ROXANA MULTI-FAMILY COMMUNITY

PRELIMINARY PLANS

TOWN OF MILLVILLE, SUSSEX COUNTY, DELAWARE

OCTOBER 2019

DBF PROJECT NO. 0818C031

Table 1. MBTS Development Progress as of January 02, 2020

Phase Name	Subdivision Areas			Green Areas (AC)		Total Area (AC)	Density (Units/AC)
	# of Lots	Open Space (AC)	Lot (AC)	Required	Provided		
Sand Dollar Village 1	197.00	12.94	24.12	23.04	30.31	55.83	3.53
Sand Dollar Village 2	55.00	3.34	6.68	5.79	8.40	14.47	3.80
Lakeside Village	45.00	3.53	6.92	5.14	8.44	12.86	3.50
Lifestyle Center	0.00	10.97	0.00	6.20	12.24	15.51	0.00
Summerwind Village	87.00	7.76	11.58	13.00	20.17	32.49	2.68
Sea Star Village	102.00	12.09	16.06	13.42	15.40	33.56	3.04
Peninsula Village	115.00	20.65	13.85	18.59	27.08	46.48	2.50
Village 8	216.00	26.33	6.41	10.27	26.33	32.74	7.28
TOTALS	817	97.61	85.62	95.45	148.37	243.94	2.77

GENERAL NOTES

1. BOUNDARY AND EXISTING CONDITIONS SURVEY HAS BEEN PREPARED BY DAVIS, BOWEN, & FRIEDEL, INC.
2. EXISTING UTILITIES AREA SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THROUGH TEST PITTING, THE LOCATIONS, SIZE, AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS OF ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
3. THE CONTRACTOR SHALL NOTIFY MISS UTILITY (1-800-282-8555) AND SUSSEX COUNTY 72 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
4. THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION.
5. ALL BACKFILLED AND DISTURBED AREAS TO BE SEEDED AND MULCHED WITH 4" OF TOPSOIL TO BE PLACED IN FILL AREAS.
6. THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STAKE OUT OF LINE AND GRADE.
7. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERETO.
8. THE CONTRACTOR SHALL KEEP EXISTING UTILITIES IN OPERATION DURING CONSTRUCTION.
9. THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED, WHICH TAKE PRECEDENCE OVER SPECIFICATIONS.
10. THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITY.
11. THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTION UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
12. ANY DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
13. MAINTENANCE OF THE DRIVES WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE THE PROPERTY OWNERS. THE STATE AND CITY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE DRIVES.

SITE NOTES

1. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS SHALL HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT.
2. INTERIOR SITE LIGHTING SHALL BE POINTED DOWNWARD, AS TO NOT DISTURB THE NEIGHBORING PROPERTIES.
3. ALL PROPOSED ON-SITE UTILITIES SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER.

DATA COLUMN

TAX MAP NUMBER:	1-34-15.00-93.01
EXISTING ZONING:	MPC (MIXED-USE OVERLAY)
PROPOSED ZONING:	MPC (MIXED-USE OVERLAY)
PLUS NO.:	2019-03-08
LAND USE	
EXISTING:	AGRICULTURAL
PROPOSED:	RESIDENTIAL MULTI-FAMILY DWELLINGS (216 APARTMENT UNITS WITH CLUBHOUSE)
TOTAL PARCEL AREA:	**32.739 AC.±**
MULTI-FAMILY SITE:	20.509 AC.±
FUTURE ASSISTED LIVING:	9.162 AC.±
RESIDUAL PARCEL:	-3.068 AC.±
WETLANDS:	-2.345 AC.±
NET DEVELOPABLE AREA:	**27.326 AC.±**
MAX PERMITTED DENSITY:	8 UNITS/ACRE
MAX DWELLING UNIT ALLOWED:	218
PROPOSED DENSITY:	7.28 UNITS/ACRE
PROPOSED UNITS:	216
UNIT BREAKDOWN:	24 UNIT BUILDING(9 BUILDINGS) 6-ONE BEDROOM UNITS 12-TWO BEDROOM UNITS 6-THREE BEDROOM UNITS
TOTAL UNITS:	54-ONE BEDROOM UNITS 108-TWO BEDROOM UNITS 54-THREE BEDROOM UNITS 216 TOTAL UNITS
LOT COVERAGE (IMPERVIOUS)	
MAX. PERMITTED:	40 %
PROPOSED:	6.408 AC.± (20 %)
FLOOD HAZARD:	THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 10005C0495K, DATED MARCH 16, 2015
SETBACK REQUIREMENTS	
MIN. FRONT YARD:	10'
MIN. SIDE YARD:	8'
MIN. REAR YARD:	15'
BUILDING CONSTRUCTION:	WOOD
BUILDING HEIGHT	
MAX. PERMITTED:	42'
BUILDING SEPARATION	30'
PARKING:	
REQUIRED:	2 SPACES PER UNIT = 432 SPACES
PROVIDED:	374 PARKING SPACES

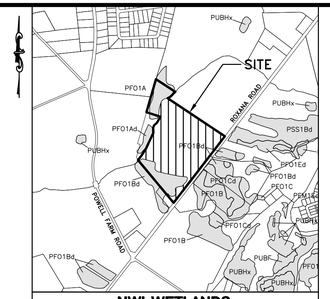
UTILITIES
PUBLIC SEWER (SUSSEX COUNTY, MILLVILLE SSD)
PUBLIC WATER (TIDEWATER UTILITIES, INC.)

OWNER:
MILLVILLE TOWN CENTER, LLC.
32695 ROXANA RD.
MILLVILLE, DE 19967

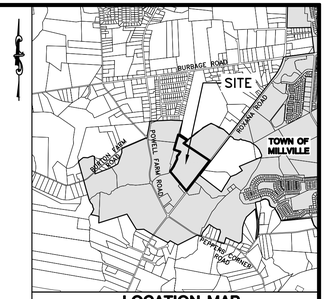
DEVELOPER:
THE OCEAN ATLANTIC COMPANIES
18949 COASTAL HIGHWAY, UNIT 301
REHOBOTH BEACH, DE 19971
(302) 227-3573

PREPARED BY:
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
(302) 424-1441

0 400 800 1200

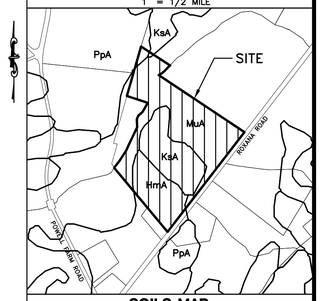


NWI WETLANDS
1" = 1200'



LOCATION MAP
1" = 1/2 MILE

FEMA FLOOD MAP
PANEL #10005C0495K SCALE: 1" = 1/2 MILE



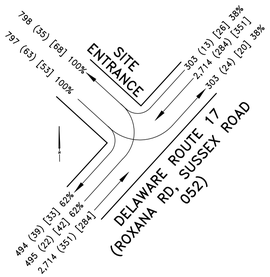
SOILS MAP
1" = 800'

MuA – MULLICA-BERRYLAND COMPLEX, 0 TO 2% SLOPES, HSG A/D
KsA – KLEJ LOAMY SAND, 0 TO 2% SLOPES, HSG A/D
HmA – HAMMONTON LOAMY SAND, 0 TO 2% SLOPES, HSG B
PpA – PEPPERBOX LOAMY SAND, 0 TO 2% SLOPES, HSG A

MARCH 12, 2019
MILLVILLE TOWN CENTER PROPERTY

ROAD DATA
DELAWARE ROUTE 17 (ROXANA ROAD, SUSSEX ROAD 052)
FUNCTIONAL CLASSIFICATION – MAJOR COLLECTOR

AADT (2017 DELAWARE VEHICLE VOLUME SUMMARY)	= 4,679
10 YR PROJECTED AADT = 1.16 X 4,679	= 5,428
10 YR PROJECTED AADT + SITE ADT NE OF SITE (606)	= 6,034
10 YR PROJECTED AADT + SITE ADT SW OF SITE (989)	= 6,417
10 YR PROJECTED AADT + ENTERING SITE ADT (798)	= 6,226
PEAK HOUR = 11.70% X 5,428	= 635
DIRECTIONAL SPLIT = 55.24%/44.76%	= 351/284
10.17% TRUCKS X 635	= 65
SPEED – POSTED	50 MPH
TRAFFIC PATTERN GROUP –	8



LEGEND
– ADT
(##) – AM PEAK
[##] – PM PEAK
{##} – TRIP DISTRIBUTION

TRAFFIC DIAGRAM
NO SCALE

SITE TRIPS GENERATED

TYPE OF DEV.	ITE # OF CODE	UNITS	AM	PM
ADT				
MULTI FAM MID-RISE	221	216	73	93
1,175				
CON CARE CENTER	255	175	25	28
420				
TOTAL SITE		391	98	121
1,595				

NOTES:
TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.
DESIGN VEHICLE: SU-30.

INDEX OF SHEETS	
PL-01	PRELIMINARY TITLE
PL-02	PRELIMINARY SITE PLAN
PL-03	PRELIMINARY LANDSCAPE PLAN
A7	FRONT BUILDING ELEVATION
A8	REAR BUILDING ELEVATION

OWNER'S STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.

MILLVILLE TOWN CENTER, LLC. DATE
32695 ROXANA ROAD
MILLVILLE, DELAWARE 19967

DEVELOPER / EQUITABLE OWNER STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW. PERPETUAL MAINTENANCE OF STREETS AND COMMON AREAS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER AND/OR HOMEOWNERS ASSOCIATION.

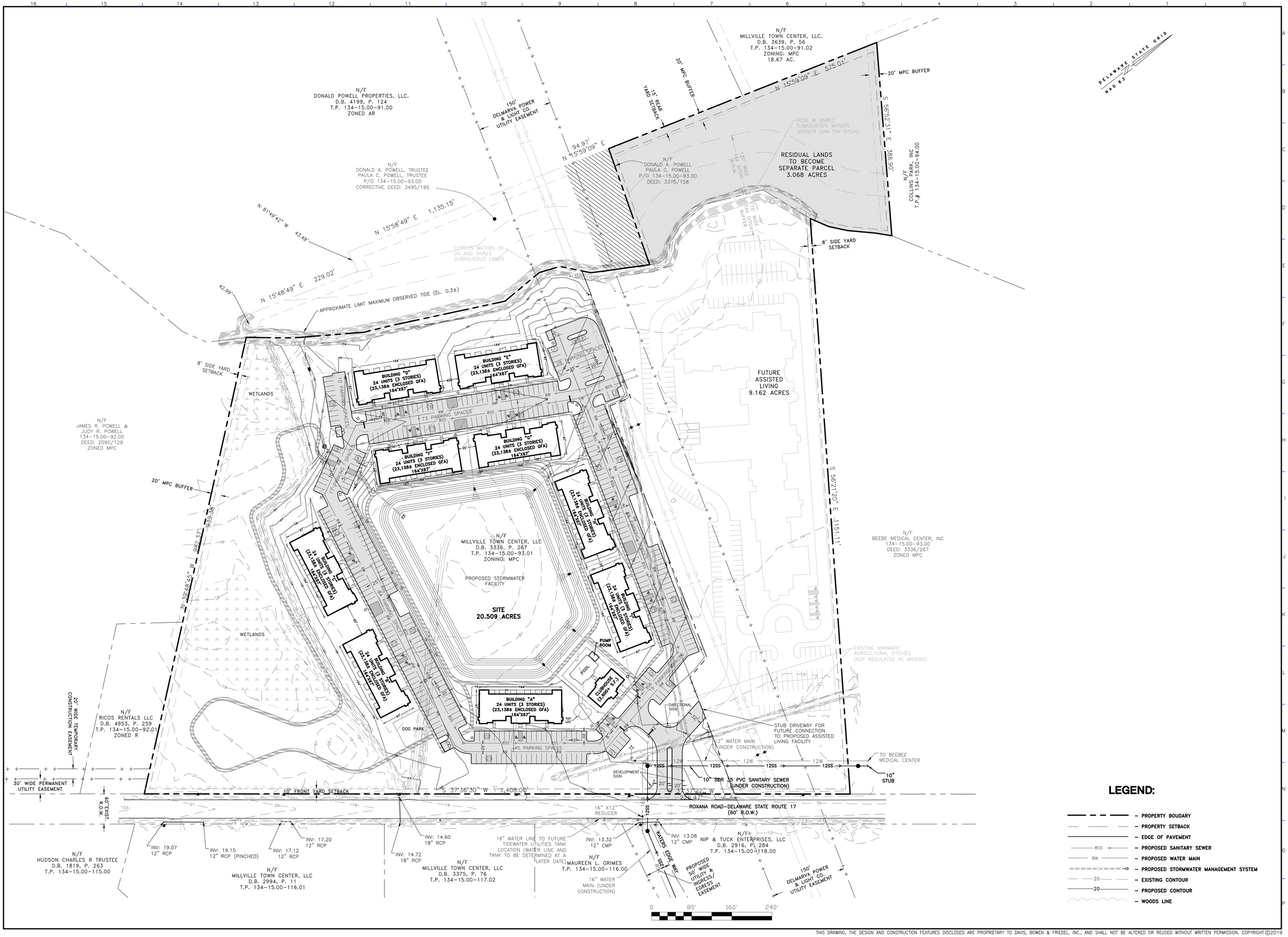
OA VANTAGE POINT II, LLC. DATE
18949 COASTAL HIGHWAY, SUITE 301
REHOBOTH, DELAWARE 19971

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, P.E., HEREBY STATE 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.

W. ZACHARY CROUCH, P.E. DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
MILFORD, DELAWARE (302) 424-1441



DAVIS, BOWEN & FRIEDEL, INC.

ARCHITECTS ENGINEERS SURVEYORS

SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 422-1441
EASTON, MARYLAND (410) 770-4744

PRELIMINARY SITE PLAN

ROXANA MULTI-FAMILY COMMUNITY

MILLVILLE TOWN CENTER PROPERTY

TOWN OF MILLVILLE, SUSSEX COUNTY, DELEWARE

Date:	OCTOBER 2019
Scale:	1"=80'
Dwn.By:	SMF
Proj.No.:	0818C031
Dwg.No.:	PL-02

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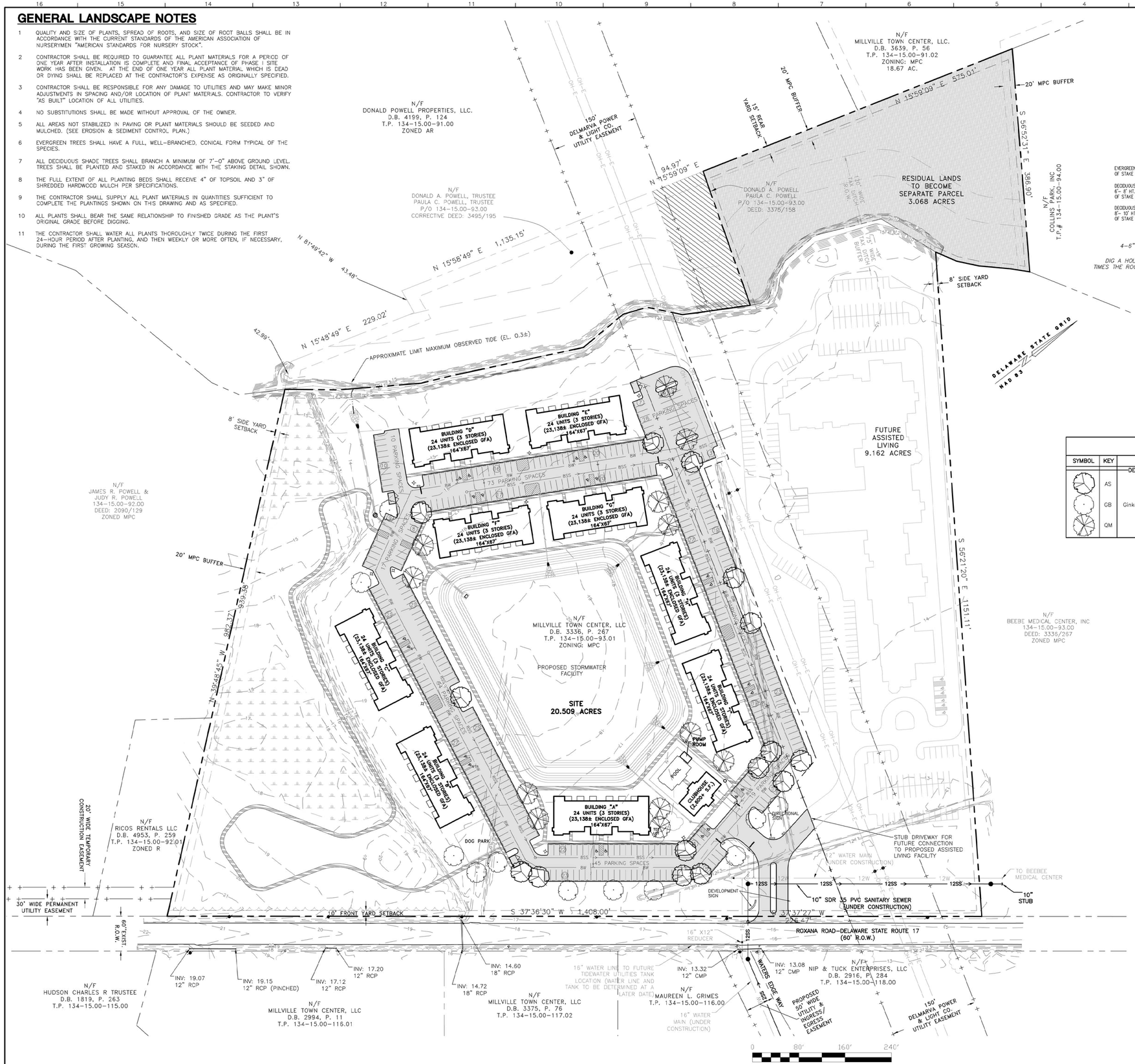
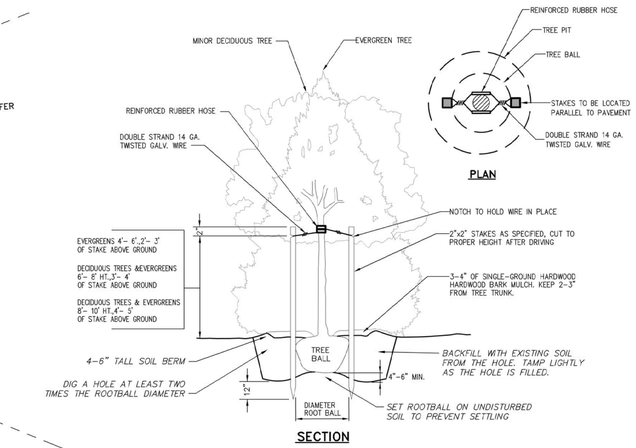
GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF ROOT BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF SHREDDED HARDWOOD MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.





STAKING DETAIL

NO SCALE

LANDSCAPE PLANT SCHEDULE

SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS SHADE TREE			
	AS	Acer saccharum 'Green Mountain'	SUGAR MAPLE	2 – 2 1/2" Cal., B&B	15
	GB	Ginkgo biloba 'Autumn Gold'	AUTUMN GOLD GINKGO	2 – 2 1/2" Cal., B&B	11
	QM	Quercus phellos	WILLOW OAK	2 – 2 1/2" Cal., B&B	12

LEGEND:

- PROPERTY BOUDARY
- PROPERTY SETBACK
- EDGE OF PAVEMENT
- PROPOSED SANITARY SEWER
- PROPOSED WATER MAIN
- PROPOSED STORMWATER MANAGEMENT SYSTEM
- EXISTING CONTOUR
- PROPOSED CONTOUR
- WOODS LINE

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PRELIMINARY LANDSCAPE PLAN

ROXANA MULTI-FAMILY COMMUNITY
MILLVILLE TOWN CENTER PROPERTY
TOWN OF MILLVILLE, SUSSEX COUNTY, DELEWARE

Date:	OCTOBER 2019
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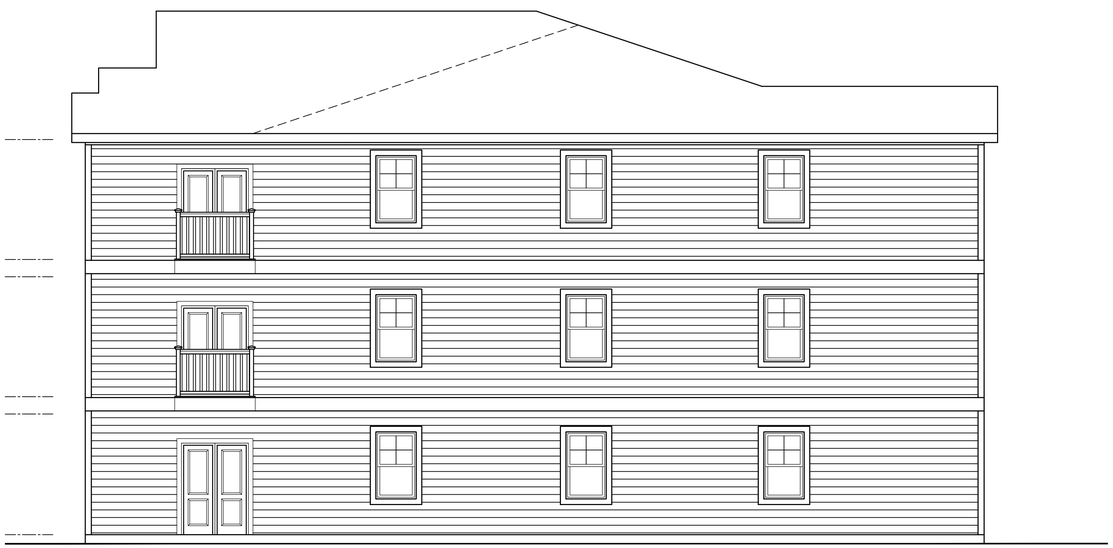
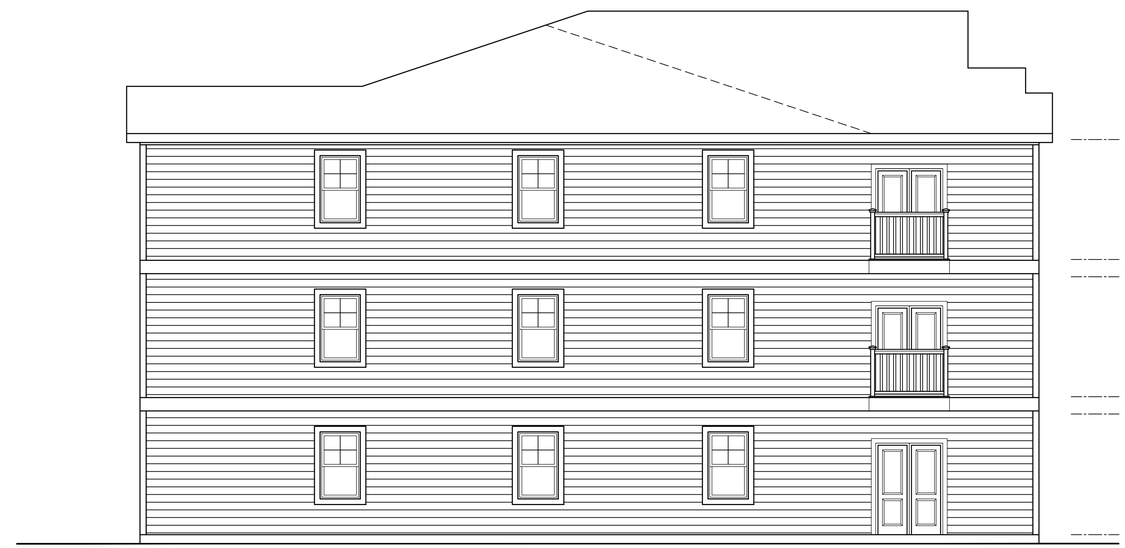
FRONT ELEVATION
SCALE: 3/16"=1'



R. SIDE ELEVATION
SCALE: 3/16"=1'



L. SIDE ELEVATION
SCALE: 3/16"=1'

CONTRACTOR/OWNER NOTES
1. CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS, AND DIMENSIONS PRIOR TO PERFORMING THE WORK
2. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES IN DIMENSIONS AND PLANS PRIOR TO PERFORMING THE WORK
3. DEVIATION FROM THESE DWGS W/O PRIOR NOTIFICATION OF ARCHITECT WILL VOID CERTIFICATION AND SEAL

WESTIN WILLOWS APARTMENTS
BUILDING #1
3 STORY
ELEVATIONS
GEORGETOWN DELAWARE

Design Delmarva
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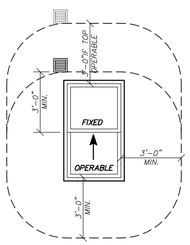
REAR ELEVATION

SCALE: 3/16"=1'



GENERAL ELEVATION NOTES:

1. IF SIDE ELEVATIONS OF BAYS ARE NOT SHOWN, ASSUME THE MATERIALS SHOWN ON THE FRONT ELEVATION OF THE BAY, RETURNS BACK TO THE NEARBY ADJACENT WALL AT THE SAME HEIGHT AS SHOWN ON THE FRONT ELEVATION.

2. LOUVERS AND VENTS SHOULD BE FACTORY FINISHED TO MATCH IN COLOR, AS CLOSELY AS POSSIBLE, ADJACENT MATERIALS WHERE THEY ARE LOCATED ON THE ELEVATIONS.

3. EXHAUST VENT PROXIMITY DIAGRAM: NO EXHAUST VENTS ARE PERMITTED WITHIN 3'-0" OF OPERABLE PORTIONS OF WINDOWS (SINGLE HUNG SHOWN FOR EXAMPLE – UPPER CLEARANCE NEEDED FOR CASEMENT, DOUBLE HUNG, AND SLIDER TYPE WINDOWS)

CONTRACTOR/OWNER NOTES

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2. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND INCONSISTENCIES IN DIMENSIONS AND PLANS PRIOR TO PERFORMING THE WORK
3. DEVIATION FROM THESE DWGS W/O PRIOR NOTIFICATION OF ARCHITECT WILL VOID CERTIFICATION AND SEAL

WESTIN WILLOWS APARTMENTS
BUILDING #1
3 STORY
ELEVATIONS

GEORGETOWN DELAWARE

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