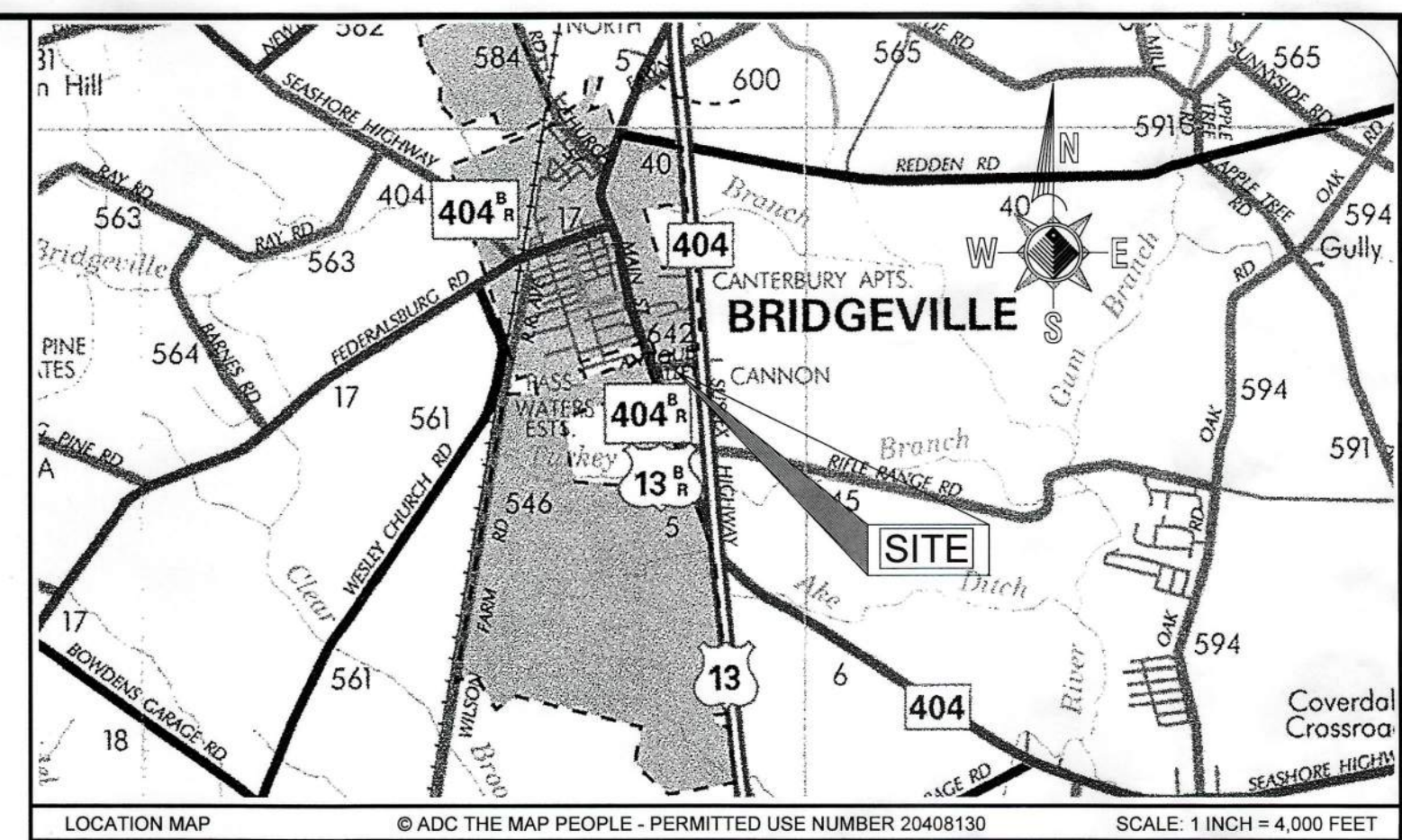


SEDIMENT AND STORMWATER MANAGEMENT PLANS

FOR PROPERTY KNOWN AS:

BRIDGEVILLE SELF-STORAGE



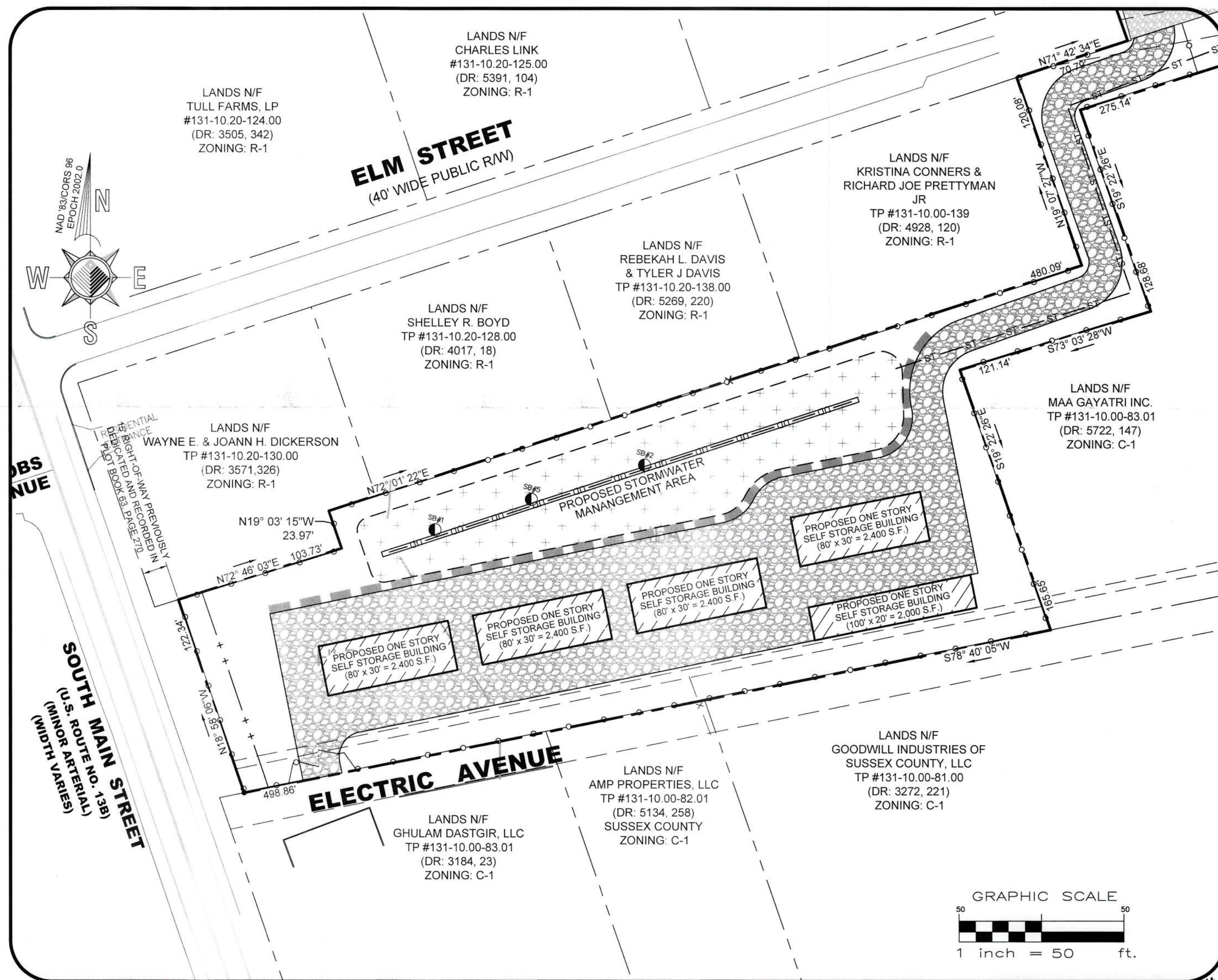
DETAIL: NRCS WEB SOIL SURVEY NO SCALE

Map Unit Legend
Sussex County, Delaware (DE005)

Map Unit Symbol	Map Unit Name	Hydrologic Soil Group	Percent %
HbA	Hambrook sandy loam, 0 to 2 Slopes	B	66.1%
HkB	Hambrook-Urban land complex, 0 to 5 Slopes	B	33.9%

PLAN DATA

PARCEL I.D. NO.	131-10.00-83.00																																
DEED REFERENCE	DEED BOOK 3783, PAGE 287																																
OWNER/DEVELOPER	ROBERT C. PARNELL BRIDGEVILLE LAUNDRY & CAR WASH & MINI STORAGE, LLC P.O. BOX 3 FELTON, DE 19943 302-270-1649																																
DNREC #																																	
WATERSHED	CHESAPEAKE BAY WATERSHED																																
SITE ADDRESS	18116 SUSSEX HIGHWAY BRIDGEVILLE, DE 19933																																
LATITUDE/LONGITUDE	APPROXIMATE CENTER OF SITE: 38°44'13.2"N, 75°35'42.6"W																																
LOCAL LAND USE AGENCY	TOWN OF BRIDGEVILLE																																
EXISTING ZONING	C-1 (COMMERCIAL DISTRICT)																																
PROPOSED ZONING	C-1 (COMMERCIAL DISTRICT)																																
NUMBER OF PARCELS	1 EXISTING, 1 PROPOSED																																
SEWAGE DISPOSAL	NONE PROPOSED (TOWN OF BRIDGEVILLE)																																
WATER SUPPLY	NONE PROPOSED (TOWN OF BRIDGEVILLE)																																
OWNER/DEVELOPER	ROBERT C. PARNELL BRIDGEVILLE LAUNDRY & CAR WASH & MINI STORAGE, LLC P.O. BOX 3 FELTON, DE 19943 PHONE: (302) 270-1649																																
SURVEY DATA	BOUNDARY, IMPROVEMENT & TOPOGRAPHIC DATA IS THE RESULT OF A SURVEY PERFORMED BY MERESTONE CONSULTANTS, INC. ON 23 JULY 2015. VERTICAL DATUM NAVD 1988. HORIZONTAL DATUM NAD 83 / CORS 96																																
EPOCH 2010.0.0																																	
EXISTING USE	SELF SERVICE CAR WASH, COIN LAUNDRY & MINI STORAGE																																
PROPOSED USE	SELF SERVICE CAR WASH & MINI STORAGE																																
PARKING REQUIREMENTS	NO PARKING REQUIREMENTS ESTABLISHED FOR SELF-STORAGE IN THE TOWN OF BRIDGEVILLE																																
HEIGHT, AREA & BULK TABLE	<table border="1"> <thead> <tr> <th></th> <th>MAX. BUILDING HEIGHT (FT.)</th> <th>MINIMUM LOT SIZE (S.F.)</th> <th>MINIMUM LOT WIDTH (FT.)</th> <th>MAXIMUM BUILDING COVERAGE (%)</th> <th>MINIMUM FRONT YARD (FT.)</th> <th>MINIMUM SIDE YARD (FT.)</th> <th>MINIMUM REAR YARD (FT.)</th> </tr> </thead> <tbody> <tr> <td>EXISTING</td> <td>4.5</td> <td>2,500</td> <td>25</td> <td>10</td> <td>10</td> <td>10</td> <td>20</td> </tr> <tr> <td>PROPOSED</td> <td>0.4492</td> <td>0.2785</td> <td>0.7248</td> <td>13.9%</td> <td>2.5</td> <td>2.3312</td> <td>44.7%</td> </tr> <tr> <td>TOTAL</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		MAX. BUILDING HEIGHT (FT.)	MINIMUM LOT SIZE (S.F.)	MINIMUM LOT WIDTH (FT.)	MAXIMUM BUILDING COVERAGE (%)	MINIMUM FRONT YARD (FT.)	MINIMUM SIDE YARD (FT.)	MINIMUM REAR YARD (FT.)	EXISTING	4.5	2,500	25	10	10	10	20	PROPOSED	0.4492	0.2785	0.7248	13.9%	2.5	2.3312	44.7%	TOTAL							
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TOTAL																																	
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LIMIT OF DISTURBANCE	1.99 ACRES, TO BE DEVELOPED IN A SINGLE PHASE																																
DISCHARGE LOCATION	NONE (INFILTRATION)																																
POSTED SPEED LIMITS	SUSSEX HIGHWAY (U.S. ROUTE NO. 13, DE ROUTE NO. 404): 55 MPH SOUTH MAIN STREET (U.S. ROUTE NO. 13B): 25 MPH																																
PROXIMITY TO TID	APPROXIMATELY 20.2 MILE RADIUS FROM HENLOPEN TRANSPORTATION IMPROVEMENT DISTRICT																																



SITE LOCATION PLAN
(SCALE: 1"=50')
TAX PARCEL NO. 131-10.00-83.00

SITUATE IN

TOWN OF BRIDGEVILLE

CHESAPEAKE BAY WATERSHED

SUSSEX COUNTY * STATE OF DELAWARE

SEDIMENT & STORMWATER MANAGEMENT LEGEND

PROPERTY LINE	---	---	---
BUILDING SETBACK LINE	BSL	BSL	BSL
RIGHT-OF-WAY LINE	R/W	R/W	R/W
EASEMENT LINE	+	+	+
CENTERLINE	---	---	---
TREELINE	---	---	---
LIMIT OF DISTURBANCE	LOD EXISTING	LOD PROPOSED	
SANITARY SEWER	SS	SS	MH
WATER LINE	W	W	WV
STORM SEWER	C.B.	C.B.	WV
ELECTRIC	E	E	J.P.
CONTOUR	---	---	---
HYDRANT	H	H	H
SPOT ELEVATIONS	x18.50	x18.50	X (18.50)
CULVERT (W.F.E.S.)	15"RCP	15"RCP	15"RCP
WATER LINE	W	W	W
GAS LINE	G	G	GAS
SWALE CENTERLINE	---	---	---
CAPPED REBAR SET	⊙	⊙	⊙
CAPPED REBAR FOUND	⊙	⊙	⊙
REBAR FOUND	⊙	⊙	⊙
CONCRETE MONUMENT FOUND	⊙	⊙	⊙
TEST BORING	⊙	⊙	⊙
FIRE DEPARTMENT CONNECTION	⊙	⊙	⊙
MAIL BOX	⊙	⊙	⊙
CLEAN OUT	⊙	⊙	⊙
PR. SITE LIGHT	⊙	⊙	⊙
NUMBER OF PARKING STALLS IN ROW	⊙	⊙	⊙
HANDICAP MARKER	⊙	⊙	⊙
PR. SIGN	⊙	⊙	⊙
NRCS SOILS BOUNDARY	PsA	HuA	
SUBAREA DRAINAGE BOUNDARY	DA	HuA	
TIME OF CONCENTRATION PATH (Tc)	Tc->		

REVISION

APPROVED:

SEDIMENT CONTROL & STORMWATER MANAGEMENT
Reviewed By: *[Signature]* Date: 4/25/2017
Approved By: *[Signature]* Date: 4/25/2017

SUSSEX CONSERVATION DISTRICT

- ### SUSSEX CONSERVATION DISTRICT (SCD) SEDIMENT AND STORMWATER NOTES:
- The DNREC Sediment & Stormwater Program 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 Sussex Conservation District.
 - Following soil disturbance or redistribution, permanent or temporary stabilization shall be completed for all perimeter sediment controls, 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.
 - Approved plans remain valid for five (5) years from the date of approval.
 - Post construction verification documents are to be submitted to DNREC or Sussex Conservation District within 60-days of stormwater management facility completion.
 - 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 Notice of Intent for Stormwater Discharges Associated with Construction Activity under a NPDES General Permit for this project is #5565. The permittee of record shall not be relieved of their responsibilities until a Notice of Termination has been processed by the department.
 - The owner shall be familiar with and comply with all aspects of the NPDES Construction General Permit.
 - 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.
 - Before any earthwork or excavation takes place, the contractor shall call Miss Utility at 811 or 1.800.282.8555 at least 48 hours prior to construction, to have all existing utilities marked onsite.
 - Best available technology (BAT) shall be employed to manage turbid discharges in accordance with requirements of 7. Del C. Ch 60, and the current Delaware Construction General Permit (CGP).
 - Documentation of soil testing and materials used for temporary or permanent stabilization including but not limited to soil test results, seed tags, soil amendment tags, etc. shall be provided to the Department or Delegated Agency to verify that the permanent or temporary stabilization has been completed in accordance with the approved plan.
 - The Department or Delegated Agency shall require additional soil testing and reapplication of permanent or temporary stabilization in accordance with the specifications provided in the Delaware Erosion and Sediment Control Handbook, or alternative measures that provide functional equivalency.



Call Before You Dig!
Delaware Law Requires
3 Working Days Notice for
Construction Phase and 10 Working
Days in Design Stage - Stop Call
1-800-257-7777

OWNER'S CERTIFICATION

I, ROBERT C. PARNELL, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL (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 THE DNREC SEDIMENT AND STORMWATER PROGRAM AND / OR SUSSEX CONSERVATION DISTRICT THE RIGHT TO CONDUCT ON-SITE REVIEWS, AND I UNDERSTAND MY RESPONSIBILITIES UNDER THE NPDES CONSTRUCTION GENERAL PERMIT, AS REFERENCED ON THIS COVERSHEET.

[Signature]
ROBERT C. PARNELL
SELF-SERVICE CAR WASH, COIN LAUNDRY & MINI STORAGE, LLC
P.O. BOX 3
MILFORD, DE 19963
PHONE: #302-270-9182

ENGINEER'S CERTIFICATION

I, ROGER A. GROSS, P.E., DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE & LOCAL REGULATIONS AND ORDINANCES.

[Signature]
ROGER A. GROSS, P.E. (DELAWARE REG. NO. 7842)
MERESTONE CONSULTANTS, INC.
33515 CROSSING AVENUE, UNIT 1
LEWES, DELAWARE 19958
PHONE: (302) 226-5880

SHEET INDEX:

SEDIMENT & STORMWATER MANAGEMENT PLAN COVER SHEET & GENERAL NOTES	SHEET No. SW-1
PRE-CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	SHEET No. SW-2
CONSTRUCTION SITE STORMWATER MANAGEMENT PLAN	SHEET No. SW-3
CONSTRUCTION SITE DETAILS & NOTES 1	SHEET No. SW-4
CONSTRUCTION SITE DETAILS & NOTES 2	SHEET No. SW-5
OVERALL POST CONSTRUCTION STORMWATER MANAGEMENT PLAN	SHEET No. SW-6
POST CONSTRUCTION STORMWATER MANAGEMENT PLAN (EPHEMERAL CONSTRUCTED WETLAND)	SHEET No. SW-7

PLANS TO ACCOMPANY STORMWATER MANAGEMENT CALCULATIONS

PRE-DEVELOPED SUBAREA LIMIT OF DISTURBANCE PLAN	SHEET No. SWM-1
POST LIMIT OF DISTURBANCE & BMP CONTRIBUTING DRAINAGE AREA	SHEET No. SWM-2

MERESTONE CONSULTANTS, INC.
ENGINEERS - PLANNERS - SURVEYORS

03/2023	CHANGE BMP TO ECW	R.A.G.			
11/29/22	PER ELIMINATION OF ENTRANCE	R.A.G.			
7/25/18	SCD REVIEW 7/24/18	R.A.G.			
12/13/17	SCD COMMENTS 12/12/17	R.A.G.			
10/18/17	SCD COMMENTS 8/14/2017	R.A.G.			
DATE	REVISION	CHKD			

5215 WEST WOODMILL DRIVE
WILMINGTON, DE 19808
PH: 302-992-7900
FAX: 302-992-7911

33516 CROSSING AVENUE, UNIT 1
LEWES, DE 19958
PH: 302-226-5880

DRAWN BY: H.M.F. DATE: 1 AUGUST 2017 SHEET# SW-1