

DATA COLUMN

1. TAX PARCEL NUMBER:	131-15.00-24.00	131-15.00-24.01
2. PLAT REFERENCE:	PB 387 PG 11	PB 387 PG 11
3. DEED REFERENCE & OWNER:	DB 5562 PG 325 BRIDGEVILLE DEVELOPMENT CO. LLC 300 DELAWARE AVE., SUITE 1370 WILMINGTON, DE 19801	DB 3464 PG 148 (50%) DOUGLAS P COREY 18511 WESLEY CHURCH RD. BRIDGEVILLE, DE 19933 DB 3369 PG 78 (50%) SUZANNE C MOORE REVOCABLE TRUST 20408 SILVER LAKE DR, APT A REHOBOTH BEACH, DE 19971
4. EQUITABLE OWNER / DEVELOPER:	BRIDGEVILLE DEVELOPMENT CO. LLC 300 DELAWARE AVE., SUITE 1370 WILMINGTON, DE 19801	BRIDGEVILLE DEVELOPMENT CO. LLC 300 DELAWARE AVE., SUITE 1370 WILMINGTON, DE 19801
5. TRACT AREA: (46.927 AC TOTAL)	30.546 AC.	16.381 AC.
6. WATER SUPPLY:	TOWN OF BRIDGEVILLE	TOWN OF BRIDGEVILLE
7. SANITARY SEWER:	SUSSEX COUNTY	SUSSEX COUNTY
8a. EXISTING USE:	FARMLAND	FARMLAND
8b. PROPOSED USE:	342 DWELLING UNITS W/ 2 CLUBHOUSES	61,840 SF RETAIL 19,580 SF EATING PLACES 100 ROOM HOTEL & VEHICLE FUELING STATION
9. ZONING:	R-2 MULTIFAMILY RESIDENTIAL	C-1 COMMERCIAL
BULK REQUIREMENTS	REQUIRED PROVIDED	REQUIRED PROVIDED
A. LOT AREA:	40,000 SF 1,330,573 SF	2,900 SF 713,584 SF
B. LOT WIDTH/FRONTAGE:	100 FT 360 FT	25 FT 780 FT
C. STREET FRONT SETBACK:	30 FT 50 FT	10 FT 95 FT
D. SIDE SETBACK:	20 FT 20 FT	10 FT 34 FT
E. REAR SETBACK:	30 FT 33 FT	20 FT 54 FT
F. BUILDING COVERAGE:	60% 15.0%	70% 14.0%
G. BUILDING HEIGHT:	N/A 11.2	42 FT 56 FT*
H. D.U. PER ACRE:	24 26.3*	N/A
I. AVG. D.U. PER BLDG.:	50 FT 26.3*	N/A
J. BUILDING SPACING:	(SEE VARIANCE NOTES)	(SEE VARIANCE NOTES)
10. SITE BENCHMARK:	DRILL HOLE IN CONC. ELEV 38.95 E 607551.5603 N 261835.6398 LAT 38.718846 LNG -75.5893516	TRANSFORMER PAD CONC ELEV 41.75 E 606894.53 N 261578.90 LAT 38.7181378 LNG -75.5893516
11. POSTED SPEED LIMIT:	35 MPH (SEASHORE HWY)	55 MPH (SUSSEX HWY - ROUTE 13)
12. STATE STRATEGIES:	INVESTMENT LEVEL 2	INVESTMENT LEVEL 2

GENERAL NOTES

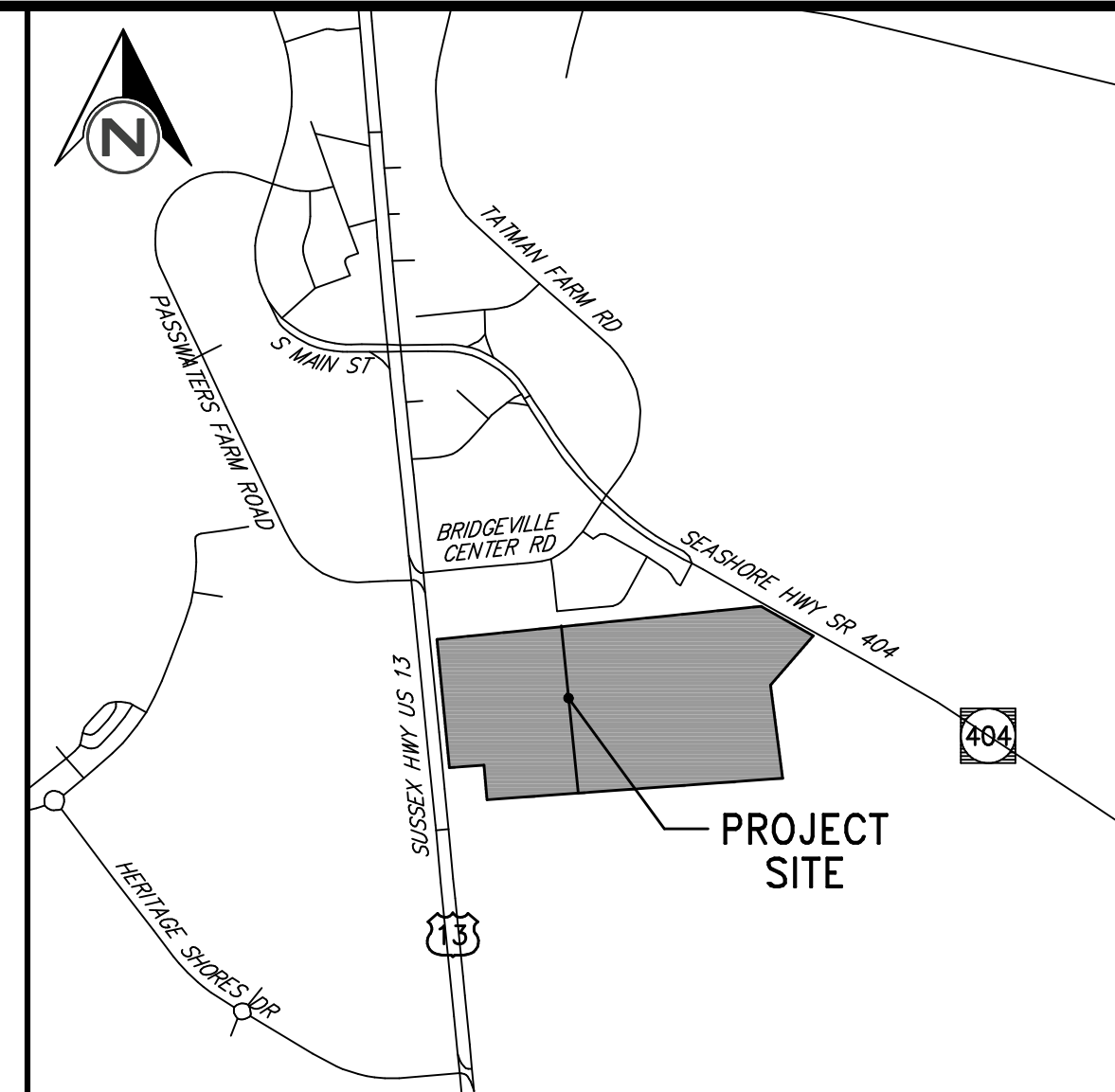
- PROPERTY BOUNDARY SURVEYED BY HILLCREST ASSOCIATES, INC. IN MAY 2018. SITE FEATURES AND TOPOGRAPHY ARE FROM AN AERIAL SURVEY PERFORMED BY AXIS GEOSPATIAL IN JANUARY 2020. 1 FOOT CONTOURS DATUM: NAVD 88
- THE PROPERTIES ARE OUTSIDE OF THE 100 YEAR FLOOD ZONE BASED UPON F.E.M.A. FLOOD INSURANCE RATE MAP 10005C0254L, WITH EFFECTIVE DATE JUNE 20, 2018.
- THE PROPERTIES ARE OUTSIDE OF ANY WATER RESOURCE PROTECTION AREAS (WRPA) PER DNREC ENVIRONMENTAL NAVIGATOR.
- ENTRANCES ON STATE ROADWAYS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS. THE ENTRANCES ARE SUBJECT TO APPROVAL BY DELAWARE DEPARTMENT OF TRANSPORTATION.
- ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER.
- THE OWNER WILL BE RESPONSIBLE FOR MAINTENANCE OF THE MULTI-USE PATH, SIDEWALKS, AND STORMWATER MANAGEMENT FACILITIES.
- ALL FIRE LANES, FIRE HYDRANTS, AND MARKINGS SHALL BE IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS (DSFPR).
- THE PROPOSED BUILDINGS MUST MEET ALL APPLICABLE BUILDING AND FIRE CODE REQUIREMENTS, THEREFORE, SPRINKLERS ARE REQUIRED FOR ALL HOUSING UNITS.
- EACH BUILDING IS ANTICIPATED TO BE A PHASE.
- RECREATION FACILITY AND COMMUNITY AMENITIES / OPEN SPACE SHALL BE FOR PRIVATE USE OF THE COMMUNITY RESIDENTS.
- STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER.
- ALL SEDIMENT AND EROSION CONTROL MEASURES SHALL BE IN ACCORDANCE WITH SUSSEX COUNTY CONSERVATION DISTRICT REGULATIONS.
- ACCESS HEREBY GRANTED TO ALL STORMWATER MANAGEMENT FACILITIES FOR THE SUSSEX COUNTY CONSERVATION DISTRICT AND DNREC.

TOWN STANDARD CONSTRUCTION NOTES

- CONSTRUCTION SHALL MEET THE REQUIREMENTS OF THE TOWN OF BRIDGEVILLE CONSTRUCTION STANDARDS AND SPECIFICATIONS FOR WATER, SEWER, AND STREETS LATEST EDITION AND ALL APPLICABLE AGENCIES HAVING JURISDICTION OVER THIS WORK.
- ALL SANITARY SEWER MAINS AND FORCE MAINS SHALL HAVE A MINIMUM COVER OF 36 INCHES AND ALL WATER MAINS SHALL HAVE A MINIMUM COVER OF 42 INCHES AS MEASURED FROM TOP OF PIPE TO PROPOSED GRADE. SEWER LATERALS SHALL BE 6 INCHES IN DIAMETER AND HAVE A MINIMUM COVER OF 3 FEET.
- THERE SHALL BE A MINIMUM HORIZONTAL SEPARATION BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCE MAINS OF 10 FEET, AS MEASURED EDGE TO EDGE. THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 18 INCHES BETWEEN WATER MAINS AND SANITARY SEWER MAINS OR FORCE MAINS AT CROSSINGS. ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS WILL BE AS FAR FROM THE SEWER AS POSSIBLE AT CROSSINGS.
- THERE SHALL BE A MINIMUM VERTICAL SEPARATION OF 12 INCHES BETWEEN ANY STORM DRAIN PIPE AND ANY WATER MAIN OR SEWER MAIN. IF TWELVE (12) INCHES CANNOT BE MAINTAINED, A MINIMUM OF 6 INCHES IS REQUIRED AND PROVISIONS SHALL BE MADE ACCEPTABLE TO THE TOWN OF BRIDGEVILLE FOR PROPERLY ENCASED CRADLING THE UPPER PIPE WITH CONCRETE.
- TOPOGRAPHY WAS PERFORMED BY _____ SEE GENERAL NOTES #1. ELEVATIONS ARE BASED ON CONTROL MONUMENT _____ SEE DATA COLUMN #10. NAVD88.
- HORIZONTAL DATUM IS BASED ON DELAWARE STATE GRID NAD 83/91 CONTROL MONUMENTS. SEE DATA COLUMN #10.
- HYDRIC SOILS ARE NOT INDICATED ON THIS SITE BY THE SUSSEX COUNTY SOIL SURVEY. HYDRIC SOILS HAVE BEEN INSPECTED BY _____ SEE WETLANDS NOTE. A PROFESSIONAL LICENSED WETLANDS SCIENTIST.
- SOILS INVESTIGATION AND PAVEMENT DESIGN FOR SUBDIVISION STREETS TO BE DEDICATED TO THE TOWN OF BRIDGEVILLE WERE PERFORMED BY NJZA - PRIVATE ROADS. A GEOTECHNICAL ENGINEER LICENSED IN DELAWARE.
- THE STORM DRAINAGE SYSTEM TO BE DEDICATED TO THE TOWN OF BRIDGEVILLE HAS BEEN DESIGNED USING THE CRITERIA OF THE STATE OF DELAWARE DIVISION OF HIGHWAYS RULES AND REGULATIONS FOR SUBDIVISIONS STREETS LATEST REVISION.
- NUMBER OF DWELLING UNITS, (REFERENCED TO EACH TYPE OF HOUSING) SEE DATA COLUMN #8.
- NUMBER OF COMMERCIAL AND INSTITUTIONAL UNITS AND PROPOSED SQUARE FOOTAGE FOR EACH USAGE. SEE DATA COLUMN #8.

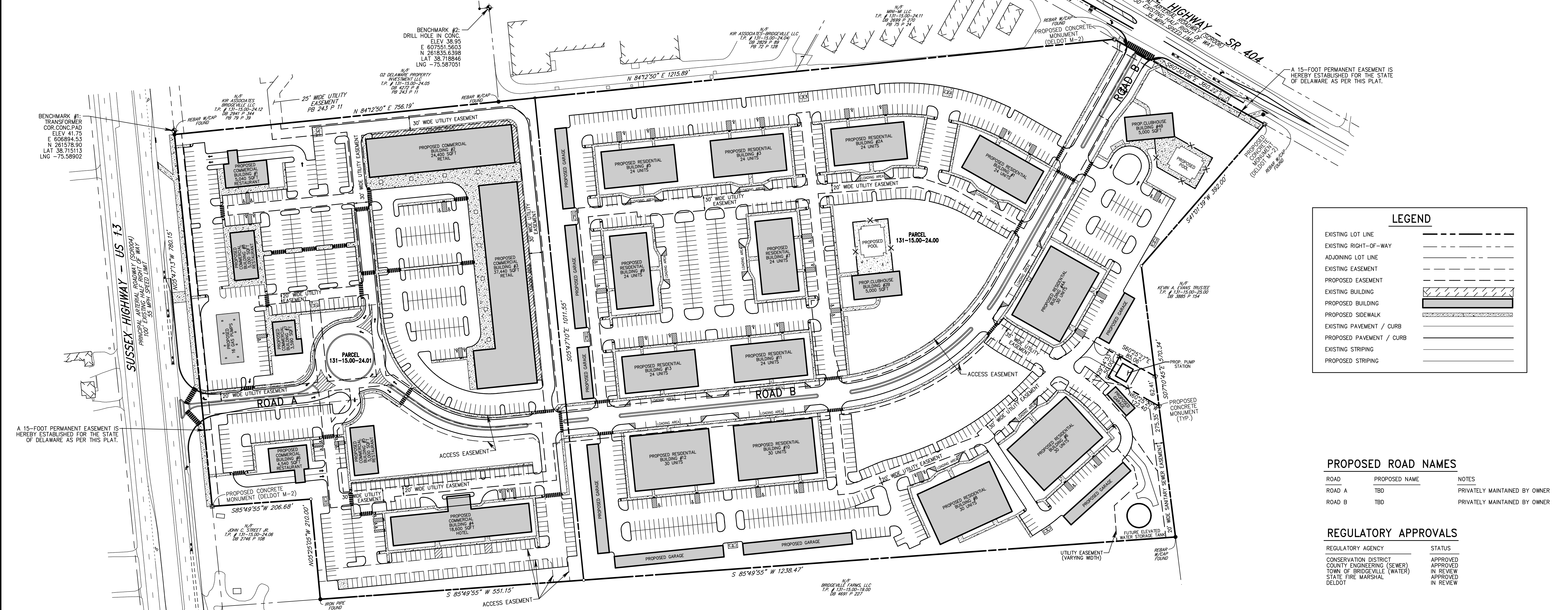
PARKING SUMMARY

RESIDENTIAL PARKING (PARCEL 131-15.00-24.00)	REQUIRED: 342 UNITS x 2 SPACES PER APARTMENT UNIT = 684 SPACES TOTAL: 684 SPACES (ADA 2% OF TOTAL) PROVIDED: 1,045 SPACES (124 GARAGE SPACES) (28 ADA SPACES)
COMMERCIAL PARKING (PARCEL 131-15.00-24.01)	RETAIL SALES: 61,840 SQ.FT. x 67% DISPLAY AREA x 1 PER 200 SQ.FT. PLUS 1/2 EMPLOYEES = 207 + 20 = 227 SPACES EATING PLACES: 19,580 SQ.FT. x 50% PATRON AREA x 1 PER 50 SQ.FT. PLUS 1/2 EMPLOYEES = 196 + 23 = 219 SPACES MOTOR VEHICLE FILLING STATION: 16 BAY x 1 PER BAY + 2 EMPLOYEES = 18 SPACES HOTEL: 100 ROOM x 1.5 PER ROOM + 1/3 PER EMPLOYEE = 152 SPACES TOTAL: 616 SPACES (ADA 2% OF TOTAL) PROVIDED: 626 SPACES (19 ADA SPACES)



VARIANCE NOTES

- THE FOLLOWING VARIANCES WERE GRANTED AT BOARD OF ADJUSTMENT HEARING ON FEBRUARY 15, 2024
- SECTION 234-31.C PROPERTY DEVELOPMENT STANDARDS - RELIEF IS BEING REQUESTED FROM THE AVERAGE DWELLING UNITS PER BUILDING, WHERE 24 IS REQUIRED AND 26.3 IS BEING PROPOSED.
 - SECTION 234-87.E(2) - OFF-STREET PARKING DESIGN STANDARDS - RELIEF IS BEING REQUESTED FROM THE REQUIRED INTERIOR DRIVE AISLE WIDTH, WHERE 25 IS REQUIRED AND 24 IS BEING PROPOSED.
 - SECTION 234-31.C PROPERTY DEVELOPMENT STANDARDS - RELIEF IS BEING REQUESTED FROM THE MAXIMUM BUILDING HEIGHT, WHERE 42 FEET IS THE MAXIMUM HEIGHT PERMITTED AND 56 FEET IS BEING PROPOSED.



LEGEND

EXISTING LOT LINE	---
EXISTING RIGHT-OF-WAY	---
ADJOINING LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
EXISTING BUILDING	▨
PROPOSED BUILDING	▨
PROPOSED SIDEWALK	---
EXISTING PAVEMENT / CURB	---
PROPOSED PAVEMENT / CURB	---
EXISTING STRIPING	---
PROPOSED STRIPING	---

PROPOSED ROAD NAMES

ROAD	PROPOSED NAME	NOTES
ROAD A	TBD	PRIVATELY MAINTAINED BY OWNER
ROAD B	TBD	PRIVATELY MAINTAINED BY OWNER

REGULATORY APPROVALS

REGULATORY AGENCY	STATUS
CONSERVATION DISTRICT	APPROVED
COUNTY ENGINEER (SEWER)	IN REVIEW
TOWN OF BRIDGEVILLE (WATER)	APPROVED
STATE FIRE MARSHAL	IN REVIEW
DELDOT	IN REVIEW

APPROVED BY:

CHAIRPERSON OF PLANNING COMMISSION	DATE
TOWN ENGINEER	DATE

ENGINEER CERTIFICATION

I HEREBY CERTIFY THAT THIS FINAL PLAT, AS SHOWN, IS A CORRECT REPRESENTATION OF THE SURVEY AS MADE, THAT ALL MONUMENTS INDICATED THEREON EXIST AND ARE CORRECTLY SHOWN, AND THAT THE PLAT COMPLES WITH ALL REQUIREMENTS OF THE CODE OF THE TOWN OF BRIDGEVILLE CHAPTER 234 AND OTHER APPLICABLE LAWS AND REGULATIONS.

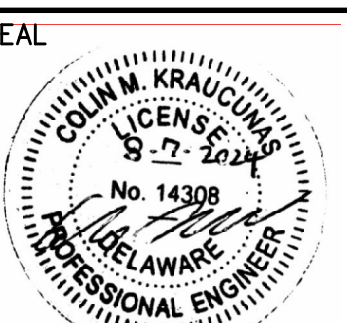
Colin M. Kraucunas 6-1-2024
COLIN M. KRAUCUNAS, P.E. DATE
DE LICENSE NO. 14308
A.H. DAVENPORT LLC

OWNERS CERTIFICATION

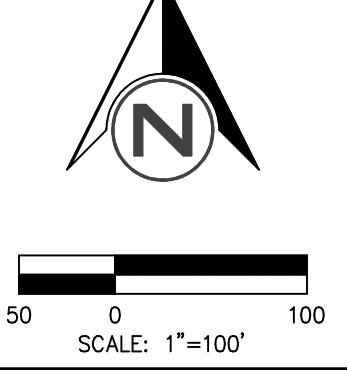
WE, UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Michael J. Scal 6-1-2024
NAME: MICHAEL J. SCAL DATE
TITLE: MEMBER
FOR BRIDGEVILLE DEVELOPMENT CO. LLC

AH DAVENPORT
PO BOX 430
HOCKESSIN, DE 19707
AHDAVENPORT.COM
302.889.6014



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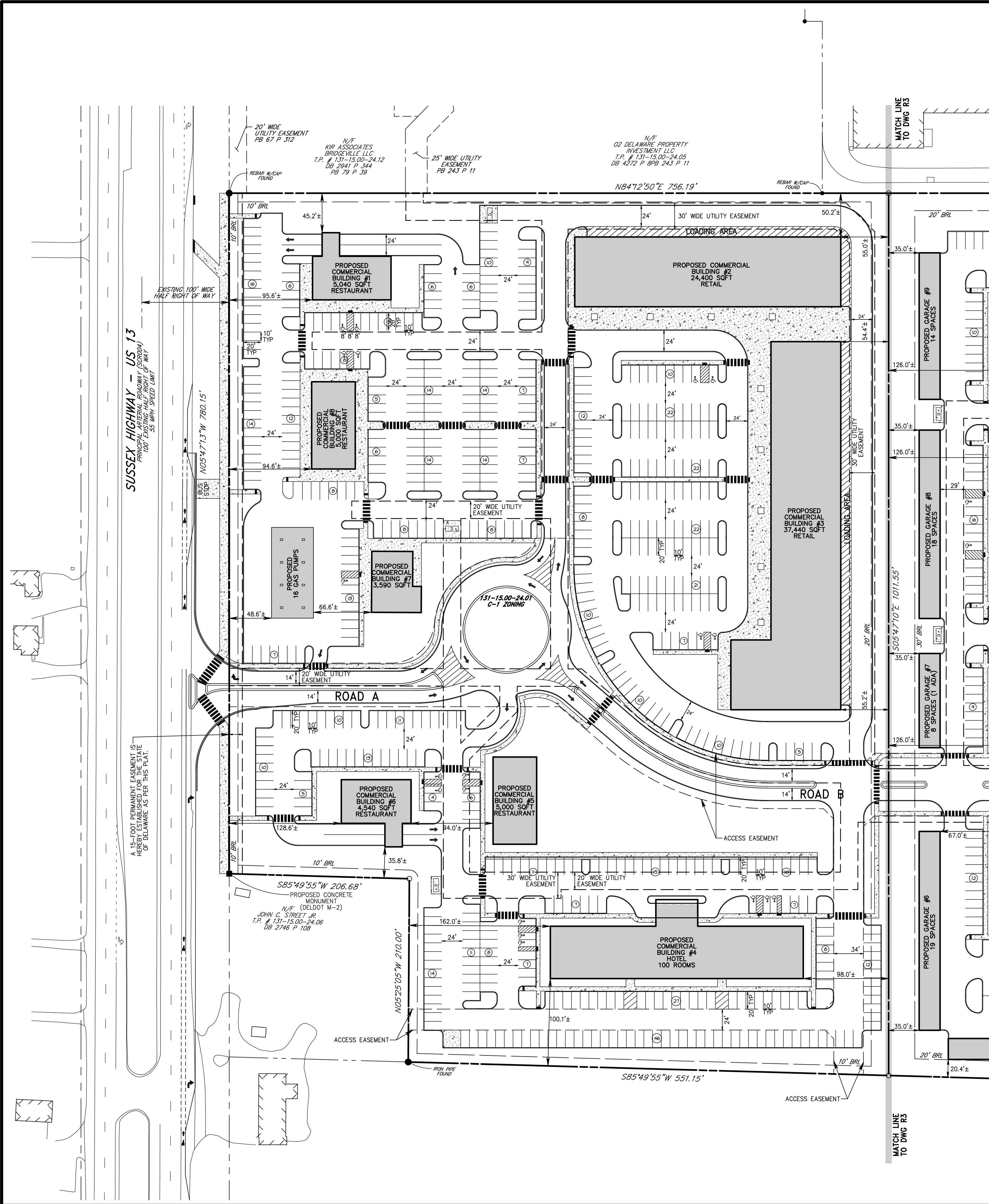


RECORD PLAN
COVER SHEET
BRIDGEVILLE TOWN CENTER
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE

ADD DELDOT PHASING NOTES 6-7-24 AJH
PER DELDOT REVIEW 6-3-24 AJH
PER DELDOT REVIEW 4-22-24 4-29-24 AJH
PER DELDOT REVIEW 3-8-24 3-11-24 AJH
PER DELDOT CHECKLIST 2-9-24 AJH

REVISIONS DATE

DATE: 6-14-23
DRAWN BY: CMK CHECKED: AJH
FILE: 4270BD2.prj
PROJECT NO.: 4270
SHEET NO. R1



PHASING OF MULTIPLE ENTRANCES AND AN OFFSITE IMPROVEMENT

DELDOT PHASING NOTES

THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE ISSUANCE OF BUILDING PERMITS BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED.

PHASE 1 (SITE ENTRANCE "A"), WHICH CONSISTS OF IMPROVING US 404 / SEASHORE HIGHWAY (SCR 005) WITHIN THE LIMITS OF THE SITE FRONTAGE, SHALL INCLUDE BUT NOT BE LIMITED TO, WIDENING OF THE TRAVEL LANES TO ELEVEN (11) FOOT-WIDE AND SHOULDERS TO FIVE (5) FOOT-WIDE, IN EACH DIRECTION OF TRAVEL, THE CONSTRUCTION OF A FULL MOVEMENT ENTRANCE ALONG US 404 (SEASHORE HWY) WITH A 150-FOOT LONG (EXCLUDING TAPER) AND TEN (10) FOOT-WIDE EASTBOUND RIGHT TURN LANE, WITH A FIVE (5) FOOT-WIDE BIKE LANE, AN 145-FOOT-LONG (EXCLUDING TAPER) AND TEN (10) FOOT-WIDE WESTBOUND LEFT-TURN LANE, A 50-FOOT-LONG (EXCLUDING TAPER) AND TWELVE (12) FOOT-WIDE NORTHBOUND LEFT-TURN LANE, A 50-FOOT-LONG (EXCLUDING TAPER) AND ELEVEN (11) FOOT-WIDE NORTHBOUND RIGHT-TURN LANE, A TEN (10) FOOT-WIDE SHARED-USE PATH AND BUS PAD ALONG THE EAST SIDE OF THE ENTRANCE, PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, AS DEPICTED ON THE DELDOT-APPROVED ENTRANCE PLANS.

THE DEVELOPER SHALL BEGIN CONSTRUCTION OF AND BE SUBSTANTIALLY COMPLETED WITH PHASE 1 (SITE ENTRANCE "A"), PRIOR TO THE ISSUANCE OF THE 1ST RESIDENTIAL BUILDING PERMIT ON TAX PARCEL 131-15.0024.00, AND SHALL BE COMPLETED WITH PHASE 1 (SITE ENTRANCE "A"), INCLUDING ACCEPTANCE BY DELDOT, PRIOR TO THE ISSUANCE OF THE 4TH RESIDENTIAL BUILDING PERMIT ON TAX PARCEL 131-15.00-24.00.

PHASE 2 (SITE ENTRANCE "B"), WHICH CONSISTS OF IMPROVING US 13 / SUSSEX HIGHWAY (SCR 004) WITHIN THE LIMITS OF THE SITE FRONTAGE, SHALL INCLUDE BUT NOT BE LIMITED TO, THE CONSTRUCTION OF A RIGHT-IN / RIGHT-OUT ENTRANCE ON US 13 / SUSSEX HIGHWAY (SCR 004) WITH A 365-FOOT-LONG (EXCLUDING TAPER) AND ELEVEN (11) FOOT-WIDE NORTHBOUND RIGHT-TURN LANE (EXCLUDING TAPER), WITH A FIVE (5) FOOT-WIDE BIKE LANE, A TEN (10) FOOT-WIDE SHARED-USE PATH AND BUS PAD A MINIMUM OF 300 FEET NORTH OF THE ENTRANCE, PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, AS TO BE DEPICTED ON THE DELDOT-APPROVED ENTRANCE PLANS.

THE DEVELOPER SHALL SUBMIT TO AND RECEIVE APPROVAL FROM DELDOT FOR THE PHASE 2 (SITE ENTRANCE "B") CONSTRUCTION PLANS, PRIOR TO THE ISSUANCE OF THE 1ST COMMERCIAL BUILDING PERMIT ON TAX PARCEL 131-15.00-24.01. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF AND BE COMPLETED WITH PHASE 2 (SITE ENTRANCE "B"), INCLUDING ACCEPTANCE BY DELDOT PRIOR TO THE ISSUANCE OF THE 4TH COMMERCIAL BUILDING PERMIT.

OFFSITE IMPROVEMENT 1 (US 13 CROSSOVER), WHICH CONSISTS OF IMPROVING US 13 / SUSSEX HIGHWAY INCLUDES MODIFICATION OF THE MEDIAN CROSSOVER ALONG US 13 / SUSSEX HIGHWAY, APPROXIMATELY 1,500 FEET SOUTH OF THE PASSWATERS FARM ROAD/BRIDGEVILLE PARK CENTER INTERSECTION, AND THE CLOSURE OF THE SOUTHBOUND LEFTTURN LANE TO PROHIBIT SOUTHBOUND LEFT-TURN MOVEMENTS ALONG US 13 / SUSSEX HIGHWAY, PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, AS TO BE DEPICTED ON THE DELDOT-APPROVED ENTRANCE PLANS.

THE DEVELOPER SHALL SUBMIT TO AND RECEIVE APPROVAL FROM DELDOT FOR THE OFFSITE IMPROVEMENT 1 (US 13 CROSSOVER) CONSTRUCTION PLANS, PRIOR TO THE ISSUANCE OF 1ST COMMERCIAL BUILDING PERMIT ON TAX PARCEL 131-15.00-24.01. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF AND BE COMPLETED WITH OFFSITE IMPROVEMENT 1 (US 13 CROSSOVER), INCLUDING ACCEPTANCE BY DELDOT PRIOR TO THE ISSUANCE OF THE 4TH COMMERCIAL BUILDING PERMIT.

OFFSITE IMPROVEMENT 2 (OAK ROAD / SEASHORE HIGHWAY), WHICH CONSISTS OF IMPROVING OAK ROAD (SCR 594) TO INCLUDE THE CONSTRUCTION OF A SEPARATE RIGHT-IN AND LEFT-TURN (EXCLUDING TAPER) AND ELEVEN (11) FOOT-WIDE RIGHTTURN ALONG THE SOUTHBOUND APPROACH OF OAK ROAD AT SEASHORE HIGHWAY (SCR 005), WITH A FIVE (5) FOOT-WIDE BIKE LANE, PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, AS TO BE DEPICTED ON THE DELDOT-APPROVED ENTRANCE PLANS.

THE DEVELOPER SHALL SUBMIT TO AND RECEIVE APPROVAL FROM DELDOT FOR THE OFFSITE IMPROVEMENT 2 (OAK ROAD / SEASHORE HIGHWAY) CONSTRUCTION PLANS, PRIOR TO THE ISSUANCE OF THE 1ST COMMERCIAL BUILDING PERMIT ON TAX PARCEL 131-15.00-24.01. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF AND BE COMPLETED WITH OFFSITE IMPROVEMENT 2 (OAK ROAD / SEASHORE HIGHWAY), INCLUDING ACCEPTANCE BY DELDOT PRIOR TO THE ISSUANCE OF THE 4TH COMMERCIAL BUILDING PERMIT.

OFFSITE IMPROVEMENT 3 (US ROUTE 13 AND ANTIQUE ALLEY / JOGGERS LANE), WHICH CONSISTS OF THE CHANNELIZATION OF THE EASTBOUND AND WESTBOUND INTERSECTION APPROACHES TO ELIMINATE THE EXISTING LEFT-TURN AND THROUGH MOVEMENTS, AND MAY INCLUDE PAVEMENT MODIFICATIONS, DRAINAGE AND UTILITY RELOCATIONS, SIGNAGE, STRIPING, AND ANY ASSOCIATED WORK OR INCIDENTALS NECESSARY FOR THE COMPLETED CONSTRUCTION, AS TO BE DEPICTED ON THE DELDOT-APPROVED ENTRANCE PLANS.

THE DEVELOPER SHALL SUBMIT TO AND RECEIVE APPROVAL FROM DELDOT FOR THE OFFSITE IMPROVEMENT 3 (US ROUTE 13 AND ANTIQUE ALLEY / JOGGERS LANE) CONSTRUCTION PLANS, PRIOR TO THE ISSUANCE OF THE 1ST COMMERCIAL BUILDING PERMIT ON TAX PARCEL 131-15.00-24.01. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF AND BE COMPLETED WITH OFFSITE IMPROVEMENT 3 (US ROUTE 13 AND ANTIQUE ALLEY / JOGGERS LANE), INCLUDING ACCEPTANCE BY DELDOT PRIOR TO THE ISSUANCE OF THE 4TH COMMERCIAL BUILDING PERMIT.

DELDOT RECORD PLAN NOTES

LAST REVISED MARCH 21, 2019

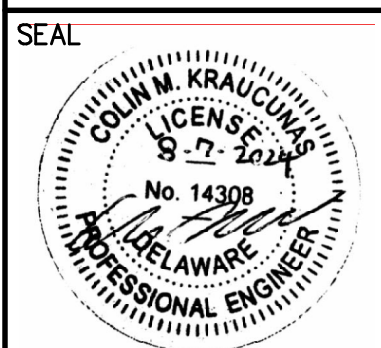
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY FROM THE 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 CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THE 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.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 SEC.131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND 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 SIDEWALK AND/OR SHARED-USE PATH.
- LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW 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 EGRESS/EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG SUSSEX HWY (ROUTE 13) & SEASHORE HWY (ROAD 404) WHICH HAS A FUNCTIONAL CLASSIFICATION OF PRINCIPAL ARTERIAL/FREEWAY/INTERSTATE AS DEFINED BY THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION, PER SECTION 3.1.6.1 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 GUAGE 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 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 INTENSIBILITY OF APPLYING NOISE MITIGATION MEASURES, BASED ON ENGINEERING CONSIDERATIONS AND FACTORS THAT WOULD LIMIT THE ABILITY TO ACHIEVE SUBSTANTIAL NOISE REDUCTION, RELATED TO THE INTENSIBILITY OF APPLYING NOISE MITIGATION MEASURES. 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 NOTIFIES 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.

TRAFFIC IMPACT STUDY NOTES

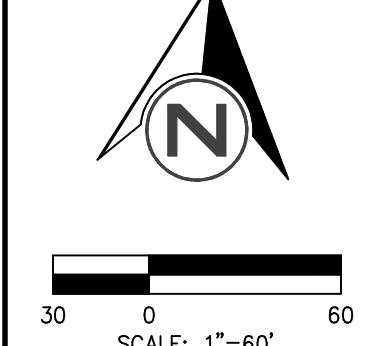
- THE FOLLOWING ARE TO BE IMPLEMENTED PRIOR TO THE ENTRANCE OPENING ON SUSSEX HIGHWAY (ROUTE 13)
- THE DEVELOPER SHOULD MODIFY THE MEDIAN CROSSOVER ALONG US ROUTE 13 APPROXIMATELY 1,500 FEET SOUTH OF THE PASSWATERS FARM ROAD/BRIDGEVILLE PARK CENTER INTERSECTION. THE MODIFICATION SHOULD INCLUDE THE CLOSURE OF THE SOUTHBOUND LEFT-TURN LANE TO PROHIBIT SOUTHBOUND LEFT-TURN MOVEMENTS. THE DEVELOPER SHOULD COORDINATE WITH THE TOWN OF BRIDGEVILLE AND DELDOT DEVELOPMENT COORDINATION SECTION REGARDING THE IMPLEMENTATION OF THIS IMPROVEMENT.
 - THE DEVELOPER SHOULD DESIGN AND CONSTRUCT A SEPARATE RIGHT-TURN LANE ON THE SOUTHBOUND APPROACH OF OAK ROAD AT SEASHORE HIGHWAY. THE SOUTHBOUND RIGHT-TURN LANE IS INITIALLY RECOMMENDED TO BE 50 FEET IN LENGTH (EXCLUDING TAPER). ALTHOUGH DELDOT'S DEVELOPMENT COORDINATION SECTION WILL DETERMINE FINAL TURN-LANE LENGTH AND DESIGN DETAILS, THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE DETAILS REGARDING DESIGN, SCHEDULE, AND CONSTRUCTION OF THE TURN LANE.
 - AT THE INTERSECTION OF US ROUTE 13 AND ANTIQUE ALLEY / JOGGERS LANE, THE DEVELOPER SHOULD DESIGN AND CONSTRUCT RAISED CONCRETE ISLANDS OR PAINTED ISLANDS WITH DELINEATORS TO ELIMINATE LEFT-TURN AND THROUGH MOVEMENTS ON THE EASTBOUND AND WESTBOUND APPROACHES. THE DEVELOPER SHOULD COORDINATE IMPLEMENTATION OF THIS IMPROVEMENT WITH DELDOT'S DEVELOPMENT COORDINATION SECTION AND THE TOWN OF BRIDGEVILLE.

LEGEND	
EXISTING LOT LINE	---
EXISTING RIGHT-OF-WAY	---
ADJOINING LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
BUILDING RESTRICTION LINE	---
EXISTING BUILDING	▨
PROPOSED BUILDING	▨
PROPOSED SIDEWALK	---
EXISTING PAVEMENT / CURB	---
PROPOSED PAVEMENT / CURB	---
EXISTING STRIPING	---
PROPOSED STRIPING	---

AH
AD
AV
EN
PORT
INC
 HOCKESSIN, DE 19707
 302.889.6014
 AHDAYENPORT.COM

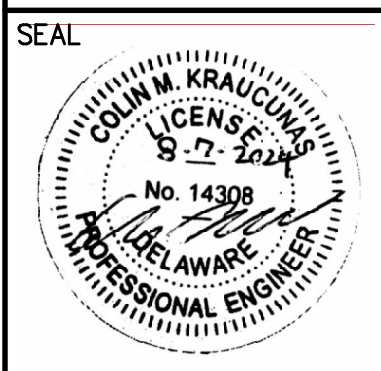
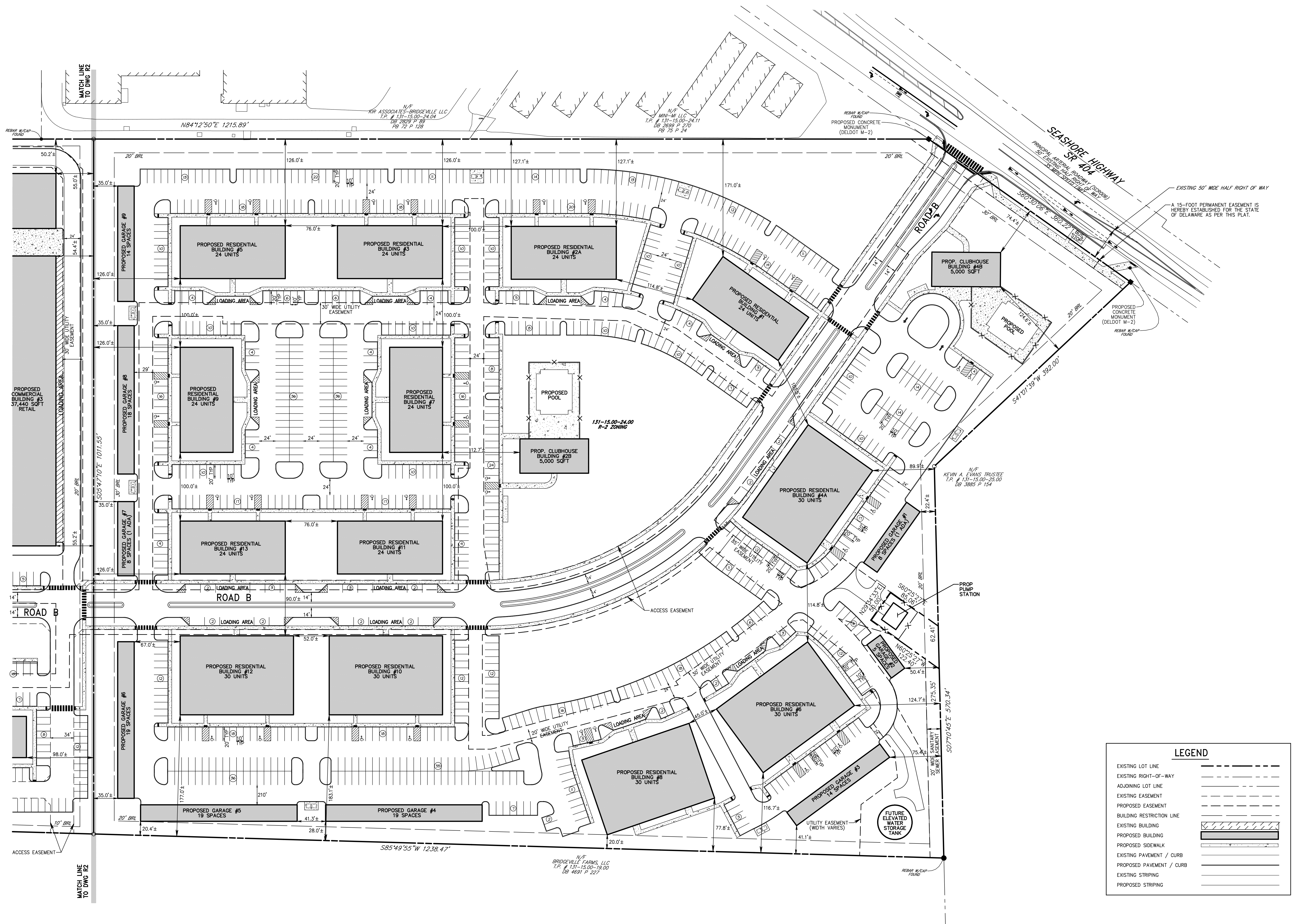


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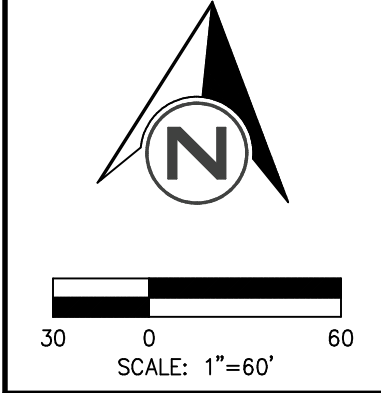


RECORD PLAN
COMMERCIAL AREA
BRIDGEVILLE TOWN CENTER
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE

ADD DELDOT PHASING NOTES	8-7-24
PER DELDOT REVIEW 6-3-24	8-3-24
PER DELDOT REVIEW 4-22-24	4-29-24
PER DELDOT REVIEW 3-8-24	3-11-24
PER DELDOT CHECKLIST	2-9-24
REVISIONS	DATE
DATE:	6-14-23
DRAWN BY: CMK	CHECKED: AJH
FILE:	4270BD2.pro
PROJECT NO.:	4270



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RECORD PLAN
RESIDENTIAL AREA
BRIDGEVILLE TOWN CENTER
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE

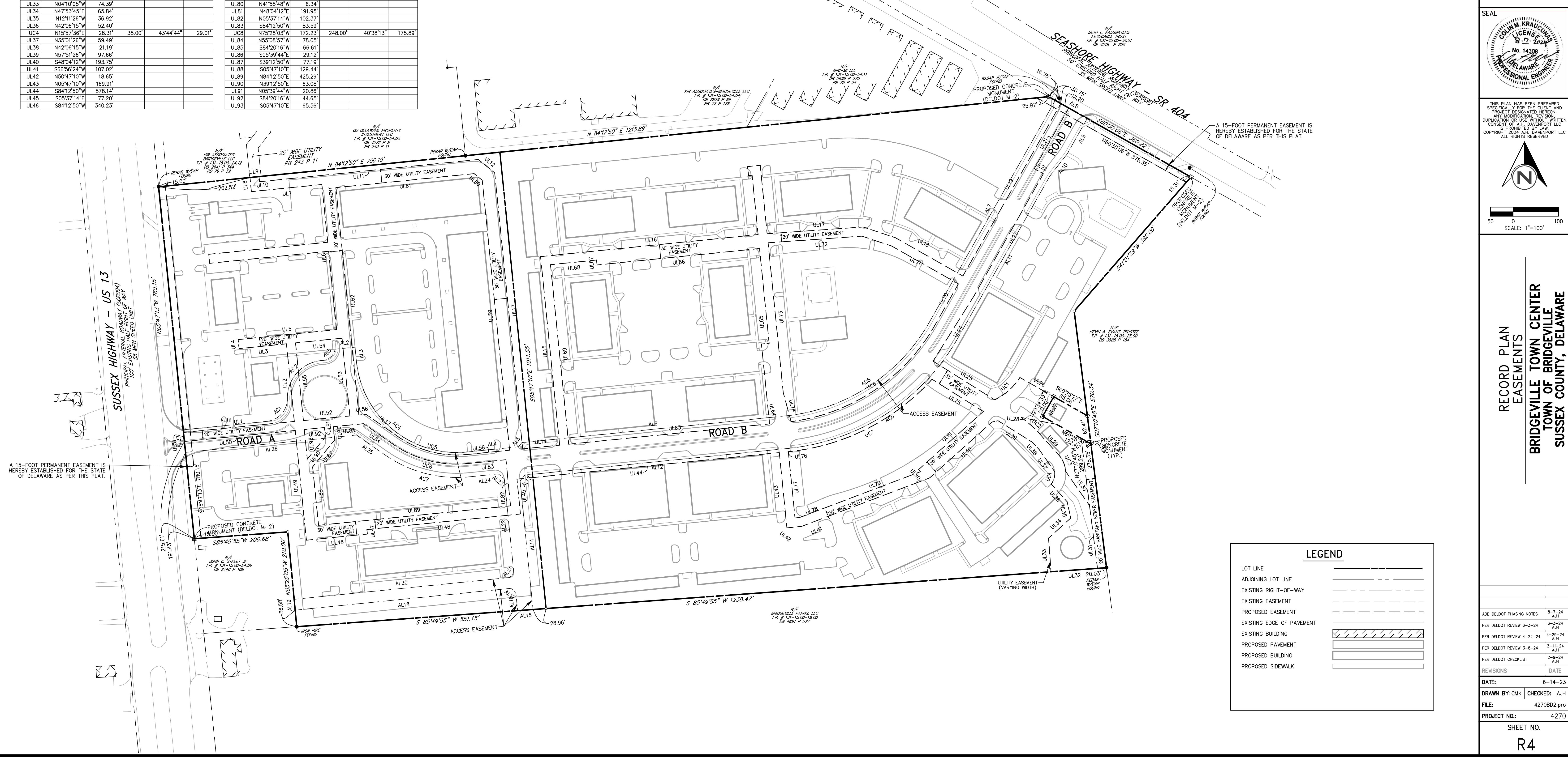
LEGEND	
EXISTING LOT LINE	---
EXISTING RIGHT-OF-WAY	---
ADJOINING LOT LINE	---
EXISTING EASEMENT	---
PROPOSED EASEMENT	---
BUILDING RESTRICTION LINE	---
EXISTING BUILDING	▨
PROPOSED BUILDING	▨
PROPOSED SIDEWALK	---
EXISTING PAVEMENT / CURB	---
PROPOSED PAVEMENT / CURB	---
EXISTING STRIPING	---
PROPOSED STRIPING	---

ADD DELDOT PHASING NOTES	8-7-24
PER DELDOT REVIEW 6-3-24	AJM
PER DELDOT REVIEW 4-22-24	4-29-24
PER DELDOT REVIEW 3-8-24	3-11-24
PER DELDOT CHECKLIST	2-9-24
REVISIONS	DATE
DATE:	6-14-23
DRAWN BY: CAK	CHECKED: AJH
FILE:	4270BD2.pro
PROJECT NO.:	4270

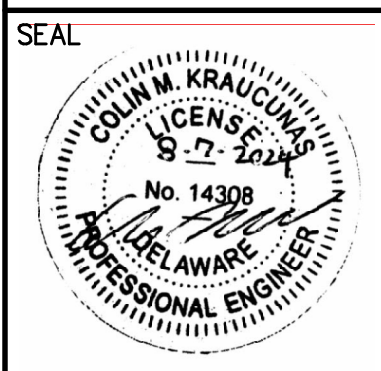
LINE	CHORD BEARING	CHORD	RADIUS	DELTA	ARC
UL1	N84°20'16"E	245.58'			
UL2	N05°47'10"W	172.09'			
UL3	S84°12'50"W	105.00'			
UL4	N05°47'10"W	20.00'			
UL5	N84°12'50"E	218.00'			
UL6	N05°47'10"W	321.75'			
UL7	S84°12'50"W	156.08'			
UL8	N05°49'41"W	31.23'			
UL9	N84°12'50"E	20.00'			
UL10	S05°45'41"E	11.23'			
UL11	N84°12'50"E	484.87'			
UL12	S05°47'10"E	46.47'			
UL13	S05°47'10"E	611.95'			
UL14	N84°12'50"E	81.95'			
UL15	N05°47'10"W	418.00'			
UL16	N84°12'50"E	492.15'			
UL17	N85°56'01"E	250.14'			
UL18	S64°08'35"E	221.60'			
UL19	N29°34'33"E	421.87'			
UL20	S60°30'06"E	20.00'			
UL21	S29°34'33"W	153.79'			
UL22	S60°25'27"E	23.00'			
UL23	S29°34'33"W	310.22'			
UL24	S32°06'17"W	169.39'			
UL25	S57°51'26"E	160.52'			
UC1	N48°21'03"E	74.26'	138.01'	311°2'56"	75.19'
UL26	S60°25'27"E	85.96'			
UL27	S29°34'33"W	50.00'			
UL28	N84°10'13"W	58.84'			
UC2	S49°40'05"E	68.98'	262.00'	150°7'40"	69.18'
UL29	S42°06'15"E	60.86'			
UC3	S23°06'50"E	40.35'	62.00'	37°58'51"	41.10'
UL30	S35°01'26"E	91.65'			
UL31	S07°10'45"E	139.65'			
UL32	S85°49'55"W	102.86'			
UL33	N04°10'05"W	74.39'			
UL34	N47°53'45"E	65.84'			
UL35	N12°11'26"W	36.92'			
UL36	N42°06'15"W	52.40'			
UC4	N15°57'36"E	28.31'	38.00'	43°44'44"	29.01'
UL37	N35°01'26"W	59.49'			
UL38	N42°06'15"W	21.19'			
UL39	N57°51'26"W	97.66'			
UL40	S48°04'12"W	193.75'			
UL41	S66°56'24"W	107.02'			
UL42	N50°47'10"W	18.65'			
UL43	N05°47'10"W	169.91'			
UL44	S84°12'50"E	578.14'			
UL45	S05°37'14"E	77.20'			
UL46	S84°12'50"W	340.23'			

UL47	S05°47'10"E	10.00'			
UL48	S84°12'50"W	135.00'			
UL49	N05°47'10"W	243.33'			
UL50	S84°20'16"W	245.58'			
UL51	N05°47'13"W	20.00'			
UL52	N84°20'16"E	103.00'			
UL53	N05°47'10"W	172.35'			
UL54	S84°12'50"W	103.00'			
UL55	S05°47'10"E	172.13'			
UL56	N84°20'16"E	15.68'			
UL57	S55°08'57"E	85.43'			
UC5	S75°28'03"E	158.34'	228.00'	40°38'13"	161.71'
UL58	N84°12'50"E	93.65'			
UL59	N05°47'10"W	598.52'			
UL60	N50°47'10"W	23.03'			
UL61	S84°12'50"W	306.37'			
UL62	S05°47'10"E	504.15'			
UL63	N84°12'50"E	472.51'			
UL64	N15°06'04"W	64.95'			
UL65	N05°47'10"W	322.91'			
UL66	S84°12'50"W	360.00'			
UL67	N05°47'10"W	11.00'			
UL68	S84°12'50"W	102.00'			
UL69	S05°47'10"E	398.00'			
UC6	N56°06'15"E	382.32'	428.00'	53°03'22"	396.33'
UL70	N29°34'33"E	119.67'			
UL71	N64°08'35"W	214.96'			
UL72	S85°56'01"W	234.34'			
UL73	S05°47'10"E	331.97'			
UL74	S15°06'04"E	66.44'			
UL75	N57°51'26"W	133.51'			
UC7	S63°11'17"W	353.89'	493.17'	42°03'06"	361.96'
UL76	S84°12'50"W	3.94'			
UL77	S05°47'10"E	160.04'			
UL78	N66°56'24"E	93.81'			
UL79	N67°44'37"E	207.23'			
UL80	N41°55'48"W	6.34'			
UL81	N48°04'12"E	191.95'			
UL82	N05°37'14"W	102.37'			
UL83	S84°12'50"W	83.59'			
UC8	N75°28'03"W	172.23'	248.00'	40°38'13"	175.89'
UL84	N55°08'57"W	78.05'			
UL85	S84°20'16"W	66.61'			
UL86	S05°39'44"E	29.12'			
UL87	S39°12'50"W	77.19'			
UL88	S05°47'10"E	129.44'			
UL89	N84°12'50"E	425.29'			
UL90	N39°12'50"E	63.08'			
UL91	N05°39'44"W	20.86'			
UL92	S84°20'16"W	44.65'			
UL93	S05°47'10"E	65.56'			

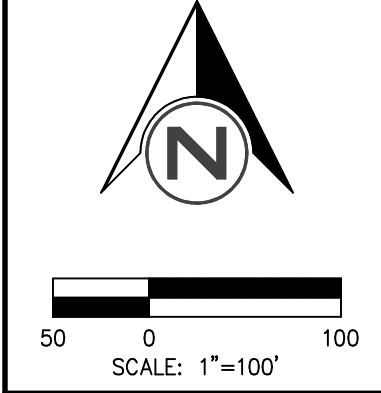
LINE	CHORD BEARING	CHORD	RADIUS	DELTA	ARC
AL1	N84°12'50"E	185.52'			
AC1	N41°43'41"E	67.54'	50.00'	84°58'19"	74.15'
AC2	N42°45'33"E	114.30'	83.00'	87°02'05"	126.08'
AC3	N48°07'03"E	37.07'	30.00'	76°19'06"	39.96'
AL2	N84°12'50"E	44.13'			
AL3	S05°47'10"E	32.44'			
AC4	S50°47'10"E	314.66'	222.50'	90°00'00"	349.50'
AL4	N84°12'50"E	113.62'			
AL5	N39°12'50"E	12.02'			
AL6	N84°12'50"E	583.22'			
AC5	N56°53'42"E	380.01'	414.00'	54°38'17"	394.80'
AL7	N29°34'33"E	561.56'			
AL8	S60°30'06"E	81.00'			
AL9	S29°34'33"W	90.02'			
AL10	S37°55'11"W	62.02'			
AL11	S29°34'33"W	410.29'			
AC6	S56°53'42"W	446.09'	486.00'	54°38'17"	463.46'
AL12	S84°12'50"W	583.89'			
AL13	S39°12'50"W	16.97'			
AL14	S05°47'10"E	284.69'			
AL15	S85°49'55"W	34.01'			
AL16	N05°47'10"W	40.36'			
AL17	N50°47'10"W	14.14'			
AL18	S84°12'50"W	477.74'			
AL19	N05°25'05"W	24.00'			
AL20	N84°12'50"E	477.59'			
AL21	N39°12'50"E	14.14'			
AL22	N05°47'10"W	207.87'			
AL23	N50°47'10"W	16.97'			
AL24	S84°12'50"W	63.65'			
AC7	N75°28'03"W	192.72'	277.50'	40°38'13"	196.82'
AL25	N55°08'57"W	76.60'			
AL26	S84°12'50"W	378.72'			
AL27	N05°47'13"W	50.00'			



AH DAVENPORT
 AHDavenport.com
 302.889.6014
 PO BOX 430
 HOCKESSIN, DE 19707



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RECORD PLAN EASEMENTS
BRIDGEVILLE TOWN CENTER
TOWN OF BRIDGEVILLE
SUSSEX COUNTY, DELAWARE

LEGEND	
LOT LINE	—————
ADJOINING LOT LINE	—————
EXISTING RIGHT-OF-WAY	—————
EXISTING EASEMENT	—————
PROPOSED EASEMENT	—————
EXISTING EDGE OF PAVEMENT	—————
PROPOSED PAVEMENT	—————
PROPOSED BUILDING	—————
PROPOSED SIDEWALK	—————

ADD DELDOT PHASING NOTES	8-7-24
PER DELDOT REVIEW 8-3-24	8-3-24
PER DELDOT REVIEW 4-22-24	4-22-24
PER DELDOT REVIEW 3-8-24	3-11-24
PER DELDOT CHECKLIST	2-9-24
REVISIONS	DATE
DATE:	6-14-23
DRAWN BY: CAJK	CHECKED: AJH
FILE:	4270BD2.pro
PROJECT NO.:	4270