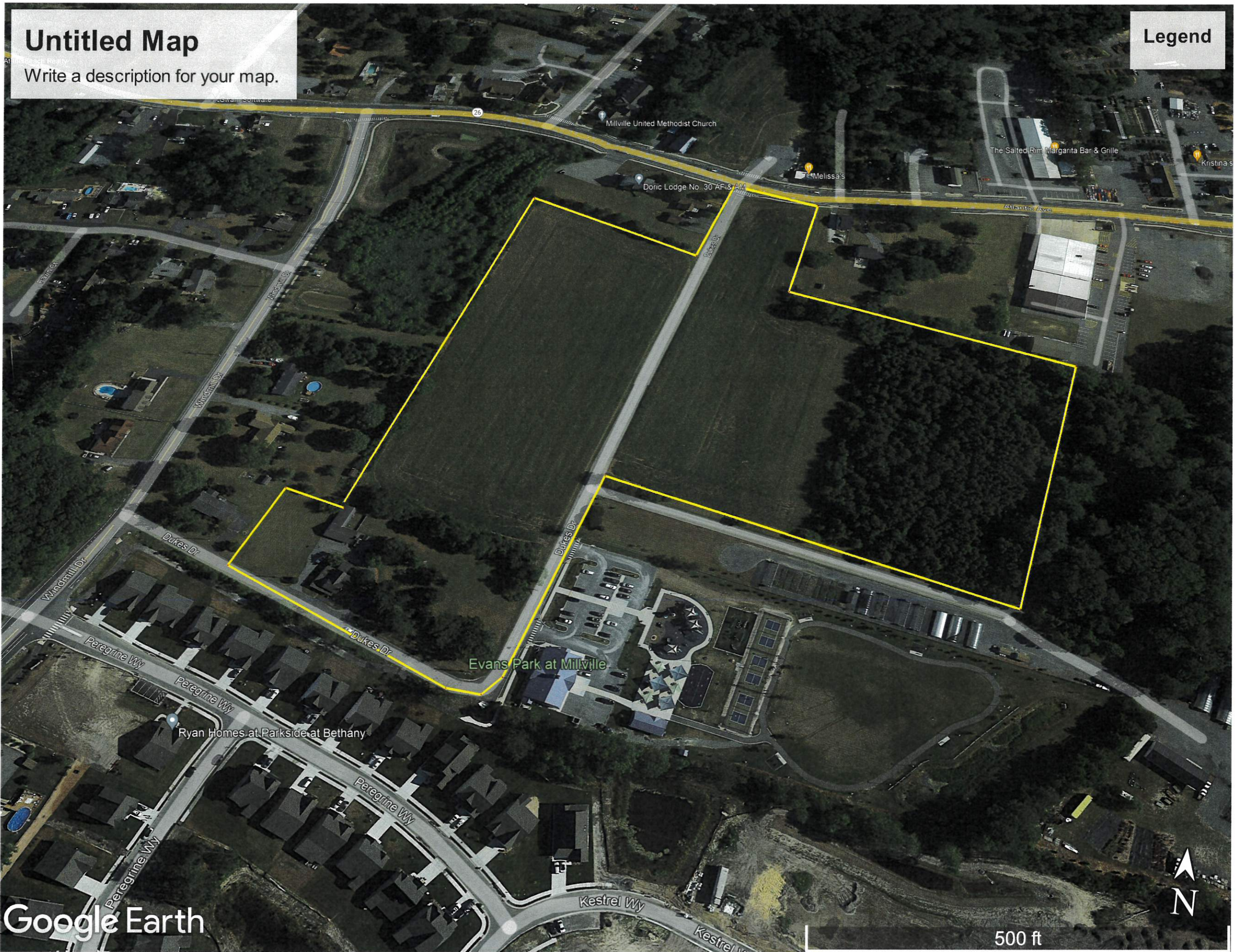


# Untitled Map

Write a description for your map.

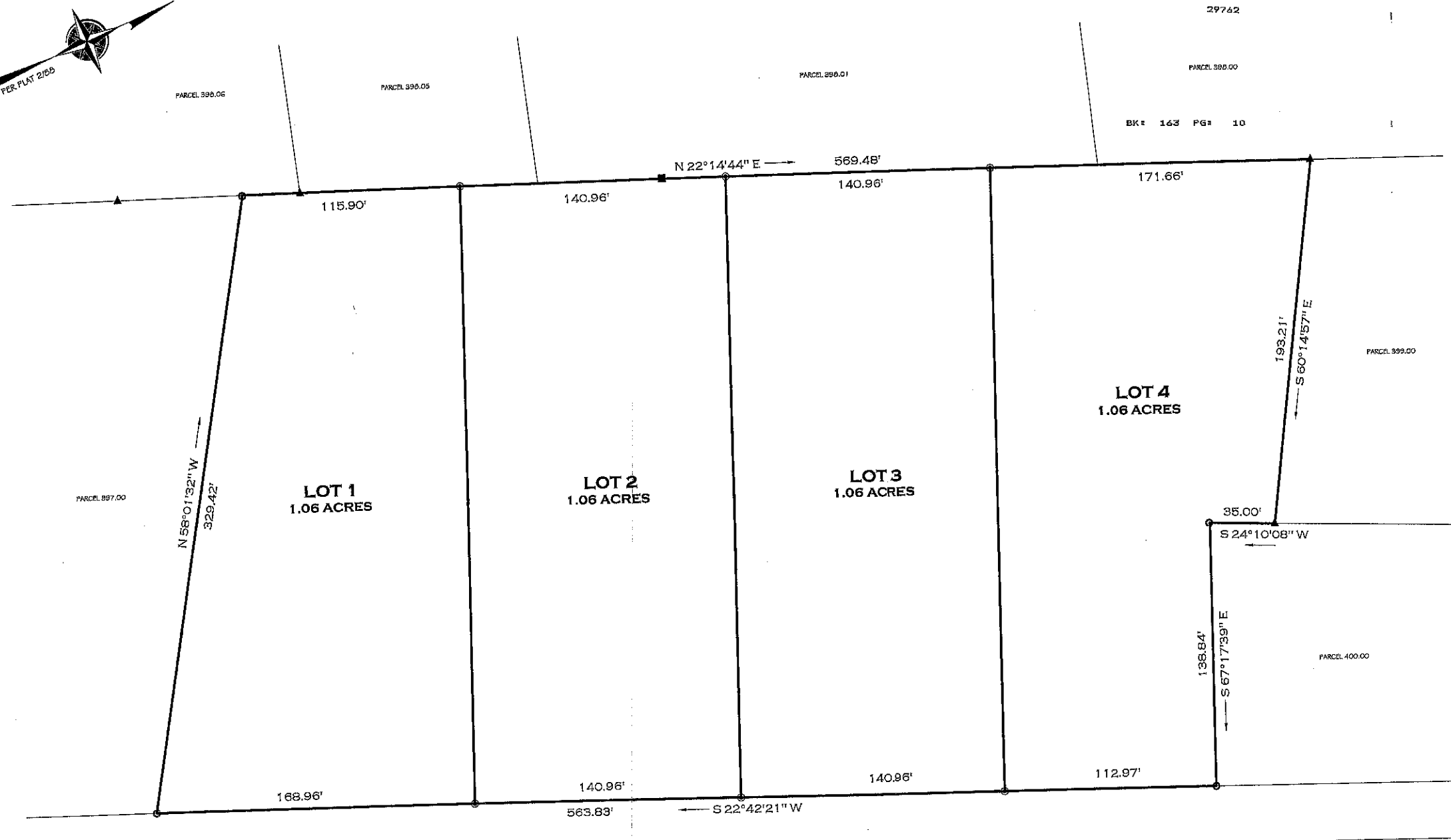
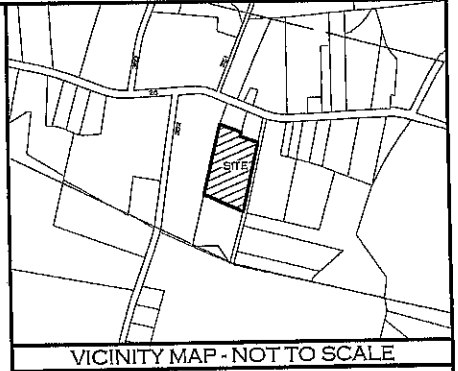
Legend



Google Earth

500 ft



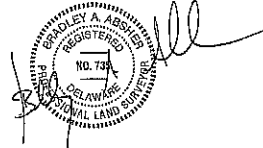
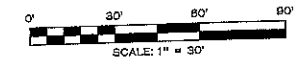


**LEGEND**

- = CONCRETE MARKER FOUND
- = IRON PIPE FOUND
- ▲ = IRON T-BAR FOUND
- ⊙ = IRON ROD W/ CAP SET

- NOTES**
1. THE PROPERTY SHOWN HEREON IS CURRENTLY OWNED BY WOLFE PROPERTIES, LLC  
ADDRESS: 32412 DUKES DRIVE  
MILLVILLE, DELAWARE 19976
  2. DEED BOOK REF: 2256 / 134
  3. TOTAL AREA: 4.24 ± ACRES
  4. SUBJECT PARCEL MAY BE SUBJECT TO TAX DITCH RIGHT OF WAYS.
  5. THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY ENCUMBRANCES, RESTRICTIONS, EASEMENTS, AND/OR RIGHTS OF WAY THAT MIGHT BE REVEALED BY A THOROUGH TITLE SEARCH.
  6. CLASSIFICATION OF SURVEY: URBAN

**DUKES DRIVE**  
S.C.R. # 352  
30' RIGHT OF WAY



TOWN OF MILLVILLE  
APPROVAL  
*[Signature]*

Recorder of Deeds  
Scott Galien  
Dec 08 2011 03:42:59P  
Sussex County  
Rec. Purchase Paid

THIS PLATTED AND  
IS NOT WITHIN THE  
JURISDICTION OF THE  
COUNTY PLANNING  
AND ZONING COMMISSION  
8-23-11  
RPA

TAXMAP#	5-33-12.00-400.01
STATE	DELAWARE
COUNTY	SUSSEX
TOWNSHIP	BALTIMORE
SUBDIVISION	GRACE D. WOLFE
TOWN	MILLVILLE
PARCEL	A
DEED REFERENCE	2256 / 134
PLAT REFERENCE	60 / 11
DRAWN BY	BAV
DATE	06 / 06 / 11
REVISED	
SCALE	1" = 30'
SURVEY#	DE - 00016

**MINOR SUBDIVISION**  
OF THE LANDS OF  
**WOLFE PROPERTIES, LLC**



DUKES ROAD, MILLVILLE, DE 19967

PP

THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE CURRENT OCCUPATIONAL SAFETY AND HEALTH ACT AND ALL RULES AND REGULATIONS THEREOF AND APPLICABLE.

**LEGEND**

- IFF IRON PIPE/PIN FOUND
- CM CONCRETE MONUMENT
- FLOW ARROW
- PROP. EASEMENT
- PROP. RIGHT OF WAY
- EX. RIGHT OF WAY
- EX. CENTER LINE
- 34.05' PROP. SPOT ELEVATION
- ×10.8 EXIST. SPOT ELEVATION

**AECOM**  
 2885 DUPONT BOULEVARD  
 WILMINGTON, DE 19806  
 WWW.AECOM.COM

NO.	DATE	DESCRIPTION
1		
2		
3		



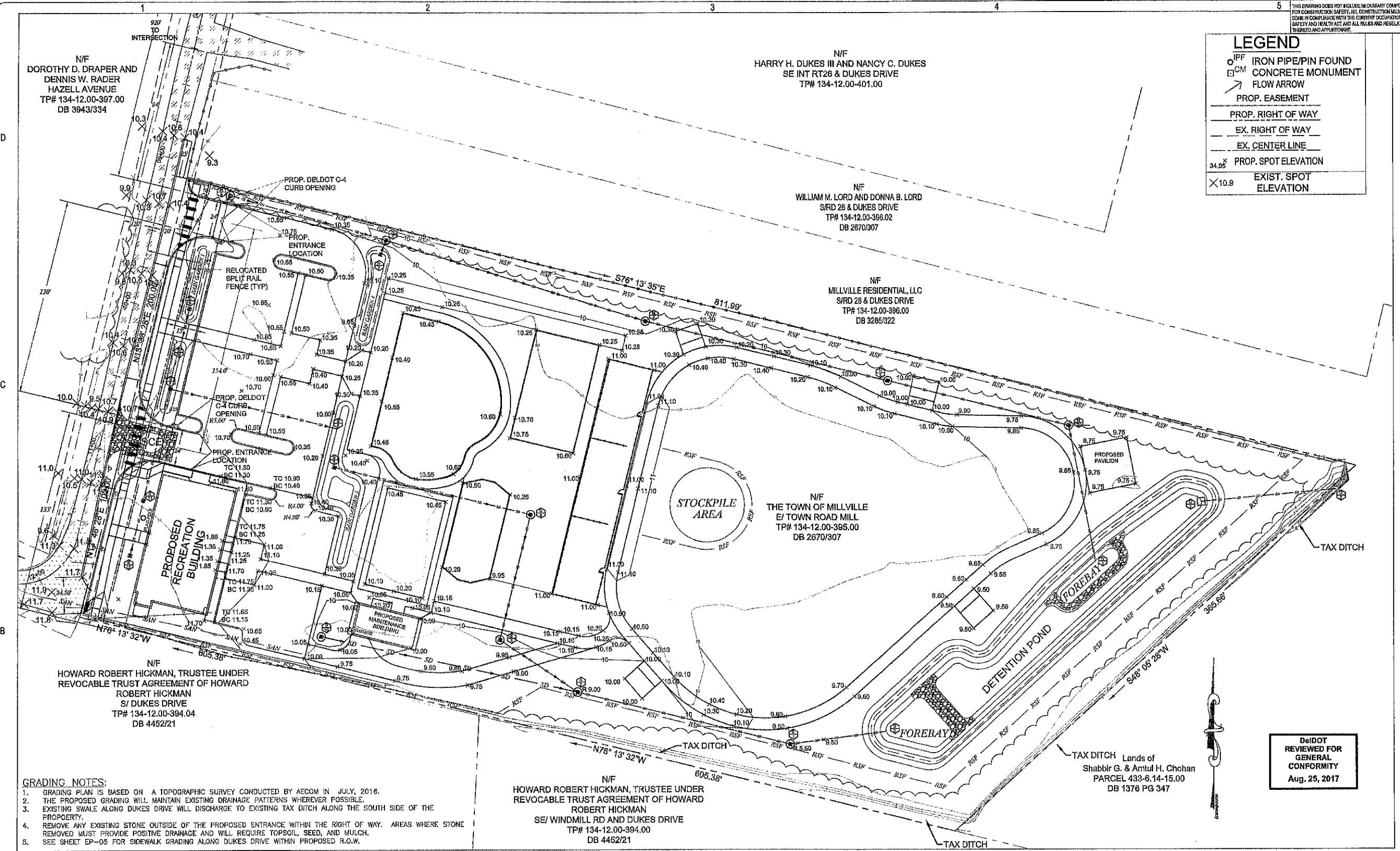
SCALE: HORIZONTAL: 1"=30'  
 VERTICAL: 1"=10'

**OVERALL GRADING & EROSION CONTROL PLAN**  
 MILLVILLE COMMUNITY PARK  
 TOWN OF MILLVILLE  
 SUSSEX COUNTY, DELAWARE

DRAWN BY: ERL  
 DESIGNED BY: ERL  
 REVIEWED BY: SBR  
 APPROVED BY: SBR

ISSUE DATE	03/14/2017
REVISION	3
PROJECT NO.	60490711
SHEET NO.	EP-02

**EP-02**  
 SHEET SEQUENCE  
 2 OF 5



DelDOT  
 REVIEWED FOR  
 GENERAL  
 CONFORMITY  
 Aug. 25, 2017

N/F  
 DOROTHY D. DRAPER AND  
 DENNIS W. RADER  
 HAZELL AVENUE  
 TP# 134-12.00-397.00  
 DB 3943/334

N/F  
 HARRY H. DUKES III AND NANCY C. DUKES  
 SE INT RT26 & DUKES DRIVE  
 TP# 134-12.00-401.00

N/F  
 WILLIAM M. LORD AND DONNA B. LORD  
 S/RD 26 & DUKES DRIVE  
 TP# 134-12.00-396.02  
 DB 2670/307

N/F  
 MILLVILLE RESIDENTIAL, LLC  
 S/RD 26 & DUKES DRIVE  
 TP# 134-12.00-396.00  
 DB 3285/322

N/F  
 THE TOWN OF MILLVILLE  
 E/ TOWN ROAD MILL  
 TP# 134-12.00-395.00  
 DB 2670/307

N/F  
 HOWARD ROBERT HICKMAN, TRUSTEE UNDER  
 REVOCABLE TRUST AGREEMENT OF HOWARD  
 ROBERT HICKMAN  
 S/ DUKES DRIVE  
 TP# 134-12.00-394.04  
 DB 4452/21

N/F  
 HOWARD ROBERT HICKMAN, TRUSTEE UNDER  
 REVOCABLE TRUST AGREEMENT OF HOWARD  
 ROBERT HICKMAN  
 SE/ WINDMILL RD AND DUKES DRIVE  
 TP# 134-12.00-394.00  
 DB 4452/21

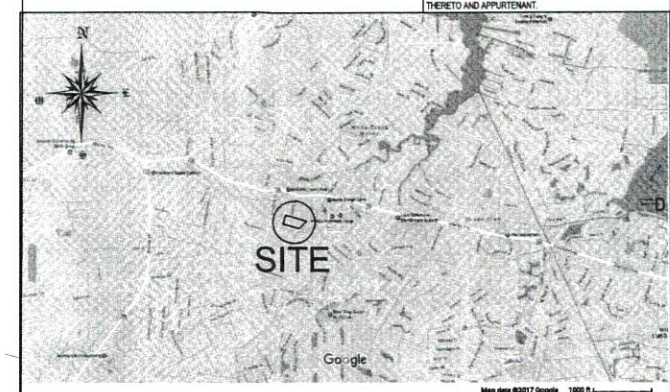
TAX DITCH Lands of  
 Shabbir G. & Amtul H. Chohan  
 PARCEL 433-6,14-15.00  
 DB 1376 PG 347



### SITE DATA

THIS PLAN IS BASED UPON A PLAT/SURVEY CONDUCTED BY AECOM (DATED 07/14/2016) TAX MAP NO. 134-12.00-395.00 STATE: DELAWARE COUNTY: SUSSEX HUNDRED: BALTIMORE MUNICIPALITY: TOWN OF MILLVILLE GROSS ACREAGE: 4.91 ACRES DEDICATED ACREAGE: 0.11 ACRES NET ACREAGE: 4.80 ACRES ZONING (SITE) - R (RESIDENTIAL) ZONING (ADJACENT LOTS) - EAST=R (RES), NORTH & WEST=RPC (RES PLANNED COMMUNITY), & SOUTH=OUTSIDE TOWN LIMITS

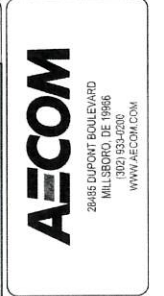
- EXISTING/PROPOSED LAND USE - LG
- HORIZONTAL DATUM- NAD'83 (1983 NORTH AMERICAN DATUM)
- WATER ON SITE PROVIDED BY EXISTING WELL
- SANITARY IS AVAILABLE ADJACENT TO SITE IN DUKES DRIVE
- SITE IS NOT IN A TRANSPORTATION IMPROVEMENT DISTRICT
- LEVEL 2 INVESTMENT LEVEL AREA
- POSTED SPEED LIMIT 35 MPH
- ADT: 180 TRIPS (90 IN, 90 OUT)
- AM PEAK TRAFFIC: 19 TRIPS (10 IN, 8 OUT)
- PM PEAK TRAFFIC: 14 TRIPS (9 IN, 5 OUT)



VICINITY MAP  
(NOT TO SCALE)

FLOOD DATA This property is in Zone "X" (non-shaded) of the Flood Insurance Rate Map, Community Panel No. 10005C0511K which has an effective date of MARCH 16, 2015 and IS NOT in a Special Flood Hazard Area.

Lands of TOWN OF MILLVILLE  
(DB 2670 PG 307)



NO.	DATE	DESCRIPTION
1	06/22/2017	PER DELDOT COMMENTS
2	07/18/2017	ERH
3	09/15/2017	FOR FINAL APPROVAL



SCALE: 1"=30'

HORIZONTAL: 1"=30'  
VERTICAL: 1"=10'

ENTRANCE PLAN  
MILLVILLE COMMUNITY PARK  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

DRAWN BY: ERH  
DESIGNED BY: ERH  
REVIEWED BY: BRH  
APPROVED BY: BRH

ISSUE DATE: 03/14/2017

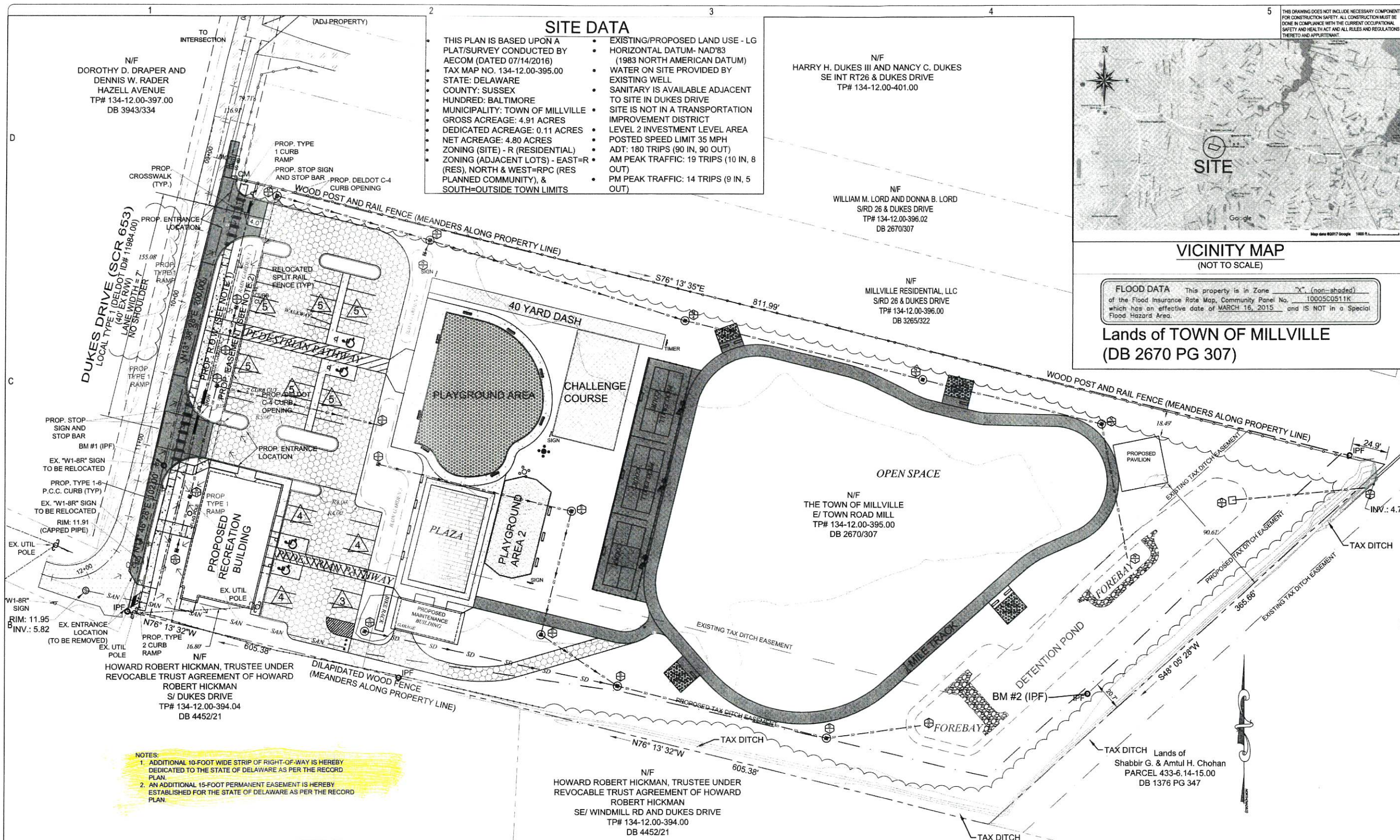
REVISION: 3

PROJECT NO.: 60490711

SHEET NO.:

EP-04

SHEET SEQUENCE: 4 OF 5



NOTES:  
1. ADDITIONAL 10-FOOT WIDE STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THE RECORD PLAN.  
2. AN ADDITIONAL 15-FOOT PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THE RECORD PLAN.

DelDOT  
REVIEWED FOR  
GENERAL  
CONFORMITY  
Aug. 25, 2017

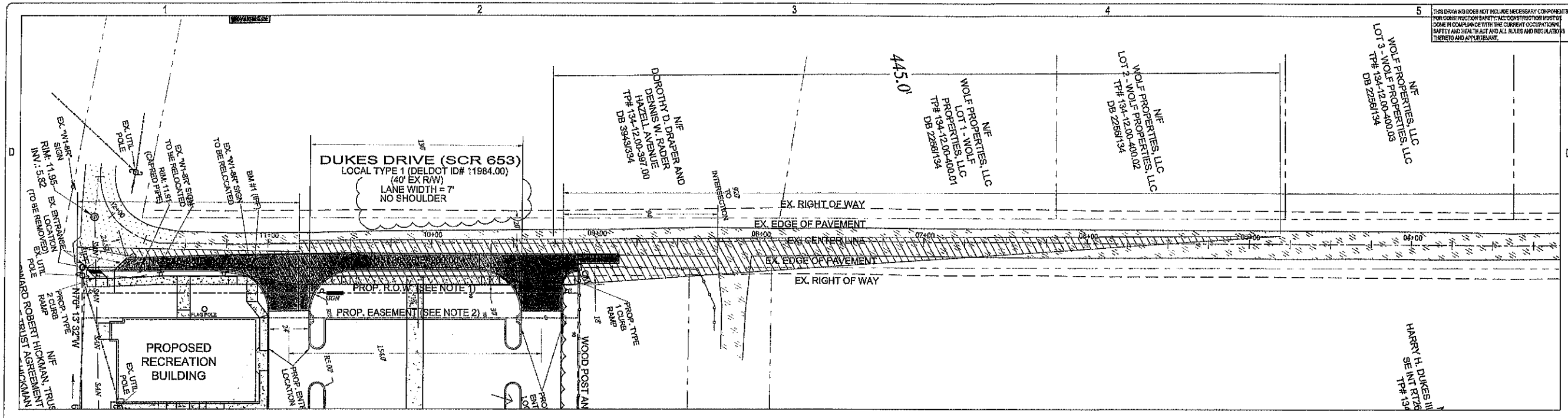
### LEGEND

EXISTING ASPHALT DRIVEWAY	EXISTING TAR & CHIP ROADWAY	PROPOSED CRUSHED SHELL PAVEMENT	PROPOSED WOOD FIBER SURFACE	PROPOSED CONCRETE
EXISTING ASPHALT ROADWAY	PROPOSED STONE SPILLWAY	PROPOSED BRICK PAVERS	PROPOSED RUBBER SURFACE	PROPOSED ASPHALT



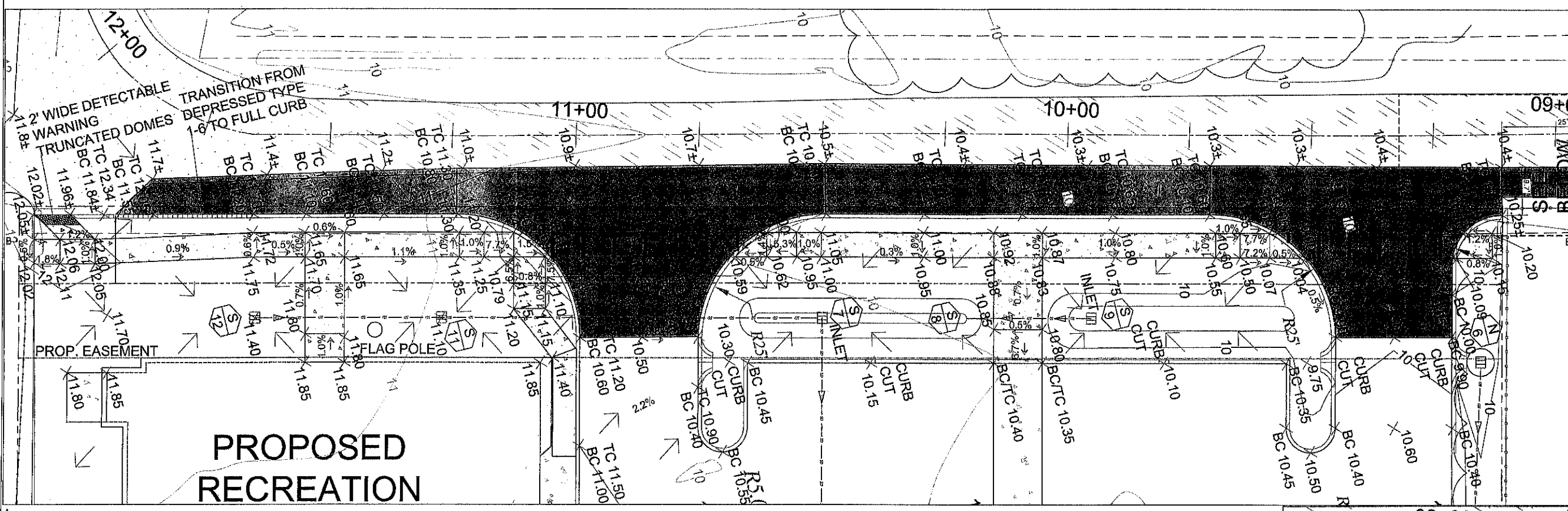
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONSTRUCTION SAFETY AND HEALTH ACT AND ALL RULES AND REGULATIONS THEREON AND APPROVED BY THE STATE OF DELAWARE.

**AECOM**  
 2848 DUPONT BOULEVARD  
 WILMINGTON, DE 19806  
 WWW.AECOM.COM



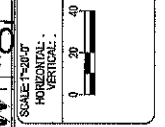
NO.	DESCRIPTION	DATE	BY
1	PER DELDOT COMMENTS		ERH
2	PER DELDOT COMMENTS		ERH
3	FOR FINAL APPROVAL		ERH

**ENTRANCE LOCATIONS**  
 SCALE: 1" = 30'-0"



**HC PATH**  
 SCALE: 1" = 10'-0"

DelDOT  
 REVIEWED FOR  
 GENERAL  
 CONFORMITY  
 Aug. 25, 2017



**SIGHT DISTANCE & HC PATH PLAN**  
 MILLVILLE COMMUNITY PARK  
 TOWN OF MILLVILLE  
 SUSSEX COUNTY, DELAWARE

DRAWN BY: ERH  
 DESIGNED BY: ERH  
 REVIEWED BY: BNB  
 APPROVED BY: BNB

ISSUE DATE: 03/14/2017

REVISION: 3

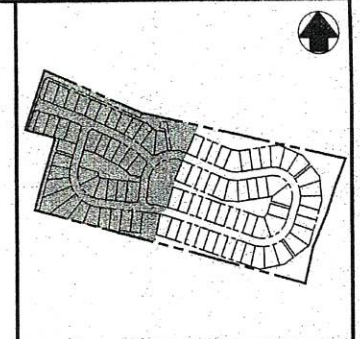
PROJECT NO.: 60490711

SHEET NO.:

**EP-03**

SHEET SEQUENCE: 3 OF 5





**VICINITY MAP**  
SCALE: 1"=1000'

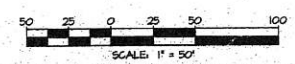
**RIGHT-OF-WAY LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 70° 22' 04" E	35.01'
L2	N 10° 22' 04" W	32.85'
L3	N 66° 34' 24" W	45.03'
L4	N 74° 04' 34" W	43.30'
L5	S 70° 22' 04" E	35.01'
L6	N 70° 22' 04" W	36.61'
L7	S 63° 10' 17" E	24.16'

**RIGHT-OF-WAY CURVE TABLE**

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	BEARING	CHORD
C1	84° 03' 14"	25.00'	36.81'	24.60'	N 25° 41' 27" W	35.07'	
C2	10° 34' 46"	25.00'	34.67'	25.40'	S 64° 10' 33" W	33.64'	
C3	2° 23' 02"	2080.00'	84.46'	42.23'	S 84° 10' 33" E	84.45'	
C4	2° 21' 14"	1710.00'	84.37'	42.18'	S 64° 08' 27" E	84.36'	
C5	87° 04' 52"	25.00'	36.00'	25.76'	N 24° 26' 51" W	34.44'	
C6	42° 03' 28"	25.00'	40.18'	40.18'	N 61° 23' 34" E	55.91'	
C7	21° 34' 48"	175.00'	291.80'	141.70'	S 55° 40' 14" E	280.17'	
C8	5° 06' 36"	125.00'	64.66'	32.33'	N 58° 03' 37" W	64.64'	
C9	76° 21' 18"	25.36'	33.80'	19.94'	N 07° 38' 24" W	31.35'	
C10	74° 07' 56"	1.00'	1.87'	5.78'	S 84° 26' 40" E	6.42'	
C11	52° 58' 11"	200.00'	104.90'	94.65'	N 86° 15' 04" E	118.38'	
C12	105° 54' 32"	200.00'	211.27'	148.73'	S 82° 35' 24" E	239.45'	
C13	28° 22' 32"	161.77'	80.12'	40.90'	S 82° 35' 24" E	74.30'	
C14	30° 34' 11"	200.00'	107.01'	54.82'	S 82° 35' 24" E	105.73'	
C15	14° 30' 18"	175.00'	344.73'	212.04'	N 40° 34' 55" W	244.37'	
C16	14° 30' 18"	125.00'	244.81'	144.35'	N 40° 34' 55" W	210.25'	
C17	42° 26' 42"	250.00'	161.76'	80.88'	N 62° 48' 33" E	228.88'	
C18	42° 26' 42"	200.00'	130.78'	65.44'	N 62° 48' 33" E	216.03'	
C19	12° 12' 12"	325.00'	118.22'	59.11'	N 77° 04' 12" W	111.61'	
C20	12° 12' 12"	475.00'	161.77'	80.88'	N 77° 04' 12" W	160.48'	
C21	40° 00' 00"	25.00'	34.27'	25.00'	S 51° 44' 48" E	35.36'	
C22	40° 00' 00"	25.00'	34.27'	25.00'	S 30° 10' 17" E	35.36'	
C23	21° 34' 04"	200.00'	46.23'	44.07'	S 20° 36' 47" W	45.31'	
C24	91° 58' 54"	150.00'	281.66'	176.60'	S 33° 11' 50" E	224.73'	
C25	45° 58' 23"	200.00'	160.48'	84.24'	N 27° 21' 00" W	156.21'	
C26	4° 40' 18"	825.00'	67.27'	33.63'	N 81° 06' 46" E	67.25'	
C27	4° 36' 34"	875.00'	103.94'	38.22'	N 81° 04' 55" E	103.37'	
C28	100° 43' 41"	25.00'	43.83'	30.18'	S 68° 48' 22" W	38.51'	

\*NOTE: THE INFORMATION SHOWN IN THE AREA OF THE COMMUNITY CENTER, INCLUDING BUT NOT LIMITED TO THE CLUBHOUSE BUILDING, POOL, AND PATIO AREAS, ARE SCHEMATIC IN NATURE. A SEPARATE SITE PLAN WILL BE PREPARED AND APPROVED BY THE TOWN OF MILLVILLE FOR THE PROPOSED IMPROVEMENTS IN THIS AREA.

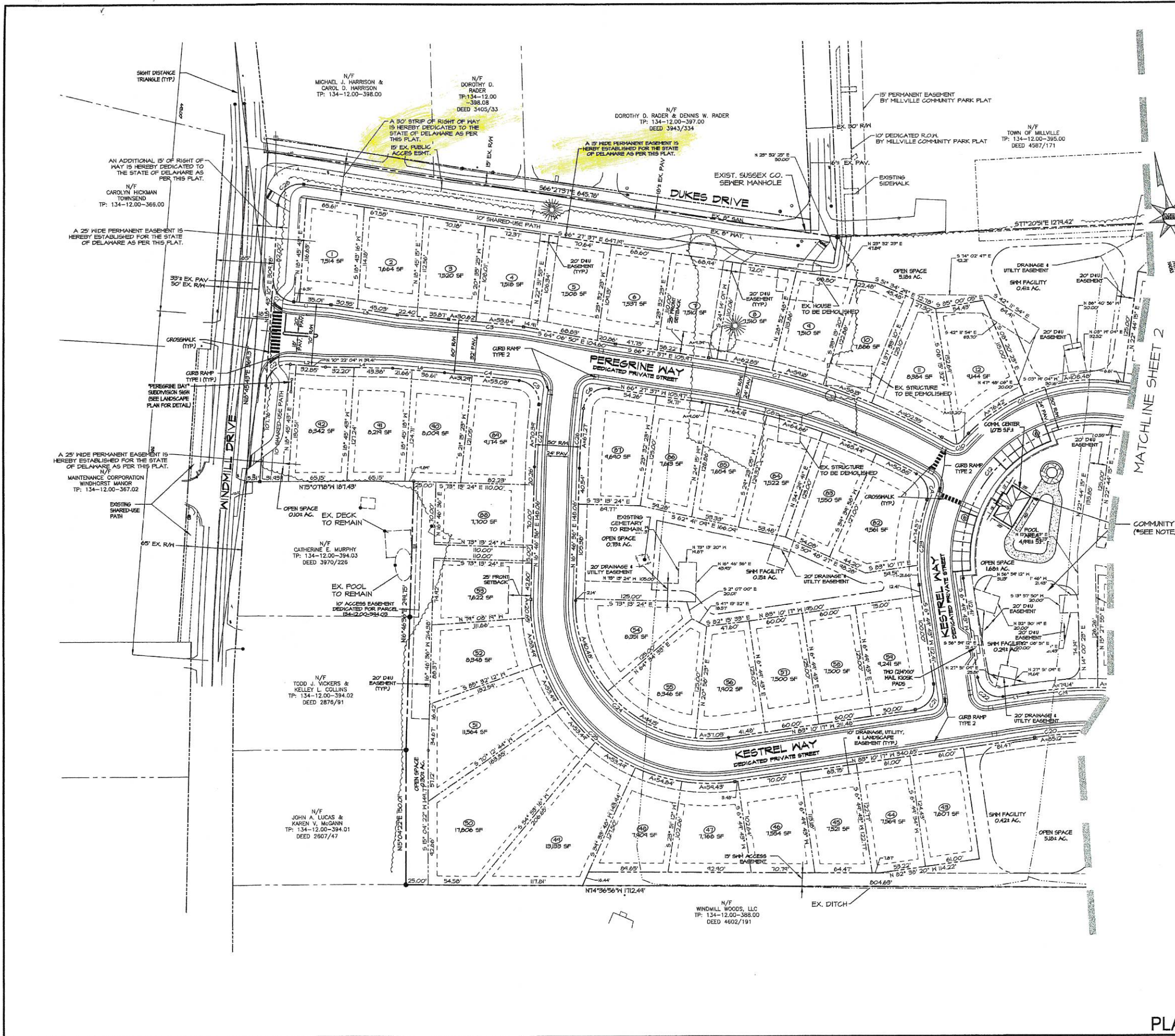


**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS  
18 BOULDER CIRCLE, SUITE: 36  
WILMINGTON, DE 19720  
(302) 326-2200  
FAX: (302) 326-2399  
MRAGTA.COM  
© 2017 MORRIS & RITCHIE ASSOCIATES, INC.

**RECORD PLAT FOR PARKSIDE**

ENGINEER'S SEAL: [Signature] TOWN OF MILLVILLE SUSSEX COUNTY, DE

DATE	REVISIONS	JOB NO.: 19524
		SCALE: 1"=50'
		DATE: 8/23/17
		DRAWN BY: CJF
		DESIGN BY: CJF
		REVIEW BY: PLT
		SHEET: 2 OF 3



PLAT