Preliminary Land Use Service

# Application Form

**Submitted Time:**
**September 12, 2025 1:16 PM**

**PLUS ID: 2025-10-03**

**State Strategy Level: 2**

## PLUS Application Type - Site Plan Review

**Title:** DuPont Properties, LLC
**County:** Sussex County **Municipality:** Unincorporated
**Description of PLUS project/plan:**
Multiple office and Warehouse subdivision

## Section I: Project Location

How many parcels are involved in this project?
Multiple Parcels

Total number of parcels being reviewed for this project
3

Parcel ID(s): 233-16.00-22.00 233-16.00-24.00 233-16.00-25.00

Project Location: 32581 DUPONT BLVD. Dagsboro, DE 19975

If contiguous to a municipality, are you seeking Annexation? No

## Section II: Project Contact Information

### Owner Contact Information

DUPONT PROPERTIES, LLC
30220 CANDLEBERRY DRIVE
SELBYVILLE, DE 19975
Phone: (914) 494-9337
Email: petfixerdvm@gmail.com
Fax:

### Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

## Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
OtherPlitko, LLC
Will Kernodle
Phone: (302) 537-1919
Email: will@plitko.com
Fax: (302) 537-1919

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

## Section III: Project Details

Project Area (Acres): **9.86**
Type of Development: **Commercial**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **C-1 AND GR-1**
Proposed Zoning for this project: **C-1 AND GR-1**

Land Use Information

Present Use for this project area: **AGRICULTURAL FIELD/ RESIDENTIAL**
Proposed Use for this project: **OFFICE AND WAREHOUSE USE**

## Residential Development Information

Type of Residential:
If mixed residential, what types of residential?

Residential Target Market:

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units:
Total number Rental Units:

### Table of Residential Units Proposed

| Total Res. Units | Single Family | Multi-Family | Duplex/Townhouse |
|---|---|---|---|
| | | | |

## Commercial Development Information

Type of Commercial: **Other BOTH OFFICE AND WAREHOUSE**
Type of Industrial:
Institution Type:
Total Square footage: **63,775**

## School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
**No**
If yes, please describe/elaborate

## Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
**Will Kernodle 302-537-1919**

# Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Tidewater utilities**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other Sussex County**
Will a new public wastewater system be located at this site?
**No**

## Section V: Environmental Details

### Forestland detail

| Existing Forested Area (Y/N) | Existing Forest (acres) | Will any forest be removed? (Y/N) | Estimated Removed Forest (acres) |
|---|---|---|---|
| No | | | |

### Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
**No**

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

### Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
**Yes**

### Stormwater Management Details

List the proposed stormwater management practices for this site:
**Wet Pond**

### Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **5.44**
What kind of Open Space? **Passive Recreation, Stormwater Management**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
**No**
Please describe anticipated community use

## Section VI: Transportation / Mobility / Connectivity

### Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
**255**
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?
**8**

### Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
**N/A**

### Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
**Yes**

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
**Yes**

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
**No**

Table of Mobility Connectivity Parameters

| | Sidewalks | Bike Paths | Bus Stops |
|---|---|---|---|
| **Currently exist?** | No | No | No |
| **Type existing** | | | |

| | | | |
|---|---|---|---|
| **Proposed to add?** | Yes | No | |
| **Type proposed** | Internal, Within Right-of-Way | | |

## Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
**Acknowledge**

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
**No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
**Acknowledge**

If yes, please provide details regarding known historic/cultural resources near the project site.

## Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

**If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.**

Signature of Person completing form on behalf of the Property Owner



**As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature**

**Acknowledge**

# Property Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Dupont Properties LLC (Formerly Millsboro Martial Arts)

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

Date: 9/15/25

Dupont Properties LLC c/o. Gil Stanzione

Property Owner (Please Print)

_____

Signature of Additional Owner (if applicable)

Date

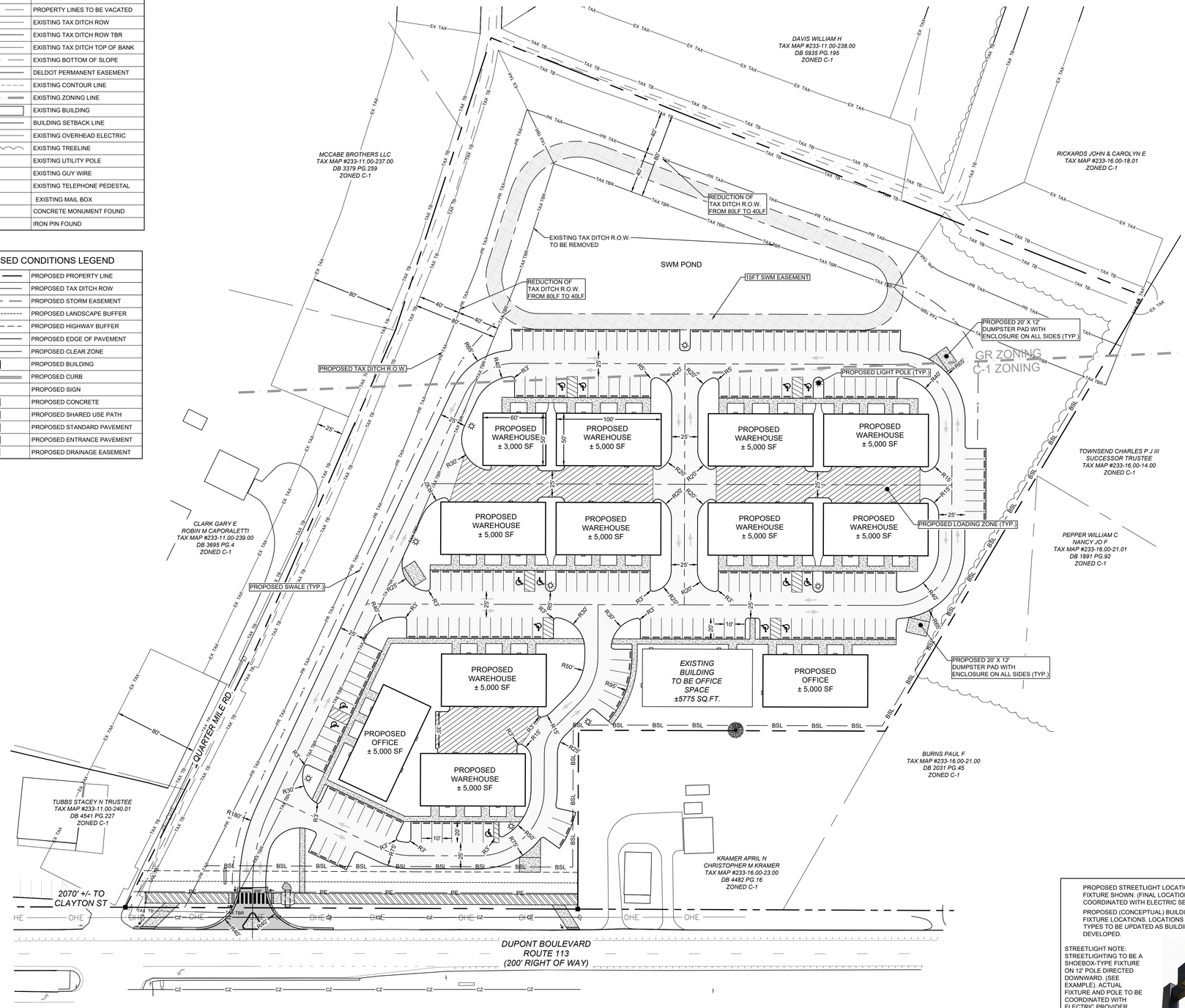
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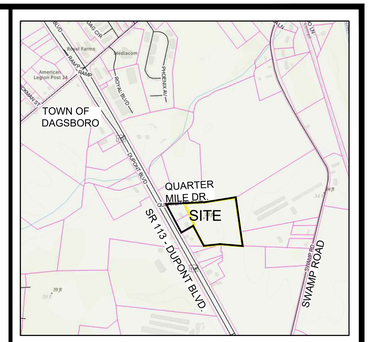
Additional Owner (Please Print)

Published January 2022

| EXISTING CONDITIONS LEGEND | |
|---|---|
| | PROPERTY LINES |
| | RIGHT OF WAY |
| | ADJOINING PROPERTY LINES |
| | PROPERTY LINES TO BE VACATED |
| EX TAX | EXISTING TAX DITCH ROW |
| TAX TBR | EXISTING TAX DITCH ROW TBR |
| TAX TB | EXISTING TAX DITCH TOP OF BANK |
| | EXISTING BOTTOM OF SLOPE |
| PE | DELDOT PERMANENT EASEMENT |
| | EXISTING CONTOUR LINE |
| | EXISTING ZONING LINE |
| | EXISTING BUILDING |
| BSL | BUILDING SETBACK LINE |
| OHE | EXISTING OVERHEAD ELECTRIC |
| | EXISTING TREELINE |
| | EXISTING UTILITY POLE |
| | EXISTING GUY WIRE |
| | EXISTING TELEPHONE PEDESTAL |
| | EXISTING MAIL BOX |
| CMF | CONCRETE MONUMENT FOUND |
| IPF | IRON PIN FOUND |

| PROPOSED CONDITIONS LEGEND | |
|---|---|
| | PROPOSED PROPERTY LINE |
| PR TAX | PROPOSED TAX DITCH ROW |
| | PROPOSED STORM EASEMENT |
| | PROPOSED LANDSCAPE BUFFER |
| | PROPOSED HIGHWAY BUFFER |
| | PROPOSED EDGE OF PAVEMENT |
| CZ | PROPOSED CLEAR ZONE |
| | PROPOSED BUILDING |
| | PROPOSED CURB |
| | PROPOSED SIGN |
| | PROPOSED CONCRETE |
| | PROPOSED SHARED USE PATH |
| | PROPOSED STANDARD PAVEMENT |
| | PROPOSED ENTRANCE PAVEMENT |
| | PROPOSED DRAINAGE EASEMENT |




VICINITY MAP
SCALE: 1"=1000'

## SITE DATA:

| | |
|---|---|
| 1. TAX PARCEL: | 233-16.00-22.00, 24.00, & 25.00 |
| PARCEL AREA: | ±9.86 AC. |
| LOCATION: | 32581 DUPONT BLVD. DAGSBORO, DE 19939 |
| 2. OWNER/ DEVELOPER: | DUPONT PROPERTIES, LLC 30220 CANDLEBERRY DRIVE SELBYVILLE, DE 19975 |
| 3. PRESENT ZONING: | C-1/ GR |
| PRESENT LAND USE: | RESIDENTIAL/ AGRICULTURE |
| 4. STATE INVESTMENT LEVEL: | LEVEL 2 |
| 5. SUSSEX CO. FUTURE LAND USE DESIGNATION: | COMMERCIAL AREA/ DEVELOPING AREA |
| 6. EXISTING UTILITIES | |
| SEWER: | SUSSEX COUNTY |
| WATER: | ON-SITE WELL |

## PROPOSED:

| | |
|---|---|
| 1. PROPOSED ZONING: | C-1/ GR |
| PROPOSED LAND USE: | COMMERCIAL OFFICES CONTRACTOR WAREHOUSES |
| PROPOSED BUILDINGS: | ±5000 SQ.FT. OFFICE (X2)<br>±5775 SQ.FT. EX OFFICE BUILDING<br>±3000 SQ.FT. WAREHOUSE<br>±5000 SQ.FT. WAREHOUSE (X9), 45,000 SQ.FT. TOTAL<br>TOTAL: ± 15,775 SQ.FT. OFFICE<br>± 48,000 SQ.FT. WAREHOUSE<br>PROPOSED BUILDINGS TO BE ONE STORY |
| 2. PARKING: | OFFICE: 1 SPACE PER 200 SF<br>TOTAL OFFICE SPACE 15,775 SQ. FT.<br>15,775/ 200 = 79 SPACES REQUIRED<br><br>WAREHOUSE PARKING SHOWN BASED ON 20 EMPLOYEES ON LARGEST SHIFT.<br>20 EMPLOYEES X 1 SPACE/ 2 EMPLOYEES = 10 SPACES REQUIRED<br>1 LOADING SPACE REQUIRED PER WAREHOUSE (12'x40').<br><br>100 TOTAL WAREHOUSE SPACES REQ.<br>10 TOTAL LOADING SPACES REQ.<br>79 OFFICE SPACES REQ.<br>TOTAL PARKING SPACES REQUIRED 179<br><br>180 SPACES PROPOSED<br>10 LOADING SPACES PROPOSED<br>14 ADA SPACES (1 PER 25 REQUIRED) |

| 3. BUILDING SETBACKS | C-1 | GR |
|---|---|---|
| FRONT YARD: | 60' | 40' |
| SIDE YARD: | 5' | 10' |
| REAR YARD: | 5' | 10' |
| MAX BUILDING HEIGHT: | 42' | 42' |

| | |
|---|---|
| 4. PROPOSED DEVELOPMENT AREA: | ±7.50 AC. |
| 5. PROPOSED IMPERVIOUS AREA: | ±4.42 AC. (±44.83% OF SITE) |
| 6. PROPOSED OPEN SPACE: | ±4.27 AC. (±43.31% OF SITE) |
| 7. PROPOSED SWM AREA: | ±1.17 AC. |

## NOTES:

1. BOUNDARY SURVEY SOURCE: ALAN O. KENT LAND SURVEYING, LLC FROM A SURVEY TITLED "LANDS NOW OR FORMERLY OF ROBERT G. DAISEY REVOCABLE TRUST", DATED JULY 20, 2023. HORIZONTAL DATUM NAD '83.
2. SITE IS IN FLOOD ZONE X (UNSHADED) AS SHOWN PER FEMA FLOOD MAP 10005C0467K DATED MARCH 16, 2015.
3. SITE IS NOT WITHIN A WELLHEAD PROTECTION AREA. SITE IS NOT WITHIN AN AREA DESIGNATED TO HAVE EXCELLENT GROUNDWATER RECHARGE POTENTIAL.
4. THE PROPOSED DEVELOPMENT IS WITHIN THE DE ROUTE 113 CORRIDOR CAPACITY PRESERVATION PROGRAM.
5. A REDUCTION IN THE TAX DITCH RIGHT-OF-WAY FROM 80 FEET TO 40 FEET IS CURRENTLY BEING PROCESSED WITH DNREC.
6. ANY PROPOSED SIGNAGE WILL REQUIRE THE ISSUANCE OF A SEPARATE PERMIT FROM SUSSEX COUNTY.
7. SITE LIGHTING TO INCLUDE PROPOSED LIGHT POLES AND FIXTURES SHOWN IN PARKING AREA AS WELL AS ADDITIONAL BUILDING-MOUNTED DOWN LIGHTING. THE BUILDING MOUNTED LIGHTING SHOWN ON THE PLAN IS CONCEPTUAL AND WILL BE UPDATED ONCE BUILDING PLANS ARE DEVELOPED. ALL SITE LIGHTING TO BE DOWNWARD-DIRECTED TO PREVENT LIGHT FROM SPILLING ONTO ADJACENT PROPERTIES.
8. ACCESSIBLE PARKING SPACES TO BE ADA-COMPATIBLE.
9. INTERCONNECTIVITY BETWEEN THIS SITE AND ADJACENT PROPERTIES IS NOT FEASIBLE AT THIS TIME DUE TO THE EXISTENCE OF TAX DITCHES ON TWO SIDES OF THIS PROPERTY, THE CONFIGURATION OF THE EXISTING COMMERCIAL PROPERTY TO THE SOUTHWEST, AND THE WOODED UNDEVELOPED PARCELS SOUTH OF THE PROPERTY.

PROPOSED STREETLIGHT LOCATION- TWO (2) FIXTURE SHOWN. (FINAL LOCATIONS TO BE COORDINATED WITH ELECTRIC SERVICE PROVIDER)

PROPOSED (CONCEPTUAL) BUILDING-MOUNTED FIXTURE LOCATIONS. LOCATIONS AND FIXTURE TYPES TO BE UPDATED AS BUILDING PLANS ARE DEVELOPED.

STREETLIGHT NOTE:
STREETLIGHTING TO BE A SHOEBOX-TYPE FIXTURE ON 12' POLE DIRECTED DOWNWARD. (SEE EXAMPLE). ACTUAL FIXTURE AND POLE TO BE COORDINATED WITH ELECTRIC PROVIDER.



STREETLIGHT EXAMPLE
NOT TO SCALE

SHEET INDEX:


| | |
|---|---|
| C100 | PRELIMINARY SITE PLAN |
| C101 | EXISTING CONDITIONS |
| L100 | LANDSCAPE PLAN |


# PRELIMINARY SITE PLAN

REVISIONS


PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919


PRELIMINARY SITE PLAN
DUPONT PROPERTIES LLC
TAX MAP: 233-16.00-22.00,24.00 & 25.00
DAGSBORO HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO, JR.
LICENSED
No. 14093
DELAWARE
PROFESSIONAL ENGINEER

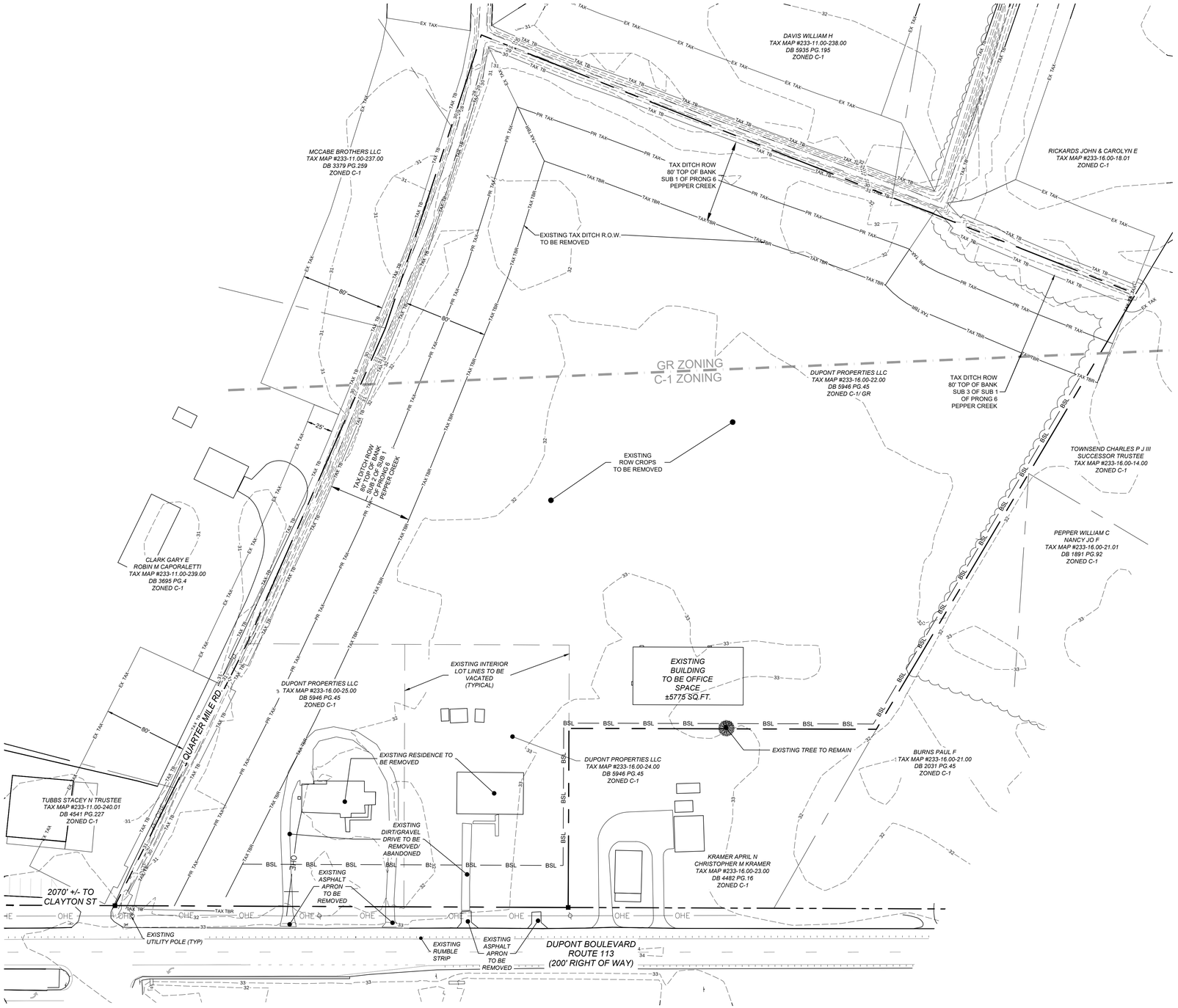
0 50 75 100
GRAPHIC SCALE
1 inch = 50 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | | |
|---|---|---|
| SITE PLAN: | WK | DATE |
| DRAWING: | MV | 9/15/25 |
| REVIEW: | RP | |

SHEET
C100


Approved 5.5.25 Rev.xlsx




# EXISTING CONDITIONS/DEMO PLAN

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY SITE PLAN
DUPONT PROPERTIES LLC
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DAGSBORO HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR.
LICENSE
No. 14093
STATE OF DELAWARE
PROFESSIONAL ENGINEER

0 50 75 100
GRAPHIC SCALE
1 inch = 50 feet

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| | | |
|---|---|---|
| SITE PLAN: | WK | DATE |
| DRAWING: | MV | 9/15/25 |
| REVIEW: | RP | |

SHEET
C101

# HIGHWAY BUFFER DETAIL

## HIGHWAY BUFFER PLANTING LIST

| COMMON NAME | LATIN NAME |
|---|---|
| **DECIDUOUS TREES** | |
| **20 - 40' Tall** | |
| Persimmon | Diospyros virginiana |
| Hophornbeam | Ostrya virginiana |
| Flowering Dogwood | Cornus florida |
| Ironwood | Carpinus caroliniana |
| Sassafras | Sassafras albidum |
| Sweetbay Magnolia | Magnolia virginiana |
| **40 - 60' Tall** | |
| Red Maple | Acer rubrum |
| River Birch | Betula nigra |
| Pin Oak | Quercus palustris |
| Willow Oak | Quercus phellos |
| Sweetgum | Liquidambar styraciflua |
| Honeylocust | Gleditsia triacanthos |
| White Ash | Fraxinus americana |
| Green Ash | Fraxinus pennsylvanica |
| Bald Cypress | Taxodium distichum |

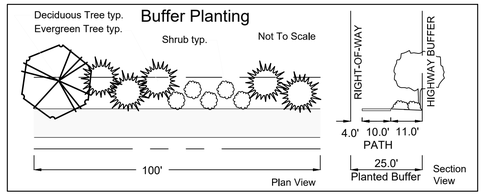
| EVERGREEN TREES | | |
|---|---|---|
| **20-40' Tall** | | |
| Virginia Pine | Pinus virginiana | Poor soil |
| Eastern Redcedar | Juniperus virginiana | Poor soil |
| Eastern Arborvitae | Thuja occidentalis | Moist soil |
| American Holly | Ilex opaca | |

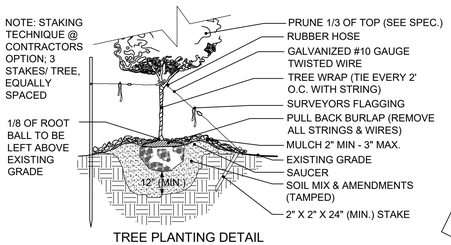
| SHRUBS | |
|---|---|
| **6-10' Tall** | |
| Photinia x fraseri | Red-Tipped Photinia |
| Cornus sericia | Redosier Dogwood |
| Ilex glabra compacta | Dwarf Inkberry Holly |
| Prunus laurocerasus 'Otto Luyken' | Dwarf Cherrylaurel |

## HIGHWAY BUFFER NOTES

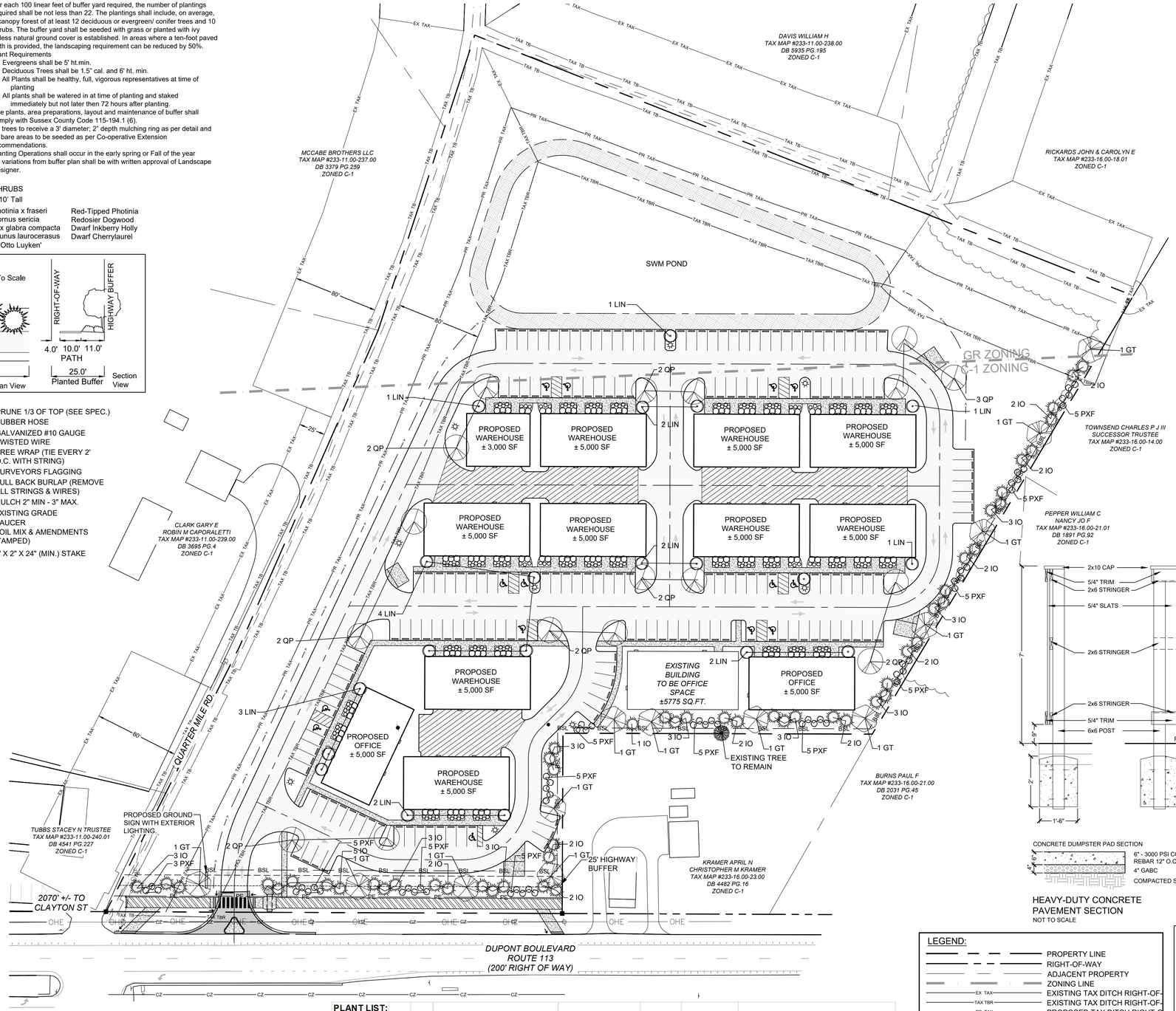
Highway Landscape Buffer Strip

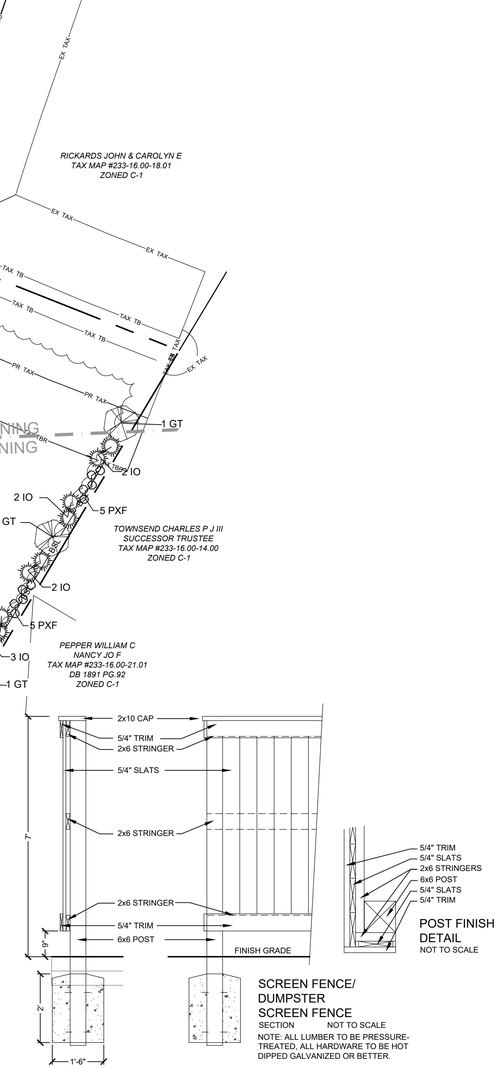
1. For each 100 linear feet of buffer yard required, the number of plantings required shall be not less than 22. The plantings shall include, on average, a canopy forest of at least 12 deciduous or evergreen/ conifer trees and 10 shrubs. The buffer yard shall be seeded with grass or planted with ivy unless natural ground cover is established. In areas where a ten-foot paved path is provided, the landscaping requirement can be reduced by 50%.
2. Plant Requirements
   a. Evergreens shall be 5' ht.min.
   b. Deciduous Trees shall be 1.5" cal. and 6' ht. min.
   c. All Plants shall be healthy, full, vigorous representatives at time of planting
   d. All plants shall be watered in at time of planting and staked immediately but not later then 72 hours after planting.
3. The plants, area preparations, layout and maintenance of buffer shall comply with Sussex County Code 115-194.1 (6).
4. All trees to receive a 3' diameter; 2" depth mulching ring as per detail and all bare areas to be seeded as per Co-operative Extension recommendations.
5. Planting Operations shall occur in the early spring or Fall of the year
6. All variations from buffer plan shall be with written approval of Landscape Designer.




TREE PLANTING DETAIL
N.T.S.







HEAVY-DUTY CONCRETE PAVEMENT SECTION
NOT TO SCALE

LEGEND:

- PROPERTY LINE
- RIGHT-OF-WAY
- ADJACENT PROPERTY
- ZONING LINE
- EX TAX — EXISTING TAX DITCH RIGHT-OF-
- TAX TBR — EXISTING TAX DITCH RIGHT-OF-
- PR TAX — PROPOSED TAX DITCH RIGHT-O
- 35.0 — EXISTING TOPOGRAPHY
- PROPOSED ACCESS DRIVE
- PROPOSED SIDEWALK
- PROPOSED ADA-ACCESSIBLE PARKING SPACE

PROPOSED STREETLIGHT LOCATION- ONE (1) FIXTURE SHOWN. (FINAL LOCATIONS TO BE COORDINATED WITH ELECTRIC SERVICE PROVIDER)

PROPOSED (CONCEPTUAL) BUILDING-MOUNTED FIXTURE LOCATIONS. LOCATIONS AND FIXTURE TYPES TO BE UPDATED AS BUILDING PLANS ARE DEVELOPED.

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STREETLIGHT EXAMPLE
NOT TO SCALE

**PLANT LIST:**

| | KEY | QTY. | LATIN NAME | COMMON NAME | SPACING | SIZE | REMARKS |
|---|---|---|---|---|---|---|---|
| ***TREES*** | | | | | | | |
| | GT | 13 | Gleditsia triacenthos inermis | Honey Locust | as shown | 2"-21/2" cal. | Heavy, full vigorous |
| | IO | 53 | Ilex opaca, berried | Female American Holly | as shown | 6' - 7' ht. | Tree form branched at 6'ht.,heavy, full, vigorous |
| | LIN | 20 | Lagerstroemia indica'Natchez' | Crape Myrtle | as shown | 8-10' ht. | Heavy, full, vigorous, multistemmed |
| | QP | 17 | Quercus phellos | Willow Oak | as shown | 3 - 3-1/2"cal | Heavy, full, vigorous |
| ***SHRUBS*** | | | | | | | |
| | PXF | 54 | Photinia x fraseri | Fraser Photinia | as shown | 3-4' ht. | Heavy, full, vigorous |

# PRELIMINARY LANDSCAPE PLAN

REVISIONS


PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919


PRELIMINARY SITE PLAN
DUPONT PROPERTIES LLC
TAX MAP: 233-16.00-22.00,24.00 & 25.00
DAGSBORO HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR. LICENSE No. 14093 STATE OF DELAWARE PROFESSIONAL ENGINEER

GRAPHIC SCALE
0 50 75 100
1 inch = 50 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: WK | DATE |
| DRAWING: MV | 9/15/25 |
| REVIEW: RP | |

SHEET
L100

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

Sussex County
DELAWARE
sussexcountyde.gov

December 12, 2024

Mr. Ray Blakeney
53 Atlantic Ave., Suite 3
Ocean View, DE 19970

By email to: rblakeney@plitko.com

RE: Notice of Decision Letter for the Preliminary Site Plan for Millsboro Martial Arts (S-24-33) for to be located on a parcel lying on the east side of DuPont Boulevard (Rt. 113).
Tax Parcel:

Dear Mr. Blakeney,

At their meeting of **Wednesday, December 11th, 2024**, the Sussex County Planning & Zoning Commission **approved** the **Preliminary Site Plan** with final approvals to be made by staff subject to the receipt of all agency approvals for **Millsboro Martial Arts (S-24-33)**. The Final Site Plan consists of two (2) 5,000 sq. ft. proposed warehouses, one (1) 4,000 sq. ft. Taekwondo Studio, one (1) 6,000 sq. ft. Taekwondo Studio, and other site improvements located on a parcel lying on the east side of DuPont Boulevard (Rt. 113) and comprised of a total of 9.86 acres +/-

Sincerely,

Christin Scott

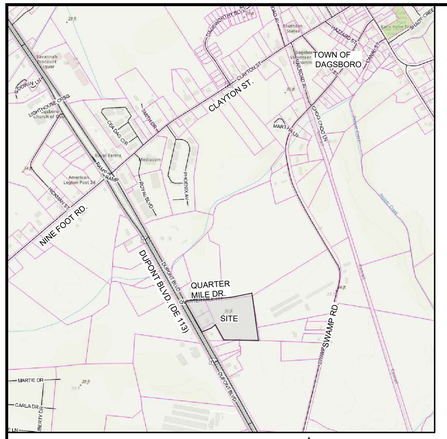
Mrs. Christin Scott
Planner II

CC: Ms. Lisa M. Walls, Engineering Project Coordinator Engineering – Public Works
Mr. Mark A. Rogers, Sussex County Chief Constable – Assessment/Constable's Office
Mr. Andy Wright, Chief of Building Code – Sussex County Building Code
Mr. John Ashman, Director of Utility Planning & Design – Engineering

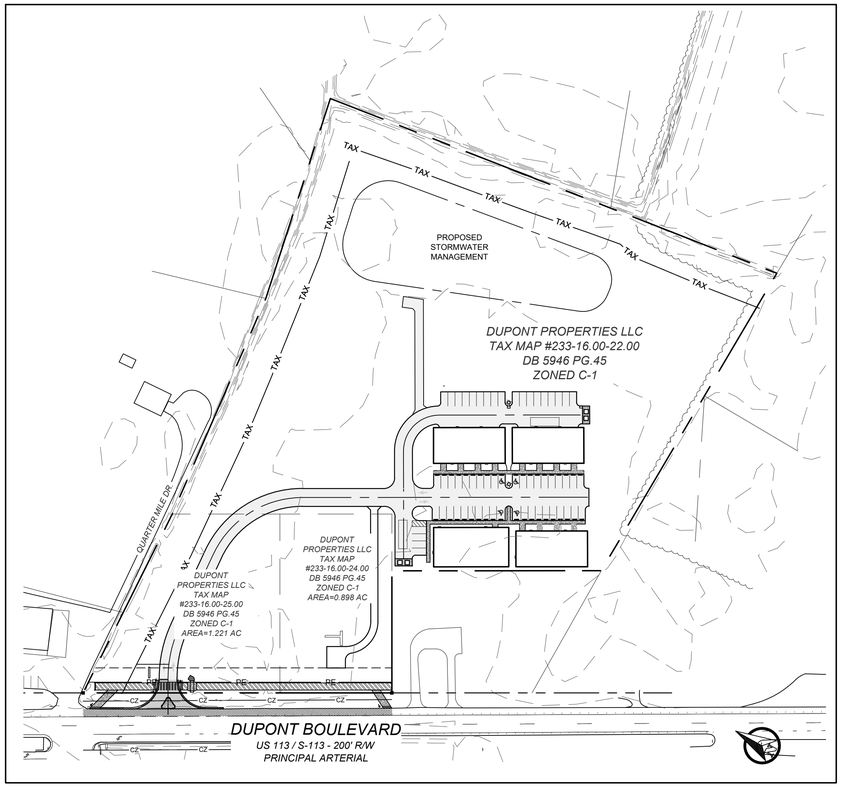
# MILLSBORO MARTIAL ARTS

## HIGHWAY ENTRANCE CONSTRUCTION PLANS

32581 DUPONT BOULEVARD
INDIAN RIVER BAY WATERSHED, BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
TM# 233-16.00-22.00, 24.00 & 25.00
DELDOT PROJECT # 10097




VICINITY MAP
SCALE: 1"=1000'




| EXISTING SITE DATA | |
|---|---|
| TAX PARCELS | 233-16.00-22.00, 24.00, & 25.00 |
| OVERALL PARCEL AREAS | ±9.86 AC. |
| INDIVIDUAL PARCEL AREAS | TM# 233-16.00-22.00 7.744 AC<br>TM# 233-16.00-24.00 0.898 AC<br>TM# 233-16.00-25.00 1.221 AC |
| ADDRESS | 32581 DUPONT BLVD.<br>DAGSBORO, DE 19939 |
| DELDOT ROAD FRONTAGE | DUPONT BOULEVARD (US 113/ S-113) |
| PRESENT ZONING | C-1/ GR |
| PRESENT LAND USE: | RESIDENTIAL/ AGRICULTURE |
| STATE INVESTMENT LEVEL | LEVEL 2 |
| SUSSEX CO. FUTURE LAND USE DESIGNATION | COMMERCIAL AREA/ DEVELOPING AREA |
| EXISTING SEWER | SUSSEX COUNTY |
| EXISTING WATER | ON-SITE WELL |
| WETLANDS AREA | N/A |
| FLOOD ZONE / MAP | ZONE AE-7 PER MAP #10005C0488J DATED 1/6/05 |

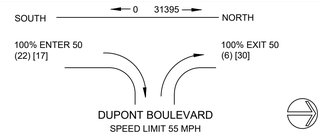
| PROPOSED SITE DATA | | | |
|---|---|---|---|
| 1 | PROPOSED ZONING | C-1/ GR | |
| 2 | PROPOSED LAND USE | (1) COMMERCIAL TAEKWANDO STUDIO<br>& (3) CONTRACTOR WAREHOUSES | |
| 3 | PROPOSED BUILDINGS | (1) TAEKWANDO STUDIO - 5,775 SF<br>(3) WAREHOUSES - 5,000 SF (EACH)<br>20,775 SF TOTAL PROPOSED BUILDINGS<br>PROPOSED BUILDINGS TO BE ONE STORY | |
| 4 | PROPOSED BUILDING SETBACKS | ZONING | C-1 / GR |
| | | FRONT YARD | 60' / 40' |
| | | SIDE YARD | 5' / 10' |
| | | REAR YARD | 5' / 10' |
| 5 | MAX BLDG HEIGHT | 42 FT | |
| 6 | ROW DEDICATION | NO DEDICATION REQUIRED | |
| 7 | PROPOSED DEVELOPMENT AREA | ±5.46 AC | |
| 8 | PROPOSED IMPERVIOUS AREA | ±2.03 AC (±20.6% OF SITE) | |
| 9 | OVERALL LOT AREA | ±9.86 AC | |
| 10 | PARKING & LOADING SPACES REQUIRED FOR (1) PROPOSED TAEKWANDO STUDIO | PARKING SHOWN BASED ON 16 CUSTOMERS<br>28 SPACES REQUIRED (9'X18')<br>1 LOADING SPACE REQUIRED (12'x40') | |
| | PARKING & LOADING SPACES REQUIRED FOR (3) PROPOSED WAREHOUSE BUILDINGS | WAREHOUSE PARKING SHOWN BASED ON 32 EMPLOYEES ON LARGEST SHIFT<br>32 EMPLOYEES X 1 SPACE/ 2 EMPLOYEES<br>16 SPACES REQUIRED (9'X18')<br>1 LOADING SPACE REQUIRED (12'x40') | |
| 14 | PROPOSED SEWER | ANNEXATION INTO SUSSEX COUNTY | |
| 15 | PROPOSED WATER | ON-SITE WELL | |

| CONTACT DATA | | |
|---|---|---|
| 1 | DEVELOPER / CONTRACT PURCHASER | DUPONT PROPERTIES, LLC<br>30220 CANDLEBERRY DRIVE<br>SELBYVILLE, DE 19975<br>ATTN: GIL STANZIONE<br>EMAIL: petfixerdvm@optonline.net<br>PH: 914-494-9337 |
| 2 | ENGINEER | ROB PLITKO, JR.<br>PLITKO, L.L.C.<br>53 ATLANTIC AVE., STE 3<br>OCEAN VIEW, DE 19970<br>EMAIL: rplitko@plitko.com<br>PH: 302-537-1919 |

### TRAFFIC GENERATION DIAGRAM

ONE ENTRANCE, RIGHT IN/ RIGHT OUT
100 (28 A.M. PEAK) [47 P.M. PEAK]

TRIP GENERATION: DUPONT BOULEVARD (US 113/ S-113)
ONE ENTRANCE - RIGHT IN/RIGHT OUT - 100% NORTH




ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION: PRINCIPLE ARTERIAL, TRAFFIC GROUP 5
SPEED LIMIT: 55 MPH
AADT: 27065 (FROM 2022 DELDOT ONLINE TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1.16 X 27065 = 31395 TRIPS
K-FACTOR: 11.8, D-FACTOR: 55.1, COMBO UNIT TRUCK %: 1.9%
PROJECT ADT: 72 ADT (3 A.M./ 33 P.M.)
DIRECTIONAL SPLIT = 100% NORTH (RIGHT IN/ RIGHT OUT)
DESIGN VEHICLE: SU-30

SITE TRIPS GENERATED:
SOURCE: BUSINESS CUSTOMER DATA
TAE KWAN DO STUDIO, 3 EMPLOYEES ON LARGEST SHIFT
16 DAILY CUSTOMERS
EMPLOYEES: 6 ADT + CUSTOMERS: 32 ADT = 38 ADT TOTAL

SOURCE: ITE TRIP GENERATION MANUAL, 11TH EDITION
WAREHOUSE (ITE LUC 150)
15,000 SQ.FT. WAREHOUSE = 62 TRIPS (31/31)
AM 25 (20/5) PM 28 (8/20)

TOTAL SITE = 100 ADT (50 ENTER/ 50 EXIT),
28 AM PEAK (22 ENTER/ 6 EXIT), 47 PM PEAK (17 ENTER/ 30 EXIT)

DIRECTIONAL DISTRIBUTION:
100% NORTH 100 TRIPS (28 A.M. PEAK) [47 P.M. PEAK]

PEAK HOUR HV%: 3%

| SHEET # | SHEET INDEX |
|---|---|
| EN-100 | COVER SHEET |
| EN-101 | TRAFFIC CONTROL, NOTES, LEGENDS |
| EN-102 | EXISTING CONDITIONS |
| EN-103 | GRADES AND GEOMETRICS |
| EN-104 | SIGNAGE AND STRIPING / SIGHT DISTANCE |
| EN-105 | DRAINAGE AND UTILITIES / EROSION AND SEDIMENT CONTROL |
| EN-106 | CROSS SECTIONS |
| EN-107 | ENTRANCE DETAILS / TRUCK TURNING DIAGRAMS |

### PURPOSE STATEMENT

THE PURPOSE OF THIS PROJECT IS TO CONSTRUCT AN ENTRANCE AND ROADWAY IMPROVEMENTS FOR A COMMERCIAL COMPLEX CONSISTING OF (4) PROPOSED WAREHOUSE BUILDINGS WITH ASSOCIATED ACCESS LANES, PARKING, & STORMWATER MANAGEMENT.

### OVERHEAD ELECTRIC CLEARANCE NOTE

CONTRACTOR/DEVELOPER TO VERIFY THE LOWEST EXISTING OVERHEAD UTILITY LINE IS A MINIMUM OF 18' ABOVE THE ENTRANCE AT THE CROSSING. ANY PORTION OF THE LINE THAT IS NOT 18' ABOVE THE ENTRANCE WILL NEED TO BE RAISED TO A MINIMUM OF 18' PRIOR TO FINAL ENTRANCE APPROVAL.

### OWNER'S PLAN DEVELOPMENT APPROVAL

I, AS OWNER/ DEVELOPER OF THE PROJECT SHOWN, HEREBY APPROVE THESE PLANS AS SHOWN OR OTHERWISE NOTED.

GIL STANZIONE _____ DATE _____

### DEVELOPER CERTIFICATION

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION.

IN ADDITION, I GRANT THE DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

GIL STANZIONE _____ DATE _____

### SITE DESIGNER CERTIFICATION

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

ROB PLITKO P.E. LIC. NO. 14093 _____ DATE _____

COVER SHEET

REVISIONS


PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919


HIGHWAY ENTRANCE CONSTRUCTION PLAN
MILLSBORO MARTIAL ARTS
32581 DUPONT BOULEVARD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO, JR. LICENSE No. 14093 DELAWARE PROFESSIONAL ENGINEER

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

SHEET
EN-100

## EXISTING CONDITIONS LEGEND

| | |
|---|---|
| | PROPERTY LINES |
| | RIGHT OF WAY |
| | ADJOINING PROPERTY LINES |
| TAX | EXISTING TAX DITCH ROW |
| | EXISTING 1 FOOT CONTOUR |
| | EXISTING 5 FOOT CONTOUR |
| | FLOOD ZONE LINE |
| | EXISTING CENTERLINE OF DITCH |
| | EXISTING ZONING LINE |
| | EXISTING BUILDING |
| BSL | BUILDING SETBACK LINE |
| PE | DELDOT PERMANENT EASEMENT |
| SD SD | EXISTING STORM CULVERT |
| SS | EXISTING SANITARY SEWER PIPE |
| OHE | EXISTING OVERHEAD ELECTRIC |
| | EXISTING TREELINE |
| | EXISTING UTILITY POLE |
| | EXISTING GUY WIRE |
| LP | EXISTING LIGHT POLE |
| | EXISTING TELEPHONE PEDESTAL |
| TR | EXISTING TRAFFIC LIGHT POLE |
| | EXISTING MAIL BOX |
| S | EXISTING SANITARY SEWER MH |
| | EXISTING WELL |
| CMF | CONCRETE MONUMENT FOUND |
| IPF | IRON PIN FOUND |
| | SOIL BORING LOCATION |
| MuA | SOIL MAP UNIT SYMBOL |
| | SOIL BOUNDARY LINE |

## PROPOSED CONDITIONS LEGEND

| | |
|---|---|
| | PROPOSED LOT LINES |
| | PROPOSED RIGHT OF WAY |
| BSL | PROPOSED BUILDING SETBACK LINE |
| TAX | PROPOSED TAX DITCH ROW |
| | PROPOSED STORM EASEMENT |
| | PROPOSED LANDSCAPE BUFFER |
| | PROPOSED HIGHWAY BUFFER |
| | PROPOSED EDGE OF PAVEMENT |
| CZ | PROPOSED CLEAR ZONE |
| 12 | PROPOSED 1 FOOT CONTOUR |
| 10 | PROPOSED 5 FOOT CONTOUR |
| | PROPOSED BUILDING |
| W | PROPOSED WATERLINE |
| SS | PROPOSED SANITARY SEWER PIPE |
| | PROPOSED STORM PIPE |
| | PROPOSED CURB |
| S | PROPOSED SANITARY SEWER MH |
| | PROPOSED STORM SEWER INLET |
| | PROPOSED SIGN |
| | PROPOSED CONCRETE MONUMENT |
| | PROPOSED CONCRETE |
| | PROPOSED SHARED USE PATH |
| | PROPOSED STANDARD PAVEMENT |
| | PROPOSED ENTRANCE PAVEMENT |
| | PROPOSED GRAVEL DRIVE |
| | PROPOSED DRAINAGE EASEMENT |
| | PROPOSED GRAVEL DRIVE |

## LANE CLOSURE MATRIX

## CONSTRUCTION/ENTRANCE – GENERAL NOTES (REVISED 3/14/22)

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP) ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, PAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
3. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. IF SOD IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOD TO ENSURE THAT SOD IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
4. A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
5. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
7. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED, NON-COMPLIANT OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
8. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP), ALL SIGNING, STRIPING, AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS. THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
9. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
10. A COPY OF THE-UP-TO DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
11. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #5).
12. SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW, ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED, THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY.
13. 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. THESE DISTURBED AREAS SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
14. DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A 'NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY NOTICE' UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
15. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
16. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
    A. EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
    B. THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
    C. PERMANENT PAVEMENT MARKING TAPE (PER DELDOT'S APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
17. REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
18. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII – TRAFFIC, T-15.
19. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION, OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
20. THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1).
21. A DOUBLE YELLOW CENTERLINE WILL BE REQUIRED ALONG THE PAVED PORTION OF ROUTE 113 STRIPING OF THE CENTERLINE SHALL BE 6-INCH WIDE LINE SEPARATED BY A 6-INCH SPACE.
22. ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE AND 5-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
24. ALL STORM DRAIN PIPING DESIGNATED AS REINFORCED CONCRETE PIPE IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
25. ALL PROPOSED CLOSED STORMDRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED, THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.
26. THE DEVELOPER AND EXISTING/FUTURE OWNER OF NON-STATE-MAINTAINED ROADWAYS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON SAID ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE LATEST VERSION OF THE DELAWARE MUTCD.
27. ALL SUBGRADE SHALL BE COMPACTED TO 95% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
28. THE CONTRACTOR SHALL NOTIFY DART FIRST STATE AT **DOT_DETOURS@DELAWARE.GOV** AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND **DOT_DTC_PROJECTDEVELEOPMENT@DELAWARE.GOV** AT SUCH TIME THE FACILITY IS COMPLETED AND OPERABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6019.
29. FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-PUBLIC WORKS AT (302) 853-1345.
30. FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN SUSSEX COUNTY CONTACT M&O-SOUTH DISTRICT-OUTDOOR ADVERTISING & ROADSIDE CONTROL AT (302) 853-1327.
31. MAINTENANCE OF ALL LANDSCAPING SHOWN ON THIS PLAN WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE HOMEOWNERS ASSOCIATION OR BOTH. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE LANDSCAPING. DELDOT MUST REVIEW AND APPROVE ANY PLANTINGS PROPOSED WITHIN THE RIGHT-OF-WAY PRIOR TO INSTALLATION. IF ANY PLANTINGS ARE PLANTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE DEVELOPER REMOVE THE PLANTINGS. WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.
32. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT DRAINAGE INLET LOCATIONS.

## MAINTENANCE OF TRAFFIC NOTES (REVISED 6/28/24)

1. ALL TEMPORARY TRAFFIC CONTROL AND TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE IN ACCORDANCE WITH: THE CONTRACT DOCUMENTS, THE LATEST VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD), CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AND STANDARD CONSTRUCTION DETAILS, INCLUDING ALL REVISIONS AS OF THE DATE OF THE ENTRANCE PERMIT APPROVAL. TEMPORARY TRAFFIC CONTROL DEVICES USED ON THE PROJECT SHALL ONLY BE THOSE LISTED ON THE APPROVED PRODUCTS LIST (APL). IF A CATEGORY OF DEVICES DOES NOT HAVE AN APL, THE DEVICE SHALL BE COMPLIANT WITH THE DE MUTCD.
2. CONTRACTOR SHALL SUPPLY MESSAGE BOARDS THAT ARE TO BE PLACED TEN (10) DAYS PRIOR TO THE START OF CONSTRUCTION AND/OR TRAFFIC PATTERN CHANGES. THE MESSAGE BOARDS MUST REMAIN IN PLACE FIVE (5) DAYS AFTER WORK HAS STARTED AND/OR AFTER TRAFFIC PATTERN CHANGES HAVE BEEN IMPLEMENTED. THE NUMBER OF MESSAGE BOARDS, LOCATIONS, AND WORDING ON THE MESSAGE BOARDS SHALL BE COORDINATED WITH THE DISTRICT SAFETY OFFICER.
3. IN ACCORDANCE WITH SECTION 105.1.C OF THE STANDARD SPECIFICATIONS, THE DEPARTMENT RESERVES THE RIGHT TO SUSPEND THE CONTRACTOR'S OPERATIONS, IF, IN THE OPINION OF THE DEPARTMENT'S REPRESENTATIVE, THE CONTRACTOR'S OPERATIONS ARE NOT IN COMPLIANCE WITH THE DE MUTCD, THE SPECIFICATIONS OR THE PLANS OR IF THE CONTRACTOR'S OPERATIONS ARE DEEMED UNSAFE IN ACCORDANCE WITH SECTION 801.3.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE LOCAL 911 CENTER, LOCAL SCHOOLS AND DELDOT COMMUNITY RELATIONS OF ALL ROADS AND LANES TO BE CLOSED A MINIMUM OF SEVEN (7) CALENDAR DAYS BEFORE THE CLOSURE.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING THAT THE TRANSPORTATION MANAGEMENT CENTER (TMC) IS NOTIFIED DAILY BEFORE ROADWAY ACTIVITY IS BEING PERFORMED IN STATE RIGHT-OF-WAY. THE CONTRACTOR SHALL IDENTIFY THE TYPE OF WORK, ANY LANE(S) OR SHOULDER(S) CLOSED, THE LENGTH OF TIME FOR WORK, WHEN THE LANE RESTRICTIONS ARE IN PLACE AND WHEN LANE RESTRICTIONS ARE LIFTED, CONTACT PERSON/PHONE NUMBER AND STATE INSPECTOR. THE TRANSPORTATION MANAGEMENT CENTER CAN BE REACHED AT (302) 659-4600.
6. WHEN SIDE ROADS INTERSECT THE WORK ZONE, ADDITIONAL TEMPORARY TRAFFIC CONTROL DEVICES SHALL BE ERECTED INCLUDING PERMANENT WARNING SIGNS (SEE NOTE 11).
7. ALL STORAGE OF EQUIPMENT AND MATERIAL SHALL COMPLY WITH THE DE MUTCD, SECTION 6G.21.
8. ALL PAVEMENT MARKINGS THAT ARE NO LONGER IN USE AND CONFLICT WITH TEMPORARY PAVEMENT MARKINGS SHALL BE REMOVED AND COMPLETELY OBLITERATED BY A METHOD APPROVED BY THE ENGINEER. PAINTING OVER THE CONFLICTING PAVEMENT MARKINGS WILL NOT BE ACCEPTED AS A METHOD OF REMOVAL.
9. THE CONTRACTOR IS RESPONSIBLE FOR THE MAINTENANCE OF EXISTING PAVEMENT WITHIN THE PROJECT LIMITS FOR THE DURATION OF THE CONTRACT OR AS DIRECTED BY THE ENGINEER.
10. TYPICAL APPLICATIONS PER THE DE MUTCD SHALL BE INCORPORATED TO ACHIEVE REQUIRED TEMPORARY TRAFFIC CONTROL AND SAFETY REQUIREMENTS. THIS PROJECT IS SUBJECT TO THE FOLLOWING TYPICAL APPLICATIONS UNLESS DIRECTED OTHERWISE BY THE DELDOT DISTRICT SAFETY OFFICER: TYPICAL APPLICATION 3A: "WORK ON THE SHOULDER OF A MULTI-LANE DIVIDED HIGHWAY (TA-3A)", AND TYPICAL APPLICATION 33: "STATIONARY LANE CLOSURE ON MULIT-LANE DIVIDED HIGHWAY (TA-33)"
11. WITHIN THE MAINLINE WORK AREA, PERMANENT ADVANCE WARNING SIGNS WITH THE LEGENDS ROAD WORK AHEAD SHALL BE INSTALLED IN ADVANCE OF THE WORK AREA IN BOTH DIRECTIONS. AN END ROAD WORK SIGN SHALL BE LOCATED 500 FEET DOWNSTREAM FROM THE WORK AREA IN EACH DIRECTION. ON INTERSECTING ROADWAYS WITHIN THE PROJECT LIMITS, A ROAD WORK AHEAD SIGN SHALL BE PLACED AT A DISTANCE NOT LESS THAN 500 FEET IN ADVANCE OF THE WORK AREA AND AN END ROAD WORK SIGN SHALL BE PLACED ON THE OPPOSITE SIDE OF THE ROADWAY OF THE ROAD WORK AHEAD SIGN. ALL PERMANENT ADVANCE WARNING SIGNS SHALL BE GROUND MOUNTED ON TWO APPROVED BREAKAWAY SIGN POSTS AND SHALL BE INSTALLED IN COMPLIANCE WITH THE DE MUTCD. PERMANENT ADVANCE WARNING SIGNS SHALL BE MOUNTED AT A HEIGHT OF 7 FEET, MEASURED FROM THE NEAREST EDGE OF ROADWAY TO THE BOTTOM OF THE SIGN. THE USE OF APPROVED SKID MOUNTED SIGN SUPPORTS IS NOT ALLOWED UNLESS THE CONTRACTOR CAN DEMONSTRATE THAT A UTILITY CONFLICT EXISTS, WHICH SHALL BE VERIFIED BY THE DISTRICT SAFETY OFFICER, OR CONCRETE MEDIANS PREVENT THE INSTALLATION OF THE PERMANENT ADVANCE WARNING SIGNS IN THE APPROPRIATE LOCATION. ALL SIGN SUPPORTS SHALL BE AS APPROVED IN THE MOST RECENT VERSION OF THE TEMPORARY TRAFFIC CONTROL DEVICES APL.
12. THE USE OF MILLINGS AND GRADED AGGREGATE BASE COURSE (GABC) IN THE TRAVEL WAY, TEMPORARY TRAVEL WAY, HIGH VOLUME ENTRANCES AND ACCESS RAMP FOR THE PURPOSE OF PROVIDING A TEMPORARY ROADWAY SURFACE, POTHOLE REPAIR, TAPERED EDGE FOR UTILITIES, BUTT JOINTS, AND LONGITUDINAL DROP-OFFS (MILLING AND PAVING OPERATIONS) IS PROHIBITED UNLESS IT IS OTHERWISE DESIGNATED TO BE USED IN THE CONTRACT PLANS. USE COLD PATCH, BITUMINOUS CONCRETE, BITUMINOUS CONCRETE WEDGE, OR TAPER MILL, AS NOTED IN THE CONTRACT DOCUMENTS OR APPROVED BY THE ENGINEER.
    MILLINGS OR GABC SHALL BE USED AT THE FOLLOWING LOCATIONS WHERE ACCESS TO A BUSINESS, RESIDENCE, OR EDGE DROP OFF NEEDS TO BE MAINTAINED UNLESS OTHERWISE NOTED IN THE PLANS OR DIRECTED BY THE ENGINEER TO USE BITUMINOUS CONCRETE OR COLD PATCH. ALL MILLINGS AND GABC WILL BE ROLLED AND COMPACTED TO HELP PREVENT THE MATERIAL FROM UNRAVELLING:
    a. DRIVEWAYS
    b. ENTRANCES
    c. LOW VOLUME ACCESS RAMPS (IDENTIFIED IN THE CONTRACT DOCUMENTS)
    d. EDGE DROP-OFFS ADJACENT TO LIVE ROADWAY (LANES AND SHOULDER) AND THE PROPOSED ROAD CONSTRUCTION
    e. EDGE OF ROADWAY DROP-OFF
    THE BASE COURSE MATERIAL SHALL BE PLACED AT NO GREATER THAN THE SLOPE SPECIFIED IN THE DE MUTCD, TABLE 6G-1 AND SHALL BE COMPACTED.
    VERTICAL DIFFERENCES SHALL BE CORRECTED IN ACCORDANCE WITH THE DE MUTCD, TABLE 6G-1.
13. ACCEPTABLE MATERIALS FOR TEMPORARY PEDESTRIAN PATHS SHALL BE AS DEFINED IN STANDARD CONSTRUCTION DETAIL M-13. TYPE 2 TEMPORARY SIDEWALKS (PLYWOOD WALKWAY STRUCTURES) SHALL BE CONSTRUCTED IN ACCORDANCE WITH STANDARD CONSTRUCTION DETAIL M-13. TEMPORARY PEDESTRIAN PATHS SHALL BE DETECTABLE AS DEFINED IN SECTION 6F.73 OF THE DE MUTCD.
14. CLOSURES OF TRAVEL LANES AND TURN LANES WITHIN THE PROJECT LIMITS SHALL OCCUR IN ACCORDANCE WITH THE ALLOWABLE LANE CLOSURE HOURS MATRIX SHOWN IN THE PLANS. THE PROJECT IS SUBJECT TO ADDITIONAL RESTRICTIONS IN ACCORDANCE WITH SECTION 801.3.5 OF THE STANDARD SPECIFICATIONS. (INSERT THE ALLOWABLE LANE CLOSURE HOURS MATRIX, PROVIDED BY DELDOT TRAFFIC SAFETY)
15. THE CONTRACTOR SHALL ADD THE BICYCLE IN LANE (W11-1-DE) SIGN TO THE TYPICAL APPLICATION SIGNING STACK DURING CONSTRUCTION ACTIVITIES THAT RESTRICT USE OF THE EXISTING SHOULDER/BIKE LANE. WHEN USED, THE SIGN SHALL HAVE A BLACK LEGEND ON A RETROREFLECTIVE FLUORESCENT ORANGE BACKGROUND.

TRAFFIC CONTROL, NOTES, LEGENDS

REVISIONS

PLITKO ENGINEERING
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Phone (302)-537-1919

HIGHWAY ENTRANCE CONSTRUCTION PLAN

# MILLSBORO MARTIAL ARTS

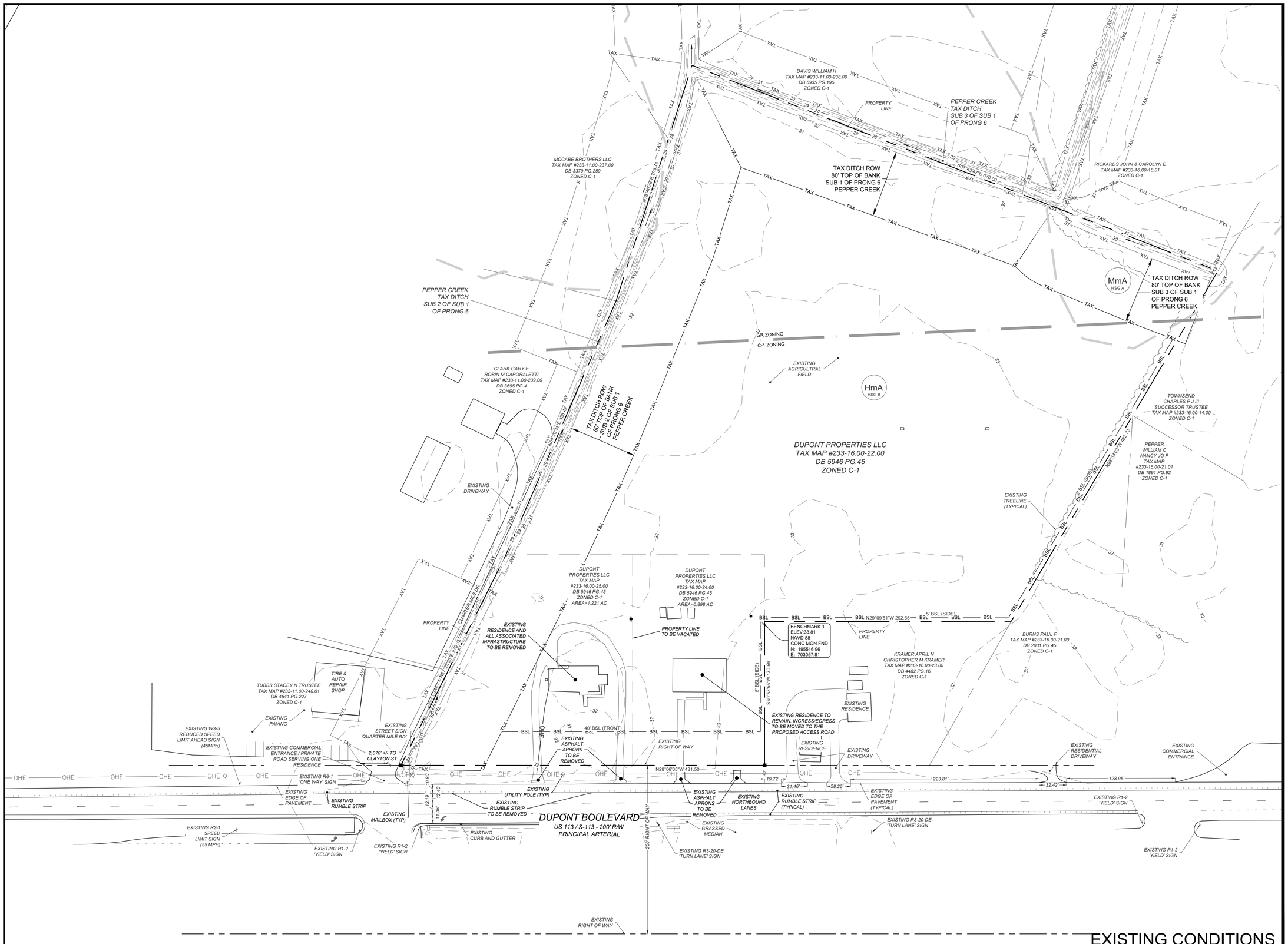
32581 DUPONT BOULEVARD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO LICENSED No. 14093 DELAWARE PROFESSIONAL ENGINEER

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

SHEET
EN-101




REVISIONS

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OCEAN VIEW, DE 19970
Phone (302)-537-1919

# HIGHWAY ENTRANCE CONSTRUCTION PLAN
# MILLSBORO MARTIAL ARTS
32581 DUPONT BOULEVARD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PUTKO JR
LICENSE
No. 14093
DELAWARE
PROFESSIONAL ENGINEER

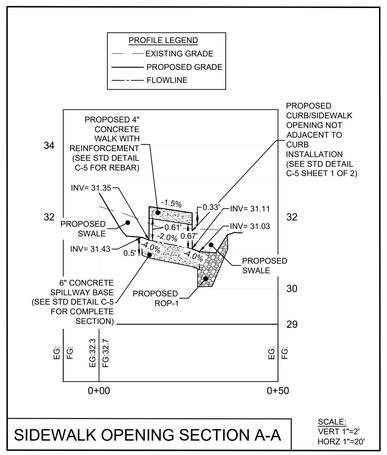
0 50 75 100
GRAPHIC SCALE
1 inch = 50 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

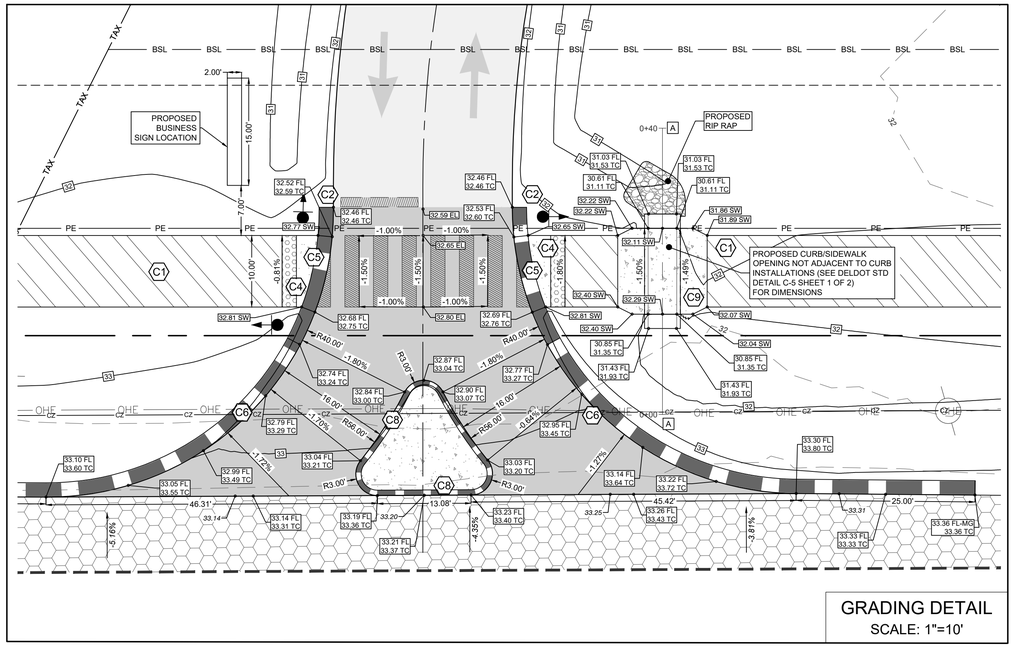
SHEET
EN-102

EXISTING CONDITIONS




SIDEWALK OPENING SECTION A-A

SCALE:
VERT 1"=2'
HORZ 1"=20'




GRADING DETAIL
SCALE: 1"=10'

| PAVEMENT LEGEND | |
|---|---|
| 2" MILL, 2" OVERLAY PAVEMENT SECTION | |
| ENTRANCE PAVEMENT SECTION | |
| STANDARD PAVEMENT SECTION | |
| SHARED USE PATH SECTION | |

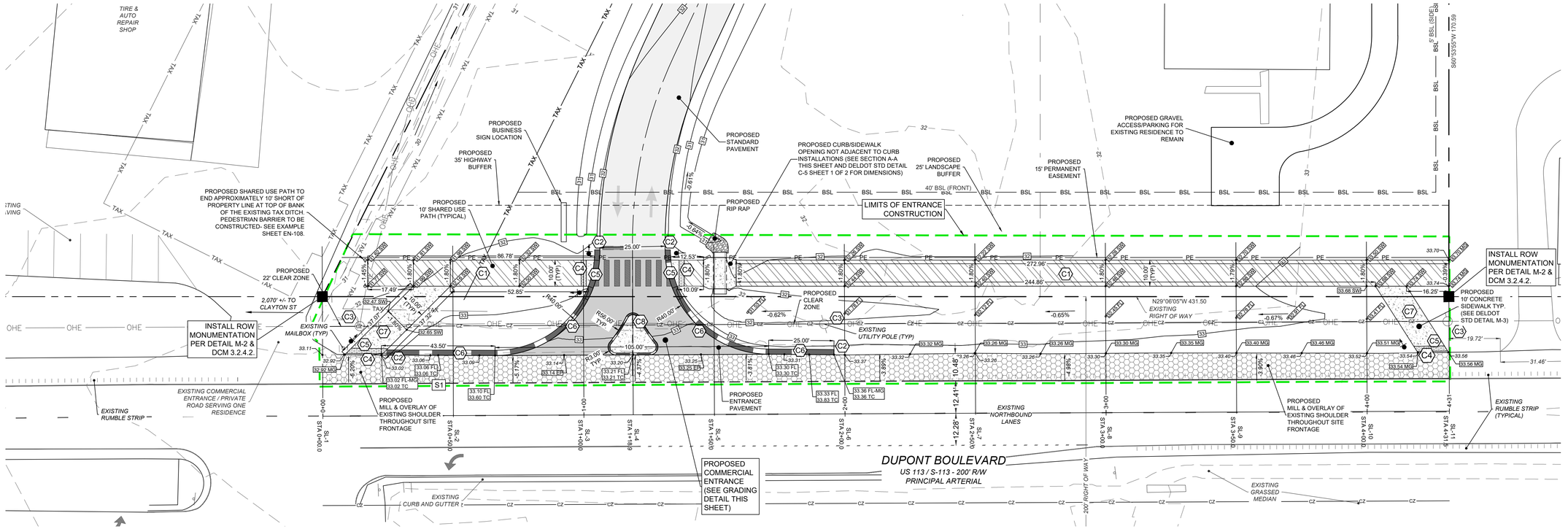
## PLAN CONSTRUCTION NOTES

| | |
|---|---|
| C1 | 10' ASPHALT SHARED-USE PATH STD M-3: SEE NOTE BELOW |
| C2 | CONTRACTOR TO NOSE DOWN END OF CURB 12:1 FLUSH WITH PAVEMENT |
| C3 | EXISTING UTILITY POLE |
| C4 | DETECTABLE WARNING TRUNCATED DOMES STD C-2 : SEE NOTE BELOW |
| C5 | PCC CURB RAMP TYPE 1 STD C-2 : SEE NOTE BELOW |
| C6 | PCC CURB TYPE 2 STD C-1 : SEE NOTE BELOW |
| C7 | 10' CONCRETE SIDEWALK STD M-3 : SEE NOTE BELOW |
| C8 | PCC CURB TYPE 1-2 STD C-2 : SEE NOTE BELOW |
| C9 | CURB SIDEWALK OPENING NOT ADJACENT TO CURB STD C-5: SEE NOTE BELOW |

NOTE: THE STANDARDS NOTED FOR ITEMS LISTED ABOVE REFER TO DELDOT CONSTRUCTION DETAILS. FOR THE CURRENT DELDOT CONSTRUCTION DETAILS GO TO THIS WEBSITE: *HTTPS://DELDOT.GOV/PUBLICATIONS/MANUALS/CONST_DETAILS/*

## GENERAL CONSTRUCTION NOTES

1. UNLESS OTHERWISE NOTED, POINT GEOMETRY ADJACENT TO CURB IS GIVEN TO THE EDGE OF PAVEMENT.
2. RADII ARE GIVEN TO THE FLOWLINE UNLESS OTHERWISE NOTED.
3. UNLESS OTHERWISE NOTED, EDGE OF PAVEMENT ELEVATIONS AT CURB RETURNS ARE GIVEN AT 10 +/- FOOT INTERVALS.
4. PROPOSED PAVEMENT THAT IS MEANT TO TIE INTO EXISTING PAVEMENT SHALL MATCH THE EXISTING PAVEMENT ELEVATIONS.
5. SEE SHEET EN-104 FOR STRIPING AND SIGNAGE PLAN.
6. SEE SHEET EN-105 FOR DRAINAGE PLAN.
7. ALL UNCURBED EOP'S WILL REQUIRE A SAFETY EDGE TO BE INSTALLED PER DETAIL P-6




GRADES AND GEOMETRICS

REVISIONS

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HIGHWAY ENTRANCE CONSTRUCTION PLAN

# MILLSBORO MARTIAL ARTS

32581 DUPONT BOULEVARD

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO LICENSE No. 14033 STATE OF DELAWARE PROFESSIONAL ENGINEER

0 20 30 40
GRAPHIC SCALE
1 inch = 20 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

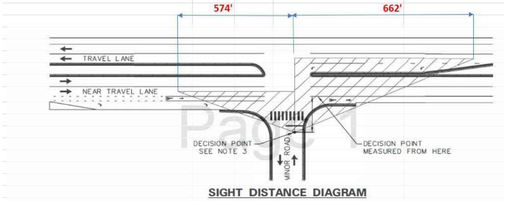
SHEET
EN-103

## Intersection Sight Distance

| | | | |
|---|---|---|---|
| **Project Name:** | | **Submission Date:** | |
| Millsboro Martial Arts | | January 17, 2024 | |
| **Maintenance Road No. (i.e. KCR356):** | | **Road Name:** | |
| SR 113 | | Dupont Blvd. | |
| **Intersection Conditions** | | **Left Turn from Minor Road (Case B1)** | |
| Total Number of Travel Lanes | 4 | From Table | 665 |
| | | ISD = 1.47 x $V_{major}$ x $T_g$ | 661.5 |
| Number of Near Travel Lanes Crossed (Left Turn)* | 0 | Multilane Adjustment for $T_g$ | 0.00 |
| | | Minor Road Approach Adjustment | 0 |
| Number of Travel Lanes Crossed (Right Turn)** | 0 | Adjustment Factor | 1.00 |
| | | Time Gap | 7.5 |
| Median +/or Turning Lane Width | 08'-12' | ISD With Adjustments | 662 |
| | | **Right Turn from Minor Road (Case B2)** | |
| Posted Speed Limit | 55 | From Table | 575 |
| | | ISD = 1.47 x $V_{major}$ x $T_g$ | 573.30 |
| Design Speed | 60 | Multilane Adjustment for $T_g$ | 0.00 |
| | | Minor Road Approach Adjustment | 0 |
| Highway Grade (Moving Left to Right) | 0.5% | Adjustment Factor | 1.00 |
| | | Time Gap | 6.5 |
| Minor Road Approach Grade | 0.5% | ISD With Adjustments | 574 |

* Include all travel lanes that are completely crossed
**Typically zero for right turning vehicles

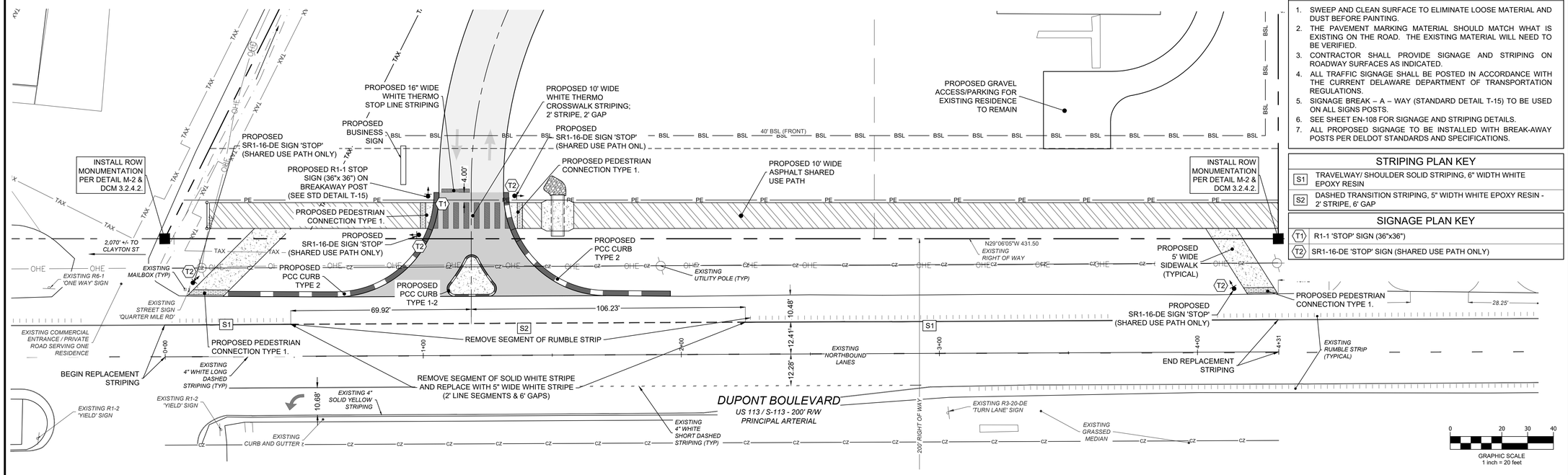
Note: See Assumptions tab for notes and intersection sight design criteria




SIGHT DISTANCE DIAGRAM




# SITE DISTANCE




### GENERAL SIGNAGE AND STRIPING NOTES

1. SWEEP AND CLEAN SURFACE TO ELIMINATE LOOSE MATERIAL AND DUST BEFORE PAINTING.
2. THE PAVEMENT MARKING MATERIAL SHOULD MATCH WHAT IS EXISTING ON THE ROAD. THE EXISTING MATERIAL WILL NEED TO BE VERIFIED.
3. CONTRACTOR SHALL PROVIDE SIGNAGE AND STRIPING ON ROADWAY SURFACES AS INDICATED.
4. ALL TRAFFIC SIGNAGE SHALL BE POSTED IN ACCORDANCE WITH THE CURRENT DELAWARE DEPARTMENT OF TRANSPORTATION REGULATIONS.
5. SIGNAGE BREAK – A – WAY (STANDARD DETAIL T-15) TO BE USED ON ALL SIGNS POSTS.
6. SEE SHEET EN-108 FOR SIGNAGE AND STRIPING DETAILS.
7. ALL PROPOSED SIGNAGE TO BE INSTALLED WITH BREAK-AWAY POSTS PER DELDOT STANDARDS AND SPECIFICATIONS.

### STRIPING PLAN KEY

| | |
|---|---|
| S1 | TRAVELWAY/ SHOULDER SOLID STRIPING, 6" WIDTH WHITE EPOXY RESIN |
| S2 | DASHED TRANSITION STRIPING, 5" WIDTH WHITE EPOXY RESIN - 2' STRIPE, 6' GAP |

### SIGNAGE PLAN KEY

| | |
|---|---|
| T1 | R1-1 'STOP' SIGN (36"x36") |
| T2 | SR1-16-DE 'STOP' SIGN (SHARED USE PATH ONLY) |

# SIGNAGE AND STRIPING

REVISIONS


PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
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Phone (302)-537-1919

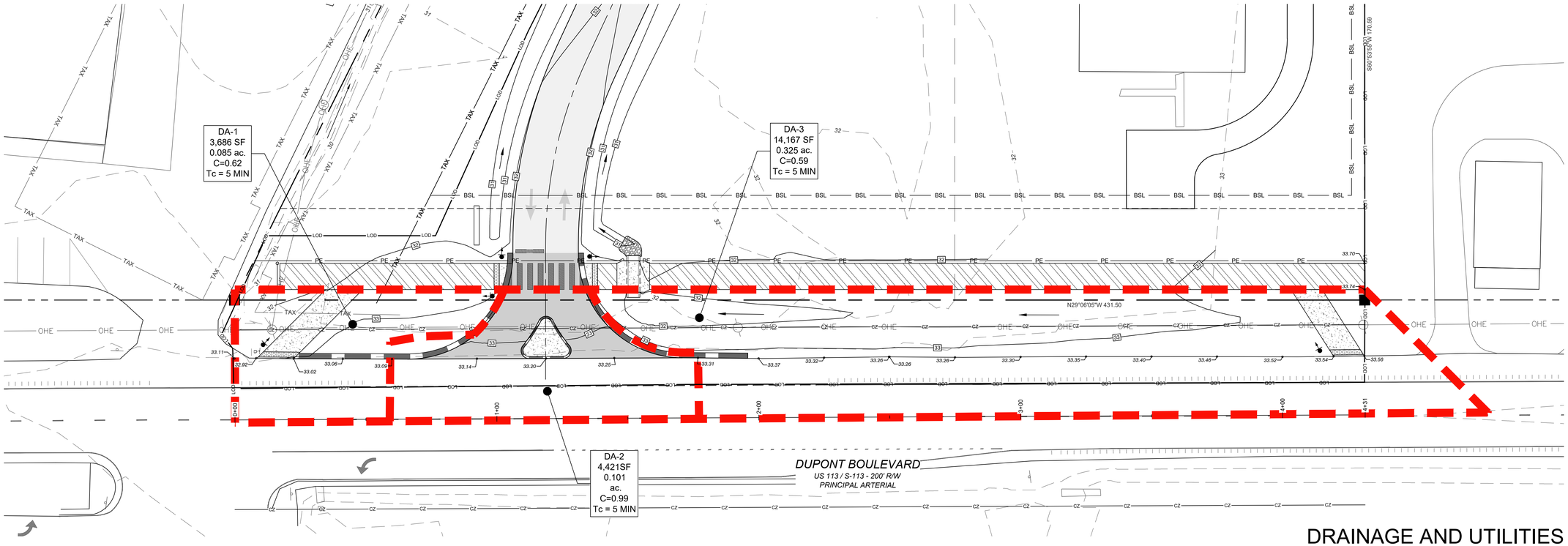

# HIGHWAY ENTRANCE CONSTRUCTION PLAN
# MILLSBORO MARTIAL ARTS
32581 DUPONT BOULEVARD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR. LICENSE No. 14093 DELAWARE PROFESSIONAL ENGINEER

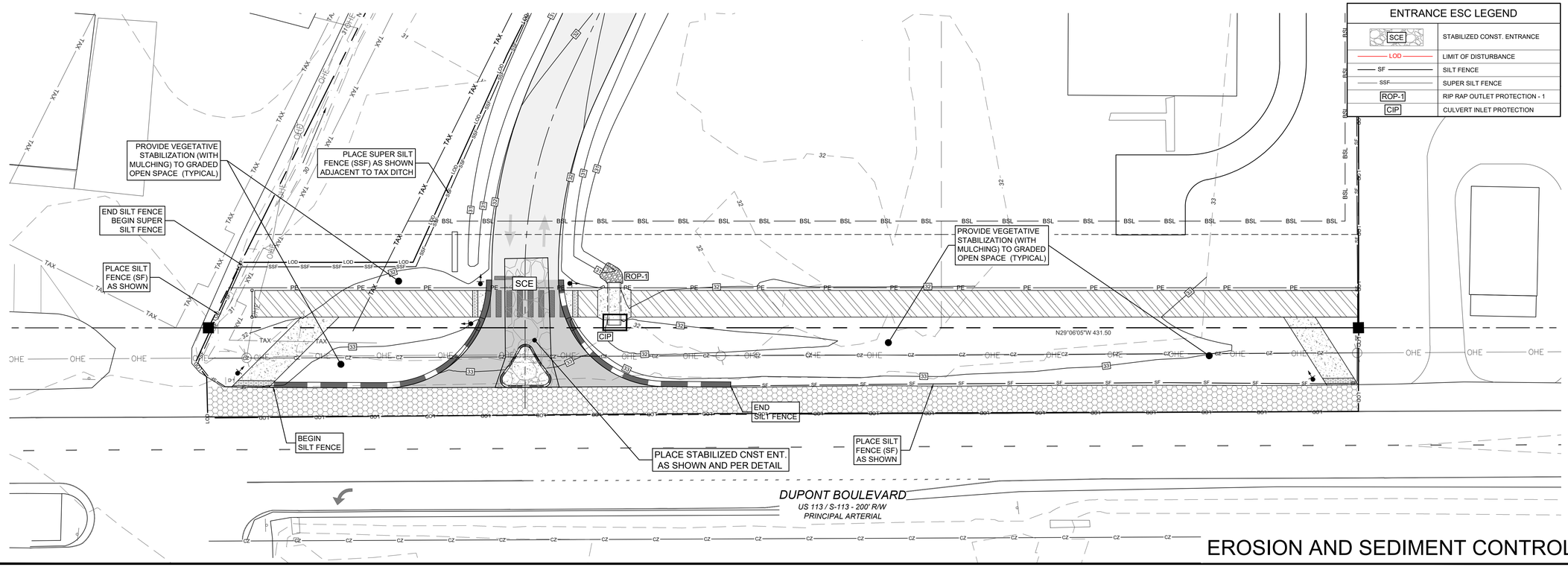
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

SHEET
EN-104




DRAINAGE AND UTILITIES




EROSION AND SEDIMENT CONTROL

REVISIONS

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HIGHWAY ENTRANCE CONSTRUCTION PLAN

# MILLSBORO MARTIAL ARTS

32581 DUPONT BOULEVARD

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO LICENSE No. 14033 STATE OF DELAWARE PROFESSIONAL ENGINEER

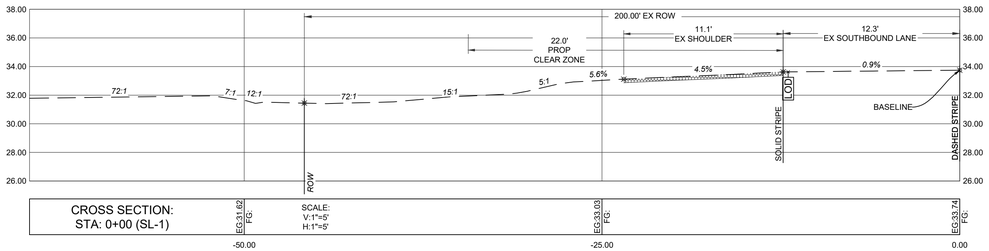
0 20 30 40

GRAPHIC SCALE
1 inch = 20 feet

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| SITE PLAN: | DATE |
|---|---|
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

SHEET
EN-105

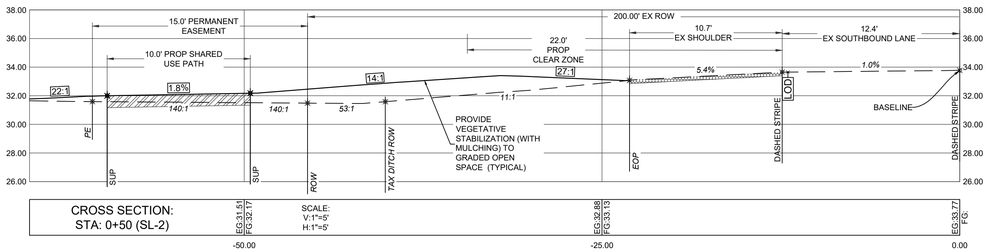



CROSS SECTION:
STA: 0+00 (SL-1)

EG:31.62 FG:
EG:33.03 FG:
EG:33.74 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

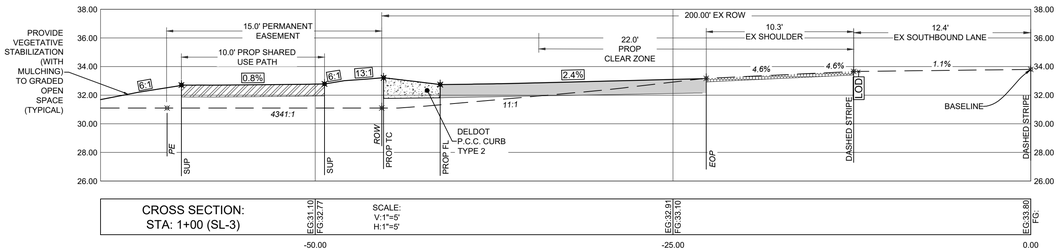



CROSS SECTION:
STA: 0+50 (SL-2)

EG:31.51 FG:32.17
EG:33.88 FG:33.13
EG:33.77 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

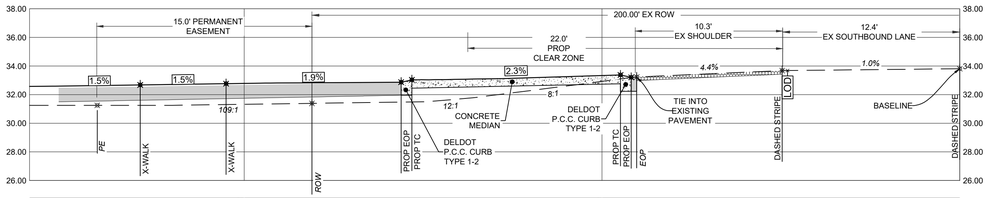



CROSS SECTION:
STA: 1+00 (SL-3)

EG:31.10 FG:32.77
EG:32.91 FG:33.10
EG:33.80 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

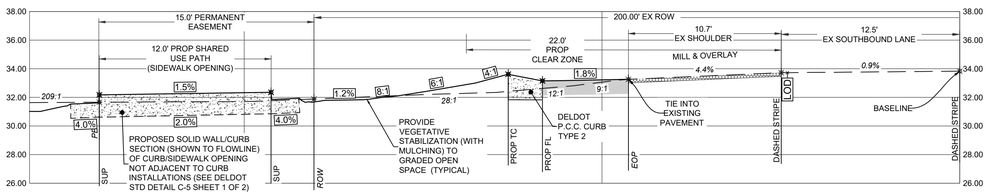



CROSS SECTION:
STA: 1+19 (SL-4)

EG:31.32 FG:32.79
EG:32.93 FG:33.33
EG:33.81 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

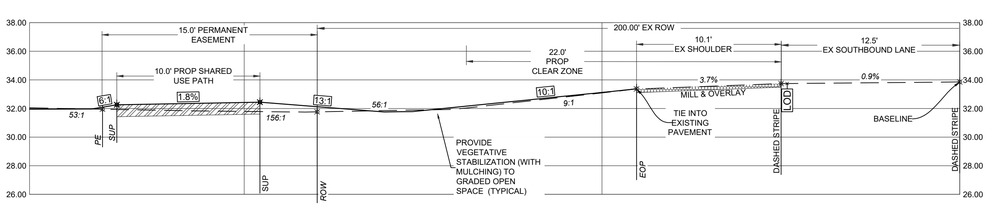



CROSS SECTION:
STA: 1+50 (SL-5)

EG:31.71 FG:32.32
EG:33.06 FG:33.22
EG:33.83 FG:

SCALE:
V:1"=5'
H:1"=5'

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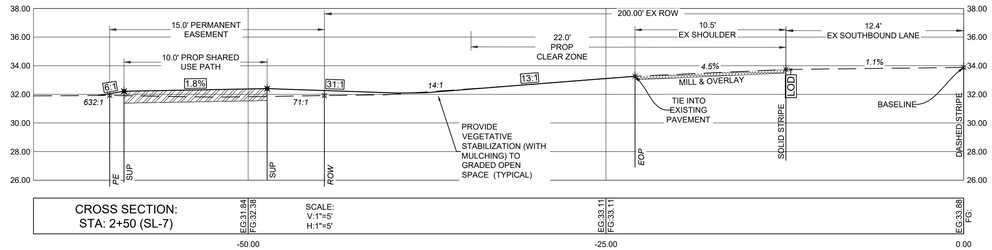



CROSS SECTION:
STA: 2+00 (SL-6)

EG:31.79 FG:32.42
EG:33.09 FG:33.12
EG:33.85 FG:

SCALE:
V:1"=5'
H:1"=5'

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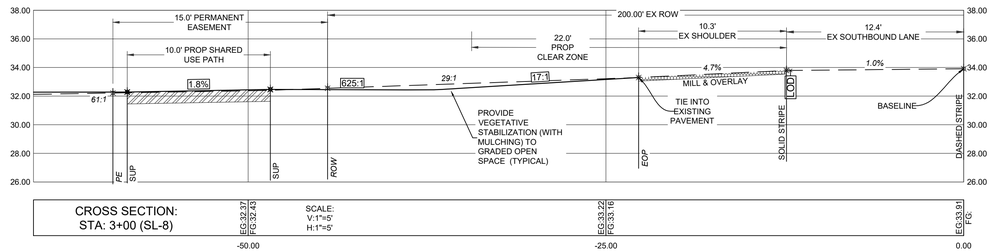



CROSS SECTION:
STA: 2+50 (SL-7)

EG:31.84 FG:32.38
EG:33.11 FG:33.11
EG:33.88 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

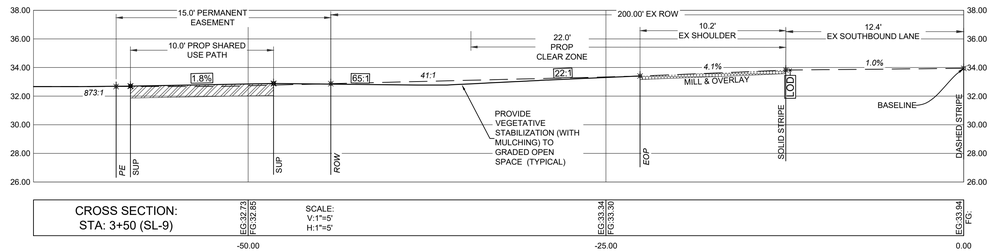



CROSS SECTION:
STA: 3+00 (SL-8)

EG:32.37 FG:32.43
EG:33.22 FG:33.16
EG:33.91 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

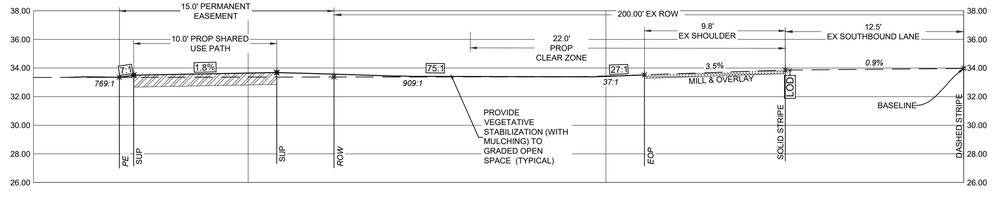



CROSS SECTION:
STA: 3+50 (SL-9)

EG:32.73 FG:32.86
EG:33.34 FG:33.39
EG:33.94 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

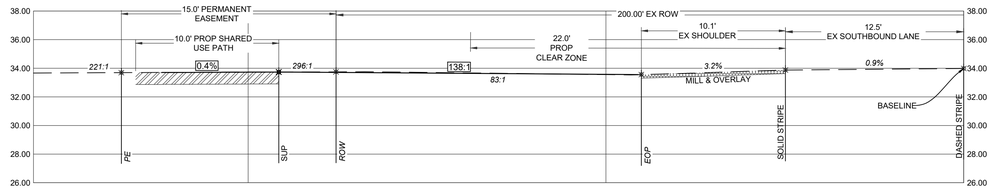



CROSS SECTION:
STA: 4+00 (SL-10)

EG:33.36 FG:33.64
EG:33.44 FG:33.42
EG:33.97 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00




CROSS SECTION:
STA: 4+31 (SL-11)

EG:33.74 FG:33.73
EG:33.96 FG:33.99
EG:33.99 FG:

SCALE:
V:1"=5'
H:1"=5'

-50.00 -25.00 0.00

| SECTION LEGEND | | | |
|---|---|---|---|
| EX | EXISTING | | EXISTING GRADE |
| PROP | PROPOSED | | PROPOSED GRADE |
| TC | TOP OF CURB | | PCC CURB SECTION |
| EOP | EDGE OF PAVEMENT | | MILL & OVERLAY SECTION |
| FL | FLOWLINE | | SHARED USE PATH SECTION |
| ROW | RIGHT OF WAY | | ENTRANCE PAVEMENT SECTION |
| SUP | SHARED USE PATH | | |
| PE | PERMANENT EASEMENT | | |

CROSS SECTIONS

REVISIONS

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# HIGHWAY ENTRANCE CONSTRUCTION PLAN
# MILLSBORO MARTIAL ARTS
32581 DUPONT BOULEVARD
BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

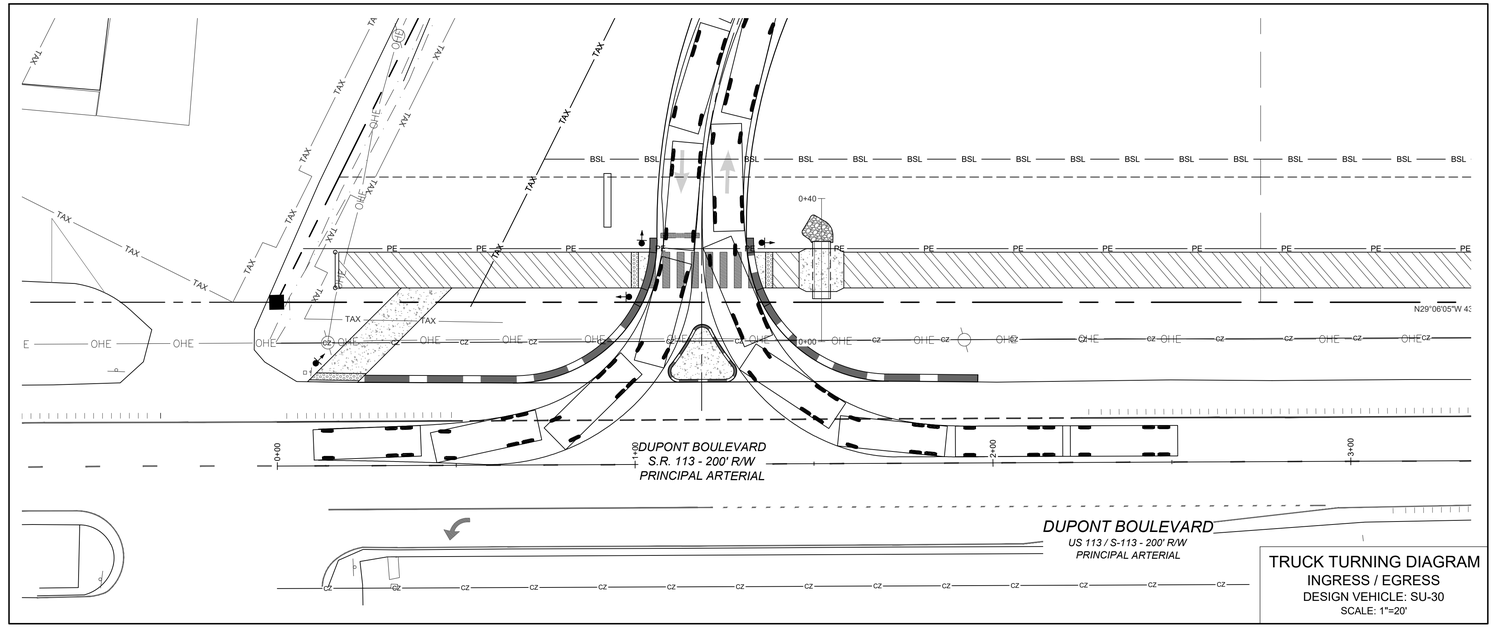
ROBERT PUTKO JR. LICENSED No. 14093 DELAWARE PROFESSIONAL ENGINEER

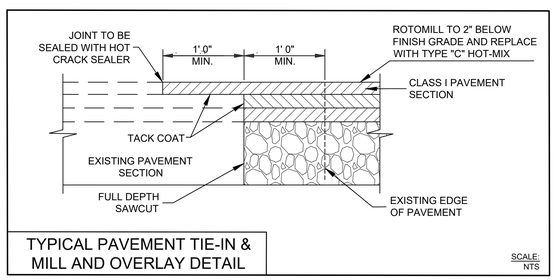
0 5 7.5 10
GRAPHIC SCALE
1 inch = 5 feet

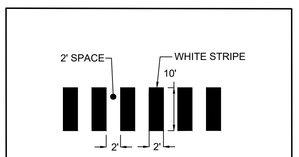
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

SHEET
EN-106

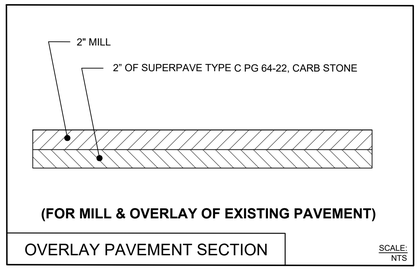


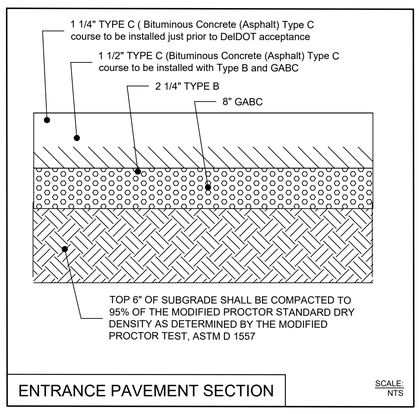










# ENTRANCE DETAILS / TRUCK TURNING DIAGRAMS

REVISIONS

PLITKO ENGINEERING
ENGINEER - SURVEY - HYDROGRAPHIC
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

HIGHWAY ENTRANCE CONSTRUCTION PLAN

MILLSBORO MARTIAL ARTS

32581 DUPONT BOULEVARD

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE

ROBERT PLITKO JR. LICENSE No. 14033 STATE OF DELAWARE PROFESSIONAL ENGINEER

PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

| | |
|---|---|
| SITE PLAN: | DATE |
| DRAWING: | 2/24/25 |
| REVIEW: RP | |

SHEET
EN-107

PUBLIC PRE CHECK Results for State Parcel(s): 233-16.00-25.00,233-16.00-22.00,233-16.00-24.00

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

DE FIRM: Issues Found

Tax Ditch Segments: Issues Found

Tax Ditch ROWs: Issues Found

Soils - Sussex County: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

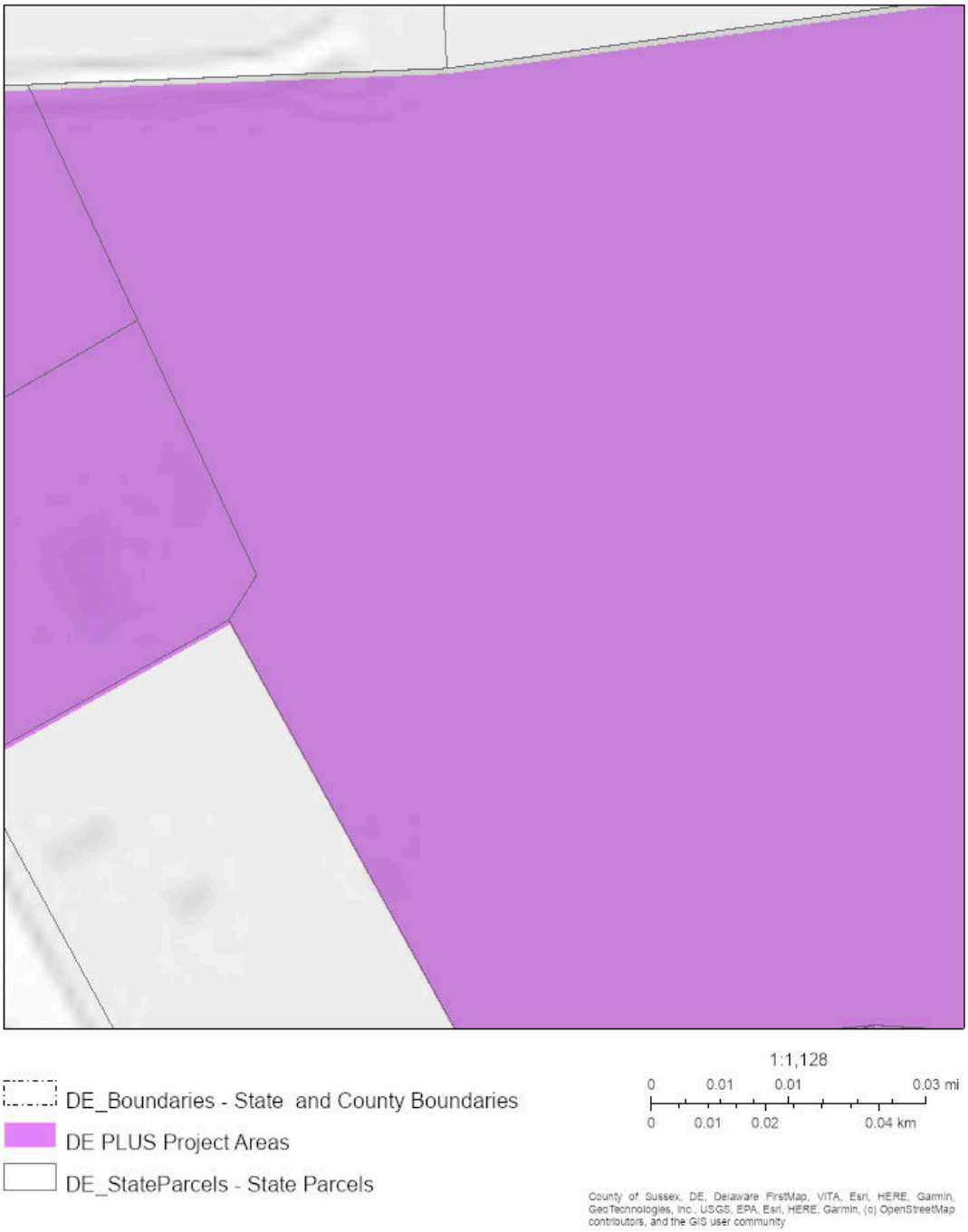
Wetlands: No Issues Found

# Screening Report

## Area of Interest (AOI) Information

Area : 429,546.08 ft²

Oct 7 2025 13:57:11 Eastern Daylight Time



## Summary

| Name | Count | Area(ft²) | Length(ft) |
|---|---|---|---|
| DE PLUS Project Areas | 1 | 426,922.99 | N/A |
| DE_StateParcels - State Parcels | 3 | 429,546.02 | N/A |
| Delaware Historic Markers 2.0 | 0 | N/A | N/A |
| Aglands Preservation Districts | 0 | 0 | N/A |
| SIRB Project Areas | 0 | 0 | N/A |
| Underground Storage Tanks | 0 | N/A | N/A |
| Delaware Ecological Network | 0 | 0 | N/A |
| Land and Water Conservation Fund | 0 | 0 | N/A |
| Bay Area No Build Line | 0 | N/A | 0 |
| Ocean Area No Build Points | 0 | N/A | N/A |
| Soils Kent County | 0 | 0 | N/A |
| Soils New Castle County | 0 | 0 | N/A |
| Soils Sussex County | 2 | 429,546.10 | N/A |
| Tax Ditch Maximum ROWs | 17 | 142,719.74 | N/A |
| Tax Ditch Segments | 10 | N/A | 1,460.79 |
| 2017 High Water Mark (not regulatory) | 0 | N/A | 0 |
| 2017 High Marsh (not regulatory) | 0 | 0 | N/A |
| 2017 Low Marsh (not regulatory) | 0 | 0 | N/A |
| 2017 Wetlands (not regulatory) | 0 | 0 | N/A |
| Recharge Areas | 0 | 0 | N/A |
| Class A Wellhead 150ft Radius | 0 | 0 | N/A |
| Class A Wellhead | 0 | 0 | N/A |
| Class A Wellhead Transient, Non-Community Wells | 0 | 0 | N/A |
| Class A Wellhead Non-Transient, Non-Community Wells | 0 | 0 | N/A |
| WRPA Class B Wellhead | 0 | 0 | N/A |
| WRPA Class C Wellhead | 0 | 0 | N/A |
| Cockeysville | 0 | 0 | N/A |
| Cockeysville Drainage Basin | 0 | N/A | 0 |
| Erosion Prone Soils | 0 | 0 | N/A |
| WRPA Floodplains | 0 | 0 | N/A |
| Base Flood Elevation | 0 | N/A | 0 |
| Transect | 0 | N/A | 0 |
| Cross Sections | 0 | N/A | 0 |
| Stream Centerline Segments | 0 | N/A | 0 |
| FEMA Flood Maps | 1 | 429,546.08 | N/A |
| Preliminary FEMA Flood Maps | 0 | 0 | N/A |

## DE PLUS Project Areas

| # | plus_id | Area(ft²) |
|---|---|---|
| 1 | 2025-10-03 | 426,922.99 |

## DE_StateParcels - State Parcels

| # | PIN | Acres | Area(ft²) |
|---|---|---|---|
| 1 | 233-16.00-24.00 | 0.81 | 35,399.81 |
| 2 | 233-16.00-25.00 | 1.03 | 44,657.78 |
| 3 | 233-16.00-22.00 | 8.02 | 349,488.42 |

## Soils Sussex County

| # | SOILNAME | Area(ft²) |
|---|---|---|
| 1 | Mullica mucky sandy loam, 0 to 2 percent slopes | 22,207.46 |
| 2 | Hammonton loamy sand, 0 to 2 percent slopes | 407,338.64 |

## Tax Ditch Maximum ROWs

| # | Tax Ditch Name | Segment Name | Area(ft²) |
|---|---|---|---|
| 1 | PEPPER CREEK | Sub 3 of Sub 1 of Prong 6 | 19,396.52 |
| 2 | PEPPER CREEK | Sub 1 of Prong 6 | 39,387.67 |
| 3 | PEPPER CREEK | Sub 2 of Sub 1 of Prong 6 | 83,935.54 |

## Tax Ditch Segments

| # | Tax Ditch Name | Segment Name | Length(ft) |
|---|---|---|---|
| 1 | PEPPER CREEK | Sub 3 of Sub 1 of Prong 6 | 174.74 |
| 2 | PEPPER CREEK | Sub 1 of Prong 6 | 463.71 |
| 3 | PEPPER CREEK | Sub 2 of Sub 1 of Prong 6 | 822.34 |

## FEMA Flood Maps

| # | DFIRM_ID | Area(ft²) |
|---|---|---|
| 1 | 10005C | 429,546.08 |

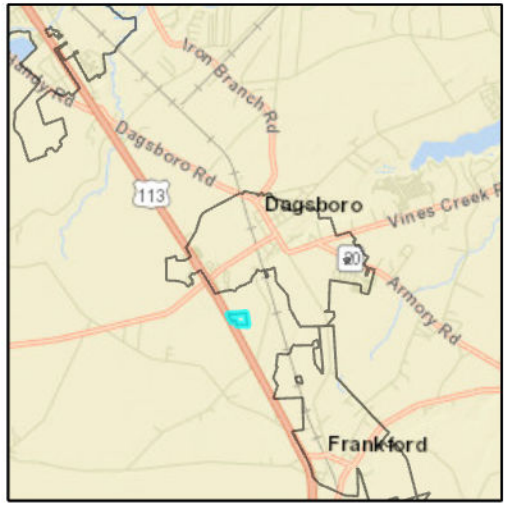
# Preliminary Land Use Service (PLUS)

2025-10-03 DuPont Properties, LLC



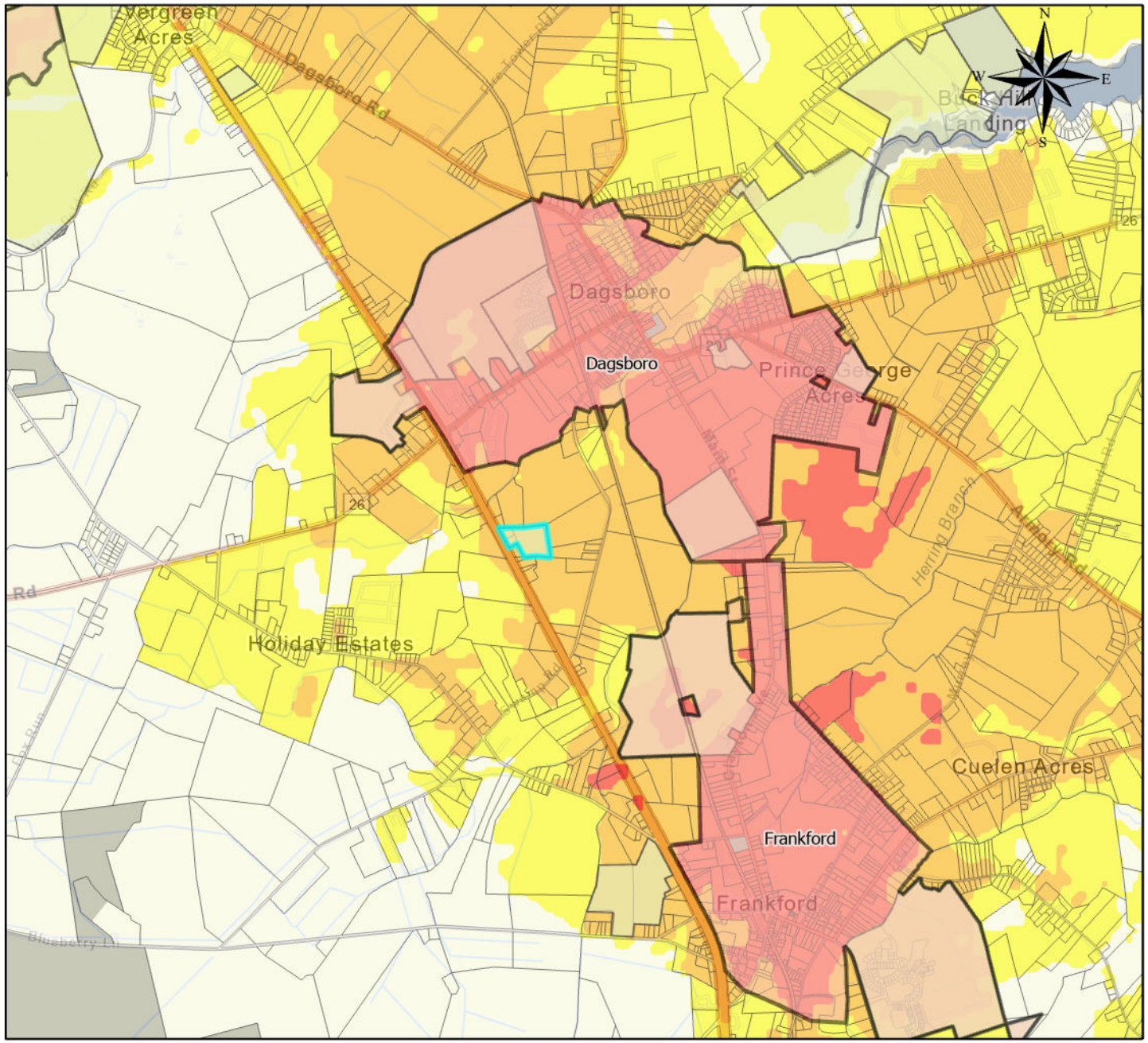
## Legend

PLUS Project Areas



# Preliminary Land Use Service (PLUS)

2025-10-03 DuPont Properties, LLC




**Legend**

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play
- Municipal Boundary

