

DATA COLUMN:

1. TAX MAP NUMBER:

131-15.00-15.00
2. DEED REFERENCE:

D.B. 5566 PG. 202
3. OWNER NAME:

DOVES ESTATE, LLC.
C/O DAN FOSTER
PO BOX 858
RIDGELY, MD 21660
4. SITE ADDRESS:

PASSWATER FARM ROAD
BRIDGEVILLE, DE 19933
NORTHWEST FORK HUNDRED, SUSSEX COUNTY
5. EXISTING LOTS:
PROPOSED LOTS:

1
2
6. PRESENT ZONING:

C-1 (COMMERCIAL)
7. TOTAL ACREAGE:
TOTAL
PARCEL A
PARCEL B

13.41 AC.
11.87 AC.
1.54 AC.
8. PLUS #

2022-07-11
9. PRESENT USE:

AGRICULTURAL / RESIDENTIAL
10. PROPOSED USE:

MINI SELF STORAGE WAREHOUSING
(26 BUILDINGS - 104,000 SF)
11. REQUIRED SETBACKS (B.R.L.) (234-33):
FRONT:
SIDE:
REAR:

10'
0' (10' ADJACENT TO RESIDENTIAL ZONE)
20'
12. REQUIRED LOT AREAS (234-33):
MINIMUM LOT WIDTH:
MINIMUM AREA:
MAXIMUM BUILDING COVERAGE:

C-1 (COMMERCIAL)
25'
2,500 SF.
70%
13. BUILDING HEIGHT:

45' MAX. ALLOWED
14. PARKING:

REQUIRED PARKING:
OFFICE AND PERSONAL SERVICE
ESTABLISHMENT:

TOTAL REQUIRED SPACES:
TOTAL PROVIDED:
ADA SPACES:

(ARTICLE XIX: OFF-STREET PARKING AND LOADING,
CODE SECTION 234-87)

1 PER 200 SQUARE FEET OF FLOOR AREA
1,500 SF / 200 = 8 SPACES

8 SPACES
25 SPACES
1 SPACE INCLUDED
15. WATER SUPPLY:

PUBLIC - TOWN OF BRIDGEVILLE
- SECTION 89:
SOURCE WATER PROTECTION:

A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUND
WATER RECHARGE
B. SUBJECT PROPERTY IS NOT LOCATED IN A WELLHEAD
PROTECTION AREA.
16. SEWER SUPPLY:

PUBLIC - SUSSEX COUNTY
17. POSTED SPEED LIMIT
PASSWATER FARM ROAD:

30 MPH
18. LATITUDE AND LONGITUDE STATE PLANE COORDINATES:
LONGITUDE: W 075° 35' 29.1972" LATITUDE: N 038° 48' 08.7568"
19. STATE INVESTMENT LEVEL(2020):

LEVEL 1 AND 2
20. MAP 10-3 FUTURE LAND USE MAP:

COMMERCIAL / INDUSTRIAL
21. FIRE DISTRICT:

BRIDGEVILLE FIRE CO. (STATION 72)
22. PROPOSED DISCHARGE LOCATION:
WATERSHED:

EXISTING DITCH ALONG NORTHWEST PROPERTY LINE
CLEAR BROOK-NANTICOKE RIVER
23. LIMIT OF DISTURBANCE:

12.59 ACRES
24. SITE CALCULATION (PARCEL A):
IMPERVIOUS AREA:
STORMWATER POND:
OPEN SPACE:
TOTAL AREA:

EX: 0.25 ± AC. (2.1%)
EX: 0.00 ± AC. (0.00%)
EX: 11.17 ± AC. (97.9%)
EX: 11.87 ± AC.
PR: 4.76 ± AC. (40.1%)
PR: 2.38 ± AC. (20.1%)
PR: 4.74 ± AC. (39.8%)
PR: 11.87 ± AC.
25. OPEN SPACE BREAKDOWN (PARCEL A):
FOREST AREA:
GRASS AREA:
TOTAL AREA:

EX: 2.51 ± AC. (21.6%)
EX: 9.11 ± AC. (78.4%)
EX: 11.62 ± AC.
PR: 2.06 ± AC. (43.5%)
PR: 2.66 ± AC. (56.5%)
PR: 4.74 ± AC.
26. IMPERVIOUS AREA (PARCEL A):
BUILDING:
PAVEMENT/ROAD:
TOTAL AREA:

EX: 0.12 ± AC. (48%)
EX: 0.13 ± AC. (52%)
EX: 0.25 ± AC.
PR: 2.39 ± AC. (50.2%)
PR: 2.37 ± AC. (49.8%)
PR: 4.76 ± AC.
- PERCENTAGE OF IMPERVIOUS COVER:

207,177 SF (4.76 ± AC. (40.1%))
27. MAX BUILDING COVERAGE:
PROPOSED BUILDING COVERAGE:

70%
20.1%
28. FOREST AREA
IMPACTED FORESTED AREA:
TOTAL REMAINING FOREST AREA:

2.51 ± AC.
0.45 ± AC.
2.06 ± AC.
29. DATUM:

HORIZONTAL = NAD83
VERTICAL = NAVD88
30. FLOOD ZONE:

THIS PROPERTY IS LOCATED ON THE FEMA FLOOD INSURANCE
RATE MAP NUMBERS 10005C0252L AND 10005C0254L. MAP REVISED JUNE
20, 2018. AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED)
31. NONTIDAL WETLAND AREA:
NONTIDAL WETLAND AREA IMPACTED:

0.00 ± AC.
0.00 ± AC.
32. TID:

NOT INCLUDED
33. LOCAL GOVERNMENT RESPONSIBLE
FOR LAND USE APPROVAL:

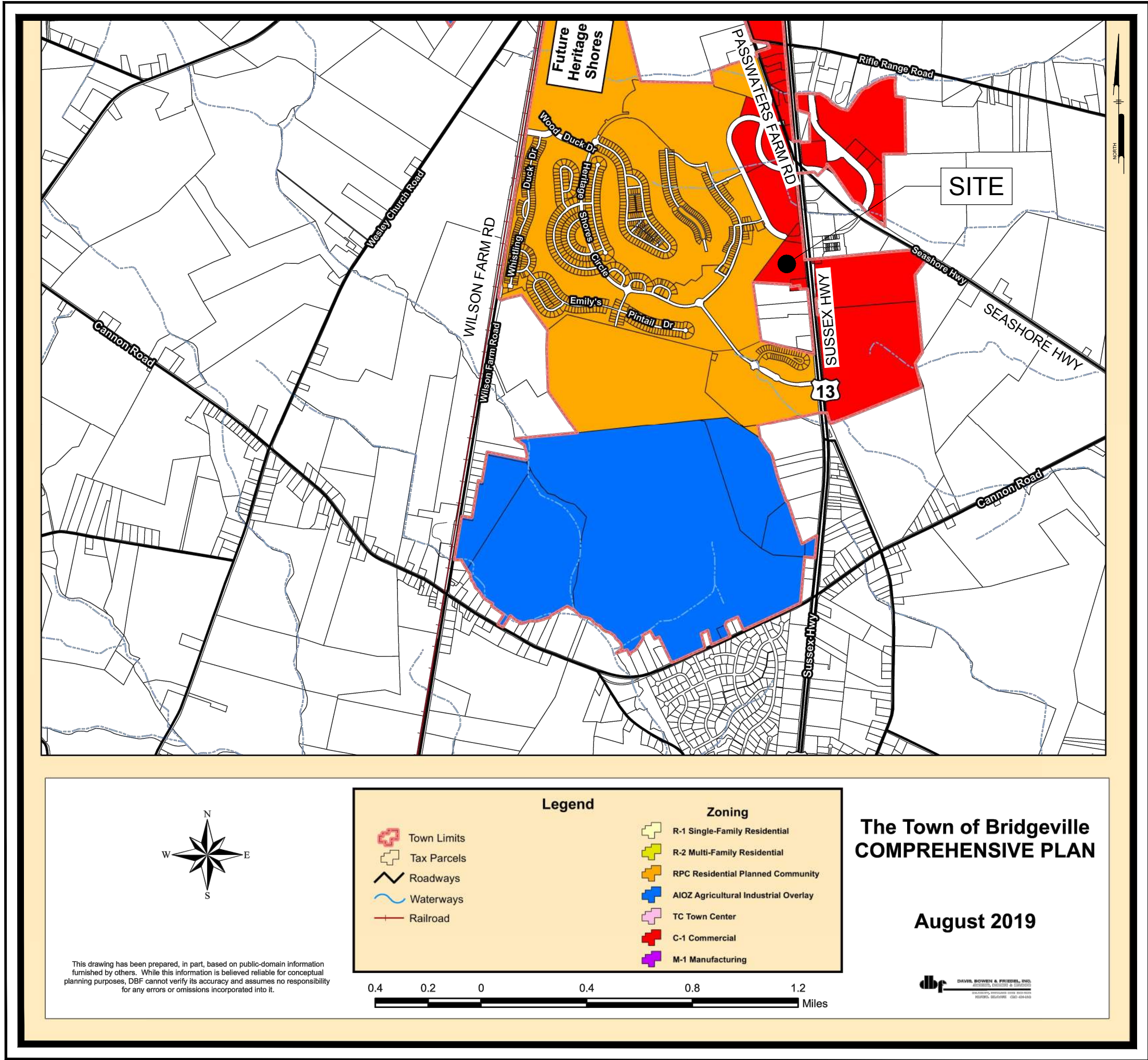
TOWN OF BRIDGEVILLE
34. STATE TAX DITCH AREAS
AND RIGHT OF WAY LIMITS:

AKE TAX DITCH AREA

RT. 13 SELF STORAGE OF BRIDGEVILLE
PRELIMINARY SITE PLAN

TAX MAP: 131-15.00-15.00
TOWN OF BRIDGEVILLE
NORTHWEST FORK HUNDRED, SUSSEX COUNTY

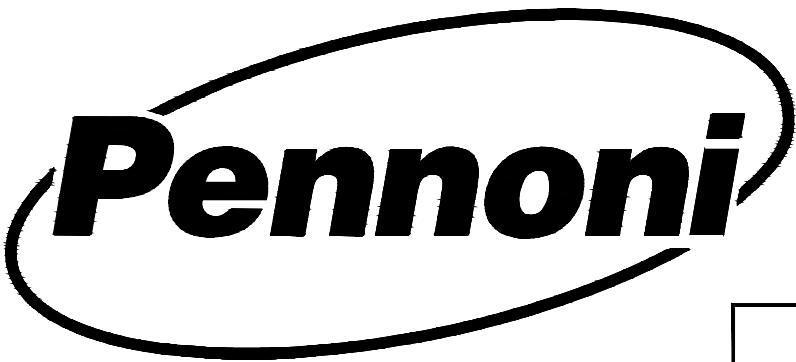
PREPARED FOR:
OWNER/DEVELOPER
DOVE ESTATES, LLC.
PO BOX 858
RIDGELY, MD 21660



LOCATION MAP
SCALE: 1"=2000'

PREPARED BY:

PENNONI ASSOCIATES INC.



18072 Davidson Drive
Milton, DE 19968
T 302.684.8030
F 302.684.8054

CALL BEFORE YOU DIG
Call Miss Utility of Delmarva
800-282-8555
Ticket Number(s):

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE,
THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION,
AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS
AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED
BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE _____ DATE _____
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE: (302) 684-8030 - FAX: (302) 684-8054
ADECKTOR@PENNONI.COM

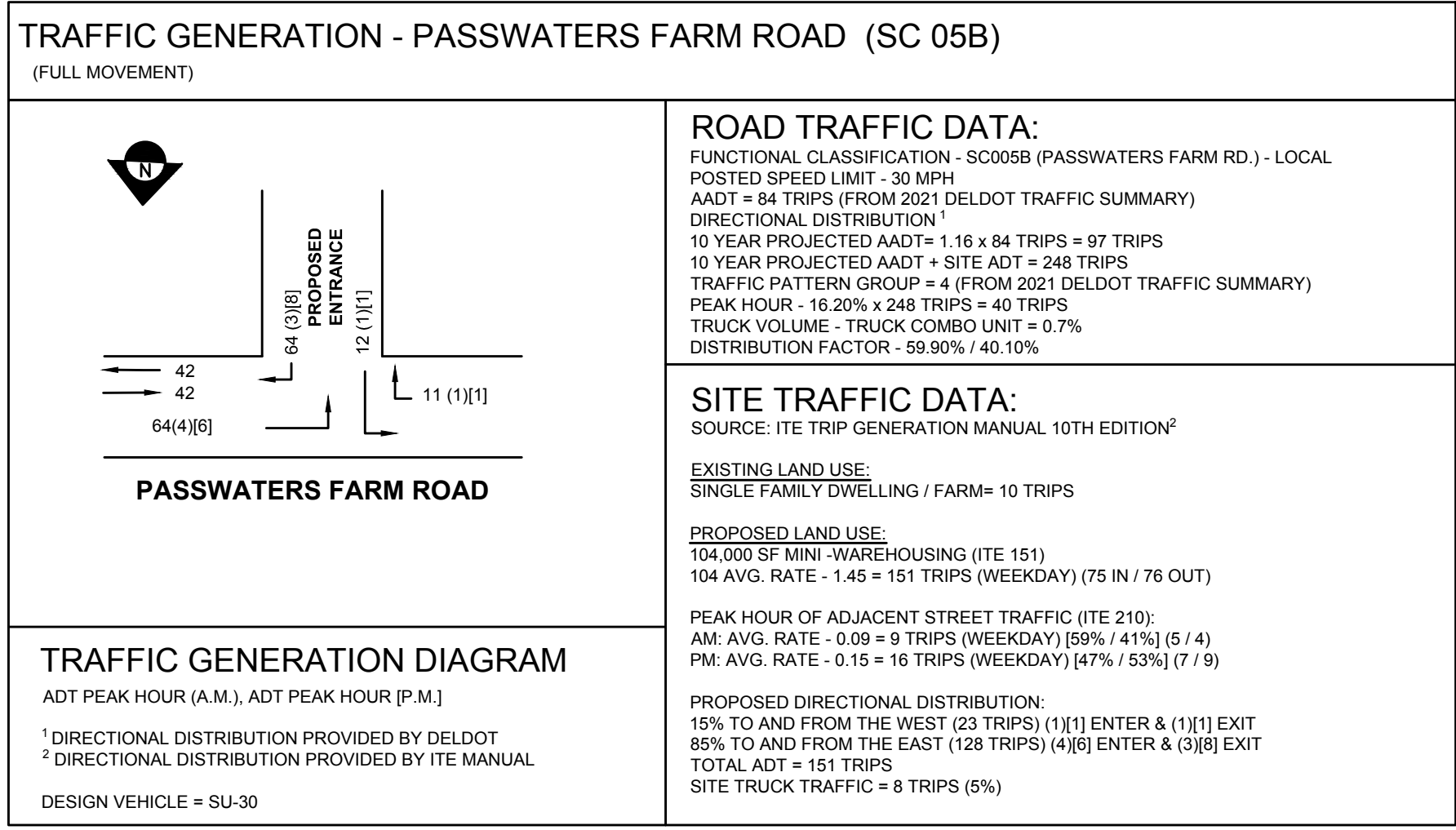
OWNER'S CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER/DEVELOPER OF THE PROPERTY DESCRIBED
AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE
THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN RECORDED AS SHOWN AND IN
ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DOVES ESTATE, LLC.
C/O DAN FOSTER
PO BOX 858
RIDGELY, MD 21660
(410) 310 - 3393
DANFOSTER@GMAIL.COM

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		CURB
		EDGE OF PAVEMENT
		PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		PROPERTY LINE/ RIGHT OF WAY
		BUILDING RESTRICTION LINE
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
		SOIL BOUNDARY
		SOIL LABEL
		STORM SEWER, INLET
		STORM SEWER, HEADWALL
		STORM SEWER, MANHOLE
		STORM SEWER, UNDERGROUND
		MINOR CONTOUR
		MAJOR CONTOUR
		SPOT ELEVATION
		TREE LINE
		WATER, UNDERGROUND
		WATER VALVE
		WATER MAIN
		CLEAN OUT
		SANITARY SEWER, UNDERGROUND
		SANITARY SEWER, FORCED MAIN
		SANITARY SEWER, MANHOLE
		POWER-UNDERGROUND ELECTRIC
		POWER, UTILITY POLE
		STREET LIGHT
		ROADWAY CENTERLINE

SHEET LIST TABLE		
SHEET #	DRAWING #	SHEET TITLE
1	PP0001	COVER SHEET
2	PP1001	PRELIMINARY SITE PLAN



PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATE, AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT		DOVES21001	
DATE		2022-02-14	
DRAWING SCALE		AS SHOWN	
DRAWN BY		EOC	
APPROVED BY		AMD	
SHEET		1	OF 2

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK. ALL NECESSARY SAFETY MEASURES FOR PERSONAL SAFETY AND PROTECTION OF THE PUBLIC SHALL BE PROVIDED BY THE CONTRACTOR AT ALL TIMES.

2. THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.

3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.

4. ALL CONFLICTS BETWEEN THESE PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.

5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.

6. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.

7. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE COMPLIANT WITH PENNSYLVANIA SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THEREOF APPLICABLE.

8. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED. ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.

9. CONTRACTOR SHALL REVIEW ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.

10. ALL EXISTING UTILITY LOCATIONS SHALL BE FIELD LOCATED AND RECORDED BY THE CONTRACTOR. TRENCH CLEARED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITTHS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY COVERED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.

11. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER. CONTRACTOR SHALL REMOVE AND REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.

12. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C225K AND 100050254L, EFFECTIVE DATE JUN 20, 2018, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500 YEAR FLOOD PLAIN.

13. SUBJECT PROPERTY IS CURRENTLY "C-1" (GENERAL COMMERCIAL).

14. THE SUBJECT SITE WILL BE CONSTRUCTED IN FIVE PHASE.

15. TOTAL AREA FOR SUBJECT SITE IS 13.41 ACRES.

16. THE BOUNDARY INFORMATION & TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNON ASSOCIATES, INC. DATED SEPTEMBER 2, 2021.

17. ALL PROPOSED DRIVEWAYS TO BE SUPPLIED BY BUILDING WALL PACKS AND PARKING LOT LIGHTS. REFER TO SITE LIGHTING PLAN.

18. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.

19. STATE AND FEDERAL WETLANDS DO NOT EXIST ON THE SITE.

20. STORMWATER IS CONVEYED THROUGH PIPE SYSTEM TO PROPOSED DRIP DETENTION BASIN.

21. ALL FIRE LANE/FIRE HYDRANTS, FIRE STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD, STEEL, AND CONCRETE, AND WILL HAVE SPRINKLERS.

22. LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.

23. ALL UTILITIES THREED DAYS PRIOR TO EXCAVATION.

24. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.

25. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.

26. THE SUXSEK CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

27. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN ITS ORIGINAL CONDITION, IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED UNTIL THE PROJECT IS COMPLETED.

28. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:

THE OWNER, SUXSEK CONSERVATION DISTRICT, TOWN OF BRIDGEVILLE, & DELDOT

THE COUNTY, TOWNSHIP AND MUNICIPAL PUBLIC WORKS AND STREETS IN A 300' M SWEEP CONDITION AT ALL TIMES.

29. ROUTINE PRECONSTRUCTION INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.

30. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE CONTRACTOR DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.

31. DELAWARE REGULATION PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES, ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED, ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.

32. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND ADJACENT AREAS WHERE CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.

33. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL, OR MAN-MADE OBSTRUCTIONS. THE CONTRACTOR SHALL MAINTAIN AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THE RELOCATION KEPT TO A MINIMUM DISTANCE.

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO SIGNAGE SHALL BE PLACED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER APPROACHING AN INTERSECTION SHALL BE REMOVED. 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.
4. THE DEVELOPER SHALL MAINTAIN ACCESS TO ANY SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND A 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 PROPERTY OWNERS' LANDS AND ANY SUCH REMOVAL SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF SUCH STREETS.
6. 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.
7. ALL CURBS SHALL BE CONSTRUCTED WITHIN THE DEFINED SUBDIVISION.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE DESIGNED TO ALLOW VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLARENCE.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
11. 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 ANY CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.

G1	CO-POST STOP SIGN (R1-1) 36" X 36" AND STREET SIGN
G2	16" WIDE STOP BAR
G3	PROPOSED 6' WIDE CROSSWALK
G4	DEVELOPMENT SIGN TYP.
G5	PROPOSED CONCRETE SIDEWALK
G6	PROPOSED LIGHT DUTY PAVEMENT
G7	6' HIGH SECURITY FENCING, COLOR AND STYLE TO BE DETERMINED
G8	PROPOSED PCC CURB - TYPE 1-8
G9	PROPOSED ADA SPACING

SITE ADDRESS:
PASSWATER FARM ROAD
BRIDGEVILLE, DE 19933

OWNER ADDRESS:
DOVE ESTATE, LLC.
PO BOX 858
RIDGLEY, MD 21660

ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

BY THE CONTRACTOR AT HIS PROGRESS OF THE WORK, ALL

WITH THIS PROVISION SHALL BE

CAUSE FOR THE WORK TO BE

ATION OF THEIR QUALITY AND

PERFORMED. IT MUST BE IN

BE REMOVED OR REPLACED.

ERTS OF ALL UNDERGROUND

IONS OF BOTH THE EXISTING

WORKING DAY. STEEL PLATES

Y CLOSED AND SECURE FROM

ELY REPORTED TO ENGINEER.

EFFECTIVE DATE JUNE 20, 2018.

TO BE OUTSIDE THE 500-YEAR

AN ACTUAL FIELD SURVEY BY

CORDANCE WITH STATE FIRE

ENGINEER DETERMINES THAT

Y STAND OF GRASS SHALL BE

DEEM NECESSARY.

ON BEFORE A CONSTRUCTION

OR FROM HIS OBLIGATION AND

E CONTRACTOR FOR STAGING

PLETION OF THE PROJECT. IF

ILED, SEEDED AND MULCHED

EXPENSE. IF THE ENGINEER

HING A SATISFACTORY STAND

SS, ANY SOLID WASTE FOUND

CTION ACTIVITIES ON PRIVATE

ATE PROPERTY PROVIDED IF

ER.

UDING, BUT NOT LIMITED TO,

OR MAN-MADE OBSTRUCTIONS,

IFIC AT ALL TIMES, WITH THEIR

BUILDING USE AND CONSTRUCTION

BLG	USE	CONSTRUCTION TYPE	SF	SPRINKLER
A	MAIN OFFICE	1-STORY TYPE (000)	1500	NO
B	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
C	MINI SELF STORAGE	1-STORY TYPE (000)	25900	YES
D	MINI SELF STORAGE	1-STORY TYPE (000)	19800	YES
E	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
F	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
G	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
H	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
I	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
J	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
K	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
L	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
M	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
N	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
O	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
P	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
Q	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
R	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
S	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
T	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
U	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
V	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
W	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
X	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
Y	MINI SELF STORAGE	1-STORY TYPE (000)	2400	NO
Z	FLEX STYLE STORAGE	1-STORY TYPE (000)	4000	NO
			104000	

AD NOTES

STOP SIGN (R1-1) 36" X 36" AND STREET SIGN

STOP BAR

ED 6" WIDE CROSSWALK

MENT SIGN TYPE

ED CONCRETE SIDEWALK

ED LIGHT DUTY PAVEMENT

SECURITY FENCING, COLOR AND STYLE TO BE DETERMINED

ED PCC CURB - TYPE 1-8

ED ADA SPACING

TM# 131-14.00-44.00
LANDS N/F OF
PASSWATERS FARM LLC
DB 5089 PG 49
ZONING: AR-1
OPEN SPACE

TM# 131-15.00-17.02
LANDS N/F OF
PASSWATERS STONEWORK LLC
DB 5229 PG 24
ZONING: AR-1
BUSSINESS

TM# 131-15.00-16.00
LANDS N/F OF
JDS PROPERTY INVESTMENTS LLC
DB 5304 PG 74
ZONING: AR-1
RESIDENTIAL

STORMWATER POND 1
103,746 SF

EXISTING SEWER FORCE MAIN

PROPOSED GATE

PARCEL A
11.87 ±AC.

PARCEL B
1.54 ±AC. FUTURE DEVELOPMENT

A 15' WIDE PERMANENT UTILITY EASEMENT IN FAVOR OF SUSSEX COUNTY

A 15' WIDE PERMANENT EASEMENT CONTAINING 15,901± S.F. IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLOT

AN ADDITIONAL 10 FEET OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.

EXISTING DRIVEWAY TO BE REMOVED

EXISTING MAILBOX

EXISTING RIP RAP

EX. 15" STORM PIPE

EX. 18" STORM PIPE

EX. 12" STORM PIPE

EX. 10" STORM PIPE

EX. 8" STORM PIPE

EX. 6" STORM PIPE

EX. 4" STORM PIPE

EX. 2" STORM PIPE

EX. 1" STORM PIPE

EX. 0.5" STORM PIPE

EX. 0.25" STORM PIPE

EX. 0.125" STORM PIPE

EX. 0.0625" STORM PIPE

EX. 0.03125" STORM PIPE

EX. 0.015625" STORM PIPE

EX. 0.0078125" STORM PIPE

EX. 0.00390625" STORM PIPE

EX. 0.001953125" STORM PIPE

EX. 0.0009765625" STORM PIPE

EX. 0.00048828125" STORM PIPE

EX. 0.000244140625" STORM PIPE

EX. 0.0001220703125" STORM PIPE

EX. 0.00006103515625" STORM PIPE

EX. 0.000030517578125" STORM PIPE

EX. 0.0000152587890625" STORM PIPE

EX. 0.00000762939453125" STORM PIPE

EX. 0.000003814697265625" STORM PIPE

EX. 0.0000019073486328125" STORM PIPE

EX. 0.00000095367431640625" STORM PIPE

EX. 0.000000476837158203125" STORM PIPE

EX. 0.0000002384185791015625" STORM PIPE

EX. 0.00000011920928955078125" STORM PIPE

EX. 0.000000059604644775390625" STORM PIPE

EX. 0.0000000298023223876953125" STORM PIPE

EX. 0.00000001490116119384765625" STORM PIPE

EX. 0.000000007450580596923828125" STORM PIPE

EX. 0.0000000037252902984619140625" STORM PIPE

EX. 0.00000000186264514923095703125" STORM PIPE

EX. 0.000000000931322574615478515625" STORM PIPE

EX. 0.0000000004656612873077392578125" STORM PIPE

EX. 0.00000000023283064365386962890625" STORM PIPE

EX. 0.000000000116415321826934814453125" STORM PIPE

EX. 0.0000000000582076609134674072265625" STORM PIPE

EX. 0.00000000002910383045673370361328125" STORM PIPE

EX. 0.000000000014551915228366851806640625" STORM PIPE

EX. 0.0000000000072759576141834259033203125" STORM PIPE

EX. 0.00000000000363797880709171295166015625" STORM PIPE

EX. 0.000000000001818989403545856475830078125" STORM PIPE

EX. 0.0000000000009094947017729282379150390625" STORM PIPE

EX. 0.00000000000045474735088641411895751953125" STORM PIPE

EX. 0.000000000000227373675443207059478759765625" STORM PIPE

EX. 0.0000000000001136868377216035297393798828125" STORM PIPE

EX. 0.00000000000005684341886080176486968994140625" STORM PIPE

EX. 0.000000000000028421709430400882434844970703125" STORM PIPE

EX. 0.00000000000001421085471

DOVE ESTATES, LLC.

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

PP1001

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