

CONCEPTUAL CLOSURE PLAN AND FINANCIAL ASSURANCE

SUN SHORE RECYCLING FACILITY

GEORGETOWN, DELAWARE 19947

January 15, 2024

DRAFT

Prepared For:

**Sun Shore Recycling Facility
33422 Stiener Road
Georgetown, Delaware 19947**

Prepared By:

 ENVIRONMENTAL
ALLIANCE, INC.
**5341 LIMESTONE ROAD
WILMINGTON, DE 19808
(302) 234-4400**

David Morgan
Associate Engineer

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Figure 1 Site Location Map

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1.0 INTRODUCTION

This Conceptual Closure Plan and Financial Assurance (the “Closure Plan”) has been prepared pursuant to the requirements specified in Section 4.2.3 of Delaware’s Regulations Governing Solid Waste (“DRGSW”) for the Sun Shore Recycling Facility (“Facility”) operated by Sun Shore Recycling, LLC. The Facility will accept construction and demolition debris.

The Facility will be located at 33422 Stiner Road in Georgetown, Delaware 19947. The tax parcel number is 135-16.00-23.06 and is a 7.5-acre parcel located approximately 1,000 feet south of the Stiner Road and Lewes-Georgetown Highway intersection. The Facility is depicted on the Site Location Map in **Figure 1**. This Closure Plan provides detailed information on the procedures that will be implemented at the time of Facility closure. This Closure Plan also contains estimates for the closure cost to be considered in financial assurance documentation.

1.1 Purpose

Closure will be conducted in accordance with Delaware Administrative Code Section, Title 7, 1301, Regulations Governing Solid Waste. The closure process will remove the potential for unacceptable risk to human health or the environment due to a release from the Facility after it is closed. This Closure Plan ensures the removal of all onsite waste products in a responsible manner under the general operating procedures of the Sun Shore Recycling Facility. It should be noted that this orderly process is not different than if for some inexplicable reason, DNREC would be forced to manage the closure of the Facility.

This Closure Plan includes a closure cost estimate based on the third-party management of activities through shutdown and the removal and final management of the material at the Facility. The Closure Plan establishes the steps forward and financial requirements that will be established to ensure that the elements of this Closure Plan can be appropriately implemented.

1.2 Notification

Any person wishing to modify their current permit to allow closure of a facility or part thereof must submit the written notification of the intent to close to DNREC at least 180 days prior to the projected date when wastes will no longer be accepted.

1.3 Schedule

After the Facility determines that the Facility will be closed, the closure process is anticipated to require 90 days from receipt of final waste at the Facility.

2.0 FACILITY OPERATIONS

The Facility will accept recyclable materials including but not limited to construction or demolition debris: asphalt, wood, cement, concrete, brick, block, paper packaging, cardboard, plastics, plaster and plasterboard, sheetrock, insulation, trees/limbs mixed with debris, shingles, floor/wall/ceiling tiles, pipes, glass, wire, carpet, carpet pad, roofing, structural fabrics, nonferrous metal, and ferrous metal. The Facility is designed to separate or process up to 1,989 tons of recyclable wastes per day into marketable recycled products or commodities.

The acceptable materials will be pre-sorted and sized with an excavator outfitted with a grapple. The material will flow over a metering table and then through a primary screener, where all materials 2 inches and finer will be conveyed to a secondary screen to extract 3/16" and finer materials which will be used as daily cover or a fill material; material larger than 3/16" will be sorted and placed in appropriate bins according to commodity. All materials 2 inches and above will travel across a conveyor where they will be hand sorted and placed in appropriate bins according to commodity. The materials will then be loaded out and sent to their respective end markets for reuse into the construction supply chain.

The Facility will make available for all customers a copy of the list of acceptable solid waste, which describes the materials accepted by the Facility. Along with a copy of a list of unacceptable solid waste, which describes the materials not accepted by the Facility and the procedure for rejecting unacceptable materials delivered to the Facility.

The proposed site encompasses approximately 7.5 acres of land (Tax Parcel # 135-16.00-23.06). The property, as shown on the Site Plan, (see **Appendix I**), includes three (3) structures that total 7,800 square feet. One (1) structure will house some of the proposed processing operations, and two (2) structures will be utilized as an office and scalehouse. The Facility's operating yard provides suitable access and supports unobstructed movement of equipment and trucks at the site. The Facility will have one (1) drive-on truck scales. The location of the first is shown on the attached Site Plan. These scales will provide appropriate measures to monitor and track waste receipts and shipments at the Facility.

The Facility will receive construction and demolition debris for processing and will then be loaded out and sent to their respective end markets for reuse into the construction supply chain. In the event any non-hazardous unacceptable materials are dumped onto the tipping area they will be immediately reloaded on the vehicle with on-site equipment to minimize potential contact with facility personnel. Typically, only the unacceptable item (e.g., a liquid container) would be loaded onto the delivery vehicle with the remaining acceptable material left to be recycled. The Facility manager will immediately inform the customer of the material.

2.1 Facility Layout and Design

Figure 1 shows the Facility location. The proposed operation is designed to quickly and efficiently: 1) receive recyclable wastes; 2) process and segregate the waste into individual commodity groups to meet end market criteria and requirements; and 3) ship the recovered wastes out to their final end users to meet the market needs. The facility design and environmental controls are intended to satisfy the minimum design requirements specified in Section 9.3.4. of DRGSW. The Facility layout is depicted in **Appendix I**.

2.2 Acceptable Recyclable Wastes

The Facility will accept recyclable materials including by not limited to construction or demolition debris: asphalt, wood, cement, concrete, brick, block, paper packaging, cardboard, plastics, plaster and plasterboard, sheetrock, insulation, trees/limbs mixed with debris, shingles, floor/wall/ceiling tiles, pipes, glass, wire, carpet, carpet pad, roofing, structural fabrics, nonferrous metal, and ferrous metal.

2.3 Non-Acceptable Wastes

The Facility will not accept the following materials: municipal solid waste, putrescible wastes,

liquids, paint, paint thinner, tar, creosote, adhesives, animal carcasses, untreated septage or sewage scavenger waste, sewerage sludge, , medical waste, asbestos, radioactive material, hazardous wastes (as defined in Delaware's Regulations Governing Hazardous Waste [DRGHW]), compressed gas cylinders, drums or tanks that have held hazardous waste, shock sensitive materials, explosives, natural wood waste, and any other materials the Site Manager deems inappropriate or potentially hazardous.

Any product or material still in free-liquid form or appearance is not acceptable.

2.4 Facility Capacity

The proposed facility has the capacity to accept and process up to 1,989 tons per day of recyclable wastes. This facility anticipates approximately 1,000 tons per day during routine operations. The maximum quantity of processed wastes, recyclable out-throw waste, and non-recyclable out-throw waste to be stored at the facility is 2,000 tons, total.

Recyclable wastes are processed directly following receipt at the facility. Consequently, the Facility is not designed to store incoming recyclable wastes during normal operating conditions. The Facility will also have the ability to store up to a maximum of 2,000 tons of incoming wastes on the concrete pad in the event of an unforeseen shutdown. This allows for a total amount of processed and unprocessed waste storage of 4,000 tons.

2.5 End Market Users

Sun Shore Recycling, LLC has identified reliable markets that wish to purchase the high quality and separated wastes that the Facility will be producing. Selling to these markets aides in the diversion of solid waste, and the wastes produced by the Facility serve as a suitable alternative to various natural resources that would be used if our facility did not exist. Sun Shore Recycling, LLC's extensive relationships make use of local and regional facilities as well as domestic and international end users that can recycle or reuse the separated waste in production of new

products. End market users are listed in the Facility's Plan of Operations and Facility Records.

2.6 Hazardous Materials

The Facility does not accept hazardous materials in incoming wastes. In the event any hazardous unacceptable materials are dumped onto the tipping area they will be immediately reloaded on the vehicle with on-site equipment to minimize potential contact with site personnel. In the event that the truck delivering the hazardous material has exited the Facility when the material is discovered, the material will be inspected and isolated. Then, an empty container will be delivered to the tipping floor and loaded with the unacceptable hazardous material. The customer will be contacted and notified of the hazardous waste.

The Facility does not manufacture, process or otherwise use hazardous materials during Facility operations, thus, none of these materials will be present at the time of closure.

3.0 CLOSURE PROCEDURES

After the Facility determines that the Facility will be closed, the closure process is anticipated to require 90 days from receipt of final waste at the Facility.

3.1 Material Reuse

All remaining material will be processed, stored, loaded, and transported for beneficial re-use by end market users in accordance with the Plan of Operations.

3.2 Potential Material Disposal

If any processed or unprocessed waste material is present at the time of Closure, and this material will not be sent for beneficial re-use as described above, the material will be disposed as solid waste at the nearby Delaware Department of Solid Waste Authority (DSWA) Jones Crossroads landfill located at 28560 Landfill Lane in Georgetown, Delaware 19947. Loading and transportation will occur by qualified personnel in accordance with the Plan of Operations.

3.3 Electrical Considerations

The power to the Facility will be de-energized through communications with the electricity provider and onsite lock-out / tag-out by qualified personnel.

4.0 CLOSURE COST ESTIMATE

This Closure Plan includes a closure cost estimate based on the third-party management of activities through shutdown and the removal and final management of the material at the Facility. The Closure Plan establishes the steps forward and financial requirements that will be established to ensure that the elements of this Closure Plan can be appropriately implemented.

4.1 Closure Cost Estimate

The cost estimate for closure is prepared in accordance with Section 4.1.11.3, Cost Estimate for Closure. The closure cost estimate is provided by a third party for the amount of \$408,280. This estimate is detailed on DNREC forms for financial assurance contained in **Appendix II**. The Facility will increase the cost estimate and the amount of financial assurance provided for closure if changes to the Closure Plan or Facility conditions increase the maximum cost of closure at any time during the remaining active life.

4.2 Financial Assurance

Sun Shore Recycling, LLC will establish an appropriate financial assurance mechanism, consistent with regulatory requirements (Section 4.1.11.2 Financial Assurance for Closure, Post-Closure Care, and Corrective Action,) in the amount of estimated closure costs of \$408,280 for the Facility closure. This mechanism will be included in **Appendix III** in subsequent revisions to this Closure Plan. Refer to **Appendix II** for closure estimates by a third party. The third-party closure cost estimate and financial assurance requirements will be updated annually.


5.0 REPORTING

After closure has been completed, the permittee will submit a final report for DNREC's approval. The report will contain documentation that this Closure Plan was followed, and records were retained to support closure activities.

FIGURES



Legend

 Site Boundary



Environmental Alliance, Inc.
 5341 Limestone Road, Wilmington, DE 19808
 Phone: (302) 234-4400 - Fax: (302) 234-1535

33422 Stiner Road
 Georgetown, DE 19947

Site Location Map

DESIGNED BY: ---	DRAWN BY: CDD	UPDATED BY: ---	FIGURE NO.:
APPROVED BY:	PROJECT NO.: 5522	DATE: 9/20/2022	1

APPENDIX I
SITE PLAN

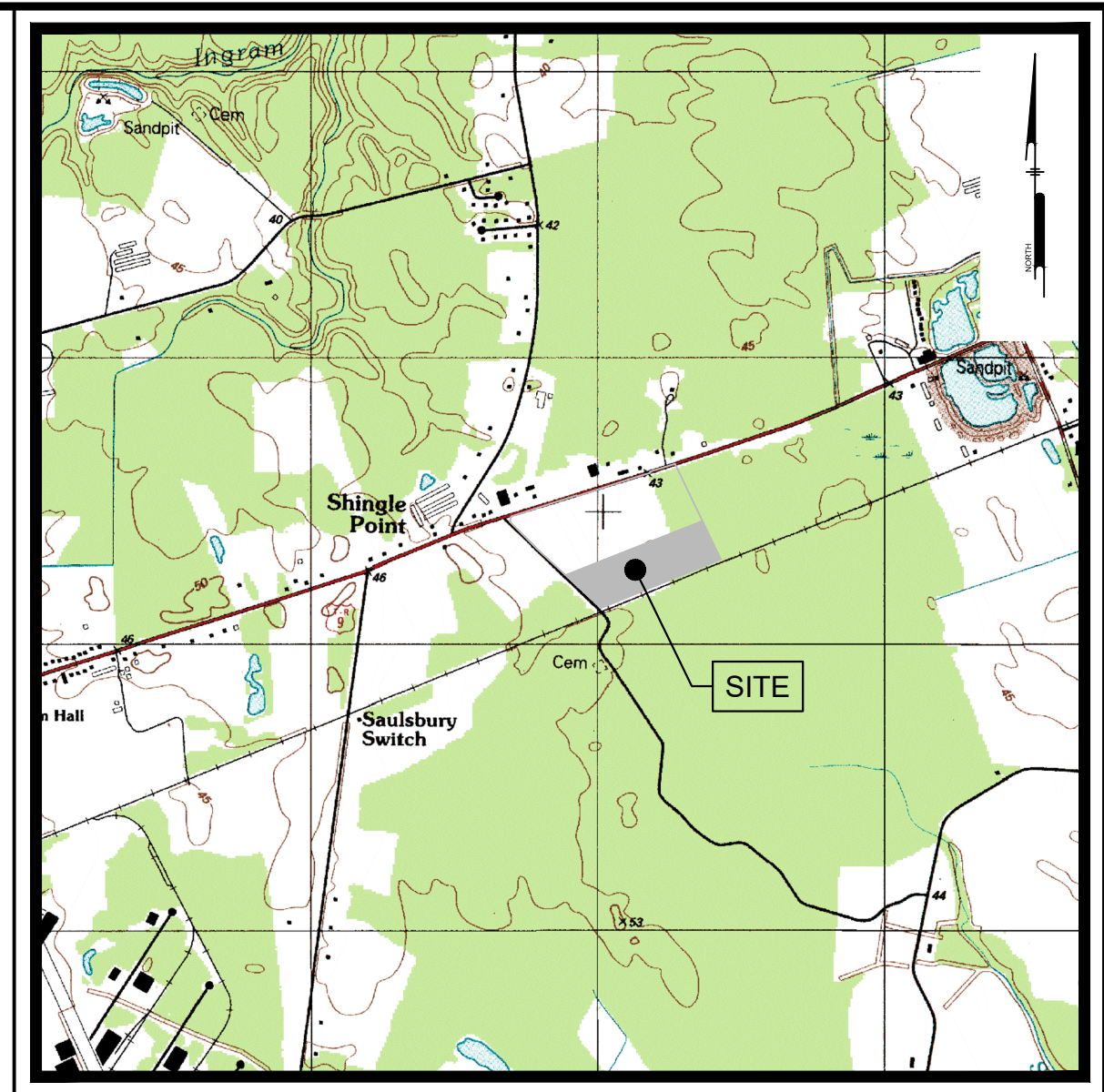
SITE DATA TABLE:

1. TAX MAP NUMBER:	135-16-00-23.05 & 135-16-00-23.06
2. OWNER:	DELSTAR, LLC C/O KYLE MURRAY PO BOX 2000 GAMBRILLS MD 21054
OWNER ADDRESS:	STEINER LAND, LLC C/O BRIAN SHIPP AND ANDREW SPRINGER ASHWOOD STREET BETHANY BEACH, DE 19930
3. ADDRESS LOCATION:	STEINER ROAD GEORGETOWN, DE 19947 GEORGETOWN SUSSEX
4. ZONING:	HI-1 (HEAVY INDUSTRIAL) [HI-1 CHANGE OF ZONE 1902, P&Z COMMISSION APPROVAL ON 12/3/2020, COUNTY COUNCIL APPROVAL ON 2/18/2020, ORDINANCE NO. 2709] AGRICULTURAL HEAVY INDUSTRIAL PARCEL A1 - CONCRETE CENTRAL MIXING AND PROPORTIONING PLANT PARCEL A2 - BUILDING MATERIALS RECYCLING AND SORTING FACILITY
5. REQUIRED SETBACKS (B.R.L.):	HI-1 (115-116 B.)
DEPTH OF FRONT YARD (FEET)	50'
WIDTH OF SIDE YARD (FEET)	20'
DEPTH OF REAR YARD (FEET)	20'
6. BUILDING HEIGHT:	125' MAX. (PER 115-116B) 42' MAX (115-83.3)(B)(3)
7. REQUIRED LOT SIZES:	
FRONT:	200 FT. (115-116)
WIDTH:	200 FT. (115-116)
AREA:	2 ACRES. (115-116)
8. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION §115-162)	
WHOLESALE OR MANUFACTURING:	1 FOR EVERY 2 EMPLOYEES ON THE MAJOR SHIFT ESTABLISHMENTS (1 PER 2 EMPLOYEES, MAX 28 EMPLOYEES) TOTAL REQUIRED SPACES: 14
PARCEL A1:	1 PER 2 EMPLOYEES (18 EMPLOYEES) TOTAL REQUIRED SPACES: 9 TOTAL PROVIDED SPACES: 9 HANDICAP SPACES = 1
PARCEL A2:	1 PER 2 EMPLOYEES (10 EMPLOYEES) TOTAL REQUIRED SPACES: 5 TOTAL PROVIDED SPACES: 5 HANDICAP SPACES = 1
OVERALL PARKING SPACES:	TOTAL REQUIRED SPACES: 14 TOTAL PROVIDED SPACES: 14 (INCLUDING 2 SPACES)
9. LOADING SPACES REQUIRED:	2 SPACES (CODE SECTION §115-167)
OVERALL LOADING SPACES:	PROPOSED LOADING SPACES: 2 SPACES
10. WATER SUPPLIER:	PRIVATE ON SITE WELLS

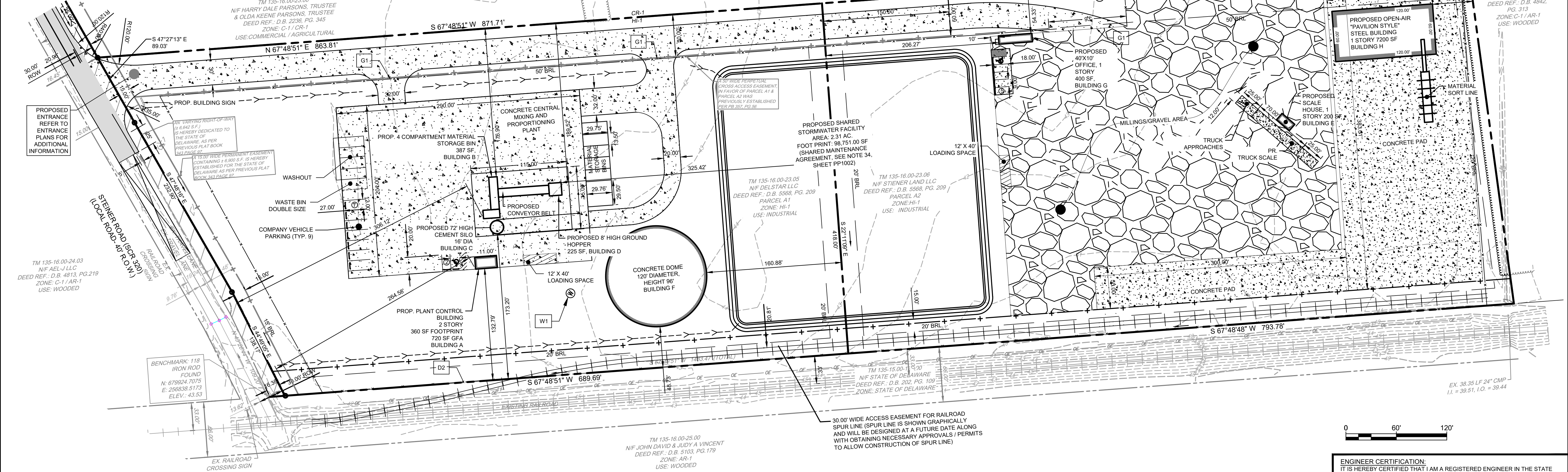
21. SECTION 89 - SOURCE WATER PROPERTY:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD PROTECTION AREA.
22. SANITARY SEWER PROVIDER:	PUBLIC - ARTESIAN WATER COMPANY
23. POSTED SPEED LIMIT:	45 MPH
24. STATE INVESTMENT AREA:	LEVEL 3 COMMERCIAL / HEAVY INDUSTRIAL INDIAN RIVER SCHOOL DISTRICT SCHOOL DISTRICT: FIRE DISTRICT:
25. SITE AREA AND ACREAGE:	ACRES(±)
PARCEL A1:	EX: 0.00 ± AC. (0.00%) PR: 0.29 ± AC. (3.90%) BUILDING FOOT PRINT: PR: 2.29 ± AC. (30.5%) PARKING/DRIVE AISLES/IMPERVIOUS: EX: 0.00 ± AC. (0.00%) PR: 7.30 ± AC. (97.3%)
PARCEL A2:	EX: 0.00 ± AC. (0.00%) PR: 0.21 ± AC. (2.80%) BUILDING FOOT PRINT: PR: 4.79 ± AC. (63.9%) PARKING/DRIVE AISLES/IMPERVIOUS: EX: 0.00 ± AC. (0.00%) PR: 3.08 ± AC. (41.1%)
TOTAL:	EX: 0.20 ± AC. (2.70%) PR: 0.09 ± AC. (1.2%) WOODS: EX: 7.50 ± AC. PR: 7.50 ± AC.
TOTAL AREA:	EX: 15.00 ± AC. PR: 15.00 ± AC.
26. LONGITUDE AND LATITUDE:	STATE PLANE COORDINATES: LONGITUDE: W 75°06'52.51" LATITUDE: N 38°33'25.06"
27. PROPOSED DISCHARGE LOCATION:	STEINER ROAD DITCH AT NORTHEAST PROPERTY CORNER
28. WATERSHED:	ROUND POLE BRANCH - BROADKILL RIVER WATERSHED, ULTIMATELY TO DELAWARE BAY
29. FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE RATE MAP NUMBER 1000500025. MAP REVISED JUNE 20, 2018. (ZONE X) OUTSIDE 500 YR FLOOD PLAN.
30. WETLANDS AREA:	0 ACRES
31. DATUM:	HORIZONTAL: NAD83 VERTICAL: NAVD 1988
32. FIRE DISTRICT:	GEORGETOWN FIRE COMPANY (STATION 77)
33. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	SUSSEX COUNTY
34. TID REFERENCE:	NOT INCLUDED

LEGEND

EXISTING	PROPOSED	DESCRIPTION
[Symbol]	[Symbol]	BUILDING
[Symbol]	[Symbol]	BUILDING RESTRICTION LINE
[Symbol]	[Symbol]	EDGE OF PAVEMENT
[Symbol]	[Symbol]	EDGE OF GRAVEL
[Symbol]	[Symbol]	UTILITY EASEMENT
[Symbol]	[Symbol]	PERMANENT EASEMENT
[Symbol]	[Symbol]	FENCE
[Symbol]	[Symbol]	PROPERTY, LINE
[Symbol]	[Symbol]	LEGAL RIGHT-OF-WAY
[Symbol]	[Symbol]	PROPERTY, CORNER FOUND
[Symbol]	[Symbol]	PROPERTY, ADJOINING LINED
[Symbol]	[Symbol]	SITE, MAIL BOX
[Symbol]	[Symbol]	SITE, TRAFFIC SIGN
[Symbol]	[Symbol]	MINOR CONTOUR
[Symbol]	[Symbol]	MAJOR CONTOUR
[Symbol]	[Symbol]	CONCRETE
[Symbol]	[Symbol]	GRAVEL



S-22-03



SITE INFORMATION:

SITE ADDRESS:
STEINER ROAD
GEORGETOWN, DE 19960

OWNER:
DELSTAR, LLC
C/O KYLE MURRAY
PO BOX 2000
GAMBRILLS MD 21054
(301) 932-5335

STEINER LAND, LLC
C/O BRIAN SHIPP AND ANDREW SPRINGER
ASHWOOD STREET
BETHANY BEACH, DE 19930

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

BUILDING USE AND CONSTRUCTION

BUILDING	USE	AREA (SF)
A	PR. 20± HIGH PLANT CONTROL BUILDING	360.00
B	PR. 25± HIGH COMPARTMENT MATERIAL STORAGE BIN	387.00
C	PR. 72± HIGH CEMENT SILO 16' DIAMETER	225.00
D	PR. 8± HIGH GROUND HOPPER	200.00
E	PR. 15± HIGH SCALE HOUSE	400.00
F	PR. 96± HIGH CONCRETE DOME 120' DIAMETER	7200.00
G	PR. 15± HIGH OFFICE SPACE	
H	PR. 40± OPEN AIR "PAVILION STYLE" STEEL BUILDING	

KEYED NOTES

- [G1] 6" FENCE CHAIN LINK/BARBWIRE
- [G2] 8" FENCE CHAIN LINK/BARBWIRE ALONG RAILROAD
- [G3] PROPOSED GATE
- [W1] PROPOSED WELL

SOILS

TYPE	DESCRIPTION	HYDROLOGIC SOIL
Fa8A	FALLSINGTON SANDY LOAMS, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	B/D
Hi8A	HAMMONTON LOAMY SAND, 0 TO 2 PERCENT SLOPES	B
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
W8A	WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES, NORTHERN TIDEWATER AREA	C

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

SIGNATURE: STEINER LAND, LLC
C/O BRIAN SHIPP AND ANDREW SPRINGER
ASHWOOD STREET
BETHANY BEACH, DE 19930
(301) 937-9000

DATE: _____

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

SIGNATURE: DELSTAR, LLC
C/O KYLE MURRAY
PO BOX 2000
GAMBRILLS MD 21054
(301) 932-5335

DATE: _____

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED 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 COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE: ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 984-8030 - FAX (302) 684-8054

DATE: _____

Pennonni

PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

STEINER ROAD INDUSTRIAL PARK (S-22-03)

TAX MAP NUMBER: 135-16-00-23.05 (PARCEL A1 & A2)
STEINER ROAD (SCR 320)
GEORGETOWN, DE

PRELIMINARY SITE PLAN

DELSTAR, LLC STEINER LAND, LLC
ASHWOOD STREET ASHWOOD STREET
BETHANY BEACH, DE 19930 BETHANY BEACH, DE 19930

NO.	DATE	REVISIONS	BY
2	2022-06-01	REVISED PER P&Z COMMENTS	PPP
1	2022-04-22	REVISED PER P&Z COMMENTS	EOC

PROJECT: **CHANY21001**

DATE: 2021-11-05

DRAWING SCALE: 1"=60'

DRAWN BY: EOC

APPROVED BY: AMD

PP1001

SHEET 1 OF 2

GENERAL NOTES:

- ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
- THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
- DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
- ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
- DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
- PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
- THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
- THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
- DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
- BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 100503022L, EFFECTIVE DATE JUNE 20, 2018, THE PROPERTY IS LOCATED IN FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOOD PLAN.
- SUBJECT PROPERTY IS CURRENTLY "H-1" (HEAVY INDUSTRIAL).
- THE SUBJECT SITE WILL BE CONSTRUCTED AS A SINGLE PHASE.
- TOTAL AREA FOR SUBJECT SITE IS 15.00 ACRES.
- THE BOUNDARY INFORMATION SHOWN ON THIS PLAN WAS COMPILED FROM DOCUMENTS OF PUBLIC RECORD AND A BOUNDARY SURVEY BY PENNONI, DATED FEBRUARY, 2020. ALL PROVIDED EASEMENTS ARE SHOWN AS SHOWN ON THIS PLAN, HOWEVER, THIS PLAN AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
- SURVEY DATUM: HORIZONTAL - NAD83; VERTICAL - NAVD83
- DEED REFERENCE: DEED BOOK 5568, PAGE 209.
- PLAT REFERENCE: PLAT BOOK 343, PAGE 97.
- BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.
- ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
- THERE ARE NO WETLANDS ON THIS PROPERTY PER THE DNREC ENVIRONMENTAL NAVIGATOR WEBSITE.
- STORM WATER WILL BE HANDLED BY THE PROPOSED STORM WATER MANAGEMENT POND ON SITE. THE MAINTENANCE OF THE STORM WATER MANAGEMENT FACILITY WITHIN THIS SITE SHALL BE THE RESPONSIBILITY OF THE OWNER.
- ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. ALL BUILDINGS WILL BE WOOD CONSTRUCTION AND HAVE SPRINKLERS.
- LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF OR ORDERING INFORMATION. LOCK BOXES WILL BE LOCATED ON THE RIGHT HAND SIDE OF THE DOOR.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
- ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
- A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY, AND SHALL FOLLOW THE GUIDELINES SHOWN IN LATEST EDITION OF DELAWARE MUTCD.
- DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD.
- DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
 - EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
 - THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
 - PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT STANDARD CONSTRUCTION DETAIL T-15.
- THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
 - THE OWNER
 - SUSSEX CONSERVATION DISTRICT
 - DELDOT
- THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEEP CONDITION AT ALL TIMES.
- THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.
- A SEPARATE SIGN PERMIT WILL BE REQUIRED FOR THE PROPOSED SIGN. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.
- THE PROPOSED STORMWATER FACILITY IS LOCATED ON BOTH PROPERTIES AS SHOWN, A REQUIRED SHARED MAINTENANCE AGREEMENT IS WILL BE COMPLETED AND RECORDED TO HANDLE ACCESS AND MAINTENANCE OF BOTH PROPERTIES. THIS IS A REQUIREMENT BY SUSSEX CONSERVATION DISTRICT.

DELDOT RECORD/SITE PLAN NOTES (REVISED 3-21-2019):

- 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 OWNER'S 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 PROPERTY 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 SHARED-USE PATH 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 OF THE SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT, PER PB 343, PG. 97.

TRAFFIC GENERATION - STEINER RD (SCR 320)
(FULL MOVEMENT)

ROAD TRAFFIC DATA:
FUNCTIONAL CLASSIFICATION - S320 (STEINER RD.) - LOCAL ROAD
POSTED SPEED LIMIT - 45 MPH
AADT = 52 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
DIRECTIONAL DISTRIBUTION¹
10 YEAR PROJECTED AADT = 1.16 x = 52 TRIPS = 60 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 322 TRIPS
TRAFFIC PATTERN GROUP = 7 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR - 17.82% x 322 TRIPS = 57 TRIPS
TRUCK VOLUME - 12.69% x LEFT TURN PEAK ADT = 1 TRIPS

SITE TRAFFIC DATA:
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION²
EXISTING LAND USE: VACANT FIELD
PROPOSED LAND USE:
GENERAL LIGHT INDUSTRIAL (ITE 110)
900 SF - CONCRETE CENTRAL MIXING AND PROPORTIONING PLANT
0.90 KSF = T=3.79(X)+57.96 = 62 TRIPS (31 IN / 31 OUT)

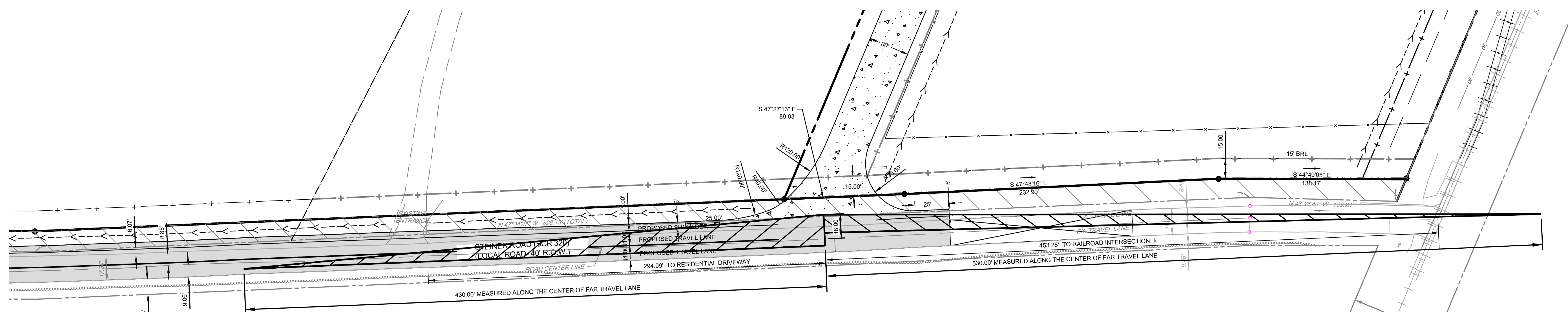
PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: Ln(T)=0.74Ln(X)+0.39 = 2 TRIPS (WEEKDAY) [88% / 12%] (1 / 1)
PM: Ln(T)=0.69Ln(X)+0.43 = 2 TRIPS (WEEKDAY) [13% / 87%] (1 / 1)

SUN SERVICES - MATERIAL RECYCLING COMPANY
TOTAL PROPOSED TRIPS = 200 TRIPS (100 IN / 100 OUT)
[ACCORDING TO THE OWNER, THE TRUCK TRAFFIC WOULD BE RELATED TO THE MARKET DEMAND AND ECONOMY. DURING PEAK TIMES, IT IS EXPECTED TO HAVE 100 TRUCKS THROUGHOUT THE DAY WHICH WOULD EQUAL 200 TRIPS.]

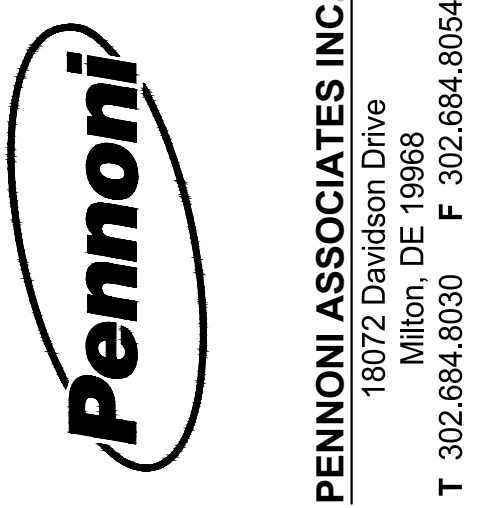
PEAK HOUR OF ADJACENT STREET TRAFFIC:
AM: AVG. RATE: 10 TRIPS (WEEKDAY) [50% / 50%] (5 / 5)
PM: AVG. RATE: 10 TRIPS (WEEKDAY) [50% / 50%] (5 / 5)
DIRECTIONAL DISTRIBUTION:
100% TO AND FROM RT. 9 (282 TRIPS) ENTERING (6) [6], EXITING (6) [6]
0% TO AND FROM STEINER RD. (0 TRIPS)
TOTAL COMBINED TRIPS = 282 ADT

TRAFFIC GENERATION DIAGRAM
ADT PEAK HOUR (A.M.), ADT PEAK HOUR (P.M.)
¹ DIRECTIONAL DISTRIBUTION PROVIDED BY DELDOT
² DIRECTIONAL DISTRIBUTION PROVIDED BY ITE MANUAL

DESIGN VEHICLE - WB-40
SITE TRUCK TRAFFIC = 70% (183 TRIPS)



SIGHT DISTANCE TRIANGLE
SCALE: 1" = 40' STEINER ROAD SPEED LIMIT IS 40 MPH



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.9030 F 302.684.8054

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

STEINER ROAD INDUSTRIAL PARK (S-22-03)
TAX MAP NUMBER: 135-16-00-23.05 (PARCEL A1 & A2)
STEINER ROAD (SCR 320)
GEORGETOWN, DE

PRELIMINARY SITE NOTES
DELSTAR, LLC. STEINER LAND, LLC.
ASHWOOD STREET BETHANY BEACH, DE 19830
ASHWOOD STREET BETHANY BEACH, DE 19830

NO.	DATE	REVISIONS	BY
1	2022-04-22	REVISED PER RAZ COMMENTS	EOC

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	CHANY21001
DATE	2021-11-05
DRAWING SCALE	AS SHOWN
DRAWN BY	EOC
APPROVED BY	AMD

PLOTFILE: 09/02/2022 11:58 AM, RI: Emmanuel Chahua, PLOTSTYLE: Pennoni V02.ctb, PROJECT STATUS: CHANY21001
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APPENDIX II
CLOSURE COST ESTIMATE



Sun Services, LLC
11299 Old Baltimore Pike
Beltsville, MD 20705

December 18, 2023

Sun Shore Recycling LLC
33422 Stiener Road
Georgetown, DE 19947

Dear Facility Owner,

Sun Services, LLC agrees to manage all wastes, up to 4000 tons of processed and un-processed material, at Sun facility located at 33422 Stiener Road, Georgetown, DE in the event the facility closes and wastes remain on-site. Management of these wastes includes providing equipment and operators to perform waste loading, providing drivers and trucks to transport the waste to our Jones Crossroads Landfill for disposal.

The cost to manage all waste under this agreement is \$408,280.00.

This agreement is extended to the state of Delaware in the event the State is responsible for cleaning up Sun site in Georgetown, DE. This price is guaranteed through 31 Dec 2025.

Sincerely,

A handwritten signature in black ink, appearing to read "Johnny Rich", written over a white background.

Johnny Rich
General Manager

Solid Waste Facility Financial Assurance Guidance

Waste Disposal Calculations

<u>Category</u>	<u>Quantity in Tons</u>
Maximum quantity of un-processed (recyclable and non-recyclable) waste to be permitted on-site. (Stored and staged to-be processed)	2000
Maximum quantity of processed recyclable waste permitted to be stored on-site.	2000
Maximum quantity of recyclable out-throw waste permitted to be stored on-site.	INCL ABOVE
Maximum quantity of non-recyclable out-throw waste permitted to be stored on-site.	INCL
Sum:	4000
Sum X (3rd party disposal or management cost)¹/ton	

¹: Without an acceptable 3rd party agreement in place for off-site waste management, use DSWA's tipping fee for general public: \$85.00/ton

Hauling from Facility to Disposal Calculation Table

Total quantity to be disposed	4000
Average waste quantity per load	20 TONS
(Total waste quantity/average quantity per load) = Number of loads required	200
Road distance from facility to nearest DSWA landfill or alternate disposal site ²	12.8 MILES
Cost per mile for hauling	\$13.00
(Distance X cost per mile) = Cost per load	\$166.40
(Number of loads X cost per load) = disposal costs	\$33,280

²: An alternate disposal site requires an agreement with a 3rd party facility that is appropriate for the waste type.

Financial Assurance Calculations Table

Disposal costs	\$310,000
Hauling costs	\$33,280
Equipment rental costs for cleaning the facility and loading waste for hauling	\$15,000
Labor costs (equipment operators, general labor) ^{3,4}	\$10,000
Equipment decommissioning	\$0 - SCRAP
Chemical, hazardous, and universal waste disposal costs	N/A
Costs for necessary decontamination or remediation	N/A
Total estimated cost for closure	408,280

³: Without an acceptable 3rd party agreement, use the current default value for labor: \$27.28/hour

⁴: Without an acceptable 3rd party agreement, use the current default value for equipment operator:

APPENDIX III
FINANCIAL ASSURANCE DOCUMENTATION