

LIC HOUSING

SUSSEX COUNTY, DELAWARE

0818C075.A01
JULY 2025



Planning Commission Public Hearing: August 20, 2025
Sussex County Council Public Hearing: September 23, 2025

Table of Contents

A. Gelof Project Summary

B. Executive Summary

C. Data Column

1. Conditional Use 2527

D. Maps

1. Surrounding Communities Map
2. 2020 State Strategies Map
3. County 2045 Future Land Use Map
4. Sussex County & City of Lewes Zoning Maps
5. 1992 Aerial Map
6. 2022 Aerial Map
7. Environmental Map
8. Source Water Protection Areas Map
9. NRCS Soils Map
10. Firmette from FEMA
11. DelDOT Functional Classification Map

E. Deed

1. Deed Book 6049 Page 270

F. Application Cover Letter

G. Conditional Use Application & Plan

H. Color Rendering

1. Site Color Rendering
2. Building Color Rendering
3. Floor Plans

I. Site Plan Aerial Rendering

J. PLUS Response 2024-02-28

K. Traffic

1. DelDOT Response to Service Level Evaluation Request (SLER)
2. DelDOT Kings Highway Corridor - US 9 (Kings Highway) from SR 1 to Freeman Highway
3. DelDOT Kings Highway Corridor – Sheet 3 (Property Entrance)

A

Gelof Project Summary

The Gelof property is a 4.83-acre parcel located along Kings Highway, adjacent to and northeast of New Covenant Presbyterian Church. It is zoned AR-1 and currently contains a small single-family home along its road frontage. The property lies within the Coastal Area on the Sussex County 2045 Future Land Use Map and is designated as a Level 2 Area in the 2020 State Strategies Map.

The development team includes the landowners, Adam and Kelly Gelof and their sons, Jake and Zack Gelof, in partnership with Ocean Atlantic Management. The proposal is for an age-restricted (55+) independent care community consisting of up to 95 units in a single three-story building.

A New Approach to Independent Senior Living

The project is designed to address a significant gap in the local housing market: affordable, independent living for seniors who do not need — or cannot afford — today's full-service senior care facilities. For example:

- A two-bedroom apartment at Beach Plum Dunes (behind Crooked Hammock Brewery) rents for about \$2,000/month.
- A similar two-bedroom independent care unit at The Lodge at Historic Lewes, just down Kings Highway, costs nearly \$10,000/month.

The difference is largely driven by staffing and bundled services. The Lodge employs 170 staff and includes onsite, full-service dining, fitness, and rehabilitation facilities. These amenities, while valuable, must be paid for by all residents whether used or not. Beach Plum Dunes, by contrast, operates with only three employees: a leasing agent, assistant leasing agent, and building maintenance superintendent.

Market studies show that only about 15% of the 75+ population in the greater Lewes area can afford to live at The Lodge. This leaves roughly 85% of local seniors seeking alternative arrangements for the care and services they need.

The Middle-Ground Model

The Gelof project is designed to fill the gap between a high-end apartment complex and a full-service senior care facility by offering core services on an a la carte basis rather than bundling them into every resident's monthly rent. This approach allows residents to choose — and pay for — only the amenities they use, while still enjoying access to high-quality options.

A central element of the model is the creation of shared-use amenities that are open to the public, which helps subsidize the cost of those services for residents. The onsite restaurant

will be operated by an independent restaurateur under a lease that requires a dedicated online ordering system and delivery service to individual units as well as to the building's shared dining hall. Residents who prefer to cook or dine elsewhere will not be paying for food service they do not use, while those who do take advantage of it will benefit from lower costs made possible by revenue from public patrons.

Similarly, the fitness center will be managed by a third-party operator and open to outside members, ensuring that operating expenses are spread beyond the resident base. Residents may join the facility at a discounted rate or choose to forego membership altogether.

The building will also feature an onsite wellness concierge to assist residents in sourcing and scheduling medical care, likely in partnership with Beebe Medical Center's physician network. Care will be arranged on an as-needed basis and not embedded in the monthly rent.

Importantly, this will not be a licensed assisted living facility, which would require onsite care staff and costly compliance measures. No assisted living, memory care, or skilled nursing services will be offered, allowing the community to remain focused on independent living at an attainable price point.

Affordability & Unit Mix

Planned rents will range from \$2,500 to \$3,750 per month, depending on unit size and bedroom count. The current design includes:

- 53 one-bedroom units
- 31 two-bedroom units
- 6 three-bedroom units

Impact

If approved, the Gelof property project would make quality independent living attainable for approximately 50% of the 75+ population in the greater Lewes area — a significant increase in affordability compared to current market options.

Proposed Conditions of Approval

1. The land is zoned AR-1 and no change of zone is proposed.
2. The proposed conditional use is consistent with the County's Comprehensive Plan. The site is located in Investment Level 2 and 3 and primarily in Investment Level 2 of the State Strategies map and also in the Coastal Area of the County's Comprehensive Plan which is a Designated Growth Area. The plan states that a range of housing types should be permitted in the Coastal Area including single family and multi-family units.
3. The conditional use will be served by central water and Sussex County sewer.
4. The Service Level Evaluation Request revealed the project would have a minor impact on local area roadways. The applicant shall be responsible for road improvements and project contributions as required by DelDot.
5. The property contains approximately .575 acres of non-tidal wetlands. Site resources will be protected by buffers as required by the County Resource Buffer Ordinance.
6. The property is in the vicinity of other residential developments as well as a church and a variety of businesses, and commercial uses.
7. The conditional use meets the purpose of the Zoning Ordinance in that it promotes the orderly growth of the County in an appropriate location utilizing the site's existing AR- I Zoning and will not adversely affect neighboring properties, area roadways or community facilities.
8. This recommendation is subject to the following conditions:
 - a. There shall be no more than 95 residential units within the development which shall be operated and maintained as housing intended and operated for occupancy by persons 55 years of age or older, in compliance with the federal Fair Housing Act (42 U.S.C. §§ 3601–3619) and the Housing for Older Persons Act of 1995 (HOPA), as may be amended.
 - b. All entrances, intersections, roadways and multimodal improvements required by DelDot shall be completed by the applicant in accordance with DelDot's determination.
 - c. Central sewer shall be provided to the development by Sussex County. The developer shall comply with all requirements and specifications of the Sussex County Engineering Department.
 - d. The development shall be served by a central water system providing adequate drinking water and fire protection as required by applicable regulations.
 - e. Stormwater management and erosion and sediment control shall be constructed in accordance with applicable State and County requirements,

and the project shall utilize Best Management Practices to construct and maintain these fixtures. The Final Site Plan shall contain the approval of the Sussex Conservation District.

- f. Resource buffers in compliance with the resource buffer ordinance shall be provided adjacent to resource areas on the site.
- g. Construction, site work, and deliveries shall only occur on the site between the hours of 7:00 a.m. through 6:00 p.m., Monday through Saturday. No Sunday hours are permitted. A 24-inch by 36-inch "NOTICE" sign confirming these hours in English and Spanish shall be prominently displayed at the site entrance during construction.
- h. The Final Site Plan shall include a landscape plan for the development showing the proposed landscape design along the Kings Highway frontage.
- i. All lighting on the site shall be shielded and downward screened so that it does not shine on neighboring properties or roadways,
- j. The Final Site Plan shall contain the approval of the Sussex Conservation District for the design and location of all stormwater management areas and erosion and sedimentation control facilities.
- k. The Final Site Plan shall depict or note these conditions of approval and it shall be subject to the review and approval of the Sussex Planning and Zoning Commission.

B

A. Land Use & Zoning

1. The property is located at 16770 King Highway, Lewes, DE 19958
2. The Owner of the property is LIC Housing, LLC.
3. The Developer of the property is LIC Housing, LLC.
4. The property is currently zoned AR-1 (Agricultural / Residential).
5. The property is immediately adjacent to New Covenant Presbyterian Church and Agricultural Residential (AR-1, agricultural lands, Sussex County).
6. The Developer's request is for a conditional use to provide an Independent Care Facility with two associated compatible commercial elements, including a restaurant and fitness center.
7. The property is located within the Level 2 Area of the 2020 State Strategies Map.
8. The property is located within the Coastal Area on the Sussex County 2045 Future Land Use Map.

B. Land Utilization

1. Site area of the conditional use is 4.833 acres
2. Access to the property will be from Kings Highway (Delaware Route 9).
3. Sidewalks/shared-use paths will be installed along Kings Highway either as part of the property's or as part of DelDOT's project known as US 9, Kings Highway, Dartmouth Drive to Freeman Highway.
4. Future development of the property will use Best Management Practices (BMPs) and Green Technology for stormwater management.

C. Environmental

1. The property does contain non-tidal wetlands which have been delineated by Environmental Resource Insight.

2. The site consists of 3.190 acres of woodlands. 0.882 acres (27.6%) will remain woodlands.
3. A portion of the property is located within the 100-Year floodplain per FEMA map 1005C0332K, dated March 16, 2015.
4. The property is within a Wellhead Protection Area (as these areas are described in Chapter 89 of the Sussex County Code).
5. The Property is not within an Excellent Recharge Area (as described in Chapter 90 of the Sussex County Code).

D. Traffic

1. DelDOT responded to the Service Level Evaluation Request for this requested conditional use.
2. The property owner will be required to dedicate right-of-way to DelDOT for the US 9, Kings Highway, Dartmouth Drive to Freeman Highway project.

E. Civil Engineering

1. The site's sanitary sewer needs will be served by Sussex County Sewer District as part of the West Rehoboth Expansion of the Dewey Beach Sanitary Sewer District.
2. Drinking water and fire protection will be provided by Tidewater Utilities, Inc.
3. Electric service for this site will be provided by Delaware Electric Coop.

C

Conditional Use Data Sheet

Owner: LIC Housing, LLC.
Developer: LIC Housing, LLC.
Engineer: Davis, Bowen & Friedel, Inc.

Project Description

Physical Location: 16770 King Highway, Lewes, DE 19958

Tax Parcel #: 334-6.00-56.00
Site Acreage: 4.833 acres +/-

Current Zoning: AR-1 (Agricultural / Residential District)
Proposed Zoning: AR-1 Conditional Use

Current Use: Residential
Proposed Use: Independent Living Facility/Fitness Center/Restaurant

Zoning Requirements

AR-1 CU:	Required	Proposed
Minimum Lot Area:	20,000 SQFT	4.833 Acres
Minimum Lot Width:	100 FT	100 FT
Minimum Lot Depth:	100 FT	100 FT
Minimum Front Yard Setback:	40 FT	40 FT
Minimum Side Yard Setback:	15 FT	15 FT
Minimum Rear Yard Setback:	20 FT	20 FT
Maximum Building Height:	42 FT	42 FT

Parking Requirements

Independent Living 1 per 4 Units + 1 per 2 Employees = 40

Restaurant: 1 per 550 SF Floor Area + 1 per 2 Employees = 60

Fitness Center: 1 per 150 SF = 15

Total Required = 115 Spaces

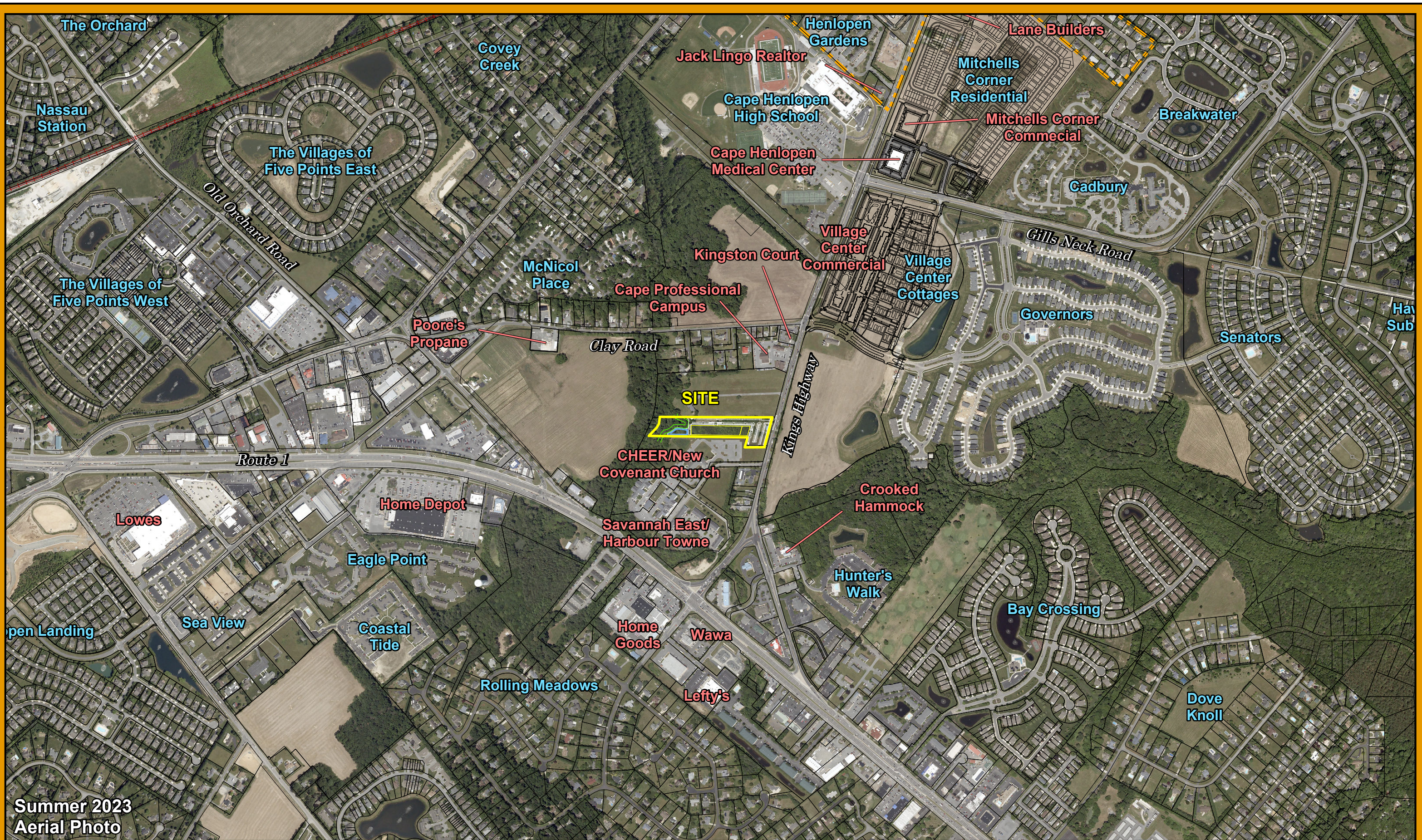
Total Provided = 194 Spaces

- AASHTO parking requirements are based on historical use of nursing homes and do not adequately reflect the number of independent living tenants that will own and drive cars. The developer feels far more parking will be needed than the code currently requires as a result of their experiences with other similar projects in the Lewes and Rehoboth Beach markets.

Utility Providers

Water: Tidewater Utilities, Inc.
Sewer: Sussex County
Electric: Delaware Electric Coop

D



Summer 2023
Aerial Photo



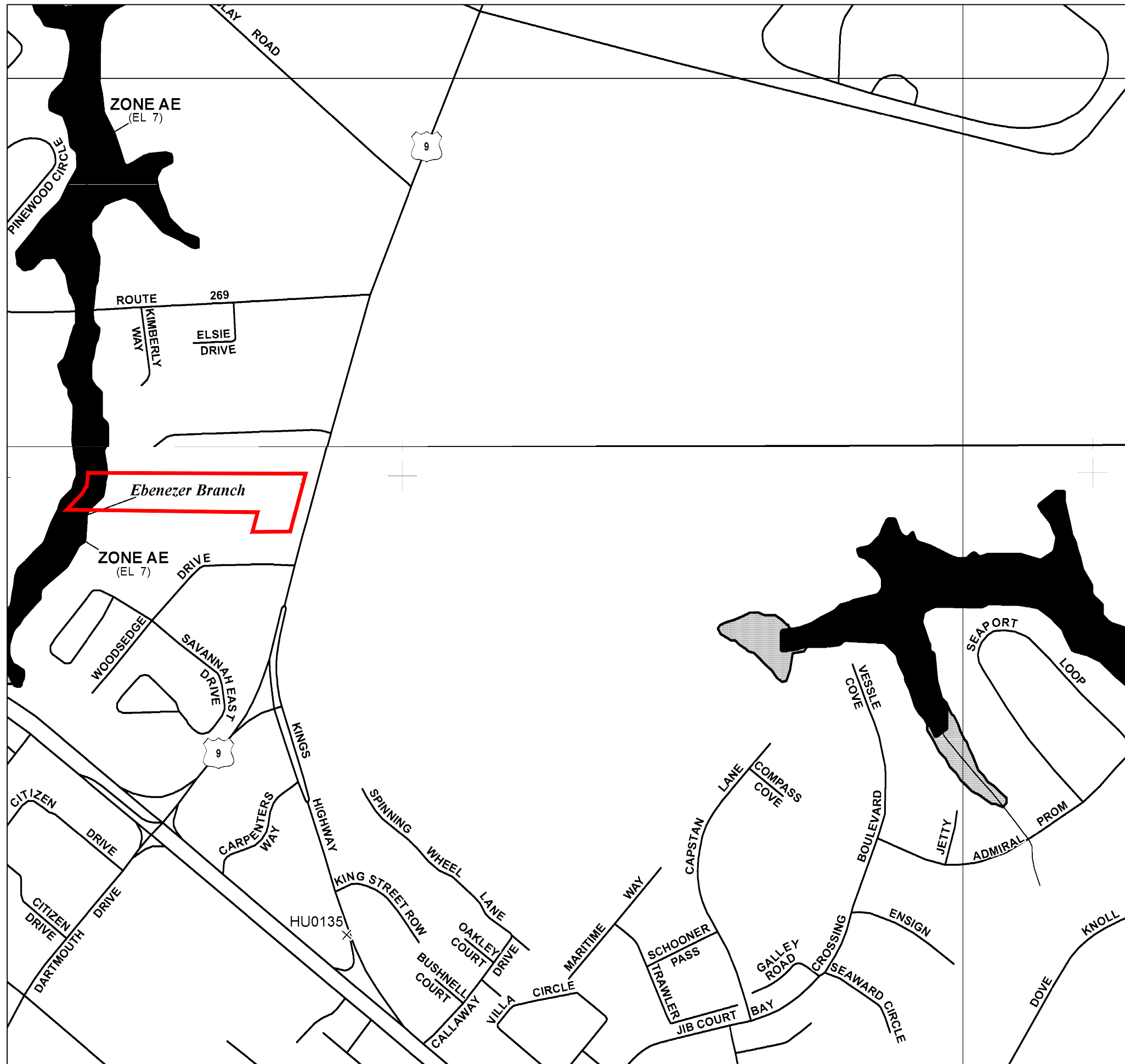
Sources:
Tax Parcels per Sussex County

Surrounding Communities Map

LIC Housing
Sussex County, Delaware

0 800 1,600
Feet





MAP SCALE 1" = 500'

250 0 500 1000 FEET

150 0 150 300 METERS

NFIP

PANEL 0332K

FIRM

FLOOD INSURANCE RATE MAP

**SUSSEX COUNTY,
DELAWARE
AND INCORPORATED AREAS**

PANEL 332 OF 660

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS:

<u>COMMUNITY</u>	<u>NUMBER</u>	<u>PANEL</u>	<u>SUFFIX</u>
SUSSEX COUNTY	100029	0332	K

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER
10005C0332K**

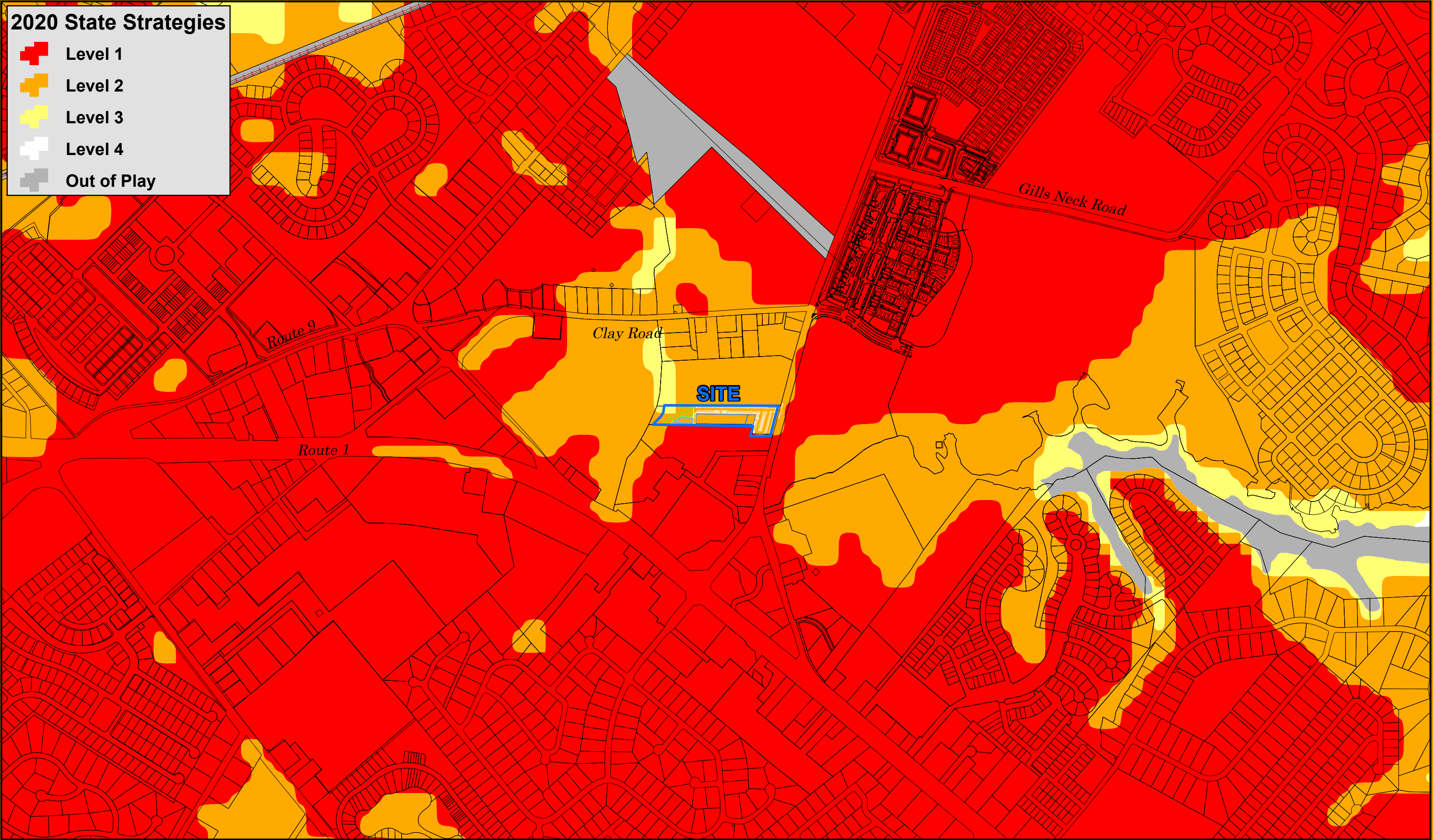
**MAP REVISED
MARCH 16, 2015**

Federal Emergency Management Agency

NATIONAL FLOOD INSURANCE PROGRAM

2020 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play



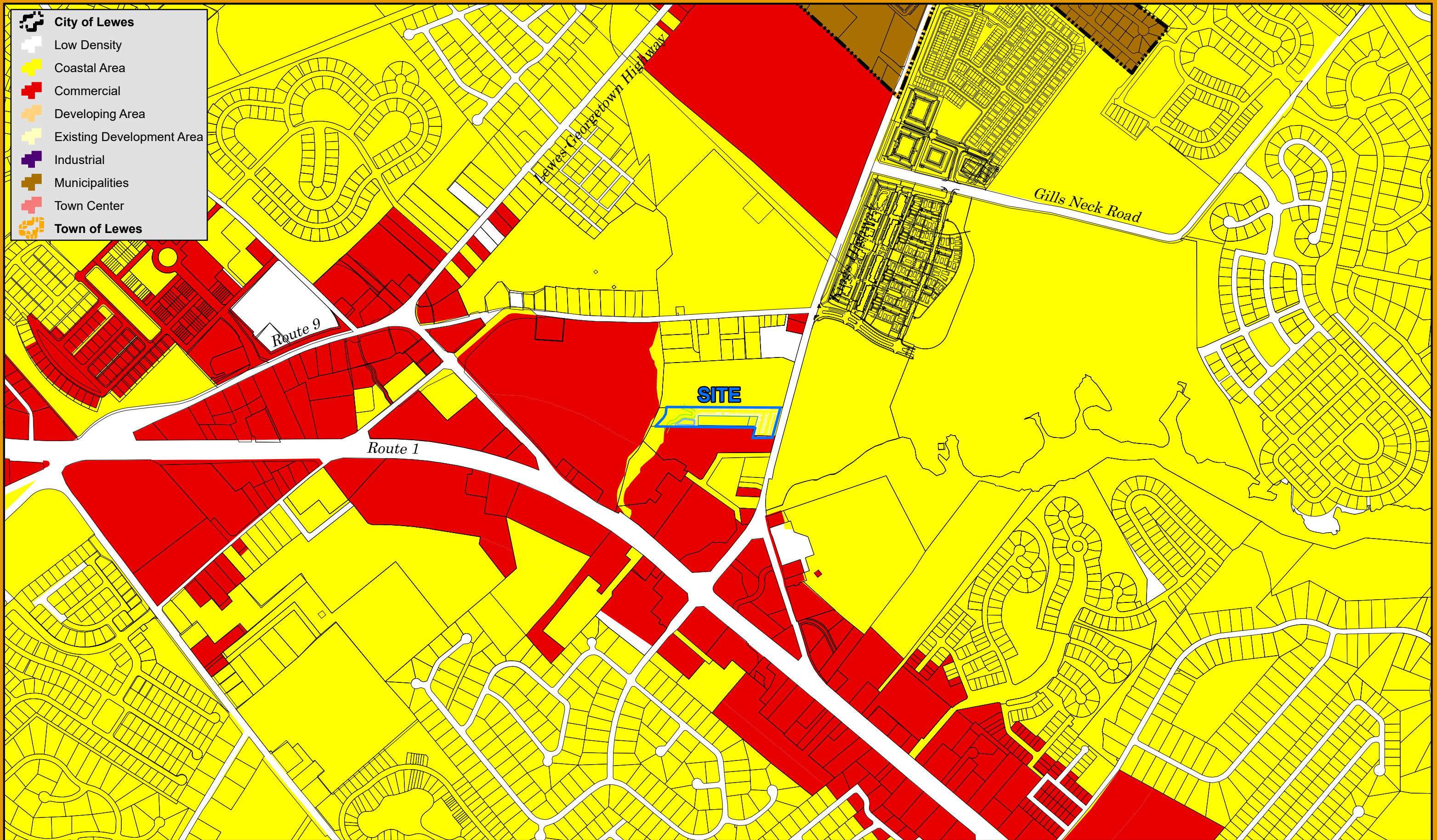
Sources:
Tax Parcels per Sussex County

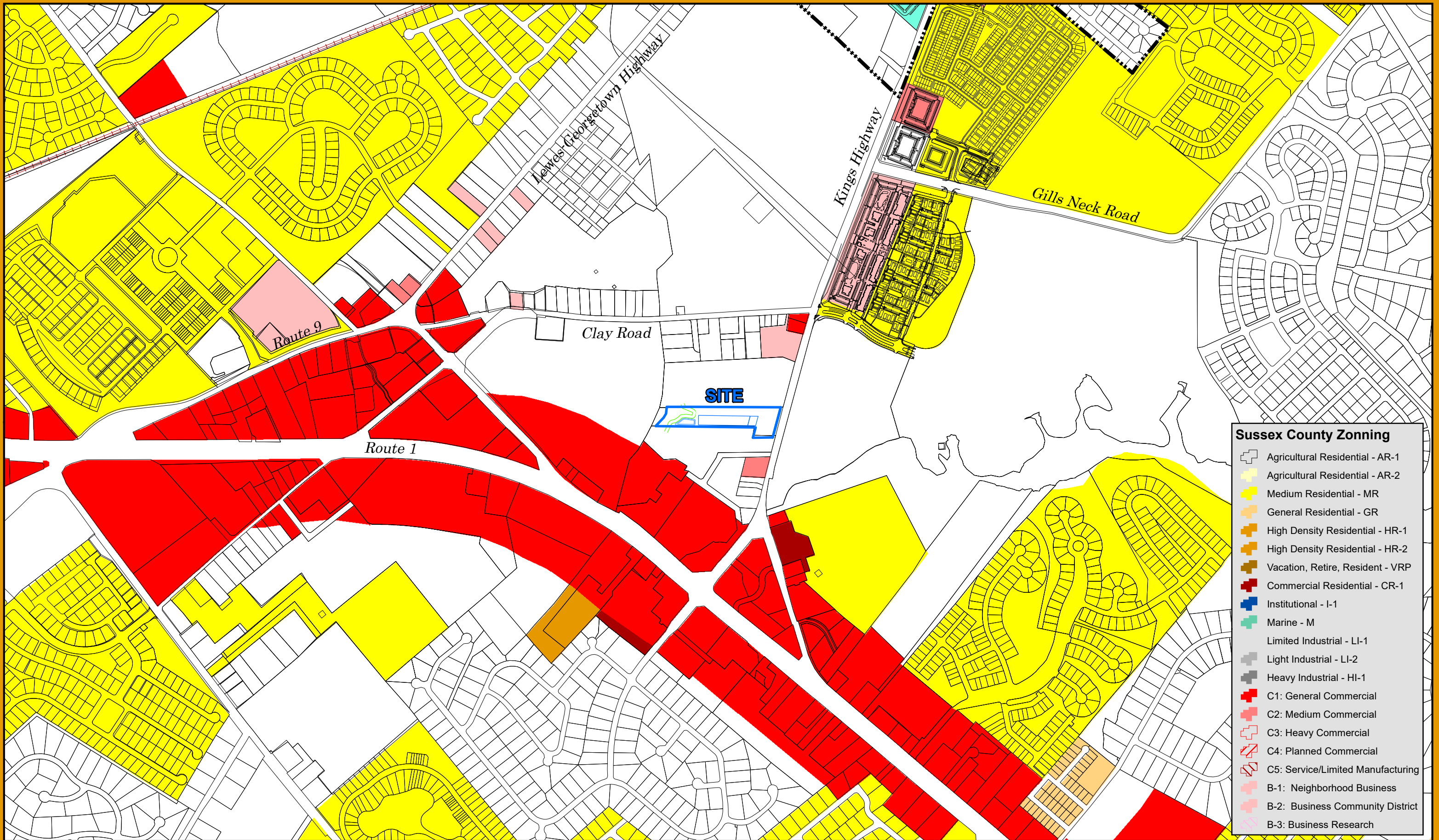


2020 State Strategies
LIC Housing
Sussex County, Delaware

0 800 1,600
Feet







- Sussex County Zoning**
- Agricultural Residential - AR-1
 - Agricultural Residential - AR-2
 - Medium Residential - MR
 - General Residential - GR
 - High Density Residential - HR-1
 - High Density Residential - HR-2
 - Vacation, Retire, Resident - VRP
 - Commercial Residential - CR-1
 - Institutional - I-1
 - Marine - M
 - Limited Industrial - LI-1
 - Light Industrial - LI-2
 - Heavy Industrial - HI-1
 - C1: General Commercial
 - C2: Medium Commercial
 - C3: Heavy Commercial
 - C4: Planned Commercial
 - C5: Service/Limited Manufacturing
 - B-1: Neighborhood Business
 - B-2: Business Community District
 - B-3: Business Research



Spring 1992
Aerial Photo



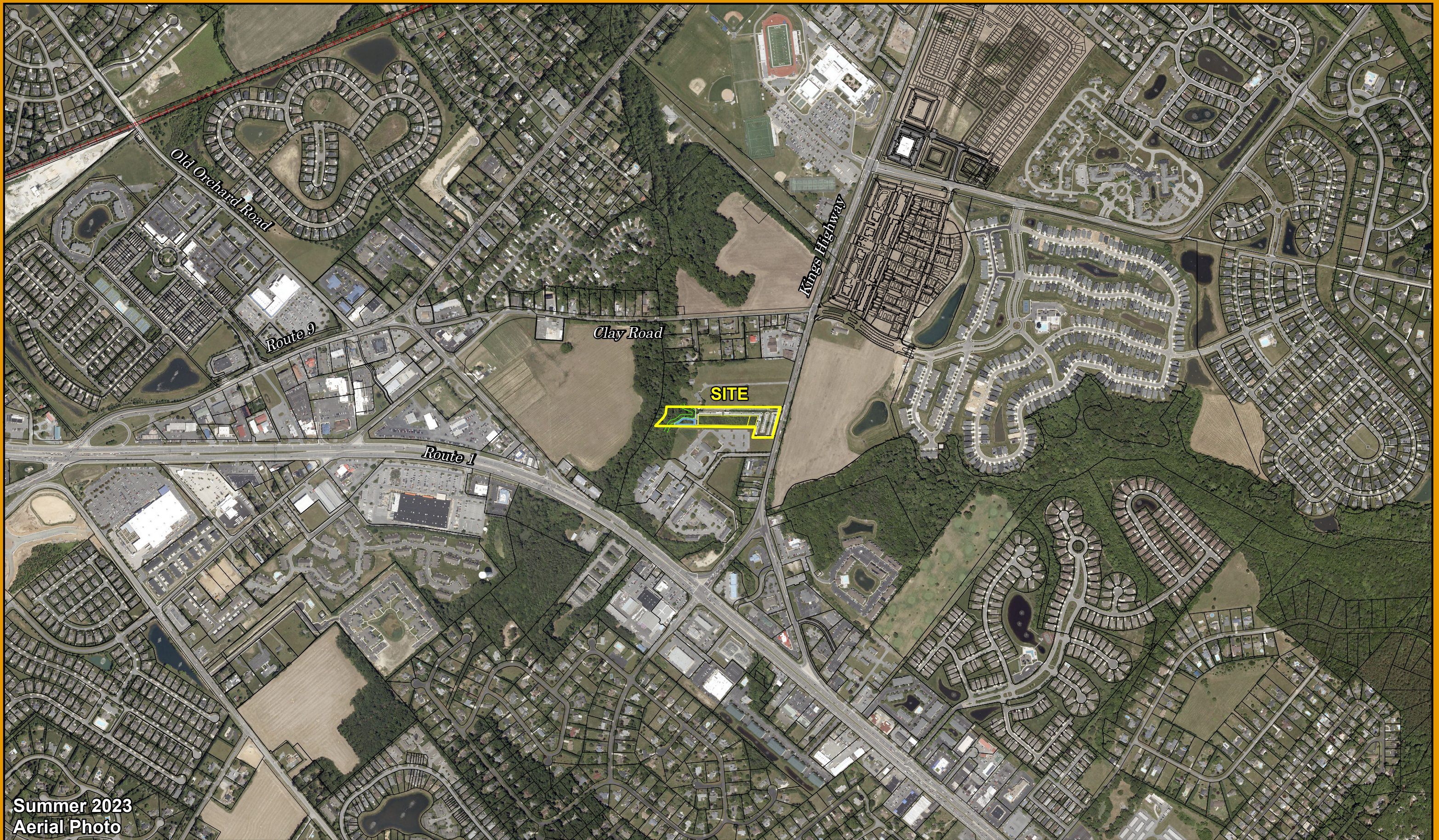
Sources:
Tax Parcels per Sussex County

1992 Aerial Photo

LIC Housing
Sussex County, Delaware

0 800 1,600
Feet

dbp DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
SERVING THE TRIANGLE AND BEYOND SINCE 1972
www.dbfinc.com



Summer 2023
Aerial Photo



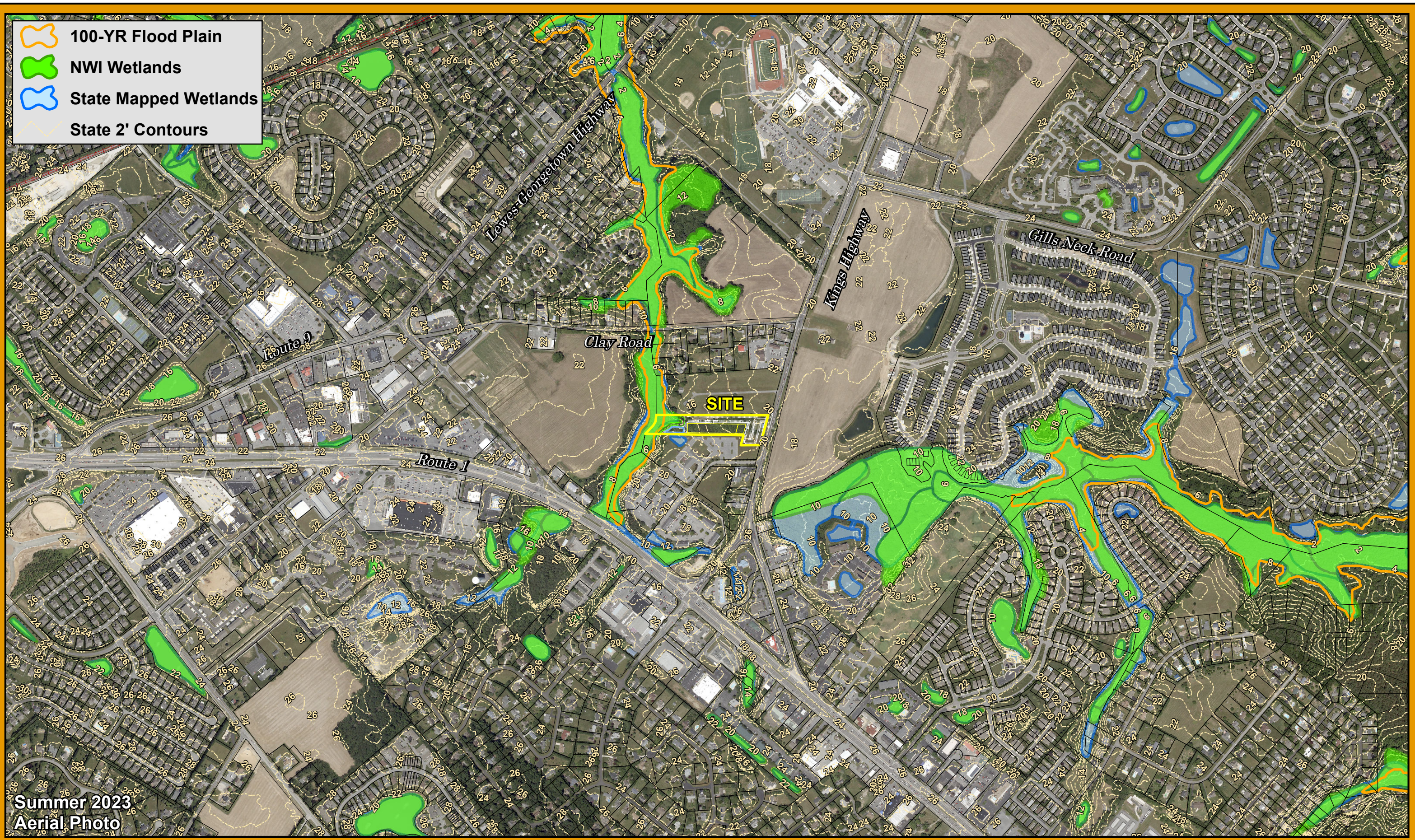
Sources:
Tax Parcels per Sussex County

2023 Aerial Photo

LIC Housing
Sussex County, Delaware

0 800 1,600
Feet

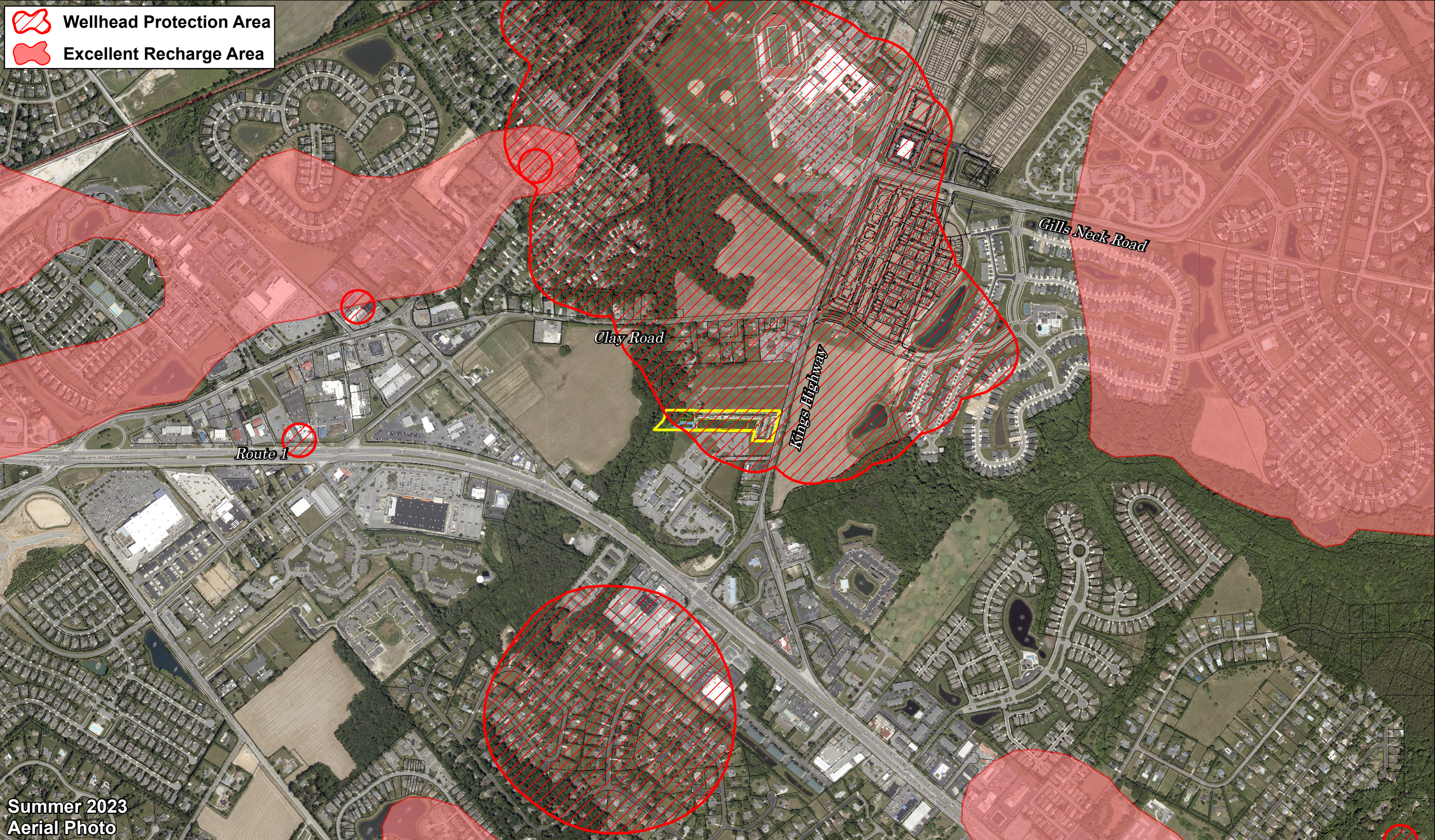
dbp DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS • ENGINEERS • SURVEYORS
www.dbfinc.com



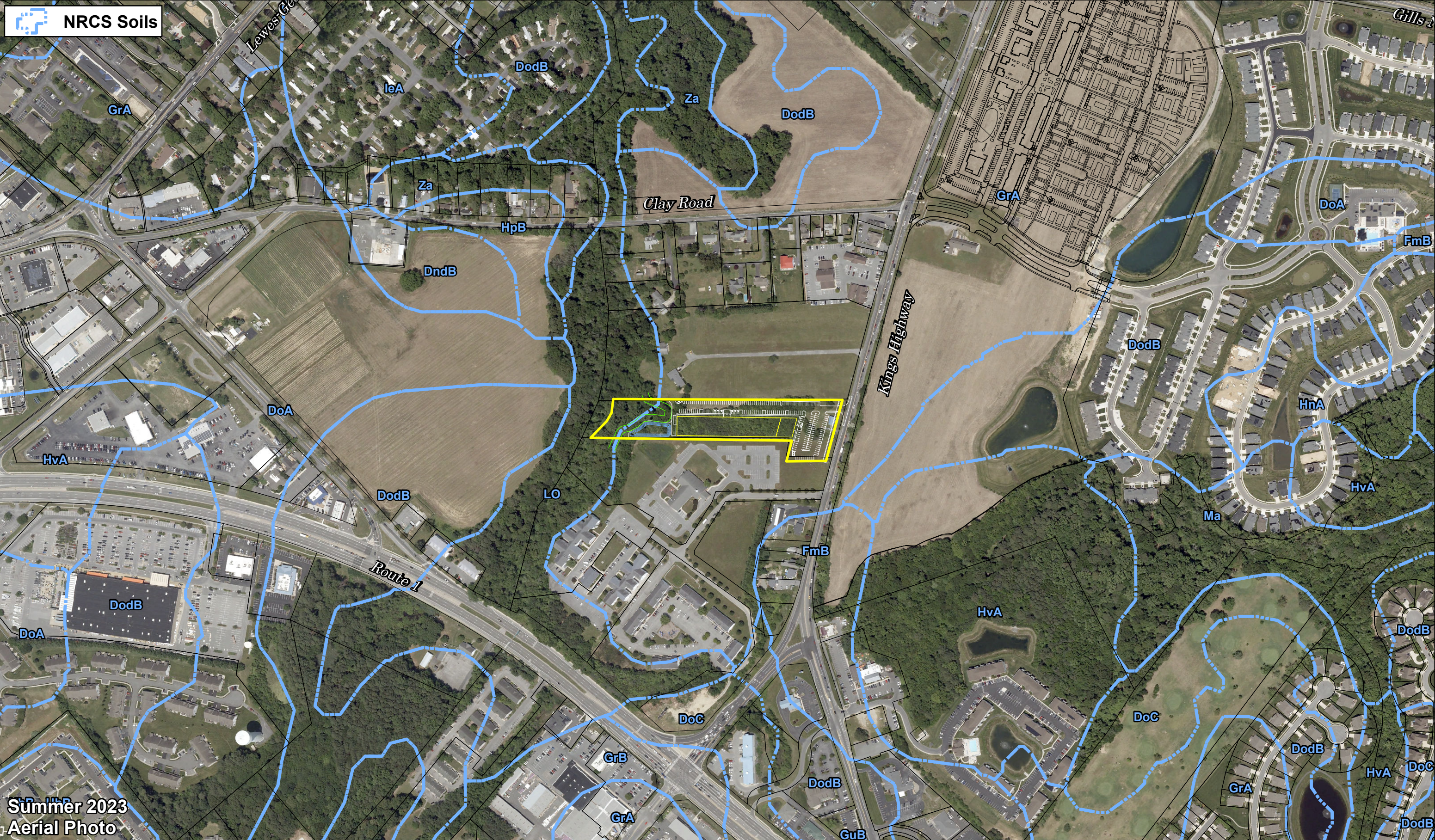
Summer 2023
Aerial Photo


Wellhead Protection Area

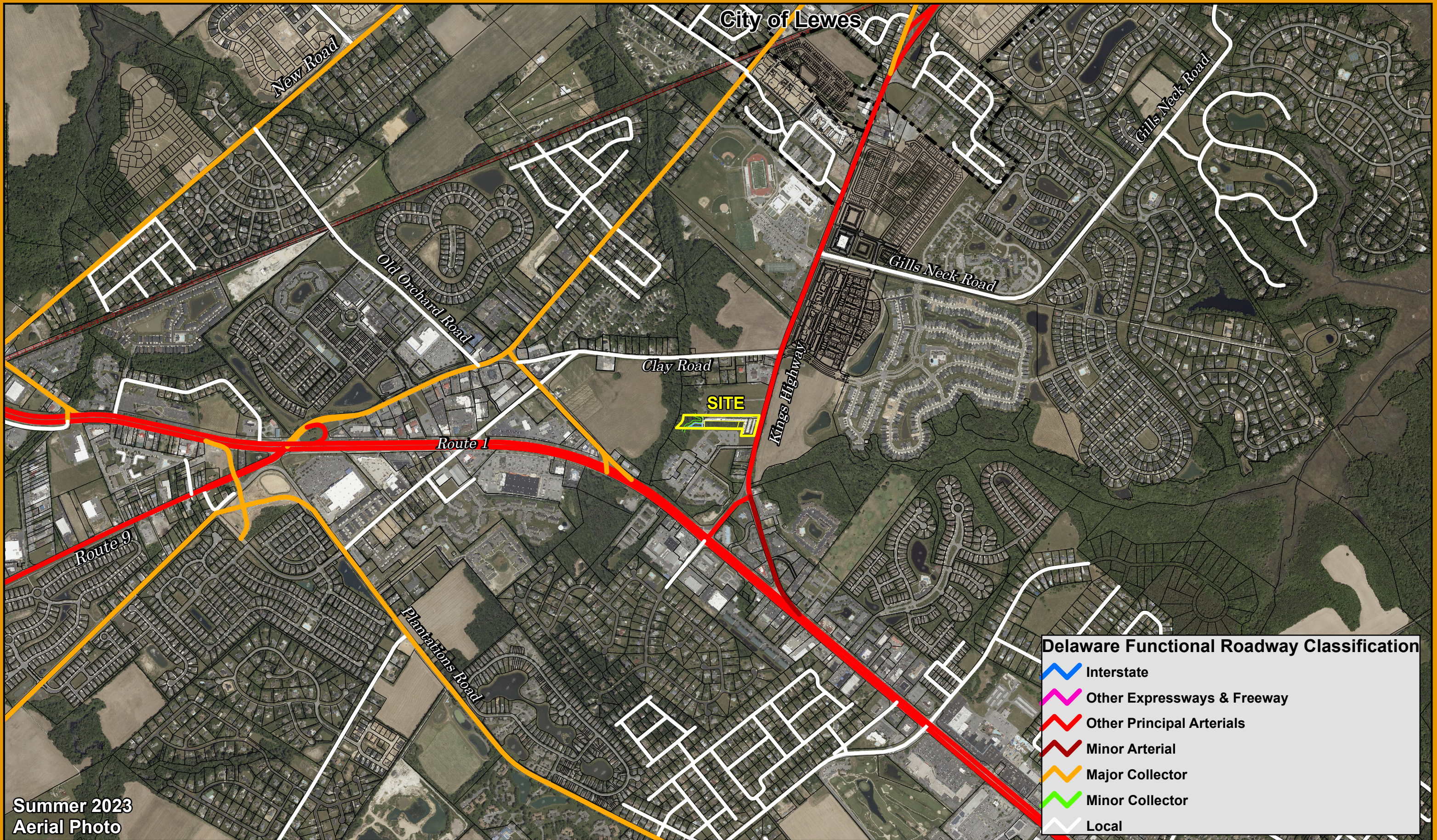

Excellent Recharge Area



Summer 2023
Aerial Photo



Summer 2023
Aerial Photo



Summer 2023
Aerial Photo

Sources:
Tax Parcels per Sussex County



DeIDOT Functional Roadway Classification

LIC Housing
Sussex County, Delaware



E

TAX PARCEL NO.:
3-34-6.00-56.00
PREPARED BY & RETURN TO:
Schell Brothers LLC
20184 Phillips Street
Rehoboth Beach, DE 19971

NO TITLE SEARCH OR SURVEY MADE OR REQUESTED

THIS DEED made this 2ND day of February, 2024.

- BETWEEN -

JAKZ LEWES, LLC, a Delaware limited liability company, of PO BOX 1553, Rehoboth Beach, DE 19971, party of the first part,

- AND -

LIC HOUSING, LLC, a Delaware limited liability company, of PO BOX 1553, Rehoboth Beach, DE 19971, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the sum of ONE DOLLAR (\$1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, and its successors and assigns, in fee simple, the following described lands, situate, lying and being in Sussex County, State of Delaware:

ALL that certain tract, piece or parcel of land situate, lying and being in Lewes and Rehoboth Hundred, Sussex County, State of Delaware, adjoining lands of Ralph A. Martin and other lands of the above named grantors and fronting on the Slag Road leading from Lewes to Carpenter's Corner, more particularly described as follows to wit:

BEGINNING at an iron pipe in the run of Prettyman's Branch a corner for these lands and lands of Ralph A. Martin, thence along and with one line of said Martin South 81 ¼ degrees East 1055 ½ feet to an iron pipe in the North line of said Slag Road, thence along and with the North


line of said road South 23 degrees West 283 feet to a stake, thence North 82 degrees and forty minutes West 200 feet to a stake, thence North 23 degrees East 96 $\frac{1}{4}$ feet to a stake, thence North 81 $\frac{1}{4}$ degrees West 906 feet 8 inches to a stake in the run of Prettyman's Branch, thence along and with the several meanderings of the run of said Branch in a Northerly course home to the place of Beginning. Containing 5.2 acres of land, be the same more or less.

SUBJECT to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for Sussex County, Delaware.

BEING the same lands and premises conveyed to JAKZ Lewes, LLC, a Delaware limited liability company by Deed of Adam Gelof, dated February 2, 2024 and recorded February 6, 2024 in the Office of the Recorder of Deeds in and for Sussex County, Delaware in Book 6049, Page 267.

SIGNATURE PAGE TO FOLLOW

IN WITNESS WHEREOF, the said JAKZ Lewes, LLC, a Delaware limited liability company, has caused its name to be hereunto set under seal by Adam Gelof, Authorized Signatory of JAKZ Lewes, LLC, the day and year first above written.



Witness

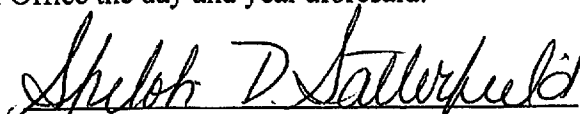
JAKZ LEWES, LLC,
a Delaware limited liability company

By:  (SEAL)
Name: Adam Gelof
Title: Authorized Signatory

STATE OF DELAWARE, COUNTY OF SUSSEX: to-wit

BE IT REMEMBERED, that on this 2ND day of February 2024, A.D., personally appeared before me, the Subscriber, a Notary Public in and for the State and County aforesaid, Adam Gelof, Authorized Signatory of JAKZ Lewes, LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said limited liability company; that the signature of the Authorized Signatory is in his own proper handwriting and by his authority to act; and that the act of signing, sealing, acknowledging and delivering the said Indenture was first duly authorized by a resolution of the limited liability company.

GIVEN under my Hand and Seal of Office the day and year aforesaid.



Notary Public

SHILOH D SATTERFIELD
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 04/27/2025

My Commission Expires: 4/27/2025

F

April 26, 2024

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
P.O. Box 589
Georgetown, Delaware 19947

*Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.*

Attn: Lauren Devore, AICP, Planner III

Re: **LIC Housing**
Tax Parcel No: 334-6.00-56.00
DBF# 0818C078.B01

Dear Mrs. DeVore:

On behalf of our client, LIC Housing, LLC. and Adam & Kelly Gelof, we are pleased to submit this conditional use request for an Independent Care Facility consisting of 95 units with compatible commercial elements. The parcel is located on the North side of Kings Highway approximately 900 southwest of the intersection of Clay Drive. The parcel is currently zoned AR-1. The applicant seeks a Conditional Use to build a 3 story Independent Care Facility with 95 beds, compatible restaurant (4,000 sqft.) and fitness center (2,165 sqft.)

Enclosed with this submission are:

- Conditional Use Application
- Application Fee of \$1000.00
- **One (1) Copy Conditional Use Preliminary Plan**
- Electronic Submission
- SLER Request
- Plus Comment Response

Please contact me at (302) 424-1441 or via e-mail at wzc@dbfinc.com should you have any questions or need additional information.

Sincerely,
Davis, Bowen & Friedel, Inc.



W. Zachary Crouch, P.E.
Principal

G

Planning & Zoning Commission Application

Sussex County, Delaware

Sussex County Planning & Zoning Department
2 The Circle (P.O. Box 417) Georgetown, DE 19947
302-855-7878 ph. 302-854-5079 fax

Type of Application: (please check applicable)

Conditional Use

Zoning Map Amendment

Site Address of Conditional Use/Zoning Map Amendment

Type of Conditional Use Requested:

Tax Map #:

Size of Parcel(s): 4.833 Acres

Current Zoning:

Proposed Zoning:

Size of Building:

Land Use Classification:

Water Provider:

Sewer Provider:

Applicant Information

Applicant Name:

Applicant Address:

City:

State:

ZipCode:

Phone #:

E-mail:

Owner Information

Owner Name:

Owner Address:

City:

State:

Zip Code:

Phone #:

E-mail:

Agent/Attorney/Engineer Information

Agent/Attorney/Engineer Name:

Agent/Attorney/Engineer Address:

City:

State:

Zip Code:

Phone #:

E-mail:



Check List for Sussex County Planning & Zoning Applications

The following shall be submitted with the application

Completed Application

Provide two (2) paper copies and one (1) electronic copy **of the Site Plan or Survey of the property**

- Survey shall show the location of existing or proposed building(s), building setbacks, parking area, proposed entrance location, etc.
- Provide a PDF of Plans (may be e-mailed to a staff member)
- Deed or Legal description

Provide relevant Application Fee (please refer to fees effective July 1, 2022)

Optional - Additional information for the Commission/Council to consider (ex. architectural elevations, photos, exhibit books, etc.) If provided submit 8 copies and they shall be submitted a minimum of ten (10) days prior to the Planning Commission meeting.

Please be aware that Public Notice will be sent to property owners within 200 feet of the subject site and County staff will come out to the subject site, take photos and place a sign on the site stating the date and time of the Public Hearings for the application.

DeIDOT Service Level Evaluation Request Response

PLUS Response Letter (if required)

The undersigned hereby certifies that the forms, exhibits, and statements contained in any papers or plans submitted as a part of this application are true and correct.

I also certify that I or an agent on my behalf shall attend all public hearing before the Planning and Zoning Commission and the Sussex County Council and any other hearing necessary for this application and that I will answer any questions to the best of my ability to respond to the present and future needs, the health, safety, morals, convenience, order, prosperity, and general welfare of the inhabitants of Sussex County, Delaware.

Signature of Applicant/Agent/Attorney

Date:

Signature of Owner

Date:

For office use only:

Date Submitted: _____

Fee: _____ Check #: _____

Staff accepting application: _____

Application & Case #: _____

Location of property: _____

Subdivision: _____

Date of PC Hearing: _____

Recommendation of PC Commission: _____

Date of CC Hearing: _____

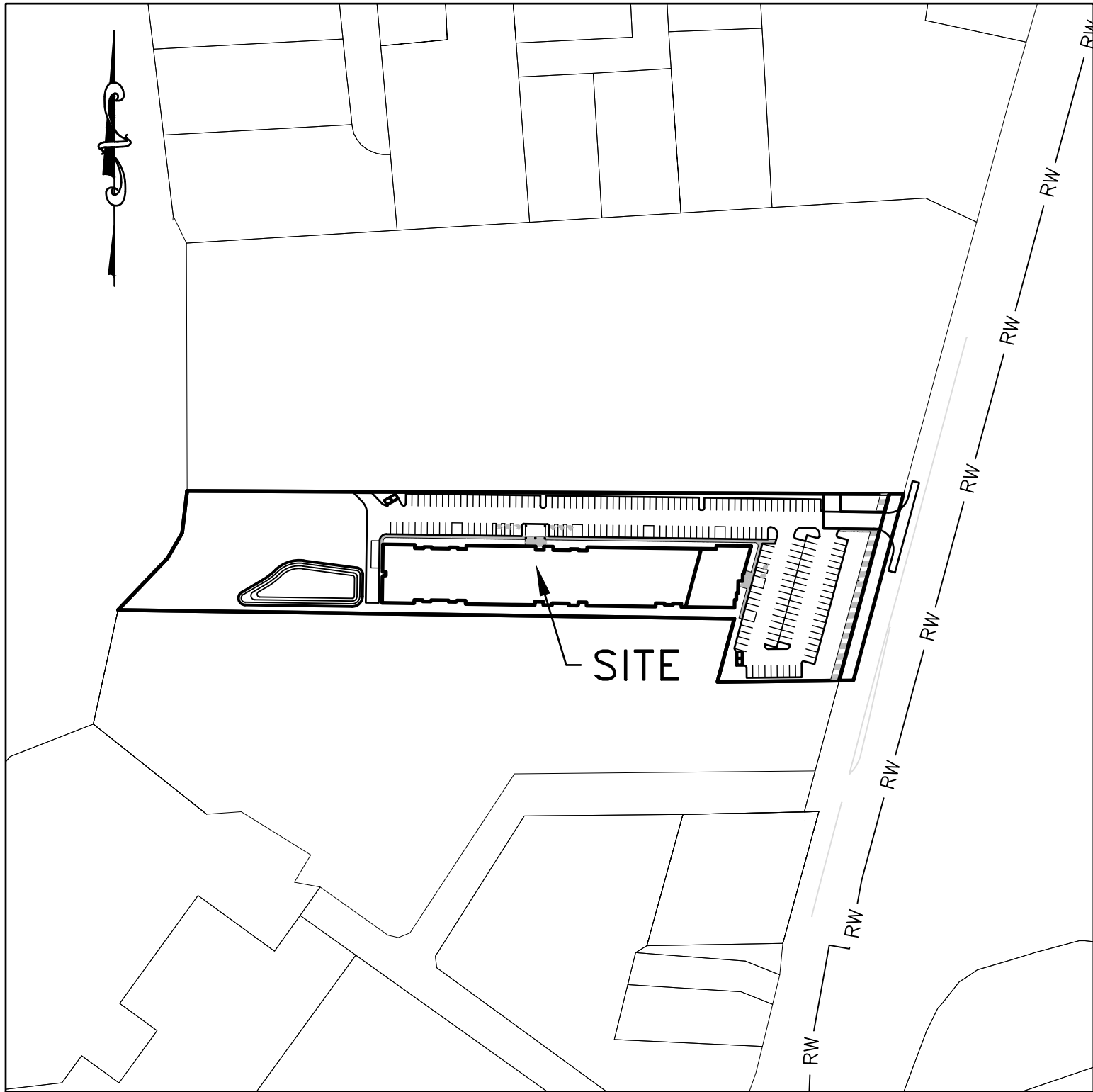
Decision of CC: _____

LIC HOUSING

BROADKILL RIVER WATERSHED LEWES & REHOBOTH HUNDRED

SUSSEX COUNTY, DELAWARE DBF #0818C075.A01 MAY 2024

PRELIMINARY PLANS



LOCATION MAP
SCALE: 1"=200'



INDEX OF SHEETS	
PRELIMINARY PLANS	
PL-01	PRELIMINARY TITLE
PL-02	PRELIMINARY SITE PLAN

ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

W. ZACHARY CROUCH, P.E.
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

DATE

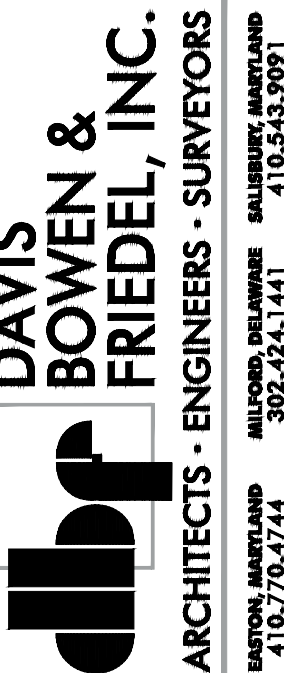
OWNER/ DEVELOPER STATEMENT

I, THE UNDERSIGNED, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO BE ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

LIC HOUSING, LLC.
P.O. BOX 1553
REHOBOTH BEACH, DE 19971

DATE

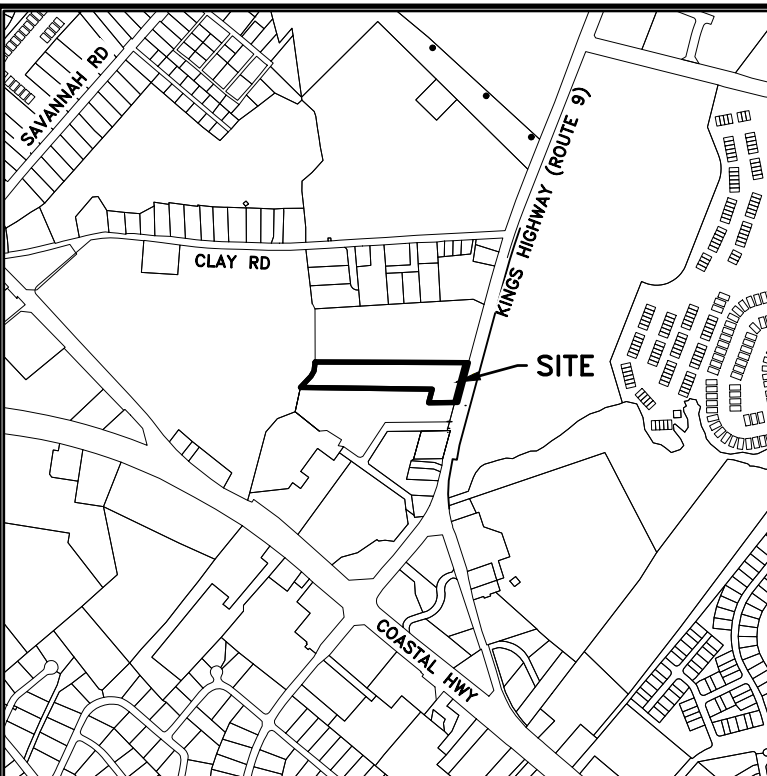
LIC HOUSING LEWES REHOBOTH HUNDRED SUSSEX COUNTY, DELAWARE



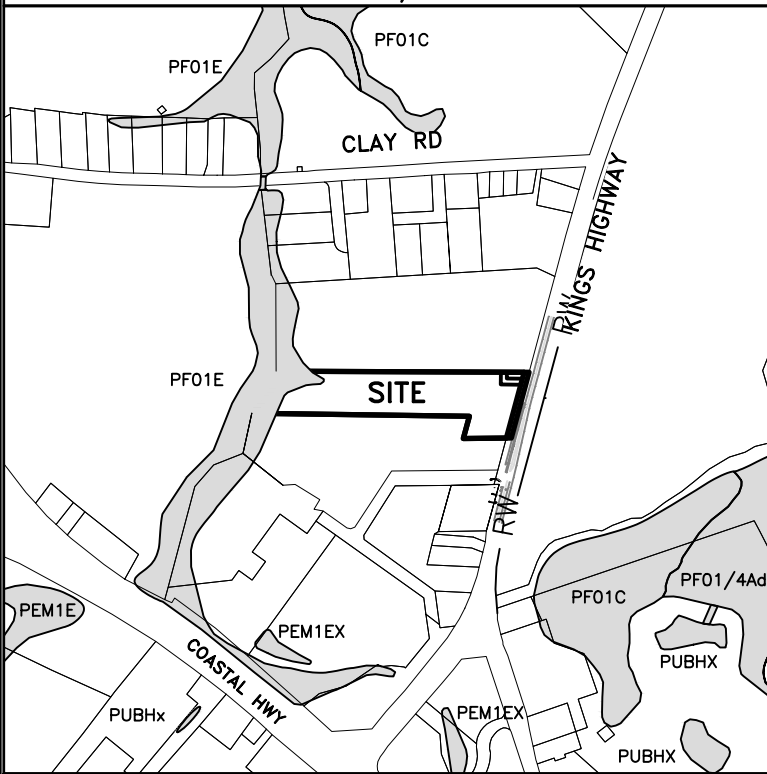
PRELIMINAY TITLE

Dwg.No.:

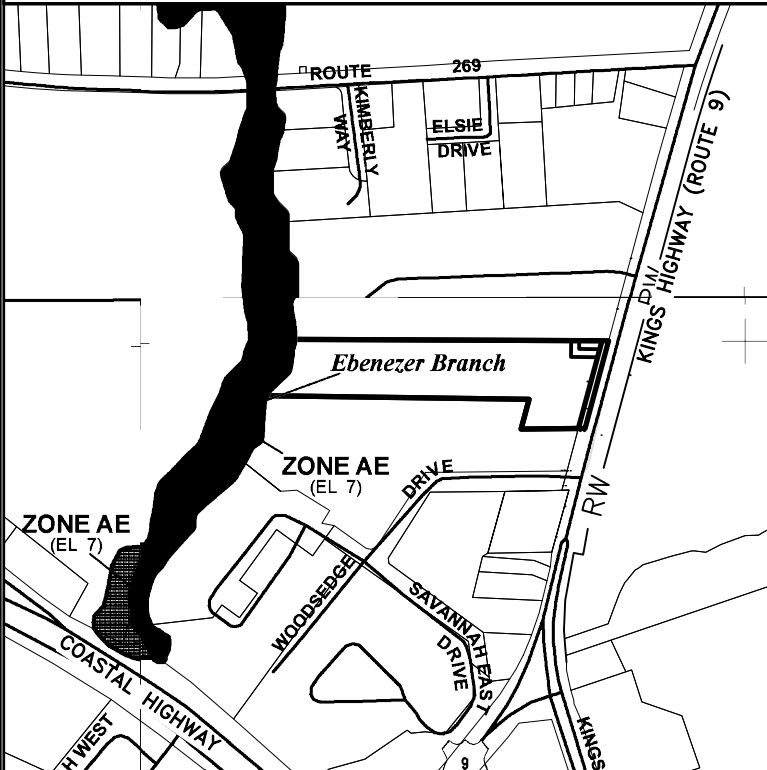
PL-01



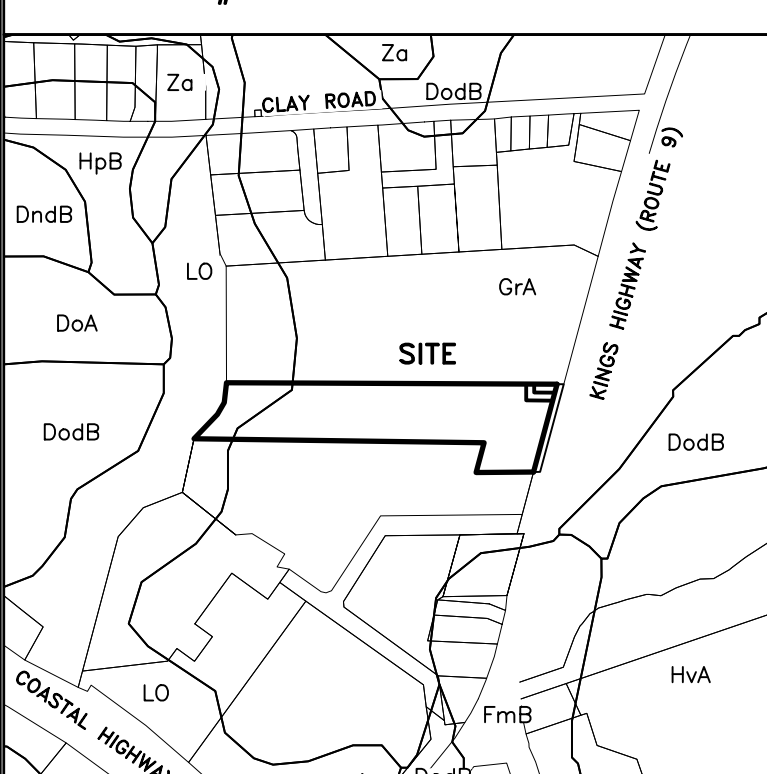
LOCATION MAP
1" = 1/4 MILE



NW1 WETLANDS
1" = 400'



FEMA FLOOD MAP
PANEL #10005C0194K SCALE: 1" = 600'



SOILS MAP
1" = 600'

SOILS DATA

LABEL	SOIL NAME	TYPE
GA	Greenwich loam, 0 to 2 percent slopes	B
LD	Longmarsh and Indiantown, Frequently Flooded	B

DATA COLUMN

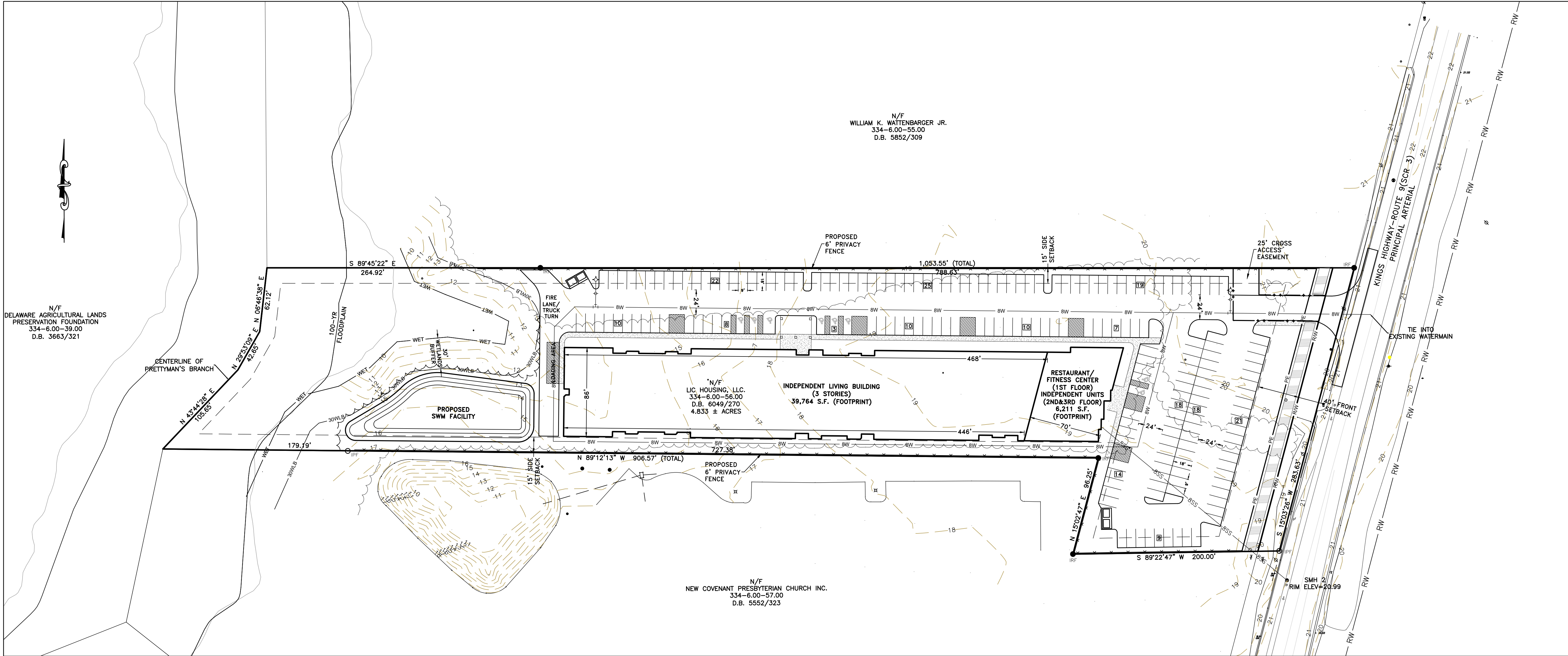
1	TAX MAP ID	334-6-00-56.00
2	DEED REFERENCE	BOOK: 6049, PAGE: 270
3	APPROXIMATE PROJECT CENTER	LATITUDE: 38.749362 LONGITUDE: -75.153160
4	APPROXIMATE NORTHEAST SITE CORNER	LATITUDE: 38.749614 LONGITUDE: -75.151173
5	ENGINEER DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 W. ZACHARY CROUCH, P.E. PHONE: (302) 424-1441 EMAIL: WZC@dbfinc.com	OWNER/ DEVELOPER LIC HOUSING, LLC. P.O. BOX 1553 REHOBOTH BEACH, DE 19971
6	DATUM	HORIZONTAL NAVD 83 (DE STATE PLANE) VERTICAL NAVD 88
7	TOTAL UNITS	95 INDEPENDENT CARE UNITS (BUILDING = 125,000 SF) RESTAURANT (4,000 SF) FITNESS CENTER (2,165 SF)
8	ZONING	EXISTING AR-1 PROPOSED AR-1 (CONDITIONAL USE)
9	LAND USE	EXISTING RESIDENTIAL PROPOSED INDEPENDENT CARE FACILITY/ FITNESS CENTER/ RESTAURANT
10	BUILDING CONSTRUCTION	IBC TYPE II-A NFPA II (111)
11	UTILITY PROVIDERS	SEWER SUSSEX COUNTY WATER TIDEWATER UTILITIES, INC. ELECTRIC DELMARVA POWER GAS PRIVATE
12	STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 2
13	POSTED SPEED LIMIT	KINGS HIGHWAY, ROUTE 9 (SCR 3) 35 MPH
14	FLOODPLAIN	THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0332K, DATED MARCH 16, 2015.
15	TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID).
16	GROUNDWATER RECHARGE	THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE.
17	WELLHEAD PROTECTION AREA	THE PROPERTY IS LOCATED IN A WELLHEAD PROTECTION AREA.
18	WETLANDS	THE PROPERTY IS IMPACTED BY STATE REGULATED WETLANDS.
19	COMPREHENSIVE PLAN DESIGNATION	THE PROPERTY IS LOCATED WITHIN THE COASTAL AREA.
20	CODE COMPLIANCE	REQUIRED FRONT SETBACK: 40 FT SIDE SETBACK: 15 FT REAR SETBACK: 20 FT MAXIMUM BUILDING HEIGHT: 42' PARKING: 194 SPACES PROPOSED FRONT SETBACK: 40 FT SIDE SETBACK: 15 FT REAR SETBACK: 20 FT MAXIMUM BUILDING HEIGHT: 42' (3 STORIES) PARKING: 194 SPACES INDEPENDENT CARE: 1 PER 4 UNITS + 1 PER 2 EMPLOYEES = 40 RESTAURANT: 1 PER 50 SF FLOOR AREA + 1 PER 2 EMPLOYEES = 60 FITNESS CENTER: 1 PER 150 SF = 15 TOTAL SPACES = 115
21	AREAS	RIGHT-OF-WAY DEDICATION: 5,676 SF. (0.130 AC.) NON-TIDAL WETLANDS: 25,041 SF. (0.575 AC.) NET DEVELOPMENT AREA: 4.833 AC. SITE AREA: 4.833 AC. (100%) WOODS: 3.190 AC. (66.0%) IMPERVIOUS COVER: 1,931 SF. (0.044 AC.) (0.91%) PAVING: 75,193 SF. (1.713 AC.) BUILDING: 45,532 SF. (1.045 AC.) TOTAL IFP (IRON PIPE FOUND): 2 IRF (IRON ROD FOUND): 4 IRCS (IRON ROD AND CAP SET): 2
22	MONUMENTS	



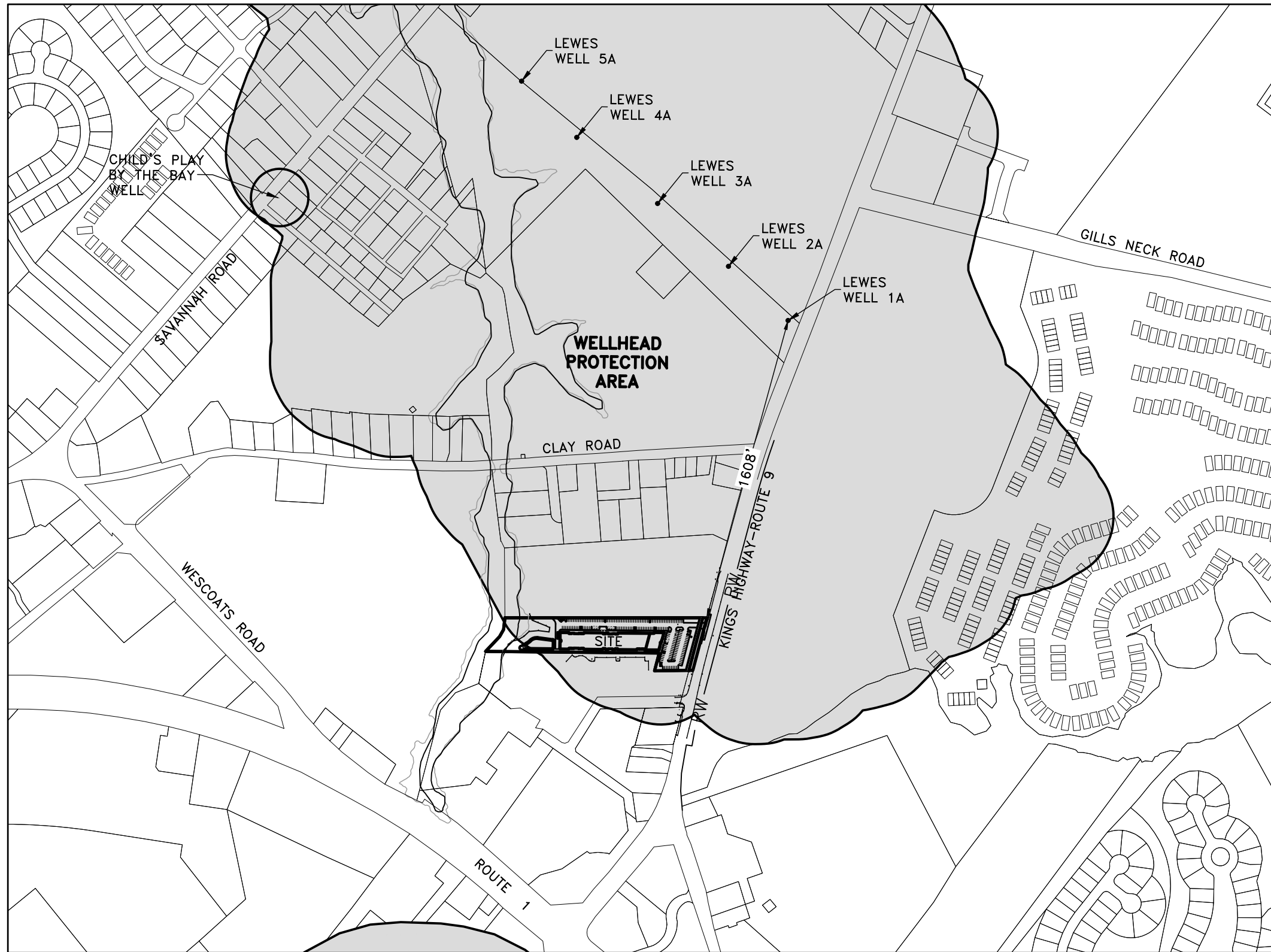
DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS

MILFORD, DELAWARE (302) 424-1441

PL-01



SITE PLAN



WELLHEAD PROTECTION AREAS



LEGEND		
FEATURE DESCRIPTION	EXISTING	PROPOSED
BOUNDARY	---	---
RIGHT-OF-WAY LINE	EX-RW	RW
BUILDING SETBACK LINE		---
PERMANENT EASEMENT		PE
BUILDING OUTLINE		
CONCRETE SIDEWALK		
SANITARY SEWER		SSS
WATER MAIN		WM

H



Courtyard Options (Concept)

May 16, 2025

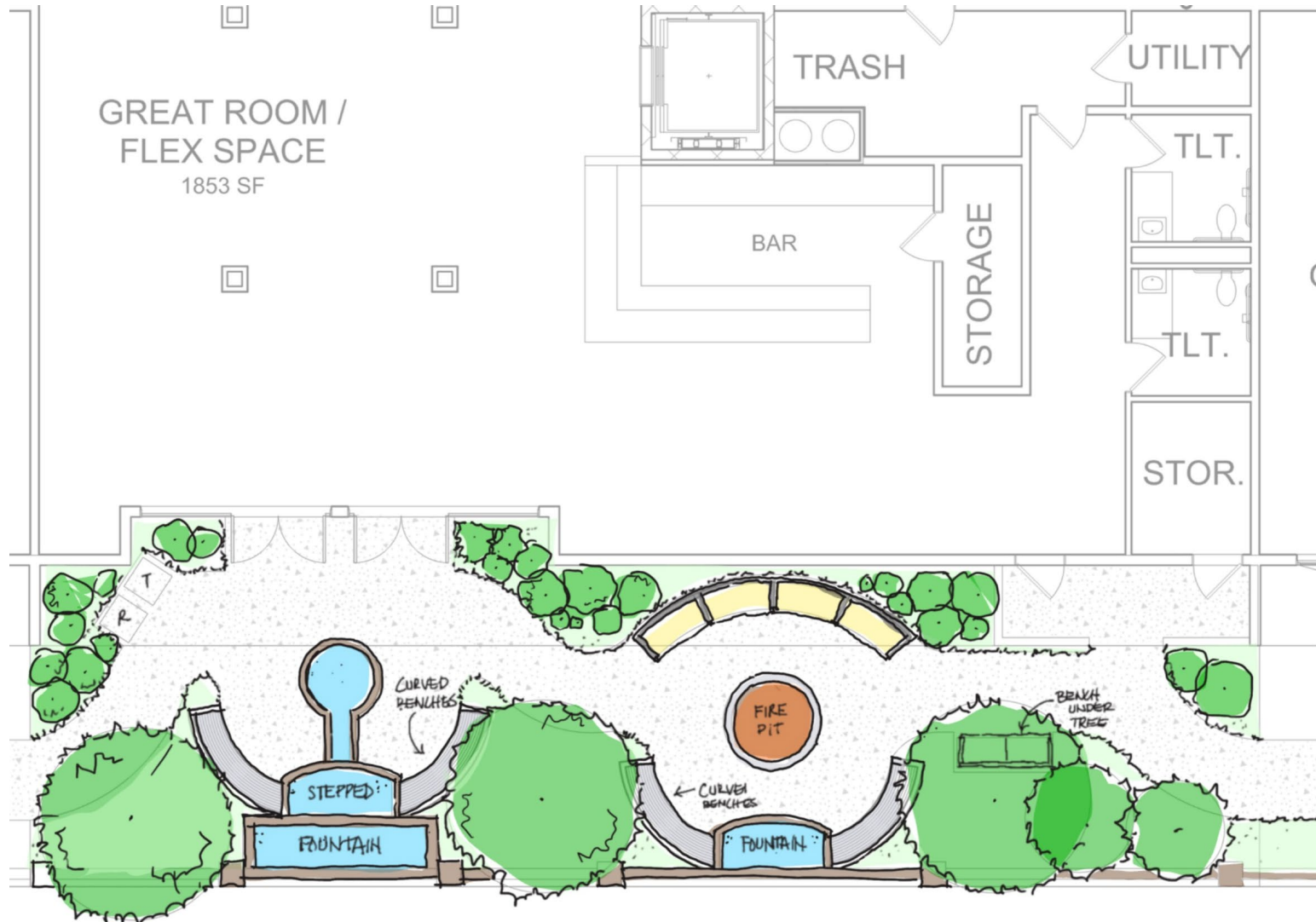


Project: Gelof Active Adult Project
Date: May 16, 2025

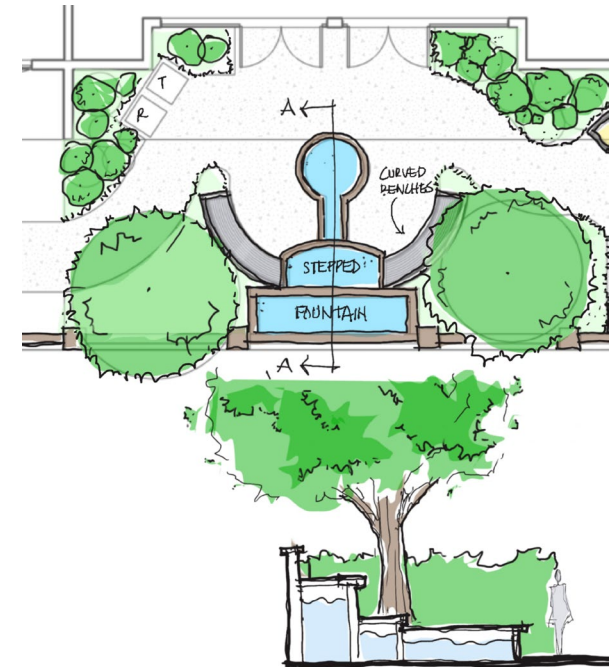
JSR ASSOCIATES, INC.

Option 1A: No Extension

Sketch



Images



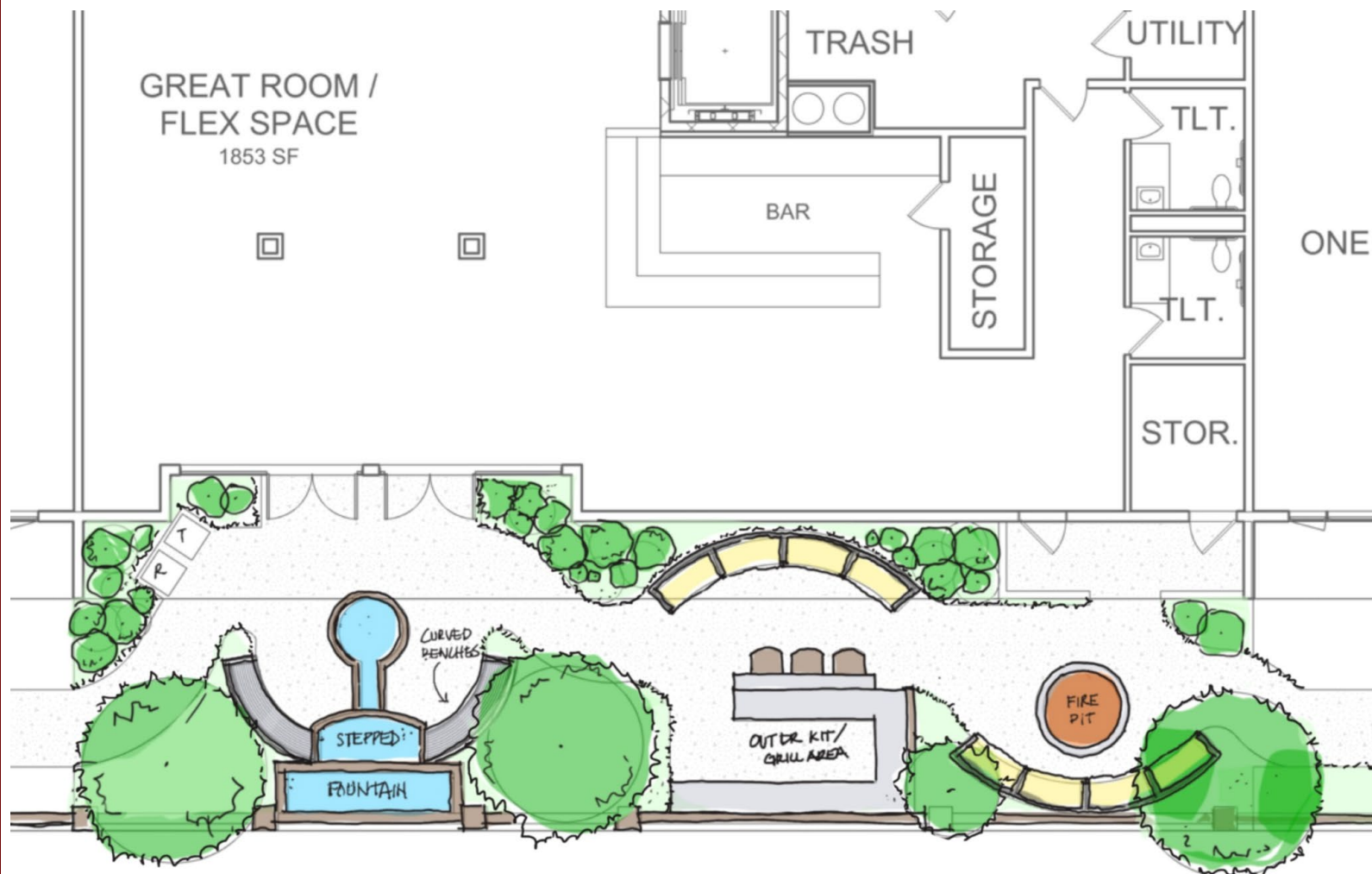


JSR ASSOCIATES, INC.

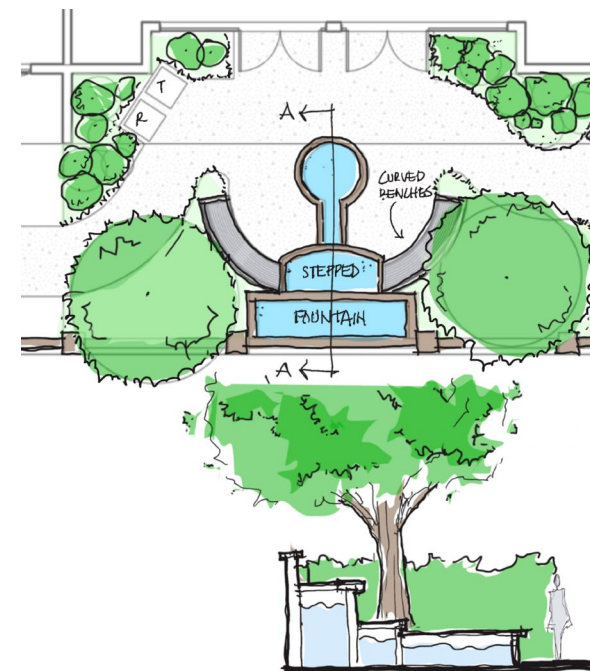
Project: Gelof Active Adult Project
Date: May 16, 2025

Option 1B: No Extension (Outdoor Kitchen)

Sketch



Images





Project: Gelof Active Adult Project
Date: May 16, 2025

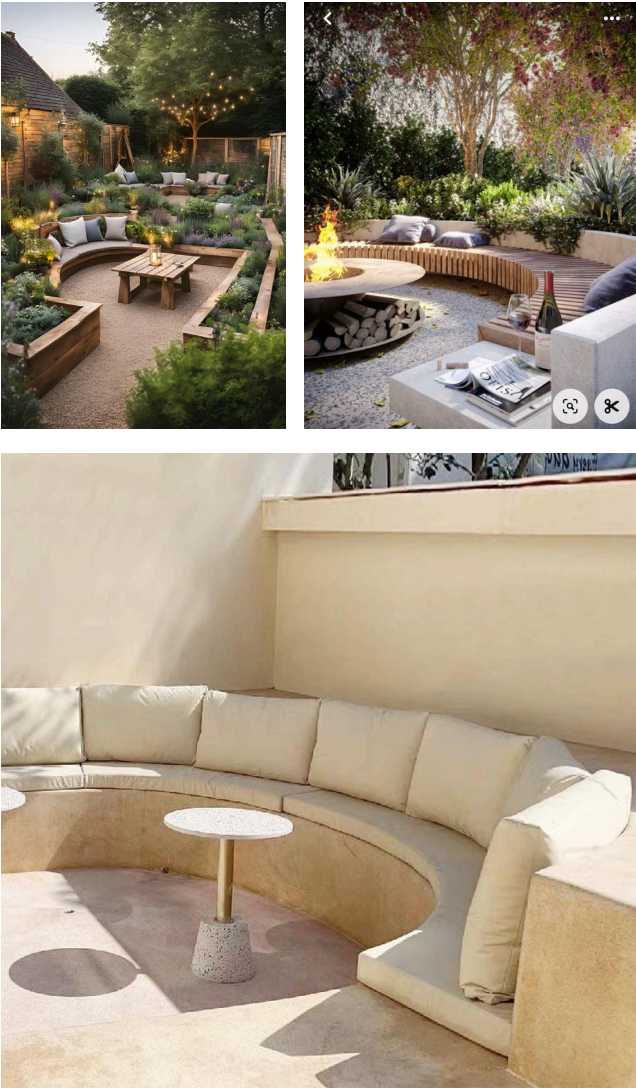
JSR ASSOCIATES, INC.

Option 2: Extension

Sketch



Reference Images





Project: Gelof Active Adult Project
Date: May 16, 2025

JSR ASSOCIATES, INC.

Furniture Images





2024.114.00

ACTIVE ADULT +

MIXED USE DEVELOPMENT.

5.27.25





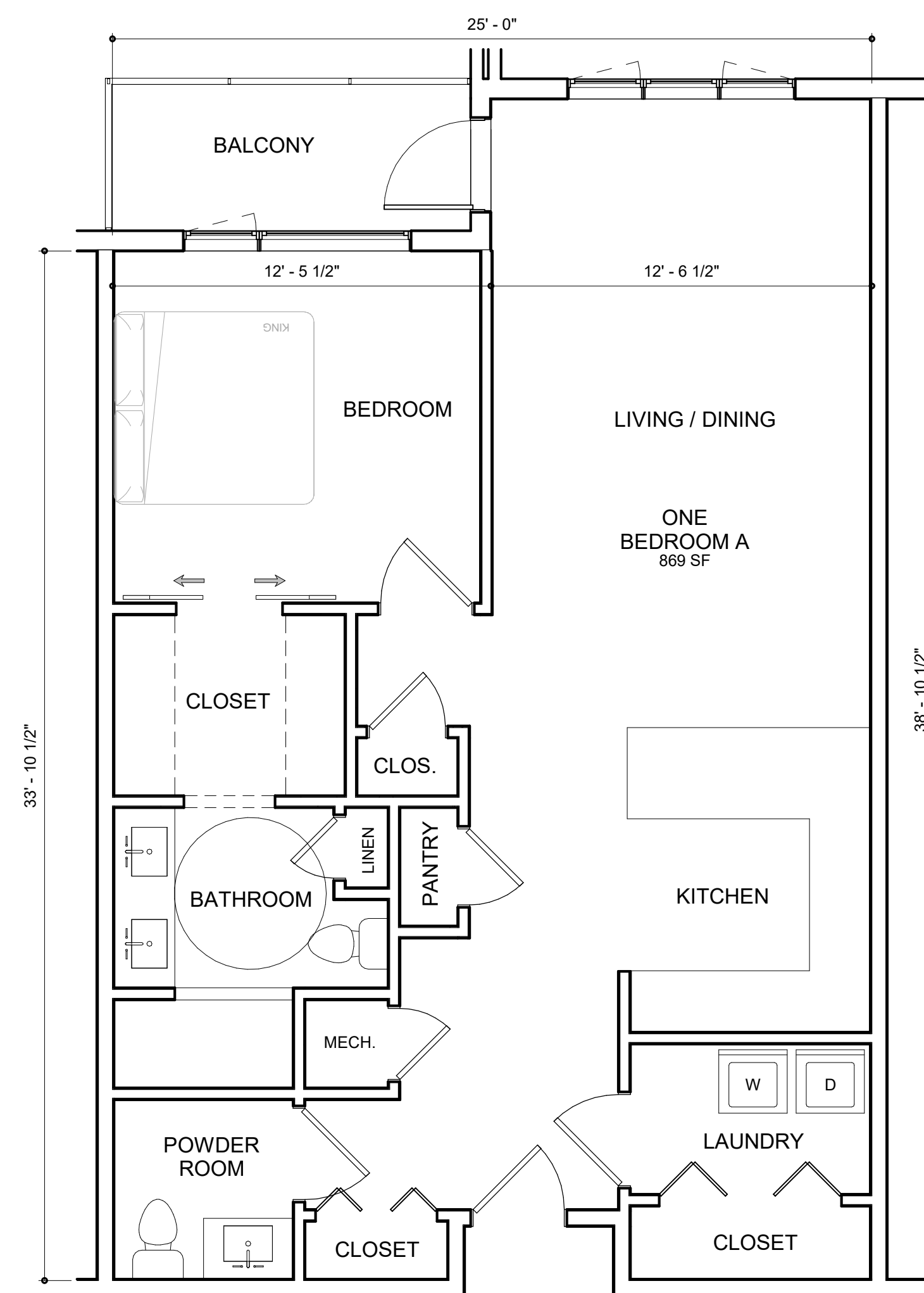
2024.114.00

ACTIVE ADULT +

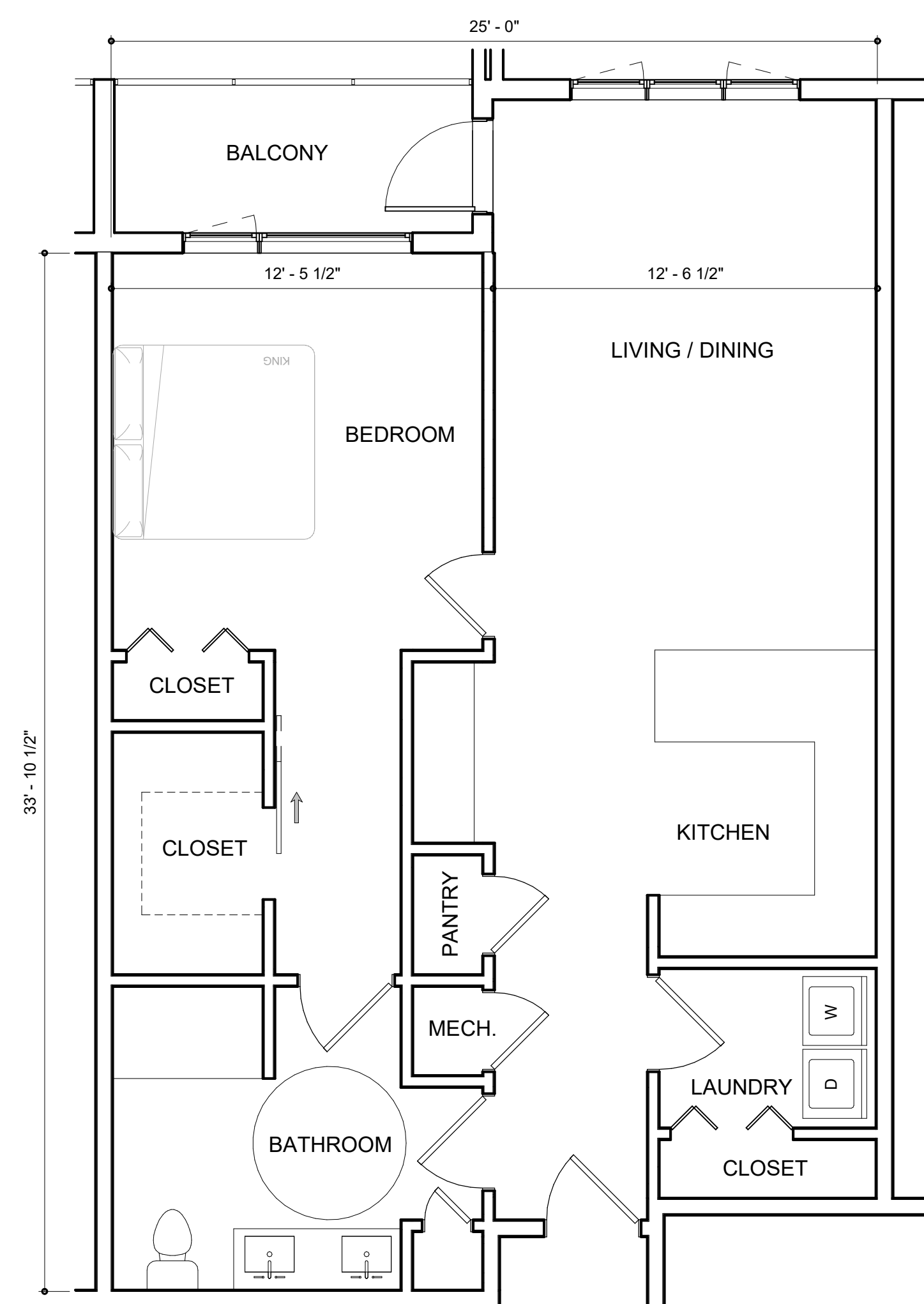
MIXED USE DEVELOPMENT.

5.27.25



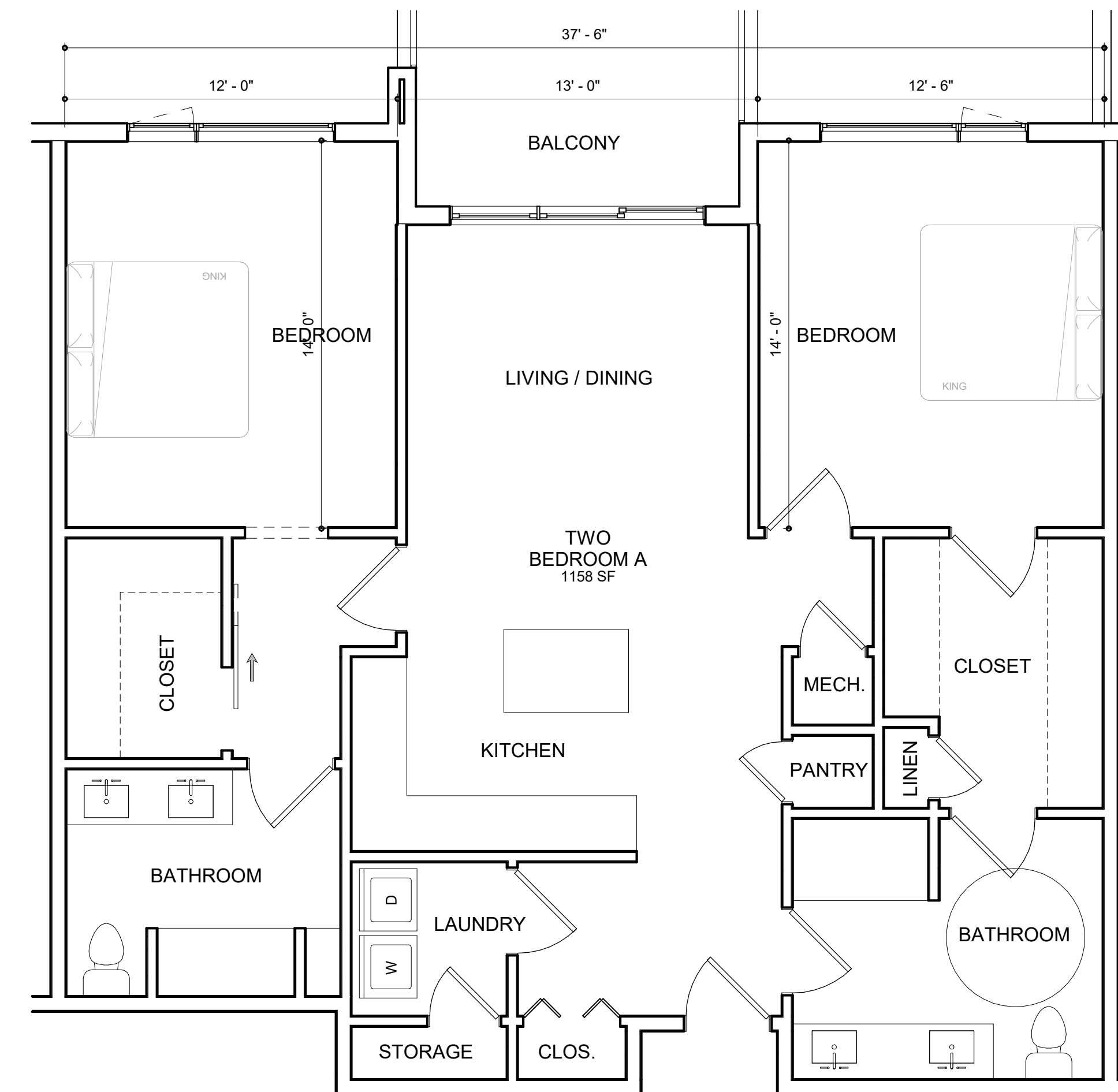


1 ENLARGED UNIT PLAN - ONE BEDROOM A



2 ENLARGED UNIT PLAN - ONE
BEDROOM B

SCALE: 1/4" = 1'-0"

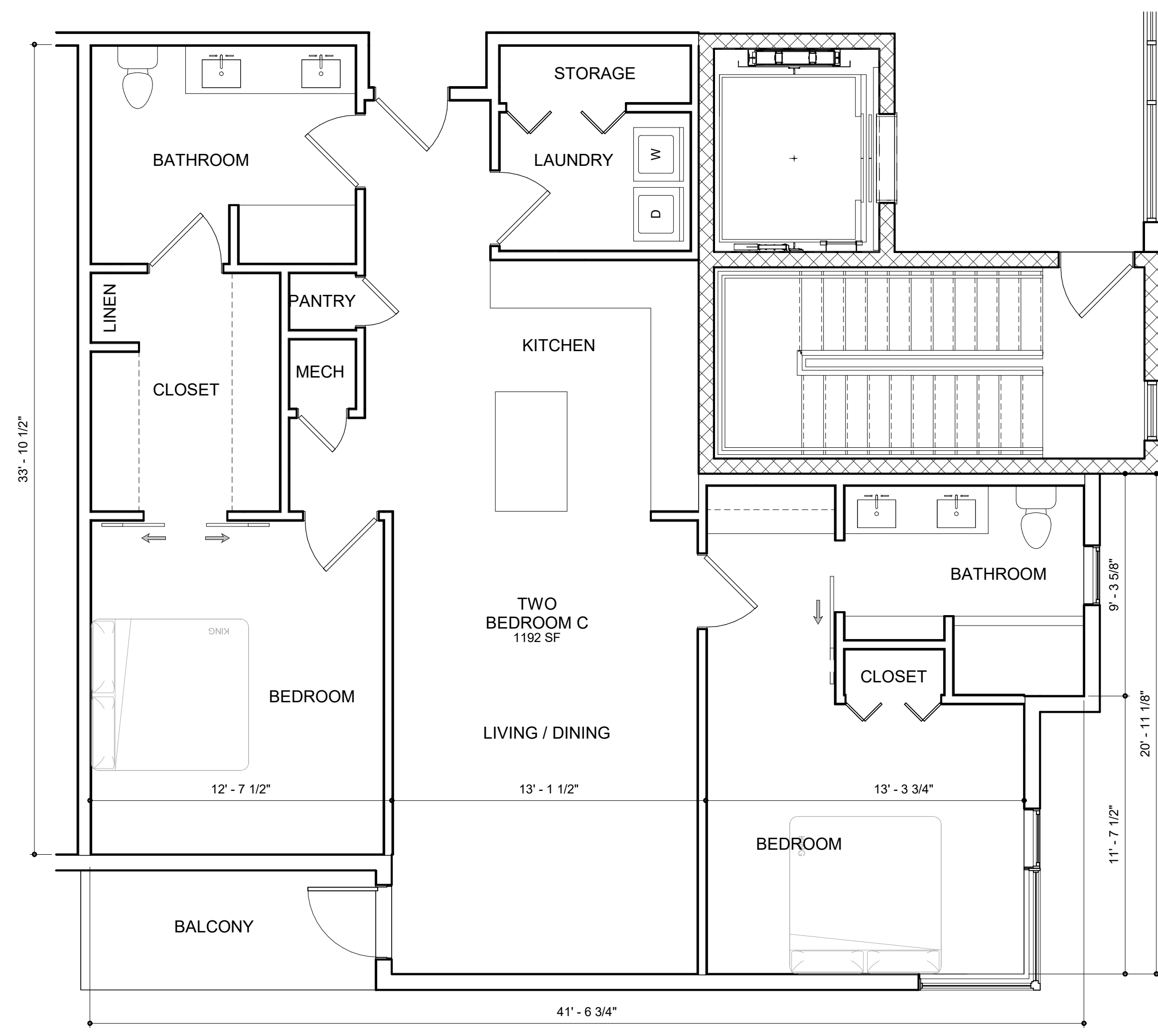


3 ENLARGED UNIT PLAN - TWO BEDROOM A



4 ENLARGED UNIT PLAN - TWO
BEDROOM B

SCALE: 1/4" = 1'-0"



5 ENLARGED UNIT PLAN - TWO
BEDROOM C

SCALE: 1/4" = 1'-0"

ACTIVE ADULT
PLUS
MIXED-USE
DEVELOPMENT

KINGS HIGHWAY
SUSSEX COUNTY, DELAWARE

PRELIMINARY

PRELIMINARY

DESIGN CONCEPT ONLY, SUBJECT

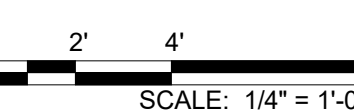
FURTHER REVISIONS, NOT FOR
CONSTRUCTION NOT FOR

CONSTRUCTION NOT FOR
PERMITS

ISSUED: 11/21/2024

SHEET TITLE

ENLARGED UNIT
PLANS

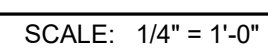
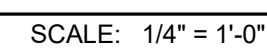
[illegible]

PROJECT NO:	2024114
DATE:	11.21
SCALE:	1/4" = 1'

A401

Copyright © 2003

1/21/2024 3:47:07 PM Autodesk Docs://Gelof Property - Active Adult Plus/202411400_Option B.m



COPYRIGHT © 2023

1



LIC HOUSING
LEWES REHOBOTH HUNDRED
Sussex County, Delaware

J

Ring W. Lardner, P.E.
W. Zachary Crouch, P.E.
Michael E. Wheedleton, AIA, LEED GA
Jason P. Loar, P.E.
Jamie L. Sechler, P.E.

February 28, 2024

Sussex County Administrative Building
Planning and Zoning Department
2 The Circle
P.O. Box 589
Georgetown, Delaware 19947

Attn: Mr. Jamie Whitehouse, Director of Planning

Re: **LIC Housing – Gelof Property**
PLUS Review 2024-01-07 -Comment Response
Tax Parcel No: 334-6.00-56.00
DBF # 0818C078.K01

Dear Mr. Whitehouse,

We have read and reviewed the comments provided during the PLUS Review of the Project on January 24, 2024, and received them from the Office of State Planning dated February 21, 2024. We offer the following item-by-item response.

Strategies for State Policies and Spending

This project is located within Investment Levels 2 and 3, primarily in Level 2 according to the 2020 Strategies for State Policies and Spending.

Based on its location primarily in a Level 2 investment area, this project may be consistent with the 2020 Strategies for State Policies and Spending. Investment Level 2 reflects areas where growth is anticipated by local, county, and state plans in the near-term future. Investment Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development.

Based on comments from State agencies below, if this parcel contains environmental concerns or other constraints to development, the state requests that the applicant and the local jurisdiction work with state agencies to design the site with respect to those environmental features which will help create a more sustainable development.

Thank you for the Level 2 description. The project is located within the middle of anticipated growth and provides needed senior living to the community. Existing infrastructure, including water and sewer utilities are in place to serve the project.

Code Requirements/Agency Permitting Requirements

Department of Transportation – Contact Stephen Bayer 302-760-4834

- Because the site fronts on US Route 9, which is part of the Delaware Bayshore Byway, it is subject to outdoor advertising regulations found in 17 Del. C. §1101-1120. Accordingly, the applicant should expect the following requirements:
 - No new billboards, variable message boards, or electronic changing message sign(s) anywhere on or off US Route 9 within 660 feet of the closest right-of-way edge.
 - No off-premises advertising on the property for others within 660 feet of the closest right-of-way edge of US Route 9, e.g., displaying on-site the bank/financial institution funding the project or the contractor building the project.

Signage will be approved by Sussex County and DelDOT where necessary. No billboards or off-premises signs are proposed.

- The site access on all State maintained roads must be designed in accordance with DelDOT's Development Coordination Manual, which is available at <http://www.deldot.gov/Business/subdivisions/index.shtml?dc=changes>.

Site access will be designed in accordance with DelDOT regulations.

- Pursuant to Section 1.3 of the Development Coordination Manual, a Pre-Submittal Meeting is required before plans are submitted for review. The form needed to request the meeting and guidance on what will be covered there and how to prepare for it is located at https://www.deldot.gov/Business/subdivisions/pdfs/Meeting_Request_Form.pdf?08022017.

A pre-submittal meeting will be set up prior to plans being submitted for review.

- Section 1.7 of the Development Coordination Manual addresses fees that are assessed for the review of development proposals. DelDOT anticipates collecting the Initial Stage Fee when the record plan is submitted for review and the Construction Stage Fee when construction plans are submitted for review.

The Developer will work with DelDOT and provide the required fees when appropriate.

- Per Section 2.2.2.1 of the Development Coordination Manual, Traffic Impact Studies (TIS) are warranted for developments generating more than 500 vehicle trip ends per day or 50 vehicle trip ends per hour in any hour of the day. Based on the expected trip

generation this project will be eligible for the Area Wide Study Fee (AWSF) and can satisfy the associated traffic analysis requirements through that program.

The developer will work with DelDOT and provide the required fees when appropriate.

- As necessary, in accordance with Section 3.2.5 and Figure 3.2.5-a of the Development Coordination Manual, DelDOT will require dedication of right-of-way along the site's frontage. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from the physical centerline of Rt. 9. By this regulation, this dedication is to provide a minimum of 30 feet of right-of-way from outmost edge of the through lanes of Rt. 9. The following right-of-way dedication note is required, **"An X-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

The developer and engineer will work closely with DelDOT in determining the amount of dedication required.

- In accordance with Section 3.2.5.1.2 of the Development Coordination Manual, DelDOT will require the establishment of a 15-foot wide permanent easement across the property frontage. The location of the easement shall be outside the limits of the ultimate right-of-way. The easement area can be used as part of the open space calculation for the site. The following note is required, **"A 15-foot wide permanent easement is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation."**

A 15-foot wide permanent easement and shared use path is proposed along the entire frontage.

- Referring to Section 3.4.2.1 of the Development Coordination Manual, the following items, among other things, are required on the Record Plan:
 - A Traffic Generation Diagram. See Figure 3.4.2-a for the required format and content.
 - Depiction of all existing entrances within 300 feet of the proposed entrances on Rt. 9.
 - Notes identifying the type of off-site improvements, agreements (signal, letter) contributions and when the off-site improvements are warranted.

The final record plan will include the required Traffic Generation Diagram, existing entrances within 300 feet of the site entrance, and all notes regarding improvements/agreements.

- In accordance with Section 3.8 of the Development Coordination Manual, storm water facilities, excluding filter strips and bioswales, shall be located a minimum of 20 feet from the ultimate State right-of-way along all State maintained roads.

Stormwater will meet DelDOT's setback requirements.

- In accordance with Section 5.2.9 of the Development Coordination Manual, the Auxiliary Lane Worksheet should be used to determine whether auxiliary lanes are warranted at the site entrances and how long those lanes should be. The worksheet can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

The auxiliary land worksheet will be used to determine auxiliary lanes.

- In accordance with Section 5.4 of the Development Coordination Manual, sight distance triangles are required and shall be established in accordance with American Association of State Highway and Transportation Officials (AASHTO) standards. A spreadsheet has been developed to assist with this task. It can be found at <http://www.deldot.gov/Business/subdivisions/index.shtml>.

Sight distance triangles will be provided on plans submitted to DelDOT

- In accordance with Section 5.14 of the Development Coordination Manual, all existing utilities must be shown on the plan and a utility relocation plan will be required for any utilities that need to be relocated.

Existing and proposed utilities will be shown on the plans. Should utilities need to be relocated a utility relocation plan will be submitted to DelDOT.

- In accordance with the Development Coordination Manual the developer will be required to provide sidewalks along the property frontages.

Sidewalks or a shared use path will be provided along the entire frontage.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Disclaimer Clause: Staff from the Delaware Department of Natural Resources and Environmental Control (DNREC) reviewed the project submitted for PLUS review. The absence of comments regarding specific resources does not indicate that there are not additional constraints or environmental issues on site, nor does it indicate DNREC support of a project.

Requirements Identified Within the Development Footprint

Stormwater Management

The project proposes greater than 5000 square feet of land disturbing activities and will be subject to Delaware's *Sediment and Stormwater Regulations*.

- A Sediment and Stormwater Plan must be developed, then approved by the appropriate plan review agency prior to any land disturbing activity taking place on the site. For this project, the plan review agency is the Sussex Conservation District.
- Additionally, to address federal requirements, construction activities that exceed 1.0 acre of land disturbance require Construction General Permit coverage through submittal of an electronic Notice of Intent for Stormwater Discharges Associated with Construction Activity. This form must be submitted electronically <https://enoi.dnrec.delaware.gov/>, select Construction Stormwater General Permit) to the DNREC Division of Watershed Stewardship, along with the \$195 fee.
- Schedule a project application meeting with the appropriate plan review agency prior to moving forward with the stormwater and site design. As part of this process, you must submit a Stormwater Assessment Study.

Plan review agency contact: [Sussex Conservation District](#) at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

A detailed sediment and stormwater plan will be prepared and submitted to the Sussex Conservation District for their review and approval. A Noi will be obtained prior to any site construction.

Wellhead Protection Area

The Wellhead Protection Area for Lewes exists over most of this site. Wellhead Protection Areas are the surface and subsurface areas surrounding a water well, or a public water supply wellfield. Contaminants leaching into the soil have the potential to reach the water supplies in these areas.

- The applicant must comply with all county and municipal codes that affect public drinking water supply Wellhead Protection Areas.

Contact: DNREC Source Water Assessment and Protection Program at (302) 739-9945.

Website: <https://dnrec.delaware.gov/water/supply/ground-water-protection/>

Total impervious areas are to remain under 60 percent of the total area required by Sussex Counties Code. Best management practices will be used to collect rainfall and encourage infiltration on site.

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Proposed Project Parcel Flood Concern

- This is located within an area of Minimal Flood Concern of 1000 years or greater. **FEMA Flood Elevation on site is AE 7', the proposed site work will be at a 12'+ elevation. Flooding risk is minimal.**

Parcel Status within County Evacuation Zone Location

- The parcel is not yet located within a Sussex County Evacuation Zone.
Thank you for clarification.

Parcel Status within the 10-mile Emergency Planning Zone (EPZ) for the Salem Nuclear Power Plant

- The parcel is **not** located within the 10-mile EPZ for the Salem Nuclear Power Plant.

Thank you for clarification.

State Historic Preservation Office – Contact Carlton Hall 302-736-7400

- There are no known archaeological sites or known National Register-listed or eligible properties on the parcel.
- While there are no previously identified historic resources within the project area, historic aerials and maps indicate that the currently standing structure in the eastern portion of the parcel, has been there since the late 19th to early 20th century. This site (16770 Kings Highway) has not been evaluated.
- As a result, there is a high potential for historic period archaeological resources located throughout the parcel, which would be associated with this structure. In addition, the western half of the project area carries a high potential for precontact archaeological resources, based on the proximity to Ebenezer Branch, as well as the presence of well drained soils and a stable landform. Lastly, as disturbance appears minimal across the parcel, there is a high likelihood of archaeological resources remaining intact throughout the project area.
- Based on this assessment, the DE SHPO would recommend that an archaeological survey take place prior to any ground disturbance associated with the proposed work.
- If any project or development proceeds, the developer should be aware of the Unmarked Human Burials and Human Skeletal Remains Law (Del. C. Title 7, Ch.54).

Thank you for your research on known archaeological and nationally listed sites. Throughout the 1990' the entire site was tilled farmland. Undisturbed areas along the back stream will remain undisturbed and protected by a 30' wetlands buffer.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

This document is for information purposes only and does not constitute any type of approval from the Delaware State Fire Marshal's Office.

At the time of formal submittal, the applicant shall provide; completed application, fee, and three sets of plans depicting the following in accordance with the Delaware State Fire Prevention Regulation (DSFPR):

Fire Protection Water Requirements

- Water distribution system capable of delivering at least 1000 gpm for 1-hour duration, at 20-psi residual pressure is required. Fire hydrants with 800 feet spacing on centers. (Apartment)
- Where a water distribution system is proposed for the site, the infrastructure for fire protection water shall be provided, including the size of water mains for fire hydrants and sprinkler systems.

Water service will be provided by Tidewater Utilities, Inc. Pressure and duration requirements will be met by existing infrastructure in the area. All water mains, sizes, fire hydrant locations and sprinkler systems will be noted on the utility plans and submitted to the Fire Marshal's office for their review and approval.

Fire Protection Features

- All structures over 10,000 sq. ft aggregate will require automatic sprinkler protection installed.
- Buildings greater than 10,000 sq. ft, 3-stories or more, over 35 feet, or classified as High Hazard, are required to meet fire lane marking requirements.
- Show Fire Department Connection location (Must be within 300 feet of fire hydrant), and detail as shown in the DSFPR.
- Show Fire Lanes and Sign Detail as shown in DSFPR

The proposed building will be supplied with automatic sprinkler protection. Parking, fire lanes, fire lanes and all required markings will be provided on the site plan to be submitted to the Fire Marshal's office for their review and approval.

Accessibility

- All premises, which the fire department may be called upon to protect in case of fire, and which are not readily accessible from public roads, shall be provided with suitable gates and access roads, and fire lanes so that all buildings on the premises are accessible to fire apparatus. This means that the access road to the subdivision from Kings Highway must be constructed so fire department apparatus may negotiate it.
- Fire department access shall be provided in such a manner so that fire apparatus will be able to locate within 100 ft. of the front door. Streets designed without parking need to develop a plan for enforcement once HOA takes charge. Fire apparatus still need to negotiate the streets.
- Any dead-end road more than 300 feet in length shall be with a turn-around or cul-de-sac arranged such that fire apparatus will be able to turn around by making not more than one backing maneuver. The minimum paved radius of the cul-de-sac shall be 38 feet. The dimensions of the cul-de-sac or turn-around shall be shown on the final plans. Also, please be advised that parking is prohibited in the cul-de-sac or turn around.

- The use of speed bumps or other methods of traffic speed reduction must be in accordance with Department of Transportation requirements.
- The use of open bridge or covered bridge shall be designed to DEDOT standards and accessible by all fire department apparatus.
- The local Fire Chief, prior to any submission to our Agency, shall approve in writing the use of gates that limit fire department access into and out of the development or property.

The site will be designed with fire apparatus accessibility throughout the site. Fire lanes will be provided on 75% of the building face and required. A typical street turn around will be provided on the west side of the building.

Gas Piping and System Information

- Provide type of fuel proposed and show locations of bulk containers on plan.

Gas piping sizes and locations will be provided on the site and utility plans.

Required Notes

- Provide a note on the final plans submitted for review to read "All fire lanes, fire hydrants, and fire department connections shall be marked in accordance with the Delaware State Fire Prevention Regulations

Notes will be provided on the site plans.

- Proposed Use

Residential Assisted Living Building/Restaurant/Fitness Center

- Alpha or Numerical Labels for each building/unit for sites with multiple buildings/units
Each building/unit will be provided by the county and labeled on the final site plans.

- Square footage of each structure (Total of all Floors)

Square footage will be provided in the data column.

- National Fire Protection Association (NFPA) Construction Type

Construction type will be listed in the data column.

- Maximum Height of Buildings (including number of stories)

Maximum height of 42' is listed in the data column.

- Note indicating if building is to be sprinklered

Building is required to be automatically sprinklered.

- Name of Water Provider

Tidewater Utilities, Inc. is listed in the data column.

- Letter from Water Provider approving the system layout

Approval from Tidewater Utilities, Inc. will be provided to the Fire Marshal's office.

- Provide Lock Box Note (as detailed in DSFPR) if Building is to be sprinklered

Lock Boxes will be provided, Notes will be provided on the plans.

- Provide Road Names, even for County Roads

Road names will be provided.

Recommendations/Additional Information

This section includes a list of site-specific suggestions that are intended to enhance the project. These suggestions have been generated by the State Agencies based on their expertise and subject area knowledge. **These suggestions do not represent State code requirements.** They are offered here in order to provide proactive ideas to help the applicant enhance the site design, and it is hoped (**but in no way required**) that the applicant will open a dialogue with the relevant agencies to discuss how these suggestions can benefit the project.

Department of Transportation – Contact Stephen Bayer 302-760-4834

- The applicant should expect a requirement that all PLUS and Technical Advisory Committee (TAC) comments be addressed prior to submitting plans for review.

Plus and Technical Advisory Committee comments will be addressed prior to submittal.

- Please be advised that the Standard General Notes have been updated and posted to the DelDOT website. Please begin using the new versions and look for the revision dates of March 21, 2019 and March 16, 2021. The notes can be found at <https://www.delDOT.gov/Business/subdivisions/>

The latest notes will be provided on the record plans.

Department of Natural Resources and Environmental Control – Contact Beth Krumrine 302-735-3480

Stormwater Management

- Where the site and soil conditions allow, integrate runoff reduction techniques including infiltration basins, bioretention (rain gardens), filter strips, and pavers to encourage on-site stormwater infiltration and reduce runoff.

- For improved stormwater management, preserve existing trees, wetlands, and passive open space.

Plan review agency contact: [Sussex Conservation District](#) at (302) 856-2105 or (302) 856-7219.

Website: <https://www.sussexconservation.org/>

General stormwater contact: DNREC Sediment and Stormwater Program at (302) 739-9921.

E-mail: DNREC.Stormwater@delaware.gov.

Website: <https://dnrec.delaware.gov/watershed-stewardship/sediment-stormwater/>

Stormwater will be designed to reduce the impacts of runoff. Infiltration ponds, roof drains, swales and green space will be used to capture and treat site runoff. Wetlands are delineated on the plans and will be protected by a 30' wetlands buffer. A detailed stormwater report will be submitted to the Sussex Conservation Office for their review and approval.

Drainage

- All existing drainage ditches on the property should be evaluated for function and cleaned, if needed, prior to the construction of the project.
- Environmental permits or exemptions may be required by the County Conservation District (Standard Plan), the DNREC Sediment and Stormwater Program (eNOI/NOT), Army Corp of Engineers, and/or DNREC Wetlands and Subaqueous Lands Section prior to clearing and/or excavating ditch channels.
- All precautions should be taken to ensure the project does not hinder any off-site drainage upstream of the project or create any off-site drainage problems downstream by the release of on-site storm water.

Contact: DNREC Drainage Program at (302) 855-1930.

Website: <https://dnrec.delaware.gov/drainage-stormwater/>

A detailed stormwater report will be submitted to the Sussex Conservation Office for their review and approval.

Forested Wetlands and Vegetated Buffer Zone

The forested wetlands located on the western edge of this parcel could support an array of plants and animals, most notably wetland dependent species such as amphibians.

- Maintain an upland buffer of at least 100 feet along wetlands.
- Avoid installing sewers with grates, which can create a hazard for amphibians and reptiles.
- Design the development to exclude curbs. If road curbing is part of the design, design curbing (such as Type 2 or Cape Cod curbing) that allows small animals, such as turtles and salamanders, to climb out of the roadbed.

Wetlands will be protected by a 30' wetlands buffer as required by Sussex County Code.

Recommendations for Sustainable Practices

- Consider installing electric vehicle charging stations. Installation costs can vary significantly depending on the parking and electricity distribution at a given location, so it is often easier and cheaper to plan for the installation at construction, rather than doing costly retrofits later. The DNREC Division of Climate, Coastal and Energy offers rebates of up to 80% of the cost of the charging station for commercial, multi-unit dwelling and other public properties. These programs address climate change goals of reducing greenhouse gas emissions and improving overall air quality (<https://dnrec.delaware.gov/climate-coastal-energy/clean-transportation/>).

The developer will install four vehicle charging stations initially but wire the site to accommodate 16 stations in total and add additional stations as demand necessitates.

- Consider using renewable energy infrastructure such as solar or geothermal to reduce energy costs and further reduce pollution created from offsite generation. Grant funds and incentives are available for Delmarva Power customers through the DNREC Green Energy Fund, which includes several funding types through the state's major electric utilities (<https://dnrec.delaware.gov/climate-coastal-energy/renewable/assistance/>).
- Use efficient Energy Star rated products and materials in construction and redevelopment. Energy efficient appliances use less energy over time. This saves consumers and businesses money, while also helping to reduce pollution from power generation.
- Use structural paint coatings that are low in Volatile Organic Compounds to help protect air quality. Air pollution from new construction is generated through the use of maintenance equipment, paints, and consumer products like roof coatings and primers.
- Use recycled materials, such as reclaimed asphalt pavement, to reduce heat island effects on paved surfaces, prevent landfill waste, and lower material costs.

Thank you for your sustainable practices suggestions.

Contact: DNREC Division of Climate, Coastal & Energy at (302) 735-3480.

Website: <https://dnrec.delaware.gov/climate-coastal-energy/>

Delaware Emergency Management Agency – Contact Phillip Cane 302-659-2325

Population

- The county has a population density of 265.60 per square mile based on the US 2020 Census report; an increase from 2010 at 208.90 persons per square mile.
- The specific census block(s) the project is located on has a total population of 96, though, with development, this will undoubtedly change.

- The 22 adjacent blocks aggregate bring the area to a total population of 379.
Thank you for your population statistics.

FEMA National Risk Index

- The FEMA National Risk Index is an online mapping application that identifies communities most at risk to 18 natural hazards: Avalanche, Coastal Flooding, Cold

$$\begin{array}{rcl} & \text{Expected Annual Loss} & \\ \times & \text{Social Vulnerability} & \\ \div & \text{Community Resilience} & \\ \hline = & \text{Risk Index} & \end{array}$$

Wave, Drought, Earthquake, Hal, Heat Wave, Hurricane, Ice Storm, Landslide, Lightning, Riverine Flooding, Strong Wind, Tornado, Tsunami, Volcanic Activity, Wildfire, and Winter Weather. The FEMA National Risk Index is calculated by multiplying the Expected Annual Loss times the Social Vulnerability and dividing that by the Community Resilience.

- According to FEMA's National Risk Index, the parcel **is considered relatively moderate** for overall natural hazards risks.
- Community Resilience is a consequence reduction risk component and a community risk factor that represents the ability of a community to prepare for anticipated natural hazards, adapt to changing conditions and withstand/recover rapidly from disruptions. Social Vulnerability is a consequence-enhancing risk factor that represents the susceptibility of social groups to the adverse impacts of natural hazards.
- Its community resilience and its social vulnerability are both rated as **relatively moderate**.
The Fema Flood Zone elevation for the property is at AE 7' along the western stream border. Site disturbance will be outside the flood zone occurring at 12' +. Flooding risk is minimal.

Renewable Energy Commitment

- Regarding energy use and consumption, the parcel utilizes **electricity** as the predominant fuel type for heating purposes, the surrounding areas do use natural/utility gas.
- DEMA strongly encourages the use of renewable energies and high-efficiency appliances and utilities. Regarding utilities, DEMA suggests incorporating 90% series furnaces/HVAC systems; the closer to 99%, the better, as well as A/C units of 20 Seer or greater. DEMA recommends using tankless water heaters, and battery backup systems for sump pumps to reduce potential water damage from power failure.

- Lastly, DEMA encourages the integration of modern and emerging technologies, such as the potential for electric vehicles in garages/parking lots, green roofs where applicable and allowable, and the like.

Thank you for your renewable energy suggestions.

Delaware State Fire Marshall's Office – Contact Duane Fox 302-739-4394

- Highly recommend a preliminary project meeting with the DE State Fire Marshal's Office – Sussex Division. Need to discuss exactly what independent living means (capability of residents and level of "care" to be provided). This discussion will influence your design requirements.
- Preliminary meetings with fire protection specialists are encouraged prior to formal submittal. Please call for an appointment. Applications and brochures can be downloaded from our website: www.statefiremarshal.delaware.gov, technical services link, plan review, applications or brochures.

A preliminary meeting will be set up with the Fire Marshal's office and the developer's engineer.

Sincerely,
DAVIS, BOWEN AND FRIEDEL, INC.



W. Zachary Crouch, P.E.
Principal

Enclosures
WZC/CYJ
[PLUS COMMENT RESPONSE.docx](#)

K



STATE OF DELAWARE
DEPARTMENT OF TRANSPORTATION
800 BAY ROAD
P.O. BOX 778
DOVER, DELAWARE 19903

NICOLE MAJESKI
SECRETARY

April 15, 2024

Mr. Jamie Whitehouse, Director
Sussex County Planning & Zoning
P.O. Box 417
Georgetown, DE 19947

Dear Mr. Whitehouse:

The Department has completed its review of a Service Level Evaluation Request for the **LIC Housing LLC (16770 Kings Highway, Lewes, DE 19958)** proposed land use application, which we received on March 12, 2024. This application is for an approximate 4.83-acre parcel (Tax Parcel: 334-6.00-56.00). The parcel is located on the north side of Kings Highway (US Route 9) and approximately 900 feet west from the intersection of Clay Drive (Sussex County Road 269) and Kings Highway. The parcel is currently zoned AR-1 (Agricultural Residential District), and the applicant seeks a Conditional Use approval to build a 3 story Assisted Living (95 Beds), Fine Dining Restaurant (4,000 SF) and Fitness Center (2,165 SF) on the parcel.

Per the 2022 Delaware Vehicle Volume Summary, for the annual average and summer average daily traffic volumes along Kings Highway where the subject land is located, which is from Clay Drive to Dartmouth Drive (US Route 9) are 15,081 and 19,236 vehicles per day, respectively.

Based on our review (ITE Trip Generation Manual 11th edition, LUC 254 (95 beds), 931 (4.0 GFA), 492 (2.17 GFA)), we estimate that the proposed land use will generate more than 50 vehicle trips per peak hour or 500 vehicle trips per day and would be considered to have a **Minor** impact to the local area roadways. As agreed in the Memorandum of Understanding (MOU) between DelDOT and the County, an impact is Minor when a proposed land use would generate more than either 50 vehicle trips per peak hour and / or 500 vehicle trips per day but fewer than 200 vehicle trips in the weekly peak hour and fewer than 2,000 vehicle trips per day. As provided in the MOU for developments with Minor impact, DelDOT may require the developer to perform a Traffic Impact Study (TIS) for the subject application. If DelDOT does not require a TIS, the developer has the option to perform a TIS or to pay an Area-Wide Study Fee of \$10 per daily trip in lieu of doing a TIS. For this application, if the County were agreeable, we would permit the developer to pay an Area-Wide Study Fee.



Mr. Jamie Whitehouse

Page 2 of 3

April 15, 2024

If the County approves this application, the applicant should be reminded that DelDOT requires compliance with State regulations regarding plan approvals and entrance permits, whether or not a TIS is required.

Please contact Mr. Philip Lindsey, at philip.lindsey@delaware.gov, if you have questions concerning this correspondence.

Sincerely,

A handwritten signature in blue ink, appearing to read "Sireen A. Muhtaseb".

Sireen Muhtaseb, PE
TIS Group Manager
Development Coordination

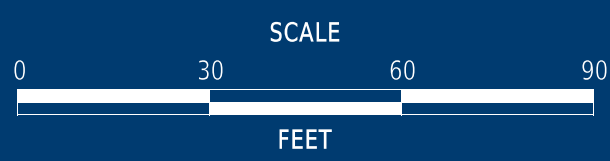
SAM:plm

cc: LIC Housing LLC, Applicant
Ashley Paugh, Sussex County Planning & Zoning
Sussex County Planning & Zoning
David Edgell, State Planning Director, Office of State Planning Coordination
Matt Schlitter, South District Public Works Engineer, Maintenance & Operations
James Argo, South District Project Reviewer, Maintenance & Operations
Tara Summers-Strong, South District Public Works Admin., Maintenance & Operations
Todd Sammons, Assistant Director, Development Coordination, Planning
John Pietrobono, Acting Sussex County Review Coordinator, Development Coordination
Kevin Hickman, Sussex County Subdivision Reviewer, Development Coordination
Derek Sapp, Sussex County Subdivision Engineer, Development Coordination
Thomas Gagnon, Sussex County Subdivision Engineer, Development Coordination
José Quixtan, Sussex County Subdivision Engineer, Development Coordination
Annamaria Fumato, TIS Group Engineer, Development Coordination
Philip Lindsey, TIS Group Engineer, Development Coordination



US 9 (KINGS HIGHWAY) FROM SR 1 TO FREEMAN HIGHWAY (SHEET 3)

KINGS HIGHWAY AT CLAY ROAD

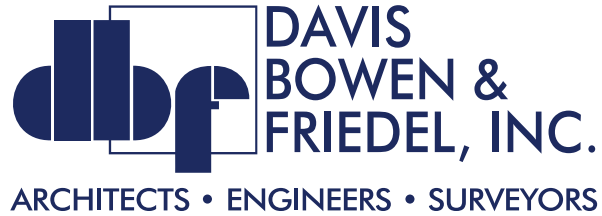




LEGEND

 POTENTIAL STORMWATER MANAGEMENT FACILITY	 CONCRETE MEDIAN/SIDEWALK	 DECORATIVE CONCRETE	 EXISTING RIGHT-OF-WAY	 TEMPORARY CONSTRUCTION EASEMENT	 BUS STOP
 ASPHALT ROADWAY PAVEMENT	 ASPHALT SHARED USE PATH	 POTENTIAL LANDSCAPING AREA	 PROPOSED RIGHT-OF-WAY	 LANDSCAPING	 RECTANGULAR RAPID-FLASHING BEACON
 CONCRETE TRUCK APRON	 GRASS	 CONCRETE CURB/CURB & GUTTER	 PROPOSED PERMANENT EASEMENT		

Delaware Department of Transportation
**US 9 (KINGS HIGHWAY)
FROM SR 1 TO FREEMAN HIGHWAY**



*IMPROVING OUR COMMUNITIES.
SHAPING THE WORLD AROUND US.*

CREATING VALUE BY DESIGN.

1 Park Avenue
Milford, DE 19963
(302) 424-1441

601 East Main Street, Suite 100
Salisbury, MD 21804
(410) 543-9091

106 Washington Street, Suite 103
Easton, MD 21601
(410) 770-4744

www.dbfinc.com