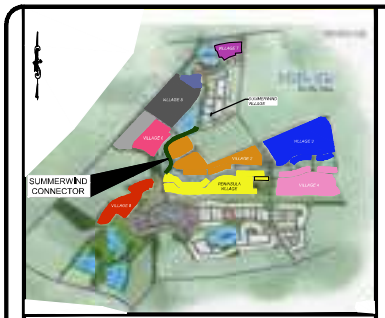
CONSTRUCTION PLANS
FOR
SUMMERWIND CONNECTOR
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
PREPARED FOR:
ASF MBTS, LLC



VILLAGE MAP
NTS

VICINITY MAP
SCALE: 1" =1200'

SITE DATA COLUMN

1. PROPERTY INFORMATION/OWNER:
   ASF MBTS, LLC
   2100 POWERS FERRY ROAD #350
   ATLANTA, GA 30339
   TAX PARCEL NOS: T.P. 1-34-16.00-17.01 P/O, T.P. 1-34-15.00-120.00 P/O, T.P. 1-34-15.00-121.00 P/O, T.P. 1-34-15.00-122 P/O, T.P. 1-34-16.00-19.00, T.P. 1-34-15.00-120.02 P/O, T.P. 134-12.00-329.01 P/O
   TOTAL AREA: 20.10 +/- ACRES
2. DEVELOPER/APPLICANT:
   ASF MBTS, LLC
   2100 POWERS FERRY ROAD #350
   ATLANTA, GA 30339
   (770) 450-8737
3. ENGINEER:
   CIVIL ENGINEERING ASSOCIATES, LLC
   55 WEST MAIN STREET
   MIDDLETOWN, DE 19709
   (302) 376-8833
4. EXISTING ZONING: MPC
5. PROJECT BENCHMARK:
   N: 192803.46
   E: 737005.89
   ELEV. = 14.25
7. PROPOSED USE: RESIDENTIAL CONNECTOR ROAD
8. AREAS:

LIMIT OF DISTURBANCE	855,637.98 S.F. +/- = 19.64 AC. +/-
STORMWATER MANAGEMENT AREA	471,022.35 S.F. +/- = 10.81 AC. +/-
RIGHT-OF-WAY/STREET AREA	117,332.39 S.F. +/- = 2.69 AC. +/-
OPEN SPACE	267,283.24 S.F. +/- = 6.14 AC. +/-

9. UTILITIES:
   WATER: TIDEWATER UTILITIES
   SANITARY SEWER: SUSSEX COUNTY
10. FIRE LANES:
    ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.
11. THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA MAP NO. 10005C0495K DATED MARCH 16, 2015.
12. WETLANDS:
    A WETLAND DELINEATION WAS PERFORMED BY JAMES C. MCCULLEY ENVIRONMENTAL CONSULTANTS, INC. DURING JUNE THROUGH JULY 2005. THERE ARE 0.0 +/- AC OF WETLANDS AND 1245 +/- LF OF WATERS OF THE U.S. IN VILLAGE 1. THERE IS APPROXIMATELY 240 LF OF EXISTING DITCHES THAT WILL REQUIRE A DNREC SUBAQUEOUS PERMIT & ACOE PERMIT. AN ADDITIONAL ~700 LF OF EXISTING DITCHES WILL REQUIRE A DNREC SUBAQUEOUS PERMIT.
13. TOPOGRAPHIC REFERENCE: U.S.G.S. DATUM NAVD 88
14. BOUNDARY AND TOPOGRAPHY: BOUNDARY & TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. IN FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCRONE, INC. IN JUNE 2005 AND BY CIVIL ENGINEERING ASSOCIATES IN JULY 2012 AND FEBRUARY 2019.

CERTIFICATION OF OWNERSHIP:

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT ALL STREETS HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED. WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

SIGNATURE_____ DATE_____

CERTIFICATION OF PLAN ACCURACY:

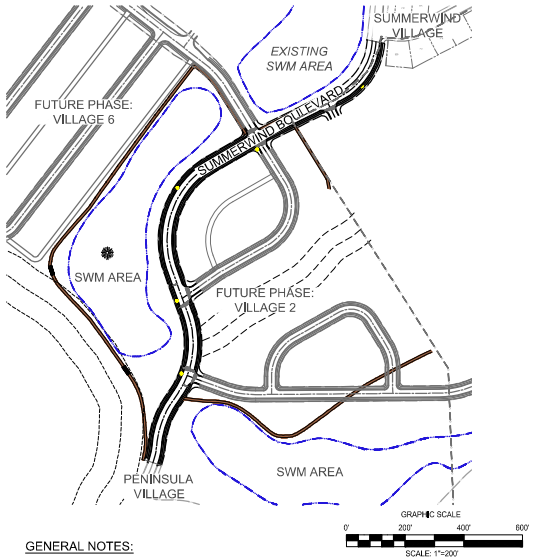
I RONALD H. SUTTON, JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

_____ _____
RONALD H. SUTTON JR. P.E. DATE

CONSTRUCTION NOTES:

1. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, TIDEWATER UTILITIES INCORPORATED (TUI) SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS.
3. WATER LINES WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 48" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD.
4. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
5. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:
   TOWN OF MILLVILLE 1-302-539-0449
   CEA, LLC. 1-302-376-8833
   MISS UTILITIES. 1-800-282-8555

   SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.
6. CONTRACTOR SHALL CONTACT DELAWARE ELECTRIC COOPERATIVE AT 1-302-349-9090 PRIOR TO COMMENCING WORK WITHIN THE PROXIMITY OF OVERHEAD HIGH-VOLTAGE POWER LINES.
7. ALL DRAINAGE STRUCTURES AND TRENCHES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
8. THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENT, BOTH TEMPORARY AND PERMANENT.
9. ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
10. TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
11. WATER MAINS SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION FROM SANITARY SEWER. WHERE MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MAINTAINED, SANITARY SEWER MATERIALS SHALL BE WATER WORKS GRADE 150 PSI PRESSURE RATED PIPE MEETING AWWA STANDARDS. PRESSURE TEST RESULTS SHALL BE PROVIDED ON THE AS-BUILT DRAWINGS.
12. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
13. ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
14. THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST PITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
15. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO STAKING OUT CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK.



GENERAL NOTES:

1. THE SIDEWALK AND MULTI-USE PATH SHALL BE MAINTAINED BY THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO MAINTENANCE RESPONSIBILITY OF THE SIDEWALK AND MULTI-USE PATH.
2. MAINTENANCE OF THE STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
3. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AT IT DEEMS NECESSARY.
4. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC INSPECTION.
5. PUBLIC OPEN SPACE, GREEN SPACE, STORMWATER MANAGEMENT AREAS, SIDEWALKS, MULTI USE PATH AND STREETS NOT DEDICATED SHALL BE MAINTAINED BY THE DEVELOPER.
6. THE DEVELOPER HEREBY GRANTS A SEWER EASEMENT IN FAVOR OF SUSSEX COUNTY WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING SEWER THROUGH THE LANDS. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF SUSSEX COUNTY WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
7. THE DEVELOPER HEREBY GRANTS A WATER EASEMENT IN FAVOR OF TIDEWATER UTILITIES, INC., WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING WATER SERVICE TO THE RESIDENTIAL AREAS SHOWN. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF TIDEWATER UTILITIES, INC. WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
8. ALL LOTS SHALL BE CONNECTED TO THE COMMUNITY-WIDE OPEN SPACE NETWORK VIA SIDEWALKS, PATHWAYS, AND/OR PUBLIC STREETS. A PLANNED OPEN SPACE OF ONE QUARTER ACRE OR LARGER - INCLUDING OPEN GREENS, POCKET PARKS, SEATING AREAS AND TRAILS - MUST BE WITHIN 1,500 FEET OF EVERY SINGLE-FAMILY DETACHED LOT MEASURED FROM THE CENTER OF THE LOT TO THE CENTER OF THE OPEN SPACE.
9. STREET LIGHTING DESIGN AND LAYOUT WILL BE PROVIDED BY DELAWARE ELECTRIC COOPERATIVE (DEC).

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SWM-1 *THROUGH* SWM-5	STORMWATER MANAGEMENT PLAN
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U-1	UTILITY PLAN
L-1 *THROUGH* L-2	LANDSCAPE PLANS
D-1 *THROUGH* D-7	CONSTRUCTION DETAILS

LEGEND

DESCRIPTION	EXISTING	PROPOSED
PAVEMENT		
ROAD CENTERLINE		
RIGHT-OF-WAY	ROW ROW	ROW ROW
BOUNDARY		
PROPERTY LINE		
SANITARY SEWER	SS	SS
SANITARY SEWER MANHOLE	S	S
FLOW DIRECTION ARROW		
8' WIDE WALKING PATH		
5' WIDE SIDEWALK		
WATER LINE	W	W
FIRE HYDRANT		
STORMDRAIN PIPE	SD	SD
CATCH BASIN		
STREET LIGHTS	N/A	
STREET SIGNS	N/A	
EASEMENT	N/A	
BUILDING RESTRICTION LINE		
GAS LINE	G G	G G
TREE LINE		
TAX DITCH RIGHT OF WAY		
TAX DITCH BUFFER		N/A
MPC BUFFER		N/A

TOWN OF MILLVILLE:

TOWN OF MILLVILLE APPROVAL.

SIGNATURE_____ DATE_____

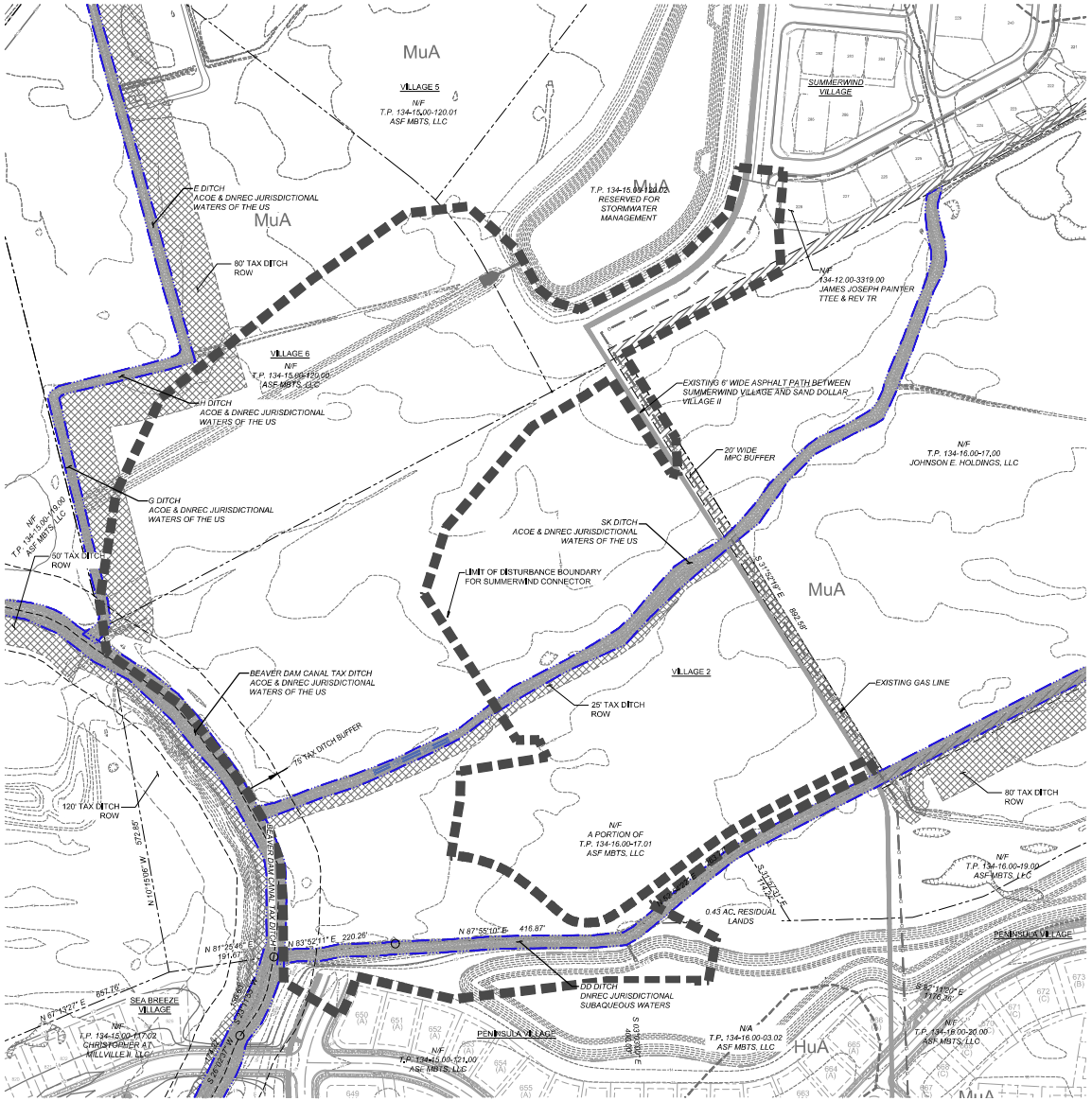
REVISIONS

REVISION	DATE	DESCRIPTION	DATE
1	2/16/21	REVISED PER GMB COMMENTS DATED 12/22/20	
2	10/06/21	REVISED PER GMB COMMENTS DATED 04/06/21	
3	07/26/22	REVISED TO UPDATE CATCH BASINS	

CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-DE.COM

COVER SHEET
FOR
MILLVILLE BY THE SEA
SUMMERWIND CONNECTOR
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DATE: NOVEMBER 16, 2020
DESIGNED BY: YMR
APPROVED BY: RHS
FILE: P20043-COVERSHEET.DWG
SHEET NO.: T-1



REVISIONS

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1	2/18/21	REVISED PER GMB COMMENTS DATED 12/22/20
2	05/06/21	REVISED PER GMB COMMENTS DATED 04/06/21
3	07/26/21	REVISED TO UPDATE CATCH BASINS

DATE

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ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
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EXISTING CONDITIONS PLAN
FOR
MILLVILLE BY THE SEA
SUMMERWIND CONNECTOR

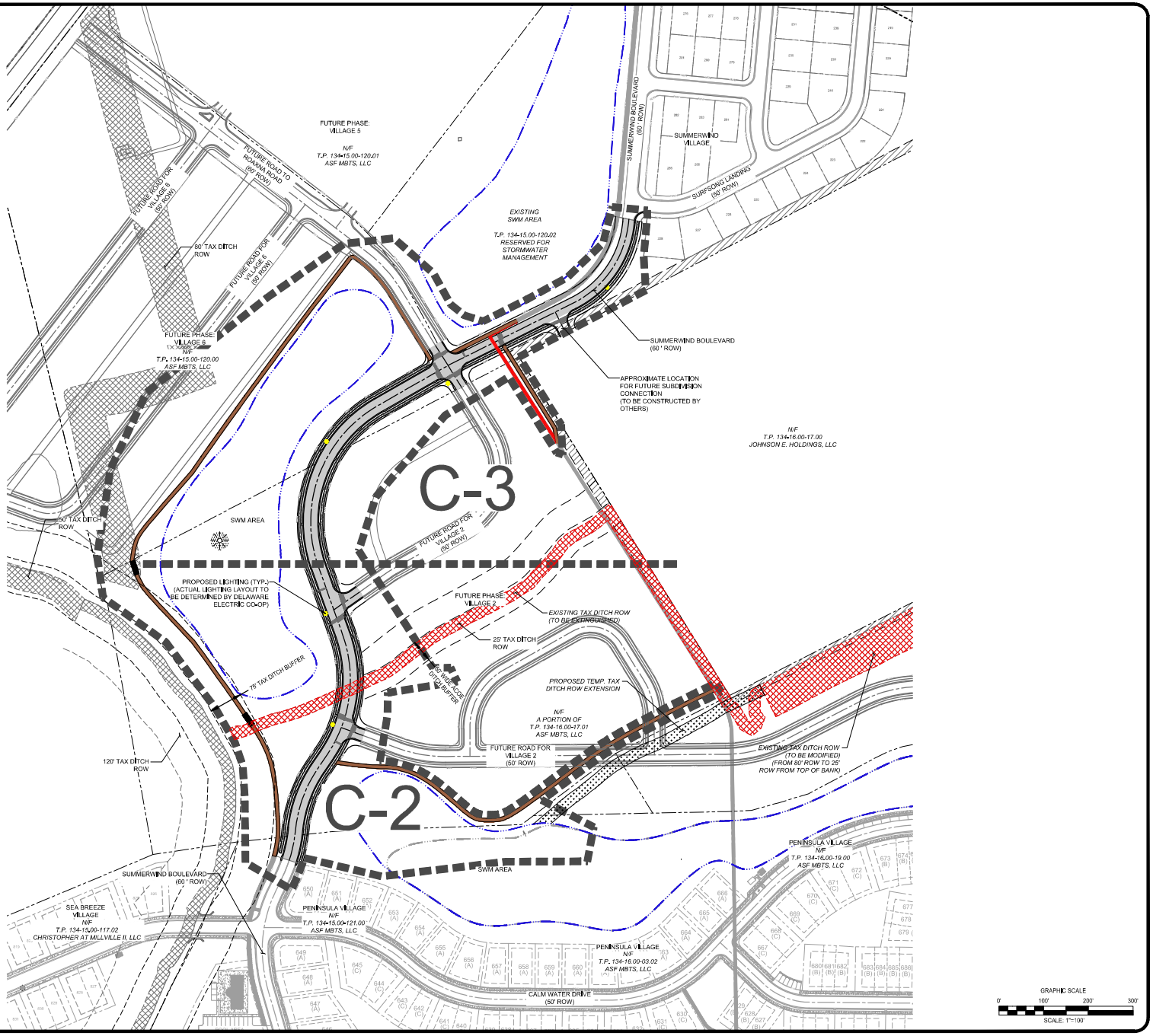
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

DATE: NOVEMBER 16, 2020

DESIGNED BY: YMR
APPROVED BY: RHS

FILE: P20043-EXCONDPLAN.DWG

SHEET NO.: EX-1



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55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-PE.COM

OVERALL SITE PLAN
FOR
MILLVILLE BY THE SEA
SUMMERWIND CONNECTOR
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

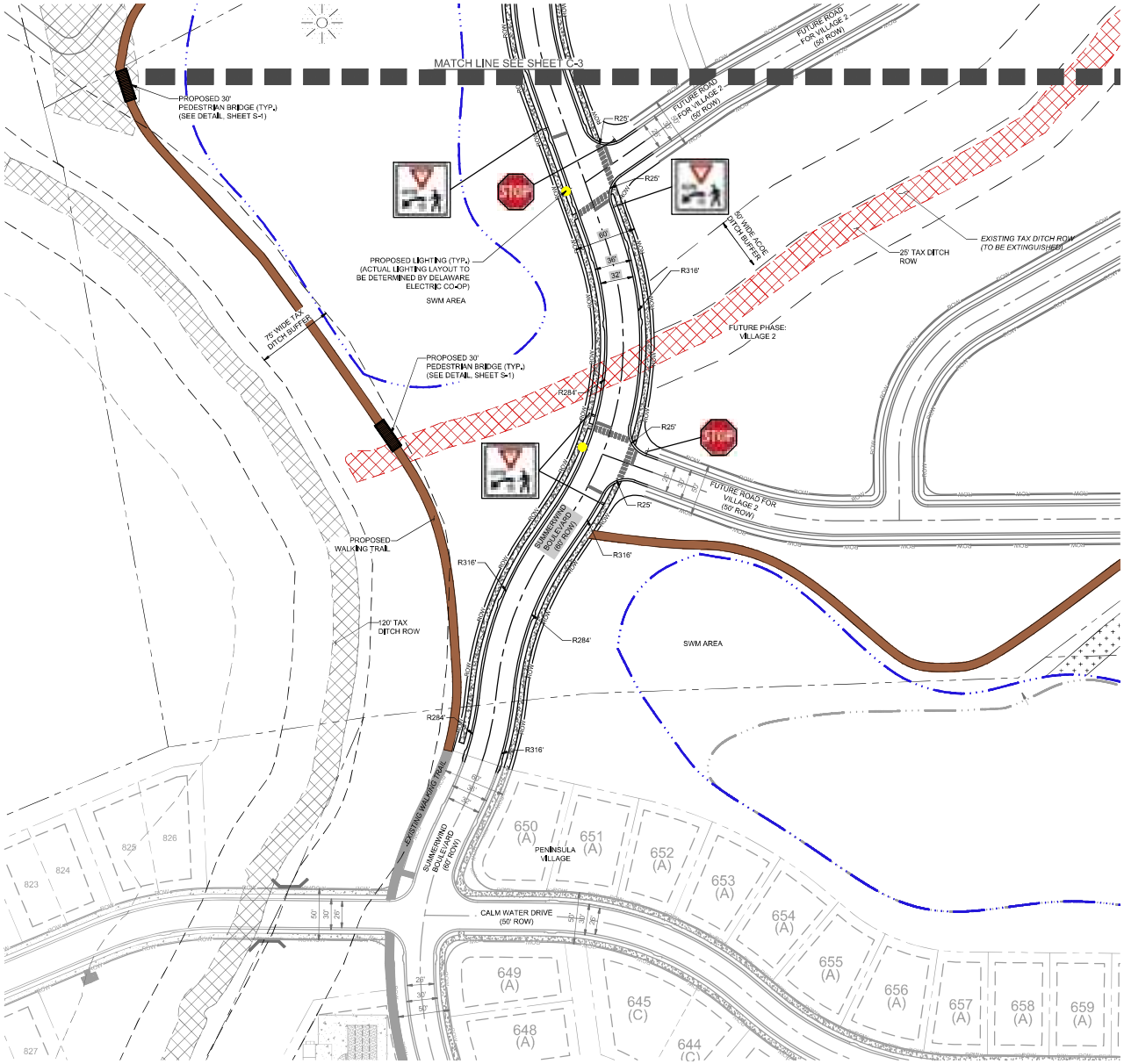
DATE: NOVEMBER 16, 2020

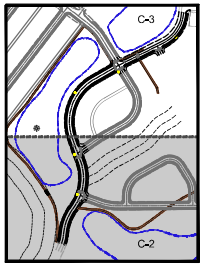
DESIGNED BY: YMR

APPROVED BY: RHS

FILE: P20043-SITEPLANOVERALL.DWG

SHEET NO.: C-1





KEY MAP
NTS

GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1"=50'

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55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-PE.COM

SITE PLAN
FOR
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SUMMERWIND CONNECTOR
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

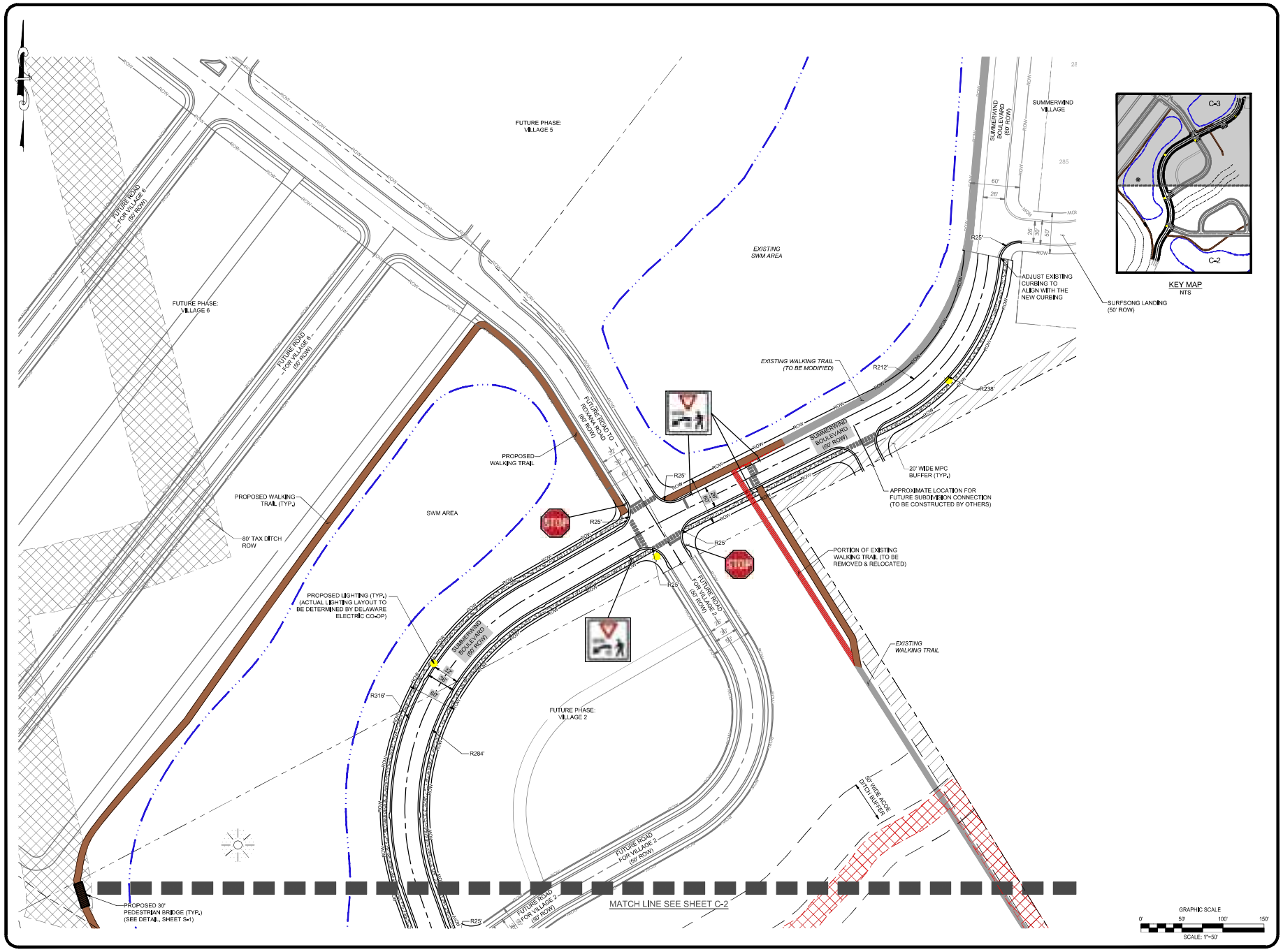
DATE: NOVEMBER 16, 2020

DESIGNED BY: YMR

APPROVED BY: RHS

FILE: P20043-SITEPLAN.DWG

SHEET NO.: C-2



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CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-PE.COM

SITE PLAN FOR MILLVILLE BY THE SEA

SUMMERWIND CONNECTOR

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

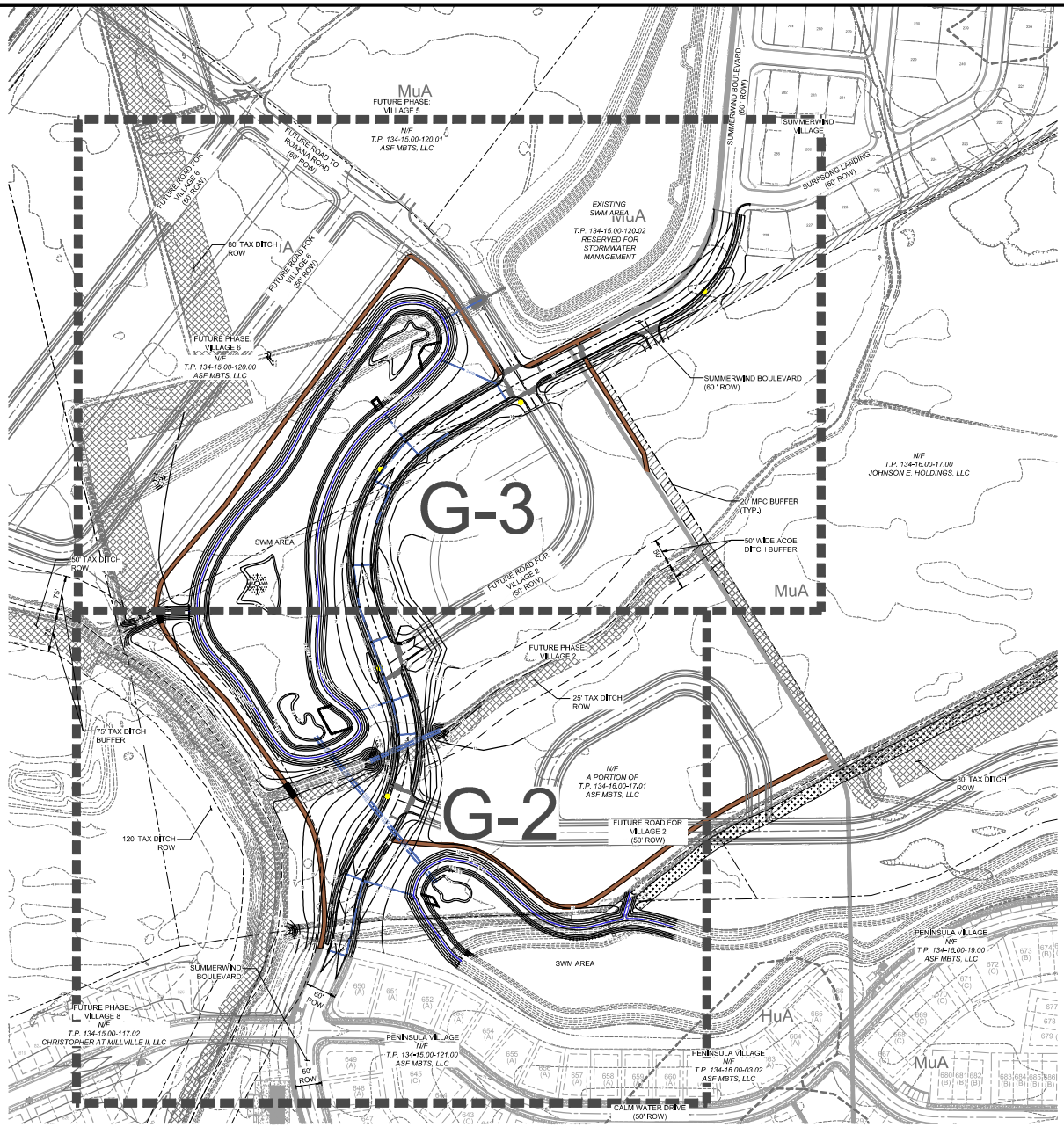
DATE: NOVEMBER 16, 2020

DESIGNED BY: YMR

APPROVED BY: RHS

FILE: P20043-SITEPLAN.DWG

SHEET NO.: C-3



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55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE (302) 376-8833
FAX (302) 376-8834
WWW.CEA-PE.COM

OVERALL GRADING PLAN
FOR
MILLVILLE BY THE SEA
SUMMERWIND CONNECTOR
BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE

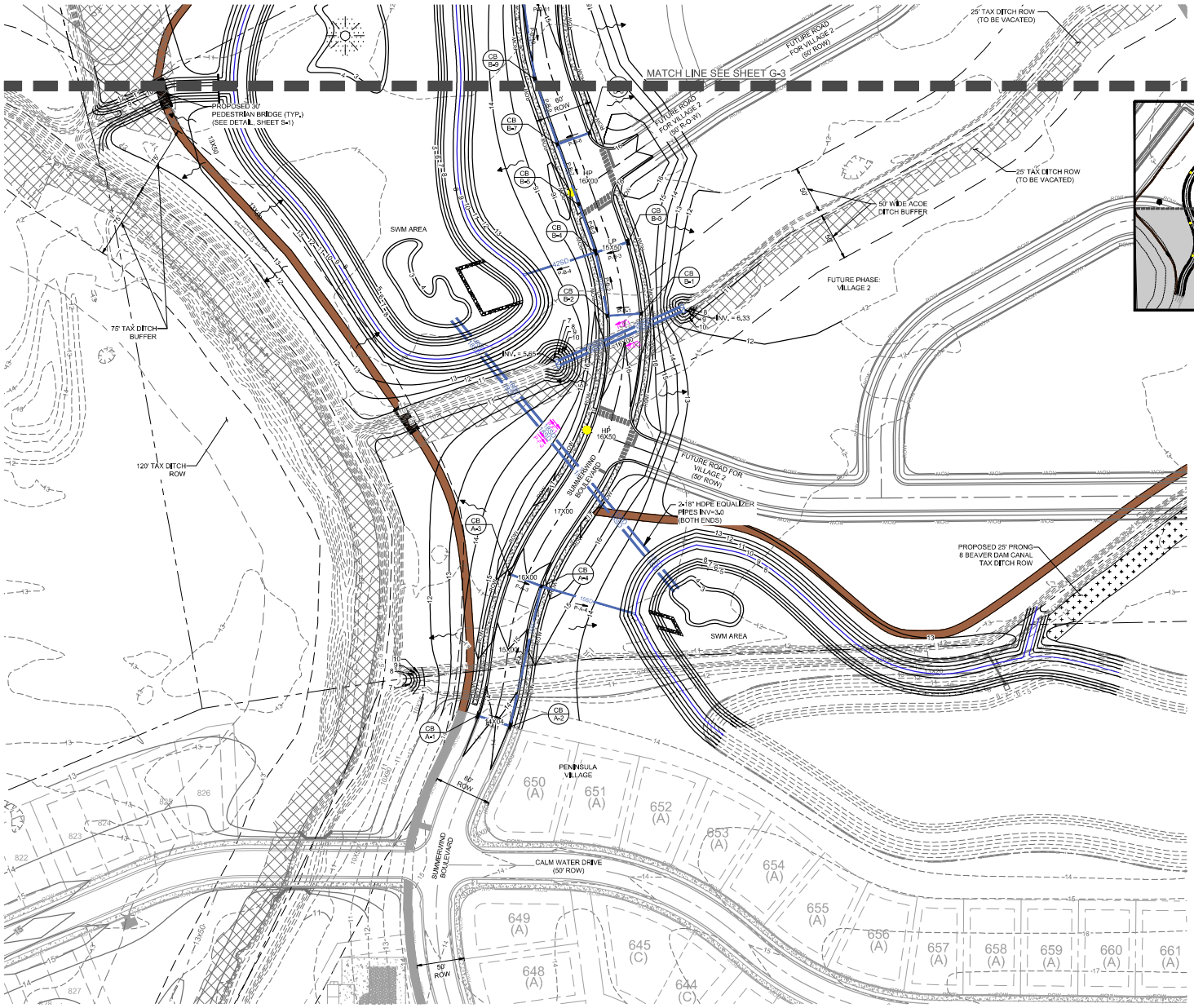
DATE: NOVEMBER 16, 2020

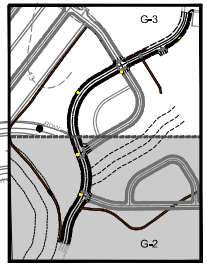
DESIGNED BY: YMR

APPROVED BY: RHS

FILE: P20043-GRADINGOVERALL.DWG

SHEET NO.: G-1





KEY MAP
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GRAPHIC SCALE
0' 50' 100' 150'
SCALE: 1"=50'

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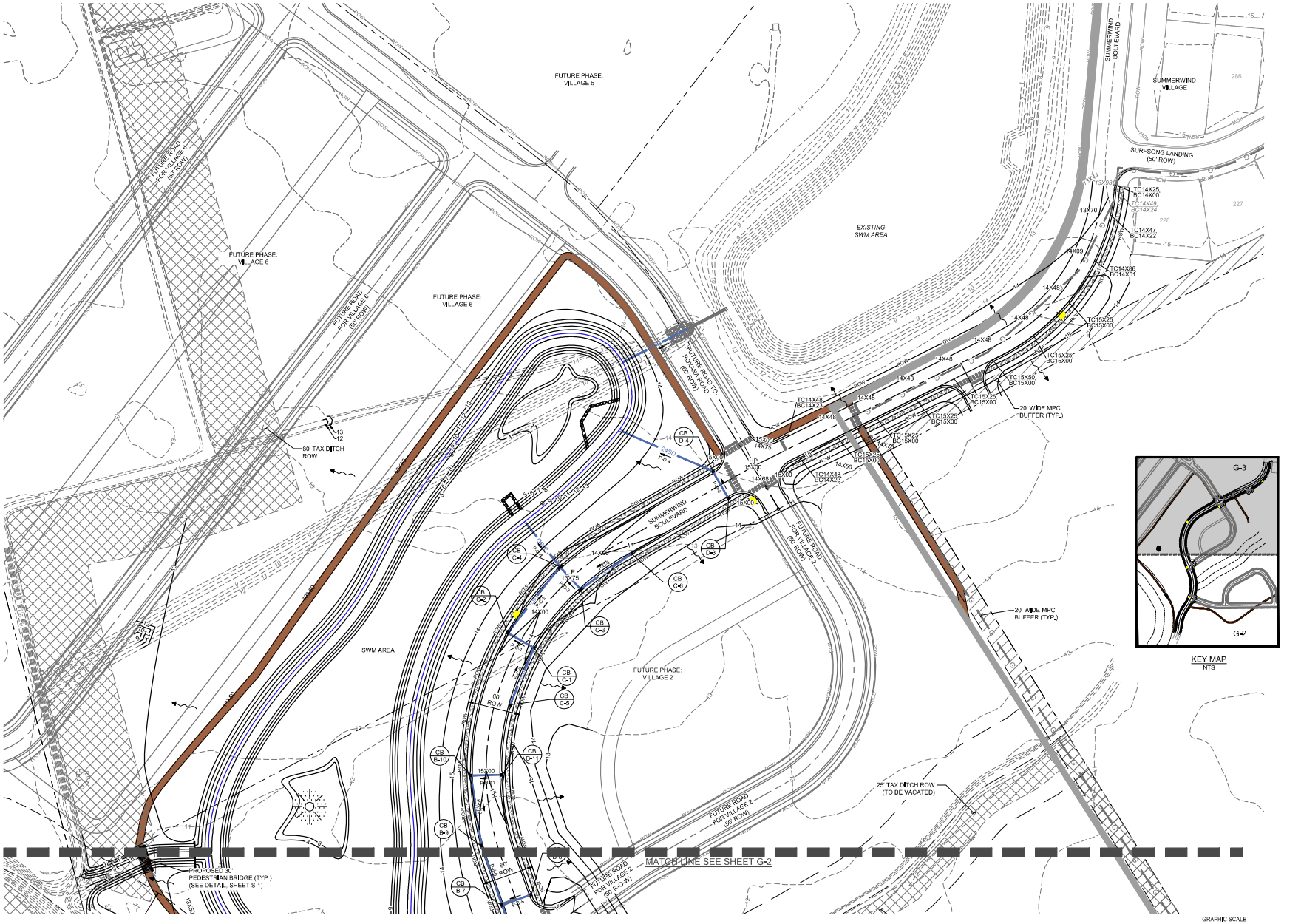
SUSSEX COUNTY, DELAWARE

DATE: NOVEMBER 16, 2020

DESIGNED BY: YMR
APPROVED BY: RHS

FILE: P20043-GRADINGPLAN.DWG

SHEET NO.: G-2



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SUSSEX COUNTY, DELAWARE

DATE: NOVEMBER 16, 2020

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