance would be very costly as they would have to tear down the structure.
11. The Board found that Mr. Walsh testified that the variance sought is the minimum variance to afford relief.
12. The Board found that Mr. Walsh testified that they did not construct the porch on the front of the dwelling.
13. The Board found that Mr. Walsh testified that the variance sought is the least modification of the regulation at issue.
14. The Board found that no parties appeared in opposition to or in support of the Application.
15. Based on the findings above and the testimony presented at the public hearing and the public record, the Board determined that the Application met the standards for granting a variance. The variance is necessary to enable reasonable use of the Property. The variance will not alter the essential

character of the neighborhood and is the minimum variance to afford relief. The variance represents the least modification possible of the regulation in issue. Additionally, the variance is not detrimental to the public welfare and would not impair the use of neighboring properties.

The Board granted the variance application finding that it met the standards for granting a variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board Members in favor were Mr. Dale Callaway, Mr. Jeff Hudson, Mr. Norman Rickard, and Mr. Brent Workman. Mr. John Mills voted against the Application.

BOARD OF ADJUSTMENT
OF SUSSEX COUNTY

Dale Callaway

Dale Callaway
Chairman

If the use is not established within one (1) year from the date below the application becomes void.

Date August 7, 2012.

DATE FEE PAID 5-8-12
RECEIPT NO. 318410
AMOUNT $400.00

Case No. 11005

NOTICE OF APPEAL AND REQUEST FOR VARIANCE OR SPECIAL USE EXCEPTION COUNTY BOARD OF ADJUSTMENT OF SUSSEX COUNTY

Applicant DAWN E WALSH Phone 302-542-3321
Address 37380 FIFTH ST. REHOBOTH BEACH, DE 19971
Owners Name _____ Phone _____
Address N/A
Agent/Attorney _____ Phone _____
Address _____

Location: (N) (S) (E) (W) Road Rt 1 Coastal Hwy. W/ Bay Vista (feet) (miles),
(N) (S) (E) (of ~~Road~~ Corner of BALD Eagle RD + fifth Street.

District No. 334 Map No. 19.16 Parcel No. 73
Subdivision BAY VISTA Lot No. 248, 249, 250 Zone AR1
Hundred LEWES REHOBOTH Frontage 75 Depth 100 Acres N/A

Request for a special use exception or variance from the provisions of:
Chapter 115 Article IV Subsection 115-35 Item C
Date Property was acquired _____
Plot Plan or drawing attached: Yes ✓ NO _____

State specifically your request and the reason for this request.
requesting a 0.8 variance from the required 20 foot rear yard set back for existing garage + 16x24 addition.

Dawn E Walsh
Signature of Applicant/Agent/Attorney

FOR BOARD USE ONLY:
Date of Notice _____ Date of Hearing July 2, 2012
Date of Decision July 2, 2012
Decision of the Board Approved NR/BV 4-1 MJS Denied

Russell Warrington
Person Accepting Application

BA# 8074 approved 1-27-03
Per property card 4-11-73 - 13 yrs. old

VARIANCES AND SPECIAL USE EXCEPTIONS PROCESS
COUNTY BOARD OF ADJUSTMENT
SUSSEX COUNTY

An applicant or agent meets informally with Planning and Zoning Commission staff.

The applicant or agent files an application form and support documents (survey/site plan, elevation drawings, letters, fee, etc.).

Public notices for public hearings before the Board of Adjustment (Board) are advertised in 2 local newspapers at least 15 days prior to the scheduled public hearing with the Board. Copies of the public notices are sent to property owners within 200 feet of the site. The hearing is also posted on the site and on bulletin boards within the County Administration Building.

The Board holds a public hearing. The Board may approve or deny an application. All decisions are advertised in a local newspaper.

If the Board grants approval of the application, it may be valid for different time periods, depending on the use, based on Chapter 115, the Zoning Ordinance, of the Sussex County Code (i.e. a medical hardship may be approved for 2 years, a variance may require compliance within 1 year, some application are valid for 5 years and require re-applications to continue the use, etc.).

If an applicant or opposition is aggrieved by a decision of the Board they may file an appeal through the Delaware Superior Court. There is no appeal of an action of the Board through the Sussex County Council.

NOTES: The process currently takes approximately 8 to 10 weeks for processing from receipt of an application to a public hearing. The final decision will be in the form of a Finding of Facts from the Board.
Typically 10 public hearings are held per meeting (twice a month).
Applications are reviewed in que and if we find something controversial we may schedule fewer applications for public hearing for the meeting being scheduled.

lbl – 11-07-2008
lbl - 11-20-2008
lbl – 12-13-2010
lbl - 04-12-2012

Board of Adjustment Application
Page 2

Inspector's Remark:

There are 2 sheds placed on this property that do not have permits and are not shown on the survey that has been submitted. They are between the new addition and the rear property line.
Dawn Lillyblom

Size of manufactured home _____
Model of manufactured home _____
Who will live in the unit _____

I will clearly mark and identify my lot for a Planning and Zoning Official to locate and have read the standards for approval of my request.

_____
Signature

06/21/2012

In order for the Board of Adjustment to grant a special use exception or variance, the Board must find that the **applicant has proven** the following:

STANDARDS FOR GRANTING OF VARIANCES

1. **Uniqueness**

   a. Unique physical circumstances or conditions (such as irregularity, narrowness or shallowness of lot size or shape, or exceptional typographical or other physical conditions, peculiar to the property).

   b. That unnecessary hardship or exceptional practical difficulty is due to such unique conditions, and not to general circumstances or conditions and cannot be developed in strict conformity.

2. **Cannot otherwise be developed**

   a. There is no possibility the property can be developed in strict conformity with the zoning ordinance.

   b. That the variance is necessary to enable reasonable use of the property.

3. **Not created by the applicant**

   a. The unnecessary hardship or exceptional practical difficulty cannot have been created by the applicant.

4. **Will not alter the essential character of the neighborhood**

   a. The variance will not alter the essential character of the neighborhood.

   b. The variance will not substantially or permanently impair the appropriate use or development of adjacent property.

   c. The variance will no be detrimental to the public welfare.

5. **Minimum variance**

   a. The variance is the minimum that will afford relief.

   b. The variance will represent the least modification possible of the regulation in issue.

STANDARDS FOR GRANTING A SPECIAL USE EXCEPTION

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code (for instance, time limitations).

Important Notice for Variance Applicants

In order for the Sussex County, Board of Adjustments to grant a variance, you must demonstrate to its members that the property in question meets all of the following criteria:

- ✓ There is a uniqueness to the property (such as irregular shape or size, exceptional topographical or unique physical conditions, situation, etc.) other than general circumstances or conditions that limits it's improvement.
- ✓ There is no possibility the property can be developed in strict conformity with the Sussex County's zoning ordinance.
- ✓ A variance is necessary to enable reasonable use of the property.
- ✓ The unnecessary hardship or exceptional practical difficulty has not been created by you, the applicant, or that some other person(s), entity or situation has caused you to apply for a variance.
- ✓ A variance will not alter the essential character of the neighborhood.
- ✓ A variance will not substantially or permanently impair the appropriate use or development of adjacent property.
- ✓ A variance will not be detrimental to the public welfare.
- ✓ The requested variance is the minimum that will afford relief.
- ✓ The requested variance represents the least modification possible of the regulation in issue.

If you cannot convince the Board that your request meets all of the above then it is unlikely that a variance will be granted.

I have read and understand this notice and would like to apply for a variance hearing with the Sussex County, Board of Adjustments.

X Dawn Walsh
(Print Name)

X Dawn P Walsh
Signature

X 5/8/12
Date

334 - 19.16

_____PLANNING AND ZONING COMMISSION

_____BOARD OF ADJUSTMENT

CASE NO. _____

The below listed persons are a current listing of landowners lying within two (200) hundred feet of all boundaries of the property which is the subject of the above referenced application. The listing has been based on review of the Sussex County Tax Maps and address information obtained through the Sussex County Data Processing Department. This listing is being prepared so that the listed landowners can be mailed a courtesy notification of any public hearing schedule.

76 1. Charles Wilson
21182 Bayview Rd.
Rehoboth Beach, De 19971

75 2. Patrick Resnick
233 Washington ave
Havertown, Pa. 19083

74 3. Candice Clough
11302 Harvest Mill Lane
Germantown, Md. 20876

73 4. David Cowels
8 Mojave Court.
Rockville, Md. 20850

71 5. Francis X. Sheridan
37384 5th Street
Rehoboth Beach, De 19971

70 6. Richard Robertson
12877 Shumard Pl.
Jacksonville, FL. 32246

69 7. Harold Housteal
18 Spring Garden Street
Elizabethtown, Pa. 17022

68 8. # Same as # 7

64 9. Eric Sugrue
37397 5th Street
Rehoboth Beach, De 19971

63 10. Same as # 6

62 11. Craig A. Beaver
20691 Bald Eagle, Road
Rehoboth Beach, De 19971

61 12. Gerald J. Hurst
37390 4th Street
Rehobith Beach, De 19971

Staff Person Preparing List Russell K Warrington Date 5-23-2012

334 - 19.14

_____PLANNING AND ZONING COMMISSION

_____BOARD OF ADJUSTMENT

CASE NO. _____

The below listed persons are a current listing of landowners lying within two (200) hundred feet of all boundaries of the property which is the subject of the above referenced application. The listing has been based on review of the Sussex County Tax Maps and address information obtained through the Sussex County Data Processing Department. This listing is being prepared so that the listed landowners can be mailed a courtesy notification of any public hearing schedule.

60 1. Ethel W. Kelley
37404 4th Street
Rehoboth Beach, De 19971

406 2. Mary Ellen Yarossi
2110 Kings Garden Way
Falls Church, Va 22043

405 3. Catherine Lombardo
P.O. Box 193
Wilmington, De 19803

664 4. Maureen N. Faries
3 ~~Kenzo~~ Kensington Rd.
Rehoboth Beach, De 19971

665 5. Same as # 2

666 6. DAVID LAMBERT
1 LEEDS WAY
REHOBOTH BEACH, DE
19971

637 7. ROBERT MAULL
1 KENSINGTON RD.
REHOBOTH BEACH, DE 19971

662 8. WENDY GROOMS
2 LEEDS WAY
REHOBOTH BEACH, DE 19971

661 9. RICHARD HATCHIK
9517 PIN OAK DRIVE
SILVER SPRING, MD 20910

643 10. MARILYN BERNING
1501 CHELTENHAM CT E
CROWNSVILLE, MD 21032

642 11. DAWN KASOW
154 CORNWALL RD.
REHOBOTH BEACH, DE 19971.

12.

Staff Person Preparing List Russell K. Warrington Date 5-23-2012


LEEDS WAY
OCEAN VIEW RD
BALD EAGLE RD
KENSINGTON RD
BAYVIEW RD
REHOBOTH BEACH YACHT AND COUNTRY CLUB
BAY VISTA
SITE
334-19.00
334-19.16
3RD ST
4TH ST
5TH ST
6TH ST
7TH ST

BOARD OF ADJUSTMENTS STANDARDS FOR RELIEF

In order for the Board of Adjustment to grant a variance or a special use exception, the Applicant **must** be prepared to answer the following questions and address the following factors:

VARIANCES

1. **Uniqueness**

   a. Do you have a unique circumstance or condition, such as, irregularity, narrowness or shallowness of lot size or shape or exceptional typographical or other physical condition peculiar to the property? If so, please explain:

   b. Is there an exceptional practical difficulty due to such unique condition (and not related to general circumstances or conditions)? If yes, please explain:

2. **Possibility of Development**

   a. Can the property be developed in strict conformity with the zoning ordinance without a variance? If not, please explain:

b. Is the variance necessary to enable reasonable use of the property?

3. Has the difficulty been created by the Applicant? If not, please explain:

4. **Effect on Surroundings**

a. Will the variance alter the essential character of the neighborhood?

b. Will the variance substantially or permanently impair the appropriate use for development of adjacent property?

c. Will the variance be detrimental to the public welfare?

5. **Extent of variance**

a. Will the variance represent the least modification possible of regulations at issue?

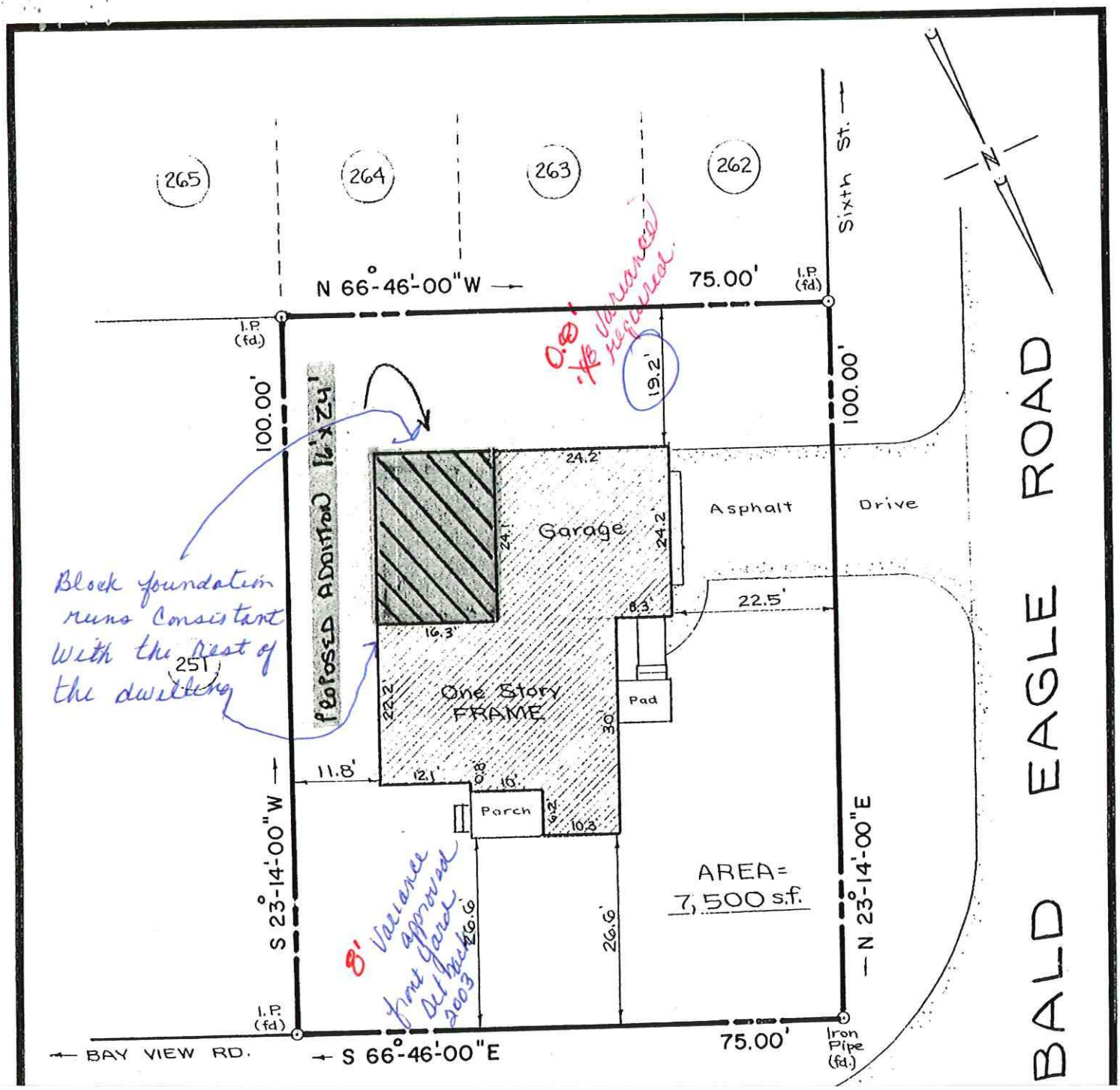
b. Is the variance necessary to afford relief?

c. Will the variance represent the least modification possible of regulations at issue?

SPECIAL USE EXCEPTION

1. Will the exception substantially affect adversely the uses of adjacent and neighboring property?

2. Are there any other requirements, which are applicable to the specific exception being requested (for example, time limitations)?


265
264
263
262
Sixth St.
N
N 66°-46'-00"W
75.00'
I.P. (fd.)
0.8' Variance Required.
19.2'
100.00'
I.P. (fd.)
PROPOSED ADDITION 16'x24'
24.2'
Garage
24.2'
24'
Asphalt
Drive
22.5'
8.3'
16.3'
Block foundation runs Consistant With the Rest of the dwelling
251
One Story FRAME
22.2'
Pad
30'
11.8'
12.1'
0.8'
16'
Porch
9.2'
10.3'
S 23°-14'-00"W
8' Variance approved front yard Del Rucker 2003
26.6'
26.6'
AREA= 7,500 s.f.
N 23°-14'-00"E
I.P. (fd.)
BAY VIEW RD.
S 66°-46'-00"E
75.00'
Iron Pipe (fd.)
BALD EAGLE ROAD

2127

SUSSEX COUNTY, DELAWARE
Planning & Zoning Commission

410433

5-8 20 12 No. 318410

Name Dawn E Walsh. Clerk RW

☐ Building & Zoning Permit			☐ 1st C-Grade Letters		
☐ Manufactured Home Placement Permit			☐ Fire Enhancement Fee Sta. #		
☐ Sign Permit ____sq. ft.			☐ Miscellaneouse		
☐ Sign Permit Renewal			☐ Xerox Copier		
☐ Board of Adjustment	400	—	☐ Zoning Ordinance		
☐ Change of Zone			☐ Subdivision Ordinance		
☐ Conditional Use			☐ Zoning Maps / Tax Maps		
☐ Subdivision Plot Plan-Preliminary			☐ Tax Release Forms		
☐ Final Plot Plan ____lots			☐ Manufactured Home Inspection		
			TOTAL	400	—

DAWN P WALSH
FRANCIS J WALSH
37380 5TH ST
REHOBOTH, DE 19971
PH. 302-227-8367

2127

62-8/311
361

5/8/12
Date

Pay to the Order of Sussex County Council $ 400.00

Four hundred and 00/100 Dollars

Security Features Details on Back.

PNCBANK
PNC Bank, N.A. 080
Delaware

For Variance Applicatin

Dawn P Walsh
MP

⑆031100089⑆ 560558584⑈ 2127

Harland Clarke

COUNTY BOARD OF ADJUSTMENT
OF SUSSEX COUNTY
GEORGETOWN, DELAWARE 19947

Phone (302) 855-7878

DALE A. CALLAWAY
MILTON

RONALD G. McCABE
MILLVILLE

LAWRENCE B. LANK
DIRECTOR

JOHN M. MILLS
SEAFORD

JEFFREY M. HUDSON
MILLSBORO

L. WILLIAM WHEATLEY
BRIDGEVILLE

January 28, 2003

Francis and Dawn Walsh
1000 5th St
Rehoboth Beach, De.19971

Dear Francis and Dawn Walsh

This is to advise that Case No.___8074_____ presented to the Board of Adjustment on __January 27, 2003____ has been approved. The decision will become final upon the filing of the formal written decision. You will receive a copy of that written decision when it has been completed and filed.

Please understand that an appeal of the decision of the Board is possible up to thirty days following the filing of that final decision, and any work undertaken then is at risk.

Sincerely,

Norman Oates
Zoning Inspector

COUNTY BOARD OF ADJUSTMENT
OF SUSSEX COUNTY
GEORGETOWN, DELAWARE 19947

Phone (302) 855-7878

DALE A. CALLAWAY
MILTON

RONALD G. McCABE
MILLVILLE

LAWRENCE B. LANK
DIRECTOR

JOHN M. MILLS
SEAFORD

JEFFREY M. HUDSON
MILLSBORO

E. BRENT WORKMAN
BRIDGEVILLE

February 28, 2003

Francis & Dawn Walsh
1000 5th St.
Rehoboth, DE 19971

Dear Sirs:

This is to advise that the formal written decision in Case No. 8074 was filed with the Board of Adjustment on February 28, 2003. Please remember that although the decision is now final, an appeal is possible up to thirty days following the date of filing.

Any work done prior to the expiration of the appeal period or during an appeal, is at risk. Nevertheless, if you wish, you may now begin the process of obtaining permits, if any are needed. Obtaining those permits may require payment of fees. Please call the Permit Department at 302-855-7720 prior to applying for any permits, in order to make certain that you have all necessary documentation. It is important that you inform the counter clerk of the above-referenced case number when you apply for a permit.

If the Board has ruled against you, you must comply with the Board's decision within thirty days of the date of filing. In order to avoid enforcement action, you should notify the office once you are in compliance.

Should you have any questions about your legal rights, you are advised to contact an attorney, as this office cannot provide legal advice.

Sincerely,

Norman Oates
Zoning Inspector

BEFORE THE BOARD OF ADJUSTMENT OF SUSSEX COUNTY

IN RE: FRANCIS AND DAWN WALSH Case No. 8074 – 2003

A hearing was held after due notice on January 27, 2003. The Board members present were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson.

Nature of the Proceedings

This is an application for a variance from the front yard setback requirement.

Finding of Facts

The Board found that the Applicant was seeking a variance from front yard setback requirements east of Road 273-A, south of Fifth Street, Lots 248,249, and 250, Bay Vista. The Applicant was requesting an 8-foot variance from the required 30-foot front yard setback for a proposed dwelling. After a hearing, the Board made the following findings of fact:

1. The Applicant wishes to tear down an existing non-conforming dwelling, and leave 8 feet between the existing garage and a proposed new dwelling.
2. A surveyor informally determined an average front yard setback of 27.4 feet.
3. A similar variance was granted across the street.
4. No persons appeared in opposition.

The Board granted the requested variance.

Decision of the Board

Upon motion duly made and seconded, the application was granted. The Board members voting in favor were: Mr. Callaway, Mr. McCabe, Mr. Mills, Mr. Workman and Mr. Hudson; voting against – none.

BOARD OF ADJUSTMENT
OF SUSSEX COUNTY

Dale Callaway
Chairman

If the use is not established within one (1)
Year from the date below the application
Becomes void.

Date February 28, 2003.

NOTICE OF APPEAL AND REQUEST FOR VARIANCE
OR SPECIAL USE EXCEPTION
COUNTY BOARD OF ADJUSTMENT

To be filled out by Planning & Zoning Office and applicant. All blanks below must be filled in for this application to be processed.

Application No. 8074 Date 12-9-02 Fee $150.00

Name FRANCIS & DAWN WALSH Phone 302-227-8367

Mailing Address 1000 5TH ST. REHOBOTH BEACH, DE. 19971

Interest in Property
Owner: (Indicate if different than above)

Name S/A Phone

Address

Location: Road 273A (N) (S) (E) (W) side, 4TH BAY VISTA (ft.)
or (miles) (N) (S) (E) (W) of FIFTH ST (Connector)

District No. 334 Map No. 19.16 Parcel No. 72

Subdivision BAY VISTA Lot No. 248/249/250 Zone AR1

Hundred Lewes & Rehoboth Frontage 75 Depth 100 Acres N/A

Request for a special use exception as provided by: (or)
Request for a variance from the provisions of:

Chapter 115 Article VI Subsection 25 Item B

Date property was acquired 11-98

Plot plan or drawing attached: Yes ✓ No

State specifically your request and the reason for this request.

REQUESTING A 8FT VARIANCE FROM THE REQUIRED 30 FT FRONT YARD SETBACK, FOR A DWELLING. (AVERAGE SETBACK IS 27.4 FT FRONT YARD)

X Dawn Walsh
Signature of Applicant

FOR BOARD USE ONLY:

Date of Notice Date of Hearing Jan 27, 2003

Fee Receipt No. 31820

Decision of Board APPROVED

Date of Decision 1-27-03

Person Accepting Application

Board of Adjustment Application
Page 2

Inspector's Remarks:

Currently a NON CONFORMING Dwelling & Garage. Want to Remove Dwelling and leave Garage. THE Garage will then become un ATTATCH. They want To place a New Dwelling on the lot and they want to place it away From the Garage. AVERAGE Front that was Done By a Surveyor is 20 FT.

Size of mobile home

Model of mobile home

Who will live in this unit:

I will clearly mark and identify my lot for a Planning and Zoning Official to locate and have read the standards for approval of my request.

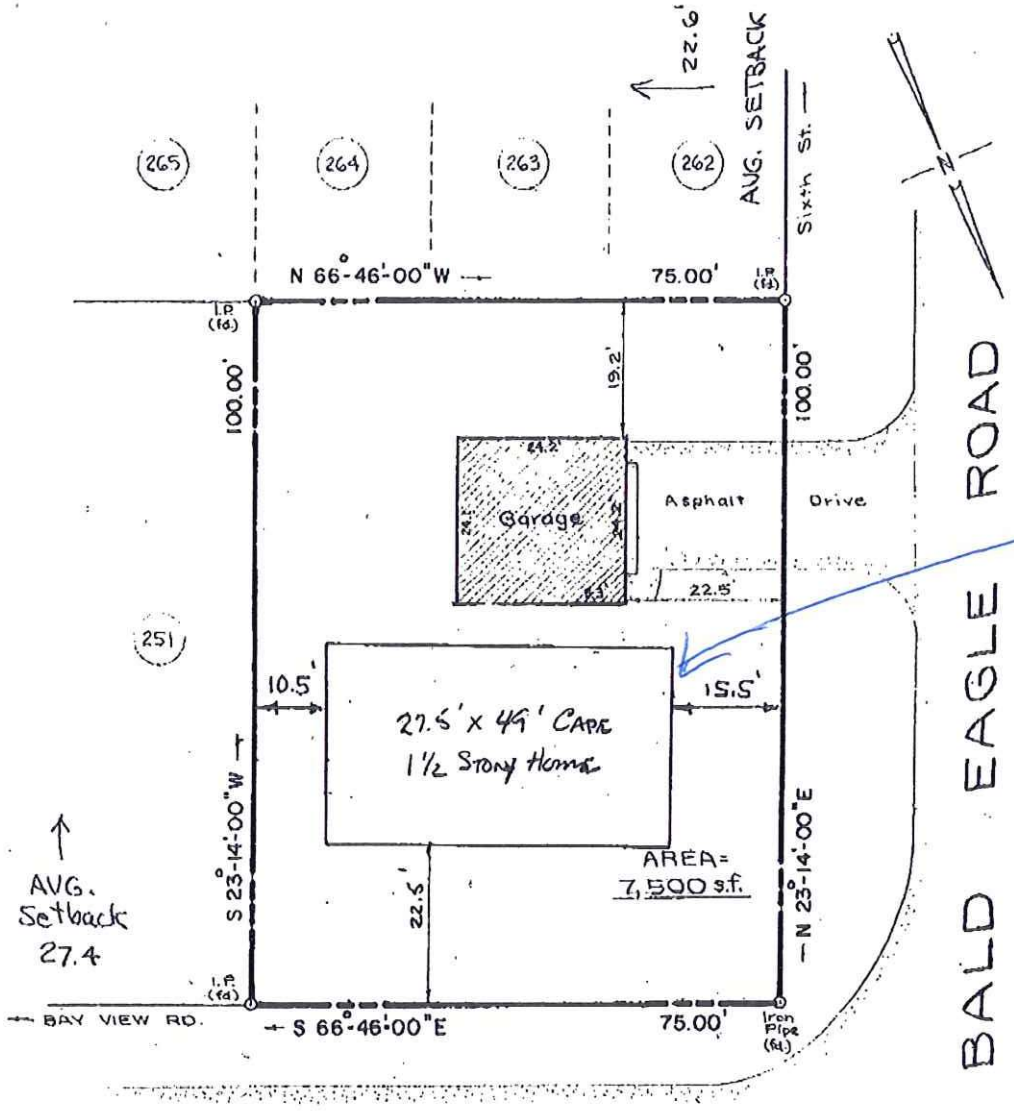
X Dawn Walpe
Signature

Draw or attach a drawing indicating what will be located on this lot and give, as accurate as possible, measurements of lot, setbacks and sizes of all structures.

See ATTATCH

Approved for Advertising.

X Dan Walsh



This is where they want to place Home

FIFTH STREET
(40' R/W)

LOTS #248, #249 & #250
"BAY VISTA"
Prepared for
DAWN E. PYLE
Located in
LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE
Scale: 1"=20' Oct. 28, 1998

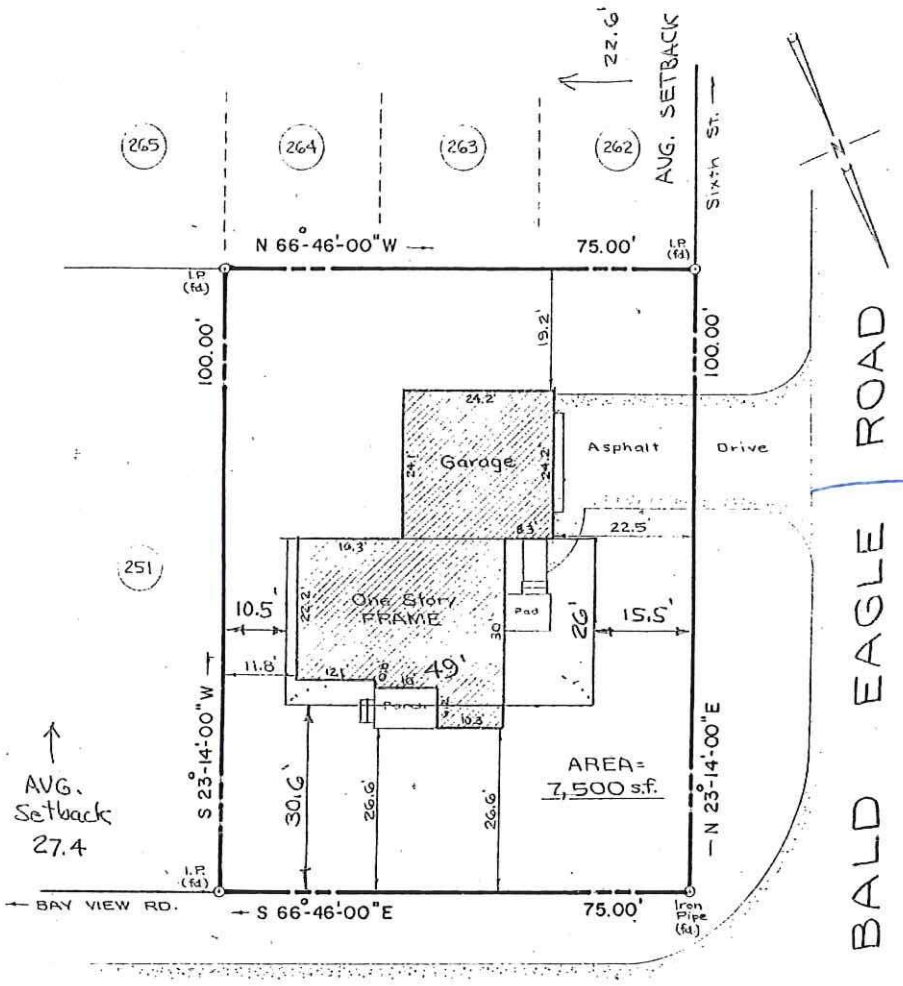
12/9/02
D. Sullivan
Boines Beach Homes Inc.
644-7333

PROPOSED SITE PLAN - FRANCIS & DAWN WALSH
RETAIN EXISTING GARAGE STRUCTURE
CONSTRUCT NEW 1½ STORY MODULAR HOME
REQUEST 8' VARIANCE TO FRONT SETBACK

If you call before 3016

888-01

TAX ID NO:
3-34-19.16-72



Shows old Dwelling & Garage

FIFTH STREET
(40' R/W)

LOTS #248, #249 & #250
"BAY VISTA"
Prepared for
DAWN E. PYLE
Located in
LEWES & REHOBOTH HUNDRED - SUSSEX COUNTY - DELAWARE
Scale: 1"=20'
Oct. 28, 1998

If you call refer to #
888-01

3-34-19.16-72


SEE 3-34-19
BASIN STREET
THIRD STREET
FOURTH STREET
BAY VISTA STREET
FIFTH STREET
SIXTH STREET
SEVENTH STREET
EIGHTH STREET
NINTH
ROUTE 273A
EAGLE ROAD
BALD ROAD
CRAZY ROAD
SEC. BB
PB 69-251
PB 2-41
PB 70-245
REV. PB 49-250
OPEN SPACE
342.12
330.30
2.80 Ac.S
1.00 Ac.
Bay View Canal
ROBIN Prong Canal
BAY VISTA VIEW
Sched 50

Criteria for a Variance: (Please provide a written statement regarding each criteria).

You shall demonstrate to the Board of Adjustment that the property meets all of the following criteria for a Variance to be granted.

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The subject property is a unique corner lot bound by two intersecting public streets. This dual-frontage layout subjects the property to restrictive front-yard setback criteria on two separate sides, severely shrinking the usable, private backyard space compared to standard interior lots in the same district.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Strict conformity with the code would restrict the fence height to 3.5 feet. However, Delaware pool safety codes demand a minimum safety barrier height of 4 feet. Therefore, the property cannot be developed with a lawful pool enclosure under strict interpretation of the zoning rules, completely denying the reasonable use of a residential swimming pool.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The hardship is entirely a result of the property's geographical location and the strict intersecting lines of the public rights-of-way. The lot configuration and the mandatory requirement to install a secure pool barrier were not created by any action of the current homeowner.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The requested 6-foot privacy fence will not impair the public good. To guarantee complete traffic and pedestrian safety, the fence will be significantly set back from the actual curb lines and will remain entirely clear of the intersection's sight triangle. It will cause zero visibility issues for turning drivers. The 6-foot privacy fence will be landscaped on the street-facing side with native shrubs to soften the visual impact. It will match existing fences on nearby lots.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

A 6-foot solid privacy fence is a standard and uniform feature used throughout Sussex County to secure residential backyard pools. The requested 6-foot height is the minimum variance necessary to provide essential privacy and security for the pool deck area, which is fully exposed to public street traffic due to the corner location. A lesser 4-foot fence would fail to prevent pedestrians on the road from peering directly into the private pool area, creating a security and privacy concern

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

- ☐ • **Completed Application**
- ☐ • **Provide a survey of the property** (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- ☐ • **Provide a Site Plan or survey of the property** (Special Use Exception)
- ☐ • **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**
- ☐ • **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- ☐ • **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 Hearing for the application.**

Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.

Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

Dawn P Walsh Date: _____

For office use only:

Date Submitted: _____ Fee: Check #: _____

Staff accepting application: _____ Application & Case #: _____

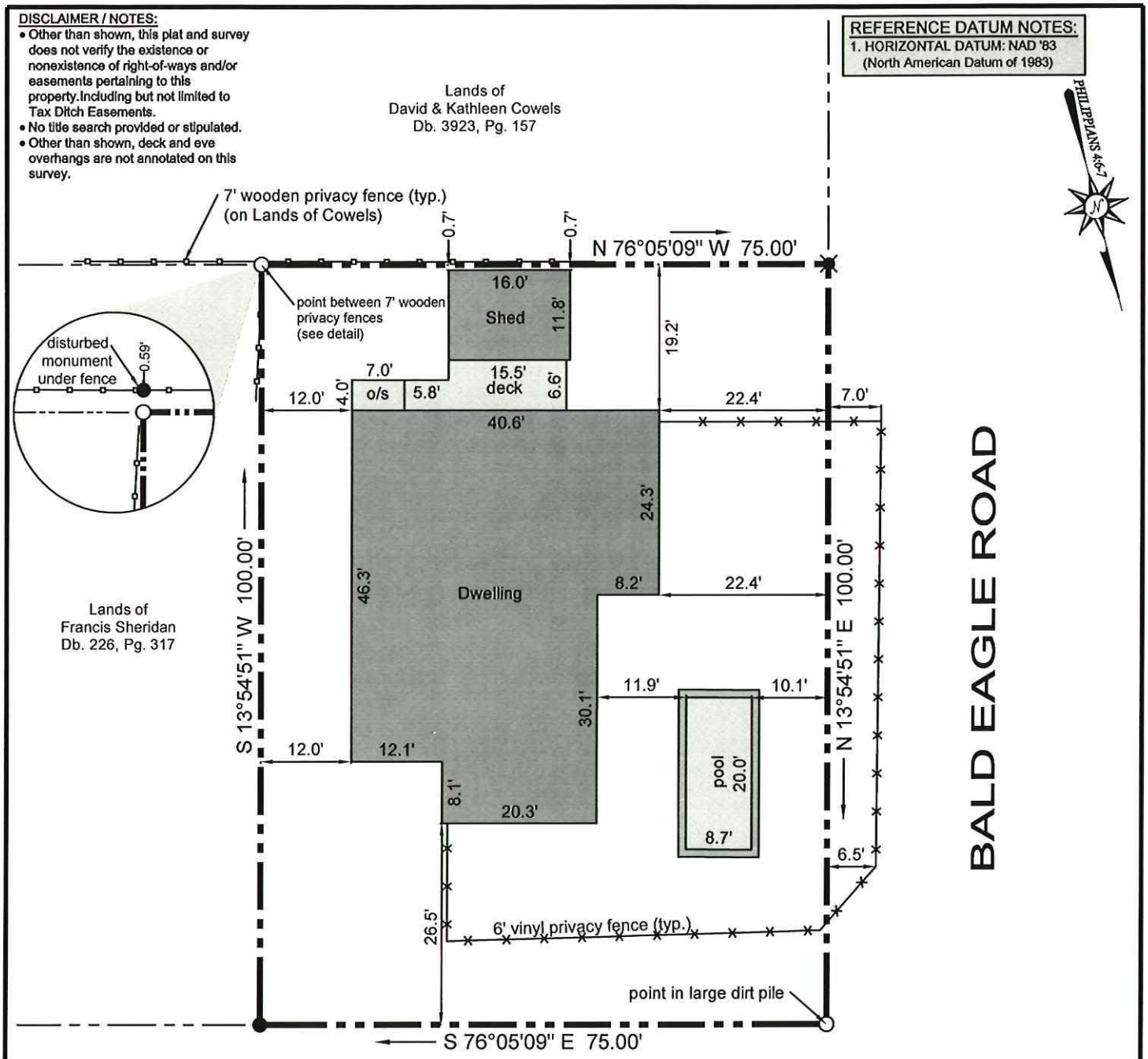
Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____

DISCLAIMER / NOTES:
- Other than shown, this plat and survey does not verify the existence or nonexistence of right-of-ways and/or easements pertaining to this property. Including but not limited to Tax Ditch Easements.
- No title search provided or stipulated.
- Other than shown, deck and eve overhangs are not annotated on this survey.

REFERENCE DATUM NOTES:
1. HORIZONTAL DATUM: NAD '83 (North American Datum of 1983)



5TH STREET

- ● 3/4" PIPE (FD)
- ✖ PK NAIL (FD)
- O POINT

SCALE: 1"=20'

AREA: 7,500 SQ. FT.

PARCEL ID NO: 334-19.16-72.00

Lands of DAWN P. WALSH. Being known as LOT NOS. 248, 249 and 250, BAY VISTA DEVELOPMENT. Ref: Plat Book 02, Page 41.

FIRM INFORMATION:
100029 - 0353 - K
MARCH 16, 2015
ZONE: "X", Non-Shaded

CLASS "B" SURVEY

HUNDRED: LEWES AND REHOBOTH
COUNTY: SUSSEX
STATE OF DELAWARE
DATE OF ORIGINAL: 07/14/2026
DRAWN BY: MATT LEVESQUE
REVIEWED BY: MICHAEL LOVELAND

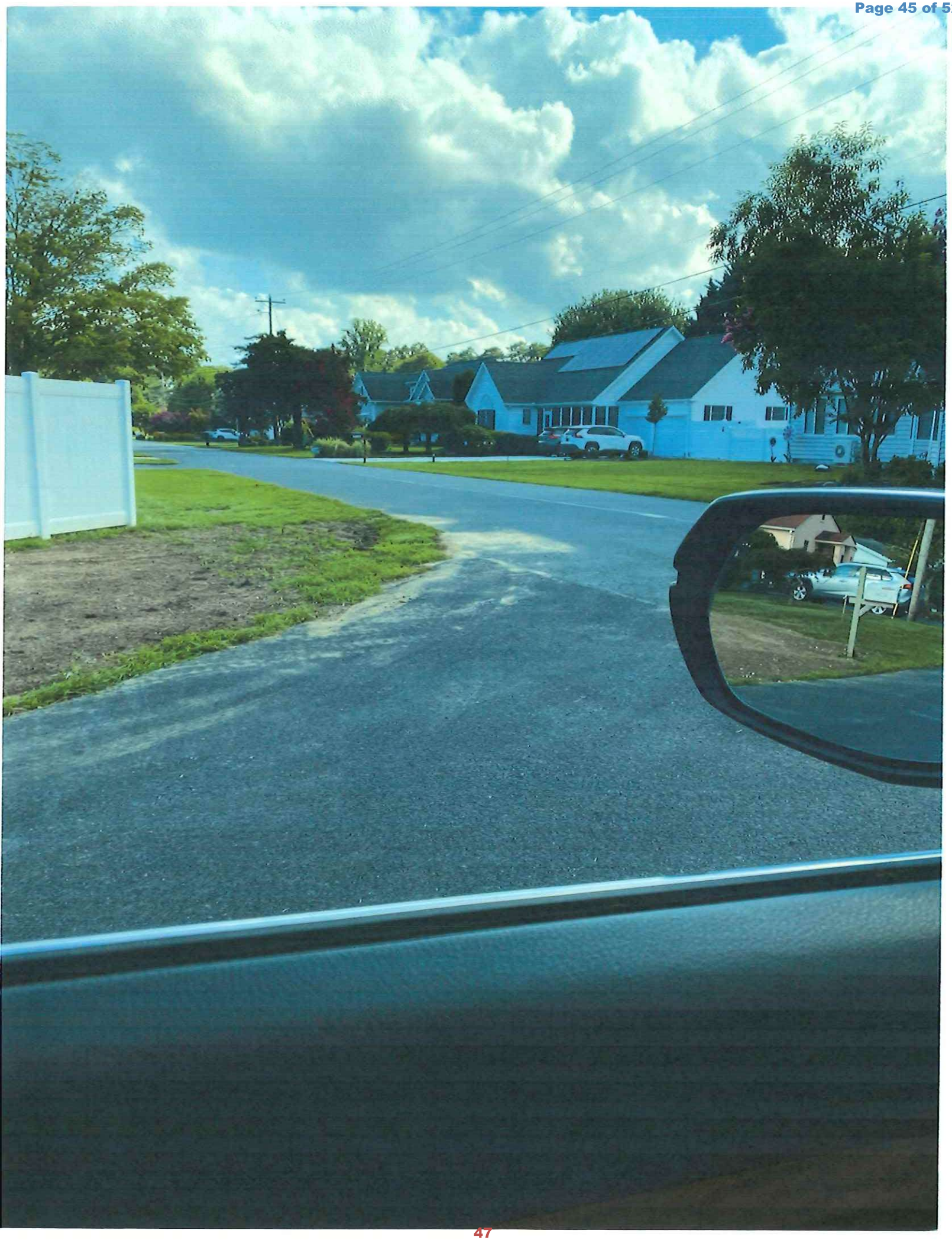
SIMPLER SURVEYING & ASSOCIATE, INC.
32486 POWELL FARM ROAD, FRANKFORD, DE 19945
www.delawaresurveyor.com
PHONE: (302) 539-7873

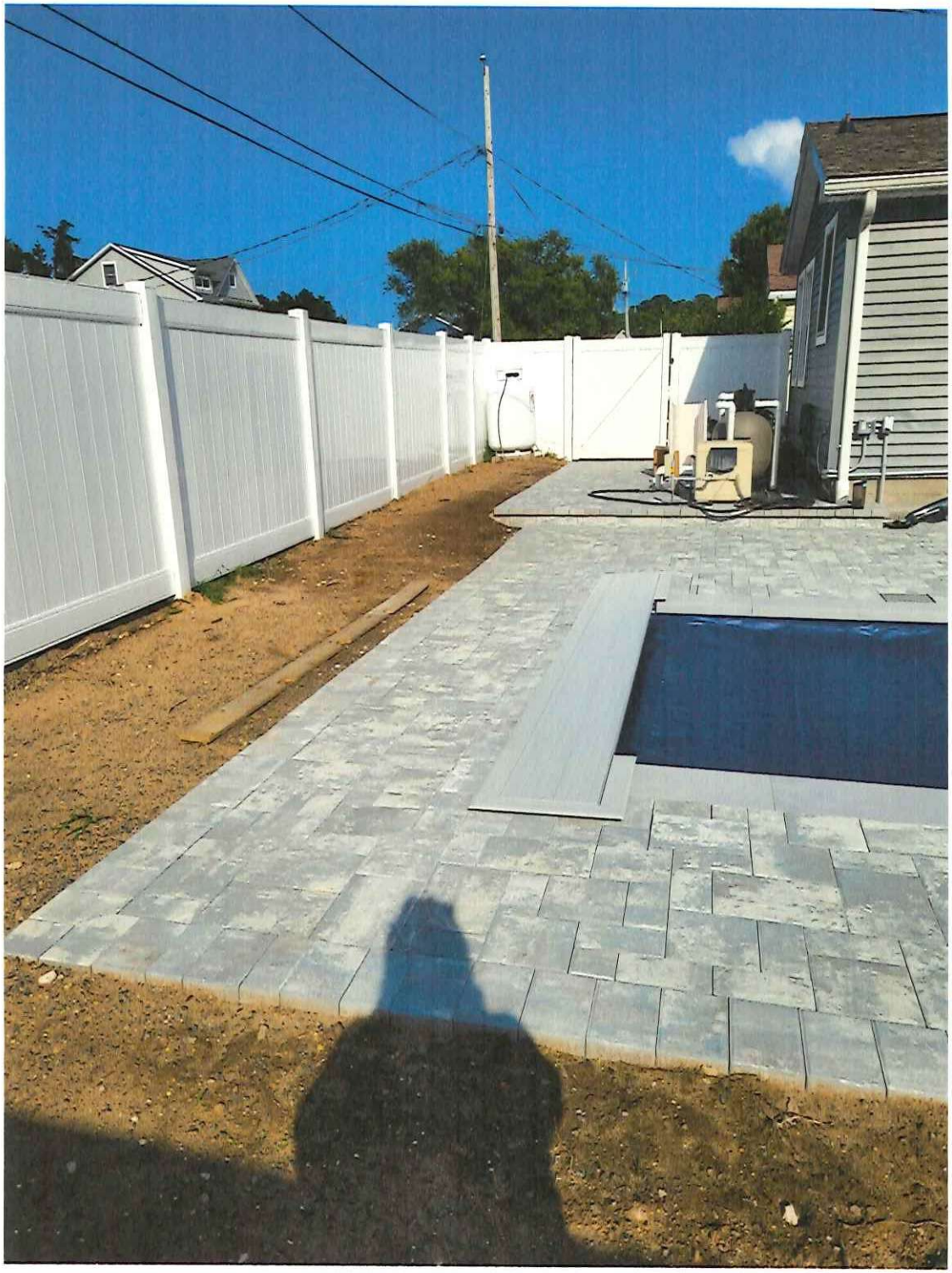
SEAL

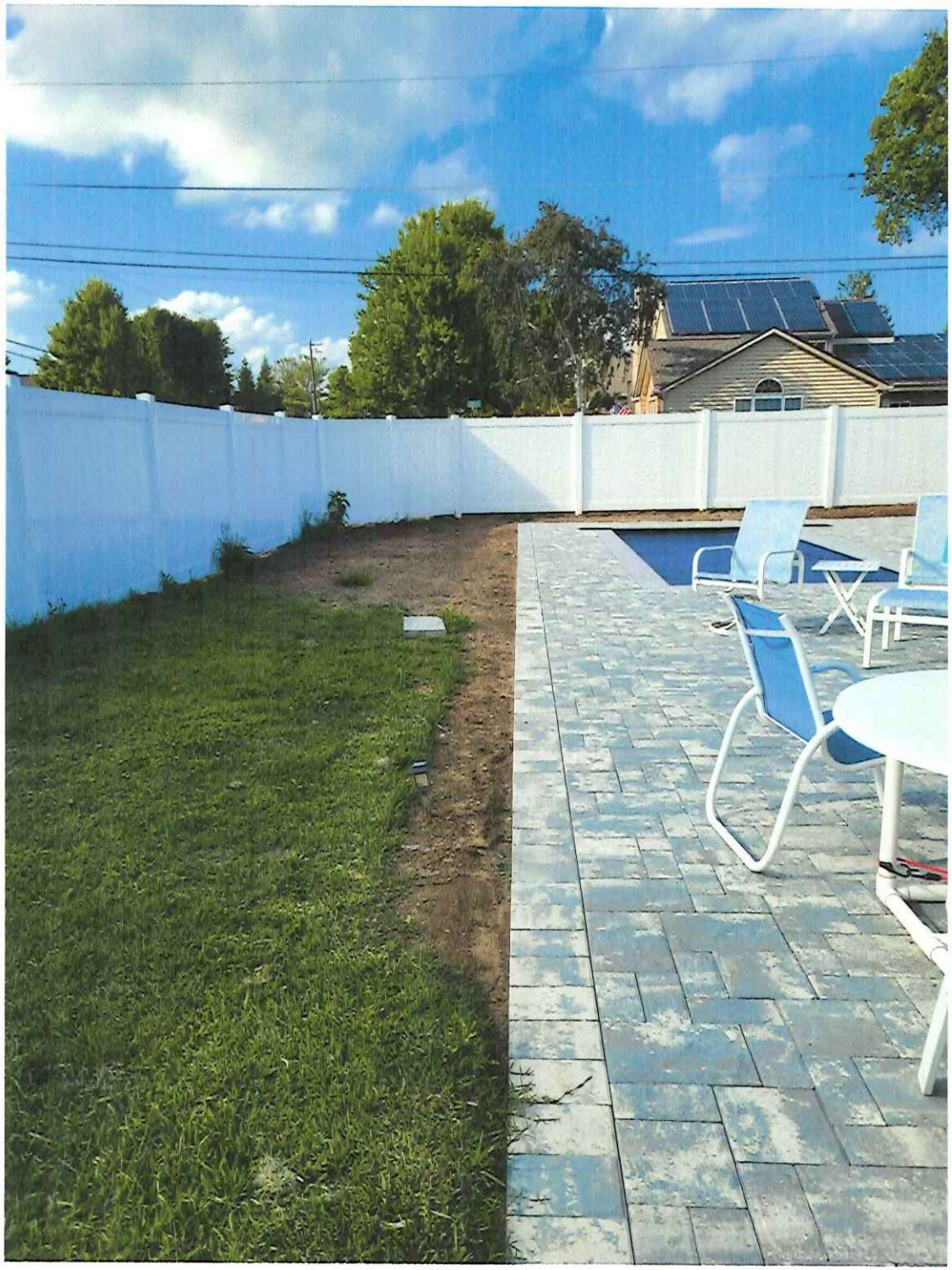
I, Gregory M. Hook, registered as a Professional Land Surveyor in the State of Delaware, hereby state that the information shown on this plan has been prepared under my supervision and meets the standards of practice as established by the State of Delaware Board of Professional Land Surveyors. Any changes to the property conditions, improvements, boundary or property corners after the date shown hereon shall necessitate a new review and certification for any official or legal use.

Gregory M. Hook 10/3/2026

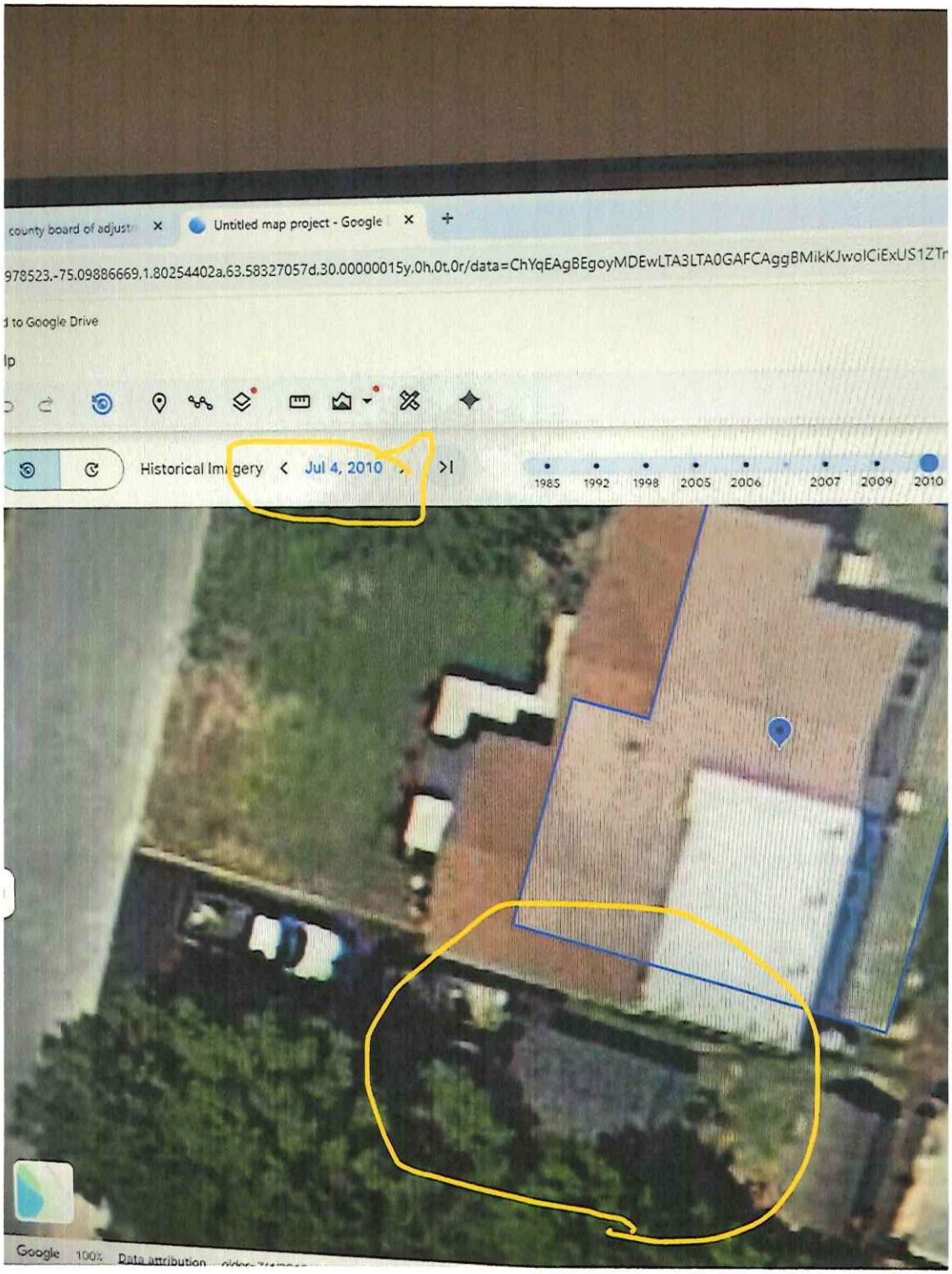
P.L.S. 711







Shed photo


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Historical Imagery
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Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

08/19/2026 10:37AM Lindsay B
Receipt Number: 001330795
33031780-0048

PERMITS / INSPECTIONS
2026 202611269|2020 $500.00

$500.00

Subtotal $500.00
TP CC SF $15.00
Total $515.00

Tenders
TYLER PAYMENTS CC $515.00
MasterCard **********8816
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Auth=97006Z

Change due $0.00

Paid by: WALSH/DAWN P

Signature: _____

Thank you for your payment.

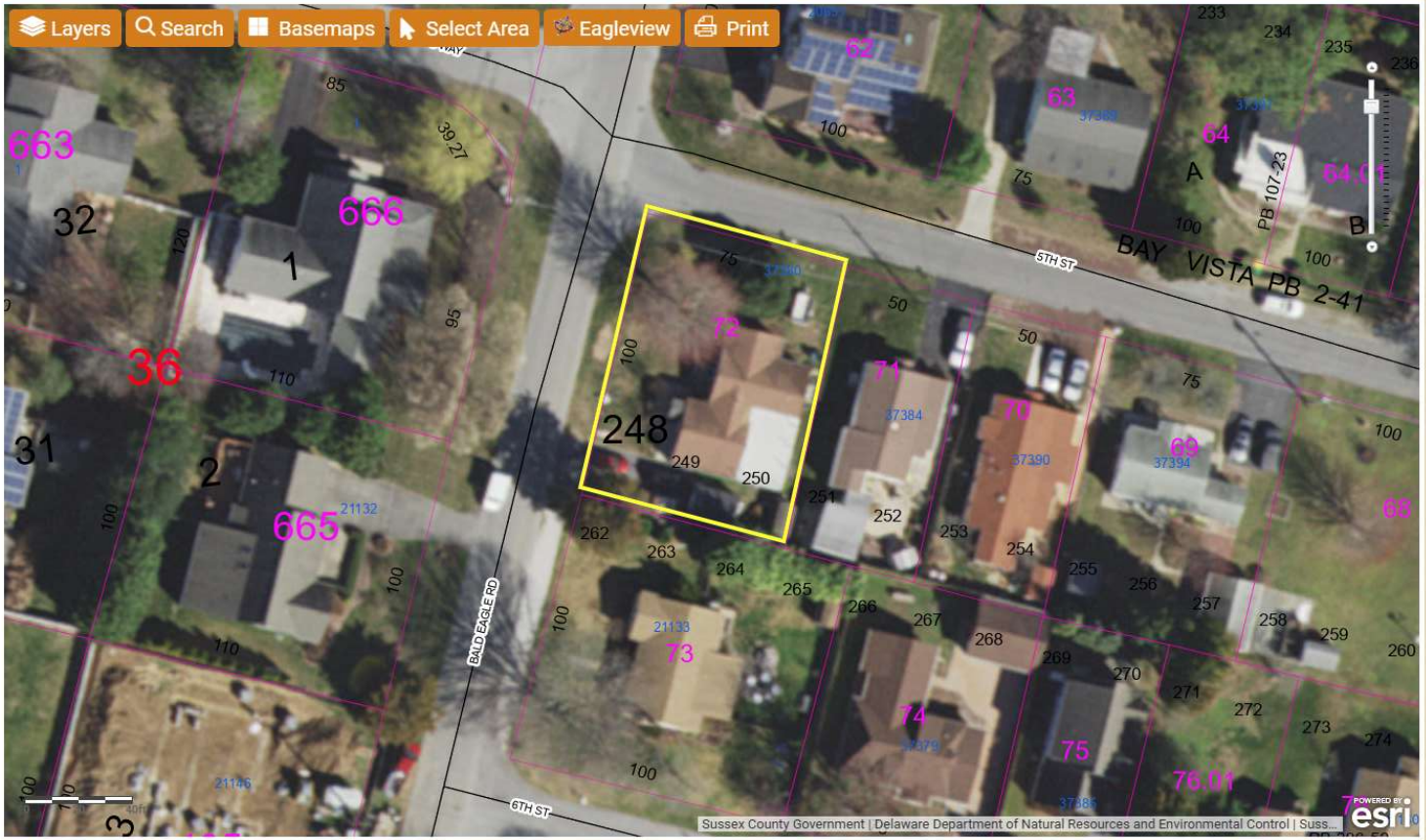
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service fee

TYLER PAYMENTS

SUSSEX COUNTY
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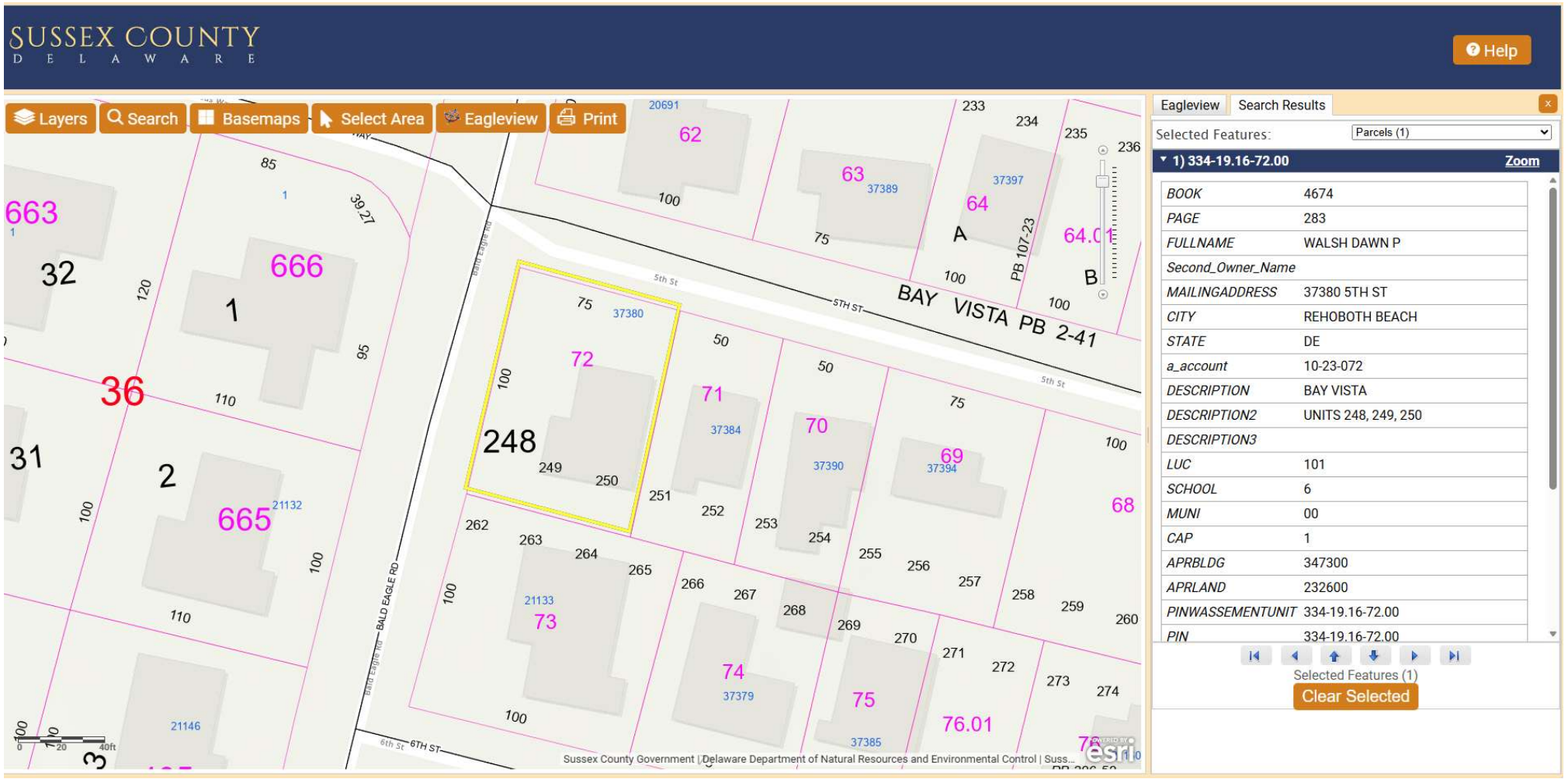
Selected Features: Parcels (1)

1) 334-19.16-72.00 Zoom

BOOK	4674
PAGE	283
FULLNAME	WALSH DAWN P
Second_Owner_Name	
MAILINGADDRESS	37380 5TH ST
CITY	REHOBOTH BEACH
STATE	DE
a_account	10-23-072
DESCRIPTION	BAY VISTA
DESCRIPTION2	UNITS 248, 249, 250
DESCRIPTION3	
LUC	101
SCHOOL	6
MUNI	00
CAP	1
APRBLDG	347300
APRLAND	232600
PINWASSEMENTUNIT	334-19.16-72.00
PIN	334-19.16-72.00

Selected Features (1)

Clear Selected


SUSSEX COUNTY
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BAY VISTA PB 2-41
5TH ST
BALD EAGLE RD
6TH ST
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Sussex County Government | Delaware Department of Natural Resources and Environmental Control | Suss...
Eagleview
Search Results
Selected Features:
Parcels (1)
1) 334-19.16-72.00
Zoom
BOOK 4674
PAGE 283
FULLNAME WALSH DAWN P
Second_Owner_Name
MAILINGADDRESS 37380 5TH ST
CITY REHOBOTH BEACH
STATE DE
a_account 10-23-072
DESCRIPTION BAY VISTA
DESCRIPTION2 UNITS 248, 249, 250
DESCRIPTION3
LUC 101
SCHOOL 6
MUNI 00
CAP 1
APRBLDG 347300
APRLAND 232600
PINWASSEMENTUNIT 334-19.16-72.00
PIN 334-19.16-72.00
Selected Features (1)
Clear Selected


CONNECTEXPLORER
Search
Search by SUSSEXPARCELS
Enter name
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map: Auto (Oblique)
Dates: All
image 1 of 74
03/10/2025

13232

Case # ADU-26-32

20261975

Hearing Date _____
(where applicable)

RECEIVED

SEP 01 2026

SUSSEX COUNTY
PLANNING & ZONING

Accessory Dwelling Unit Approval 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 all applicable)

☐ Accessory Dwelling Unit - Detached

☒ Accessory Dwelling Unit - Attached

Existing Structure: ☐
Proposed Structure: ☐
Code Reference (office use only)

Site Address: 34888 CREEK DR LEWES DEL 19958

Description of Request:

ADU on property less than 10,000 sq. ft.

Tax Map #: 334-18.00-6300 **Property Zoning:** AR-1

Applicant Information

Applicant Name: KATHLEEN SIMON
Applicant Address: 34888 CREEK DR
City: LEWES State: DEL Zip: 19958
Applicant Phone #: 215-687-3818 Applicant e-mail: SIMONS369ERS12@YAHOO.COM

Owner Information

Owner Name: SAME ↑
Owner Address: _____
City: _____ State: _____ Zip: _____ Purchase Date: _____
Owner Phone #: _____ Owner e-mail: _____

Agent/Attorney Details

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

Signature of Owner/Agent/Attorney

Kathleen Simon

Date: 9-1-2026

EQUAL HOUSING OPPORTUNITY

Criteria for Accessory Dwelling Units

The following shall be answered for Code Compliance

1. Total lot area of property:
   7569 SF
2. Total area of existing dwelling (in square feet):
   [redacted] 3325 SF
3. Total area of proposed Accessory Dwelling Unit (in square feet):
   462 SF
5. Is the property located within a subdivision? ☑ Yes ☐ No
   If so, have you obtained approval from the Homeowners Associaton? ☑ Yes ☐ No
4. Please confirm the ADU is **NOT** a RV, Camper, Motor Home, etc. ☑
   Please note: No property is permitted to be occupied with a RV, Camper, Motor Home, etc., unless located within a RV Park.

Criteria for a Special Use Exception (where applicable): (Please provide a written statement regarding each criteria)

*Applicant's must demonstrate that the property meets **ALL** of the criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property:

I WILL BE WITHIN THE LEGAL FOOTPRINT OF THE BUILDING AREA & WITHIN ALL NEIGHBORING SET BACK.

Check List for Applications

The following shall be submitted with the application

- ☐ • **Completed Application**
- ☐ • **Provide a Site Plan or survey of the property along with a layout/building plans of the ADU**
- ☐ • **Provide Fee $500.00**
- ☐ • **Provide written response to criteria for Special Use Exception (where applicable,** may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information to be considered** (ex. photos of site, photos of similar structures, letters from neighbors, etc.)
- ☐ • **Please be aware that an Accessory Dwelling Unit is defined as, "a self-contained dwelling unit that is secondary to the principal dwelling unit on a property and includes independent living facilities, such as a separate entrance and kitchen. The dwelling unit may be attached to, or detached from the primary dwelling on the property and it may also include existing interior space such as a finished basement that is converted into a separate dwelling unit. Accessory dwelling units do not include duplexes, tourist homes, servant quarters, recreational vehicles or guest homes."**
- ☐ • **Please be aware that the application may be scheduled for a public hearing before the Board of Adjustment if the dimensional requirements of Section 115A(15(c), (d) and (e)) are not met. Staff will place a sign on the site stating the date and time of the Public Hearing for the application. The Applicant, or a representative of the Applicant must be present if a public hearing is scheduled.**

Please be advised that the decision of the Director/Board of Adjustment is only final when the written decision is filed with the Board of Adjustment's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application. Please include the case number when calling about the decision.

Please be advised that any action taken in reliance of the Board's/Director's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Director/Board that the standards for a Special Use Exception have been met, the application will be denied.

Signature of Owner/Agent/Attorney

_____ Date: 9-1-2026

For office use only:

Date Submitted: _____ Fee: $500.00 Check #: _____

Staff accepting application: _____ Application & Case #: _____

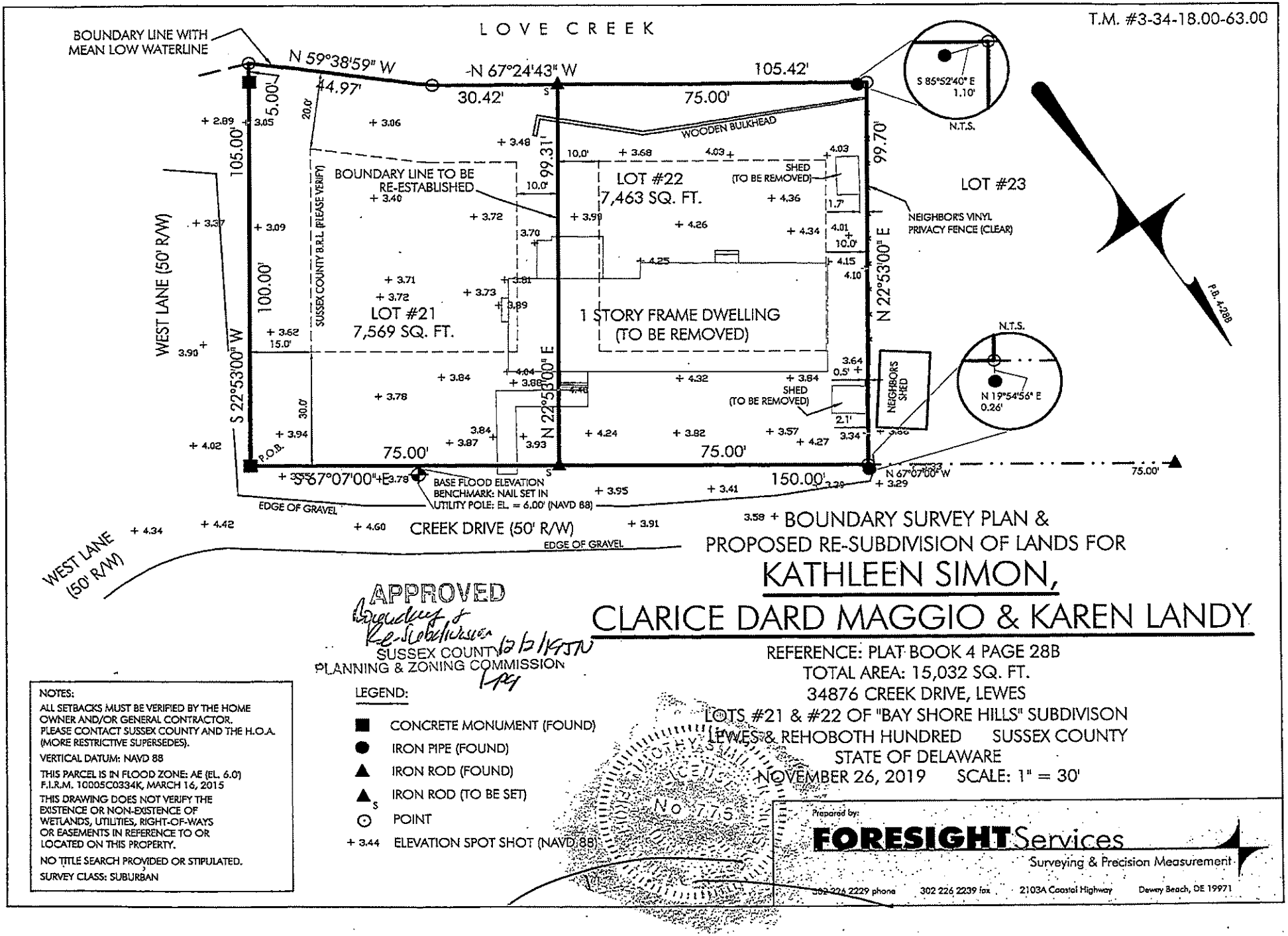
Location of property: _____

_____

Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____

Document# 2019000047541 BK: 5167 PG: 347
Recorder of Deeds, Scott Dailey On 12/11/2019 at 2:02:56 PM Sussex County, DE
Doc Surcharge Paid



Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/01/2026 03:47PM Catherine
Receipt Number: 001335564
33031845-0040

PERMITS / INSPECTIONS	$500.00
2026 202611975|Z065	
	$500.00
	$500.00
Subtotal	$15.00
TP CC SF	$515.00
Total	
Tenders	$515.00
TYLER PAYMENTS CC	
**********5435	
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Auth=054723	
	$0.00
Change due	

Paid by: SIMON/KATHLEEN M

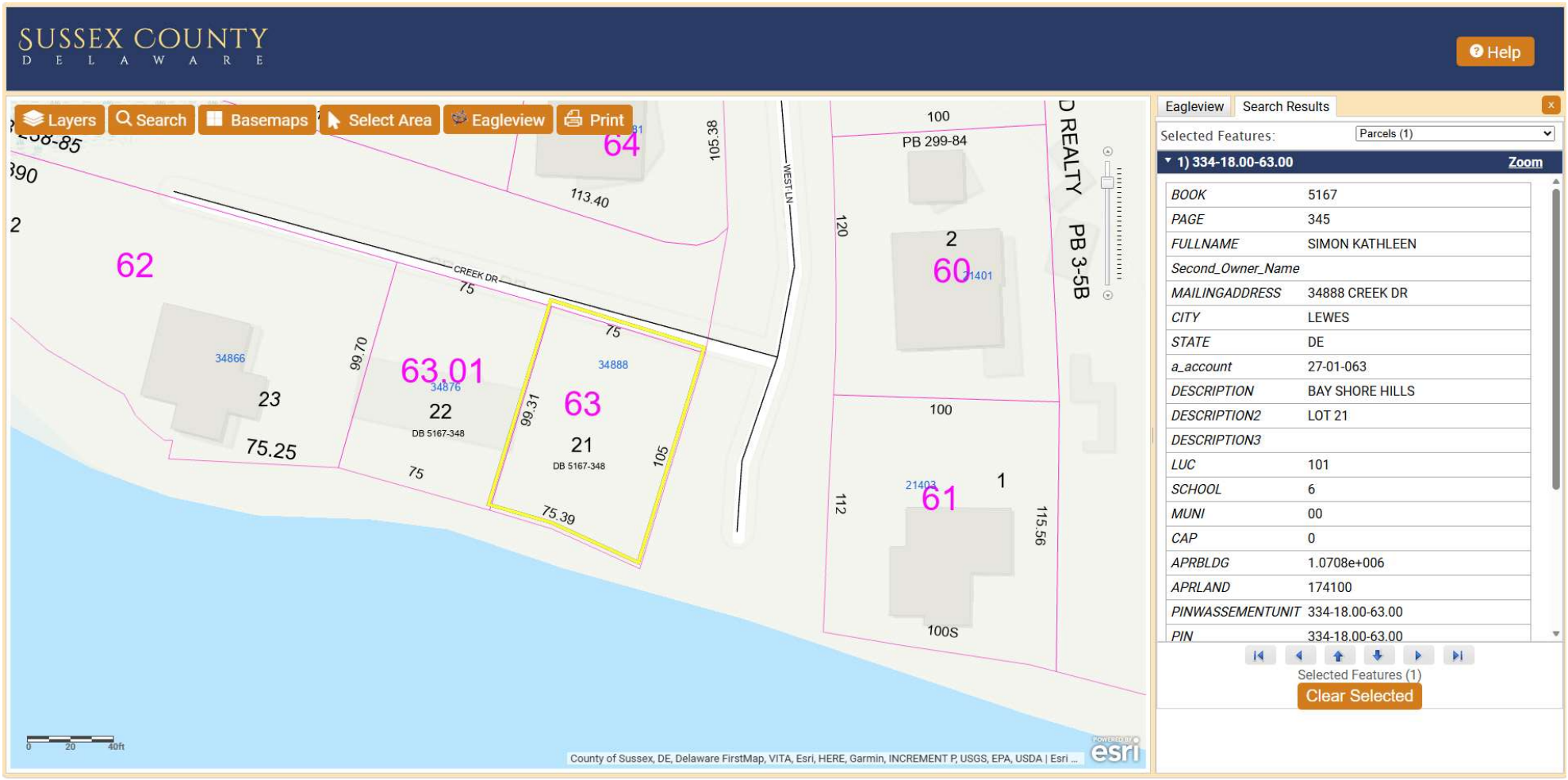
Signature: _____

Thank you for your payment.

CUSTOMER COPY
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service fee

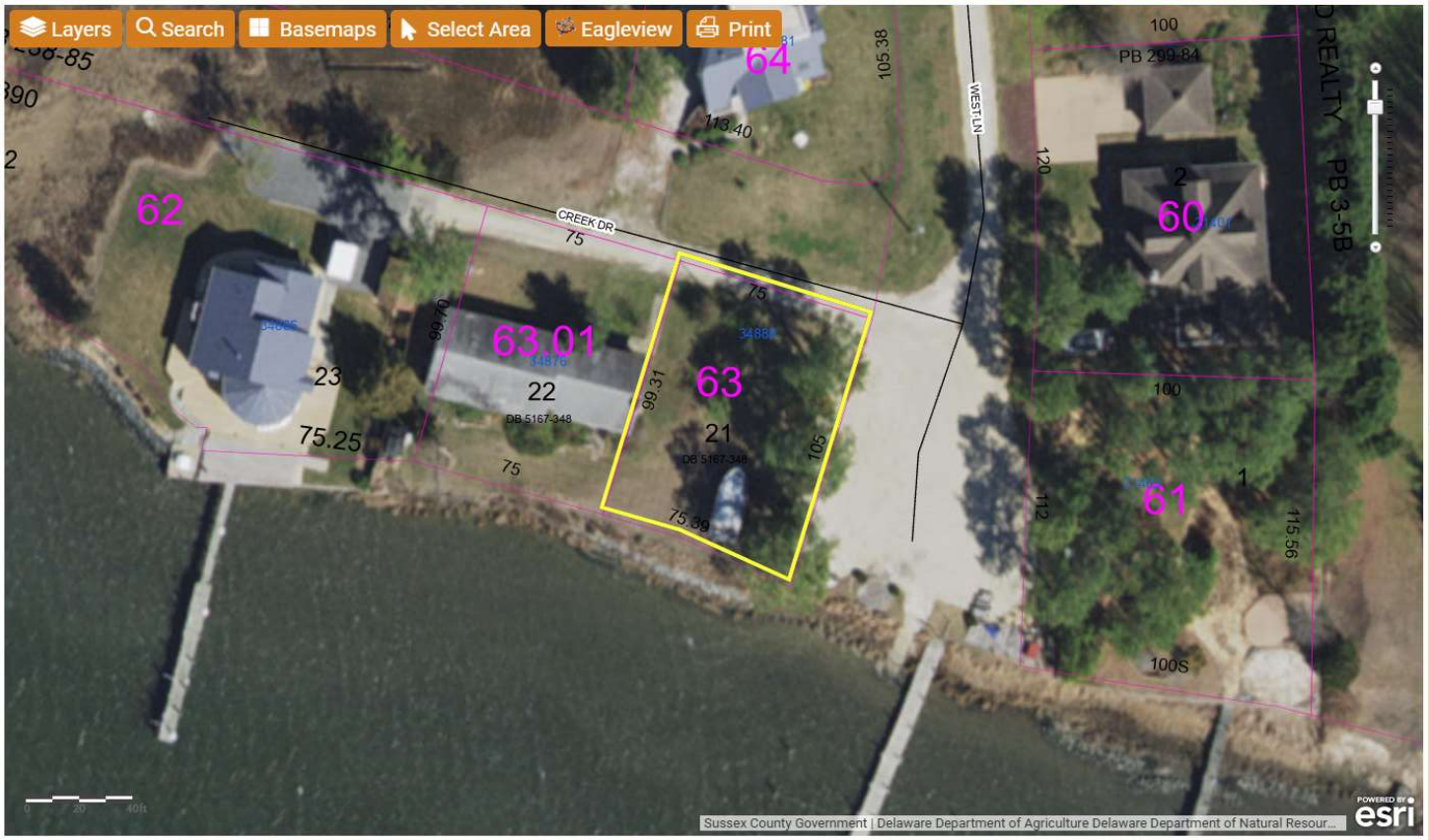
TYLER PAYMENTS


SUSSEX COUNTY
DELAWARE
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CREEK DR
WEST LN
PB 299-84
PB 3-5B
REALTY
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34876
34888
21403
1401
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DB 5167-348
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120
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County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Esri ...
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Eagleview
Search Results
Selected Features:
Parcels (1)
1) 334-18.00-63.00
Zoom
BOOK 5167
PAGE 345
FULLNAME SIMON KATHLEEN
Second_Owner_Name
MAILINGADDRESS 34888 CREEK DR
CITY LEWES
STATE DE
a_account 27-01-063
DESCRIPTION BAY SHORE HILLS
DESCRIPTION2 LOT 21
DESCRIPTION3
LUC 101
SCHOOL 6
MUNI 00
CAP 0
APRBLDG 1.0708e+006
APRLAND 174100
PINWASSEMENTUNIT 334-18.00-63.00
PIN 334-18.00-63.00
Selected Features (1)
Clear Selected

SUSSEX COUNTY
DELAWARE

Help

Layers | Search | Basemaps | Select Area | Eagleview | Print



Eagleview | Search Results

Selected Features: Parcels (1)

1) 334-18.00-63.00 Zoom

BOOK	5167
PAGE	345
FULLNAME	SIMON KATHLEEN
Second_Owner_Name	
MAILINGADDRESS	34888 CREEK DR
CITY	LEWES
STATE	DE
a_account	27-01-063
DESCRIPTION	BAY SHORE HILLS
DESCRIPTION2	LOT 21
DESCRIPTION3	
LUC	101
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	1.0708e+006
APRLAND	174100
PINWASSEMENTUNIT	334-18.00-63.00
PIN	334-18.00-63.00

Selected Features (1)

Clear Selected


Search
Search by SUSSEXPARCELS
334-18.00-63.00
Search results (1)
Options
334-18.00-63.00
Workspaces
© 2025 Eagleview
20 ft
5 m
map: Auto (Oblique)
Dates: All
image 24 of 76
03/10/2025

SYMBOLS

ELEVATION: A1 / A-2.01 — A1 / A-2.01

SECTION: A1 / A-3.01 — A-3.01 / A1

- 1 DOOR
- A WINDOW
- WALL TYPE
- EXG. WALL TO REMAIN
- = = EXG. WALL TO BE REMOVED
- NEW WALL

ABBREVIATIONS

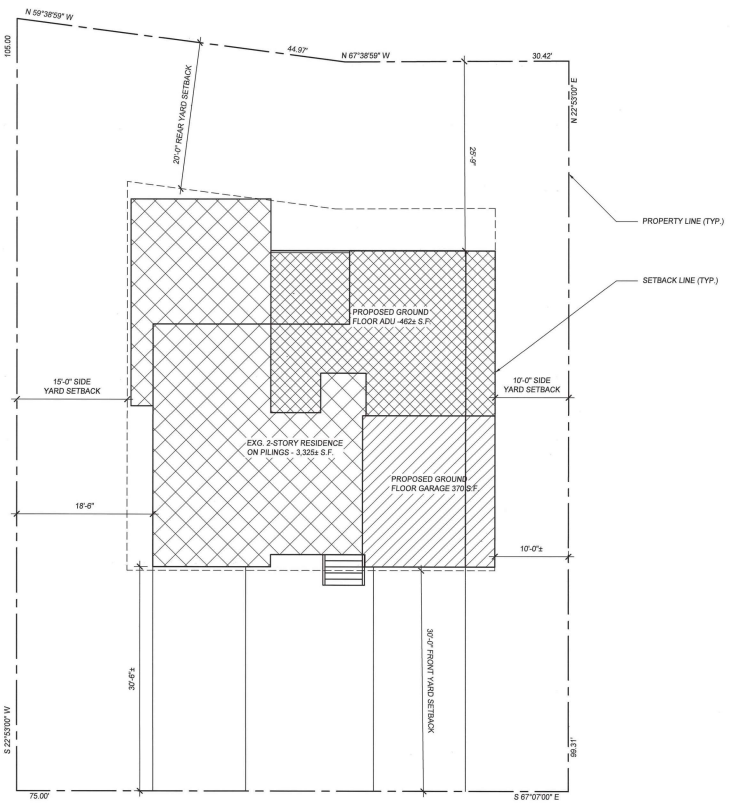
A.C.T.	ACOUSTICAL CEILING TILE	JAN.	JANITOR
A.B.	ANCHOR BOLT	JT.	JOINT
A.F.F	ABOVE FINISH FLOOR	LAM	LAMINATE
ALT	ALTERNATE	LAV	LAVATORY
ALU	ALUMINUM	L.P.	LOW POINT
ASPH	ASPHALT	MAX	MAXIMUM
BD	BOARD	MECH	M
BLDG	BUILDING	MIN.	MINIMUM
BLKG	BLOCKING	MISC	MISCELLANIOUS
BM	BEAM	M.O.	MASONRY OPENING
BOT	BOTTOM	MTD.	MOUNTED
BS	BOTH SIDES	MTL.	METAL
CLG	cEILING	N.I.C.	NOT IN CONTRACT
CLR	CLEAR	NO.	NUMBER
CMU	CONCRETE MASONRY UNIT	N.T.S.	NOT TO SCALE
COL	COLUMN	O.C.	ON CENTER
CONC.	CONCRETE	O.D.	OUTSIDE DIAMETER
CONT.	CONTINUOUS	O.H.	OVERHEAD
CONTR.	CONTRACTOR	OPNG	OPENING
C.J.	CONTROL JOINT	P.B.C.	PLUMBING CONTRACTOR
C.T.	CERAMIC TILE	PL	PLATE
CTR	CENTER	PLAS LAM	PLASTIC LAMINATE
DBL	DOUBLE	PLWD	PLYWOOD
DIA	DIAMETER	PR	PAIR
DN	DOWN	PT	PAINTED
DR	DOOR	RAD	RADIUS
DS	DOWNSPOUT	REINF	REINFORCED
DET	DETAIL	REQ'D	REQUIRED
DTL	DETAIL	RESIL	RESILIENT
DWG	DRAWING	RM.	ROOM
EA	EACH	R.O.	ROUGH OPENING
E.C.	ELECTRICAL CONTRACTOR	SIM.	SIMILAR
ELEC.	ELECTRICAL	SHTG	SHEATHING
ELEV	ELEVATION/ELEVATOR	SPEC'S	SPECIFICATIONS
E.F.	EACH FACE	SQ.	SQUARE
EQ	EQUAL	STD.	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXG.	EXISTING	STRUCT	STRUCTURAL
EXP.	EXPANSION	SUSP. CLG.	SUSPENDED CEILING
E.W.	EACH WAY	T.O.B.	TOP OF BEAM
E.W.C.	ELECTICAL WATER COOLER	T.M	TOP OF MASONRY
F.B.O.	FURNISHED BY OTHERS	T.O.R	TOP OF RIDGE
FD	FLOOR DRAIN	T.O.P.	TOP OF PLATE
FE	FIRE EXTINGUISHER	T.O.S.	TOP OF STEEL
FDN	FOUNDATION	TYP.	TYPICAL
FLR	FLOOR	U.N.O.	UNLESS NOTED OTHERWISE
FIN.	FINISH(ED)	VCT	VINYL COMPOSITION TILE
FTG	FOOTING	W	WITH
FURR	FURRING	WD.	WOOD
GA.	GAUGE		
GV.	GALVANIZED		
GL	GLASS		
GRD	GRADE		
GPDW	GYPSUM DRYWALL		
GYP	GYPSUM		
H.A.C.	HEATING AND A/C CONTRACTOR		
HDWD	HARD WOOD		
H.M.	HOLLOW METAL		
HORIZ	HORIZONTAL		
H.P.	HIGH POINT		
HT.	HEIGHT		
I.D.T.	INSIDE DIMENSION CLEAR		
I.D.	INSIDE DIAMETER		
INSUL	INSULATION		
INT.	INTERIOR		

DEMOLITION AND DISPOSAL

1. PROTECT WALLS, CEILINGS, FLOORS, AND OTHER EXISTING FINISH WORK THAT ARE TO REMAIN AND ARE EXPOSED DURING SELECTIVE DEMOLITION OPERATIONS.
2. PROVIDE AND MAINTAIN INTERIOR AND EXTERIOR SHORING, BRACING, OR STRUCTURAL SUPPORT TO PRESERVE STABILITY AND PREVENT MOVEMENT & SETTLEMENT.
3. CLEAN ADJACENT STRUCTURES AND IMPROVEMENTS OF DUST, DIRT, AND DEBRIS CAUSED BY SELECTIVE DEMOLITION OPERATIONS. RETURN ADJACENT AREAS TO CONDITION EXISTING PRIOR TO START OF SELECTIVE DEMOLITION.
4. DEMOLISH AND REMOVE EXISTING CONSTRUCTION ONLY TO THE EXTENT REQUIRED BY NEW CONSTRUCTION.
5. PROMPTLY PATCH AND REPAIR HOLES AND DAMAGED SURFACES CAUSED TO ADJACENT CONSTRUCTION BY SELECTIVE DEMOLITION OPERATIONS.
6. WHERE REPAIRS TO EXISTING SURFACES ARE REQUIRED, PATCH TO PRODUCE SURFACES SUITABLE FOR NEW MATERIALS.
7. RESTORE EXPOSED FINISHES OF PATCHED AREAS AND EXTEND FINISH RESTORATION INTO ADJOINING CONSTRUCTION TO REMAIN IN A MANNER THAT ELIMINATES EVIDENCE OF PATCHING AND REFINISHING.
8. PATCH AND REPAIR FLOOR AND WALL SURFACES IN THE NEW SPACE WHERE DEMOLISHED WALLS OR PARTITIONS EXTEND ONE FINISHED AREA INTO ANOTHER. PROVIDE A FLUSH AND EVEN SURFACE OF UNIFORM COLOR AND APPEARANCE.
9. PATCH, REPAIR, OR REHANG EXISTING CEILINGS AS NECESSARY TO PROVIDE AN EVEN-PLANE SURFACE OF UNIFORM APPEARANCE.
10. DISPOSAL: PROMPTLY DISPOSE OF DEMOLISHED MATERIALS. DO NOT ALLOW DEMOLISHED MATERIALS TO ACCUMULATE ON-SITE.
    a) DO NOT BURN DEMOLISHED MATERIALS
    b) TRANSPORT DEMOLISHED MATERIALS OFF OF OWNER'S PROPERTY AND LEGALLY DISPOSE OF THEM.

STRUCTURAL SPECIFICATIONS AND NOTES

1. CONCRETE SPECIFICATIONS:
   a. CAST-IN-PLACE CONCRETE DESIGN MIX TO PROVIDE 3,500 PSI 28 DAY COMPRESSIVE STRENGTH
   b. PORTLAND CEMENT: ASM C150, TYPE 1
   c. AGGREGATE: NORMAL WEIGHT AGGREGATES, ASM C33
   d. BARS: DEFORMED STEEL, ASTM A615, GRADE 60.
   e. MESH: WELDED STEEL WIRE FABRIC ASTM A185
      1) FOR SLAB ON GRADE APPLICATIONS, FIBROUS REINFORCEMENT CAN BE SUBSTITUTED FOR WELDED WIRE FABRIC
      2) ALL MESH MUST BE PROPERLY SUPPORTED ON CHAIRS PRIOR TO POURING CONCRETE. CONTRACTOR MAY NOT HOOK AND PULL MESH INTO PROPER PLACEMENT.
   f. FIBROUS REINFORCEMENT: "FIBERMESH 150" OR EQUIVALENT
   g. AIR ENTRAINMENT: ASTM C260. AIR ENTRAIN ALL EXTERIOR CONCRETE.
   h. SLAB CONTROL JOINTS: SAW CUT OR FORM TO 1/3 SLAB DEPTH. CONTROL JOINTS TO BE SPACED @ 20'-0" O.C. MAX. U.N.O.
   i. SLAB ISOLATION JOINTS: PRE-MOLDED JOINT FILLER
   j. COMPLY WITH ACI 301, 304, 305, 306, 311, 318, 347. CRSI "MANUAL OF STANDARD PRACTICE, AND ASTM C94. CALCIUM CHLORIDE ADMIXTURES ARE NOT PERMITED.
2. ALL SUBGRADE TO SUPPORT CAST IN PLACE SLABS TO BE COMPACTED TO 95% COMPACTION STANDARD MINIMUM.
3. BOTTOM OF ALL FOOTINGS SHALL BE A MINIMUM OF 32" BELOW FINISH GRADE OR PER APPLICABLE BUILDING CODE FOR THIS PROJECT (USE GREATER OF THE TWO CONDITIONS). FOOTINGS TO BE PLACED ON UNDISTURBED SOIL OR ENGINEERED FILL TO BE DESIGNED BY LICENSED GEOTECHNICAL OR STRUCTURAL ENGINEER.
4. FOR BASIS OF DESIGN, ASSUMED SOIL BEARING CAPACITY OF 2,000 PSF AND WATER TABLE BELOW FROST LINE. CONTRACTOR OR CLIENT TO OBTAIN GEOTECHNICAL ENGINEERS SITE REPORT TO VERIFY DESIGN ASSUMPTIONS.
5. MASONRY SPECIFICATIONS: COMPLY WITH AMERICAN CONCRETE INSTITUTE ACI 531.11 "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION" (LATEST EDITION)
   a. HOLLOW LOAD BEARING: ASM C90 GRADE N, TYPE 1 UNITS.
   b. COMPRESSIVE STRENGTH: F'M = 1500 PSI MIN.
   c. MORTAR: ASTM C270 TYPE S. PROVIDE FULLY BEDDED JOINTS.
   d. GROUT: ASTM C476 OR 3000 PSI CONCRETE WITH PEA GRAVEL PER CONCRETE SPECIFICATIONS.
   e. REINFORCING STEEL: ASTM A615 60 KSI DEFORMED BARS.
6. ROUGH CARPENTRY SPECIFICATIONS: COMPLY WITH THE NATIONAL FOREST PRODUCTS ASSOCIATION (NFPA) "NATIONAL DESIGN SPECIFICATION FOR WOOD" (LATEST EDITION)
   a. WOOD FRAMING: #2 SPRUCE-PINE-FIR OR BETTER, FINISHED 4 SIDES WITH 19% MAX. MOISTURE CONTENT
   b. WOOD FOR NAILERS, BLOCKING, FURRING, AND SLEEPERS: CONSTRUCTION GRADE, FINISHED 4 SIDES WITH 19% MAX. MOISTURE CONTENT. PRESSURE PRESERVATIVE TREAT ALL ITEMS IN CONTACT WITH ROOFING, FLASHING, WATERPROOFING, MASONRY, CONCRETE, OR THE GROUND. PROVIDE BLOCKING FOR ALL WALL MOUNTED ITEMS.
   c. PLYWOOD: APA RATED FOR USE AND EXPOSURE:
      1) SUBFLOOR: APA SHEATHING, 3/4" TONGUE AND GROOVE (T&G)
      2) WALL SHEATHING: APA SHEATHING, C-D PLUGGED, 1/2" MIN. EXTERIOR.
      3) ROOF SHEATHING: APA SHEATHING, 1/2" MIN. EXTERIOR. PROVIDE 5/8" IF RAFTER OR TRUSSES ARE SPACED @ 24" O.C.
   d. WOOD TREATMENT: #2 SPRUCE PINE FIR PRESSURE IMPREGNATED WITH MICRONIZED COPPER PRESERVATIVE SYSTEM IN ACCORDANCE WITH ICC ESR-2325 STANDARDS AND DRIED TO A MOISTURE CONTENT OF 19%.
   e. ALL EXTERIOR FASTENERS FOR TREATED WOOD TO CONFORM TO ASTM A153 OR EQUIVALENT
   f. ALL HARDWARE (CONNECTORS, JOIST HANGERS, ETC.) FOR TREATED WOOD TO CONFORM TO ASTM-A653 G90
   g. WOOD FRAMING TO COMPLY WITH RECOMMENDATIONS OF NFPA MANUAL FOR HOUSE FRAMING, NFPA RECOMMENDED NAILING SCHEDULE, AND NFPA NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION.
7. PROVIDE BLOCKING OR DOUBLE FLOOR JOIST UNDER ALL WALLS PARALLEL TO JOISTS.
8. PROVIDE SOLID BRIDGING AT MID-SPAN FOR JOISTS 10' OR GREATER IN LENGTH.
9. PROVIDE DOUBLE JOISTS AROUND ALL FLOOR AND ROOF OPENINGS (UNLESS NOTED OTHERWISE).
10. ENGINEERED WOOD BEAMS: MANUFACTURE AND INSTALL IN ACCORDANCE WITH WRITTEN SPECIFICATIONS BY "ILEVEL" OR EQUIVALENT
    a) MINIMUM DESIGN STRESSES:
       1) LSL BEAMS: FB: 2600 PSI, FV: 400 PSI, E: 1,700,000 PSI
       2) LVL BEAMS: FB: 2600 PSI, FV: 285 PSI, E: 1,900,000 PSI
       3) PSL BEAMS: FB: 2900 PSI, FV: 290 PSI, E: 2,000,000 PSI
       4) WOLM. PSL BEAMS: FB: 1600 PSI, FV: 170 PSI, E: 1,300,000 PSI.
       5) GLU-LAM BEAMS: Fb: 1600 PSI, FV170 PSI, E: 1,300,000 PSI
       5) PSL COLUMNS: FC: 2500 PSI, Fb: 2400 PSI, E: 1,800,000 PSI.
       6) WOLM. PSL COLUMNS: FC: 1300 PSI, FV: 1500 PSI, E: 1,300,000 PSI
    b) MANUFACTURER TO PROVIDE AND DESIGN ALL BEAM TO BEAM AND BEAM TO COLUMN CONNECTIONS (U.N.O.)
    c) ALL MULTI-PLY BEAMS TO BE BOLTED WITH 5/8"Ø BOLTS @ 16" O.C. STAGGERED OR EQUIVALENT METHOD PER MANUFACTURER'S SPECIFICATIONS
11. ENGINEERED WD. I-JOISTS: ALL JOISTS TO MEET APA REQUIREMENTS. CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL SHEAR BLOCKING, WEB REINFORCEMENT, CRUSH BLOCKS, ETC. PER MANUFACTURER'S SPECIFICATIONS FOR ALL POINT LOADS AND CANTILEVERS. CONTACT ARCHITECT AS REQUIRED FOR CLARIFICATIONS OF ANY SPECIAL LOADING CONDITIONS.
12. TYPICAL HEADERS U.N.O.:
    2x4 WD. STUD WALLS: (2) 2x10 WD. MIN.
    2x6 WD. STUD WALLS: (3) 2x10 WD. MIN.



A1 SITE PLAN

1/8"=1'-0"

SITE MAP

PROJECT SITE

SHEET INDEX

A-0.01	SITE PLAN
A-1.01	FOUNDATION AND FLOOR PLANS
A-2.01	EXTERIOR ELEVATIONS
A-3.01	BUILDING SECTIONS AND DETAILS

PROJECT DATA

ARCHITECT
ARCHOLOGY
107 S. WASHINGTON ST.
MILFORD, DELAWARE 19963
(302) 339-5566

CONTRACTOR
-

SCOPE OF WORK:
INFILL OF SPACE BENEATH HOUSE FOR NEW ACCESSORY DWELLING UNIT AND GARAGE SPACE.

GENERAL NOTES

1. DO NOT SCALE THESE DRAWINGS. (VERIFY ALL DIMENSIONS IN THE FIELD PRIOR TO CONSTRUCTION.)
2. THE CONTRACTOR SHALL VERIFY ALL SITE CONDITIONS PRIOR TO CONSTRUCTION. CONTRACTOR SHALL COORDINATE WITH LICENSED SURVEYOR TO VERIFY ALL SITE CONDITIONS, SETBACKS, PROPERTY LINES, EASEMENTS, AND OTHER SITE FEATURES. SURVEYOR TO STAKE OUT ALL CORNERS OF ADDITIONS OR NEW STRUCTURES AND ANY IMPORTANT SITE FEATURES PRIOR TO START OF CONSTRUCTION.
3. THE 2021 INTERNATIONAL RESIDENTIAL CODE AS ADOPTED BY THECOUNTY OF SUSSEX,DELAWARE SHALL GOVERN CONSTRUCTION OF THIS PROJECT.
4. ALL DIMENSIONS ARE FROM FACE OF STUDS OR FACE OF MASONRY UNITS UNLESS NOTED OTHERWISE.
5. ALL WOOD IN CONTACT WITH CONCRETE OR MASONRY UNITS OR EXPOSED TO THE ENVIRONMENT SHALL BE PRESSURE TREATED WOOD.
6. CONTRACTOR SHALL MEET WITH OWNER OR OWNER'S REPRESENTATIVE AT COMPLETION OF FLOOR FRAMING/SLAB CONSTRUCTION. PROPOSED WALL LAYOUT (INCLUDING WINDOW AND DOOR LOCATIONS) SHALL BE CHALK-LINED ON SUB-FLOOR/SLAB FOR OWNER'S APPROVAL. CONTRACTOR SHALL OBTAIN OWNER'S APPROVAL OF WALL LAYOUT PRIOR TO PROCEEDING WITH WALL FRAMING.
7. CONTRACTOR SHALL MEET WITH OWNER OR OWNER'S REPRESENTATIVE AT COMPLETION OF ROUGH FRAMING AND PRIOR TO INSTALLATION OF ANY ELECTRICAL, MECHANICAL OR PLUMBING WORK. THE PURPOSE OF THIS MEETING IS TO FIELD-LOCATE ANY AND ALL ELECTRICAL SWITCHES, OUTLETS, LIGHT FIXTURES, ELECTRICAL PANELS, THERMOSTATS, AIR REGISTERS, GRILLES, EQUIPMENT, PLUMBING FIXTURES, ETC.. CONTRACTOR SHALL OBTAIN APPROVAL OF THESE LOCATIONS PRIOR TO PROCEEDING WITH THIS WORK.
8. FAILURE BY THE CONTRACTOR TO CONDUCT THE ABOVE MEETINGS AND OBTAIN APPROVAL ON LOCATIONS OF REFERENCED DATA WILL RELIEVE OWNER FROM ANY AND ALL CHANGES OR RELOCATION EXPENSES RELATED TO THE ABOVE.
9. CONTRACTOR SHALL VERIFY THAT EMERGENCY EGRESS WINDOW UNIT IN EACH NEW SLEEPING ROOM IS IN COMPLIANCE WITH THE APPLICABLE BUILDING CODE FOR THIS PROJECT. CONTRACTOR SHALL NOTIFY ARCHITECT OF ANY DISCREPANCIES PRIOR TO ORDERING THE WINDOW UNITS.
10. CONTRACTOR SHALL NOTIFY MISS UTILITY NOT LESS THAN 2 WORKING DAYS, BUT NOT MORE THAN 10 WORKING DAYS, PRIOR TO EXCAVATION OR DEMOLITION ON THIS PROJECT.
11. ALL NEW MATERIALS SHALL BE FREE OF LEAD, ASBESTOS OR MERCURY.
12. ALL ELECTRICAL WORK SHALL COMPLY WITH NFPA 70, NATIONAL FIRE CODES AND NATIONAL ELECTRIC CODE (N.E.C.).
13. SHOULD ANY WORDS OR NUMBERS THAT ARE NECESSARY FOR A CLEAR UNDERSTANDING OF THE WORK BE ILLEGIBLE OR OMITTED, OR SHOULD AN ERROR OR DISCREPANCY OCCUR IN ANY OF THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL NOT PROCEED WITH THAT PORTION OF THE WORK UNTIL CLARIFICATION IS RECEIVED. IN THE EVENT THE CONTRACTOR PROCEEDS WITHOUT SO NOTIFYING THE ARCHITECT, THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF CORRECTING SAME, INCLUDING ANY RESULTING DAMAGE.

ARCHOLOGY, LLC
ARCHITECTURE & DESIGN SERVICES
107 S Washington St., Milford, DE 19963
ph: (302) 339-5566 www.ArchologyDE.com

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REV.	DATE:

ARCHOLOGY, LLC © 2026

CONSTRUCTION DRAWING FOR THE NEW:
SIMON RESIDENCE
34292 CREEK DRIVE
LEWES, SUSSEX COUNTY, DELAWARE

COVER SHEET

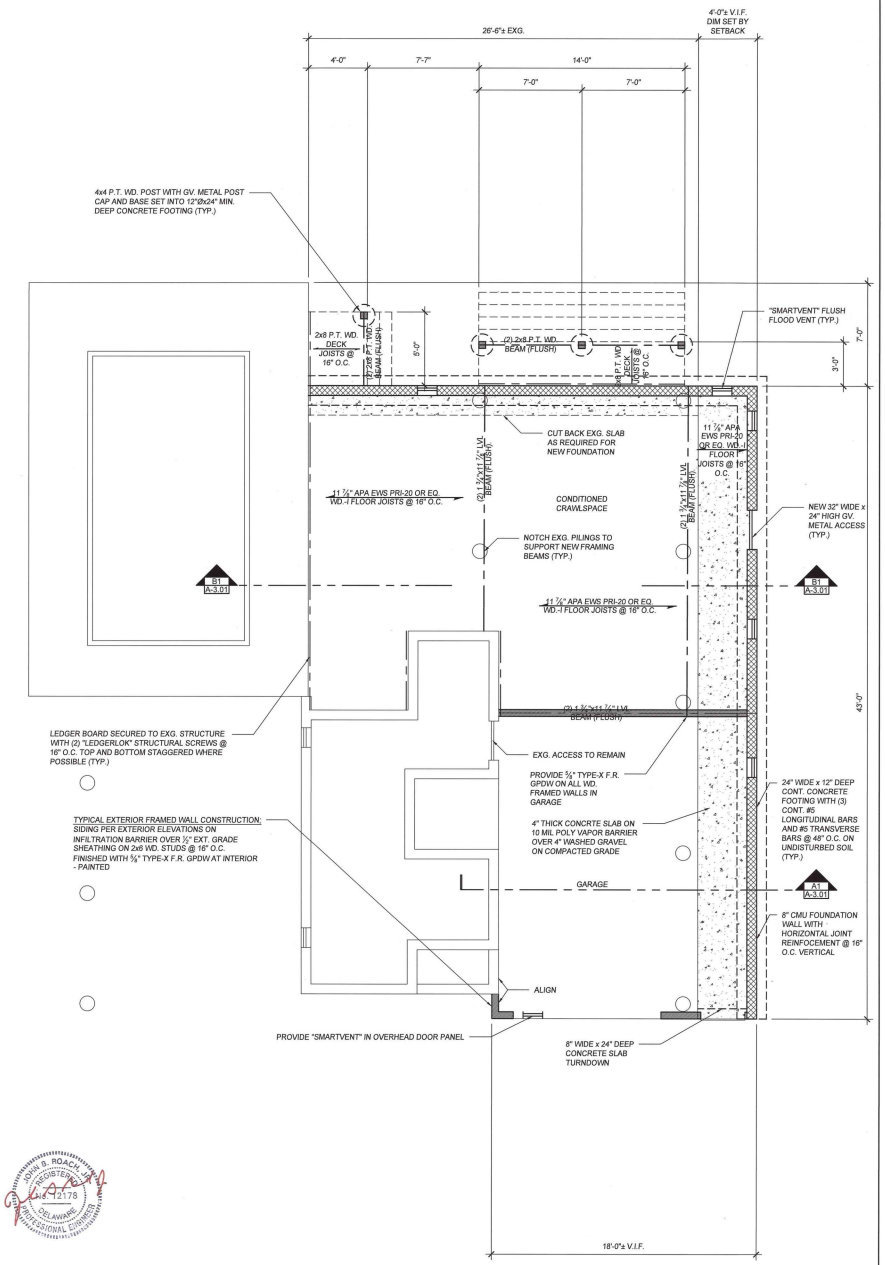
PROJECT # 26106

MARK A. REDDEN
B5-0007352
STATE OF DELAWARE
REGISTERED ARCHITECT

PROFESSIONAL CERTIFICATION.
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.
LICENSE NUMBER: B5-0007352
EXPIRATION DATE: 01/01/2028

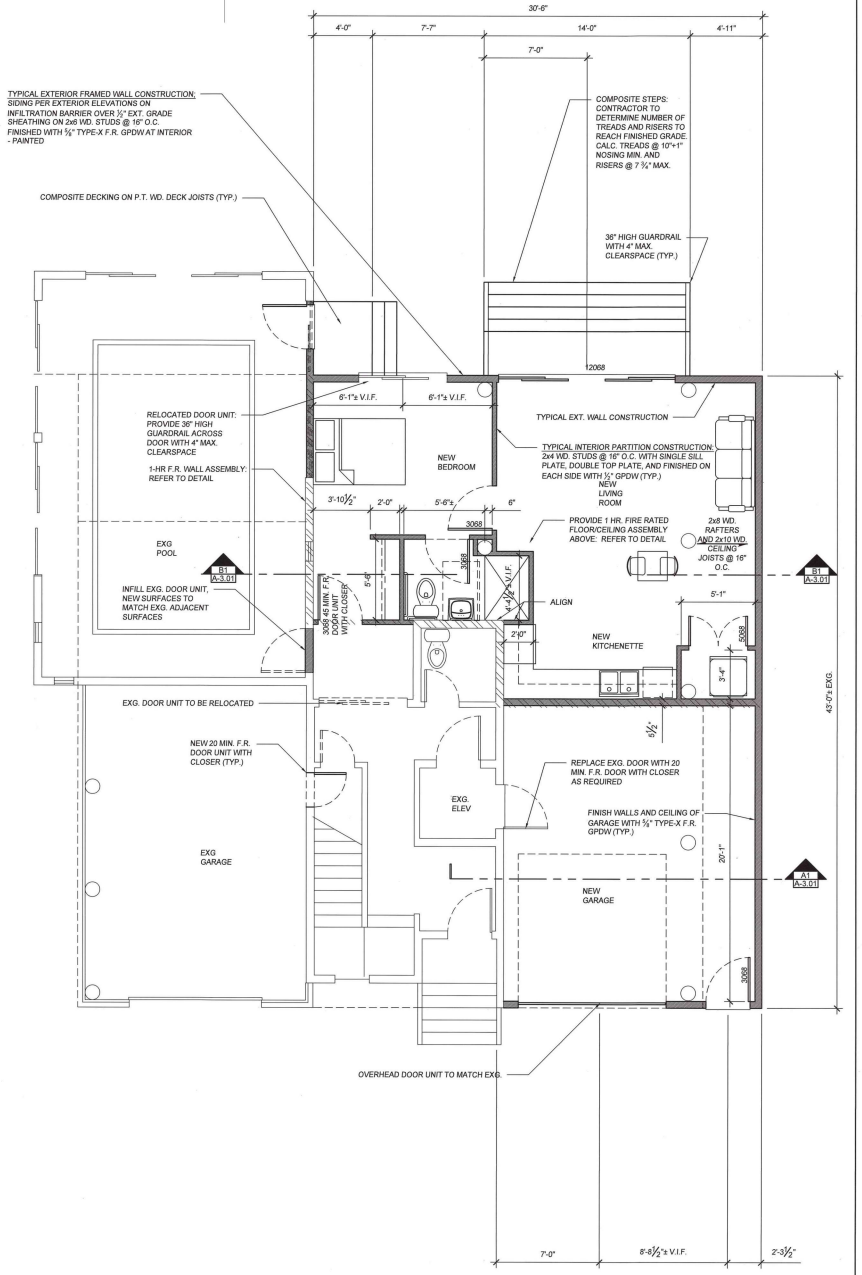
DATE: 08/17/2026

SHEET # A-0.01



A1 FOUNDATION PLAN

½" = 1'-0"



B1 FLOOR PLAN

½" = 1'-0"

ARCHOLOGY, LLC
ARCHITECTURE & DESIGN SERVICES
107 S Washington St., Milford, DE 19963
ph: (302) 381-5696 www.Archology.com

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REV. DATE:

ARCHOLOGY, LLC © 2026

CONSTRUCTION DRAWING FOR THE NEW:

SIMON RESIDENCE

34876 CREEK DRIVE

LEWES, SUSSEX COUNTY, DELAWARE

FOUNDATION AND FLOOR PLANS

PROJECT # 26106

MARK A. REDDEN
S5-0007352
STATE OF DELAWARE
REGISTERED ARCHITECT

PROFESSIONAL CERTIFICATION. I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE
LICENSE NUMBER: S5-0007352
EXPIRATION DATE: 01/31/2026

DATE: 08/17/2026

SHEET # A-1.01

JOHN B. ROACH, JR. REGISTERED PROFESSIONAL ENGINEER 12178 DELAWARE

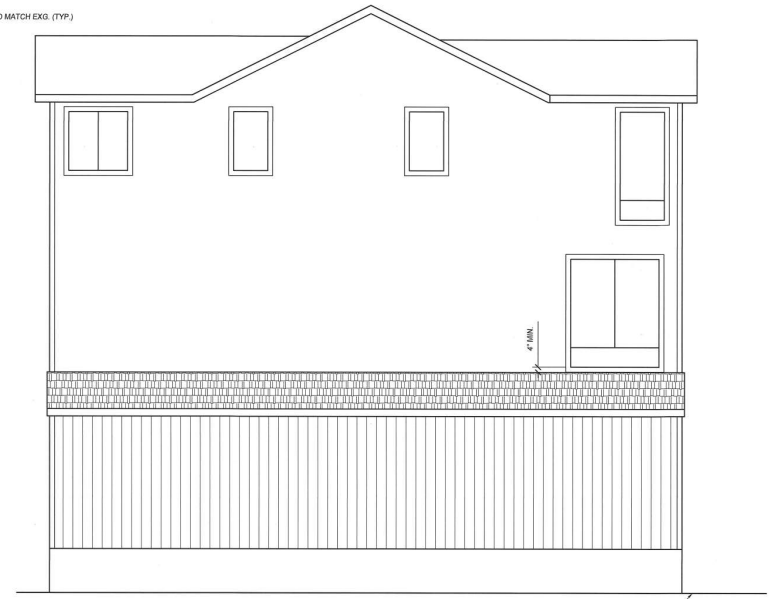


FRONT ELEVATION



REAR ELEVATION

36" HIGH GUARDRAIL ACROSS DOOR WITH 4" MAX. CLEARSPACE (TYP.)



SIDE ELEVATION

SLOPE FINISHED GRADE 6" IN FIRST 10'-0" AWAY FROM RESIDENCE

A1 EXTERIOR ELEVATIONS

¼" = 1'-0"

ARCHOLOGY, LLC
ARCHITECTURE & DESIGN SERVICES
107 S Washington St, Milford, DE 19963
ph: (302) 338-5566 www.ArchologyDE.com

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REV. DATE:

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CONSTRUCTION DRAWING FOR THE NEW:

SIMON RESIDENCE

34876 CREEK DRIVE

LEWES, SUSSEX COUNTY, DELAWARE

EXTERIOR ELEVATIONS

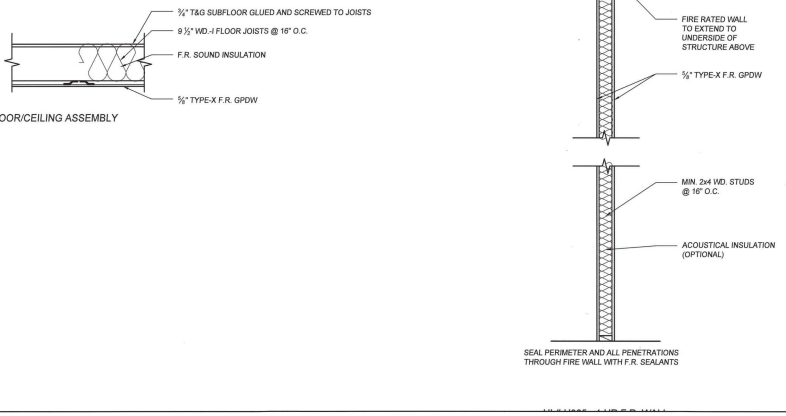
PROJECT # 26106

MARK A. REDDEN
S5-0007352
STATE OF DELAWARE
REGISTERED ARCHITECT

PROFESSIONAL CERTIFICATION.
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.
LICENSE NUMBER: S5-0007352
EXPIRATION DATE: 01/01/2028

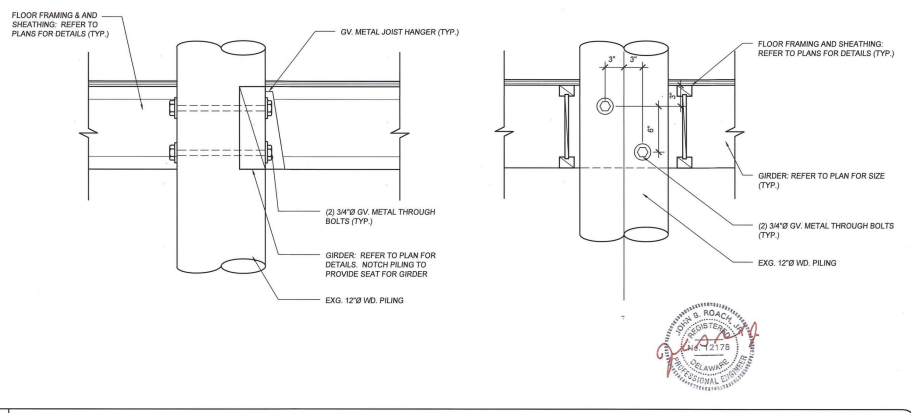
DATE: 08/17/2026

SHEET # A-2.01



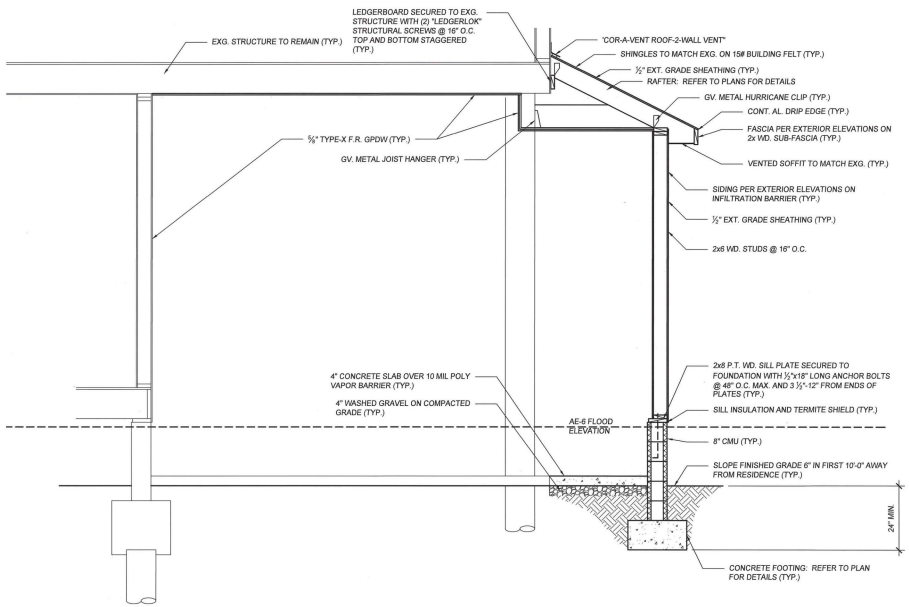
A2 FIRE RATED DETAILS

½" = 1'-0"



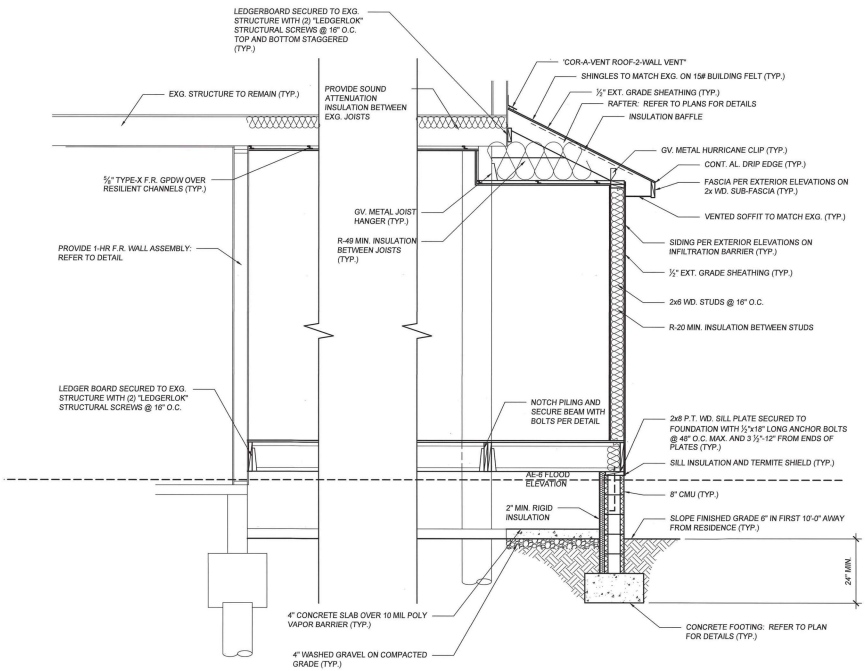
B2 PILING CONNECTION DETAILS

1 ½" = 1'-0"



A1 BUILDING SECTION

½" = 1'-0"



B1 BUILDING SECTION

½" = 1'-0"

ARCHOLOGY LLC
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107 S Washington St. Milford, DE 19963
ph: (302) 339-5566 www.ArchologyDE.com

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ARCHITECTURE AND DESIGN SERVICES

REV. DATE:

ARCHOLOGY, LLC
© 2026

CONSTRUCTION DRAWING FOR THE NEW:

SIMON RESIDENCE

34876 CREEK DRIVE
LEWES, SUSSEX COUNTY, DELAWARE

BUILDING SECTIONS AND DETAILS

PROJECT # 26106

MARK A. REDDEN
S5-0007352
STATE OF DELAWARE
REGISTERED ARCHITECT

PROFESSIONAL CERTIFICATION.
I CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME, AND THAT I AM A DULY LICENSED ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE
LICENSE NUMBER: S5-0007352
EXPIRATION DATE: 01/31/2028

DATE: 08/17/2026

SHEET # A3.01

Criteria for Accessory Dwelling Units

The following shall be answered for Code Compliance

1. Total lot area of property:
   7569 SF
2. Total area of existing dwelling (in square feet):
   [redacted] 3325 SF
3. Total area of proposed Accessory Dwelling Unit (in square feet):
   462 SF
5. Is the property located within a subdivision? ☑ Yes ☐ No
   If so, have you obtained approval from the Homeowners Associaton? ☑ Yes ☐ No
4. Please confirm the ADU is **NOT** a RV, Camper, Motor Home, etc. ☑
   Please note: No property is permitted to be occupied with a RV, Camper, Motor Home, etc., unless located within a RV Park.

Criteria for a Special Use Exception (where applicable): (Please provide a written statement regarding each criteria)

*Applicant's must demonstrate that the property meets **ALL** of the criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property:

I WILL BE WITHIN THE LEGAL FOOTPRINT OF THE BUILDING AREA & WITHIN ALL NEIGHBORING SET BACK.

Check List for Applications

The following shall be submitted with the application

- ☐ • **Completed Application**
- ☐ • **Provide a Site Plan or survey of the property along with a layout/building plans of the ADU**
- ☐ • **Provide Fee $500.00**
- ☐ • **Provide written response to criteria for Special Use Exception (where applicable,** may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information to be considered** (ex. photos of site, photos of similar structures, letters from neighbors, etc.)
- ☐ • **Please be aware that an Accessory Dwelling Unit is defined as, "a self-contained dwelling unit that is secondary to the principal dwelling unit on a property and includes independent living facilities, such as a separate entrance and kitchen. The dwelling unit may be attached to, or detached from the primary dwelling on the property and it may also include existing interior space such as a finished basement that is converted into a separate dwelling unit. Accessory dwelling units do not include duplexes, tourist homes, servant quarters, recreational vehicles or guest homes."**
- ☐ • **Please be aware that the application may be scheduled for a public hearing before the Board of Adjustment if the dimensional requirements of Section 115A(15(c), (d) and (e)) are not met. Staff will place a sign on the site stating the date and time of the Public Hearing for the application. The Applicant, or a representative of the Applicant must be present if a public hearing is scheduled.**

Please be advised that the decision of the Director/Board of Adjustment is only final when the written decision is filed with the Board of Adjustment's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application. Please include the case number when calling about the decision.

Please be advised that any action taken in reliance of the Board's/Director's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Director/Board that the standards for a Special Use Exception have been met, the application will be denied.

Signature of Owner/Agent/Attorney

_____ Date: 9-1-2026

For office use only:

Date Submitted: _____ Fee: $500.00 Check #: _____

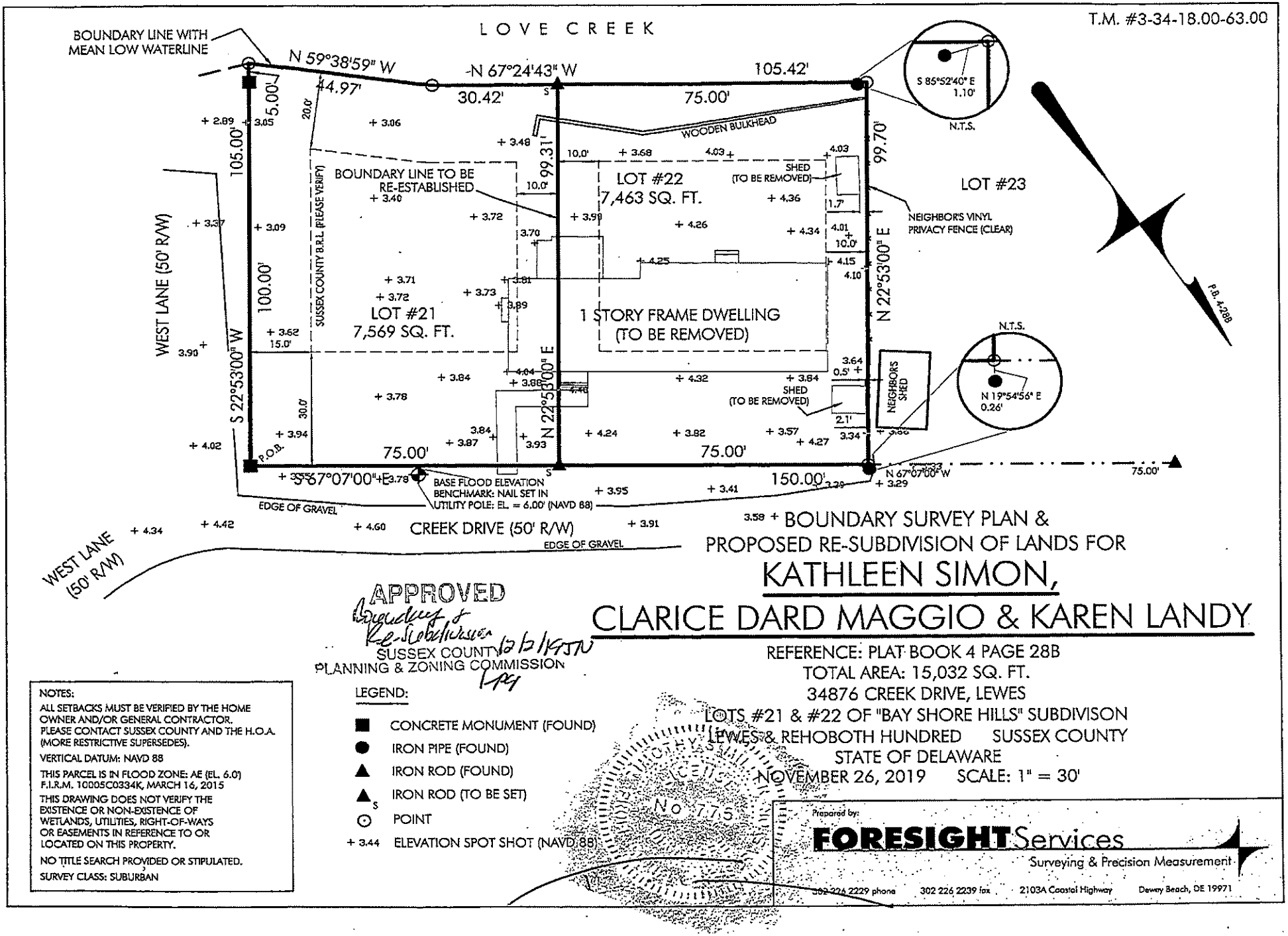
Staff accepting application: _____ Application & Case #: _____

Location of property: _____

Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____

Document# 2019000047541 BK: 5167 PG: 347
Recorder of Deeds, Scott Dailey On 12/11/2019 at 2:02:56 PM Sussex County, DE
Doc Surcharge Paid



Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/01/2026 03:47PM Catherine
Receipt Number: 001335564
33031845-0040

PERMITS / INSPECTIONS	$500.00
2026 202611975|2065	
	$500.00
	$500.00
Subtotal	$15.00
TP CC SF	$515.00
Total	
Tenders	$515.00
TYLER PAYMENTS CC	
**********5435	
Ref=2efda57b-20e9-44d6-b178-d9a3a2097891	
Auth=054723	
	$0.00
Change due	

Paid by: SIMON/KATHLEEN M

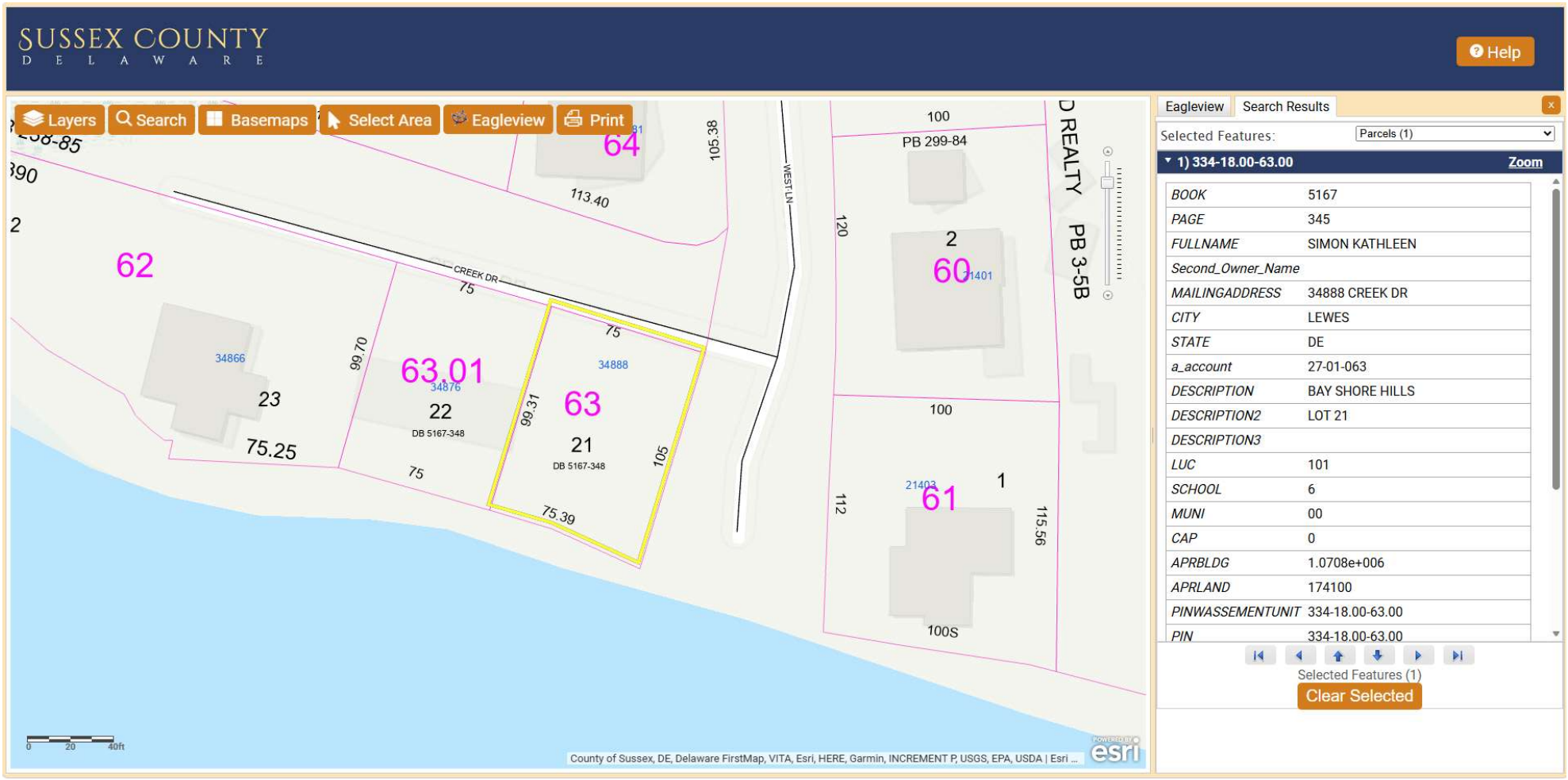
Signature: _____

Thank you for your payment.

CUSTOMER COPY
DUPLICATE RECEIPT

service fee

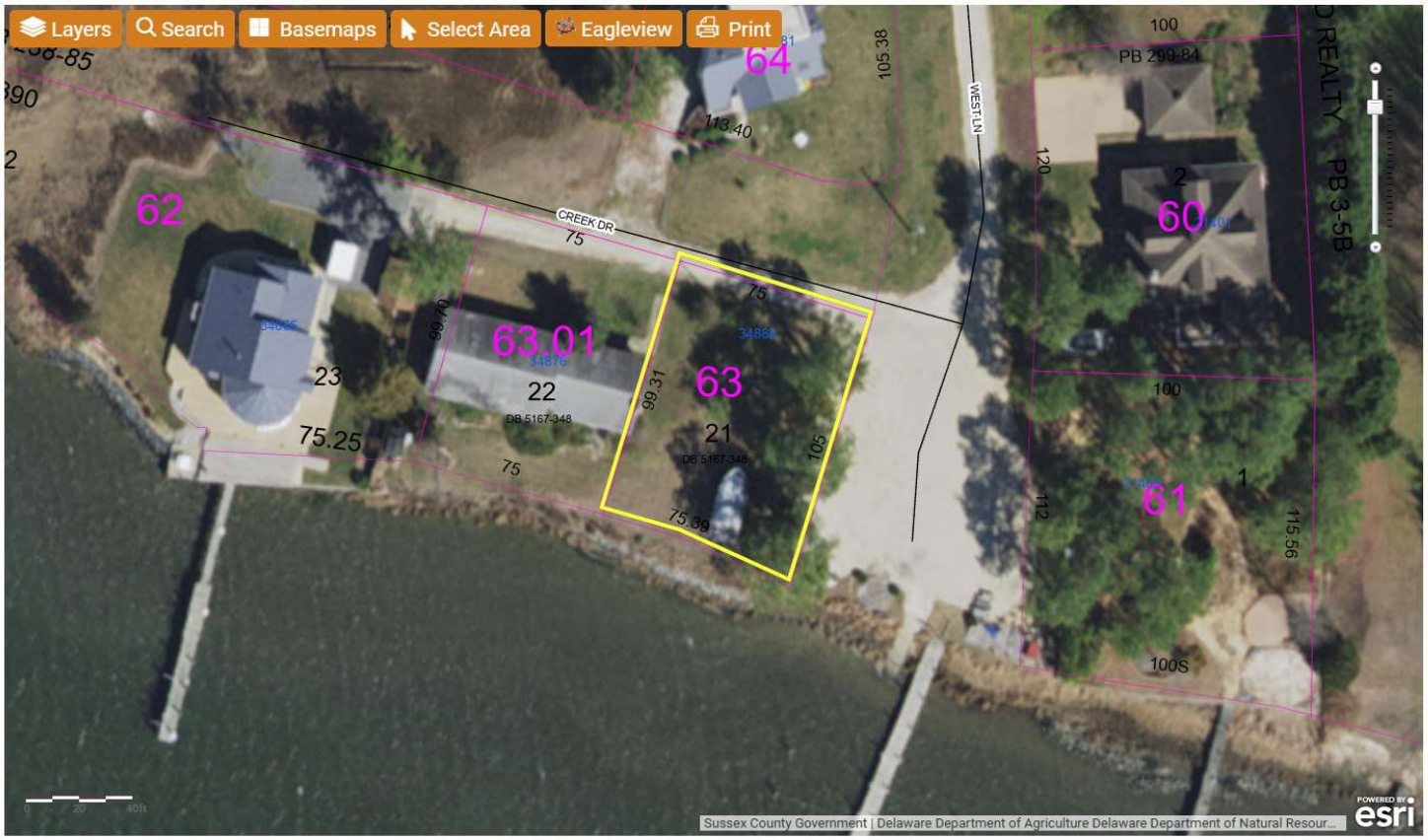
TYLER PAYMENTS


SUSSEX COUNTY
DELAWARE
Help
Layers
Search
Basemaps
Select Area
Eagleview
Print
64
62
63.01
63
60
61
CREEK DR
WEST LN
PB 299-84
PB 3-5B
REALTY
34866
34876
34888
21403
23
22
21
1
2
DB 5167-348
DB 5167-348
75.25
99.70
99.31
105.38
113.40
105
75.39
112
115.56
120
100
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20
40ft
County of Sussex, DE, Delaware FirstMap, VITA, Esri, HERE, Garmin, INCREMENT P, USGS, EPA, USDA | Esri ...
esri
Eagleview
Search Results
Selected Features:
Parcels (1)
1) 334-18.00-63.00
Zoom
BOOK 5167
PAGE 345
FULLNAME SIMON KATHLEEN
Second_Owner_Name
MAILINGADDRESS 34888 CREEK DR
CITY LEWES
STATE DE
a_account 27-01-063
DESCRIPTION BAY SHORE HILLS
DESCRIPTION2 LOT 21
DESCRIPTION3
LUC 101
SCHOOL 6
MUNI 00
CAP 0
APRBLDG 1.0708e+006
APRLAND 174100
PINWASSEMENTUNIT 334-18.00-63.00
PIN 334-18.00-63.00
Selected Features (1)
Clear Selected

SUSSEX COUNTY
DELAWARE

Help

Layers | Search | Basemaps | Select Area | Eagleview | Print



Eagleview | Search Results

Selected Features: Parcels (1)

1) 334-18.00-63.00 Zoom

BOOK	5167
PAGE	345
FULLNAME	SIMON KATHLEEN
Second_Owner_Name	
MAILINGADDRESS	34888 CREEK DR
CITY	LEWES
STATE	DE
a_account	27-01-063
DESCRIPTION	BAY SHORE HILLS
DESCRIPTION2	LOT 21
DESCRIPTION3	
LUC	101
SCHOOL	6
MUNI	00
CAP	0
APRBLDG	1.0708e+006
APRLAND	174100
PINWASSEMENTUNIT	334-18.00-63.00
PIN	334-18.00-63.00

Selected Features (1)

Clear Selected


Search
Search by SUSSEXPARCELS
334-18.00-63.00
Search results (1)
Options
334-18.00-63.00
Workspaces
© 2025 Eagleview
20 ft
5 m
map: Auto (Oblique)
Dates: All
image 24 of 76
03/10/2025

Case # 13233
Hearing Date 10-19-2026
20261254?

Board of Adjustment 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 all applicable)

Variance ☑
Special Use Exception ☑
Administrative Variance ☐
Appeal ☐

Existing Condition ☐
Proposed ☐
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

64.2851203,-149.1573051

Variance/Special Use Exception/Appeal Requested:

THIS SUBMISSION ILLUSTRATES THE ADDITION OF A TOWER SITE INCLUDING AN EQUIPMENT PAD, ASSOCIATED COMMUNICATIONS EQUIPMENT AND UTILITY CONNECTIONS. THE PROJECT WILL CREATE GROUND DISTURBANCE AREAS TO ADD A GRAVEL ACCESS DRIVE, THE AREA WITHIN THE SECURITY FENCE, THE AREAS AT EACH OF (6) GUY WIRE ANCHORS FOR THE TOWER, AND ALONG THE PROPOSED TRENCHED UTILITY CONNECTION ROUTES. THE PROJECT WILL HAVE A PASSIVE SYSTEM MOUNTED TO THE TOP OF THE TOWER, NO FREQUENCIES WILL BE EMITTED. THE TOWER HEIGHT WILL BE 300' WITH A LIGHTNING ROD AT 307'

Tax Map #: 233-11.00-207.01 **Property Zoning:** AR-1 / MR

Applicant Information

Applicant Name: Mastec Network Solutions
Applicant Address: 10640 Iron Bridge Rd Suite 1
City Jessup State MD Zip: 20794
Applicant Phone #: (717) 808-0072 Applicant e-mail: ryan.joline@mastec.com

Owner Information

Owner Name: State of Delaware
Owner Address: 122 S Martin Luther King Blvd
City Dover State DE Zip: 19901 Purchase Date:
Owner Phone #: Owner e-mail:

Agent/Attorney Information

Agent/Attorney Name: Leidos
Agent/Attorney Address: 1002 Explorer Blvd NW
City Huntsville State AL Zip: 35806
Agent/Attorney Phone #: Agent/Attorney e-mail:

Signature of Owner/Agent/Attorney

Ryan Joline
Digitally signed by Ryan Joline
DN: cn=Ryan Joline, c=US, o=Mastec Network Solutions, ou=Project Manager, email=Ryan.Joline@mastec.com
Date: 2026.09.14 11:40:47 -04'00'

Date: 9/14/26

EQUAL HOUSING OPPORTUNITY

Criteria for a Variance: (Please provide a written statement regarding each criteria).

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Variance to be granted.*

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

National Security Request

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Minimum height required for system to provide required results

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

Will provide protection nationwide

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

This is part of a national security expansion of the Program Office of the Air Force.

Check List for Applications

The following shall be submitted with the application

- [x] • **Completed Application**
- [ ] • **Provide a survey of the property** (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- [x] • **Provide a Site Plan or survey of the property** (Special Use Exception)
- [x] • **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**
- [x] • **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- [ ] • **Copy of Receipt (staff)**
- [ ] • **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- [x] • **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 Hearing for the application.**

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The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

Ryan Joline Digitally signed by Ryan Joline DN: cn=Ryan Joline, c=US, o=Mastec Network Solutions, ou=Project Manager, email=Ryan.Joline@mastec.com Date: 2026.09.14 11:41:17 -04'00' Date: 9/14/26

For office use only:

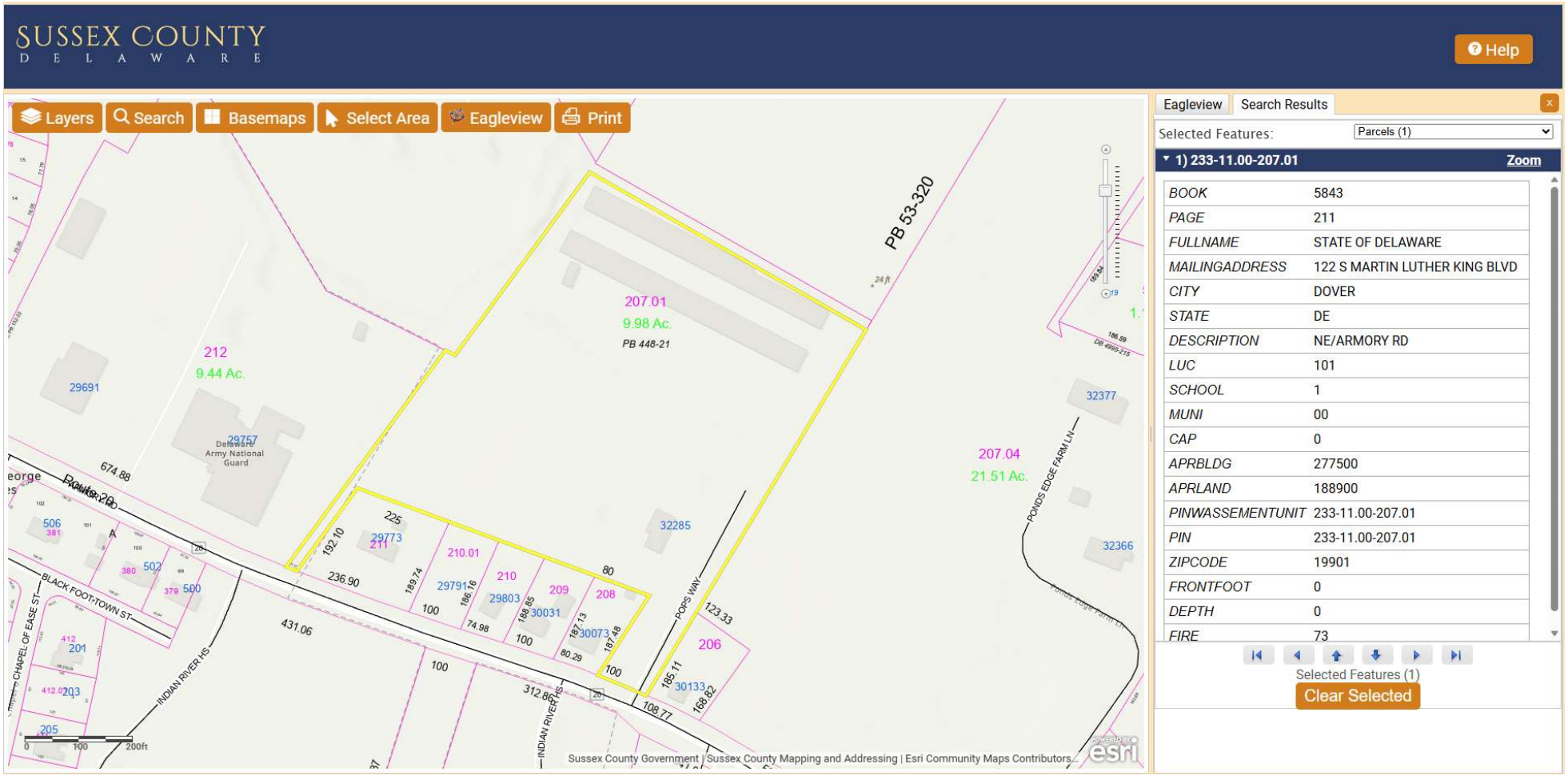
Date Submitted: _____ Fee: Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

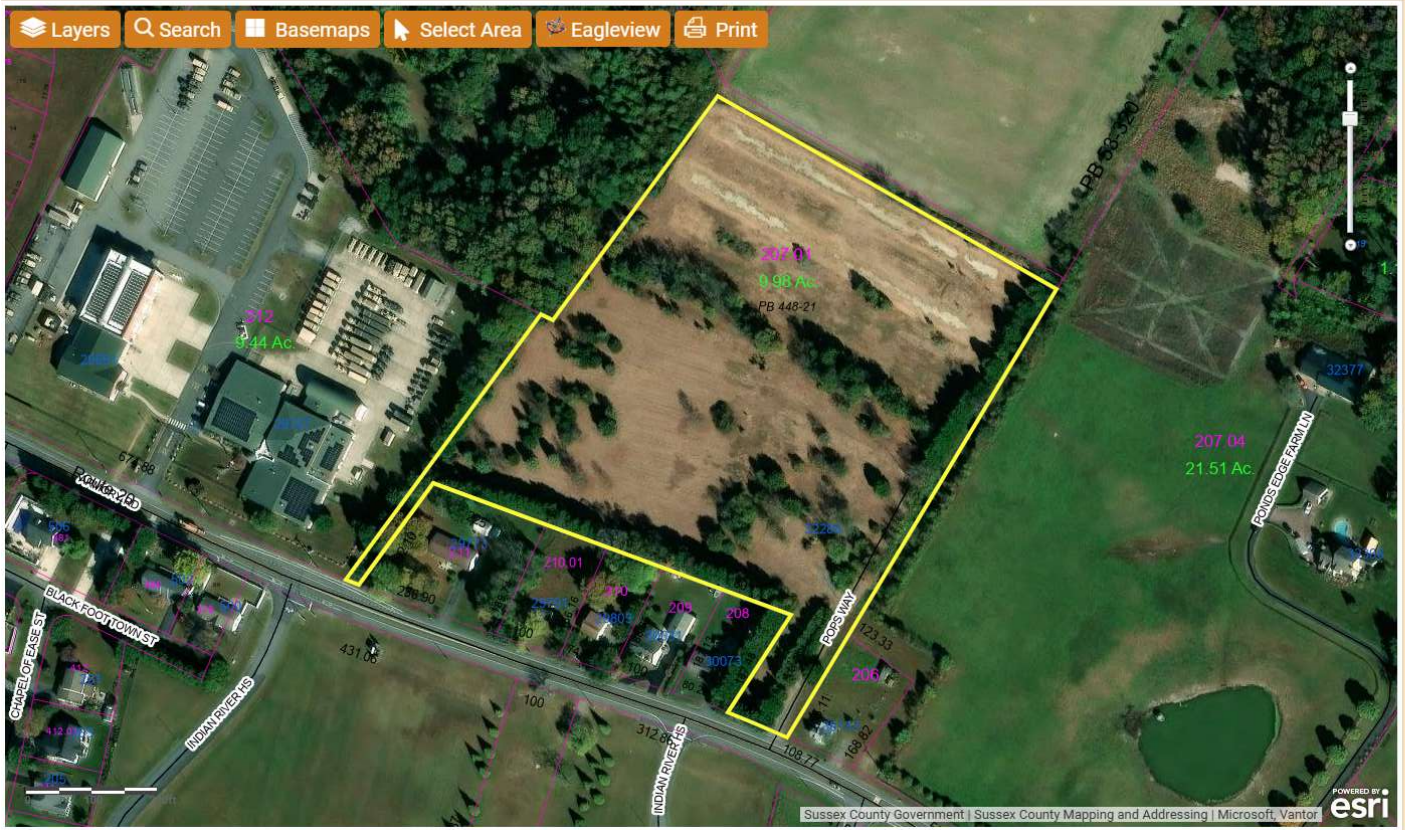
Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____


SUSSEX COUNTY
DELAWARE
Help
Layers
Search
Basemaps
Select Area
Eagleview
Print
PB 53-320
207.01
9.98 Ac.
PB 448-21
212
9.44 Ac.
207.04
21.51 Ac.
29691
29757
Delaware Army National Guard
32377
32285
32366
29773
211
210.01
210
29791
29803
209
208
30031
30073
206
30133
POPS WAY
POINDS EDGE FARM LN
BLACK FOOT TOWN ST
CHAPEL OF EASE ST
INDIAN RIVER HS
INDIAN RIVER
674.88
431.06
312.86
236.90
192.10
189.74
186.16
188.85
187.13
187.48
185.11
168.82
123.33
108.77
80.29
74.98
100
80
225
0
100
200ft
Sussex County Government | Sussex County Mapping and Addressing | Esri Community Maps Contributors
Eagleview
Search Results
Selected Features:
Parcels (1)
1) 233-11.00-207.01
Zoom
BOOK 5843
PAGE 211
FULLNAME STATE OF DELAWARE
MAILINGADDRESS 122 S MARTIN LUTHER KING BLVD
CITY DOVER
STATE DE
DESCRIPTION NE/ARMORY RD
LUC 101
SCHOOL 1
MUNI 00
CAP 0
APRBLDG 277500
APRLAND 188900
PINWASSEMENTUNIT 233-11.00-207.01
PIN 233-11.00-207.01
ZIPCODE 19901
FRONTFOOT 0
DEPTH 0
FIRE 73
Selected Features (1)
Clear Selected

SUSSEX COUNTY
DELAWARE

Help



Eagleview | Search Results

Selected Features: Parcels (1)

1) 233-11.00-207.01 Zoom

BOOK	5843
PAGE	211
FULLNAME	STATE OF DELAWARE
MAILINGADDRESS	122 S MARTIN LUTHER KING BLVD
CITY	DOVER
STATE	DE
DESCRIPTION	NE/ARMORY RD
LUC	101
SCHOOL	1
MUNI	00
CAP	0
APRBLDG	277500
APRLAND	188900
PINWASSEMENTUNIT	233-11.00-207.01
PIN	233-11.00-207.01
ZIPCODE	19901
FRONTFOOT	0
DEPTH	0
FIRE	73

Selected Features (1)

Clear Selected


CONNECTEXPLORER
Search
Search by SUSSEXPARCELS
233-11.00-207.01
Search results (1)
Options
233-11.00-207.01
Workspaces
© 2019 Eagleview
100 ft
20 m
map: Auto (Oblique)
Dates: All
image 1 of 41
03/20/2019

Criteria for a Variance: (Please provide a written statement regarding each criteria).

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Variance to be granted.*

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

National Security Request

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

Minimum height required for system to provide required results

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

Will provide protection nationwide

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

This is part of a national security expansion of the Program Office of the Air Force.

Check List for Applications

The following shall be submitted with the application

- [x] **Completed Application**
- [ ] **Provide a survey of the property** (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- [x] **Provide a Site Plan or survey of the property** (Special Use Exception)
- [x] **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**
- [x] **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- [ ] **Copy of Receipt (staff)**
- [ ] **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- [x] **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 Hearing for the application.**

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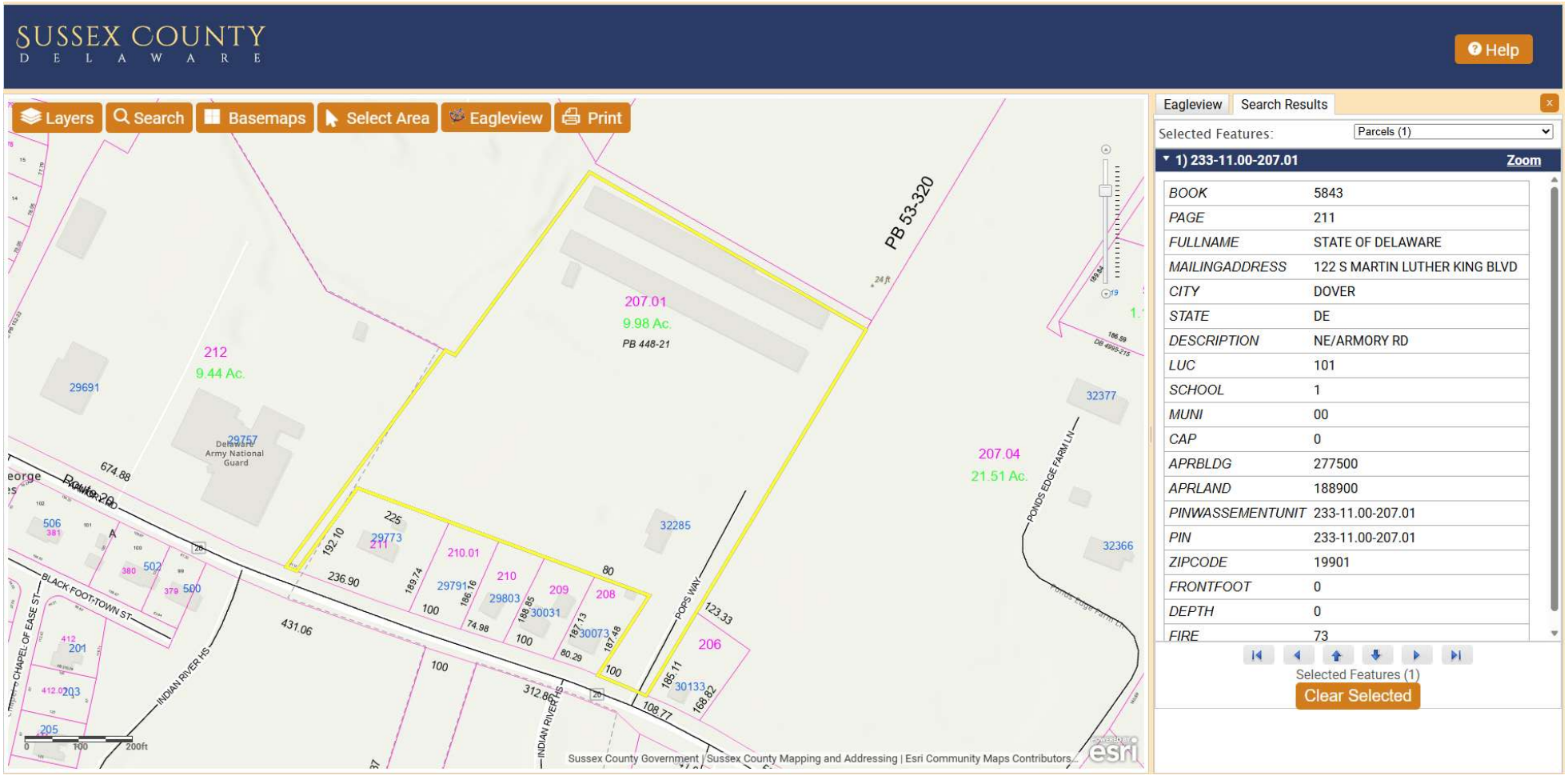
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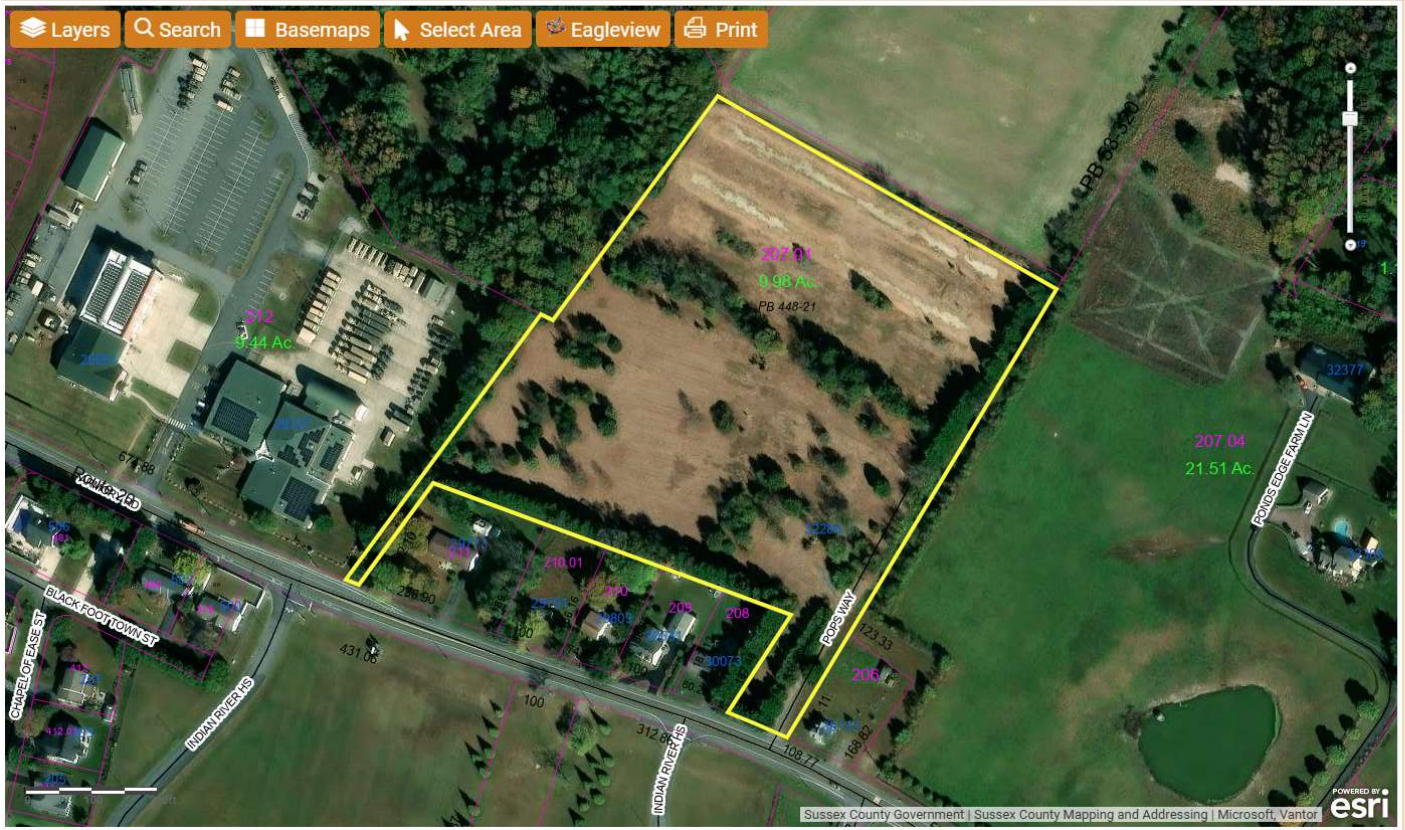
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SUSSEX COUNTY
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Select Area
Eagleview
Print
PB 53-320
207.01
9.98 Ac.
PB 448-21
212
9.44 Ac.
29691
29757
Delaware Army National Guard
207.04
21.51 Ac.
32377
32285
32366
POPS WAY
POINDS EDGE FARM LN
BLACK FOOT-TOWN ST
CHAPEL OF EASE ST
INDIAN RIVER HS
INDIAN RIVER
674.88
431.06
312.86
236.90
192.10
123.33
108.77
Sussex County Government | Sussex County Mapping and Addressing | Esri Community Maps Contributors
Eagleview
Search Results
Selected Features:
Parcels (1)
1) 233-11.00-207.01
Zoom
BOOK 5843
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FULLNAME STATE OF DELAWARE
MAILINGADDRESS 122 S MARTIN LUTHER KING BLVD
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DESCRIPTION NE/ARMORY RD
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PINWASSEMENTUNIT 233-11.00-207.01
PIN 233-11.00-207.01
ZIPCODE 19901
FRONTFOOT 0
DEPTH 0
FIRE 73
Selected Features (1)
Clear Selected

SUSSEX COUNTY
DELAWARE

Help



Eagleview | Search Results

Selected Features: Parcels (1)

1) 233-11.00-207.01 Zoom

BOOK	5843
PAGE	211
FULLNAME	STATE OF DELAWARE
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PIN	233-11.00-207.01
ZIPCODE	19901
FRONTFOOT	0
DEPTH	0
FIRE	73

Selected Features (1)

Clear Selected


CONNECTEXPLORER
Search
Search by SUSSEXPARCELS
233-11.00-207.01
Search results (1)
Options
233-11.00-207.01
Workspaces
© 2019 Eagleview
100 ft
20 m
map: Auto (Oblique)
Dates: All
image 1 of 41
03/20/2019

OnBase

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DEARING
CONSTRUCTION DRAWINGS

ARMORY ROAD
DAGSBORO, DE 19939
(SUSSEX COUNTY)

Applicant Exhibit

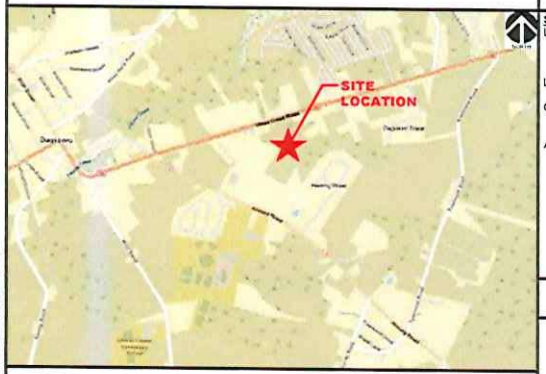
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SEP 15 2026
SUSSEX COUNTY
PLANNING & ZONING

MasTec Network Solutions

RAMAKER
(608) 643-4100 www.ramaker.com

Certification & Seal:

VICINITY MAP



AERIAL MAP



PROJECT INFORMATION

SITE DATA - DEARING:
LATITUDE: 38° 32' 45.67" N (38.54601972°)
LONGITUDE: 75° 13' 37.17" W (-75.22699116°)
GROUND ELEVATION: 129 FT AMSL

ADDRESS: ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

PROJECT MANAGER:
RAMAKER
1955 ATWOOD AVE, SUITE 202
MADISON, WI 53704
CONTACT: ADAM SINDERMANN, PROJECT MANAGER
PH.: (608) 643-4100
FAX: (608) 643-7999
EMAIL: asindermann@ramaker.com

GENERAL LOCATION



CUI

SHEET INDEX

SHEET NUMBER	SHEET DESCRIPTION
T-1	TITLE SHEET
C-1	LOCATION PLAN
C-2	SITE PLAN
C-3	ENLARGED SITE PLAN
C-4	UTILITY PLAN
C-5	ELEVATION
C-6	SITE DETAILS
C-7	ICE BRIDGE DETAILS
C-8	ICE BRIDGE DETAILS
C-9	CABLE TRAY DETAILS
C-10	FENCE DETAILS
C-11	FENCE DETAILS
C-12	FENCE DETAILS
C-13	TOWER GUARD DETAILS
C-14	IR LIGHTING DETAILS
E-1	ELECTRICAL DETAILS
E-2	UTILITY DETAILS
E-3	UTILITY DETAILS
E-4	UTILITY DETAILS
E-5	SECURITY LAYOUT
E-6	SECURITY SYSTEM DESIGN
E-7	TOWER LIGHTING SPECS
G-1	GROUNDING PLAN
G-2	GROUNDING DETAILS
G-3	GROUNDING DETAILS
CN-1	CONSTRUCTION NOTES
GN-1 TO GN-21	GENERAL NOTES

ALL DESIGN AND CONSTRUCTION SHALL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED FACILITIES CRITERIA (UFC 1-200-01 2024), UNIFIED FACILITIES GUIDE SPECIFICATIONS (UFGS), AND ALL APPLICABLE FEDERAL, STATE, AND LOCAL CODES AND STANDARDS.

DRAWING PROJECT DESCRIPTION

THIS SUBMISSION ILLUSTRATES THE ADDITION OF A COMMUNICATIONS SITE INCLUDING AN EQUIPMENT PAD, ASSOCIATED COMMUNICATIONS EQUIPMENT AND UTILITY CONNECTIONS. THE PROJECT WILL CREATE GROUND DISTURBANCE AREAS TO ADD A GRAVEL ACCESS DRIVE, THE AREA WITHIN THE SECURITY FENCE, THE AREAS AT EACH OF (6) GUY WIRE ANCHORS FOR THE TOWER, AND ALONG THE PROPOSED TRENCHED UTILITY CONNECTION ROUTES.

MARK	DATE	DESCRIPTION
A	9/9/26	PRELIMINARY CDs ISSUED

ISSUE PHASE: PRELIMINARY
DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

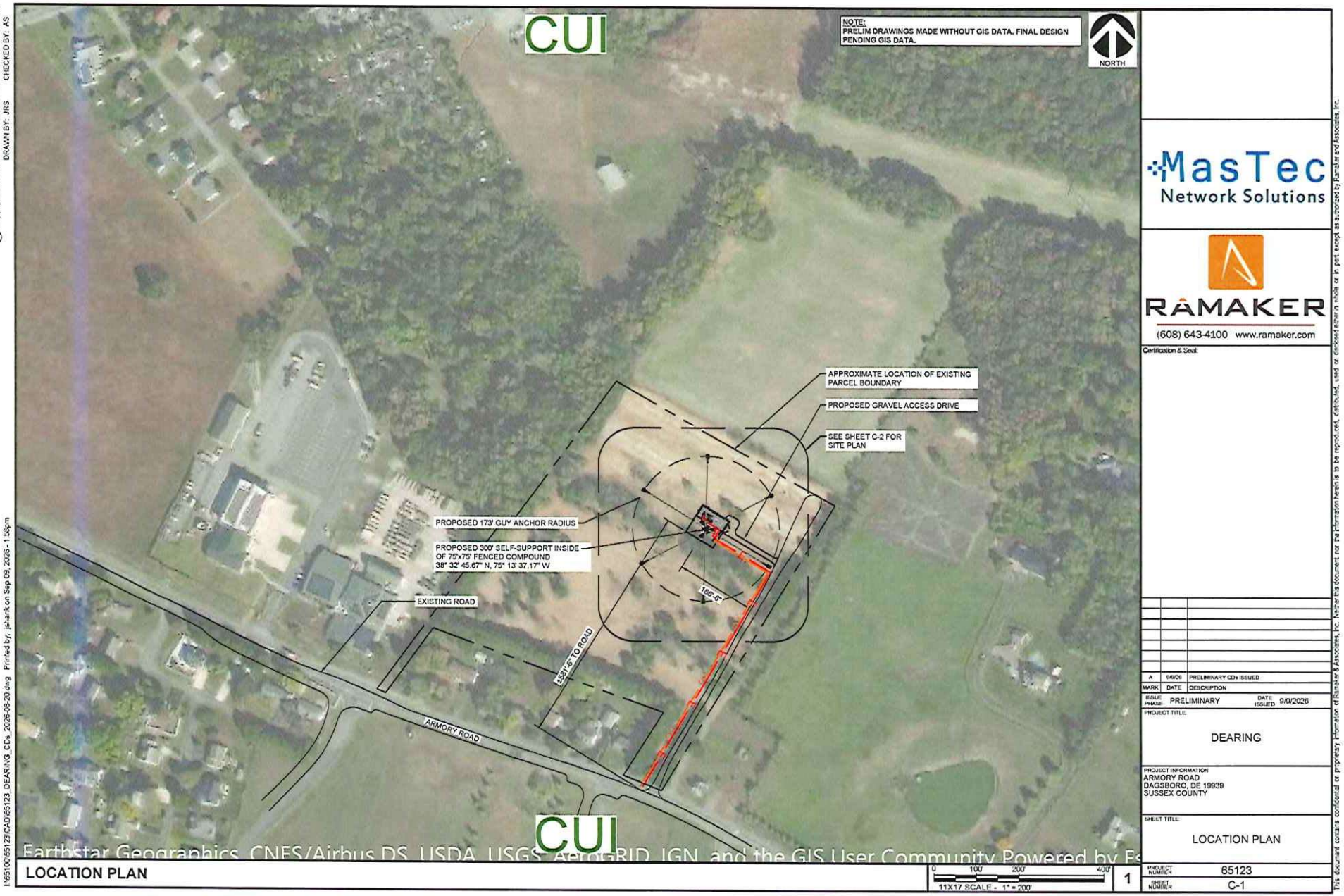
PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
TITLE SHEET

PROJECT NUMBER: 65123
SHEET NUMBER: T-1

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CUI
NOTE:
PRELIM DRAWINGS MADE WITHOUT GIS DATA. FINAL DESIGN PENDING GIS DATA.
NORTH
APPROXIMATE LOCATION OF EXISTING PARCEL BOUNDARY
PROPOSED GRAVEL ACCESS DRIVE
SEE SHEET C-2 FOR SITE PLAN
PROPOSED 173' GUY ANCHOR RADIUS
PROPOSED 300' SELF-SUPPORT INSIDE OF 75'x75' FENCED COMPOUND
38° 32' 45.67" N, 75° 13' 37.17" W
EXISTING ROAD
166'-6"
±53'-6" TO ROAD
ARMORY ROAD
CUI
Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community Powered by Es
LOCATION PLAN
0 100' 200' 400'
11X17 SCALE - 1" = 200'
1
MasTec Network Solutions
RAMAKER
(608) 643-4100 www.ramaker.com
Certification & Seal:
A 9/9/26 PRELIMINARY CDs ISSUED
MARK DATE DESCRIPTION
ISSUE PHASE PRELIMINARY
DATE ISSUED 9/9/2026
PROJECT TITLE:
DEARING
PROJECT INFORMATION
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY
SHEET TITLE:
LOCATION PLAN
PROJECT NUMBER 65123
SHEET NUMBER C-1
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CUI

NORTH

PROPOSED 300' TOWER
@ 38° 32' 45.67" N, 75° 13' 37.17" W

4' x 10' GRAVEL GUY ANCHOR AREA
(TYP. OF 6) SEE 2/C-2 FOR DETAILS

PROPOSED SYSTEM GUY WIRE

SEE SHEET C-3 FOR
ENLARGED SITE
PLAN

3' PERSONNEL GATE

25' DOUBLE SWING GATE

PROPOSED 12' GRAVEL ACCESS DRIVE.
SEE 3/C-6 FOR DETAILS.

EXISTING DIRT ROAD

PROPOSED ELECTRICAL ROUTE
(ENCASED IN CONCRETE) FROM
PROPOSED HANDHOLE AT H-FRAME TO
ARMORY ROAD (APPROX. 750')

PROPOSED FIBER ROUTE FROM
PROPOSED HANDHOLE AT H-FRAME TO
ARMORY ROAD (APPROX. 750')

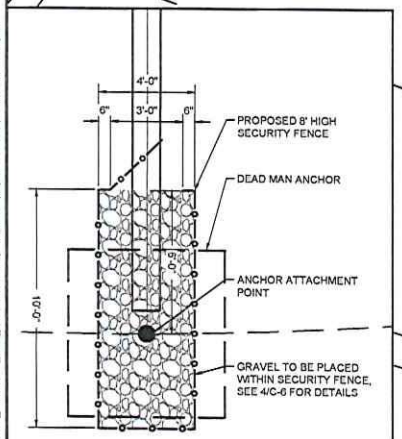
APPROXIMATE LOCATION OF EXISTING
PARCEL BOUNDARY

±591'-6" TO ROAD

173'-0"

146'-0"

ESTIMATED DISTURBANCE AREA		
COMPOUND AREA	5625	SQ. FT.
ACCESS DRIVE	2470	SQ. FT.
GUY ANCHORS AREA	345	SQ. FT.
UTILITIES (HDD)	250	SQ. FT.
TOTAL ESTIMATED DISTURBANCE AREA	**8690**	**SQ. FT.**



GUY ANCHOR FENCE DETAIL PLAN | 2 | SITE PLAN

0 37.5' 75' 150'
11X17 SCALE - 1" = 75'

1

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DATE ISSUED: 9/9/2026

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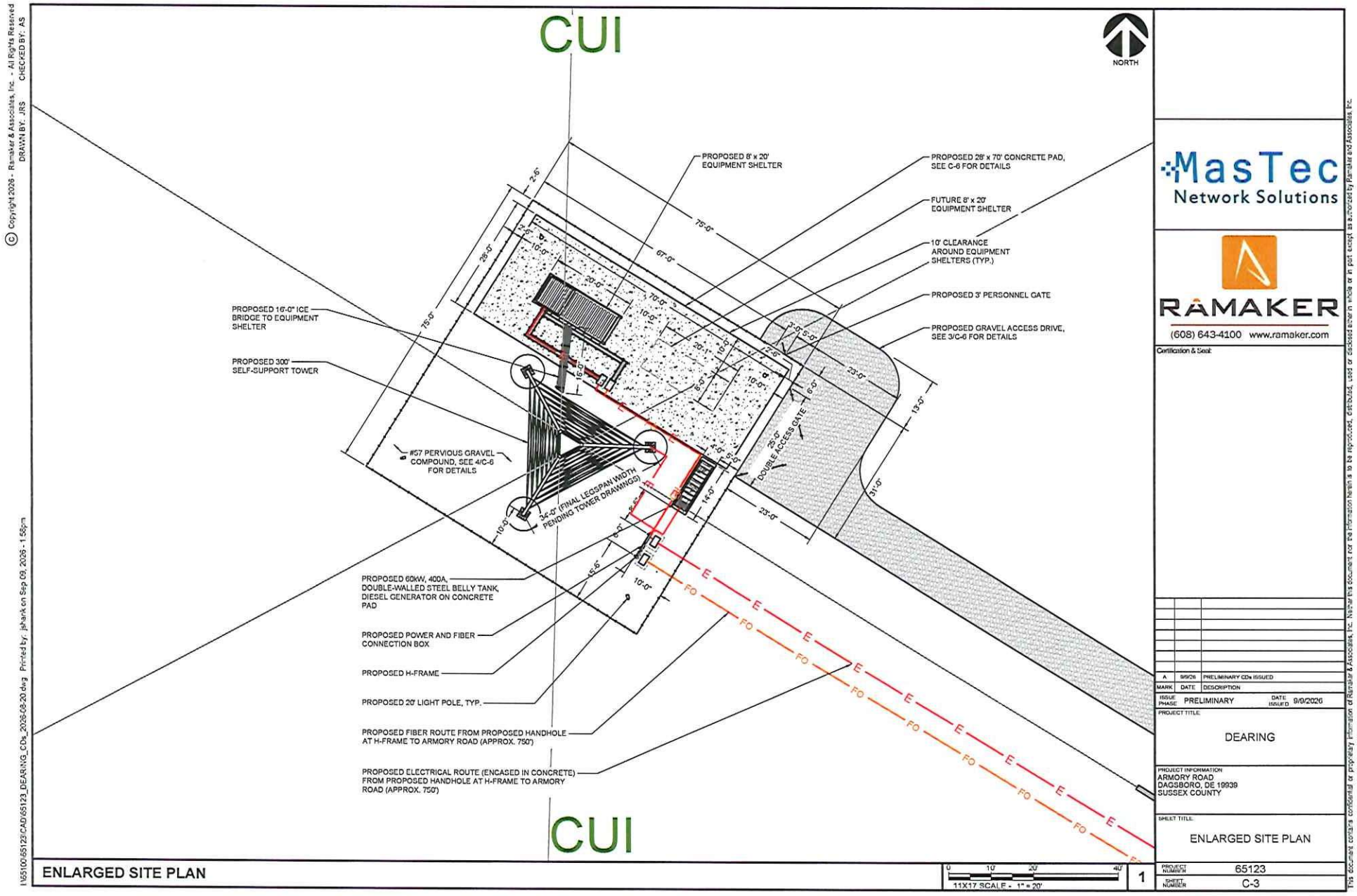
PROJECT INFORMATION
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
SITE PLAN

PROJECT NUMBER: 65123
SHEET NUMBER: C-2

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ENLARGED SITE PLAN

0 10' 20' 40'
11X17 SCALE - 1" = 20'

1

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MARK	DATE	DESCRIPTION
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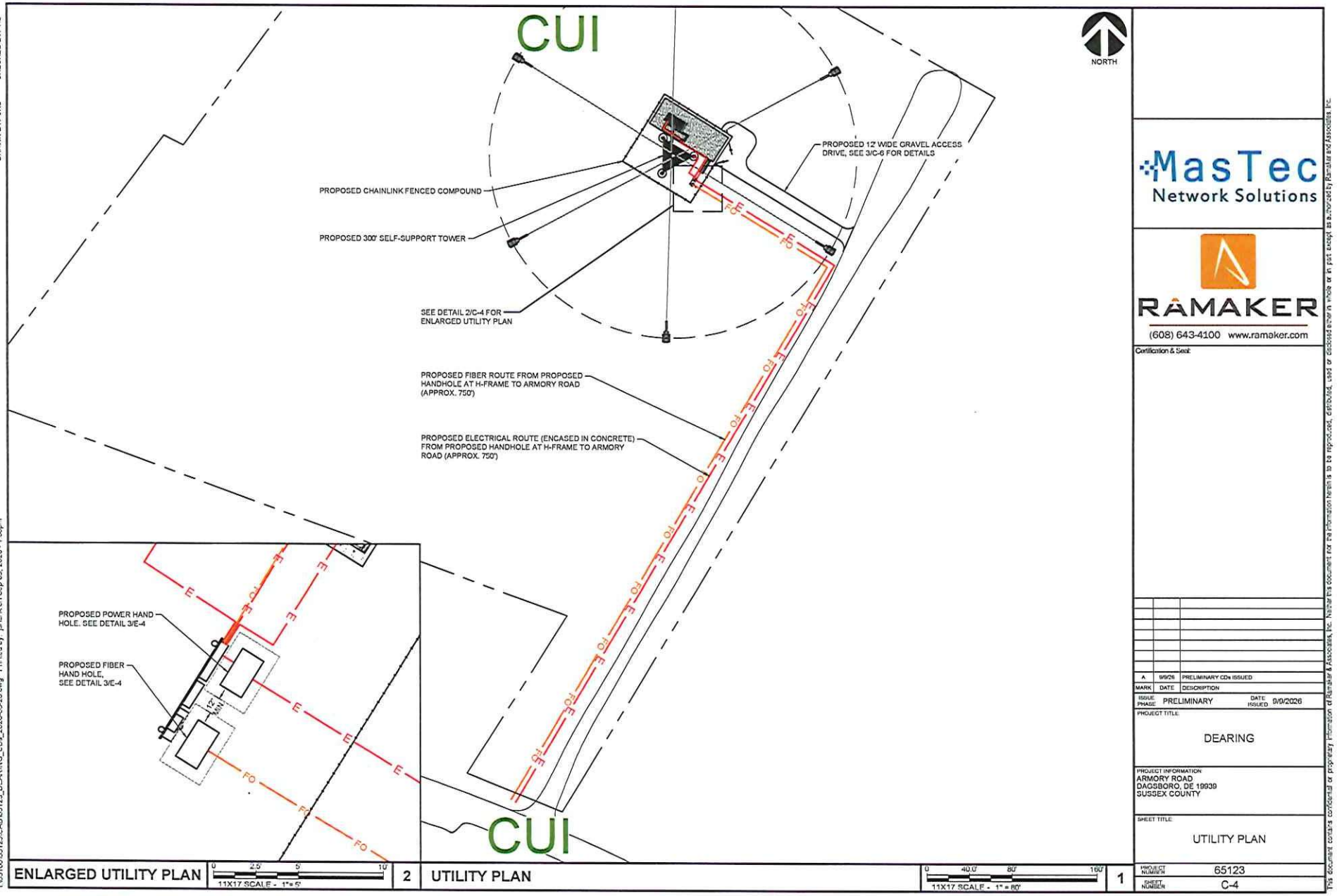
PROJECT TITLE:
DEARING

PROJECT INFORMATION
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
ENLARGED SITE PLAN

PROJECT NUMBER: 65123
SHEET NUMBER: C-3

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PROJECT TITLE:
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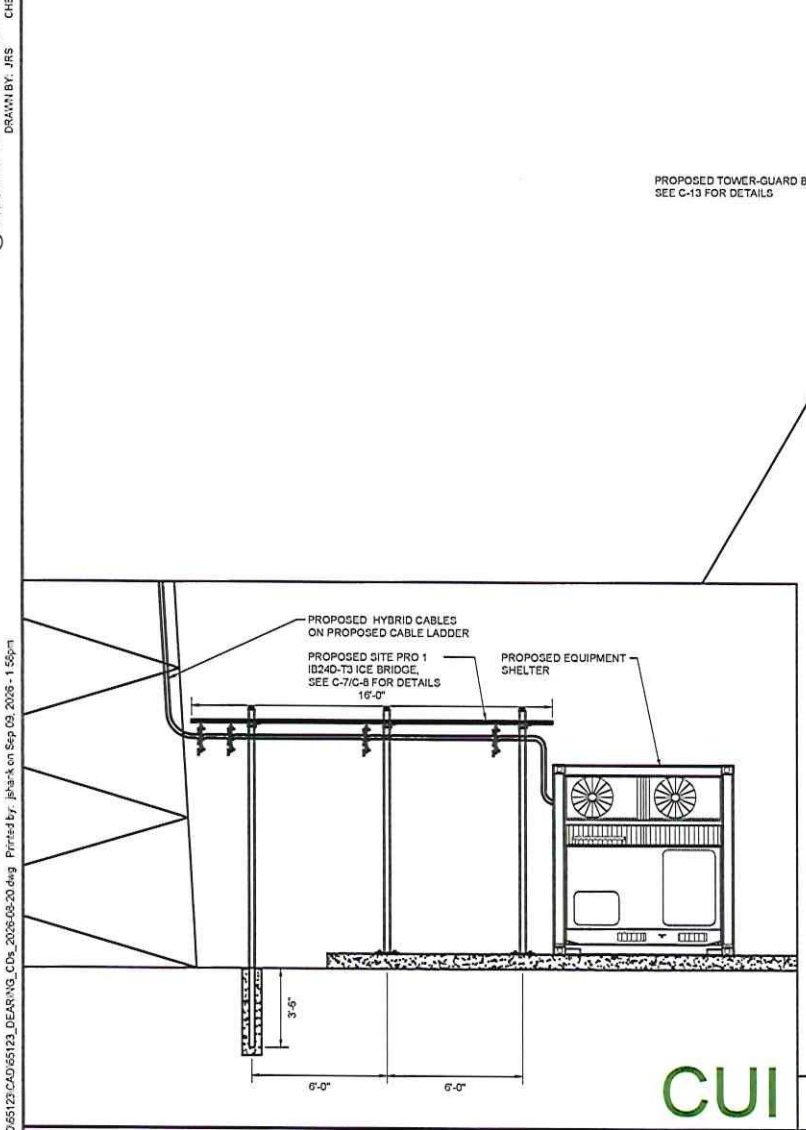
PROJECT INFORMATION
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
UTILITY PLAN

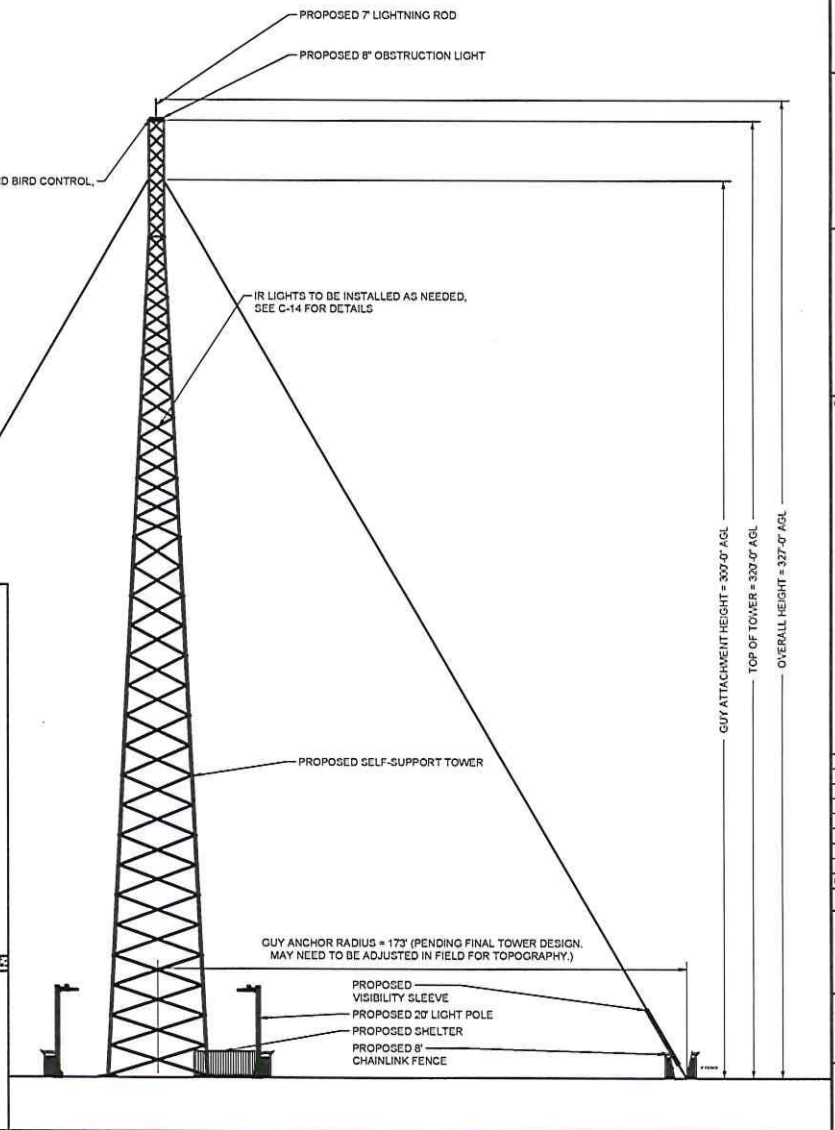
PROJECT NUMBER: 65123
SHEET NUMBER: C-4

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CUI



ELEVATION AT ICE BRIDGE | 2



ELEVATION | 1

0 20.0' 40' 80'
11X17 SCALE - 1" = 40'

CUI

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
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PROJECT INFORMATION
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SHEET TITLE:
ELEVATION

PROJECT NUMBER: 65123
SHEET NUMBER: C-5

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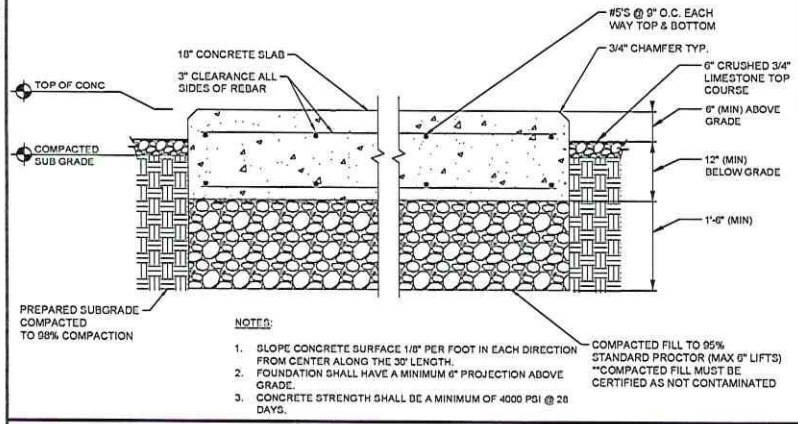
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CONCRETE NOTE:

UFC 3-301-01, AS APPLICABLE BASED ON THE TYPE OF CEMENT PROPOSED FOR USE AND MUST DEMONSTRATE LESS THAN 0.08% EXPANSION OF MORTAR BARS AT 28 DAYS AFTER CASTING.

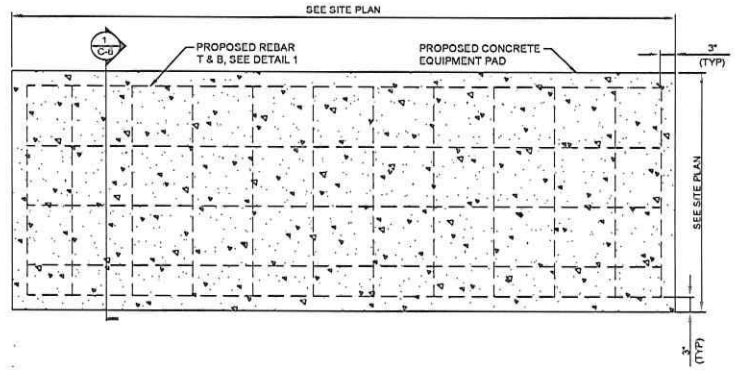
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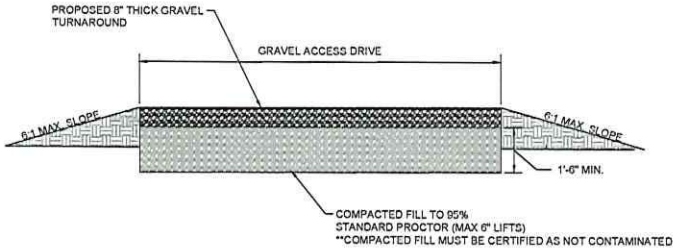
NOTES:

1. SLOPE CONCRETE SURFACE 1/8" PER FOOT IN EACH DIRECTION FROM CENTER ALONG THE 30' LENGTH.
2. FOUNDATION SHALL HAVE A MINIMUM 6" PROJECTION ABOVE GRADE.
3. CONCRETE STRENGTH SHALL BE A MINIMUM OF 4000 PSI @ 28 DAYS.

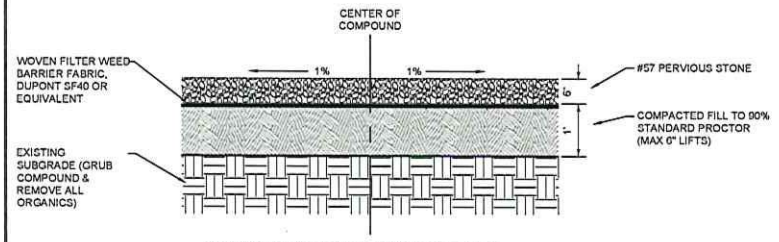
CONCRETE SLAB SECTION | 1



CONCRETE PAD PLAN | 2



GRAVEL ACCESS DRIVE | 3



NOTES:

COMPOUND/ANCHOR POINT SECTION

THE FABRIC SHOULD BE PLACED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS. INTERSECTIONS OF SHEETS MUST BE SEWN OR SUFFICIENTLY OVERLAPPED (AT LEAST 24 INCHES OR AS SPECIFIED BY THE MANUFACTURER). THE SHEETS SHOULD ALSO BE PLACED TAUT TO REDUCE WRINKLES OR FOLDS. CARE MUST BE EXERCISED TO PREVENT PHYSICAL DAMAGE OF THE GEOTEXTILE PRIOR TO, DURING AND AFTER INSTALLATION. UTILITIES SHOULD BE INSTALLED BEFORE PLACING THE FABRIC.

COMPOUND/ANCHOR POINT GRAVEL SECTION | 4

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PROJECT TITLE:

DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

SITE DETAILS

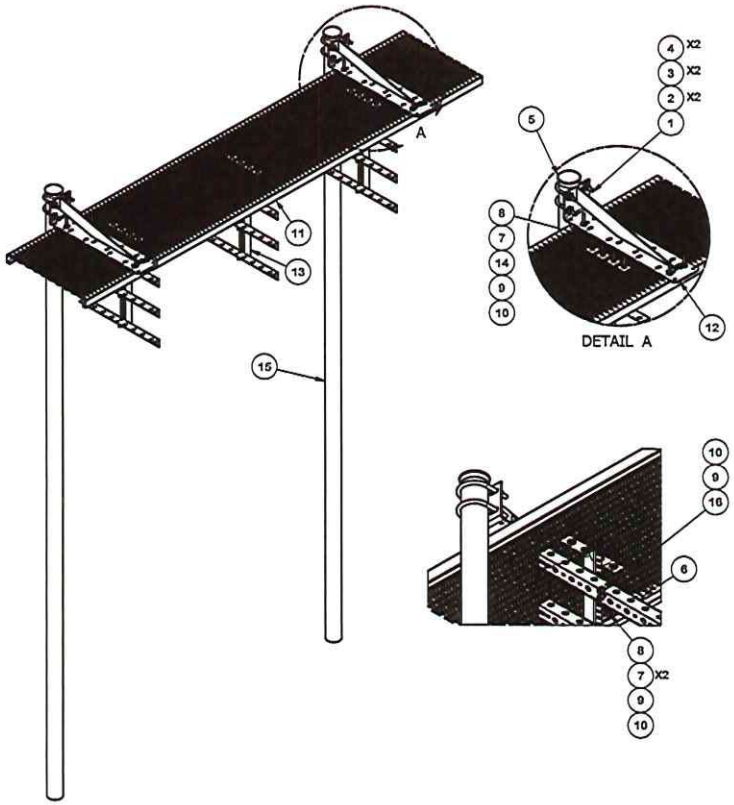
PROJECT NUMBER: 65123

SHEET NUMBER: C-6

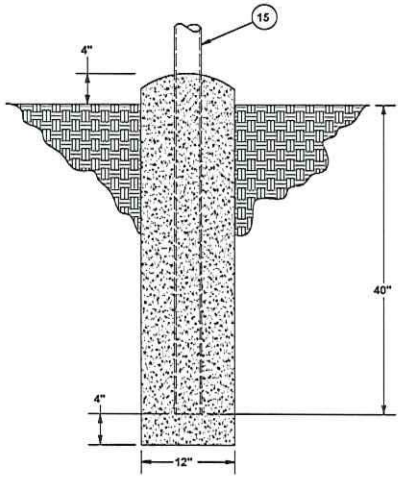
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PARTS LIST						
ITEM	QTY	PART NO.	PART DESCRIPTION	LENGTH	UNIT WT.	NET WT.
1	4	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)		0.73	2.93
2	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
3	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11
4	8	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
5	2	PC312	3-1/2" FENCE POST CAP		0.59	1.17
6	4	SPLICE	SPLICE FOR GRIP STRUT	7 3/8 in	0.53	2.10
7	28	G38FW	3/8" HDG USS FLATWASHER		0.01	0.33
8	20	G3803	3/8" x 3" HDG HEX BOLT GR5		0.12	2.42
9	38	G38LW	3/8" HDG LOCKWASHER		0.01	0.25
10	38	G38NUT	3/8" HDG HEAVY 2H HEX NUT		0.03	1.29
11	1	GRS24	24" X 10' GRIP SPAN BRIDGE CHANNEL		67.98	67.98
12	2	HHD24	24" UNIVERSAL CANTILEVER		14.10	28.20
13	3	TAB	TRAPEZE CENTER SUPPORT BAR		5.05	15.14
14	12	SQW38	3/8" SQUARE WASHER (GALV.)	2 in	0.27	3.28
15	2	P3160	3-1/2" X 160" SCH 40 GALVANIZED PIPE	160 in	101.25	202.50
16	18	G38114	3/8" x 1-1/4" HDG HEX BOLT GR5		0.06	1.13
17	9	AB24	24" ANGLE BRACKET		2.91	26.19
					TOTAL WT. #	352.61



DIRECT BURIAL FOOTING

TOLERANCE NOTES

TOLERANCES ON DIMENSIONS, UNLESS OTHERWISE NOTED ARE:
SAWED, SHEARED AND GAS CUT EDGES *(± 0.030")*
DRILLED AND GAS CUT HOLES *(± 0.030")* - NO CONING OF HOLES
LASER CUT EDGES AND HOLES *(± 0.010")* - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING *(± 0.030")*
ALL OTHER ASSEMBLY *(± 0.060")*

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DESCRIPTION: 24" GRIP-SPAN ICE BRIDGE KIT WITH TRIPLE-TEE TRAPEZE

SITE PRO 1 — A valmont COMPANY

Engineering Support Team: 1-888-753-7446

Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

CPD NO.	DRAWN BY	ENG. APPROVAL	PART NO.	PAGE
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CLASS / SUB	DRAWING USAGE	CHECKED BY	DWG. NO.	
	CUSTOMER	KAC 6/13/2012	IB24D-T3	

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ISSUE PHASE: PRELIMINARY — DATE ISSUED: 9/9/2026

PROJECT TITLE: DEARING

PROJECT INFORMATION
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

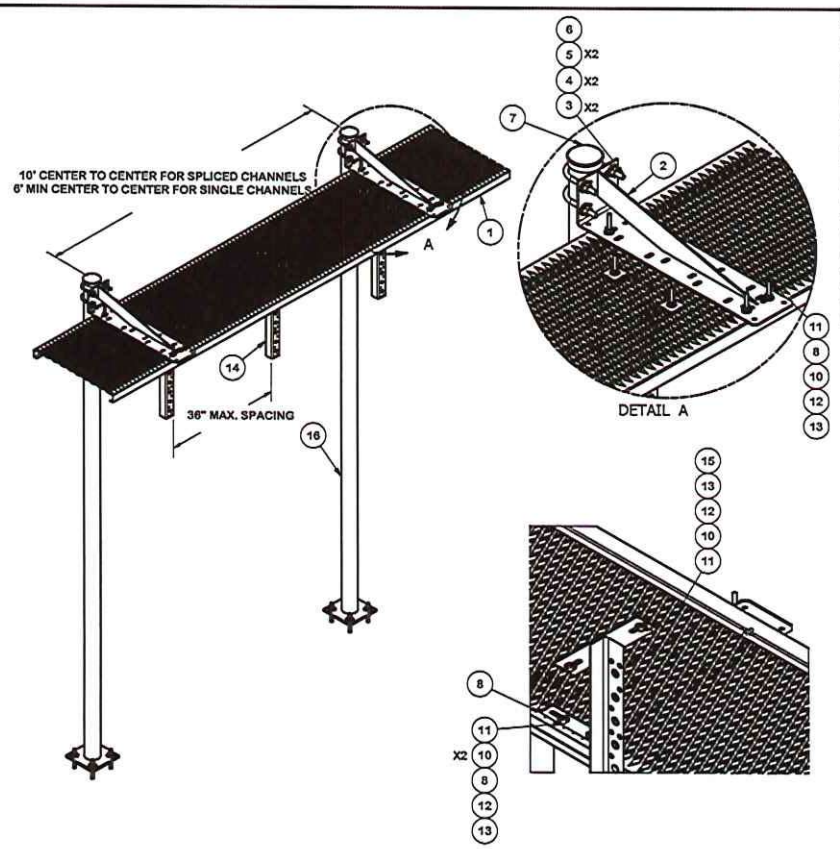
SHEET TITLE: ICE BRIDGE DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: C-7

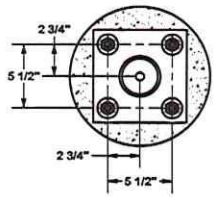
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2	2	HHD24	24" UNIVERSAL CANTILEVER		14.10	28.20
3	4	X-UB1358	1/2" X 3-5/8" X 5-1/2" X 3" U-BOLT (HDG.)		0.77	3.09
4	8	G12FW	1/2" HDG USS FLATWASHER		0.03	0.27
5	8	G12LW	1/2" HDG LOCKWASHER		0.01	0.11
6	8	G12NUT	1/2" HDG HEAVY 2H HEX NUT		0.07	0.57
7	2	PC312	3-1/2" FENCE POST CAP		0.59	1.17
8	4	SPLICE	SPLICE FOR GRIP STRUT	7 3/8 in	0.53	2.10
10	28	G38FW	3/8" HDG USS FLATWASHER		0.01	0.33
11	14	G3803	3/8" x 3" HDG HEX BOLT GR5		0.12	1.70
12	14	G38LW	3/8" HDG LOCKWASHER		0.01	0.09
13	14	G38NUT	3/8" HDG HEAVY 2H HEX NUT		0.03	0.47
14	3	X-VT18	18" UNIVERSAL VERTICAL TRAPEZE		5.97	17.92
15	6	SQW38	3/8" SQUARE WASHER (GALV.)	2 in	0.27	1.64
16	2	X-SP126	BASE SHOE PLATE PIPE COLUMN		92.98	185.97
17	8	SWA585	5/8" X 5" STAINLESS WEDGE ANCHOR		0.61	4.85
					TOTAL WT. #	305.30



BASE PLATE LAYOUT

NOTE:
EPOXY ANCHORS TO BE USED FOR ICE BRIDGE INSTALLATION ON THE CONCRETE PAD

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SUSSEX COUNTY

SHEET TITLE:
ICE BRIDGE DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: C-8

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LASER CUT EDGES AND HOLES (± 0.010") - NO CONING OF HOLES
BENDS ARE ± 1/2 DEGREE
ALL OTHER MACHINING (± 0.030")
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DESCRIPTION: 24" GRIP-SPAN ICE BRIDGE KIT WITH VERTICAL T-BRACKET

SITE PRO 1 — A valmont COMPANY
Engineering Support Team: 1-888-753-7446
Locations: New York, NY; Atlanta, GA; Los Angeles, CA; Plymouth, IN; Salem, OR; Dallas, TX

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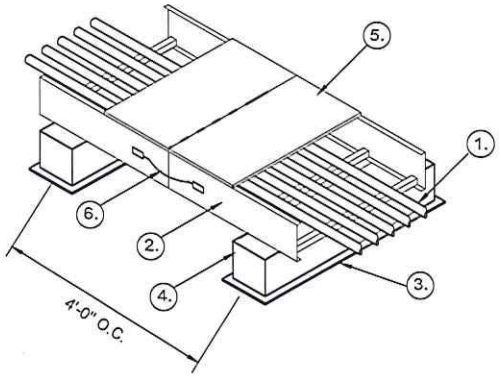
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1. COAX CABLE LINES.
2. 12" STEEL CABLE TRAY (PART #:176-P-09-12-144).
3. SEPARATOR SHEET- 1/4" NEOPRENE PAD ANCHOR WITH BIT. TAR PRODUCT.
4. 6" x 6" WOOD BLOCK OR EQUIVALENT.
5. STEEL TRAY COVER (PART #:80-1-20-12-144)
6. GROUND CABLE TRAY SPLICES (JUMPER EA. SECTION)



NOTE:
1. HEAVY DUTY WRAP-AROUND COVER CLAMP REQUIRED (2 EA. SECTION)

B-LINE CONTACT INFORMATION:
509 W. MONROE AVENUE
HIGHLAND, IL 62249
PH: (618) 654-2184
FAX: (618) 654-1917

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PROJECT INFORMATION:
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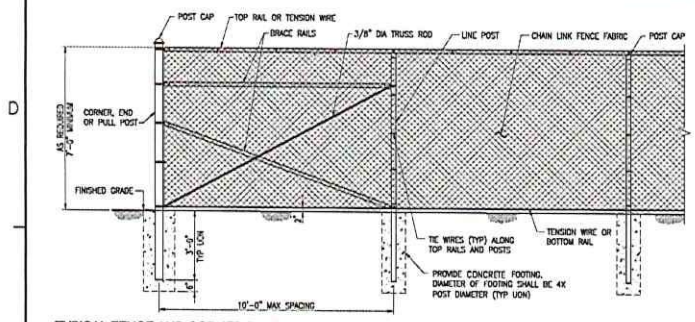
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CABLE TRAY DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: C-9

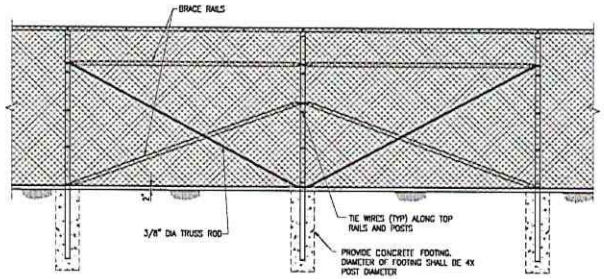
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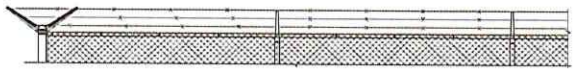
TYPICAL FENCE AND CORNER PANEL ELEVATION
SCALE: 1" = 1'-0"



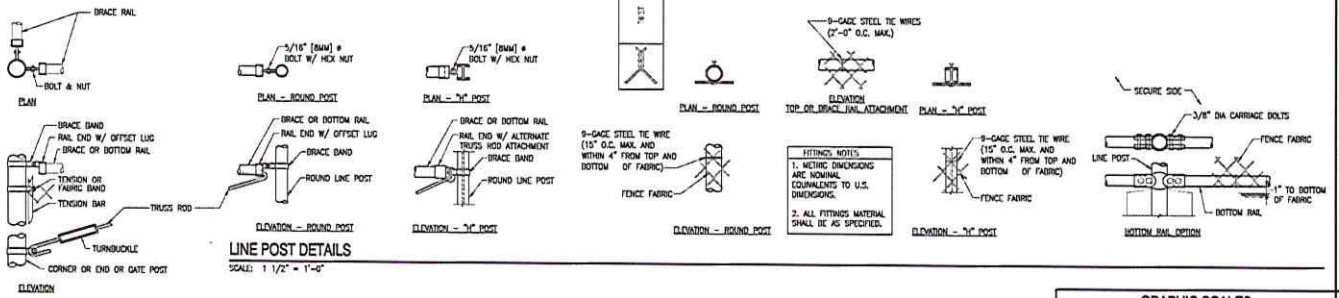
TYPICAL FENCE AND BRACED PANEL ELEVATION
SCALE: 1" = 1'-0"

NOTE (1): A BOTTOM RAIL CAN BE ADDED FOR SECURITY, IT SHALL BE INSTALLED APPROX 3" ABOVE GRADE (A MINIMUM OF 2" AND A MAXIMUM OF 4"). HARDWARE SHALL BE WELDED OR SHOT NAILED TO POSTS AND RAILS IN ORDER TO SECURE IN PLACE. ATTACH FABRIC TO NEW BOTTOM RAIL TO ELIMINATE POSSIBILITY OF PEELING UP FABRIC.

NOTE (2): SOME LOCATIONS MAY REQUIRE 8' OF FABRIC.



TYPICAL 6 STRAND BARBED WIRE AND DOUBLE EXTENSION ARM CONFIGURATION
SCALE: 1" = 1'-0"



LINE POST DETAILS
SCALE: 1 1/2" = 1'-0"

CORNER OR END POSTS
SCALE: 1 1/2" = 1'-0"

GRAPHIC SCALES
1" = 1'-0" (0, 6", 1', 2')
1 1/2" = 1'-0" (0, 4", 8", 1'-4")

UNIFIED FACILITIES CRITERIA 4-022-03 SECURITY ENGINEERING: FENCES, GATES AND GUARD FACILITIES
DEFINITIVE DRAWINGS FOR SECURITY FENCING, GATES AND CABLING

CHAIN LINK FENCE AND DETAILS

UFC-700

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SUSSEX COUNTY

SHEET TITLE:
FENCE DETAILS

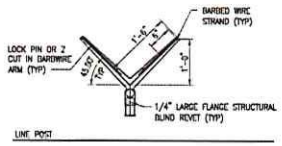
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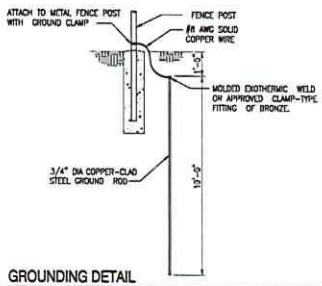
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DOUBLE EXTENSION ARM DETAILS

SCALE: 1" = 1'-0"



GROUNDING DETAIL

NO SCALE

CHAIN LINK FENCING NOTES

1. FABRIC: THE STANDARD FENCE FABRIC SHALL BE VINYL, ZINC OR ALUMINUM-COATED STEEL WIRE CHAIN LINK WITH MESH OPENINGS NOT LARGER THAN TWO INCHES PER SIDE AND A TWISTED AND BARBED SELVAGE AT TOP AND BOTTOM IN ACCORDANCE WITH THE SPECIFICATIONS. UTILIZE 6-GAUGE FOR BASE PERIMETER OR HEIGHTENED SECURITY ZONES AND 9-GAUGE FOR BASE INTERIOR OR WHEN JOINING AN EXISTING FENCE WHICH IS ALREADY 9-GAUGE.
2. FABRIC TIES: ONLY 12-GAUGE STEEL TIES SHALL BE USED. COATING OR PLATING WILL BE ELECTROLYTICALLY COMPATIBLE WITH THE FENCE FABRIC TO INHIBIT CORROSION.
3. REINFORCEMENT: TENSION WIRES SHALL BE INSTALLED AND INTERWOVEN (OR AFFIXED WITH FABRIC TIES) ALONG THE TOP & BOTTOM OF THE FENCE FOR STABILIZATION OF THE FENCE FABRIC.
4. FENCE HEIGHT: CHAIN LINK FABRIC SHALL BE 7' HIGH WITH AN ADDITIONAL 1' IN HEIGHT COMPOSED OF 3 STRANDS OF BARBED WIRE AS REQUIRED. THE TOTAL FENCE HEIGHT SHALL BE 8'.
5. GROUND CLEARANCE: BOTTOM OF THE FENCE FABRIC SHALL BE WITHIN TWO INCHES OF FIRM SOIL.
6. TOP GUARDS: A TOP GUARD IS AN OVERHANG OF BARBED WIRED ALONG THE TOP OF A FENCE, FACING OUTWARD (AWAY FROM PROTECTED SITE) AND UPWARD AT APPROX. 45 ANGLE. TOP GUARD SUPPORTING ARMS WILL BE PERMANENTLY AFFIXED TO THE TOP OF FENCE POSTS TO INCREASE THE OVERALL HEIGHT OF THE FENCE AT LEAST 1 FOOT. THREE STRANDS OF 12-GAUGE BARBED WIRE, EQUALLY SPACED, SHALL BE INSTALLED ON THE SUPPORTING ARMS.
7. FENCE POSTS: SHALL BE ASTM F1043 OR F1083 ROUND PIPE, OR SQUARE TUBE AND SHALL BE GALVANIZED IN ACCORDANCE WITH THE SPECIFICATIONS. FENCE POST SPACING AND SIZE (DIAMETER) SHALL BE DETERMINED IN ACCORDANCE WITH CHAIN LINK FENCE MANUFACTURERS' INSTITUTE (WLG 2445). SPACING SHALL NOT EXCEED 10'-0" OC. SIZE (DIAMETER) SHALL NOT BE LESS THAN THAT SPECIFIED.

GRAPHIC SCALES

1" = 1'-0"

UNIFIED FACILITIES CRITERIA 4-022-03 SECURITY ENGINEERING: FENCES, GATES AND GUARD FACILITIES
DEFINITIVE DRAWINGS FOR SECURITY FENCING, GATES AND CABLING

BARBED WIRE ARRANGEMENT DETAILS

UFC-701

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ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

FENCE DETAILS

PROJECT NUMBER: 65123

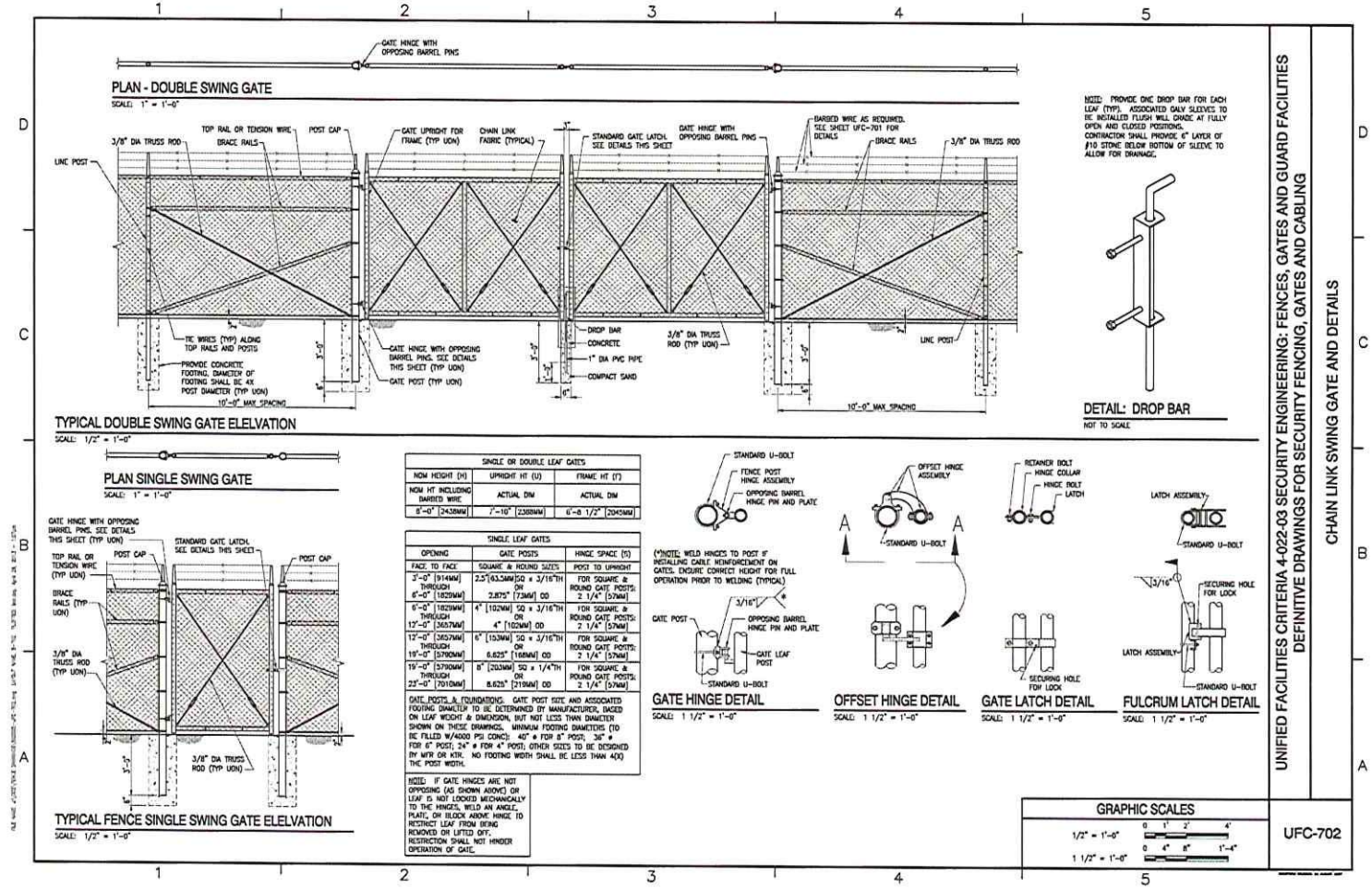
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SHEET TITLE
FENCE DETAILS

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SHEET NUMBER: C-12

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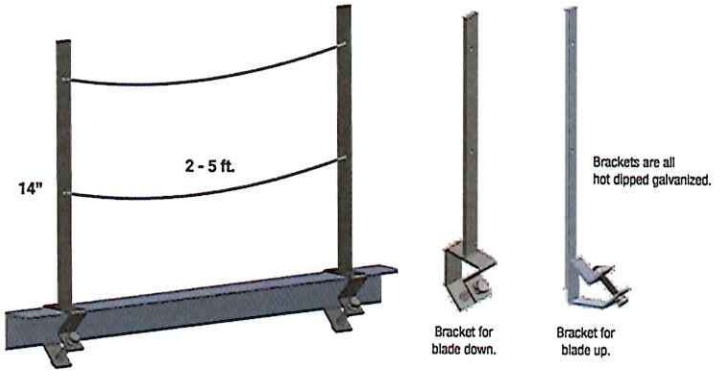
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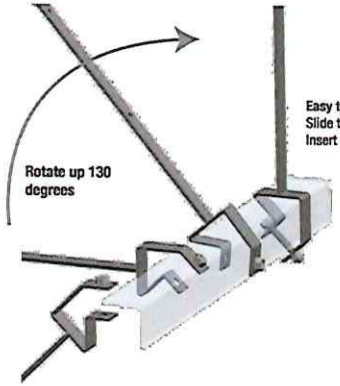
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Tower-Guard™ from Birdzoff.





Easy to Install
Slide the bracket around the angle.
Insert bolt and tighten into the welded nut.

Tools required:
9/16 box end or socket
Cable Cutter (Bird Barrier)
Crimper (Bird Barrier)

Kit includes:
2 brackets with capture bolts
Stainless steel cable (Bird Barrier)
Ferrules for cable (Bird Barrier)

BIRDZOFF®
866-247-3693 www.birdzoff.com

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MasTec Network Solutions

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Certification & Seal:

MARK	DATE	DESCRIPTION
A	9/9/26	PRELIMINARY CDs ISSUED

ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
TOWER GUARD DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: C-13

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LED Marker Lights

Flash Technology marker lights feature a proprietary integrated monitoring circuit that interfaces with the Vanguard® Medium FTS 370 and Vanguard Red FTS 371 controllers to accurately monitor multiple LED marker configurations used in telecom and industrial obstruction lighting.

These compact and efficient L-810 marker lights reduce operating costs through nominal power consumption and extended longevity. An added advantage is that they easily install onto existing marker bases without disturbing the existing conduit.

A direct replacement or retrofit for FAA type L-810 incandescent obstruction lighting markers, Flash Technology's L-810 LED marker fixtures are available for AC and DC applications.

- Marker 370 accommodates AC voltages
- Marker 371 accommodates DC voltages
- Marker 372 accommodates DC voltages and is certified to FAA AC 150/5345-43J (infrared)



Single L-810



OL2 (Double L-810)

Standard Features

- Infrared marker LEDs for NVG and NVIS compatibility (MKR 372 only, infrared is optional on MKR 370 and MKR 371)
- Easy installation with minimal mounting hardware
- Lightweight and compact design allows for versatile mounting options
- Clear lens allows daytime visibility to assist in troubleshooting at the tower site
- Available as a single or double unit
- Weather, corrosion and vibration resistant
- Patented optics eliminate ground scatter
- 5-year warranty

Regulatory Compliance

- FAA AC 150/5345-43J type L-810 (MKR 372)
- FAA AC 150/5345-43H type L-810 (MKR 370 and MKR 371)
- Accommodates FAA AC 70/7460-1K (steady), FAA AC 70/7460-1L (flashing) and FAA AC 70/7460-1M (infrared) marker requirements
- Transport Canada CAR 621.19 type CL-810 (MKR 370 and MKR 371)
- ICAO Annex 14 (6th edition) medium intensity type B (MKR 370 and MKR 371)
- DGAC Mexico type L-810 (MKR 370 and MKR 371)



FTM 190 SNMP Monitoring Unit

The FTM 190 is an ethernet-based SNMP monitoring unit that can be monitored by Flash Technology or a third-party NOC. The FTM 190 is available with an optional LTE modem for Flash Technology NOC monitoring. The ethernet port can be utilized for third-party monitoring using SNMP v2c or v3.

Data can be uploaded to Flash's web portal for monitoring data, reporting and remote diagnostics. 24/7/365 monitoring and call center services are available with Flash monitoring.



Standard Features

- Adds a web interface to configure and control the lighting system remotely or onsite
- LTE modem optional (AT&T or Verizon)
- Built-in AC power monitor
- Battery back-up ensures alarm notification during power outages
- 8 dry contact monitoring data points
- LED status indicators
- Eagle interface with Flash equipment provides compliance with FCC quarterly lighting inspection (QLI) waiver
- 2-year warranty

Monitoring Interface

Onsite or remote web interface provides the following capabilities:

- Lighting system status and diagnostics
- Ability to configure and change mode
- Perform lighting inspections



SPECIFICATIONS	
Dimensions	13.5 x 7.75 x 6" (342.9 x 196.9 x 152.4 mm)
Weight	15 lbs. (6.8 kg)
AC Voltage	120 or 240 VAC
Frequency	60 Hz
DC Voltage	12 VDC

flashsales@spx.com | flashtechnology.com/monitoring | 1.615.503.2000

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ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

IR LIGHTING DETAILS

PROJECT NUMBER: 65123

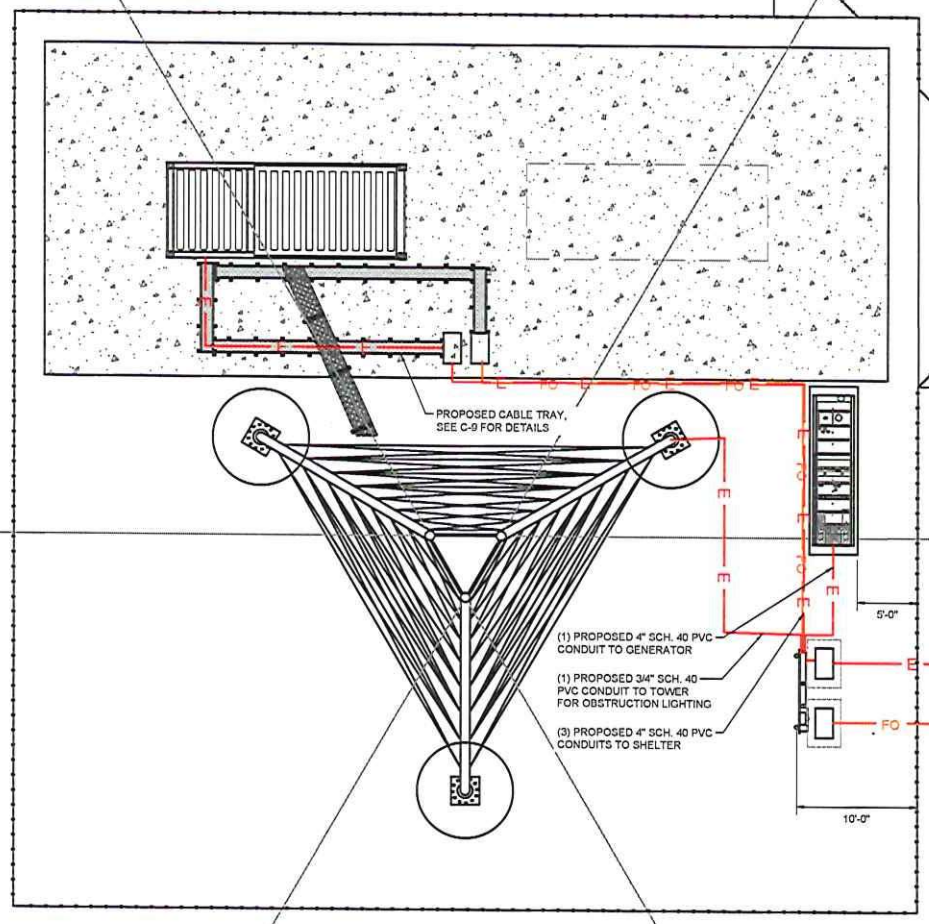
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ELECTRICAL DETAILS

0 5' 10' 20'
11X17 SCALE - 1" = 10'

1

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SUSSEX COUNTY

SHEET TITLE:
ELECTRICAL DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: E-1

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MDP - 240/120V — 240V Distribution Panel

1	Phase	Main Cap & Conn:	400 amp MCB
3	Wire	Feeder Size:	See Riser Diagram
Voltage:	240 120	Panel Type:	NQ
Location:	Exterior	Mounting:	H-Frame

PRELIMINARY - NOT FOR CONSTRUCTION

CIRCUIT #	CIRCUIT WATTS	DESCRIPTION	BREAKER AMPS	BREAKER POLES	PHASE LOADS A	PHASE LOADS B	BREAKER POLES	BREAKER AMPS	DESCRIPTION	CIRCUIT WATTS	CIRCUIT #
1	25000	Sensor 1 Shore Power	150	2	12500		2	30	Surge Protection Device	0	2
3						12500					4
5	25000	Sensor 2 Shore Power (FUTURE)	150	2	12638		1	20	Light Pole	138	6
7						12638	1	20	Light Pole	138	8
9	1500	Field Distribution Box (Network)	20	1	1638		1	20	Light Pole	138	10
11	116	Tower Obstruction Lighting	20	1		254	1	20	Light Pole	138	12
13	360	Quadplex Maintenance Receptacle	20	1	1560		1	20	Generator Battery Charger / Block Heater	1200	14
15	0					0				0	16
17	0				0					0	18
19	0					0				0	20
21	0				0					0	22
23	0					0				0	24
25	0				0					0	26
27	0					0				0	28
29	0				0					0	30
					28336	25392					

Total Lighting Load:	668	watts
Demand Factor	125%	
Adjusted Lighting Load:	835	watts
Total Receptacle Load:	360	watts
Demand Factor	100%	
Adjusted Receptacle Load:	360	watts
Total Misc:	2700	watts
Demand Factor	125%	
Adjusted Misc Load:	3375	watts
Total Service Load:	50000	watts
Demand Factor	100%	
Adjusted Service Load:	50000	watts
Total Adjusted Panel Load	54570	watts / 227.38 amps

LIGHTING FIXTURE SCHEDULE

MANUFACTURER	DESCRIPTION	MOUNTING	WATTS	COMMENTS
LITHONIA	DSX1 LED P5	AREA LIGHTING	138	(1) FIXTURE PER POLE
FLIGHT LIGHT INC	FAAL-810	TOWER OBSTRUCTION LIGHTING	116	

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PANEL SCHEDULE — 1

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SHEET TITLE: UTILITY DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: E-2

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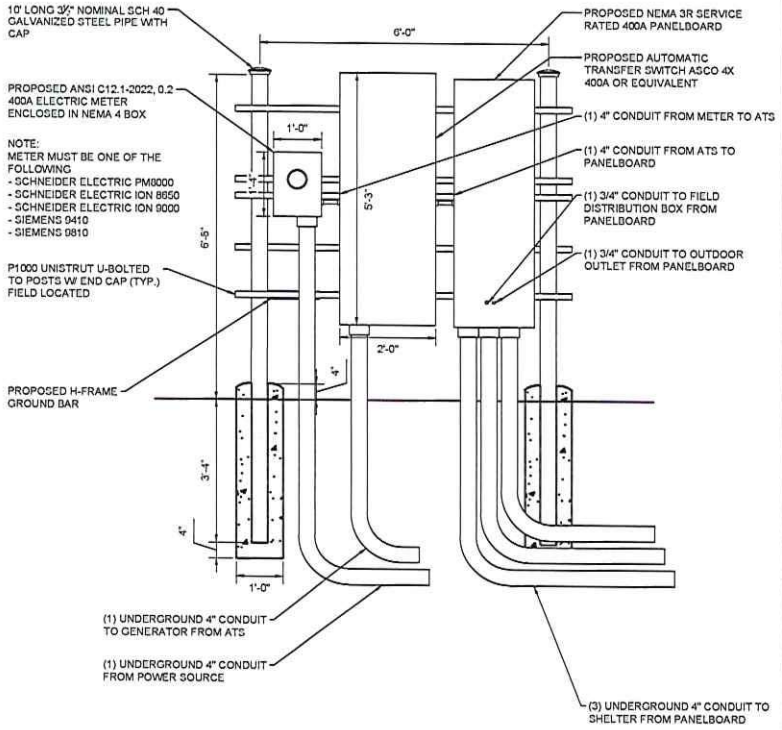
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FIBER INSTALLATION MUST BE IN ACCORDANCE WITH UFC 33-82-00
ELECTRIC INSTALLATION MUST BE IN ACCORDANCE WITH UFC 3-550-01 AND UFC 3-560-01

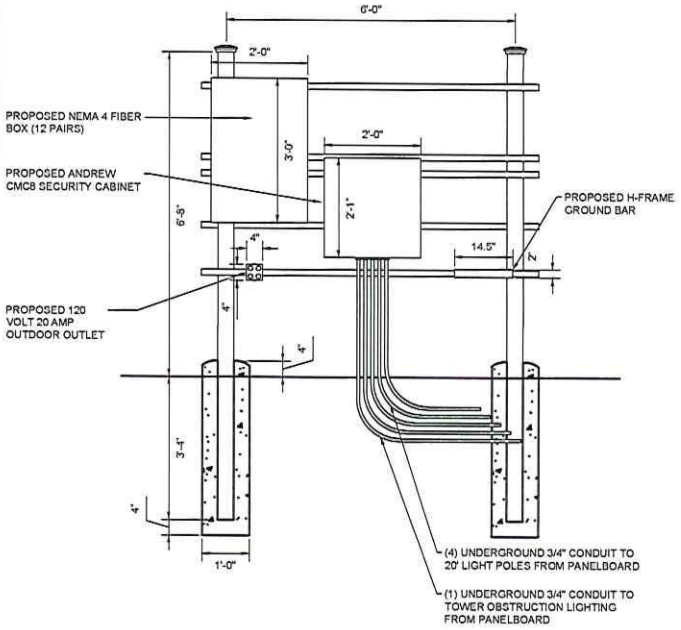
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FRONT OF H-FRAME DETAIL

0 1.25' 2.5' 5'
11X17 SCALE - 1" = 2.5'

1



BACK OF H-FRAME DETAIL

0 1.25' 2.5' 5'
11X17 SCALE - 1" = 2.5'

2

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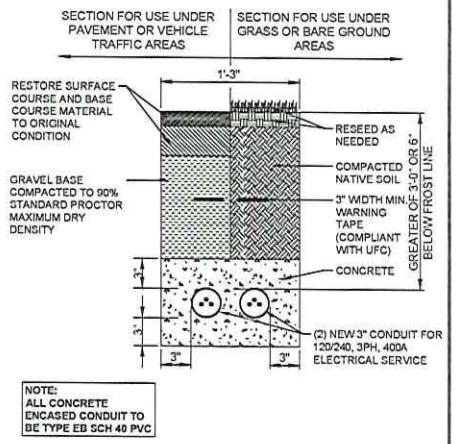
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DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
UTILITY DETAILS

PROJECT NUMBER: 65123
SHEET NUMBER: E-3

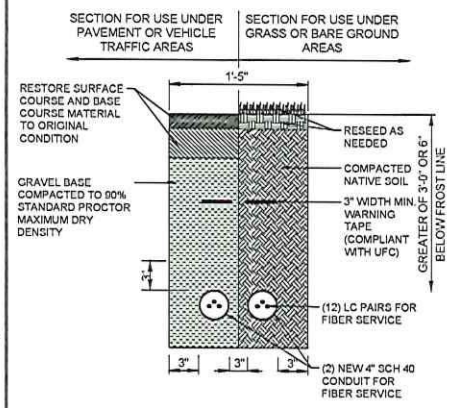
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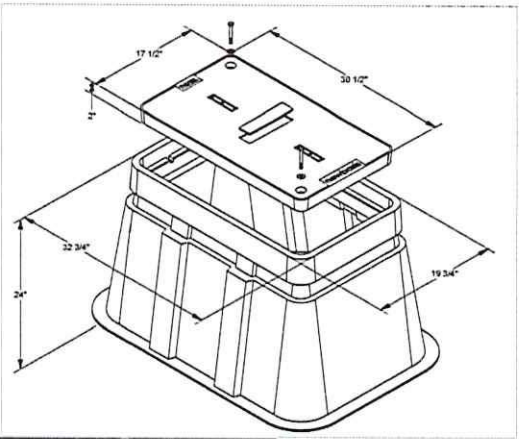


ELECTRICAL CONDUIT TRENCH DETAIL | 1

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FIBER CONDUIT TRENCH DETAIL | 2

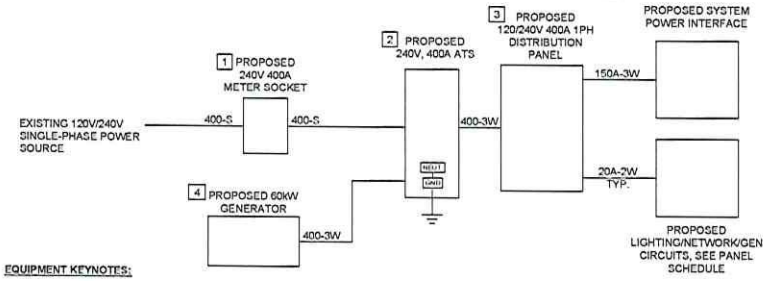


Inside Dimensions		
Length	Width	Depth
28 3/4"	15 3/4"	22"
37 1/8"	24 1/8"	

TYPICAL HAND HOLE DETAIL | 3

ELECTRICAL INSTALLATION MUST BE IN ACCORDANCE WITH UFC 3-560-01 AND UFC 3-560-01

Copper Conductor & Conduit Sizing			
OCPD	Conductors	ECG	Conduit Size
20A-2W	(2) #12 AWG	#12 AWG	3/4"
150A-3W	(3) 1/0 AWG	#6 AWG	4"
400-S	(3) 600mcm	N/A	4"
400-3W	(3) 600mcm	#3 AWG	4"

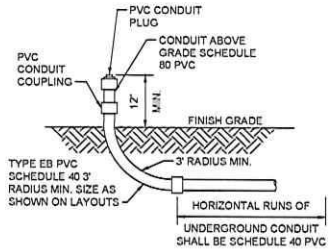


EQUIPMENT KEYNOTES:

1. PROVIDE CT CABINET OR SELF CONTAINED METER, PER BASE/UTILITY REQUIREMENTS.
2. AUTOMATIC TRANSFER SWITCH ASCO 4X 400A OR EQUIVALENT, 240V 2 POLE, OPEN TRANSITION, SERVICE ENTRANCE RATED WITH UTILITY MAIN BREAKER. ALSO PROVIDE START CIRCUIT IN DEDICATED CONDUIT FROM ATS TO GENERATOR PER MANUFACTURER REQUIREMENTS.
3. NQ PANELBOARD OR SIMILAR WITH 400A MCB (NQ30L4C INTERIOR, MH50WP ENCLOSURE, MAIN BREAKER KIT, ANY REQUIRED ACCESSORIES), INCLUDE SURGE PROTECTION DEVICE. MINIMUM NEMA 3R RATING.
4. 45kW 120/240V 3PLIT PHASE GENERATOR

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ONE-LINE DIAGRAM | 4



UNDERGROUND CONDUIT STUB-UP DETAIL | 5

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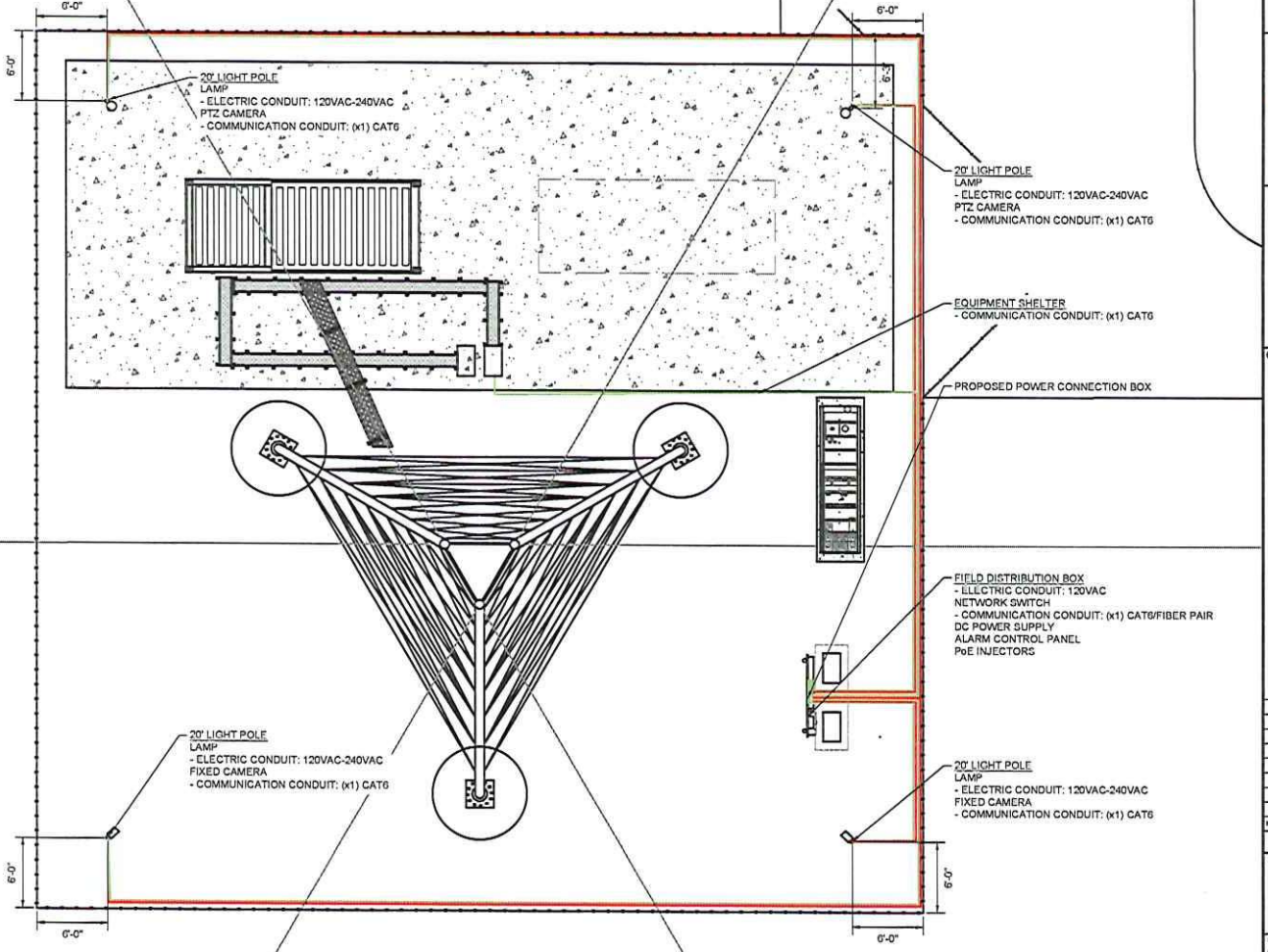
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NOTE:
COMMUNICATIONS CABLING AND ELECTRICAL POWER CONDUCTORS SHALL NOT BE MIXED WITHIN ANY CONDUIT.

COMMUNICATION CONNECTION (CONDUIT PATH TBD)

ELECTRIC CONNECTION (CONDUIT PATH TBD)

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SECURITY LAYOUT

0 5' 10' 20'
11X17 SCALE - 1" = 10'

1

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SECURITY LAYOUT

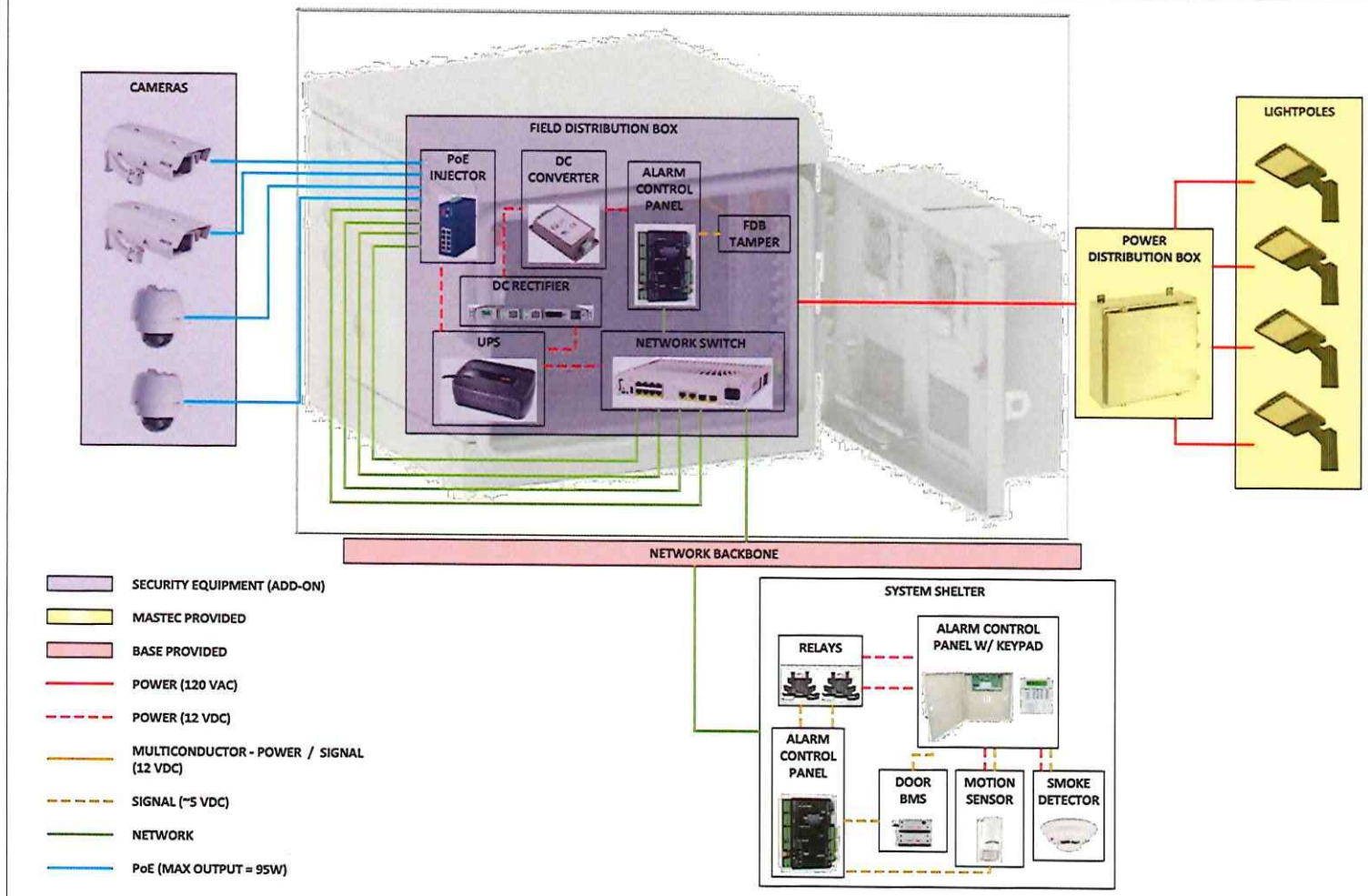
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SECURITY SYSTEM DESIGN

1

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SHEET TITLE:
SECURITY SYSTEM DESIGN

PROJECT NUMBER: 65123
SHEET NUMBER: E-6

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FINAL OBSTRUCTION LIGHTING
PENDING FAA DETERMINATION



D-Series Size 1
LED Area Luminaire

dlc dlc premium dlc ultra premium ida fan favorite

ds BAA BABA

Catalog Number
Notes
Type

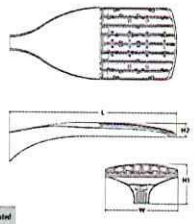
Introduction

The modern styling of the D-Series features a highly refined aesthetic that blends seamlessly with its environment. The D-Series offers the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. D-Series outstanding photometry aids in reducing the number of poles required in area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Specifications

EPA:	0.69 ft² (0.06 m²)
Length:	32.71" (83.1 cm)
Width:	14.26" (36.2 cm)
Height H1:	7.88" (20.0 cm)
Height H2:	2.73" (6.9 cm)
Weight:	34 lbs (15.4 kg)



ds Design Select options indicated by this color background.

ds design select

Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Ordering Information

EXAMPLE: DSX1 LED P7 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX1 LED

Series	Light Engine	Color temperature	Color Rendering Index	Distribution		Voltage	Mounting
DSX1 LED	Forward optics (this section 70CRI only): P1, P2, P3, P4, P5, P6, P7, P8, P9	30K 3000K, 40K 4000K, 50K 5000K	70CRI	AFR Automotive front row; T1S Type I short; T2M Type II medium; T3M Type III medium; T3LG Type III low glare*; T4M Type IV medium; T4LG Type IV low glare*; TFTM Forward throw medium	T5M Type V medium; T5LG Type V low glare; T5W Type V wide; BLC3 Type III backlight control*; BLC4 Type IV backlight control*; LCCO Left corner cutoff*; RCCO Right corner cutoff*	MVOLT (120V-277V)*; HVOLT (347V-480V)**; XVOLT (277V - 480V)**; 120**; 208**; 240**; 277**; 347**; 480**	Shipped Included: SPA Square pole mounting (#3 drilling); RPA Round pole mounting (#3 drilling); SPA5 Square pole mounting #5 drilling*; RPA5 Round pole mounting #5 drilling*; SPABN Square narrow pole mounting #3 drilling; WBA Wall bracket**; MA Mast arm adapter (mounts on 2 3/8" OD horizontal tenon)
	Rotated optics: P10*, P11*, P12*, P13*	27K 2700K, 30K 3000K, 35K 3500K, 40K 4000K, 50K 5000K	80CRI, 90CRI				

Controls		Other Options		Finish
Shipped Installed: NLTAIR2 PIRHN nLight AIR gen 2 enabled with bi-level motion / ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc**; PIR High/low, motion/ambient sensor, 8-40' mounting height, ambient sensor enabled at 2fc**; PER NEMA twist-lock receptacle only (controls ordered separately)**; PERS Five-pin receptacle only (controls ordered separately)**; PER7 Seven-pin receptacle only (controls ordered separately)**; FAO Field adjustable output**; BL30 Bi-level switched dimming, 30%**; BL50 Bi-level switched dimming, 50%**; DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)**; DS Dual switching**	Shipped Installed: SPD20KV 20kV surge protection; HS Houseside shield (black finish standard)*; LSG Left rotated optics*; RSG Right rotated optics*; CCI Coastal Construction**; HA 50°C ambient operation**; BAA Buy America(n) Act and/or Build America Buy America Qualified; SF Single fuse (120, 277, 347V)*; DF Double fuse (208, 240, 480V)*. Shipped separately: EGSR External Glare Shield (reversible, field install required, matches housing finish); BSDB Bird Spikes (field install required)	DDBXD Dark Bronze; DBLXD Black; DNAXD Natural Aluminum; DWHXD White; DDBTXD Textured dark bronze; DBLBXD Textured black; DNATXD Textured natural aluminum; DWHGXD Textured white

LITHONIA LIGHTING
COMMERCIAL OUTDOOR

1 Acuity Way • Decatur, Georgia 30035 • Phone: 1-800-705-SERV (7378) • www.lithonia.com
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DSX1-LED
Rev. 08/20/25
Page 1 of 10

PENDING LIGHTING DETERMINATION

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TOWER LIGHTING SPECS

1

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SUSSEX COUNTY

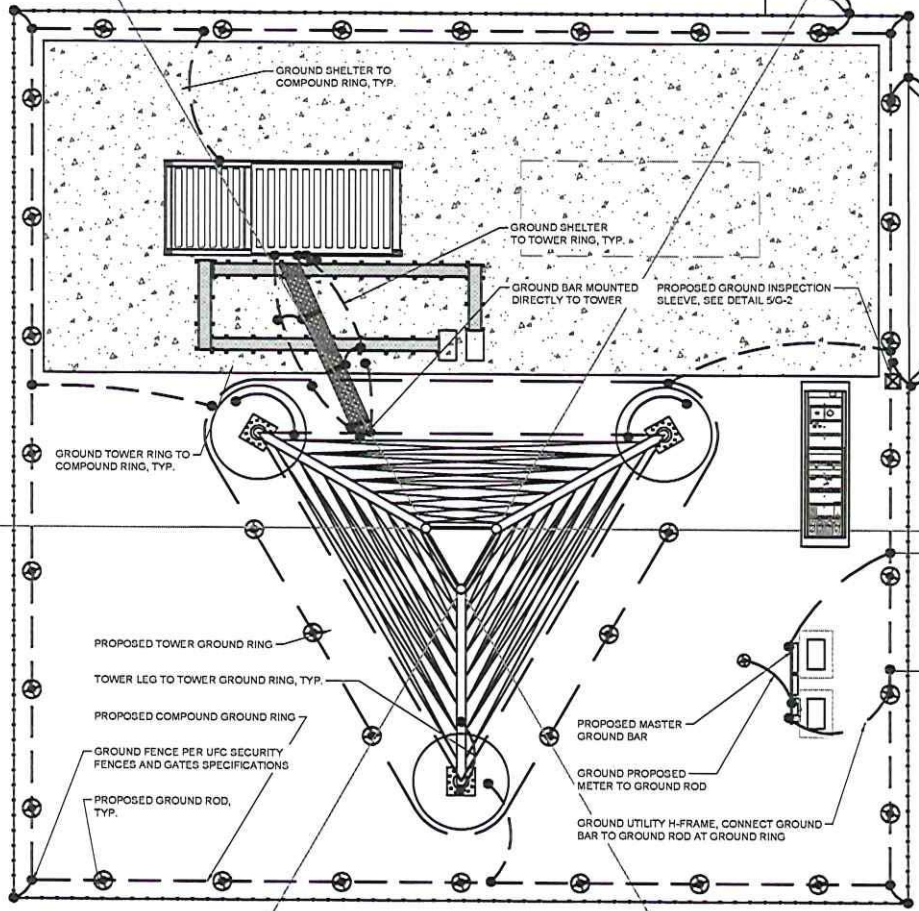
SHEET TITLE:
TOWER LIGHTING SPECS

PROJECT NUMBER: 65123
SHEET NUMBER: E-7

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GROUNDING SCHEDULE

- #2 TINNED SOLID COPPER WIRE
- EXOTHERMIC CONNECTION
- GROUND ROD
- GROUND TEST WELL

GROUNDING NOTES:

GROUNDING AND BONDING OF THE PERIMETER SYSTEMS MUST BE IN ACCORDANCE WITH THE UFC 3-575-01. FENCES THAT ARE REQUIRED TO BE GROUNDED BY NESC MUST BE DESIGNED TO LIMIT TOUCH, STEP, AND TRANSFERRED VOLTAGES IN ACCORDANCE WITH INDUSTRY PRACTICES. IEEE STD 80™-2000 - IEEE GUIDE FOR SAFETY IN AC SUBSTATION GROUNDING IS ONE SOURCE THAT MAY BE UTILIZED TO PROVIDE GUIDANCE IN MEETING THESE REQUIREMENTS.

THE GROUNDING CONNECTIONS MUST BE MADE EITHER TO THE GROUNDING SYSTEM OF THE ENCLOSED EQUIPMENT OR TO A SEPARATE GROUND.

1. FENCES MUST BE GROUNDED AT EACH SIDE OF A GATE OR OTHER OPENING.
2. GATES MUST BE BONDED TO THE GROUNDING CONDUCTOR, JUMPER, OR FENCE.
3. A BURIED BONDING JUMPER MUST BE USED TO BOND ACROSS A GATE OR OTHER OPENING IN THE FENCE, UNLESS A NONCONDUCTING FENCE SECTION IS USED.
4. IF BARBED WIRE STRANDS ARE USED ABOVE THE FENCE FABRIC, THE BARBED WIRE STRANDS MUST BE BONDED TO THE GROUNDING CONDUCTOR, JUMPER, OR FENCE.
5. WHEN FENCE POSTS ARE OF CONDUCTING MATERIAL, THE GROUNDING CONDUCTOR MUST BE CONNECTED TO THE FENCE POST OR POSTS, AS REQUIRED, WITH SUITABLE CONNECTING MEANS
6. WHEN FENCE POSTS ARE OF NONCONDUCTING MATERIAL, SUITABLE BONDING CONNECTION MUST BE MADE TO THE FENCE MESH STRANDS AND THE BARBED WIRE STRANDS AT EACH GROUNDING CONDUCTOR POINT.

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GROUNDING PLAN - SCHEMATIC

0 5' 10' 20'
11X17 SCALE - 0.000246

1

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SUSSEX COUNTY

SHEET TITLE:
GROUNDING PLAN

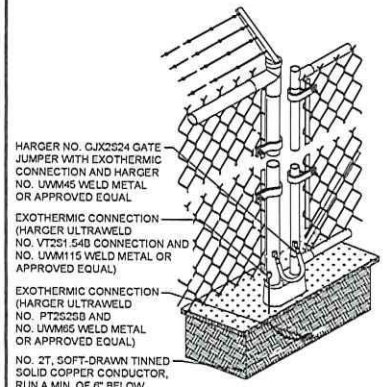
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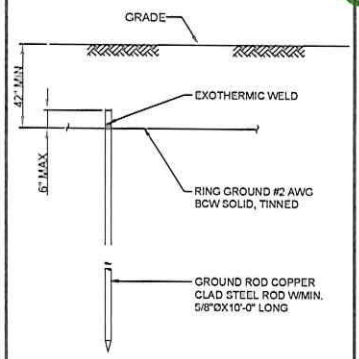
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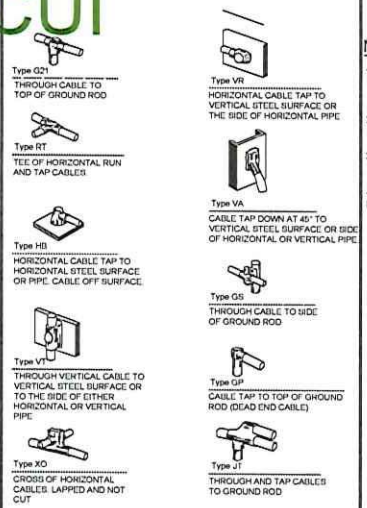


FENCE GROUNDING DETAIL | 1



NOTE:
GROUND ROD SHALL BE DRIVEN VERTICALLY, NOT TO EXCEED 45 DEGREES FROM THE VERTICAL.

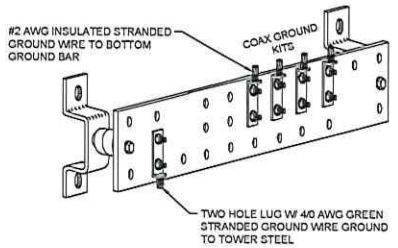
GROUND ROD DETAIL | 2



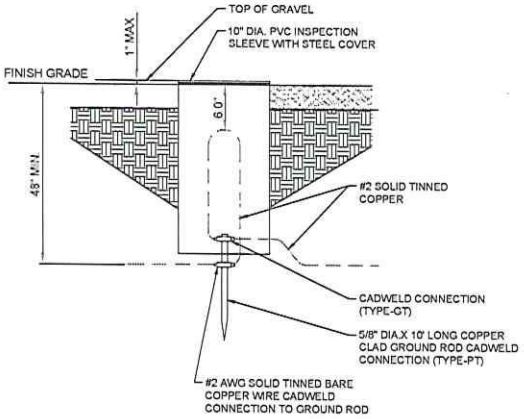
EXOTHERMIC WELD DETAIL | 3

NOTES:

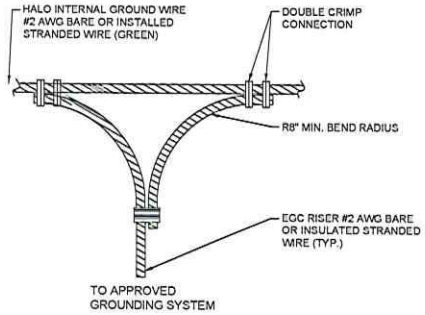
1. PROPOSED HARGER 2x14.5" GROUND BAR (PN/ TGBR14214.5VER) MOUNT DIRECTLY TO TOWER STEEL.
2. INSULATORS TO BE NEWTON CAT. NO. 3015-8 OR APPROVED EQUAL
3. 5/8" LOCK WASHERS; NEWTON CAT. NO. A-6056 OR APPROVED EQUAL
4. 5/8" - 11 X 1" M.M.C.S. BOLTS; NEWTON CAT. NO. 3012-1 OR APPROVED EQUAL
5. COAT ALL SURFACES WITH 'KOPER SHIELD' BEFORE MATING
6. ALL HARDWARE TO BE STAINLESS STEEL UNLESS OTHERWISE NOTED
7. NUTS TO FACE OUT



GROUND COLLECTOR BAR | 4



INSPECTION SLEEVE DETAIL | 5

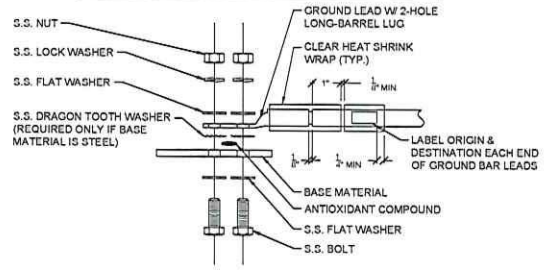


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HALO NON-DIRECTIONAL GROUND RING SPLICE DETAIL | 6

NOTES:

1. ALL HARDWARE 18-8 STAINLESS STEEL INCLUDING BELLEVILLES. COAT ALL SURFACES WITH KOPR-SHIELD BEFORE MATING.
2. FOR GROUND BOND TO STEEL ONLY: INSERT A DRAGON TOOTH WASHER BETWEEN LUG AND STEEL, COAT ALL SURFACES WITH KOPR-SHIELD.
3. GROUND BARS, INSTALL BOLT HEAD TOWARD WALL
4. ENCLOSURES, INSTALL BOLT HEAD ON OUTSIDE OF ENCLOSURE



GROUND LUG INSTALLATION DETAIL | 7

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SUSSEX COUNTY

SHEET TITLE:
GROUNDING DETAILS

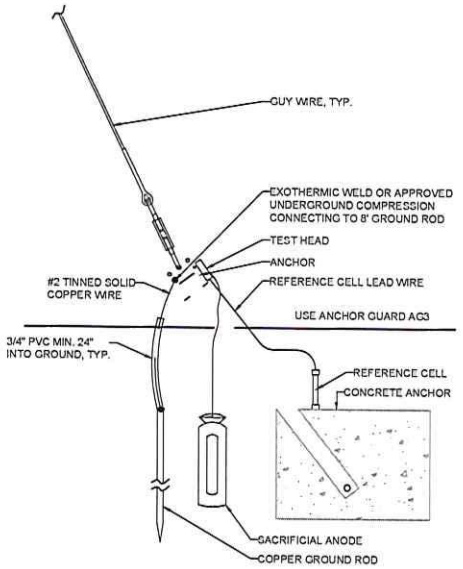
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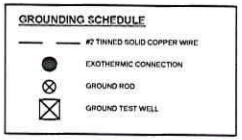
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GUY ANCHOR GROUNDING

1



GUY FENCE GROUNDING

2

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NORTH

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1. MINIMUM ALLOWABLE CONCRETE COMPRESSIVE STRENGTH SHALL BE 4000 PSI AT 28 DAYS WHEN TESTED IN ACCORDANCE WITH UFGS 03 30 00 STANDARDS.

2. CONCRETE FOR ALL FOUNDATIONS, 540 LBS PER CUBIC YARD OF CONCRETE MINIMUM CEMENT CONTENT FOR 1-INCH MAXIMUM SIZE AGGREGATE, SLUMP RANGE 3 INCHES TO 5 INCHES. TOTAL AIR CONTENT 4 PERCENT TO 7 PERCENT BY VOLUME. AIR ENTRAINING ADMIXTURE REQUIRED TO CONTROL TOTAL AIR CONTENT, WATER REDUCING ADMIXTURE PERMITTED TO OBTAIN SLUMP OVER THREE INCHES.

3. ALL CONCRETE CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE LATEST EDITION OF THE AMERICAN CONCRETE INSTITUTE (ACI 318)BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE AND (ACI301) STANDARD SPECIFICATION FOR STRUCTURAL CONCRETE.

4. REBAR SHALL BE ASTM A-615 DEFORMED TYPE WITH MINIMUM YIELD STRENGTH OF 60,000 PSI (40,000 PSI GRADE MAY BE USED FORTIES & STIRRUPS). WELDED WIRE FABRIC SHALL CONFORM TO ASTM A-185.

5. DETAILING SHALL BE IN ACCORDANCE WITH MANUAL OF STANDARD PRACTICE OF DETAILING REINFORCED CONCRETE STRUCTURES (ACI STD-315 LATEST EDITION).

6. REINFORCING STEEL SHALL BE ACCURATELY PLACED AND ADEQUATELY SECURED IN POSITION. LOCATION OF REINFORCEMENT SHALL BE INDICATED ON THE DRAWINGS.

7. CONCRETE MATERIALS AND OPERATIONS SHALL BE TESTED AND INSPECTED BY THE CONTRACTOR AS THE WORK PROGRESSES, FAILURE TO DETECT ANY DEFECTIVE WORK OR MATERIAL SHALL NOT IN ANY WAY PREVENT LATER REJECTION WHEN SUCH DEFECT IS DISCOVERED NOR SHALL IT OBLIGATE THE ENGINEER FOR FINAL ACCEPTANCE.

1.0 COMPACTION

IN ACCORDANCE WITH UFC 3-220-01

1.0.1 CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED COMPACTION TESTS. CONTRACTOR WILL ENGAGE A QUALIFIED INDEPENDENT GEOTECHNICAL ENGINEERING TESTING AGENCY TO PERFORM FIELD QUALITY CONTROL TESTING.

A. ALLOW TESTING AGENCY TO INSPECT AND TEST SUBGRADES AND FILL LAYER. PROCEED WITH SUBSEQUENT EARTHWORK ONLY AFTER TEST RESULTS FOR PREVIOUSLY COMPLETED WORK COMPLY WITH REQUIREMENTS.

B. PERFORM SOIL DENSITY AND MOISTURE TESTS ON EARTHWORK AT LOCATIONS SELECTED BY OWNER TO SHOW COMPLIANCE OF COMPACTION WITH SPECIFICATIONS. PROVIDE ONE TEST EVERY 1,000 SQUARE YARDS OF SUBGRADE PREPARATION, 1,800 SQUARE YARDS OF FILL PLACEMENT, OR AS MAY BE REQUIRED BY GEOTECHNICAL ENGINEER. INTENT IS TO PROVIDE SUFFICIENT TEST TO ADEQUATELY CONTROL AND REPRESENT COMPACTION PROCEDURES.

C. IF COMPACTION FAILS DENSITY AND MOISTURE TESTS, REWORK FILL BY MECHANICAL MEANS UNTIL SPECIFIED DENSITY AND MOISTURE IS OBTAINED; CONTRACTOR SHALL PAY ALL COSTS FOR TESTING AND RETESTING.

1.0.2 COMPACT ALL MATERIALS PLACED IN FILL.

1.0.3 COMPACT SELECTED MATERIALS IN HORIZONTAL LAYERS WITH TAMPING OR SHEEPSFOOT ROLLER; USE ROLLER DESIGNED TO PROVIDE AT LEAST 200 PSI DISTRIBUTED ON ONE ROW OF KNOBS; TAMPING FEET MUST PROJECT NOT LESS THAN 6½ INCHES FROM FACE OF DRUM.

1.0.4 COMPACT LAYER BY ROLLING WITH TAMPING TYPE ROLLER UNTIL FULL WEIGHT OF ROLLER IS SUPPORTED BY TAMPING FEET.

1.0.5 ROLLER WILL BE CONSIDERED TO BE SUPPORTED ENTIRELY ON ITS TAMPING FEET WHEN FEET DO NOT PENETRATE MORE THAN 3 INCHES INTO MATERIAL BEING COMPACTED.

1.0.6 IF SOIL IS WET SO THAT IT WILL NOT SUFFICIENTLY COMPACT BY ONE PASSAGE OF ROLLER PER INCH OF LOOSE THICKNESS, PROVIDE ONE DISCING PER 2 INCHES OF LOOSE THICKNESS.

A. CUT AND STIR FULL DEPTH OF LAYER.

B. ALLOW INTERVAL OF NOT LONGER THAN 2 HOURS BETWEEN SUCCESSIVE DISCINGS, OR AS DIRECTED BY GEOTECHNICAL ENGINEER.

C. AFTER DISCING IS COMPLETED, COMPACT LAYER BY SPECIFIED ROLLING.

1.0.7 IF SOIL IS DRY SO THAT IT WILL NOT SATISFACTORILY COMPACT BY ROLLING, MOISTEN MATERIAL BEFORE COMPACTION; MANIPULATE MATERIAL TO SECURE PROPER DISTRIBUTION OF MOISTURE BEFORE COMPACTION.

1.0.8 COMPACT FILL SLOPES PROGRESSIVELY UNTIL SLOPES ARE STABLE.

1.0.9 PLACE FILL MATERIAL IN MAXIMUM 8 INCH LIFTS.

1.0.10 WHENEVER OPERATIONS ARE SUSPENDED DURING PERIOD WHEN RAIN IS LIKELY TO OCCUR, SMOOTH AND COMPACT SURFACE TO SHED WATER READILY.

1.0.11 COMPACT ALL FILL MATERIAL IN NON-PAVED AREAS TO NOT LESS THAN 85% MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR METHOD) WITH MOISTURE CONTENT WITHIN 0% TO PLUS 4% POINTS OPTIMUM MOISTURE.

1.0.12 COMPACT ALL FILL MATERIAL IN THE UPPER 12 INCHES BELOW PAVED AREAS, PROPOSED BUILDING AREA, PROPOSED FUTURE BUILDING AREA, AND BELOW FOOTING ELEVATIONS TO NOT LESS THAN 95% MAXIMUM DENSITY AS DETERMINED BY ASTM D698 (STANDARD PROCTOR METHOD) WITH MOISTURE CONTENT WITHIN 0% TO PLUS 4% POINTS OF OPTIMUM.

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PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
CONSTRUCTION NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: CN-1

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DIVISION 01 - GENERAL REQUIREMENTS

ADMINISTRATIVE REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 General administrative requirements.

1.1.2 Electronic document submittal service.

1.1.3 Progress photographs.

1.1.4 Submittals for review, information, and project closeout.

1.1.5 Number of copies of submittals.

1.1.6 Requests for Information (RFI) procedures.

1.1.7 Submittal procedures.

1.2 GENERAL ADMINISTRATIVE REQUIREMENTS

1.2.1 Comply with requirements of Section 01 70 00 - Execution and Closeout Requirements for coordination of execution of administrative tasks with timing of construction activities.

1.2.2 Make the following types of submittals to Engineer:
- a. Requests for Information (RFI).
- b. Requests for substitution.
- c. Shop drawings, product data, and samples.
- d. Test and inspection reports.
- e. Manufacturer's instructions and field reports.
- f. Correction Punch List and Final Correction Punch List for Substantial Completion.
- g. Closeout submittals.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 ELECTRONIC DOCUMENT SUBMITTAL SERVICE

3.1.1 All documents transmitted for purposes of administration of the contract are to be in electronic (PDF, MS Word, or MS Excel) format, as appropriate to the document, and transmitted via an Internet-based submittal service that receives, logs and stores documents, provides electronic stamping and signatures, and notifies addressees via email.
- a. Besides submittals for review, information, and closeout, this procedure applies to Requests for Information (RFIs), progress documentation, contract modification documents (e.g. supplementary instructions, change proposals, change orders), applications for payment, field reports and meeting minutes, Contractor's correction punchlist, and any other document any participant wishes to make part of the project record.
- b. Contractor and Engineer are required to use this service.
- c. It is Contractor's responsibility to submit documents in allowable format.
- d. Subcontractors, suppliers, and Engineer's consultants will be permitted to use the service at no extra charge.
- e. Users of the service need an email address, internet access, and PDF review software that includes ability to mark up and apply electronic stamps (such as Adobe Acrobat, www.adobe.com, or Bluebeam PDF Revu, www.bluebeam.com), unless such software capability is provided by the service provider.
- f. Paper document transmittals will not be reviewed; emailed electronic documents will not be reviewed.
- g. All other specified submittal and document transmission procedures apply, except that electronic document requirements do not apply to samples or color selection charts.

3.1.2 Submittal Service: Use one of the following:
- a. Submittal Exchange (tel: 1-800-714-0024): www.submittalexchange.com/#sle.
- b. Newforma ConstructEx: www.newforma.com/our-solutions/constructex/#sle.
- c. Procore: https://app.procore.com/.

3.2 REQUESTS FOR INFORMATION (RFI)

3.2.1 Definition: A request seeking one of the following:
- a. A resolution to an issue which has arisen due to field conditions and affects design intent.

3.2.2 Preparation: Prepare an RFI immediately upon discovery of a need for interpretation of Contract Documents. Failure to submit a RFI in a timely manner is not a legitimate cause for claiming additional costs or delays in execution of the work.
- a. Prepare a separate RFI for each specific item.
- b. Prepare using software provided by the Electronic Document Submittal Service.
- c. Combine RFI and its attachments into a single electronic file. PDF format is preferred.

3.2.3 Review Time: Engineer will respond and return RFIs to Contractor within seven calendar days of receipt. For the purpose of establishing the start of the mandated response period, RFIs received after 12:00 noon will be considered as having been received on the following regular working day.

3.3 SUBMITTALS FOR REVIEW

3.3.1 When the following are specified in individual sections, submit them for review:
- a. Product data.
- b. Shop drawings.

3.3.2 Submit to Engineer for review for the limited purpose of checking for compliance with information given and the design concept expressed in Contract Documents.

3.3.3 After review, provide copies and distribute in accordance with SUBMITTAL PROCEDURES article below and for record documents purposes described in Section 01 78 00 - Closeout Submittals.

3.4 NUMBER OF COPIES OF SUBMITTALS

3.4.1 Electronic Documents: Submit one electronic copy in PDF format; an electronically-marked up file will be returned. Create PDFs at native size and right-side up; illegible files will be rejected.

3.5 SUBMITTAL PROCEDURES

3.5.1 General Requirements:
- a. Submit separate packages of submittals for review and submittals for information, when included in the same specification section.
- b. Sequentially identify each item. For revised submittals use original number and a sequential numerical suffix.
- c. Apply Contractor's stamp, signed or initialed certifying that review, approval, verification of products required, field dimensions, adjacent construction work, and coordination of information is in accordance with the requirements of the work and Contract Documents.
- d. Schedule submittals to expedite the Project, and coordinate submission of related items.
  - (1) For each submittal for review, allow 15 days excluding delivery time to and from the Contractor.
- e. Provide space for Contractor and Engineer review stamps.
- f. When revised for resubmission, identify all changes made since previous submission.
- g. Distribute reviewed submittals. Instruct parties to promptly report inability to comply with requirements.
- h. Incomplete submittals will not be reviewed, unless they are partial submittals for distinct portion(s) of the work, and have received prior approval for their use.
- i. Submittals not requested will not be recognized or processed.

3.5.2 Product Data Procedures:
- a. Submit only information required by individual specification sections.
- b. Collect required information into a single submittal.
- c. Submit concurrently with related shop drawing submittal.
- d. Do not submit (Material) Safety Data Sheets for materials or products.

3.5.3 Shop Drawing Procedures:
- a. Prepare accurate, drawn-to-scale, original shop drawing documentation by interpreting Contract Documents and coordinating related work.

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DEARING

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ARMORY ROAD
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SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-1

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b. Do not reproduce Contract Documents to create shop drawings.
c. Generic, non-project-specific information submitted as shop drawings do not meet the requirements for shop drawings.

3.6 SUBMITTAL REVIEW

3.6.1 Submittals for Review: Engineer will review each submittal, and approve, or take other appropriate action.

3.6.2 Engineer's actions will be reflected by marking each returned submittal using virtual stamp on electronic submittals.

3.6.3 Engineer's and consultants' actions on items submitted for review:
a. Authorizing purchasing, fabrication, delivery, and installation:
(1) "Reviewed", or language with same legal meaning.
(2) "Reviewed As Noted", or language with same legal meaning.
b. Not Authorizing fabrication, delivery, and installation:
(1) "Revise and Resubmit".
(a) Resubmit revised item, with review notations acknowledged and incorporated.
(2) "Rejected".
(a) Submit item complying with requirements of Contract Documents.

END OF SECTION

SUBMITTALS AND SUBSTITUTIONS

PART 1 GENERAL

1.1 SUMMARY

1.1.1 Section Includes:
a. Wherever possible throughout the Contract Documents, the minimum acceptable quality of workmanship and materials has been defined either by manufacturer's name and catalog number or reference to recognized industry standards.
b. To ensure that the specified products are furnished and installed in accordance with the design intent, procedures have been established for advance submittal of design data for its review and approval or rejection by the Architect.
c. This Section specifies administrative and procedural requirements for submittals required for performance of the work, including:
(1) Contractor's Progress Schedule
(2) Shop Drawings, Product Data, and Samples
(3) Certificates
(4) Manufacturer Installation Instructions
d. Substitution Procedures
e. Manuals
f. Miscellaneous Submittals

1.1.2 Related Documents:
a. Contractor's Substitution Request Form

1.1.3 Related Sections:
a. Contractual Requirements for Submittals: General Conditions
(1) One (1) copy of all Submittals, plus number of copies to be returned to Contractor, shall be submitted unless otherwise specified.
(2) Provide additional copies as required for use in Project Record Documents.
b. Individual Submittals Required: Pertinent Sections of these Specifications.

1.2 DEFINITIONS

1.2.1 Action Submittal: A submittal listed on the Submittal Index requiring Architect review.

1.2.2 Informational Submittal: A submittal not listed on the Submittal Index; no Architect review required or implied.

1.3 SUBMITTAL INDEX

1.3.1 The Submittal Index identifies the only submittals subject to Architect review. Submittals not listed are Informational Submittals.Receipt or logging of Informational Submittals does not constitute review or approval.

1.4 SUBMITTALS

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1.4.1 Contractor shall review and stamp all submittals prior to submission, confirming compliance, coordination, dimensions, quantities, and safety.

1.4.2 Coordination: Coordinate preparation and processing of Submittals with performance of construction activities. Transmit each Submittal sufficiently in advance of performance of related construction activities to avoid delay.
a. Refer to General Conditions for additional requirements.
b. Coordinate each Submittal with fabrication, purchasing, testing, delivery, other Submittals and related activities that require sequential activity.
c. Coordinate transmittal of different types of Submittals for related elements of the work so processing will not be delayed by the need to review Submittals concurrently for coordination.
(1) The Architect reserves the right to withhold action on a Submittal requiring coordination with other Submittals until related Submittals are received.
(2) No extension of Contract Time will be authorized because of failure to transmit Submittals to the Owner's Representative sufficiently in advance of the work to permit processing.

1.4.3 Deliver Submittals to the Architect.

1.4.4 Submittal Preparation: Place a permanent label or title block on each Submittal for identification. Indicate the name of the entity that prepared each Submittal on the label or title block.
a. Provide a space approximately 10" x 10" on the label or beside the title block on Shop Drawings to record the Contractor's and Architect review and approval markings and the action taken.
b. Include the following information on the label for processing and recording action taken:
(1) Project Name
(2) Name of the Owner
(3) Date
(4) Name and Address of Architect
(5) Name and Address of Contractor
(6) Name and Address of Subcontractor or Vendor
(7) Location Where Item is to be Used
(8) Name of Manufacturer
(9) Drawing Number and Detail References, as Appropriate
(10) Certification by the Contractor

1.4.5 Submittal Transmittal: Package each Submittal appropriately for transmittal and handling. Transmit each Submittal from Contractor to Architect. Submittals received from sources other than the Contractor will be returned without action.

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ISSUE PHASE: PRELIMINARY
DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-2

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a. Sequentially number the transmittal form. Revise submittals with original number and a sequential alphabetic suffix.
b. Identify Project, Contractor, Subcontractor or supplier; pertinent drawing and detail number, and specification section number, as appropriate.
c. On the transmittal, record relevant information and requests for data. On the form, or separate sheet, record deviations from Contract Document requirements, including minor variations and limitations. Include Contractor's certification that information complies with Contract Document requirements.
d. After Architect's review of Submittal, revise and resubmit as required, identifying changes made since previous Submittal.
e. When re-submittal is required for any reason, transmit under new letter of transmittal, indicating by reference to a previous Submittal that this is a re-submittal.
   (1) Identify on submittal all changes made since previous submission.
f. Distribute copies of reviewed Submittals to concerned persons. Instruct recipients to promptly report any inability to comply with provisions.
g. All Submittals shall bear the stamp of approval of the Contractor submitting same as evidence that they have been checked by him, or they will be rejected.
   (1) Must be signed or initialed certifying that review, verification of Products required, field dimensions, adjacent construction Work, and coordination of information, is in accordance with the requirements of the Work and Contract Documents.
h. Schedule submittals to expedite the Project, and deliver to the Architect. Coordinate submission of related items. Instruct parties to promptly report any inability to comply with provisions.

1.5 SHOP DRAWINGS

1.5.1 Where Shop Drawings are required, submit newly prepared information drawn to accurate scale. Highlight, encircle, or otherwise indicate deviations from the Contract Documents. Do not reproduce Contract Documents or copy standard information as the basis of Shop Drawings. Standard information prepared without specific reference to the Project is not considered Shop Drawings.

1.5.2 Shop Drawings shall be drawn at a scale to clearly indicate all of the above conditions and allow for corrections or modifications which the Architect may wish to make. The Architect shall be the sole judge as to the acceptability of manufacturer's literature and catalog sheets as Shop Drawings.

1.5.3 Shop Drawings shall clearly indicate all dimensional data for all parts of the item; types and materials for all connections; finishes; the exact relation of the item to adjacent materials and equipment in the completed structure including clearance, any necessary isolation, and fastening methods and devices; and mechanical and electrical connections.

1.5.4 Shop Drawings include fabrication and installation Drawings, setting diagrams, schedules, patterns, templates, and similar Drawings. Include the following information:
a. Dimensions
b. Identification of Products and Materials Included
c. Compliance With Specified Standards
d. Notation of Coordination Requirements
e. Notation of Dimensions Established by Field Measurement

1.5.5 Sheet Size: Except for templates, patterns, and similar full-size Drawings, submit Shop Drawings on sheets at least 8-1/2" x 11", but no larger than 36" x 48".

1.5.6 Submit in the form of one electronic copy (PDF, CAD, or similar).

1.5.7 Do not permit Shop Drawing copies, without an appropriate final "Action" marking by the Architect, to be used in connection with the work.

1.5.8 The Contractors shall be responsible for distribution of approved drawings to subcontractors and suppliers.

1.6 PRODUCT DATA

1.6.1 Where Product Data is required, collect Product Data into a single submittal for each element of construction or system. Product Data includes printed information such as manufacturer's installation instructions, catalog cuts, standard color charts, roughing-in diagrams and templates, standard wiring diagrams and performance curves. Where Product Data must be specially prepared because standard printed data is not suitable for use, submit as "Shop Drawings."
a. Mark each submittal to show applicable choices and options. Where printed Product Data includes information on several products, some of which are not required, mark copies to indicate the applicable information. Include the following information:
   (1) Manufacturer's Printed Recommendations
   (2) Compliance with Recognized Trade Association Standards
   (3) Compliance with Recognized Testing Agency Standards
   (4) Application of Testing Agency Labels and Seals
   (5) Notation of Dimensions Verified by Field Measurement
   (6) Notation of Coordination Requirements
   (7) Type and Model Numbers
b. Do not submit Product Data until compliance with requirements of the Contract Documents has been confirmed.

1.6.2 Distribution: General Contractor shall furnish copies of final Submittal to installers, subcontractors, suppliers, manufacturers, fabricators, and others required for performance of construction activities.
a. Do not proceed with installation until a copy of Product Data applicable is in the installer's possession.
b. Do not permit use of unmarked copies of Product Data in connection with construction.

1.7 SAMPLES

1.7.1 Where Samples are required, submit full-size, fully fabricated Samples cured and finished as specified and physically identical with the material or product proposed. Samples include partial sections of manufactured or fabricated components, cuts or containers of materials, full color-range sets, and swatches showing color, texture, and pattern.
a. Mount, display, or package Samples in the manner specified to facilitate review of qualities indicated. Include the following:
   (1) Generic Description of the Sample
   (2) Sample Source
   (3) Product Name or Name of Manufacturer
   (4) Compliance with Recognized Standards
   (5) Availability and Delivery Time
b. Colors:
   (1) General: Unless the precise color and pattern is specifically described in the Contract Documents, whenever a choice of color or pattern is available in a specified product, submit accurate color charts and pattern charts to the Architect for his review and selection.
c. Submit Samples for review of kind, color, pattern, and texture for a final check of these characteristics with other elements and for a comparison of these characteristics between the final Submittal and the actual component as delivered and installed.
   (1) Where variation in color, pattern, texture, or other characteristics are inherent in the material or product represented, submit multiple units (not less than 3) that show approximate limits of the variations.
   (2) Refer to other Specification Sections for requirements for Samples that illustrate workmanship, fabrication techniques, details of assembly, connections, operation, and similar construction characteristics.
   (3) Refer to other Sections for Samples to be returned to the Contractor for incorporation in the work. Such Samples must be undamaged at time of use. On the transmittal, indicate special

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requests regarding disposition of Sample Submittals.

d. Preliminary Submittals: Where Samples are for selection of color, pattern, texture, or similar characteristics from a range of standard choices, submit a full set of choices for the material or product.
   (1) Preliminary Submittals will be reviewed and returned with the Architect's mark indicating selection and other action.

e. Maintain sets of Samples, as returned, at the Project site for quality comparisons throughout the course of construction.
   (1) Unless noncompliance with Contract Document provisions is observed, the Submittal may serve as the final Submittal.
   (2) Sample sets may be used to obtain final acceptance of the construction associated with each set.

1.7.2 Distribution of Samples: Prepare and distribute additional sets to Subcontractors, manufacturers, fabricators, suppliers, installers, and others as required for performance of the work.
   a. Field Samples specified in individual Sections are special types of Samples. Field Samples are full-size examples erected on site to illustrate finishes, coatings, or finish materials and to establish the standard by which the work will be judged.
      (1) Comply with submittal requirements to the fullest extent possible. Process transmittal forms to provide a record of activity.

1.8 CERTIFICATES

1.8.1 When specified in individual specification sections, submit certification by manufacturer to Architect, in quantities specified for Product Data.

1.8.2 Indicate material or Product conforms to or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

1.8.3 Certificates may be recent or previous test results on material or Product, but must be acceptable to Architect.

1.9 MANUFACTURER INSTALLATION INSTRUCTIONS

1.9.1 When specified in individual specification sections, submit printed instructions for delivery, storage, assembly, installation, start-up, adjusting, and finishing to Architect.

1.9.2 Indicate special procedures, perimeter conditions requiring special attention, and special environmental criteria required for application or installation.

PART 2 PRODUCTS

2.1 SUBSTITUTIONS

2.1.1 Source Limitations: To the greatest extent possible for each unit of work, provide products, materials, or equipment of a singular generic kind from a single source.

2.1.2 Compatibility of Options: Where more than one choice is available as options for Contractor's selection of a product or materials, select an option which is compatible with other products and materials already selected (which may have been from among options for those other products and materials). Total compatibility among options, if not assured by limitations within contract documents, must be provided by Contractor. Compatibility is a basic general requirement of product/material selections.

2.1.3 Owner's Approval Required:
   a. In addition to the following, refer to the General Conditions, Article 4, for additional requirements.
   b. The Contract is based on the materials, equipment, and methods described in the Contract Documents.
   c. The Contract Drawings and Specifications establish the "minimum standard of quality" each product and/or system must meet to be considered acceptable. Products of other manufacturers will be considered if the product and/or system meets or exceeds the "minimum standard of quality" established by the Contract Documents.
   d. The Owner will consider proposals for substitutions under the "or approved substitution" and the "or approved equal" provision of materials, equipment, and methods, only when such proposals are accompanied by full and complete technical data and all other information required by the Owner and Architect to evaluate the proposed substitutions.
      (1) It will be the responsibility of the submitting Contractor to prove equality.
      (2) Request must include "Contractor's Substitution Request" Form, a copy of which is attached to this Section.
      (3) The Submittal shall include a line-by-line, item-by-item description of the specified and proposed product.
   e. Requests for substitutions must be submitted to the Architect NO later than 60 days after date of Owner-Contractor Agreement.
   f. Do not substitute materials, equipment, or methods unless such substitutions have been specifically approved for this work in writing.

2.1.4 "Or Approved Equal" or "Or Approved Substitution"
   a. Where the phrase "or approved equal" or "approved substitution" occurs in the Contract Documents, do not assume that material, equipment, or methods will be approved as equal by the Owner and Architect unless the item has been specifically approved for this work by the Owner.
      (1) Color choices will be one of the determining factors for approval.
   b. The decision of the Owner will be final.

2.1.5 Availability of Specified Items:
   a. Verify prior to bidding that all specified items will be available in time for installation during orderly and timely progress of the work.
   b. In the event specified item or items will not be so available, so notify the Architect prior to the receipt of Bids.
   c. Costs of delay caused on non-availability of specified items, when such delays could have been avoided by the Contractor, will be back-charged as necessary and shall not be borne by the Owner.

2.1.6 Whenever the Contractor secures approval for changing any items and such change involves a corresponding change or adjustment in any adjacent or related item, the responsibility for making the required change, or seeing that it is made, rests with the Contractor. The cost of these changes and/or adjustments shall be paid for by the Contractor unless it is otherwise agreed, in writing, at the time the change is approved. The acceptance of any change will not, in any way, relieve the Contractor from full compliance with the Contract Documents.

2.2 MANUALS

2.2.1 General: Where Manuals are required to be submitted covering items included in this work, prepare all such Manuals in durable plastic binders approximately 8-1/2 x 11 inches in size with at least the following:
   a. Identification on or readable through the front cover stating the general nature of the Manual.
   b. Neatly typewritten index near the front of the Manual furnishing immediate information as to location of all emergency data regarding the installation.
   c. Complete instructions regarding operating and maintenance of all equipment involved.
   d. Complete nomenclature of all replaceable parts, their part numbers, current cost, and name and address of nearest vendor of parts.
   e. Copy of all guarantees and warranties issued.
   f. Copy of approved Shop Drawing(s) with all data concerning all changes made during construction

2.3 MISCELLANEOUS SUBMITTALS

2.3.1 Inspection and Test Reports Not Performed by Owner: Classify each inspection and test report as being either "Shop Drawings" or "Product Data" depending on whether the report is specially prepared for the project or a standard publication of workmanship control testing at the point of production. Process inspection and test reports accordingly.

PART 3 EXECUTION

3.1 COORDINATION OF SUBMITTALS

3.1.1 Refer to General Conditions for additional requirements.

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3.1.2 General: Prior to submittal for Architect's review, use all means necessary to fully coordinate all material, including the following:
- a. Secure all necessary approvals from public agencies and others. Signify by stamp or other means that all required approvals have been obtained.
- b. Clearly indicate all deviations from the Contract Documents.

3.1.3 The General Contractor shall submit a prioritized tabulation by date of Submittals required during the first 90 days of construction. List those Submittals required to maintain orderly progress of the work, and those required early because of long lead time for manufacture or fabrication.
- a. These dates may be shown on Construction Project Schedule at Contractor's option.

3.2 TIMING OF SUBMITTALS

3.2.1 General:
- a. Make all Submittals enough in advance of scheduled dates for installation to provide all required time for reviews for securing necessary approvals, for possible revision and Resubmittals, and for placing orders and securing delivery.
- b. In scheduling, allow a minimum of ten (10) working days for the Architect's initial review following receipt of the Submittals. Allow additional time if the Architect requires coordination with subsequent Submittals.
  - (1) The Architect reserves the right to withhold action on a submittal requiring coordination with other submittals until all related Submittals are received.
  - (2) If an Intermediate Submittal is necessary, process the same as the initial Submittal. Allow ten (10) working days for reprocessing each Submittal.

END OF SECTION

CODE-REQUIRED SPECIAL INSPECTIONS AND PROCEDURES

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Code-required special inspections.

1.1.2 Testing services incidental to special inspections.

1.1.3 Submittals.

1.1.4 Manufacturers' field services.

1.1.5 Fabricators' field services.

1.2 DEFINITIONS

1.2.1 Code or Building Code: ICC (IBC), International Building Code, Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements and specifically, Chapter 17 - Special Inspections and Tests.

1.2.2 Authority Having Jurisdiction (AHJ): Agency or individual officially empowered to enforce the building, fire and life safety code requirements of the permitting jurisdiction in which the Project is located.

1.2.3 National Institute of Standards and Technology (NIST).

1.2.4 Special Inspection:
- a. Special inspections are inspections and testing of materials, installation, fabrication, erection or placement of components and connections mandated by the AHJ that also require special expertise to ensure compliance with the approved Contract Documents and the referenced standards.
- b. Special inspections are separate from and independent of tests and inspections conducted by Owner or Contractor for the purposes of quality assurance and contract administration.

1.3 REFERENCE STANDARDS

1.3.1 ACI 318 - Building Code Requirements for Structural Concrete; 2019 (Reapproved 2022).

1.3.2 ASTM D3740 - Standard Practice for Minimum Requirements for Agencies Engaged in Testing and/or Inspection of Soil and Rock as Used in Engineering Design and Construction; 2023.

1.3.3 ASTM E329 - Standard Specification for Agencies Engaged in Construction Inspection, Testing, or Special Inspection; 2025b.

1.3.4 AWS D1.4/D1.4M - Structural Welding Code - Steel Reinforcing Bars; 2018, with Amendment (2020).

1.3.5 ICC (IBC) - International Building Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.4 SUBMITTALS

1.4.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

1.4.2 Special Inspection Agency Qualifications: Prior to the start of work, the Special Inspection Agency is required to:
- a. Submit agency name, address, and telephone number, names of full time registered Engineer and responsible officer.
- b. Submit copy of report of laboratory facilities inspection made by NIST Construction Materials Reference Laboratory during most recent inspection, with memorandum of remedies of any deficiencies reported by the inspection.
- c. Submit certification that Special Inspection Agency is acceptable to AHJ.

1.4.3 Manufacturer's Qualification Statement: Manufacturer is required to submit documentation of manufacturing capability and quality control procedures. Include documentation of AHJ approval.

1.4.4 Fabricator's Qualification Statement: Fabricator is required to submit documentation of fabrication facilities and methods as well as quality control procedures. Include documentation of AHJ approval.

1.4.5 Special Inspection Reports: After each special inspection, Special Inspector shall promptly submit three copies of report; one to Engineer, one to Contractor, and one to the AHJ.
- a. Include:
  - (1) Date issued.
  - (2) Project title and number.
  - (3) Name of Special Inspector.
  - (4) Date and time of special inspection.
  - (5) Identification of product and specifications section.
  - (6) Location in the Project.
  - (7) Type of special inspection.
  - (8) Date of special inspection.
  - (9) Results of special inspection.
  - (10) Compliance with Contract Documents.
- b. Final Special Inspection Report: Document special inspections and correction of discrepancies prior to the start of the work.

1.4.6 Fabricator Special Inspection Reports: After each special inspection of fabricated items at the Fabricator's facility, Special Inspector is required to promptly submit at least two copies of report; one to Engineer and one to AHJ.
- a. Include:
  - (1) Date issued.
  - (2) Project title and number.
  - (3) Name of Special Inspector.
  - (4) Date and time of special inspection.
  - (5) Identification of fabricated item and specification section.
  - (6) Location in the Project.
  - (7) Results of special inspection.
  - (8) Verification of fabrication and quality control procedures.
  - (9) Compliance with Contract Documents.
  - (10) Compliance with referenced standard(s).

1.4.7 Certificates: When specified in individual special inspection requirements, Special Inspector shall submit certification by the manufacturer, fabricator, and installation subcontractor to Engineer and AHJ, in quantities specified for Product Data.
- a. Indicate material or product complies with or exceeds specified requirements. Submit supporting reference data, affidavits, and certifications as appropriate.

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1.4.8 Manufacturer's Field Reports: Submit reports to Engineer and AHJ.
a. Submit for information for the limited purpose of assessing compliance with information given and the design concept expressed in Contract Documents.

1.4.9 Fabricator's Field Reports: Submit reports to Engineer and AHJ.
a. Submit for information for the limited purpose of assessing compliance with information given and the design concept expressed in Contract Documents.

1.5 SPECIAL INSPECTION AGENCY

1.5.1 Owner will employ services of a Special Inspection Agency to perform inspections and associated testing and sampling required by the building code.

1.5.2 Employment of agency in no way relieves Contractor of obligation to perform work in accordance with requirements of Contract Documents.

1.6 TESTING AND INSPECTION AGENCIES

1.6.1 Owner may employ services of an independent testing agency to perform additional testing and sampling associated with special inspections but not required by the building code.

1.6.2 Employment of agency in no way relieves Contractor of obligation to perform work in accordance with requirements of Contract Documents.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 SCHEDULE OF SPECIAL INSPECTIONS, GENERAL

3.1.1 Frequency of Special Inspections: Special Inspections are indicated as continuous or periodic.
a. Continuous Special Inspection: Special Inspection Agency is required to be present in the area where the work is being performed and observe the work at all times the work is in progress.
b. Periodic Special Inspection: Special Inspection Agency is required to be present in the area where work is being performed and observe the work part-time or intermittently and at the completion of the work.

3.2 SPECIAL INSPECTIONS FOR CONCRETE CONSTRUCTION

3.2.1 Reinforcing Steel, Including Prestressing of Tendons and Placement: Verify compliance with approved Contract Documents and ACI 318, Sections 3.5 and 7.1 through 7.7; periodic.

3.2.2 Reinforcing Steel Welding: Verify compliance with AWS D1.4/D1.4M and ACI 318, Section 3.5.2; periodic.

3.2.3 Specified Curing Temperature and Techniques: Verify compliance with approved Contract Documents and ACI 318, Sections 5.11 through 5.13; periodic.

3.2.4 Formwork Shape, Location and Dimensions: Verify compliance with approved Contract Documents and ACI 318, Chapter 26.11.1.2(b); periodic.

3.2.5 Materials: If the Contractor cannot provide sufficient data or documentary evidence that concrete materials comply with the quality standards of ACI 318, the AHJ will require testing of materials in accordance with the appropriate standards and criteria in ACI 318, Chapters 19 and 20.

3.3 SPECIAL INSPECTIONS FOR SOILS

3.3.1 Materials and Placement: Verify each item below complies with approved construction documents.
a. Design bearing capacity of material below shallow foundations; periodic.
b. Design depth of excavations and suitability of material at bottom of excavations; periodic.
c. Materials, densities, lift thicknesses; placement and compaction of backfill: continuous.
d. Subgrade, prior to placement of compacted fill verify proper preparation; periodic.

3.3.2 Testing: Classify and test excavated material; periodic.

3.4 SPECIAL INSPECTION AGENCY DUTIES AND RESPONSIBILITIES

3.4.1 Special Inspection Agency shall:
a. Provide qualified personnel at site. Cooperate with Engineer and Contractor in performance of services.
b. Perform specified sampling and testing of products in accordance with specified reference standards.
c. Ascertain compliance of materials and products with requirements of Contract Documents.
d. Promptly notify Engineer and Contractor of observed irregularities or non-compliance of work or products.
e. Perform additional tests and inspections required by Engineer.
f. Submit reports of all tests or inspections specified.

3.4.2 Re-testing required because of non-compliance with specified requirements shall be performed by the same agency on instructions by Engineer.

3.4.3 Re-testing required because of non-compliance with specified requirements shall be paid for by Contractor.

3.5 CONTRACTOR DUTIES AND RESPONSIBILITIES

3.5.1 Contractor Responsibilities, General:
a. Deliver to agency at designated location, adequate samples of materials for special inspections that require material verification.
b. Cooperate with agency and laboratory personnel; provide access to approved documents at project site, to the work, to manufacturers' facilities, and to fabricators' facilities.
c. Provide incidental labor and facilities:
(1) To provide access to work to be tested or inspected.
(2) To obtain and handle samples at the site or at source of Products to be tested or inspected.
(3) To facilitate tests or inspections.
(4) To provide storage and curing of test samples.
d. Notify Engineer and laboratory 24 hours prior to expected time for operations requiring testing or inspection services.
e. Arrange with Owner's agency and pay for additional samples, tests, and inspections required by Contractor beyond specified requirements.

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END OF SECTION

EXECUTION AND CLOSEOUT REQUIREMENTS

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Examination, preparation, and general installation procedures.

1.1.2 Requirements for alterations work, including selective demolition, except removal, disposal, and/or remediation of hazardous materials and toxic substances.

1.1.3 Staking.

1.1.4 Cleaning and protection.

1.1.5 Starting of systems and equipment.

1.1.6 Demonstration and instruction of Owner personnel.

1.1.7 General requirements for maintenance service.

1.2 SUBMITTALS

1.2.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

1.2.2 Project Record Documents: Accurately record actual locations of capped and active utilities.

1.3 PROJECT CONDITIONS

1.3.1 Grade site to drain. Maintain excavations free of water. Provide, operate, and maintain pumping equipment.

1.3.2 Protect site from puddling or running water. Provide water barriers as required to protect site from soil erosion.

1.3.3 Ventilate enclosed areas to assist cure of materials, to dissipate humidity, and to prevent accumulation of dust, fumes, vapors, or gases.

1.3.4 Dust Control: Execute work by methods to minimize raising dust from construction operations. Provide positive means to prevent air-borne dust from dispersing into atmosphere and over adjacent property.

1.3.5 Erosion and Sediment Control: Plan and execute work by methods to control surface drainage from cuts and

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fills, from borrow and waste disposal areas. Prevent erosion and sedimentation.

1.3.6 Noise Control: Provide methods, means, and facilities to minimize noise produced by construction operations.

1.3.7 Pest and Rodent Control: Provide methods, means, and facilities to prevent pests and insects from damaging the work.

1.3.8 Pollution Control: Provide methods, means, and facilities to prevent contamination of soil, water, and atmosphere from discharge of noxious, toxic substances, and pollutants produced by construction operations. Comply with federal, state, and local regulations.

1.4 COORDINATION

1.4.1 Coordinate scheduling, submittals, and work of the various sections of the Project Manual to ensure efficient and orderly sequence of installation of interdependent construction elements, with provisions for accommodating items installed later.

1.4.2 Notify affected utility companies and comply with their requirements.

1.4.3 Verify that utility requirements and characteristics of new operating equipment are compatible with building utilities. Coordinate work of various sections having interdependent responsibilities for installing, connecting to, and placing in service, such equipment.

1.4.4 Coordinate space requirements, supports, and installation of mechanical and electrical work that are indicated diagrammatically on Drawings. Follow routing shown for pipes, ducts, and conduit, as closely as practicable; place runs parallel with lines of building. Utilize spaces efficiently to maximize accessibility for other installations, for maintenance, and for repairs.

1.4.5 In finished areas except as otherwise indicated, conceal pipes, ducts, and wiring within the construction. Coordinate locations of fixtures and outlets with finish elements.

1.4.6 Coordinate completion and clean-up of work of separate sections.

1.4.7 After Owner occupancy of premises, coordinate access to site for correction of defective work and work not in accordance with Contract Documents, to minimize disruption of Owner's activities.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Verify that existing site conditions and substrate surfaces are acceptable for subsequent work. Start of work means acceptance of existing conditions.

3.1.2 Verify that existing substrate is capable of structural support or attachment of new work being applied or attached.

3.1.3 Examine and verify specific conditions described in individual specification sections.

3.1.4 Take field measurements before confirming product orders or beginning fabrication, to minimize waste due to over-ordering or misfabrication.

3.1.5 Verify that utility services are available, of the correct characteristics, and in the correct locations.

3.2 GENERAL INSTALLATION REQUIREMENTS

3.2.1 Install products as specified in individual sections, in accordance with manufacturer's instructions and recommendations, and so as to avoid waste due to necessity for replacement.

3.2.2 Make vertical elements plumb and horizontal elements level, unless otherwise indicated.

3.2.3 Install equipment and fittings plumb and level, neatly aligned with adjacent vertical and horizontal lines, unless otherwise indicated.

3.2.4 Make consistent texture on surfaces, with seamless transitions, unless otherwise indicated.

3.2.5 Make neat transitions between different surfaces, maintaining texture and appearance.

3.3 PROGRESS CLEANING

3.3.1 Maintain areas free of waste materials, debris, and rubbish. Maintain site in a clean and orderly condition.

3.3.2 Collect and remove waste materials, debris, and trash/rubbish from site periodically and dispose off-site; do not burn or bury.

3.4 PROTECTION OF INSTALLED WORK

3.4.1 Protect installed work from damage by construction operations.

3.4.2 Provide special protection where specified in individual specification sections.

3.4.3 Provide temporary and removable protection for installed products. Control activity in immediate work area to prevent damage.

3.4.4 Prohibit traffic from landscaped areas.

3.5 FINAL CLEANING

3.5.1 Execute final cleaning prior to final project assessment.
a. Clean areas to be occupied by Owner prior to final completion before Owner occupancy.

3.5.2 Use cleaning materials that are nonhazardous.

3.5.3 Remove all labels that are not permanent. Do not paint or otherwise cover fire test labels or nameplates on mechanical and electrical equipment.

3.5.4 Clean site; sweep paved areas, rake clean landscaped surfaces.

3.5.5 Remove waste, surplus materials, trash/rubbish, and construction facilities from the site; dispose of in legal manner; do not burn or bury.

3.6 CLOSEOUT PROCEDURES

3.6.1 Make submittals that are required by governing or other authorities.
a. Provide copies to Engineer and Owner.

3.6.2 Accompany Owner on preliminary inspection to determine items to be listed for completion or correction in Contractor's Notice of Substantial Completion.

3.6.3 Notify Engineer when work is considered ready for Substantial Completion.

3.6.4 Submit written certification that Contract Documents have been reviewed, work has been inspected, and that work is complete in accordance with Contract Documents and ready for Engineer's review.

3.6.5 Correct items of work listed in executed Certificates of Substantial Completion and comply with requirements for access to Owner-occupied areas.

3.6.6 Notify Engineer when work is considered finally complete.

3.7 MAINTENANCE

3.7.1 Provide service and maintenance of components indicated in specification sections.

3.7.2 Maintenance Period: As indicated in specification sections or, if not indicated, not less than one year from the Date of Substantial Completion or the length of the specified warranty, whichever is longer.

3.7.3 Examine system components at a frequency consistent with reliable operation. Clean, adjust, and lubricate as required.

3.7.4 Include systematic examination, adjustment, and lubrication of components. Repair or replace parts whenever required. Use parts produced by the manufacturer of the original component.

3.7.5 Maintenance service shall not be assigned or transferred to any agent or subcontractor without prior written consent of the Owner.

END OF SECTION

CONSTRUCTION WASTE MANAGEMENT AND DISPOSAL

PART 1 GENERAL

1.1 WASTE MANAGEMENT REQUIREMENTS

1.1.1 Owner requires that this project generate the least amount of trash and waste possible.

1.1.2 Employ processes that ensure the generation of as little waste as possible due to error, poor planning, breakage, mishandling, contamination, or other factors.

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DEARING

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SHEET TITLE:
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1.1.3 Minimize trash/waste disposal in landfills; reuse, salvage, or recycle as much waste as economically feasible.

1.1.4 Contractor shall develop and follow a Waste Management Plan designed to implement these requirements.

1.1.5 Methods of trash/waste disposal that are not acceptable are:
a. Burning on the project site.
b. Burying on the project site.
c. Dumping or burying on other property, public or private.
d. Other illegal dumping or burying.

1.1.6 Regulatory Requirements: Contractor is responsible for knowing and complying with regulatory requirements, including but not limited to Federal, state and local requirements, pertaining to legal disposal of all construction and demolition waste materials.

1.1.7 Contractor is responsible for all trash removal for the entire duration of this project. This includes, but is not limited to FF&E packaging, framing debris, MEP packaging, etc.

1.2 DEFINITIONS

1.2.1 Clean: Untreated and unpainted; not contaminated with oils, solvents, caulk, or the like.

1.2.2 Construction and Demolition Waste: Solid wastes typically including building materials, packaging, trash, debris, and rubble resulting from construction, remodeling, repair and demolition operations.

1.2.3 Hazardous: Exhibiting the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity or reactivity.

1.2.4 Nonhazardous: Exhibiting none of the characteristics of hazardous substances, i.e., ignitibility, corrosivity, toxicity, or reactivity.

1.2.5 Nontoxic: Neither immediately poisonous to humans nor poisonous after a long period of exposure.

1.2.6 Recyclable: The ability of a product or material to be recovered at the end of its life cycle and remanufactured into a new product for reuse by others.

1.2.7 Recycle: To remove a waste material from the project site to another site for remanufacture into a new product for reuse by others.

1.2.8 Recycling: The process of sorting, cleansing, treating and reconstituting solid waste and other discarded materials for the purpose of using the altered form. Recycling does not include burning, incinerating, or thermally destroying waste.

1.2.9 Return: To give back reusable items or unused products to vendors for credit.

1.2.10 Reuse: To reuse a construction waste material in some manner on the project site.

1.2.11 Salvage: To remove a waste material from the project site to another site for resale or reuse by others.

1.2.12 Sediment: Soil and other debris that has been eroded and transported by storm or well production run-off water.

1.2.13 Source Separation: The act of keeping different types of waste materials separate beginning from the first time they become waste.

1.2.14 Toxic: Poisonous to humans either immediately or after a long period of exposure.

1.2.15 Trash: Any product or material unable to be reused, returned, recycled, or salvaged.

1.2.16 Waste: Extra material or material that has reached the end of its useful life in its intended use. Waste includes salvageable, returnable, recyclable, and reusable material.

1.3 SUBMITTALS

1.3.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

PART 2 PRODUCTS - NOT USED

PART 3 EXECUTION

3.1 WASTE MANAGEMENT PLAN IMPLEMENTATION

3.1.1 Manager: Designate an on-site person or persons responsible for instructing workers and overseeing and documenting results of the Waste Management Plan.

3.1.2 Facilities: Provide specific facilities for separation and storage of materials for recycling, salvage, reuse, return, and trash disposal, for use by all contractors and installers.
a. Provide containers as required.
b. Locate enclosures out of the way of construction traffic.
c. Provide adequate space for pick-up and delivery and convenience to subcontractors.
d. Keep recycling and trash/waste bin areas neat and clean and clearly marked in order to avoid contamination of materials.

3.1.3 Hazardous Wastes: Separate, store, and dispose of hazardous wastes according to applicable regulations.

3.1.4 Recycling: Separate, store, protect, and handle at the site identified recyclable waste products in order to prevent contamination of materials and to maximize recyclability of identified materials. Arrange for timely pickups from the site or deliveries to recycling facility in order to prevent contamination of recyclable materials.

3.1.5 Reuse of Materials On-Site: Set aside, sort, and protect separated products in preparation for reuse.

3.1.6 Salvage: Set aside, sort, and protect products to be salvaged for reuse off-site.

END OF SECTION

CUI

DIVISION 03 - CONCRETE

CAST-IN-PLACE CONCRETE

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Concrete formwork.

1.1.2 Slabs on grade.

1.1.3 Concrete reinforcement.

1.1.4 Miscellaneous concrete elements, including equipment pads, light pole bases, flagpole bases, thrust blocks, and manholes.

1.1.5 Concrete Finishes

1.1.6 Concrete curing.

1.2 REFERENCE STANDARDS

1.2.1 ACI 117 - Standard Specifications for Tolerances for Concrete Construction and Materials; American Concrete Institute International

1.2.2 ACI 211.1 - Standard Practice for Selecting Proportions for Normal, Heavyweight, and Mass Concrete; American Concrete Institute International

1.2.3 ACI 301 - Specifications for Structural Concrete; American Concrete Institute International

1.2.4 ACI 302.1R - Guide for Concrete Floor and Slab Construction; American Concrete Institute International

1.2.5 ACI 304R - Guide for Measuring, Mixing, Transporting, and Placing Concrete; American Concrete Institute International

1.2.6 ACI 305R - Hot Weather Concreting; American Concrete Institute International

1.2.7 ACI 306R - Cold Weather Concreting; American Concrete Institute International

1.2.8 ACI 308R - Guide to Curing Concrete; American Concrete Institute International

1.2.9 ACI 318 - Building Code Requirements for Structural Concrete and Commentary; American Concrete Institute International

1.2.10 ACI 347 - Guide to Formwork for Concrete; American Concrete Institute International

1.2.11 ASTM A615 - Standard Specification for Deformed and Plain Carbon Billet-Steel Bars for Concrete Reinforcement

1.2.12 ASTM C33 - Standard Specification for Concrete Aggregates

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DEARING

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ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-8

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1.2.13 ASTM C39 - Standard Test Method for Compressive Strength of Cylindrical Concrete Specimens

1.2.14 ASTM C94 - Standard Specification for Ready-Mixed Concrete

1.2.15 ASTM C143 - Standard Test Method for Slump of Hydraulic-Cement Concrete; 2012.

1.2.16 ASTM C150 - Standard Specification for Portland Cement

1.2.17 ASTM C173 - Standard Test Method for Air Content of Freshly Mixed Concrete by the Volumetric Method

1.2.18 ASTM C260 - Standard Specification for Air-Entraining Admixtures for Concrete

1.2.19 ASTM C309 - Standard Specification for Liquid Membrane-Forming Compounds for Curing Concrete

1.2.20 ASTM C494 - Standard Specification for Chemical Admixtures for Concrete

1.2.21 ASTM C618 - Standard Specification for Coal Fly Ash and Raw or Calcined Natural Pozzolan for Use in Concrete

1.2.22 ASTM C685 - Standard Specification for Concrete Made by Volumetric Batching and Continuous Mixing

1.2.23 ASTM C1240 - Standard Specification for Silica Fume Used in Cementitious Mixtures

1.2.24 ASTM C1315 - Standard Specification for Liquid Membrane-Forming Compounds Having Special Properties for Curing and Sealing Concrete

1.2.25 ASTM E1745 - Standard Specification for Plastic Water Vapor Retarders Used in Contact with Soil or Granular Fill under Concrete Slabs

1.2.26 UFC Standards - Unified Facilities Criteria

1.3 SUBMITTALS

1.3.1 See Section 01 3000 - Administrative Requirements, for submittal procedures.

1.3.2 When products or workmanship will vary from this specification section, provide the following:
- a. Manufacturer's product data sheets on each product to be used.
- b. Manufacturer's installation instructions indicating installation criteria and procedures.
- c. Manufacturer's certification that products are appropriate for this application and will meet or exceed specified requirements.

1.3.3 Mix Design: Submit proposed concrete mix design.
- a. Indicate proposed mix design complies with requirements of ACI 301, Section 4 - Concrete Mixtures.
- b. Indicate proposed mix design complies with requirements of ACI 318, Chapter 19 - Concrete: Design and Durability Requirements.

1.3.4 Steel Reinforcement Shop Drawings: Details of fabrication, bending, and placement, prepared according to ACI 315, "Details and Detailing of Concrete Reinforcement." Include material, grade, bar schedules, stirrup spacing, bent bar diagrams, arrangement, and supports of concrete reinforcement. Include special reinforcement required for openings through concrete structures. Include wall elevations with reinforcing for all walls greater than 5 feet in height. Coordinate built-in items including anchor bolts, plates and clips

1.3.5 Test Results: Provide results of testing performed by independent testing laboratory in compliance with Section 01 4150 - Testing and Inspection Services.

1.3.6 Project Record Documents: Accurately record actual locations of embedded utilities and components that will be concealed from view upon completion of concrete work.

1.3.7 Warranty: Submit manufacturer warranty and ensure forms have been completed in Owner's name and registered with manufacturer.

1.4 QUALITY ASSURANCE

1.4.1 Perform work of this section in accordance with ACI 301 and ACI 318.

1.4.2 Follow recommendations of ACI 305R when concreting during hot weather.

1.4.3 Follow recommendations of ACI 306R when concreting during cold weather.

1.5 WARRANTY

1.5.1 See Section 01 7800 - Closeout Submittals, for additional warranty requirements.

PART 2 PRODUCTS

2.1 FORMWORK

2.1.1 Formwork Design and Construction: Comply with guidelines of ACI 347 to provide formwork that will produce concrete complying with tolerances of ACI 117.

2.1.2 Form Materials: Contractor's choice of standard products with sufficient strength to withstand hydrostatic head without distortion in excess of permitted tolerances.
- a. Form Facing for Exposed Finish Concrete: Contractor's choice of materials that will provide smooth, stain-free final appearance.
- b. Earth Cuts: Do not use earth cuts as forms for vertical surfaces. Natural rock formations that maintain a stable vertical edge may be used as side forms.
- c. Form Coating: Release agent that will not adversely affect concrete or interfere with application of coatings.
- d. Form Ties: Cone snap type that will leave no metal within 1-1/2 inches of concrete surface.

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2.2 REINFORCEMENT

2.2.1 See Structural Drawing Notes.

2.2.2 Reinforcing Steel: ASTM A615/A615M Grade 60 (420).
- a. Type: Deformed billet-steel bars.
- b. Finish: Unfinished, unless otherwise indicated.

2.2.3 Reinforcement Accessories:
- a. Tie Wire: Annealed, minimum 16 gage.
- b. Chairs, Bolsters, Bar Supports, Spacers: Sized and shaped for adequate support of reinforcement during concrete placement.
- c. Provide stainless steel, galvanized, plastic, or plastic coated steel components for placement within 1-1/2 inches of weathering surfaces.

2.3 CONCRETE MATERIALS

2.3.1 See Structural Drawing Notes.

2.3.2 Cement: ASTM C150, Type I - Normal Portland type.
- a. Acquire all cement for entire project from same source.

2.3.3 Fine and Coarse Aggregates: ASTM C 33.
- a. Acquire all aggregates for entire project from same source.

2.3.4 Fly Ash: ASTM C618, Class C or F.

2.3.5 Calcined Pozzolan: ASTM C618, Class N.

2.3.6 Silica Fume: ASTM C1240, proportioned in accordance with ACI 211.1.

2.3.7 Water: Clean and not detrimental to concrete.

2.4 ADMIXTURES

2.4.1 See Structural Drawing Notes

2.4.2 Do not use chemicals that will result in soluble chloride ions in excess of 0.1 percent by weight of cement.

2.4.3 Air Entrainment Admixture: ASTM C260/C260M.

2.4.4 High Range Water Reducing Admixture: ASTM C494/C494M Type F.

2.4.5 Water Reducing and Accelerating Admixture: ASTM C494/C494M Type E.

2.4.6 Water Reducing and Retarding Admixture: ASTM C494/C494M Type D.

2.4.7 Accelerating Admixture: ASTM C494/C494M Type C.

2.4.8 Retarding Admixture: ASTM C494/C494M Type B.

2.5 ACCESSORY MATERIALS

2.5.1 Underslab Vapor Retarder: Polyethylene or equivalent, complying with ASTM E1745, Class B; stated by manufacturer as suitable for installation in contact with soil or granular fill under concrete slabs.
- a. Test Results:
  - (1) Water Vapor Permeance: 0.30 perms or less.
  - (2) Tensile Strength: 30.0 lbf/in. or more

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DEARING

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ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

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(3) Puncture Resistance: 4 lb. (1700 g) or more.

b. Accessory Products: Vapor retarder manufacturer's recommended tape, adhesive, mastic, prefabricated boots, etc., for sealing seams and penetrations in vapor retarder.

c. Products:

(1) Design based on using the Stego Wrap 15 mil system:

2.6 CURING MATERIALS

2.6.1 Evaporation Reducer: Liquid thin-film-forming compound that reduces rapid moisture loss caused by high temperature, low humidity, and high winds; intended for application immediately after concrete placement.

2.6.2 Curing Compound, Naturally Dissipating: Clear, water-based, liquid membrane-forming compound, that dissipates within 3 to 5 weeks; complying with ASTM C309.

2.6.3 Curing and Anti-Spalling Compound: Boiled linseed oil compound.

2.6.4 Curing and Sealing Compound, Low Gloss: Liquid, membrane-forming, clear, non-yellowing acrylic; complying with ASTM C1315 Type 1 Class A.

2.6.5 Moisture-Retaining Sheet: ASTM C171.

a. Curing paper, regular.

b. Polyethylene film, clear, minimum nominal thickness of 0.0040 in..

c. White-burlap-polyethylene sheet, weighing not less than 10 oz/per linear yd, 40 inches wide.

2.6.6 Polyethylene Film: ASTM D2103, 4 mil thick, clear.

2.6.7 Water: Potable, not detrimental to concrete.

2.7 CONCRETE MIX DESIGN

2.7.1 Concrete strength shall be 4000 psi at 28 days.

2.7.2 Proportioning Normal Weight Concrete: Comply with ACI 211.1 recommendations.

2.7.3 Concrete Strength: Establish required average strength for each type of concrete on the basis of field experience or trial mixtures, as specified in ACI 301.

2.7.4 Admixtures: Add acceptable admixtures as recommended in ACI 211.1 and at rates recommended or required by manufacturer.

2.7.5 Normal Weight Concrete:

a. Compressive Strength, when tested in accordance with ASTM C39/C39M at 28 days: As noted on drawings.

b. Fly Ash Content: Maximum 15 percent of cementitious materials by weight.

c. Water-Cement Ratio: Maximum 45 percent by weight.

d. Total Air Content for exterior concrete: 6 percent, determined in accordance with ASTM C173/C173M.

e. Maximum Aggregate Size: 3/4 inch.

2.8 MIXING

2.8.1 Transit Mixers: Comply with ASTM C94/C94M.

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Verify lines, levels, and dimensions before proceeding with work of this section.

3.2 PREPARATION

3.2.1 Formwork: Comply with requirements of ACI 301. Design and fabricate forms to support all applied loads until concrete is cured, and for easy removal without damage to concrete.

3.2.2 Verify that forms are clean and free of rust before applying release agent.

3.2.3 Coordinate placement of embedded items with erection of concrete formwork and placement of form accessories.

3.3 INSTALLING REINFORCEMENT AND OTHER EMBEDDED ITEMS

3.3.1 Comply with requirements of ACI 301. Clean reinforcement of loose rust and mill scale, and accurately position, support, and secure in place to achieve not less than minimum concrete coverage required for protection.

3.4 PLACING CONCRETE

3.4.1 Place concrete in accordance with ACI 304R.

3.4.2 Maintain records of concrete placement. Record date, location, quantity, air temperature, and test samples taken.

3.4.3 Place concrete continuously without construction (cold) joints wherever possible; where construction joints are necessary, before next placement prepare joint surface by removing any loose, broken, or flaked material.

3.4.4 Finish floors level and flat, unless otherwise indicated, within the tolerances specified below.

3.5 FLOOR FLATNESS AND LEVELNESS TOLERANCES

3.5.1 Maximum Variation of Surface Flatness:

a. Exposed Concrete Slabs on grade: 1/4 inch in 10 ft.

3.5.2 Correct the slab surface if tolerances are outside specified limits.

3.5.3 Correct defects by grinding or by removal and replacement of the defective work. Areas requiring corrective work will be identified. Re-measure corrected areas by the same process.

3.6 CONCRETE FINISHING

3.6.1 Repair surface defects, including tie holes, immediately after removing formwork.

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3.6.2 Exposed Form Finish: Rub down or chip off and smooth fins or other raised areas 1/4 inch or more in height. Provide finish as follows:

3.7 CURING AND PROTECTION

3.7.1 Comply with requirements of ACI 308R. Immediately after placement, protect concrete from premature drying, excessively hot or cold temperatures, and mechanical injury.

3.7.2 Maintain concrete with minimal moisture loss at relatively constant temperature for period necessary for hydration of cement and hardening of concrete.

a. Normal concrete: Not less than 7 days.

3.7.3 Surfaces Not in Contact with Forms:

a. Initial Curing: Start as soon as free water has disappeared and before surface is dry. Keep continuously moist for not less than three days by water ponding, water-saturated sand, water-fog spray, or saturated burlap.

b. Final Curing: Begin after initial curing but before surface is dry.

(1) Moisture-Retaining Sheet: Lap strips not less than 3 inches and seal with waterproof tape or adhesive; secure at edges.

3.8 FIELD QUALITY CONTROL

3.8.1 Provide free access to concrete operations at project site and cooperate with appointed firm.

3.8.2 Submit proposed mix design of each class of concrete to inspection and testing firm for review prior to commencement of concrete operations.

3.8.3 Tests of concrete and concrete materials may be performed at any time to ensure conformance with specified requirements.

3.8.4 Compressive Strength Tests: ASTM C39/C39M. For each test, mold and cure three concrete test cylinders. Obtain test samples for every 100 cu yd or less of each class of concrete placed.

3.8.5 Take one additional test cylinder during cold weather concreting, cured on job site under same conditions as concrete it represents.

3.8.6 Perform one slump test for each set of test cylinders taken, following procedures of ASTM C143/C143M.

3.9 DEFECTIVE CONCRETE

3.9.1 Test Results: The testing agency shall report test results in writing to Architect and Contractor within 24 hours of test.

3.9.2 Defective Concrete: Concrete not conforming to required lines, details, dimensions, tolerances or specified requirements.

3.9.3 Repair or replacement of defective concrete will be determined by the Architect. The cost of additional

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DEARING

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ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

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SHEET NUMBER: GN-10

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testing shall be borne by Contractor when defective concrete is identified.

3.10 PROTECTION

3.10.1 Do not permit traffic over unprotected concrete floor surface until fully cured.

END OF SECTION

DIVISION 26 - ELECTRICAL

IDENTIFICATION FOR ELECTRICAL SYSTEMS

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Electrical identification requirements.

1.1.2 Identification nameplates and labels.

1.2 REFERENCE STANDARDS

1.2.1 NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.2.2 UFC Standards - Unified Facilities Criteria

1.3 SUBMITTALS

1.3.1 See Section 01 30 00 - Administrative Requirements for submittals procedures.

1.3.2 Product Data: Provide manufacturer's standard catalog pages and data sheets for each product, identification nameplates, and identification labels.

1.4 QUALITY ASSURANCE

1.4.1 Comply with requirements of NFPA 70.

1.5 FIELD CONDITIONS

1.5.1 Do not install adhesive products when ambient temperature is lower than recommended by manufacturer.

PART 2 PRODUCTS

2.1 IDENTIFICATION REQUIREMENTS

2.1.1 Identification for Equipment:

a. Use identification nameplate to identify each piece of electrical distribution and control equipment and associated sections, compartments, and components.
   (1) Panelboards:
      (a) Identify power source and circuit number. Include location when not within sight of equipment.
      (b) Use typewritten circuit directory to identify load(s) served for panelboards with a door. Identify spares and spaces using pencil.
      (c) For power panelboards without a door, use identification nameplate to identify load(s) served for each branch device. Do not identify spares and spaces.
   (2) Transformers:
      (a) Identify power source and circuit number. Include location.

b. Available Fault Current Documentation: Use identification label to identify the available fault current and date calculations were performed at locations requiring documentation by NFPA 70 including but not limited to the following.
   (1) Service equipment.

2.1.2 Identification for Conductors and Cables:

a. Use identification nameplate or identification label to identify color code for ungrounded and grounded power conductors inside door or enclosure at each piece of feeder or branch-circuit distribution equipment when premises has feeders or branch circuits served by more than one nominal voltage system.

2.2 IDENTIFICATION NAMEPLATES AND LABELS

2.2.1 Identification Nameplates:

a. Materials:
   (1) Indoor Clean, Dry Locations: Use plastic nameplates.
   (2) Outdoor Locations: Use plastic, stainless steel, or aluminum nameplates suitable for exterior use.

b. Plastic Nameplates: Two-layer or three-layer laminated acrylic or electrically non-conductive phenolic with beveled edges; minimum thickness of 1/16 inch; engraved text.

c. Stainless Steel Nameplates: Minimum thickness of 1/32 inch; engraved or laser-etched text.

d. Aluminum Nameplates: Anodized; minimum thickness of 1/32 inch; engraved or laser-etched text.

e. Mounting Holes for Mechanical Fasteners: Two, centered on sides for sizes up to 1 inch high; Four, located at corners for larger sizes.

2.2.2 Identification Labels:

a. Materials: Use self-adhesive laminated plastic labels; UV, chemical, water, heat, and abrasion resistant.

b. Text: Use factory pre-printed or machine-printed text. Do not use handwritten text unless otherwise indicated.

PART 3 EXECUTION

3.1 PREPARATION

3.1.1 Clean surfaces to receive adhesive products according to manufacturer's instructions.

3.2 INSTALLATION

3.2.1 Install products in accordance with manufacturer's instructions.

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3.2.2 Install identification products to be plainly visible for examination, adjustment, servicing, and maintenance. Unless otherwise indicated, locate products as follows:

a. Surface-Mounted Equipment: Enclosure front.
b. Flush-Mounted Equipment: Inside of equipment door.
c. Free-Standing Equipment: Enclosure front; also enclosure rear for equipment with rear access.
d. Elevated Equipment: Legible from the floor or working platform.
e. Branch Devices: Adjacent to device.
f. Interior Components: Legible from the point of access.
g. Conductors and Cables: Legible from the point of access.

3.2.3 Install identification products centered, level, and parallel with lines of item being identified.

3.2.4 Secure nameplates to exterior surfaces of enclosures using stainless steel screws and to interior surfaces using self-adhesive backing or epoxy cement.

3.2.5 Install self-adhesive labels and markers to achieve maximum adhesion, with no bubbles or wrinkles and edges properly sealed.

3.2.6 Mark all handwritten text, where permitted, to be neat and legible.

END OF SECTION

MEDIUM-VOLTAGE TRANSFORMERS

PART 1 GENERAL

1.1 Section Includes

1.1.1 Medium-voltage, dry-type distribution transformers.

1.2 Reference Standards

1.2.1 IEEE C2 - National Electrical Safety Code(R) (NESC(R)); 2023.

1.2.2 IEEE C57.94 - IEEE Recommended Practice for Installation, Application, Operation, and Maintenance of Dry-Type Distribution and Power Transformers; 2015.

1.2.3 NEMA TP 80049 - Safety Labels for Pad-Mounted Switchgear and Transformers Sited in Public Areas; 2025.

1.2.4 NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.2.5 UFC Standards - Unified Facilities Criteria

1.3 Submittals

1.3.1 See Section 01 30 00 - Administrative Requirements for submittal procedures.

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:

DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER: 65123

SHEET NUMBER: GN-11

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1.3.2 Product Data: Include voltage, kVA, impedance, tap configurations, insulation system class and rated temperature rise, efficiency, sound level, enclosure ratings, outline and support point dimensions, weight, required clearances, service condition requirements, and installed features.

1.3.3 Shop Drawings: Provide dimensioned plan and elevation views of transformers and adjacent equipment with required clearances indicated.

1.4 Quality Assurance

1.4.1 Comply with the following:
- a. NFPA 70.
- b. IEEE C2.

1.5 Field Conditions

1.5.1 Maintain field conditions within manufacturer's required service conditions during and after installation.

PART 2 PRODUCTS - SEE PLANS

PART 3 EXECUTION

3.1 Examination

3.1.1 Verify field measurements.

3.1.2 Verify transformer ratings and configurations.

3.1.3 Verify mounting surfaces are ready to receive transformers.

3.2 Installation

3.2.1 Install products in accordance with manufacturer's instructions.

3.2.2 Dry-Type Transformers: Install in accordance with IEEE C57.94.

3.2.3 Provide required support and attachment; see Section 26 05 29.

3.2.4 Install transformers plumb and level.

3.2.5 Provide grounding and bonding; see Section 26 05 26.

3.2.6 Identify transformers; see Section 26 05 53.

3.2.7 Install safety labels in accordance with NEMA TP 80049.

END OF SECTION

PANELBOARDS - SCHNEIDER ELECTRIC SQUARE D I-LINE

PART 1 GENERAL

1.1 Section Includes

1.1.1 Circuit breaker power distribution panelboards.

1.2 Reference Standards

1.2.1 ANSI Z535.4 - American National Standard for Product Safety Signs and Labels; 2023.

1.2.2 FS W-C-375 - Circuit Breakers, Molded Case; Branch Circuit and Service; 2013e, with Amendments (2022).

1.2.3 NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.2.4 UL 489 - Molded-Case Circuit Breakers, Molded-Case Switches and Circuit Breaker Enclosures; Current Edition, Including All Revisions.

1.2.5 UL 1449 - Standard for Surge Protective Devices; Current Edition, Including All Revisions.

1.2.6 UFC Standards - Unified Facilities Criteria

1.3 Submittals

1.3.1 See Section 01 30 00 - Administrative Requirements for submittal procedures.

1.3.2 Product Data: Provide manufacturer's standard catalog pages and data sheets for panelboards, enclosures, overcurrent protective devices, surge protective devices, components, and accessories.

1.3.3 Shop Drawings: Indicate outline and support point dimensions, voltage, main bus ampacity, overcurrent protective device arrangement and sizes, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.
- a. Include drawings of environmental protection, interior mounting dimensions, and wiring gutter dimensions.
- b. Indicate location of branch circuits and solid neutral.
- c. Include one-line diagrams with applicable voltage systems.

1.3.4 Executed warranty.

1.4 Quality Assurance

1.4.1 Comply with the following:
- a. NFPA 70.
- b. Requirements of local authorities having jurisdiction.
- c. Applicable local codes.

1.4.2 Manufacturer Qualifications:
- a. Firm engaged in manufacture of specified products of types and sizes required, and whose products have been in satisfactory use in similar service for minimum of 50 years.
- b. Certified in accordance with ISO 9001 with applicable quality assurance system regularly reviewed and audited by third-party registrar. Develop and control manufacturing, inspection, and testing procedures under guidelines of quality assurance system.
- c. Service, repair, and technical support services available 24 hours per day, 7 days per week from manufacturer or their representative.
- d. Certified in accordance with ISO 14001, with product environmental profiles (PEPs) for specified products.

1.5 Delivery, Storage, And Handling

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1.5.1 Prior to delivery to project site, verify suitable storage space is available to store materials in well-ventilated area protected from weather, moisture, soiling, extreme temperatures, humidity, and corrosive atmospheres.

1.5.2 Protect materials during delivery and storage and maintain within manufacturer's written storage requirements. At minimum, store indoors in clean, dry space with uniform temperature to prevent condensation and protect electronics from potential damage from electrical and magnetic energy.

1.5.3 Deliver materials to project site in supplier's or manufacturer's original wrappings and containers, labeled with supplier's or manufacturer's name, material or product brand name, and equipment tag number or service name as identified in Contract Documents.

1.5.4 Inspect products and report concealed damage or violation of delivery, storage, and handling requirements to Engineer.

1.6 Field Conditions

1.6.1 Maintain field conditions within manufacturer's required service conditions during and after installation.

1.7 Warranty

1.7.1 Manufacturer Warranty: Provide manufacturer warranty for defects in material and workmanship for 12 months from date of commissioning or 18 months from date of shipment, whichever comes first. Complete forms in Owner's name and register with manufacturer.

PART 2 PRODUCTS

2.1 Panelboards - General Requirements

2.1.1 Comply with NEMA PB 1; listed and labeled as complying with UL 67.

2.1.2 Short Circuit Current Rating: Where not specified, provide panelboards with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.

2.1.3 Provide panelboards marked for use as service equipment where required for application.

2.1.4 Markings and Labeling:
- a. Provide identification and warning labels/nameplates exterior to equipment resistant to weather, UV, and intended installation environment.
- b. Provide warning labels/nameplates complying with ANSI Z535.4 at access locations to advise personnel of possible hazards in accordance with listing, NFPA 70, NFPA 70E, and other applicable standards.
- c. Provide nameplates containing system information and catalog number or factory order number.
- d. Display interior wiring diagram, neutral wiring diagram, and short circuit current rating on interior or in booklet format.

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-12

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2.1.5 Surge Protective Device (SPD):
- a. Factory installed, integrated within panelboard.
- b. Listed as complying with UL 1449.
- c. Surge Current Rating:
- d. Provide surge counter, visible display, and circuit breaker disconnect.
- e. Connect to each phase bus; locate close to main incoming lugs or main circuit breaker.

2.2 Circuit Breaker Panelboards

2.2.1 Molded Case Circuit Breakers:
- a. Description: Quick-make, quick-break circuit breakers with over-center, trip-free toggle mechanism; ratings, configurations, and features/accessories as indicated on drawings.
- b. Comply with FS W-C-375; listed labeled as complying with UL 489.
- c. Interrupting Capacity: As required to provide short circuit current rating indicated.
- d. Multi-Pole Circuit Breakers: Provide common tripping for all poles.
- e. Thermal Magnetic Circuit Breakers:
  - (1) Provide permanent trip unit with thermal and magnetic trip elements in each pole.
  - (2) Thermal Elements: True RMS-sensing, factory calibrated to operate in 104 degrees F ambient temperature.

PART 3 EXECUTION

3.1 Examination

3.1.1 Examine equipment exterior and interior for damage, including but not limited to, structure, moisture, and mildew.

3.1.2 Examine for conditions detrimental to completion of work.

3.2 Installation

3.2.1 Install equipment in accordance with manufacturer's written instructions.

3.2.2 Install panelboards in accordance with NECA 1 and NEMA PB 1.1.

3.2.3 Maintain proper phasing for multi-wire branch circuits.

3.3 Protection

3.3.1 Protect installed panelboards from subsequent construction operations.

END OF SECTION

ENCLOSED SWITCHES

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Enclosed safety switches.

1.1.2 Enclosed fused power-circuit devices.

1.2 RELATED REQUIREMENTS

1.2.1 Section 26 05 26 - Grounding and Bonding for Electrical Systems.

1.2.2 Section 26 05 29 - Hangers and Supports for Electrical Systems.

1.2.3 Section 26 05 53 - Identification for Electrical Systems: Identification products and requirements.

1.2.4 Section 26 28 13 - Fuses.

1.3 REFERENCE STANDARDS

1.3.1 NECA 1 - Standard for Good Workmanship in Electrical Construction; 2023.

1.3.2 NEMA EN 10250 - Enclosures for Electrical Equipment (1000 Volts Maximum); 2024.

1.3.3 NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.3.4 UL 50 - Enclosures for Electrical Equipment, Non-Environmental Considerations; Current Edition, Including All Revisions.

1.3.5 UL 50E - Enclosures for Electrical Equipment, Environmental Considerations; Current Edition, Including All Revisions.

1.3.6 UL 98 - Enclosed and Dead-Front Switches; Current Edition, Including All Revisions.

1.3.7 UL 869A - Reference Standard for Service Equipment; Current Edition, Including All Revisions.

1.3.8 UFC Standards - Unified Facilities Criteria

1.4 SUBMITTALS

1.4.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

1.4.2 Product Data: Provide manufacturer's standard catalog pages and data sheets for enclosed switches and other installed components and accessories.

1.4.3 Shop Drawings: Indicate outline and support point dimensions, voltage and current ratings, short circuit current ratings, conduit entry locations, conductor terminal information, and installed features and accessories.

1.5 QUALITY ASSURANCE

1.5.1 Comply with requirements of NFPA 70.

1.5.2 Maintain at the project site a copy of each referenced document that prescribes execution requirements.

1.5.3 Manufacturer Qualifications: Company specializing in manufacturing the products specified in this section with minimum three years documented experience.

1.5.4 Product Listing Organization Qualifications: An organization recognized by OSHA as a Nationally Recognized Testing Laboratory (NRTL) and acceptable to authorities having jurisdiction.

1.6 DELIVERY, STORAGE, AND HANDLING

1.6.1 Store in a clean, dry space. Maintain factory wrapping or provide an additional heavy canvas or heavy plastic cover to protect units from dirt, water, construction debris, and traffic.

1.6.2 Handle carefully in accordance with manufacturer's written instructions to avoid damage to enclosed switch internal components, enclosure, and finish.

1.7 FIELD CONDITIONS

1.7.1 Maintain ambient temperature between -22 degrees F and 104 degrees F during and after installation of enclosed switches.

PART 2 PRODUCTS

2.1 ENCLOSED SAFETY SWITCHES

2.1.1 Description: Quick-make, quick-break enclosed safety switches listed and labeled as complying with UL 98; heavy duty; ratings, configurations, and features as indicated on the drawings.

2.1.2 Provide products listed, classified, and labeled as suitable for the purpose intended.

2.1.3 Unless otherwise indicated, provide products suitable for continuous operation under the following service conditions:
- a. Altitude: Less than 6,600 feet.
- b. Ambient Temperature: Between -22 degrees F and 104 degrees F.

2.1.4 Horsepower Rating: Suitable for connected load.

2.1.5 Voltage Rating: Suitable for circuit voltage.

2.1.6 Short Circuit Current Rating:
- a. Provide enclosed safety switches, when protected by the fuses or supply side overcurrent protective devices to be installed, with listed short circuit current rating not less than the available fault current at the installed location as indicated on the drawings.
- b. Minimum Ratings:
  - (1) Switches Protected by Class H Fuses: 10,000 rms symmetrical amperes.

2.1.7 Enclosed Safety Switches Used for Service Entrance: Listed and labeled as suitable for use as service equipment according to UL 869A.

2.1.8 Provide with switch blade contact position that is visible when the cover is open.

2.1.9 Fuse Clips for Fusible Switches: As required to accept fuses indicated.
- a. Where NEMA Class R fuses are installed, provide rejection feature to prevent installation of fuses other than Class R.

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-13

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2.1.10 Conductor Terminations: Suitable for use with the conductors to be installed.

2.1.11 Provide solidly bonded equipment ground bus in each enclosed safety switch, with a suitable lug for terminating each equipment grounding conductor.

2.1.12 Enclosures: Comply with NEMA EN 10250, and list and label as complying with UL 50 and UL 50E.
a. Environment Type per NEMA EN 10250: Unless otherwise indicated, as specified for the following installation locations:

2.1.13 Provide safety interlock to prevent opening the cover with the switch in the ON position with capability of overriding interlock for testing purposes.

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Verify that field measurements are as indicated.

3.1.2 Verify that the ratings of the enclosed switches are consistent with the indicated requirements.

3.1.3 Verify that mounting surfaces are ready to receive enclosed safety switches.

3.1.4 Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

3.2.1 Install products in accordance with manufacturer's instructions.

3.2.2 Perform work in accordance with NECA 1 (general workmanship).

3.2.3 Arrange equipment to provide minimum clearances in accordance with manufacturer's instructions and NFPA 70.

3.2.4 Provide required support and attachment in accordance with Section 26 05 29.

3.2.5 Install enclosed switches plumb.

3.2.6 Except where indicated to be mounted adjacent to the equipment they supply, mount enclosed switches such that the highest position of the operating handle does not exceed 79 inches above the floor or working platform.

3.2.7 Provide grounding and bonding in accordance with Section 26 05 26.

3.2.8 Provide fuses complying with Section 26 28 13 for fusible switches as indicated or as required by equipment manufacturer's recommendations.

3.2.9 Identify enclosed switches in accordance with Section 26 05 53.

3.3 ADJUSTING

3.3.1 Adjust tightness of mechanical and electrical connections to manufacturer's recommended torque settings.

3.4 CLEANING

3.4.1 Clean dirt and debris from switch enclosures and components according to manufacturer's instructions.

3.4.2 Repair scratched or marred exterior surfaces to match original factory finish.

END OF SECTION

EXTERIOR LIGHTING

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Exterior luminaires.

1.1.2 Poles and accessories.

1.2 RELATED REQUIREMENTS

1.2.1 Section 26 05 29 - Hangers and Supports for Electrical Systems.

1.3 REFERENCE STANDARDS

1.3.1 NECA 1 - Standard for Good Workmanship in Electrical Construction; 2023.

1.3.2 NECA/IESNA 501 - Standard for Installing Exterior Lighting Systems; 2000 (Reaffirmed 2006).

1.3.3 NFPA 70 - National Electrical Code; Most Recent Edition Adopted by Authority Having Jurisdiction, Including All Applicable Amendments and Supplements.

1.3.4 UL 1598 - Luminaires; Current Edition, Including All Revisions.

1.3.5 UFC Standards - Unified Facilities Criteria

1.4 SUBMITTALS

1.4.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

1.4.2 Shop Drawings:
a. Indicate dimensions and components for each luminaire that is not a standard product of the manufacturer.

1.4.3 Product Data: Provide manufacturer's standard catalog pages and data sheets including detailed information on luminaire construction, dimensions, ratings, finishes, mounting requirements, listings, service conditions, photometric performance, weight, effective projected area (EPA), and installed accessories; include model number nomenclature clearly marked with all proposed features.

1.5 QUALITY ASSURANCE

1.5.1 Comply with requirements of NFPA 70.

1.6 DELIVERY, STORAGE, AND HANDLING

1.6.1 Receive, handle, and store products according to NECA/IESNA 501 and manufacturer's written instructions.

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1.6.2 Keep products in original manufacturer's packaging and protect from damage until ready for installation.

PART 2 PRODUCTS

2.1 LUMINAIRE TYPES

2.1.1 Furnish products as indicated in luminaire schedule included on the drawings.

2.2 LUMINAIRES

2.2.1 Manufacturers:
a. See plans..

2.2.2 Provide products that comply with requirements of NFPA 70.

2.2.3 Provide products that are listed and labeled as complying with UL 1598, where applicable.

2.2.4 Provide products listed, classified, and labeled as suitable for the purpose intended.

2.2.5 Unless otherwise indicated, provide complete luminaires including lamp(s) and all sockets, ballasts, reflectors, lenses, housings and other components required to position, energize and protect the lamp and distribute the light.

2.2.6 Unless specifically indicated to be excluded, provide all required conduit, boxes, wiring, connectors, hardware, poles, foundations, supports, trims, accessories, etc. as necessary for a complete operating system.

2.2.7 Provide products suitable to withstand normal handling, installation, and service without any damage, distortion, corrosion, fading, discoloring, etc.

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Verify that field measurements are as indicated.

3.1.2 Verify that outlet boxes are installed in proper locations and at proper mounting heights and are properly sized to accommodate conductors in accordance with NFPA 70.

3.1.3 Verify that suitable support frames are installed where required.

3.1.4 Verify that branch circuit wiring installation is completed, tested, and ready for connection to luminaires.

3.1.5 Verify that conditions are satisfactory for installation prior to starting work.

3.2 INSTALLATION

3.2.1 Install products in accordance with manufacturer's instructions.

3.2.2 Install luminaires in accordance with NECA/IESNA 501.

3.2.3 Provide required support and attachment in accordance with Section 26 05 29.

3.2.4 Install luminaires plumb and square and aligned with building lines and with adjacent luminaires.

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-14

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3.2.5 Install accessories furnished with each luminaire.

3.2.6 Bond products and metal accessories to branch circuit equipment grounding conductor.

3.2.7 Install lamps in each luminaire.

3.3 ADJUSTING

3.3.1 Aim and position adjustable luminaires to achieve desired illumination as indicated or as directed by Engineer. Secure locking fittings in place.

3.4 CLEANING

3.4.1 Clean surfaces according to NECA/IESNA 501 and manufacturer's instructions to remove dirt, fingerprints, paint, or other foreign material and restore finishes to match original factory finish.

3.5 PROTECTION

3.5.1 Protect installed luminaires from subsequent construction operations.

END OF SECTION

DIVISION 31 - EARTHWORK

SOILS FOR EARTHWORK

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Subsoil Materials

1.1.2 Topsoil Materials

1.2 REFERENCE STANDARDS

1.2.1 AASHTO T180 - Standard Specification for Moisture-Density Relations of Soils using a 4.54-kg (10 lb) Rammer and a 457-mm (18 inch) Drop.

1.2.2 ASTM D698 - Standard test Method for Laboratory Compaction Characteristics of Soil using Standard Effort (12,400 ft-lb/ft3 (600 kN-m/m3)).

1.2.3 ASTM D1557 - Standard test method for Laboratory Compaction Characteristics of Soil using Modified Effort (6,000 ft-lbf/fts (2700 kN-m/m3)).

1.2.4 ASTM D2487 - Standard Classification of Soils for Engineering Purposes (Unified Soil Classification System).

1.2.5 UFC Standards - Unified Facilities Criteria

1.3 SUBMITTALS

1.3.1 See Section 01 3000 - Administrative Requirements, for submittal procedures.

1.3.2 Materials Source: Submit name and location of imported materials source.

a. Furnish gradation and test reports on each type of material to be used.

b. If no test reports available, furnish 10 lb. sample of each product for testing and verification prior to use on site.

1.3.3 Furnish each material from a single source throughout the Work.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 If required to stockpile material, store on site and provide protection to material and to adjacent areas. Provide erosion controls if necessary.

PART 2 PRODUCTS

2.1 SUBSOIL MATERIALS

2.1.1 Subsoil Type (S1) General Fill:

a. Excavated and re-used material or local borrow.
b. Graded.
c. Free of lumps larger than 2 inches, rocks larger than 2 inches, and debris.
d. Conforming to ASTM D2487 Group Symbol GW, GP, GP-GM, SW, SP, and SP-SM.
e. Use of clay soils with written permission of Soils Engineer prior to use./

2.1.2 Subsoil Type (S2) Structural Fill:

a. Excavated and re-used material or local borrow.
b. Graded.
c. Free of lumps larger than 2 inches, rocks larger than 2 inches, and debris.
d. Conforming to ASTM D2487 Group Symbol GW, GP, SW, and SP.
e. material with less than 15% passing the number 200 sieve.

2.2 TOPSOIL MATERIALS:

2.2.1 Topsoil Type (S3) On-site Topsoil:

a. Excavated and re-used material.
b. Graded.
c. Free of roots, rocks larger than 1/2 inch, subsoil, debris, large weeds, and foreign matter.
d. Conforming to ASTM D2847 Group Symbol OH

2.2.2 Topsoil Type (S4) Imported Topsoil:

a. Imported borrow.
b. Friable loam.
c. Reasonably free of roots, rocks larger than 1/2 inch, subsoil, debris, large weeds and foreign matter.
d. Containing minimum 8 percent and maximum of 25 percent inorganic matter.
e. Conforming to ASTM D2487 Group Symbol OH.

2.3 SOURCE QUALITY CONTROL:

2.3.1 Furnish materials of each type from the same source throughout the Project.

PART 3 EXECUTION

3.1 EXAMINATION

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3.1.1 Verification of Conditions: Verify that existing conditions and material are correct prior to start of work.

3.2 EXCAVATION

3.2.1 Excavate subsoil and topsoil from areas designated or approved. Strip topsoil to full depth in designated areas.

3.2.2 Stockpile excavated materials meeting requirements for subsoil and topsoil materials as specified.

3.2.3 Remove excess materials not needed for re-use from site.

3.2.4 Remove excavated materials not meeting requirements for subsoil or topsoil from site.

3.3 STOCKPILING

3.3.1 Stockpile materials on site at locations designated by Soils Engineer or approved by Owner.

3.3.2 Stockpile in sufficient quantities to meet Project schedule and requirements.

3.3.3 Separate differing materials with dividers or stockpile apart to prevent mixing.

3.3.4 Stockpile topsoil to 15 feet maximum height.

3.3.5 Prevent intermixing of soil types or contamination.

3.3.6 Direct surface water away from stockpile site to prevent erosion or deterioration of materials.

3.3.7 Provide any required erosion controls to protect materials and/or site conditions.

3.4 STOCKPILE CLEANUP

3.4.1 Remove stockpile, leave area in clean and neat condition. Grade site surface to prevent free standing surface water.

3.4.2 Restore area as required by contract documents.

END OF SECTION

AGGREGATES FOR EARTHWORK

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Coarse Aggregate Materials.

1.1.2 Fine Aggregate Materials

1.2 REFERENCE STANDARDS

1.2.1 AASHTO M147 - Standard Specification for Material for Aggregates and Soil-Aggregate Subbase, Base and Surface Courses.

1.2.2 AASHTO T180 - Standard Specification for Moisture-Density Relations of Soils Using a 4.5-KG (10 lb) Rammer and a 457 mm (18 inch) drop.

1.2.3 ASTM C136 - A Standard Test Method for Sieve Analysis of Fine and Coarse Aggregates.

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PROJECT TITLE:

DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER: 65123

SHEET NUMBER: GN-15

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1.2.4 ASTM D698 - Standard Test Method for Laboratory Compaction Characteristics of Soil Using Standard Effort (112,400 FT-LBF/FT3 (600 KN-M/M3)).

1.2.5 ASTM 1557 - Standard Test Method for Laboratory Compaction Characteristics of Soil Using Modified Effort (6000 FT-LB/FT3 (2700 KN-M/M3)).

1.2.6 ASTM D2487 - Standard Classification of Soils for Engineering Purposes (Unified Classification System)

1.2.7 ASTM D4318 - Standard Test Method for Liquid Limit, Plastic Limit, and Plasticity Index of Soils.

1.2.8 UFC Standards - Unified Facilities Criteria

1.3 SUBMITTALS

1.3.1 See Section 01 3000 - Administrative Requirements, for submittal procedures.

1.3.2 Materials Source: Submit name and location of all materials to be used on this Project.

1.3.3 Provide material testing data sheets for all materials. If no data sheets available, submit a 10 lb. sample of each material product for testing purposes. Do not use material until accepted by Solid Engineer.

1.3.4 All material used on Project to be from one source for duration of Project Work.

PART 2 PRODUCTS

2.1 COARSE AGGREGATE MATERIALS

2.1.1 Coarse Aggregate Type (A1) 3/4 inch Dense Graded Base Aggregate; Conforming to the following limits:

Sieve Size:	Percent Passing:
3 inches	100 percent
1 inch	100 percent
3/4 inch	95 to 100 percent
3/8 inch	50 to 90 percent
No. 4	35 to 70 percent
No. 10	15 to 55 percent
No. 40	10 to 35 percent
No. 200	5 to 15 percent

2.1.2 Coarse Aggregate Type (A2) 1-1/4 inch Dense Graded base Aggregate; Conforms to the following:

Sieve Size:	Percent Passing:
1-1/4 inch	95 to 100 percent
1 inch	———
3/4 inch	70 to 93 percent
3/8 inch	45 to 80 percent
No. 4	30 to 63 percent
No. 10	20 to 48 percent
No. 40	8 to 28 percent
No. 200	2 to 12 percent

2.1.3 Coarse Aggregate Type (A3) 3 inch Dense Graded base Aggregate; Conforming to the following:

Sieve Size:	Percent Passing:
3 inches	90 to 100 percent
1-1/2 inch	60 to 85 percent
1-1/4 inch	———
1 inch	———
3/4 inch	40 to 65 percent
3/8 inch	———
No. 4	15 to 40 percent
No. 10	10 to 30 percent
No. 40	5 to 20 percent
No. 200	2 to 12 percent

2.1.4 Coarse Aggregate Type (A4) 3/4 inch Clear Crushed Stone: Crushed clear stone or gravel within the following limits:

Sieve Size:	Percent Passing:
2 inches	100 percent
1 inch	90 to 100 percent
3/4 inch	———
5/8 inch	———
3/8 inch	20 to 55 percent
No. 4	0 to 10 percent
No. 8	0 to 5 percent

2.2 SOURCE QUALITY CONTROL

2.2.1 Coarse Aggregate Materials - Testing and Analysis: perform in accordance with ASTM D698, ASTM D1557, AASHTO T180, ASTM D4318, and ASTM C136

2.2.2 When test indicate materials do not meet specified requirements, change material and retest.

PART 3 EXECUTION

3.1 EXCAVATION

3.1.1 Excavate aggregate materials from on-site locations indicated or designated by soils engineer as specified in Section 31 2300.

3.1.2 Stockpile excavated material meeting requirements for coarse aggregate materials and fine aggregate materials.

3.1.3 Remove excess excavated materials not intended for re-use from site.

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3.1.4 Remove excavated materials not meeting requirements for coarse or fine aggregates from site.

3.2 STOCKPILING

3.2.1 Stockpile materials on site at locations indicated or designated by soils engineer and/or Owner.

3.2.2 Stockpile in sufficient quantities to meet project schedule and requirements.

3.2.3 Separate different aggregate materials with dividers or stockpile individually to prevent mixing.

3.2.4 Direct surface water away from stockpiles to prevent erosion or deterioration of materials.

3.2.5 Stockpile unsuitable hazardous materials on impervious material and cover to prevent erosion and leaching until property removed and disposed of..

3.2.6 Provide erosion controls as necessary to protect materials and site conditions.

3.3 STOCKPILE CLEANUP

3.3.1 Remove stockpile, leave area in clean and neat condition. Grade surface to prevent free standing water surface.

END OF SECTION

GRADING

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Removal of topsoil.

1.1.2 Rough grading the site for site structures.

1.1.3 Finish grading .

1.2 SUBMITTALS

1.2.1 Project Record Documents: Accurately record actual locations of utilities remaining by horizontal dimensions, elevations or inverts, and slope gradients.

1.3 QUALITY ASSURANCE

1.3.1 Perform Work in accordance with State of Delaware standards.

PART 2 PRODUCTS

2.1 MATERIALS

2.1.1 Topsoil: See Section 31 2300 - Excavation and Fill

PART 3 EXECUTION

3.1.1 Verify that survey bench mark and intended elevations for the Work are as indicated.

3.1.2 Verify the absence of standing or ponding water.

3.2 PREPARATION

3.2.1 Identify required lines, levels, contours, and datum.

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DEARING

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ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER: 65123

SHEET NUMBER: GN-16

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3.2.2 Stake and flag locations of known utilities.

3.2.3 Locate, identify, and protect from damage above- and below-grade utilities to remain.

3.2.4 Notify utility company to remove and relocate utilities.

3.2.5 Provide temporary means and methods to remove all standing or ponding water from areas prior to grading.

3.2.6 Protect site features to remain, including but not limited to bench marks, survey control points, existing structures, fences, sidewalks, paving, and curbs, from damage by grading equipment and vehicular traffic.

3.2.7 Protect trees to remain by providing substantial fencing around entire tree at the outer tips of its branches; no grading is to be performed inside this line.

3.2.8 Protect plants, lawns, rock outcroppings, and other features to remain as a portion of final landscaping.

3.3 ROUGH GRADING

3.3.1 Do not remove topsoil when wet.

3.3.2 Do not remove wet subsoil , unless it is subsequently processed to obtain optimum moisture content.

3.3.3 When excavating through roots, perform work by hand and cut roots with sharp axe.

3.3.4 See Section 31 2300 for filling procedures.

3.3.5 Benching Slopes: Horizontally bench existing slopes greater than 1:4 to key fill material to slope for firm bearing.

3.3.6 Stability: Replace damaged or displaced subsoil to same requirements as for specified fill.

3.3.7 Remove and replace soils deemed unsuitable by classification and which are excessively moist due to lack surface water control.

3.4 SOIL REMOVAL

3.4.1 Stockpile topsoil to be re-used on site; remove remainder from site.

3.4.2 Stockpiles: Use areas designated on site; pile depth not to exceed 8 feet; protect from erosion.

3.5 FINISH GRADING

3.5.1 Before Finish Grading:
a. Verify subgrade has been contoured and compacted.

3.5.2 Remove debris, roots, branches, stones, in excess of 1/2 inch in size. Remove soil contaminated with petroleum products.

3.5.3 Where topsoil is to be placed, scarify surface to depth of 6 inches.

3.5.4 In areas where vehicles or equipment have compacted soil, scarify surface to depth of 3 inches.

3.5.5 Place topsoil in areas where seeding are indicated.

3.5.6 Place topsoil where required to level finish grade.

3.5.7 Place topsoil to nominal depth of 6 inches.

3.5.8 Place topsoil during dry weather.

3.5.9 Remove roots, weeds, rocks, and foreign material while spreading.

3.5.10 Near plants spread topsoil manually to prevent damage.

3.5.11 Fine grade topsoil to eliminate uneven areas and low spots. Maintain profiles and contour of subgrade.

3.5.12 Lightly compact placed topsoil.

3.5.13 Maintain stability of topsoil during inclement weather. Replace topsoil in areas where surface water has eroded thickness below specifications.

3.6 TOLERANCES

3.6.1 Top Surface of Subgrade: Plus or minus 0.10 foot (1-3/16 inches) from required elevation.

3.6.2 Top Surface of Finish Grade: Plus or minus 0.04 foot (1/2 inch).

3.7 REPAIR AND RESTORATION

3.7.1 Existing Facilities, Utilities, and Site Features to Remain: If damaged due to this work, repair or replace to original condition.

3.7.2 Trees to Remain: If damaged due to this work, trim broken branches and repair bark wounds; if root damage has occurred, obtain instructions from Engineer as to remedy.

3.7.3 Other Existing Vegetation to Remain: If damaged due to this work, replace with vegetation of equivalent species and size.

3.8 FIELD QUALITY CONTROL

3.8.1 See Section 31 2300 for compaction density testing.

3.9 CLEANING

3.9.1 Remove unused stockpiled topsoil and subsoil. Grade stockpile area to prevent standing water.

3.9.2 Leave site clean and raked, ready to receive landscaping.

END OF SECTION

FINISH GRADING

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Final grade topsoil for finish landscaping

PART 2 PRODUCTS

2.1 MATERIAL

2.1.1 Topsoil: As specified in Section 31 0513.

PART 3 EXECUTION

3.1 EXAMINATION

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3.1.1 Verify substrate base has been contoured and compacted.

3.2 SUBSTRATE PREPARATION

3.2.1 Eliminate uneven areas and low spots.

3.2.2 Remove debris, roots, branches, stones, in excess of 13 mm (1/2 inch) in size. Remove subsoil contaminated with petroleum products.

3.2.3 Scarify surface to depth of 75 mm (3 inches) where topsoil is scheduled. Scarify in areas where equipment used for hauling and spreading topsoil has compacted subsoil.

3.3 PLACING TOPSOIL

3.3.1 Place topsoil in areas where seeding sodding planting is required to thickness as scheduled. Place topsoil during dry weather.

3.3.2 Fine grade topsoil to eliminate rough or low areas. Maintain profiles and contour of subgrade.

3.3.3 Remove roots, weeds, rocks, and foreign material while spreading.

3.3.4 Manually spread topsoil close to plant life, building to prevent damage.

3.3.5 Lightly compact placed topsoil.

3.3.6 Remove surplus subsoil and topsoil from site.

3.3.7 Leave stockpile area and site clean and raked, ready to receive landscaping.

3.4 TOLERANCES

3.4.1 Top of Topsoil: Plus or minus 13 mm (1/2 inch).

3.5 PROTECTION OF FINISHED WORK

3.5.1 Protect landscaping and other features remaining as final work.

3.5.2 Protect existing structures fences sidewalks utilities paving curbs.

END OF SECTION

EXCAVATION AND FILL

PART 1 - GENERAL

1.1 SECTION INCLUDES

1.1.1 This section includes excavation and earthwork for building structure work.

1.2 DESCRIPTION OF WORK

1.2.1 Work includes clearing and grubbing, stockpiling topsoil, excavating, loading, hauling, depositing, compacting for the building structure.

1.3 DEFINITIONS

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PROJECT TITLE: DEARING

PROJECT INFORMATION: ARMORY ROAD DAGSBORO, DE 19939 SUSSEX COUNTY

SHEET TITLE: GENERAL NOTES

PROJECT NUMBER: 65123

SHEET NUMBER: GN-17

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1.3.1 Reference to percent maximum density shall mean a soil density not less than the stated percentage of maximum density for soil as determined by ASTM D698, Moisture Density Relations of Soils, using 5.5-lb. rammer and 12 inch drop. (Standard Proctor Method).

1.4 TESTING

1.4.1 Contractor shall employ and pay for services of an independent testing laboratory for tests required to show compliance with specifications.

1.4.2 Contractor to provide equipment and materials as required for de-watering site areas for excavation operations.

1.4.3 Contractor to plan work and provide temporary means for routing storm water drainage as necessary during construction.

PART 2 - PRODUCTS

2.1 MATERIALS

2.1.1 Earth: All materials not classified as rock or rubble including loam, silt, gumbo, peat, clay, soft shale, sand, gravel, and fragmentary rock or boulders which can be handled by normal earth moving equipment.

2.1.2 Rock: Boulders so large that they cannot be handled by normal earth moving equipment or solid deposits so firmly cemented together that they cannot be removed without continuous use of pneumatic tools or blasting.

2.1.3 Rubble: Buried concrete foundations, beams, walls, and other materials which cannot be removed without continuous use of pneumatic tools or blasting.

2.1.4 Topsoil: Organic well draining soil free from clay lumps, rocks, stones, concrete, toxic minerals, roots over 1/4" in diameter or other material which will not provide good turf growth. Secure from stripping operations as required or provide as necessary for finish grading.

2.1.5 Contractor shall notify the Owner if unsuitable soils are encountered during construction. Acceptable materials for construction shall include:

a. Fill used for site construction shall be free of organic matter and debris. The soils shall have a liquid limit less than 45 and a plasticity index less than 20 to 25.
b. All backfill and subgrade for pavements shall be compacted to 95% of standard proctor and shall be within a range of 0% to 4% of the materials optimum moisture content.

PART 3 - EXECUTION

3.1 PROTECTION OF EXISTING UTILITIES:

3.1.1 The Contractor shall protect existing gas, electric, water, fiber optic, subdrain lines, storm and sanitary service lines encountered during construction. Any damage shall be repaired by the Contractor to the Owner's specifications at the Contractor's expense.

3.2 EXCAVATION

3.2.1 Excavate, load, transport and place excavated materials as necessary to conform to lines, grades and slopes as shown on plans.

3.2.2 Roll and compact cut areas to density not less than specified for fill area.

3.2.3 If soft or yielding materials are encountered near finished grade in cut areas, remove unstable materials at a depth specified by Owner and replace with suitable materials and compact.

3.2.4 Excavate in manner to avoid construction of lenses, pockets, streaks or layers of material differing from surrounding materials in fill areas.

3.2.5 Cooperate with Owner in selection of locations for placement of excavated materials which differ appreciably from surrounding materials.

3.2.6 Maintain excavation in free draining condition; provide drainage for any water or springs which may be encountered.

3.2.7 Provide temporary drainage facilities to prevent damage when necessary to interrupt natural drainage or flow of storm sewers, culverts or subdrains.

3.2.8 Maximum height of vertical cut shall be three (3) feet.

3.3 FILL

3.3.1 Prepare areas for fill by discing, plowing and scarifying to depth of 4 to 6 inches following topsoil removal.

3.3.2 If soft or yielding materials at existing grade are encountered, remove unstable materials and replace with suitable materials and compact prior to fill operations.

3.3.3 When fill meets natural grade of slope, cut bench in existing slope to connect existing grade with new fill.

3.3.4 Step or bench all existing slopes greater than 5 horizontal to 1 vertical to connect existing grade with new fill.

3.3.5 Place no roots, brush, grass or other organic material in fill under buildings, pavement, and pond areas. Place no material on fill when material or foundation is frozen.

3.3.6 Select material for each portion of fill with approval of the Engineer; select materials to avoid sharp change in texture.

3.3.7 Use fill material free of lenses, pockets, streaks or layers of materials differing from surrounding materials.

3.3.8 Construct fill in horizontal layers not more than 9 inches in loose thickness.

3.3.9 Deposit each layer over full width of fill as separate and distinct operation.

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3.3.10 After layer is deposited, smooth to uniform depth by means of suitable motor patrol or bulldozer.

3.3.11 Maintain fill in free draining condition, provide drainage for any water or springs which may be encountered, except in the pond areas.

3.3.12 If soft or yielding materials are encountered within fill areas due to trapped water, remove unstable materials and replace with suitable materials and compact.

3.4 COMPACTION

3.4.1 Contractor is responsible for all required compaction tests. Contractor will engage a qualified independent geotechnical engineering testing agency to perform field quality control testing.

a. Allow testing agency to inspect and test subgrades and fill layer. Proceed with subsequent earthwork only after test results for previously completed work comply with requirements.
b. Perform soil density and moisture tests on earthwork at locations selected by Owner to show compliance of compaction with specifications. Provide one test every 1,000 square yards of subgrade preparation, 1,800 square yards of fill placement, or as may be required by geotechnical engineer. Intent is to provide sufficient test to adequately control and represent the compaction procedures.
c. If compaction fails density and moisture tests, rework fill by mechanical means until specified density and moisture is obtained; Contractor shall pay all costs for testing and retesting.

3.4.2 Compact all materials placed in fill.

3.4.3 Compact selected materials in horizontal layers with tamping or sheepsfoot roller; use roller designed to provide at least 200 psi distributed on one row of knobs; tamping feet must project not less than 6½ inches from face of drum.

3.4.4 Compact layer by rolling with tamping type roller until full weight of roller is supported by tamping feet.

3.4.5 Roller will be considered to be supported entirely on its tamping feet when feet do not penetrate more than 3 inches into material being compacted.

3.4.6 If soil is wet so that it will not sufficiently compact by one passage of roller per inch of loose thickness, provide one discing per 2 inches of loose thickness.

a. Cut and stir full depth of layer.
b. Allow interval of not longer than 2 hours between successive discings, or as directed by Geotechnical Engineer.
c. After discing is completed, compact layer by specified rolling.

3.4.7 If soil is dry so that it will not satisfactorily compact by rolling, moisten material before compaction; manipulate

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

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SHEET NUMBER: GN-18

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material to secure proper distribution of moisture before compaction.

3.4.8 Compact fill slopes progressively until slopes are stable.

3.4.9 Place fill material in maximum of 8 inch lifts.

3.4.10 Whenever operations are suspended during period, when rain is likely to occur, smooth and compact surface to shed water readily.

3.4.11 Compact all fill material in non-paved areas to not less than 85% maximum density as determined by ASTM D698 (Standard Proctor Method) with moisture content within 0% to plus 4% points optimum moisture.

3.4.12 Compact all fill material in the upper 12 inches below paved areas, proposed building area, proposed future building area, and below footing elevations to not less than 95% maximum density as determined by ASTM D 698 (Standard Proctor Method) with moisture content within 0% to plus 4% points of optimum.

3.5 SUBGRADE PREPARATION

3.5.1 Shape and consolidate subgrade for placement of pavements.

3.5.2 Prepare subgrade as separate and distinct construction operation just prior to pavement placement.

3.5.3 Provide a uniform composition below top of subgrade of at least 12 inch depth under new paving plus 2 feet outside pavement limits.

3.5.4 Compact upper 12 inches with moisture and density control (95% MD). Moisture content to be 0% to 4% points of optimum.

3.5.5 Excavate top 6 inches of subgrade, scarify, pulverize, mix and recompact with moisture and density control. Pulverize, mix and replace top 6 inches of subgrade and compact with moisture and density control (95% MD).

3.5.6 Other methods for construction of subgrade preparation may be considered for use if uniform composition of finished subgrade is obtained and moisture and density tests taken at top of final subgrade and at 6 inches below top of final subgrade meet specified requirements as approved by Owner.

3.5.7 Remove stones over 3 inches in size from subgrade and stockpile as directed by Owner.

3.5.8 If ruts or other objectionable irregularities form in subgrade during construction, reshape and reroll subgrade before placing pavement; fill ruts or other depressions with material similar to other subgrade material and compact. No extra payment will be made for subsequent subgrade re-compaction.

3.5.9 Construct to elevation and cross section such that, after rolling, surface will be above required subgrade elevation.

3.5.10 Proof roll subgrade with loaded tandem axle truck to determine uniformity and stability of subgrade.

3.5.11 If soft or yielding areas are located, remove unstable materials and replace with suitable materials and compact as specified.

3.5.12 Complete final subgrade within drive areas by excavation to grade by use of steel-shod template supported on side forms or support rollers or by use of automatically controlled subgrade excavating machine.

3.5.13 Check subgrade elevation and grade within drives and parking areas by method approved by Owner prior to paving.

3.5.14 Maintain subgrade prior to and during paving operations; repair any damaged or disturbed areas prior to paving. No additional payment will be allowed for the re-compaction of subgrade area if work is not protected.

3.6 FINISH GRADING

3.6.1 Finish excavating and fill areas to conform to lines, grades and slopes as shown on plans or as directed by Owner.

3.6.2 Maximum allowable variation in finished earth grade from design grade outside of paved areas is 0.2 feet. Grade and slope all earth surfaces to drain.

3.6.3 Smooth and finish all earth surfaces disturbed by construction operations.

3.6.4 Provide continuous use of blade grader, dozer or similar equipment of adequate size and power to handle materials encountered during finishing of excavation and fill.

3.6.5 Respread stockpiled topsoil as required for finish grading to a minimum 6 inch depth.

3.6.6 Disc earth surfaces to depth of 3 inches and place topsoil 6 inches deep on finished earth surfaces; smooth and grade ready for turf bed preparation.

3.6.7 Schedule and coordinate topsoil respreading with seeding, sodding, and planting operations.

END OF SECTION

EROSION & SEDIMENT CONTROL

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Erosion control measures and slope protection as required to minimize soil erosion by wind and washing during construction.

1.2 REFERENCES

1.2.1 U.S. Dept. of Natural Resources and Conservation (formerly USDA SCS).

1.2.2 UFC Standards - Unified Facilities Criteria

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1.3 PERFORMANCE REQUIREMENTS

1.3.1 Develop construction plan and procedures which:
- a. Reduce erosion potential.
- b. Contain erosion within project limits.
- c. Provide for immediate response when necessary.

1.4 SUBMITTALS

1.4.1 A detailed plan defining, in writing, how erosion will be controlled at all times beginning with initial move on project site and ending 1-year after planted seed and/or vegetation have been planted and are growing.

1.4.2 Address procedures that will be followed after Contractor leaves site and erosion develops.

1.5 ENVIRONMENTAL REQUIREMENTS

1.5.1 Use environmentally safe erosion control measures as approved by the local jurisdiction.

PART 2 PRODUCTS

2.1 MANUFACTURERS

2.1.1 AMOCO or approved equal.

2.2 MATERIALS

2.2.1 AMOCO 2127 Silt Fence or approved equal.

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Check over entire project site and note all potentially sensitive areas before any work begins.

3.1.2 After work begins, check protected areas daily.

3.1.3 After each rainfall check over all disturbed areas within the site and make appropriate adjustments and corrections.
- a. After construction has been completed and until vegetation takes root inspect site on a regular basis, especially in the spring and after rainfall.

3.2 INSTALLATION

3.2.1 Install erosion control fencing in all erodible areas according to manufacturers' instructions.

3.3 FIELD QUALITY CONTROL

3.3.1 Instruct all workers on the importance of erosion control and proper procedures to follow when erosion problems are encountered.

3.4 CLEANOUT AND PROJECT CLOSEOUT

3.4.1 Remove all erosion control barriers from site when vegetation has rooted.

3.4.2 Properly dispose of all material used for erosion control when removed.

END OF SECTION

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ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-19

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DIVISION 32 - EXTERIOR IMPROVEMENTS

AGGREGATE BASE COURSES

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Aggregate base course.

1.2 REFERENCE STANDARDS

1.2.1 ASTM D2487 - Standard Practice for Classification of Soils for Engineering Purposes (Unified Soil Classification System); 2017 (Reapproved 2025).

1.2.2 UFC Standards - Unified Facilities Criteria

1.3 SUBMITTALS

1.3.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

1.3.2 Aggregate Composition Test Reports: Results of laboratory tests on proposed and actual materials used.

1.4 DELIVERY, STORAGE, AND HANDLING

1.4.1 When necessary, store materials on site in advance of need.

1.4.2 When aggregate materials need to be stored on site, locate where directed by Owner.

PART 2 PRODUCTS

2.1 MATERIALS

2.1.1 Coarse Aggregate : Coarse aggregate types listed in Section 31 0516, conforming to local and state standards and codes.

2.2 SOURCE QUALITY CONTROL

2.2.1 Where aggregate materials are specified using ASTM D2487 classification, test and analyze samples for compliance before delivery to site.

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Verify that survey bench marks and intended elevations for the work are as indicated.

3.1.2 Verify substrate has been inspected, gradients and elevations are correct, and is dry.

3.2 PREPARATION

3.2.1 Correct irregularities in substrate gradient and elevation by scarifying, reshaping, and re-compacting.

3.2.2 Do not place aggregate on soft, muddy, or frozen surfaces.

3.3 INSTALLATION

3.3.1 Place aggregate in maximum 4 inch layers and roller compact to specified density.

3.3.2 Level and contour surfaces to elevations and gradients indicated.

3.3.3 Add small quantities of fine aggregate to coarse aggregate as appropriate to assist compaction.

3.3.4 Add water to assist compaction. If excess water is apparent, remove aggregate and aerate to reduce moisture content.

3.3.5 Use mechanical tamping equipment in areas inaccessible to compaction equipment.

3.4 TOLERANCES

3.4.1 Flatness: Maximum variation of 1/4 inch measured with 10 foot straight edge.

3.4.2 Scheduled Compacted Thickness: Within 1/4 inch.

3.4.3 Variation From Design Elevation: Within 1/2 inch.

3.5 FIELD QUALITY CONTROL

3.5.1 See Section 01 40 00 - Quality Requirements, for general requirements for field inspection and testing.

3.6 CLEANING

3.6.1 Remove unused stockpiled materials, leave area in a clean and neat condition. Grade stockpile area to prevent standing surface water.

3.6.2 Leave borrow areas in a clean and neat condition. Grade to prevent standing surface water.

END OF SECTION

CHAIN LINK FENCES AND GATES

PART 1 GENERAL

1.1 SECTION INCLUDES

1.1.1 Posts, rails, and frames.

1.1.2 Wire fabric.

1.1.3 Barbed wire.

1.1.4 Concrete.

1.1.5 Manual gates with related hardware.

1.1.6 Accessories.

1.2 REFERENCE STANDARDS

1.2.1 ASTM A121 - Standard Specification for Metallic-Coated Carbon Steel Barbed Wire; 2022.

1.2.2 ASTM A123/A123M - Standard Specification for Zinc (Hot-Dip Galvanized) Coatings on Iron and Steel Products; 2024.

1.2.3 ASTM A392 - Standard Specification for Zinc-Coated Steel Chain-Link Fence Fabric; 2011a (Reapproved 2022).

1.2.4 ASTM C94/C94M - Standard Specification for Ready-Mixed Concrete; 2026a.

1.2.5 ASTM F567 - Standard Practice for Installation of Chain-Link Fence; 2023.

1.2.6 CLFMI CLF-PM0610 - Product Manual; 2017.

1.2.7 CLFMI CLF-SFR0111 - Security Fencing Recommendations; 2014.

1.2.8 FS RR-F-191/1D - Fencing, Wire and Post Metal (Chain-Link Fence Fabric); 1990.

1.2.9 UFC Standards - Unified Facilities Criteria

1.3 SUBMITTALS

1.3.1 See Section 01 30 00 - Administrative Requirements, for submittal procedures.

1.3.2 Product Data: Provide data on fabric, posts, accessories, fittings and hardware.

1.3.3 Shop Drawings: Indicate plan layout, spacing of components, post foundation dimensions, hardware anchorage, and schedule of components. See CLFMI CLF-SFR0111 for planning and design recommendations.

1.3.4 Manufacturer's Installation Instructions: Indicate installation requirements, post foundation anchor bolt templates, and _____.

1.3.5 Manufacturer's Qualification Statement.

1.3.6 Fence Installer Qualification Statement.

1.3.7 Project Record Documents: Accurately record actual locations of property perimeter posts relative to property lines and easements.

1.4 QUALITY ASSURANCE

1.4.1 Manufacturer Qualifications: Company specializing in manufacturing products specified in this section, with not less than three years of documented experience.

1.4.2 Fence Installer: Company with demonstrated successful experience installing similar projects and products, with not less than five years of documented experience.

1.5 WARRANTY

1.5.1 See Section 01 78 00 - Closeout Submittals, for additional warranty requirements.

1.5.2 Correct defective Work within a five year period after Date of Substantial Completion.

1.5.3 Provide five year manufacturer warranty for fence, poles and all accessories.

PART 2 PRODUCTS

2.1 COMPONENTS

2.1.1 Line Posts: 1.9 inch diameter.

2.1.2 Corner and Terminal Posts: 2.38 inch diameter.

2.1.3 Fabric: 2 inch diamond mesh interwoven wire, 6 gauge, 0.1920 inch thick, top selvage knuckle end closed, bottom selvage twisted tight.

CUI

MasTec Network Solutions

RAMAKER

(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
A	9/9/26	PRELIMINARY CDs ISSUED

ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:

DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:

GENERAL NOTES

PROJECT NUMBER: 65123

SHEET NUMBER: GN-20

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CUI

2.1.4 Tension Wire: 6 gauge, 0.1920 inch thick steel, single strand.

2.1.5 Tie Wire: Aluminum alloy steel wire.

2.2 MATERIALS

2.2.1 Posts, Rails, and Frames:
- a. Line Posts: Type I round in accordance with FS RR-F-191/1D.
- b. Terminal, Corner, Rail, Brace, and Gate Posts: Type I round in accordance with FS RR-F-191/1D.

2.2.2 Wire Fabric:
- a. ASTM A392 zinc coated steel chain link fabric.
- b. Comply with CLFMI CLF-PM0610.

2.2.3 Barbed Wire:
- a. Zinc-coated steel, complying with ASTM A121 Type Z Coating Class 1; 2 strands of 0.099 inch diameter wire, with 4-pointed barbs at 4 inches on center.

2.2.4 Concrete:
- a. Ready-mixed, complying with ASTM C94/C94M; normal Portland cement; 2,500 psi strength at 28 days, 3 inch slump; ____ inch nominal size aggregate.

2.3 Manual Gates and Related Hardware

2.3.1 Hardware for Single Swinging Gates: 180 degree hinges, 2 for gates up to 60 inches high, 3 for taller gates; fork latch with gravity drop and padlock hasp; keeper to hold gate in fully open position.

2.3.2 Hardware for Double Swinging Gates: 180 degree hinges, 2 for gates up to 60 inches high, 3 for taller gates; drop bolt on inactive leaf engaging socket stop set in concrete, active leaf latched to inactive leaf preventing raising of drop bolt, padlock hasp; keepers to hold gate in fully open position.

2.3.3 Hinges: Finished to match fence components.
- a. Brackets: Round.
- b. Mounting: Center.
- c. Closing: Manual.

2.3.4 Latches: Finished to match fence components.
- a. Brackets: Round.
- b. Locking: Mechanical.

2.4 ACCESSORIES

2.4.1 Caps: Cast steel galvanized; sized to post diameter, set screw retainer.

2.4.2 Fittings: Sleeves, bands, clips, rail ends, tension bars, fasteners and fittings; steel.

2.4.3 Extension Arms: Cast steel galvanized, to accommodate 3 strands of barbed wire, single arm, sloped to 45 degrees.

2.5 FINISHES

2.5.1 Components (Other than Fabric): Galvanized in accordance with ASTM A123/A123M, at 1.7 ounces per square foot.

PART 3 EXECUTION

3.1 EXAMINATION

3.1.1 Verification of Conditions: Verify that areas are clear of obstructions or debris.

3.2 PREPARATION

3.2.1 Removal: Obstructions or debris.

3.2.2 Ground Preparation

3.3 INSTALLATION

3.3.1 Install framework, fabric, accessories and gates in accordance with ASTM F567.

3.3.2 Place fabric on outside of posts and rails.

3.4 TOLERANCES

3.4.1 Maximum Variation From Plumb: 1/4 inch.

3.4.2 Do not infringe on adjacent property lines.

3.5 CLEANING

3.5.1 Leave immediate work area neat at end of each work day.

3.5.2 Clean jobsite of excess materials; scatter excess material from post hole excavations uniformly away from posts. Remove excess material if required.

3.5.3 Touch up scratched surfaces using materials recommended by manufacturer. Match touched-up paint color to factory-applied finish.

3.6 CLOSEOUT ACTIVITIES

3.6.1 Demonstrate proper operation of equipment to Owner's designated representative.

END OF SECTION

CUI

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DRAWN BY: JRS CHECKED BY: AS
I:\65100\65123\CAD\65123_DEARING_CDs_2026-08-20.dwg Printed by: jshank on Sep 09, 2026 - 1:59pm

MasTec Network Solutions
RAMAKER
(608) 643-4100 www.ramaker.com

Certification & Seal:

MARK	DATE	DESCRIPTION
A	9/9/26	PRELIMINARY CDs ISSUED

ISSUE PHASE: PRELIMINARY DATE ISSUED: 9/9/2026

PROJECT TITLE:
DEARING

PROJECT INFORMATION:
ARMORY ROAD
DAGSBORO, DE 19939
SUSSEX COUNTY

SHEET TITLE:
GENERAL NOTES

PROJECT NUMBER: 65123
SHEET NUMBER: GN-21

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Case # 13234
Hearing Date 10-19-2026
202612537

RECEIVED
SEP 14 2026
SUSSEX COUNTY
PLANNING & ZONING

Board of Adjustment 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 all applicable)

Variance ☑
Special Use Exception ☐
Administrative Variance ☐
Appeal ☐

Existing Condition ☐
Proposed ☑
Code Reference (office use only)

Site Address of Variance/Special Use Exception:

25 John Hall Dr Ocean View, DE, Unit 40 19970

Variance/Special Use Exception/Appeal Requested:

Variance from Sussex County Code §115-188D(4) to reduce the required 40-foot aggregate front/rear yard setback to permit construction of a stair landing and stairs providing egress from the existing rear deck.

A 3.5' variance from 40' aggregate front and rear yard setback for proposed stairs

Tax Map #: 134-16.00-385.01-40 **Property Zoning:** MR

Applicant Information

Applicant Name: Paul Cselovszky
Applicant Address: 25 John Hall Drive
City Ocean View State DE Zip: 19970
Applicant Phone #: (732) 882-9909 Applicant e-mail: paul.cselovszky@gmail.com

Owner Information

Owner Name: Paul Cselovszky
Owner Address: 4 Heather Glen Drive
City Aberdeen State NJ Zip: 07747 Purchase Date: 3/21/25
Owner Phone #: (732) 882-9909 Owner e-mail: paul.cselovszky@gmail.com

Agent/Attorney Information

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

Signature of Owner/Agent/Attorney

Paul Cselovszky Date: 9/14/26

Criteria for a Variance: (Please provide a written statement regarding each criteria).

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Variance to be granted.*

In granting any variance the Board may attach such reasonable conditions and safeguards as it may deem necessary to implement the purposes of the Zoning Ordinance or Code. The Board is empowered in no case, however, to grant a variance in the use of land or structures thereon.

1. Uniqueness of property:

That there are unique physical circumstances or conditions, including irregularity, narrowness, or shallowness of lot size or shape, or exceptional topographical or other physical conditions peculiar to the particular property and that the exceptional practical difficulty is due to such conditions and not to circumstances or conditions generally created by the provisions of the Zoning Ordinance or Code in the neighborhood or district in which the property is located.

The lot's narrow shape and attached-unit configuration leave limited usable rear yard area, unlike lots in less dense single-family districts. The existing deck was constructed in conformance with the required setback, leaving only a narrow margin of rear yard between the deck and the property line a condition inherent to the lot's dimensions and the development's original design, not to any choice made by the applicant.

2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Because of the narrow rear yard created by the lot's physical dimensions, there is no possibility of providing safe, code-compliant stair access from the existing elevated deck to grade without a minor encroachment of into the required rear yard setback. Strict conformity with the setback would leave the homeowner without a compliant secondary means of egress from the deck.

3. Not created by the applicant:

That such exceptional practical difficulty has not been created by the appellant.

The exceptional practical difficulty was not created by the applicant. The lot width, depth, and the location of the existing (compliant) deck were established by the original subdivision/condominium declaration plan, long before the applicant's ownership. The applicant is simply seeking to add a code-required stair egress to an existing, previously-approved deck.

4. Will not alter the essential character of the neighborhood:

That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The proposed stairs are unenclosed, uncovered, and match the existing deck's materials, height, and handrail design. Similar stairs exist off decks throughout the community, consistent with an established pattern. The addition won't increase the building's footprint, height, or use, and won't harm adjacent properties. Since the encroachment abuts common area, no individual neighboring owner is affected.

5. Minimum variance:

That the variance, if authorized, will represent the minimum variance that will afford relief and will represent the least modification possible of the regulation in issue.

The requested variance is the minimum relief necessary, sized only to meet code-compliant tread/riser dimensions for safe egress from the existing deck. The design has already been reviewed and approved by the Townhomes of Providence HOA, included with this submission. The encroachment abuts community-owned common area, not an individual owner's lot, further minimizing impact on adjoining properties.

Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Special Use Exception to be granted.*

1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

- ☐ • **Completed Application**
- ☐ • **Provide a survey of the property** (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- ☐ • **Provide a Site Plan or survey of the property** (Special Use Exception)
- ☐ • **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**
- ☐ • **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- ☐ • **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 Hearing for the application.**

Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.

Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

_____ Date: _____

For office use only:

Date Submitted: _____ Fee: Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

_____

Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____

Townhomes of Providence Condominium Owners Association, Inc
PO Box 1056
Havre de Grace, MD 21078

InfoHOA.com

Architectural Control - Approval

April 20, 2026

Paul Cselovszky
Lauren Cselovszky
4 Heather Glen Drive
Aberdeen, NJ 07747

Ref Address: 25 John Hall Drive
Ref Account Number: PCA25JHD

Email & USPS
80-20201022

Dear Homeowner,

The Architectural Control Committee has reviewed and approved your application for the alteration of your existing deck as submitted.

Please note that if any changes are made beyond the scope of your original submission, you must provide written notification of these modifications for approval prior to beginning the work.

1. You are responsible for obtaining any government required approvals and permits.
2. A utility locating service must come and mark the utility line(s) prior to any digging.
3. Work completed is limited to the scope of work contained in the approved application.
4. Any damage to association property or existing infrastructure due to the construction or installation of any alteration shall be remedied at your sole expense.
5. All work completed is at your sole risk and expense and in no way shall the Association, the Association's Agent, or the Declarant be liable for any costs relating to the alteration, including but not limited to, repairs, removal, maintenance, and damages to the alteration(s), no matter the cause of the damages to the alteration(s).
6. If hiring a contractor, company, or individual it is your responsibility to hire a person who is properly licensed, insured, and bonded in accordance with all laws.
7. Any revision or deviation from this approval will require an additional approval from the Architectural Control Committee or Board of Directors.
8. All leftover materials or dirt spoils must be removed immediately upon completion.

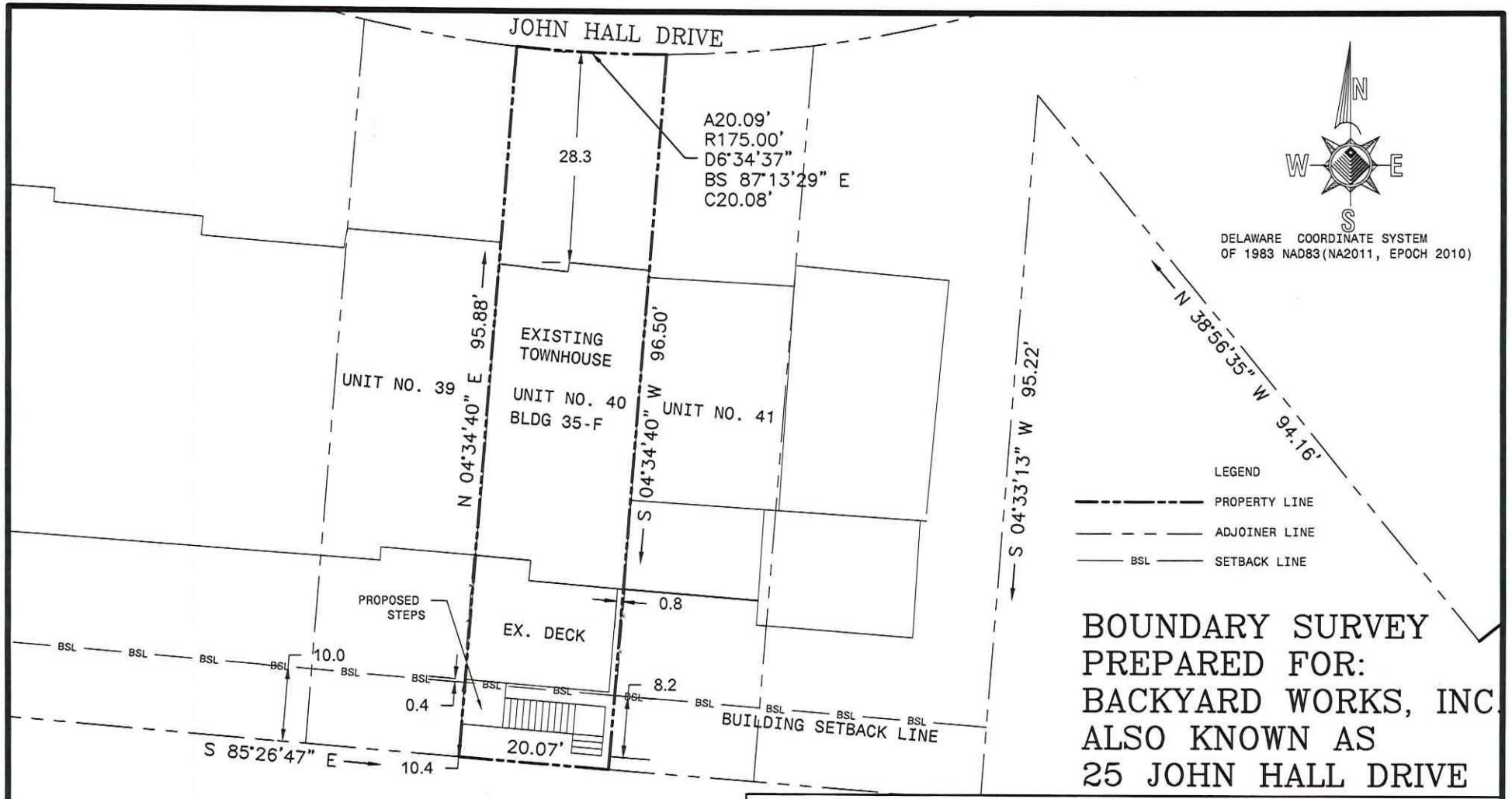
Questions should be submitted in writing by one of the options below. Please allow time for the Architectural Control Committee, which is comprised of volunteers, to receive, review, and respond in writing.

Sincerely,
Townhomes of Providence Condominium Owners Association, Inc Architectural Control Committee

Ways to Communicate with the Architectural Control Committee

Email:
Admin@InfoHOA.com
(please include your property address in the subject line)

U.S. Mail:
Townhomes of Providence Condominium Owners Association, Inc
Attn: Architectural Control Committee
PO Box 1056
Havre de Grace, MD 21078



BOUNDARY SURVEY PREPARED FOR: BACKYARD WORKS, INC. ALSO KNOWN AS 25 JOHN HALL DRIVE

Lands of:

PAUL & LAUREN CSELOVSZKY

ROBERT W. NASH REGISTERED NO. 671 PROFESSIONAL LAND SURVEYOR DELAWARE

9/3/2026

PROFESSIONAL LAND SURVEYOR — DATE

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PH: 302-992-7900

33516 CROSSING AVE.
FIVE POINTS SQUARE UNIT 1
LEWES, DE 19958
PH: 302-226-5880

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
DATE: 8/24/2026
W.O.: 26710L
SCALE: 1"= 20'
F.B.: MS
DRAWN BY: RWN
T.M.: 134-16.00-385.01-40
DISK: 26710L
CRD: 26710L

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/14/2026 01:10PM Luz S.
Receipt Number: 001339033
33031903-0141

PERMITS / INSPECTIONS
2026 202612537|2020 $500.00

$500.00

Subtotal $500.00
Total $500.00

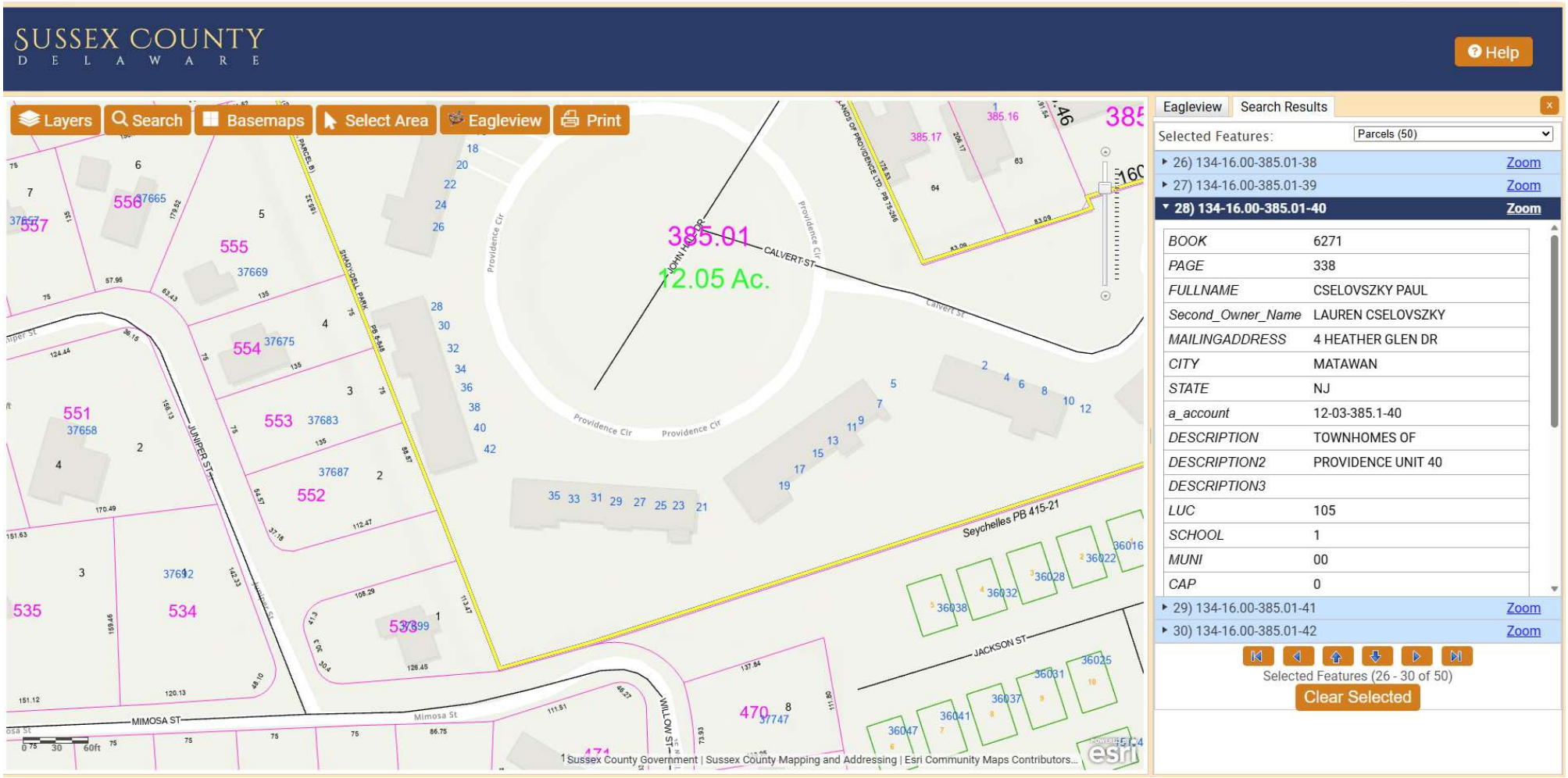
Tenders
CASH $500.00

Change due $0.00

Paid by: PAUL

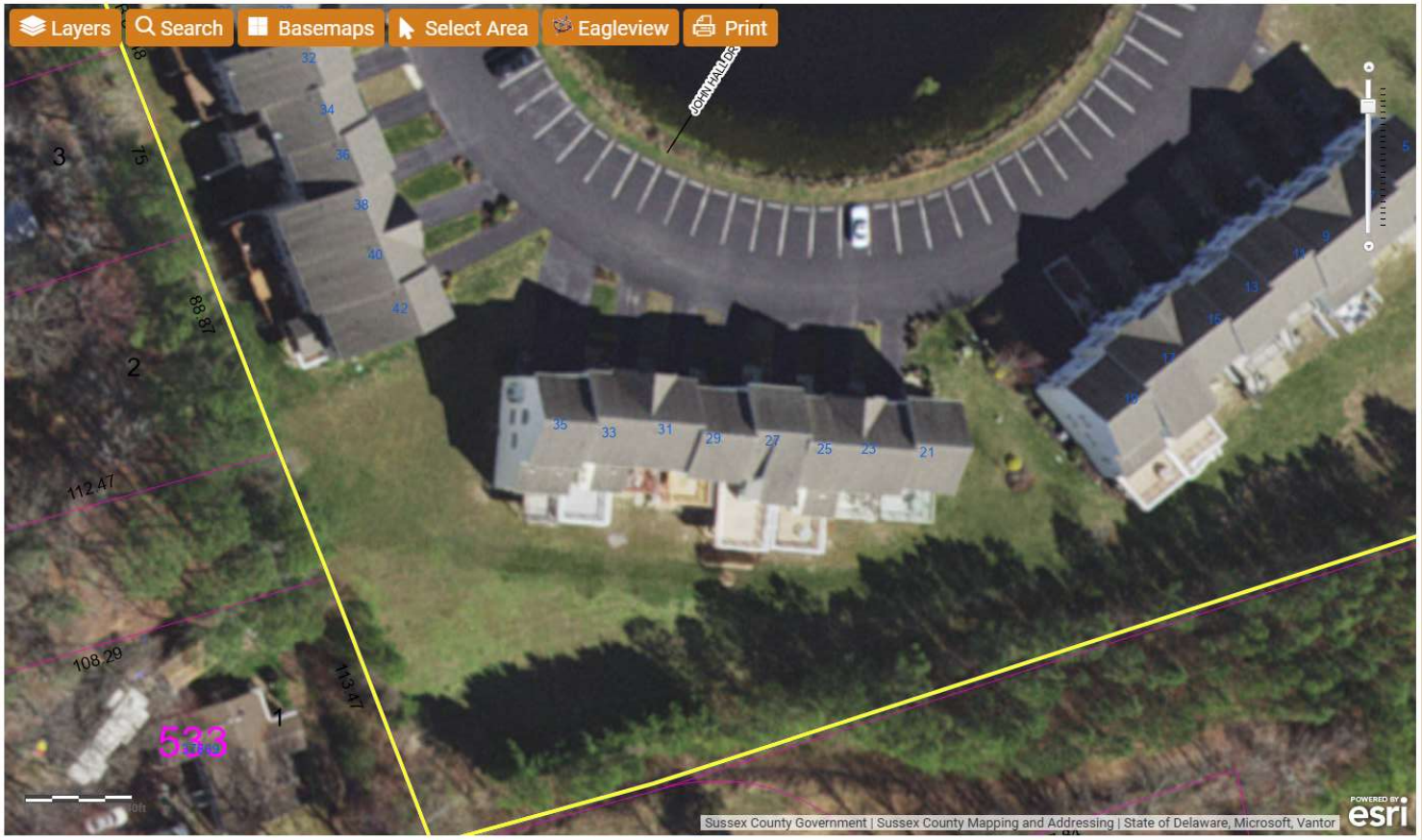
Thank you for your payment.

CUSTOMER COPY


SUSSEX COUNTY
DELAWARE
Help
Layers
Search
Basemaps
Select Area
Eagleview
Print
385.01
12.05 Ac.
CALVERT ST
JUNIPER ST
MIMOSA ST
JACKSON ST
WILLOW ST
Providence Cir
Seychelles PB 415-21
Eagleview
Search Results
Selected Features:
Parcels (50)
26) 134-16.00-385.01-38 Zoom
27) 134-16.00-385.01-39 Zoom
28) 134-16.00-385.01-40 Zoom
BOOK 6271
PAGE 338
FULLNAME CSELOVSZKY PAUL
Second_Owner_Name LAUREN CSELOVSZKY
MAILINGADDRESS 4 HEATHER GLEN DR
CITY MATAWAN
STATE NJ
a_account 12-03-385.1-40
DESCRIPTION TOWNHOMES OF
DESCRIPTION2 PROVIDENCE UNIT 40
DESCRIPTION3
LUC 105
SCHOOL 1
MUNI 00
CAP 0
29) 134-16.00-385.01-41 Zoom
30) 134-16.00-385.01-42 Zoom
Selected Features (26 - 30 of 50)
Clear Selected
Sussex County Government | Sussex County Mapping and Addressing | Esri Community Maps Contributors...
esri

SUSSEX COUNTY
DELAWARE

Help



Eagleview | Search Results

Selected Features: Parcels (50)

- 26) 134-16.00-385.01-38 Zoom
- 27) 134-16.00-385.01-39 Zoom
- **28) 134-16.00-385.01-40 Zoom**

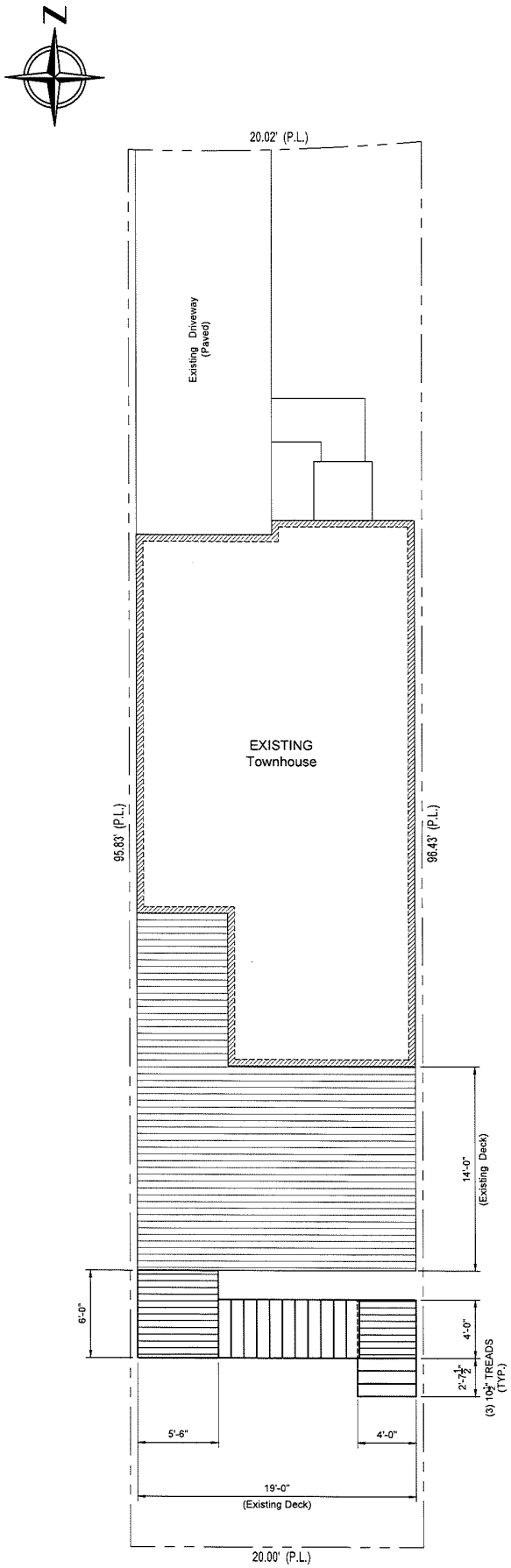
BOOK	6271
PAGE	338
FULLNAME	CSELOVSZKY PAUL
Second_Owner_Name	LAUREN CSELOVSZKY
MAILINGADDRESS	4 HEATHER GLEN DR
CITY	MATAWAN
STATE	NJ
a_account	12-03-385.1-40
DESCRIPTION	TOWNHOMES OF
DESCRIPTION2	PROVIDENCE UNIT 40
DESCRIPTION3	
LUC	105
SCHOOL	1
MUNI	00
CAP	0

- 29) 134-16.00-385.01-41 Zoom
- 30) 134-16.00-385.01-42 Zoom

Selected Features (26 - 30 of 50)

Clear Selected


CONNECTEXPLORER
Search
Search by SUSSEXPARCELS
134-16.00-385.01
Search results (1)
Options
134-16.00-385.01
workspaces
© 2025 Eagleview
50 ft
10 m
map: Auto (Oblique)
Dates: All
image 16 of 72
03/12/2025



PLOT PLAN

Proposed New Stairs (N.T.S.)

Homeowner : Paul Cselovszky

25 John Hall Drive , Oceanview DE

Drawn by : P.C. Date : 4/10/26

Criteria for a Variance: (Please provide a written statement regarding each criteria).

*You shall demonstrate to the Board of Adjustment that the property meets **all** of the following criteria for a Variance to be granted.*

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2. Cannot otherwise be developed:

That because of such physical circumstances or conditions, there is no possibility that the property can be developed in strict conformity with the provisions of the Zoning Ordinance or Code and that the authorization of a variance is therefore necessary to enable the reasonable use of the property.

Because of the narrow rear yard created by the lot's physical dimensions, there is no possibility of providing safe, code-compliant stair access from the existing elevated deck to grade without a minor encroachment of into the required rear yard setback. Strict conformity with the setback would leave the homeowner without a compliant secondary means of egress from the deck.

3. Not created by the applicant:

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The exceptional practical difficulty was not created by the applicant. The lot width, depth, and the location of the existing (compliant) deck were established by the original subdivision/condominium declaration plan, long before the applicant's ownership. The applicant is simply seeking to add a code-required stair egress to an existing, previously-approved deck.

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That the variance, if authorized, will not alter the essential character of the neighborhood or district in which the property is located and nor substantially or permanently impair the appropriate use of development of adjacent property, nor be detrimental to the public welfare.

The proposed stairs are unenclosed, uncovered, and match the existing deck's materials, height, and handrail design. Similar stairs exist off decks throughout the community, consistent with an established pattern. The addition won't increase the building's footprint, height, or use, and won't harm adjacent properties. Since the encroachment abuts common area, no individual neighboring owner is affected.

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Criteria for a Special Use Exception: (Please provide a written statement regarding each criteria)

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1. Such exception will not substantially affect adversely the uses of adjacent and neighboring property.

2. Any other requirements which apply to a specific type of special use exception as required by the Sussex County Code. (Ex. Time limitations – 5 year maximum)

Basis for Appeal: (Please provide a written statement regarding reason for appeal)

Check List for Applications

The following shall be submitted with the application

- ☐ • **Completed Application**
- ☐ • **Provide a survey of the property** (Variance)
  - Survey shall show the location of building(s), building setbacks, stairs, deck, etc.
  - Survey shall show distances from property lines to buildings, stairs, deck, etc.
  - Survey shall be signed and sealed by a Licensed Surveyor.
- ☐ • **Provide a Site Plan or survey of the property** (Special Use Exception)
- ☐ • **Provide relevant Application Fee (please refer to fees effective July 1, 2022)**
- ☐ • **Provide written response to criteria for Variance or Special Use Exception** (may be on a separate document if not enough room on the form)
- ☐ • **Copy of Receipt (staff)**
- ☐ • **Optional - Additional information for the Board to consider** (ex. photos, letters from neighbors, etc.)
- ☐ • **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 Hearing for the application.**

Please be advised that the decision of the Board of Adjustment is only final when the written decision is filed with the Board's secretary. To determine whether the written decision has been filed, you may call the Planning & Zoning Department at 302-855-7878. The written decision is generally completed within thirty (30) to sixty (60) days following the Board's vote on the application or appeal. Please include the case number when calling about the decision.

Please be advised that any action taken in reliance of the Board's decision prior to the filing of the written decision and the expiration of any applicable appeal period is taken at the Property Owner's Risk.

The undersigned acknowledges that that he or she has read the application completely and that if the appellant / applicant is unable to convince the Board that the standards for granting relief have been met, the appeal / application will be denied.

Signature of Owner/Agent/Attorney

_____ Date: _____

For office use only:

Date Submitted: _____ Fee: Check #: _____

Staff accepting application: _____ Application & Case #: _____

Location of property: _____

_____

Subdivision: _____ Lot#: _____ Block#: _____

Date of Hearing: _____ Decision of Board: _____

Townhomes of Providence Condominium Owners Association, Inc
PO Box 1056
Havre de Grace, MD 21078

InfoHOA.com

Architectural Control - Approval

April 20, 2026

Paul Cselovszky
Lauren Cselovszky
4 Heather Glen Drive
Aberdeen, NJ 07747

Ref Address: 25 John Hall Drive
Ref Account Number: PCA25JHD

Email & USPS
80-20201022

Dear Homeowner,

The Architectural Control Committee has reviewed and approved your application for the alteration of your existing deck as submitted.

Please note that if any changes are made beyond the scope of your original submission, you must provide written notification of these modifications for approval prior to beginning the work.

1. You are responsible for obtaining any government required approvals and permits.
2. A utility locating service must come and mark the utility line(s) prior to any digging.
3. Work completed is limited to the scope of work contained in the approved application.
4. Any damage to association property or existing infrastructure due to the construction or installation of any alteration shall be remedied at your sole expense.
5. All work completed is at your sole risk and expense and in no way shall the Association, the Association's Agent, or the Declarant be liable for any costs relating to the alteration, including but not limited to, repairs, removal, maintenance, and damages to the alteration(s), no matter the cause of the damages to the alteration(s).
6. If hiring a contractor, company, or individual it is your responsibility to hire a person who is properly licensed, insured, and bonded in accordance with all laws.
7. Any revision or deviation from this approval will require an additional approval from the Architectural Control Committee or Board of Directors.
8. All leftover materials or dirt spoils must be removed immediately upon completion.

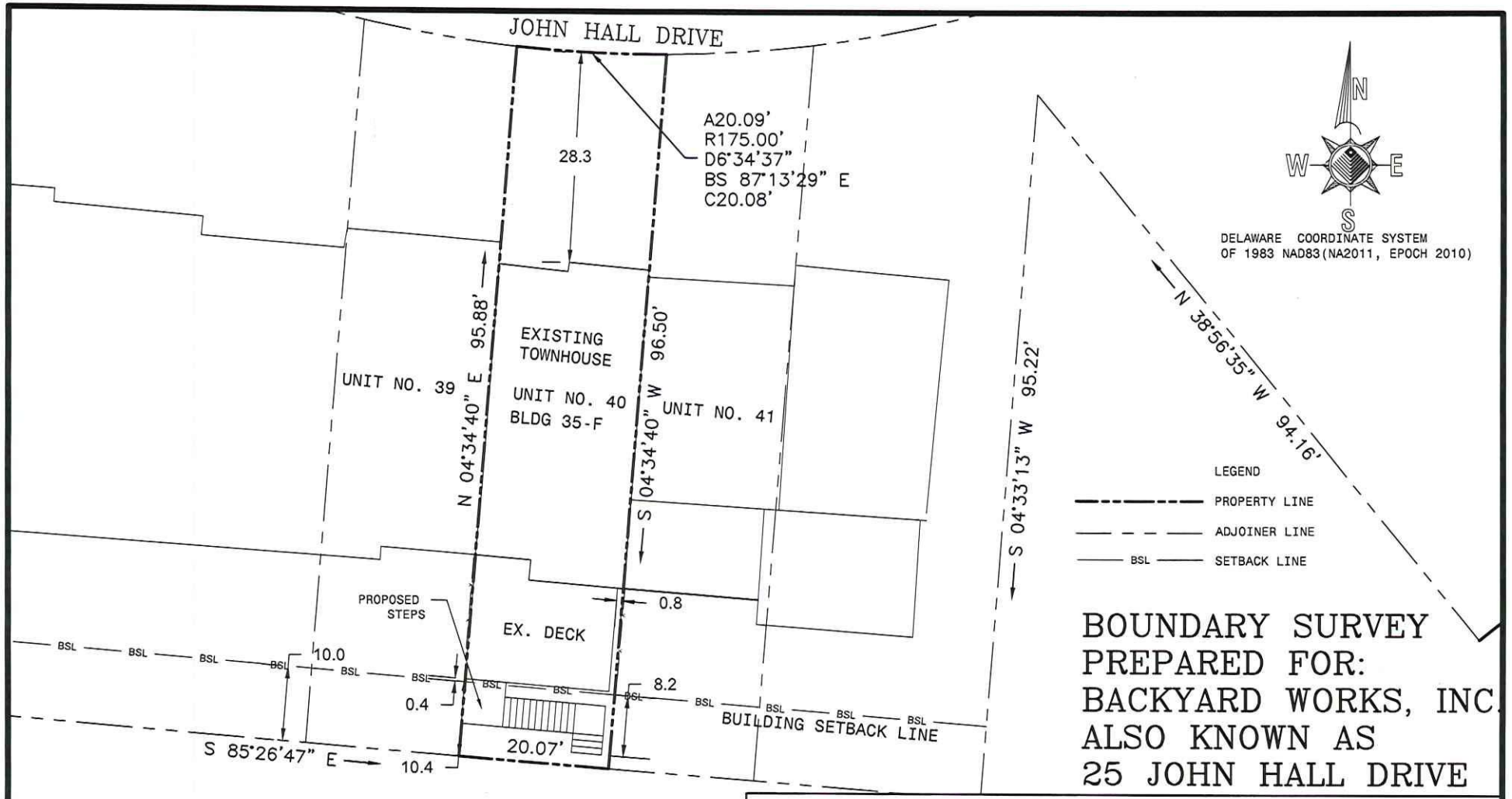
Questions should be submitted in writing by one of the options below. Please allow time for the Architectural Control Committee, which is comprised of volunteers, to receive, review, and respond in writing.

Sincerely,
Townhomes of Providence Condominium Owners Association, Inc Architectural Control Committee

Ways to Communicate with the Architectural Control Committee

Email:
Admin@InfoHOA.com
(please include your property address in the subject line)

U.S. Mail:
Townhomes of Providence Condominium Owners Association, Inc
Attn: Architectural Control Committee
PO Box 1056
Havre de Grace, MD 21078



BOUNDARY SURVEY
PREPARED FOR:
BACKYARD WORKS, INC.
ALSO KNOWN AS
25 JOHN HALL DRIVE

ROBERT W. NASH REGISTERED NO. 671 PROFESSIONAL LAND SURVEYOR DELAWARE

PROFESSIONAL LAND SURVEYOR

9/3/2026
DATE

CRD: 26710L

Lands of:

PAUL & LAUREN CSELOVSZKY

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PH: 302-992-7900

33516 CROSSING AVE.
FIVE POINTS SQUARE UNIT 1
LEWES, DE 19958
PH: 302-226-5880

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
DATE: 8/24/2026
W.O.: 26710L
SCALE: 1"= 20'
F.B.: MS
DRAWN BY: RWN
T.M.: 134-16.00-385.01-40
DISK: 26710L

Sussex County Government
Treasury
2 The Circle, PO Box 601
Georgetown, DE 19947

09/14/2026 01:10PM Luz S.
Receipt Number: 001339033
33031903-0141

PERMITS / INSPECTIONS
2026 202612537|2020 $500.00

$500.00

Subtotal $500.00
Total $500.00

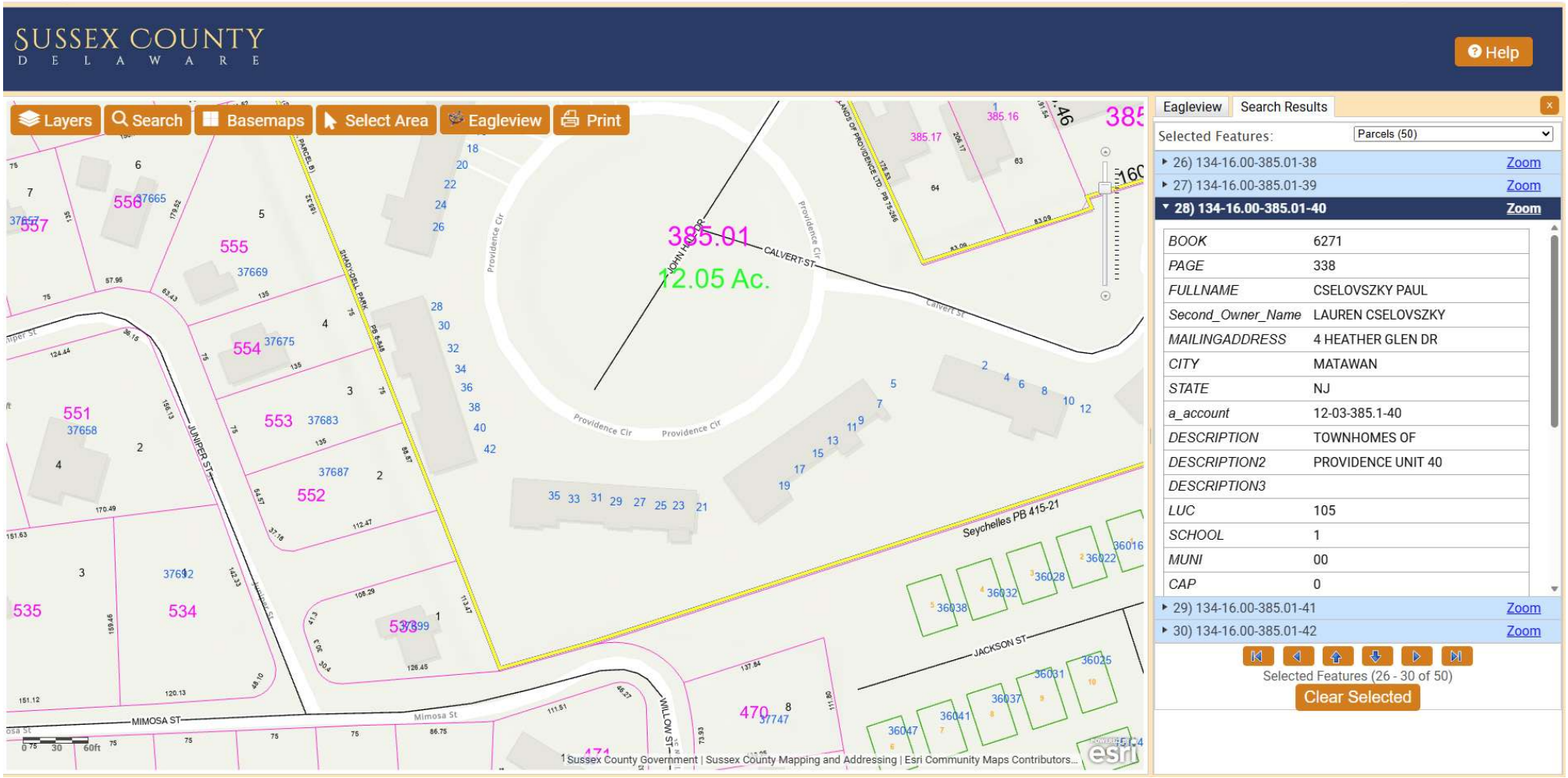
Tenders
CASH $500.00

Change due $0.00

Paid by: PAUL

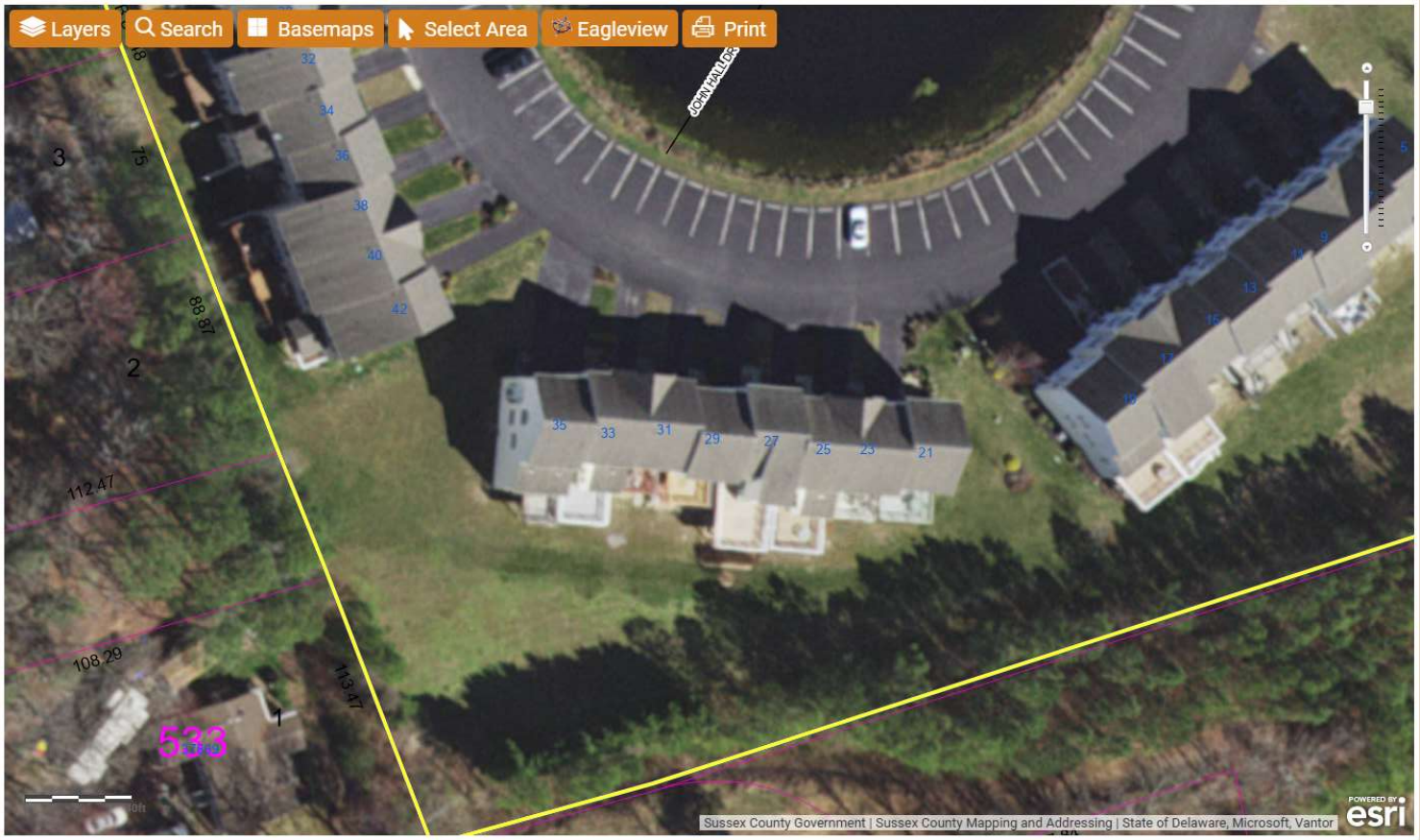
Thank you for your payment.

CUSTOMER COPY


SUSSEX COUNTY
DELAWARE
Help
Layers
Search
Basemaps
Select Area
Eagleview
Print
385.01
12.05 Ac.
CALVERT ST
JUNIPER ST
MIMOSA ST
JACKSON ST
WILLOW ST
Providence Cir
Seychelles PB 415-21
Eagleview
Search Results
Selected Features:
Parcels (50)
26) 134-16.00-385.01-38 Zoom
27) 134-16.00-385.01-39 Zoom
28) 134-16.00-385.01-40 Zoom
BOOK 6271
PAGE 338
FULLNAME CSELOVSZKY PAUL
Second_Owner_Name LAUREN CSELOVSZKY
MAILINGADDRESS 4 HEATHER GLEN DR
CITY MATAWAN
STATE NJ
a_account 12-03-385.1-40
DESCRIPTION TOWNHOMES OF
DESCRIPTION2 PROVIDENCE UNIT 40
DESCRIPTION3
LUC 105
SCHOOL 1
MUNI 00
CAP 0
29) 134-16.00-385.01-41 Zoom
30) 134-16.00-385.01-42 Zoom
Selected Features (26 - 30 of 50)
Clear Selected
Sussex County Government | Sussex County Mapping and Addressing | Esri Community Maps Contributors...
esri

SUSSEX COUNTY
D E L A W A R E

Help



Eagleview | Search Results

Selected Features: Parcels (50)

- 26) 134-16.00-385.01-38 Zoom
- 27) 134-16.00-385.01-39 Zoom
- **28) 134-16.00-385.01-40 Zoom**

BOOK	6271
PAGE	338
FULLNAME	CSELOVSZKY PAUL
Second_Owner_Name	LAUREN CSELOVSZKY
MAILINGADDRESS	4 HEATHER GLEN DR
CITY	MATAWAN
STATE	NJ
a_account	12-03-385.1-40
DESCRIPTION	TOWNHOMES OF
DESCRIPTION2	PROVIDENCE UNIT 40
DESCRIPTION3	
LUC	105
SCHOOL	1
MUNI	00
CAP	0

- 29) 134-16.00-385.01-41 Zoom
- 30) 134-16.00-385.01-42 Zoom

Selected Features (26 - 30 of 50)

Clear Selected


CONNECTEXPLORER
Search
Search by SUSSEXPARCELS
134-16.00-385.01
Search results (1)
Options
134-16.00-385.01
workspaces
© 2025 Eagleview
50 ft
10 m
map: Auto (Oblique)
Dates: All
image 16 of 72
03/12/2025