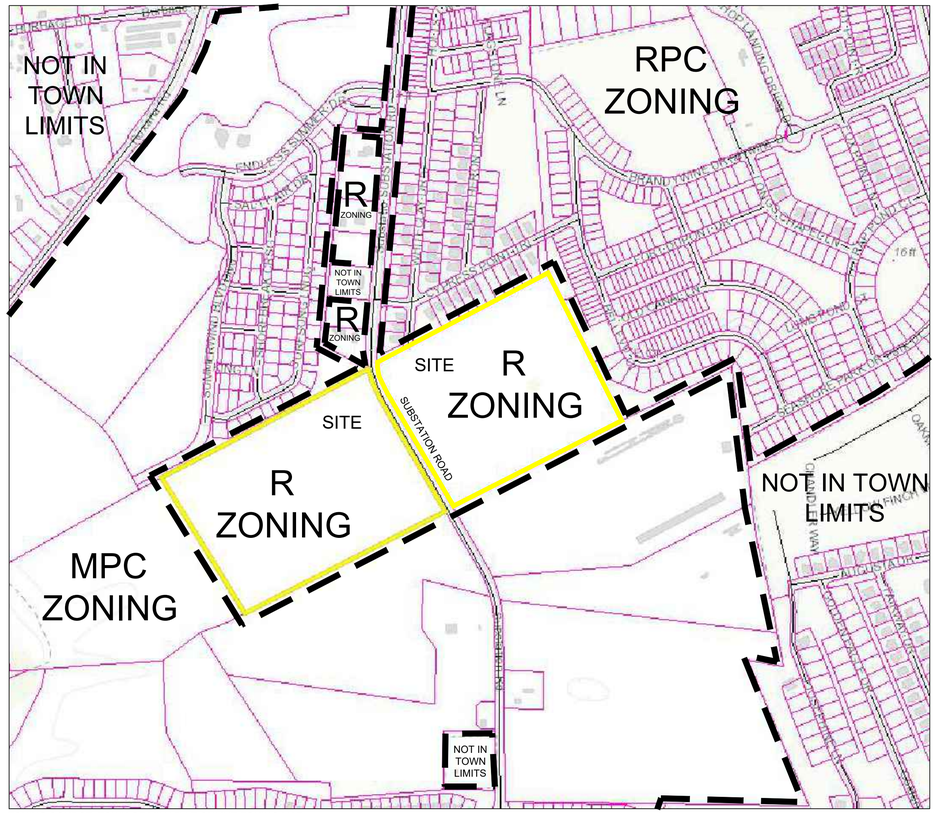


ZONING SOURCE: TOWN OF MILLVILLE ONLINE ZONING MAP

VICINITY MAP WITH ZONING
SCALE: 1"=400'

TAX PARCEL	OWNER	ZONING
134-12.00-382.04	TYRE FARM LLC, C/O GULFSTREAM HOMES	RPC ZONING
134-12.00-2929.00	DAVID H & CAROLENE M HALLER REVOCABLE TRUST	RPC ZONING
134-12.00-2928.00	JEANNE M JONES	RPC ZONING
134-12.00-2927.00	WOODLAND REALTY LLC	RPC ZONING
134-12.00-2926.00	STEVEN M & PATRICIA S WISEL	RPC ZONING
134-12.00-2925.00	DEBRA K ROCHE TRUSTEE	RPC ZONING
134-12.00-2924.00	MARGARET MARY & RANDY BRYAN SMITH	RPC ZONING
134-12.00-2923.00	ROBERT D WALLACE & MICHELE A CHARLTON	RPC ZONING
134-12.00-2922.00	ANGELA A & DENIS MUNN	RPC ZONING
134-12.00-2921.00	JOHN W & BERNICE A YOUNG	RPC ZONING
134-12.00-2920.00	ROBERT P & LIZA J BARTON	RPC ZONING
134-12.00-2919.00	RICHARD M & JONI E REILLY	RPC ZONING
134-12.00-3313.00	MICHAEL D. & MARY A. VOGEL	MPC ZONING
134-12.00-3314.00	STEVEN N. MONTE & AMY E. WALL-MONTE	MPC ZONING
134-12.00-3315.00	JOSEPH P. & MARIAN BATTON	MPC ZONING
134-12.00-3316.00	KEVIN V. & LISA A. MCDONALD	MPC ZONING
134-12.00-3317.00	RICHARD T. & RUTH H. KILMON	MPC ZONING
134-12.00-3318.00	DAVID T. & TINA L. SIATKOWSKI	MPC ZONING
134-12.00-3319.00	JAMES J. PAINTER	MPC ZONING

EXISTING SITE DATA:

1. TAX PARCEL: 134-16.00-17.00
   OWNER: E. JOHNSON HOLDINGS, LLC. 39827 HICKMAN PLAZA ROAD, #7 BETHANY BEACH , DE 19930
   LOCATION: SUBSTATION ROAD BETWEEN BURBAGE ROAD AND BEAVER DAM ROAD
   STATE INVESTMENT LEVEL: LEVEL 2
2. DEVELOPER: STAFFORD STREET CAPITAL, LLC 179 REHOBOTH AVENUE, #1081 REHOBOTH BEACH, DE 19971
3. PRESENT ZONING: R ZONING
   PRESENT LAND USE: AGRICULTURAL
4. PARCEL AREA: ±49.98 AC.
   EAST SIDE: ±23.35 AC.
   WEST SIDE: ±26.64 AC.

SHEET INDEX:

S-100 FINAL SITE PLAN COVER
S-101 FINAL SITE PLAN WEST
S-102 FINAL SITE PLAN EAST
S-103 FINAL SUBDIVISION WEST
S-104 FINAL SUBDIVISION EAST
L-100 LANDSCAPE PLAN

PROPOSED SITE DATA:

1. PROPOSED LAND USE: 135 D.U. SINGLE FAMILY SUBDIVISION
2. PROPOSED GROSS DENSITY: 135 D.U. / 49.98 AC. = 2.70 D.U./ AC.
   PRESENT ZONING: R ZONING
   R DENSITY ALLOWED: 5.81 DU/ AC.
3. MINIMUM DIMENSIONS — REQUIRED
   LOT WIDTH: 60'
   LOT DEPTH: 100'
   LOT AREA: 7,500 SQ.FT.
   MINIMUM LOT SIZE: 7500 SQ.FT.
   AVERAGE LOT SIZE: 8517 SQ.FT.
   SETBACKS:
   FRONT YARD: 25'
   SIDE YARD: 7'
   REAR YARD: 10'
4. AREA BREAKDOWN:

RIGHT-OF-WAY	±10.48 AC.	20.97%
DELDOT ROW EASEMENT	±1.25 AC.	2.50%
LOTS	±26.41 AC.	52.84%
OPEN SPACE	±11.84 AC.	23.69%
TOTAL	±49.98 AC.	100.00%

5. SEWER PROVIDER: SUSSEX COUNTY
   WATER PROVIDER: TIDEWATER UTILITIES

	STREETS	SIDEWALKS	SHARED USE PATH
6. PAVEMENT LINEAR FT:	±9073 L.F.	±15812 L.F.	±1847 L.F.
EAST SIDE:	±4455 L.F.	±7321 L.F.	±997 L.F.
WEST SIDE:	±4618 L.F.	±8492 L.F.	±850 L.F.

7. ACTIVE AMENITIES TO INCLUDE POOL, POOLHOUSE, TOT LOT, PICKLEBALL COURTS ALONG WITH PASSIVE AMENITY ELEMENTS FOR WALKING, SITTING, BIKE RIDING, ETC.

NOTES:

1. BOUNDARY SURVEY SOURCE: ATLANTIC GROUP & ASSOCIATES, INC. FROM A SURVEY TITLED "LANDS OF E. JOHNSON HOLDINGS, LLC", DATED APRIL 27, 2020. HORIZONTAL DATUM: NAD '83. ADDITIONAL SURVEY DATA PROVIDED BY PLITKO, LLC FROM A SURVEY ENTITLED "TOPOGRAPHIC SURVEY PLAN FOR LANDS OF E. JOHNSON HOLDINGS, LLC", DATED 5/11/20.
2. THERE ARE NO FEDERAL 404 LANDS ON SITE. THERE ARE NO STATE TIDAL WETLANDS ON SITE.
3. SITE IS IN FLOOD ZONE X AS SHOWN PER FEMA FLOOD MAP 10005C0495K DATED MARCH 16, 2015.
4. ALL STREETS TO BE 50' RIGHT-OF-WAY, CURB AND GUTTER WITH 25' PAVEMENT WIDTH EXCEPT FOR BOULEVARD STREET WHICH ARE TO BE 70' RIGHT OF WAY, CURB AND GUTTER WITH 16' PAVEMENT WIDTHS. SEE TYPICAL STREET AND BOULEVARD STREET SECTIONS THIS SHEET. ALL STREETS TO BE PRIVATELY MAINTAINED BY DEVELOPER/ H.O.A.
5. ALL LOTS TO BE SERVED BY CENTRAL SEWER AND WATER.
6. SIGNAGE FOR PROPOSED SUBDIVISION TO INCLUDE SUBDIVISION IDENTIFICATION SIGNS AT ENTRANCES AND INTERNAL STOP SIGNS AND OTHER INTERNAL TRAFFIC CONTROL SIGNAGE/ STRIPING AS NEEDED.
7. CLUSTER MAILBOX UNITS WILL BE COVERED.

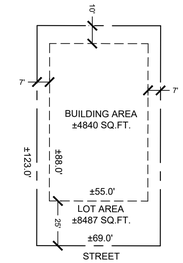
Curve Table			
Curve #	Length	Radius	Delta
C2	36.67	22.50	93°23'18"
C3	56.95	975.00	3°20'48"
C4	34.19	22.50	87°04'17"
C5	34.01	22.50	86°36'42"
C6	34.01	22.50	86°36'42"
C7	40.50	25.00	92°49'24"
C8	34.23	22.50	87°10'36"
C9	36.67	22.50	93°23'18"
C10	34.01	22.50	86°36'42"
C11	36.67	22.50	93°23'18"
C12	37.79	25.00	86°36'42"
C13	36.67	22.50	93°23'18"
C14	36.45	22.50	92°49'24"
C15	35.73	22.50	90°58'59"
C16	35.18	22.50	89°34'55"
C17	34.01	22.50	86°36'42"
C18	34.96	22.50	89°01'01"
C19	39.70	25.00	90°58'59"
C20	35.86	22.50	91°18'56"
C21	35.51	22.50	90°25'05"

Curve Table			
Curve #	Length	Radius	Delta
C22	40.72	25.00	93°19'33"
C23	40.12	25.00	91°57'23"
C24	34.53	22.50	87°56'15"
C25	39.27	25.00	90°00'00"
C26	19.63	25.00	45°00'00"
C27	19.63	25.00	45°00'00"
C28	33.72	22.50	85°52'41"
C29	37.25	22.50	94°51'06"
C30	36.10	22.50	91°56'17"
C31	38.42	25.00	88°02'37"
C32	36.63	22.50	93°16'20"
C33	34.06	22.50	86°43'40"
C34	36.48	22.50	92°54'23"
C35	38.00	25.00	87°05'37"
C36	34.06	22.50	86°43'40"
C37	40.86	25.00	93°38'10"
C38	33.91	22.50	86°21'50"
C39	36.63	22.50	93°16'20"
C40	31.02	1025.00	1°44'01"
C41	34.20	22.50	87°05'37"

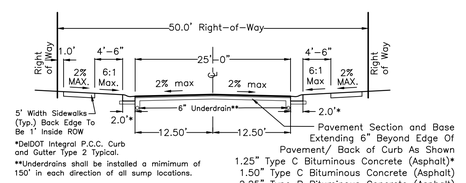
Curve Table			
Curve #	Length	Radius	Delta
C42	36.77	22.50	93°38'10"
C43	33.44	22.50	85°08'54"
C44	36.96	22.50	94°07'19"
C45	33.72	22.50	85°52'41"
C46	37.25	22.50	94°51'06"
C47	33.44	22.50	85°08'54"
C48	36.96	22.50	94°07'19"

Curve Table			
Curve #	Length	Radius	Delta
BC1	1.70	615.06	0°09'30"

Line Table		
Line #	Length	Direction
L1	50.06	N62° 47' 21.38"E
L2	50.00	N62° 15' 49.38"E
L3	30.59	S17° 16' 28.75"W
L4	50.00	N72° 43' 31.25"W
L5	30.59	S17° 16' 28.75"W
L6	67.54	S63° 00' 15.75"W
L7	50.00	N26° 59' 44.25"W
L8	17.74	S63° 00' 15.75"W
L9	28.61	N62° 16' 28.75"E
L10	30.90	S62° 15' 49.38"W
L11	4.17	N27° 56' 39.29"W
L12	0.42	N30° 31' 32.62"W
L13	2.00	N59° 28' 27.38"E
L14	6.25	S30° 31' 32.62"E
L15	9.36	S30° 31' 32.62"E



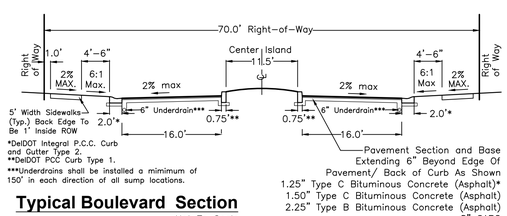
TYPICAL LOT
SCALE: 1"=40'



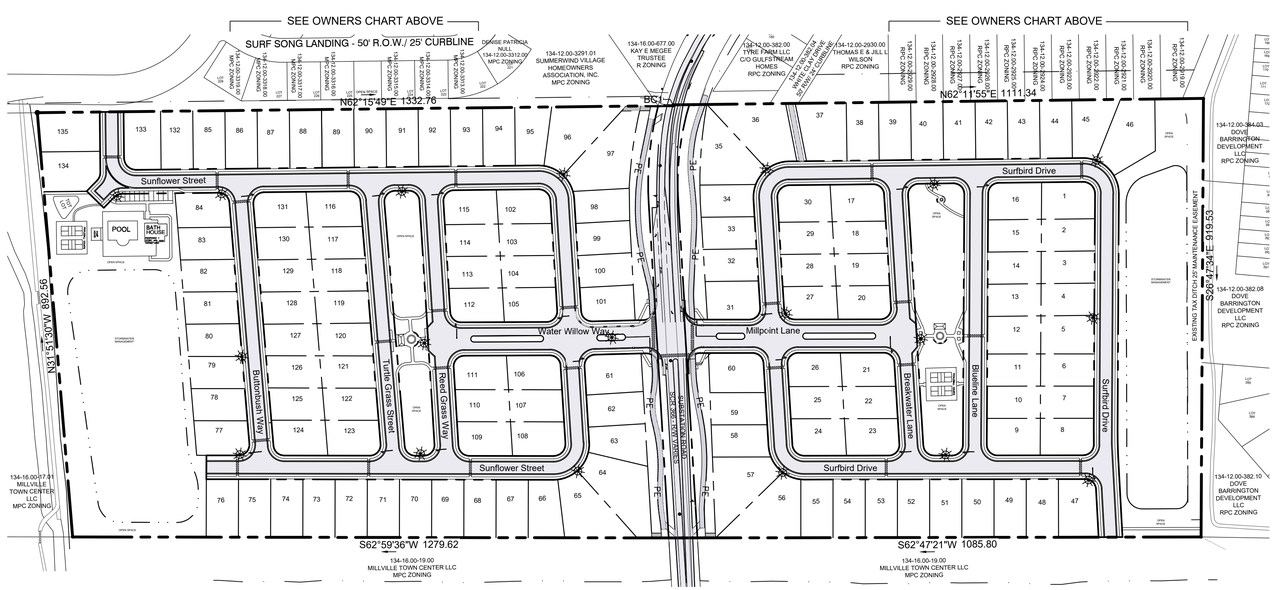
Typical Street Section
Not To Scale

CLUSTER MAILBOX EXAMPLE
NOT TO SCALE

NOTE: CLUSTER MAILBOX UNITS TO BE UNDER COVER STRUCTURE AS NOTED ON PLANS.



Typical Boulevard Section
Not To Scale



SUBDIVISION OVERVIEW
SCALE: 1"=150'

SCALE: 1"=150'

LEGEND:

- PARCEL BOUNDARY
- RIGHT-OF-WAY
- TAX DITCH EASEMENT
- PROPOSED PERMANENT EASEMENT
- PROPOSED LOTLINE
- PROPOSED LOT SETBACKS
- PROPOSED ROLLED CURBING
- PROPOSED SIDEWALK
- PROPOSED SHARED USE PATH
- PROPOSED CROSSWALK (6' WIDTH)
- PROPOSED STORMWATER BASIN
- PROPOSED STREETLIGHT
- PROPOSED STOP SIGN LOCATION
- PROPOSED STOP BAR STRIPING LOCATION

WETLANDS STATEMENT

ENVIRONMENTAL RESOURCES, INC. (ERI) INSPECTED THIS PARCEL, 134-16.00-17.00, FOR THE PRESENCE OF JURISDICTIONAL WATERS, INCLUDING NONTIDAL WETLANDS, ACCORDING TO THE CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL (1987), THE ATLANTIC AND GULF COASTAL PLAIN SUPPLEMENT (2010), ASSOCIATED GUIDANCE IN AFFECT AT THAT TIME, DISCUSSION WITH CORPS' DOVER FIELD OFFICE AND BEST PROFESSIONAL JUDGMENT. BACKGROUND INFORMATION FROM A VARIETY OF SOURCES INDICATED THAT WETLANDS COULD BE PRESENT ON THIS 50-ACRE PARCEL. ONSITE OBSERVATIONS FOUND SOIL CONDITIONS SIMILAR TO THE USDA SOIL MAPPING AND CONFIRMED THE PRESENCE OF NUMEROUS DITCHES. THE LAND DRAINS BOTH EAST AND WEST TO WHITES CREEK AND DIRICKSON CREEK RESPECTIVELY. AS A RESULT OF THIS WORK, ERI MADE A REQUEST TO THE CORPS FOR A NO PERMIT REQUIRED (NPR) LETTER THAT INCLUDED AN EXISTING CONDITIONS PLAN, A DETAILED CONCEPT PLAN AND PROJECT NARRATIVE. BASED ON THIS DETAILED REQUEST, THE CORPS OF ENGINEERS ISSUED A NO PERMIT REQUIRED LETTER (NAP-OPR 2021-31-23) FOR THE DEVELOPMENT OF THIS PROJECT ON FEBRUARY 5, 2021.

STATE OF DELAWARE (1988) MAP INDEX INDICATES THAT THIS PARCEL IS NOT ON A STATE WETLANDS MAP SHEET.

Thomas D. Nobile 1/4/22

THOMAS D. NOBILE DATE
PROFESSIONAL WETLAND SCIENTIST: 000389
CERTIFIED WETLAND DELINEATOR THROUGH THE CORPS OF ENGINEERS
WDCP93MD0310001A

OWNER'S PLAN DEVELOPMENT APPROVAL:
I, as Owner/ Developer of the project shown, hereby approve these plans as shown or otherwise noted.

Dianne H Archut

Dianne Archut, Manager — Date
E. Johnson Holdings, LLC.

DEVELOPER'S PLAN DEVELOPMENT APPROVAL:
I, as Owner/ Developer of the project shown, hereby approve these plans as shown or otherwise noted.

Joel Sens

Joel Sens — Date
Stafford Street Capital, LLC

ENGINEER'S STATEMENT:
I certify that the proposed Site plan was compiled under my supervision.

Robert Plitko, Jr. — Date
DE PE 14093

FINAL SITE PLAN COVER

REVISIONS

LANDDESIGN INC.
Land Planning / Landscape Architecture
Planning and Development Consultants
Oak Square, Suite #3, 53 Atlantic Ave.
Ocean View, DE 19970
302/537-1919 / landdesign@dsl.com

PLITKO, LLC
ENGINEERING
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

FINAL SITE PLAN
EGRET SHORES
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN: TJF	DATE
DRAWING: RWB	1/3/22
REVIEW: RP	

SHEET
S-100

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FINAL SITE PLAN - WEST SIDE

REVISIONS

LANDDESIGN INC.
Land Planning / Landscape Architecture
Planning and Development Consultants
Oak Square, Suite #3, 53 Atlantic Ave.
Ocean View, DE. 19970
302/537-1919 / landdesign@bcd.com

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Phone (302)-537-1919

PRELIMINARY PLAN
EGRET SHORES
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN: TJF	DATE
DRAWING: RWB	1/3/22
REVIEW: RP	

SHEET
S-101

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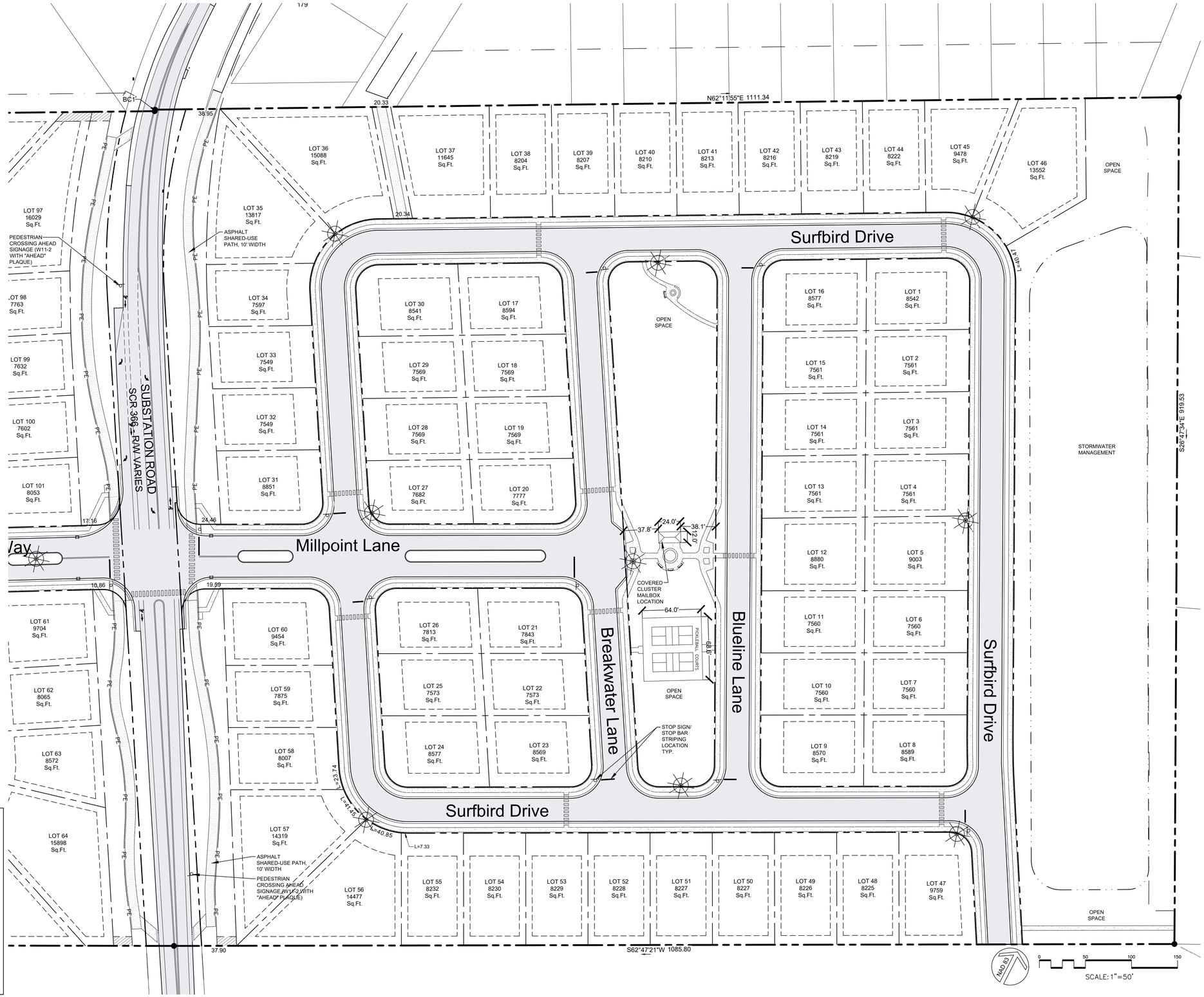

LEGEND:

- PARCEL BOUNDARY
- RIGHT-OF-WAY
- TAX DITCH EASEMENT
- PE — PROPOSED PERMANENT EASEMENT
- PROPOSED LOTLINE
- PROPOSED LOT SETBACKS
- PROPOSED ROLLED CURBING
- PROPOSED SIDEWALK
- PROPOSED SHARED USE PATH
- PROPOSED CROSSWALK (6' WIDTH)
- PROPOSED STORMWATER BASIN
- PROPOSED STREETLIGHT
- PROPOSED STOP SIGN LOCATION
- PROPOSED STOP BAR STRIPING LOCATION

FINAL SITE PLAN - EAST SIDE

REVISIONS

LANDDESIGN INC.
Land Planning / Landscape Architecture
Planning and Development Consultants
Oak Square, Suite #3, 53 Atlantic Ave.
Ocean View, DE 19970
302-537-1717 | tim@ldi-inc.com

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OCEAN VIEW, DE 19970
Phone (302)-537-1919

SUBDIVISION PLAN
EGRET SHORES
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN: TJF	DATE
DRAWING: RWB	1/3/22
REVIEW: RP	

SHEET
S-102

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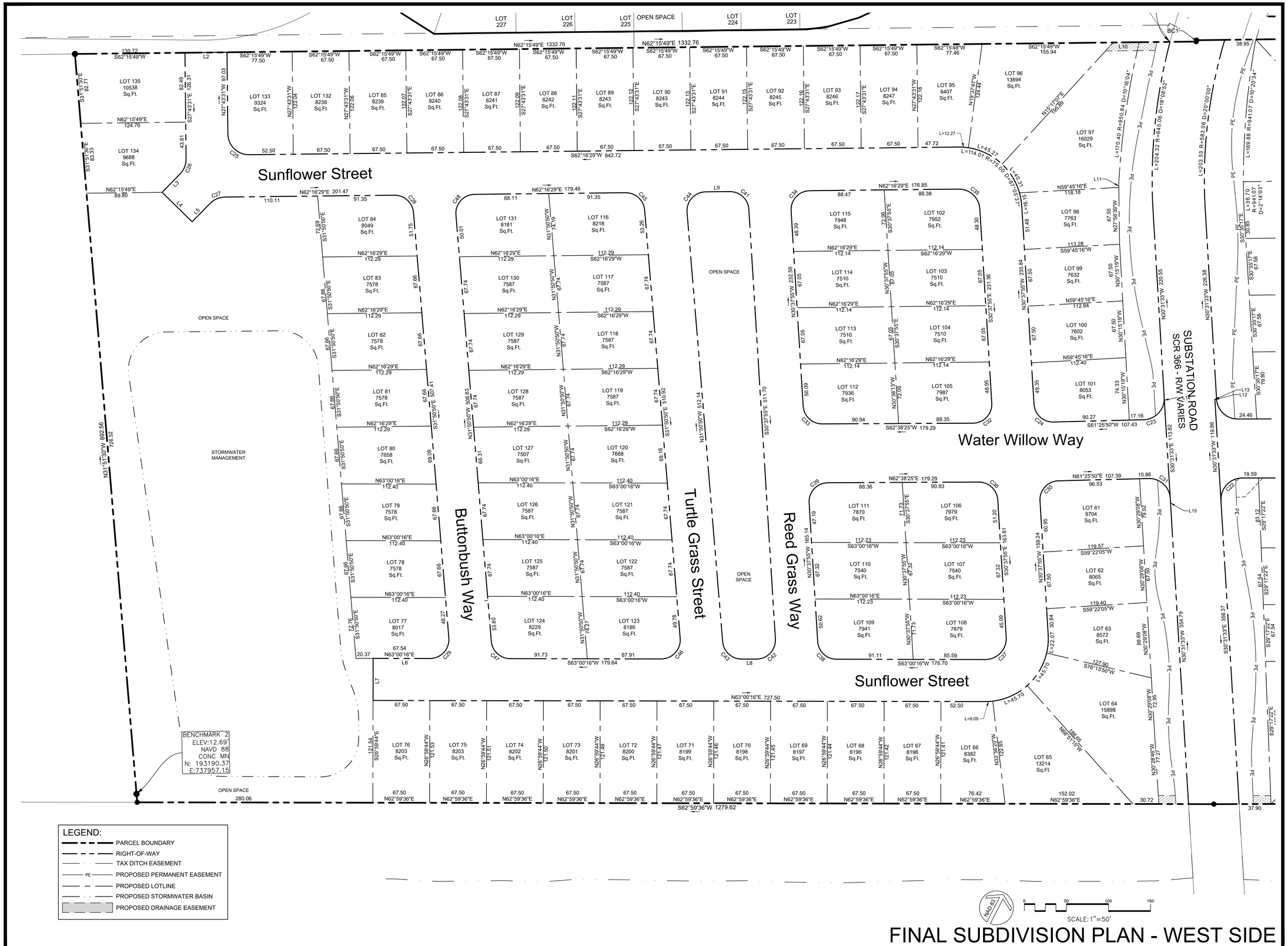

FINAL SUBDIVISION PLAN - WEST SIDE

REVISIONS

LANDDESIGN INC.
Land Planning / Landscape Architecture
Planning and Development Consultants
Oak Square, Suite #3, 53 Atlantic Ave.
Ocean View, DE 19970
302/537-1919 / landzn@aol.com

PLITKO, LLC
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53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

PRELIMINARY PLAN
EGRET SHORES
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN: TJF
DRAWING: RWB
REVIEW: RP
DATE 1/3/22
SHEET S-103

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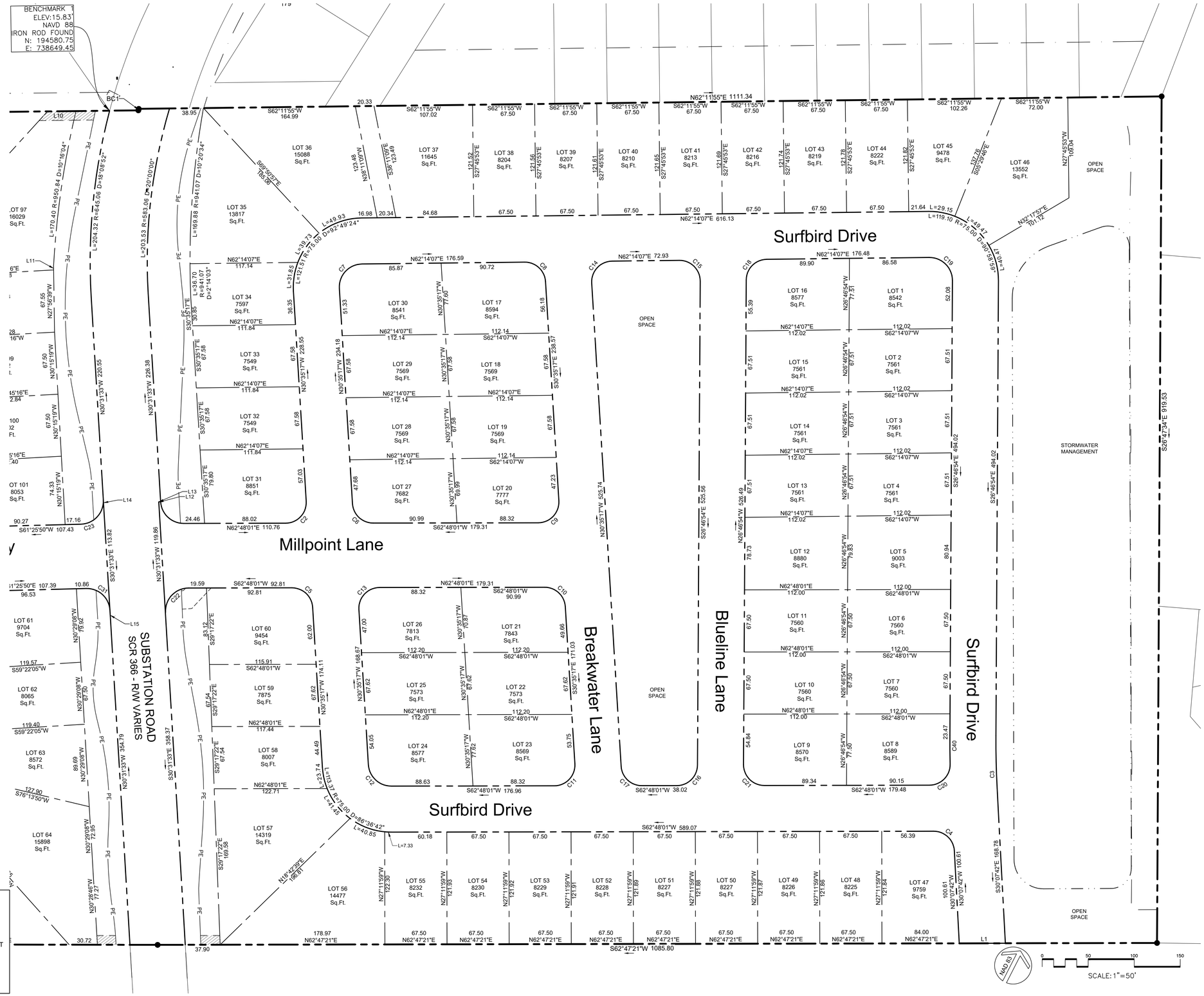

FINAL SUBDIVISION PLAN - EAST SIDE

REVISIONS

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Planning and Development Consultants
Oak Square, Suite #3, 53 Atlantic Ave.
Ocean View, DE 19970
302-537-1701 landdesign@aol.com

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OCEAN VIEW, DE 19970
Phone (302)-537-1919

SUBDIVISION PLAN
EGRET SHORES
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN: TJF
DRAWING: RWB
REVIEW: RP
DATE 1/3/22

SHEET S-104

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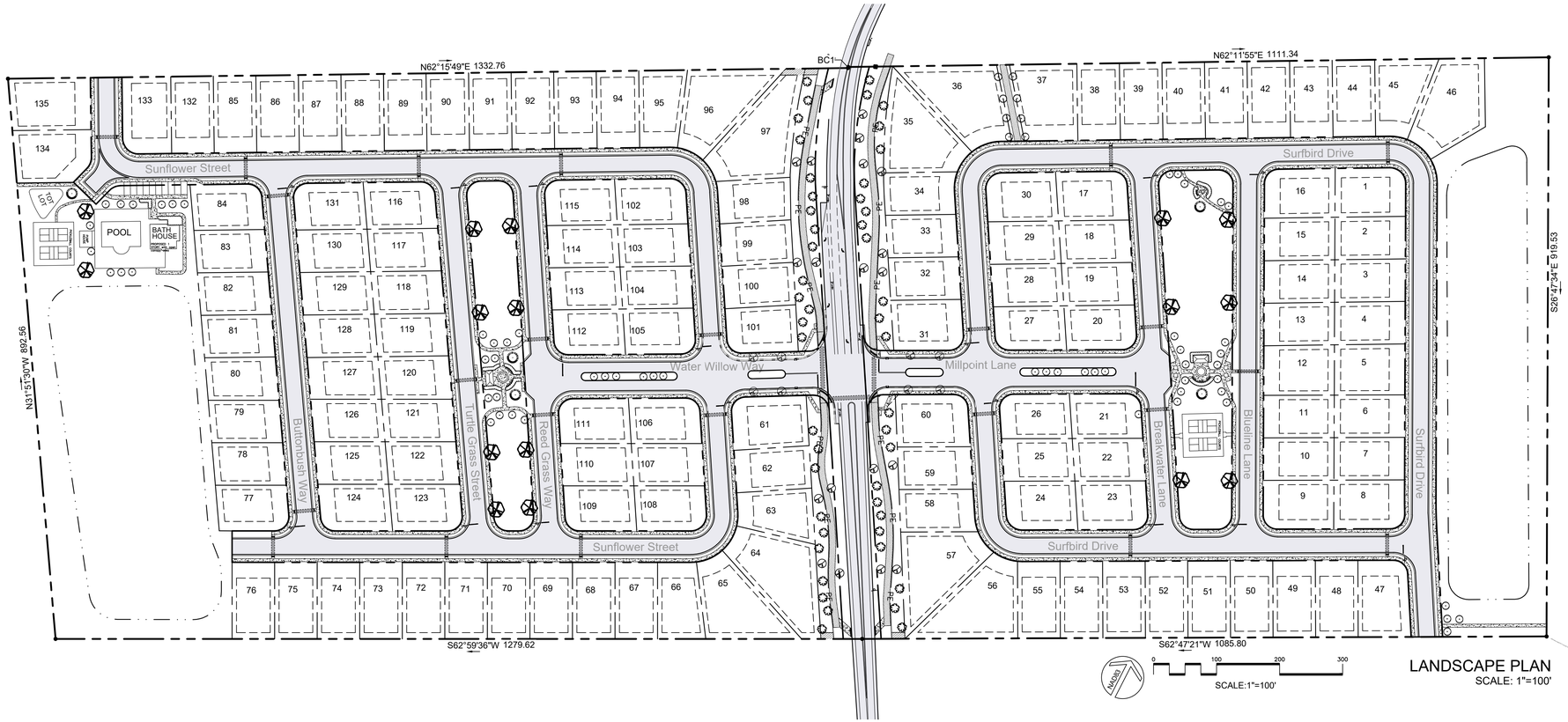


LANDSCAPE PLAN
SCALE: 1"=100'

LEGEND:

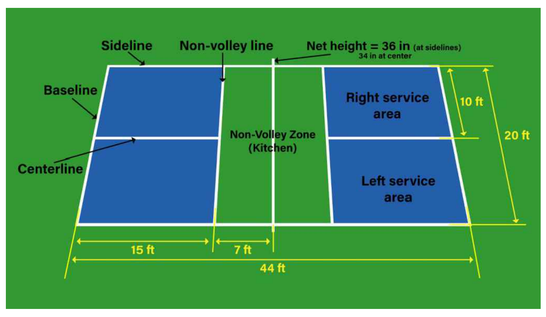
- AR Red Maple
- LIN Crape Myrtle- White
- PC Pissard Plum
- TD Common Baldcypress
- CAG Blue Atlas Cedar
- TBR Spreading English Yew

PLANT LIST:

KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
TREES						
AR	16	Acer rubrum	Red Maple	as shown	1.5" cal, 6' ht. min.	Heavy, full, vigorous
CAG	5	Cedrus atlantica"Glauca"	Blue Atlas Cedar	as shown	5-6' ht.	Heavy, full, vigorous, branching to ground
LIN	64	Lagerstroemia indica'Natchez'	Crape Mrytle	as shown	6-8' ht.	Heavy, full, vigorous, multistemmed
PC	27	Prunus cerasifera Atropurpurea	Pissard Plum	as shown	6-8' ht.	Heavy, full, vigorous
TD	48	Taxodium distichum	Common Bald Cypress	as shown	6' - 8' ht.	Heavy, full, vigorous
SHRUBS						
TBR	69	Taxus baccata "Repandens"	Spreading English Yew	36" o.c.	15" - 18"	Uniform growth; full, vigorous

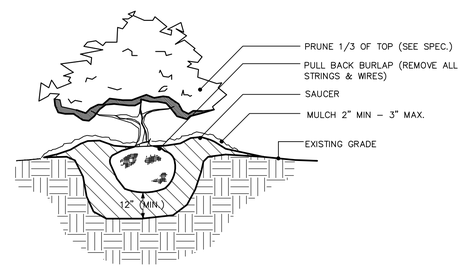
NOTE:
ON THE FOLLOWING ITEMS, COVERAGE AS PER SPECIFICATIONS AND DRAWINGS;
CONTRACTOR TO VERIFY QUANTITIES

+/- Cu. Yd.	18	Shredded Hardwood Mulch	Sample to be submitted to Landscape Architect for approval; 2 1/2" - 3" depth all beds

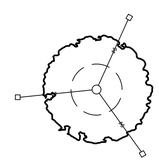


PICKLEBALL COURT DIMENSIONS
NOT TO SCALE

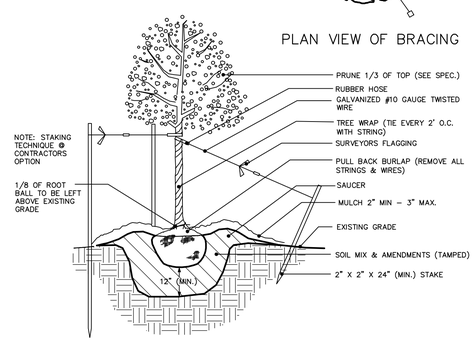
TOT LOT EXAMPLE
NOT TO SCALE



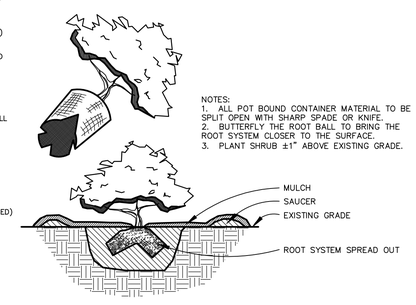
SHRUB PLANTING DETAIL N.T.S.



PLAN VIEW OF BRACING



TREE PLANTING DETAIL N.T.S.



NOTES:
1. ALL POT BOUND CONTAINER MATERIAL TO BE SPLIT OPEN WITH SHARP SPADE OR KNIFE.
2. BUTTERFLY THE ROOT BALL TO BRING THE ROOT SYSTEM CLOSER TO THE SURFACE.
3. PLANT SHRUB ±1" ABOVE EXISTING GRADE.

CONTAINER PLANTING DETAIL N.T.S.

LANDSCAPE PLAN

REVISIONS

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LANDSCAPE PLAN
EGRET SHORES
SUBSTATION ROAD (SCR 366)
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

SITE PLAN:	TJF	DATE
DRAWING:	RWB	11/11/21
REVIEW:	RP	

SHEET
L-100

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