#### SITE DATA COLUMN: TAX MAP NUMBER: OWNER NAME: LONGNECK HOLDINGS, L.L.C. OWNER ADDRESS: 20560 COURTNEY WAY, REHOBOTH BEACH, DE 19971 SITE ADDRESS: BAYSHORE PLAZA, PARCEL A MILLSBORO, DELAWARE 19966 INDIAN RIVER HUNDRED TOTAL NUMBER OF LOTS 1 EXISTING 2 PROPOSED CURRENT ZONING: C-1 (GENERAL COMMERCIAL) PRESENT USE: VACANT LOT (PREPARED PAD SITE) STORAGE FACILITY AND RETAIL PAD SITE PROPOSED USE: (DESIGNED FOR RESTAURANT USE) REQUIRED SETBACKS FRONT - 60 FEET CORNER- 15 FEET \*REAR - 5 FEET \*THERE SHALL BE A SIDE YARD NOT LESS THAN 20 FEET IN WIDTH ON THE SIDE OF THE LOT ADJOINING A RESIDENTIAL DISTRICT, AND THERE SHALL BE A REAR YARD NOT LESS THAN 30 FEET IN DEPTH ON THE REAR SIDE OF A LOT ADJOINING A RESIDENTIAL DISTRICT 3.21± ACRES TOTAL AREA (GROSS): MINIMUM LOT AREA: 10,000 SF 75 FT MINIMUM LOT WIDTH MINIMUM LOT DEPTH: 100 FT OTAL AREA SUMMARY: 1.51 AC. PARCEL "A" PARCEL "A1" 1.70 AC. 3.21 AC. . BUILDING HEIGHT: 42' ALLOWED (PROPOSED 42' MAXIMUM' PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162) STORAGE/WAREHOUSE (2 EMPLOYEES | 1 SPACE PER 2 EMPLOYEES ON MAJOR SHIFT) TOTAL REQUIRED SPACES: PROVIDED SPACES: 5 SPACES 1 SPACES INCLUDED ADA SPACES: EATERY (4,000 SF PAD SITE WITH 10 EMPLOYEES | 1 SPACE PER 50 SF OF PATRON USE (OVERALL TOTAL 2,100 SF) & 1 SPACE PER 2 EMPLOYEES) TOTAL REQUIRED SPACES: **47 SPACES** PROVIDED SPACES: 47 SPACES ADA SPACES: 5 SPACES INCLUDED BOAT/RV SPACES 20 SPACES 72 SPACES PROVIDED LOADING ZONES (XXIII: OFF-STREET LOADING, CODE SECTION 115-167) STORAGE/WAREHOUSE = 99,000 = 5 SPACES REQUIRED, 6 SPACES PROVIDED (ONE DROP-OFF LOADING AREA LOCATED UNDER EACH OVERHANG AND 4 LOCATED AT THE REAR OF THE SITE.) EATING PLACES - TOTAL GFA = 1 SPACES REQUIRED, 1 SPACES PROVIDED WATER SUPPLY: PUBLIC - TIDEWATER UTILITIES . SEWER SUPPLY: **PUBLIC - SUSSEX COUNTY** 15. SOURCE WATER PROTECTION A. SUBJECT PROPERTY IS WITHIN AN AREA OF "GOOD" GROUNDWATER RECHARGE POTENTIAL B. SUBJECT PROPERTY IS LOCATED IN A WELLHEAD PROTECTION AREA. THE PROPOSED IMPROVEMENTS WITHIN THE REQUIREMENT, WILL BE REQUIRED TO MEET THE STANDARDS PROVIDED UNDER (89-6 (A THROUGH F)) TOTAL WELLHEAD PROTECTION AREA: 150,824 SF± (3.21 ACRES±) IMPERVIOUS AREA: 111,937 SF± (2.57 ACRES±) (80.06%±) 8. LATITUDE AND LONGITUDE LONGITUDE: W075° 11' 34.47" STATE PLAN COORDINATES: LATITUDE: N038° 38' 3.85" 7. STATE PLANE COORDINATE: BENCHMARK #1 - IRON PIPE FOUND - HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83/2011) N:231247.63 E:719709.47 18. NET DEVELOPMENT AREA: 3.01± AC. 19. 2020 INVESTMENT LEVEL: LEVEL 1 20. 2019 FUTURE LAND USE MAP 21. FEDERALLY REGULATED NON-TIDAL WETLAND AREA: STATE REGULATED TIDAL WETLAND AREA: 2. SITE CALCULATIONS EX. = 0.00 AC. PR. = 0.30 AC. **BUILDING AREA** EX. = 0.00 AC. IMPERVIOUS AREA PR. = 0.80 AC. **GRASS AREA** EX. = 1.51 AC. PR. = 0.41 AC. PAVEMENT/STONE AREA \*EX. = 0.00 AC. \*PR. = 0.00 AC. EX. = 1.51 AC. TOTAL PR. = 1.51 AC. PARCEL "A1" EX. = 0.00 AC. PR. = 0.46 AC. **BUILDING AREA** IMPERVIOUS AREA PR. = 0.71 AC. EX. = 0.02 AC.**GRASS AREA** PR. = 0.34 AC. EX. = 1.49 AC. PAVEMENT/STONE AREA \*EX. = 0.19 AC. \*EX. = 0.19 AC. EX. = 1.70 AC. PR. = 1.70 AC. TOTAL \*THIS AREA CONSISTS OF EXISTING PAVEMENT AND SIDEWALK FOR SHORE PLAZA BOULEVARD. 23. PROXIMITY TO TID -NOT INCLUDED 24. SCHOOL DISTRICT. INDIAN RIVER 80 (INDIAN RIVER) 25. FIRE DISTRICT. 26. FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0340K, MAP REVISED MARCH 16, 2015. PROPERTY LIES WITH IN ZONE X WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAIN. 27. STATE TAX DITCH AREA: NOT INCLUDED 28. PROPOSED DISCHARGE EXISTING SUBSURFACE STORAGE AND INFILTRATION SYSTEM LOCATION: 29. WATERSHED: LOVE CREEK- REHOBOTH BAY INDIAN RIVER BAY- INDIAN RIVER INLET HUC 8: 02040303, HUC 10:0204030301 / 0204030302 HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83/2011); 30. DATUM: (NAVD88) VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) 31. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL: SUSSEX COUNTY

# BAYSHORE PLAZA. PARCEL A RECORD PLAN SET

(S-17-50)

TAX MAP: 234-23.00-269.19

INDIAN RIVER HUNDRED, SUSSEX COUNTY DELAWARE

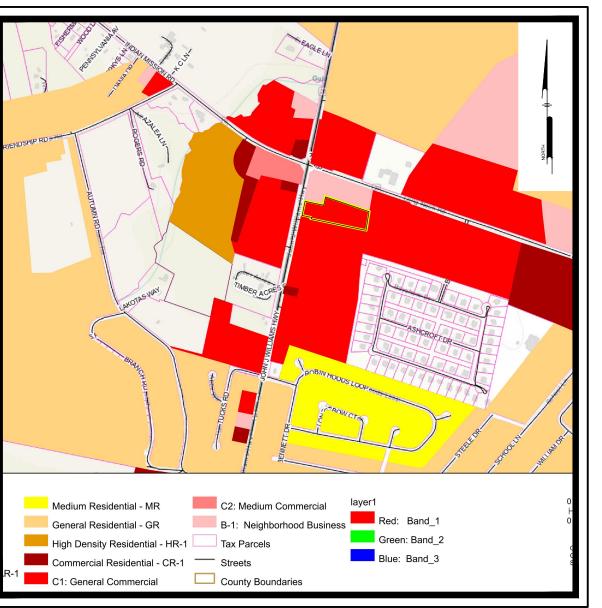
**MAY 2024** 

PREPARED FOR:

OWNER/DEVELOPER

## LONGNECK HOLDINGS, LLC

20560 COURTNEY WAY REHOBOTH BEACH, DE 19971



ZONING MAP

#### **LEGEND**

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
<del>++</del>	<del>+</del>	EASEMENT
		FENCE
Ø	Ø	POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
•	•	PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
igtriangledown	lacktriangle	SITE, MAIL BOX
<del></del>	•	SITE, TRAFFIC SIGN
TV	•	CABLE TV, PEDESTAL
	ucuc	COMMUNICATION, UNDERGROUND
UEUE	— Е — Е —	POWER, UNDERGROUND
7	7	POWER, TRANSFORMER
$\Diamond$	ф	POWER, LIGHT
D		STORMPIPE, INLET. MANHOLE, & FLARED END
— s — s — s —		SANITARY SEWER, LATERAL
S	\$	SANITARY SEWER, MANHOLE
ss	ss	SANITARY SEWER, UNDERGROUND
————- <del></del>	<b>~</b>	WATER, FIRE HYDRANT
	—— w ——— w ——	WATER, UNDERGROUND
		WATER, VALVE
101	101	MINOR CONTOUR
	100	MAJOR CONTOUR
x 100.5		SPOT ELEVATION
		SOIL BOUNDARY
WaC		SOIL LABEL

SOILS				
TYPE	DESCRIPTION	HYDROLOGIC SOIL		
FmA	FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES	А		
РрА	PEPPERBOX LOAMY SAND, 0 TO 2 PERCENT SLOPES	А		

Sheet List Table				
Sheet Number	Drawing Number	Sheet Title		
1	RP0001	COVER SHEET		
2	RP1001	RECORD SITE PLAN		
3	RP1002	RECORD SITE PLAN NOTES		

THIS PLAT SUPERSEDES
PLAT BOOK 273, PAGES 27-28
THE PLANS HAVE BEEN REVISED TO CHANGE THE PROPOSED HOTEL TO A MINI-STORAGE BUILDING AND SUBDIVIDE THE PROPERTY AS SHOWN, WHILE THE FRONT PAD SITE HAS REMAINED UNCHANGED.

T IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE

OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN

Call Miss U	EFORE YOU DIG Itility of Delmarva 0-282-8555 r(s):	PREPARED UNDER MY SUPERVISION, AND TO COMPLIES WITH APPLICABLE STATE AND LOC ORDINANCES. THE DESIGN REPRESENTS GO AS REQUIRED BY THE APPLICABLE LAWS OF  SIGNATURE  ALAN DECKTOR, PE (DE PE#17771) PENNONI ASSOCIATES, INC 18072 DAVIDSON DRIVE MILTON, DE 19968 ADECKTOR@PENNONI.COM	CAL REGULATIONS AND DOD ENGINEERING PRACTICES
WETLANDS CERTIFICATION:  I, MICHAEL A. MARRA, PWS, DO HEREBY STATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF THAT THE INFORMATION CONTAINED IN THE PLANS SPECIFICATIONS AND REPORTS HAVE BEEN PREPARED IN ACCORDANCE WITH ACCEPTED ENVIRONMENTAL PRACTICES, IS TRUE AND CORRECT, AND IS IN CONFORMANCE WITH THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM. THERE ARE NO WETLANDS ON SUBJECT PROPERTY.		OWNER CERTIFICATION: IT IS HEREBY CERTIFIED THAT I AM THE OWNER 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	DATE	SIGNATURE	DATE
MICHAEL A. MARRA, PWS NO. 3557		LONGNECK HOLDINGS, L.L.C. (c/o PERCY DHAMODIWALA)	

20560 COURTNEY WAY,

(302)-362-9297

Percydh@gmail.com

REHOBOTH BEACH, DE 19971

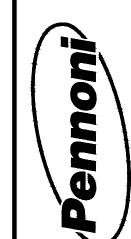
PENNONI ASSOCIATES, INC

OFFICE (302) 684-8030 - FAX (302) 684-8054

717) 620-5991 / EMAIL:MMARRA@PENNONI.COM

18072 DAVIDSON DRIVE

MILTON, DE 19968



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

PEN

(S-17-50)
INDIAN RIVER HUNDRED
SUSSEX COUNTY, DE
AX MAP #234-23.00-269.19
COVER SHEET

1 REVISED PER COUNTY P&Z COMMENTS VPL
NO. REVISIONS BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTE TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS O THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI

PROJECT LESSB24001

DATE 2024-05-22

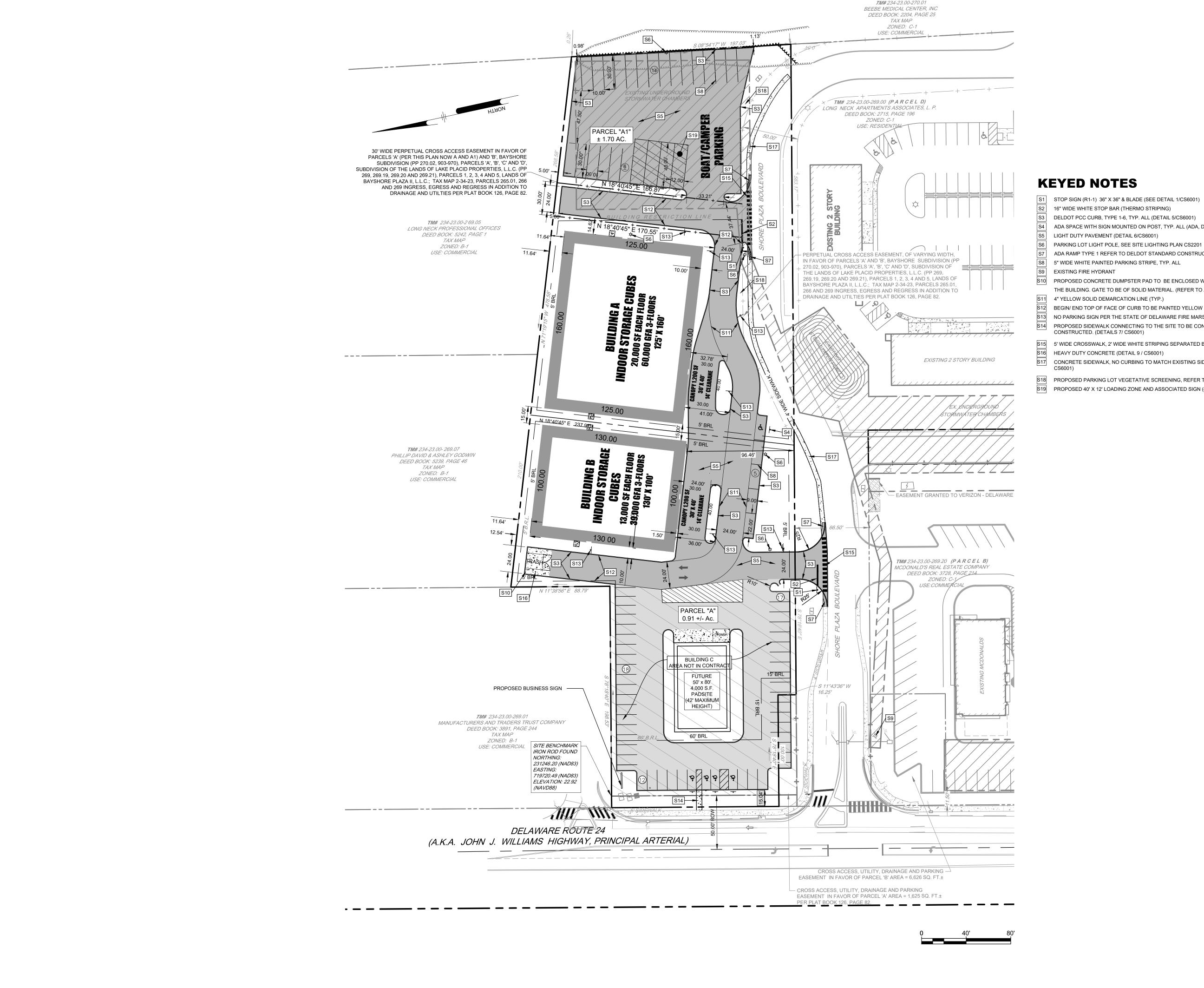
DRAWING SCALE AS SHOWN

DRAWN BY EOC/VPL

APPROVED BY AMD

EXPENSES ARISING OUT OF OR RESULTING THEREFRO

RP0001



**SITE INFORMATION:** 

SITE ADDRESS: BAYSHORE PLAZA, PARCEL A TAX MAP # 234-23.00-269.19

LONGNECK HOLDINGS, L.L.C. 20560 COURTNEY WAY, REHOBOTH BEACH, DE 19971

ENGINEER: PENNONI ASSOCIATES, INC. 18072 DAVIDSON DRIVE MILTON DE, 19968

### **KEYED NOTES**

16" WIDE WHITE STOP BAR (THERMO STRIPING)

DELDOT PCC CURB, TYPE 1-6, TYP. ALL (DETAIL 5/CS6001)

ADA SPACE WITH SIGN MOUNTED ON POST, TYP. ALL (ADA, DETAIL 3 & 4/CS6001) LIGHT DUTY PAVEMENT (DETAIL 6/CS6001)

PARKING LOT LIGHT POLE, SEE SITE LIGHTING PLAN CS2201

ADA RAMP TYPE 1 REFER TO DELDOT STANDARD CONSTRUCTION DETAIL C-2 SEE DETAILS 4-7/CS6002.

5" WIDE WHITE PAINTED PARKING STRIPE, TYP. ALL

PROPOSED CONCRETE DUMPSTER PAD TO BE ENCLOSED WITH A 7' HIGH CMU WALL MATCHING THE EXTERIOR FINISH OF THE BUILDING. GATE TO BE OF SOLID MATERIAL. (REFER TO ARCH. PLANS)

4" YELLOW SOLID DEMARCATION LINE (TYP.) BEGIN/ END TOP OF FACE OF CURB TO BE PAINTED YELLOW PER THE STATE OF DELAWARE FIRE MARSHAL REGULATIONS.

NO PARKING SIGN PER THE STATE OF DELAWARE FIRE MARSHAL REGULATIONS.

PROPOSED SIDEWALK CONNECTING TO THE SITE TO BE CONSTRUCTED BY THE OWNER WHEN FUTURE PAD SITE IS CONSTRUCTED. (DETAILS 7/ CS6001)

515 5' WIDE CROSSWALK, 2' WIDE WHITE STRIPING SEPARATED BY A 2' SPACE

| HEAVY DUTY CONCRETE (DETAIL 9 / CS6001)

S17 CONCRETE SIDEWALK, NO CURBING TO MATCH EXISTING SIDEWALK AT ENTRANCE. CONFIRM WITH OWNER. (DETAILS 7/

S18 PROPOSED PARKING LOT VEGETATIVE SCREENING, REFER TO LANDSCAPE PLAN, SHEET CS2001

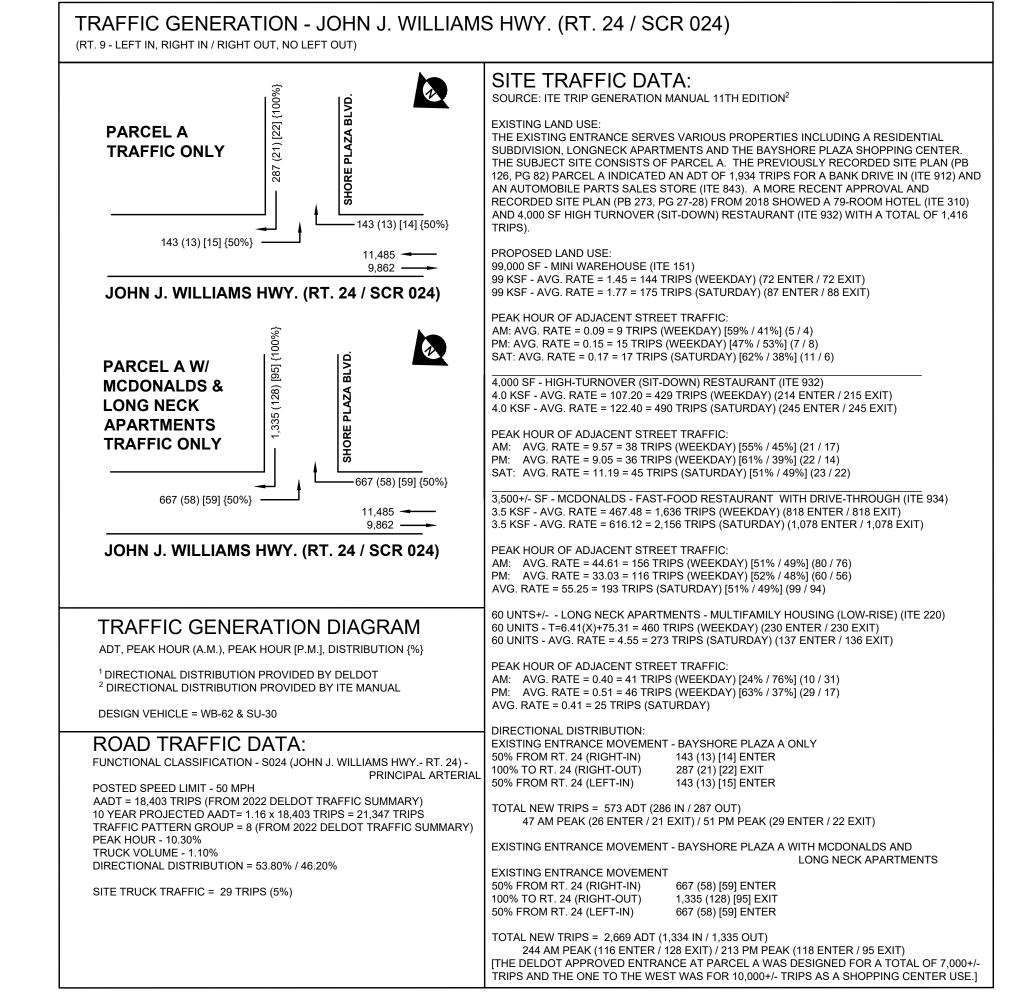
S19 PROPOSED 40' X 12' LOADING ZONE AND ASSOCIATED SIGN (4)

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LESSB2400 2024-05-22 DRAWING SCALE 1"=40' DRAWN BY EOC/VPL

#### **DELDOT RECORD SITE PLANS NOTES (3/21/2019):**

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM)
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- 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.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS SHOWN ON THIS PLAT.
- THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG JOHN J. WILLIAMS HIGHWAY, ROUTE 24, WHICH HAS A FUNCTIONAL CLASSIFICATION OF MINOR COLLECTOR AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM): IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH.

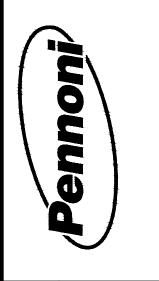


#### **GENERAL NOTES:**

- 1. 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
- 2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY
- 3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS
- 4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.

REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.

- 5 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.
- 6. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND
- 7. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- 8. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0340K, EFFECTIVE DATE MARCH 16, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE
- 9. SUBJECT PROPERTY IS CURRENTLY ZONED 'C-1' (GENERAL COMMERCIAL).
- 10. THE SUBJECT SITE WILL BE CONSTRUCTED AS TWO PHASES. THE FIRST PHASE WILL BE THE WAREHOUSE, THE SECOND PHASE WILL BE THE FUTURE BUILD-OUT OF THE FRONT PAD SITE.
- 11. TOTAL AREA FOR SUBJECT SITE IS 3.21 ACRES.
- 12. THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND AN ACTUAL FIELD SURVEY BY DC GROUP. ALL PROVIDED EASEMENTS ARE SHOWN ARE SHOWN ON THIS PLAN, HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS. ADDITIONAL INFORMATION WAS COLLECTED IN MAY 2024 BY PENNONI ASSOCIATES INC.
- HORIZONTAL: NORTH AMERICAN DATUM 1983 (NAD83/2011); VERTICAL: NORTH AMERICAN VERTICAL DATUM 1988
- 14. BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.
- 15. ALL SITE LIGHTING SHALL BE DOWNWARD SCREENED AND ARRANGED/INSTALLED TO MINIMIZE GLARE ON PROPERTY IN A RESIDENTIAL AREA. REFER TO SITE LIGHTING PLAN. PROPOSED HEIGHT (30') AND FIXTURE TO BE CONSISTENT WITH EXISTING BAY SHORE PLAZA.
- 16. NO WETLANDS ARE FOUND TO BE ON SITE PER THE DNREC NAVMAP ONLINE MAPPING SYSTEM.
- 17. STORMWATER WILL BE HANDLED BY THE EXISTING UNDERGROUND STORMWATER SYSTEM. THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY WITHIN THE SITE SHALL BE THE RESPONSIBILITY OF THE
- 18. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD, THREE STORIES AND WILL HAVE
- 19. 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
- 20. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION. CALL MISS UTILITY AT 800-282-8555.
- 21. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- 22. SANITARY SEWER FOR THIS SITE WILL BE PROVIDED BY SUSSEX COUNTY AND EXISTING LATERAL BUILDING CONNECTION ARE PRESENT ON SITE.
- 23. WATER FOR THIS SITE WILL BE PROVIDED BY TIDEWATER UTILITIES, INC. AND EXISTING LATERAL BUILDING
- 24. PER CHAPTER 115. ZONING ARTICLE XXVII, THE TOPOGRAPHIC CONTOURS AT ONE-FOOT INTERVALS WILL BE ADDED TO THE GRADING AND UTILITY PORTION OF THE PLANS. THE PROPOSED SITE WILL BE A RELATIVELY FLAT PARKING LOT WITH INLETS TO CAPTURE THE STORM RUNOFF.
- 25. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
- 26. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.
- 27. THE MAINTENANCE OF ALL LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- 28. THE PROPOSED DEVELOPMENT CONSISTS OF 96.000 SQUARE FEET OF MINI-WAREHOUSING SPACE AND 4.000 SQUARE FEET OF A HIGH-TURNOVER SIT-DOWN RESTAURANT. BASED ON OUR REVIEW, USING LAND USE CODES 151 AND 932, RESPECTIVELY, OF THE 11TH EDITION OF THE INSTITUTE OF TRANSPORTATION ENGINEERS' (ITE) TRIP GENERATION MANUAL. THE PROPOSED DEVELOPMENT WOULD GENERATE 568 AVERAGE VEHICLE DAILY TRIPS (ADT) AND 50 VEHICLE TRIPS DURING THE P.M. PEAK HOUR. THE FEE IS CALCULATED AT TEN DOLLARS PER DAILY TRIP. FOR THE PROPOSED DEVELOPMENT, THE FEE WOULD BE \$5,680.
- 29. THE DEVELOPER SHALL IMPROVE THE STATE-MAINTAINED ROADS ON WHICH THEY FRONT (JOHN J. WILLIAMS HIGHWAY, SUSSEX ROAD 24), WITHIN THE LIMITS OF THEIR FRONTAGE. THE IMPROVEMENTS SHALL INCLUDE BOTH DIRECTIONS OF TRAVEL, REGARDLESS OF WHETHER THE DEVELOPER'S LANDS ARE ON ONE OR BOTH SIDES OF THE ROAD. "FRONTAGE" MEANS THE LENGTH ALONG THE STATE RIGHT-OF-WAY OF A SINGLE PROPERTY TRACT WHERE AN ENTRANCE IS PROPOSED OR REQUIRED. IF A SINGLE PROPERTY TRACT HAS FRONTAGE ALONG MULTIPLE ROADWAYS, ANY SEGMENT OF ROADWAY INCLUDING AN ENTRANCE SHALL BE IMPROVED TO MEET DELDOT'S FUNCTIONAL CLASSIFICATION CRITERIA AS FOUND IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL AND ELSEWHERE THEREIN, AND/OR IMPROVEMENTS ESTABLISHED IN THE TRAFFIC OPERATIONAL ANALYSIS AND/OR TRAFFIC IMPACT STUDY. "SECONDARY FRONTAGE" MEANS THE LENGTH ALONG THE STATE RIGHT-OF-WAY OF A SINGLE PROPERTY TRACT WHERE NO ENTRANCE IS PROPOSED OR REQUIRED. THE SEGMENT OF ROADWAY MAY BE UPGRADED BY IMPROVING THE PAVEMENT CONDITION OF THE EXISTING ROADWAY WIDTH. THE PAVEMENT MANAGEMENT SECTION AND SUBDIVISION SECTION WILL DETERMINE THE REQUIREMENTS TO IMPROVE THE PAVEMENT CONDITION.
- 30. SECTION 2.2.2.2 OF THE DEVELOPMENT COORDINATION MANUAL ALLOWS DELDOT TO ACCEPT THE AWSF IN LIEU OF A TIS, BUT ONLY IF THE LOCAL LAND USE AGENCY DOES NOT REQUIRE A TIS. IF THE COUNTY REQUIRES A TIS FOR THIS DEVELOPMENT, DELDOT WILL SUPPORT THAT REQUIREMENT AND WILL NOT ACCEPT THE AWSF.



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