

Conditional Use Site Plan Narrative –Rt. 13 Self Storage of Bridgeville

Per §234-22 & 24, Conditional Use Site Plan Narrative

(1) Site Data Summary Chart

Tax Map & Parcel Number	131-15.00-15.00
Planning Commission Case Number	Not Currently on Agenda
Board of Adjustment Case Number	N/A
Zoning Classification	C-1 Commercial
Proposed Zoning	C-1 Commercial
Allowable Density	N/A
Proposed Density	N/A
Total Property Area	13.41 Acres
Flood Zone	Not located in Flood Zone (Map #10005C0252L & #10005C0254L)
Source Water Protection Area	Located in Fair Ground Recharge and is not located in a Wellhead Protection Area.
Wetlands (state and federal)	0.00 Acres
Number of Proposed Lots	2 Lots
Availability of Utilities	Natural Gas, Electric, Water & Sewer
Zoning Front Yard Setback Requirements	10 Feet
Zoning Side Yard Setback Requirements	10 Feet
Zoning Rear Yard Setback Requirements	20 Feet
Zoning Lot Size Requirements	N/A
Maximum Building Height	45 Feet (Proposing 1-Story Buildings)
Maximum Building Coverage	70% Req. (Proposing 20.1%)
Required Open Space	N/A
Proposed Open Space	4.74 Acres
Required Parking per Zoning	8 Spaces
Proposed Parking per Zoning	25 Spaces

- The project will be consisting of 1-story buildings, 26 self-storage building, warehouse and office. There will be two large climate controlled mini storage buildings while the remaining will be typical 2,400 SF outdoor accessed mini storage building. There will be a small office near the entrance to run operations for the facility. The office will also have a parking lot but the main facility does not have many spaces as typical, the car is parked in front of the storage unit in a temporarily manner; there is not large traffic issues with self-storage facilities. The site will utilize one large proposed ephemeral constructed wetland for stormwater management. See attached Construction plans for detailed information.

(2) Ability to serve (utilities, emergency, fire and ambulance):

- The property is currently served with electric; communication and internet services per various providers. The property is in the Bridgeville Fire Department - Fire District and will also be served by the Town of Bridgeville Police Department for law enforcement services. Water is served by the Town of Bridgeville and Sewer is served by Sussex County. The connection for water service will be to the 10" line about 500'+/- along Passwaters Farm Road at an existing municipal utility building. The 10" water line will be extended past our entrance with a blow-off for future expansion and then a 6" line will be brought into the site for sprinkler service to the climate-controlled buildings, fire hydrant and domestic use in the office. The proposed sewer service will be connected via existing stub on recently installed force main cutting through the site, a small EONE grinder pump will be installed with small diameter force main for a bathroom facility in the office building.
- - o For sewage flow design purposes:
 - Proposed Breakdown - The sewage flow calculations will be tabulated during the construction stage of the project but will have a limited impact to the existing infrastructure and should not require any upgrades. The site will produce minimal flow.

(3) Bridgeville Comprehensive Land Use Plan and Design Standards compliance statement:

- The proposed project is requesting a Conditional Use Ordinance to allow the construction of a mini self-storage facility on subject parcel of land. We are following the current Comp Plan and Future Land Use Map related to the Commercial Corridor along Rt. 13, the property is in the growth zone of the town. The property is along the southern limits of the Town and located in an opportune location for this type of facility and business not only to support the Bridgeville community but the larger Sussex County area. The proposed project will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located. The proposed project will not substantially increase the hazard from fire or other dangers to said property or adjacent property; otherwise impair the public health, safety, comfort, morals, or general welfare of the public. We are submitting the conditional use application and preliminary site plan for parallel reviews.

(4) Traffic access overview statement:

- The property has frontage along Passwaters Farm Road and Rt. 13 and will take access on Passwaters Farm Road per acceptance from DelDOT. The roadways along the property frontage are currently meeting the required design elements per their respective functional classification. Passwaters Farm Road is a local road which currently has 11' wide travel lanes, 5' wide shoulders, sidewalk and curb and gutter drainage facilities. We are proposing a hammerhead entrance connection into our site, no other roadway improvements are required. Along the Rt. 13 frontage, we will be adding a 10' wide shared use path which will be in a 15' wide permanent easement established for State of Delaware. We will be dedicating 10' of ROW to the State of Delaware along the Rt. 13 frontage to meet their requirements for a principal arterial road. The entrance and roadway improvements will follow DelDOT requirements. The property will only generate 151 trips daily which is negligible to the regional roadway network.

(5) Wellhead Protection Summary:

- The project is not located within a Wellhead Protection Zone.

END OF SUPPLEMENTAL SITE PLAN NARRATIVE