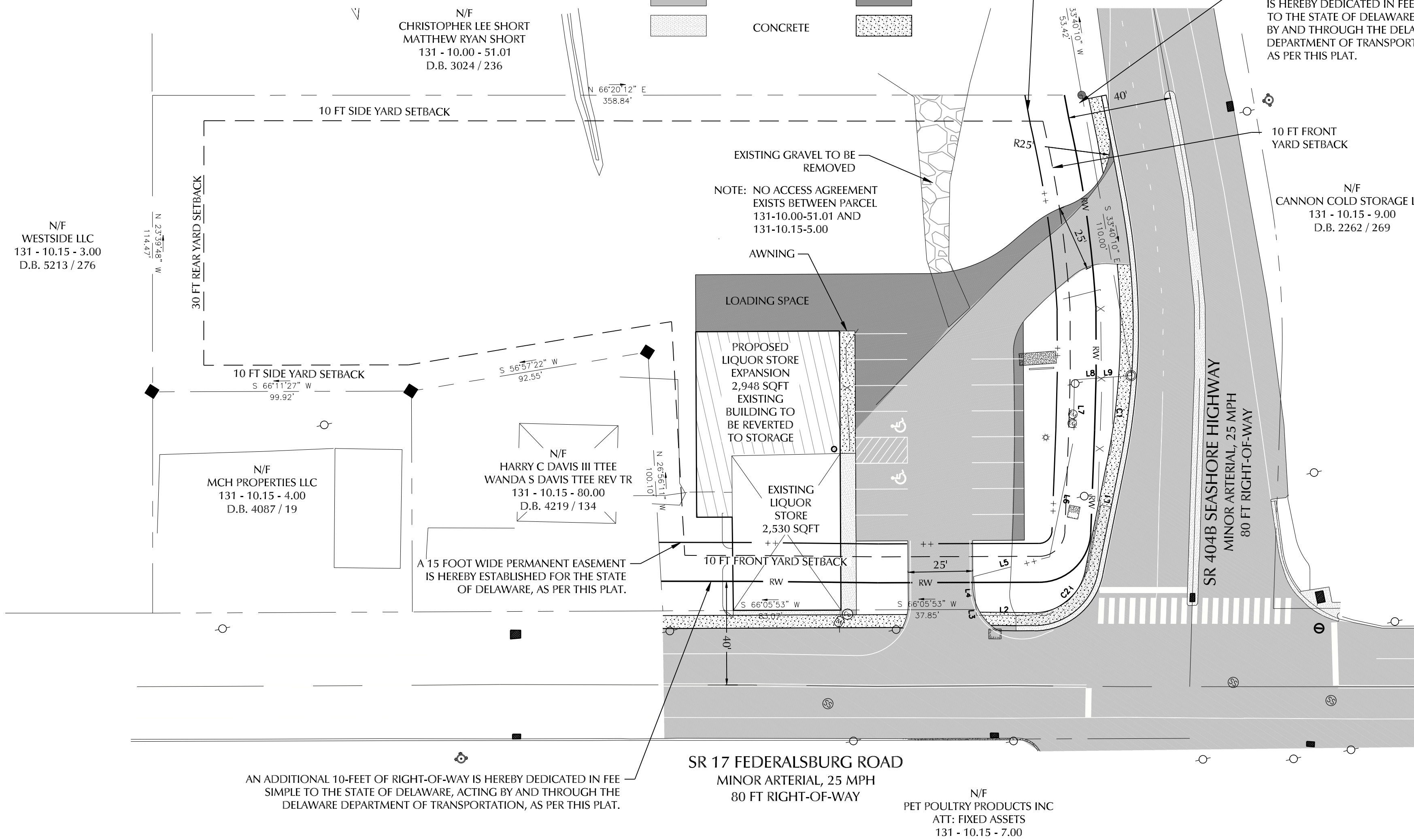
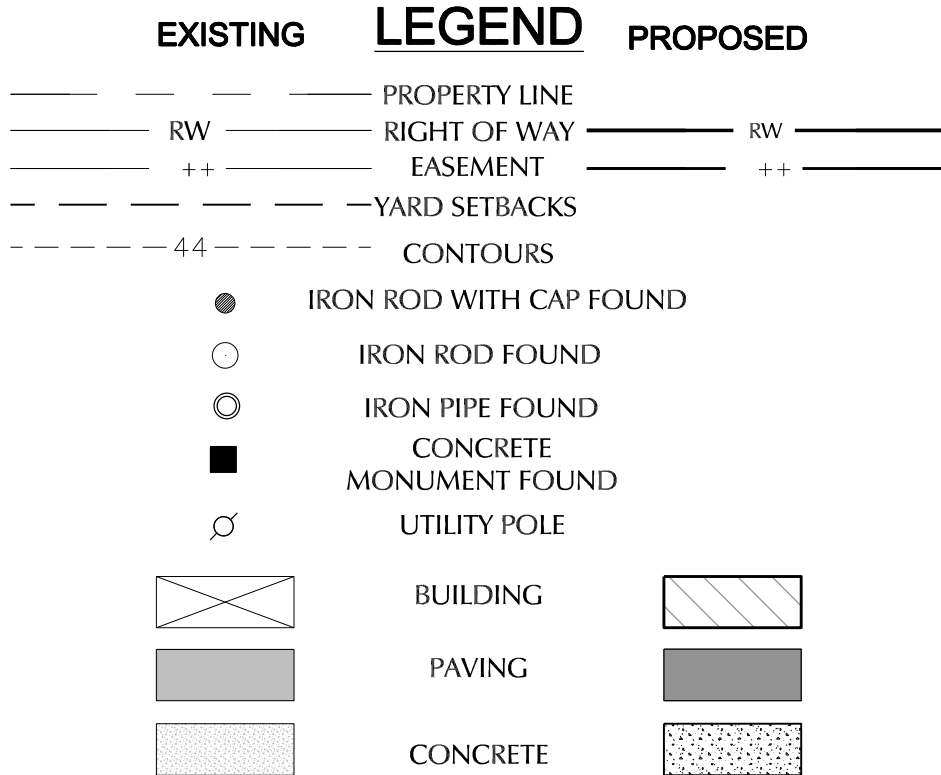


1. TOPOGRAPHIC SURVEY WAS PERFORMED BY BILL ELLIOTT SURVEYING, CORP. SEPTEMBER 2019. HORIZONTAL DATUM IS NAD 83, DELAWARE SP. C. VERTICAL DATUM IS LISTED IN THE SURVEY. ALL POINTS ARE IN FEET. BEARINGS REFERENCE TRUE NORTH.
2. THE CONTRACTOR SHALL PROVIDE ALL STAKEOUT WORK NECESSARY FOR PROJECT CONSTRUCTION BY A SURVEYOR LICENSED IN THE STATE OF DELAWARE.
3. CONTRACTOR SHALL NOTIFY "MISS UTILITY OF DELMARVA" AT (1-800-282-2855) AT LEAST 48 HOURS PRIOR TO EXCAVATION, TO HAVE EXISTING UNDERGROUND UTILITIES LOCATED AND MARKED. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS, AND THE CONTRACT SPECIFICATIONS.
4. ALL PAVING, FENCING, SIGNS, OBJECTS, ETC. DAMAGED BY THE WORK SHALL BE RESTORED TO ORIGINAL CONDITION.
5. ONLY SUITABLE AND APPROVED GRANULAR MATERIAL SHALL BE USED FOR BACKFILL.
6. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTENANCE OF TRAFFIC IN ALL WORK AREAS.
7. DRAWINGS & SPECIFICATIONS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE PERFORMED IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL APPLICABLE RULES AND REGULATIONS.
8. THE CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS UNLESS WRITTEN APPROVAL HAS BEEN PROVIDED BY THE ENGINEER.
9. STATE AND FEDERAL WETLANDS DO NOT EXIST WITHIN THE PROPOSED LIMIT OF DISTURBANCE.
10. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE OWNER.

LINE	BEARING	DISTANCE
L1	S 14°26'00" E	45.66'
L2	S 64°15'00" W	26.63'
L3	N 30°03'41" W	2.27'
L4	N 30°03'41" W	12.73'
L5	N 49°33'43" E	30.32'
L6	N 14°26'00" W	45.66'
L7	N 24°47'21" W	23.60'
L8	N 59°56'20" E	7.13'
L9	N 59°56'20" E	7.87'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	586.00'	27.68'	27.68'	S 24°24'53" E	2°42'08"
C2	27.00'	26.62'	25.56'	S 13°48'45" W	56°29'30"

NOTE: LINE AND CURVE TABLE REFERENCE  
EXISTING RIGHT-OF-WAY AND  
DENIAL-OF-ACCESS FROM DEED  
BOOK 5533 PAGE 340 FOR TAX  
PARCEL 131-10.15-6.00.

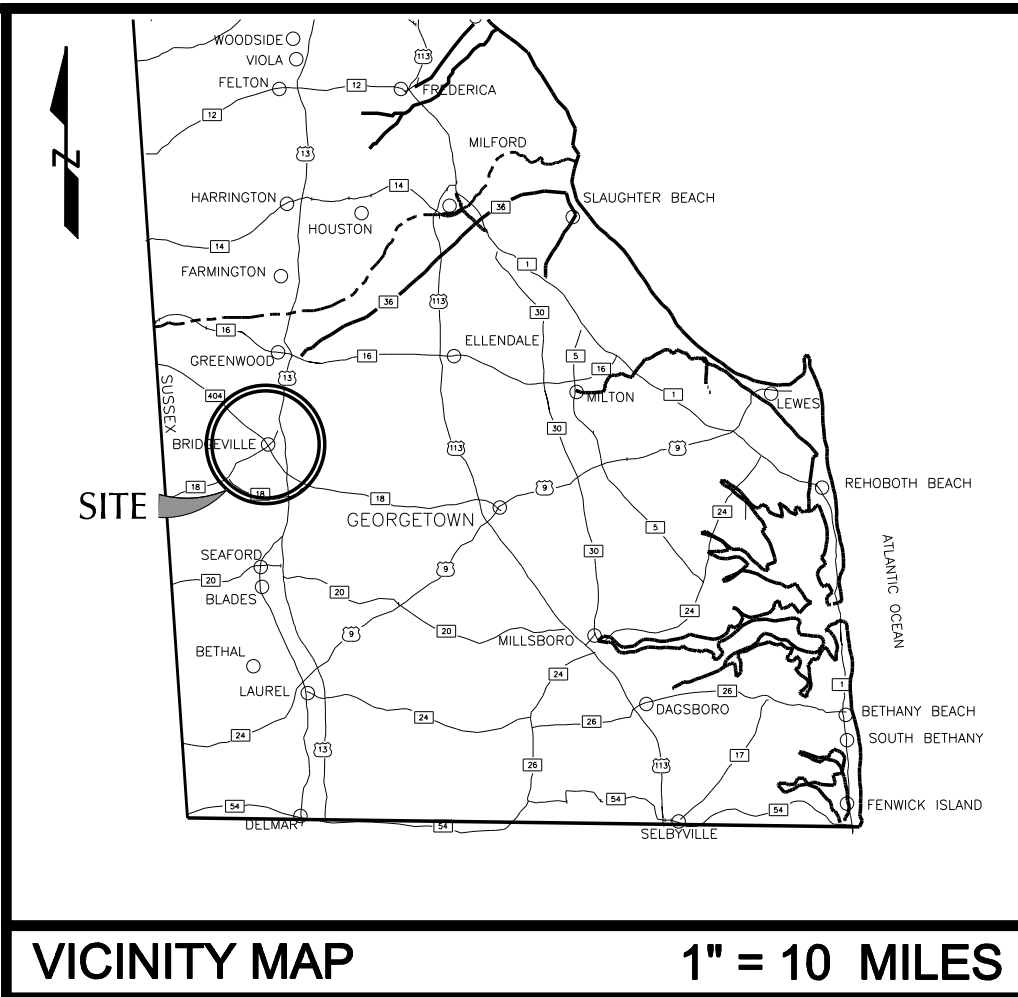


I, ROBERT J. PALMER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE AND THAT THIS PLAN WAS EITHER PREPARED BY ME OR UNDER MY DIRECTION. TO THE BEST OF MY KNOWLEDGE AND BELIEF, THIS PLAN COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. MY LICENSE NUMBER IS 11563, AND EXPIRES ON JUNE 30, 2026.

ENGINEER: ROBERT J. PALMER, P.E. DATE  
BEACON ENGINEERING, LLC  
23318 CEDAR LANE  
GEORGETOWN, DELAWARE 19947

IT IS HEREBY CERTIFIED THAT I AM THE OWNER / DEVELOPER OF THE PROPERTY DESCRIBED AS PARCEL #131-10.15-5.0 AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, AND I ACKNOWLEDGE THE SAME TO BE MY ACT. IT IS MY DESIRE TO HAVE THE PLAN CONSTRUCTED AS SHOWN AND IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

DEVELOPER: VAIBHAV, LLC NEHAL PATEL 136 POND VIEW LANE SEAFORD, DELAWARE 19973 PHONE: 302.542.1575 LIQUORMARKET1@GMAIL.COM	DATE
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**OWNER / DEVELOPER:**  
VAIBHAV, LLC  
NEHAL PATEL  
136 POND VIEW LANE  
SEAFORD, DELAWARE 19973  
PHONE: 302.542.1575  
LIQUORMARKET1@GMAIL.COM

**CONSULTANT:**  
BEACON ENGINEERING, LLC  
ROBERT J. PALMER, P.E.  
23318 CEDAR LANE  
GEORGETOWN, DELAWARE 19947  
PHONE: 302-864-8825  
RPALMER@BEACONENGINEERINGLLC.COM

<b><u>PROPERTY AND ZONING DATA:</u></b>	
TAX MAP ID:	131-10.15-5.00
SUSSEX CONSERVATION DISTRICT FILE NO.:	
EXISTING TOTAL NUMBER OF LOTS:	1
PROPOSED TOTAL NUMBER OF LOTS:	1
TOTAL SITE AREA:	1.28 AC.
TOTAL PROPOSED SITE AREA:	1.28 AC.
TOTAL LOD AREA:	~ AC.
EXISTING LIQUOR STORE:	2,530 SQFT
PROPOSED ADDITION:	2,948 SQFT
TOTAL FINAL BUILDING AREA:	5,478 SQFT

ZONING:	TOWN OF BRIDGEVILLE C-1
PRESENT USE:	COMMERCIAL
PROPOSED USE:	LIQUOR STORE
LATITUDE AND LONGITUDE:	LIQUOR STORE
SITE ADDRESS:	LAT :38.74195893 LON: -75.60767896
	7519 FEDERALSBURG ROAD
	BRIDGEVILLE, DELAWARE 19933
SEWER:	SUSSEX COUNTY, BRIDGEVILLE SSD
WATER:	TOWN OF BRIDGEVILLE

THIS SITE CONTAINS NO WETLANDS WITHIN THE LIMIT OF DISTURBANCE.  
THIS PROJECT WILL BE CONSTRUCTED IN 1 PHASE.  
THIS SITE IS NOT WITHIN A WELL HEAD PROTECTION AREA OR AREAS MAPPED AS  
EXCELLENT RECHARGE.  
THIS SITE IS NOT WITHIN THE 100YR FLOOD PLAIN PER FEMA MAP NUMBERED  
10005C0251L DATED JUNE 20, 2018 .

**AREA AND BULK REQUIREMENTS:**

	<u>C-1</u>
FRONT YARD:	10'
SIDE YARD:	10'
REAR YARD:	20'
HEIGHT MAX.:	45'
MAXIMUM BUILDING COVERAGE:	70%

SITE ACCESS: SEASHORE HIGHWAY & FEDERALSBURG ROAD  
VERTICAL DATUM : NAVD88  
HORIZONTAL DATUM: NAD83 ( DELAWARE STATE PLANE )  
DEED REFERENCE: DEED BOOK: 3558 PAGE: 77  
DEED BOOK: 5721 PAGE: 65

STATE STRATEGIES	1
INVESTMENT LEVEL:	
POSTED SPEED LIMIT:	25 MPH SR 404 SEASHORE HIGHWAY.
NEAREST TOWN:	BRIDGEVILLE
SURVEYOR:	BILL ELLIOTT SURVEYING, CORP.
DATE OF SURVEY:	SEPTEMBER 2019
NEAREST TID:	HENLOPEN

USE	PARKING UNIT REQUIREMENT	REQUIRED
RETAIL SALES ESTABLISHMENTS INCLUDING SUPERMARKETS	1 PER 200 SQUARE FEET OF FLOOR AREA USED FOR SALES OR MERCHANDISE DISPLAY PLUS 1 FOR EACH 2 EMPLOYEES ON THE LARGEST SHIFT	11

ACCESSIBLE PARKING REQUIREMENT	PARKING FOR 1-50 SPACES	1
	VAN ACCESSIBLE	1
TOTAL PROVIDED	VAN ACCESSIBLE	2

THESE PLANS HAVE BEEN REVIEWED AND ARE FOUND TO BE IN GENERAL CONFORMANCE WITH THE TOWN OF BRIDGEVILLE CODE AND/OR CONSTRUCTION STANDARDS AND SPECIFICATIONS. THE OWNER AND HIS ENGINEER AND/OR SURVEYOR ASSUME ALL RESPONSIBILITY FOR DESIGN AND ACCURACY OF INFORMATION SHOWN HEREON.

ENGINEER: \_\_\_\_\_ DATE \_\_\_\_\_

TOWN OF BRIDGEVILLE  
UPPER NANTICOKE RIVER WATERSHED,  
NORTHWEST FORK HUNDRED, TAX MAP # 131-10.15-5.00,  
SUSSEX COUNTY, DELAWARE, SR 404B SEASHORE HIGHWAY

## SKETCH PLAN

Date: JAN. 20, 2026

Scale: 1" = 30'

Dwn.By: BAS

Proj.No.: **VAI01-03**

Dwg. No.:

# SP1.1