Applicant Name: Khalid Choudary

Contact Person: Khalid Choudary - SOUTHLANDBUILDER@GMAIL.COM

Project Title/Name: Bridgeville Auto Repair Shop

*Note: Item numbers with a * are only required to provide general information at the Preliminary Development Plan stage.*

Item #	Required Information [per §234-22A(7)]	In Compliance	Not in Compliance
Plat Information			
1.	Name and address of owner and applicant.		X
2.	Subdivision name. *See also §234-56D.*	N/A	
3.	Signature and seal of a registered Delaware land surveyor or professional engineer.		X
4.	Name, signature, license number, seal, and address of engineer, land surveyor, architect, planner, and/or landscape architect, as applicable, involved in preparation of plat.		X
5.	Title block denoting type of application, Tax Map sheet, county, municipality, block, lot, and street location.		X
6.	A vicinity map at specified scale showing location of tract with reference to surrounding properties, streets, municipal boundaries, etc. within 500 feet.	X	
7.	Date of current survey.		X
8.	Schedule of required and provided zoning district standards, including lot area, width, depth, yard, setbacks, building coverage, open space, parking, etc. *See also §§ 234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.*		X
9.	North arrow and scale.	X	
10.	Signature blocks for Planning and Zoning Commission Chairperson and/or pertinent Town official, pertinent Sussex County officials, Town Engineer.		X
11.	Certification blocks for surveyor, engineer, architect including surveyor's or engineer's seal, signature, and certification statement that the 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 complies with all requirements of Chapter 234 and other applicable laws and regulations.		X
12.	Location and descriptions of all permanent survey monuments. *See also §234-56E.*		X
13.	Plan sheets no larger than 24 inches by 36 inches including a ½-inch margin outside of borderlines or other size acceptable to Sussex County.	X	
14.	Metes and bounds description showing dimensions, bearings, curve data, length of tangents, radii, arcs, chords, and central angles for all center lines and rights-of-way and center line curves on streets.	X	
15.	Acreage of tract to nearest tenth of an acre.	X	
16.	Date of original and all revisions.		X
17.	Size and location of existing or proposed structures with all setbacks dimensioned. *See also §§234-30C, 31C, 32C, 33C, 34C, 37, 39C, 40C, 41C, 44 & Article XII.*		X
18.	Proposed lot lines and areas of lots in square feet. *See also §234-57.*	X	
19.	Locations and dimensions of existing and proposed streets.	X	
20.	Copy and/or delineation of existing deed restrictions or covenants.	None shown	
21.	Copies of and a summary of deed restrictions for the new subdivision, including agreements for the operation and maintenance by the property owners or agency in the subdivision of common areas, open space, recreation facilities, surface drainage facilities, erosion and sedimentation control facilities, water supply facilities, sanitary sewer facilities, forested buffer strips, or other improvements deemed necessary by the Planning and Zoning Commission.	N/A	

Item #	Required Information [per §234-22A(7)]	In Compliance	Not in Compliance
22.	Owners' certification, acknowledging ownership of the property and agreeing to the subdivision thereof as shown on the plat and signed by the owner(s).	N/A	
23.	Owners' statement dedicating streets and other public ways for public use.	N/A	
24.	Existing or proposed easement or land either reserved for or dedicated to public use for the residents of the proposed development.	N/A	
25.	Development or staging plans.	X	
26.	List of required regulatory approvals or permits.		X
27.	Variances requested. *See also §234-23.*	N/A	
28.	Payment of application fees.	Paid	
Setting – Environmental Information			
29.	Property owners and lines of all parcels within 200 feet identified on most recent Tax Parcel Map.		X
30.	Land used primarily for agricultural purposes, lands in Agricultural Preservation Districts, and lands whose development rights have been sold to preserve them for farming (PDRs).	N/A	
31.	Existing streets, watercourses, floodplains, wetlands or other environmentally sensitive areas on and within 200 feet of site.	X	
32.	Location of all wetlands and supporting documentation.	N/A	
33.	Location of 100-year floodplain based on current Flood Insurance Rate Map (FIRM).		X
34.	Water-resource protection areas.	N/A	
35.	Existing right-of-way and/or easements on and within 200 feet of site.		X
36.	Topographical features of the site from the USC&GS Map.	X	
37.	Existing and proposed contour intervals based on USC&GS data at 1-foot intervals; contours shall extend at least 200 feet beyond subject property.	X	
38.	Boundary limits, nature and extent of wooded areas, specimen trees, and other significant features.	X	
39.	Existing drainage system of site and of any larger tract or basin of which it is a part.	N/A	
40.	Drainage Area Map.		X
41.	Drainage calculations.		X
Improvements and Construction Information			
42.	Water supply and distribution plan.	N/A	
43.	Sewage collection and treatment plan.	N/A	
44.	Soil erosion and sediment control plan.	X	
45.	Grading plan.	X	
46.	Additional utility infrastructure plans, including gas, telephone, electric, cable TV.		X
47.	Open space and recreation plan.	N/A	
48.	Detailed lighting plan.		X
49.	Detailed landscaping plan.		X
50.	Site identification signs, traffic control signs, and directional signs.		X
51.	Sight triangles.		X
52.	Vehicular and pedestrian circulation patterns.		X
53.	Parking and loading plan showing spaces, size, type, aisle width, curb cuts, drives, driveways, and all ingress and egress areas and dimensions.	X	
54.	Spot and finished elevations at all property corners, corners of all structures or dwellings, existing or proposed first floor elevations.		X
55.	Construction details, such as cross sections and profiles, as required by applicable laws, regulations, and policies.	X	

Item #	Required Information [per §234-22A(7)]	In Compliance	Not in Compliance
56.	Proposed street names.	N/A	
57.	New blocks lettered consecutively; lots numbered in consecutive numerical order.	N/A	
58.	Preliminary architectural plans and elevations.		X
59.	Other information required by Town of Bridgeville, Sussex County, or other departments and agencies involved in plan approval.	X	

☐ In Compliance for Preliminary Site Review Approval

X Not in Compliance due to missing information as stated in the Not in Compliance column above and any additional information noted below:

Application Reviewed by: Nichole Wiley Date: 9-9-26

QA/QC: Sonia Marichic-Goudy, PE Date: 9-11-26