

Project Notes

Project Data

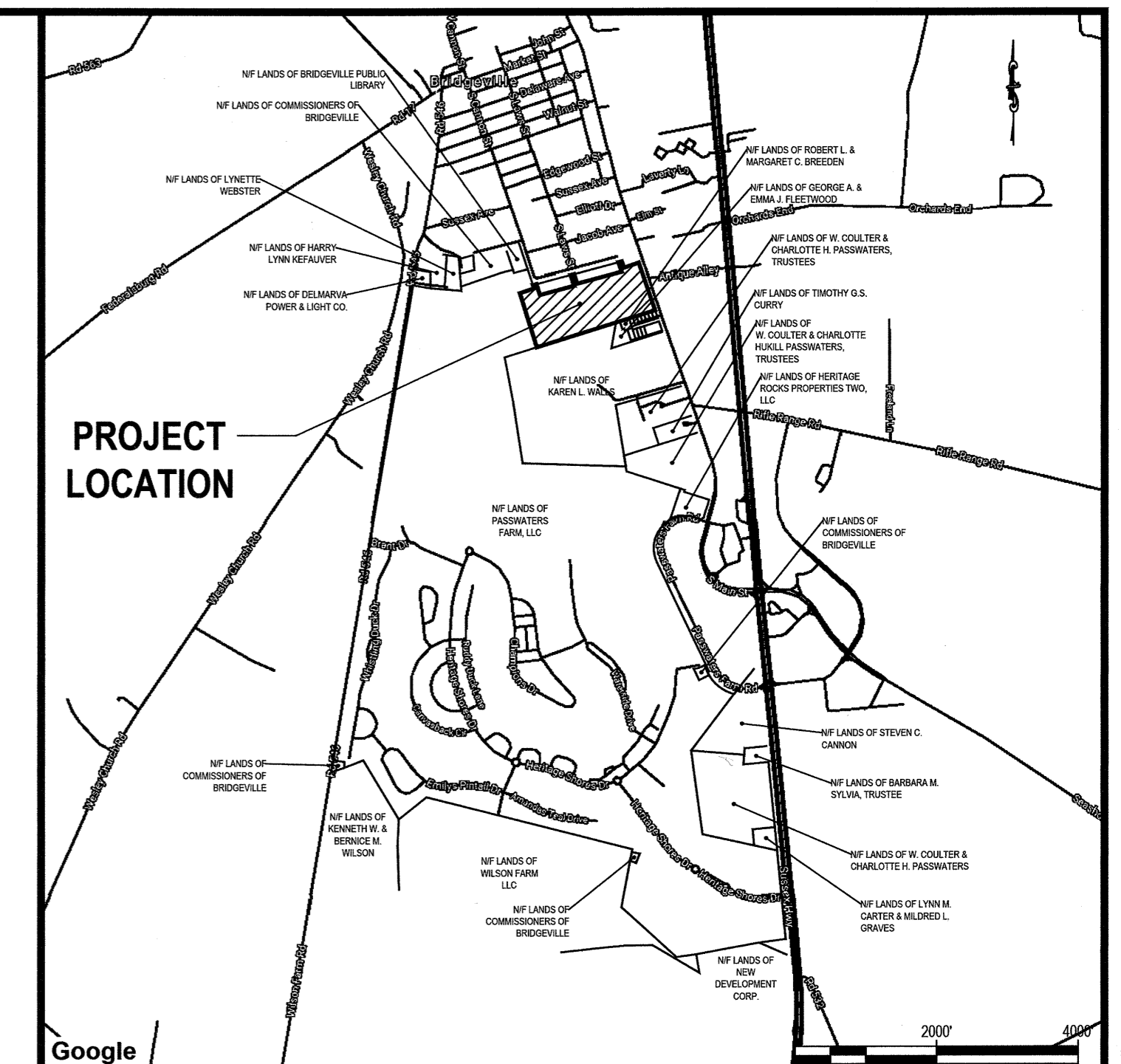
MAINTENANCE NUMBER OF HIGHWAY BEING ACCESSED: S5
GROSS ACREAGE OF PROPERTY: 28.34 AC.
ZONING: RESIDENTIAL PLANNED COMMUNITY (RPC)
PRESENT USE: UNDEVELOPED RESIDENTIAL
PROPOSED USE: RESIDENTIAL
SEWER PROVIDER: SUSSEX COUNTY
WATER PROVIDER: TOWN OF BRIDGEVILLE
TAX PARCEL NUMBER: 131-14.00-44.22 & 131-14.00-44.23
TOTAL NUMBER OF EXISTING LOTS: 2 LOTS
TOTAL NUMBER OF PROPOSED LOTS: 210 LOTS
INVESTMENT LEVEL AREA: LEVEL 1
HORIZONTAL DATUM: DELAWARE STATE GRID NAD-83
VERTICAL DATUM: NAVD 1988

Contact Data

OWNER & DEVELOPER: 131-14.00-44.22
 BRIDGEVILLE VILLAS, LLC
 1934 OLD GALLOWS RD
 STE. 500
 VIENNA, VA 22182
 PHONE: (703) 556 - 4000

131-14.00-44.23
 PASSWATERS FARM, LLC
 3201 JERMANTOWN RD
 STE. 150
 FAIRFAX, VA 22030
 PHONE: (703) 270 - 1400

ENGINEER: RAUCH INC.
 106 N. HARRISON ST.
 EASTON, MD 21601
 PHONE: (410) 770 - 9081
 FAX: (410) 770 - 3667
 EMAIL: DESIGN@RAUCHENG.COM



VICINITY MAP

Record Plan for Villas at Bridgeville

General Notes - (Updated March 21, 2019)

- All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Development Coordination Manual and shall be subject to its approval.
- No landscaping shall be allowed within the right-of-way unless the plans are compliant with Section 3.7 of the Development Coordination Manual.
- Shrubby, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within 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.
- Upon completion of the sidewalk or shared-use path across this project's frontage and 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 properties, and restore the area to grass. Such actions shall be completed at DelDOT's discretion, and in conformance with DelDOT's Development Coordination Manual.
- Subdivision streets constructed within the limits of the right-of-way dedicated to the public use shown on this plan are to be maintained by the municipality following the acceptance of the streets. DelDOT assumes no maintenance responsibilities within the dedicated street right-of-way.
- The shared-use path 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 of the shared-use path.
- All lots shall have access from the internal subdivision street.
- To minimize rutting and erosion of the roadside due to on-street parking, driveway and building layouts must be configured to allow for vehicles to be stored in the driveway beyond the right-of-way, without interfering with sidewalk access and clearance.
- The Developer shall be required to furnish and place right-of-way monuments in accordance with DelDOT's Development Coordination Manual.
- 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 each change in right-of-way alignment in accordance with Section 3.2.4.2 of the Development Coordination Manual.
- A perpetual cross access ingress/egress easement is hereby established by this plat. The exact location of said easement is to be determined by DelDOT at a later date.
- An AWSF Letter was issued for this project, and amended on Dec 23, 2021. The following are the conditions of the letter:
 - The proposed development consists of 210 low-rise multi-family units. Per the 10th edition of the Institute of Transportation Engineers' Trip Generation Manual, the proposed development would generate 1547 average daily trips and 114 vehicle trips during the p.m. peak hour. The fee is calculated at ten dollars per daily trip. For the proposed development, the fee would be \$15,470.00.
 - The developer shall improve the State-maintained road(s) on which they front, within the limits of their frontage, to meet DelDOT's standards for their Functional Classification as found in Section 1.1 of the Development Coordination Manual and elsewhere therein. The improvements shall include both directions of travel, regardless of whether the developer's lands are on one or both sides of the road. Frontage is defined in Section 1.1 of the Development Coordination Manual, which states "This length includes the length of roadway perpendicular to lines created by the projection of the outside parcel corners to the roadway." Questions on or appeals of this requirement should be directed to the DelDOT Subdivision Review Coordinator in whose area the development is located.
 - The developer shall enter into a traffic signal agreement for the intersections of S. Main Street (Sussex Road 5) and Passwaters Farm Road (Sussex Road 5B), and US Route 13 / S. Main Street / Seashore Highway (Sussex Road 6). The developer should coordinate with DelDOT's Traffic section on the details of this agreement.
 - The requirement to complete a TOA was withdrawn by DelDOT on March 3, 2022 with the following conditions:
 - DelDOT requires confirmation from the Town that the Town does not want an interconnection between Heritage Shores and Villas at Bridgeville
 - DelDOT requires that the street system of Villas at Bridgeville be designed in accordance with the sketch (presented to DelDOT by email on Jan 31, 2022), acceptable to both DelDOT and the Town, that provides residents of both developments access into the downtown area by way of South Cannon Street.

CONFORMED COPY
 Document # 2022000055053 BK: 386 PG: 88
 On 12/14/2022 at 1:37:22 PM
 RECORDER OF DEEDS Scott Dailey
 Sussex County
 Consideration: \$0.00

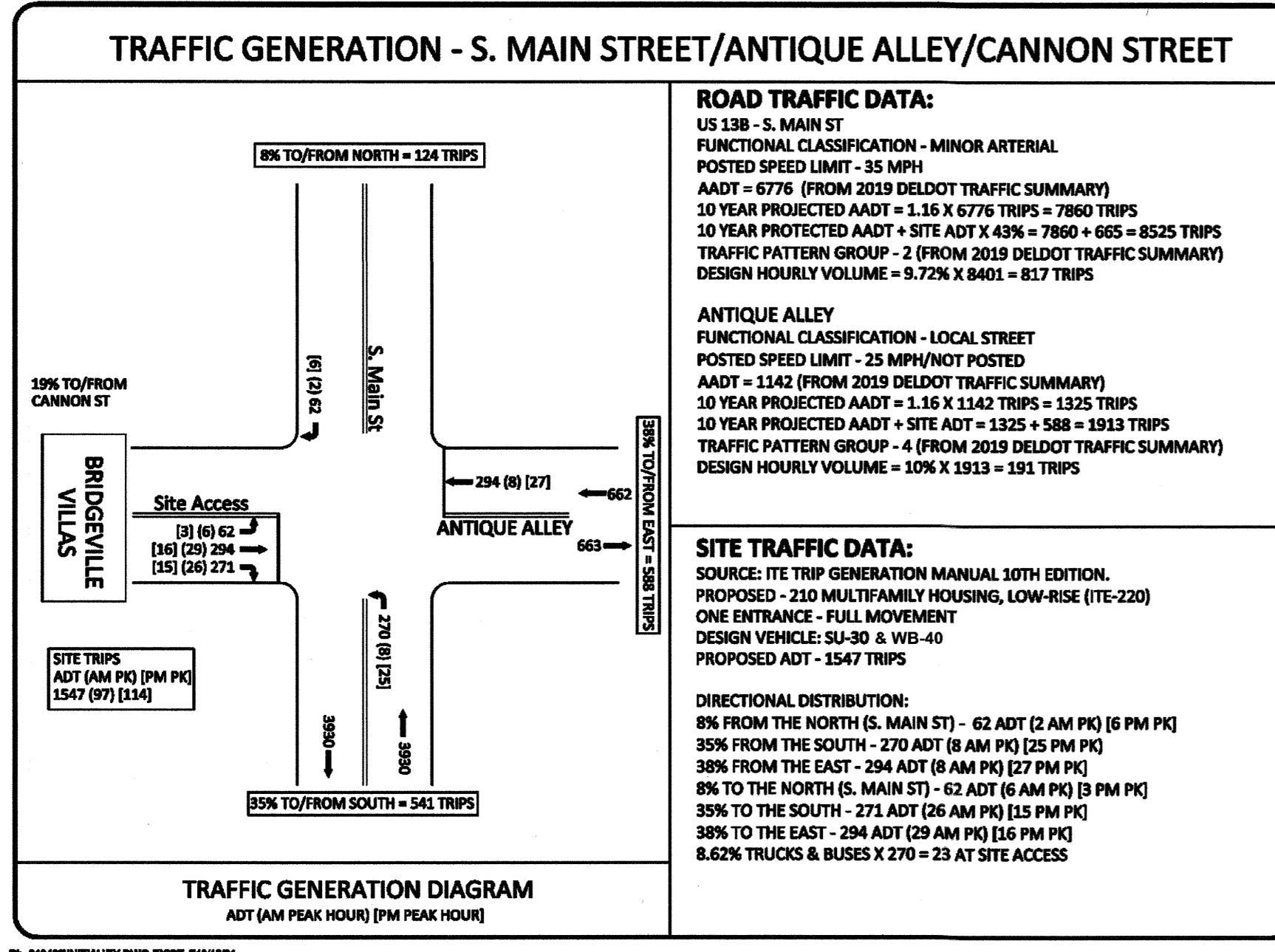
THIS PLATTED ARL IS NOT WITHIN THE JURISDICTION OF THE COUNTY PLANNING AND ZONING COMMISSION.

APPROVED FOR RECORDATION
 COMMISSIONERS OF BRIDGEVILLE
 Bdy. P. Deby
 12/12/2022

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THAT SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO THE LAW.

SIGNATURE: NEIL PATEL
 DATE: 07/25/22
 VP LAND DEVELOPMENT
 PASSWATERS FARM, LLC

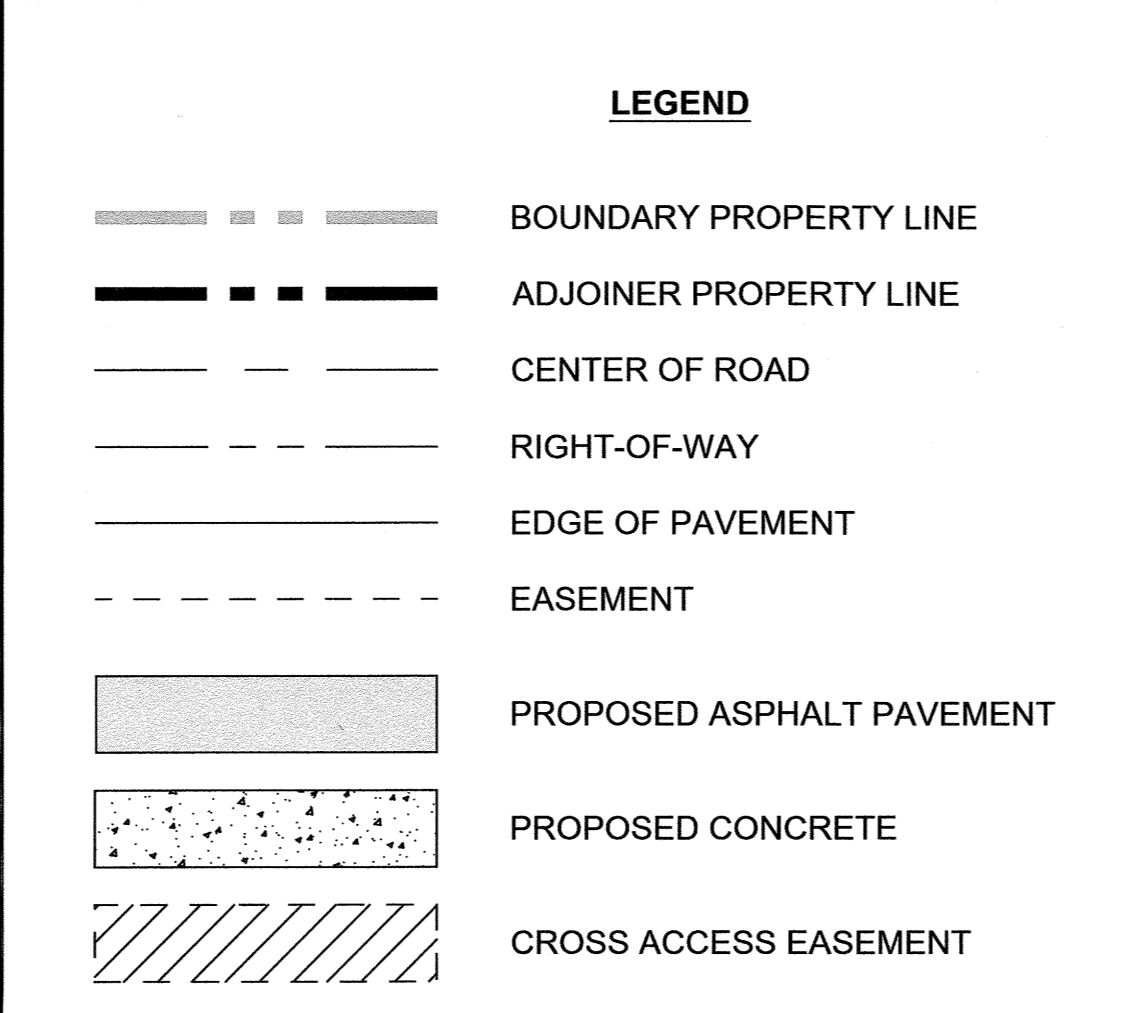


ROAD TRAFFIC DATA:
 US 138 - S. MAIN ST
 FUNCTIONAL CLASSIFICATION - MINOR ARTERIAL
 POSTED SPEED LIMIT - 35 MPH
 AADT = 6776 (FROM 2019 DELDOT TRAFFIC SUMMARY)
 10 YEAR PROJECTED AADT + SITE ADT X 43% = 7860 + 665 = 8525 TRIPS
 TRAFFIC PATTERN GROUP - 2 (FROM 2019 DELDOT TRAFFIC SUMMARY)
 DESIGN HOURLY VOLUME = 9.72% X 8401 = 817 TRIPS

ANTIQUÉ ALLEY
 FUNCTIONAL CLASSIFICATION - LOCAL STREET
 POSTED SPEED LIMIT - 25 MPH/NOT POSTED
 AADT = 1142 (FROM 2019 DELDOT TRAFFIC SUMMARY)
 10 YEAR PROJECTED AADT + SITE ADT = 1325 + 588 = 1913 TRIPS
 TRAFFIC PATTERN GROUP - 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)
 DESIGN HOURLY VOLUME = 10% X 1913 = 191 TRIPS

SITE TRAFFIC DATA:
 SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION.
 PROPOSED - 210 MULTIFAMILY HOUSING, LOW-RISE (ITE-220)
 ONE ENTRANCE - FULL MOVEMENT
 DESIGN VEHICLE: SU-30 & WB-40
 PROPOSED ADT - 1547 TRIPS

DIRECTIONAL DISTRIBUTION:
 8% FROM THE NORTH (S. MAIN ST) - 62 ADT (2 AM PK) (6 PM PK)
 35% FROM THE SOUTH - 270 ADT (8 AM PK) (25 PM PK)
 38% FROM THE EAST - 294 ADT (8 AM PK) (27 PM PK)
 8% TO THE NORTH (S. MAIN ST) - 62 ADT (6 AM PK) (3 PM PK)
 35% TO THE SOUTH - 271 ADT (26 AM PK) (15 PM PK)
 38% TO THE EAST - 294 ADT (29 AM PK) (16 PM PK)
 8.62% TRUCKS & BUSES X 23 = 27 AT SITE ACCESS



Revisions	
INITIAL SUBMISSION - 03/31/22	
FIRST REVISION - 06/12/22	
SECOND REVISION - 07/25/22	

Villas at Bridgeville	
Bridgeville, Delaware - Northwest Fork Hundred	07/25/22
First Election District - Sussex County	Scale: As Shown
Coversheet and General Notes	RP-1

DeIDOT
NO OBJECTION TO
RECORDATION
 July 28, 2022
 DATE



N/F LANDS OF
 BRIDGEVILLE LAUNDRY & CAR
 WASH & MINI
 131-10.00-83.00

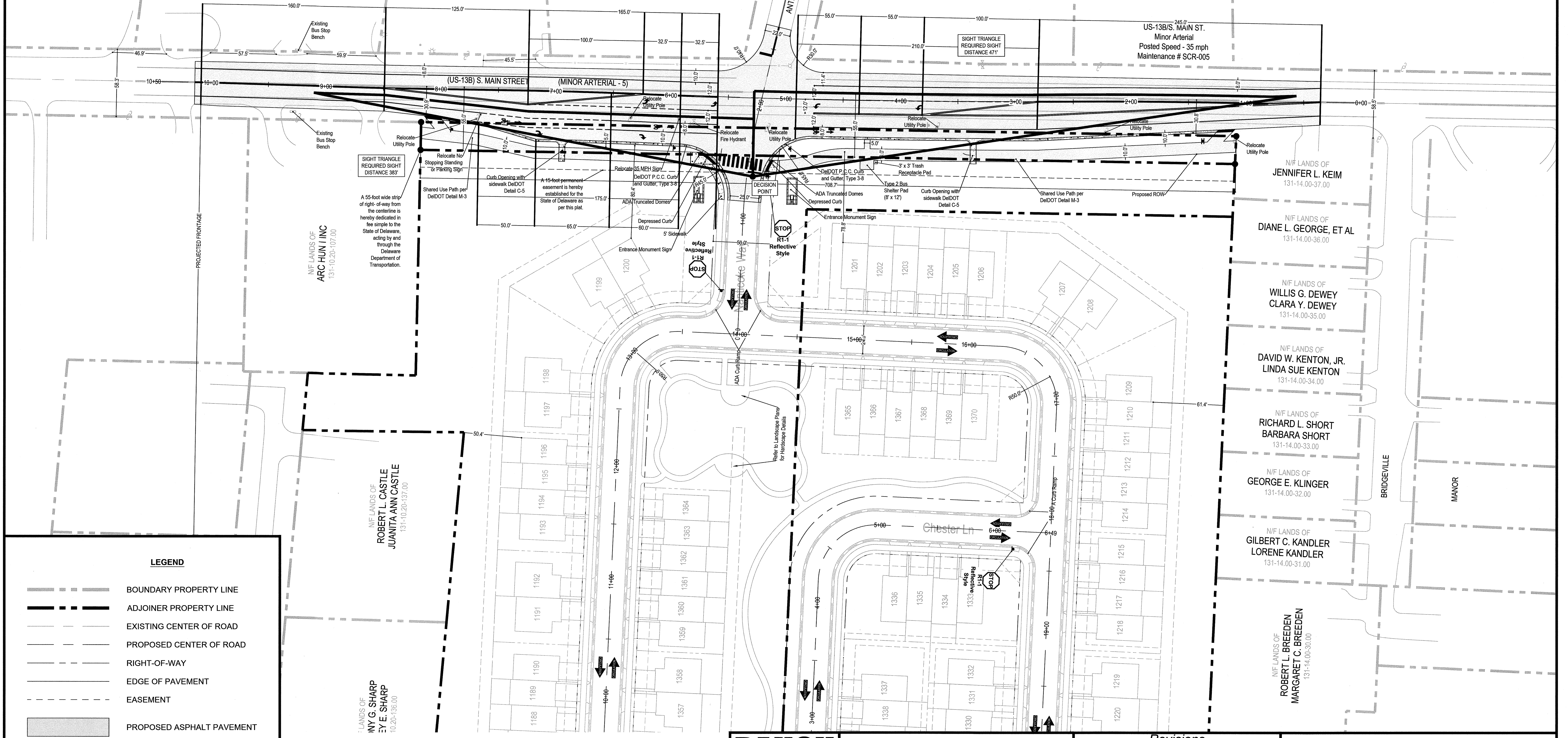
N/F LANDS OF
 GHULAM DASTGIR LLC
 131-10.00-82.00

N/F LANDS OF
 TOSA INC
 131-10.00-81.01

N/F LANDS OF
 MURTAZA GHULAM
 131-10.00-81.04

N/F LANDS OF
 KULP JANICE LYNN TTEE
 131-11.00-16.00

N/F LANDS OF
 KULP JANICE LYNN TTEE
 131-10.00-102.00



SIGHT TRIANGLE
 REQUIRED SIGHT
 DISTANCE 383'

A 55-foot wide strip
 of right-of-way from
 the centerline is
 hereby dedicated in
 fee simple to the
 State of Delaware,
 acting by and
 through the
 Delaware
 Department of
 Transportation.

N/F LANDS OF
 ROBERT L. CASTLE
 JUANITA ANN CASTLE
 131-10.20-137.00

N/F LANDS OF
 MARGARET C. BREEDEN
 131-14.00-30.00

Notes

1. A 15-foot permanent easement is hereby established for the State of Delaware as per this plat.
2. A 55-foot wide strip of right-of-way from the centerline is hereby dedicated in fee simple to the State of Delaware, acting by and through the Delaware Department of Transportation.

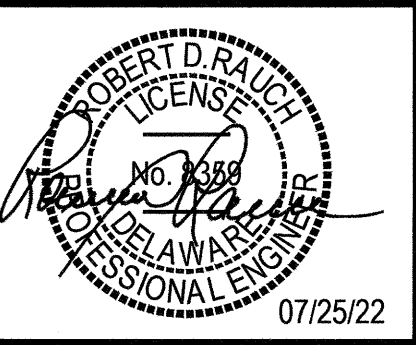
LEGEND

- BOUNDARY PROPERTY LINE
- ADJOINER PROPERTY LINE
- EXISTING CENTER OF ROAD
- PROPOSED CENTER OF ROAD
- RIGHT-OF-WAY
- EDGE OF PAVEMENT
- EASEMENT
- PROPOSED ASPHALT PAVEMENT
- PROPOSED CONCRETE
- PROPOSED RIGHT-OF-WAY MARKER

RAUCH
 Engineering | Survey | Architecture | Environmental

Main Office: 106 N. Harrison St., Easton, MD 21601
 Web: www.rauch-inc.com | Email: design@raucheng.com
 Phone: 410.770.9081 | Fax: 410.770.3667

Professional Certification
 I hereby certify that these documents were prepared or approved by me, and that I am a duly licensed professional engineer under the laws of the State of Delaware.
 License No. 8359
 Expiration Date: June 30, 2024



Revisions

INITIAL SUBMISSION - 03/31/22	
FIRST REVISION - 06/12/22	
SECOND REVISION - 07/25/22	

Villas at Bridgeville

Bridgeville, Delaware - Northwest Fork Hundred	07/25/22
First Election District - Sussex County	Scale: 1" = 40'
Record Plan	RP-2