

DATA COLUMN:

- TAX MAP NUMBER: 334-100-11.00
- DEED REFERENCE: D.B. 5180 PG. 49
- OWNER NAME: DF VECHERY LLC, 29133 FINCH LANE, MILTON, DE 19968
- SITE ADDRESS: 16723 COASTAL HIGHWAY, LEWES, DE 19958, LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY
- PRESENT ZONING: C-1 (GENERAL COMMERCIAL)
- PRESENT USE: COMMERCIAL
- REQUIRED SETBACKS (B.R.L.): C-1 (115-82)
FRONT: 60'
SIDE: 5' (20' WHEN ADJACENT TO ZONE AR-1 DISTRICT)
REAR: 5' (30' WHEN ADJACENT TO ZONE AR-1 DISTRICT)
MINIMUM LOT WIDTH: 75'
MINIMUM LOT DEPTH: 100'
MINIMUM AREA: 10,000 SF
- BUILDING HEIGHT: C-1
42' MAX. ALLOWED
- PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162)
EXISTING RESTAURANT - 1 FOR EACH 50 SQUARE FEET ASSIGNED FOR PATRON USE, PLUS 1 PER 2 EMPLOYEES ON THE LARGEST SHIFT ON THE LARGEST SHIFT (1961 SF / 50 = 40 SPACES) PLUS (1 PER 2 EMPLOYEES X 16 EMPLOYEES = 8 SPACES)
REQUIRED SPACES: 48 SPACES
EXISTING: SPACES: 48 SPACES (INCLUDING 2 HANDICAP SPACES)
EXISTING WAREHOUSE - 1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT ESTABLISHMENT (1 PER 2 EMPLOYEES X 12 EMPLOYEES = 6 SPACES)
REQUIRED SPACES: 6 SPACES
EXISTING: SPACES: 6 SPACES
PROPOSED WAREHOUSE - 1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT ESTABLISHMENT (1 PER 2 EMPLOYEES X 40 EMPLOYEES = 20 SPACES)
REQUIRED PARKING: 20 SPACES
PROPOSED PARKING: 27 SPACES
- WATER SUPPLY: PRIVATE - EXISTING ONSITE WELL
WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH
SECTION 89: SOURCE WATER PROTECTION:
A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD" GROUND WATER RECHARGE
B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA
- SEWER SUPPLY: PUBLIC - EXISTING SEPTIC
- POSTED SPEED LIMIT: COASTAL HIGHWAY: 55 MPH
- LATITUDE AND LONGITUDE STATE PLANE COORDINATES: LONGITUDE: W -075° 11' 47.1436" LATITUDE: N 038° 45' 25.1920"
- STATE INVESTMENT LEVEL: LEVEL 3
- 2019 FUTURE LAND USE MAP: COSTAL AREA
- PROPOSED DISCHARGE LOCATION: WATERSHED: ONSITE INFILTRATION BASINS
CANARY CREEK BROADKILL RIVER
- PROPOSED TOTAL LIMIT OF DISTURBANCE PER DISCHARGE LOCATION: 2.12 ± AC.
- TOTAL AREA: GROSS ACREAGE: 2.86 ± AC.
BUILDING: EX: 0.25 ± AC. (8.70%) PR: 0.55 ± AC. (19.2%)
IMPERVIOUS: EX: 0.65 ± AC. (22.7%) PR: 1.15 ± AC. (40.2%)
GRASS: EX: 1.96 ± AC. (68.6%) PR: 1.16 ± AC. (40.6%)
TOTAL: EX: 2.86 ± AC. PR: 2.86 ± AC.
- TOTAL IMPERVIOUS AREA: EX: 0.65 ± AC. (22.7%)
PR: 0.50 ± AC. (17.5%)
TOTAL: 1.15 ± AC. (40.2%)
- TOTAL FORESTED AREA: EX: 0.00 ± AC. (0.00%)
PR: 0.00 ± AC. (0.00%)
- DATUM: HORIZONTAL = NAD83
VERTICAL = NAVD88
- FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 10005C0189K, MAP REVISED MARCH 16, 2015. AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED)
- NONTIDAL WETLAND AREA: 0.00 ± AC.
NONTIDAL WETLAND AREA IMPACTED: 0.00 ± AC.
- TID: NOT INCLUDED
- LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

PROPOSED STORAGE FACILITY AT THE SURFING CRAB

PRELIMINARY SITE PLAN

16723 COASTAL HIGHWAY LEWES, DE 19958
LEWES & REHOBOTH HUNDRED, SUSSEX COUNTY, DE

PREPARED FOR:
OWNER/DEVELOPER
DF VECHERY LLC.
23199 FINCH LANE
MILTON, DE 19968
(240) 595-5066

OWNER
DF VECHERY LLC
23199 FINCH LANE
MILTON, DE 19968

ENGINEER/PLANNER
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SURVEYOR
PENNONI ASSOCIATES, INC.

ENVIRONMENTAL CONSULTANT
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
(302) 684-8030

SCHOOL DISTRICT
CAPE HENLOPEN

FIRE DISTRICT
LEWES FIRE CO. (82)

POSTAL DISTRICT
LEWES POST

WATER UTILITY
PRIVATE - ONSITE WELL

SEWER UTILITY
PRIVATE - ONSITE SEPTIC

LEGEND

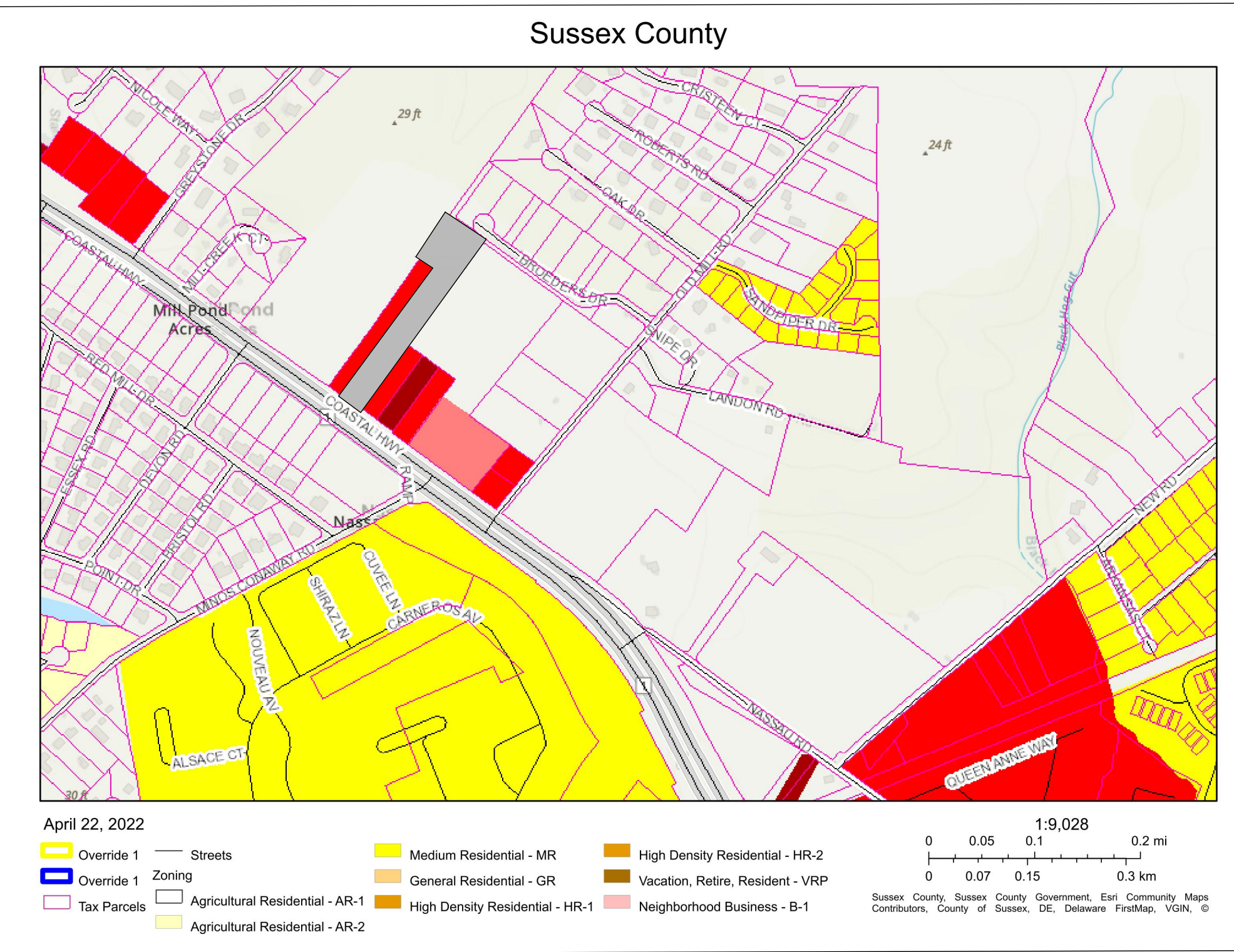
EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	FULL DEPTH PAVEMENT
[Symbol]	[Symbol]	CURB
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	POWER, UTILITY POLE
[Symbol]	[Symbol]	PROPERTY LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	SOIL BOUNDARY
[Symbol]	[Symbol]	SOIL LABEL
[Symbol]	[Symbol]	STORM SEWER, INLET
[Symbol]	[Symbol]	STORM SEWER, HEADWALL
[Symbol]	[Symbol]	STORM SEWER, MANHOLE
[Symbol]	[Symbol]	STORM SEWER, UNDERGROUND
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	SPOT ELEVATION
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	[Symbol]	SWALE/DITCH
[Symbol]	[Symbol]	WATER, UNDERGROUND
[Symbol]	[Symbol]	TREE LINE
[Symbol]	[Symbol]	VEGETATION BRUSH LINE
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	SIDEWALK

INDEX OF SHEETS

SHEET #	DRAWING #	SHEET TITLE
1		PRELIMINARY COVER SHEET
2	PP1001	PRELIMINARY SITE PLAN

SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
FmA	FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES	A



TRAFFIC GENERATION - COASTAL HIGHWAY (S014)
(FULL MOVEMENT)

EXISTING

RT. 1 - COASTAL HWY.

ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - (SCR 014 - COASTAL HWY (DE RT. 1)) - OTHER PRINCIPAL ARTERIAL
POSTED SPEED LIMIT - 55 MPH
AADT = 35,191 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1.16 x 35,191 = 40,822 TRIPS
10 YEAR PROJECTED AADT + PR. SITE ADT = 40,888 TRIPS
TRAFFIC PATTERN GROUP = 8 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 11.77% x 40,888 TRIPS = 4,813 TRIPS
TRUCK VOLUME = 10.55% x LEFT TURN PEAK ADT = N/A
DISTRIBUTION % (56.51 / 43.49)

SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
EXISTING LAND USE -
EX. SURFING CRAB RESTAURANT (2,889+/- SF) - QUALITY RESTAURANT - ITE 931
2.97 KSF. AVG. RATE = 83.84 = 240 TRIPS
PEAK HOUR OF ADJACENT STREET TRAFFIC
AM PH: 0.73 X 2.97 = 2 TRIPS, (2)
PM PH: 7.80 X 2.97 = 24 TRIPS, (67% / 33%) (16 / 8)

WAREHOUSING (ITE 150)
6,629 SF - EX. WAREHOUSE / BOAT STORAGE
6.63 KSF - T=1.58(X)+45.54 = 58 TRIPS
PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM PEAK: T=0.12(X)+25.32 = 26 TRIPS (WEEKDAY) [77% / 23%] (20 / 6)
PM PEAK: T=0.12(X)+27.82 = 29 TRIPS (WEEKDAY) [27% / 73%] (6 / 21)

TOTAL EXISTING TRIPS = 305 TRIPS

PROPOSED LAND USE:
WAREHOUSING (ITE 150)
13,000 SF - PR. WAREHOUSE
13.0 KSF - T=1.58(X)+45.54 = 66 TRIPS

PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM PEAK: T=0.12(X)+25.32 = 27 TRIPS (WEEKDAY) [77% / 23%] (20 / 7)
PM PEAK: T=0.12(X)+27.82 = 29 TRIPS (WEEKDAY) [27% / 73%] (6 / 21)

DIRECTIONAL DISTRIBUTION / ENTRANCE UTILIZATION:
100% FROM THE SOUTH = 185 TRIPS, PEAK AM (42) ENTER & PEAK PM ENTER (32)
100% TO THE NORTH = 186 TRIPS, PEAK AM (13) EXIT & PEAK PM EXIT (50)
TOTAL SITE TRAFFIC = 371 TRIPS (NEW ADT= 66 TRIPS)
SITE TRUCK TRAFFIC = 37 TRIPS (10%)

PROPOSED

RT. 1 - COASTAL HWY.

TRAFFIC GENERATION DIAGRAM
ADT PEAK HOUR (ENTERING), ADT PEAK HOUR (EXITING)

1 DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
2 DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL
DESIGN VEHICLE - SU-40

PREPARED BY:
PENNONI ASSOCIATES INC.



18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

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

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

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

SIGNATURE: ALAN DECKTOR, PE (DE PE#17771) DATE: _____
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
ADECKTOR@PENNONI.COM
OFFICE (302) 684-8030 - FAX (302) 684-8054

DF VECHERY LLC. DATE: _____
C/O DONALD VECHERY
23199 FINCH LANE
MILTON, DE 19968
240-595-5066
DONVECH@AOL.COM

Pennoni

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

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

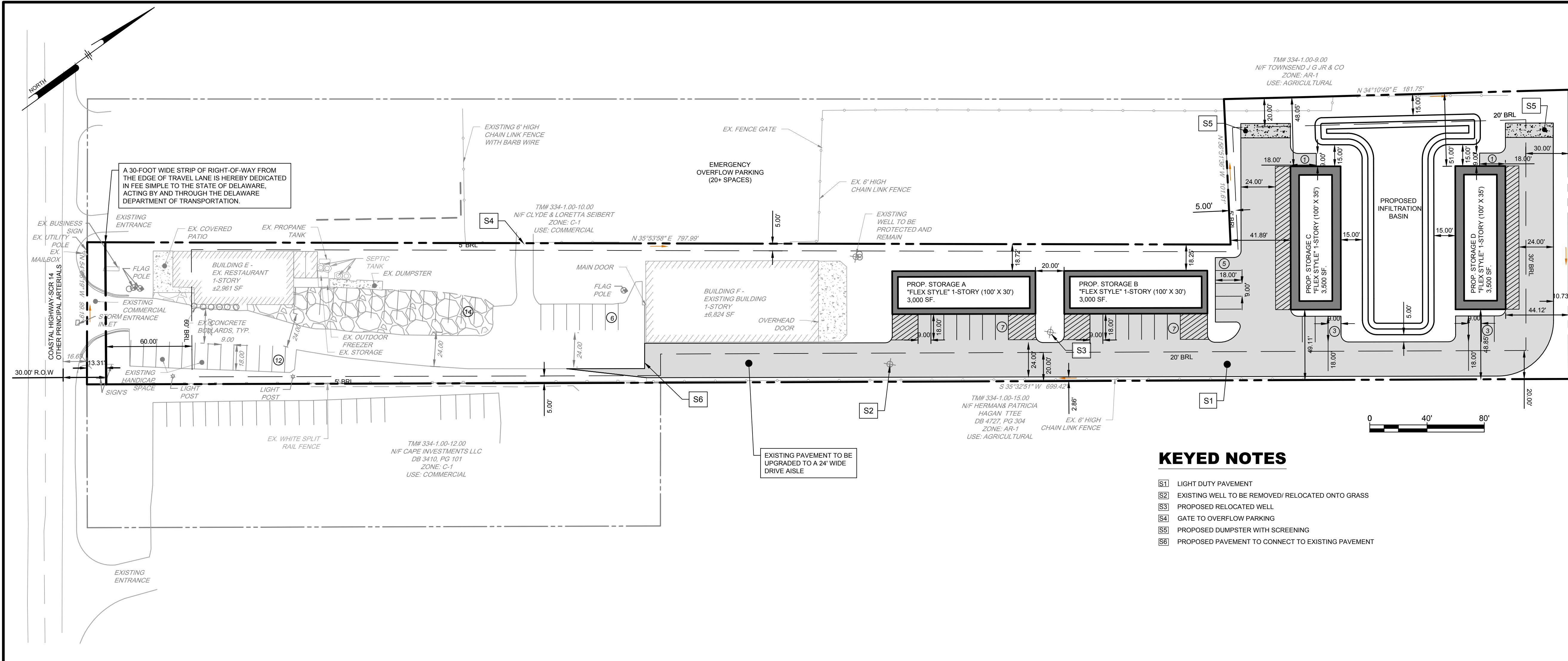
PROPOSED STORAGE FACILITY AT THE SURFING CRAB
TM: 334-100-11.00
16723 COASTAL HIGHWAY
LEWES, DE 19958

PRELIMINARY COVER SHEET
DF VECHERY LLC.
23199 FINCH LANE
MILTON, DE 19968

NO.	DATE	REVISIONS	BY

PROJECT: DFVEC21001
DATE: 2022-04-24
DRAWING SCALE: AS SHOWN
DRAWN BY: EOC
APPROVED BY: AMD

PP0001
SHEET 1 OF 2



GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERCT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR OR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10050C0189K EFFECTIVE DATE MARCH 15, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS A FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
- SUBJECT PROPERTY IS CURRENTLY "C-1" (GENERAL COMMERCIAL).
- THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- TOTAL AREA FOR SUBJECT SITE IS 2.86 ACRES.
- THE BOUNDARY INFORMATION & TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DATED MARCH 2022.
- ALL PROPOSED LIGHTING WILL BE SUPPLIED BY BUILDING WALL PACKS.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- STATE AND FEDERAL WETLANDS DO NOT EXIST ON THE SITE.
- STORMWATER IS CONVEYED THROUGH PIPE SYSTEM TO PROPOSED INFILTRATION BASIN.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD, STEEL, AND CONCRETE, AND WILL NOT HAVE SPRINKLERS.
- FIRE ALARM REQUIRED - THE FIRE ALARM SIGNALING SYSTEM SHALL BE AUTOMATIC, SUPERVISED OFF-SITE, AND SHALL CONSIST OF FULL COVERAGE BY SMOKE DETECTION AND ALARM NOTIFICATION. WHERE SMOKE DETECTION DEVICES WILL NOT FUNCTION BY REASON OF DEVICE LIMITATION, HEAT DETECTION SHALL BE PROVIDED IN THOSE SPECIFIC LOCATIONS FIRE ALARM SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW.
- LOOK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- THE ENTRANCES / EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
THE OWNER, SUSSEX CONSERVATION DISTRICT, & DELDOT.
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
- THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOP-SOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.

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

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLARENCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

FIRE MARSHAL NOTES:

- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.

BUILDING USE AND CONSTRUCTION

BUILDING	USE	AREA (SF)
A	PR. FLEX STYLE 1-STORY STORAGE BLDING	3000.00
B	PR. FLEX STYLE 1-STORY STORAGE BLDING	3000.00
C	PR. FLEX STYLE 1-STORY STORAGE BLDING	3500.00
D	PR. FLEX STYLE 1-STORY STORAGE BLDING	3500.00
E	EX. 1-STORY RESTAURANT	3255.00
F	EX. 1-STORY BUILDING	6824.00

SITE INFORMATION:

SITE ADDRESS:
16723 COASTAL HIGHWAY
LEWES, DE 19958
TAX ID: 334-1.00-11.00
OWNER:
DF VECHERY LLC
23199 FINCH LANE
MILTON, DE 19968
(240) 595-5066
ENGINEER:
PENNONI ASSOCIATES INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

PROPOSED STORAGE FACILITY AT THE SURFING CRAB
T.M. 334-1.00-11.00
16723 COASTAL HIGHWAY
LEWES, DE 19958
PRELIMINARY SITE PLAN

NO.	DATE	REVISIONS	BY

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PROJECT: DFVCE21001
DATE: 2022-04-24
DRAWING SCALE: 1"=40'
DRAWN BY: EOC
APPROVED BY: AMD

PP1001
SHEET 2 OF 2

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