

## GENERAL NOTES:

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- 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.
- 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 "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE AND THE TOWN OF MILLVILLE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SHARED-USE PATH 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 SHARED-USE PATH.
- 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.
- 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 PLAT.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THE DEVELOPER SHALL ENTER INTO A SIGNAL AGREEMENT FOR THE INTERSECTION OF DELAWARE ROUTE 17 AND BURBAGE ROAD (SCR 353). THE DEVELOPER SHOULD ENTER THE SIGNAL AGREEMENT PRIOR TO ISSUANCE OF ENTRANCE PERMITS.
- THE DEVELOPER SHALL CONTRIBUTE A MAXIMUM OF \$250,000 TOWARD A SINGLE-LANE ROUNDABOUT ON DELAWARE ROUTE 17 AT ITS INTERSECTION WITH POWELL FARM ROAD AND PEPPERS CORNER ROAD (BOTH SUSSEX ROAD 365) IN THE FOLLOWING MANNER:
  - 40% OF THE EQUITABLE SHARE CONTRIBUTION (\$100,000.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE 5TH RENTAL APARTMENT COMPLEX BUILDING (97TH UNIT).
  - 40% OF THE EQUITABLE SHARE CONTRIBUTION (\$100,000.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE 7TH RENTAL APARTMENT COMPLEX BUILDING (145TH UNIT).
  - THE REMAINING 20% OF THE EQUITABLE SHARE CONTRIBUTION (\$50,000.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO THE 1ST CONVALESCENT CARE FACILITY BUILDING PERMIT.
- IN THE ABSENCE OF AN ENGINEERED ESTIMATE, DELDOT ESTIMATES THAT THE ROUNDABOUT WILL COST \$1,000,000 TO DESIGN AND CONSTRUCT. IF SUFFICIENT DEVELOPMENTS ARE PROPOSED TO FULLY FUND THE ROUNDABOUT PRIOR TO ITS BEING CONSTRUCTED, DELDOT WILL DIVIDE THE COST AMONG THE PARTICIPATING DEVELOPERS AND MAY REDUCE OR RETURN SOME OF THE \$250,000 INITIAL CONTRIBUTION.

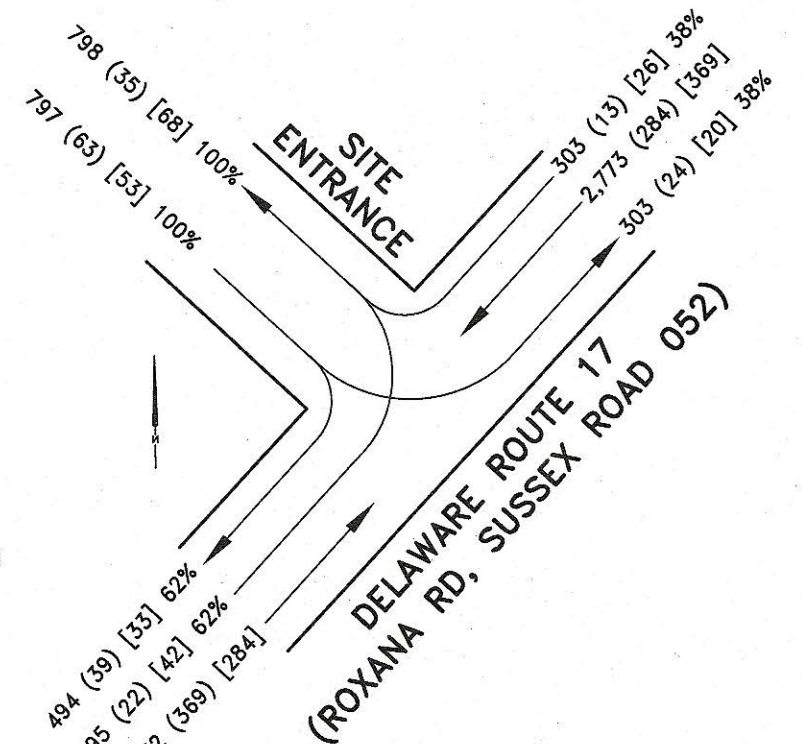
**ROAD DATA**  
 DELAWARE ROUTE 17 (ROXANA ROAD, SUSSEX ROAD 052)  
 FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR  
 AADT (2019 DELAWARE VEHICLE VOLUME SUMMARY) = 4,780  
 10 YR PROJECTED AADT = 1.16 X 4,780 = 5,545  
 10 YR PROJECTED AADT + SITE ADT NE OF SITE (606) = 6,151  
 10 YR PROJECTED AADT + SITE ADT SW OF SITE (989) = 6,534  
 PEAK HOUR = 11.77% X 5,545 = 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 SAFETY MANUAL PAGE 10-6) = 6,534  
 RIGHT-TURN ADT: = 303  
 LEFT-TURN PEAK HOUR VOLUME = 42  
 OPPOSING PEAK HOUR VOLUMES = 395

SITE TRIPS GENERATED	
TYPE OF DEV.	# OF TRIPS
MULTI-FAM MID-RISE	221
CON CARE CENTER	255
TOTAL SITE	391

**NOTES:**  
 -TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.  
 -DESIGN VEHICLE: SJ-30.  
 -ONE (1) FULL SITE ACCESS PROPOSED.

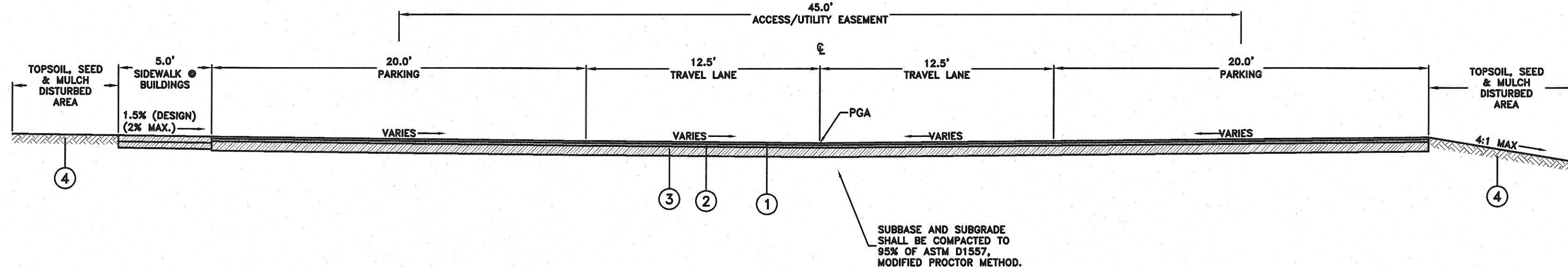
**LEGEND**  
 ADT  
 AM PEAK  
 PM PEAK  
 TRIP DISTRIBUTION



**TRAFFIC DIAGRAM**  
 NO SCALE

THIS PLAN SUPERSEDES IN PART THE PREVIOUSLY RECORDED PLAN OF "TUPELO SANDS" PLOT BOOK 356, PAGE 50 WHICH WAS RECORDED ON NOVEMBER 22, 2021 AND PLOT BOOK 370, PAGE 27 WHICH WAS RECORDED ON MAY 27, 2022 IN THE OFFICE OF THE RECORDER OF DEEDS FOR SUSSEX COUNTY.

THE PURPOSE OF PLAN - REVISE NAME OF SUBDIVISION AND REVISION TO ACCESS/UTILITY EASEMENTS.

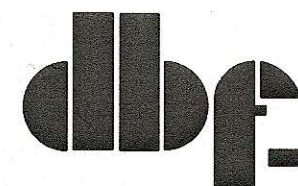


**TYPICAL 25' WIDE RESIDENTIAL SECTION**

SCALE: 1"=5'

- TYPE 'C' BITUMINOUS CONCRETE SURFACE COURSE
- TYPE 'B' BITUMINOUS CONCRETE BASE COURSE
- GRADED AGGREGATE BASE COURSE
- TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING, DRY GROUND

"THIS PLATTED AREA IS NOT WITHIN THE JURISDICTION OF THE PLANNING AND ZONING COMMISSION"



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

MILFORD, DELAWARE (302) 424-1441

# ASCEND BY THE SEA

## RECORD PLANS

### INLAND BAYS WATERSHED

### BALTIMORE HUNDRED

### TOWN OF MILLVILLE

### SUSSEX COUNTY, DELAWARE

### ROXANA ROAD SR. 17 (SCR 052)

DBF PROJECT NO. 0818C031 JANUARY 2022  
 REVISED: - JANUARY 30, 2024



## DATA COLUMN

TAX MAP NUMBER: 1-34-15.00-93.01  
 1-34-15.00-93.02

DATUM: VERTICAL NAVD 88  
 HORIZONTAL NAD 83 (DE STATE PLANE)

EXISTING ZONING: MPC (MIXED-USE OVERLAY)  
 PROPOSED ZONING: MPC (MIXED-USE OVERLAY)

LAND USE: AGRICULTURAL  
 EXISTING: RESIDENTIAL MULTI-FAMILY DWELLINGS  
 PROPOSED: 216 APARTMENT UNITS WITH CLUBHOUSE

EXISTING LOTS: 2

SITE AREA: 29.671 AC.±

OPEN SPACE: 10.063± ACRES (34%)  
 STORMWATER MANAGEMENT: 2.145± ACRES (7%)  
 EXISTING WETLANDS: 1.760± ACRES (6%)  
 PRIVATE ROADS & PARKING LOTS: 3.862± ACRES (13%)  
 BUILDING AREA: 2.394± ACRES (8%)  
 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 10005C0495K, DATED MARCH 16, 2015

INVESTMENT LEVEL: 3

TID DISTANCE: 10.14 MILES ±

UNIT BREAKDOWN: 36 UNIT BUILDING (4 BUILDINGS)  
 15-ONE BEDROOM UNITS  
 21-TWO BEDROOM UNITS  
 24 UNIT BUILDING (3 BUILDINGS)  
 9-ONE BEDROOM UNITS  
 3-TWO BEDROOM UNITS  
 12-THREE BEDROOM UNITS

TOTAL UNITS: 87-ONE BEDROOM UNITS  
 93-TWO BEDROOM UNITS  
 36-THREE BEDROOM UNITS  
 216 TOTAL UNITS

PARKING: 216 UNITS X 2/UNIT = 432 SPACES  
 REQUIRED: TOTAL REQUIRED SPACES = 432 BEFORE REDUCTION  
 PARKING REDUCTION: 432 SPACES - 43 SPACES (10%) = 389 SPACES  
 PROVIDED: 395 SPACES INCLUDING 18 HANDICAPPED ACCESSIBLE

LOT COVERAGE (IMPERVIOUS)  
 MAX. PERMITTED: 40 %  
 PROPOSED: 9.171 AC.± (31%)

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

OWNER/DEVELOPER:  
 DHIC-TUPELO SANDS, LLC.  
 By: DHI COMMUNITIES II, LLC, its sole member  
 1341 HORTON CIRCLE  
 ARLINGTON, TX 76011  
 (540) 273-2182

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

## INDEX OF SHEETS

R-101	RECORD TITLE
R-102	RECORD OVERVIEW
R-103 - R-104	RECORD PLANS

## LEGEND

- PROPERTY BOUNDARY LINE
- EXISTING PROPERTY LINE
- PROPOSED PERMANENT EASEMENT
- EXISTING EASEMENT
- PROPOSED BUILDING SETBACK LINE
- WOODS LINE
- EXISTING WETLANDS AREA

## 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, 9-26-1990, RGL 90-7/CECW-OR, 3-8-1992, 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  
 SOCIETY OF WETLANDS SCIENTISTS  
 CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93MD05100368

01-30-2024

## 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.

DHI-TUPELO SANDS, LLC.  
 By: DHI COMMUNITIES II, LLC, its sole member  
 1341 HORTON CIRCLE  
 ARLINGTON, TX 76011

01-30-2024

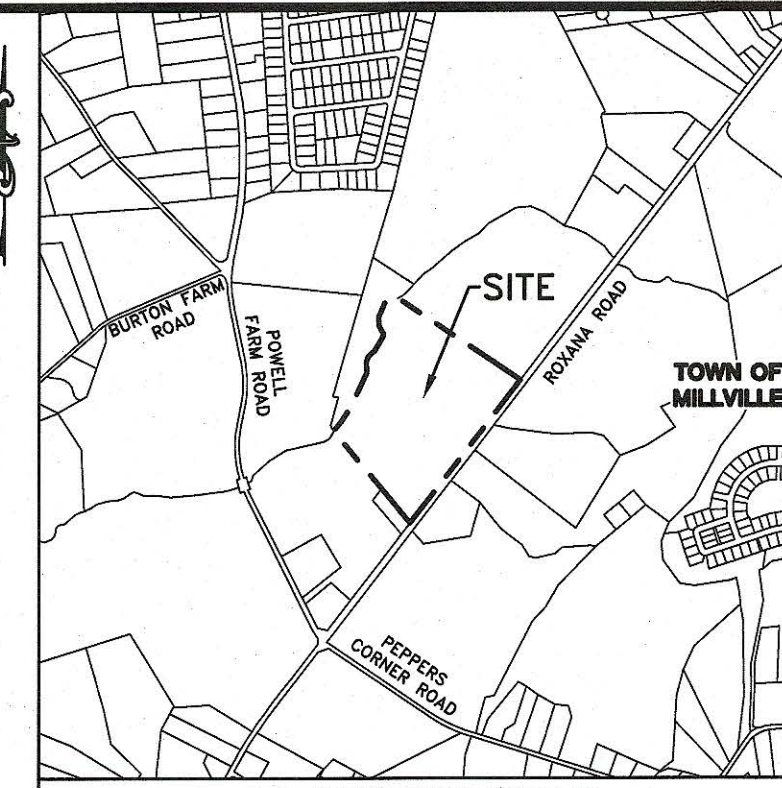
## ENGINEER'S STATEMENT

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.

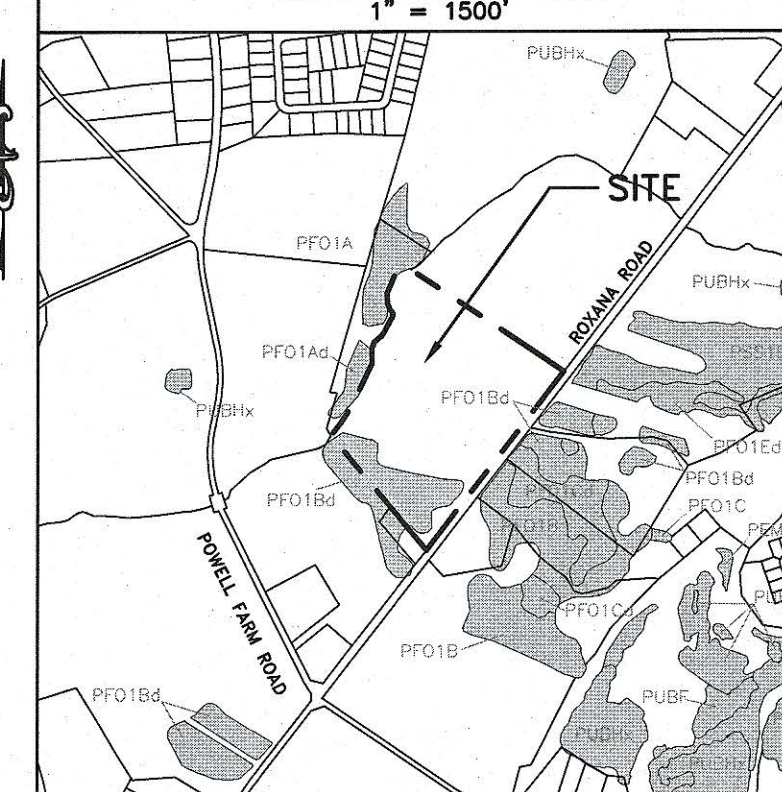
JAMIE L. SECHLER, P.E.  
 No. 17325  
 DAVIS, BOWEN & FRIEDEL, INC.  
 1 PARK AVENUE  
 MILFORD, DELAWARE 19963

JAN 30 2024

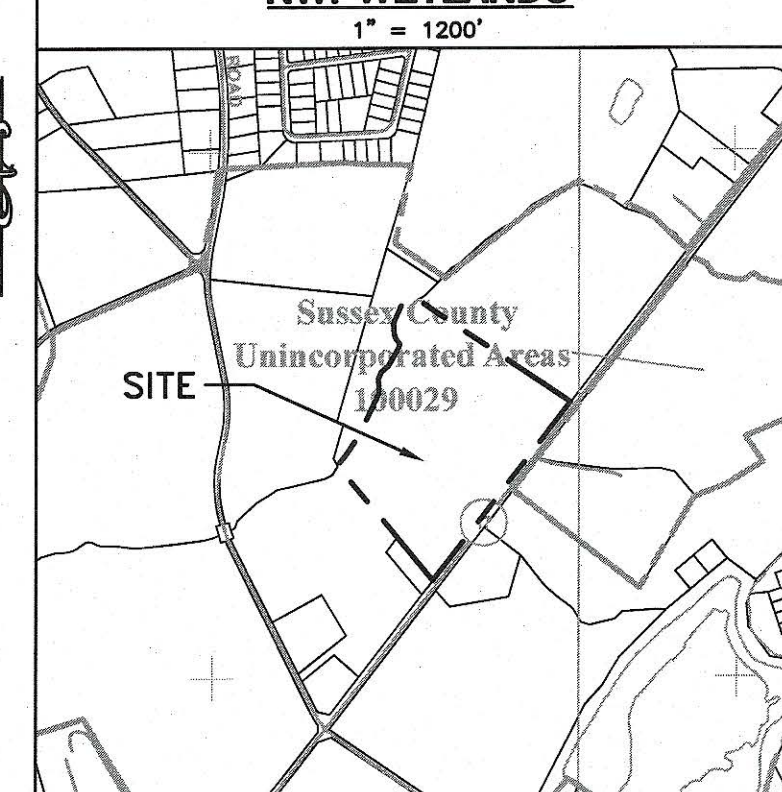
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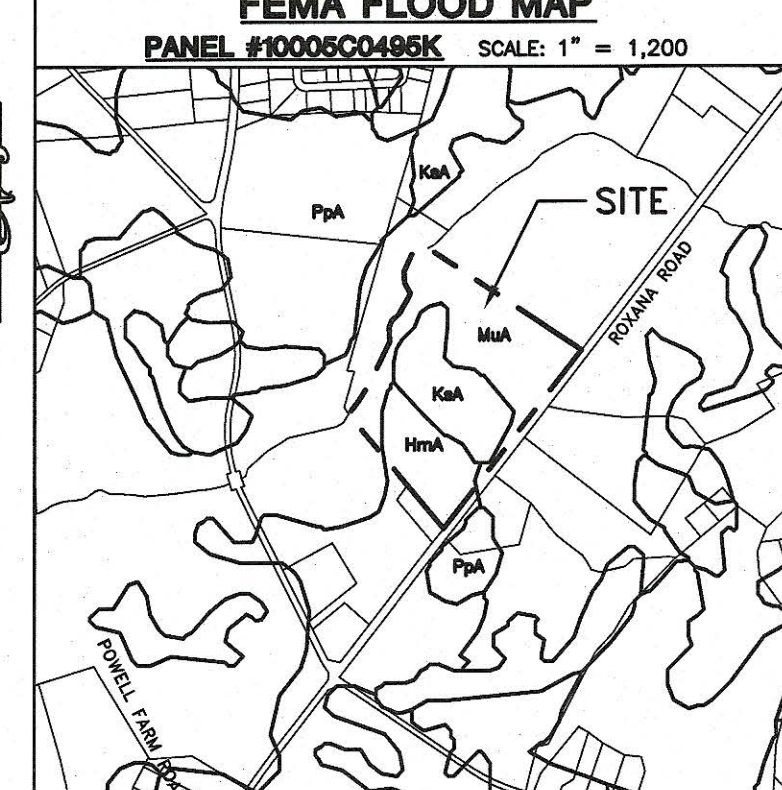
## LOCATION MAP



## NW1 WETLANDS



## FEMA FLOOD MAP



## SOILS MAP

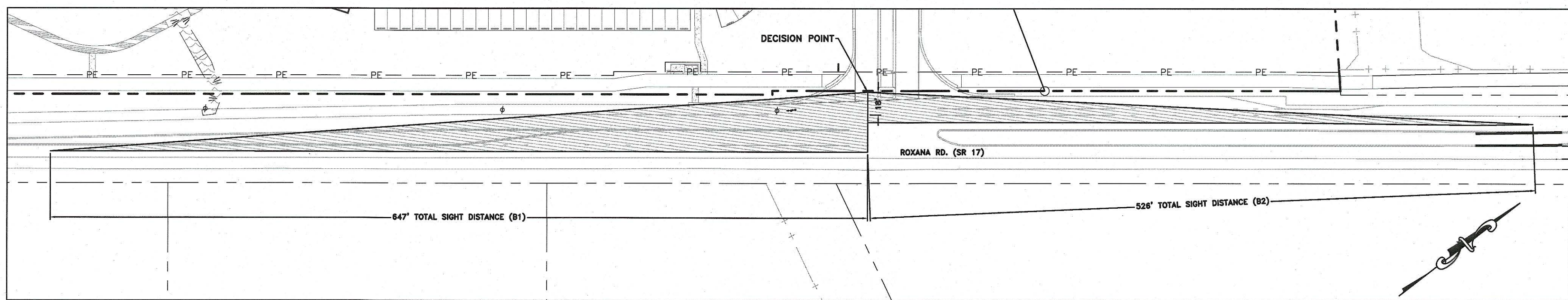
SOILS DATA		
LABEL	SOIL NAME	TYPE
MuA	MULLICA-BERRYLAND COMPLEX, 0-2% SLOPES	A/D
KaA	KIEU LOAMY SAND, 0-2% SLOPES	A/D
HmA	HAMMONTON LOAMY SAND, 0-2% SLOPES	A/D
PpA	PEPPERIDGE LOAMY SAND, 0-2% SLOPES	A

R-101



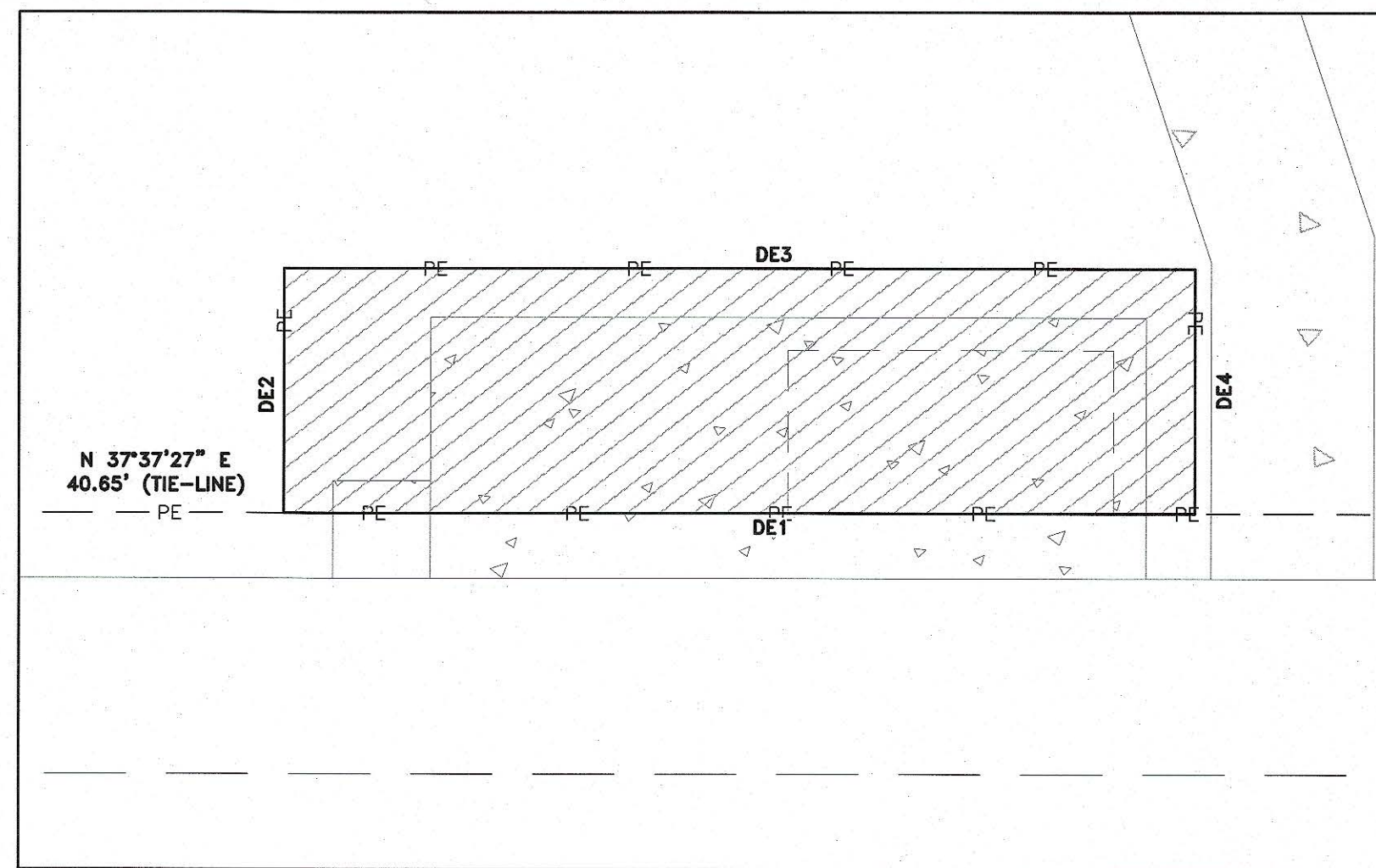






<b>Left Turn from Minor Road (Case B1)</b>	
From Chart	610
$ISD = 1.47 \times V_{major} \times T_g$	646.8
Multi Lane Adjustment for $T_g$	0.50
Minor Road Approach Adjustment	0
Adjustment Factor	1.00
Time Gap	8.0
ISD With Adjustments	647
<b>Right Turn from Minor Road (Case B2)</b>	
From Chart	530
$ISD = 1.47 \times V_{major} \times T_g$	525.53
Multi Lane Adjustment for $T_g$	0.00
Minor Road Approach Adjustment	0
Adjustment Factor	1.00
Time Gap	6.5
ISD With Adjustments	526





### BUS STOP EASEMENT PLAN

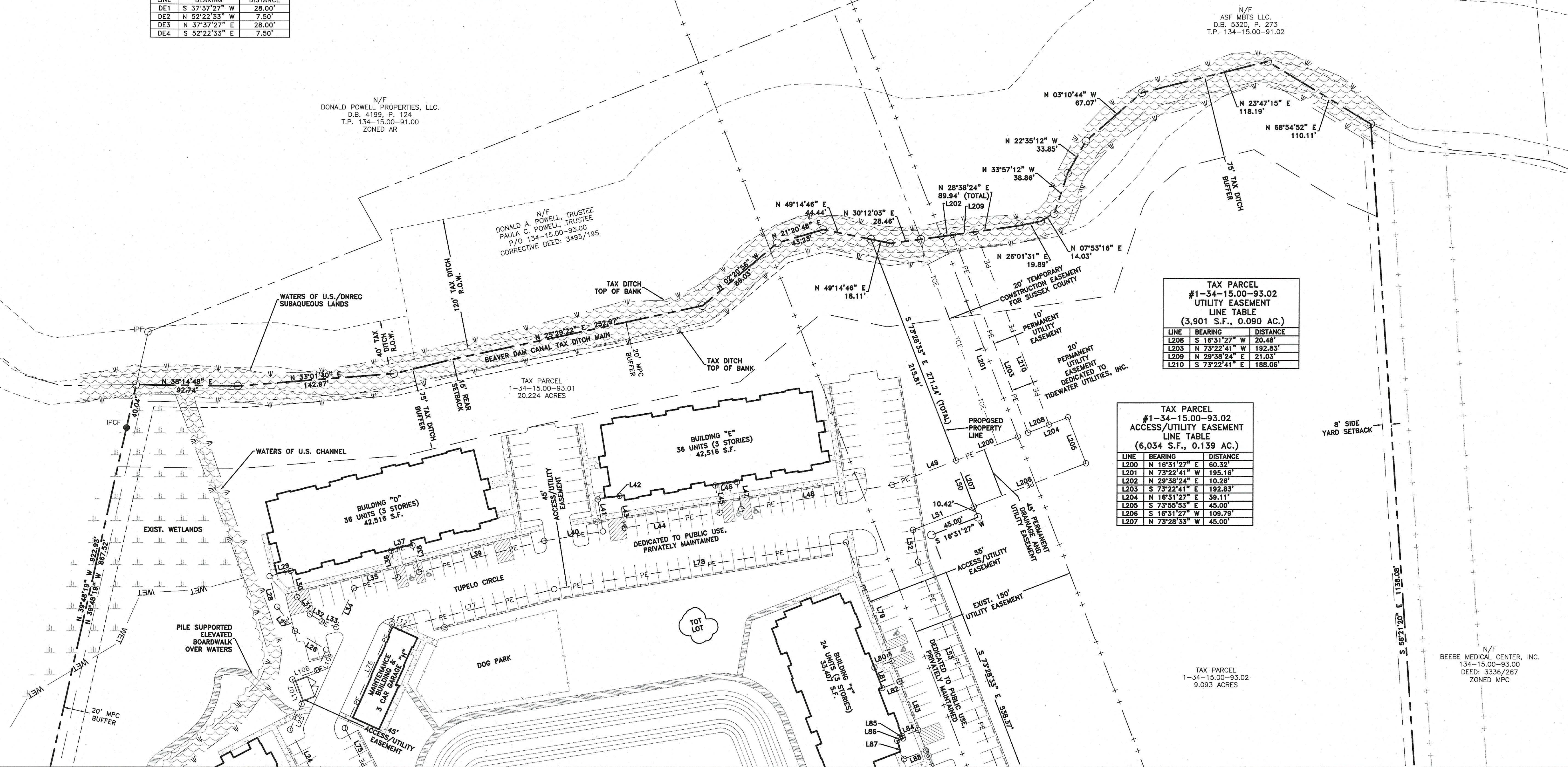
SCALE: 1"=5'



PROPOSED BUS STOP EASEMENT LINE TABLE (210 S.F., 0.005 AC.)		
LINE	BEARING	DISTANCE
DE1	S 37°37'27" W	28.00'
DE2	N 52°22'33" W	7.50'
DE3	N 37°37'27" E	28.00'
DE4	S 52°22'33" E	7.50'

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THE PURPOSE OF PLAN - REVISE NAME OF SUBDIVISION AND REVISION TO ACCESS/UTILITY EASEMENTS.



MATCHLINE (SEE SHEET R-103)



**DAVIS, BOWEN & FRIEDEL, INC.**  
ARCHITECTS ENGINEERS SURVEYORS  
SUSSEX, MARYLAND  
134-15.00-93.02  
T.P. 134-15.00-91.00  
ZONED AR

RECORD PLAN

**ASCEND BY THE SEA**  
**TOWN OF MILLVILLE**  
**SUSSEX COUNTY, DELAWARE**

Revisions:  
1-28-22 SITE REDESIGN  
2-18-22 SITE REDESIGN  
2-25-22 SITE REDESIGN  
3-09-22 TIDEWATER & SCE COMMENTS  
5-13-22 TIDEWATER  
6-28-22 TIDEWATER  
1-30-24 REVISED SUBDIVISION NAME AND ACCESS/UTILITY EASEMENT

Date: JANUARY 2022  
Scale: AS NOTED  
Dwn.By: DJR  
Proj.No.: 0818C031  
Dwg.No.:

**R-104**