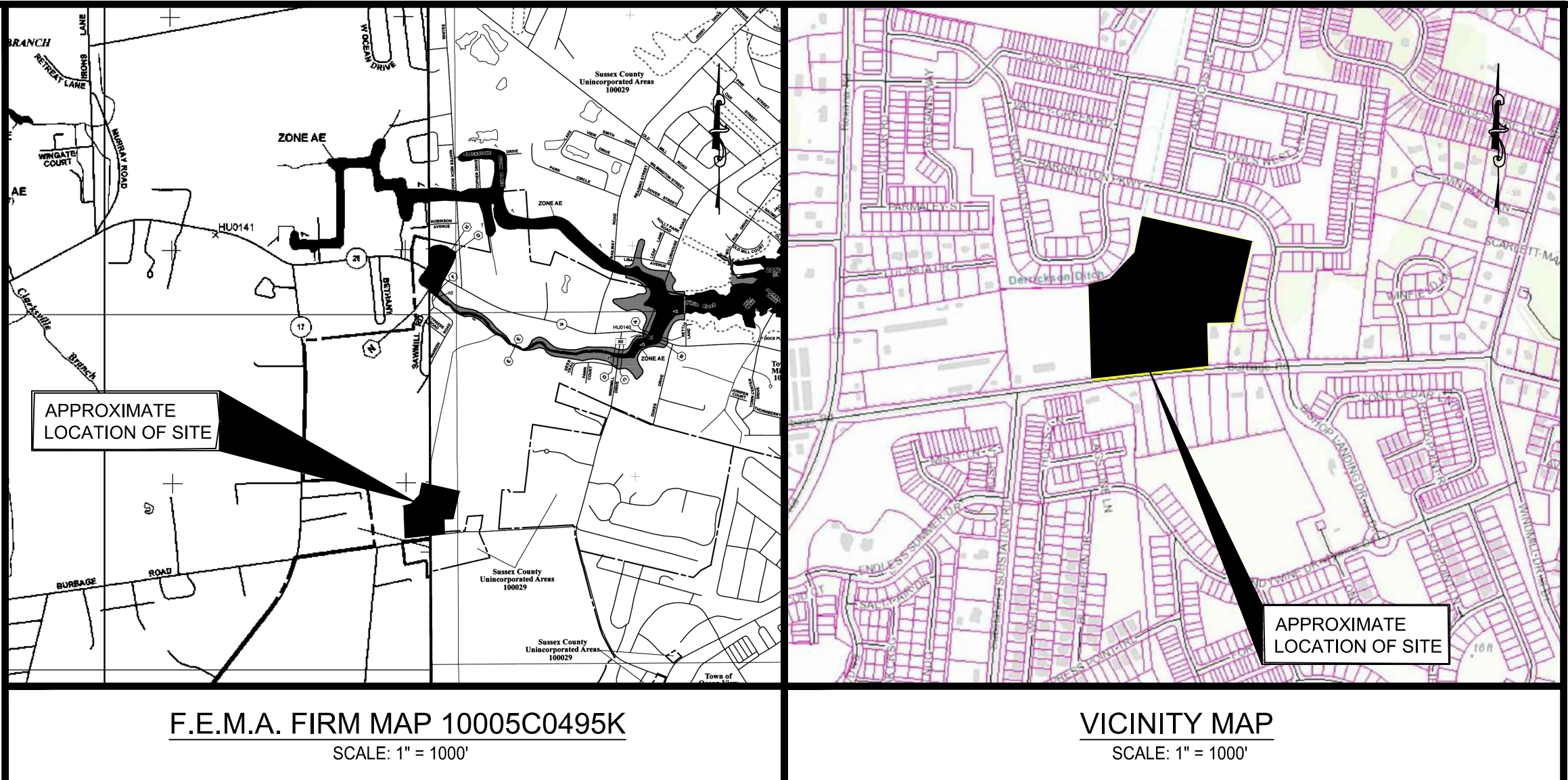


PRELIMINARY PLAN
FOR
TOOMEY PROPERTY

BALTIMORE HUNDRED
SUSSEX COUNTY, DELAWARE
PREPARED FOR: CHRISTOPHER LAND, LLC



Table with 3 columns: DESCRIPTION, EXISTING, and PROPOSED. It details various infrastructure elements like pavement, road centerline, property line, sanitary sewer, flow direction arrow, 8' wide walking path, 5' wide sidewalk, water line, fire hydrant, stormdrain pipe, catch basin, street lights, street signs, easement, building restriction line, tree line, tax ditch right of way, tax ditch buffer, and zoning line.



SITE DATA COLUMN

- 1. PROPERTY INFORMATION/OWNER: TOOMEY, LLC
2. DEVELOPER/APPLICANT: THE CHRISTOPHER COMPANIES (CHRISTOPHER LAND, LLC)
3. ENGINEER: CIVIL ENGINEERING ASSOCIATES, LLC
4. AGENCY: SUSSEX CONSERVATION DISTRICT
5. EXISTING ZONING: RPC (RESIDENTIAL PLANNED COMMUNITY)
6. PROJECT BENCHMARK: N: 197169.99, E: 740132.04, ELEV. = 15.27
7. BUILDING TYPE: FRAME
8. BUILDING SETBACKS: LOT TYPE, SINGLE FAMILY, VILLAS, TOWNHOUSES, TOTAL
9. MAXIMUM BUILDING HEIGHT: 42 FT (MPC CODE)
10. PROPOSED USE: RESIDENTIAL
11. AREAS:

Table with 2 columns: AREA and S.F. +/- AC. +/- It lists various areas including TOTAL AREA, COMMERCIAL AREA, COM. ROW DEDICATION, COM. PERMANENT EASEMENT, GROSS RESIDENTIAL AREA, LOT AREA, RES. ROW DEDICATION, RES. PERMANENT EASEMENT, TOWN/PRIVATE ROW, STORMWATER AREA, OPEN SPACE AREA, and NET RESIDENTIAL AREA.

- 12. LOTS: NUMBER OF DWELLING UNITS PERMITTED: 482,510.84 S.F. / 5,000 S.F. = 96 LOTS
13. PARKING: OFF-STREET PARKING REQUIRED: 2 SPACES PER DWELLING UNIT (2 SPACES)\*(50 UNITS) = 100 PARKING SPACES
14. UTILITIES: WATER: TIDEWATER UTILITIES, SANITARY SEWER: SUSSEX COUNTY
15. FIRE LANES: ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.
16. THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA MAP NO. 10005C0495K DATED MARCH 16, 2015 AND FEMA MAP NO. 10005C0511K DATED MARCH 16, 2015.

SITE DATA COLUMN CONTINUED

- 17. WETLANDS: A WETLAND DELINEATION WAS PERFORMED BY JAMES C. MCCULLEY WATERSHED ECO, LLC IN JULY 2021. THERE ARE NO WETLANDS ON SITE.
18. OPEN SPACE: REQUIRED = NO LESS THAN 20% OF THE GROSS AREA
19. TOPOGRAPHIC REFERENCE: U.S.G.S. VERTICAL DATUM NAVD 88, U.S.G.S. HORIZONTAL DATUM NAVD 83 SPC
20. BOUNDARY AND TOPOGRAPHY: BOUNDARY & TOPOGRAPHY WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN OCTOBER 2021.
21. COMMERCIAL AREA WILL BE SUBMITTED FOR SITE PLAN APPROVAL AT A LATER DATE.

INDEX OF DRAWINGS

Table with 2 columns: SHEET NUMBER and SHEET TITLE. It lists sheets T-1 through L-2 and their corresponding titles like COVER SHEET, CONSTRUCTION & GENERAL NOTES, EXISTING CONDITIONS PLAN, etc.

CERTIFICATION OF OWNERSHIP:

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT ALL STREETS HEREON AND NOT HERETOFORE DEDICATED ARE TO BE DEDICATED TO THE PUBLIC USE AND OWNERSHIP TRANSFERRED TO THE HOMEOWNERS ASSOCIATIONS VIA SEPARATE SUBSEQUENT DEED OF DEDICATION AND TRANSFER, TO BE APPROVED BY THE TOWN OF MILLVILLE.

TOOMEY, LLC
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATION OF PLAN ACCURACY:

I RONALD H. SUTTON, JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

RONALD H. SUTTON JR., P.E. DATE \_\_\_\_\_

TOWN OF MILLVILLE:

TOWN OF MILLVILLE APPROVAL.
SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

COVER SHEET FOR TOOMEY PROPERTY. Includes contact information for CIVIL ENGINEERING ASSOCIATES, LLC, a list of revisions, and a table for approvals from the Town of Millville and the property owner.



CONSTRUCTION NOTES:

1.

THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE INFORMATION TO HIS OWN SATISFACTION. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.
2.

ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, TIDEWATER UTILITIES INCORPORATED (TUI) SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS.
3.

WATER LINES WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 48" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD.
4.

ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
5.

THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

TOWN OF MILLVILLE . . . . .

CEA, LLC . . . . .

MISS UTILITIES. . . . .

1-302-539-0449

1-302-376-8833

1-800-282-8555

SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.

6.

CONTRACTOR SHALL CONTACT DELAWARE ELECTRIC COOPERATIVE AT 1-302-349-9090 PRIOR TO COMMENCING WORK WITHIN THE PROXIMITY OF OVERHEAD HIGH-VOLTAGE POWER LINES.
7.

ALL DRAINAGE STRUCTURES AND TRENCHES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
8.

THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENT, BOTH TEMPORARY AND PERMANENT.
9.

ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
10.

TRENCHES SHALL NOT REMAIN OPEN OVERNIGHT. IF IT IS NECESSARY FOR TRENCHES TO REMAIN OPEN, STEEL PLATES CAPABLE OF BEARING TRAFFIC SHALL BE USED TO COMPLETELY COVER THE TRENCH OPENINGS.
11.

WATER MAINS SHALL HAVE A MINIMUM 10 FOOT HORIZONTAL AND 18 INCH VERTICAL SEPARATION FROM SANITARY SEWER. WHERE MINIMUM VERTICAL SEPARATION DISTANCES CANNOT BE MAINTAINED, SANITARY SEWER MATERIALS SHALL BE WATER WORKS GRADE 150 PSI PRESSURE RATED PIPE MEETING AWWA STANDARDS. PRESSURE TEST RESULTS SHALL BE PROVIDED ON THE AS-BUILT DRAWINGS.
12.

THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
13.

ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
14.

THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST PITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
15.

THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL SURVEY CONTROL PRIOR TO STAKING OUT CONSTRUCTION. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO PROCEEDING WITH WORK.

GENERAL NOTES:

1.

THE SIDEWALK AND MULTI-USE PATH SHALL BE MAINTAINED BY THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO MAINTENANCE RESPONSIBILITY OF THE SIDEWALK AND MULTI-USE PATH.
2.

MAINTENANCE OF THE STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
3.

THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AT IT DEEMS NECESSARY.
4.

THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC INSPECTION.
5.

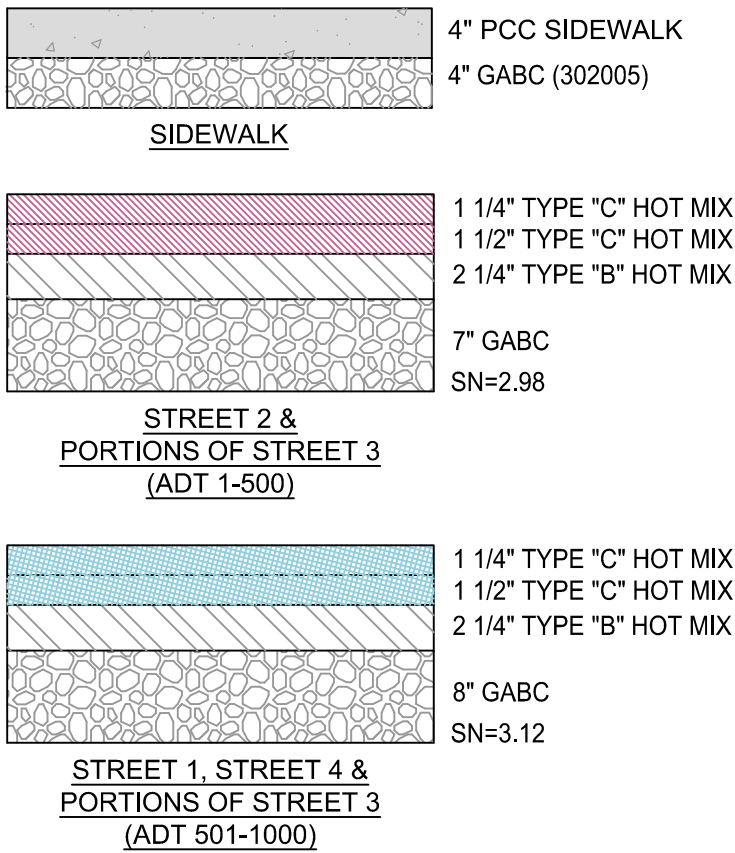
PUBLIC OPEN SPACE, GREEN SPACE, STORMWATER MANAGEMENT AREAS, SIDEWALKS, MULTI USE PATH AND STREETS NOT DEDICATED SHALL BE MAINTAINED BY THE DEVELOPER.
6.

THE DEVELOPER HEREBY GRANTS A SEWER EASEMENT IN FAVOR OF SUSSEX COUNTY WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING SEWER THROUGH THE LANDS. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF SUSSEX COUNTY WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
7.

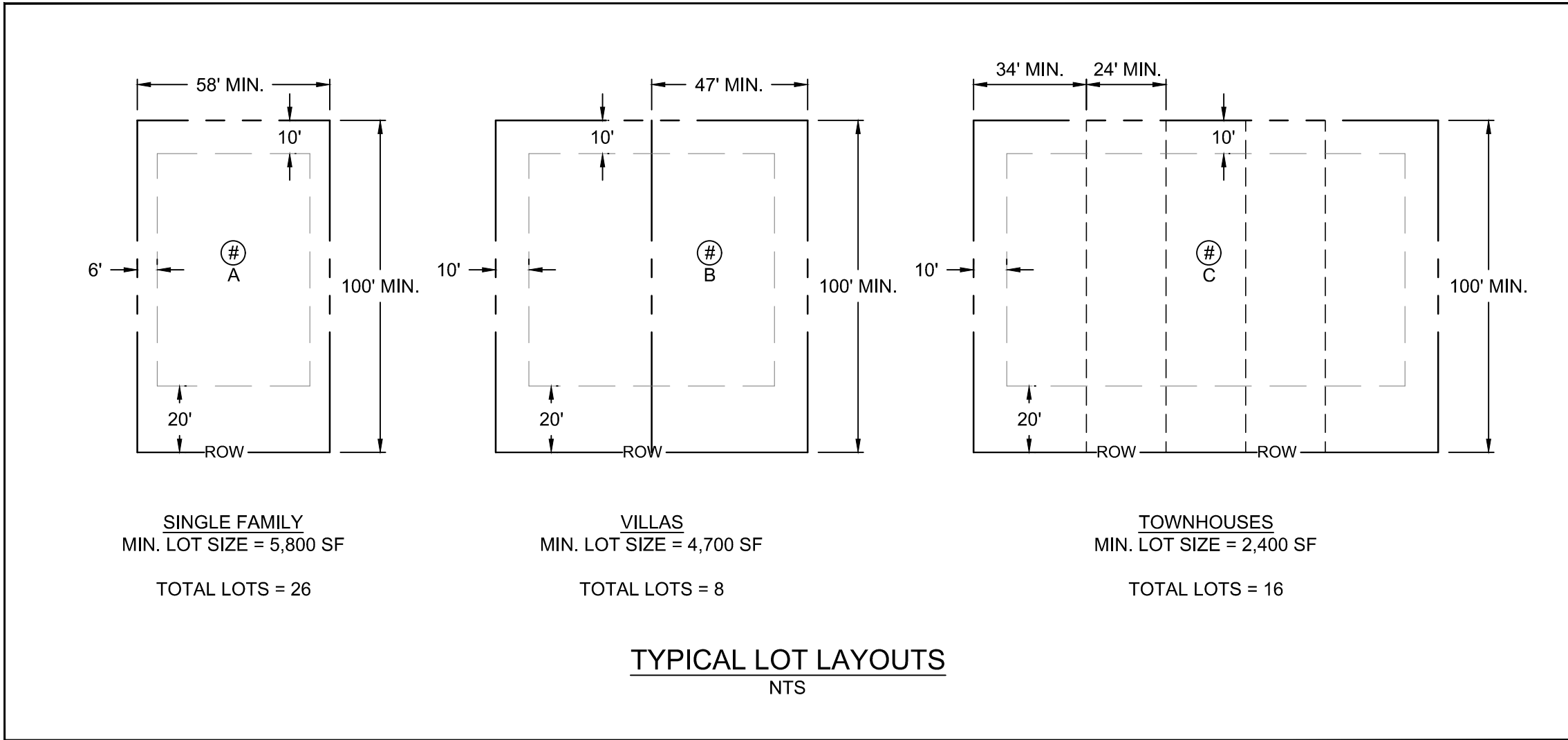
THE DEVELOPER HEREBY GRANTS A WATER EASEMENT IN FAVOR OF TIDEWATER UTILITIES, INC., WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING WATER SERVICE TO THE RESIDENTIAL AREAS SHOWN. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF TIDEWATER UTILITIES, INC. WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
8.

ALL LOTS SHALL BE CONNECTED TO THE COMMUNITY-WIDE OPEN SPACE NETWORK VIA SIDEWALKS, PATHWAYS, AND/OR PUBLIC STREETS. A PLANNED OPEN SPACE OF ONE QUARTER ACRE OR LARGER - INCLUDING OPEN GREENS, POCKET PARKS, SEATING AREAS AND TRAILS - MUST BE WITHIN 1,500 FEET OF EVERY SINGLE-FAMILY DETACHED LOT MEASURED FROM THE CENTER OF THE LOT TO THE CENTER OF THE OPEN SPACE.
9.

STREET LIGHTING DESIGN AND LAYOUT WILL BE PROVIDED BY DELAWARE ELECTRIC COOPERATIVE (DEC).



TYPICAL PAVEMENT SECTIONS



TYPICAL LOT LAYOUTS  
NTS

CONSTRUCTION & GENERAL NOTES

FOR  
**TOOMEY PROPERTY**

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

DATE: NOVEMBER 23, 2022  
DESIGNED BY: RT  
APPROVED BY: RHS  
FILE: PRELIM\_COVER.DWG  
SHEET NO.:

T-2

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CEA CIVIL ENGINEERING ASSOCIATES, LLC

• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET  
MIDDLETOWN, DE 19709

PHONE (302) 376-6833  
FAX (302) 376-6834

WWW.CEA-DE.COM

REVISIONS		DESCRIPTION
REVISION	DATE	
1	1/18/23	REVISED PER GNB COMMENTS DATED 1/16/23
2	2/16/23	REVISED PER GNB COMMENTS DATED 2/15/23

DATE





EXISTING CONDITIONS PLAN  
FOR  
**TOOMEY PROPERTY**

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

DATE: NOVEMBER 23, 2022  
DESIGNED BY: RT  
APPROVED BY: RHS  
FILE: PRELIM\_EXCOND.DWG  
SHEET NO.: **EX-1**

**CIVIL ENGINEERING ASSOCIATES, LLC**  
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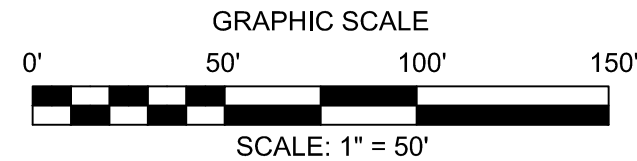
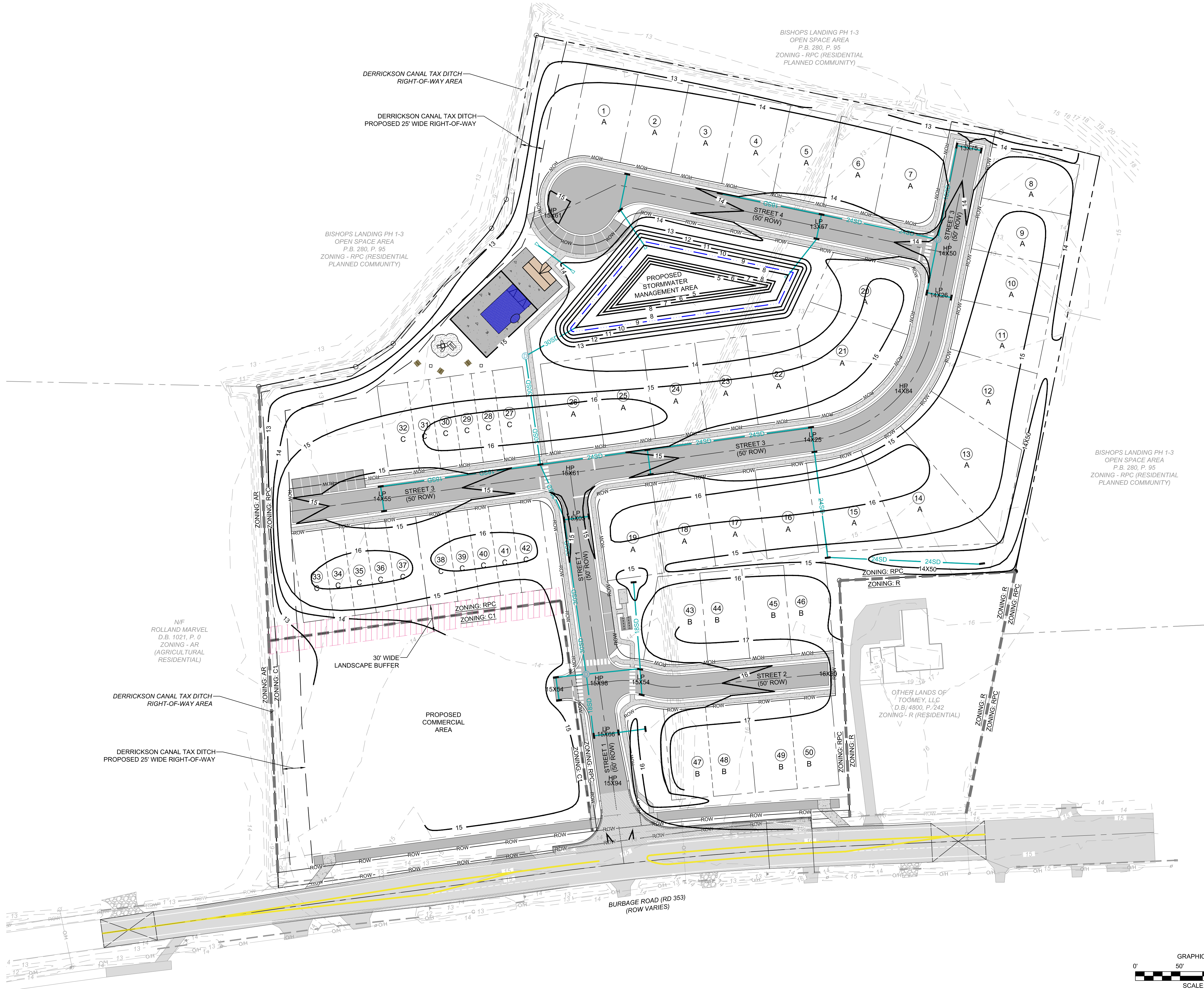
REVISIONS		DATE	DESCRIPTION
1	1/18/23	REVISED PER GMB COMMENTS DATED 1/16/23	
2	2/16/23	REVISED PER GMB COMMENTS DATED 2/15/23	

DATE









## GRADING PLAN

FOR

## TOOMEY PROPERTY

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

DATE: NOVEMBER 23, 2022	
DESIGNED BY: RT	APPROVED BY: RHS
FILE: PRELIM_GRADING_PLAN.DWG	

SHEET NO.:

G-1

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**ASSOCIATES, LLC**  
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MIDDLETOWN, DE 19709  
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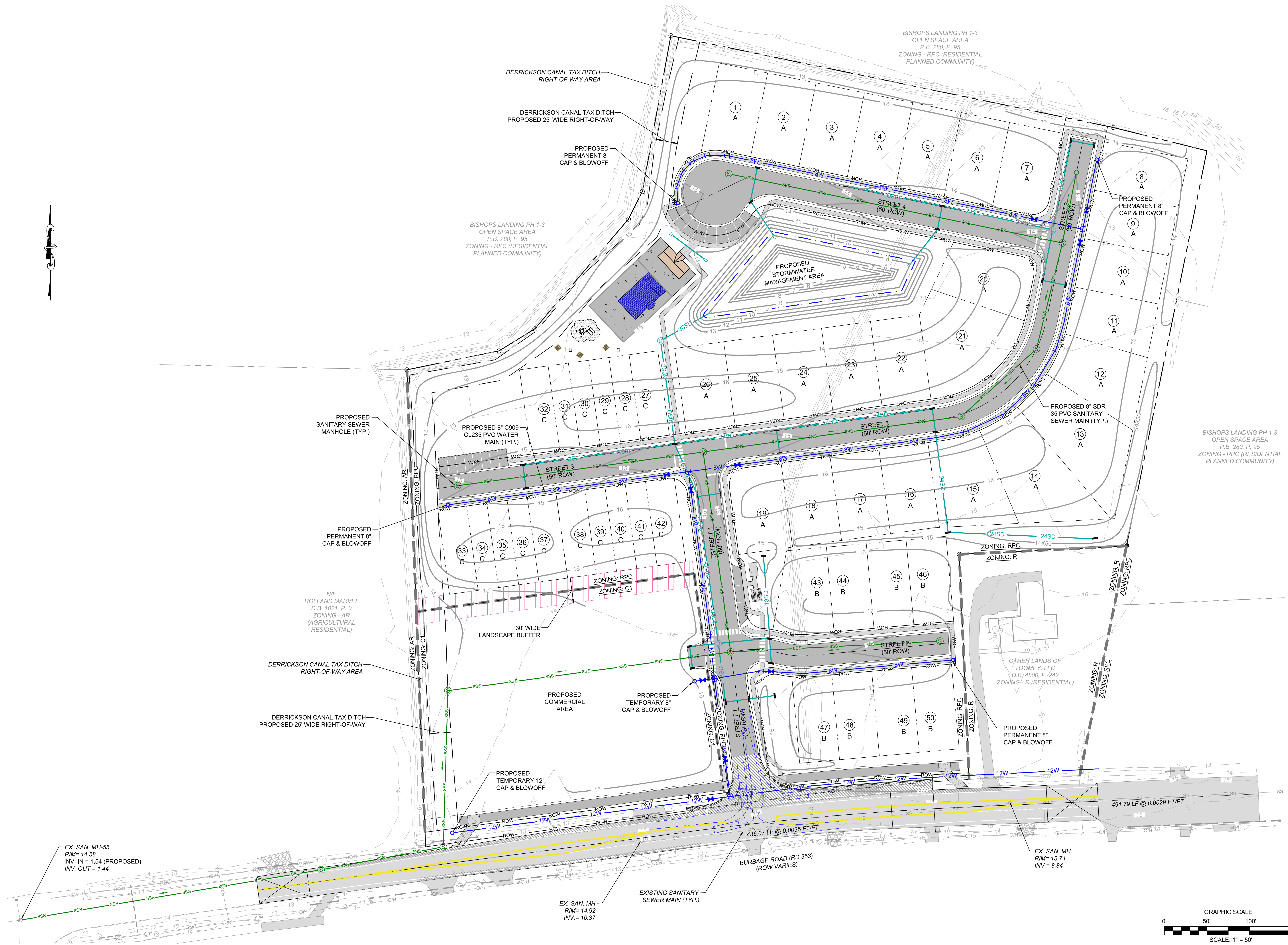
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### REVISIONS

REVISION	DATE	DESCRIPTION
1	11/18/23	REVISED PER GMB COMMENTS DATED 11/16/23
2	2/16/23	REVISED PER GMB COMMENTS DATED 2/15/23


DATE





REVISONS

REVISION	DATE	DESCRIPTION
1	1/18/23	REVISED PER GNB COMMENTS DATED 1/16/23
2	2/16/23	REVISED PER GNB COMMENTS DATED 2/15/23

**CIVIL ENGINEERING**  
**ASSOCIATES, LLC**

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UTILITY PLAN  
FOR  
**TOOMEY PROPERTY**

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

DATE: NOVEMBER 23, 2022

DESIGNED BY: RT

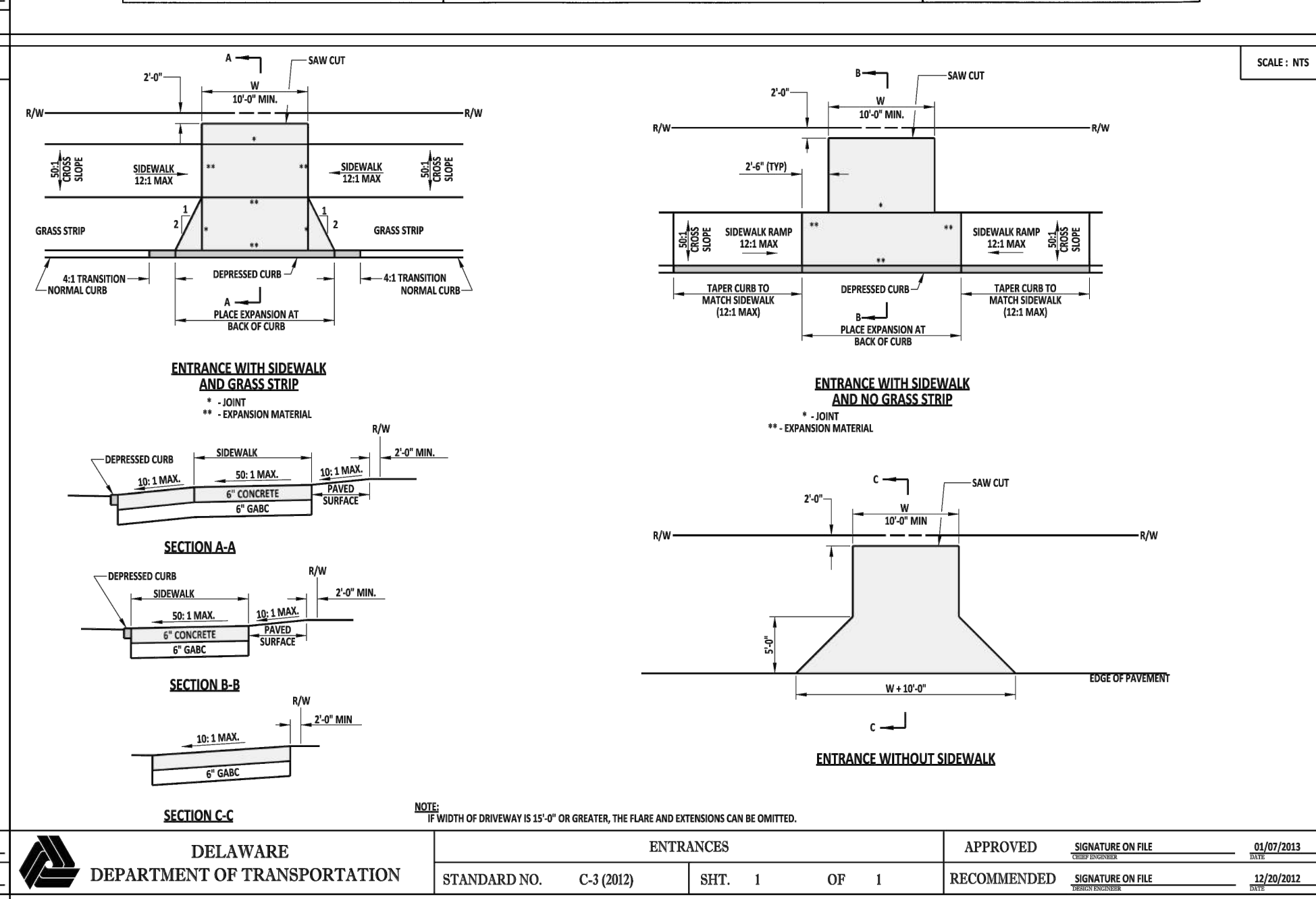
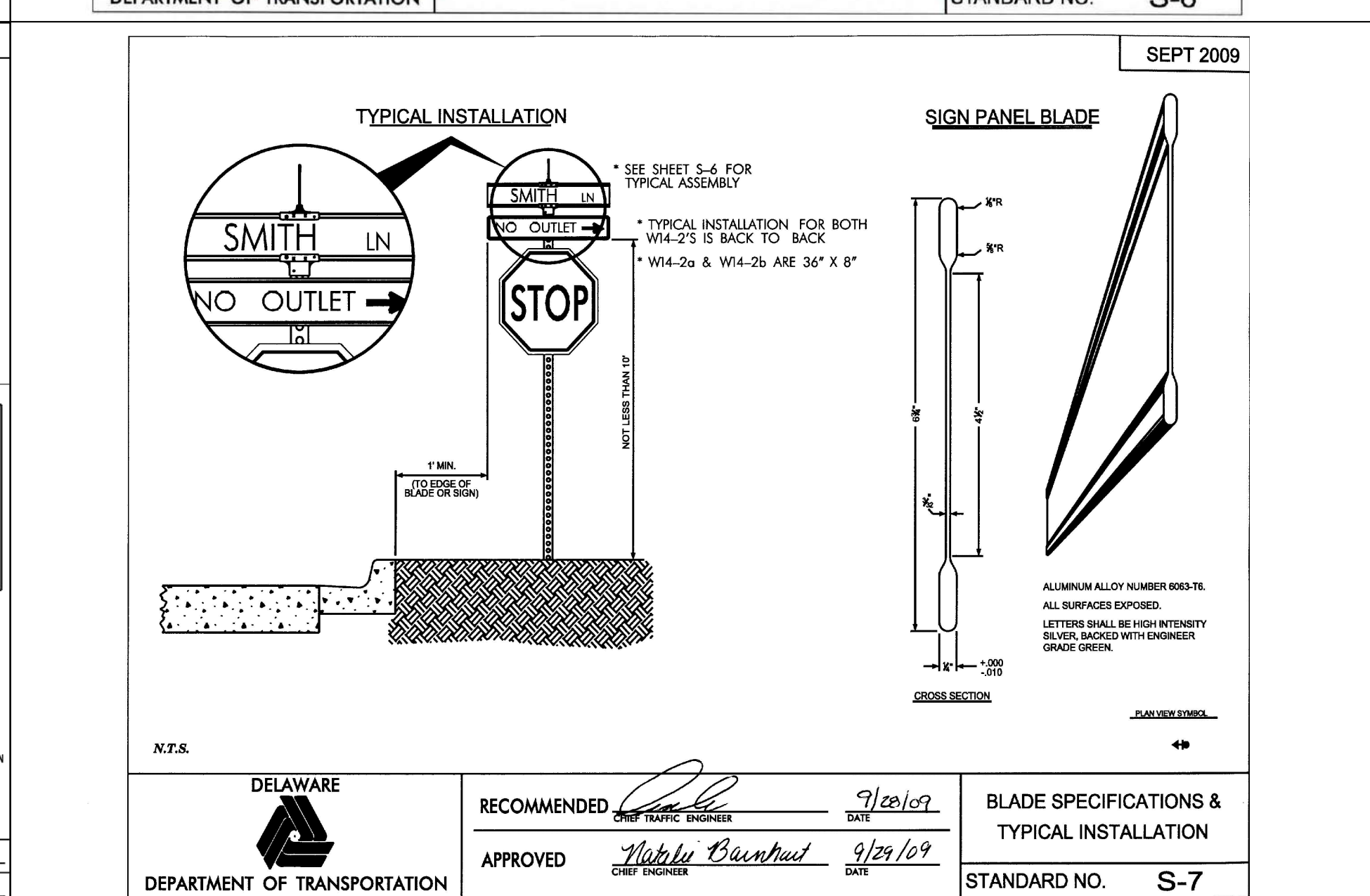
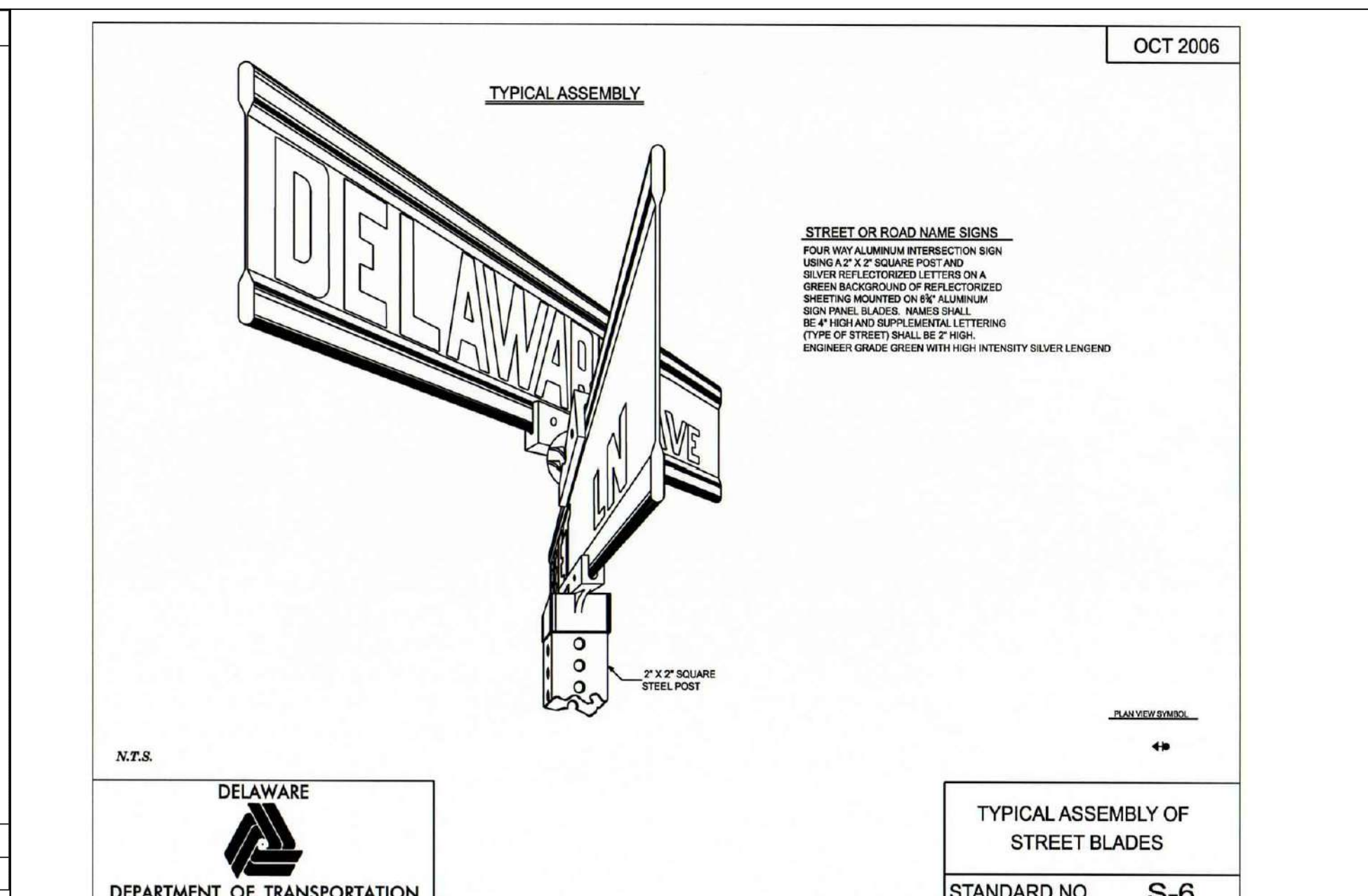
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FILE: PRELIM\_UTILITY\_PLAN.DWG

SHEET NO.: **U-1**

DATE





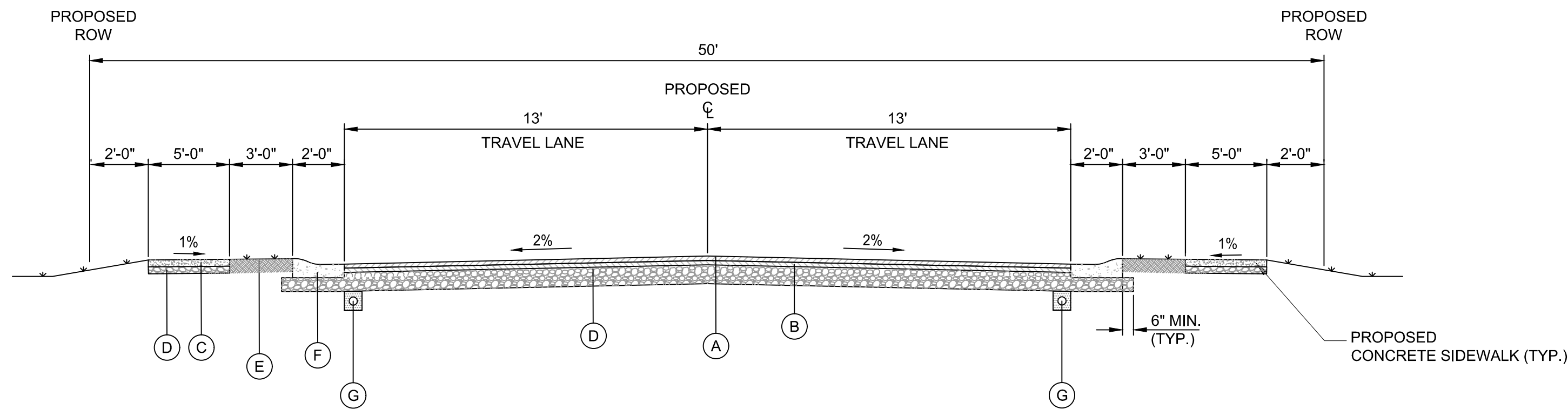
**CEA** CIVIL ENGINEERING  
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155 W. MAIN STREET  
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TYPICAL ROAD SECTION

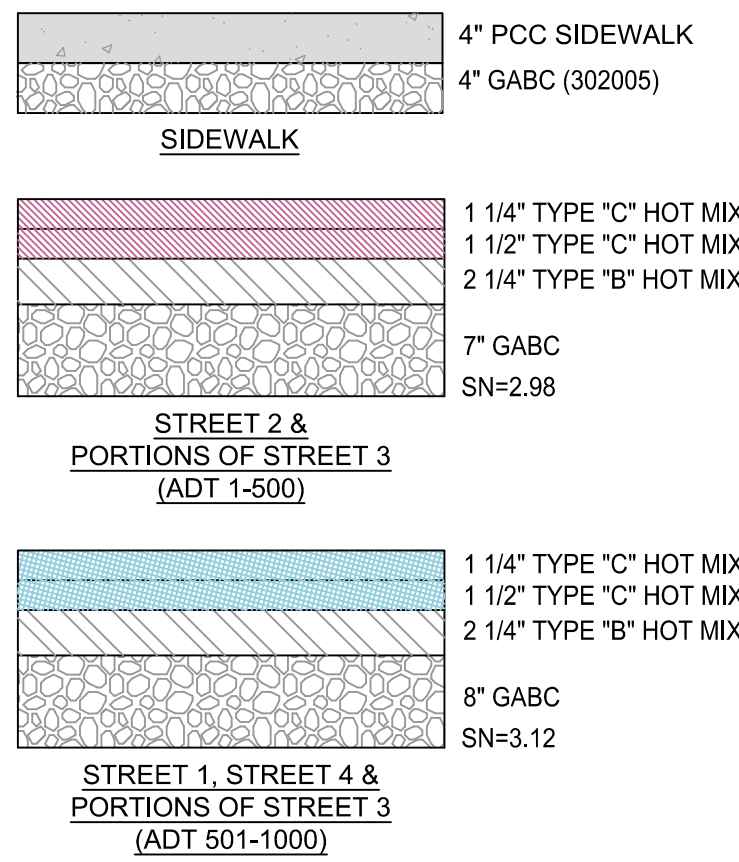
NTS

LEGEND:

(A)	ITEM 401651 - SUPERPAVE TYPE C, 160 GYRATION, PG 70-22
(B)	ITEM 401654 - SUPERPAVE TYPE B, 160 GYRATION, PG 70-22
(C)	ITEM 705001 - P.C.C. SIDEWALK, 4" DEPTH
(D)	ITEM 302007 - GRADED AGGREGATE BASE COURSE, TYPE B
(E)	GRASS STRIP (WIDTH AS NOTED) ITEM 733002 - TOPSOILING, 6" DEPTH ITEM 734013 - PERMANENT GRASS SEEDING, DRY GROUND ITEM - 735006 - MULCHING, STRAW
(F)	ITEM 701011 - INTEGRAL P.C.C. CURB AND GUTTER, TYPE 2
(G)	ITEM 715001 - PERFORATED PIPE UNDERDRAINS, 6"

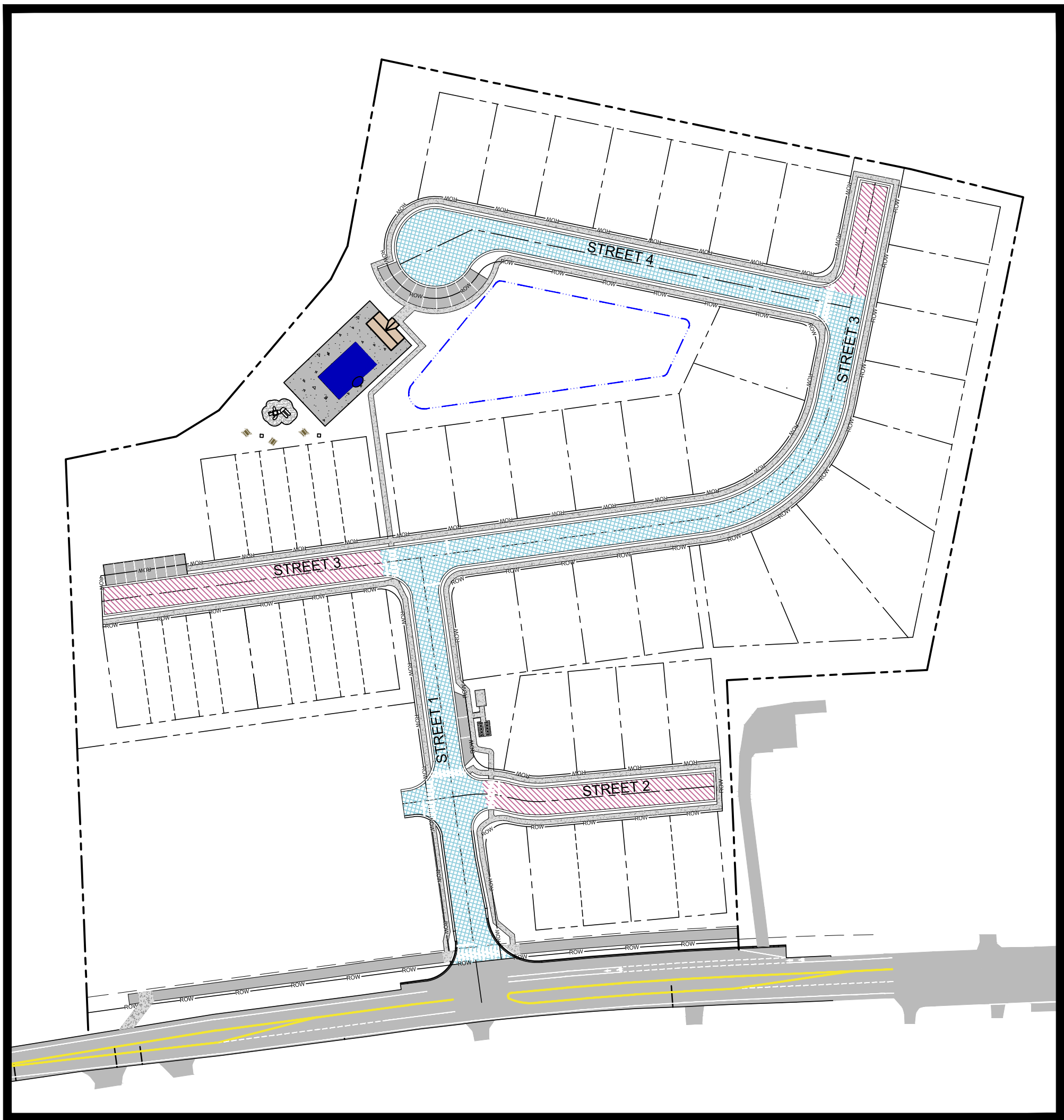
NOTES:

- THE DEVELOPER IS RESPONSIBLE FOR CORRECTIVE MEASURES ASSOCIATED WITH SLOPES LESS THAN 0.5%. THE TOWN OF MILLVILLE WILL NOT BE RESPONSIBLE FOR ANY CORRECTIVE MEASURES.
- ALL FILL MATERIAL WITHIN THE PROPOSED RIGHT OF WAY SHALL MEET TYPE F MATERIAL SPECIFICATIONS AS REQUIRED BY DELDOT. MATERIAL SHALL BE PLACED IN SUCCESSIVE LAYERS, AND EACH LAYER SHALL BE PLACED IN A LEVEL, UNIFORM CROSS-SECTION, NOT TO EXCEED 8" IN DEPTH, LOOSE MEASUREMENT, UNLESS OTHERWISE APPROVED BY THE ENGINEER. EACH LAYER SHALL BE PROPERLY COMPACTED, AS HEREINAFTER SPECIFIED, BEFORE STARTING THE NEXT LAYER.
- COMPACTION SHALL CONTINUE UNTIL EACH LAYER IS THOROUGHLY AND UNIFORMLY COMPACTED TO THE FULL WIDTH OF THE EMBANKMENT AND TO 95% OR MORE OF THE MAXIMUM DENSITY OF THE SAME SOILS AS DETERMINED BY AASHTO T99 METHOD C, MODIFIED. THE DETERMINATION OF COMPLIANCE WITH FIELD COMPACTION REQUIREMENTS, AS SPECIFIED HEREIN, SHALL BE IN ACCORDANCE WITH THE FOLLOWING AASHTO TEST METHODS:  
(1) AASHTO T191, T238 AND T239, MODIFIED. FIELD DENSITY TESTS SHALL BE EXPRESSED AS A PERCENTAGE OF THE MAXIMUM DENSITY MADE ON THE SAME SOILS.  
(2) AASHTO T99 METHOD C, MODIFIED. DETERMINATION OF MAXIMUM DENSITY AND OPTIMUM MOISTURE CONTENT.  
(3) AASHTO T224, MODIFIED, BY COARSE PARTICLE CORRECTION METHOD.
- COMPACTION TESTING SHALL BE PERFORMED BY A QUALIFIED GEOTECHNICAL TESTING FIRM. ALL TESTING SHALL BE COMPLIANCE WITH CURRENT DELDOT REGULATIONS.



TYPICAL PAVEMENT SECTIONS

NTS



PAVEMENT SECTION KEY MAP  
SCALE: 1" = 150'

DETAILS (SHEET 2 OF 2)

FOR  
**TOOMEY PROPERTY**

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

**CFA CIVIL ENGINEERING ASSOCIATES, LLC**  
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

55 W. MAIN STREET  
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PHONE (302) 376-6833  
FAX (302) 376-6834

WWW.CEA-DE.COM

DATE: NOVEMBER 23, 2022  
DESIGNED BY: RT  
APPROVED BY: RHS  
FILE: PRELIME\_DETAILS.dwg

SHEET NO.:

**D-2**

DATE



ROW & LOT CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	218.63'	81.65'	N 23°32'46" W	250°31'44"
C2	25.00'	30.77'	28.87'	S 66°27'14" W	70°31'44"
C3	20.00'	31.34'	28.23'	N 33°23'34" W	89°46'40"
C4	125.00'	154.19'	144.60'	N 46°49'59" E	70°40'27"
C5	20.00'	31.42'	28.28'	N 52°49'47" W	90°00'00"
C6	20.00'	38.56'	32.86'	N 47°24'18" E	110°28'09"
C7	125.00'	38.87'	38.71'	N 86°16'08" W	17°49'01"
C8	75.00'	24.59'	24.48'	S 85°47'02" E	18°47'12"
C9	125.00'	19.93'	19.91'	N 80°57'33" W	9°08'14"
C10	20.00'	27.22'	25.16'	N 46°48'52" W	77°58'11"
C11	20.00'	31.42'	28.28'	S 37°10'13" W	90°00'00"
C12	175.00'	215.86'	202.44'	N 46°49'59" E	70°40'27"
C13	20.00'	31.49'	28.34'	S 56°36'26" W	90°13'20"
C14	50.00'	27.52'	27.18'	N 85°56'58" E	31°32'15"
C15	125.28'	146.31'	138.14'	S 48°37'44" W	66°54'39"
C16	20.00'	7.32'	7.28'	N 87°20'29" W	20°58'36"
C17	125.00'	22.98'	22.95'	S 89°54'36" E	10°32'05"
C18	125.00'	8.29'	8.29'	N 78°17'25" W	3°47'57"
C19	175.00'	46.08'	45.95'	S 74°37'36" W	15°05'15"
C20	175.00'	52.05'	51.86'	S 58°33'43" W	17°02'31"
C21	175.00'	52.05'	51.86'	S 41°31'13" W	17°02'31"
C22	175.00'	52.05'	51.86'	S 24°28'42" W	17°02'31"
C23	175.00'	13.63'	13.62'	S 13°43'36" W	4°27'41"
C24	125.00'	7.83'	7.82'	S 13°17'30" W	3°35'28"
C25	125.00'	11.65'	11.64'	N 82°51'32" W	5°20'17"

ROW & LOT LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 76°23'26" E	8.41'
L2	S 85°39'49" E	0.59'
L3	N 87°06'26" E	6.88'
L4	S 87°06'26" W	4.61'
L5	S 82°10'13" W	6.65'
L6	S 82°10'13" W	6.07'



REVISIONS

REVISION	DATE	DESCRIPTION
1	1/18/23	REVISED PER GMB COMMENTS DATED 1/16/23
2	2/16/23	REVISED PER GMB COMMENTS DATED 2/15/23

Civil Engineering

**CIVIL ENGINEERING ASSOCIATES, LLC**  
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

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MIDDLETOWN, DE 19709  
PHONE (302) 376-8833  
FAX (302) 376-8834

WWW.CEA-DE.COM

RECORD PLAN

FOR

**TOOMEY PROPERTY**

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

DATE:	NOVEMBER 23, 2022
DESIGNED BY:	RT
APPROVED BY:	RHS
FILE:	RECORD PLAN.DWG
SHEET NO.:	RP-1

DATE

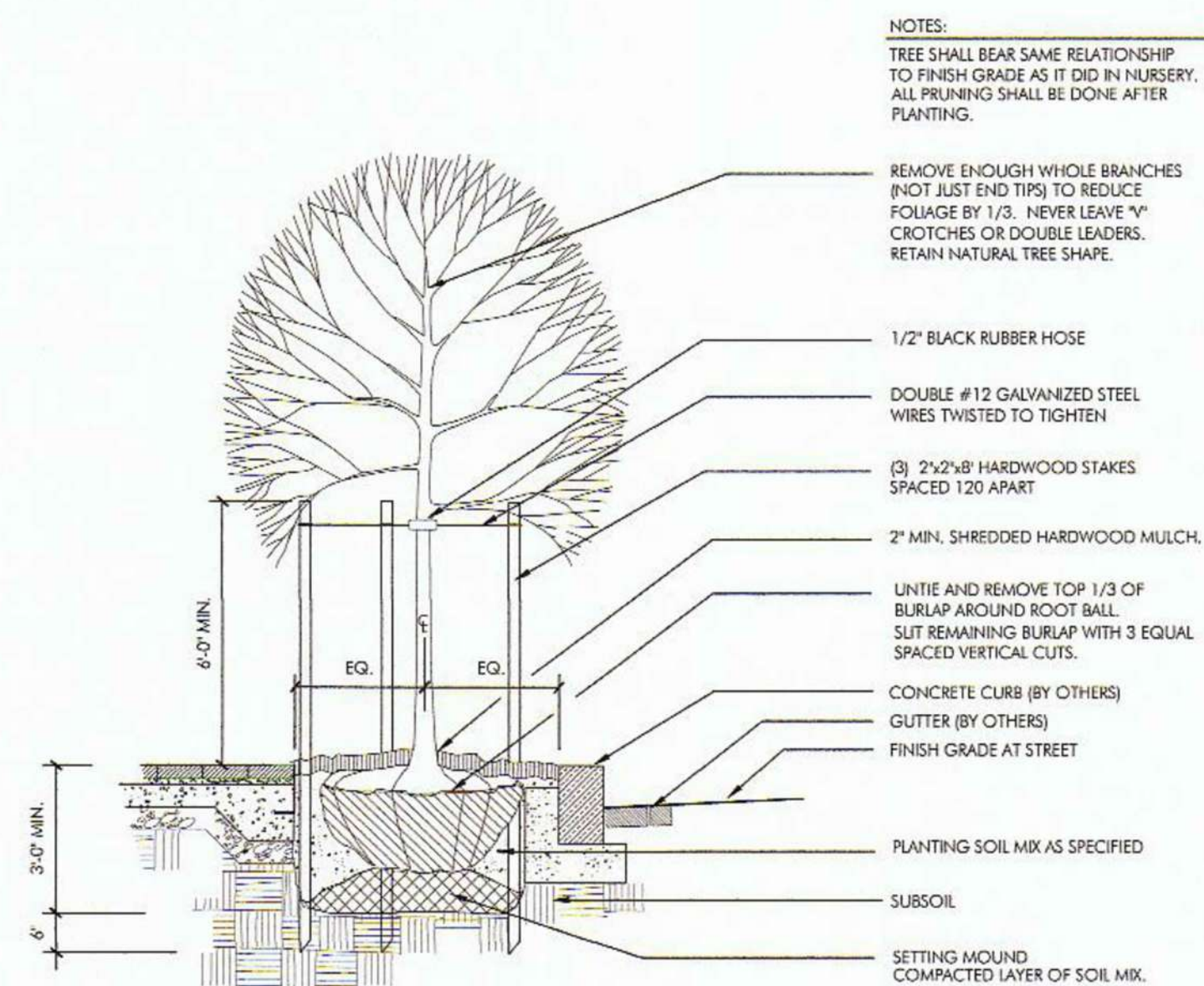




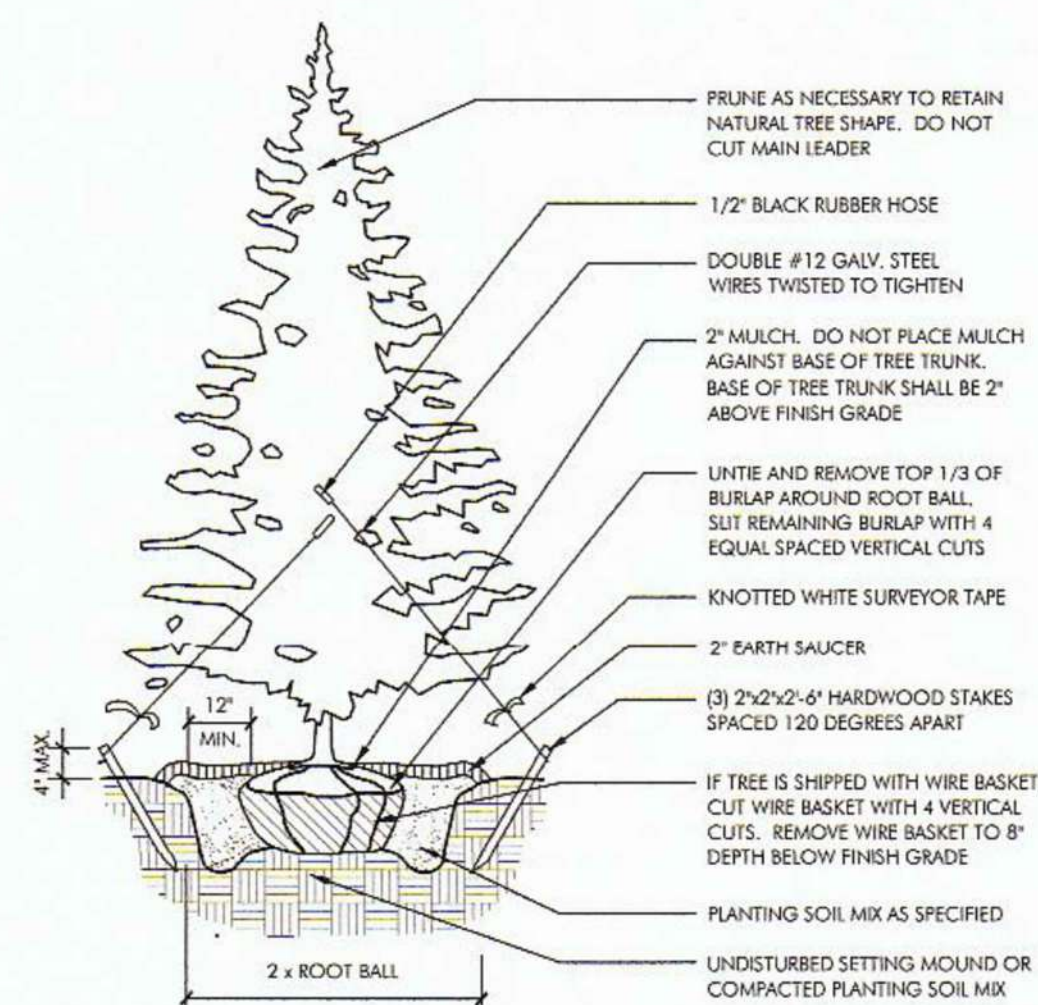


## 01 STREET TREE PLANTING

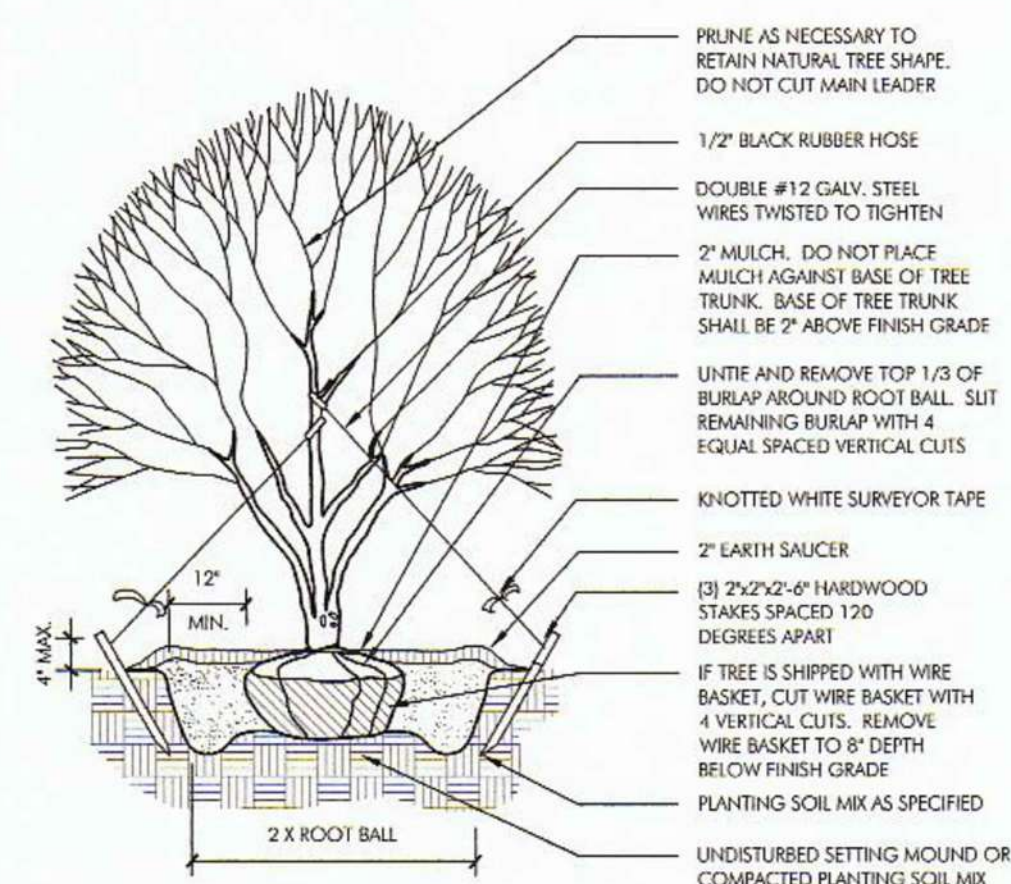
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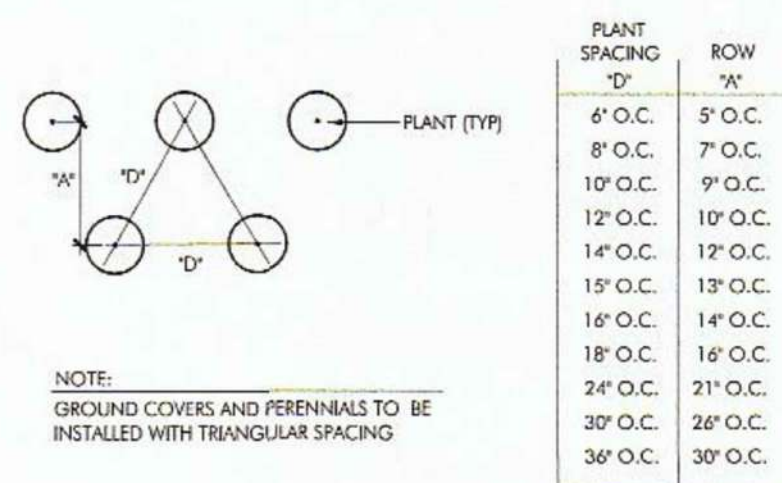
## 02 EVERGREEN TREE PLANTING



### 03 MULTISTEM TREE PLANTING



## 04 PLANT SPACING



QTY		KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	COMMENTS
<b>Canopy Trees</b>							
AR			<i>Acer rubrum</i> 'Red Sunset'	Red Sunset Red Maple	2-2 1/2' cal.	B&B	single leader; full branching
AT			<i>Asimina triloba</i>	Pawpaw	2-2 1/2'	B&B	single leader; full branching
BN			<i>Betula nigra</i>	River Birch	2-2 1/2' cal.	B&B	multi-stem; matched, full branching
PA			<i>Platanus x acerifolia</i> 'Exclamation'	London Planetree	2-2 1/2' cal.	B&B	single leader; full branching
QA			<i>Quercus alba</i>	White Oak	2-2 1/2' cal.	B&B	single leader; full branching
QC			<i>Quercus coccinea</i>	Scarlet Oak	2-2 1/2' cal.	B&B	single leader; full branching
QP			<i>Quercus phellos</i>	Willow Oak	2-2 1/2' cal.	B&B	single leader; full branching
<b>Evergreen Trees</b>							
PT			<i>Pinus taeda</i>	Loblolly Pine	12-14 ht.	B&B	heavy; matched; symmetrical
PV			<i>Pinus virginiana</i>	Virginia Pine	12-14 ht.	B&B	heavy; matched; symmetrical
<b>Ornamental Trees</b>							
AM			<i>Amelanchier canadensis</i>	Allegheny Serviceberry	8'-10' ht.	B&B	multistem - 3 stems minimum; full branching
Notes:							
All materials' specifications shall be in accordance with the industry standard for grading plant material - The American Standard for Nursery Stock (ANSI Z60.1).							
Maintenance of all trees and landscape materials shall conform to accepted industry standards set forth by the Landscape Contractors Association, American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.							

## 05 PLANTING SCHEDULE

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**LANDSCAPE PLAN**

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FOR

**TOOMEY PROPERTY**

BALTIMORE HUNDRED  
OCEAN VIEW, DELAWARE

DATE: NOVEMBER 23, 2022	
DESIGNED BY: RT	APPROVED BY: RHS
FILE: PRELIM_LANDSCAPE_PLAN.DWG	
SHEET NO.:	

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DATE \_\_\_\_\_