

SoundFX

AUTOMOTIVE

Over 250,000 Vehicles Upgraded Since 1992

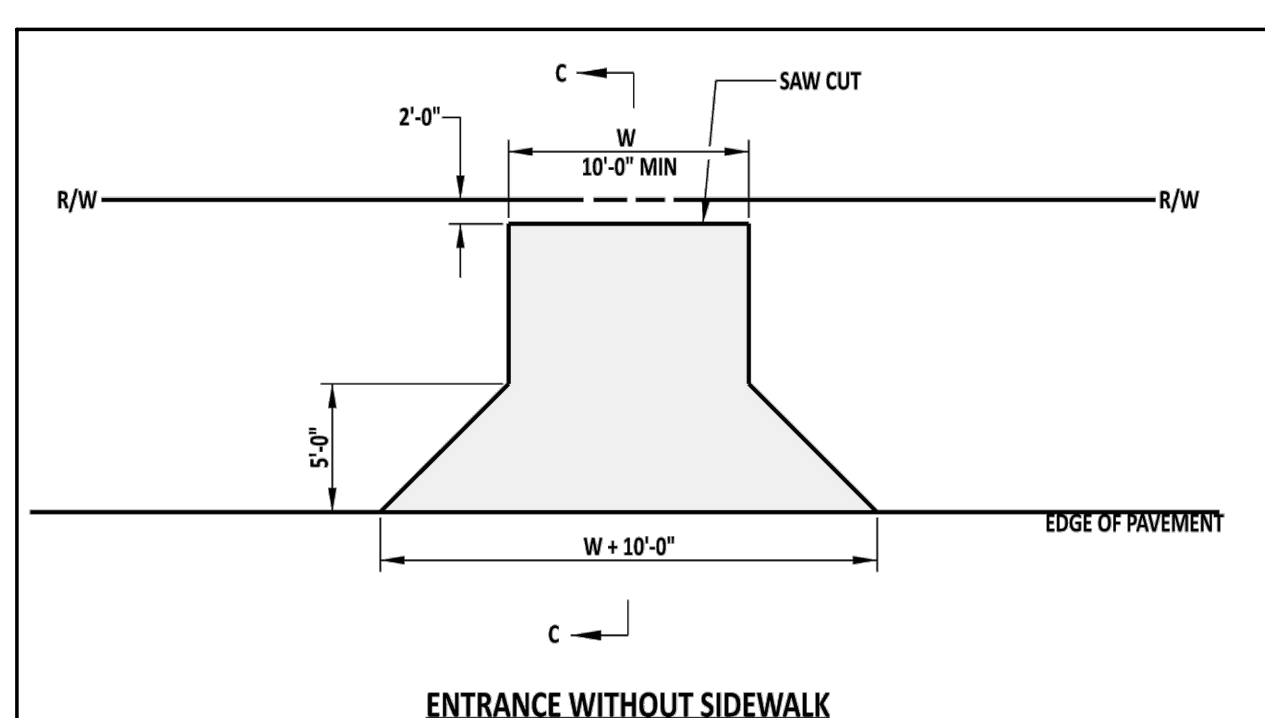
GENERAL NOTES
THE PROPERTY SHOWN HEREON IS OWNED AND TO BE DEVELOPED BY:

Westside, LLC
17665 Coastal Highway
Lewes, DE 19958
Brian Layton
brian@sound-fx.com
302-644-8110

- SITE ADDRESS/ACCESS ROAD: 7481 FEDERALSBURG RD. TAX ID 131-10.15-3.00
- SITE COORDINATES: 38° 44'29.81" N, 75° 5'36.3221" W
- TOTAL AREA: 2.78 ACRES IN TOWN OF BRIDGEVILLE
- ZONING: C-1 COMMERCIAL
- THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
- THIS PROPERTY IS SHOWN ON F.I.R.M. COMMUNITY PANEL # 10005C025LL (PANEL 25.1 OF 660) DATED JUNE 20, 2018, LOCATED IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
- IN THE EVENT THAT AN ERROR, OVERSIGHT, OR OMISSION BY PARKER & ASSOCIATES IS DISCOVERED OR SHOULD HAVE REASONABLY BEEN DISCOVERED DURING THE COURSE OF CONSTRUCTION; CLIENTS OR CONTRACTORS SHALL PROVIDE PARKER AND ASSOCIATES AN IMMEDIATE NOTICE IN ORDER TO PROVIDE THE OPPORTUNITY TO IMPLEMENT AN ACCEPTABLE SOLUTION TO REMEDY OR MINIMIZE THE IMPACTS OF THE DISCOVERED ISSUE. IF IMMEDIATE NOTICE IS NOT PROVIDED BY CLIENT OR CONTRACTOR TO PARKER & ASSOCIATES, THE CLIENT OR CONTRACTOR SHALL RELIEVE PARKER & ASSOCIATES OF ANY LIABILITY THAT MAY ARISE FROM SAID ERROR, OVERSIGHT, OR OMISSION.
- ALL WATER SERVICE LINES, CURB BOX, VALVES AND INCIDENTAL CONNECTIONS ITEMS TO BUILDINGS SHALL CONFORM WITH THE TOWN OF BRIDGEVILLE AND DNREC STANDARD SPECIFICATIONS AND DETAILS FOR UTILITIES DESIGN AND CONSTRUCTION.
- EXISTING UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE BASED UPON THE BEST AVAILABLE INFORMATION AND ARE SHOWN FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. NO GUARANTEE IS MADE OR IMPLIED REGARDING THE ACCURACY OR COMPLETENESS THEREOF. CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF DEPTH, SIZE AND MATERIAL OF ALL UNDERGROUND UTILITIES TO HIS OWN SATISFACTION BEFORE BEGINNING ANY EXCAVATION OR UTILITY INSTALLATION. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITY FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF INFORMATION ON THE PLANS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL SHOWN OR NOT SHOWN EXISTING UTILITIES AND APPURTENANCES, SHOULD ANY EXISTING UTILITIES BE DAMAGED BY THE CONTRACTOR, THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED BY THE CONTRACTOR. THE CONTRACTOR SHALL REPAIR THE DAMAGE CAUSED TO THE UTILITY TO THE UTILITY OWNERS SATISFACTION, AT THE CONTRACTORS EXPENSE.
- ALL FIRE LINES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION AT 1-800-282-8555.
- CONTRACTOR SHALL ADJUST TO FINISH GRADE AS NECESSARY ANY VALVE BOXES, MANHOLES, CATCH BASINS ETC. PRIOR TO PLACING PAVING.
- CONTRACTOR IS TO VERIFY ALL ELEVATIONS LISTED ON THE PLAN WITH A MINIMUM OF THREE BENCHMARKS THAT ARE ON THIS PROJECTS UTILIZED DATUM PRIOR TO COMMENCING ANY CONSTRUCTION. IF ANY LOCATIONS OR ELEVATIONS OF BENCHMARKS, EXISTING FACILITIES, OR STRUCTURES DIFFER FROM THAT SHOWN HERE ON, CONTRACTOR SHALL IMMEDIATELY NOTIFY ENGINEER AT 410-749-1023.
- ALL FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- WATER AND SEWER PROVIDED BY THE TOWN OF BRIDGEVILLE. EXISTING HYDRANT LOCATED ON FEDERALSBURG RD. ATTACHED TO 8 INCH WATER MAIN.
- WATER MAINS SHALL BE LOCATED AT LEAST 10 FEET AWAY FROM ANY EXISTING OR PROPOSED SEWER OR FORCEMAIN. WATER MAINS CROSSING SEWERS OR FORCEMANS SHALL BE LOCATED AT LEAST 18 INCHES ABOVE THE SEWERS. CROSSINGS SHALL BE ARRANGED SO THAT THE JOINTS IN THE WATER MAIN WILL BE AS FAR AS POSSIBLE FROM THE SEWER JOINTS.
- THE CONTRACTOR SHALL IMMEDIATELY STOP WORK AND NOTIFY THE ENGINEER IF ANY DISCREPANCIES ARE DISCOVERED BETWEEN THE DRAWINGS AND EXISTING CONDITIONS. ERRORS OR OMISSIONS IN DRAWINGS OR LAYOUT SHALL BE TREATED AS A DISCREPANCY. ALL DISCREPANCIES SHALL BE RESOLVED PRIOR TO CONTINUATION OF WORK.
- EXISTING BUILDING IS BRICK, METAL & WOOD. PROPOSED BUILDING TO BE WOOD STRUCTURE WITH METAL SIDING AND ROOF. MAX. BUILDING HEIGHT OF NEW BUILDINGS IS 24'. BUILDINGS WILL NOT BE SPRINKLERED. LOCK BOX TO BE ATTACHED TO BUILDING FOR FIRE DEPARTMENT ACCESS TO GATE KEYS. OWNER SHALL COORDINATE WITH FIRE CHIEF OF BRIDGEVILLE VOLUNTEER FIRE DEPARTMENT STATION 72.
- SHOULDER TO BE USED FOR GRAPHICS INCLUDING WRAPPING OF VEHICLES, LIFTS FOR WHEEL CHANGES AND INSTALLS, CAR AUDIO INSTALLATION. DRY STORAGE TO BE USED FOR OVERFLOW STORAGE OF WHEELS, TIRES, SPEAKERS AND ACCESSORIES.
- PROJECT IS SUBJECT TO THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT, DEL DOT, DELAWARE STATE FIRE MARSHAL FOR SITE AND BUILDING, TOWN OF BRIDGEVILLE AND SUSSEX COUNTY BUILDING PERMIT DEPARTMENT FOR BUILDINGS.
- LIGHTING IN THE PARKING LOT IS EXISTING. PROPOSED BUILDINGS TO HAVE LIGHT PACKS ON THE BUILDING FOR THE AREAS IN FRONT AND ON THE SIDES.
- CONTRACTOR SHALL THAT WATER MAIN IS SUITABLE TO SERVE ALL PROPOSED USES.
- CONTRACTOR TO TIE IN PROPOSED 1" FORCE MAIN TO EXISTING SEWER CLEANOUT USING A WYE CONNECTION AND REDUCER. CONTRACTOR TO VERIFY SIZE OF EXISTING CLEANOUT PIPE.
- FIELD RUN SURVEY PERFORMED BY PARKER AND ASSOCIATES ON 7/22/20

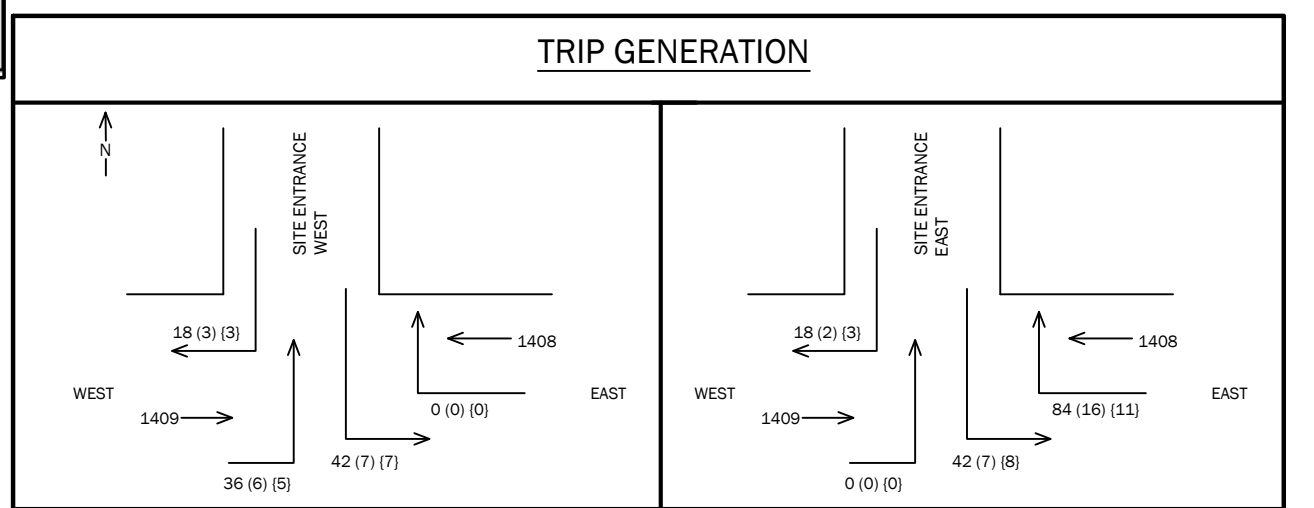
CONSTRUCTION NOTES:

- The DNREC, Sediment and Stormwater Program (or Delegated Agency) must be notified in writing five (5) days prior to commencing with construction. Failure to do so constitutes a violation of the approved sediment and stormwater management plan.
- Review and or approval of the Sediment and Stormwater Management Plan shall not relieve the contractor from his or her responsibilities for compliance with the requirements of the Delaware Sediment and Stormwater Regulations, nor shall it relieve the contractor from errors or omissions in the approved plan.
- If the approved plan needs to be modified, additional sediment and stormwater control measures may be required as deemed necessary by DNREC or the Delegated Agency.
- Following soil disturbance or redistribution, permanent or temporary stabilization shall be completed for all perimeter sediment controls, silt stockpiles, and all other disturbed or graded areas on the project site within 14 calendar days unless more restrictive Federal requirements apply.
- All erosion and sediment control practices shall comply with the Delaware Erosion and Sediment Control Handbook, latest edition.
- At any time a dewatering operation is used, it shall be previously approved by the Agency Construction Site Reviewer for a non-erosive point of discharge, and a dewatering permit shall be approved by the DNREC Well Permitting Branch.
- Approval of a Sediment and Stormwater Management Plan does not grant or imply a right to discharge stormwater runoff. The owner/developer is responsible for acquiring any and all agreements, easements, etc., necessary to comply with State drainage and other applicable laws.
- The contractor shall at all times protect against sediment or debris laden runoff or wind from leaving the site. Perimeter controls shall be checked daily and adjusted and/or repaired to fully contain and control sediment from leaving the site. Accumulated sediment shall be removed when it has reached half of the effective capacity of the control. In addition, the contractor may need to adjust or alter measures in times of adverse weather conditions, or as directed by the Agency Construction Site Reviewer.
- Best available technology (BAT) shall be employed to manage turbid discharges in accordance with requirements of 7 Del C, Ch 60, Regulations Governing the Control of Water Pollution, Section 9.1.02, known as Special Conditions for Stormwater Discharges Associated with Construction Activities, and Department policies, procedures, and guidance.



NOTE:
1. IF WIDTH OF DRIVEWAY IS 15'-0" OR GREATER, THE FLARE EXTENSIONS CAN BE OMITTED.
2. THE MAXIMUM RUNNING SLOPE TO TRANSITION THE SIDEWALK TO MEET DRIVEWAY ELEVATION IS 12:1 (8.3%), HOWEVER, 20:1 (5%) IS PREFERRED.

ENTRANCES		
STANDARD NO.	SHT.	OF
C-3 (2018)	1	OF 1



FEDERALSBURG ROAD - SC17
TRAFFIC GENERATION DIAGRAM
(AM PEAK HOUR) (PER PEAK HOUR)

ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION	FEDERALSBURG RD - MINOR ARTERIAL
POSTED SPEED LIMIT	25 MPH
ADT	2739 (PER 2019 TRAFFIC COUNTS)
PROJECTED 30 YR ADT	3177 - 3377 TRIPS
PROJECTED 30 YR ADT - SITE	3177 - 2400 - 3417 TRIPS
TRAVEL CATEGORY GROUP	8
K-FACTOR VOLUME	32.40% x 3417 = 424

SITE TRIPS GENERATED:

SOURCE	TRIP GENERATION MANUAL, 11th EDITION
843 - AUTOMOBILES AND SERVICE CENTER	PER 1000 SF
150 - WAREHOUSE	PER 1000 SF
TWO EXISTING ENTRANCES	FULL MOVEMENTS
DESIGN VEHICLE	90/30
DAILY TRIPS EXISTING SERVICE CENTER + BUILDING SIZE = 8075 (WAS WASTE MANAGEMENT)	
DAILY TRIPS EXISTING - T = 143	
DAILY TRIPS PROPOSED STORAGE + BUILDING SIZE = 4940 (SOUND FM)	
DAILY TRIPS PROPOSED - T = 83	
DAILY TRIPS PROPOSED STORAGE + BUILDING SIZE = 4940	
TOTAL TRIPS FOR SITE - T = 8	
TRUCK % = 5.80% x 240 = 14	

AM PEAK 36 TOTAL TRIPS - 34N ENTER, 40N EXITING = 22 IN / 18 OUT
70% IN FROM EAST = 15, 70% OUT TO WEST = 13
30% IN FROM WEST = 6, 30% OUT TO WEST = 5

AM PEAK 36 TOTAL TRIPS - 44N ENTER, 56N EXITING = 16 IN / 20 OUT
70% IN FROM EAST = 11, 70% OUT TO WEST = 14
30% IN FROM WEST = 5, 30% OUT TO WEST = 6

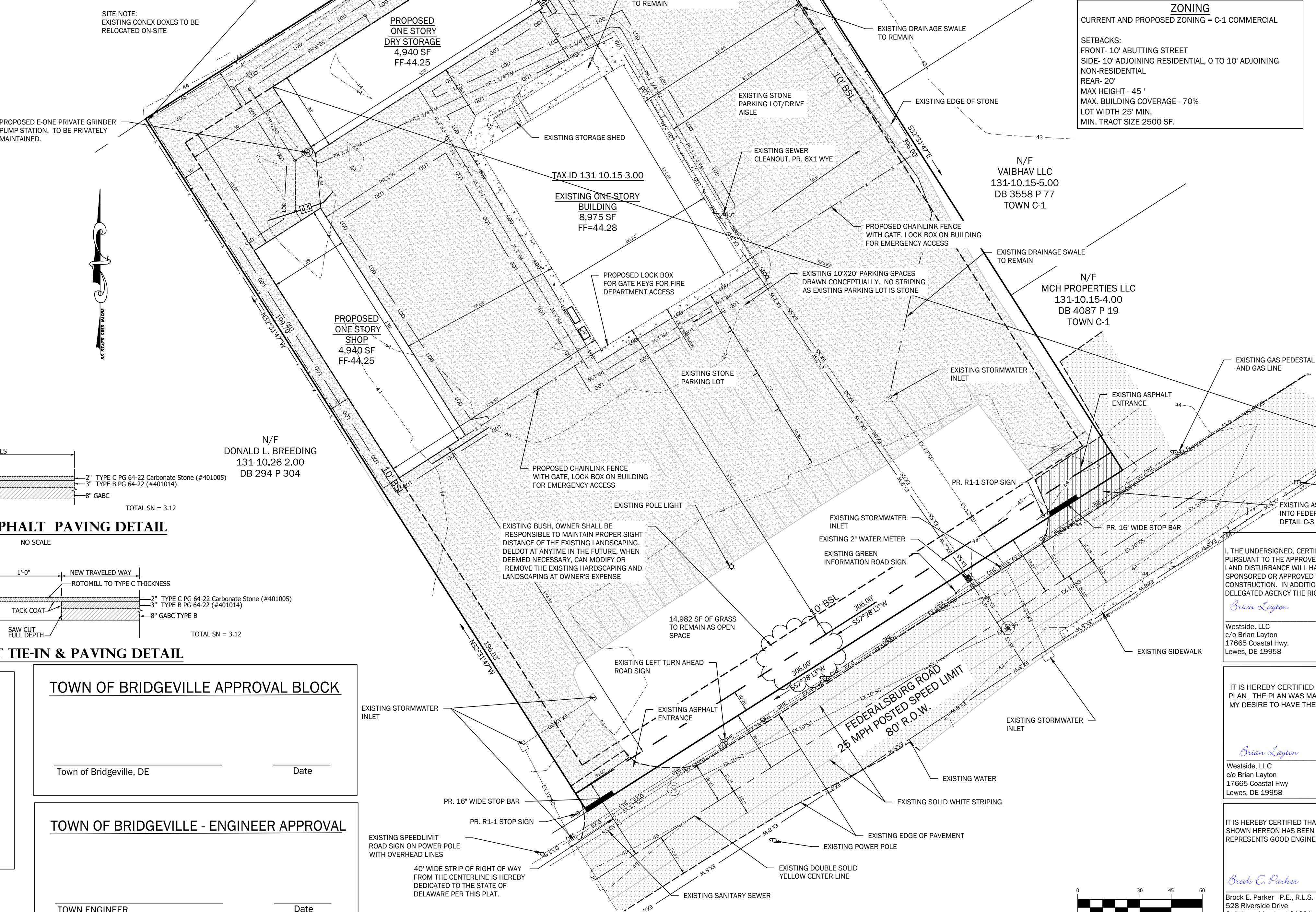
8 DAILY TOTAL TRIPS (150) - 50% ENTER, 50% EXITING = 4 IN / 4 OUT
70% IN FROM EAST = 3, 70% OUT TO WEST = 3
30% IN FROM WEST = 3, 30% OUT TO WEST = 1

AM PEAK 1 TOTAL TRIPS - 66N ENTER, 84N EXITING = 16 IN / 0 OUT
70% IN FROM EAST = 0, 70% OUT TO WEST = 0
30% IN FROM WEST = 0, 30% OUT TO WEST = 0

AM PEAK 1 TOTAL TRIPS - 24N ENTER, 70N EXITING = 0 IN / 1 OUT
70% IN FROM EAST = 0, 70% OUT TO WEST = 1
30% IN FROM WEST = 0, 30% OUT TO WEST = 0

ZONING
CURRENT AND PROPOSED ZONING = C-1 COMMERCIAL

SETBACKS:
FRONT: 10' ADJOINING STREET
SIDE: 10' ADJOINING RESIDENTIAL, 0 TO 10' ADJOINING NON-RESIDENTIAL
REAR: 20'
MAX HEIGHT - 45'
MAX. BUILDING COVERAGE - 70%
LOT WIDTH 25' MIN.
MIN. TRACT SIZE 2500 SF.

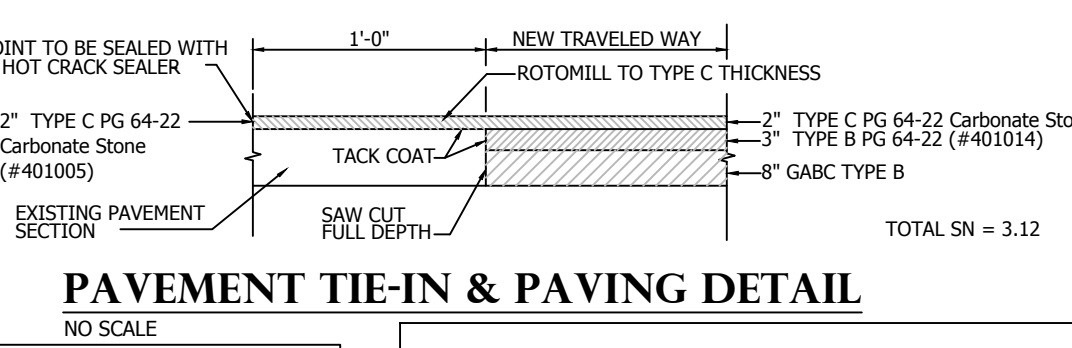
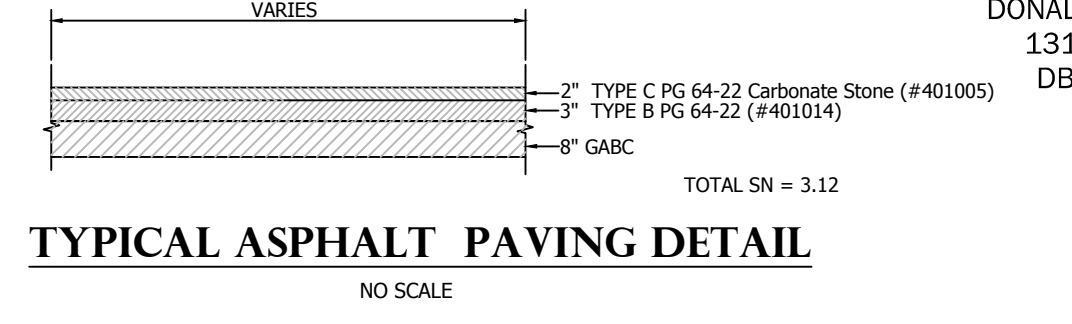


SITE DATA
TOTAL AREA OF PROPERTY = 121,176 SQ. FT. / ±2.78 ACRES
TOTAL AREA DISTURBED = 21,000 SQ.FT. / ±0.482 ACRES

SOIL TYPE: WOODSTOWN LOAM 0 TO 2% SLOPES - C SOILS
EXISTING CONDITIONS:
STONE = 2.10 AC.
PAVEMENT = 0.086 AC.
BUILDINGS = 0.251 AC.
GREEN SPACE = 0.343 AC.
TOTAL CURVE NUMBER = 94

PROPOSED CONDITIONS:
STONE = 1.87 AC.
PAVEMENT = 0.086 AC.
BUILDINGS = 0.477 AC.
GREEN SPACE = 0.343 AC.
TOTAL CURVE NUMBER = 94

BUILDING COVERAGE = 0.477 AC./2.78 AC. = 17.16%



PARKING NOTES
REQUIREMENTS - AUTOMOBILE REPAIR/SERVICE SHOP
1 SPACE PER EVERY 500 SF OF FLOOR AREA AND ACCESSORIES.
1 SPACE PER EACH EMPLOYEE DURING PEAK SHOP

EXISTING CONDITIONS:
SHOP/WAREHOUSE 8,975 FT² / 1 SPACE PER 500 FT² = 18 SPACES
10 EMPLOYEES ON MAX SHIFT = 10 SPACES

PROPOSED CONDITIONS:
SHOP /WAREHOUSE 9,880 FT² / 1 SPACE PER 500 FT² = 20 SPACES
EMPLOYEES ON MAX SHIFT NEW BUILDING = 8 SPACES
TOTAL PARKING REQUIRED TOTAL SITE = 56 SPACES

PROVIDED
STANDARD 10' X 20' STALLS = 56 SPACES
*SPACES SHOWN ARE JUST FOR CLARITY PURPOSES. NO PAINTED LINES WILL BE INSTALLED. PARKING LOT IS STONE.

TOWN OF BRIDGEVILLE APPROVAL BLOCK

Town of Bridgeville, DE _____ Date _____

TOWN OF BRIDGEVILLE - ENGINEER APPROVAL

TOWN ENGINEER _____ Date _____

OWNER'S CERTIFICATION FOR SCD

I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED STANDARD PLAN AND THAT RESPONSIBLE (I.E., BLUE CARD HOLDER) INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING PRIOR TO INITIATION OF THE PROJECT, AT A DNREC SPONSORED OR APPROVED TRAINING COURSE FOR THE CONTROL OF EROSION AND SEDIMENT DURING CONSTRUCTION. IN ADDITION, I GRANT DNREC SEDIMENT AND STORMWATER PROGRAM AND/OR THE RELEVANT DELEGATED AGENCY THE RIGHT TO CONDUCT ON-SITE REVIEWS.

Brian Layton 07/11/23
Date

Westside, LLC
c/o Brian Layton
17665 Coastal Hwy,
Lewes, DE 19958

OWNER'S CERTIFICATION

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

Brian Layton 07/11/23
Date

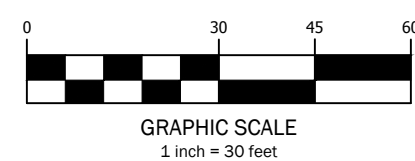
Westside, LLC
c/o Brian Layton
17665 Coastal Hwy,
Lewes, DE 19958

ENGINEER'S 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 AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Brock E. Parker 07/11/23
Date

Brock E. Parker P.E., R.L.S.
528 Riverside Drive
Salisbury, Maryland 21801
(410) 749-1023 fax: (410) 749-1012
email: brock@parkerandassociates.org



SHEET 1

REVISIONS

DATE	DESCRIPTION

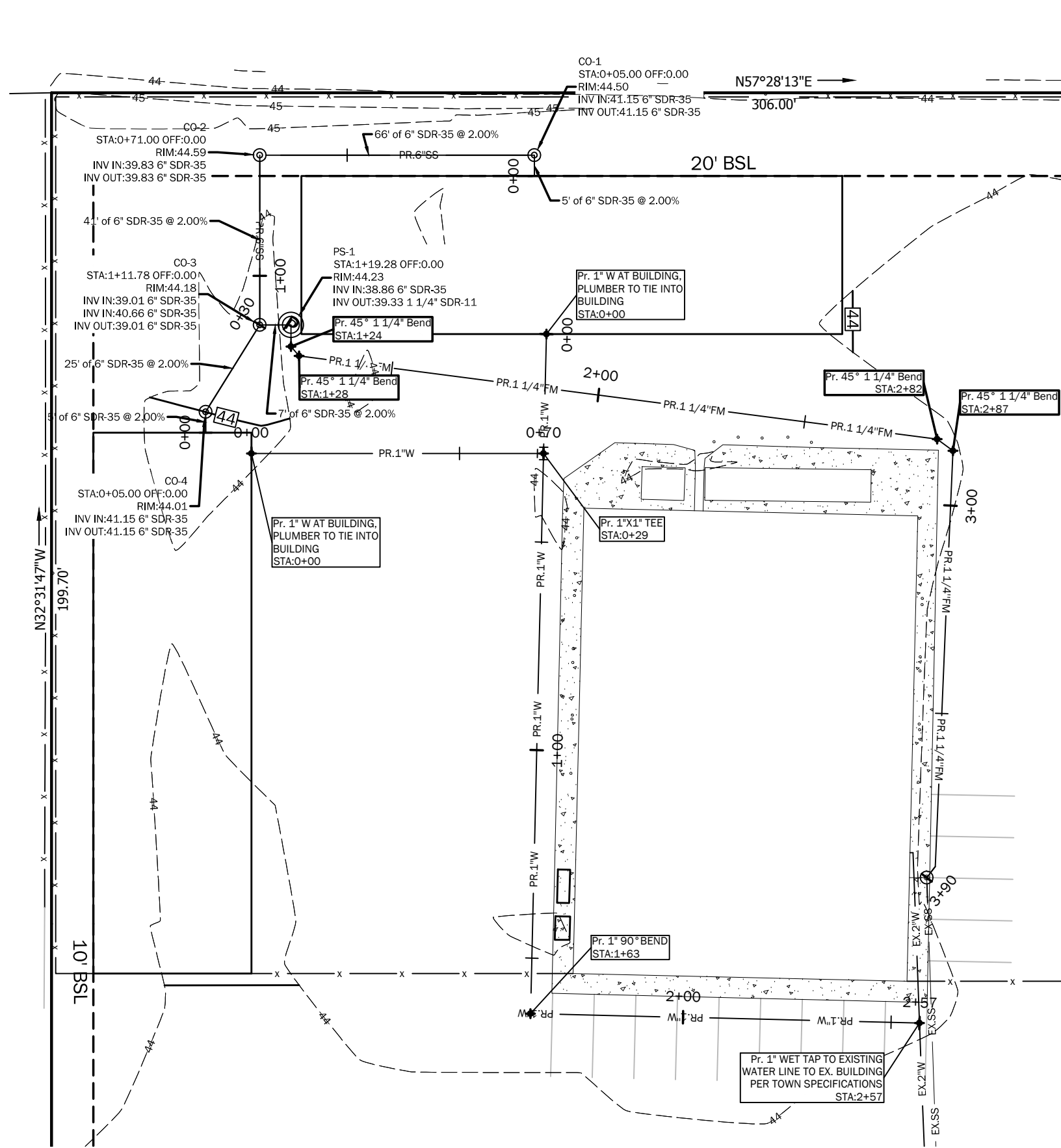
SOUND FX - BRIDGEVILLE

Project Name: FEDERALSBURG ROAD
For: WESTSIDE, LLC
TOWN OF BRIDGEVILLE, SUSSEX COUNTY, DELAWARE

DATE: 07/17/23
SCALE: 1"=30'
SHEET NO: 52342
SHEET 1 OF 1

PARKER & ASSOCIATES
ENGINEERING

JUL 11, 2023 4:06pm



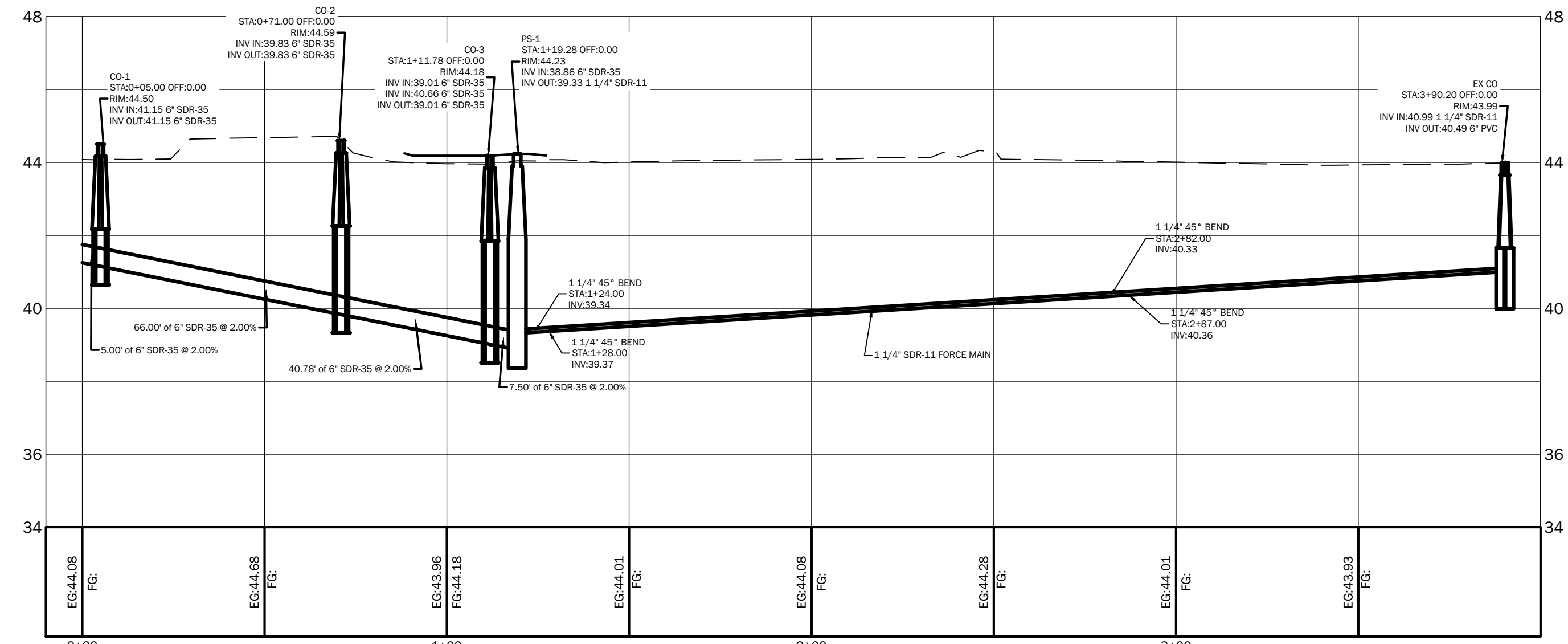
* BUILDING SEWER TO BE 6" SDR-35 PVC PIPE
 * SEWER FORCE MAIN TO BE 1 1/4" SDR-II
 * WATER SERVICE TO BE 1" SDR 9 HDPE

EDU CALCULATIONS

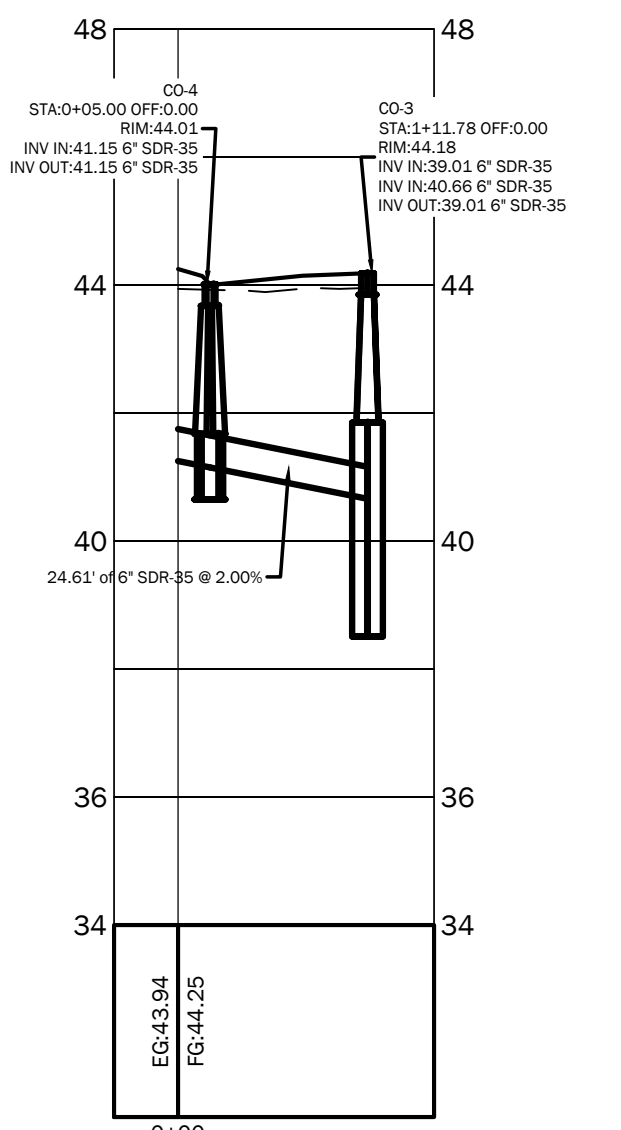
1 EDU = 200 GPD OR 1 DWELLING
 \$6000.00 FEE PER EDU

PROPOSED: 2 - HIS/HERS BATHROOMS (ONE IN EACH BUILDING)
 1 TOILET = 150 GPD PER UNIT
 1 SINK = 50 GPD PER UNIT
 TOTAL TOILETS - 2 (2 x 150 GPD) = 300 GPD
 TOTAL SINKS - 2 (2 x 50 GPD) = 100 GPD
 TOTAL NEW USAGE = 400 GPD

400 GPD/200 GPD PER EDU = 2 EDUS



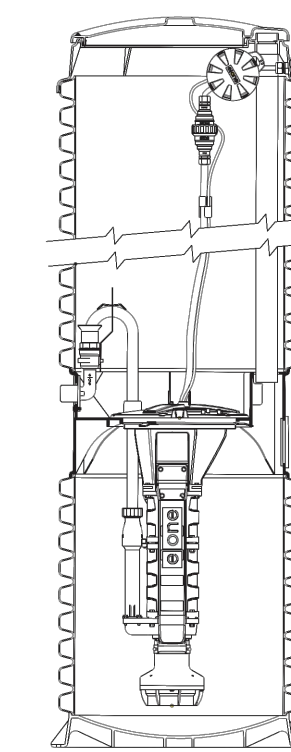
SEWER 1
 H: 1"=30'
 V: 1"=3'



SEWER 2
 H: 1"=30'
 V: 1"=3'

E/ONE EXTREME

DH071/DR071



General Features
 The model DH071 or DR071 grinder pump station is a complete unit that includes: the grinder pump, check valve, HOPE (high density polyethylene) tank and controls. The DH071 or DR071 is the "hardwired," or "wired," model where a cable connects the motor controls to the level controls through watertight penetrations. The DR071 is the "radio frequency identification" (RFID) or "wireless" model that uses wireless technology to communicate between the level controls and the motor controls. All solids are ground into fine particles, allowing them to pass easily through the pump, check valve and small diameter pipelines. Even objects not normally found in sewage, such as plastic, rubber, fiber, wood, etc., are ground into fine particles.

Operational Information
Motor
 1 hp, 1,725 rpm, high torque, capacitor start, thermally protected, 120V 240V, 60 Hz, 1 phase

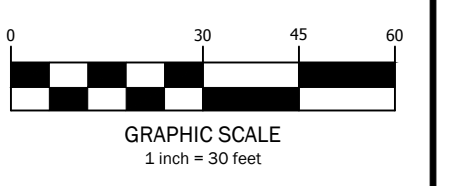
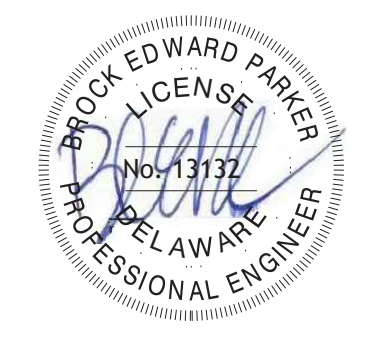
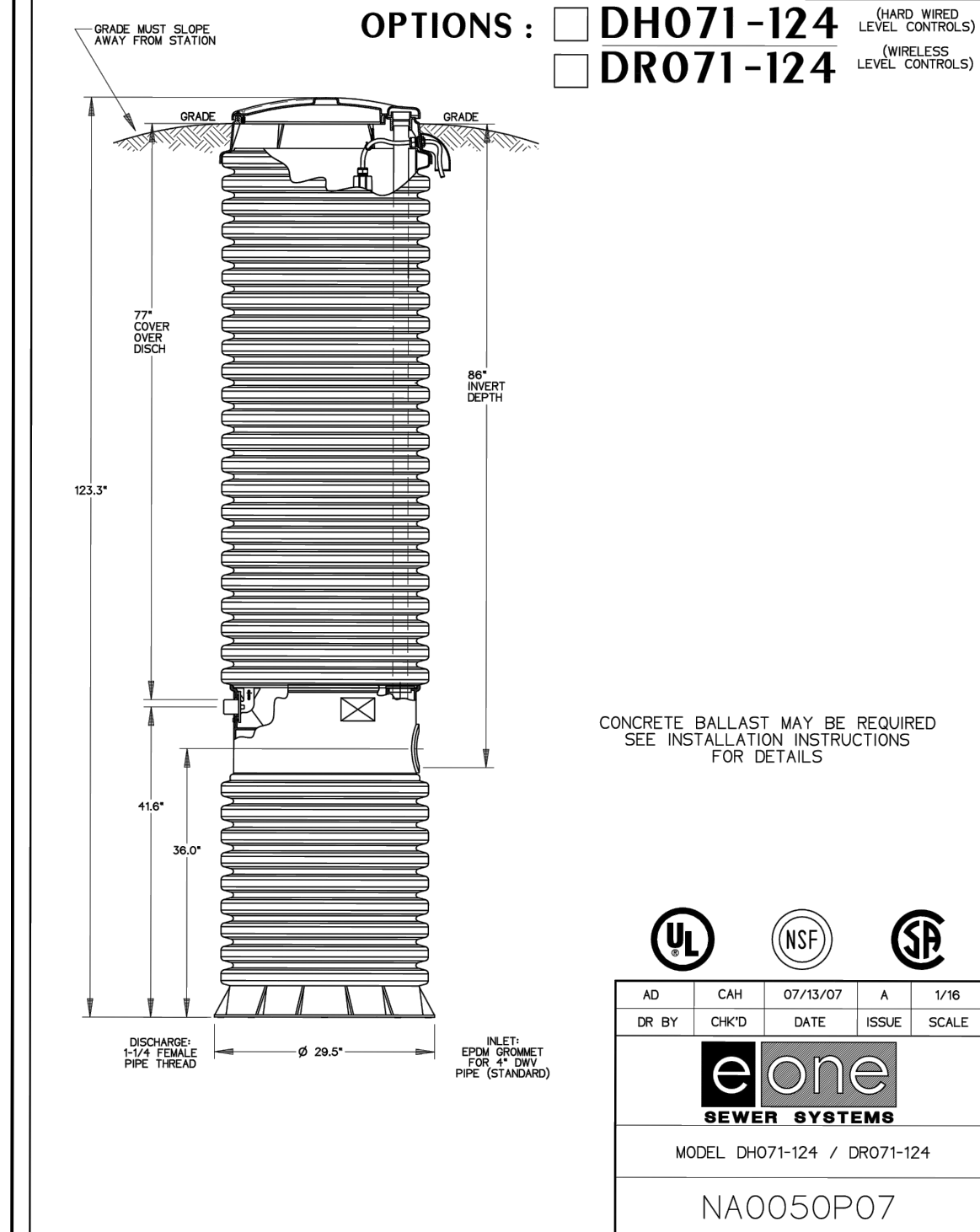
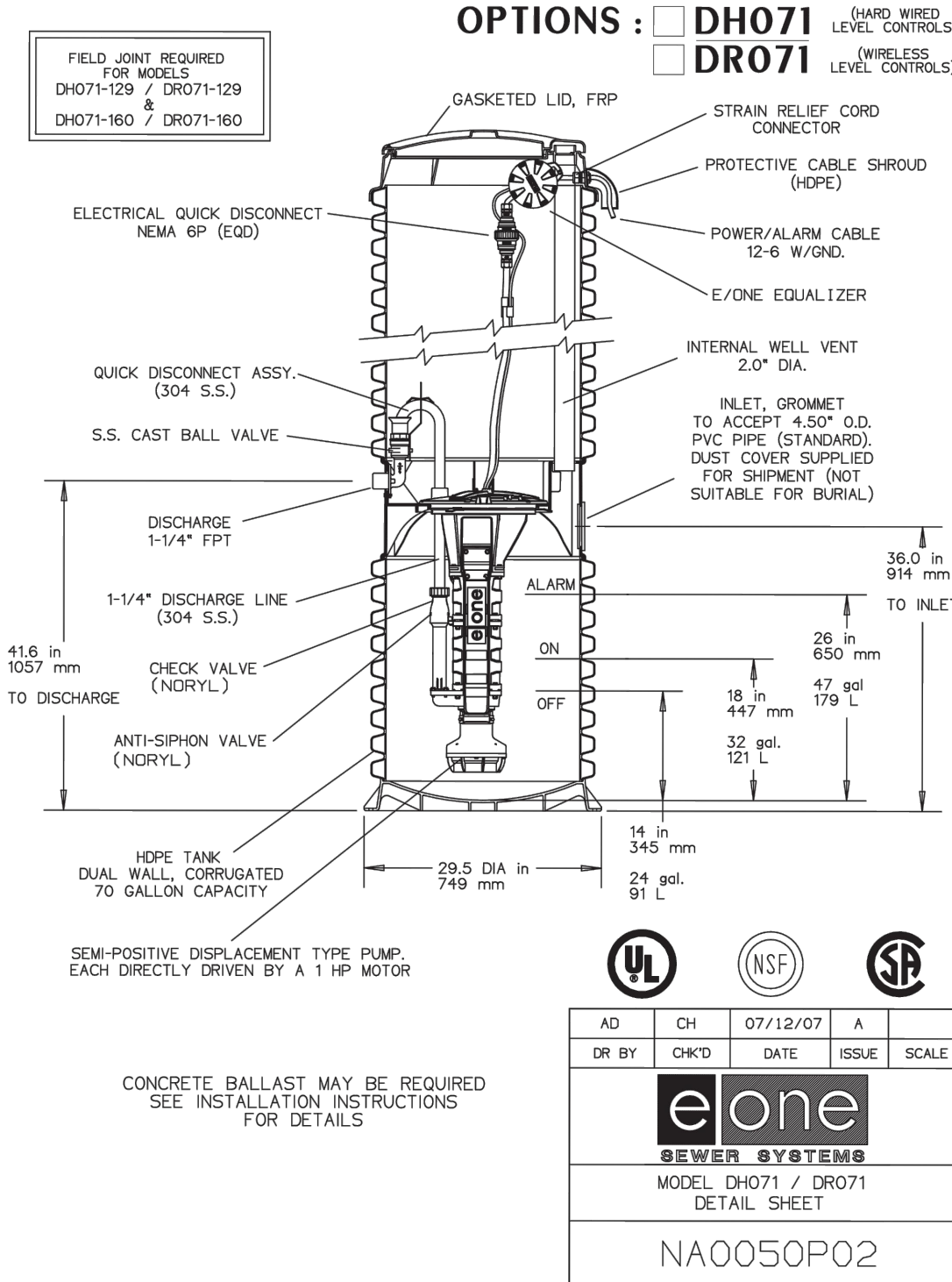
Inlet Connections
 4-inch inlet grommet standard for DWV pipe. Other inlet configurations available from the factory.

Discharge Connections
 Pump discharge terminates in 1.25-inch NPT female thread. Can easily be adapted to 1.25-inch PVC pipe or any other material required by local codes.

Discharge*
 18 gpm at 0 psig
 11 gpm at 40 psig
 7.8 gpm at 80 psig

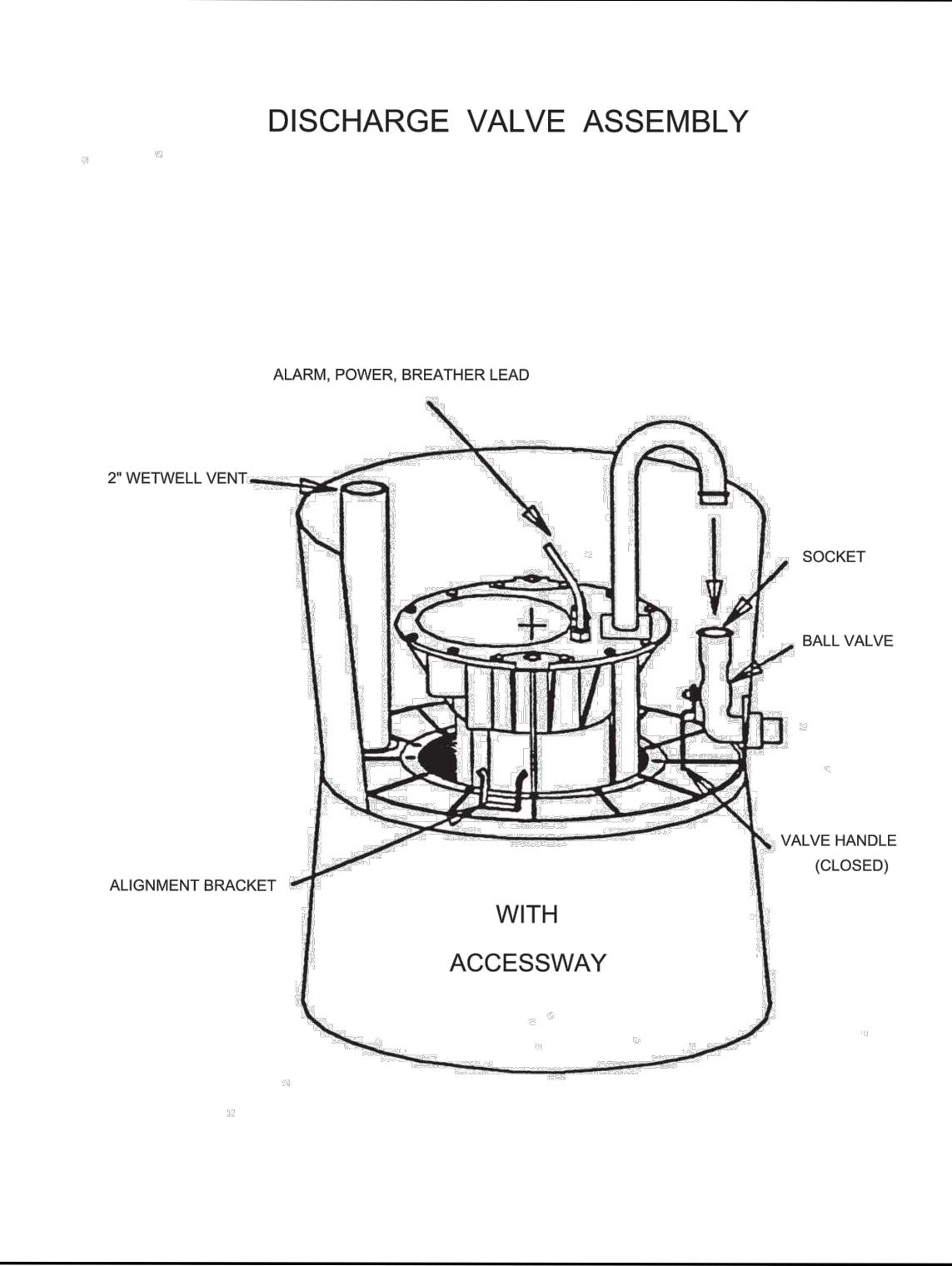
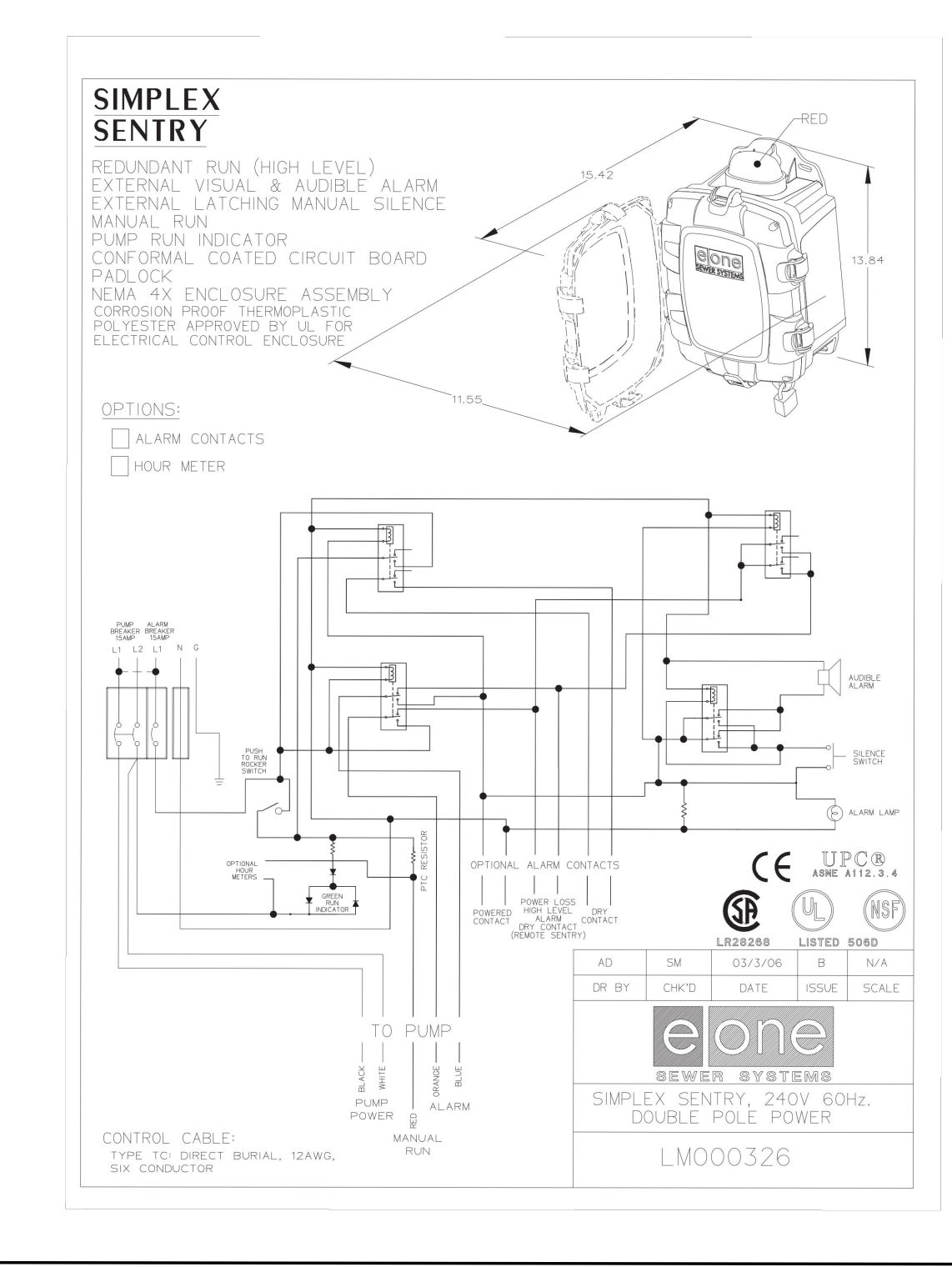
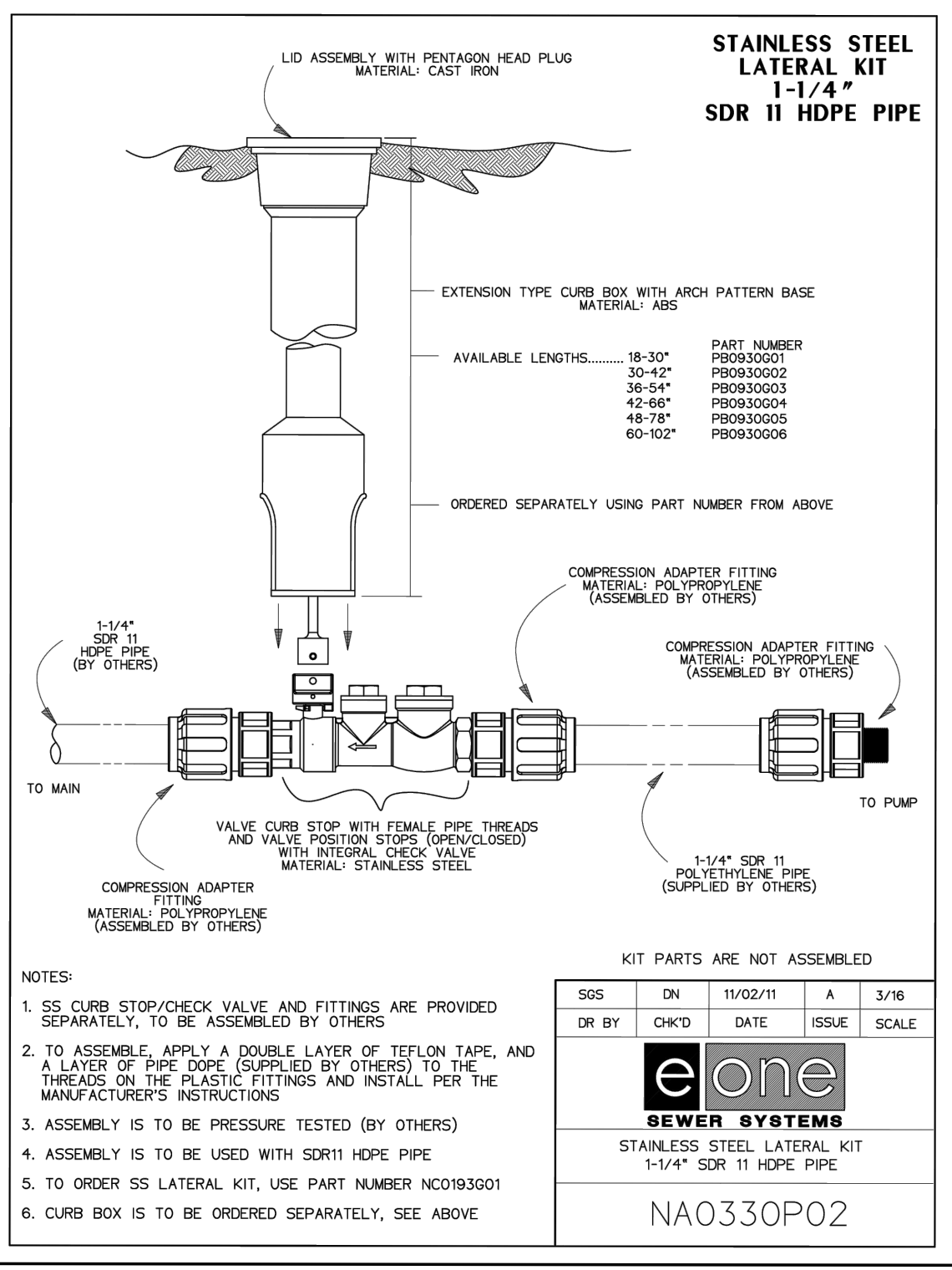
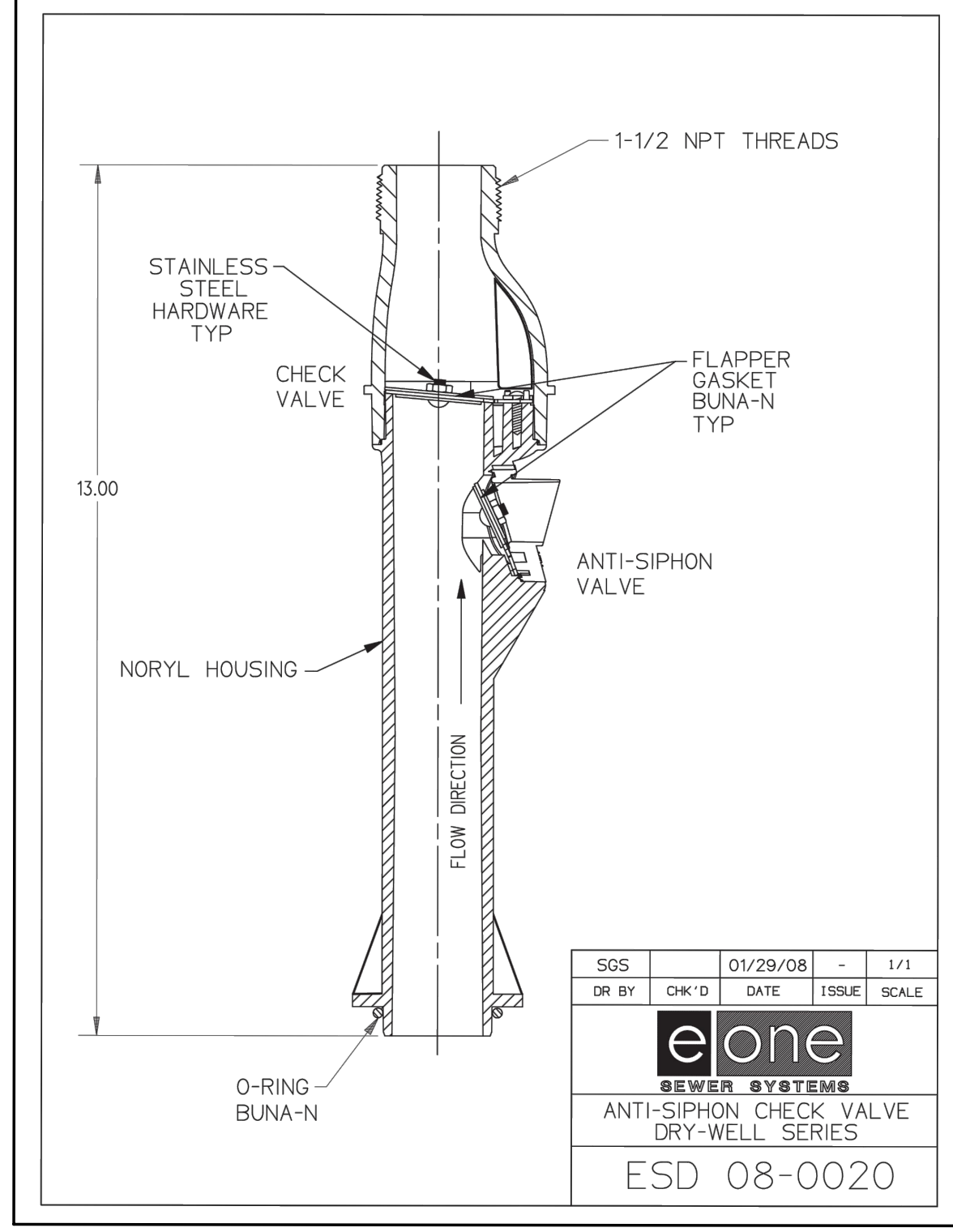
Overload Capacity
 The maximum pressure that the pump can generate is limited by the motor characteristics. The motor generates a pressure well below the rating of the piping and appliances. The automatic reset feature does not require manual operation following overload.

Patent Numbers: 5,752,315
 5,562,254 5,439,180
 * Discharge data includes loss through check valve, which is minimal.
 NA0050P01



SHEET 2

REV	DATE	BY	DESCRIPTION



UTILITY PLAN & PROFILES
SOUND FX - BRIDGEVILLE

Road Name: FEDERALSBURG ROAD
 or
 TOWN OF BRIDGEVILLE, SUSSEX COUNTY, DELAWARE

DATE: 03/17/23
 SCALE: 1"=30'
 DRAWN BY: JAWSTMAN
 CHECKED BY: WJK
 PERMIT NO.: S2242
 SHEET NO.: 10.15
 TOTAL SHEETS: 3.00

PARKER & ASSOCIATES
 CIVIL ENGINEERING INC.
 2400 W. MARKET STREET, SUITE 200
 BRIDGEVILLE, DE 19934
 PHONE: 302.383.4400
 FAX: 302.383.4401
 WWW: PARKER-AND-ASSOCIATES.COM

JUL 11, 2023 2:53pm