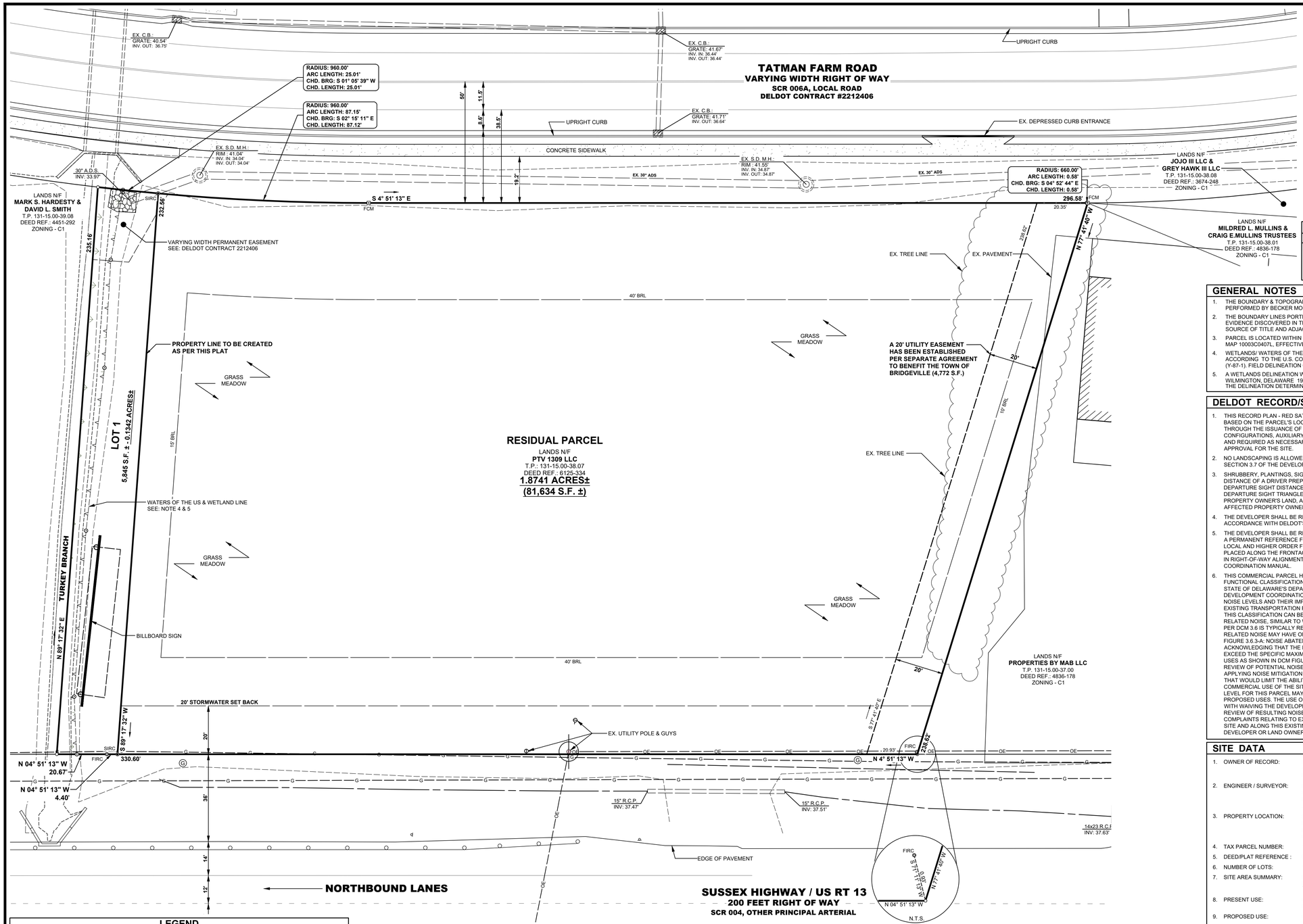

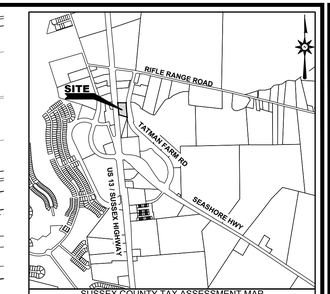

SUSSEX COUNTY TAX ASSESSMENT MAP

VICINITY MAP

SCALE : 1" = 2,000'

SURVEY LEGEND

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

GENERAL NOTES

1. THE BOUNDARY & TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD RUN SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., DOVER, DE. IN SEPTEMBER 2023.
2. 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.
3. PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOODING HAZARD, BASED ON FEMA FIRM MAP 10003C0407L, EFFECTIVE DATE JANUARY 22, 2020.
4. 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.
5. A WETLANDS DELINEATION WAS COMPLETED BY DUFFIELD ASSOCIATES, 5400 LIMESTONE ROAD, WILMINGTON, DELAWARE 19808 AND IS BASED ON A SITE DELINEATION PERFORMED IN AUGUST 2008. THE DELINEATION DETERMINED THAT THERE ARE WETLANDS EXISTENT ON THE SUBJECT SITE.

DELDOT RECORD/SITE PLAN GENERAL NOTES: UPDATED 03-21-2019

1. THIS RECORD PLAN - RED SATISFIES THE DEPARTMENT'S RECORDATION REQUIREMENTS AND ARE BASED ON THE PARCEL'S LOCATION. NO COMMITMENTS ARE STATED OR IMPLIED BY DELDOT THROUGH THE ISSUANCE OF THIS LETTER WITH RESPECT TO: ENTRANCE LOCATION(S), ACCESS CONFIGURATIONS, AUXILIARY LANES AND/OR ROADWAY IMPROVEMENTS WHICH WILL BE EVALUATED AND REQUIRED AS NECESSARY AT THE TIME OF ENTRANCE CONSTRUCTION PLAN REVIEW OR APPROVAL FOR THE SITE.
2. NO LANDSCAPING IS ALLOWED 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 PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT DISTANCE TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS INTO 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 BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING TO 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.
6. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG 954 SUSSEX HIGHWAY, WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL/FREEWAY/INTERSTATE AS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION. PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCM): IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON PROPOSED DEVELOPMENT, FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION. ROADWAYS WITH THIS CLASSIFICATION CAN BE EXPECTED TO GENERATE ELEVATED LEVELS OF ROAD AND TRAFFIC RELATED NOISE, SIMILAR TO WHAT CAN BE EXPECTED IN URBAN AREAS. A DETAILED NOISE ANALYSIS PER DCM 3.6 IS TYPICALLY RECOMMENDED TO HELP GAUGE THE ACTUAL IMPACTS THAT ROADWAY RELATED NOISE MAY HAVE ON VARIOUS POTENTIAL LAND-USES (SUCH AS THOSE DESCRIBED IN DCM FIGURE 3.6.3-A: NOISE ABATEMENT CRITERIA). WITH THE INCLUSION OF THIS NOTE, THE DEVELOPER IS ACKNOWLEDGING THAT THE PROPOSED SITE AND/OR BUILDING LOCATION CAN BE EXPECTED TO EXCEED THE SPECIFIC MAXIMUM NOISE LEVELS FOR CERTAIN COMMERCIAL AND NON-RESIDENTIAL USES AS SHOWN IN DCM FIGURE 3.6.3-A. THE DEVELOPER'S WAIVER OF THE NOISE ANALYSIS AND REVIEW OF POTENTIAL NOISE MITIGATION MEASURES ARE SUPPORTED BY THE INFEASIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE COMMERCIAL USE OF THE SITE AND/OR BUILDINGS. THIS WAIVER ACKNOWLEDGES THAT THE DECIBEL LEVEL FOR THIS PARCEL MAY EXCEED THE APPLICABLE LIMITS FOR SOME CURRENT OR FUTURE PROPOSED USES. THE USE OF THIS NOTE SIGNIFIES THE SUBDIVISION ENGINEER'S CONCURRENCE WITH WAIVING THE DEVELOPER'S COMPLETION OF A DETAILED NOISE STUDY AND SUBSEQUENT REVIEW OF RESULTING NOISE ABATEMENT FINDINGS OR MITIGATION MEASURES. ANY FUTURE COMPLAINTS RELATING TO EXISTING OR FUTURE NOISE LEVELS IMPACTING PROPOSED USES ON THIS SITE AND ALONG THIS EXISTING TRANSPORTATION FACILITY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LAND OWNER OR BOTH

SITE DATA

1.	OWNER OF RECORD:	PTV 1309 LLC 400 PENN CENTER BOULEVARD, BUILDING 4, SUITE 1000 PITTSBURGH, PA 15235
2.	ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE. DOVER, DELAWARE 19904 302-734-7950
3.	PROPERTY LOCATION:	SUSSEX HIGHWAY / US RT 13 & TATMAN FARM ROAD BRIDGEVILLE, DELAWARE 19933 LATITUDE N 38° 43' 36.08" GRS80 - NAD83 (2011) LONGITUDE W 075° 35' 23.77" GRS80 - NAD83 (2011)
4.	TAX PARCEL NUMBER:	131-15.00-38.07
5.	DEED/PLAT REFERENCE :	6125-334 / P.B. : 134 PG.: 91
6.	NUMBER OF LOTS:	1 + 1 = 2
7.	SITE AREA SUMMARY:	LOT 1: 0.1342 ACRES ± RESIDUAL LOT: 1.8741 ACRES ± TOTAL AREA: 2.0083 ACRES ±
8.	PRESENT USE:	LOT 1: VACANT RESIDUAL LOT: VACANT
9.	PROPOSED USE:	LOT 1: VACANT RESIDUAL LOT: COMMERCIAL
10.*	ZONING CLASSIFICATION:	CR - COMMERCIAL REGIONAL
11.*	SETBACKS:	C1 - GENERAL COMMERCIAL STREET YARD: 10 FEET SIDE YARD: 0 OR 10 FEET (NON RES.) 10 FEET (RES.) REAR YARD: 20 FEET
12.*	BULK REQUIREMENTS:	C1 - GENERAL COMMERCIAL MINIMUM LOT AREA: 2500 SQ. FT. MINIMUM LOT WIDTH: 25 FEET BUILDING HEIGHT: 45 FEET MAX BUILDING COVERAGE: 70%
13.	PRESENT USE:	VACANT PARCEL
14.	ROAD CLASSIFICATION:	SUSSEX HIGHWAY / US RT 13 - OTHER PRINCIPAL ARTERIAL (55 M.P.H.) TATMAN FARM ROAD - LOCAL ROAD (30 M.P.H.)
15.	SURVEY DATUM:	NGS MONUMENTS VERTICAL: NAVD 88 - HORIZONTAL: NAD 83 (2011) - CORS
16.	MONUMENTATION:	4 FOUND / 2 SET
17.	SURVEY UNIT:	LINEAR: US SURVEY FOOT ANGULAR: DEGREES MINUTES SECONDS (DMS) COORDINATE: GROUND

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

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	EVERGREEN DECIDUOUS	SANITARY SEWER CLEANOUT (C.O.)	
WIRE FENCE		WATER MAIN & SIZE	EX. 10" W
CHAINLINK FENCE		FIRE HYDRANT (F.H.)	F.H.
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.
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	49	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.)	
ELEVATION SPOT SHOT	43.55	UNDERGROUND ELECTRIC (U.E.)	U.E.
BENCH MARK		UNDERGROUND TELEPHONE (U.T.)	U.T.
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN (G)	EX. 2" G
CENTERLINE			
LIGHT POLE			

TOWN APPROVAL

THIS SITE PLAN CONFORMS TO THE APPLICABLE TOWN OF BRIDGEVILLE ORDINANCES, STANDARDS AND SPECIFICATIONS.

BETHANY DEBUSSY, TOWN MANAGER — DATE

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 REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

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.

PTV 1309, LLC.
DAVID COOK, VICE PRESIDENT OF CONSTRUCTION — DATE

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

NAD 83 / DSP

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

0 10 20 40

SCALE: 1" = 20'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

LAYER STATE: LONOR-RED-MJA

PROJECT NO.: 2023021.00
DATE: 08/01/2024
SCALE: 1" = 20'
DRAWN BY: M.J.A. PROJ. MGR.: J.C.D.

SHEET

1 OF 1

COPYRIGHT 2023

F:\AutoCAD\Projects\2023\2023021\DWG\202302100-LONOR.dwg, Sep 17, 2024 - 12:08pm