

PLAN LEGEND

- SUPPLEMENTAL CONTOUR (1' INTERVAL)
- - - INDEX CONTOUR (5' INTERVAL)
- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT STRIPING
- EXISTING PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING STORM CULVERT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PAVEMENT STRIPING
- PROPOSED BUILDING RESTRICTION LINE
- FLOOD ZONE LIMITS
- PROPOSED EASEMENT
- EXISTING WATERWAY CENTERLINE
- PROPOSED POINT ON LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 39°31'29" W	14.73'
L2	N 50°16'07" W	7.89'
L3	S 67°44'26" W	30.35'
L4	N 51°26'36" W	23.69'

SOILS DATA

SOILS MAPPED FROM WEB SOIL SURVEY
(<https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm>)

SOIL NAME	SLOPES	HSG
DodB Downer sandy loam	2 to 5 percent	A

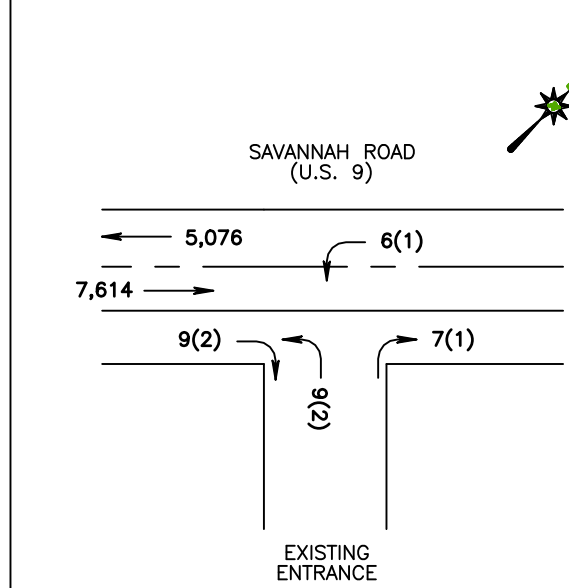
SITE DATA and ZONING SCHEDULE

TAX PARCEL No.: 335-8.15-39.01
 PROPERTY ADDRESS: 1145 SAVANNAH ROAD, LEWES, DE 19958
 NET DEVELOPMENT AREA: 27,588 S.F.
 EXISTING NUMBER OF LOTS: ONE (1)
 EXISTING SITE USE: COMMERCIAL
 PROPOSED NUMBER OF LOTS: ONE (1)
 PROPOSED SITE USE: MICRO-BREWERY
 EXISTING ZONING: GC (GENERAL COMMERCIAL)
 INVESTMENT LEVEL AREA: LEVEL THREE (3)

ORDINANCE ITEM	REQUIREMENT:	PROVIDED:
MINIMUM LOT AREA	5,000 Sq. Ft.	27,588 S.F.
MINIMUM LOT WIDTH	N/A	285.78 FT.
MINIMUM LOT DEPTH	N/A	170.71 FT.
MINIMUM SETBACKS: FRONT SIDE REAR	25 FT. N/A N/A	25 FT. N/A N/A
MAXIMUM BUILDING HEIGHT	2 STORIES	2 STORIES
PARKING SPACE QTY. (MICRO-BREWERY)	1/200 S.F. PATRON USE (2000 S.F.) = 1 PER 2 EMPLOYEES (ON LARGEST SHIFT (3)) = 12 SPACES	12 SPACES

SEWER SERVICE: CITY OF LEWES
 WATER SERVICE: CITY OF LEWES
 MAX. LOT COVERAGE: 95%
 PROPERTY OWNER/DEVELOPER:
 JONES ENTERPRISE BREWING, LLC
 27420 AUTO WORKS AVENUE
 DACSBORO, DE 19939
 302.732.3502

TRIP GENERATION - SAVANNAH ROAD (U.S. 9)
(FULL MOVEMENT)



ROAD TRAFFIC DATA:

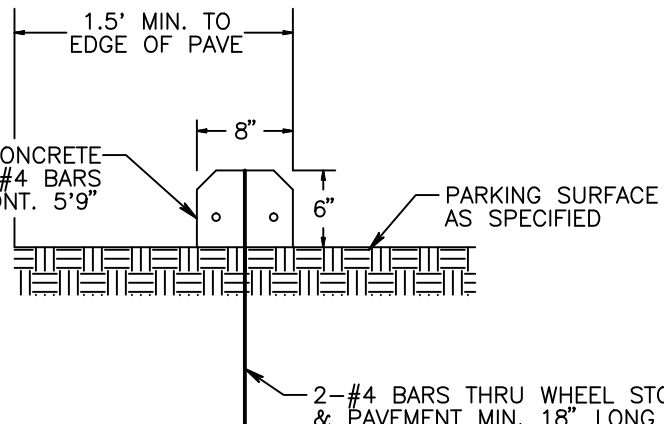
FUNCTIONAL CLASSIFICATION - U.S. 9 (SAVANNAH RD) - MAJ. COLL.
 POSTED SPEED LIMIT - 30 MPH
 ADIT = 10940 TRIPS (FROM 2018 DEDDOT TRAFFIC SUMMARY)
 10-YR PROJECTED ADIT = 12,690 TRIPS
 10-YR PROJECTED ADIT + SITE ADIT = 12,721 TRIPS
 TRAFFIC PATTERN GROUP - 9 (FROM 2018 DEDDOT TRAFFIC SUMMARY)
 PEAK HOUR = 1,177 x + 12,721 = 1,498 TRIPS

SITE TRIPS GENERATED:

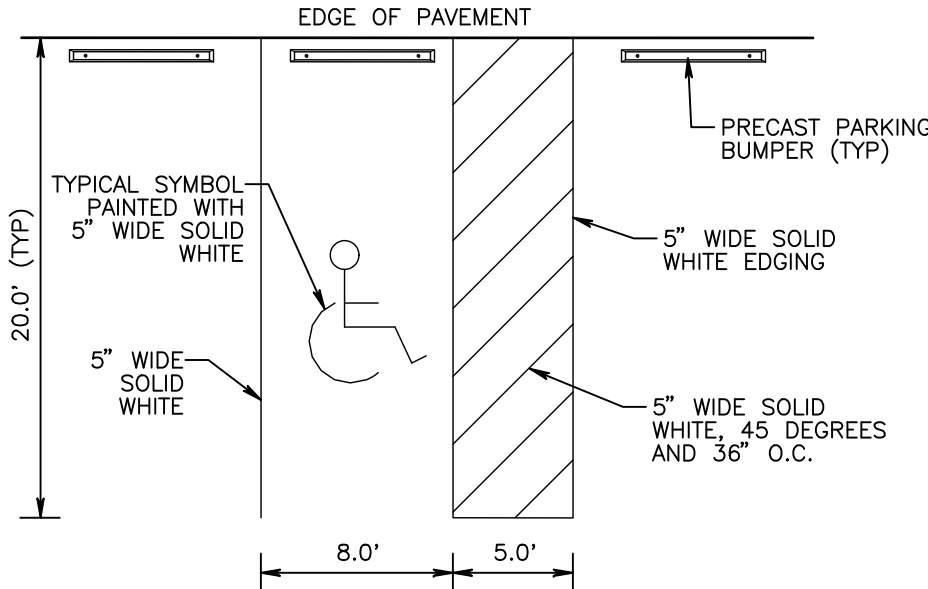
SOURCE: ITE TRIP GENERATION MANUAL 10th EDITION
 6,306 GFA MICRO-BREWERY (110)
 TWO ENTRANCES - FULL MOVEMENT (SCHEMATIC APPLIES TO EACH ENTRANCE)
 DESIGN VEHICLE: SU-30
 WEEKDAY = 31 TRIPS (15 IN/16 OUT)
 WEEKDAY PEAK: 8 TRIPS (4 IN/2 OUT)
 TOTAL ADT FOR DEVELOPMENT (WEEKDAY) = 31 TRIPS

DIRECTIONAL DISTRIBUTION:

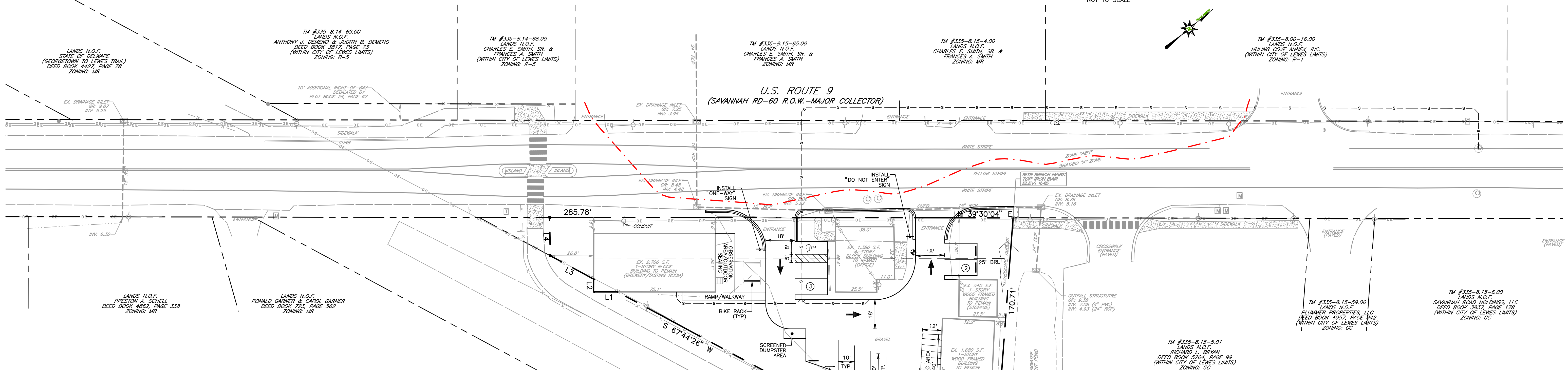
60% TO AND FROM THE WEST: 18 TRIPS
 [4 WEEKDAY PEAK]
 40% TO AND FROM THE EAST: 13 TRIPS
 [2 WEEKDAY PEAK]
 5.0% TRUCKS & BUSES x 31 = 2 TRIPS



CONCRETE WHEEL STOP DETAIL
NOT TO SCALE



HANDICAP PARKING STALL STRIPING
NOT TO SCALE



DELDOT SITE GENERAL NOTES

LAST REVISED: MARCH 21, 2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) 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.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- 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 CLEARANCE.
- 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.

PLANNING COMMISSION CERTIFICATE

RECOMMENDED FOR APPROVAL BY THE PLANNING COMMISSION OF THE CITY OF LEWES ON THIS _____ DAY OF _____ 20____.

SECRETARY (ATTEST) _____

RECOMMENDED FOR APPROVAL BY THE CITY OF LEWES MAYOR AND COUNCIL ON THIS _____ DAY OF _____ 20____.

PRESIDENT _____

OWNER CERTIFICATE

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

JONES ENTERPRISE BREWING, LLC
 27420 AUTO WORKS AVENUE
 DOWNSBORO, DE 19939
 Phone: 302.732.3502

DATE _____

REVISIONS

No.	DATE	DESCRIPTION
1	06/17/21	ISSUE PERMITS AND BOUNDARIES
2	06/17/21	UPDATE PROPOSED SITE CONFIGURATION

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

DESIGN PROFESSIONAL DATE _____

APPROVED BY: BUSINESS BR: [Signature] DATE: [Date]
 APPROVED BY: DESIGN BR: [Signature] DATE: [Date]
 SCALE: 1" = 40'

OWNER/APPLICANT:
 JONES ENTERPRISE BREWING, LLC
 27420 AUTO WORKS AVENUE
 DOWNSBORO, DE 19939
 Phone: 302.732.3502

PRELIMINARY PLAN (Not To Be Recorded)
LEWES BREWING COMPANY
 CITY OF LEWES - SUSSEX COUNTY - DELAWARE

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

JOB No: 21-0201
 PLAN DATE: March 3, 2021
 SHEET No.: **S1**