SITE DATA:

1. TAX MAP NUMBER: 231-6.00-8.00 DEED BOOK: D 4636, PG 321; 231-5.00-24.00 DEED BOOK: D 2258, PG 74
2. OWNER/DEVELOPER NAME: ABC STORAGE, LLC
   OWNER/DEVELOPER ADDRESS: FRANCIS & THERESA WARRINGTON, TRUSTEES, 13049 SEASHORE HIGHWAY, GEORGETOWN, DE 19947
3. ADDRESS LOCATION: 13049 SEASHORE HWY, GEORGETOWN, DE 19947
   HUNDRED: NANTICOKE
   COUNTY: SUSSEX
   ADDRESS LOCATION: 13039 SEASHORE HWY, GEORGETOWN, DE 19947
   HUNDRED: NANTICOKE
   COUNTY: SUSSEX
4. CURRENT ZONING: P-8.00 / P-24.00
   PRESENT USE: AR-1 / AR-1
   PROPOSED USE: C-1 / C-2
5. AREA: P-8.00: AR-1= 88,498 SF / 2.03 Acs. C-1= 83,891 SF / 1.92 Acs. P-24.00: AR-1= 20,587.00 SF / 0.47 Acs. P-8.00 & P-24.00 (COMBINED): C-1 / C-2= 182,936.00 SF / 4.42 Acs.
6. PRESENT USE: MINI-STORAGE/RETAIL; RESIDENTIAL
   PROPOSED USE: MINI-STORAGE/RETAIL; RETAIL
7. REQUIRED SETBACKS (B.R.L.): (PER 115-83.15 B2)
   FRONT: 60FT
   SIDE: 20FT
   REAR: 30FT
8. BUILDING HEIGHT: (PER 115-83.15 D) 42' ALLOWED (PROPOSED 42, MAX.)
9. REQUIRED LOT SIZE (MIN.)
   DEPTH: 100FT (PER 115-83.15 B2)
   WIDTH: 75FT
   AREA: 15,000FT (PER 115-83.15 B2)
10. PARKING (ARTICLE XXII: OFF-STREET PARKING, CODE SECTION 115-162)

    PARCEL: 8.00 / 24.00 : RETAIL & MINI STORAGE 1 SPACE PER 200 SF & 1 SPACE PER 2 EMPLOYEES. NO SPECIFIC USE IDENTIFIED FOR MINI-STORAGE, NO PARKING PROVIDED.

    RETAIL BUILDING REQUIRED: 2,080 SF / 200 = 11 SPACES, 1 SPACE FOR EMPLOYEES
    MINI STORAGE OFFICE REQUIRED: 1,800 SF / 200 = 8 SPACES, 1 SPACE FOR EMPLOYEES.

    TOTAL REQUIRED SPACES: 21 SPACES
    PROVIDED SPACES *: 31 SPACES
    HANDICAP SPACES *: 2 SPACE INCLUDED
11. LOADING SPACES REQUIRED: 1 SPACES
    LOADING SPACES PROVIDED: 1 SPACES
12. SERVICES:
    WATER SUPPLIER: PRIVATE WELL
    SANITARY SEWER SUPPLIER: PRIVATE SEPTIC
13. STATE INVESTMENT AREA: LEVEL 4
    COMPREHENSIVE PLAN AREA: COMMERCIAL AREA
    SCHOOL DISTRICT: SEAFORD
    FIRE DISTRICT: BRIDGEVILLE
14. LATITUDE AND LONGITUDE STATE PLANE COORDINATES
    LONGITUDE : W-75° 30' 32.92" LATITUDE: N38° 42' 13" 32.92"
15. WETLAND AREA: 0.00 ACRES
16. PROPOSED DISCHARGE LOCATION: EXISTING SURFACE BASINS
17. SITE AREA AND ACREAGE: ACRES(±)

    NET DEVELOPMENT AREA (GROSS ACRES): EX. 4.42

BUILDING FOOTPRINT:							
RETAIL BUILDING:	EX: 2,080 SF	0.05 (0.10%)	PR: 2,080 SF	0.05 (0.10%)
MINI STORAGE:	EX: 17,547 SF	0.40 (0.90%)	PR: 30,347 SF	0.70 (15.90%)
PARKING, DRIVE AISLES, IMPERVIOUS	EX: 33,876 SF	0.78 (18%)	PR: 67,312 SF	1.55 (35%)
OPEN SPACE	EX: 138,521 SF	3.19 (72%)	PR: 92,783 SF	2.13 (49%)

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		CURB
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		EASEMENT
		FENCE
		POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
	SB	SITE, MAIL BOX
	WM	WATER MAIN
		CLEAN OUT
		SANITARY SEWER, UNDERGROUND
		VEGETATION, TREE LINE
		EXISTING ACCESS EASEMENT TO BE EXTINGUISHED
		PROPOSED ACCESS EASEMENT
		EXISTING INTERIOR ROAD GRAVEL
		PROPOSED PARKING LOT & INTERIOR DRIVE AISLE.

SITE INFORMATION:

SITE ADDRESS:
13049 SEASHORE HIGHWAY
GEORGETOWN DE 19947
SUSSEX COUNTY

OWNER/DEVELOPER:
ABC STORAGE, LLC
FRANCIS & THERESA WARRINGTON, TRUSTEES
13049 SEASHORE HIGHWAY
GEORGETOWN, DE 19947

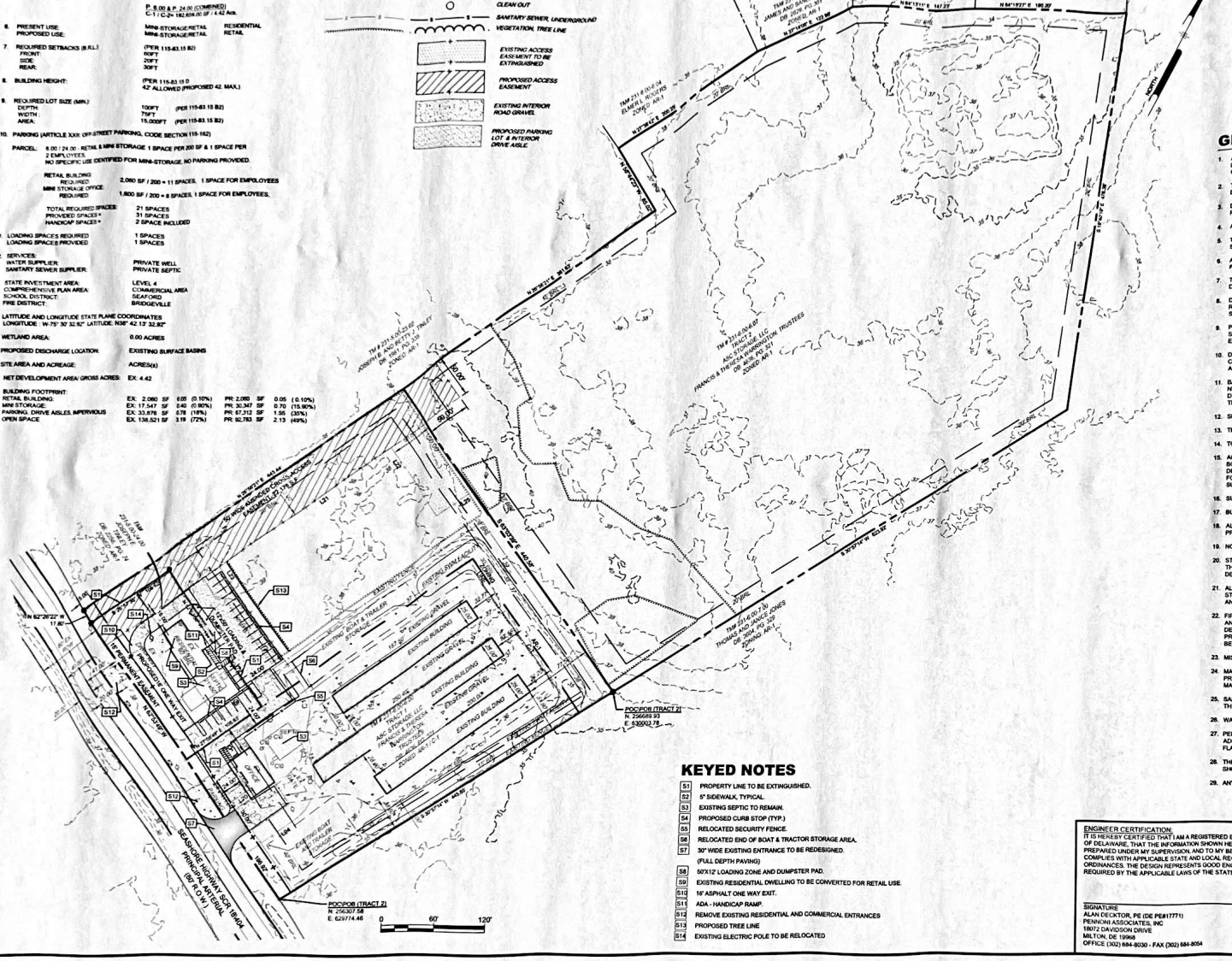
ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

CURVE TABLE				
CURVE #	RADIUS	DELTA	ARC LENGTH	TANGENT
C1	50.00'	047°46'12"	41.69'	22.19
C2	121.71'	036°52'28"	84.31'	43.84
C3	71.18'	035°50'00"	49.48'	25.78
C4	50.10'	083°07'45"	72.59'	43.94

LINE TABLE		
LINE #	BEARING	DISTANCE
L20	N 26°51'20" E	67.05'
L21	S 28°56'21" W	238.10'
L22	N 83°03'39" W	100.00'
L23	N 62°53'50" W	171.15'
L24	N 26°51'20" E	87.18'
L25	S 28°56'21" W	49.97'

USGS LOCATION MAP

SCALE: 1" = 2000'



KEYED NOTES

- S1 PROPERTY LINE TO BE EXTINGUISHED.
- S2 5' SIDEWALK, TYPICAL.
- S3 EXISTING SEPTIC TO REMAIN.
- S4 PROPOSED CURB STOP (TYP.)
- S5 RELOCATED SECURITY FENCE.
- S6 RELOCATED END OF BOAT & TRACTOR STORAGE AREA.
- S7 30' WIDE EXISTING ENTRANCE TO BE REDESIGNED. (FULL DEPTH PAVING)
- S8 50'X12' LOADING ZONE AND DUMPSTER PAD.
- S9 EXISTING RESIDENTIAL DWELLING TO BE CONVERTED FOR RETAIL USE.
- S10 16' ASPHALT ONE WAY EXIT.
- S11 ADA - HANDICAP RAMP.
- S12 REMOVE EXISTING RESIDENTIAL AND COMMERCIAL ENTRANCES
- S13 PROPOSED TREE LINE
- S14 EXISTING ELECTRIC POLE TO BE RELOCATED

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER.
2. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
3. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
4. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE.
5. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE, OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
6. ALL DISTURBED AREAS WITHIN THE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED AND SEEDED.
7. THE ENTRANCES/EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
8. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
9. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD AND DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
10. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
11. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0290K, EFFECTIVE DATE MARCH 16, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
12. SUBJECT PROPERTY IS CURRENTLY ZONED AR-1 (AGRICULTURE-RESIDENTIAL) AND C-1* (COMMERCIAL).
13. THE SUBJECT SITE WILL BE CONSTRUCTED AS ONE PHASES.
14. TOTAL AREA FOR SUBJECT SITE IS 4.42 ACRES.
15. ACCORDING TO PB 221, PG 84 PREPARED BY COTTEN ENGINEERING DATED MARCH 4, 2015, IT STATES THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS COMPILED FROM THE LAND RECORD OF SUSSEX COUNTY, DE AND AN ACTUAL FIELD SURVEY FEBRUARY 2015. A TITLE SURVEY WAS NOT PERFORMED OR REQUESTED FOR THE SUBJECT PARCEL. ALL PROVIDED EASEMENTS ARE SHOWN ON THIS PLAN, HOWEVER, THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON-EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS.
16. SURVEY DATUM: HORIZONTAL - NAD83, VERTICAL - NAVD88.
17. BUILDING LIGHTING TO BE PROVIDED WITH BUILDING PLANS.
18. ALL SITE LIGHTING SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
19. NO WETLANDS ARE FOUND TO BE ON SITE PER THE DNREC NAVMAP ONLINE MAPPING SYSTEM.
20. STORMWATER WILL BE HANDLED BY THE EXISTING SURFACE STORMWATER SYSTEM. THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITY WITHIN THE SITE SHALL BE THE RESPONSIBILITY OF THE DEVELOPER.
21. ALL FIRE LANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE STEEL AND WOODEN, ONE STORY AND WILL NOT HAVE SPRINKLERS.
22. FIRE ALARM REQUIRED - THE FIRE ALARM SIGNALING SYSTEM SHALL BE AUTOMATIC, SUPERVISED OFF-SITE, AND SHALL CONSIST OF FULL COVERAGE BY SMOKE DETECTION AND ALARM NOTIFICATION. WHERE SMOKE DETECTION DEVICES WILL NOT FUNCTION BY REASON OF DEVICE LIMITATION, HEAT DETECTION SHALL BE PROVIDED IN THOSE SPECIFIC LOCATIONS FIRE ALARM SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW.
23. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
24. MAINTENANCE OF THE STREETS WITHIN THE SITE WILL BE THE RESPONSIBILITY OF THE DEVELOPER AND/OR PROPERTY OWNERS WITHIN THE SITE. THE STATE AND COUNTY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
25. SANITARY SEWER FOR THIS SITE WILL USE THE EXISTING SEPTIC AS WELL AS A NEW SEPTIC PERMITTED THROUGH DNREC.
26. WATER FOR THIS SITE WILL BE PROVIDED BY AN ON SITE WELL.
27. PER CHAPTER 115, ZONING ARTICLE XXVII, THE TOPOGRAPHIC CONTOURS AT ONE-FOOT INTERVALS WILL BE ADDED TO THE GRADING AND UTILITY PORTION OF THE PLANS. THE PROPOSED SITE WILL BE A RELATIVELY FLAT WITH SURFACE RUNOFF TO THE EXISTING POND.
28. THE HEIGHT, LOCATION, AND MATERIAL OF ALL FENCES, WALLS, SCREEN PLANTING AND LANDSCAPING WILL BE SHOWN ON THE FINAL SITE PLAN.
29. ANY PROPOSED SIGN DETAILS WILL BE SUBMITTED SEPARATELY.

ENGINEER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION, AND TO MY BEST KNOWLEDGE COMPLIES WITH APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES. THE DESIGN REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

SIGNATURE DATE
ALAN DECKTOR, PE (DE PE#17771)
PENNONI ASSOCIATES, INC
18072 DAVIDSON DRIVE
MILTON, DE 19968
OFFICE (302) 684-8030 - FAX (302) 684-8054

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

SIGNATURE DATE
ABC STORAGE, LLC
FRANCIS & THERESA WARRINGTON, TRUSTEES
13049 SEASHORE HIGHWAY
GEORGETOWN, DELAWARE 19947
(302) 245-7540

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND OWNER MUST BE NOTIFIED OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK

PENNONI ASS
18072 DAVID
MILTON, DE 19
T 302.684.8030 F 302

ABC STORAGE, LLC
13049 SEASHORE HIGHWAY
GEORGETOWN, DELAWARE 19947

PRELIMINARY SITE PLAN

FRANCIS & THERESA WARRINGTON, TRUSTEES
13049 SEASHORE HIGHWAY
GEORGETOWN, DE 19947

NO.	DATE	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOC ARE INSTRUMENTS OF SERVICE IN RESPECT O PROJECT. THEY ARE NOT INTENDED OR REPRO TO BE SUITABLE FOR REUSE BY OWNER OR OTH THE EXTENSIONS OF THE PROJECT OR ON ANY PROJECT. ANY REUSE WITHOUT WRITTEN VERI OR ADAPTATION BY PENNONI ASSOCIATES FO SPECIFIC PURPOSE INTENDED WILL BE AT O SOLE RISK AND WITHOUT LIABILITY OR LE EXPOSURE TO PENNONI ASSOCIATES. THE OWNER HAS AGREED TO INDEMNIFY AND HOLD HARMLESS PE ASSOCIATES FROM ALL CLAIMS, DAMAGES, LO AND EXPENSES ARISING OUT OF OR RELATING TO

PROJECT FWARR1
DATE 201
DRAWING SCALE
DRAWN BY
APPROVED BY

CS10

SHEET 1