

GIBBS CENTER

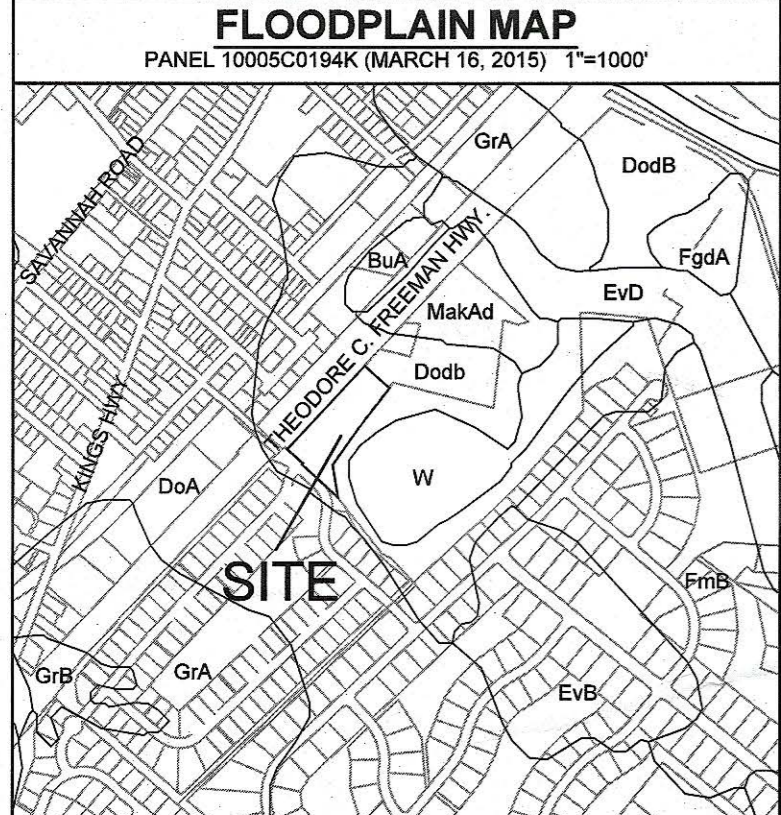
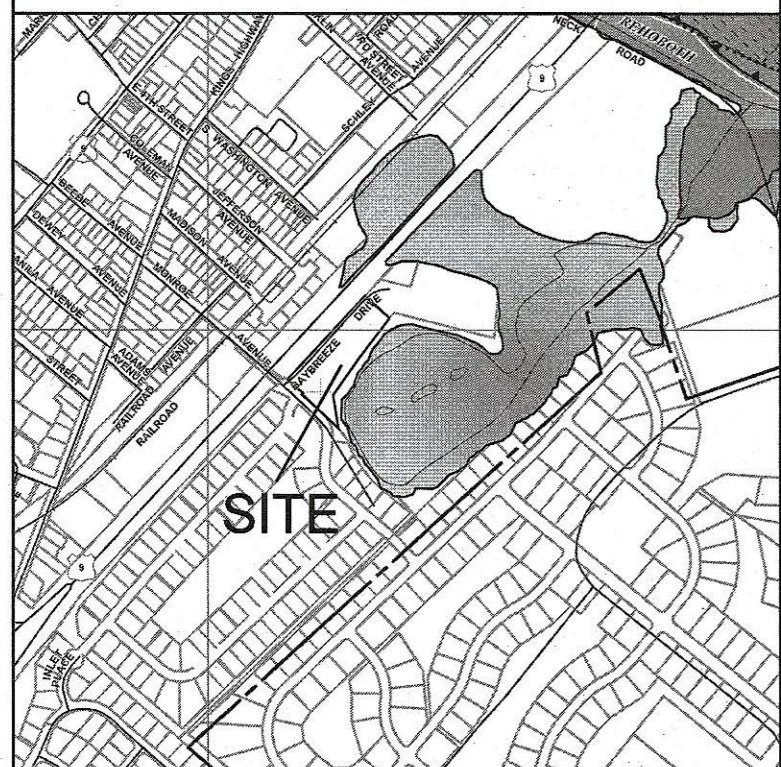
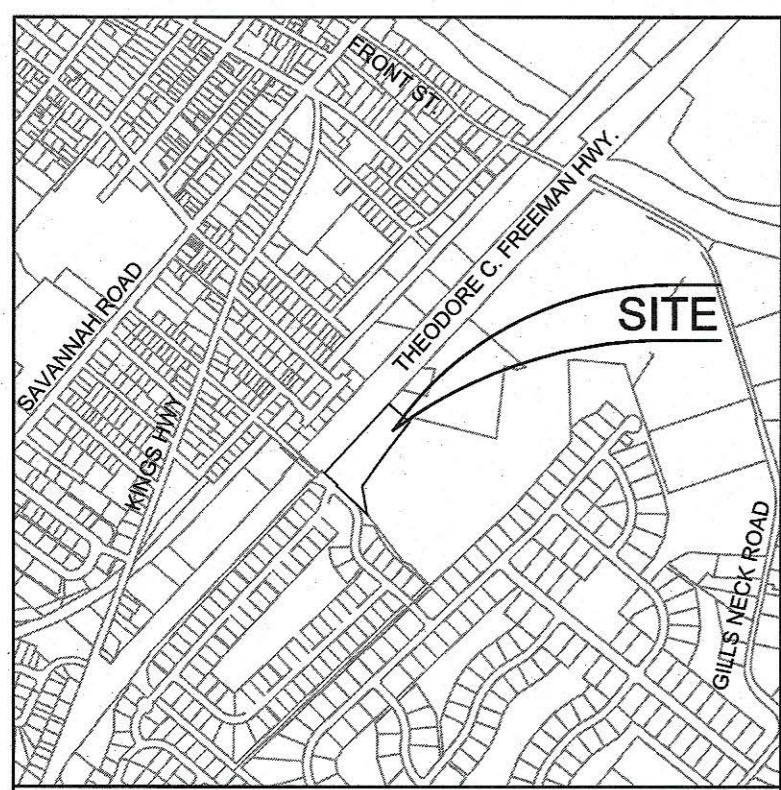
CITY OF LEWES

LEWES & REHOBOTH HUNDRED

SUSSEX COUNTY, DELAWARE

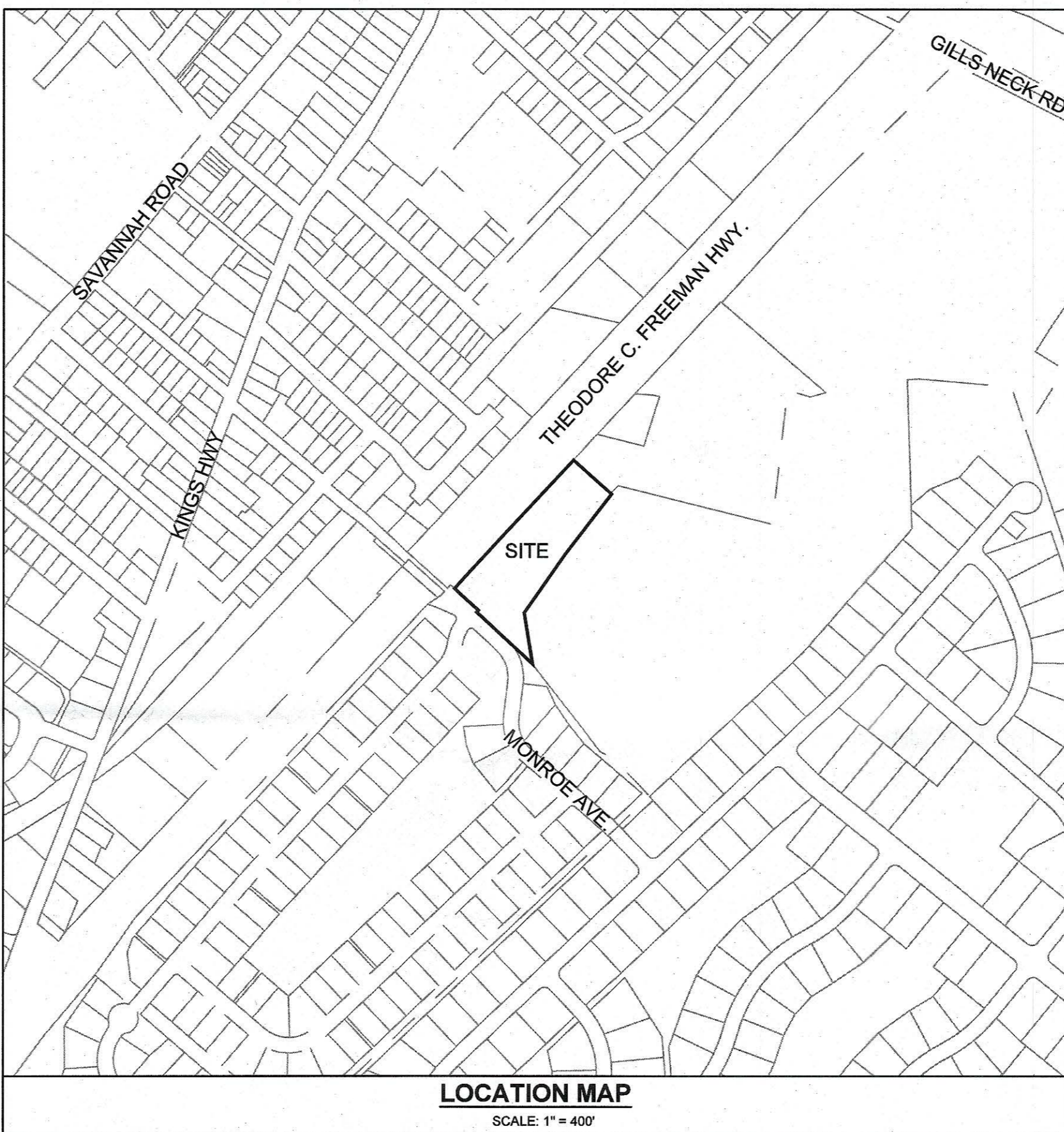
DBF # 3397A002
JANUARY, 2024

SITE PLANS



SOILS DATA		
LABEL	SOIL NAME	TYPE
DodB	DOWNER SANDY LOAM, 2-5% SLOPES	B

DATA COLUMN			
1 TAX MAP ID	335-8-12-80.00	LATITUDE	38.7652
2 APPROXIMATE PROJECT CENTER		LONGITUDE	-75.1377
3 ENGINEER	DAVIS, BOWEN & FRIEDEL, INC. 1 PARK AVENUE MILFORD, DE 19963 CLIFTON D. MUMFORD PHONE: (302) 424-1441 EMAIL: cdm@dbfinc.com	OWNER / DEVELOPER	GIBBS COMPANY INC. P.O. BOX 585 GEORGETOWN, DE 19947 ROBERT GIBBS PHONE: (302) 856-0016 EMAIL: rgibbs@morrisjames.com
4 DATUM	HORIZONTAL NAD 83 (DE STATE PLANE)	VERTICAL	NAVD 88
5 ZONING	EXISTING GC - GENERAL COMMERCIAL	PROPOSED	GC - GENERAL COMMERCIAL
6 LAND USE	EXISTING RETAIL	PROPOSED	RESTAURANT / RETAIL
7 BUILDINGS	EXISTING 8,596 RETAIL	PROPOSED	TOTAL BUILDING AREA = 12,600 SF RETAIL = 150' X 60' (9,000 SF) RESTAURANT = 30' X 60' (1,800 SF) X 2 STORIES = (3,600 SF)
8 BUILDING CONSTRUCTION	IBC TYPE II, (000)	NEPA	101
9 UTILITY PROVIDERS	SEWER LEWES BPW	WATER	LEWES BPW
10 STATE STRATEGIES MAP	INVESTMENT LEVEL AREA: 1	GAS	CHESAPEAKE
11 POSTED SPEED LIMIT	THEODORE C. FREEMAN MEMORIAL HIGHWAY (SCR 023) 40 MPH	ELECTRIC	LEWES BPW
12 FLOODPLAIN	THE PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0194K, DATED MARCH 16, 2015.		
13 TRANSPORTATION IMPROVEMENT DISTRICT (TID)	THE PROPERTY IS NOT LOCATED IN A TRANSPORTATION IMPROVEMENT DISTRICT (TID), DISTANCE TO NEAREST TID: 1.77 MI. (HENLOPEN TID)		
14 GROUNDWATER RECHARGE	ALL OF THE PROPERTY IS LOCATED IN AN AREA OF GOOD GROUNDWATER RECHARGE POTENTIAL.		
15 WELLHEAD PROTECTION AREA	THE PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.		
16 WETLANDS	THE PROPERTY IS NOT IMPACTED BY STATE OR FEDERALLY REGULATED WETLANDS.		
17 CODE COMPLIANCE	REQUIRED	PROPOSED	
FRONT SETBACK	25 FT	25 FT	
SIDE SETBACK	NONE	NONE	
REAR SETBACK	NONE	NONE	
MAXIMUM BUILDING HEIGHT	40 FT (2 STORIES)	40 FT MAX (2 STORIES)	
MAX LOT COVERAGE	(65%)	(65%)	
PARKING - RESTAURANT	1 SPACE PER 200 SF. OF PATRON AREA PLUS 1 PER 2 EMPLOYEES 6,000 SF (ASSUME 65% PATRON AREA) = 3,960 SF / 200 = 20 PLUS (ASSUME 40 EMPLOYEES) / 2 = 20 + 20 = 40 SPACES		
PARKING - RESTAURANT OUTDOOR SEATING	1 SPACE PER 200 SF. OF PATRON AREA 1,200 SF / 200 SF = 6 SPACES		
PARKING - PROPOSED RETAIL	1 SPACE PER 200 SF. OF FLOOR AREA PLUS 1 PER 2 EMPLOYEES 9,000 SF (ASSUME 60% USED FOR SALES) = 5,400 SF / 200 = 27 PLUS (ASSUME 20 EMPLOYEES) / 2 = 10 + 27 = 37 SPACES		
PARKING - EXISTING RETAIL	1 SPACE PER 200 SF. OF FLOOR AREA PLUS 1 PER 2 EMPLOYEES 8,600 SF (ASSUME 60% USED FOR SALES) = 5,160 SF / 200 = 26 PLUS (ASSUME 10 EMPLOYEES) / 2 = 5 + 26 = 31 SPACES		
ADA SPACES	5	6	
TOTAL PARKING	114	118	
18 LOADING SPACES	REQUIRED 3 SPACES PER 20K - 40K SF OF FLOOR AREA (23,596 TOTAL FLOOR AREA)	PROPOSED 2 SPACES (WAIVER APPROVED - NOTICE OF MCC DECISION LETTER - SP-1-23)	
19 AREAS	EXISTING SITE AREA 2,900 AC. IMPERVIOUS 0.636 AC. (22%)	PROPOSED SITE AREA 2,900 AC. IMPERVIOUS 1.991 AC. (69%)	
20 WAIVERS	TWO WAIVERS WERE REQUESTED AND GRANTED BY THE MAYOR & CITY COUNCIL AT THE APRIL 10TH, 2023 MEETING: 1. LOADING SPACE WAIVER. APPROVED THE ELIMINATION OF 1 LOADING SPACE. 2. LANDSCAPE BUFFER WAIVER. APPROVED THE REDUCTION OF THE LANDSCAPE BUFFER FROM 30 FT. TO 20 FT.		



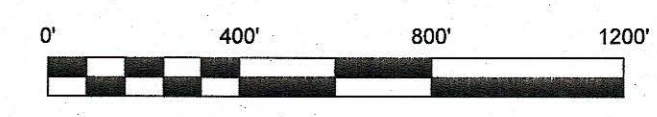
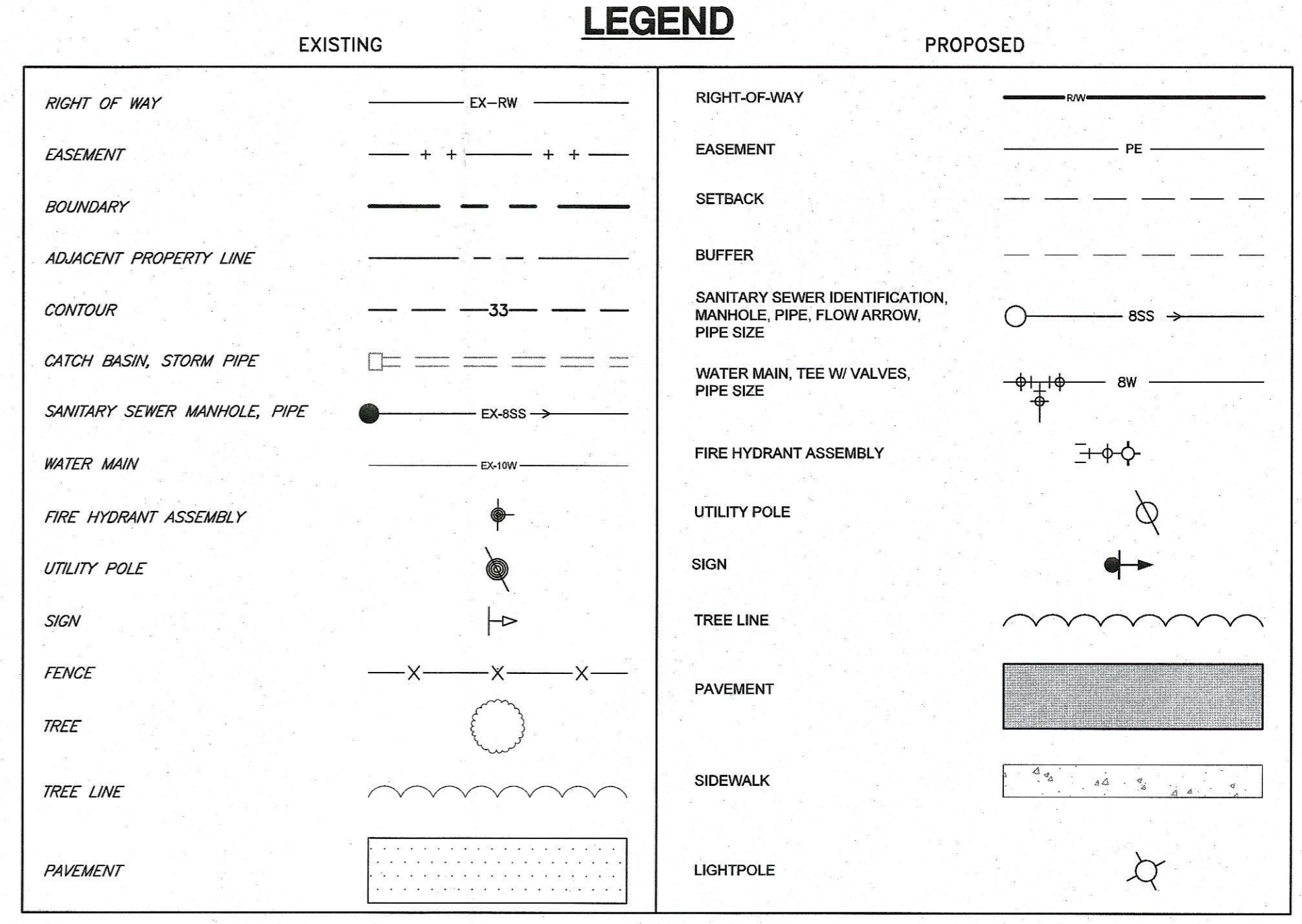
THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION

AP 7-17-2025
3 Sheets

CONSTRUCTION PLANS	
SITE PLAN TITLE	C-100
EXISTING CONDITIONS PLAN	C-101
SITE PLAN	C-102

CONDITIONS OF APPROVAL:

- AT THEIR MEETING ON APRIL 10, 2023, THE MAYOR AND CITY COUNCIL APPROVED THE PRELIMINARY SITE PLAN FOR GIBBS COMMERCIAL (SP-1-23) FOR A NEW 15,000 SF BUILDING WITH ASSOCIATED SITE IMPROVEMENTS TO BE LOCATED AT 209 MONROE AVE. SUBJECT TO AGENCY APPROVALS AND THE FOLLOWING CONDITIONS:
- CONSIDERATION OF DARK SKY LIGHTING FOR THE SITE
 - CONSIDER PERMEABLE PAVEMENT THROUGHOUT THE SITE TO REDUCE IMPERVIOUS SURFACES WHERE AVAILABLE.
 - LIGHTING SHALL BE TURNED OFF OR DIMMED AFTER BUSINESS HOURS.
 - CONSIDER MORE HISTORIC WINDOWS FOR THE BUILDING.
 - PROVIDE SOME BICYCLE PARKING UNDER AN AWNING.
 - CONSIDER INSTALLING ELECTRIC VEHICLE CHARGING STATIONS IN THE PARKING LOT.
 - PROVIDE ARCHITECTURE AND LANDSCAPING FOR ALL FOUR SIDES OF THE BUILDING PRIOR TO THE PUBLIC HEARING BEFORE THE MAYOR AND CITY COUNCIL.
 - ENSURE ADA COMPLIANCE FOR ACCESS TO THE BUILDINGS.
 - EXISTING AND ANY ADDITIONAL DRAINAGE EASEMENT RIGHTS TO BE ESTABLISHED HEREAFTER, PROVIDING THE GIBBS PROPERTY DRAINAGE INTO THE ADJACENT DELAWARE RIVER AND BAY AUTHORITY (DRBA) PROPERTY.
 - THE RESPONSIBILITY OF THE CUNNINGHAM PROPERTY OWNER TO MEET THE CONDITIONS OF DEDICATION TO THE CITY OF LEWES, INCLUDING ROAD IMPROVEMENTS AND ASSOCIATED DRAINAGE, WITHOUT ADDITIONAL REQUIREMENTS OR COSTS TO THE GIBBS PROPERTY OWNER.
 - NO FURTHER CHANGES TO THE GIBBS COMPANY SITE PLAN WILL BE REQUIRED BY THE CITY OF LEWES AS A REQUIREMENT OR RESULT OF DEDICATION.



ENGINEER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE 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 BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CLIFTON D. MUMFORD, P.E.
 DAVIS, BOWEN & FRIEDEL, INC.
 1 PARK AVENUE
 MILFORD, DELAWARE, 19963
 JUN 24 2025
 DATE

OWNER'S STATEMENT

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

ROBERT GIBBS
 GIBBS COMPANY, INC.
 P.O. BOX 585
 GEORGETOWN, DE, 19947
 6/27/25
 DATE

CITY CERTIFICATE

SEAL/SIGNATURE
 7/10/25
 DATE

CITY ENGINEER CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS IMPROVEMENT CONSTRUCTION PLAN IS IN CONFORMANCE WITH ARTICLE V SITE DEVELOPMENT PLAN REVIEW OF THE CITY CODE AND CITY OF LEWES STANDARDS AND SPECIFICATIONS.

SEAL/SIGNATURE
 7/14/25
 DATE

BOARD OF PUBLIC WORKS CERTIFICATE

IT IS HEREBY CERTIFIED THAT THIS IMPROVEMENT CONSTRUCTION PLAN IS IN CONFORMANCE WITH ARTICLE V SITE DEVELOPMENT PLAN REVIEW OF THE CITY CODE AND LEWES BOARD OF PUBLIC WORKS STANDARDS AND SPECIFICATIONS.

SEAL/SIGNATURE
 7/14/25
 DATE

DAVIS
BOWEN &
FRIEDEL, INC.

ARCHITECTS - ENGINEERS - SURVEYORS

MILFORD, DELAWARE
302.424.1441
EASTON, MARYLAND
410.776.7474

GIBBS CENTER
CITY OF LEWES
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS
06/26/2024	CITY OF LEWES, PM, LIBRY, SCD
07/01/2024	PM
08/11/2024	CITY OF LEWES, LIBRY
10/31/2024	CITY OF LEWES, LIBRY

Date: JANUARY, 2024
Scale: AS NOTED
Dwn. By: TCB
Proj. No.: 3397A002

SITE PLAN
TITLE
APPROVED

C-100



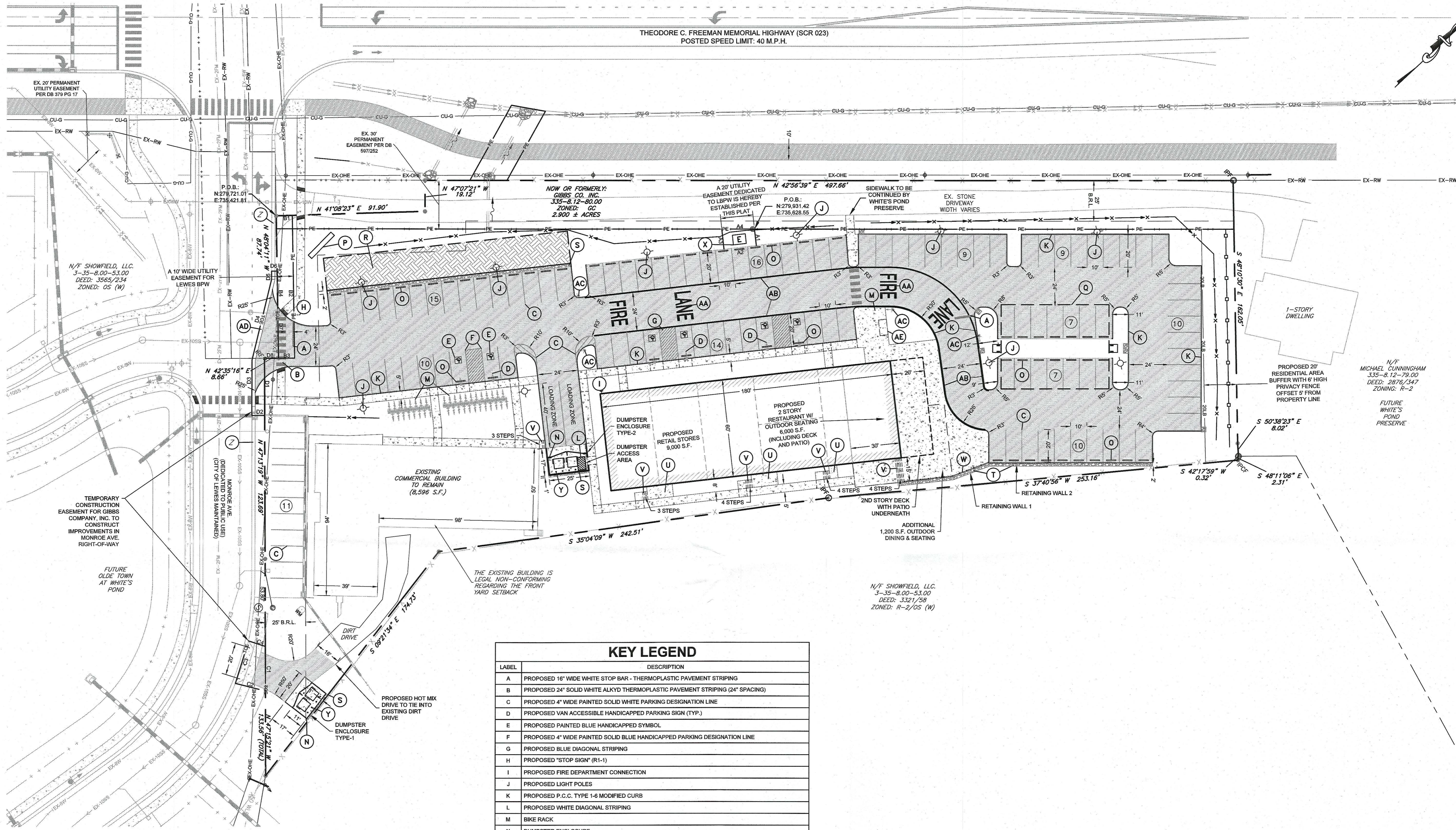
DAVIS BOWEN & FRIEDEL, INC.
 ARCHITECTS - ENGINEERS - SURVEYORS
 EASTON, MARYLAND
 BALFOUR, DELAWARE
 302.421.1411
 410.543.5091

GIBBS CENTER
CITY OF LEWES
LEWES & REHOBOTH HUNDRED
SUSSEX COUNTY, DELAWARE

DATE	COMMENTS
06/26/2024	CITY OF LEWES, FM, LBPW, SCD
07/01/2024	FM
09/11/2024	CITY OF LEWES, LBPW
10/31/2024	CITY OF LEWES, LBPW

Date: JANUARY, 2024
 Scale: 1" = 30'
 Dwn. By: TCB
 Proj. No.: 3397A002

SITE PLAN
 APPROVED
 Dwg. No.: **C-102**



KEY LEGEND

LABEL	DESCRIPTION
A	PROPOSED 16" WIDE WHITE STOP BAR - THERMOPLASTIC PAVEMENT STRIPING
B	PROPOSED 24" SOLID WHITE ALKYD THERMOPLASTIC PAVEMENT STRIPING (24" SPACING)
C	PROPOSED 4" WIDE PAINTED SOLID WHITE PARKING DESIGNATION LINE
D	PROPOSED VAN ACCESSIBLE HANDICAPPED PARKING SIGN (TYP.)
E	PROPOSED PAINTED BLUE HANDICAPPED SYMBOL
F	PROPOSED 4" WIDE PAINTED SOLID BLUE HANDICAPPED PARKING DESIGNATION LINE
G	PROPOSED BLUE DIAGONAL STRIPING
H	PROPOSED "STOP SIGN" (R1-1)
I	PROPOSED FIRE DEPARTMENT CONNECTION
J	PROPOSED LIGHT POLES
K	PROPOSED P.C.C. TYPE 1-6 MODIFIED CURB
L	PROPOSED WHITE DIAGONAL STRIPING
M	BIKE RACK
N	DUMPSTER ENCLOSURE
O	PRECAST CONCRETE WHEEL STOP
P**	PROPOSED RETAIL/RESTAURANT SIGN
Q	PROPOSED SC-160 STORMTECH SYSTEM
R	VEGETATIVE FILTER STRIP
S	GRAVEL DIAPHRAGM / LEVEL SPREADER
T	RETAINING WALL WITH GRAVEL DIAPHRAGM
U	PROPOSED LANDING
V	PROPOSED CONCRETE STAIRS
W	PROPOSED SAFETY RAILING
X***	PROPOSED ELECTRICAL TRANSFORMER
Y	PROPOSED BOLLARD (TYP.)
Z	EXISTING I.P.C.C. TYPE 2 CURB
AA	PROPOSED "FIRE LANE" SYMBOL PER DELAWARE STATE FIRE MARSHAL REGULATIONS
AB	PROPOSED 4" WIDE PAINTED SOLID YELLOW FIRE DEMARCATION LINE
AC	PROPOSED FIRE LANE, NO PARKING SIGN
AD	PROPOSED INTEGRAL P.C.C. CURB AND GUTTER, TYPE 2 DEPRESSED
AE	PROPOSED COVERED BIKE PARKING TO BE POCKET SHELTER BY AMERICAN BICYCLE SECURITY COMPANY OR APPROVED EQUAL (HTTPS://AMERICANBIKE.COM/PDF/POCKET-SHELTER.PDF)

* LIGHTING AND LANDSCAPE LAYOUTS ARE CONCEPTUAL. SUBJECT TO CHANGE.
 ** THE SIZE AND LOCATION OF THE SIGN ARE NOT APPROVED AS PART OF THE SITE PLAN AND ARE SUBJECT TO A SEPARATE CITY OF LEWES BUILDING PERMIT.
 *** ELECTRICAL TRANSFORMER LOCATION IS CONCEPTUAL. SUBJECT TO CHANGE.
 SEE SHEETS C-201 - C-203 FOR DETAILS

UTILITY EASEMENT "A" LINE TABLE

LINE	BEARING	DISTANCE
A1	S 63°31'11" E	110.15
A2	S 36°28'49" W	20.00
A3	N 53°31'11" W	112.42
A4	N 42°35'39" E	220.13

AREA: 226 S.F.

TEMPORARY CONSTRUCTION EASEMENT "C" LINE TABLE

LINE	BEARING	DISTANCE
C1	S 41°15'11" E	21.45
C2	S 57°09'27" W	19.15
C3	N 29°45'32" W	27.39
C4	N 61°08'31" E	110.91

AREA: 404 S.F.

UTILITY EASEMENT "B" LINE TABLE

LINE	BEARING	DISTANCE
B1	N 41°08'23" E	10.00
B2	S 48°04'11" E	87.89
B3	S 42°39'16" W	10.00
B4	N 48°04'11" W	87.74

AREA: 877 S.F.

TEMPORARY CONSTRUCTION EASEMENT "D" LINE TABLE

LINE	BEARING	DISTANCE
D1	S 47°13'19" E	36.20
D2	S 42°48'41" W	17.65
D3	N 47°00'09" W	33.91
D4	N 33°30'24" W	51.42
D5	N 47°00'09" W	5.00
D6	N 42°59'51" E	3.37
D7	S 48°04'11" E	33.63
D8	S 42°39'16" W	8.69

AREA: 786 S.F.

WAIVERS (SP-1-23)

- A 30 FT LANDSCAPE BUFFER IS REQUIRED TO BE CONSTRUCTED ALONG SIDE THE PROJECT'S FRONTAGE THAT BACKS UP TO THE RESIDENTIAL ZONED AREA OF PARCEL 335-8-12-79.00. ON APRIL 10TH, 2023, THE MAYOR AND CITY COUNCIL APPROVED A WAIVER REQUEST FOR THE REDUCTION OF THE LANDSCAPE BUFFER FROM 30 FT TO 20 FT.
- THREE LOADING SPACES ARE REQUIRED BASED OFF OF THE TOTAL FLOOR AREA (3 SPACES REQUIRED PER 20K - 40K SF OF FLOOR AREA). ON APRIL 10TH, 2023, THE MAYOR AND CITY COUNCIL APPROVED A WAIVER REQUEST FOR THE REDUCTION OF THE REQUIRED LOADING SPACES FROM THREE SPACES TO TWO SPACES.

SITE PLAN NOTES

- APPROVAL OF THE PLANS FOR THE PROPERTY IS FOR THE ADDITION OF A 12,800 SQUARE FEET OF GROSS FLOOR AREA COMMERCIAL BUILDING WITH TENANT SPACES, WHICH MAY, BUT NEED NOT INCLUDE THE PROPOSED RESTAURANT. IF THE OWNER DESIRES TO INCLUDE A RESTAURANT WITH SECOND-FLOOR PATRON SPACE, A CONDITIONAL-USE FOR THE SECOND STORY SPACE WILL BE REQUIRED IN ADDITION TO THE APPROVAL OF THIS FINAL SITE PLAN.
- A 10' WIDE UTILITY IS BEING PROPOSED FOR LEWES BPW, FOR UTILITY INSTALLATION AND MAINTENANCE OF A SEWER LATERAL FOR SEWER SERVICE TO SC7M 335-8-12 PARCELS 79.00 879.01 (BENEFITTED PARCELS). THIS SEWER EASEMENT WILL BE SUBJECT TO A SEPARATE WRITTEN AND RECORDED SEWER AGREEMENT BETWEEN GIBBS COMPANY, INC., THE BOARD OF PUBLIC WORKS OF THE CITY OF LEWES AND SCHELL BROTHERS LLC AND WILL ONLY BECOME EFFECTIVE UPON RECORDATION IN THE OFFICE OF THE RECORDER OF DEEDS AT GEORGETOWN, DELAWARE.

