

**DATA COLUMN**

- 1. TAX PARCEL NUMBER: 131-15.00-24.00 & 131-15.00-24.01
- DEED REFERENCE: 5562/325 & 3464/140
- PLAT REFERENCE: AKE FLOT VOL. 246 PG. 548
- OWNER/ DEVELOPER: DOUGLAS P. COREY TRUSTEE  
SUZANNE C. MOORE TRUSTEE  
30408 SILVER LAKE DRIVE  
REHOBOTH BEACH, DE 19471
- EQUITABLE OWNER/ DEVELOPER: BRIDGEVILLE DEVELOPMENT CO. LLC  
300 DELAWARE AVENUE, SUITE 1970  
WILMINGTON, DE 19801  
ATTN: JOSEPH M. CALABRO (302) 281-3045
- BENCHMARK: EXISTING TRANSFORMER PAD  
ELEVATION 41.75
- 2. TOTAL TRACT AREA: 46.927 ACRES  
131-15.00-24.00 46.348 ACRES  
131-15.00-24.01 0.579 ACRES
- 3. CURRENT ZONING DISTRICT: R-2 MULTIFAMILY RESIDENTIAL  
131-15.00-24.00 C-1 COMMERCIAL  
131-15.00-24.01
- 4. PROPOSED USE: 85330 SF RETAIL / PAD SITES  
8,000 SF EATING PLACES  
100 ROOM HOTEL  
342 DWELLING UNITS
- 5. AREA AND BULK REQUIREMENTS (C-1):  

REQUIRED	PROVIDED
A. MINIMUM LOT AREA	113,584 SF
B. MINIMUM LOT WIDTH	180.15 FT.
C. SETBACKS	
FROM EACH ABUTTING STREET SIDE	10 FT. 45 FT.
ADJOINING RESIDENTIAL ZONE	10 FT. N/A
ADJOINING NON-RESIDENTIAL ZONE	10 FT. 34.8 FT.
REAR	20 FT. 54.4 FT.
D. MAXIMUM BUILDING HEIGHT	42 FT. 56 FT. *
F. MAXIMUM BUILDING COVERAGE	10% 14.5%

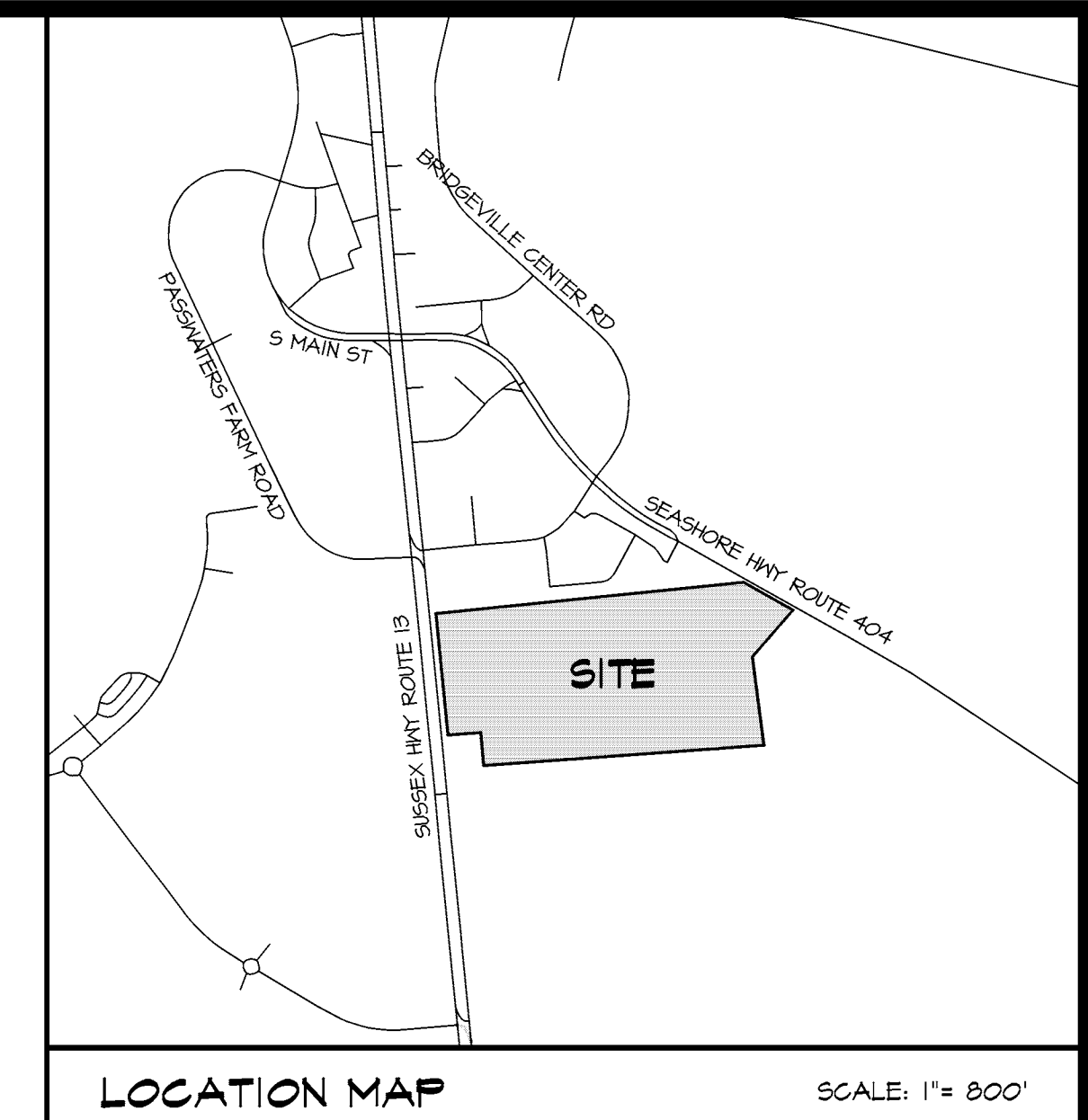
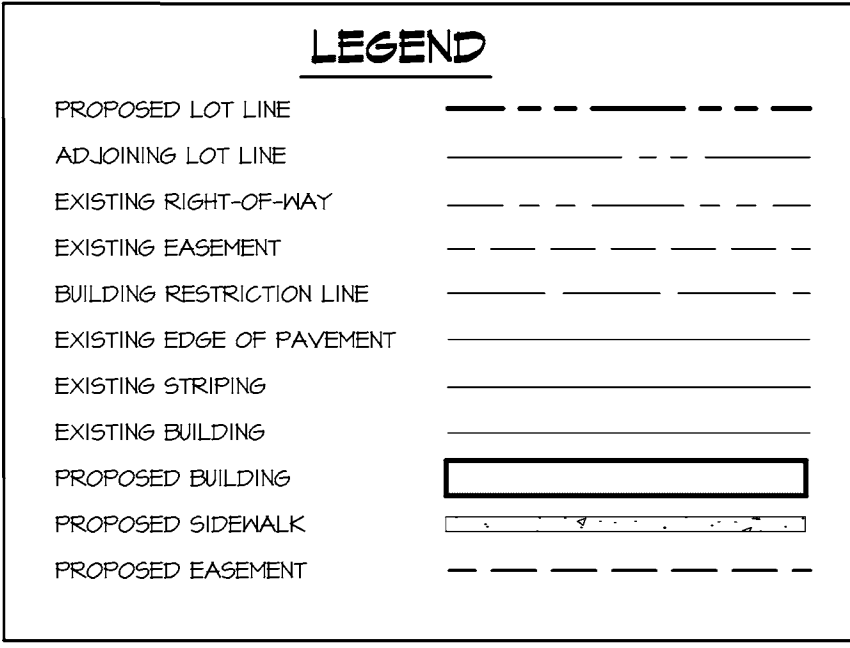
REQUIRED	PROVIDED
A. MINIMUM LOT AREA	40,000 SF.
B. MAXIMUM DU PER ACRE	11.5
C. STREET FRONTAGE	100 FT. 360.22 FT.
D. SETBACKS	
FRONT	30 FT. 50 FT.
SIDE	20 FT. 20.2 FT.
REAR	30 FT. 33.3 FT.
E. MAXIMUM BUILDING COVERAGE	60% 15.5%
F. AVERAGE DU PER BUILDING	24 26.3 *
G. DISTANCE BETWEEN BUILDINGS	50 FT. 50 FT.
- 6. WATER SUPPLY: TIDEMATER UTILITIES
- 7. SANITARY SEWER: SUSSEX COUNTY
- 8. POSTED SPEED LIMIT: 55 MPH (SUSSEX HWY - ROUTE 13)  
35 MPH (SEASHORE HWY)
- 9. STATE STRATEGIES: LEVEL 2

**GENERAL NOTES**

1. PROPERTY BOUNDARY SURVEYED BY HILLCREST ASSOCIATES, INC. IN MAY 2018. SITE FEATURES AND TOPOGRAPHY ARE FROM AN AERIAL SURVEY PERFORMED BY AVIS GEOSPATIAL IN JANUARY 2020. 1 FOOT CONTOURS DATUM: NAVD 83
2. THE PROPERTIES ARE OUTSIDE OF THE 100 YEAR FLOOD ZONE BASED UPON FEMA FLOOD INSURANCE RATE MAP 10005K0254L, WITH EFFECTIVE DATE JUNE 20, 2018.
3. ENTRANCES ON STATE ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS. THE ENTRANCES ARE SUBJECT TO APPROVAL BY DELAWARE DEPARTMENT OF TRANSPORTATION.
4. THE PROPOSED BUILDINGS MUST MEET ALL APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS, THEREFORE, SPRINKLERS ARE REQUIRED FOR ALL HOUSING UNITS.
5. ALL FIRE LANES, FIRE HYDRANTS, AND MARKINGS SHALL BE IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR).
6. EACH BUILDING IS ANTICIPATED TO BE A PHASE.
7. THE OWNER/ DEVELOPER AND/ OR HOMEOWNER ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE MULTI-USE PATH, SIDEWALKS, AND STORMWATER MANAGEMENT FACILITIES.
8. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE SHALL BE BY THE RESPECTIVE ORGANIZATION.
9. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PRACTICES SHALL BE BY THE RESPECTIVE ORGANIZATION.
10. ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSERVATION DISTRICT REGULATIONS.
11. ACCESS HEREBY GRANTED TO ALL STORMWATER MANAGEMENT FACILITIES FOR THE SUSSEX COUNTY CONSERVATION DISTRICT AND DNR.
12. RECREATION FACILITY AND COMMUNITY AMENITIES/ OPEN SPACE SHALL BE FOR PRIVATE USE OF THE HOMEOWNERS ASSOCIATION MEMBERS.

**VARIANCES GRANTED AT BOARD OF ADJUSTMENT HEARING ON FEBRUARY 15, 2021.**

1. SECTION 234-31.C PROPERTY DEVELOPMENT STANDARDS - RELIEF IS BEING REQUESTED FROM THE AVERAGE DWELLING UNITS PER BUILDING, WHERE 24 IS REQUIRED AND 26.3 IS BEING PROVIDED.
2. SECTION 234-31.E(2) - OFF-STREET PARKING DESIGN STANDARDS - RELIEF IS BEING REQUESTED FROM THE REQUIRED INTERIOR DRIVE AISLE WIDTH, WHERE 25 IS REQUIRED AND 24 IS BEING PROVIDED.
3. SECTION 234-31.C PROPERTY DEVELOPMENT STANDARDS - RELIEF IS BEING REQUESTED FROM THE MAXIMUM BUILDING HEIGHT, WHERE 42 FEET IS THE MAXIMUM HEIGHT PERMITTED AND 56 FEET IS BEING PROPOSED.

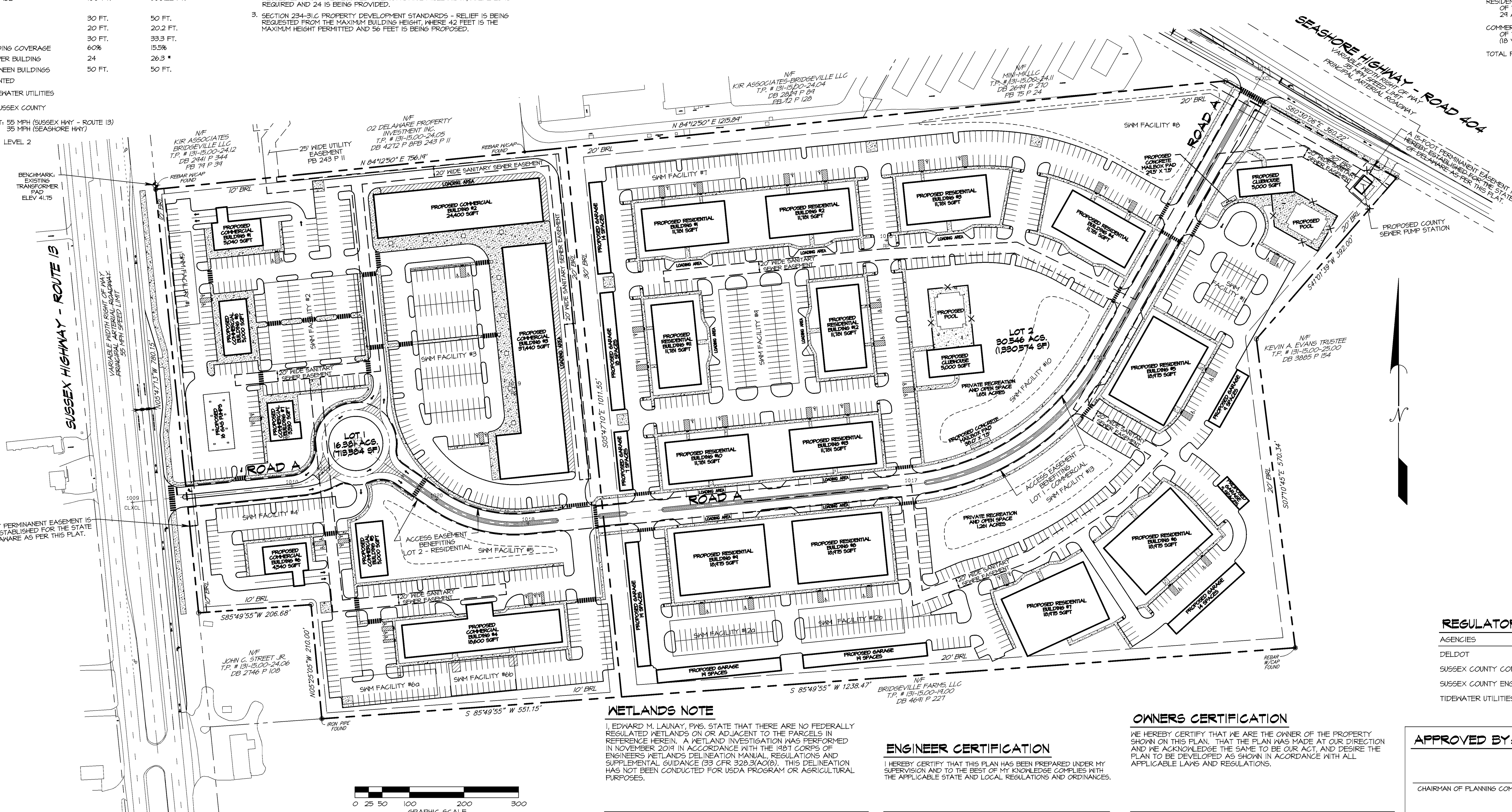


**PARKING:**

RESIDENTIAL INCLUDING GARAGES = 1043 SPACES  
OF THOSE 1043 SPACES, 124 ARE GARAGES AND 24 ARE ADA (ALL VAN ACCESSIBLE)

COMMERCIAL = 624 SPACES  
OF THOSE 624 SPACES, 20 ARE ADA (10 VAN ACCESSIBLE, 2 REGULAR)

TOTAL PARKING SPACES = 1667



**WETLANDS NOTE**

I, EDWARD M. LAUNAY, PWS, STATE THAT THERE ARE NO FEDERALLY REGULATED WETLANDS ON OR ADJACENT TO THE PARCELS IN REFERENCE HEREIN. A WETLAND INVESTIGATION WAS PERFORMED IN NOVEMBER 2018 IN ACCORDANCE WITH THE 1981 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(A)(6)). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

**ENGINEER 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.

**OWNERS CERTIFICATION**

WE HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT OUR DIRECTION AND WE ACKNOWLEDGE THE SAME TO BE OUR ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

**REGULATORY APPROVALS**

AGENCIES	APPROVALS
DELDOT	
SUSSEX COUNTY CONSERVATION	
SUSSEX COUNTY ENGINEERING (SEWER)	
TIDEMATER UTILITIES (WATER)	

**APPROVED BY:**

CHAIRMAN OF PLANNING COMMISSION	DATE
PRESIDENT OF SUSSEX COUNTY COUNCIL	DATE



EDWARD M. LAUNAY, PWS NO. 875  
SOCIETY OF WETLANDS SCIENTISTS  
CORPUS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR  
ND0CF43ND05100363

GOLIN M. KRACUNAS, P.E.  
DE LICENSE NO. 14308

NAME:  
TITLE:  
FOR BRIDGEVILLE DEVELOPMENT CO. LLC

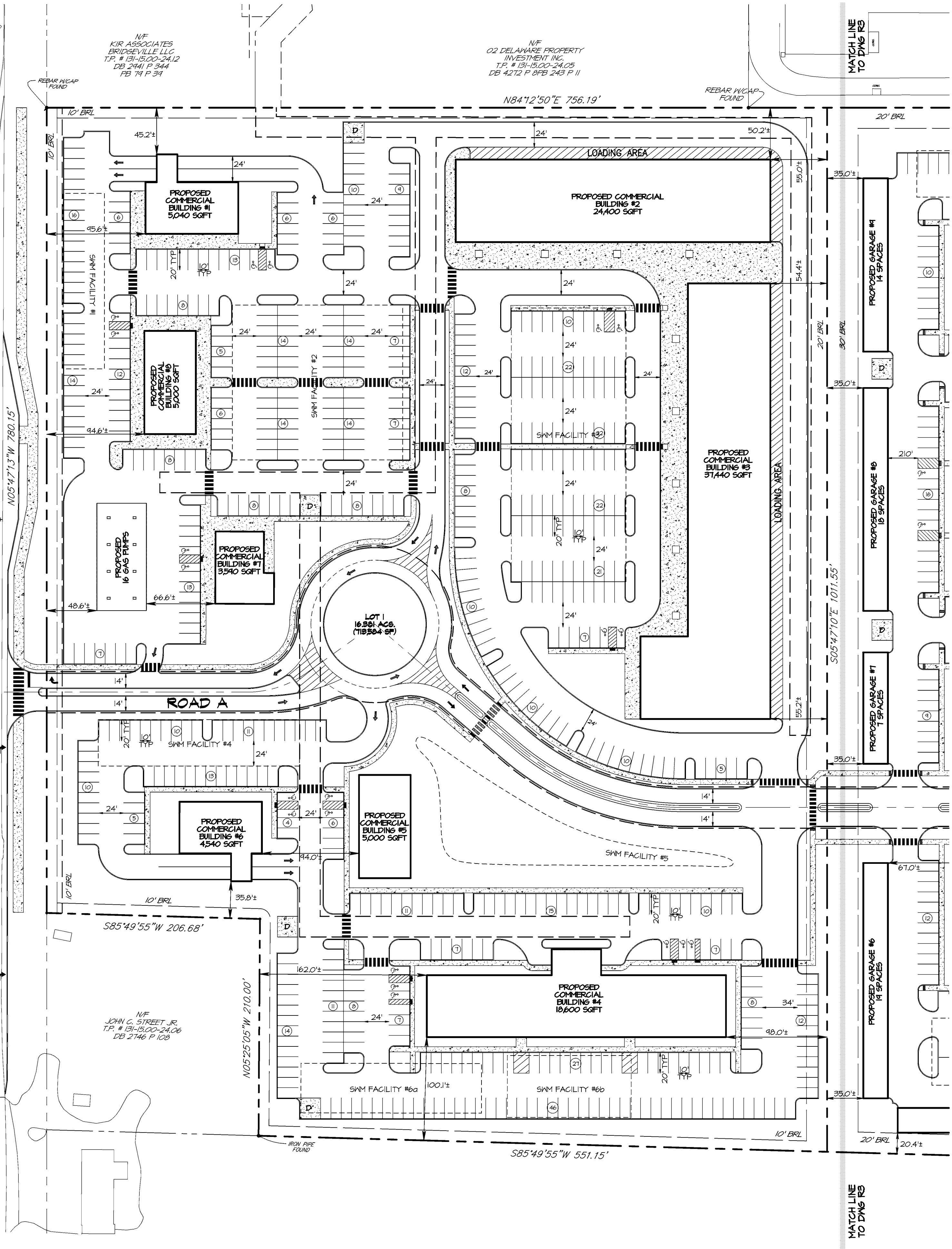


**RECORD PLAN**  
BRIDGEVILLE TOWN CENTER  
NORTHWEST FORK HUNDRED  
SUSSEX COUNTY, DELAWARE

DATE:	T-15-22
DRAWN BY:	RTN
CHECKED BY:	CMK
PROJ. NO.:	42710
SCALE:	1" = 100'
CAD FILE NAME:	4270BDF.PRO
REVISION	
DATE	
DWG. NO.	R1

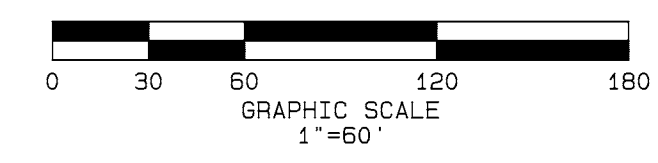


SUSSEX HIGHWAY - ROUTE 13  
VARIABLE WIDTH RIGHT-OF-WAY  
FRONTAL APPROVED ROADWAY  
35' APPROVED LIMIT



**LEGEND**

PROPOSED LOT LINE	---
ADJOINING LOT LINE	---
EXISTING RIGHT-OF-WAY	---
EXISTING EASEMENT	---
BUILDING RESTRICTION LINE	---
EXISTING EDGE OF PAVEMENT	---
EXISTING STRIPING	---
EXISTING BUILDING	---
PROPOSED BUILDING	---
PROPOSED SIDEWALK	---
PROPOSED EASEMENT	---



**BEFORE YOU DIG**  
ANYWHERE IN **DELAWARE**

**STOP** CALL 1-800-282-8555  
OUTSIDE DELAWARE CALL 1-800-441-8355

REQUIRES 3 WORKING DAYS NOTICE BEFORE YOU EXCAVATE

**MISS UTILITY OF DELMARVA**

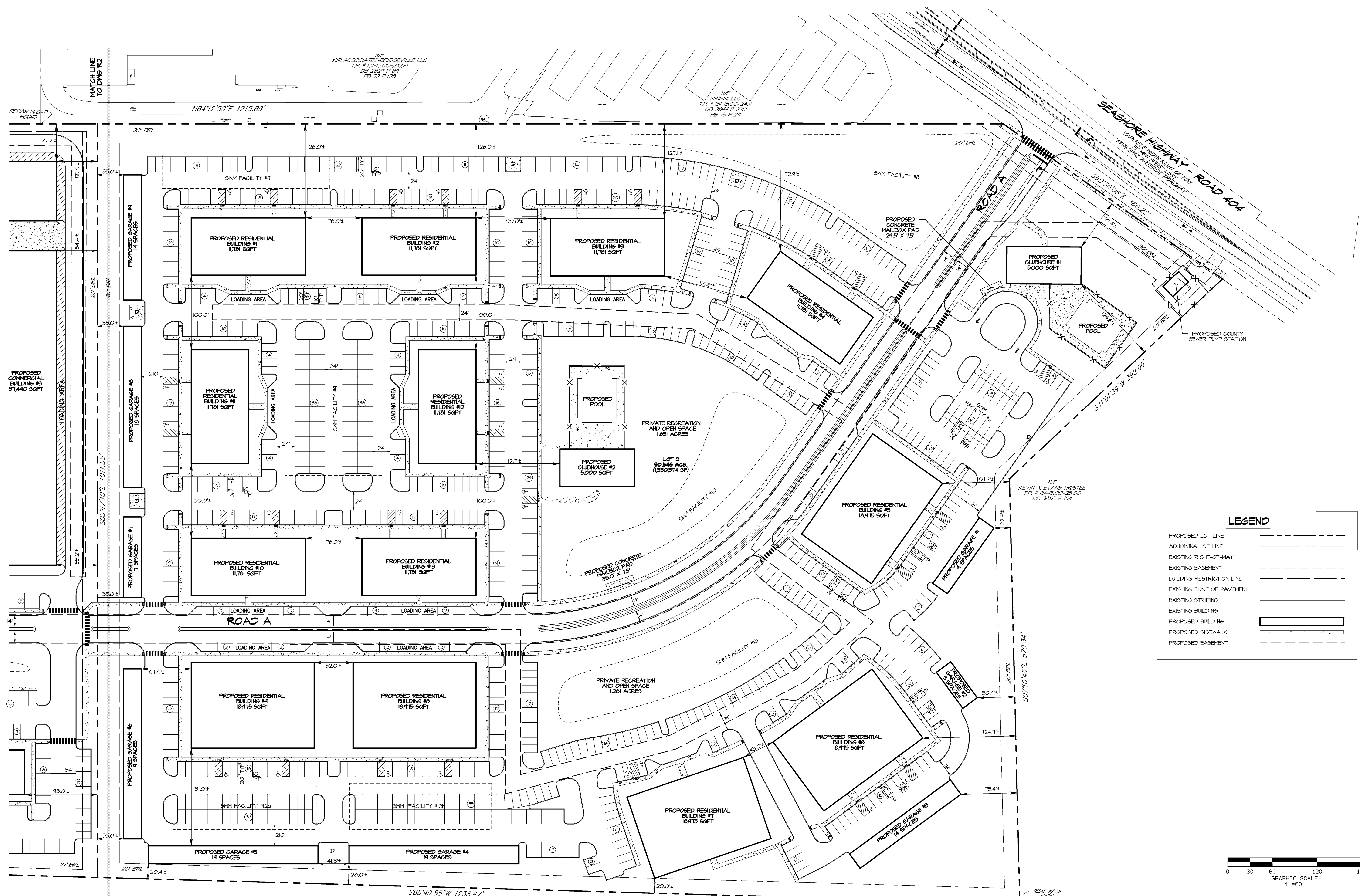
SEAL

RECORD PLAN  
BRIDGEVILLE TOWN CENTER  
NORTHWEST FORK HUNDRED  
SUSSEX COUNTY, DELAWARE

DATE:	REVISION
T-15-22	
DRAWN BY: RTN	
CHECKD. BY: CMK	
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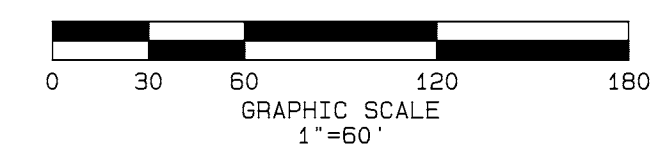
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R2



**LEGEND**

- PROPOSED LOT LINE
- ADJOINING LOT LINE
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT
- BUILDING RESTRICTION LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STRIPING
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED SIDEWALK
- PROPOSED EASEMENT



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 ANYWHERE IN DELAWARE  
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 OUTSIDE DELAWARE CALL 1-800-441-8355  
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**MISS UTILITY OF DELMARVA**

SEAL

**RECORD PLAN**  
 BRIDGEVILLE TOWN CENTER  
 NORTHWEST FORK HUNDRED  
 SUSSEX COUNTY, DELAWARE

DATE:	REVISION
T-15-22	
DRAWN BY: RTN	
CHECKD. BY: CMK	
PROJ. NO.: 42710	
SCALE: 1" = 60'	
CAD FILE NAME: 42710B.DWG	

DWG. NO.

**R3**