

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	12.94	24.12	23.04	30.51	55.83	3.53
SAND DOLLAR VILLAGE 2	55	3.34	6.68	5.79	8.40	14.47	3.80
LAKESIDE VILLAGE	45	3.53	6.92	5.14	8.44	12.86	3.50
LIFESTYLE CENTER	0	10.97	0.00	6.20	12.24	15.51	0.00
SUMMERWIND VILLAGE	87	7.76	11.58	13.00	20.17	32.49	2.68
SEA STAR VILLAGE	102	12.09	16.06	13.42	15.40	33.56	3.04
PENINSULA VILLAGE	115	20.65	13.85	18.59	27.08	46.48	2.50
VILLAGE 8	54	13.58	6.34	10.27	18.03	25.67	2.10
TUPELO SANDS	216	9.83	2.60	11.87	23.51	29.67	7.28
TOTALS	871	94.69	88.15	107.32	164.22	266.54	3.16

TUPELO SANDS PRELIMINARY PLANS INLAND BAYS WATERSHED BALTIMORE HUNDRED TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE

DBF PROJECT NO. 0818C031 JANUARY 2022

GENERAL NOTES

- BOUNDARY AND EXISTING CONDITIONS SURVEY HAS BEEN PREPARED BY DAVIS, BOWEN, & FRIEDEL, INC.
- 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.
- 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.
- THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION.
- ALL BACKFILLED AND DISTURBED AREAS TO BE SEEDED AND MULCHED WITH 4" OF TOPSOIL TO BE PLACED IN FILL AREAS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STAKE OUT OF LINE AND GRADE.
- ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERE TO.
- THE CONTRACTOR SHALL KEEP EXISTING UTILITIES IN OPERATION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED, WHICH TAKE PRECEDENCE OVER SPECIFICATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTION UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
- ANY DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
- MAINTENANCE OF THE DRIVES WITHIN THIS SITE WILL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS. THE STATE AND CITY ASSUME NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE DRIVES.

SITE NOTES

- 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.
- INTERIOR SITE LIGHTING SHALL BE POINTED DOWNWARD, AS TO NOT DISTURB THE NEIGHBORING PROPERTIES.
- ALL PROPOSED ON-SITE UTILITIES SHALL BE CONSTRUCTED AND MAINTAINED BY THE OWNER.

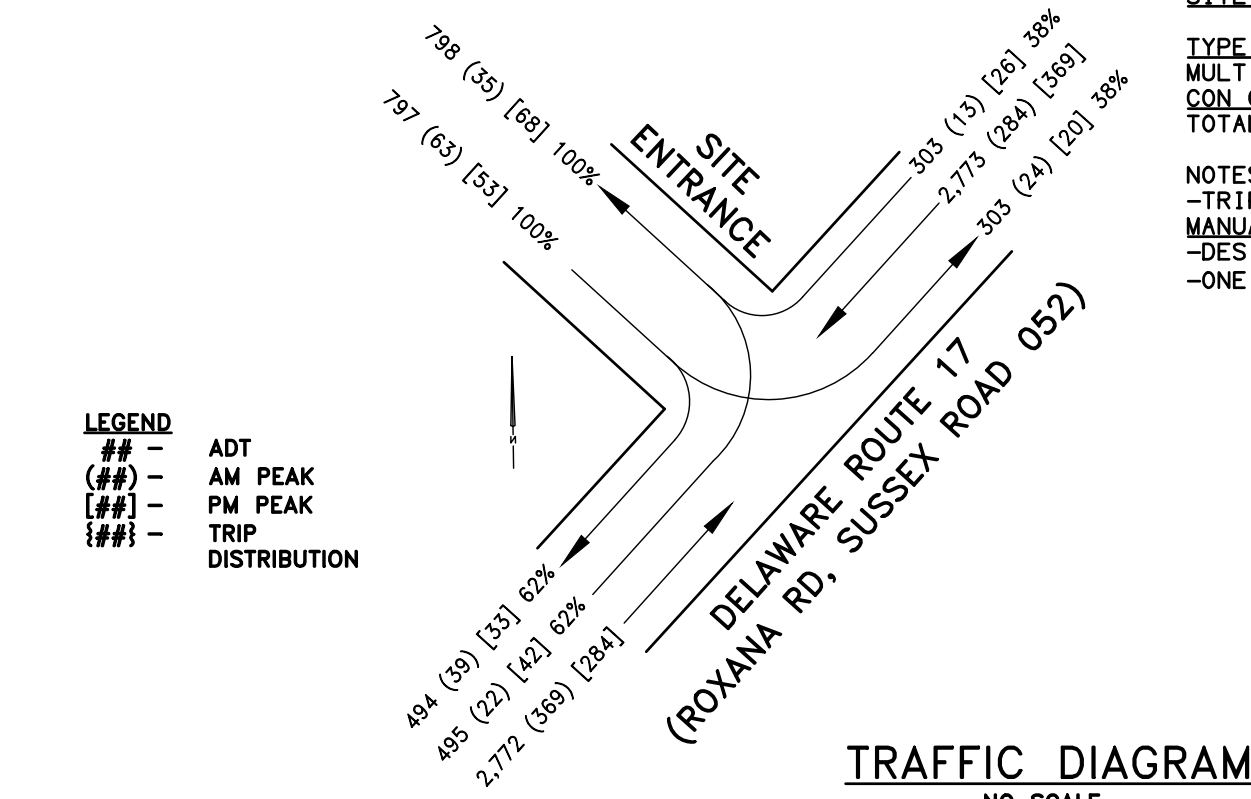
ROAD DATA
DELAWARE ROUTE 17 (ROXANA ROAD, SUSSEX ROAD 052)
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
AADT (2019 DELAWARE VEHICLE VOLUME SUMMARY) = 4,780
10 YR PROJECTED AADT = 1,116 X 4,780 = 5,345
10 YR PROJECTED AADT + SITE ADT NE OF SITE (806) = 6,151
10 YR PROJECTED AADT + SITE ADT SW OF SITE (989) = 6,534
PEAK HOUR = 11.77% X 5,345 = 653
DIRECTIONAL SPLIT = 56.51%/43.49% = 369/284
10.55% TRUCKS X 653 = 69
SPEED - POSTED = 50 MPH
TRAFFIC PATTERN GROUP - 8

SITE ACCESS DESIGN VOLUMES
DELAWARE ROUTE 17: 2029 AADT (HIGHEST LEG PER HIGHWAY) = 6,534
SAFETY MANUAL PAGE 10-6 = 6,534
RIGHT-TURN ADT = 303
LEFT-TURN PEAK HOUR VOLUME = 42
OPPOSING PEAK HOUR VOLUMES = 595

SITE TRIPS GENERATED

TYPE OF DEV.	ITE CODE	# OF 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.
-ONE (1) FULL SITE ACCESS PROPOSED.



TRAFFIC DIAGRAM
NO SCALE

LEGEND
ADT - ##
AM PEAK - (#)#
PM PEAK - [#]#
TRIP DISTRIBUTION - [##]#

LEGEND

EXISTING	PROPOSED
BOUNDARY LINE	RIGHT-OF-WAY / BOUNDARY LINE
ADJACENT PROPERTY OWNER	EASEMENT
EASEMENT	FORESTED BUFFER
CONTOUR	WETLANDS BUFFER
CATCH BASIN, STORM PIPE	CONTOUR
SANITARY SEWER MANHOLE, PIPE	CATCH BASIN, STORM PIPE, STORM MANHOLE, LABELS
WATER MAIN	SWALE
FIRE HYDRANT ASSEMBLY	SANITARY SEWER IDENTIFICATION, MANHOLE, PIPE, FLOW ARROW, PIPE SIZE
UTILITY POLE	WATER MAIN, TEE W/ VALVES, PIPE SIZE
SIGN	FIRE HYDRANT ASSEMBLY
FENCE	TREE LINE
TREE	HARDWOOD MULCH PATH
TREE LINE	CONCRETE SIDEWALK
WETLANDS	STREET LIGHT



LOCATION MAP
SCALE: 1"=400'



INDEX OF SHEETS

PL-01	PRELIMINARY TITLE
PL-02	PRELIMINARY SITE PLAN
PL-03	PRELIMINARY LANDSCAPE PLAN
	FRONT BUILDING ELEVATION
	REAR BUILDING ELEVATION

WETLANDS STATEMENT

I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(A)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-28-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.

EDWARD M. LAUNAY, PWS NO. 875 DATE _____
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND
DELINEATOR WDCP93MD05100368

OWNER/DEVELOPER 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.

OA MILLVILLE, LLC DATE _____
18949 COASTAL HIGHWAY, SUITE 301
REHOBOTH BEACH, DE 19971

ENGINEER'S STATEMENT

I, JAMIE L. SECHLER, 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.

JAMIE L. SECHLER, P.E. DATE _____
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVE.
MILFORD, DELAWARE, 19963

DATA COLUMN

TAX MAP NUMBER:	1-34-15.00-93.01
DATUM:	VERTICAL NAVD 88 HORIZONTAL NAD 83 (DE STATE PLANE)
EXISTING ZONING:	MPC (MIXED-USE OVERLAY)
PROPOSED ZONING:	MPC (MIXED-USE OVERLAY)
LAND USE EXISTING:	AGRICULTURAL
PROPOSED:	RESIDENTIAL MULTI-FAMILY DWELLINGS 216 APARTMENT UNITS WITH CLUBHOUSE 175 UNIT CONVALESCENT CARE FACILITY
EXISTING LOTS:	1
PROPOSED LOTS:	2
SITE AREA:	29.671 AC.±
OPEN SPACE:	9.828± ACRES (33%)
STORMWATER MANAGEMENT:	2.478± ACRES (8%)
EXISTING WETLANDS:	1.760± ACRES (6%)
PRIVATE ROADS & PARKING LOTS:	3.562± ACRES (12%)
BUILDING AREA:	2.596± ACRES (9%)
RESIDUAL LANDS:	9.093± ACRES (31%)
DEDICATED ROW:	0.354± ACRES (1%)
WETLANDS:	THIS PROPERTY IS IMPACTED BY WETLANDS
FLOOD HAZARD:	THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 100050495K, DATED MARCH 16, 2015
INVESTMENT LEVEL:	3
TID DISTANCE:	10.14 MILES ±
UNIT BREAKDOWN:	24 UNIT BUILDING (3 BUILDINGS) 9-ONE BEDROOM UNITS 3-TWO BEDROOM UNITS 12-THREE BEDROOM UNITS 36 UNIT BUILDING (4 BUILDINGS) 15-ONE BEDROOM UNITS 21-TWO BEDROOM UNITS
TOTAL UNITS:	87-ONE BEDROOM UNITS 93-TWO BEDROOM UNITS 36-THREE BEDROOM UNITS 216 TOTAL UNITS
PARKING REQUIRED:	216 UNITS x 2/UNIT = 432 SPACES TOTAL REQUIRED SPACES = 432 BEFORE REDUCTION 432 SPACES - 43 SPACES (10%) = 389 SPACES
PARKING REDUCTION:	432 SPACES - 43 SPACES (10%) = 389 SPACES
PROVIDED:	389 SPACES INCLUDING 22 HANDICAPPED ACCESSIBLE
LOT COVERAGE (IMPERVIOUS):	40 %
MAX. PERMITTED:	40 %
PROPOSED:	6.636 AC.± (22 %)
UTILITIES:	PUBLIC SEWER (SUSSEX COUNTY, MILLVILLE SSD) PUBLIC WATER (TIDEWATER UTILITIES, INC.)
OWNER/DEVELOPER:	OA MILLVILLE, LLC 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

FEMA FLOOD MAP

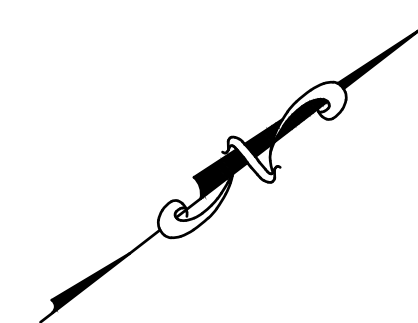
PANEL #100050495K SCALE: 1" = 1/2 MILE



SOILS MAP

1" = 800'

LABEL	SOIL NAME	TYPE
MuA	MILLICUM-BERRYLAND COMPLEX, 0-2% SLOPES	A/D
KsA	KLEJ LOAMY SAND, 0-2% SLOPES	A/D
HmA	HAMMONTON LOAMY SAND, 0-2% SLOPES	A/D
PpA	PEPPERBOX LOAMY SAND, 0-2% SLOPES	A



N/F
DONALD A. POWELL, TRUSTEE
PAULA C. POWELL, TRUSTEE
P/O 134-15.00-93.00
CORRECTIVE DEED: 3495/195

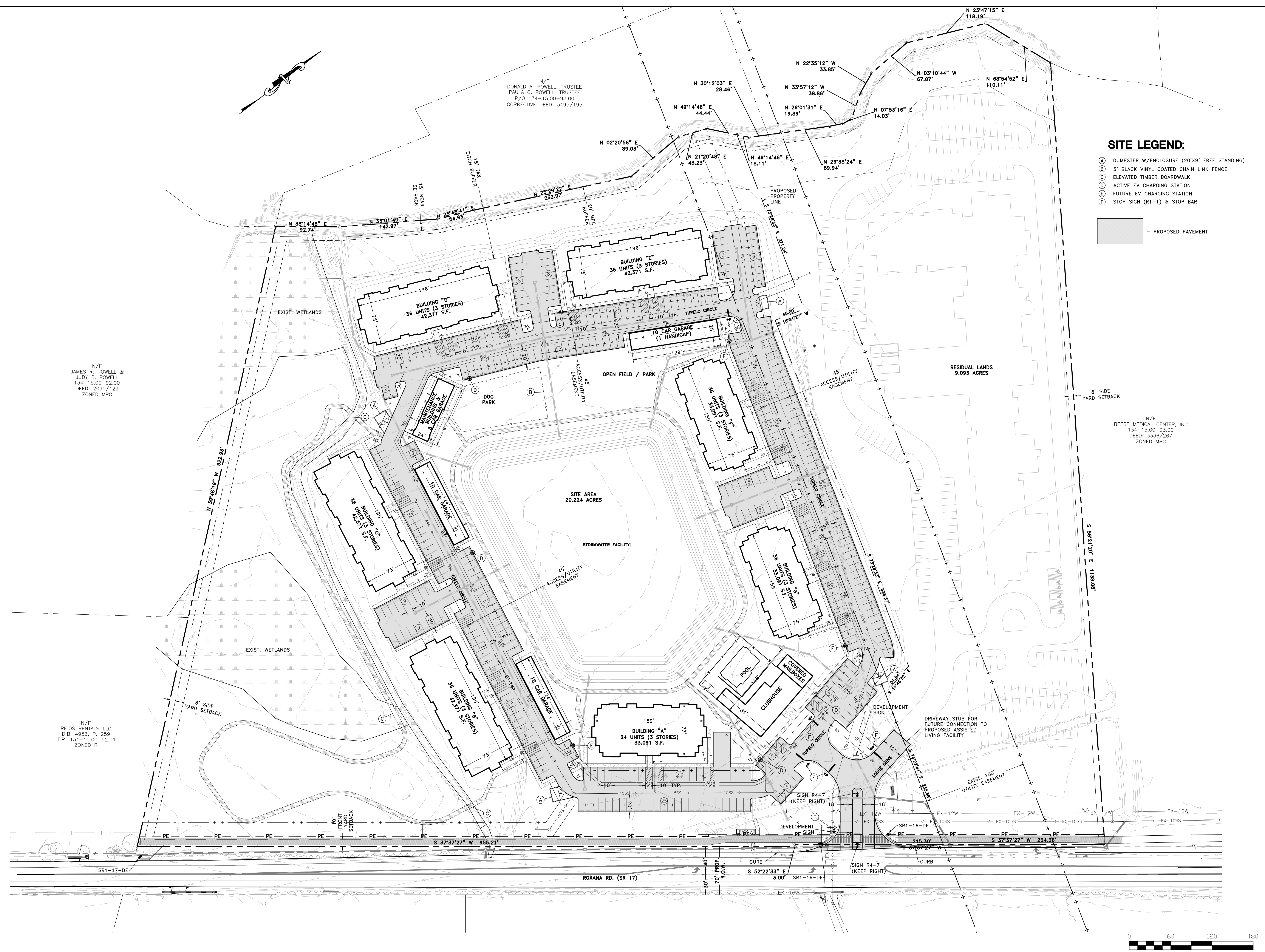
N/F
JAMES R. POWELL &
JUDY R. POWELL
134-15.00-92.00
DEED: 2000/129
ZONED MFC

N/F
RICOS RENTALS LLC
D.B. 4953, P. 259
T.P. 134-15.00-92.01
ZONED R

SITE LEGEND:

- (A) DUMPSTER W/ENCLOSURE (20'X9' FREE STANDING)
- (B) 5' BLACK VINYL COATED CHAIN LINK FENCE
- (C) ELEVATED TIMBER BOARDWALK
- (D) ACTIVE EV CHARGING STATION
- (E) FUTURE EV CHARGING STATION
- (F) STOP SIGN (R1-1) & STOP BAR

— PROPOSED PAVEMENT



ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
CALVERTON, MARYLAND (410) 453-8800
MILFORD, DELAWARE (302) 422-1441
EASTON, MARYLAND (410) 770-4744

**TUPELO SANDS
RESIDENTIAL COMMUNITY
TOWN OF MILLVILLE, DE**

Revisions:

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Scale: 1"=60'
Dwn.By: DJR
Proj.No.: 0818C031
Dwg.No.:

PL-02

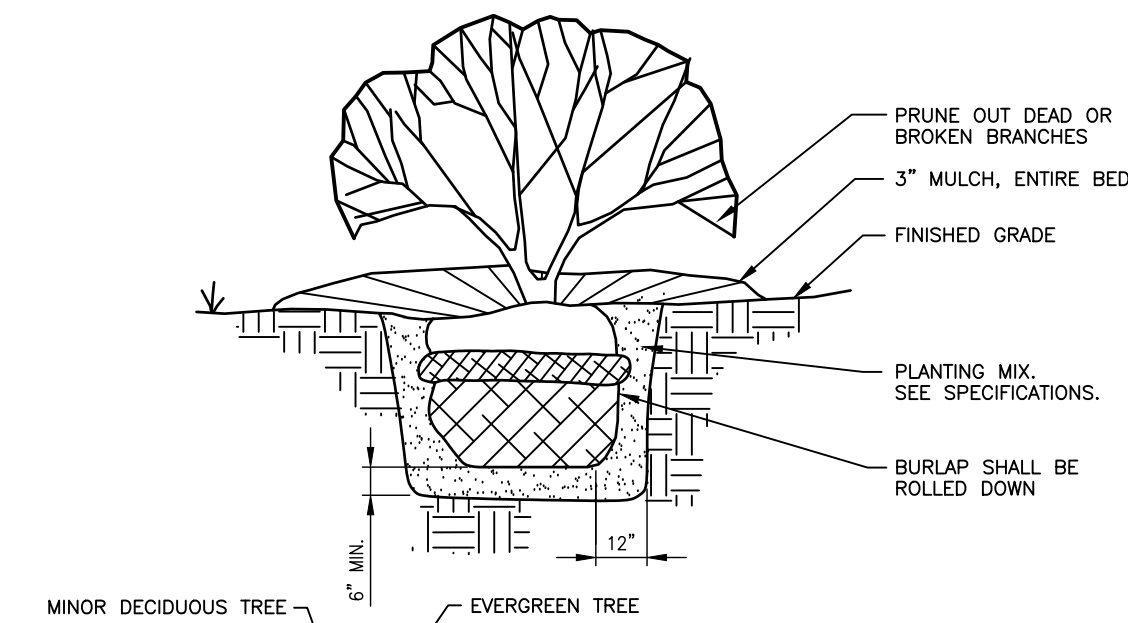
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GENERAL LANDSCAPE NOTES

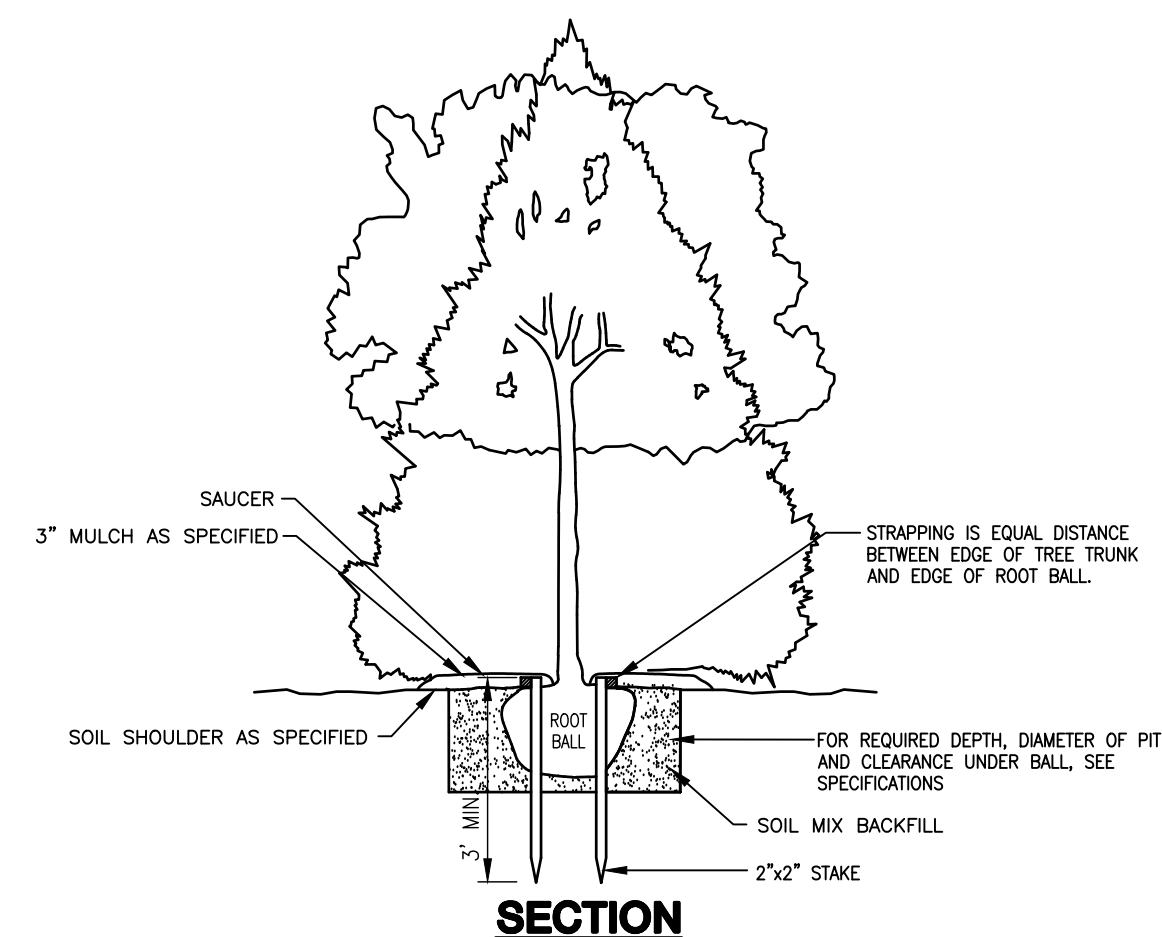
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
- CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF SITE WORK HAS BEEN OBTAINED. 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.
- 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.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
- EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
- ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 6"-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
- THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
- THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
- ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
- 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.
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED. (SEE LANDSCAPE PLAN.)

LANDSCAPE PLANT SCHEDULE

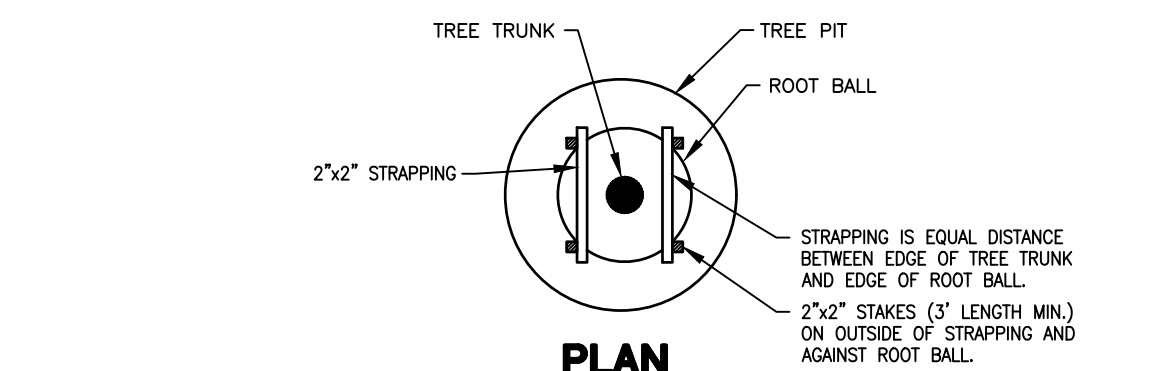
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
DECIDUOUS SHADE TREES					
AR		ACER rubrum 'OCTOBER GLORY'	OCTOBER GLORY RED MAPLE	2"-2 1/2" Cal., B&B	12
BN		BETULA nigra 'SNIFF'	DURA HEAT RIVER BIRCH	2"-2 1/2" Cal., B&B	8
QI		QUERCUS imbricaria	SHINGLE OAK	2"-2 1/2" Cal., B&B	14
TG		TILIA cordata 'GREENSPIRE'	GREENSPIRE LINDEN	2"-2 1/2" Cal., B&B	8
SMALL DECIDUOUS TREES					
AG		AMELANCHIER x GRANDIFLORA 'AUTUMN BRILLIANCE'	AUTUMN BRILLIANCE SERVICEBERRY	7"-8" HT., B&B	8
CF		CORNUS florida 'CHEROKEE PRINCESS'	CHEROKEE PRINCESS DOGWOOD	7"-8" HT., B&B	2
MV		MAGNOLIA virginiana	SWEET BAY MAGNOLIA	6"-8" HT., B&B	4
EVERGREEN SHRUBS					
IG		ILEX glabra 'SHAMROCK'	SHAMROCK INKBERRY	18"-24", Cont.	48
MC		MORELLA cerifera	SOUTHERN BAYBERRY	24"-36", Cont.	24
DECIDUOUS SHRUBS					
PO		PHYSOCARPUS OPULEFOLIUS 'DIABLO'	NINEBARK DIABLO	18"-24", Cont.	10



SHRUB PLANTING DETAIL
NOT TO SCALE



SECTION



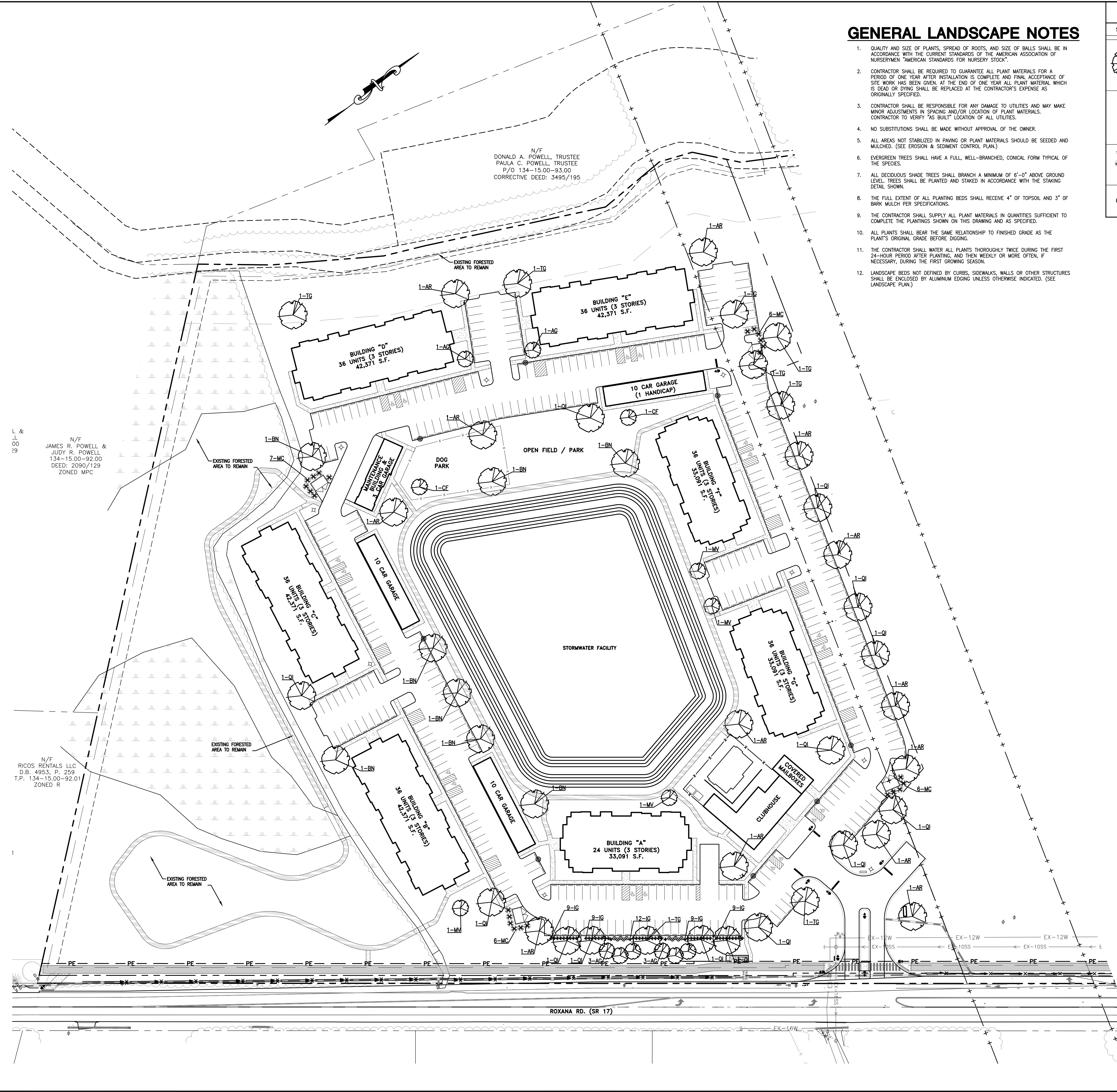
PLAN

TREE STAKING DETAIL
NOT TO SCALE

LANDSCAPE ARCHITECT'S STATEMENT

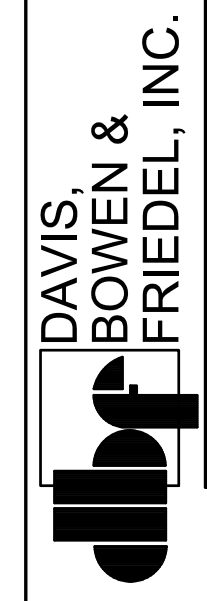
I, TIMOTHY M. METZNER, HEREBY STATE THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD LANDSCAPE ARCHITECTURAL PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

By TIMOTHY M. METZNER, DATE
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DELAWARE, 19963



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ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
MILFORD, DELAWARE
EASTON, MARYLAND



PRELIMINARY LANDSCAPE PLAN

TUPELO SANDS
RESIDENTIAL COMMUNITY
TOWN OF MILLVILLE, DE

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PL-03