DUKES DRIVE MEDICAL OFFICE

"REJUVENATION SKIN WELLNESS & AESTHETICS"

RECORD PLAN

TM# 134-12.00-400.00
BALTIMORE HUNDRED,
TOWN OF MILLVILE,
SUSSEX COUNTY, DE

PREPARED FOR:
DONAWAY INVESTMENTS LLC
24199 INDIAN TOWN ROAD
MILLSBORO, DE 19966

SITE DATA TABLE:

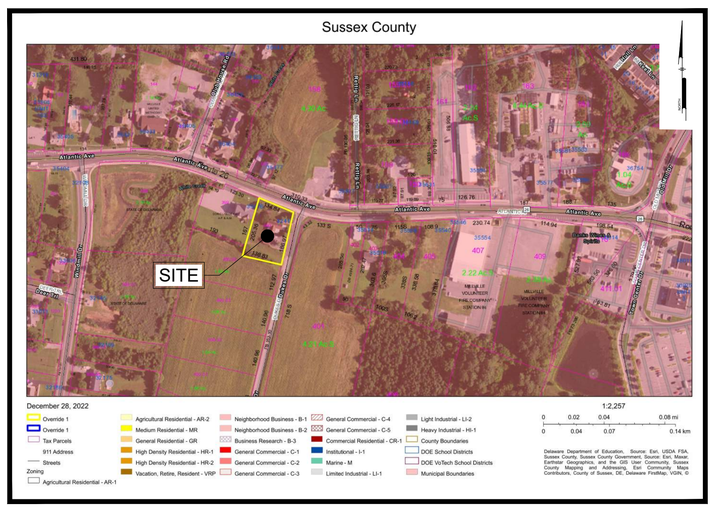
1.	TAX MAP NUMBER:	134-12.00-400.00
2.	DEED REFERENCE:	BK.: 5778,PG.: 91
3.	OWNER/DEVELOPER:	DONAWAY INVESTMENTS LLC 24199 INDIAN TOWN ROAD MILLSBORO, DE 19966
4.	SITE ADDRESS :	32412 DUKES DRIVE MILLVILLE, DE 19967
5.	HUNDRED, TOWN, COUNTY:	BALTIMORE HUNDRED, MILLVILE, SUSSSEX COUNTY
6.	EXISTING TOTAL ACREAGE:	26,735 ± SF (0.61 ± AC.)
7.	CURRENT ZONING:	C-1 TOWN CENTER COMMERCIAL
8.	PRESENT USE:	RESIDENTIAL - SINGLE FAMILY HOME
9.	PROPOSED USE:	PROFESSIONAL MEDICAL OFFICE
10.	REQUIRED LOT AREAS MIN LOT SIZE - MIN LOT FRONTAGE - MAX LOT COVERAGE - PROVIDED COVERAGE -	(SECTION 155-13-E:) 8,000 SF 100' 60% (16,043 SF) EX. 5,126 SF (19.4%) PR..8,973 SF (33.5%)
11.	BUILDING RESTRICTION LINES: FRONT - SIDE - REAR -	C-1(115-34) 20 FEET (DUKES DRIVE & ATLANTIC AVE) 15 FEET 0 FEET WITH 10' BUFFER (115-79) AGAINST RESIDENTIAL ZONED PARCEL
12.	WATER PROVIDER:	PUBLIC - TIDEWATER UTILITY CO.
13.	SEWER PROVIDER:	PUBLIC - SUSSEX COUNTY [TIER 1 - SUSSEX COUNTY UNIFIED SANITARY SEWER DISTRICT]
14.	SOURCE WATER PROTECTION:	A. SUBJECT PROPERTY IS WITHIN AN AREA OF "FAIR" GROUNDWATER RECHARGE POTENTIAL. B. SUBJECT PROPERTY IS NOT LOCATED IN WELLHEAD PROTECTION AREA.
15.	SECTION (155-13-D) MAXIMUM BUILDING HEIGHT: EXISTING BUILDING HEIGHT: PROPOSED BUILDING HEIGHT:	 42 FEET (4 STORIES) MAX 25'± (2 STORIES) 18'± (1 STORY)
16.	SECTION (155-ATTACHMENT 1) PARKING REQUIRED:	 CLINICS/PROF. OFFICE: 1 PER 300 SF PLUS 1 PER EMPLOYEES 2,663 SF/ 300, 3 EMPLOYEES = 12 SPACES REQUIRED
17.	PARKING PROVIDED:	11 SPACES 1 ADA SPACES 12 SPACES PROVIDED
18.	PROXIMITY TO (TID):	NOT INCLUDED
19.	POSTED SPEED LIMIT:	30 MPH (DUKES DRIVE)
20.	SITE AREA BREAKDOWN:	

BUILDING AREA	EX. = 2,089 ± SF	(0.05 ± AC.)	PR. = 2,852 ± SF	(0.06 ± AC.)
OPEN SPACE	EX. = 21,609 ± SF	(0.49 ± AC.)	PR. = 17,573 ± SF	(0.41 ± AC.)
PAVEMENT/ CONCRETE AREA	EX. = 3,037 ± SF	(0.07 ± AC.)	PR. = 6,309 ± SF	(0.14 ± AC.)
TOTAL	EX. = 26,735 ± SF	(0.61 ± AC.)	PR. = 26,735 ± SF	(0.61 ± AC.)

21.	NET DEVELOPABLE AREA:	25,100 ± SF (0.58 ± AC.) (93.9% OF TOTAL AREA)
22.	WETLAND AREA:	0.00 ± AC.
23.	2020 STATE INVESTMENT AREA:	LEVEL 2
24.	2019 FUTURE LAND USE MAP:	COMMERCIAL
25.	SCHOOL DISTRICT:	1 - INDIAN RIVER
26.	FIRE DISTRICT:	84 - MILLVILLE
27.	LONGITUDE AND LATITUDE:	LONGITUDE: W-75° 06' 50" LATITUDE: N-38° 32' 47"
28.	FLOOD ZONE:	THIS PROPERTY IS LOCATED ON THE FEMA INSURANCE RATE MAP NUMBER 10005C0511K, MAP REVISED MARCH 16, 2015. PROPERTY LIES WITH IN ZONE X (UNSHADED) WHICH IS AN AREA LOCATED OUTSIDE THE 500 YEAR FLOOD PLAIN. ALONG WITH A SMALL PORTION IN THE NORTHWEST CORNER IS WITHIN ZONE X (SHADED), WHICH IS LOCATED WITHIN THE 500 YEAR FLOOD PLAIN WITH AVERAGE DEPTHS LESS THAN 1'.
29.	WATERSHED:	WHITE CREEK- INDIAN RIVER BAY
30.	DATUM:	HORIZONTAL = NAD83, VERTICAL = NAVD88
31.	STATE TAX DITCH AREA:	DERRICKSON CANAL
32.	LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	TOWN OF MILLVILLE

LEGEND

EXISTING	PROPOSED	DESCRIPTION
		BUILDING
		FULL DEPTH PAVEMENT
		BUILDING RESTRICTION LINE
		FORESTED BUFFER
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		UTILITY EASEMENT
		PERMANENT EASEMENT
		FENCE
		POWER, UTILITY POLE
		PROPERTY, LINE
		LEGAL RIGHT-OF-WAY
		PROPERTY, CORNER FOUND
		PROPERTY, ADJOINING LINED
		SITE, MAIL BOX
		SITE, TRAFFIC SIGN
X 100.5	35.00	SPOT ELEVATION
		STORMPIPE, INLET, MANHOLE, & FLARED END
101	101	MINOR CONTOUR
100	100	MAJOR CONTOUR
		MARKING, HANDICAP PARKING
		DETECTABLE WARNING STRIP
		CONCRETE
		CURB
		PROPOSED STREET LIGHT


Sussex County
SITE
Atlantic Ave
Dukes Dr
Wines Creek Rd
Lisa Ave
Dorothy St
Mulberry St
Cedar St
Mill St
Walnut St
Church St
Central Ave
Cypress St
Pine St
Hickory St
Sussex St
Union St
Washington St
Market St
Front St
Shipyard Dr
Clay St
Opal St
Coastal Hwy
Savannah Rd
Kings Hwy
Cedar Neck Rd
Wilson Harbor Rd
Offices
Shops
Apts
Vacant
Single Family
Duplex
Triplex
Quadplex
Manufactured Home
Manufactured Home Park
Churches
Schools
Municipal
Utilities
Cemetery
Parks
Vacant Land
Agricultural
Mixed Use
Hospital
Nursing Home
Lodges
Marinas
Golf Course
Campground
Other Exempt
Exempt Vacant
Exempt Improved
Exempt Ag
Exempt Mixed Use
Exempt Other
Exempt Condo
Exempt Apts
Exempt Single Family
Exempt Duplex
Exempt Triplex
Exempt Quadplex
Exempt Manufactured Home
Exempt Manufactured Home Park
Exempt Churches
Exempt Schools
Exempt Municipal
Exempt Utilities
Exempt Cemetery
Exempt Parks
Exempt Vacant Land
Exempt Hospital
Exempt Nursing Home
Exempt Lodges
Exempt Marinas
Exempt Golf Course
Exempt Campground

GENERAL NOTES:

1. ALL WORK SHALL COMPLY WITH ALL APPLICABLE STATE, FEDERAL AND LOCAL CODES. ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY OWNER. THE CONTRACTOR SHALL ERECT AND MAINTAIN, AS REQUIRED BY THE CONDITIONS AND PROGRESS OF THE WORK, ALL NECESSARY SAFEGUARDS FOR SAFETY AND PROTECTION.
2. THIS PLAN DOES NOT VERIFY THE EXISTENCE, OR NONEXISTENCE, OF EASEMENT OR RIGHT OF WAYS CROSSING THE SUBJECT PROPERTY.
3. THE CONTRACTOR SHALL IMMEDIATELY INFORM THE ENGINEER OF ANY DISCREPANCIES OR ERRORS THEY DISCOVER IN THE PLAN.
4. FINAL SET OF APPROVED CONSTRUCTION PLANS AND SPECIFICATIONS SHALL BE MAINTAINED ON THE JOB SITE AT ALL TIMES. FAILURE TO COMPLY WITH THIS PROVISION SHALL BE CONSIDERED CAUSE TO STOP THE WORK.
5. DEVIATION FROM THESE PLANS AND NOTES WITHOUT THE PRIOR CONSENT OF THE OWNER OR HIS REPRESENTATIVE OR THE ENGINEER MAY BE CAUSE FOR THE WORK TO BE REJECTED.
6. ALL MATERIALS SHALL BE NEW AND SHALL BE ASBESTOS AND VERMICULITE FREE. ALL MATERIALS SHALL BE STORED SO AS TO ASSURE THE PRESERVATION OF THEIR QUALITY AND FITNESS FOR THE INTENDED WORK.
7. DRAWINGS DO NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK TO BE PERFORMED. IT MUST BE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970, AS AMENDED AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
8. PRIOR TO CONSTRUCTION, CONTRACTOR TO FIELD LOCATE AND RECORD ANY DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REMOVED OR REPLACED, ENGINEER TO VERIFY LOCATION AND EXTENT OF DAMAGE.
9. THE CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF CONTRACT DRAWINGS ON WHICH HE SHALL NOTE, IN RED, THE ALIGNMENTS AND INVERTS OF ALL UNDERGROUND UTILITIES INSTALLED OR ENCOUNTERED DURING THE PROSECUTION OF THE WORK. ALL DISCREPANCIES BETWEEN THE PLAN LOCATIONS AND ELEVATIONS OF BOTH THE EXISTING AND PROPOSED UTILITIES SHALL BE SHOWN ON THE AS-BUILT DRAWINGS TO BE MAINTAINED BY THE CONTRACTOR IN THE FIELD.
10. THE CONTRACTOR SHALL OPEN ONLY THAT SECTION OF TRENCH OR ACCESS PITS WHICH CAN BE BACKFILLED AND STABILIZED AT THE END OF EACH WORKING DAY. STEEL PLATES SHALL BE USED ON ANY TRENCH OR ACCESS PITS WHICH MUST REMAIN OPEN OVERNIGHT. THIS REQUIREMENT DOES NOT APPLY TO AREAS COMPLETELY CLOSED AND SECURE FROM VEHICULAR OR PEDESTRIAN TRAFFIC.
11. DAMAGE TO EXISTING PAVING, SIDEWALK, CURB OR STRUCTURES NOT TO BE REPLACED OR REMOVED DURING CONSTRUCTION SHALL BE IMMEDIATELY REPORTED TO ENGINEER, CONTRACTOR SHALL REPAIR OR REPLACE ALL DAMAGED WORK WITHOUT CHARGE TO THE OWNER.
12. BASED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10005C0511K, EFFECTIVE DATE MARCH 16, 2015, THE ENTIRE PROPERTY IS LOCATED IN AN AREA DESIGNATED AS FLOOD ZONE "X" (UNSHADED), WHICH IS AN AREA THAT HAS BEEN DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
13. SUBJECT PROPERTY IS CURRENTLY ZONED C-1 (TOWN OF MILLVILLE)
14. THE SUBJECT SITE WILL BE CONSTRUCTED IN ONE PHASE.
15. TOTAL AREA FOR SUBJECT SITE IS 0.61 ± ACRES.
16. THE BOUNDARY INFORMATION & TOPOGRAPHY SHOWN ON THIS PLAN WAS TAKEN FROM DOCUMENTS OF PUBLIC RECORD AND IS ALSO THE RESULT OF AN ACTUAL FIELD SURVEY BY PENNONI ASSOCIATES, INC. DATED 12-20-2022.
17. ALL PROPOSED LIGHTING WILL BE SUPPLIED BY BUILDING WALL PACKS AND PARKING LOT LIGHTS. REFER TO SITE LIGHTING PLAN.
18. ALL SECURITY LIGHTING (IF NECESSARY) SHALL BE DOWNWARD SCREENED SO THAT IT DOES NOT SHINE ON NEIGHBORING PROPERTIES OR ROADWAYS.
19. STATE AND FEDERAL WETLANDS DO NOT EXIST ON THE SITE.
20. STORMWATER IS CONVEYED BY OVERLAND FLOW TO DELDOT DRAINAGE SYSTEM.
21. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPE, FIRE DEPARTMENT CONNECTIONS AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE WOOD, STEEL, AND CONCRETE, AND WILL NOT HAVE SPRINKLERS.
22. FIRE ALARM REQUIRED - THE FIRE ALARM SIGNALING SYSTEM SHALL BE AUTOMATIC, SUPERVISED OFF-SITE, AND SHALL CONSIST OF FULL COVERAGE BY SMOKE DETECTION AND ALARM NOTIFICATION. WHERE SMOKE DETECTION DEVICES WILL NOT FUNCTION BY REASON OF DEVICE LIMITATION, HEAT DETECTION SHALL BE PROVIDED IN THOSE SPECIFIC LOCATIONS FIRE ALARM SIGNALING SYSTEM PLANS AND SPECIFICATIONS SHALL BE SUBMITTED FOR REVIEW.
23. LOCK BOX REQUIRED - CONTACT LOCAL FIRE CHIEF FOR ORDERING INFORMATION AND LOCATION OF BOX ON THE BUILDING.
24. MISS UTILITY SHALL BE NOTIFIED THREE (3) DAYS PRIOR TO EXCAVATION.
25. ALL DISTURBED AREAS WITHIN THE LIMIT OF DISTURBANCE, BUT NOT IN PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), SEEDED AND MULCHED. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
26. A 72 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ROADWAY CONSTRUCTION.
27. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, DELETE OR MODIFY ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
28. THE ENTRANCES / EXITS ARE PROPOSED ONLY, AND ARE SUBJECT TO REVIEW AND APPROVAL BY THE DELAWARE DEPARTMENT OF TRANSPORTATION BEFORE A CONSTRUCTION PERMIT IS ISSUED.
29. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING, TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION:
    THE OWNER, SUSSEX CONSERVATION DISTRICT, & DELDOT
30. THE CONTRACTOR SHALL MAINTAIN PUBLIC ROADS AND STREETS IN A BROOM SWEPT CONDITION AT ALL TIMES.
31. ROUTINE PERIODIC INSPECTIONS DURING CONSTRUCTION WILL BE PROVIDED BY THE OWNER. THESE INSPECTIONS DO NOT RELIEVE THE CONTRACTOR FROM HIS OBLIGATION AND RESPONSIBILITY FOR CONSTRUCTING ALL WORK IN STRICT ACCORDANCE WITH ALL STANDARDS AND SPECIFICATIONS AND CONSTRUCTION DOCUMENTS.
32. THE CONTRACTOR SHALL PROVIDE SEDIMENT CONTROL MEASURES TO PROTECT STOCKPILE AREAS AND STORAGE AREAS. ALL AREAS USED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR FOR STAGING OPERATIONS SHALL BE FULLY RESTORED BY THE CONTRACTOR UPON COMPLETION OF THE PROJECT. IF THE STAGING AREA IS PAVED, IT SHALL BE RESTORED TO ITS ORIGINAL CONDITION. IF THE STAGING AREA IS UNPAVED, IT SHALL BE RE-GRADED, TOPSOILED, SEEDED AND MULCHED TO THE SATISFACTION OF THE ENGINEER. ALL COSTS ASSOCIATED WITH RESTORATION OF THE STAGING AREA SHALL BE AT THE CONTRACTOR'S EXPENSE. IF THE ENGINEER DETERMINES THAT A SATISFACTORY STAND OF GRASS DOES NOT EXIST AT THE TIME OF FINAL INSPECTION, ALL COSTS ASSOCIATED WITH RE-ESTABLISHING A SATISFACTORY STAND OF GRASS SHALL BE AT THE CONTRACTOR'S EXPENSE.
33. DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING THE EXCAVATION FOR STRUCTURES AND UTILITY LINES ON AND OFF SITE MUST BE REMOVED AND PROPERLY DISCARDED. ANY REMEDIAL ACTION REQUIRED IS THE RESPONSIBILITY OF THE CONTRACTOR.
34. THE CONTRACTOR SHALL TAKE PRECAUTIONS TO LOCATE PROPERTY LINES AND RIGHT OF WAY LINES PRIOR TO CONSTRUCTION AND AVOID CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY AND/ OR RIGHTS OF WAYS WHERE SAID CONSTRUCTION IS PROHIBITED. THE CONTRACTOR MAY CONDUCT CONSTRUCTION ACTIVITIES ON PRIVATE PROPERTY PROVIDED IF HE HAS OBTAINED PRIOR WRITTEN PERMISSION FROM THE PROPERTY OWNER AND HAS SUBMITTED A COPY OF SAID WRITTEN PERMISSION TO THE OWNER.
35. THE CONTRACTOR SHALL REMOVE AND IMMEDIATELY REPLACE, RELOCATE, RESET OR RECONSTRUCT ALL OBSTRUCTIONS IN THE WORK AREA, INCLUDING, BUT NOT LIMITED TO, MAILBOXES, SIGNS, LANDSCAPING, LIGHTING, PLANTERS, CULVERTS, DRIVEWAYS, PARKING AREAS, CURBS, GUTTERS, FENCES, OR OTHER NATURAL OR MAN-MADE OBSTRUCTIONS. TRAFFIC CONTROL REGULATORY, WARNING AND INFORMATION SIGNS SHALL REMAIN FUNCTIONAL AND VISIBLE TO THE APPROPRIATE LANES OF TRAFFIC AT ALL TIMES, WITH THEIR RELOCATION KEPT TO A MINIMUM DISTANCE.

DELDOT RECORD SITE PLANS (03/21/2019):

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. 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.
4. 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.
5. 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.
6. 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 FOR THE SIDEWALK.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
9. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
11. 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*.

FIRE MARSHAL NOTES:

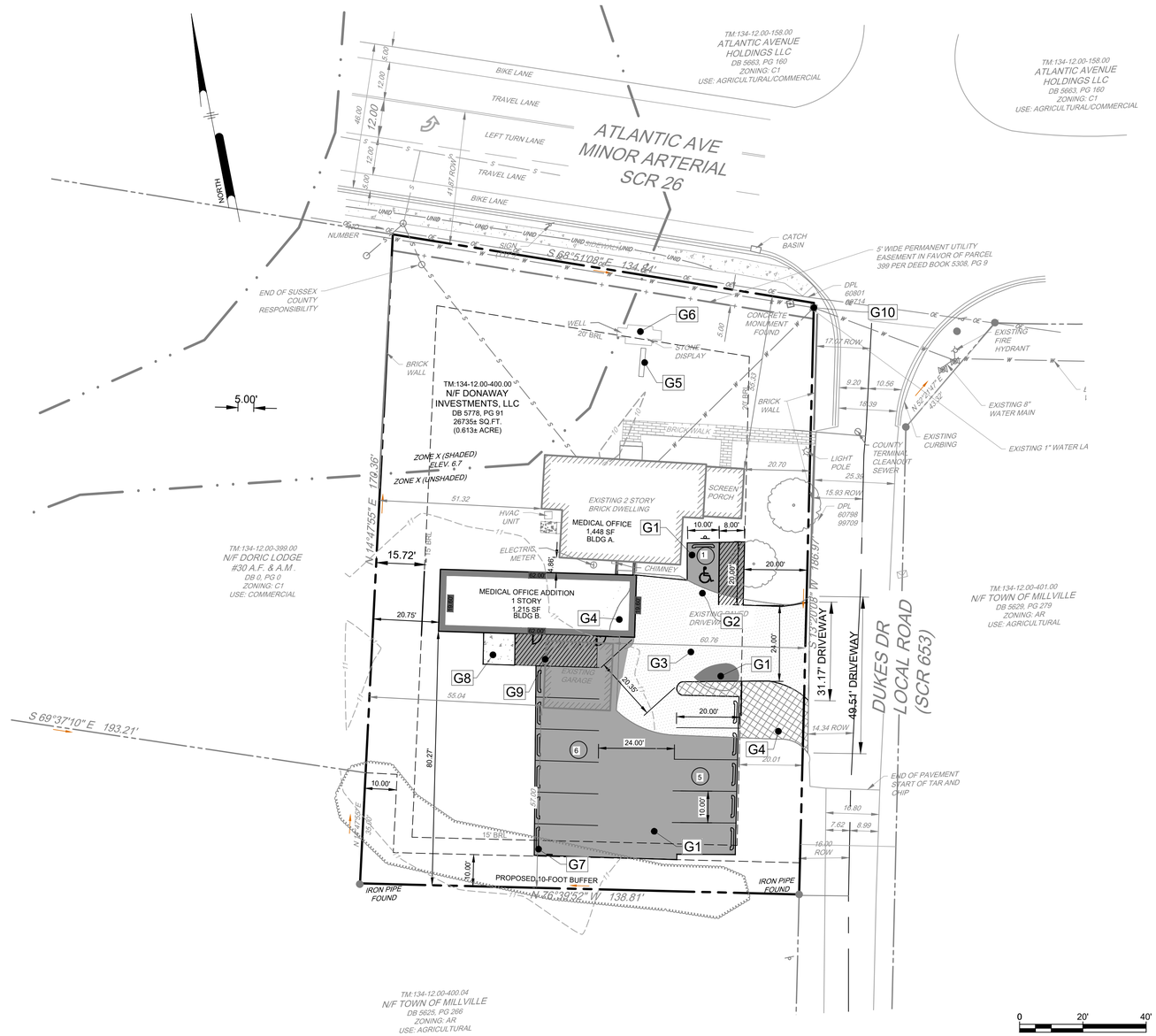
1. SITE NAME/ADDRESS : 32412 DUKES DRIVE
   MILLVILLE, DE 19967
   SUSSEX COUNTY, DELAWARE
2. OWNER INFORMATION :

CURRENT OWNER/DEVELOPER	TAX MAP/PARCEL #	GROSS ACREAGE
DONAWAY INVESTMENTS LLC 24199 INDIAN TOWN ROAD MILLSBORO, DE 19966	134-12.00-400.00	(0.61± AC.)

3. INTENDED USE: PROFESSIONAL MEDICAL OFFICE
4. WATER SUPPLIER: PUBLIC - TIDEWATER UTILITY CO.
5. MAXIMUM BUILDING HEIGHT: 42'
6. AUTOMATIC SPRINKLERS: NO
7. FIRE DISTRICT: 84 - MILLVILLE

BUILDING USE AND CONSTRUCTION

BUILDING	USE	CONSTRUCTION TYPE	SF FOOTPRINT	SF GFA	SPRINKLER
A	EXISTING 2 STORY MEDICAL OFFICE	2-STORY TYPE V (000) (NFPA/ FIRE MARSHALL)	1,643	3,286	NO
B	PROPOSED 1 STORY MEDICAL OFFICE ADDITION	1-STORY TYPE V (000) (NFPA/ FIRE MARSHALL)	1,216	1,216	NO



KEYED NOTES

- G1 PROPOSED LIGHT DUTY PAVEMENT, SEE DETAIL 9 CS6001
- G2 ADA SPACE WITH SIGN POST, SEE DETAIL 3 CS6001
- G3 EXISTING PAVEMENT TO BE REPAVED
- G4 EXISTING PAVEMENT TO BE REMOVED
- G5 PROPOSED BUSINESS SIGN
- G6 EXISTING WELL AND WELL STRUCTURE TO BE REMOVED
- G7 CONCRETE PARKING BUMPER, SEE DETAIL 5 CS6001
- G8 DUMPSTER PAD, SEE DETAIL 6 CS6001
- G9 PROPOSED LOADING SPACE
- G10 EXISTING WATER METER PIT

SITE INFORMATION:

SITE ADDRESS:
32412 DUKES DRIVE
MILLVILLE, DE 19967
OWNER/DEVELOPER:
DONAWAY INVESTMENTS LLC
24199 INDIAN TOWN ROAD
MILLSBORO, DE 19966
ENGINEER:
PENNONI ASSOCIATES, INC.
18072 DAVIDSON DRIVE
MILTON, DE 19968

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

ALAN M. DECKTOR LICENSE No. 17771 DELAWARE PROFESSIONAL ENGINEER

DUKES DRIVE MEDICAL OFFICE
"REJUVENATION SKIN WELLNESS & AESTHETICS"
TM: 134-12.00-400.00
32412 DUKES DRIVE
MILLVILLE, DE 19967

RECORD PLAN

DONAWAY INVESTMENTS LLC
24199 INDIAN TOWN ROAD
MILLSBORO, DE 19966

NO.	DATE	REVISIONS	BY
2	2023-06-23	REVISED PER TOWN COMMENTS	LFS
1	2023-04-14	REVISED PER AGENCY COMMENTS	AMD

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	DONWY22001
DATE	2023-03-09
DRAWING SCALE	AS NOTED
DRAWN BY	RWS
APPROVED BY	AMD

RP-1001

SHEET 2 OF 2

U:\Accounts\DONWY\DONWY22001 - 32412 Dukes Drive\DESIGN_SHEETS\RP-1001.dwg PLOTTED: 6/23/2023 4:07 PM, BY: Alan M. Decktor PLOTSTYLE: Pennoni WCS.ctb PROJECT STATUS: ---