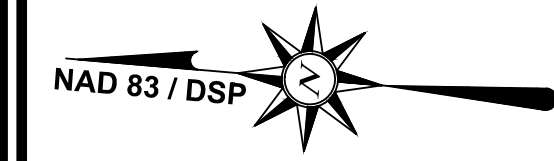


BECKER MORGAN GROUP
 ARCHITECTURE
 ENGINEERING
 Delaware
 309 South Governors Avenue
 Dover, DE 19904
 302.734.7950
 The Tower at STAR Campus
 100 Discovery Boulevard, Suite 102
 Newark, DE 19713
 302.369.3700
 Maryland
 312 West Main Street, Suite 300
 Salisbury, MD 21801
 410.546.9100
 North Carolina
 3333 Jaeckle Drive, Suite 120
 Wilmington, NC 28403
 910.341.7600
 www.beckermorgan.com



SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	◻ FCM	◻ SCM
IRON ROD W/ CAP	⊙ FIRC	⊙ SIRC

- GENERAL NOTES**
- THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE, IN SEPTEMBER 2023.
 - THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
 - PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOODING HAZARD, BASED ON FEMA FIRM MAP 1000300407L, EFFECTIVE DATE JANUARY 22, 2020.
 - WETLANDS/ WATERS OF THE UNITED STATES DELINEATION PERFORMED BY DUFFIELD ASSOCIATES ACCORDING TO THE U.S. CORPS OF ENGINEERS WETLAND DELINEATION MANUAL TECHNICAL REPORT (Y-87-1), FIELD DELINEATION COMPLETED AUGUST 2008.

SITE DATA

- OWNER OF RECORD: PTV 1309 LLC
400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000
PITTSBURGH, PA 15235
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC.
309 SOUTH GOVERNORS AVE.
DOVER, DELAWARE 19904
302.734.7950
- PROPERTY LOCATION: SUSSEX HIGHWAY / US RT 13 & TATMAN FARM ROAD
BRIDGEVILLE, DELAWARE 19933
LATITUDE N 38° 43' 36.08" GR80 - NAD83 (2011)
LONGITUDE W 075° 35' 23.77" GR80 - NAD83 (2011)
- TAX PARCEL NUMBER: 131-15-00-38.07
- DEED/PLAT REFERENCE: 6125-334 / P.B. : 134 PG. 91
- NUMBER OF LOTS: 1 + 1 = 2
- SITE AREA SUMMARY:
LOT 1: 0.1342 ACRES ±
RESIDUAL LOT: 1.8741 ACRES ±
TOTAL AREA: 2.0083 ACRES ±
- PRESENT USE:
LOT 1: VACANT
RESIDUAL LOT: VACANT
- PROPOSED USE:
LOT 1: VACANT
RESIDUAL LOT: COMMERCIAL
- ZONING CLASSIFICATION: CR - COMMERCIAL REGIONAL
- SETBACKS:
C1 - GENERAL COMMERCIAL
STREET YARD: 10 FEET
SIDE YARD: 0 OR 10 FEET (NON RES.), 10 FEET (RES.)
REAR YARD: 20 FEET
- BULK REQUIREMENTS:
C1 - GENERAL COMMERCIAL
MINIMUM LOT AREA: 2500 SQ. FT.
MINIMUM LOT WIDTH: 25 FEET
BUILDING HEIGHT: 45 FEET
MAX BUILDING COVERAGE: 70%
- PRESENT USE: VACANT PARCEL
- ROAD CLASSIFICATION: SUSSEX HIGHWAY / US RT 13 - OTHER PRINCIPAL ARTERIAL (65 M.P.H.)
TATMAN FARM ROAD - LOCAL ROAD (30 M.P.H.)
- SURVEY DATUM: NGS MONUMENTS
VERTICAL: NAVD 88 -
HORIZONTAL: NAD 83 (2011) - CORS
- MONUMENTATION: 4 FOUND / 2 SET
- SURVEY UNIT: LINEAR: US SURVEY FOOT
ANGULAR: DEGREES MINUTES SECONDS (DMS)
COORDINATE: GROUND

*ITEMS 10-12 TAKEN FROM TOWN OF BRIDGEVILLE ECODC AND AVAILABLE GIS INFORMATION.
ZONING REPORT NOT PROVIDED.

PROJECT TITLE
LANDS OF PTV 1309 LLC

SUSSEX HIGHWAY / US RT 13 &
 TATMAN FARM ROAD
 TOWN OF BRIDGEVILLE
 SUSSEX COUNTY, DELAWARE

SHEET TITLE
MINOR SUBDIVISION PLAN



LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	EX. 10" S
CONCRETE SIDEWALK, SLAB / PAVING		SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	EX. 10" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		SANITARY SEWER MANHOLE (S.S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT (C.O.)	
WIRE FENCE		WATER MAIN & SIZE	EX. 10" W
CHAINLINK FENCE		FIRE HYDRANT (F.H.)	
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP, RCP, HDPE)	
WETLAND BOUNDARY LINE		CATCH BASIN (C.B.)	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC (U.E.)	
BENCHMARK		UNDERGROUND TELEPHONE (U.T.)	
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN (G)	
CENTERLINE			
LIGHT POLE			

SURVEY CERTIFICATION
 I, JEFFREY C. DODD, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF IN ACCORDANCE WITH THE SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS AND REGULATIONS.
 JEFFREY C. DODD P.L.S. NO. 782
 08-09-2024
 DATE

OWNERS CERTIFICATION
 WE, PTV 1309, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
 DAVID COOK, VICE PRESIDENT OF CONSTRUCTION
 8/7/2024
 DATE