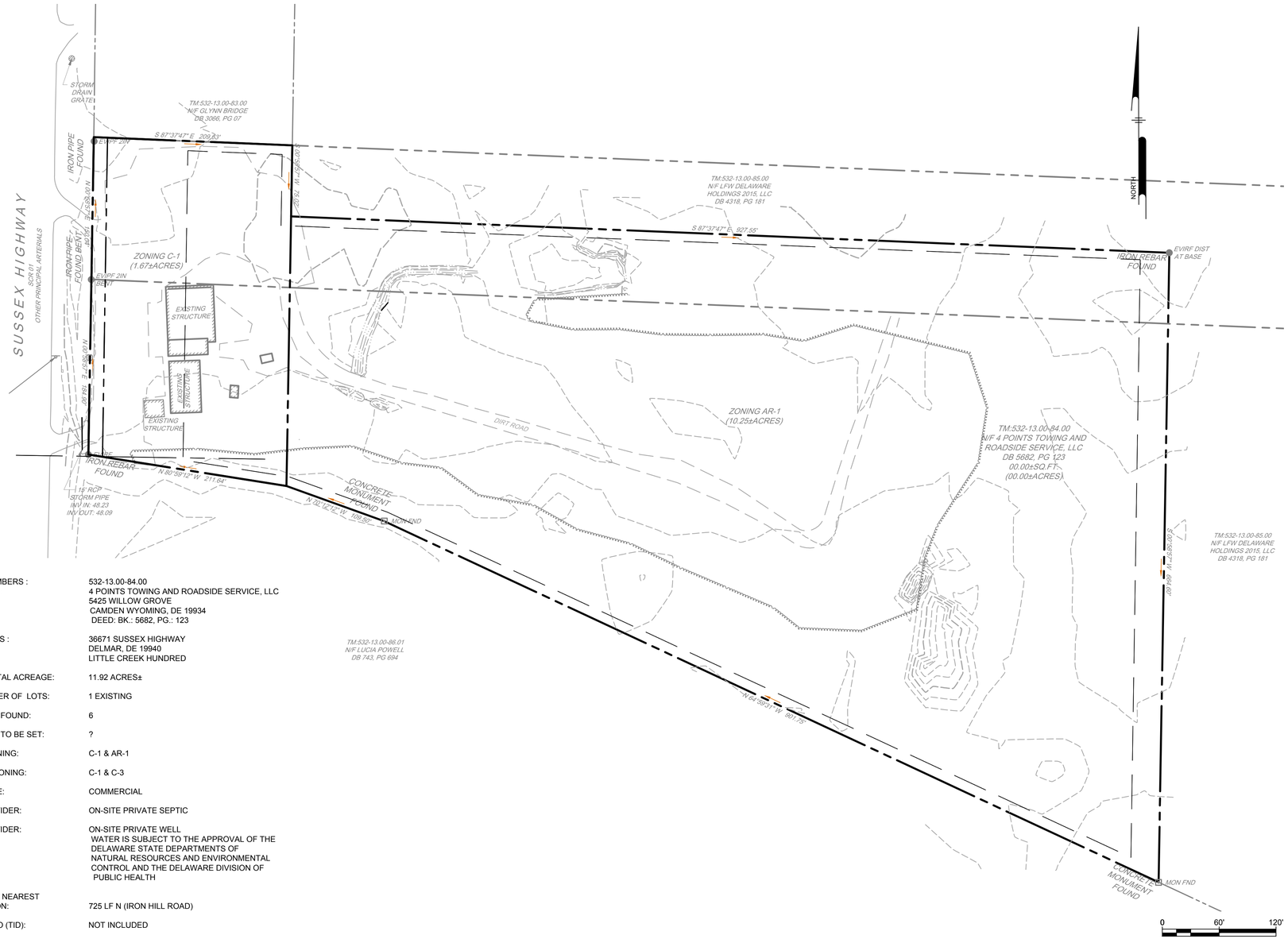

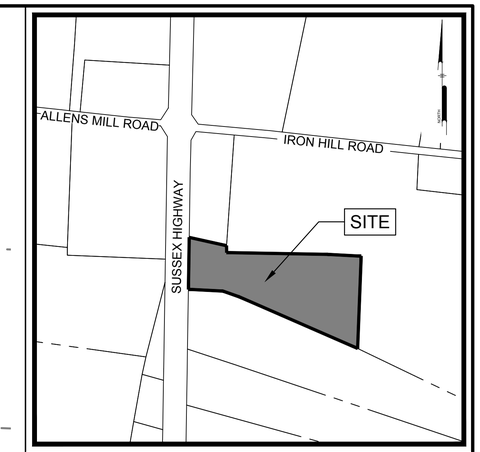

LOCATION MAP
Scale: 1" = 500'

SITE DATA:

1. TAX MAP NUMBERS : 532-13.00-84.00
2. OWNER INFO: 4 POINTS TOWING AND ROADSIDE SERVICE, LLC
   5425 WILLOW GROVE
   CAMDEN WYOMING, DE 19934
   DEED: BK.: 5682, PG.: 123
3. SITE ADDRESS : 36671 SUSSEX HIGHWAY
   DELMAR, DE 19940
   LITTLE CREEK HUNDRED
4. EXISTING TOTAL ACREAGE: 11.92 ACRES±
5. TOTAL NUMBER OF LOTS: 1 EXISTING
6. MONUMENTS FOUND: 6
7. MONUMENTS TO BE SET: ?
8. EXISTING ZONING: C-1 & AR-1
9. PROPOSED ZONING: C-1 & C-3
10. PRESENT USE: COMMERCIAL
11. SEWER PROVIDER: ON-SITE PRIVATE SEPTIC
12. WATER PROVIDER: ON-SITE PRIVATE WELL
    WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH
13. DISTANCE TO NEAREST INTERSECTION: 725 LF N (IRON HILL ROAD)
14. PROXIMITY TO (TID): NOT INCLUDED
15. POSTED SPEED LIMIT: 55 MPH (SUSSEX HIGHWAY)
16. BUILDING RESTRICTION LINES:

	C-1	C-3
FRONT -	50 FEET	60 FEET
SIDE -	10 FEET	5 FEET
REAR -	10 FEET	5 FEET

16. MAXIMUM BUILDING HEIGHT: (115-ATT. 1) 42 FEET MAX.
17. 2020 STATE INVESTMENT AREA: LEVELS 2, 3, & 4
18. 2045 FUTURE LAND USE AREA: DEVELOPING AREA
19. SCHOOL DISTRICT: DELMAR
20. FIRE DISTRICT: 74 (DELMAR)
21. FLOOD ZONE: THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0560L, MAP REVISED JUNE 20, 2018. PROPERTY LIES WITH IN ZONE X WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAN.
22. WATERSHED: LITTLE CREEK - BROAD CREEK
23. DATUM: HORIZONTAL = NAD83, VERTICAL = NAVD88
24. LOCAL GOVERNMENT RESPONSIBLE: FOR LAND USE APPROVAL: SUSSEX COUNTY
25. SECTION 89- SOURCE WATER PROTECTION:
    A. SUBJECT PROPERTY IS NOT WITHIN AN AREA OF GROUND WATER RECHARGE POTENTIAL.
    B. SUBJECT PROPERTY IS NOT LOCATED IN A WELL HEAD PROTECTION AREA.

NOTES

1. *THE BOUNDARY INFORMATION SHOWN ON THIS PLAT WAS TAKEN FROM DEED BOOK 5682, PAGE 123, AND THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES INC. PERFORMED .*
2. *MAY BE SUBJECT TO HOMEOWNER'S COVENANTS AND RESTRICTIONS.*
3. *IT IS THE RESPONSIBILITY OF THE OWNER TO IDENTIFY WETLANDS, FLOOD PLAINS, ENDANGERED SPECIES, OR OTHER ENVIRONMENTAL LIMITATIONS.*
4. *THIS SURVEY DOES NOT CERTIFY TO THE LOCATION AND/OR EXISTENCE OF EASEMENTS AND RIGHT-OF-WAY CROSSING THE SUBJECT PROPERTY.*
5. *SURVEY CLASSIFICATION: SUBURBAN*

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 AND BELIEF 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
ADECKTOR@PENNONI.COM
(302)-684-8030

OWNER CERTIFICATION:
IT IS HEREBY CERTIFIED THAT I AM THE OWNER 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
4 POINTS TOWING & ROADSIDE SERVICE, LLC
5425 WILLOW GROVE CAMDEN- WYOMING, DE 19934

PENNONI ASSOCIATES INC.
18072 Davidson Drive
Milton, DE 19968
T 302.684.8030 F 302.684.8054

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

TM: 532-13.00-84.00
36671 SUSSEX HIGHWAY, DELMAR, DE 19940
LITTLE CREEK HUNDRED, SUSSEX COUNTY, DE

BOUNDARY SURVEY PLAN

4 POINTS TOWING AND ROADSIDE SERVICE, LLC
5425 WILLOW GROVE ROAD
CAMDEN WYOMING, DE 19934

DATE	NO.	REVISIONS	BY

ALL DOCUMENTS PREPARED BY PENNONI ASSOCIATES ARE INSTRUMENTS OF SERVICE IN RESPECT OF THE PROJECT. THEY ARE NOT INTENDED OR REPRESENTED TO BE SUITABLE FOR REUSE BY OWNER OR OTHERS ON THE EXTENSIONS OF THE PROJECT OR ON ANY OTHER PROJECT. ANY REUSE WITHOUT WRITTEN VERIFICATION OR ADAPTATION BY PENNONI ASSOCIATES FOR THE SPECIFIC PURPOSE INTENDED WILL BE AT OWNERS SOLE RISK AND WITHOUT LIABILITY OR LEGAL EXPOSURE TO PENNONI ASSOCIATES; AND OWNER SHALL INDEMNIFY AND HOLD HARMLESS PENNONI ASSOCIATES FROM ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES ARISING OUT OF OR RESULTING THEREFROM.

PROJECT	CSNTX22001
DATE	2022-08-24
DRAWING SCALE	1"= 40'
DRAWN BY	LAC
APPROVED BY	JWH

EX-2

SHEET 1 OF 1

U:\Accounts\4PNTS\4PNTS22001 - 4 Points Self Storage\DESIGN_SHEETS\EX-2.dwg PLOTTED: 3/24/2023 10:25 AM BY: Andrew Shields PLOTSTYLE: Pennoni NCS.ctb PROJECT STATUS: ---