

Project Narrative

Project Name: Nanticoke Indian Association (NIA) Cultural Community Center and Food Bank Capital Improvements.

Project Purpose: The project proposes to renovate, restore, and expand the NIA Cultural Community Center and Food Bank.

Project Scope: The project proposes to renovate, restore, and expand the NIA Cultural Community Center and Food Bank.

The current NIA Cultural Community Center is located at 27073 John J. Williams Hwy, Millsboro, DE 19966. The building is approximately 75 years old and has served the tribe well; however, it's been approximately 40 years since any extensive work has been completed on the building.

The proposed renovation and upgrades would include updating the façade and replacing the roof, siding, windows, fascia, soffits, trim, and doors on the exterior. The interior would consist of replacing and upgrading all lighting, electrical, plumbing, restrooms, floors, HVAC, and furnishings while also including repairs to ceilings, walls, and any other hidden defects.

The proposed project also includes a much-needed addition - to be added to the existing structure. The expansion would house new restrooms, a food bank, flex space to include a children's area/classroom, and an additional meeting/arts and crafts room; the current structure would be redesigned with a commercial kitchen, a renovated office area, additional storage space, a wifi enabled computer workspace, an ample gathering space, and a cultural lounge.

The addition would also include exterior landscaping with native plants, walkways, native artwork, lighting, a parking lot addition, and fencing.

The NIA Community Center currently provides programs and services that include community dinners, cultural arts and crafts lessons, native drum and dance programs, educational programs, heritage and cultural activities, youth and senior's programs, round table events, food bank, mental health, and domestic violence services.

The proposed renovation, restoration, and expansion will allow the NIA the opportunity to expand the food bank as well as other current programs and offer workforce development, afterschool arts, additional elders, and cultural programs, such as a speaker series, Native American language preservation, a cultural resource library, and the possibility of childcare someday. Other programs the NIA would like to implement are GED classes, substance abuse classes, computer training, adult learning classes, and financial independence training.

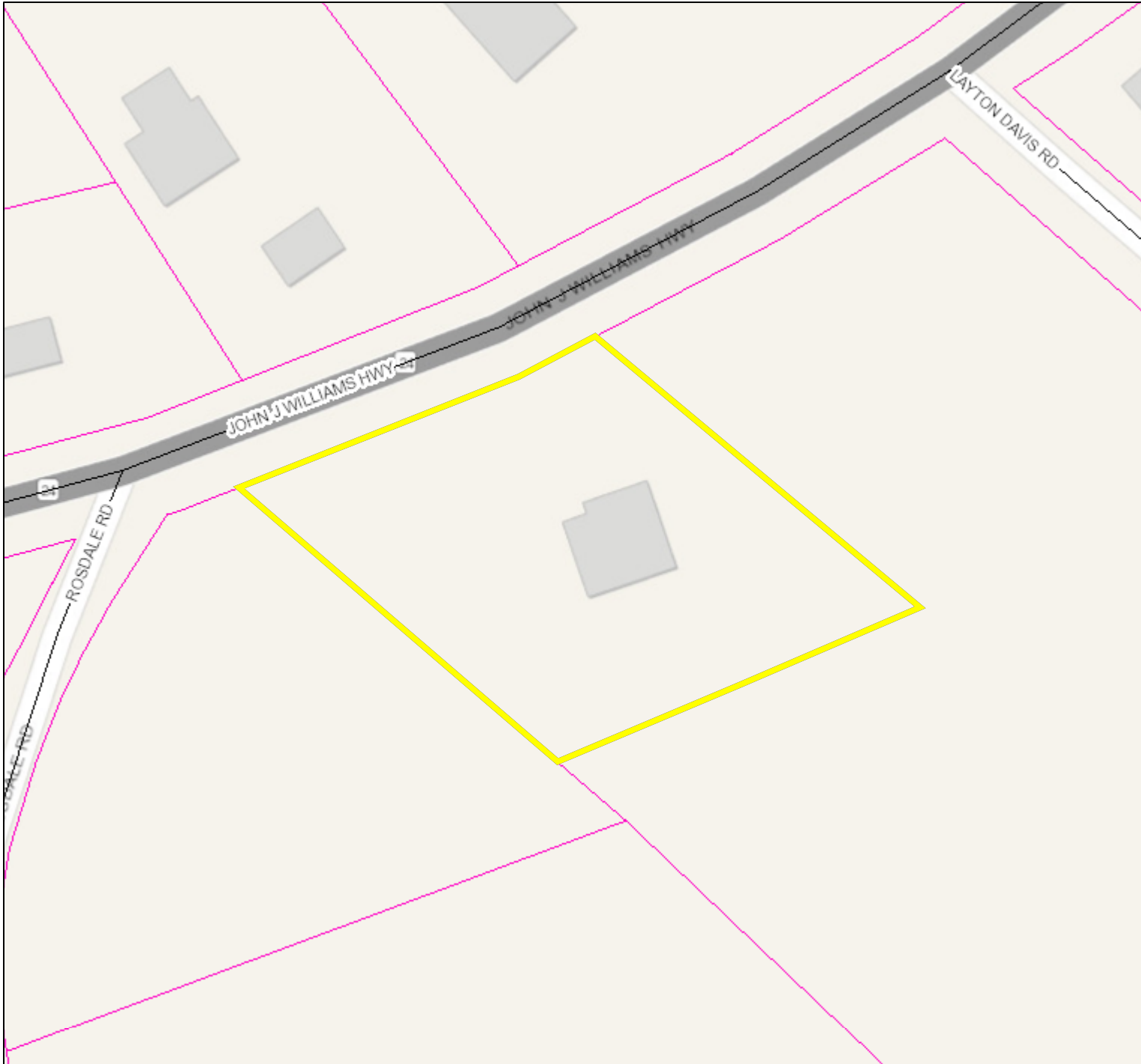
CPF Grant Budget - Funding Sources

Funding sources

Award	Amount	Agency	Source
Community Project Funding (CPF) Grant	\$ 750,000.00	HUD	Federal State Local Other
Nanticoke Indian Tribe	1,675,965.94	Self	Applicant
Total	\$ 2,425,965.94		



Sussex County






PIN:	234-29.00-53.00
Owner Name	NANTICOKE INDIAN ASSOCIATION
Book	3315
Mailing Address	27073 JOHN J WILLIAMS HWY
City	MILLSBORO
State	DE
Description	HWY MILLSBORO TO
Description 2	OAK ORCHARD
Description 3	7400
Land Code	

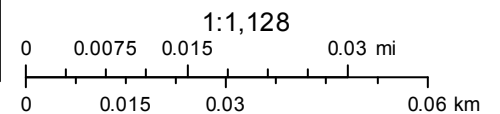
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Override 1

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-  Tax Parcels
-  Streets
-  County Boundaries





Sussex County



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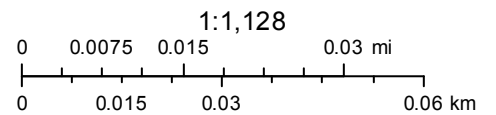
polygonLayer

Override 1

polygonLayer

Override 1

- Tax Parcels
- Streets
- County Boundaries



27073 John J Williams Hwy, Millsboro, DE 19966



Front Elevation

27073 John J Williams Hwy, Millsboro, DE 19966



Rear Elevation

27073 John J Williams Hwy, Millsboro, DE 19966



Side Elevation

27073 John J Williams Hwy, Millsboro, DE 19966



Side Elevation

27073 John J Williams Hwy, Millsboro, DE 19966



Proposed Front Elevation

27073 John J Williams Hwy, Millsboro, DE 19966



Proposed Side Elevation

27073 John J Williams Hwy, Millsboro, DE 19966



Proposed Side Elevation

- GENERAL NOTES:**
- ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE HIGHWAY DEPARTMENT STANDARD SPECIFICATIONS, DATED JUNE 2022 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED FEBRUARY 2019, AND ALL AMENDMENTS THERETO.
 - EXISTING UTILITIES, UNLESS OTHERWISE NOTED ON THE PLANS, ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT "MISS UTILITY" 1-800-282-8555 (3) THREE DAYS PRIOR TO CONSTRUCTION IN ORDER TO VERIFY AND ALLOW FOR THEIR LOCATION AND DEPTH IN THE FIELD.
 - THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO EXISTING UTILITIES DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS/HER EXPENSE.
 - THE CONTRACTOR SHALL PRESERVE ALL TREES ON THE SITE EXCEPT WHERE NECESSARY TO CONSTRUCT PROPOSED BUILDINGS, UTILITIES, DRIVEWAYS, OR PARKING AREAS.
 - THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS, LICENSING AND INSURANCE REQUIRED FOR CONSTRUCTION.
 - IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO COMPLETELY AND ADEQUATELY CONTROL WATER PRESENT IN THE EXCAVATION. THE CONTRACTOR SHALL PROVIDE FOR THE DISPOSAL OF WATER REMOVED FROM EXCAVATIONS IN SUCH A MANNER AS SHALL NOT CAUSE DAMAGE TO PUBLIC OR PRIVATE PROPERTY OR TO ANY PORTION OF THE WORK COMPLETED OR IN PROGRESS OR CAUSE ANY IMPEDIMENT TO THE USE OF ANY AREA BY THE PUBLIC, IF APPLICABLE. THE CONTRACTOR SHALL BE REQUIRED TO OBTAIN THE NECESSARY DEWATERING WELL PERMITS FROM THE STATE OF DELAWARE, DNREC PRIOR TO EXCAVATION.
 - NO DEBRIS WILL BE BURIED ON THIS SITE.
 - PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
 - ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
 - THIS SITE IS LOCATED ENTIRELY IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD) AS DESIGNATED ON THE FLOOD INSURANCE RATE MAPS NUMBER 10005C0340K LAST REVISED 16th MARCH 2015.
 - THE INTENDED USE OF THIS PROPERTY IS A PERMITTED USE IN AN AR-1 (AGRICULTURAL/RESIDENTIAL) W/ CONDITIONAL USE NOS. 2115 & 1018 ZONING DISTRICT IN ACCORDANCE WITH SECTION 115-22 OF THE ZONING ORDINANCE FOR SUSSEX COUNTY, DELAWARE.
 - NO SITE PREPARATION, SITE DISTURBANCE, EXCAVATION OR OTHER CONSTRUCTION ACTIVITY SHALL TAKE PLACE UNTIL ALL PERMITS HAVE BEEN ACQUIRED BY THE DEVELOPER AND THE SITE PLAN HAS BEEN APPROVED AND RECORDED, IF APPLICABLE.
 - THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
 - COPYRIGHT © 2023, MERESTONE CONSULTANTS, INC. ALL RIGHTS RESERVED. NO PART OF THIS DRAWING MAY BE REPRODUCED BY PHOTOCOPYING, RECORDING OR BY ANY OTHER MEANS, OR STORED, PROCESSED, OR TRANSMITTED IN OR BY ANY COMPUTER, OR ANY SYSTEMS WITHOUT THE PRIOR WRITTEN PERMISSION OF MERESTONE CONSULTANTS, INC. COPIES OF THIS PLAN WITHOUT COLORED INK SIGNATURE AND A RAISED IMPRESSION SEAL ARE NOT VALID.
 - THE STATE OF DELAWARE CRITICAL AREA MAPS WERE REVIEWED FOR THIS SITE AND NO STATE OR FEDERALLY REGULATED WETLAND AREAS WERE FOUND TO EXIST.
 - THE DNREC SEDIMENT & STORMWATER PROGRAM GIS MAPPING WAS REVIEWED FOR SITE LOCATION RELATIVE TO WELLHEAD PROTECTION AREAS, WAS FOUND TO CONTAIN NO WELLHEAD PROTECTION AREAS, AND IS NOT IMPACTED BY SUSSEX COUNTY CODE §89-6, WELLHEAD PROTECTION AREAS.
 - THE DNREC SEDIMENT & STORMWATER PROGRAM GIS MAPPING WAS REVIEWED FOR SITE LOCATION RELATIVE TO GROUNDWATER RECHARGE AREAS, WAS FOUND TO BE COMPLETELY WITHIN A "GOOD" GROUNDWATER RECHARGE AREA, AND IS NOT IMPACTED BY SUSSEX COUNTY CODE §89-7.
 - ANY LIGHTING INSTALLATION ON THE SITE SHALL BE DESIGNED TO MINIMIZE GLARE ON PROPERTY IN RESIDENTIAL AREAS. A SITE LIGHTING PLAN WILL BE REQUIRED FOR FINAL SITE PLAN APPROVAL.

CONDITIONAL USE NO. 2115
ON FEBRUARY 22, 2018, A PUBLIC HEARING WAS HELD ON THE PROPOSED ORDINANCE ENTITLED "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR A MODIFICATION OF CONDITIONAL USE NO. 1018 TO ALLOW FOR AN ON-PREMISES ELECTRONIC MESSAGE CENTER SIGN TO BE LOCATED ON THE SUBJECT PARCEL ON BEHALF OF THE NANTICOKE INDIAN ASSOCIATION, ON MARCH 13, 2018, THE COMMISSION GRANTED APPROVAL WITH THE FOLLOWING CONDITIONS:

- THE ELECTRONIC MESSAGE CENTER SIGN AREA SHALL NOT EXCEED 24 FEET PER SIDE.
- A FINAL SITE PLAN SHOWING THE LOCATION OF THE SIGN ON THE SITE SHALL BE SUBMITTED TO THE PLANNING AND ZONING COMMISSION FOR APPROVAL.
- THE ELECTRONIC MESSAGE CENTER SHALL COMPLY WITH ALL OF THE SIGN REGULATIONS SET FORTH IN THE SUSSEX COUNTY ZONING CODE, INCLUDING BRIGHTNESS AND MOTION STANDARDS.
- THE ELECTRONIC MESSAGE CENTER SHALL BE USED AS AN ON-PREMISES ELECTRONIC MESSAGE CENTER AND SHALL NOT BE USED AS AN OFF-PREMISES ELECTRONIC MESSAGE CENTER.

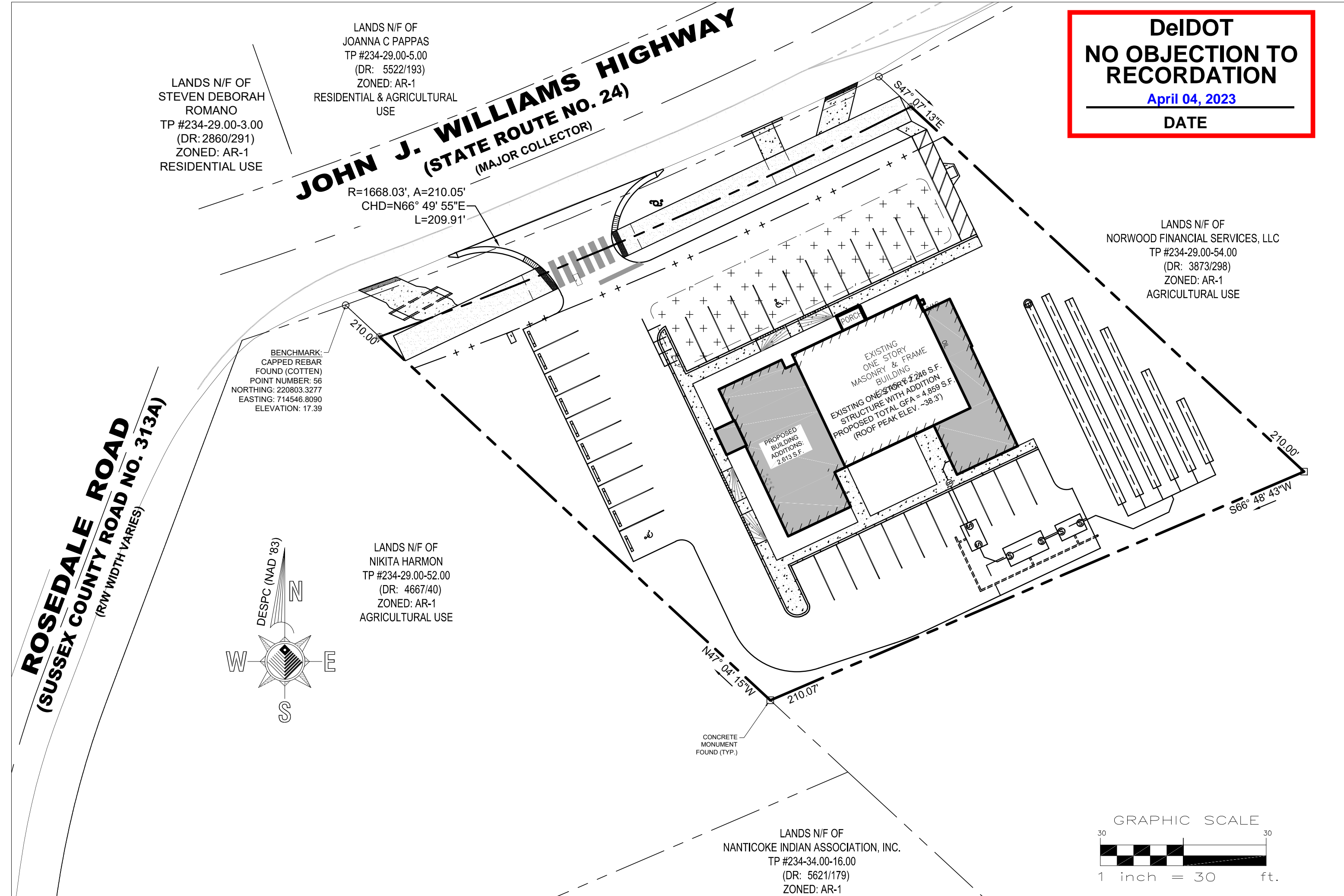
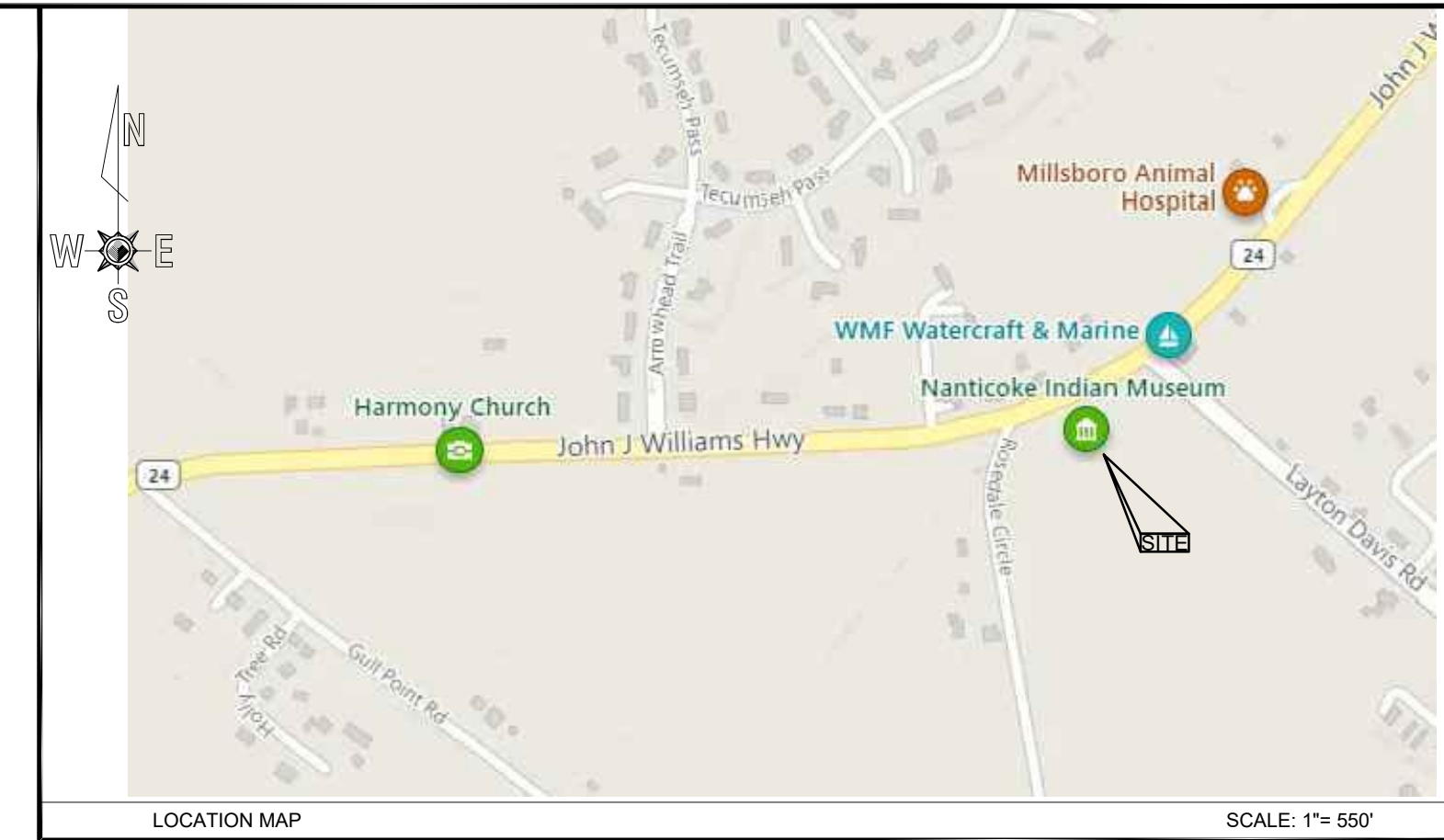
CONDITIONAL USE NO. 1018
ON OCTOBER 13, 1992 A PUBLIC HEARING WAS HELD ON PROPOSED ORDINANCE ENTITLED "AN ORDINANCE TO GRANT A CONDITIONAL USE OF LAND IN AN AR-1 AGRICULTURAL RESIDENTIAL DISTRICT FOR AN INDIAN CENTER (TRIAL OFFICE AND MEETING PLACE) TO BE LOCATED ON THE SUBJECT PARCEL. THE CONDITIONAL USE NUMBER 1018, ORDINANCE NUMBER 859 WAS GRANTED WITH THE FOLLOWING CONDITIONS:

- THE CONDITIONAL USE SHALL BE LIMITED TO A 20 FOOT BY 50 FOOT ADDITION TO THE EXISTING STRUCTURE.
- THE BUILDING SHALL NOT BE LEASED TO PRIVATE COMMERCIAL BUSINESSES.
- ADEQUATE OFF STREET PARKING SHALL BE PROVIDED.
- ALL NECESSARY PERMITS SHALL BE OBTAINED.
- A SITE PLAN SHALL BE APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.

- GENERAL NOTES: Record Plan** (Last revised March 21, 2019)
- All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Development Coordination Manual and shall be subject to its approval.
 - No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
 - Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property 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.
 - The sidewalk shall be the responsibility of the Developer, the property owners or both within this subdivision. The State of Delaware assumes no responsibility for the future maintenance for the sidewalk.
 - 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.

AMENDED CONDITIONAL USE SITE PLAN (CU #1018)

FOR PROPERTY KNOWN AS: NANTICOKE INDIAN CULTURAL COMMUNITY CENTER



PLAN DATA:

PARCEL I.D. NO.	234-29-00-53.00
DEED REFERENCE	DB 3315, PG 257
ZONING DISTRICT	AR-1 (AGRICULTURAL/RESIDENTIAL) W/ CONDITIONAL USE NOS. 2115 & 1018
SEWAGE DISPOSAL	ONSITE WASTEWATER DISPOSAL SEWERAGE IS SUBJECT TO APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
WATER SUPPLY	TIDEWATER UTILITIES, INC. WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
WATERSHED	INDIAN RIVER BAY - INDIAN RIVER INLET
OWNER/DEVELOPER	NANTICOKE INDIAN ASSOCIATION C/O AVERY JOHNSON 27073 JOHN J. WILLIAMS HIGHWAY MILLSBORO, DE 19966 PHONE: (302) 945-3400 AJPOWERLINE@AOL.COM
LOCAL LAND USE AGENCY	SUSSEX COUNTY PLANNING AND ZONING
HORIZONTAL DATUM	NAD 83 (NA 2011, EPOCH 2010)
VERTICAL DATUM	NAVD '88
EXISTING USE	CULTURAL COMMUNITY CENTER
PROPOSED USE	CULTURAL COMMUNITY CENTER
NO. OF LOTS	1 EXISTING, 1 PROPOSED
LOT AREA RATIONALE	GROSS AREA (AC.) 0.915 ACRES RIGHT-OF-WAY DEDICATION (AC.) 0.072 ACRES NET AREA (USED FOR CALCULATIONS) (AC.) 0.843 ACRES
HEIGHT, AREA & BULK TABLE	MAX. BUILDING HEIGHT (FT.) = 42 MINIMUM LOT SIZE (S.F.) = 32,670 MINIMUM LOT WIDTH (FT.) = 100 MINIMUM LOT DEPTH (FT.) = 100 MINIMUM FRONT YARD (FT.) = 40 MINIMUM SIDE YARD (FT.) = 15 MINIMUM REAR YARD (FT.) = 20
PARKING RATIONALE	PR. COMMUNITY CENTER: 2,210 S.F. DAYCARE SPACE @ 1 SPACE PER 1 K S.F. -1 PER STAFF: 5 SPACES 2,561 S.F. INDOOR RECREATIONAL SPACE @ 1 SPACE PER 150 S.F.: 17 SPACES 1,382 S.F. OFFICE SPACE @ 1 SPACE PER 200 S.F.: 7 SPACES TOTAL PARKING REQUIRED: 29 SPACES TOTAL PARKING PROVIDED: 29 SPACES LOADING SPACE: 1 PER 5-10 K S.F. OFFICE SPACE TOTAL LOADING SPACES REQUIRED: 0 SPACES TOTAL LOADING SPACES PROVIDED: 1 SPACES
INVESTMENT LEVEL AREA	INVESTMENT LEVEL 2
HIGHWAY MAINTENANCE NO.	SR 24, JOHN J. WILLIAMS HIGHWAY
POSTED SPEED LIMIT	50 MPH ON FRONTAGE ROAD (SR 24; JOHN J. WILLIAMS HIGHWAY)
FIRE MARSHALL NOTES	N.F.P.A. BUILDING TYPE = TYPE-V (000) FIRE SUPPRESSION= NO AUTOMATIC SPRINKLERS ARE PROPOSED MAX. BUILDING HEIGHT= H<25' A) AN AUTOMATIC FIRE ALARM SYSTEM AND SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW PER DSFPR FIRE REGULATION 702, CHAPTER 6, SECTION 3. B) A LOCK BOX IS REQUIRED; CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
SITE ADDRESS	#27073 JOHN J. WILLIAMS HIGHWAY

TRAFFIC GENERATION DIAGRAM, EXISTING CONDITIONS		ROAD TRAFFIC DATA:	
		FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL SC-00024R POSTED SPEED LIMIT 50 MPH K FACTOR: 7.01% D FACTOR: 56.5 AADT= 21,353 TRIPS (FROM 2021 DELDOT TRAFFIC SUMMARY) HEAVY TRUCK: 5.80% 10 YEAR PROJECTED AADT: 1.16 X 21,353 TRIPS = 24,769 TRIPS TRAFFIC PATTERN GROUP 8 (FROM 2021 DELDOT TRAFFIC SUMMARY) DESIGN HOURLY VOLUME = 12.40 % X 24,835 = 3,080 TRIPS	
		SITE TRAFFIC DATA: SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION. 495-Rec. Community Center @ 2.24 k.s.f. = 66 TOTAL SITE ADT= 66.0 (33.0 ENTER/ 33.0 EXIT)	
TRAFFIC GENERATION DIAGRAM, PROPOSED CONDITIONS		ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL SC-00024R POSTED SPEED LIMIT 50 MPH K FACTOR: 7.01% D FACTOR: 56.5 AADT= 21,353 TRIPS (FROM 2021 DELDOT TRAFFIC SUMMARY) HEAVY TRUCK: 5.80% 10 YEAR PROJECTED AADT: 1.16 X 21,353 TRIPS = 24,769 TRIPS TRAFFIC PATTERN GROUP 8 (FROM 2021 DELDOT TRAFFIC SUMMARY) DESIGN HOURLY VOLUME = 12.40 % X 24,950 = 3,094 TRIPS	
		SITE TRAFFIC DATA: SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION. 495-Rec. Community Center @ 6.14 k.s.f. = 181 TOTAL SITE ADT= 181.0 (90.5 ENTER/ 90.5 EXIT)	
TRAFFIC GENERATION DIAGRAM, PROPOSED CONDITIONS		ROAD TRAFFIC DATA: FUNCTIONAL CLASSIFICATION: MINOR ARTERIAL SC-00024R POSTED SPEED LIMIT 50 MPH K FACTOR: 7.01% D FACTOR: 56.5 AADT= 21,353 TRIPS (FROM 2021 DELDOT TRAFFIC SUMMARY) HEAVY TRUCK: 5.80% 10 YEAR PROJECTED AADT: 1.16 X 21,353 TRIPS = 24,769 TRIPS TRAFFIC PATTERN GROUP 8 (FROM 2021 DELDOT TRAFFIC SUMMARY) DESIGN HOURLY VOLUME = 12.40 % X 24,950 = 3,094 TRIPS	
		SITE TRAFFIC DATA: SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION. 495-Rec. Community Center @ 6.14 k.s.f. = 181 TOTAL SITE ADT= 181.0 (90.5 ENTER/ 90.5 EXIT)	

SITE LOCATION PLAN

(SCALE: 1"=30')

TAX PARCEL NO. 234-29.00-53.00

SITUATE IN

INDIAN RIVER HUNDRED

SUSSEX COUNTY

STATE OF DELAWARE

DEVELOPER'S CERTIFICATION
I, AVERY JOHNSON HEREBY CERTIFY THAT NANTICOKE INDIAN ASSOCIATION IS THE LEGAL OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT ITS DIRECTION, THAT IT ACKNOWLEDGES THE SAME TO BE ITS ACT, AND DESIRES THE PLAN TO BE RECORDED IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

3/15/23
DATE:

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

3/15/23
DATE:

ROGER A. GROSS, P.E.
MERESTONE CONSULTANTS, INC.
33516 CROSSING AVENUE, UNIT 1
FIVE POINTS SQUARE
LEWES, DELAWARE 19958
PHONE: (302) 945-3400

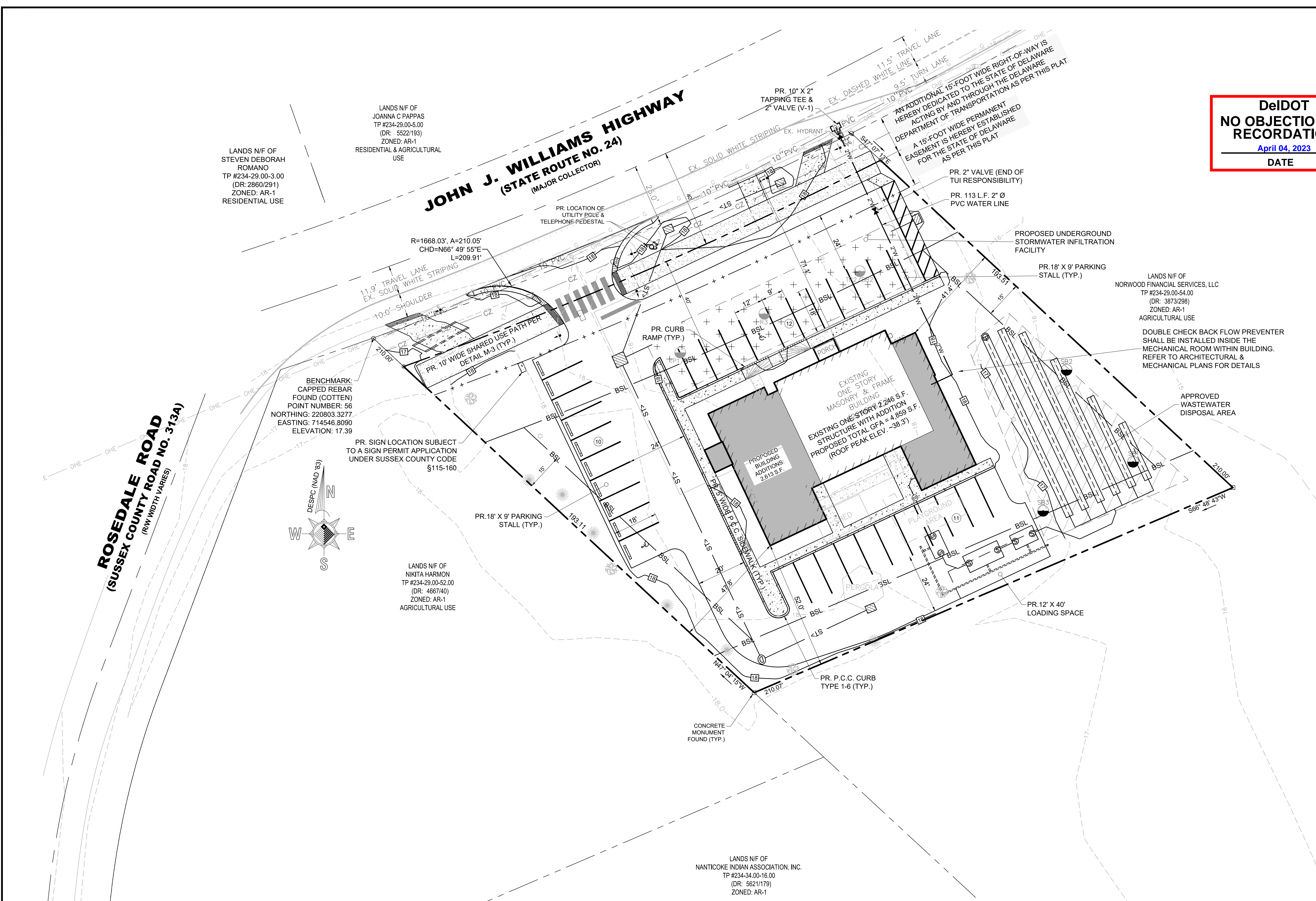
PURPOSE NOTE:
THE PURPOSE OF THIS PLAN IS TO AMEND CONDITION ONE OF CONDITIONAL USE NUMBER 1018 BY MODIFYING THE SIZE OF AN ADDITION TO THE EXISTING BUILDING.

SHEET INDEX:

RECORD SITE PLAN COVER PAGE	SHEET No. SP-1
RECORD SITE PLAN	SHEET No. SP-2

DATE	REVISION	CHKD.	DRAWN BY: HMG	DATE: 23 MAY 2022	SHEET#: SP-1
11/23/22	REVISED PER DELDOT COMMENTS	R.A.G.	5215 WEST WOODMILL DRIVE	35516 CROSSING AVENUE, UNIT 1	
11/14/22	REVISED PER OSFM COMMENTS	R.A.G.	UNIT 38	FIVE POINTS SQUARE	
9/15/22	REVISED PER P&Z COMMENTS	R.A.G.	WILMINGTON, DE 19808	LEWES, DE 19958	
			PH: 302-992-7900	PH: 302-226-5880	

PLAN #: 25446L-3330805



DeIDOT
NO OBJECTION TO
RECORDATION
 April 04, 2023
 DATE

LEGEND

PROPERTY LINE	---
BUILDING SETBACK LINE	BSL
EASEMENT LINE	+
CENTERLINE	---
FENCE	---x---
TREELINE	~
STORM SEWER	12"RCP
ELECTRIC	OHE
GAS	G
WATER	W
STORM SEWER	12"RCP
CONTOUR	- - -
STORMWATER AREA	+
WASTEWATER DISPOSAL AREA	+
CONCRETE	▨
TREES	☼
REBAR FOUND	○
IRON PIPE FOUND	○
CONCRETE MONUMENT FOUND	□
CAPPED REBAR SET	●
SOIL BORING	SB2
PARKING BUMPER	▬
SANITARY CLEANOUT	⊙
WATER METER	⊙

LANDS N/F OF
STEVEN DEBORAH ROMANO
TP #234-29.00-3.00
(DR: 2860/291)
ZONED: AR-1
RESIDENTIAL USE

LANDS N/F OF
JOANNA C PAPPAS
TP #234-29.00-5.00
(DR: 5522/193)
ZONED: AR-1
RESIDENTIAL & AGRICULTURAL USE

LANDS N/F OF
NORWOOD FINANCIAL SERVICES, LLC
TP #234-29.00-54.00
(DR: 3873/298)
ZONED: AR-1
AGRICULTURAL USE

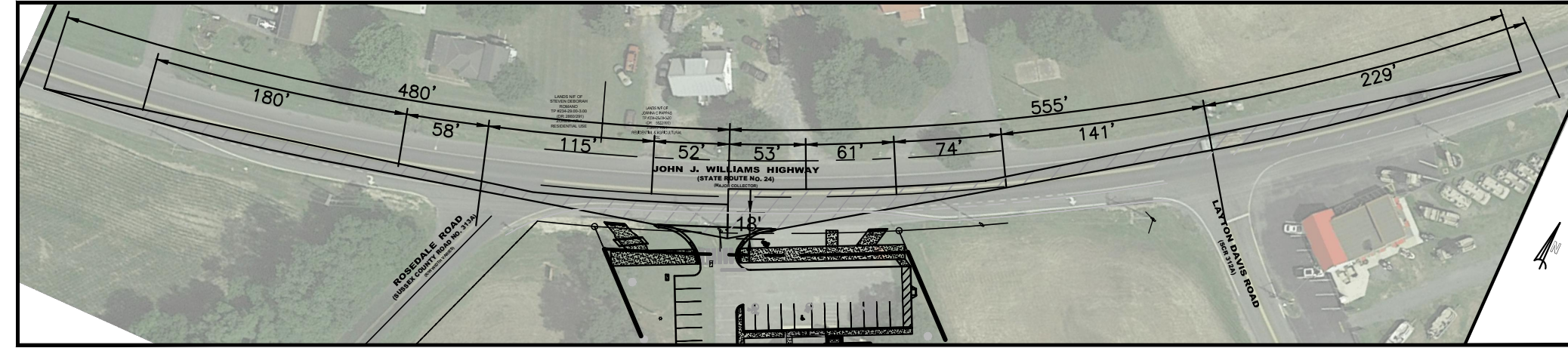
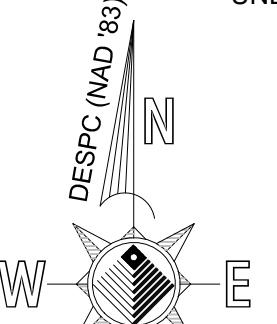
LANDS N/F OF
NIKITA HARMON
TP #234-29.00-52.00
(DR: 4867/40)
ZONED: AR-1
AGRICULTURAL USE

LANDS N/F OF
NANTICOKE INDIAN ASSOCIATION, INC.
TP #234-34.00-16.00
(DR: 5621/179)
ZONED: AR-1

ROSEDALE ROAD
 (SUSSEX COUNTY ROAD NO. 313A)
 (R/W WIDTH VARIES)

JOHN J. WILLIAMS HIGHWAY
 (STATE ROUTE NO. 24)
 (MAJOR COLLECTOR)

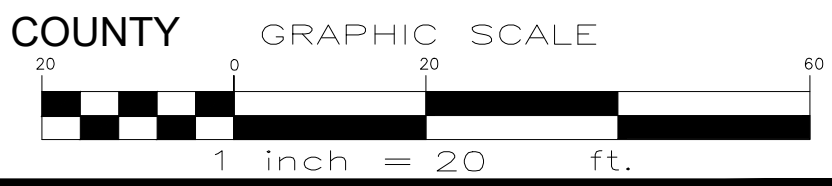
BENCHMARK:
CAPPED REBAR FOUND (COTTEN)
POINT NUMBER: 56
NORTHING: 220803.3277
EASTING: 714548.8090
ELEVATION: 17.39



SIGHT TRIANGLE & ADJACENT ENTRANCE DETAIL
(SCALE: 1"=100')

NOTE:
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.

AMENDED CONDITIONAL USE SITE PLAN (CU #1018)
 FOR PROPERTY KNOWN AS:
NANTICOKE INDIAN CULTURAL COMMUNITY CENTER
 ALSO KNOWN AS:
#27073 JOHN J. WILLIAMS HIGHWAY
 SITUATE IN:
 INDIAN RIVER HUNDRED * SUSSEX COUNTY
 STATE OF DELAWARE
 TAX PARCEL #: 234-29.00-53.00
 SCALE: 1"=20'



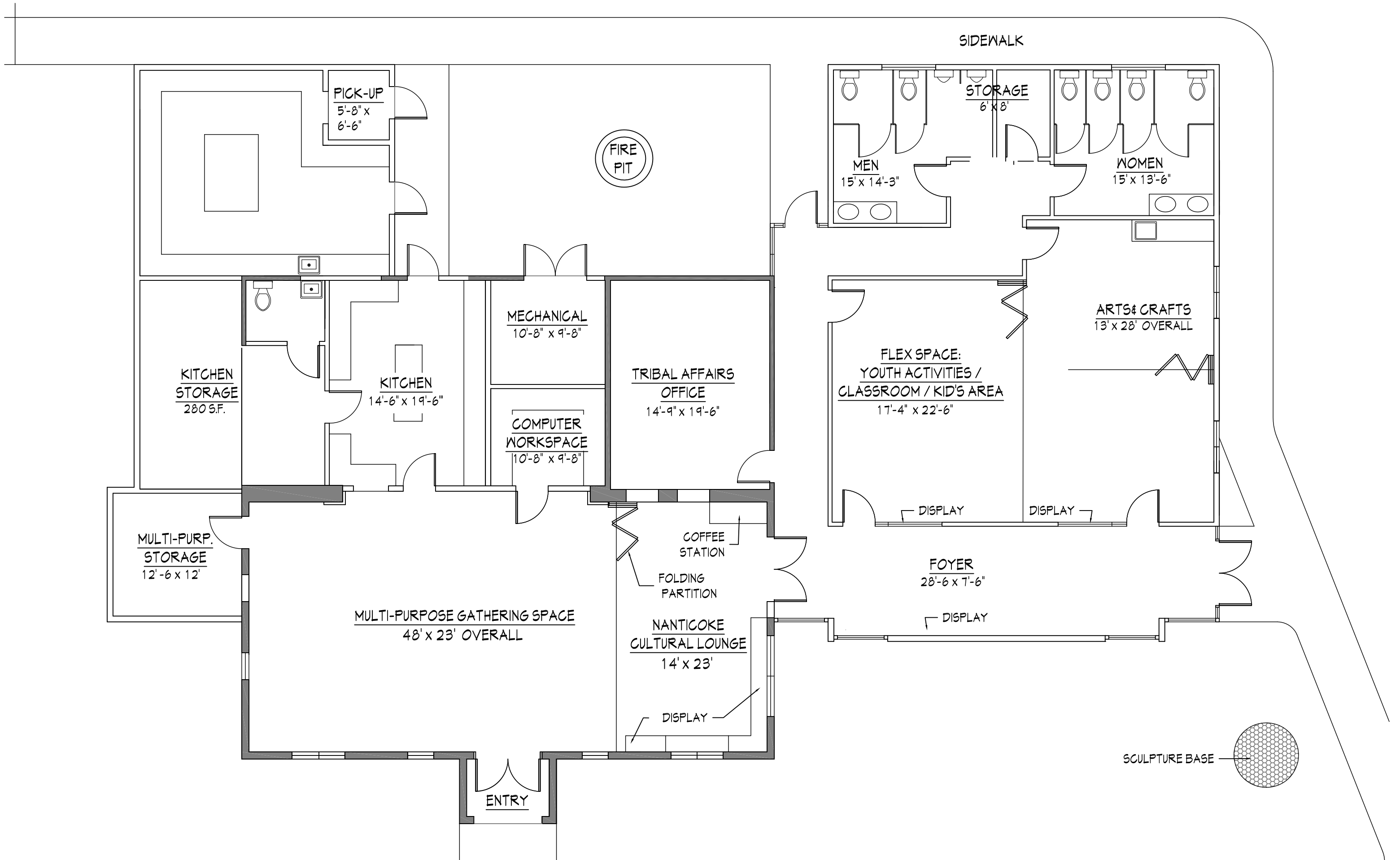
ROGER A. GROSS, P.E. (DE REGISTRATION NO. 7842)

3/15/23
DATE:

DATE	REVISION	CHKD.	DRAWN BY: RAG	DATE: 23 MAY 2022	SHEET#: SP-2
1/17/23	REVISED PER DELDOT COMMENTS	R.A.G.			
11/23/22	REVISED PER OSFM COMMENTS	R.A.G.			
11/14/22	REVISED PER OSFM COMMENTS	R.A.G.			
9/15/22	REVISED PER P&Z COMMENTS	R.A.G.			

MERESTONE CONSULTANTS, INC.
 ENGINEERS - PLANNERS - SURVEYORS

5215 WEST WOODMILL DRIVE 35516 CROSSING AVENUE, UNIT 1
 UNIT 38 FIVE POINTS SQUARE
 WILMINGTON, DE 19808 LEWES, DE 19958
 PH: 302-992-7900 PH: 302-226-5880



REVISIONS	BY

Nanticoke Indian Cultural Community Center Additions & Renovations

27073 John J. Williams Highway, Indian River Hundred, Millsboro, Sussex County, Delaware Tax Map # 234-29.00-53.00

R. CALVIN CLENDANIEL ASSOCIATES
Architects
18865 Butler Ave., P.O. Box 125
LINCOLN, DE 19960

FLOOR PLAN

Date: 06-09-2023

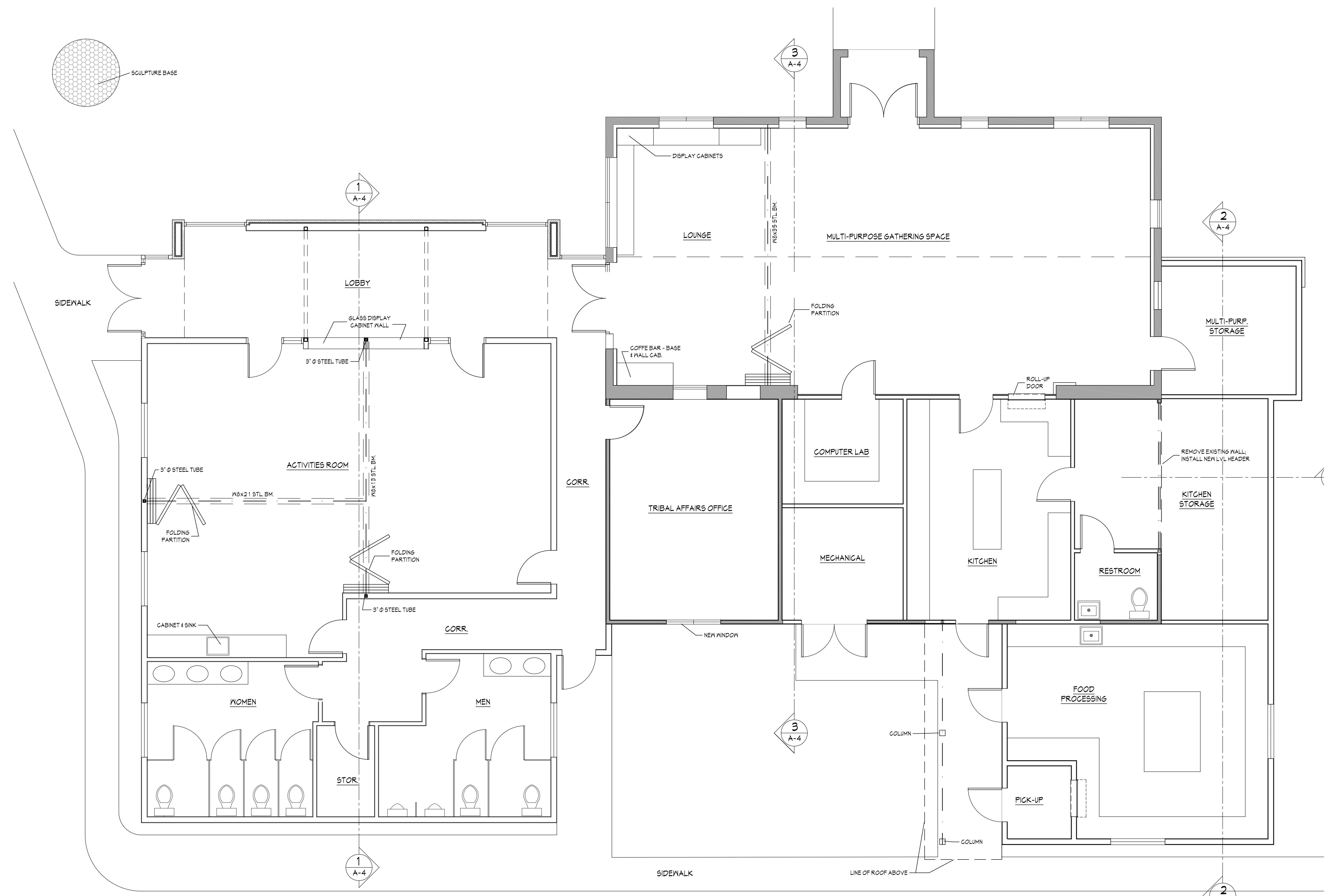
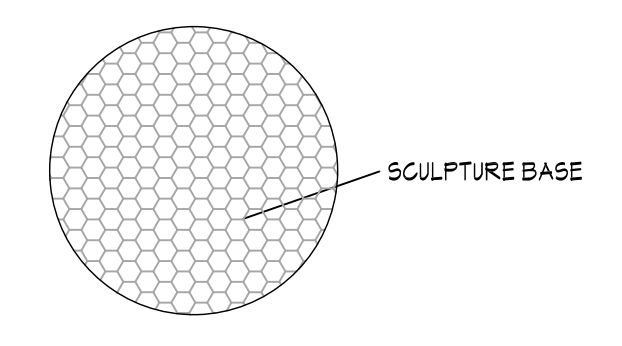
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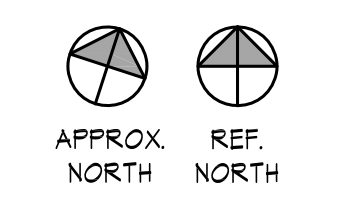
Job No: N/A

Drawing No:

A-1



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



DES. DEV. 6-9-23

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REVISIONS	BY

Nanticoke Indian Cultural Community Center Additions & Renovations
 27073 John J. Williams Highway, Indian River Hundred, Millsboro, Sussex County, Delaware Tax Map # 234-29.00-53.00

R. CALVIN CLENDANIEL ASSOCIATES
 Architects
 18865 Butler Ave., P.O. Box 125
 LINCOLN, DE 19960
EXTERIOR ELEVATIONS

Date: 06-09-2023

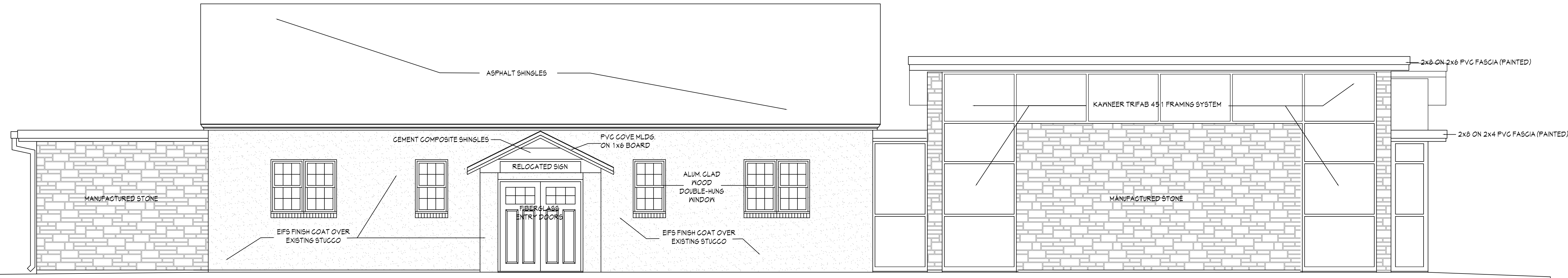
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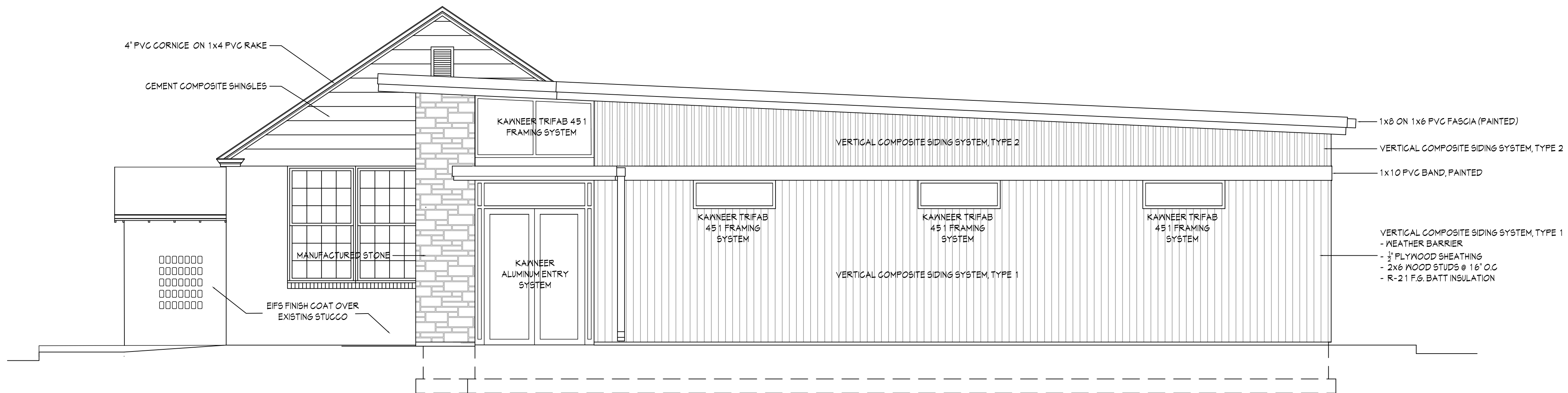
Job No: N/A

Drawing No:

A-2



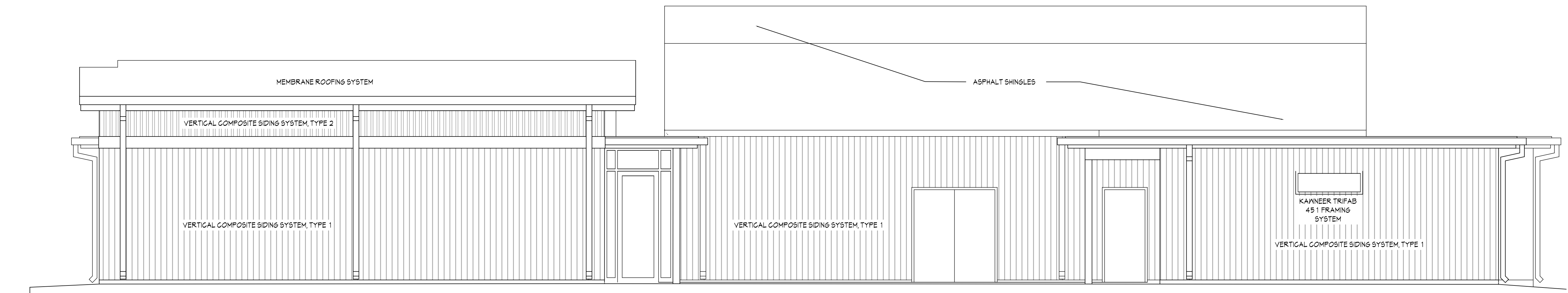
FRONT (NORTH) ELEVATION
 SCALE: 1/4" = 1'-0"



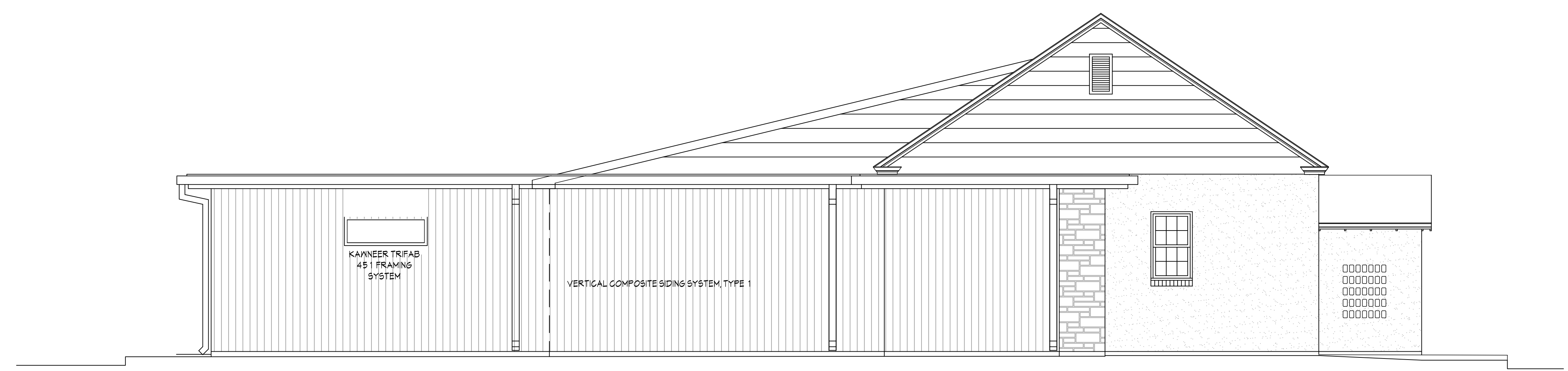
WEST SIDE ELEVATION
 SCALE: 1/4" = 1'-0"

DES. DEV. 6-9-23

REVISIONS	BY



REAR (SOUTH) ELEVATION
SCALE: 1/4" = 1'-0"



EAST SIDE ELEVATION
SCALE: 1/4" = 1'-0"

Nanticoke Indian Cultural Community Center Additions & Renovations
 27073 John J. Williams Highway, Indian River Hundred, Millsboro, Sussex County, Delaware
 Tax Map # 234-29.00-53.00

R. CALVIN CLENDANIEL ASSOCIATES
 Architects
 18865 Butler Ave., P.O. Box 125
 LINCOLN, DE 19960
EXTERIOR ELEVATIONS

Date: 06-09-2023
 Scale: 1/4" = 1'-0"
 Drawn: RCC
 Job No: N/A
 Drawing No:

DES. DEV. 6-9-23

A-3

REVISIONS	BY

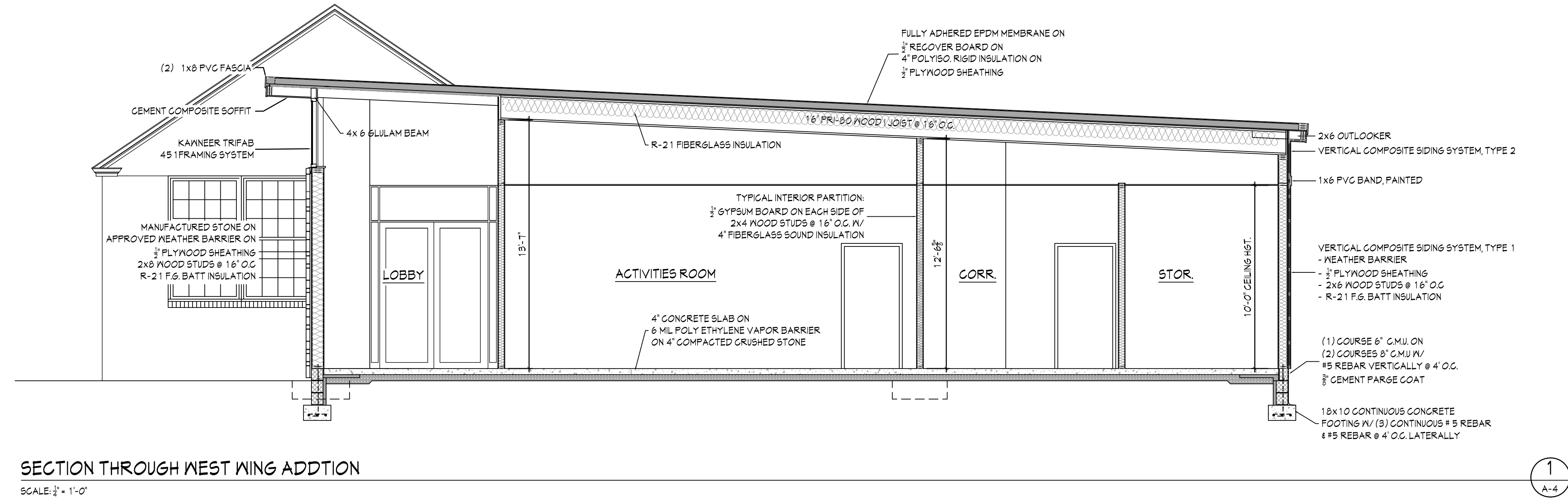
Nanticoke Indian Cultural Community Center Additions & Renovations

27073 John J. Williams Highway, Indian River Hundred, Millsboro, Sussex County, Delaware Tax Map # 234-29.00-53.00

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 18865 Butler Ave., P.O. Box 125
 LINCOLN, DE 19960

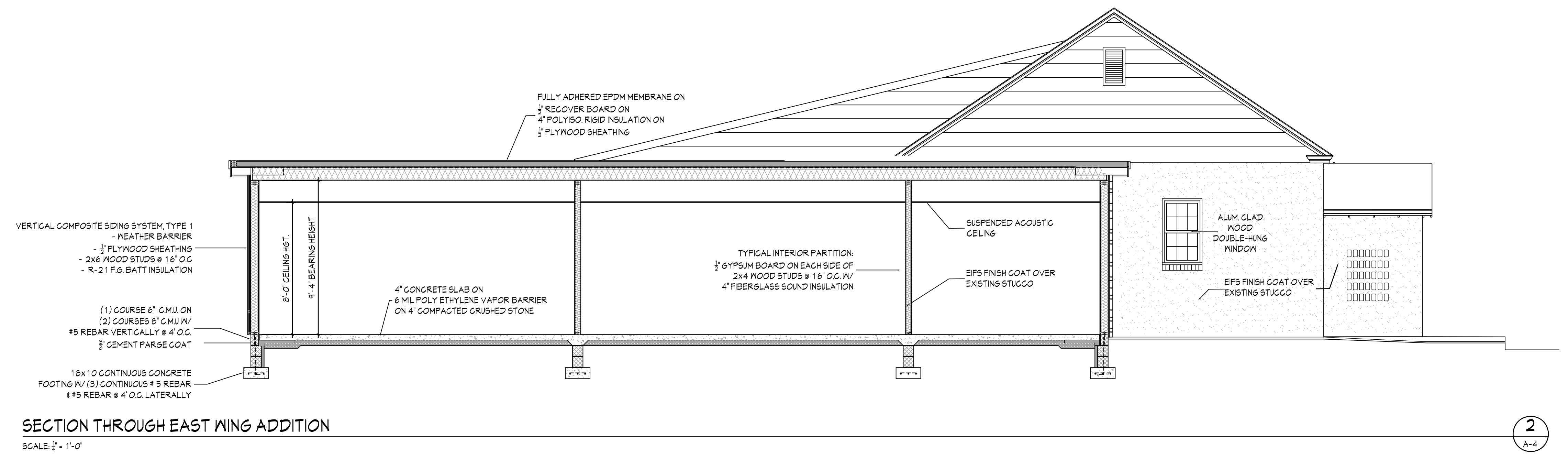
EXTERIOR ELEVATIONS

Date: 06-09-2023
 Scale: 1/4" = 1'-0"
 Drawn: RCC
 Job No: N/A
 Drawing No: A-4



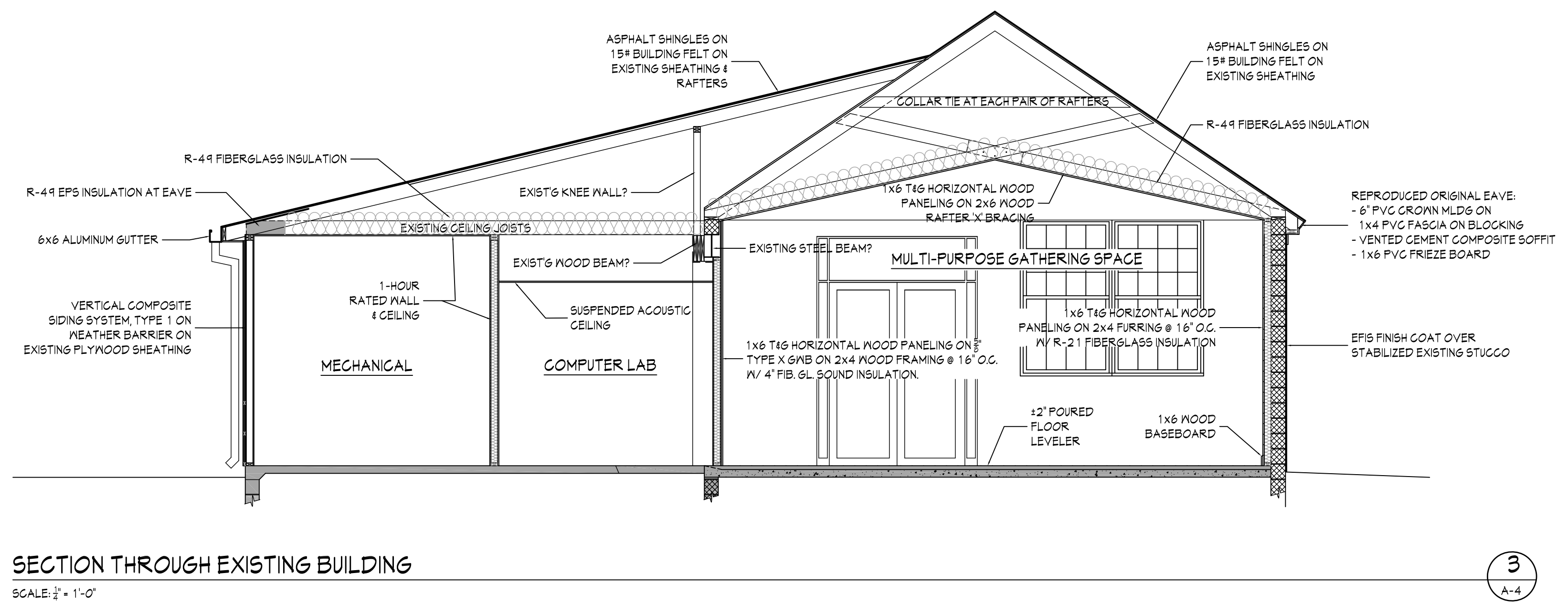
SECTION THROUGH WEST WING ADDITION
 SCALE: 1/4" = 1'-0"

1
A-4



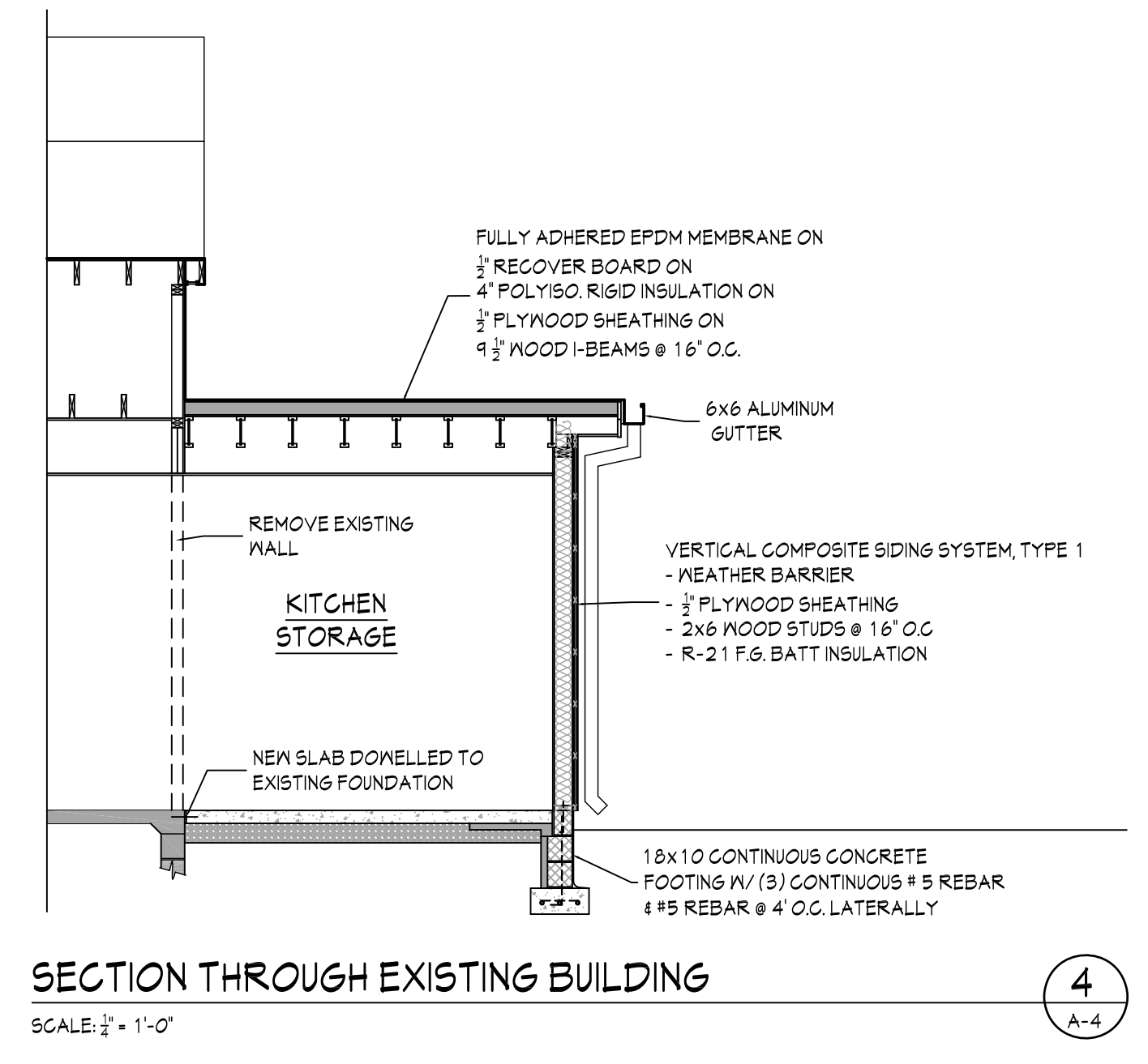
SECTION THROUGH EAST WING ADDITION
 SCALE: 1/4" = 1'-0"

2
A-4



SECTION THROUGH EXISTING BUILDING
 SCALE: 1/4" = 1'-0"

3
A-4



SECTION THROUGH EXISTING BUILDING
 SCALE: 1/4" = 1'-0"

4
A-4

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