

CONSTRUCTION PLANS

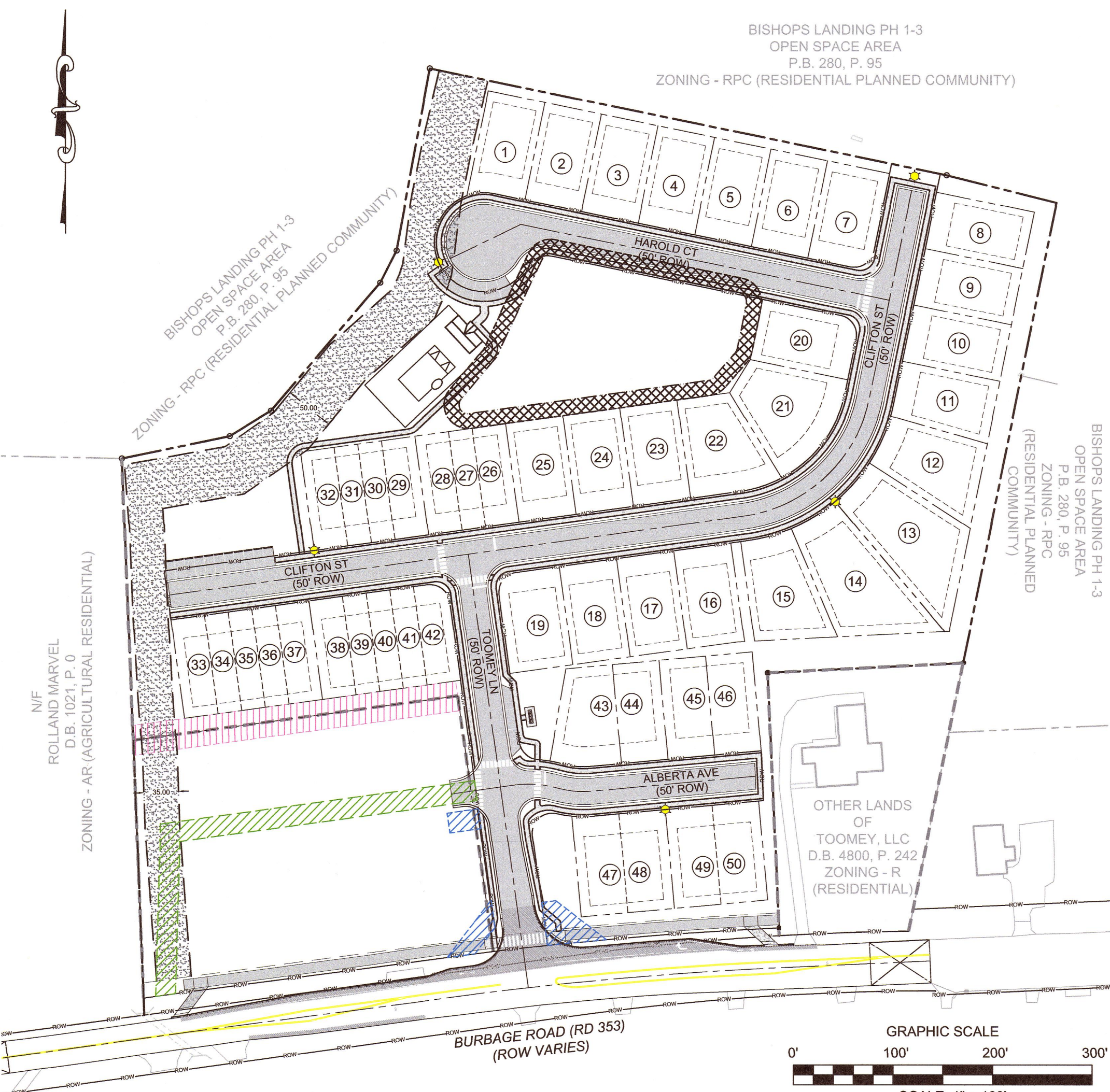
FOR WESTBURY

BALTIMORE HUNDRED

SUSSEX COUNTY, DELAWARE

PREPARED FOR: CHRISTOPHER LAND, LLC

BISHOPS LANDING PH 1-3
 OPEN SPACE AREA
 P.B. 280, P. 95
 ZONING - RPC (RESIDENTIAL PLANNED COMMUNITY)



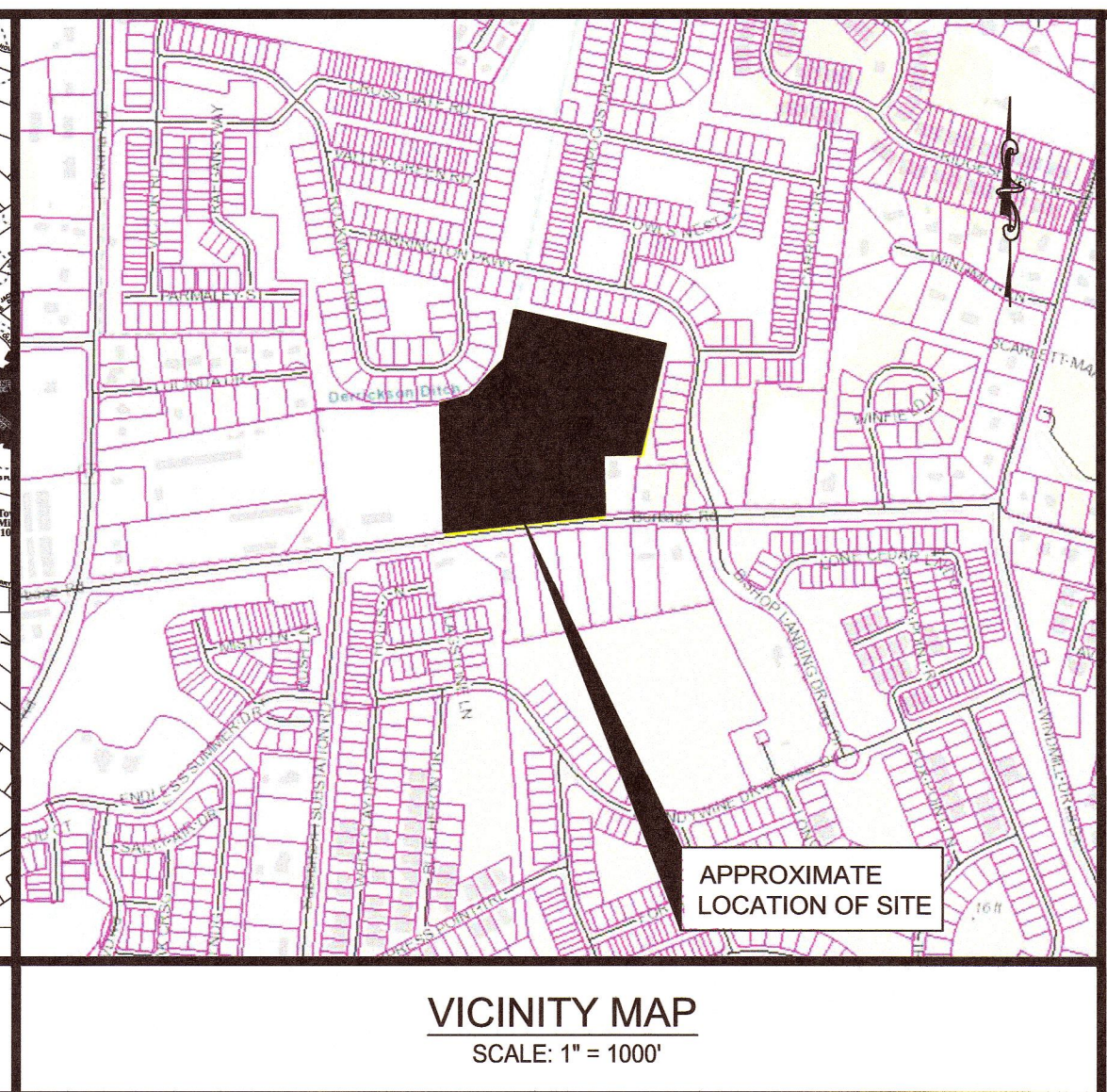
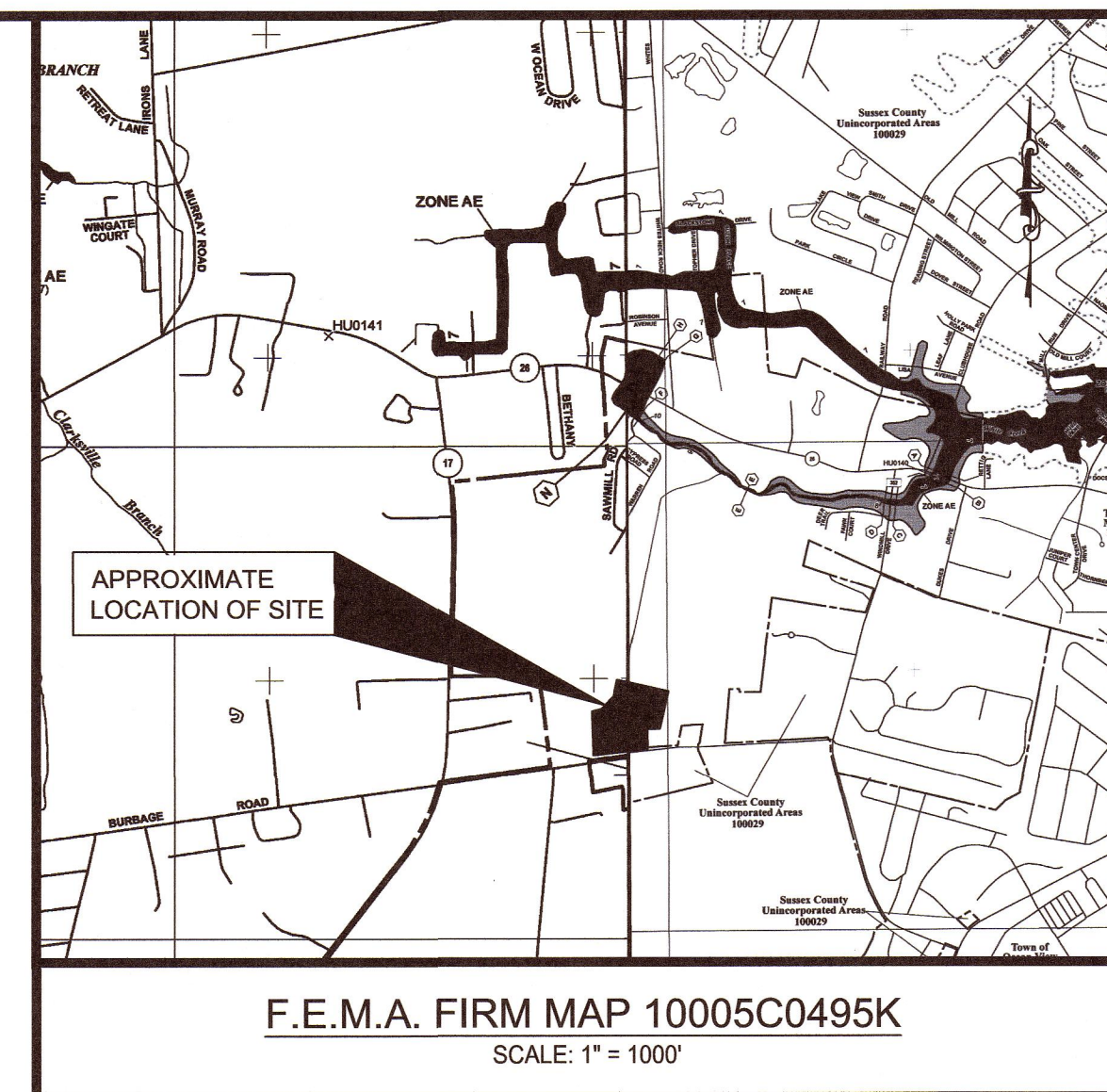
DESCRIPTION	EXISTING	PROPOSED
PAVEMENT	[Symbol]	[Symbol]
ROAD CENTERLINE	[Symbol]	[Symbol]
RIGHT-OF-WAY	[Symbol]	[Symbol]
PROPERTY LINE	[Symbol]	[Symbol]
SANITARY SEWER	[Symbol]	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]	[Symbol]
FLOW DIRECTION ARROW	[Symbol]	[Symbol]
8' WIDE WALKING PATH	[Symbol]	[Symbol]
5' WIDE SIDEWALK	[Symbol]	[Symbol]
WATER LINE	[Symbol]	[Symbol]
FIRE HYDRANT	[Symbol]	[Symbol]
STORMDRAIN PIPE	[Symbol]	[Symbol]
CATCH BASIN	[Symbol]	[Symbol]
STREET LIGHTS	N/A	[Symbol]
STREET SIGNS	N/A	[Symbol]
EASEMENT	N/A	[Symbol]
BUILDING RESTRICTION LINE	[Symbol]	[Symbol]
TREE LINE	[Symbol]	[Symbol]
TAX DITCH RIGHT OF WAY	[Symbol]	N/A
TAX DITCH BUFFER	[Symbol]	N/A
ZONING LINE	[Symbol]	N/A

CONSTRUCTION NOTES:

- 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.
- ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, TIDEWATER UTILITIES INCORPORATED (TUI) SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS.
- 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.
- 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.)
- 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 1-302-539-0449
 CEA, LLC 1-302-376-8833
 MISS UTILITIES 1-800-282-8555
- SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.
- CONTRACTOR SHALL CONTACT DELAWARE ELECTRIC COOPERATIVE AT 1-302-349-9090 PRIOR TO COMMENCING WORK WITHIN THE PROXIMITY OF OVERHEAD HIGH-VOLTAGE POWER LINES.
- ALL DRAINAGE STRUCTURES AND TRENCHES SHALL REMAIN FUNCTIONAL DURING CONSTRUCTION.
- THE OWNER IS RESPONSIBLE FOR THE ACQUISITION OF ALL EASEMENT, BOTH TEMPORARY AND PERMANENT.
- ALL WATER VALVES, BOXES AND HYDRANTS SHALL BE SET AND ADJUSTED TO FINISHED GRADE.
- 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.
- 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.
- THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR ANY DEVIATION FROM THESE PLANS.
- ANY PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE REPLACED SOLELY AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL VERIFY EXISTING INVERTS PRIOR TO CONSTRUCTION OF UNDERGROUND UTILITIES. TEST FITTING OF EXISTING LINES PRIOR TO CONSTRUCTION, IF NECESSARY, SHALL BE COORDINATED WITH THE OWNER.
- 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:

- 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.
- 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.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AT IT DEEMS NECESSARY.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC INSPECTION.
- PUBLIC OPEN SPACE, GREEN SPACE, STORMWATER MANAGEMENT AREAS, SIDEWALKS, MULTI USE PATH AND STREETS NOT DEDICATED SHALL BE MAINTAINED BY THE DEVELOPER.
- 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.
- 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.
- 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.
- STREET LIGHTING DESIGN AND LAYOUT WILL BE PROVIDED BY DELAWARE ELECTRIC COOPERATIVE (DEC).



SITE DATA COLUMN

- PROPERTY INFORMATION/OWNER:
 TOOMEY, LLC
 36003 BURBAGE ROAD
 FRANKFORD, DE 19945
 TAX PARCEL NO.:
 T.P. 134-12, 00-376.00
 TOTAL AREA: 13.90 +/- ACRES
 D.B. 3894, PG. 205
- DEVELOPER/APPLICANT:
 THE CHRISTOPHER COMPANIES (CHRISTOPHER LAND, LLC)
 10461 WHITE GRANITE DRIVE, SUITE 250
 OAKTON, VA 22124
 (703) 352-5950
- ENGINEER:
 CIVIL ENGINEERING ASSOCIATES, LLC
 55 WEST MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 376-8833
- AGENCY:
 SUSSEX CONSERVATION DISTRICT
 23818 SHORTLY ROAD
 GEORGETOWN, DE 19947
 (302) 856-2105
- EXISTING ZONING: RPC (RESIDENTIAL PLANNED COMMUNITY)
- PROJECT BENCHMARK:
 N: 197169.99
 E: 740132.04
 ELEV. = 15.27
- BUILDING TYPE: FRAME
- BUILDING SETBACKS:

LOT TYPE	# OF UNITS (%)	LOT DESIGNATION	MIN. LOT WIDTH	FRONT	SIDE	REAR
SINGLE FAMILY*	25 (50%)	A	58'	20'	7'	10'
VILLAS	8 (16%)	B	47'	20'	10'	10'
TOWNHOUSES	17 (34%)	C	24'	20'	10'	10'
TOTAL	50 (100%)					
- *MIN. 40% SINGLE FAMILY REQUIRED IN RPC ZONING.
- MAXIMUM BUILDING HEIGHT: 42 FT (MPC CODE)
- PROPOSED USE: RESIDENTIAL
- AREAS:

TOTAL AREA	605,444.74 S.F. +/- = 13.90 AC. +/-
COMMERCIAL AREA	94,231.58 S.F. +/- = 2.16 AC. +/-
COM. ROW DEDICATION	5,740.34 S.F. +/- = 0.13 AC. +/-
COM. PERMANENT EASEMENT	4,949.36 S.F. +/- = 0.11 AC. +/-
GROSS RESIDENTIAL AREA	511,213.16 S.F. +/- = 11.74 AC. +/-
LOT AREA	250,753.42 S.F. +/- = 5.76 AC. +/-
RES. ROW DEDICATION	3,179.38 S.F. +/- = 0.07 AC. +/-
RES. PERMANENT EASEMENT	4,927.37 S.F. +/- = 0.11 AC. +/-
TOWN/PRIVATE ROW	106,836.28 S.F. +/- = 2.45 AC. +/-
STORMWATER AREA (SWM)	28,945.38 S.F. +/- = 0.66 AC. +/-
OPEN SPACE AREA (INC. SWM)	145,514.71 S.F. +/- = 3.34 AC. +/-
NET RESIDENTIAL AREA	474,161.03 S.F. +/- = 10.89 AC. +/-

- LOTS: NUMBER OF DWELLING UNITS PERMITTED:
 47,416.03 S.F. / 5,000 S.F. = 94 LOTS
 10.89 AC. * 6.2 = 67 LOTS
 LOTS PERMITTED = 67 LOTS
 LOTS PROPOSED = 50 LOTS
- 50 RESIDENTIAL LOTS
 DENSITY = 4.59 +/- LOTS/ACRE (50 LOTS/10.89 ACRES)
- PARKING:
 OFF-STREET PARKING REQUIRED:
 2 SPACES PER DWELLING UNIT
 (2 SPACES)*(50 UNITS) = 100 PARKING SPACES
 OVERFLOW PARKING REQUIRED:
 0.5 SPACES PER DWELLING UNIT
 (0.5 SPACES)*(50 UNITS) = 25 PARKING SPACES
 TOTAL REQUIRED PARKING = 125 PARKING SPACES
 OFF-STREET PARKING PROPOSED:
 3 SPACES PER DWELLING UNIT
 (3 SPACES)*(50 UNIT) = 150 PARKING SPACES
 17 PARKING LOT SPACES
 TOTAL PROPOSED PARKING = 167 PARKING SPACES
- UTILITIES:
 WATER: TIDEWATER UTILITIES
 SANITARY SEWER: SUSSEX COUNTY
- FIRE LANES:
 ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.
- 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

- WETLANDS:
 A WETLAND DELINEATION WAS PERFORMED BY JAMES C. MCCULLEY WATERSHED ECO, LLC IN JULY 2021. THERE ARE NO WETLANDS ON SITE.
- OPEN SPACE:
 REQUIRED = NO LESS THAN 20% OF THE GROSS AREA
 = (11.74 AC.)*(0.20) = 2.35 AC.
 PROVIDED = 3.34 AC. (3.34 AC./11.74 AC. = 0.28 = 28%)
- ACTIVE OPEN SPACE:
 REQUIRED = 25% OF REQUIRED OPEN SPACE = (2.35 AC.)*(0.25) = 0.59 AC.
 PROVIDED = 0.68 AC.
- TOPOGRAPHIC REFERENCE: U.S.G.S. VERTICAL DATUM NAVD 88
 U.S.G.S. HORIZONTAL DATUM NAVD 83 SPC
- BOUNDARY AND TOPOGRAPHY: BOUNDARY & TOPOGRAPHY WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES IN OCTOBER 2021.
- COMMERCIAL AREA WILL BE SUBMITTED FOR SITE PLAN APPROVAL AT A LATER DATE.

INDEX OF DRAWINGS

SHEET NUMBER	SHEET TITLE
T-1	COVER SHEET
EX-1	EXISTING CONDITIONS PLAN
C-1	SITE PLAN
G-1	GRADING PLAN
G-2	PARKING AREAS
RD-1	ROAD LAYOUT PLAN
RD-2 THROUGH RD-5	ROAD & PROFILES
SWM-1 THROUGH SWM-2	STORMWATER MANAGEMENT PLAN
U-1	UTILITY PLAN
L-1 & L-2	LANDSCAPE PLAN
D-1 THROUGH D-3	CONSTRUCTION DETAILS

WETLANDS CERTIFICATION

THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. MCCULLEY IV, PWS, FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION #404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES, AND PROCEDURES IN PLACE AT THE TIME THE INVESTIGATION WAS CONDUCTED ANY OF THE ABOVE RESOURCES THAT WERE FOUND ON THE PROPERTY ARE CLEARLY MAPPED ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS BY JAMES C. MCCULLEY IV, PWS, USING THE BEST PROFESSIONAL JUDGEMENT.

[Signature]
 JAMES C. MCCULLEY IV
 PWS
 6211
 10005C0495K
 DATE: 5-14-24

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: *[Signature]* DATE: 5/15/24
 CERTIFICATION OF PLAN ACCURACY:

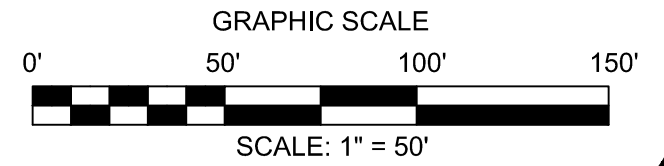
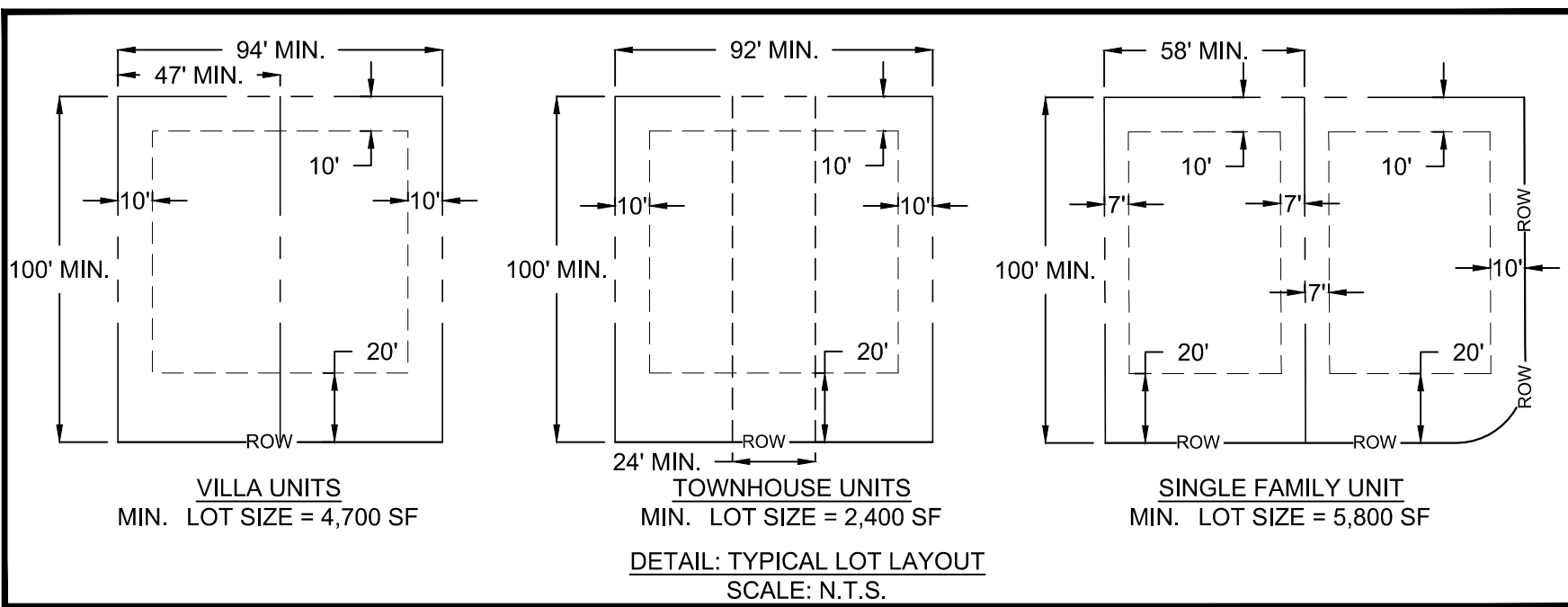
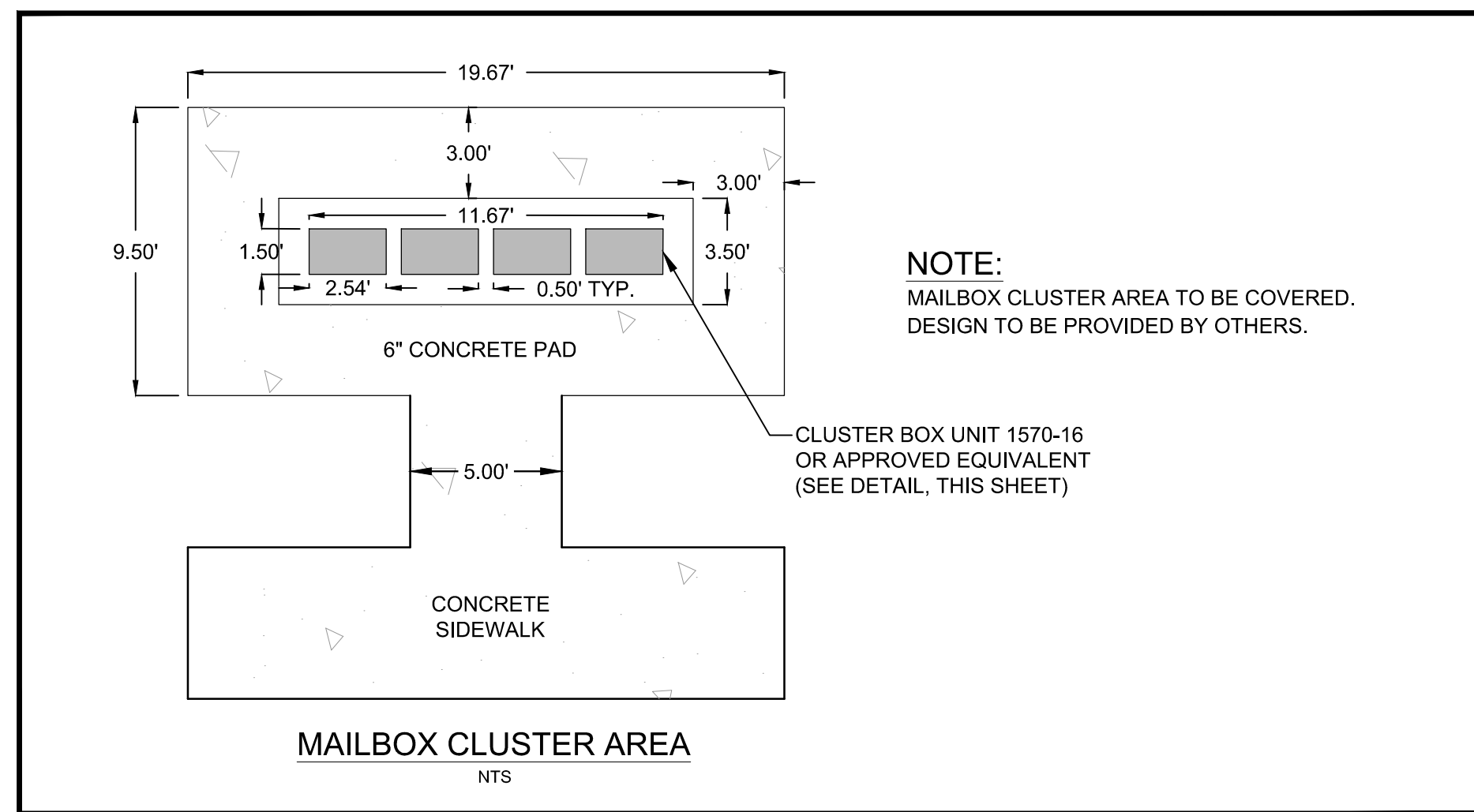
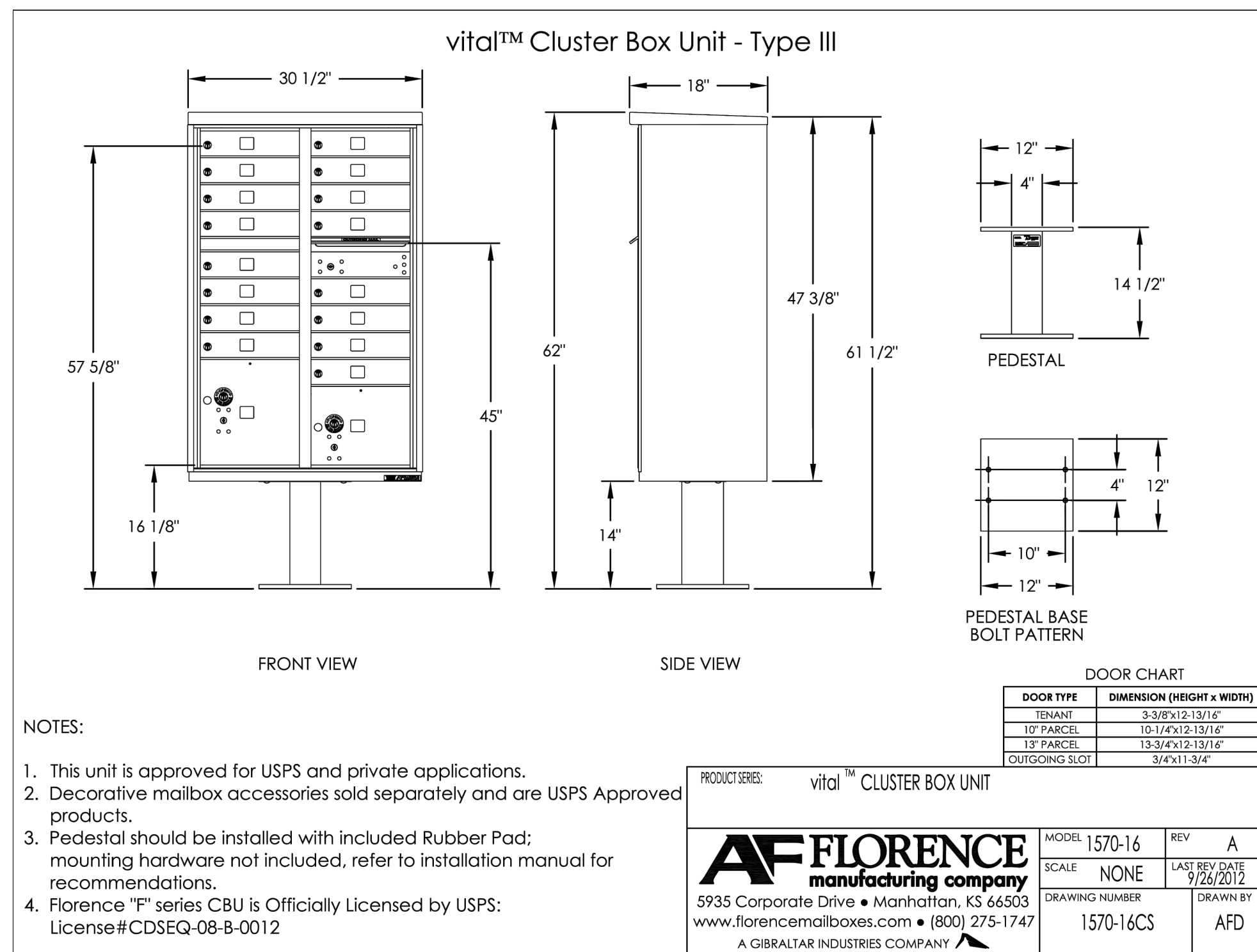
I RONALD H. SUTTON, JR. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.
[Signature]
 RONALD H. SUTTON JR., P.E.
 TOWN OF MILLVILLE:
 TOWN OF MILLVILLE APPROVAL.
 SIGNATURE: _____ DATE: 5-14-24

DATE: 5-14-24

REVISIONS	DATE	DESCRIPTION
1	02/15/24	REVISED PER GMB COMMENTS DATED 01/25/2024
2	05/14/24	REVISED PER GMB COMMENTS DATED 05/16/2024

CIVIL ENGINEERING ASSOCIATES, LLC
 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
 55 W. MAIN STREET
 MIDDLETOWN, DE 19709
 PHONE (302) 376-8833
 FAX (302) 376-8834
 WWW.CEA-DE.COM

COVER SHEET FOR WESTBURY
 BALTIMORE HUNDRED
 OCEAN VIEW, DELAWARE
 DATE: DECEMBER 11, 2023
 DESIGNED BY: YMR APPROVED BY: RHS
 FILE: P21041 - COVER.DWG
 SHEET NO.: T-1



DATE: 5/11/24

REVISION	DATE	DESCRIPTION
1	02/15/24	REVISED PER GMB COMMENTS DATED 01/25/2024
2	05/14/24	REVISED PER GMB COMMENTS DATED 03/15/2024

CIVIL ENGINEERING ASSOCIATES, LLC
 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

PHONE (302) 376-8833
 FAX (302) 376-8834

55 W. MAIN STREET
 MIDDLETOWN, DE 19709

WWW.CEA-DE.COM

SITE PLAN

FOR

WESTBURY
 BALTIMORE HUNDRED
 OCEAN VIEW, DELAWARE

DATE: DECEMBER 11, 2023

DESIGNED BY: YMR APPROVED BY: RHS

FILE: P21041 - SITE_PLAN.DWG

SHEET NO.: **C-1**

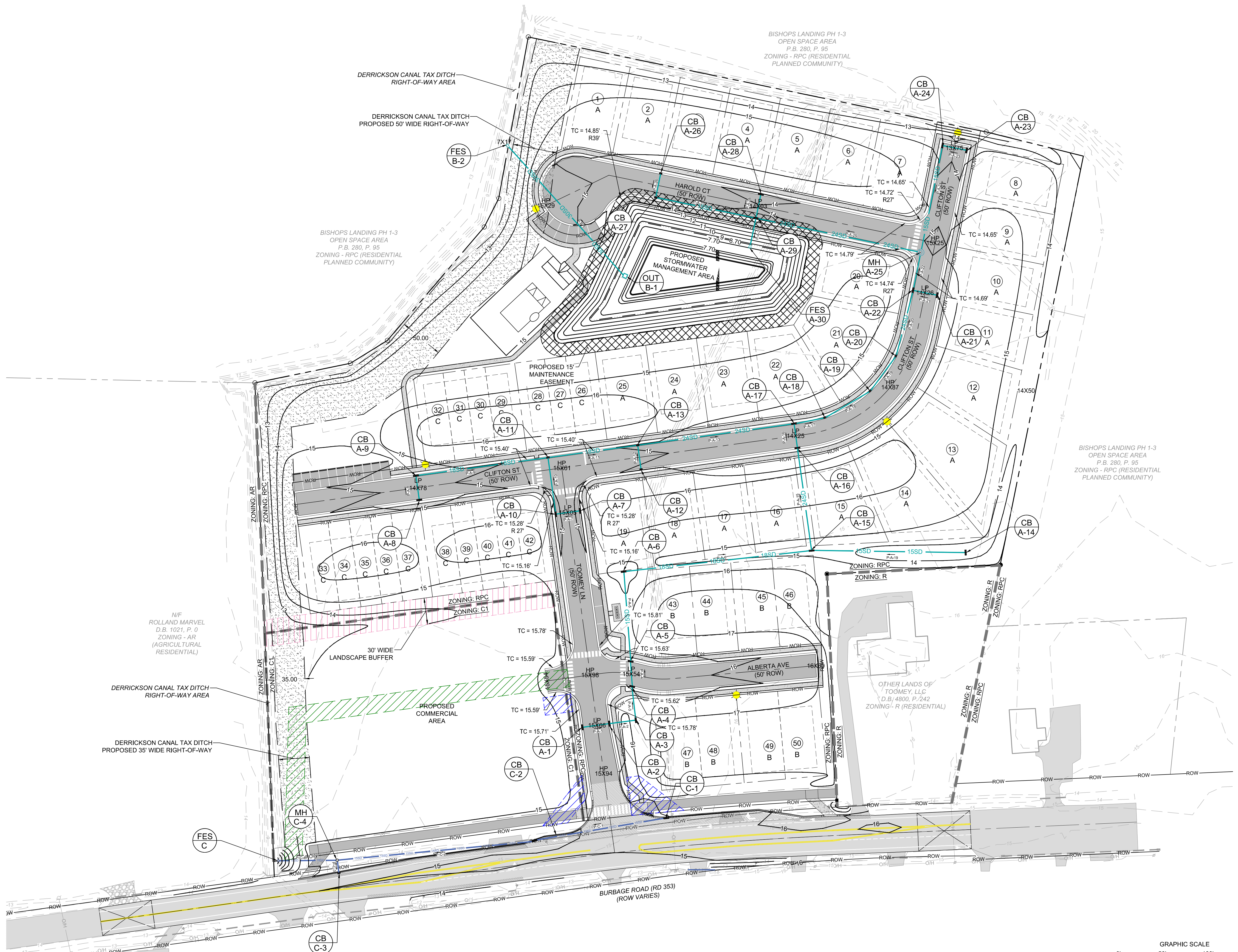
DATE: 5/11/24

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1	02/15/24	REVISED PER GMB COMMENTS DATED 01/25/2024
2	05/14/24	REVISED PER GMB COMMENTS DATED 03/15/2024

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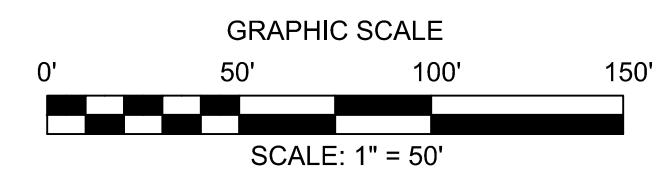
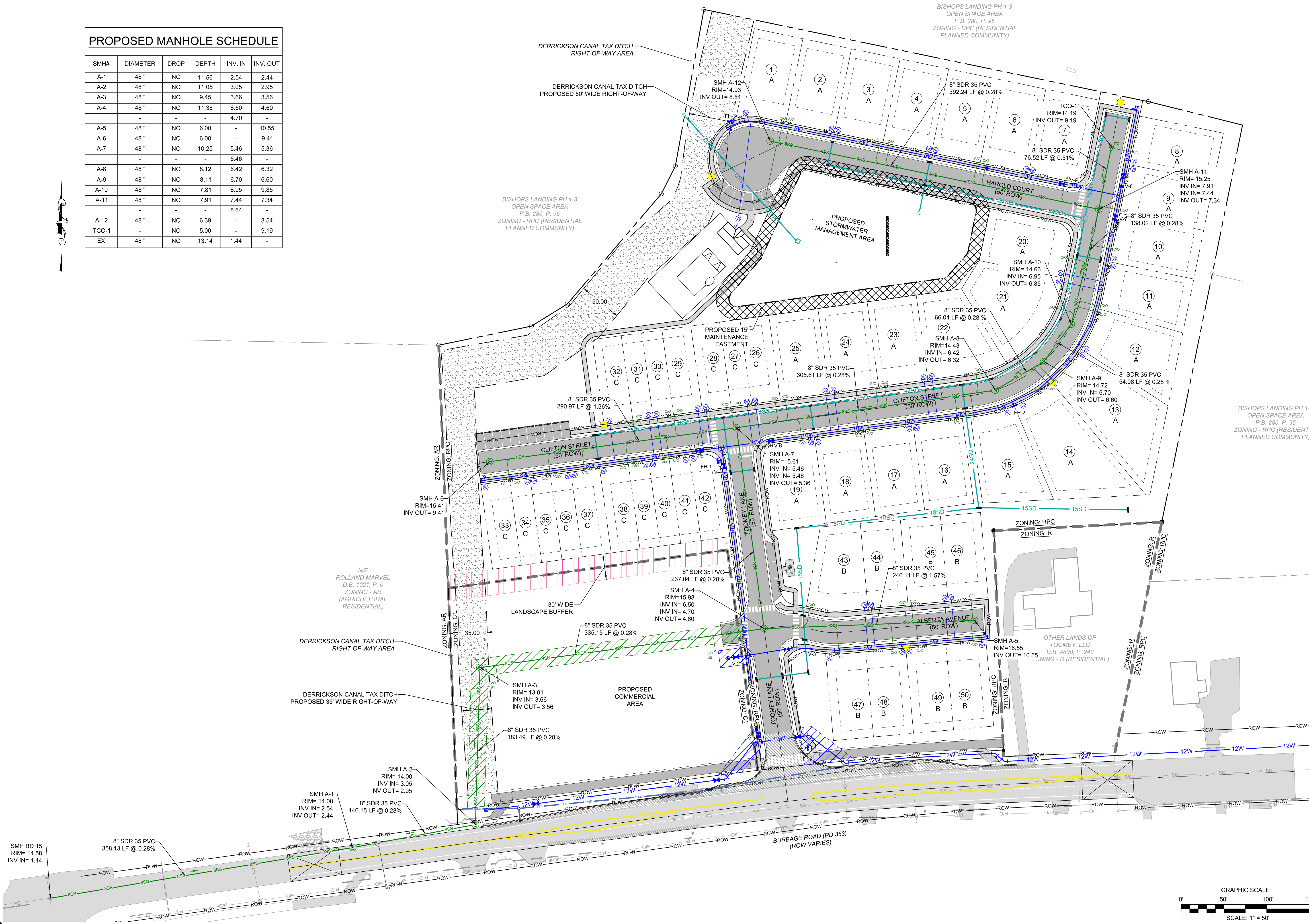
BULK GRADING PLAN
 FOR
WESTBURY
 BALTIMORE HUNDRED
 OCEAN VIEW, DELAWARE

DATE: DECEMBER 11, 2023
 DESIGNED BY: YMR APPROVED BY: RHS
 FILE: P21041 - GRADING_PLAN.DWG
 SHEET NO.: **G-1**



PROPOSED MANHOLE SCHEDULE

SMH#	DIAMETER	DROP	DEPTH	INV. IN	INV. OUT
A-1	48"	NO	11.56	2.54	2.44
A-2	48"	NO	11.05	3.05	2.95
A-3	48"	NO	9.45	3.66	3.56
A-4	48"	NO	11.38	6.50	4.60
-	-	-	-	4.70	-
A-5	48"	NO	6.00	-	10.55
A-6	48"	NO	6.00	-	9.41
A-7	48"	NO	10.25	5.46	5.36
-	-	-	-	5.46	-
A-8	48"	NO	8.12	6.42	6.32
A-9	48"	NO	8.11	6.70	6.60
A-10	48"	NO	7.81	6.95	6.85
A-11	48"	NO	7.91	7.44	7.34
-	-	-	-	8.64	-
A-12	48"	NO	6.39	-	8.54
TCO-1	-	NO	5.00	-	9.19
EX	48"	NO	13.14	1.44	-



DATE: 5-14-24

REVISION	DATE	DESCRIPTION
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2	05/14/24	REVISED PER GMB COMMENTS DATED 03/15/2024

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UTILITY PLAN
 FOR
WESTBURY
 BALTIMORE HUNDRED
 OCEAN VIEW, DELAWARE

DATE: DECEMBER 11, 2023
 DESIGNED BY: YMR APPROVED BY: RHS
 FILE: P21041 - UTILITY_PLAN.DWG
 SHEET NO.: **U-1**

DATE: 5-14-24

REVISION	DATE	DESCRIPTION
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2	05/14/24	REVISED PER GMB COMMENTS DATED 03/15/2024

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

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 MIDDLETOWN, DE 19709
 PHONE (302) 376-8833
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 WWW.CEA-DE.COM

LANDSCAPE PLAN

FOR
WESTBURY
 BALTIMORE HUNDRED
 OCEAN VIEW, DELAWARE

DATE: DECEMBER 11, 2023
 DESIGNED BY: YMR
 APPROVED BY: RHS
 FILE: PRELIM_LANDSCAPE_PLAN.DWG
 SHEET NO.: L-1



- LEGEND
- STREET TREE
 - ORNAMENTAL TREE
 - EVERGREEN TREE