

MILLVILLE BOARDWALK

INDIAN RIVER BAY WATERSHED

BALTIMORE HUNDRED

TOWN OF MILLVILLE

SUSSEX COUNTY, DELAWARE

DBF #3777B001

OCTOBER 2022

RECORD PLANS

GENERAL NOTES: REVISED 3/21/2019

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- ALL LIGHTING IS TO BE DOWNWARD SCREENED TO MINIMIZE GLARE ON ADJACENT PROPERTIES WITHIN A RESIDENTIAL AREA.
- THE INTEGRITY OF THE TAX DITCH CHANNEL, BANK, AND RIGHT-OF-WAY (ROW) ACCESS CANNOT BE COMPROMISED BY ANY PROPOSED ACTIVITIES, AND THE RIGHT-OF-WAY MUST REMAIN TRAVERSABLE FOR LARGE MAINTENANCE EQUIPMENT AND/OR DISPOSAL OF SOIL OR DEBRIS.
- MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITIES AND/OR ASSOCIATED INFRASTRUCTURE LOCATED WITHIN OR ALONG THE TAX DITCH CHANNEL(S) AND/OR RIGHT OF WAYS, INCLUDING THE ROCK OUTLET PROTECTION, ARE THE RESPONSIBILITY OF THE LANDOWNER, NOT THE TAX DITCH ORGANIZATION.
- MAINTENANCE AND REPAIR OF ANY DAMAGE THAT MAY OCCUR TO ROADWAYS AND ANY ASSOCIATED FEATURES WITHIN THE TAX DITCH RIGHTS-OF-WAY, DURING TAX DITCH MAINTENANCE, IS THE RESPONSIBILITY OF THE LANDOWNER, NOT THE TAX DITCH ORGANIZATION.

INDEX OF SHEETS

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BENCHMARK INFORMATION

BM#	DESCRIPTION	LOCATION	ELEVATION
1	IRON ROD W/ CAP	N:200544.4590 E:741278.1270	10.76' (NAVD 88)
2	IRON ROD W/ CAP	N:200627.7800 E:740837.7410	12.41' (NAVD 88)

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.

ATLANTIC AUCTION CO., INC.
35283 ATLANTIC AVE.
MILLVILLE, DE 19967

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.

MCCARTHY ENTERPRISES, LLC.
35283 ATLANTIC AVE.
MILLVILLE, DE 19967

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.

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

DAVIS
BOWEN &
FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS

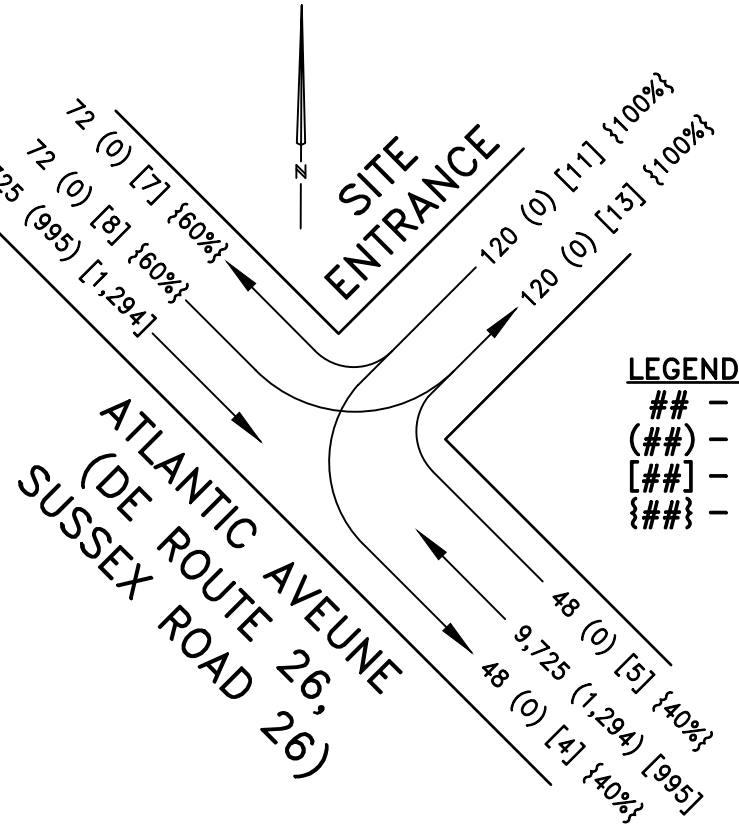
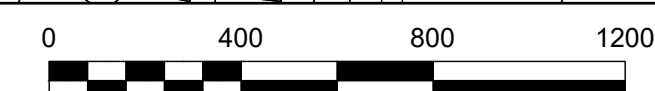
MILLVILLE BOARDWALK
GO-KART TRACK
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

RECORD TITLE

V-101



LOCATION MAP
SCALE: 1"=400'



LEGEND
ADT
AM PEAK
PM PEAK
TRIP DISTRIBUTION

TOTAL SITE TRIPS GENERATED

TYPE OF DEV.	ITE	#SF	AM	PM	ADT	WKDY
MULTI-PURPOSE RECREATIONAL FACILITY	435	6,700	0	24	240	

APPROXIMATE ADT FROM ADDITION OF GO-KART TRACK: 116 VPD

NOTES:
-TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL 11TH EDITION.
-GO-KART ADT DERIVED FROM TOTAL FACILITY ADT OF 240 LESS THE MINI-GOLF ADT ESTIMATED AT 124 VPD PER PREVIOUS APPLICATION
-DESIGN VEHICLE: SU-30.

TRAFFIC DIAGRAM
NO SCALE

DATA COLUMN

TAX MAP NUMBER: 1-34-12.00-35.00
EXISTING ZONING: C-1 (TOWN CENTER COMMERCIAL DISTRICT)
PROPOSED ZONING: C-1 (TOWN CENTER COMMERCIAL DISTRICT)

LAND USE
EXISTING: COMMERCIAL
PROPOSED: COMMERCIAL

TOTAL PARCEL AREA: 20.00 AC.±

PROPOSED STORAGE BUILDING: -0.011 AC.±
PROPOSED GARAGES: -0.608 AC.±
PROPOSED SHEDS: -0.165 AC.±
PROPOSED GO-KART TRACK: -0.542 AC.±
PROPOSED DECK & STAGE: -0.107 AC.±
EXISTING BUILDINGS: -0.161 AC.±
PARKING LOT & SIDEWALKS: -1.416 AC.±
WETLANDS: -1.203 AC.±
NET DEVELOPABLE AREA: 15.789 AC.±

LOT COVERAGE (IMPERVIOUS)
MAX. PERMITTED: 40%
PROPOSED: 3.008 AC.± (15%)

WETLANDS: THIS PROPERTY IS IMPACTED BY WETLANDS

FLOOD HAZARD: THIS PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 1000502511K, DATED MARCH 16, 2015 AND IS IN ZONE AE 7

SETBACK REQUIREMENTS
MIN. FRONT YARD: 20'
MIN. SIDE YARD: 15'
MIN. REAR YARD: 30'

BUILDING CONSTRUCTION: WOOD

BUILDING HEIGHT
MAX PERMITTED: 42'

BUILDING SEPARATION: 30'

PARKING:
REQUIRED:
EXISTING PARKING REQUIREMENTS:
GOLF COURSE: 19 SPACES (1 PER HOLE AND 1 EMPLOYEE)
ICE CREAM PARLOR: 4 SPACES (2 FOR FLOOR AREA AND 2 EMPLOYEES)
COVERED DECK: 4 SPACES
INDOOR AMUSEMENT: 28 SPACES (25 FOR FLOOR AREA AND 3 EMPLOYEES)
INDOOR AND OUTDOOR AMUSEMENT PLACE AND AMUSEMENT PARK: 1 SPACE PER 5 PERSONS RATED CAPACITY
8 KARTS WITH 2 PEOPLE PER KART = 16 PEOPLE / 5 = 4 SPACES
63 TOTAL SPACES REQUIRED

PROVIDED:
33 EXISTING PARKING SPACES INCLUDING 5 HANDICAPPED ACCESSIBLE
54 NEW PARKING SPACES
87 TOTAL PARKING SPACES INCLUDING 5 HANDICAPPED ACCESSIBLE

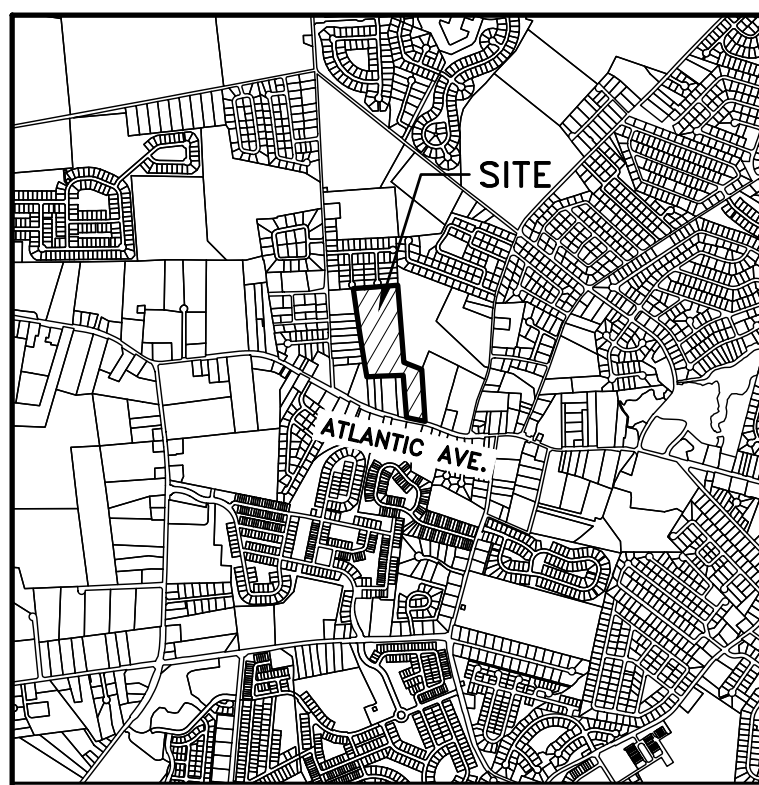
UTILITIES
PUBLIC SEWER (SUSSEX COUNTY, MILLVILLE SSD)
PUBLIC WATER (TIDEWATER UTILITIES, INC.)

DEVELOPER:
ATLANTIC AUCTION CO., INC.
35283 ATLANTIC AVENUE
MILLVILLE, DE 19967
302-462-6363

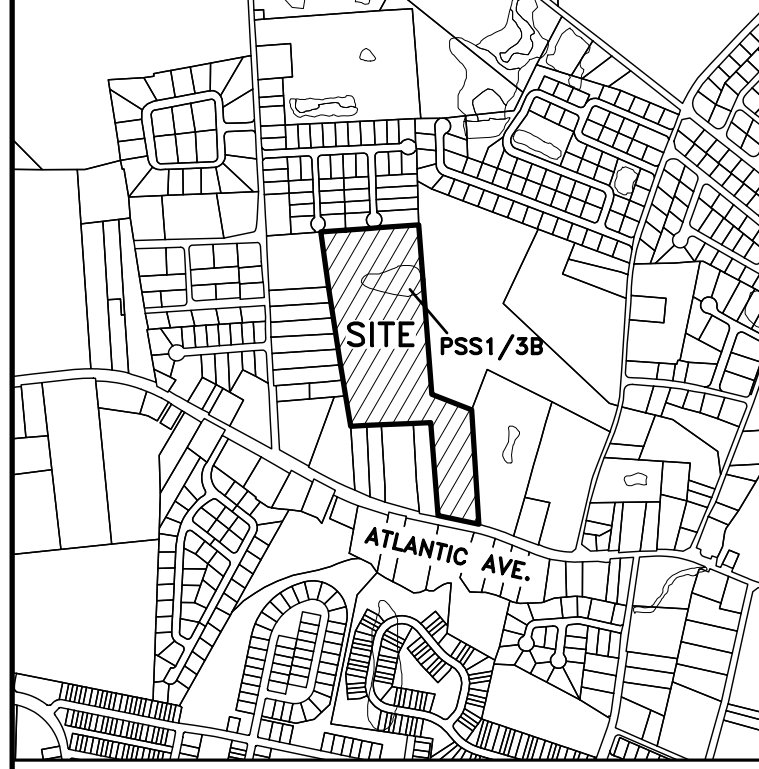
PREPARED BY:
DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
(302) 424-1441

ROAD DATA
ATLANTIC AVENUE (DE ROUTE 26, SUSSEX ROAD 26)
FUNCTIONAL CLASSIFICATION - MINOR ARTERIAL

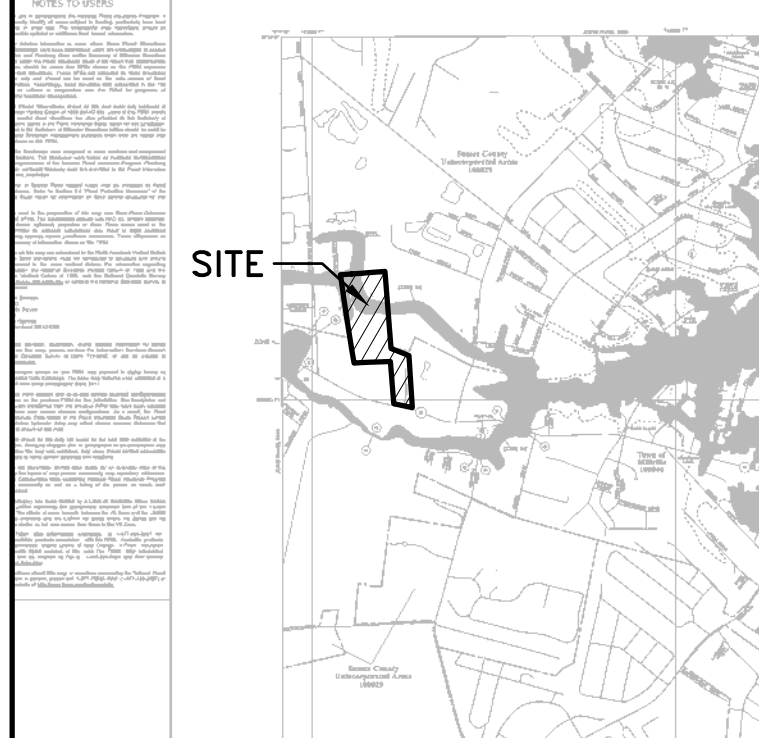
ADT (2019 DELAWARE VEHICLE VOLUME SUMMARY)	= 16,767
10 YR PROJECTED ADT = 1.16 X 16,767	= 19,450
10 YR PROJECTED AADT + SITE ADT (70) W OF SITE	= 19,520
10 YR PROJECTED AADT + SITE ADT (46) E OF SITE	= 19,496
PEAK HOUR = 11.77% X 19,450	= 2,289
DIRECTIONAL SPLIT = 56.51% / 43.49%	= 1,294/995
10.55% TRUCK X X 2,289	= 241
SPEED - POSTED	35 MPH
TRAFFIC PATTERN GROUP -	9
DESIGN HOURLY VOLUME (DELDOT DCM)= 19,566 X 11.77%	= 2,303
LEFT TURN TRUCK ADT (72 X 3%)	= 2



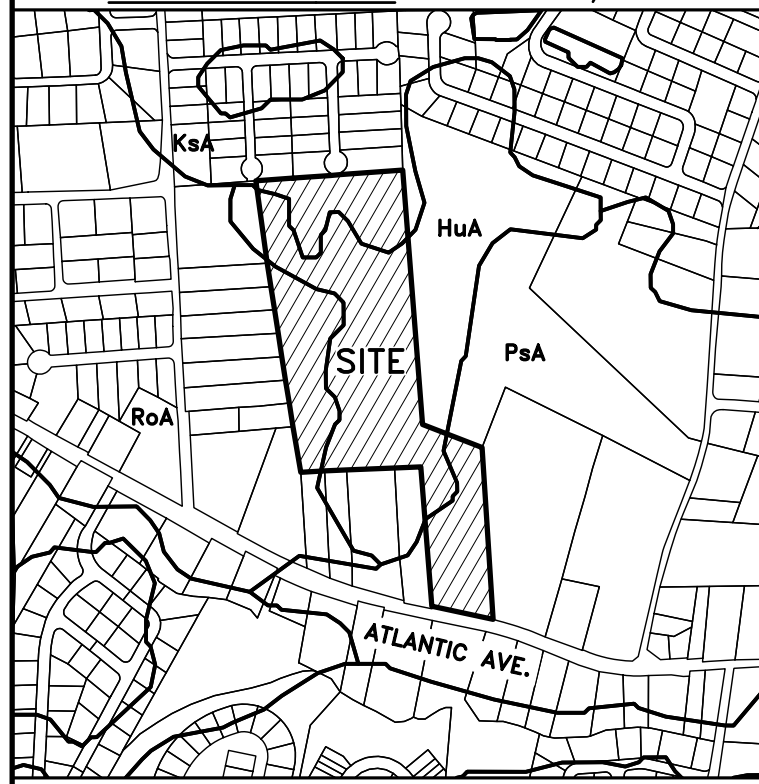
LOCATION MAP
1" = 1/2 MILE



NW1 WETLANDS
1" = 1200'



FEMA FLOOD MAP
PANEL #1000502511K SCALE: 1" = 1/2 MILE



SOILS MAP
1" = 800'

HuA - HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES
KaA - KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES
PaA - PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES
RoA - ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES

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SHEET V-103

SHEET V-104



**MILLVILLE BOARDWALK
 GO-KART TRACK
 TOWN OF MILLVILLE
 SUSSEX COUNTY, DELAWARE**

DATE	COMMENTS

Date: OCTOBER 2022
 Scale: 1"=80'
 Dwn.By: RPK
 Proj.No.: 3777B001

RECORD OVERVIEW

Dwg.No.: **V-102**

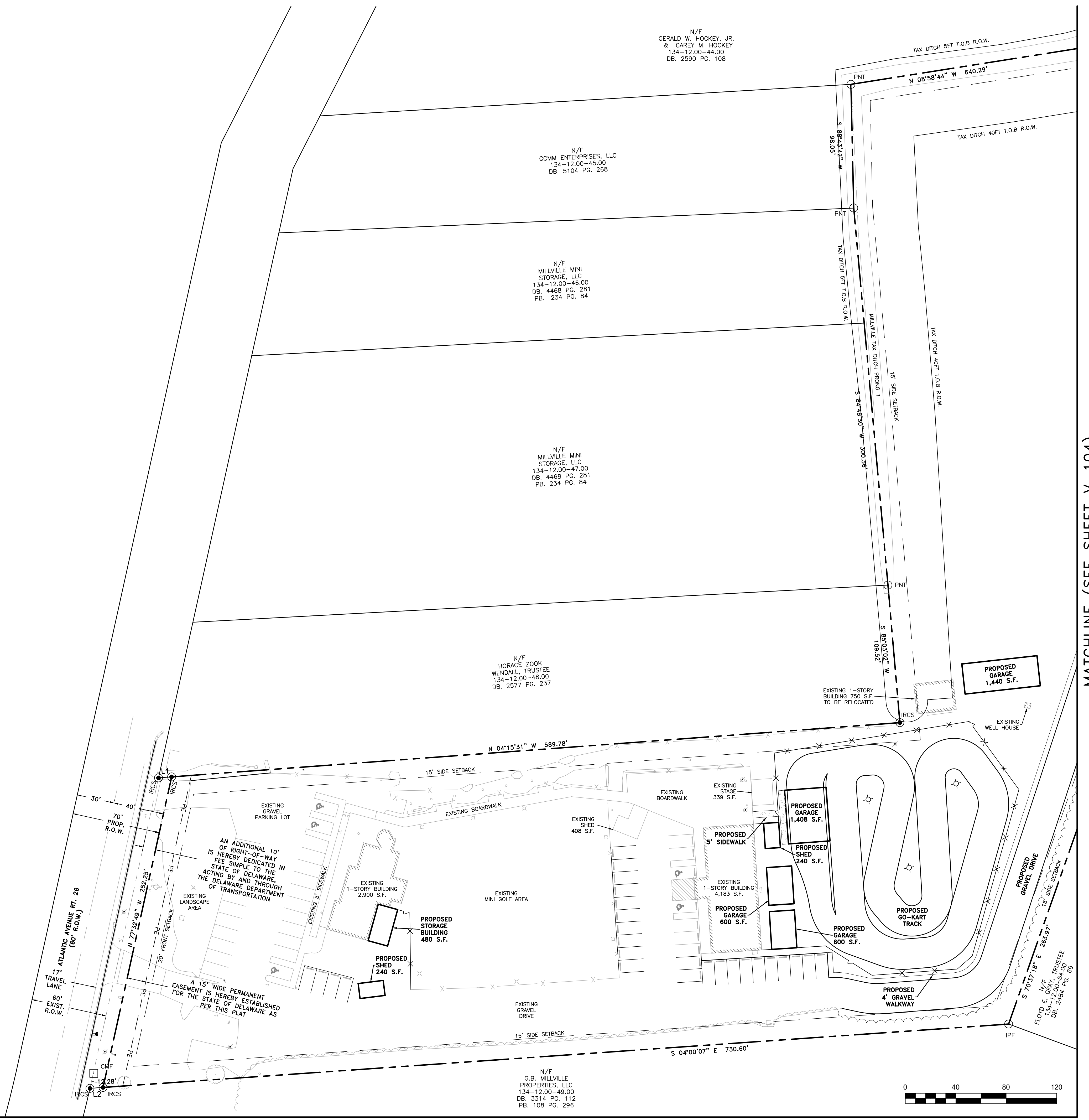


BOUNDARY MONUMENT LEGEND

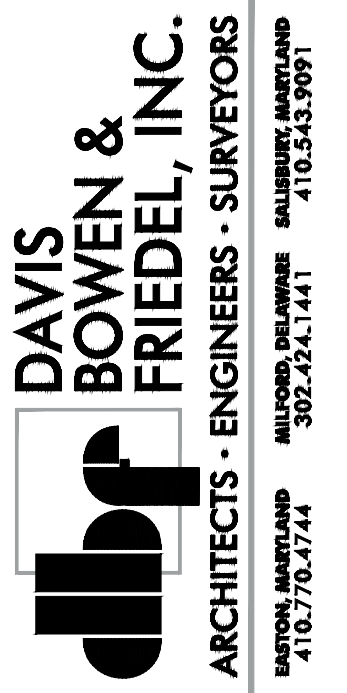
- CMF \square CONCRETE MONUMENT FOUND (1 EXISTING)
- IPF \circ IRON PIPE FOUND (3 EXISTING)
- PNT \circ POINT (5 EXISTING)
- IRCS \bullet IRON ROD AND CAP SET (3 PROPOSED)

LINE	BEARING	DISTANCE
L1	N 04°15'31" W	10.44'
L2	S 04°00'07" E	10.43'

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MATCHLINE (SEE SHEET V-104)



**MILLVILLE BOARDWALK
GO-KART TRACK
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE**

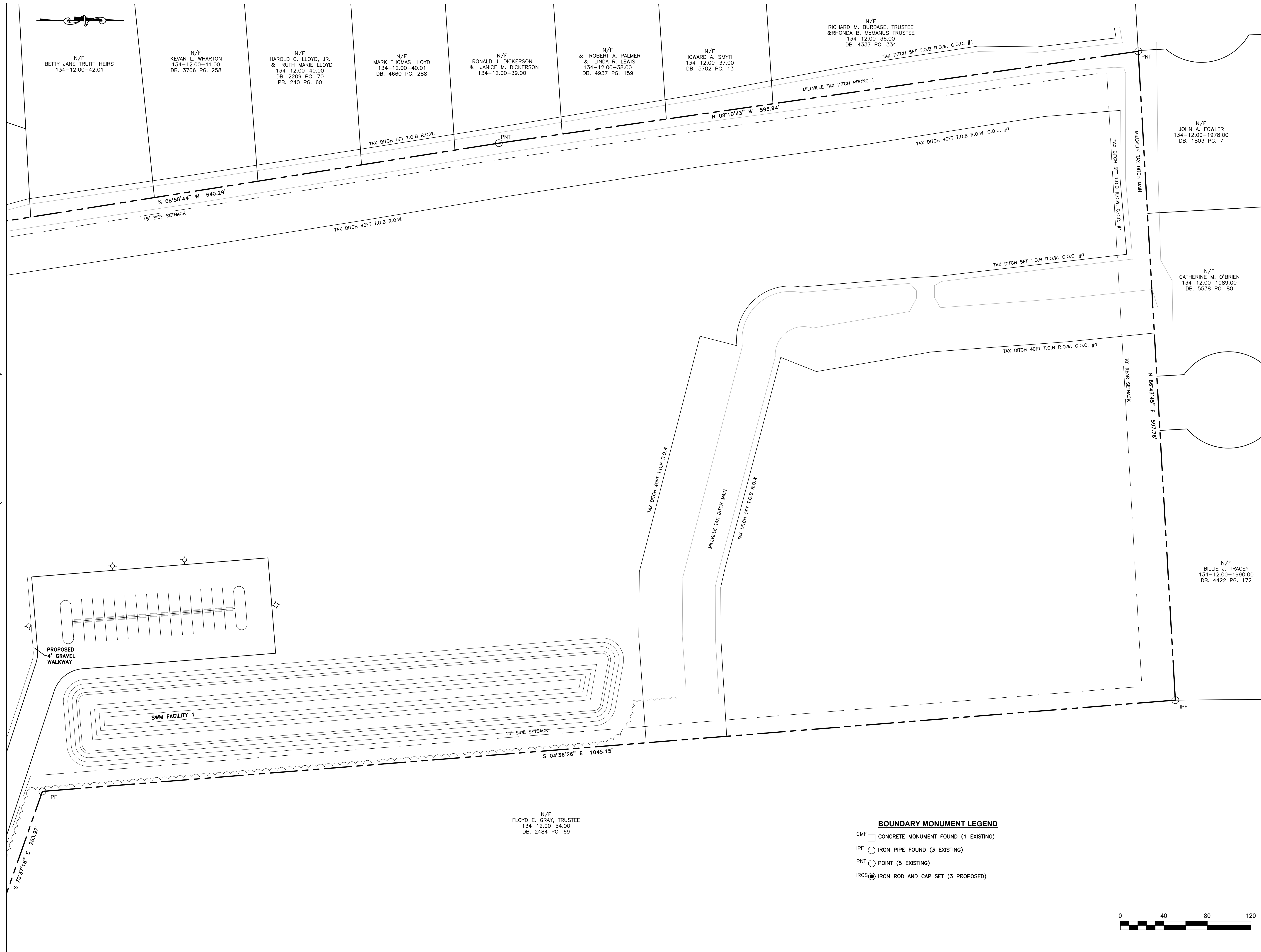
DATE	COMMENTS

Date: OCTOBER 2022
Scale: 1"=40'
Dwn. By: RPK
Proj. No.: 3777B001

RECORD PLAN

Dwg. No.: **V-103**

MATCHLINE (SEE SHEET V-103)

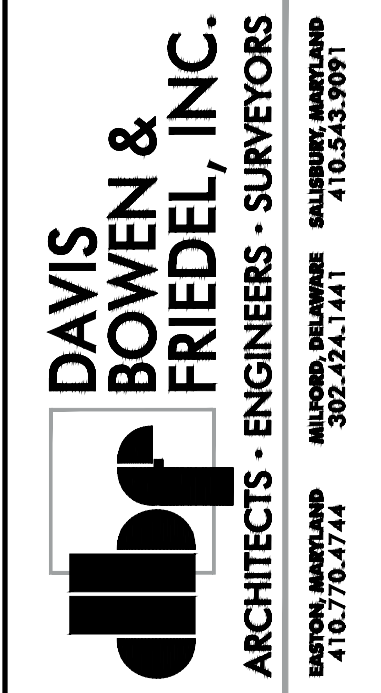


N/F BETTY JANE TRUITT HEIRS 134-12.00-42.01
 N/F KEVAN L. WHARTON 134-12.00-41.00 DB. 3706 PG. 288
 N/F HAROLD C. LLOYD, JR. & RUTH MARIE LLOYD 134-12.00-40.00 DB. 2209 PG. 70 PB. 240 PG. 60
 N/F MARK THOMAS LLOYD 134-12.00-40.01 DB. 4660 PG. 288
 N/F RONALD J. DICKERSON & JANICE M. DICKERSON 134-12.00-39.00
 N/F & ROBERT A. PALMER & LINDA R. LEWIS 134-12.00-38.00 DB. 4937 PG. 159
 N/F HOWARD A. SMYTH 134-12.00-37.00 DB. 5702 PG. 13
 N/F RICHARD M. BURBAGE, TRUSTEE & RHONDA B. McMANUS TRUSTEE 134-12.00-36.00 DB. 4337 PG. 334
 N/F JOHN A. FOWLER 134-12.00-1978.00 DB. 1803 PG. 7
 N/F CATHERINE M. O'BRIEN 134-12.00-1989.00 DB. 5538 PG. 80
 N/F BILLIE J. TRACEY 134-12.00-1990.00 DB. 4422 PG. 172
 N/F FLOYD E. GRAY, TRUSTEE 134-12.00-54.00 DB. 2484 PG. 69

BOUNDARY MONUMENT LEGEND
 CMF CONCRETE MONUMENT FOUND (1 EXISTING)
 IPF IRON PIPE FOUND (3 EXISTING)
 PNT POINT (5 EXISTING)
 IRCS IRON ROD AND CAP SET (3 PROPOSED)



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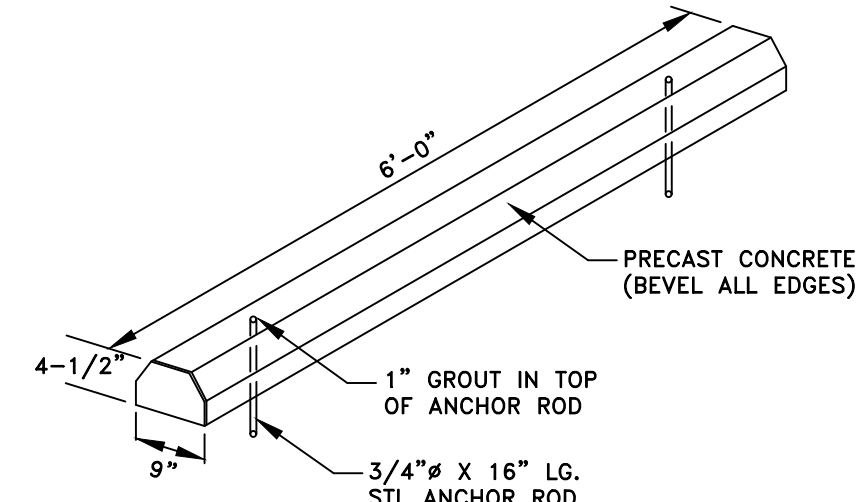
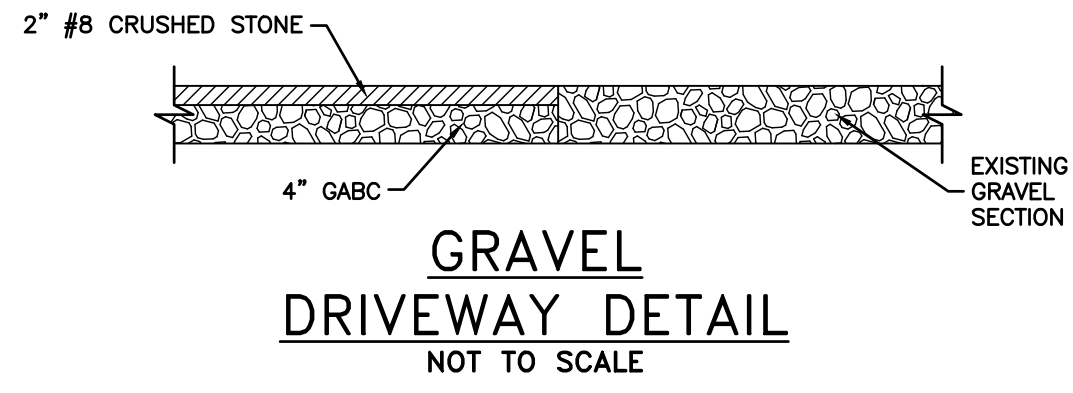
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 GO-KART TRACK
 TOWN OF MILLVILLE
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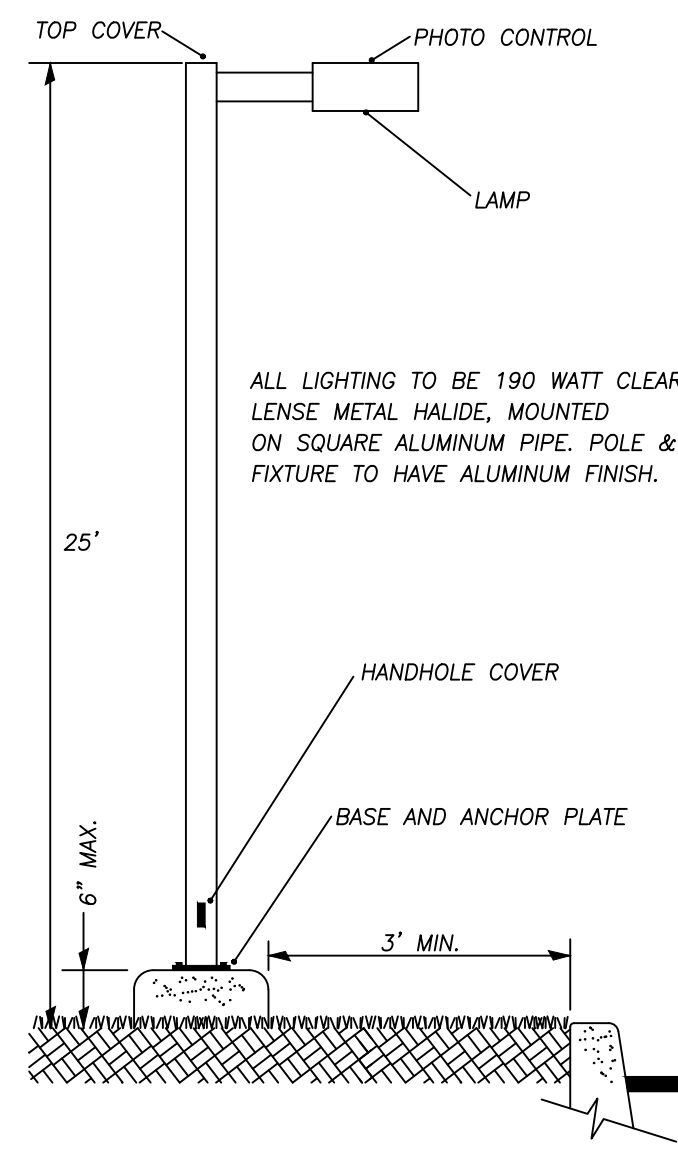
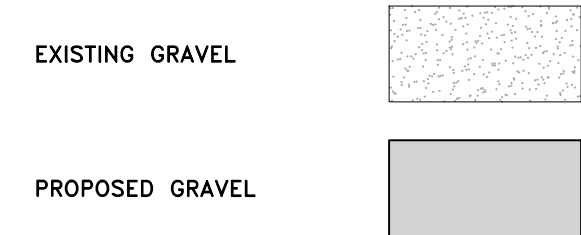
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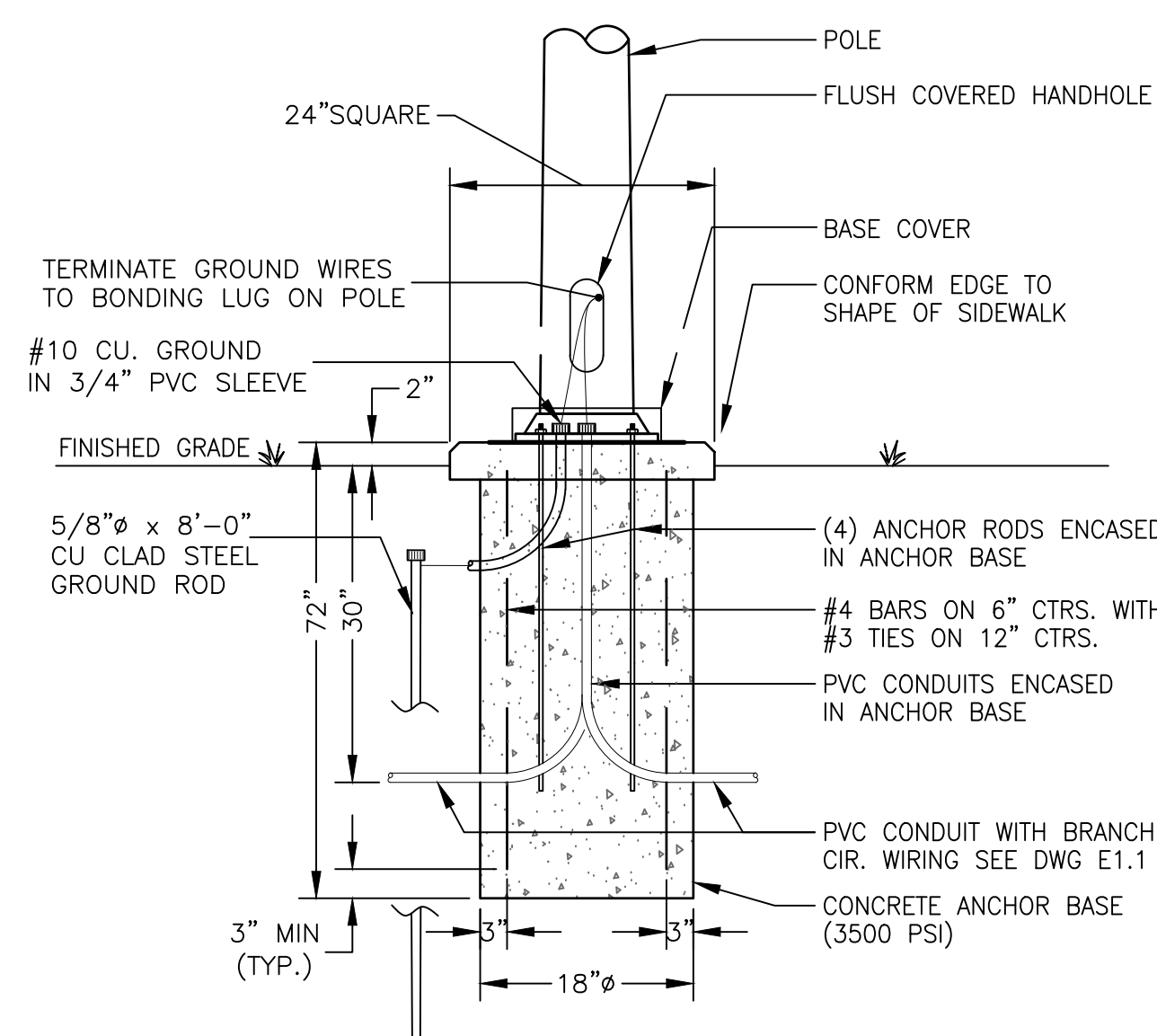
SITE LEGEND:

- (A) EXISTING 10'x20' HANDICAP PARKING SPACE WITH SIGN
- (B) PROPOSED LIGHT POLE
- (C) PROPOSED WHEEL STOP
- (D) EXISTING LIGHT POLE

SITE HATCH LEGEND:



LIGHT POLE DETAIL
NOT TO SCALE

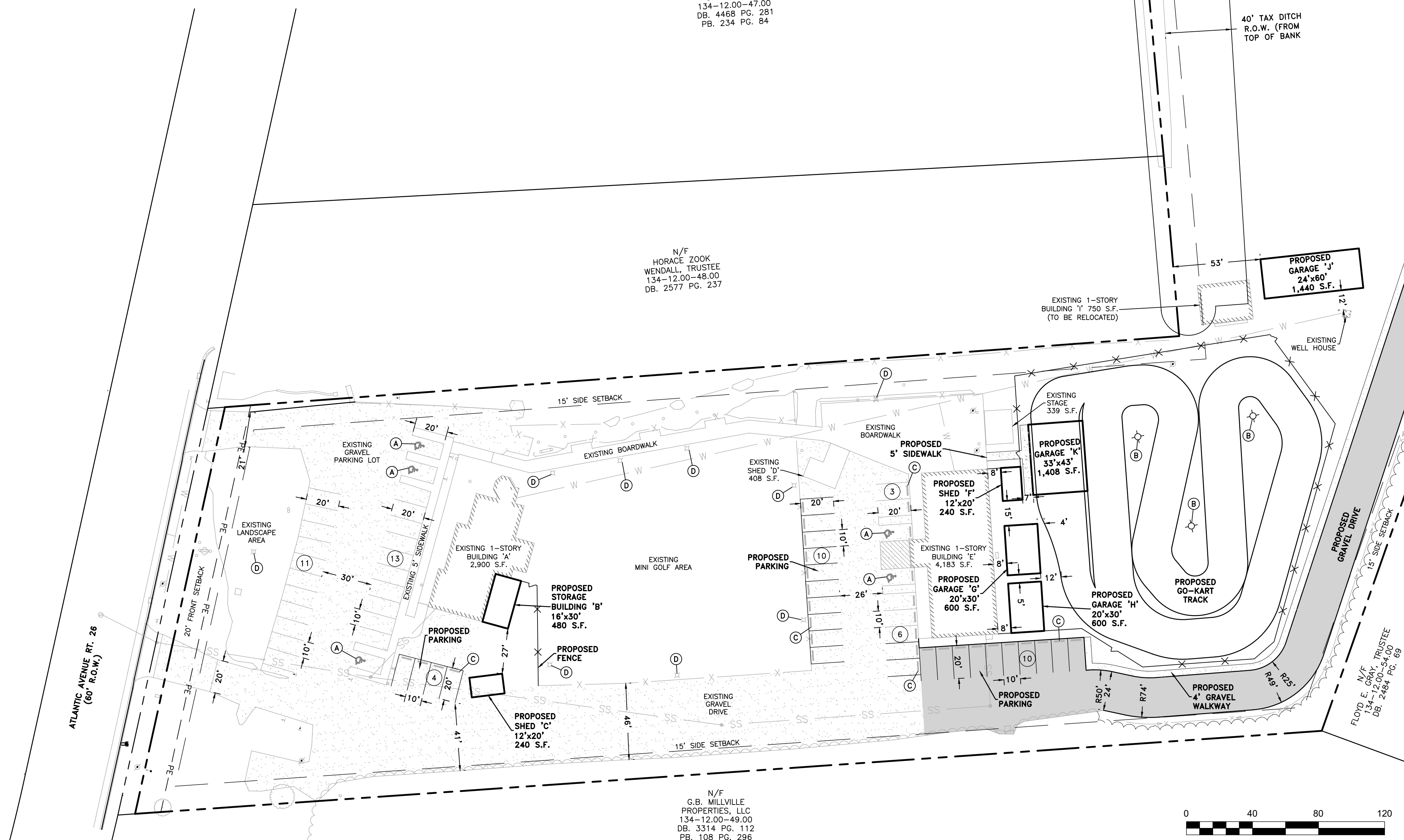


LIGHT POLE BASE DETAIL
NOT TO SCALE

PRECAST CONCRETE WHEEL STOP
NOT TO SCALE

NOTE: PRECAST CONCRETE WHEEL STOPS TO BE PLACED WHERE PARKING SPOTS ARE IN FRONT OF SIDEWALK OR BUILDINGS.

BUILDING CONSTRUCTION							
BUILDING	USE	NFPA CONSTRUCTION TYPE	SPRINKLERED	LOCK BOX	TOTAL SQ.FT.	HEIGHT (FT.)	HEIGHT (STORY)
A	COMMERCIAL	V(000)	NO	YES	2,900	22	1
B	COMMERCIAL	V(000)	NO	NO	480	14	1
C	COMMERCIAL	V(000)	NO	NO	240	14	1
D	COMMERCIAL	V(000)	NO	NO	408	14	1
E	COMMERCIAL	V(000)	NO	YES	4,183	22	1
F	COMMERCIAL	V(000)	NO	NO	240	14	1
G	COMMERCIAL	V(000)	NO	NO	600	14	1
H	COMMERCIAL	V(000)	NO	NO	600	14	1
I	COMMERCIAL	V(000)	NO	NO	750	14	1
J	COMMERCIAL	V(000)	NO	NO	1,440	14	1



N/F
GERALD W. HOCKEY, JR.
& CAREY M. HOCKEY
134-12.00-44.00
DB. 2590 PG. 108

N/F
GCM ENTERPRISES, LLC
134-12.00-45.00
DB. 5104 PG. 268

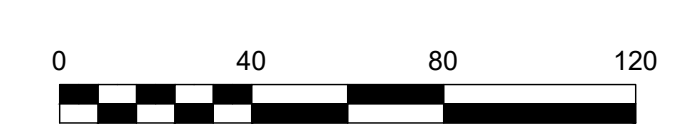
N/F
MILLVILLE MINI STORAGE, LLC
134-12.00-46.00
DB. 4468 PG. 281
PB. 234 PG. 84

N/F
MILLVILLE MINI STORAGE, LLC
134-12.00-47.00
DB. 4468 PG. 281
PB. 234 PG. 84

N/F
HORACE ZOOK WENDALL, TRUSTEE
134-12.00-48.00
DB. 2577 PG. 237

N/F
G.B. MILLVILLE PROPERTIES, LLC
134-12.00-49.00
DB. 3314 PG. 112
PB. 108 PG. 296

MATCHLINE (SEE SHEET C-103)



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
MILLSVILLE, DELAWARE 4182/761747
HARRINGTON, DELAWARE 410/3453797

**MILLVILLE BOARDWALK
GO-KART TRACK**
TOWN OF MILLVILLE
SUSSEX COUNTY, DELAWARE

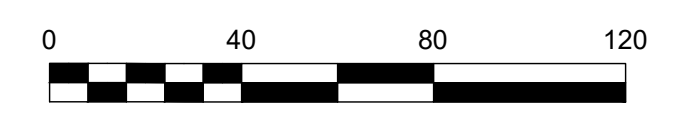
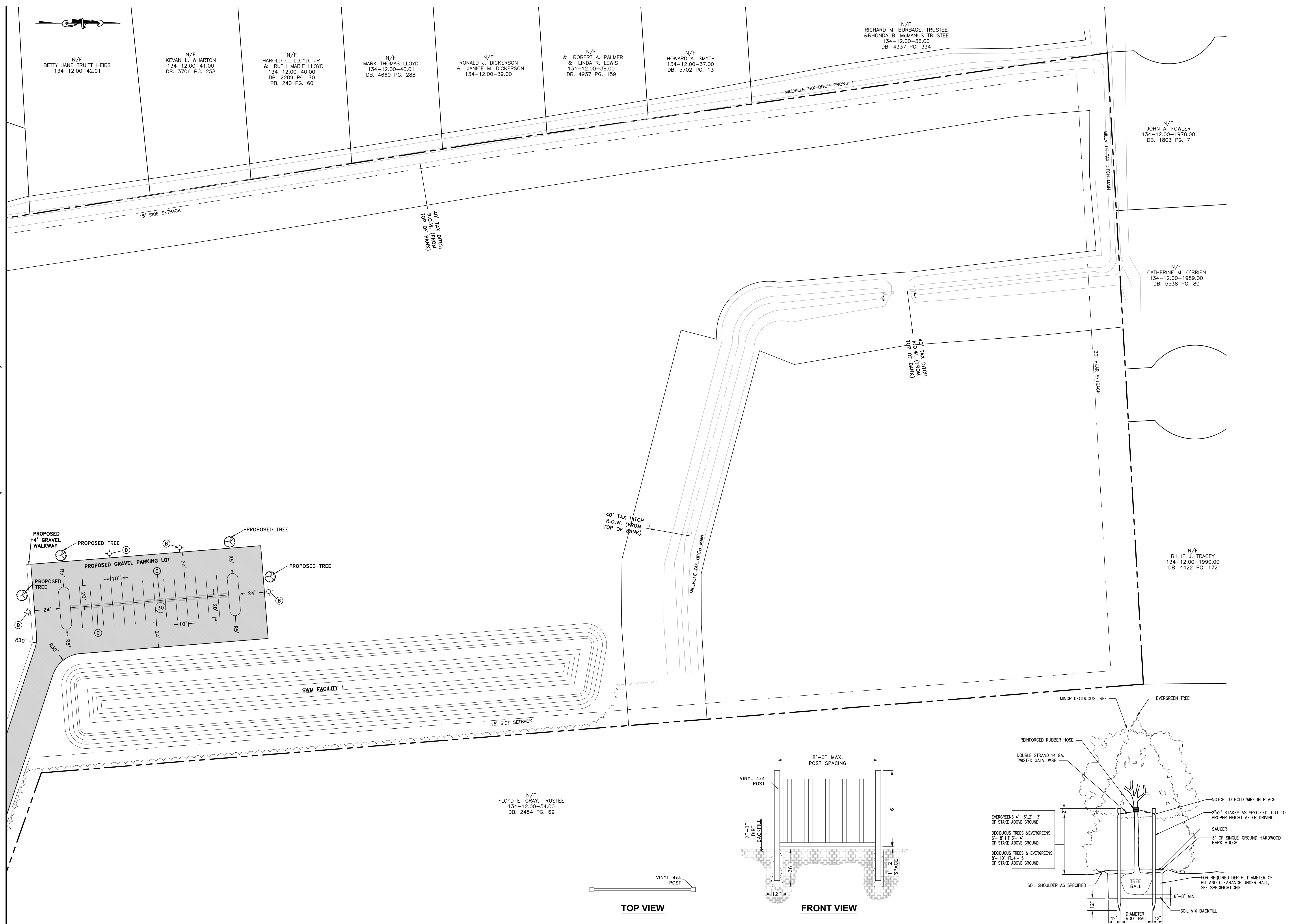
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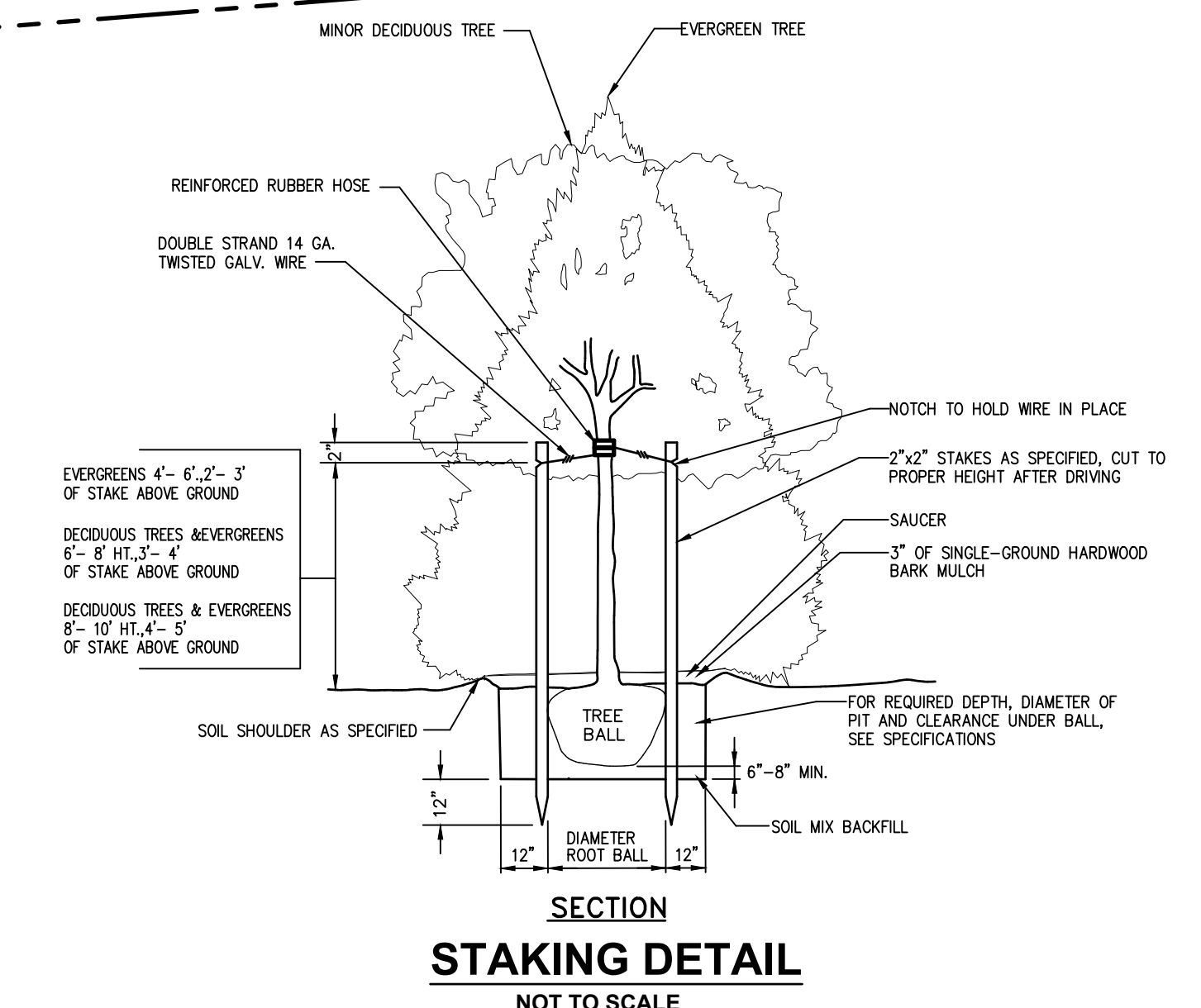
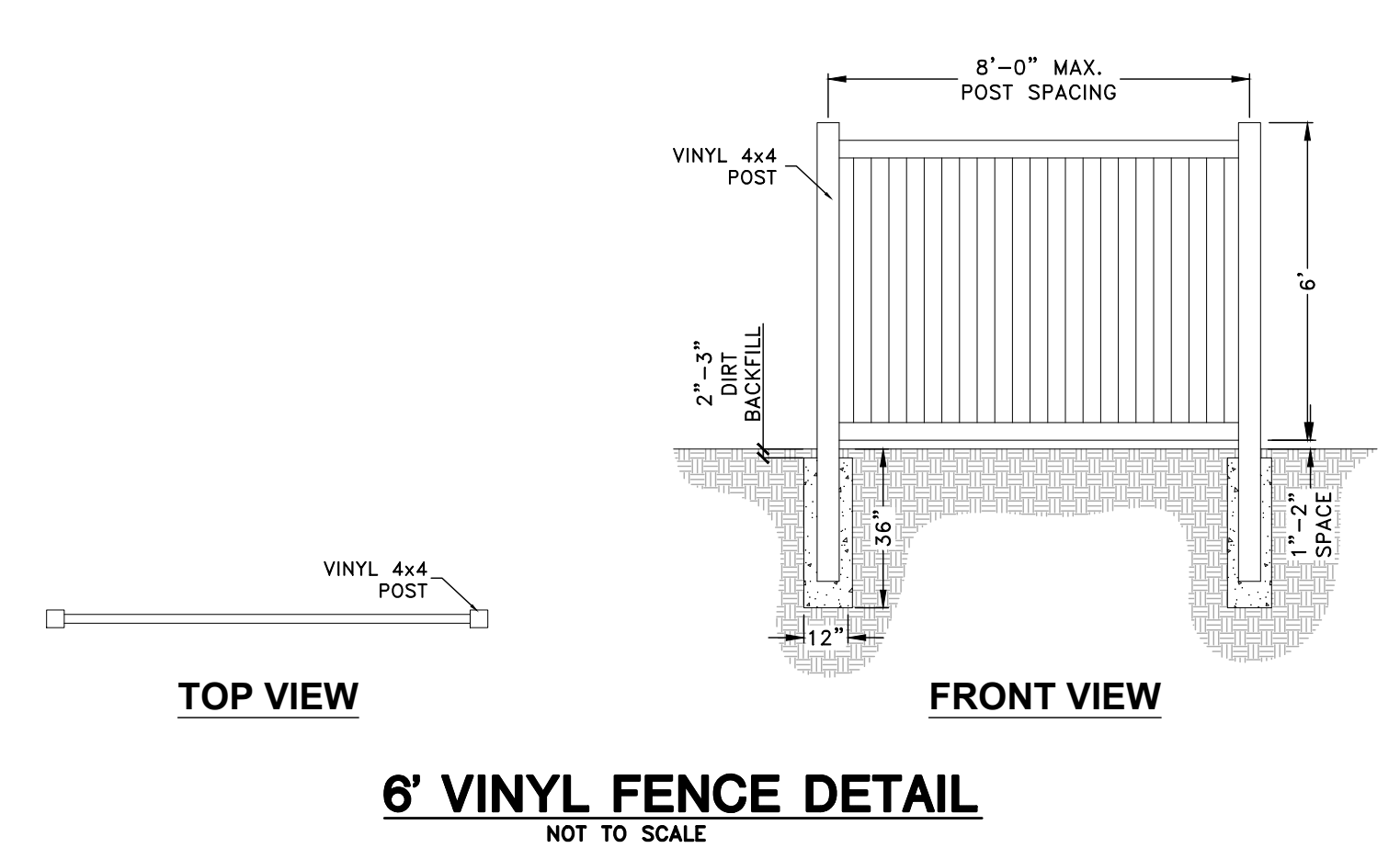
SITE PLAN

Dwg. No.: **C-102**

MATCHLINE (SEE SHEET C-102)



NOTE:
PROPOSED TREES WILL BE
TWISTED HOLLYWOOD JUNIPERS



DAVIS BOWEN & FRIEDEL, INC.
ARCHITECTS - ENGINEERS - SURVEYORS
MILLVILLE, DELAWARE
410.756.7474

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SITE PLAN

Dwg. No.: **C-103**