

SITE DATA and ZONING SCHEDULE

TAX PARCEL No.: 335-8.15-39.01
 PROPERTY ADDRESS: 1145 SAVANNAH ROAD, LEWES, DE 19958
 NET DEVELOPABLE 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	25 Ft.	25 Ft.
SIDE	N/A	N/A
REAR	N/A	N/A
MAXIMUM BUILDING HEIGHT	2 STORIES	2 STORIES
MAX. LOT COVERAGE	95%	66.3% (18,284 S.F.)
PARKING SPACE QTY. (MICRO-BREWERY)	1/200 S.F. PATRON USE (1959 S.F./111 PER 2 EMPLOYEES ON LARGEST SHIFT (3)) = 12 SPACES	12 SPACES

SEWER SERVICE: CITY OF LEWES
 WATER SERVICE: CITY OF LEWES
 ELECTRIC SERVICE: CITY OF LEWES
 GAS SERVICE: CHESAPEAKE UTILITIES
 CABLE SERVICE: VERIZON
 PROPERTY OWNER/DEVELOPER: JONES ENTERPRISE BREWING, LLC
 27420 AUTO WORKS AVENUE
 ROCKSBORO, DE 19939
 302.732.3902

LINE TABLE

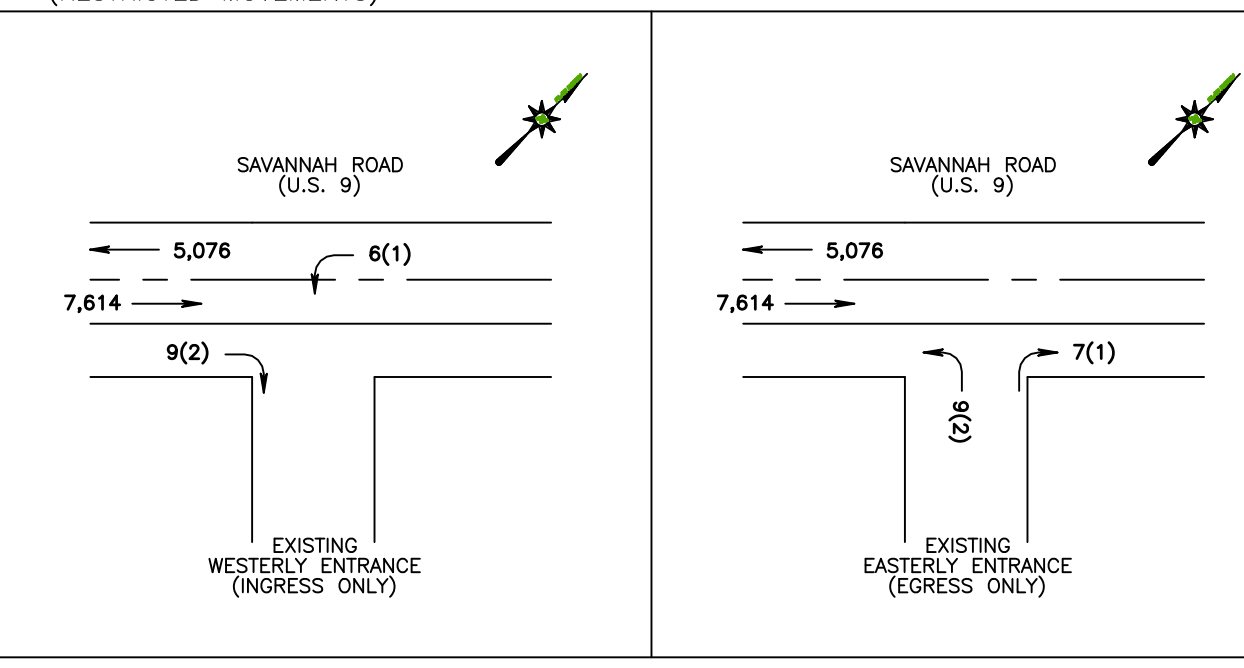
LINE	BEARING	DISTANCE
L1	S 39°11'29" W	14.73'
L2	N 50°18'07" W	7.89'
L3	S 67°44'26" W	30.40'
L4	N 51°26'36" W	23.69'

SOILS DATA

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

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

TRIP GENERATION - SAVANNAH ROAD (U.S. 9)
 (RESTRICTED MOVEMENTS)



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: U.S. 9 (SAVANNAH RD) - MAJ. COLL.
 POSTED SPEED LIMIT: 30 MPH
 ADT = 10940 TRIPS (FROM 2018 DELDOT TRAFFIC SUMMARY)
 10-YR PROJECTED ADT = 12,890 TRIPS
 10-YR PROJECTED ADT + SITE ADT = 12,721 TRIPS
 TRAFFIC PATTERN GROUP - 9 (FROM 2019 DELDOT TRAFFIC SUMMARY)
 PEAK HOUR = 11.77% x 12,721 = 1,498 TRIPS

SITE TRIPS GENERATED:

SOURCE: ITE TRIP GENERATION MANUAL 10th EDITION
 6,306 GFA MICRO-BREWERY (110)
 TWO ENTRANCES - RESTRICTED MOVEMENTS
 DESIGN VEHICLE: SU-30
 WEEKDAY = 31 TRIPS (15 IN/16 OUT)
 WEEKDAY PEAK: 6 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
 5.0% TRUCKS & BUSES x 31 = 2 TRIPS

TRAFFIC GENERATION DIAGRAMS
 TRIPS PER DAY (WEEKDAY PEAK HOUR)

GENERAL NOTES

- THE PROJECT SITE IS KNOWN AS LEWES BREWING COMPANY, (T.P. 335-8.15-39.01) AND IS LOCATED AT 1145 SAVANNAH ROAD, LEWES, DE 19958.
- THE PROPERTY BOUNDS, EXISTING FEATURES AND TOPOGRAPHIC INFORMATION SHOWN ON THIS PLAN IS THE RESULT OF A FIELD SURVEY PERFORMED BY KARINS AND ASSOCIATES 128 WEST MARKET STREET GEORGETOWN, DELAWARE 19947. VERTICAL DATUM IS NAVD83 AND HORIZONTAL DATUM IS DELAWARE STATE PLANE COORDINATE SYSTEM NAD83.
- THE PROPOSED DEVELOPMENT STREETS ARE TO BE PRIVATE AND MAINTAINED BY THE DEVELOPER/PROPERTY OWNER. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- ALL PROPOSED STORMWATER MANAGEMENT FACILITIES ARE TO BE MAINTAINED BY THE DEVELOPER/PROPERTY OWNER.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- THE CONTRACTOR SHALL ENSURE THAT ALL NECESSARY PERMITS AND APPROVALS HAVE BEEN OBTAINED PRIOR TO COMMENCEMENT OF ANY SITE CONSTRUCTION ACTIVITIES.
- ALL CONTRACTORS WORKING ON THIS PROJECT SHALL COMPLY WITH THE REQUIREMENTS OF THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK (LATEST EDITION).
- CONSTRUCTION MATERIALS AND PROCEDURES SHALL FOLLOW THE DELAWARE DEPARTMENT OF TRANSPORTATION SPECIFICATIONS AND STANDARD DRAWINGS (LATEST EDITION).
- EXISTING SUBSURFACE UTILITY INFORMATION INDICATED IS BASED UPON VISUAL FIELD INSPECTION BY KARINS AND ASSOCIATES. SUCH INFORMATION CONCERNING THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF SUBSURFACE UTILITIES IS APPROXIMATE IN NATURE AND HAS BEEN OBTAINED AS AN AID IN THE PROJECT DESIGN. THE INFORMATION PROVIDED IS REPRESENTATIVE OF SUBSURFACE CONDITIONS ONLY AT LOCATIONS AND DEPTHS WHERE SUCH INFORMATION WAS OBTAINED. THERE IS NO EXPRESSED OR IMPLIED AGREEMENT THAT UTILITY SIZE, LOCATION, DEPTH, QUANTITY, ETC. AS SHOWN EXISTS BETWEEN EXPLORED LOCATIONS. ACCORDINGLY, UTILITY INFORMATION SHOWN SHOULD NOT BE RELIED UPON FOR CONSTRUCTION PURPOSES. IT IS INCUMBENT UPON THE CONTRACTOR TO VERIFY THE SIZE, LOCATION, DEPTH, QUANTITY, ETC. OF ALL UTILITIES BEFORE EXCAVATION.
- BASED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) 100500194K, DATED MARCH 16, 2015, THE SUBJECT PROPERTY IS LOCATED IN A ZONE "X" SHADING WHICH IS AN AREA DETERMINED TO BE WITHIN THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- NO STATE OR FEDERAL WETLANDS EXIST ON THE SUBJECT PROPERTY.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS PART V, CHAPTER 4, SECTION 4-1.1, THE DEVELOPER SHALL PROVIDE TO THE EMERGENCY DISPATCH CENTER HAVING JURISDICTION, A FLOT PLAN OF THE DEVELOPMENT SHOWING EACH BUILDING LOCATION. THE DEVELOPER SHALL ALSO ASSIGN NUMBERS TO ALL BUILDINGS IN A CONSECUTIVE MANNER AND HAVE PLACED THE ASSIGNED NUMBER IN A READILY VISIBLE LOCATION ON EACH BUILDING TO ELIMINATE CONFUSION IN THE EVENT THAT AN EMERGENCY VEHICLE IS NEEDED.
- AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THE EXISTING STRUCTURES.
- THE BUILDING WILL BE ACCESSIBLE TO EMERGENCY APPARATUS. A MINIMUM OF 50% OF THE BUILDING WILL BE ACCESSIBLE BY EMERGENCY SERVICES PERSONNEL.
- LOCATION OF FIRE LANES, THEIR WIDTHS, AND THEIR MARKINGS, FIRE LANE SIGNS, WORDING AND 4" LINES OF DEMARCATION, AND YELLOW PAINTED CURBING ARE TO BE SHOWN ON THE PLAN WHERE APPLICABLE.
- THE PROPOSED BUILDING TYPE IS NFPA V(000).
- THE PROPOSED SIGNAGE DEPICTED ON THE PLAN IS INDICATIVE ONLY. SEPARATE APPLICATIONS SHALL BE REQUIRED FOR ALL SIGNAGE.
- THE STRUCTURES SHALL BE ACCESSED FROM THE INTERIOR DRIVE ASLES ONLY. NO ADDITIONAL ACCESS TO U.S. ROUTE 9 SHALL BE PERMITTED.
- THE PROPERTY IS LEGAL, NON-CONFORMING REGARDING SETBACKS, AS THE BUILDINGS EXISTED PRIOR TO THE ANNEXATION INTO THE CITY OF LEWES.
- THE PROPERTY WAS ANNEXED INTO THE CITY OF LEWES AND ZONED GC ON MAY 24, 2021.

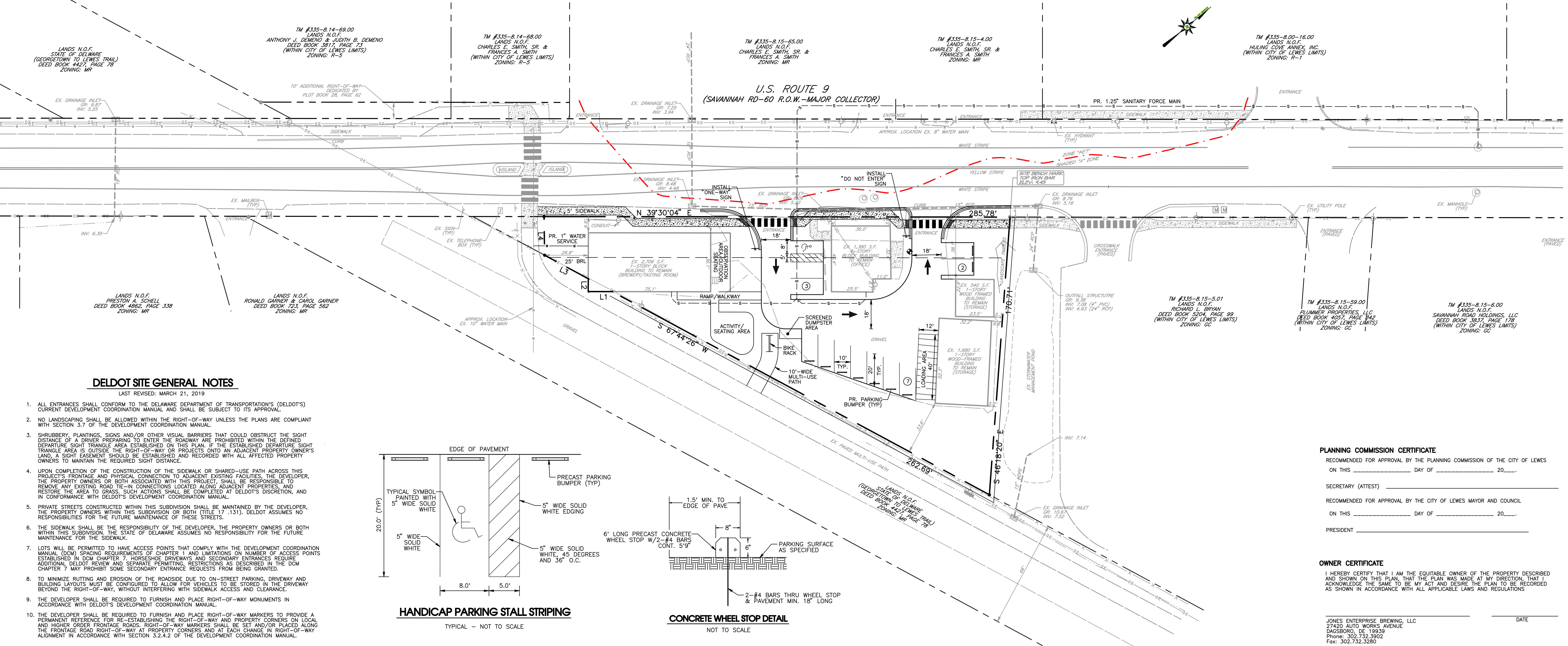
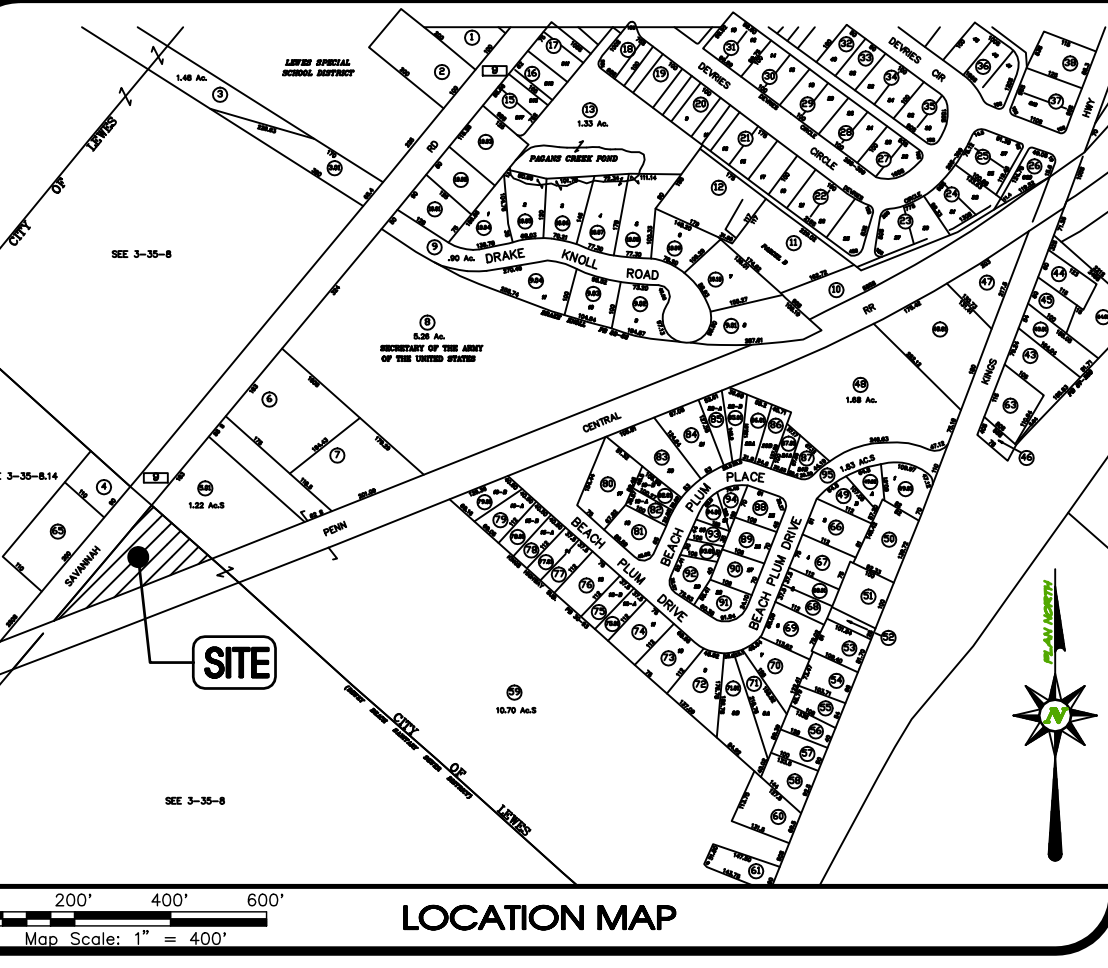
PLAN LEGEND

- EXISTING EDGE OF PAVEMENT
- EXISTING PAVEMENT STRIPING
- EXISTING PROPERTY BOUNDARY
- ADJOINING PROPERTY LINE
- EXISTING STORM CULVERT
- PROPOSED EDGE OF PAVEMENT
- PROPOSED PAVEMENT STRIPING
- BUILDING RESTRICTION LINE
- FLOOD ZONE LIMITS
- PROPOSED EASEMENT
- EXISTING SWALE CENTERLINE
- EXISTING FENCE
- EXISTING OVERHEAD ELECTRIC LINE
- PROPOSED SANITARY SEWER SERVICE

REVISIONS

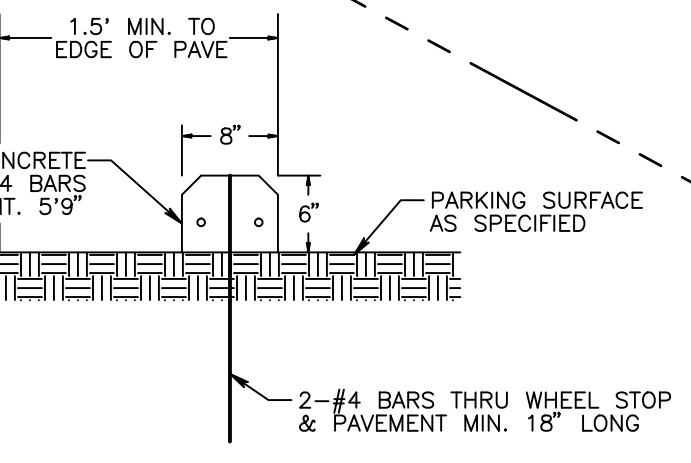
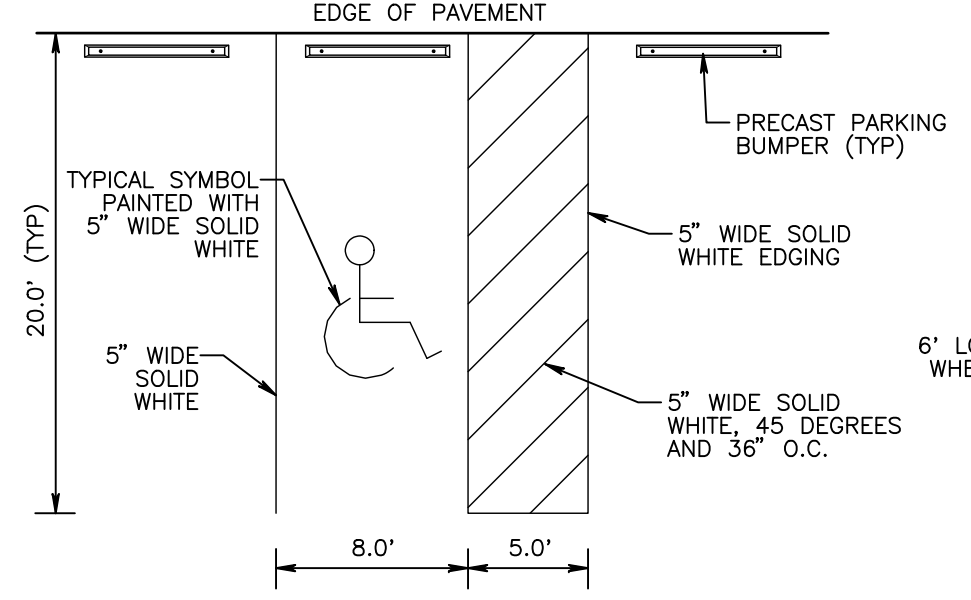
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE ORDINANCES OF THE CITY OF LEWES AND THE LAWS OF THE STATE OF DELAWARE.

DESIGN PROFESSIONAL: DATE



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 CONSIDERED 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 MARKERS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
 - THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS 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.

APPROVED BY: BUSINESS: [Signature] DATE: [Date]
 APPROVED BY: DESIGN: [Signature] DATE: [Date]
 APPROVED BY: [Signature] DATE: [Date]

SCALE: 1\"/>

OWNER/APPLICANT: JONES ENTERPRISE BREWING, LLC
 27420 AUTO WORKS AVENUE
 ROCKSBORO, DE 19939
 Phone: 302.732.3280

PARCEL INFORMATION:
 T.P. #: 335-8.15-39.01
 GEOTAG: 335-8.15-39.01
 SOURCE OF TITLE: DEED BOOK 5197, PAGE 4

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

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

JOB No: 21-0201
 PLAN DATE: March 3, 2021
 SHEET No.: 51

JONES ENTERPRISE BREWING, LLC
 27420 AUTO WORKS AVENUE
 ROCKSBORO, DE 19939
 Phone: 302.732.3280
 Fax: 302.732.3280