

LEGEND

EX. PROPERTY LINE	FOUND	SET	BOUNDARY MONUMENT
PROPOSED SUBDIVISION LINE	CMF	CM5	CONCRETE MONUMENT
EX. ADJACENT PROPERTY LINES	RBF	RBS	REBAR
EX. 404 WETLANDS	MNF	MNS	MAGNETIC NAIL
STATE (TIDAL) WETLANDS	SFF	SFS	SPRUE
FEMA FLOODPLAIN BOUNDARY	IPF	IPB	IRON PIPE
EX. MINOR CONTOUR	○	○	POST
EX. MAJOR CONTOUR	○	○	UNMARKED CORNER
EX. BUILDING RESTRICTION LINES	—	—	PR. CONTOUR
EX. ROAD CENTERLINE	—	—	PR. BUILDING RESTRICTION LINES
EX. EASEMENT	—	—	PR. ROAD CENTERLINE
EX. BUILDING	—	—	PR. EASEMENT
EX. SWALE	—	—	PR. BUILDING
EX. SIDEWALK	—	—	PR. SWALE
EX. CURB	—	—	PR. SIDEWALK
EX. STORM SEWER	—	—	PR. CURB
EX. SANITARY SEWER	—	—	PR. STORM SEWER CL
EX. WOODS LINE	—	—	PR. SANITARY SEWER
EX. WATER LINE	—	—	PR. WOODS LINE
EX. WELL	—	—	PR. WATER LINE
TRAFFIC SIGN	—	—	PR. WELL
EX. ZONING BOUNDARY	—	—	PARKING SPACE COUNTS
EX. ELECTRIC LINES UTILITIES	—	—	PR. SPOT ELEVATION
EX. UTILITY POLES/LIGHT POLES	—	—	PR. PROPOSED DRAINAGE FLOW
EX. FENCE	—	—	PR. INLET PROTECTION
EX. SPOT ELEVATION	—	—	PR. CULVERT INLET PROTECTION
PR. DELDOT ENTRANCE PAVING	—	—	PR. ROCK OUTLET PROTECTION
PR. ROTMILL 1 1/4" & OVERLAY	—	—	PR. FOREBAY
SOIL BORING	—	—	CONSTRUCTION ENTRANCE
TEST PIT	—	—	CONCRETE WASHOUT
EX. STREAM	—	—	
LIMIT OF DISTURBANCE	—	—	
SILT FENCE	—	—	

SHEET LIST TABLE

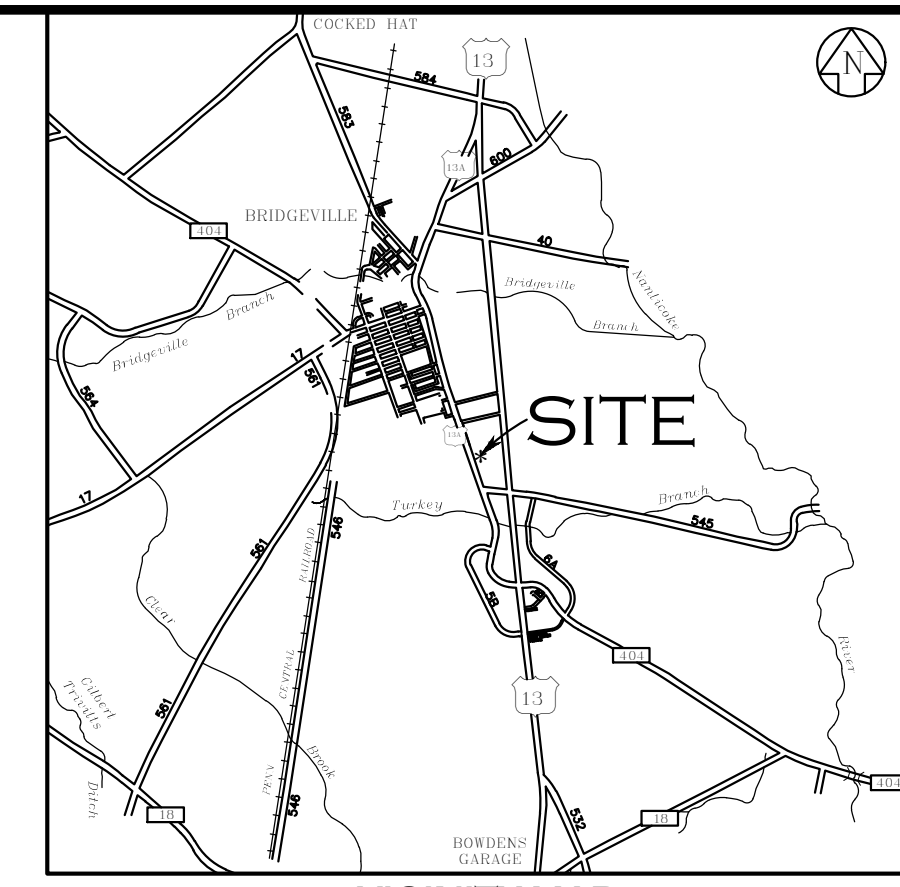
SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
P-1	PRELIMINARY SITE PLAN	4/27/2022	6/15/2022
P-2	PRELIMINARY UTILITY PLAN	4/27/2022	6/15/2022
P-3	FIRE LANE PLAN	4/27/2022	6/15/2022

SHEET LIST TABLE

SHEET NUMBER	SHEET TITLE	ORIGINAL DATE	REVISION DATE
CE-1	SIGHT DISTANCE EXHIBIT	4/27/2022	6/15/2022
CE-2	DESIGN VEHICLE TRACKING	4/27/2022	6/15/2022

NOTES:

- THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM AN ATLA/NSPS LAND TITLE SURVEY PREPARED BY BECKER MORGAN GROUP ENTITLED "LANDS OF F.E.D. INVESTMENTS, LLC.", DATED MARCH 16, 2022. TOPOGRAPHIC INFORMATION SHOWN WAS TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY BECKER MORGAN GROUP ENTITLED "LANDS OF F.E.D. INVESTMENTS, LLC-BOUNDARY/PARTIAL TOPOGRAPHIC SURVEY", DATED 12/16/2021, CERTIFIED 4/18/2022, AND IS NOT THE RESULT OF A FIELD SURVEY PREPARED BY AXIOM ENGINEERING, L.L.C.. HORIZONTAL CONTROL IS REFERENCED TO THE NORTH AMERICAN DATUM OF 1983, DELAWARE STATE PLANE GRID, VERTICAL CONTROL IS REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988.
- THIS PLAN DOES NOT VERIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS OR RIGHT-OF-WAYS CROSSING SUBJECT PROPERTY AS NO TITLE SEARCH WAS PROVIDED.
- BASED ON A FIELD INVESTIGATION COMPLETED BY GEO-TECHNOLOGY ASSOCIATES, THERE ARE NO REGULATED WETLANDS LOCATED ON SITE.
- BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0251 L & 10005C0252 L, DATED MARCH JUNE 20, 2018; THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS ZONE "X" (UNSHADED), WHICH IS AN AREA DETERMINED TO BE OUTSIDE THE SPECIAL FLOOD HAZARD AREA.
- FORESTED BUFFERS, PAVEMENT, STORMWATER MANAGEMENT FACILITIES AND OTHER FACILITIES SHALL BE MAINTAINED BY THE PROPERTY OWNER. THE TOWN OF BRIDGEVILLE, SUSSEX COUNTY AND THE STATE OF DELAWARE ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE FACILITIES WITHIN THE SITE.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.



VICINITY MAP
SCALE: 1" = 1 MILE

SITE DATA:

PROPERTY OWNER: FED INVESTMENTS, LLC
13 BRIGHTON STREET
OCEAN VIEW, DE
JOEL FARR
(443) 250-0092
joelfarr82@gmail.com

DEVELOPER/APPLICANT: GED S. MAIN DIST, LLC
687 OLD WILLETS PATH
HAUPTPAUGE, NY 11788
GARY KRUPNICK/STEVIANEO OGNIBENE
gpk33fly@aol.com
stevianeo@west-rac.com
(631) 435-1818

DEED REFERENCE: DB 2484 - PG 147
PB 67 - PG 163
131-15.00-1.00

TAX MAP REFERENCE: STATE STRATEGIES INVESTMENT LEVEL
TRANSPORTATION IMPROVEMENT DISTRICT
HIGHWAY FUNCTIONAL CLASS/POSTED SPEED: US 13 - OTHER PRINCIPAL ARTERIAL - 55 MPH
US 13A (MAIN STREET) - MINOR ARTERIAL - 35 MPH

ZONING JURISDICTION: TOWN OF BRIDGEVILLE
CURRENT ZONING: C-1 (COMMERCIAL)
CENTRAL WATER PROVIDER: TOWN OF BRIDGEVILLE
CENTRAL SEWER PROVIDER: SUSSEX COUNTY ENGINEERING DEPARTMENT

BUILDING SETBACKS*
• FRONT: 10'
• SIDE: 10'
• REAR: 20'

EXISTING USE: AGRICULTURAL
EXISTING LOTS: 1
PROPOSED LOTS: 2 (W/ PROPOSED MINOR SUBDIVISION)

LOT NO.	PROPOSED USE	AREA
1	COMMERCIAL STORAGE (PODS)	5,992± AC.
	RESIDUAL (VACANT)	7,728± AC.
		TOTAL SITE AREA 13,720± AC.

BUILDING USE	X UNITS	PARKING RATE	REQUIRED
STORAGE	74,592 sq. ft.	X * 0	0
OFFICE	2,100 SQ. FT.	X/200	11
TOTAL PARKING SPACES REQUIRED			11

PARKING SPACES PROVIDED:
HANDICAP: 1
DIAGONAL (10' X 20'): 12
PERPENDICULAR (10' X 20'): 0
COMPACT: 0
TOTAL PARKING SPACES PROVIDED: 13

LOADING SPACES REQUIRED: 5
LOADING SPACES PROVIDED: 5

BUILDING SPRINKLERS PROVIDED: YES
PROPOSED CONSTRUCTION TYPE: STEEL FRAME/METAL SIDING
CONSTRUCTION CLASS: TYPE 2B
MAXIMUM BUILDING HEIGHT: 45'
PROPOSED BUILDING HEIGHT: 41.5'

HORIZONTAL CONTROL: NAD '83 DE STATE PLANE
VERTICAL CONTROL: NAVD 1988

MAIN STREET (U.S. 13B - SCR 005)
HIGHWAY FUNCTIONAL CLASSIFICATION = MINOR ARTERIAL
POSTED SPEED LIMIT = 35 MPH (DESIGN SPEED = 40 MPH)
AADT = 5,730 (FROM 2019 DeLDOT TRAFFIC SUMMARY)
10-YEAR PROJECTED AADT = 1.16 X AADT TRIPS = 6,647
10-YEAR PROJECTED AADT + SITE ADT = 6,806
TPG = TRAFFIC PATTERN GROUP = 2
DESIGN HOUR K FACTOR = 9.72%
DHV = DESIGN HOURLY VOLUME = AADT X K FACTOR = 662
DESIGN HOUR D-FACTOR = 56.67%
DDHV = DIRECTIONAL DESIGN HOURLY VOLUME = DHV X D-FACTOR = 375
TRUCK FACTOR = 8.62%
TRUCK AADT = AADT X TRUCK FACTOR = 587

50% TRUCKS AND BUSES X 159 TRIPS = 79 TRIPS DESIGN VEHICLE: SU-40 & WB-67

DIRECTIONAL DISTRIBUTION:
63% TO AND FROM SOUTH, 37% TO AND FROM NORTH

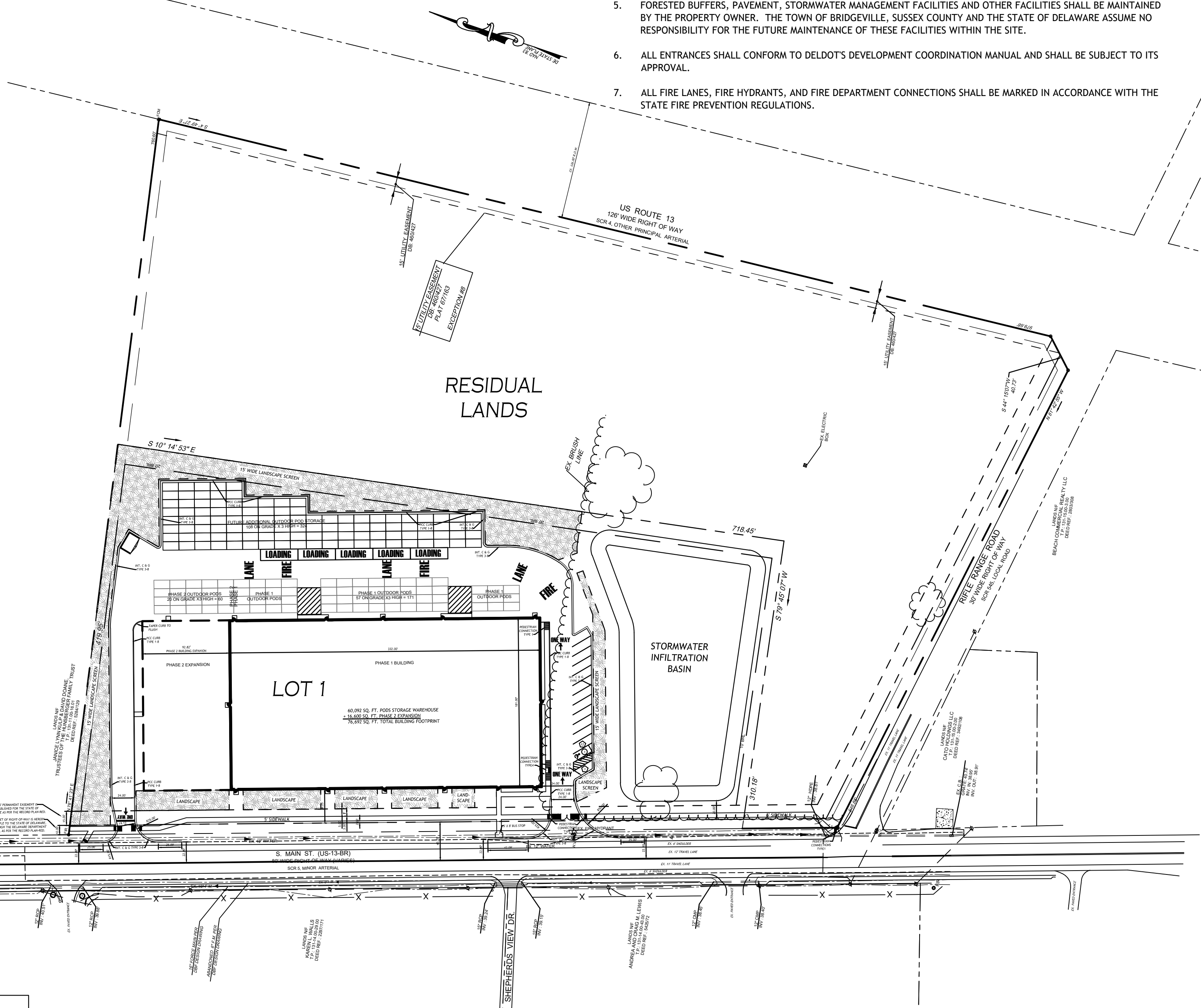
63% TO AND FROM SOUTH = 99 ADT / (49 ENTER/50 EXIT)
= 21 AM PEAK (16 ENTER/5 EXIT)
= 22 PM PEAK (6 ENTER/16 EXIT)

33% TO AND FROM NORTH = 60 ADT / (30 ENTER/30 EXIT)
= 12 AM PEAK (9 ENTER/3 EXIT)
= 14 PM PEAK (4 ENTER/10 EXIT)

MAIN STREET ACCESS DESIGN VOLUMES
RIGHT-TURN ADT: = 49
LEFT-TURN PEAK HOUR VOLUME = 9

INDEPENDENT VARIABLE QUANTITY & UNITS	ITE CODE	11TH EDITION TRIP GENERATION LAND USE CLASSIFICATION
76,692 SQ. FT.	150	WAREHOUSE

ADT	IN	OUT	AM PEAK	PM PEAK
159	79	80	33	25
			8	36
			10	26

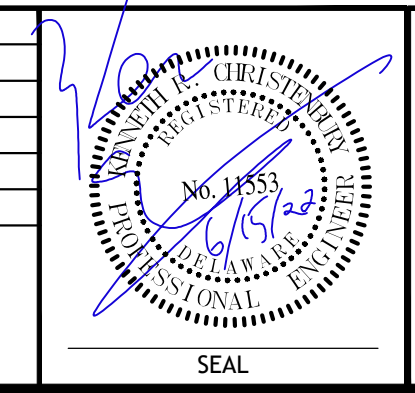


ENGINEER'S CERTIFICATION
I HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

KENNETH R. CHRISTENBURY - DELAWARE P.E. #11553 (EXPIRES JUNE 30, 2024) DATE
AXIOM ENGINEERING, LLC - 18 CHESTNUT STREET - GEORGETOWN, DE 19947 -
(302) 855-0810 - KEN@AXENG.COM

ENGINEER:	KRC
DESIGNER:	KRC
DRAFTER:	MAV
CHECKED BY:	KRC
DATE:	4/27/2022
TAX MAP:	P/O 131-15.00-1.00

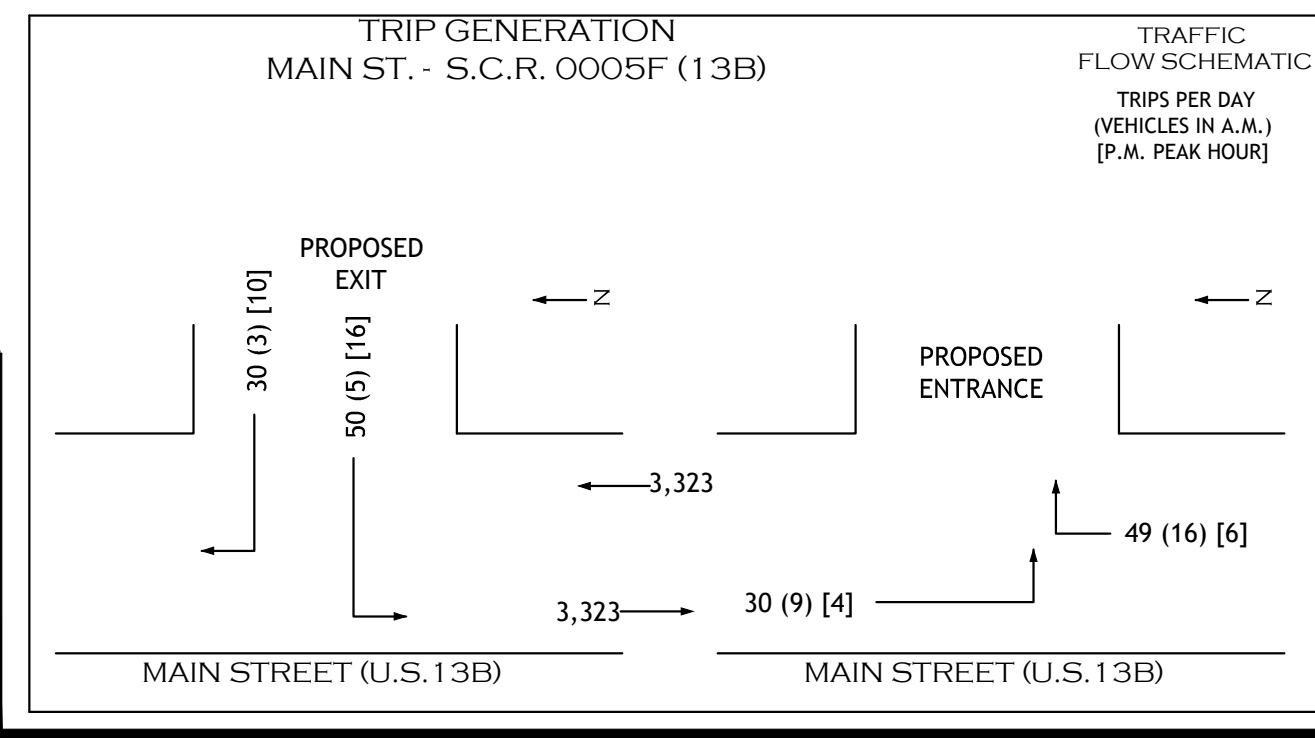
0 80 160
24" X 36" 1 inch = 80 ft.
11" X 17" 1 inch = 160 ft.



AXIOM ENGINEERING L.L.C.
18 CHESTNUT STREET
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WEB: WWW.AXENG.COM

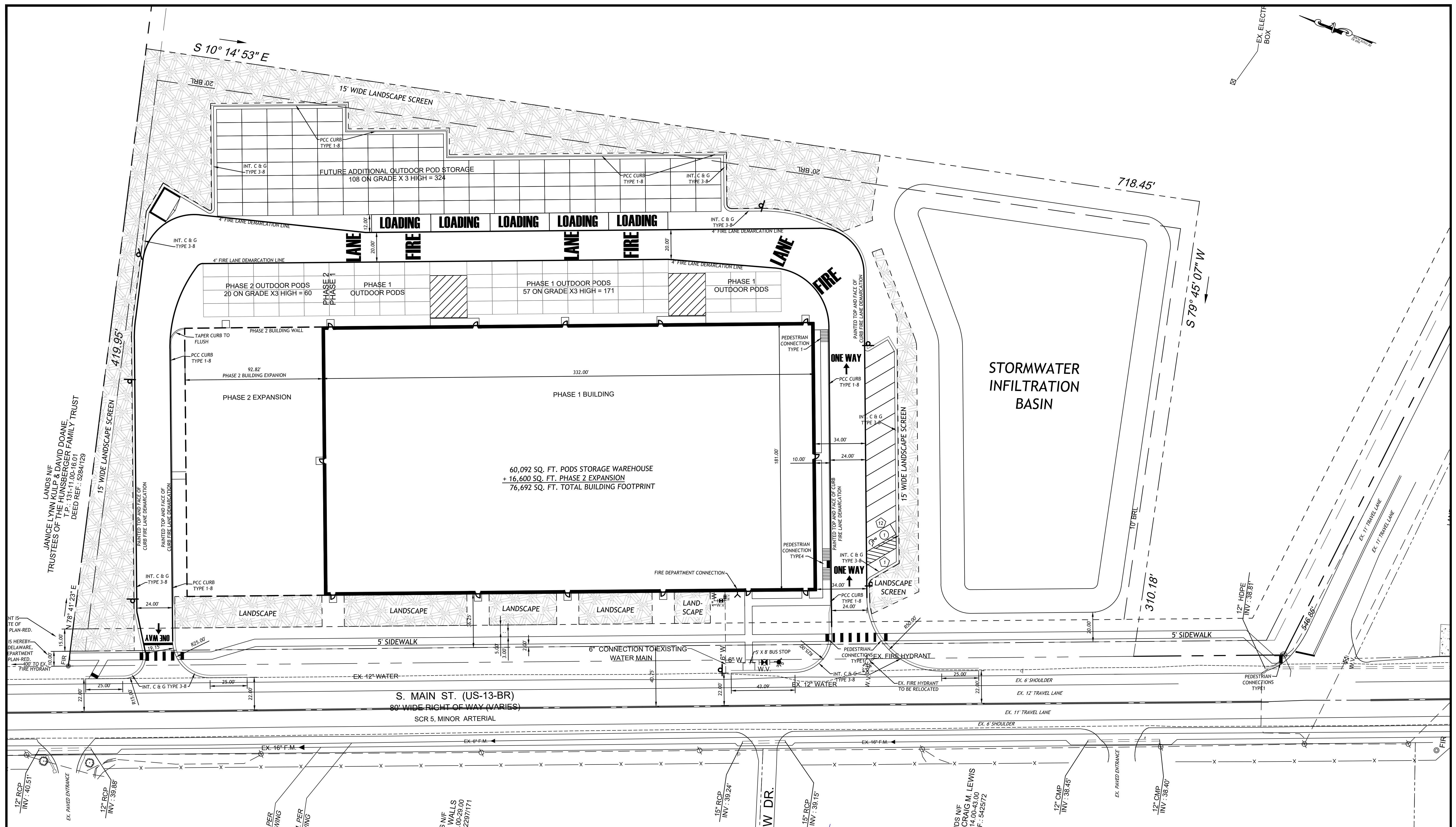
PRELIMINARY SITE PLAN
SCR 005 - SOUTH MAIN ST. - US-13-BR
PODS OF BRIDGEVILLE
GED S. MAIN DIST. LLC
TOWN OF BRIDGEVILLE, SUSSEX COUNTY, DELAWARE

PROJECT NO: 0579-2201
DRAWING: P-1
SHEET: 1 OF 3



REV	DESCRIPTION OF REVISION	BY DATE	CHECKED BY DATE
1	LANDSCAPE SCREEN & TRAFFIC CIRCULATION	MAV 6/15/2022	KRC 6/15/2022
2	RESPONSE TO DELDOT COMMENTS	MAV 5/11/2022	KRC 5/11/2022
3			

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 THEREOF AND APPURTENANT.



REV	DESCRIPTION OF REVISION	REVISED BY	CHECKED BY	DATE
1	LANDSCAPE SCREEN & TRAFFIC CIRCULATION	MAV	KRC	6/15/2022
2	RESPONSE TO DELDOT COMMENTS	MAV	KRC	5/11/2022
3		MAV	KRC	5/11/2022

16" FORCE MAIN PER DBF DESIGN DRAWING
 ABANDONED 6" F.M. PER DBF DESIGN DRAWING

LANDS N/F
 KAREN J WALLS
 T.P.: 131-14, 04-23-00
 DEED REF.: 2371171

12" RCP INV: 40.51'
 EX. PAVED ENTRANCE

12" RCP INV: 38.88'
 EX. PAVED ENTRANCE

15" RCP INV: 38.24'

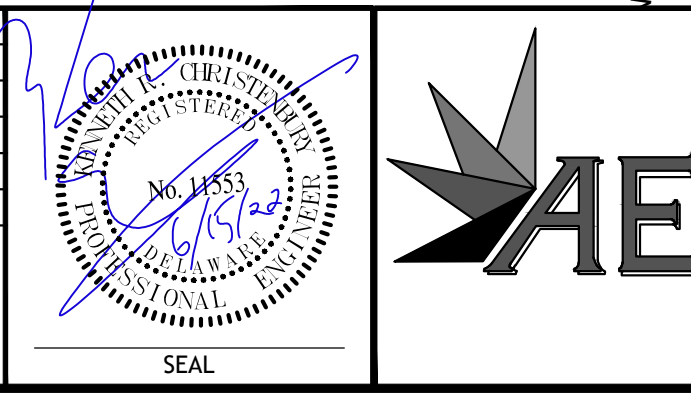
15" RCP INV: 39.15'

12" CMP INV: 38.45'

12" CMP INV: 38.40'

ENGINEER: KRC
 DESIGNER: KRC
 DRAFTER: MAV
 CHECKED BY: KRC
 DATE: 4/27/2022
 TAX MAP: P/O 131-15.00-1.00

0 30 60
 24" X 36" 1 inch = 30 ft.
 11" X 17" 1 inch = 60 ft.

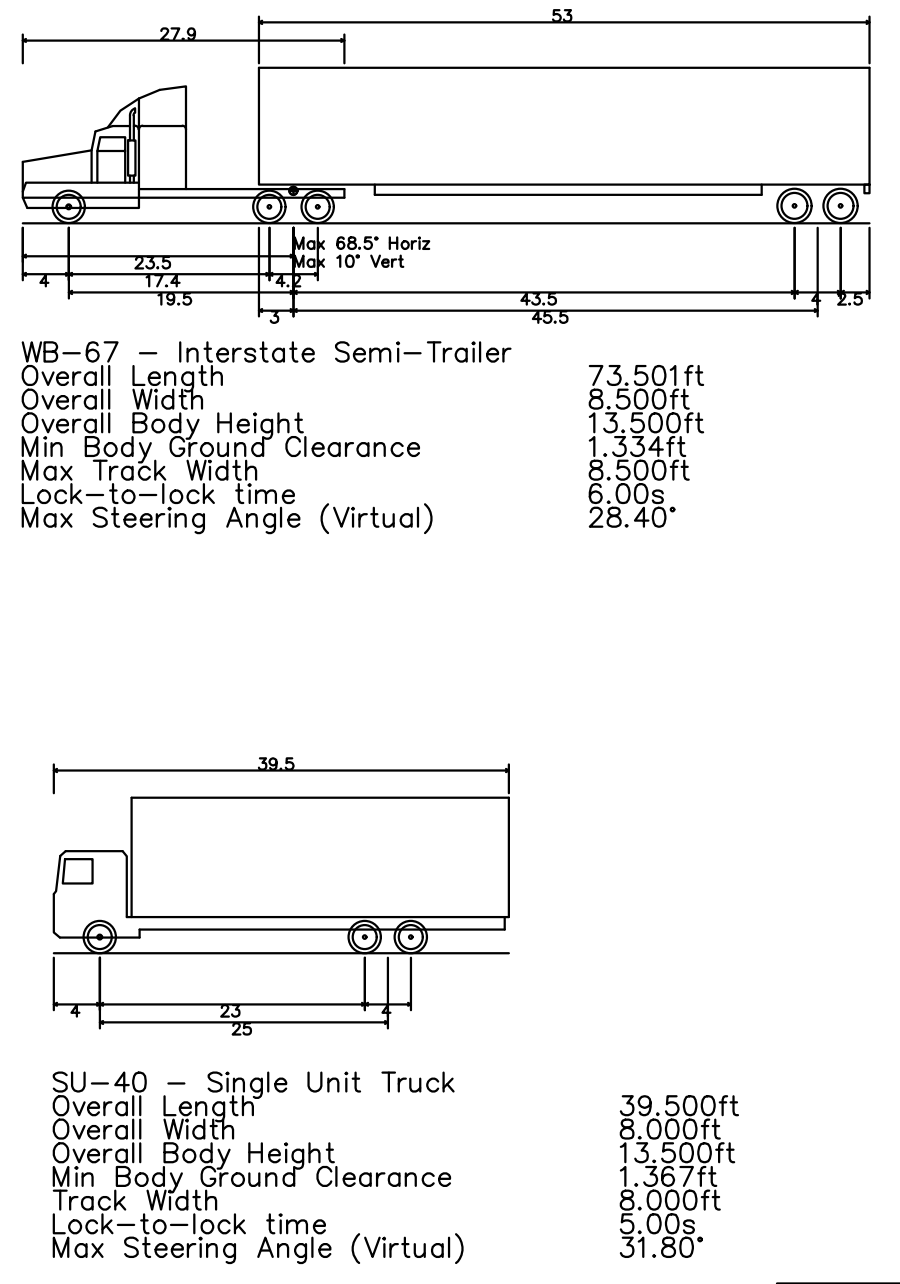
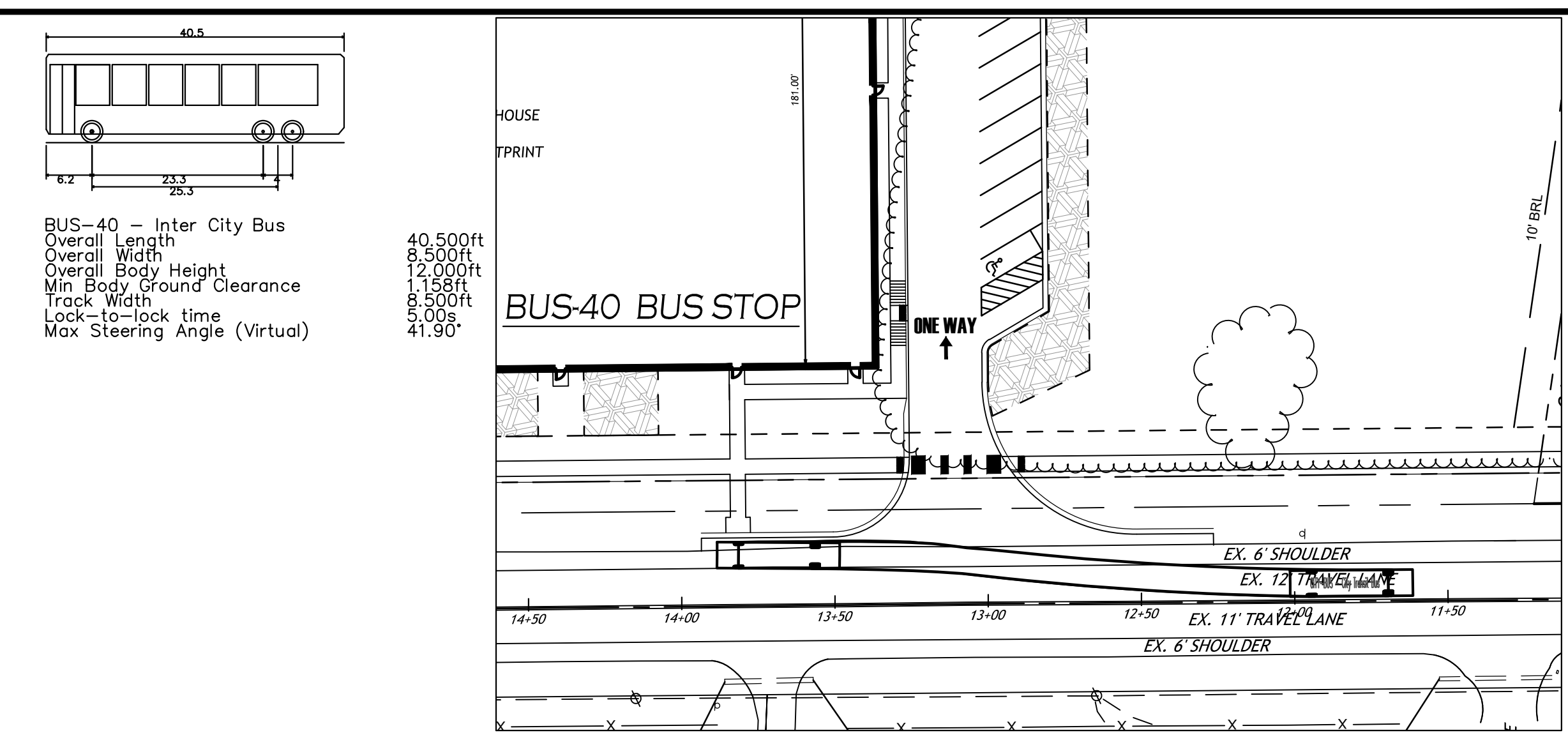
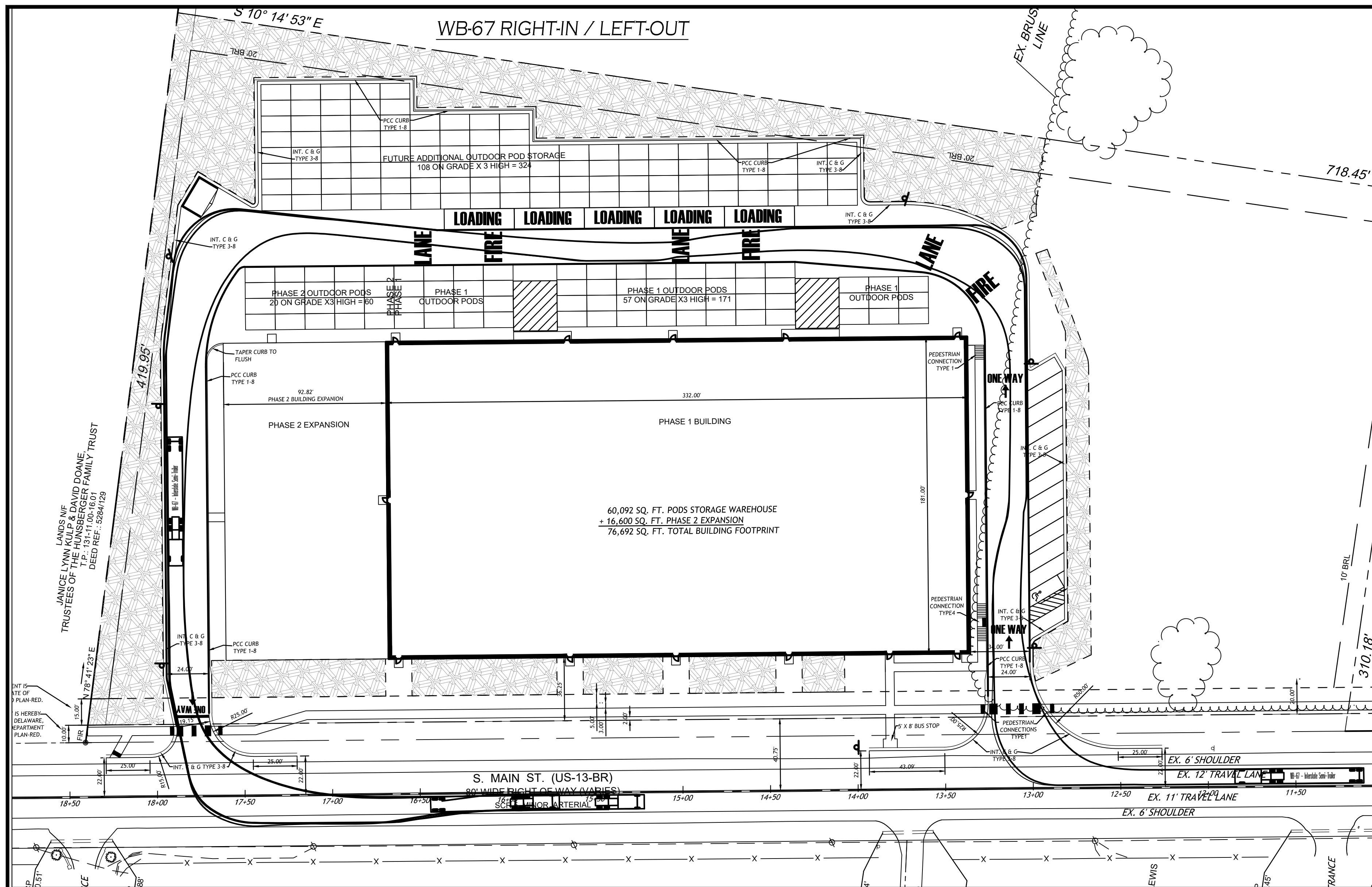


IDS N/F
 CRAIG M. LEWIS
 14-00-43 00
 P.E. 3425172

AE AXIOM ENGINEERING L.L.C.
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FIRE LANE PLAN
 SCR 005 - SOUTH MAIN ST. - US-13-BR
PODS OF BRIDGEVILLE
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PROJECT NO: 0579-2201
 DRAWING: P-3
 SHEET: 3 OF 3

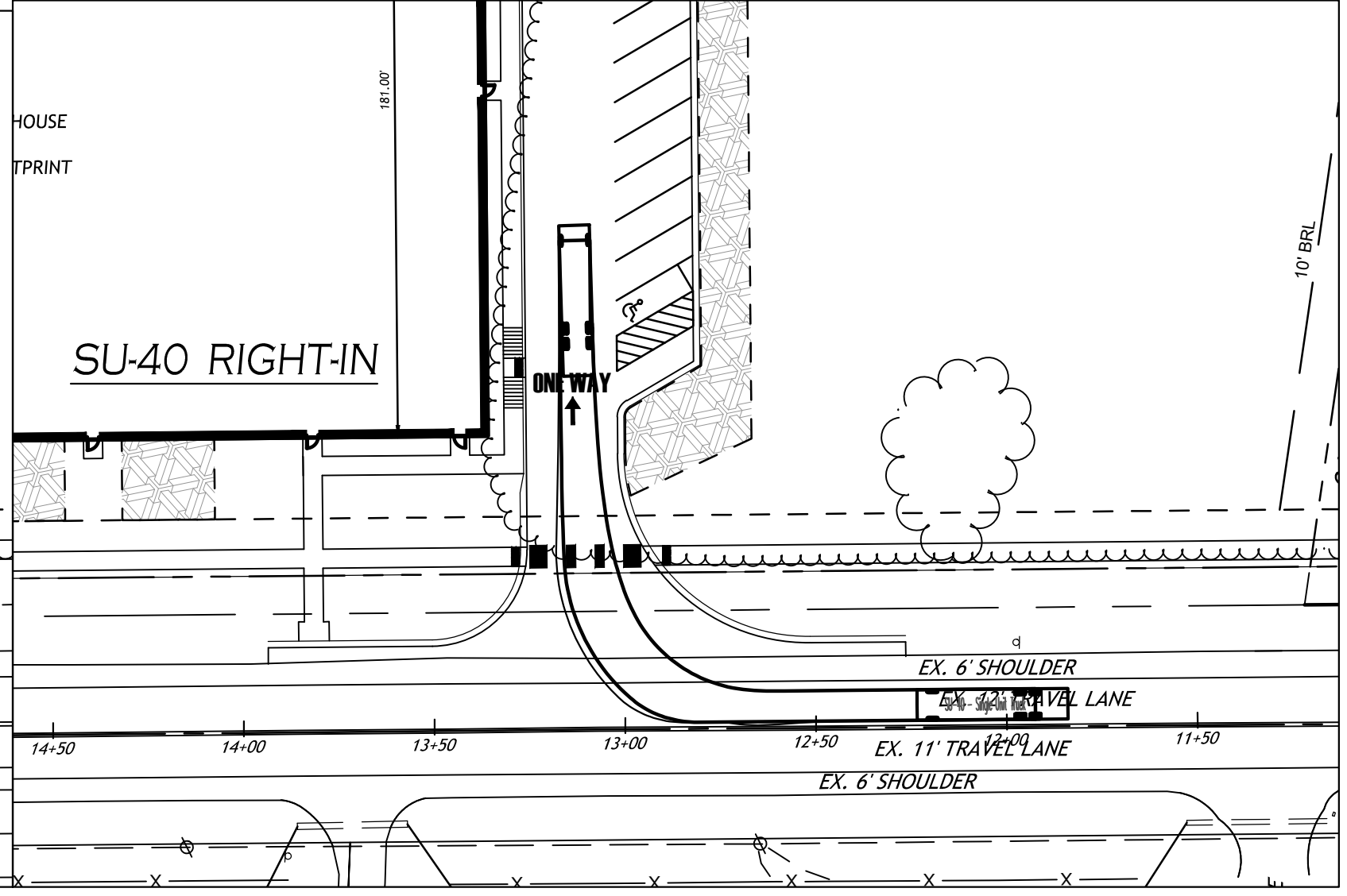
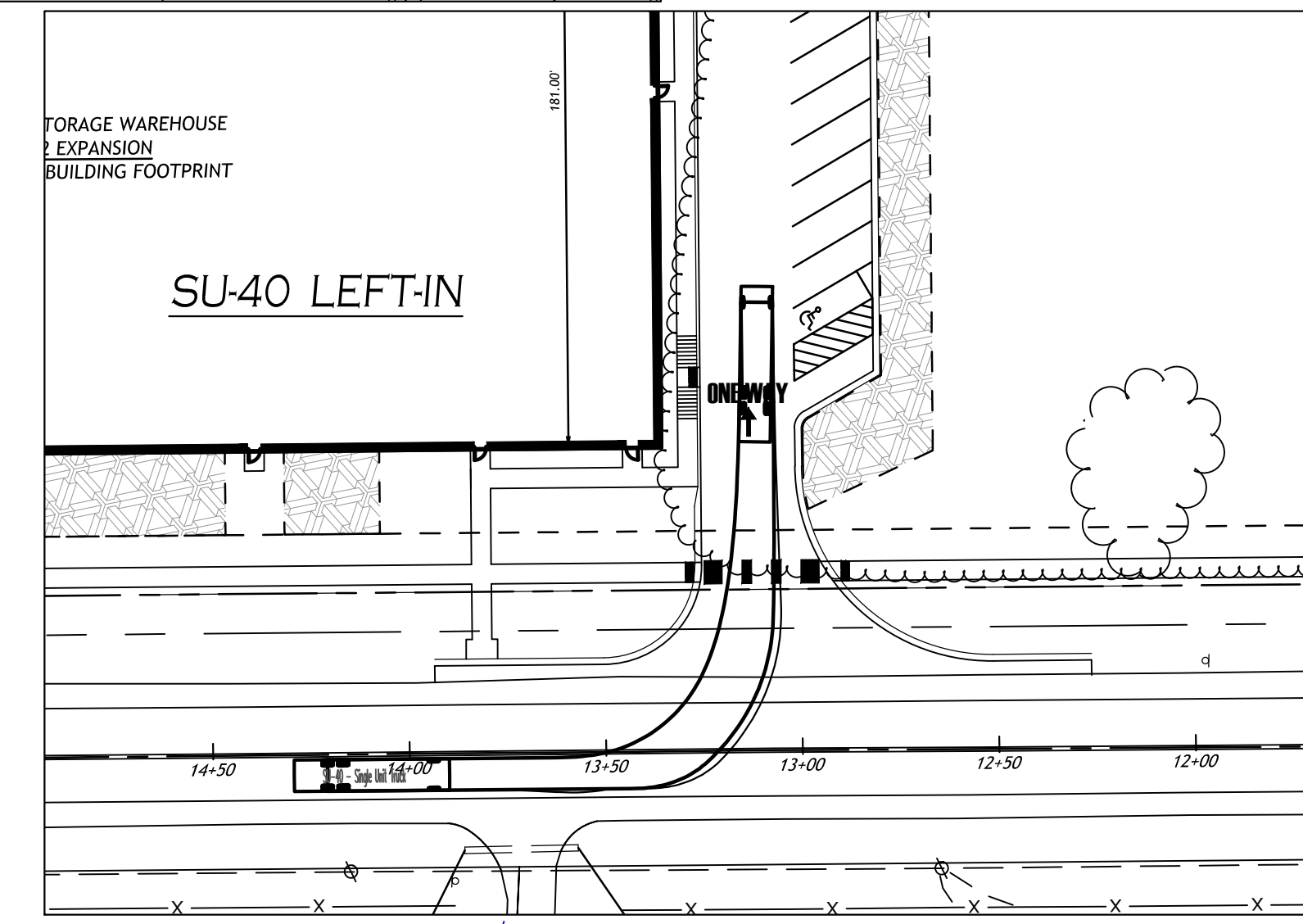
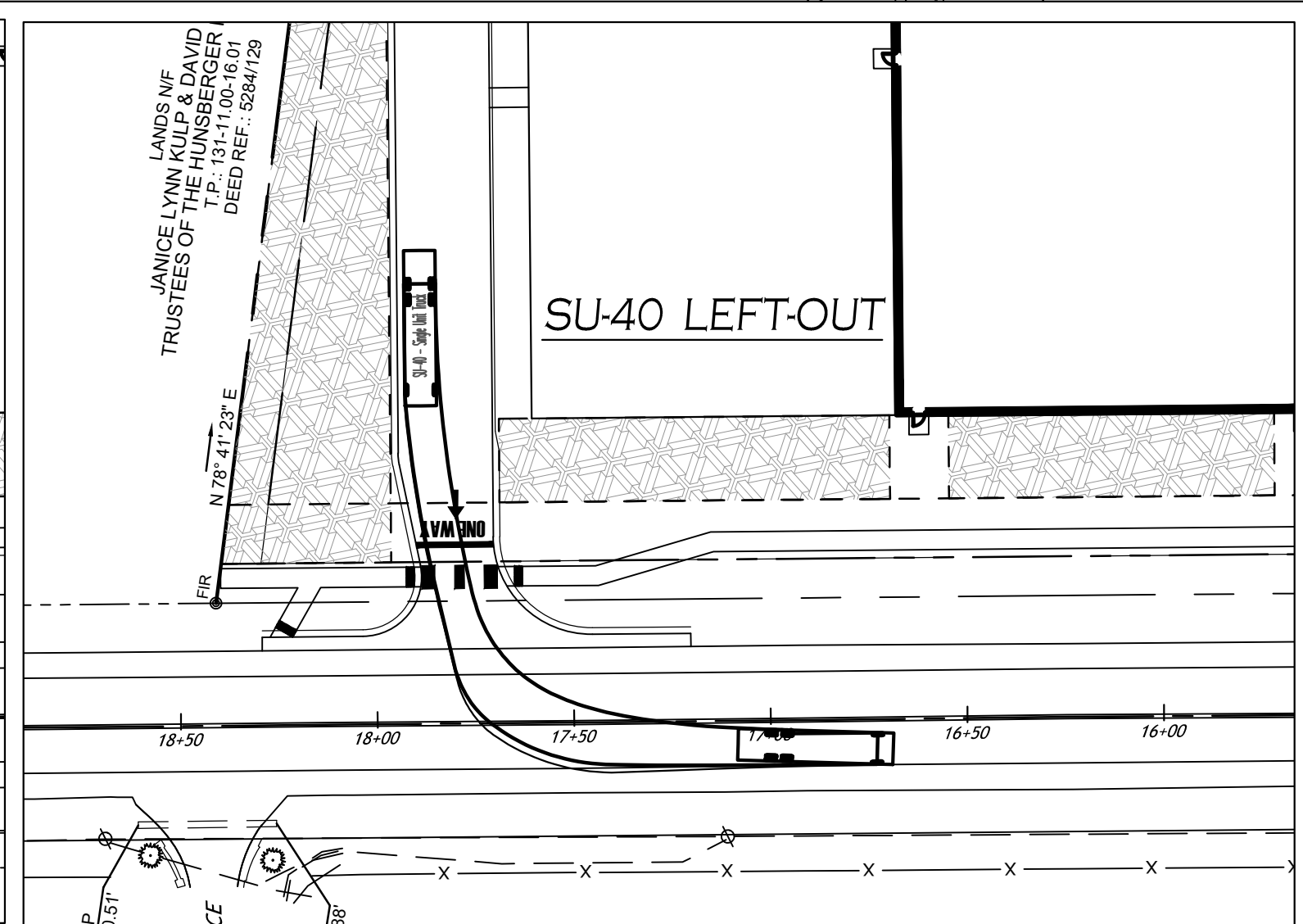
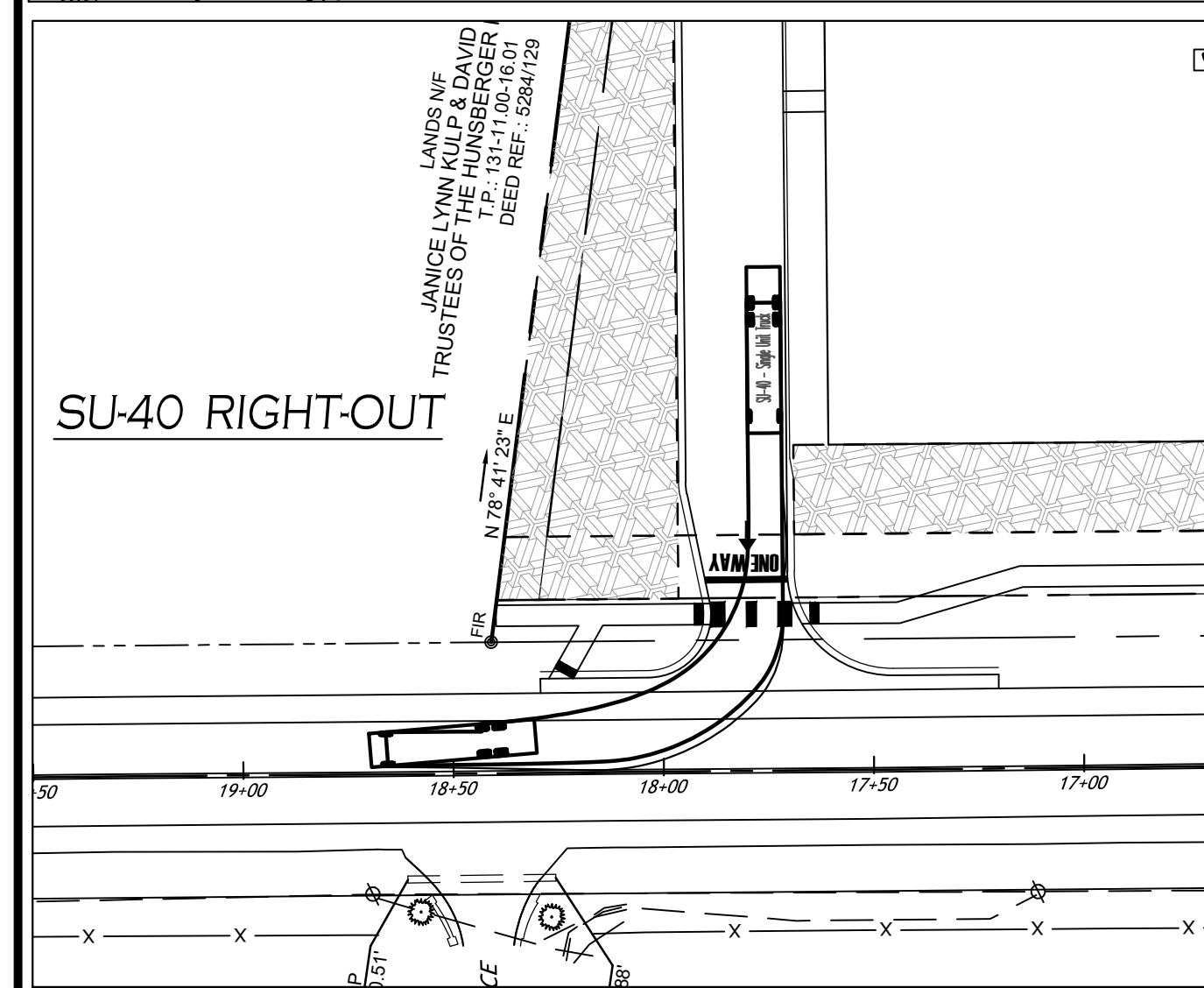


DESIGN VEHICLE TRACKING NOTES:

LARGE TRUCK TRAFFIC IS TO BE DIRECTED TO ENTER AND EXIT TO AND FROM THE SOUTH:
DESIGN VEHICLE = WB-67

ALL OTHER TRAFFIC IS TO HAVE FULL ACCESS.
DESIGN VEHICLE = SU-40

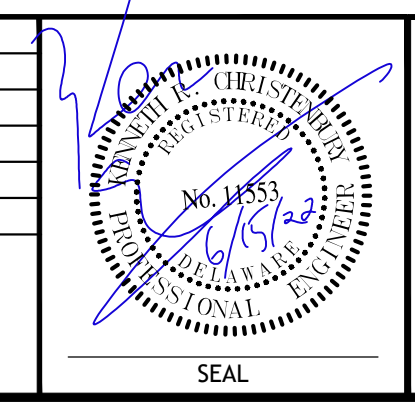
INTERNAL TRAFFIC PATTERN IS TO BE ONE-WAY WITH FULL STOP CONDITION BEFORE ENTERING ENTRANCE TRAVELWAYS



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ENGINEER:	KRC
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DATE:	4/27/2022
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PROJECT NO:	0579-2201
DRAWING:	CE-2
SHEET:	2 OF 2