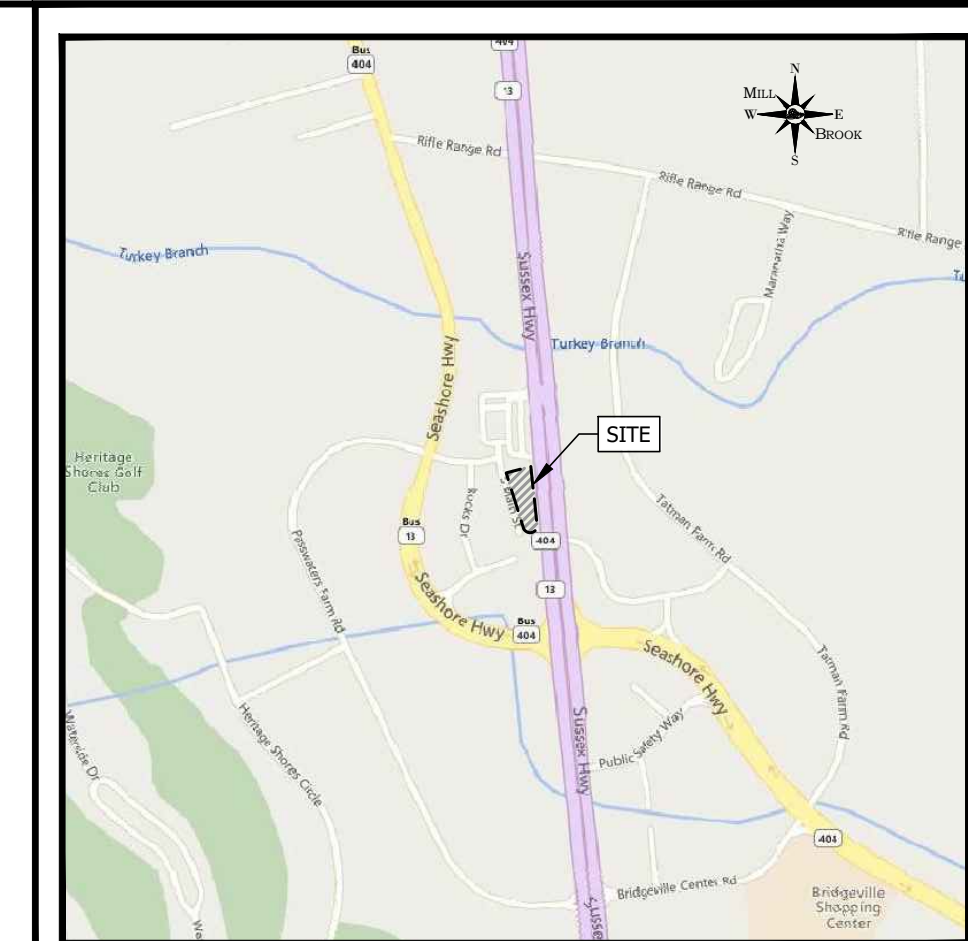


GENERAL NOTES:

1. A TOPOGRAPHIC AND BOUNDARY SURVEY WAS PERFORMED ON THE SITE, DATED OCTOBER, 2016 BY INLAND DESIGN, LLC.
2. THE SITE IS NOT LOCATED WITHIN THE 100 AND 500 YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #10005C0252K DATED MARCH, 16, 2015.
3. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE ENGINEER.
4. CONTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS AND DIMENSIONS PRIOR TO ORDERING AND/OR FABRICATION OF ANY MATERIALS.
5. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR INITIATING, MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APURTENANT. THESE DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY.
6. CONTRACTOR SHALL PATCH, REPAIR, AND FINISH ALL DAMAGED SURFACES CAUSED BY THE WORK, USING MATERIALS OF THE SAME KIND. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACEMENT OF DAMAGED OR DESTROYED LANDSCAPING OR EXISTING FEATURES.
7. ALL EXCESS EXCAVATION AND ALL OLD PAVEMENT, BASE COURSE, BROKEN CONCRETE, ETC. SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE Hauled AWAY FROM THE SITE.
8. NO DEBRIS SHALL BE BURIED ON THIS SITE.
9. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
10. NO WETLANDS WERE FOUND TO EXIST ON THE SITE.
11. ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
12. DURING CONSTRUCTION, THE CONTRACTOR MUST HAVE IN HIS POSSESSION ON SITE, A SET OF CONSTRUCTION PLANS BEARING STAMP OF APPROVAL.
13. CONSTRUCTION SHALL NOT DEVIATE FROM THE PLANS AND SPECIFICATIONS WITHOUT WRITTEN PERMISSION FROM THE DESIGN ENGINEER.
14. SEPARATION FROM WATER MAINS TO BE PROVIDED PER RECOMMENDED STANDARDS FOR WASTEWATER FACILITIES (A.K.A. TEN STATE STANDARDS), 10 FOOT SEPARATION FROM WATER AND SEWER HORIZONTALLY AND 18" VERTICAL CLEARANCE IS REQUIRED.
15. FOR ANY WATER TO BE ABANDONED, THE PIPE MUST BE FILLED WITH FLOWABLE FILL AND/OR THE PIPE ENDS PLUGGED (GROUT PLUG OPTIONAL).
16. CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK. HE WILL BE SOLELY RESPONSIBLE FOR THE MEANS, METHODS, TECHNIQUES, PROCEDURES, AND SEQUENCE OF CONSTRUCTION, UNLESS SPECIFIC SEQUENCE IS PROVIDED HEREIN. SEQUENCE OF CONSTRUCTION OUTLINED BY THE ENGINEER, SHALL BE FOLLOWED UNLESS DISCUSSED AND AGREED TO BY BOTH PARTIES.
17. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTRACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATIONS AND ELEVATIONS.
18. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE.
19. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE.
20. NOTIFY MISS UTILITY THREE (3) DAYS PRIOR TO COMMENCING CONSTRUCTION. 1-800-282-8555.
21. IN ALL AREAS WHERE UNSUITABLE OR UNSTABLE MATERIALS ARE ENCOUNTERED, THE CONTRACTOR SHALL FIRST NOTIFY THE OWNER AND ENGINEER, THEN REVIEW WITH THE OWNER THE POSSIBLE OPTIONS AND THEN PROCEED WITH THE MUTUALLY ACCEPTABLE CORRECTION.
22. ALL EXCAVATION SHALL BE KEPT DRY AT ALL TIMES. BACKFILL SHALL BE COMPACTED TO 95% OF THE STANDARD PROCTOR DENSITY. ANY BORROW NECESSARY TO BRING GRADE TO THOSE SHOWN ON THE PLANS, SHALL BE SUPPLIED BY THE CONTRACTOR. BORROW SHALL BE SELECT BORROW UNLESS OTHERWISE DENOTED ON THE PLANS.
23. ALL DIMENSIONS ARE TO THE CENTERLINE OF UTILITIES UNLESS OTHERWISE NOTED. DIMENSIONS SHOWN ON THE PLAN ARE IN DECIMAL FEET. EXAMPLE 1.5 FEET REPRESENTS 1 FOOT 6 INCHES, UNLESS INCHES ARE SPECIFICALLY SHOWN FOR ARCHITECTURAL OR MECHANICAL COMPONENTS.
24. ALL DISTURBED AREAS OUTSIDE OF PAVEMENT SHALL BE TOP SOILED WITH 6" OF TOP SOIL, SEEDED AND MULCHED PER THE SPECIFICATIONS. UNLESS OTHERWISE NOTED, TOP SOIL SHALL CONFORM TO ASTM D5268. REUSE TOP SOIL STOCK PILED ON SITE. VERIFY SUITABILITY OF TOP SOIL TO MEET ABOVE NOTED REQUIREMENTS AND AMEND WHEN NECESSARY. CLEAN TOP SOIL OF ROOTS, PLANTS, STONE, SODS, CLAY LUMPS, AND OTHER EXTRANEUS MATERIALS HARMFUL TO PLANT GROWTH.
25. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT ALL INSTALLED PIPING UNTIL THE COMPLETION OF CONSTRUCTION OF THE PROJECT. PIPES WITH SHALLOW COVER SHALL BE PROTECTED FROM CONSTRUCTION EQUIPMENT WITH ADEQUATE TEMPORARY COVER.
26. MINIMUM DEPTH OF SANITARY SEWER MAINS AND WATER MAINS SHALL BE 3 FEET AS MEASURED FROM THE TOP OF PIPE TO FINISHED GRADE. ANY PIPE NOT MEETING THE REQUIRED MINIMUM DEPTH SHALL BE ENCASED IN CONCRETE.
27. ALL EQUIPMENT SHOWN ON PLANS AND ANY SUBSTITUTIONS OF SPECIFIED EQUIPMENT SHALL BE SUBMITTED FOR SHOP DRAWING REVIEW BY THE ENGINEER.



SITE LOCATION MAP
SCALE: 1" = 1,000'

SITE DATA:

SITE ADDRESS: 18654 SOUTH MAIN ST. BRIDGEVILLE, DE 19933 (SUSSEX COUNTY)

PROPERTY OWNER INFO: GHULAM DASTGIR, LLC
433 BONIFANT RD.
SILVER SPRING, MD 20905
(301)602-6714

EMAIL ADDRESS: SDASTGIR@MSN.COM

TAX MAP PARCEL NO.: 131-15.00-14.00

EXISTING ZONING: C-1 - GENERAL COMMERCIAL

DEED RECORD: VOL. 3305, PG. 83

HORIZONTAL DATUM: NAD-83
VERTICAL DATUM: NAVD-88

PROJECT BENCH MARK: N: 264276.5500, E: 606430.3684, ELEV: 41.28', CRF
N: 264053.7550, E: 606443.3740, ELEV: 42.07', MNS

GROSS ACREAGE: 0.51± AC.
NET ACREAGE: 0.51± AC.
WATER: PUBLIC WATER (TOWN OF BRIDGEVILLE)
SEWER: PUBLIC SEWER (TOWN OF BRIDGEVILLE)
AVERAGE PERCENT SLOPE: 1-2%

| DISTRICT & BULK STANDARDS: | ZONING - C-1 (REQUIRED) | ZONING - C-1 (PROVIDED) |
|----------------------------|-------------------------|-------------------------|
| STREET YARD (FT.): | 10' | 10' |
| SIDE YARD (FT.): | 0' | 56.9' |
| REAR YARD (FT.): | 20' | N/A |
| BUILDING COVERAGE (%): | 70% (MAX.) | 13% |
| MAX. BUILDING HEIGHT: | 45' | <45' |

| EXISTING MONUMENTS: | PROVIDED |
|--|----------|
| CAPPED REBAR FOUND (1), IRON PIN FOUND (2) | |

| PARKING REQUIREMENTS: | REQUIRED | PROVIDED |
|------------------------------------|------------------|------------------|
| PR. RETAIL BUILDING (2,875 S.F.): | 15 SPACES | 17 SPACES |
| EMPLOYEES (4 UNITS * 4 EMPLOYEES): | 8 SPACES | 8 SPACES |
| TOTAL | 23 SPACES | 25 SPACES |

| ACCESSIBLE PARKING SPACES (INCLUDED ABOVE): | EXISTING | PROPOSED |
|---|----------|----------|
| | 1 | 1 |

| SITE AREA: | EXISTING | PROPOSED |
|-------------------------|--------------------------------|--------------------------------|
| OPEN SPACE (PERVIOUS): | 500± SF. (0.01± AC.) | 5,868± SF. (0.13± AC.) |
| BUILDING FOOTPRINT: | 861± SF. (0.02± AC.) | 2,875± SF. (0.07± AC.) |
| OTHER IMPERVIOUS: | 20,793± SF. (0.48± AC.) | 13,111± SF. (0.31± AC.) |
| TOTAL SITE AREA: | 22,154± SF. (0.51± AC.) | 22,154± SF. (0.51± AC.) |

| WOODLAND PRESERVATION: | EXISTING WOODLAND: | N/A |
|------------------------|--------------------|-----|
| | PROPOSED WOODLAND: | N/A |

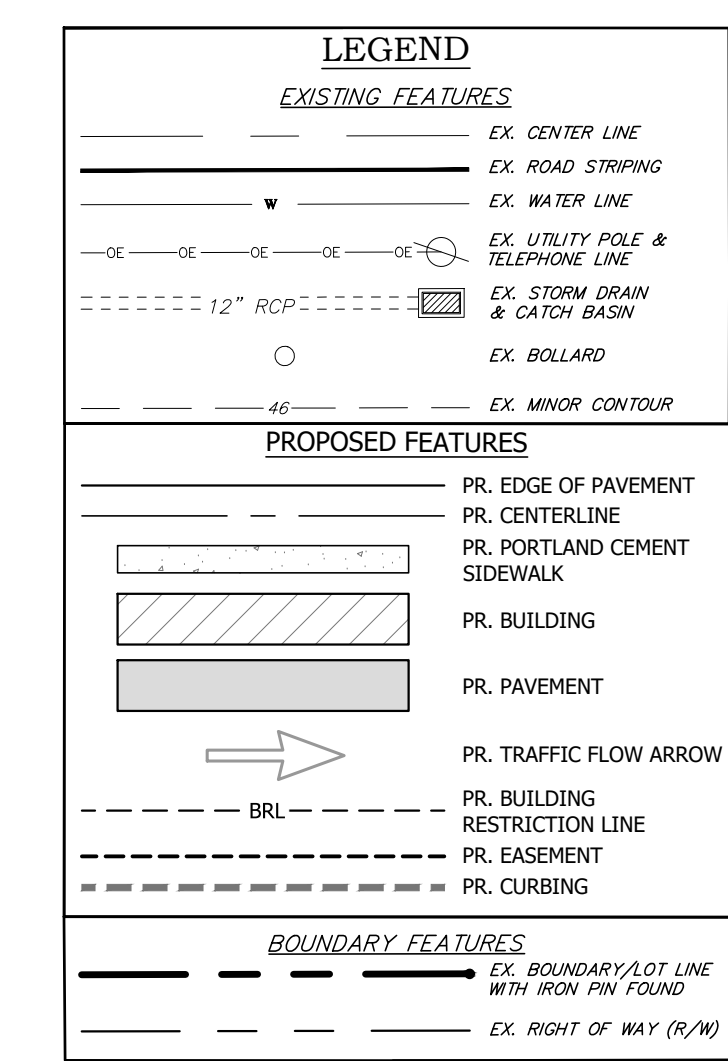
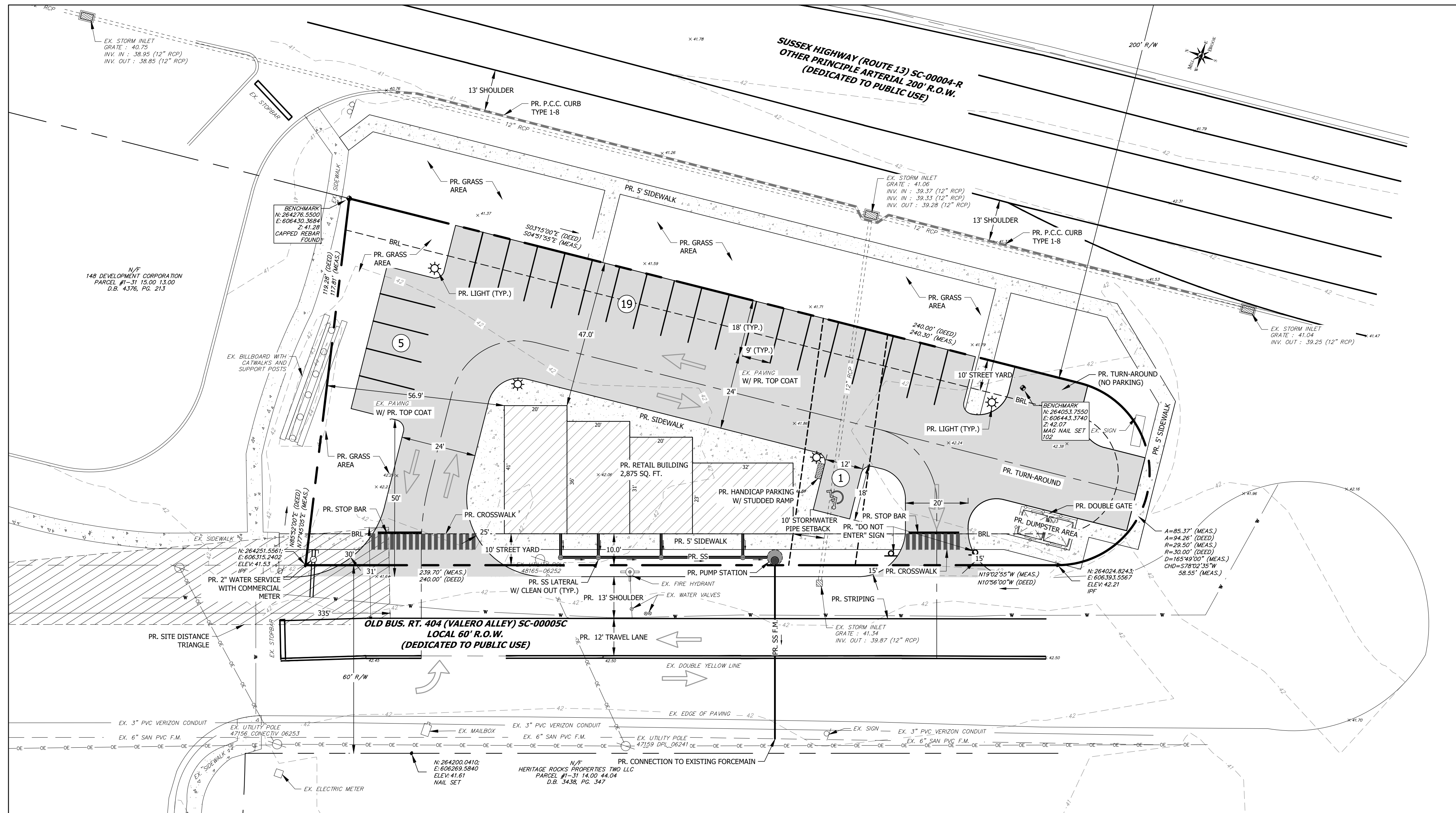
| SUSSEX GROWTH ZONE: | OUTSIDE (MUNICIPALITY) |
|---------------------|------------------------|
| | |

PURPOSE OF PLAN: TO DEPICT THE REQUIRED INFRASTRUCTURE TO SUPPORT THE ADDITION OF A RETAIL BUILDING ON THE SITE

EXISTING LAND USE: ABANDONED GAS STATION
PROPOSED LAND USE: RETAIL
INVESTMENT LEVEL: I

PLAN INDEX

1. PRELIMINARY PLAN
2. DEMOLITION PLAN



SUSSEX COUNTY - PLANNING & ZONING APPROVAL BLOCK

| DATE | REVISIONS | BY |
|------|-----------|----|
| | | |
| | | |

CERTIFICATE OF ACCURACY

I, MICHAELAENA M. HAYES, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE SUSSEX COUNTY CODE.

CERTIFICATE OF OWNER

I, GHULAM DASTGIR, OWNER HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE SUSSEX COUNTY CODE.

SITE TRAFFIC DATA

EXISTING

THE EXISTING SITE CONSISTS OF AN ABANDONED GAS STATION BUILDING WITH GAS PUMPS THAT HAVE ALREADY BEEN REMOVED. THE EXISTING SITE HAS BEEN OUT OF USE FOR AT LEAST FOUR YEARS AND DOES NOT GENERATE TRAFFIC TO THE SITE.

PROPOSED

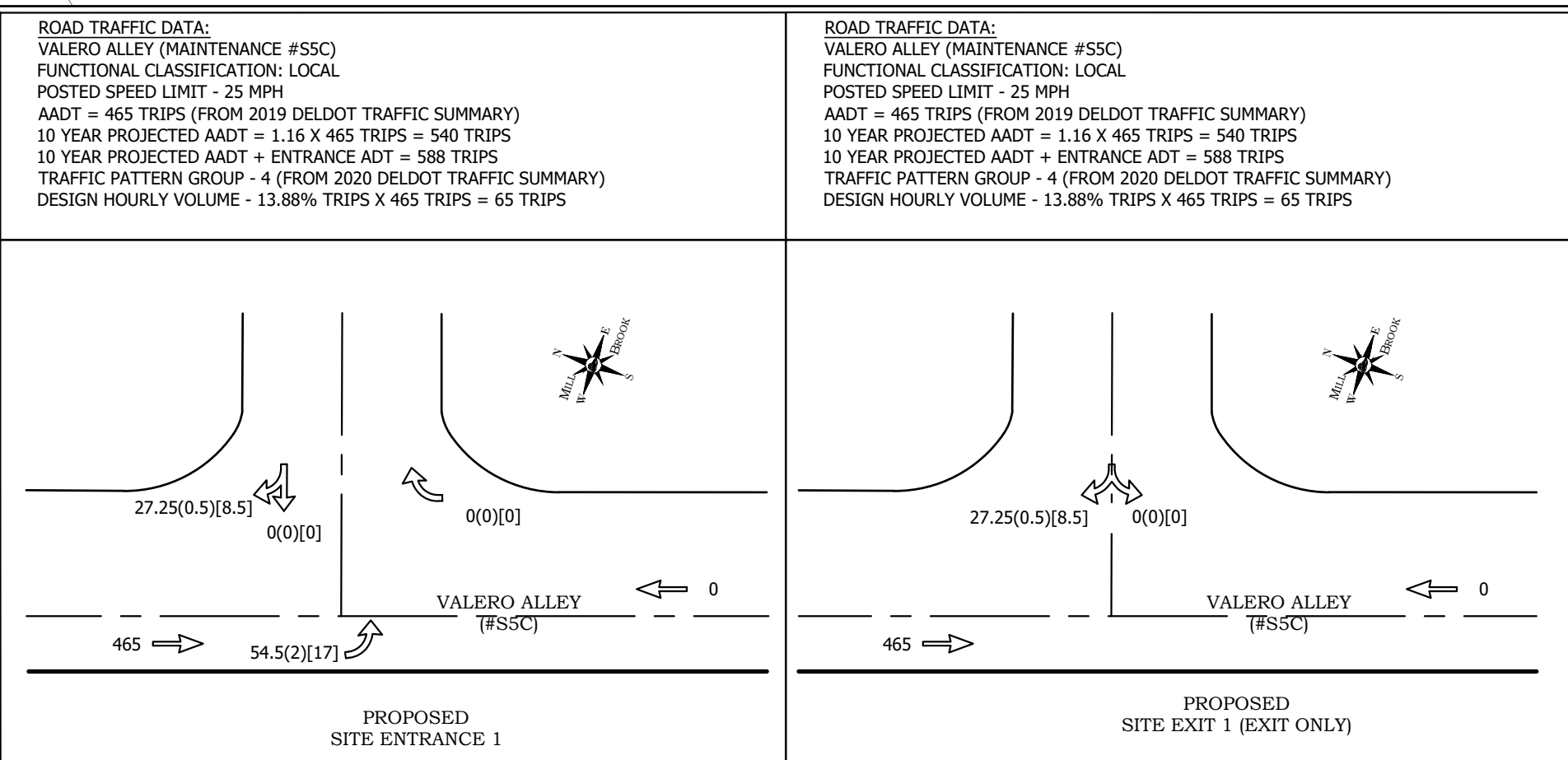
SOURCE: ITE TRIP GENERATION MANUAL 9TH EDITION
RETAIL - 2,875 SF GROSS LEASABLE AREA (820)
1 ENTRANCES - FULL MOVEMENT (ENTRANCE 1), EXIT ONLY (EXIT 1)
DESIGN VEHICLE: SU-30
2,875 SF GROSS LEASABLE AREA, 2,875 KSF x 37.67 = 109 TRIPS
TOTAL ADT FOR DEVELOPMENT = 109 TRIPS (54.5 IN / 54.5 OUT)
TOTAL AM PEAK HOUR ADT = 3 TRIPS (2 IN / 1 OUT)
TOTAL PM PEAK HOUR ADT = 34 TRIPS (17 IN / 17 OUT)

DIRECTION DISTRIBUTION (ENTRANCE 1) - 100% SITE TRIP DISTRIBUTION (INGRESS)
50% SITE TRIP DISTRIBUTION (EGRESS)
100% TO AND FROM THE NORTH - 81.75 TRIPS (2.5 AM PEAK) [25.5 PM PEAK]

DIRECTION DISTRIBUTION (EXIT 1) - 50% SITE TRIP DISTRIBUTION (EGRESS)
100% TO THE NORTH - 27.25 TRIPS (0.5 AM PEAK) [8.5 PM PEAK]

5% TRUCKS & BUSES x 81.75 = 4 TRIPS AT PROPOSED ENTRANCE 1
5% TRUCKS & BUSES x 27.25 = 2 TRIPS AT PROPOSED EXIT 1

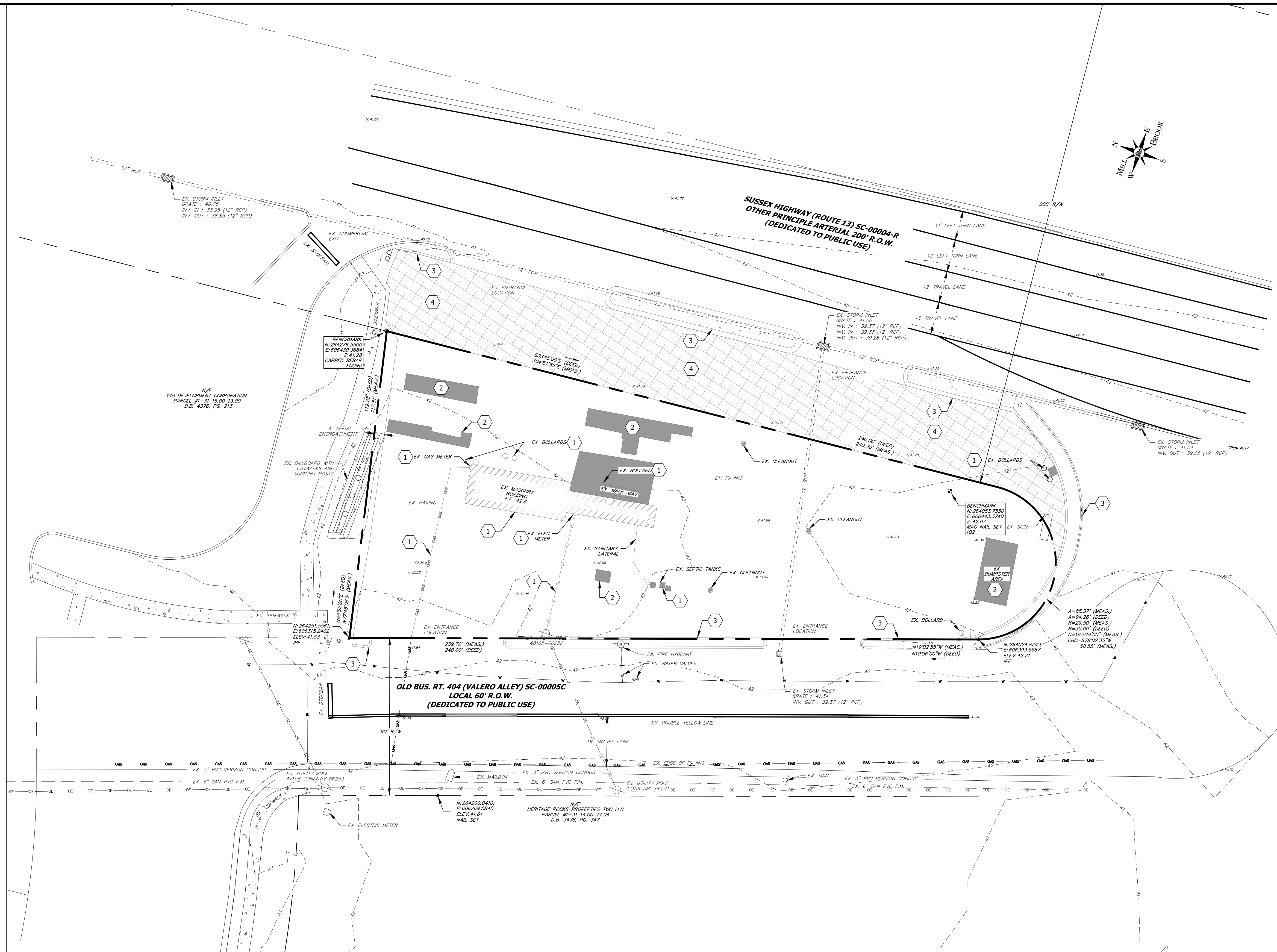
*ADT (AM PEAK HOUR) [PM PEAK HOUR]



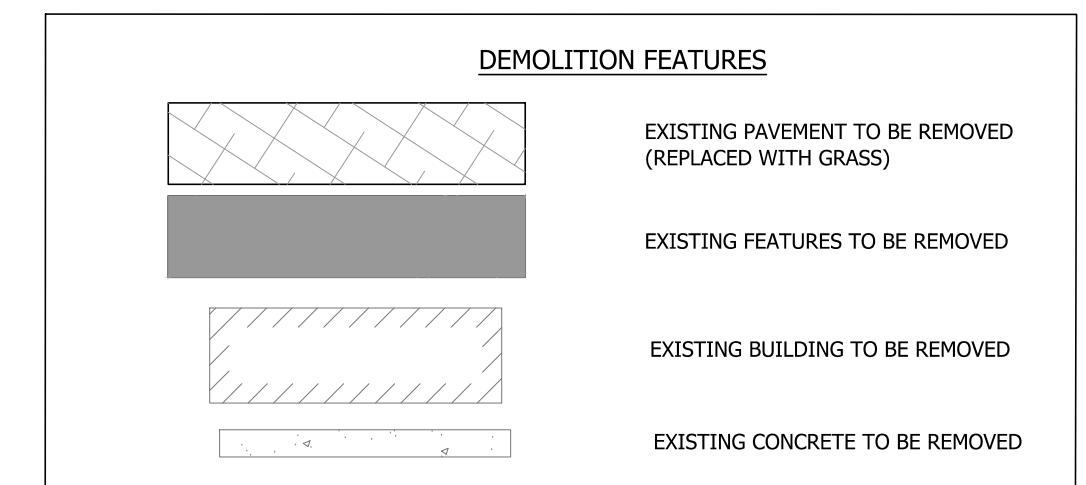
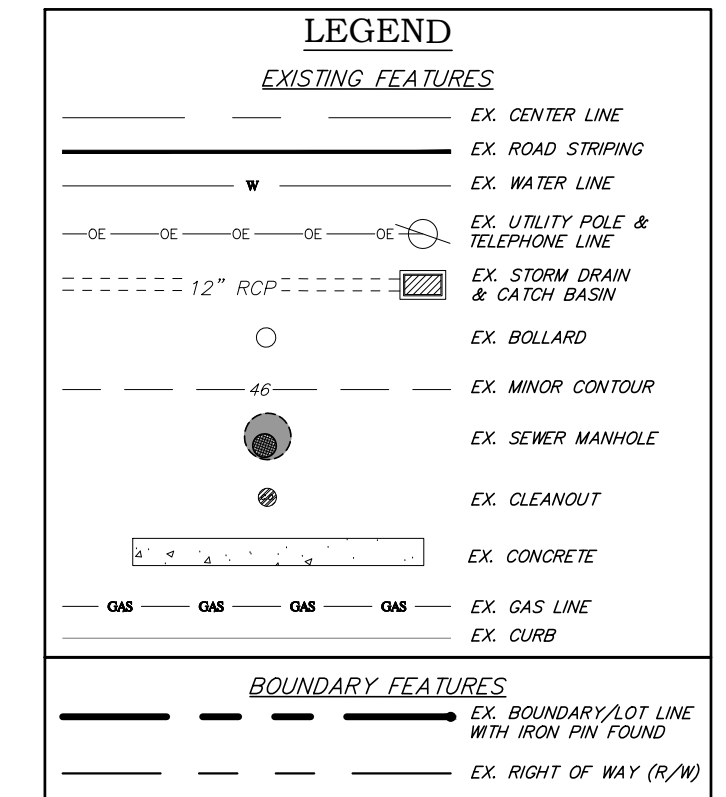
TRAFFIC GENERATION DIAGRAM
SCALE: NTS

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1

| | | |
|---|--|------------------|
| GHULAM DASTGIR, LLC 18654 SOUTH MAIN STREET BRIDGEVILLE DELAWARE SUSSEX COUNTY MINOR LAND DEVELOPMENT PLAN PRELIMINARY PLAN M-21-BRIDGEVILLE-003 | | DRAFT |
| SEAL | | DATE: 01/04/2022 |
| Mill Brook Engineering, LLC PO BOX 966 DOVER, DE 19903 PHONE: 302.312.4716 WWW.MILLBROOKENG.COM | | CREATED BY: EMB |
| SCALE: 1" = 20' | | DRAWN BY: EMB |
| SHEET NO. 01 OF 02 | | CHECKED BY: MMH |



- DEMOLITION NOTES:** # REFERS TO ASSOCIATED NOTE NOT QUANTITY OF MATERIALS
1. REMOVE EXISTING BUILDING, UTILITIES, WALKWAYS AND BOLLARDS AS INDICATED.
 2. REMOVE CONCRETE PADS AND DUMPSTER AREA AS INDICATED.
 3. REMOVE CURBING AS INDICATED.
 4. SAW CUT AND REMOVE EXISTING PAVEMENT IN AREAS SHOWN. APPLY 4" MINIMUM TOPSOIL, SEED AND STABILIZE WITH STRAW MATTING. APPLY SEED UNIFORMLY WITH A BROADCAST SEEDER, CULTIVATOR SEEDER OR HYDROSEEDER. ALL SEED WILL BE APPLIED AT THE RECOMMENDED RATE AND PLANTING DEPTH. SEEDING RATE FOR ROUGH BLUEGRASS IS 90 LBS/ACRE AND STRONG CREEPING RED FESCUE IS 130 LBS/ACRE.



| DATE | REVISIONS | BY |
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|---|--|---|
| GHULUM DASTGIR, LLC 18654 SOUTH MAIN STREET BRIDGEVILLE DELAWARE SUSSEX COUNTY MINOR LAND DEVELOPMENT PLAN DEMOLITION PLAN M-21-BRIDGEVILLE-003 | | DRAFT |
| Mill Brook Engineering, LLC PO BOX 966 DOVER, DE 19903 PHONE: 302.312.4716 WWW.MILLBROOKENG.COM | | SEAL DATE: 01/04/2022 CREATED BY: MMH DRAWN BY: AVP CHECKED BY: EMB / MMH SHEET NO. 02 OF 02 |

