

SITE CONSTRUCTION PLANS

FOR

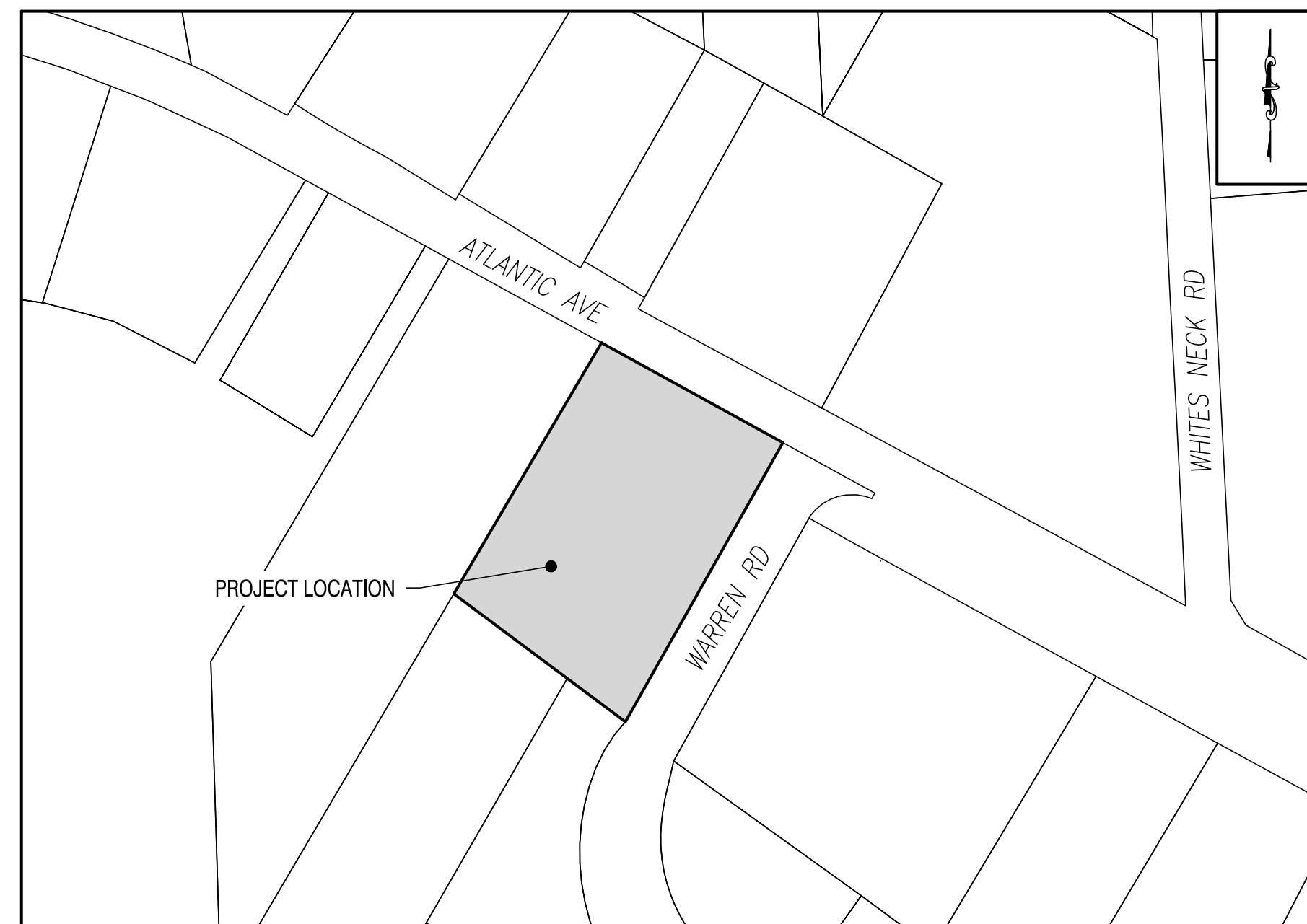
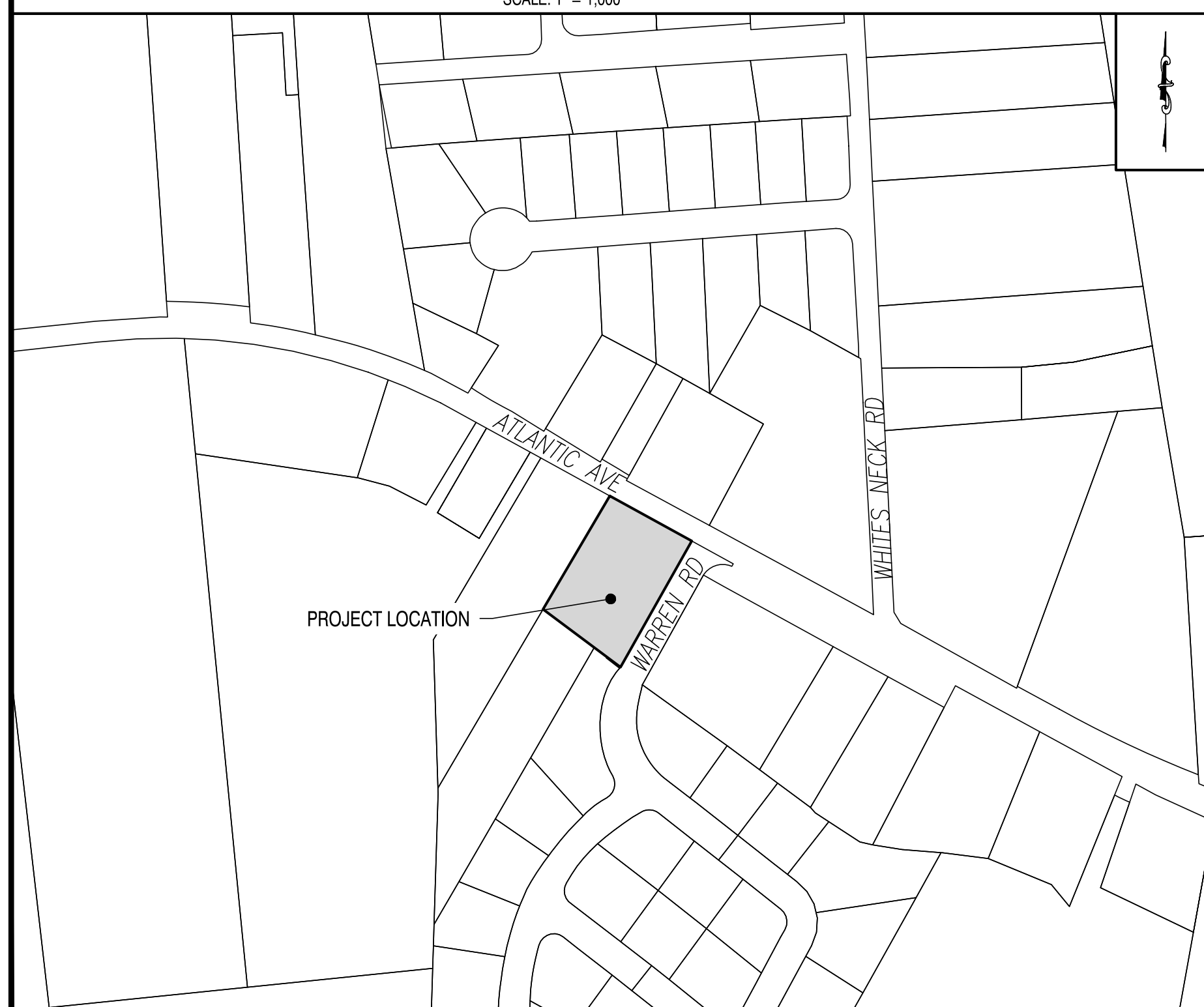
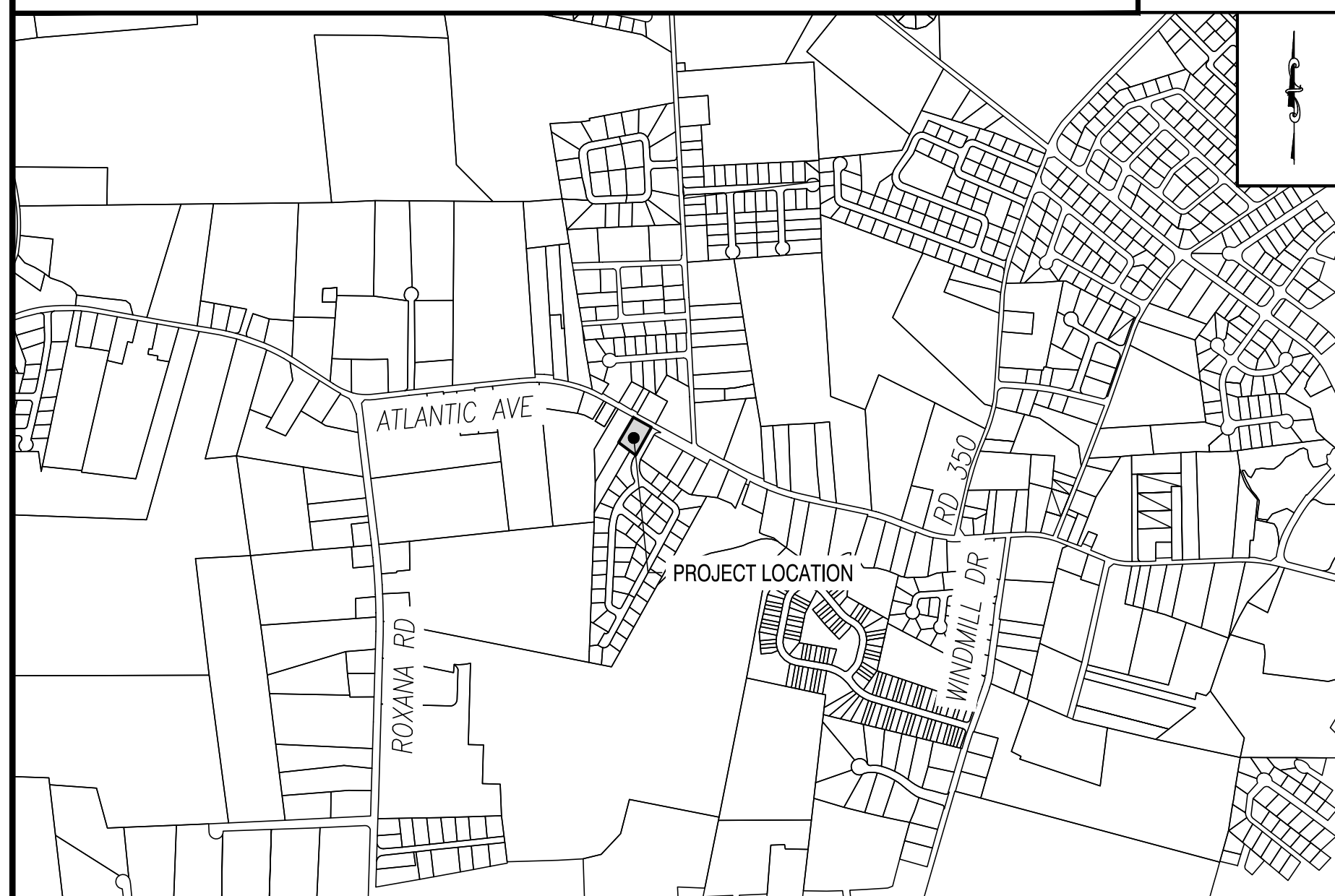
MILLVILLE PROFESSIONAL SERVICES

OFFICE

134-12.00-342.00, 35136 ATLANTIC AVE
TOWN OF MILLVILLE, SUSSEX COUNTY, DELAWARE

STANDARD WATER / WASTEWATER NOTES AND REQUIREMENTS

- HYDRANT CONNECTIONS BY THE CONTRACTOR ARE PROHIBITED. THIS METHOD MAY NOT BE UTILIZED DURING ANY PHASE OF THE PROJECT.
- THE SITE CONTRACTOR SHALL CONTACT THE TOWN OF MILLVILLE AT (302) 539-0449 PRIOR TO THE START OF CONSTRUCTION. A REPRESENTATIVE FROM THE TOWN OF MILLVILLE PUBLIC UTILITIES DEPARTMENT MUST OBSERVE AND APPROVE ALL WATER AND SANITARY SEWER INTERCONNECTIONS AND TESTING. ALL WATER TAPS AND SANITARY SEWER CONNECTIONS MUST BE PERFORMED BY A TOWN OF MILLVILLE APPROVED CONTRACTOR. THE PROPOSED LOCATION FOR THE CONNECTION MAY NEED TO BE ADJUSTED IN THE FIELD DUE TO CONDITIONS OF THE EXISTING MAIN. POSSIBLE CONDITIONS THAT WOULD REQUIRE TAPPING / CONNECTION RELOCATION INCLUDE PROXIMITY TO PIPE JOINTS, OTHER TAPS, CONCRETE ENCASUREMENTS, CONFLICT WITH OTHER UTILITIES, AND THE LIKE. TEST HOLES MUST BE PERFORMED BY THE CONTRACTOR TO DETERMINE THE BEST TAPPING / CONNECTION LOCATION. THE TOWN OF MILLVILLE WILL NOT BE HELD RESPONSIBLE FOR FIELD CONDITIONS REQUIRING ADJUSTMENT OF THE TAPPING / CONNECTION LOCATION OR FOR ANY WORK REQUIRED BY THE CONTRACTOR TO MAKE AN APPROPRIATE AND LAWFUL CONNECTION.
- ALL WATER AND WASTEWATER UTILITY CONSTRUCTION AND MATERIALS SHALL MEET ALL TOWN OF MILLVILLE STANDARDS AND SPECIFICATIONS AS WELL AS CURRENT REQUIREMENTS AND PRACTICES.
- ALL EXISTING UTILITIES SHALL BE FIELD VERIFIED PRIOR TO THE START OF CONSTRUCTION.
- ALL EXISTING UTILITIES SHALL BE ADJUSTED TO GRADE, AND REPAIRED OR REPLACED WHEN DEEMED NECESSARY BY THE PUBLIC UTILITIES DEPARTMENT, IN ALL AREAS OF DISTURBANCE ASSOCIATED WITH CONSTRUCTION.
- ANY EXISTING WATER OR WASTEWATER UTILITY LINES NOT TO BE UTILIZED BY THE PROPOSED PROJECT SHALL BE PROPERLY ABANDONED AT THE MAINS, IN ACCORDANCE WITH THE TOWN OF MILLVILLE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS, BY THE DEVELOPER / OWNER.
- ALL NON-METALLIC WATER LINES (MANS AND SERVICES) SHALL BE INSTALLED WITH A TRACER WIRE AND IDENTIFICATION TAPE. THE WIRE SHALL BE A MINIMUM OF TWELVE (12) GAUGE BLUE COATED SOLID COPPER WIRE, WRAPPED AROUND THE PIPE, AND EXTENDING UP INTO ALL VALVE AND CURB BOXES. THE IDENTIFICATION TAPE SHALL BE SIX-INCHES (6") WIDE, LAID ONE FOOT (1') ABOVE THE PIPE, WITH THE FOLLOWING TEXT: "CAUTION: BURIED WATER LINE BELOW".
- ALL NON-METALLIC WASTEWATER LINES (MANS AND LATERALS) SHALL BE INSTALLED WITH A TRACER WIRE AND IDENTIFICATION TAPE. (TRACER WIRE IS NOT REQUIRED ON GRAVITY MANS.) THE WIRE SHALL BE A MINIMUM OF TWELVE (12) GAUGE GREEN COATED SOLID COPPER WIRE, WRAPPED AROUND THE PIPE. THE IDENTIFICATION DETECTOR TAPE SHALL BE SIX-INCHES (6") WIDE, LAID ONE FOOT (1') ABOVE THE PIPE, WITH THE FOLLOWING TEXT: "CAUTION: BURIED SEWER LINE BELOW".
- NO TREES MAY BE PLANTED WITHIN TEN FEET (10') OF WATER AND WASTEWATER UTILITY INFRASTRUCTURE.
- NO STRUCTURES, INCLUDING PERMANENT SIGNAGE, MAY BE LOCATED WITHIN TEN FEET (10') OF WATER AND WASTEWATER UTILITY INFRASTRUCTURE.
- WATER AND WASTEWATER LINES MAY NOT BE LOCATED NEAR ANY POTENTIAL SOURCE OF CONTAMINATION.
- ANY EXISTING SANITARY SEWER LINES NOT TO BE UTILIZED BY THE PROPOSED FACILITY MUST BE PROPERLY ABANDONED AT THE MAINS IN ACCORDANCE WITH THE TOWN OF MILLVILLE DEPARTMENT OF PUBLIC WORKS SPECIFICATIONS AND REQUIREMENTS.



DATA COLUMN

1. COUNTY TAX MAP:	134-12.00-342.00
2. APPLICATION NUMBER:	
3. ADDRESS OF SITE:	35136 ATLANTIC AV MILLVILLE, DE 19967
4. ZONING:	EXISTING: C1-TOWN CENTER COMMERCIAL PROPOSED: C1-TOWN CENTER COMMERCIAL
5. LOT AREA:	0.66± ACRES
6. SOURCE OF TITLE:	D.R. 5627-186
7. EXISTING USE:	VACANT
8. PROPOSED USE:	MEDICAL OFFICE
9. DATUM:	EXISTING IRON PIN, SEE SHEET C303 VERTICAL - NAVD83 HORIZONTAL - NAD83
10. SETBACK:	FRONT: 20' SIDE: 15' REAR: 30'
11. MONUMENTS:	EXISTING MONUMENTS: 0 EXISTING IRON PIPES: 3 PROPOSED MONUMENTS: 0
12. FLOOD PLAN MAP:	PER FIRM MAP NUMBER 10005C0511K, DATED MARCH 16, 2015, THIS SITE LIES WITHIN ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, AND ZONE AE, BASE FLOOD ELEVATIONS DETERMINED (ELEV. 11.0) AND ZONE AE FLOODWAY.
13. PURPOSE OF PLAN:	THE PURPOSE OF THIS PLAN IS TO SHOW A PROPOSED 5,304± S.F. ONE STORY MEDICAL OFFICE BUILDING AND ASSOCIATED IMPROVEMENTS.
14. DEBRIS DISPOSAL:	NO DEBRIS SHALL BE BURIED ON THE SITE. ANY BURIED DEBRIS ENCOUNTERED SHALL BE REMOVED AND DISPOSED OF AT AN APPROVED FACILITY.
15. TOPOGRAPHY:	TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PERFORMED BY CENTURY ENGINEERING, LLC, DECEMBER 2022.
16. BOUNDARY SURVEY:	BOUNDARY SHOWN HEREON TAKEN FROM A BOUNDARY SURVEY PLAN, PREPARED BY COTTEN ENGINEERING, LLC, DATED JUNE 7, 2022. CENTURY ENGINEERING LLC TAKES NO RESPONSIBILITY FOR ANY INACCURACIES WITH SAID BOUNDARY.
17. WETLANDS:	A WETLAND INVESTIGATION WAS PERFORMED ON JANUARY, 2023 BY CENTURY ENGINEERING, INC. NO WETLANDS WERE FOUND.
18. PROPOSED SIGNAGE:	ALL PROPOSED MONUMENT SIGNS AND OTHER SIGNAGE IS SUBJECT TO A SEPARATE SIGN PERMIT APPLICATION REVIEW PROCESS.
19. OWNER/EQUITABLE OWNER:	FOOT FIXERS, LLC PO BOX 772 SEAFORD, DE 19973 (443) 880-4205 REPRESENTATIVE: DR. BRAD LEMON
20. ENGINEER:	CENTURY ENGINEERING, LLC 550 BAY ROAD DOVER, DE 19901 (302) 734-9188 ALEXANDER E. SCHMIDT, P.E.

PARKING RATIONALE

REQUIRED: 1 SPACE/300 SF FLOOR AREA
5,304/300 = 18 SPACES
PROVIDED: 19 SPACES (INCLUDES 3 ACCESSIBLE)

C-1 ZONING DISTRICT REGULATIONS

MIN. LOT FRONTAGE: 100'
MIN. LOT AREA: 8,000 S.F.
FRONT YARD SETBACK: 20'
SIDE YARD SETBACK: 15'
REAR YARD SETBACK: 20' (30' ADJON RES.)
MAX. LOT COVERAGE: 60%

IMPERVIOUS COVERAGE

EXISTING SITE IMPERVIOUS:	0.00 ± S.F. (0.00 ± AC)	PROPOSED SITE IMPERVIOUS:	7,304.00 ± S.F. (0.17 ± AC)
		PROPOSED IMPERVIOUS AREA:	25.4%

INDEX OF SHEETS

C300	COVER SHEET
C301	LEGEND
C302	PROJECT NOTES & TYPICAL SECTIONS
C303	EXISTING CONDITIONS AND DEMOLITION PLAN
C304	SITE CONSTRUCTION PLAN
C305	SITE CONSTRUCTION DETAILS
C306	SITE GRADES & GEOMETRICS PLAN
C307	SIGNING & STRIPING PLAN
C308	SIGNING & STRIPING DETAILS
C309	ROAD PROFILES
C310	FIRE MARSHAL PLAN
C311	SITE LIGHTING PLAN
C312	LANDSCAPE PLAN
C313	LANDSCAPE DETAILS

CERTIFICATION OF PLAN ACCURACY
I, ALEXANDER E. SCHMIDT, 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 ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
Alex Schmidt
ALEXANDER E. SCHMIDT, P.E., DE NO. 16139
CENTURY ENGINEERING, LLC
550 BAY ROAD
DOVER, DELAWARE 19901
(302) 734-9188
DATE: 04/23/2024

CERTIFICATION OF OWNERSHIP
I, DR. BRAD LEMON, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, AND THAT I ACKNOWLEDGE THE SAME TO ME BY ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.
DR. BRAD LEMON
FOOT FIXERS, LLC
PO BOX 772
SEAFORD, DE 19973
(443) 880-4205
DATE:



REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS
ADDENDUM	
DESCRIPTION	DATE

SEAL

MILLVILLE PROFESSIONAL SERVICES
OFFICE
FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SHEET TITLE
COVER SHEET

TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023
DRAWN: TCV
SCALE: AS NOTED
PROJECT NO.: 20233371.002A
CHK'D/DESIGNER: AES/DLD
SHEET NO.: C300

© Project 2023/3/21/11 Millville Medical 2023/3/21/11.002A Full Design CAD Sheets Construction Plans C300_ConstrPlan_CoverSheet.dwg, 4/23/2024 12:45 PM



REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

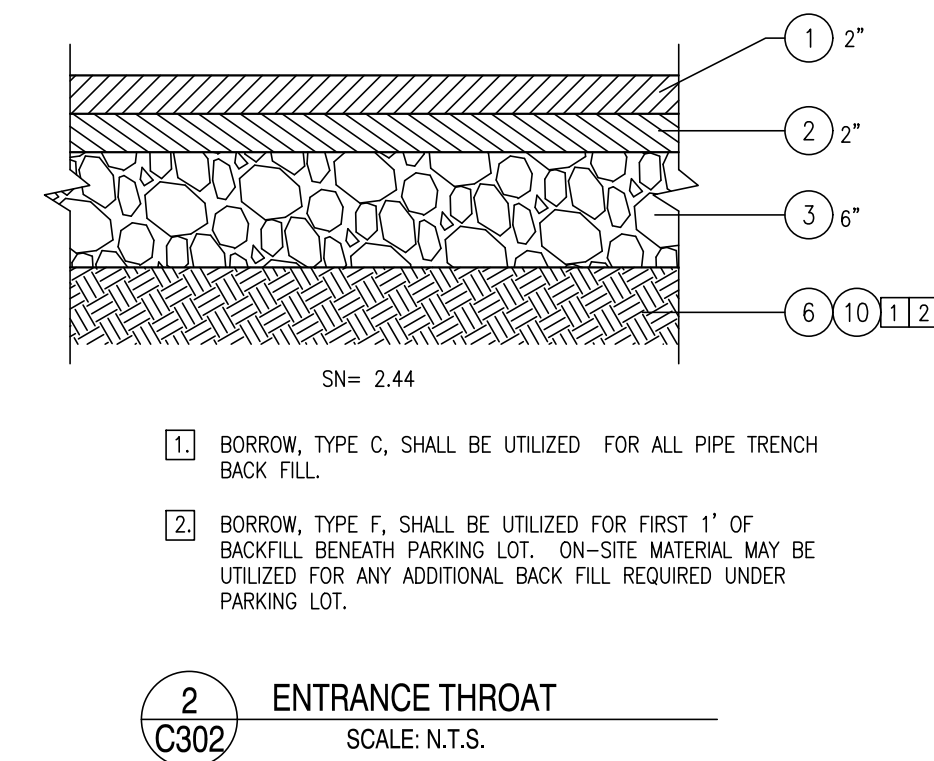
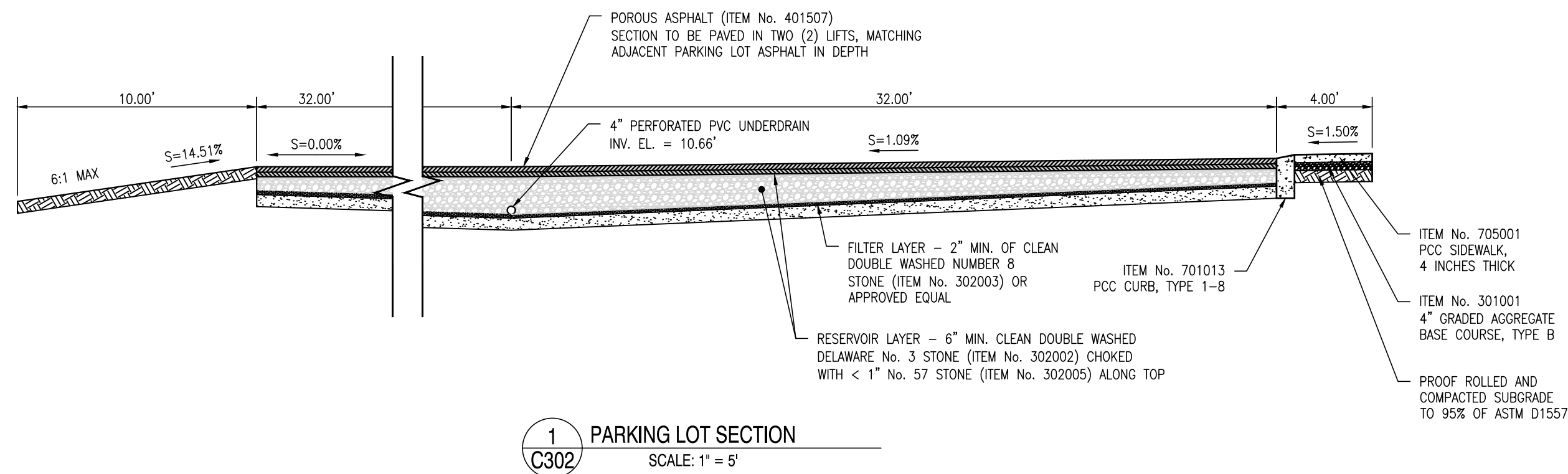
ADDENDUM	
DESCRIPTION	DATE

SEAL	

MILLVILLE PROFESSIONAL SERVICES
OFFICE
FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SHEET TITLE
PROJECT NOTES & TYPICAL SECTIONS

TOWN OF MILLVILLE SUBMISSION
AUGUST 2023
DRAWN: TCV
SCALE: AS NOTED
CHK'D/DESIGNER: AES/DLD
PROJECT NO.: C302
20233371.002A



- PROJECT NOTES**
- ALL SITE WORK AND MATERIALS REFERENCED IN THIS PLAN, INCLUDING BUT NOT LIMITED TO, CURBS, PAVING, SIDEWALK, AND PARKING BUMPERS, SHALL FOLLOW DELDOT STANDARDS AND SPECIFICATIONS, UNLESS SPECIFICALLY NOTED ON THIS PLAN. SPECIFICATIONS REFERENCED IN THIS PLAN CAN BE FOUND IN THE DELDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION MANUAL, 2016.
 - BURIAL OF ORGANIC MATERIAL IS NOT PERMITTED. OPEN BURNING OF DOWNED TREES AND STUMPS IS NOT PERMITTED. CHIPPED MATERIALS MUST BE REMOVED PRIOR TO THE PLACEMENT OF FILL OR TOPSOIL.
 - THIS PROJECT IS COVERED UNDER A NPDES GENERAL PERMIT FOR CONSTRUCTION. THE CONTRACTOR SHALL MAINTAIN A COPY OF THIS PERMIT ON THE JOB SITE ALONG WITH A COPY OF THE APPROVED EROSION AND SEDIMENT CONTROL PLAN, AT ALL TIMES.
 - THE CONTRACTOR MAY ELECT TO USE ANY OF THE FOLLOWING MATERIALS TO MEET THE REQUIREMENTS OF GRADED AGGREGATE BASE COURSE, TYPE "B":
 - CRUSHED STONE (PER STANDARD SPECIFICATION 821)
 - CRUSHED CONCRETE (PER STANDARD SPECIFICATION 821)
 - HOT-MIX MILLINGS (PER SPECIAL PROVISION 302514 - MILLED HOT-MIX BASE COURSE)
 THE CONTRACTOR WILL NOT BE ALLOWED TO MIX DIFFERENT MATERIALS OR SIMILAR MATERIALS FROM DIFFERENT SOURCES TO MEET THE REQUIREMENTS OF GRADED AGGREGATE BASE COURSE, TYPE "B".
 - ELEVATIONS GIVEN FOR DRAINAGE STRUCTURES ARE TO BE APPLIED TO THE CENTER OF THE GRATE FOR INLETS. INLETS THAT ARE LOCATED ALONG A CURB SHALL HAVE THE GRATE ELEVATION MATCH THE PROPOSED CURBLINE ELEVATION. ELEVATION DATA FOR MANHOLES IS GIVEN TO THE CENTER OF THE LID. ELEVATION DATA FOR JUNCTION BOXES IS GIVEN TO THE CENTER OF THE STRUCTURE.
 - DRAINAGE INLET INVERTS ARE GIVEN TO THE LOWEST PIPE INVERT IN THE INLET. THE PIPE THICKNESS SHALL BE TAKEN INTO ACCOUNT WHEN THE INLETS ARE PRECAST.
 - ALL CHAIN LINK FENCING SHALL BE 8' TALL, 9 GAUGE STEEL. 8' TALL FENCE SLATS SHALL BE INSTALLED SURROUNDING THE DUMPSTER AREA.
 - EXCESS SOIL SHALL BE RESPREAD ON SITE. THE LOCATION FOR RESPREAD OF ANY MATERIAL IN EXCESS OF WHAT IS REQUIRED TO MEET THE FINAL GRADES SHOWN ON THIS PLAN SHALL BE CONFIRMED WITH THE OWNER PRIOR TO PLACING ANY TOPSOIL AND/OR RESPREADING ANY EXCESS MATERIAL. FOR PURPOSES OF BIDDING, THE CONTRACTOR SHALL ASSUME ALL EXCESS MATERIAL WILL BE RESPREAD ON THE OPEN AREAS EAST OF THE NEW BUILDING.

- SPECIFICATIONS**
- CIVIL ELEMENTS UNDER THIS CONTRACT SHALL BE CONSTRUCTED UTILIZING THE FOLLOWING INFORMATION IN THE HIERARCHY LISTED BELOW:
- CONTRACT AGREEMENT BETWEEN OWNER AND CONTRACTOR.
 - APPROVED PLANS.
 - PROJECT MANUAL.
 - STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL EROSION AND SEDIMENT CONTROL HANDBOOK, APRIL 2014 OR MOST CURRENT AT DATE OF ADVERTISEMENT.
 - DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD CONSTRUCTION DETAILS, 2017, OR MOST CURRENT AT ADVERTISEMENT.
 - DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS FOR BRIDGE AND ROAD CONSTRUCTION, 2016, OR MOST CURRENT AT DATE OF ADVERTISEMENT.

- LEGEND**
- TYPE C BITUMINOUS CONCRETE, PG 64-22 CARBONATE STONE, (ITEM NO. 401005)
 - TYPE B BITUMINOUS CONCRETE, PG 64-22, (ITEM NO. 401014)
 - GRADED AGGREGATE BASE COURSE, TYPE B, (ITEM NO. 301003) [SEE PROJECT NOTE 4]
 - BORROW, TYPE A, MAXIMUM 8" LIFTS, COMPACTION: 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST (ITEM NO. 20900)
 - 4" P.C.C. SIDEWALK (ITEM NO. 705001)
 - BORROW, TYPE F, MAXIMUM 8" LIFTS, COMPACTION: 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST (ITEM NO. 209006)
 - 6" MINIMUM OF TOPSOIL & PERMANENT GRASS SEED (DRY GROUND) WITH 6:1 SIDE SLOPES (ITEM NO. 908004)
 - PROFILE GRADE APPLICATION
 - P.C.C. CURB & GUTTER, TYPE 3-8 (ITEM NO. 701023)
 - BORROW, TYPE C, MAXIMUM 8" LIFTS, COMPACTION: 95% OF MAXIMUM DENSITY PER MODIFIED PROCTOR TEST (ITEM NO. 209004)

- GENERAL NOTES**
- MAXIMUM ALGEBRAIC DIFFERENCE OF CROSS SLOPES SHALL NOT EXCEED 8%.
 - CONTRACTOR SHALL LOAD TEST ALL SUBGRADE SOIL PRIOR TO THE PLACEMENT OF THE SUBBASE COURSE. ALL UNSUITABLE MATERIAL FOUND SHALL BE EXCAVATED TO THE DEPTH OF STABLE SOIL AND BACKFILLED WITH APPROVED MATERIAL. THE CONTRACTOR SHALL COMPACT ALL MATERIALS TO MEET THE DELDOT STANDARD SPECIFICATIONS.
 - SEE GRADES AND GEOMETRICS FOR FURTHER DETAILS.
 - DELAWARE 57 STONE OR BORROW, TYPE B, SHALL BE UTILIZED FOR ALL UNDERCUT LOCATIONS AS DIRECTED BY ENGINEER IN THE FIELD.

REVISIONS	
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04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM	
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SEAL

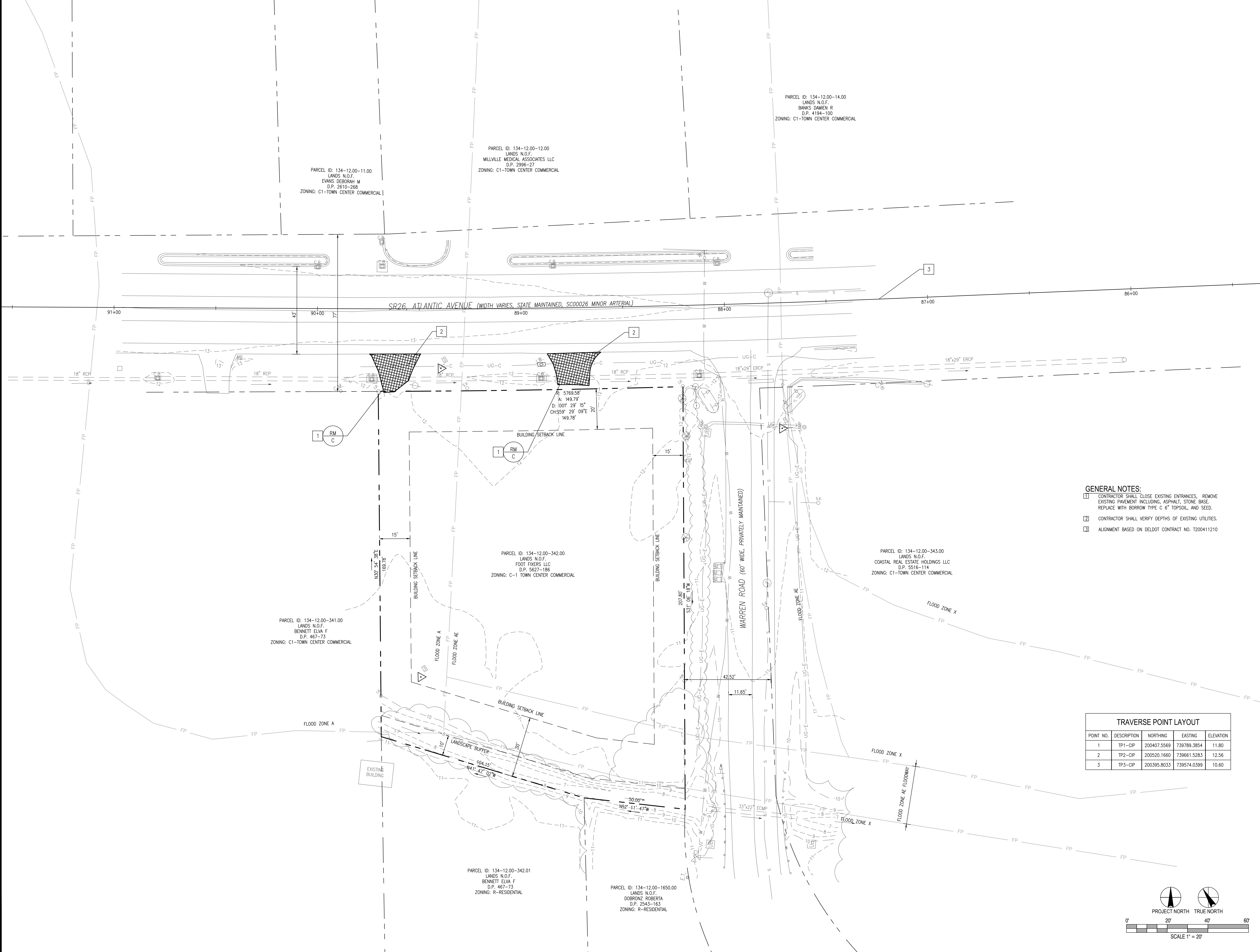
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FOR
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SHEET TITLE
**EXISTING CONDITIONS
AND DEMOLITION
PLAN**

TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023

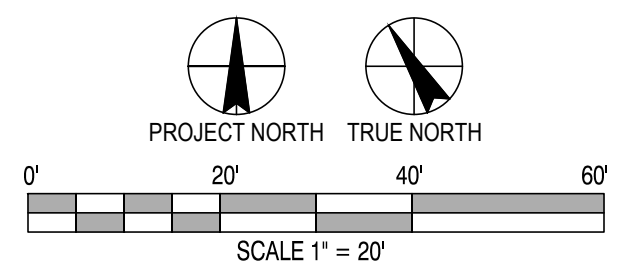
DRAWN	CHK'D/DESIGNER
TCV	AES/DLD
SCALE	SHEET NO.

1" = 20'
PROJECT NO. **C303**
20233371.002A



TRAVERSE POINT LAYOUT

POINT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
1	TP1-CIP	200407.5569	739789.3854	11.80
2	TP2-CIP	200520.1660	739661.5283	12.56
3	TP3-CIP	200395.8033	739574.0399	10.60



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△	DESCRIPTION DATE

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MILLVILLE PROFESSIONAL SERVICES
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T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

PROJECT SHEET TITLE
SITE CONSTRUCTION PLAN

TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023

DRAWN: TCV
CHK'D/DESIGNER: AES/DLD
SCALE: SHEET NO.

1" = 20'
PROJECT NO. C304
20233371.002A

BUILDING LAYOUT		
POINT NO.	NORTHING	EASTING
100	200462.5107	739687.2102
101	200436.1170	739731.2346
102	200345.2038	739676.7297
103	200371.5975	739632.7054
104	200402.4737	739651.2165
105	200402.2090	739651.6579
106	200408.9271	739655.9097
107	200405.6837	739661.3197
108	200421.2107	739670.6285
109	200424.5530	739665.0537
110	200431.3699	739669.1406
111	200431.6345	739668.6992

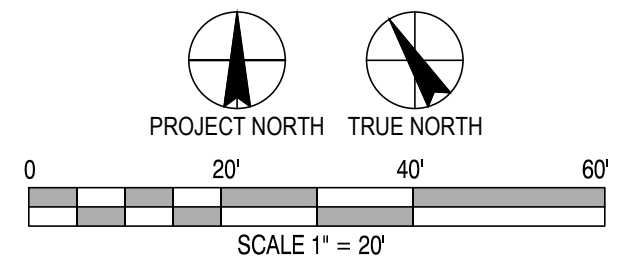
PERMEABLE PAVEMENT LAYOUT		
POINT NO.	NORTHING	EASTING
200	200543.9327	739636.1702
201	200513.1230	739611.7440
202	200492.5551	739646.0508
203	200489.6521	739644.3104
204	200492.2231	739640.0221
205	200487.9347	739637.4511
206	200495.6477	739624.5860
207	200409.8805	739573.1663
208	200376.9719	739628.0574
209	200460.1661	739677.9344
210	200467.8790	739665.0693
211	200472.1674	739667.6403
212	200474.7384	739663.3520
213	200479.0840	739665.9573
214	200458.5162	739700.2642
215	200485.9998	739732.7922

CONCRETE LAYOUT		
POINT NO.	NORTHING	EASTING
300	200402.1674	739586.0316
301	200397.8790	739583.4606
302	200395.3080	739587.7490
303	200376.2435	739576.3190
304	200363.9027	739596.9032
305	200382.9674	739608.3329
306	200380.3965	739612.6213
307	200384.6848	739615.1923

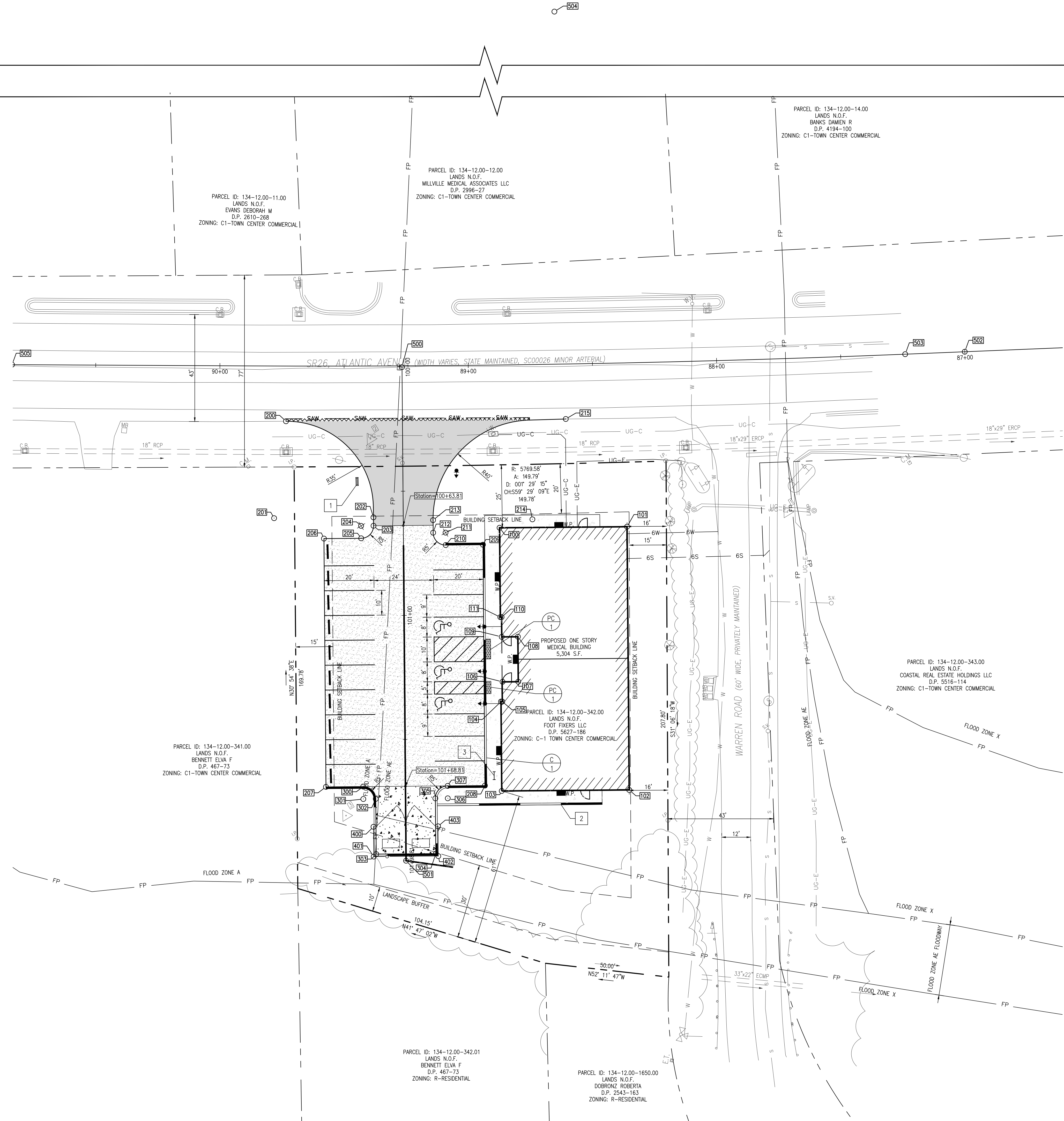
FENCE LINE LAYOUT		
POINT NO.	NORTHING	EASTING
400	200386.1922	739581.1178
401	200375.9000	739574.9472
402	200362.5309	739597.2467
403	200372.8229	739603.4170

ALIGNMENT LAYOUT					
POINT NO.	STATION	OFFSET	NORTHING	EASTING	RADIUS
500	100+00.00	0.00	200538.2084	739687.4125	
501	101+98.81	0.00	200367.6960	739585.1859	
502	87+00.00	0.00	200425.3866	739884.0097	
503	87+24.00	0.00	200437.0466	739863.0331	
504			205444.9526	742646.7253	5729.58
505	90+83.69	0.00	200620.8785	739553.9181	
506	91+00.00	0.00	200629.4523	739540.0423	

CURB SCHEDULE		
CURB NO.	ITEM DESCRIPTION/TYPE	LENGTH
1	P.C.C. CURB TYPE 1-8	296'



- GENERAL NOTES:**
- 1 PROPOSED BUSINESS SIGN, MILLVILLE MEDICAL OFFICES.
 - 2 PROPOSED CURB RETAINING WALL, SEE DETAIL 11/C305.
 - 3 PROPOSED BIKE RACK, SEE DETAIL 10/C305.



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REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
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ADDENDUM

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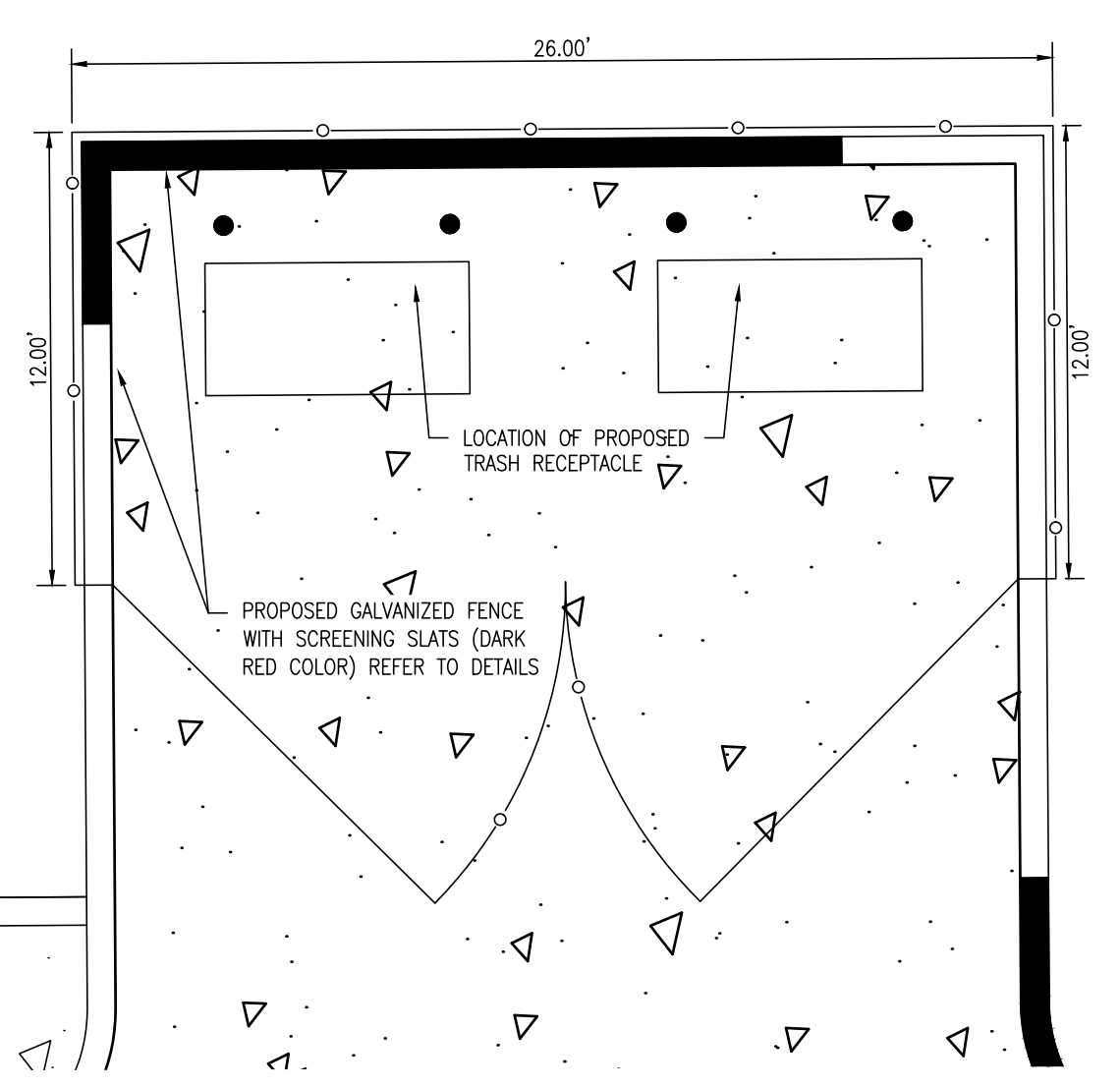
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FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

PROJECT
SHEET TITLE
SITE CONSTRUCTION DETAILS

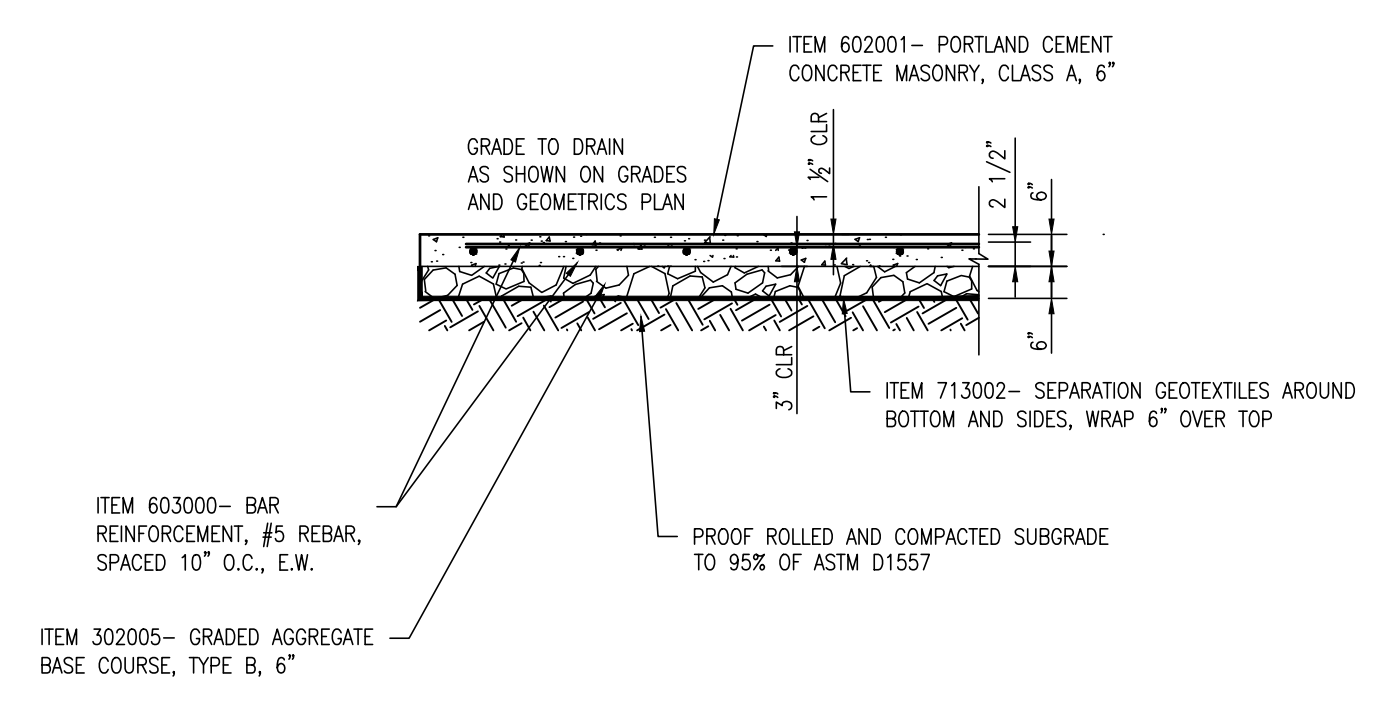
TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023

DRAWN **TCV** CHK'D/DESIGNER **AES/DLD**
SCALE SHEET NO.

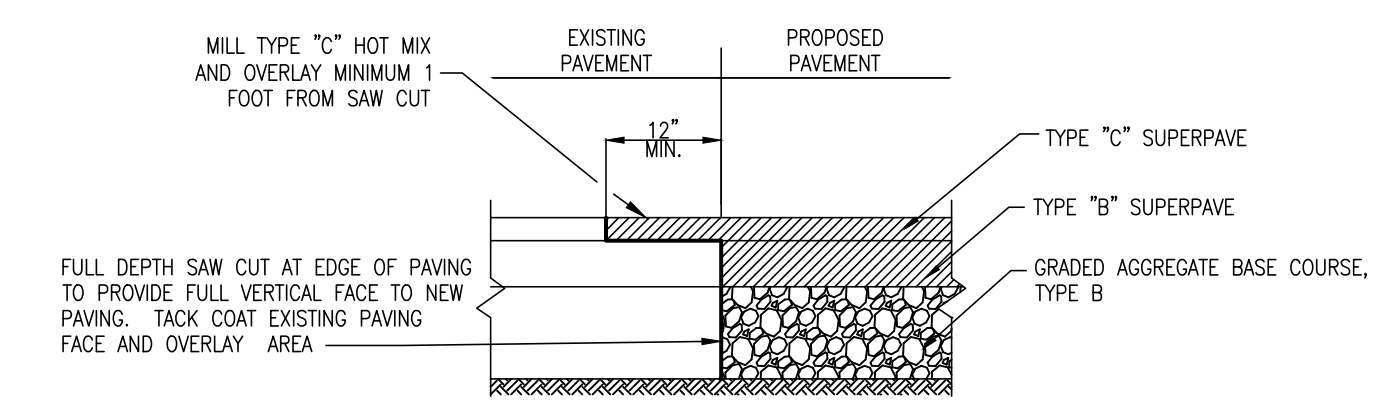
AS NOTED PROJECT NO. **C305**
2023371.002A



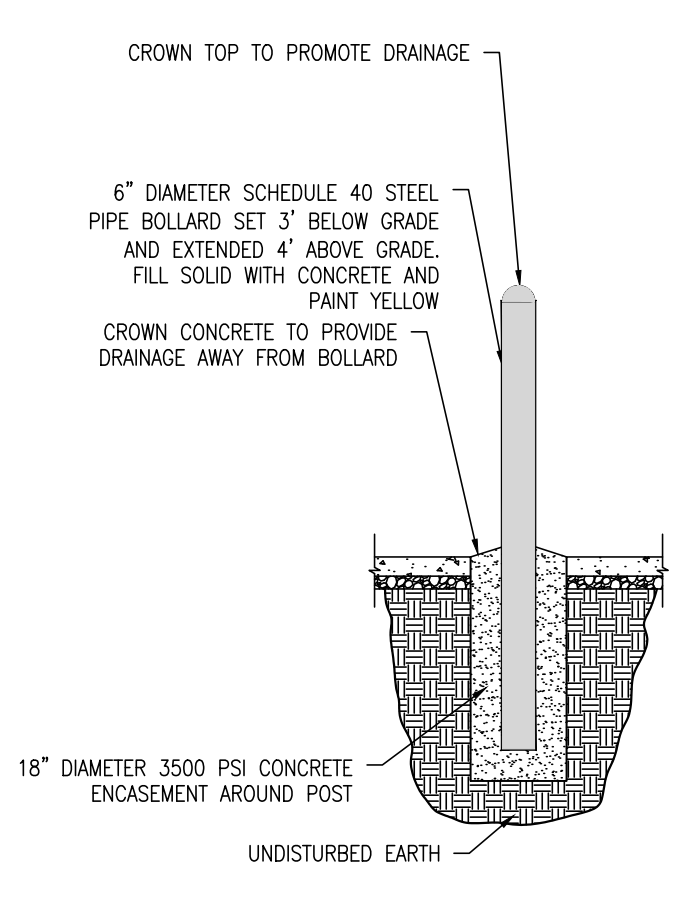
1 DUMPSTER PAD
C305 SCALE: 1" = 5'



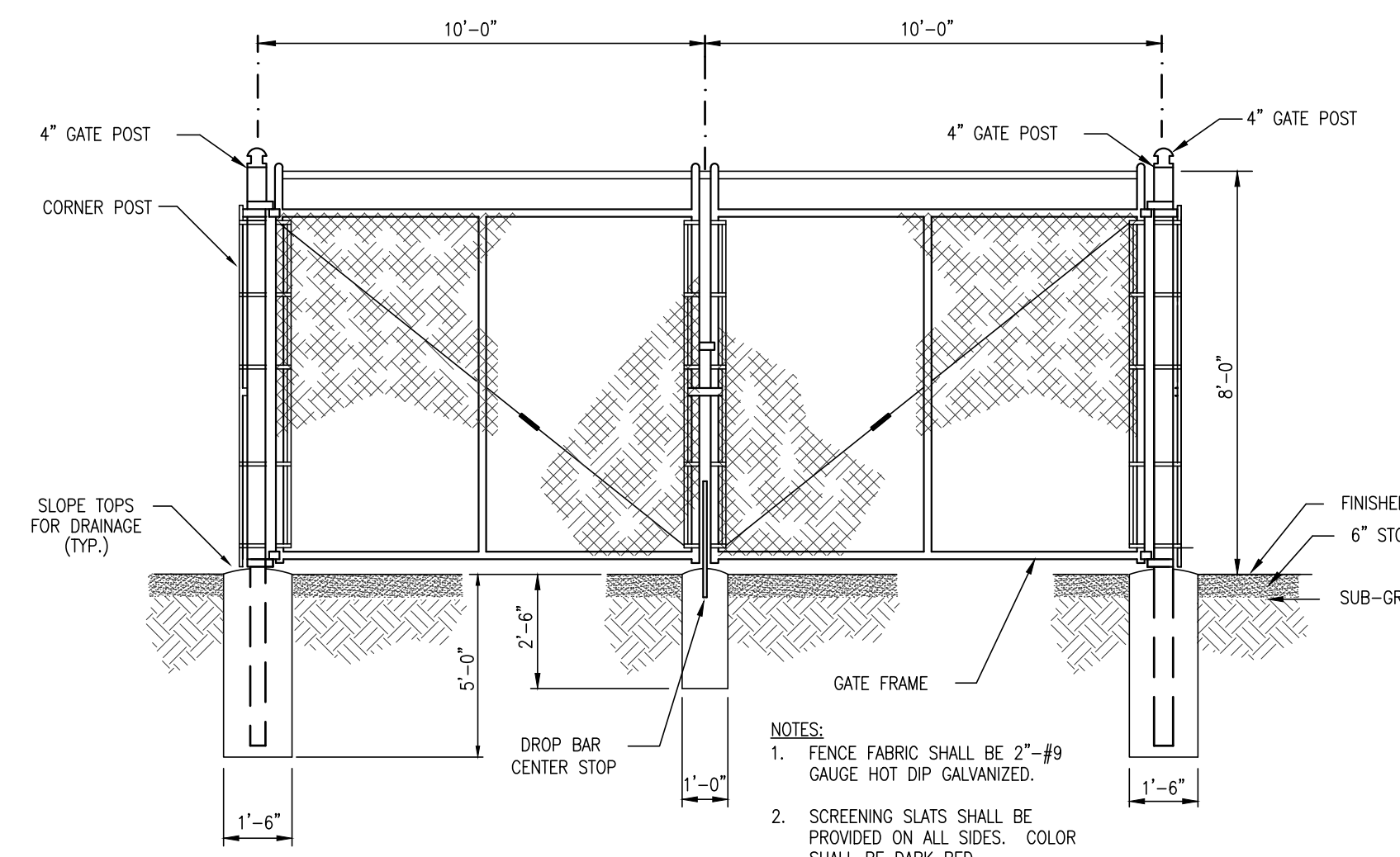
2 DUMPSTER PAD DETAIL
C305 SCALE: N.T.S.



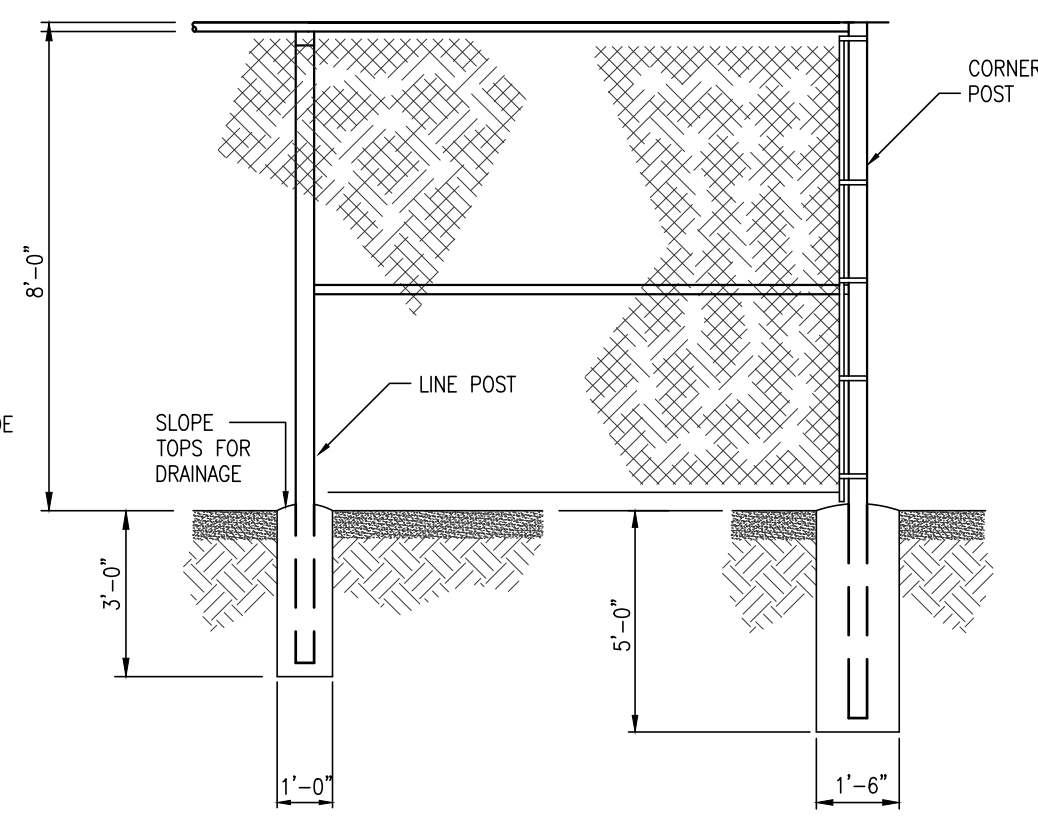
3 PAVEMENT TIE IN DETAIL AT ENTRANCE
C305 SCALE: N.T.S.



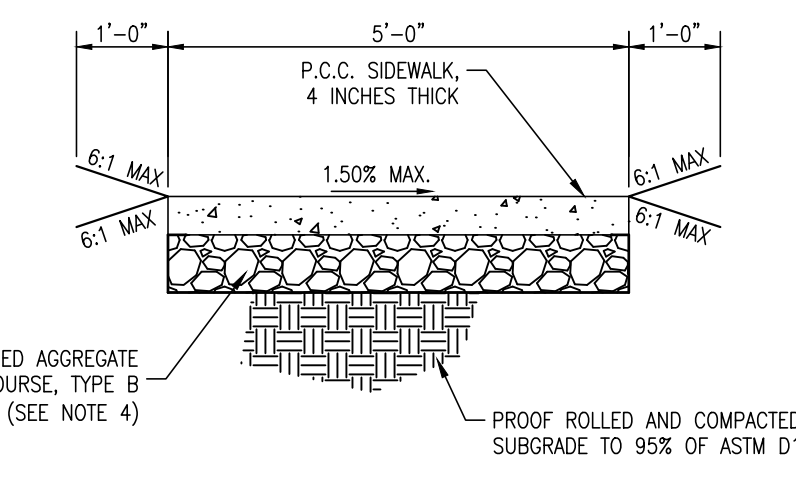
4 PIPE BOLLARD FOR DUMPSTER ENCLOSURE DETAIL
C305 SCALE: N.T.S.



5 GATE DETAIL
C305 SCALE: N.T.S.

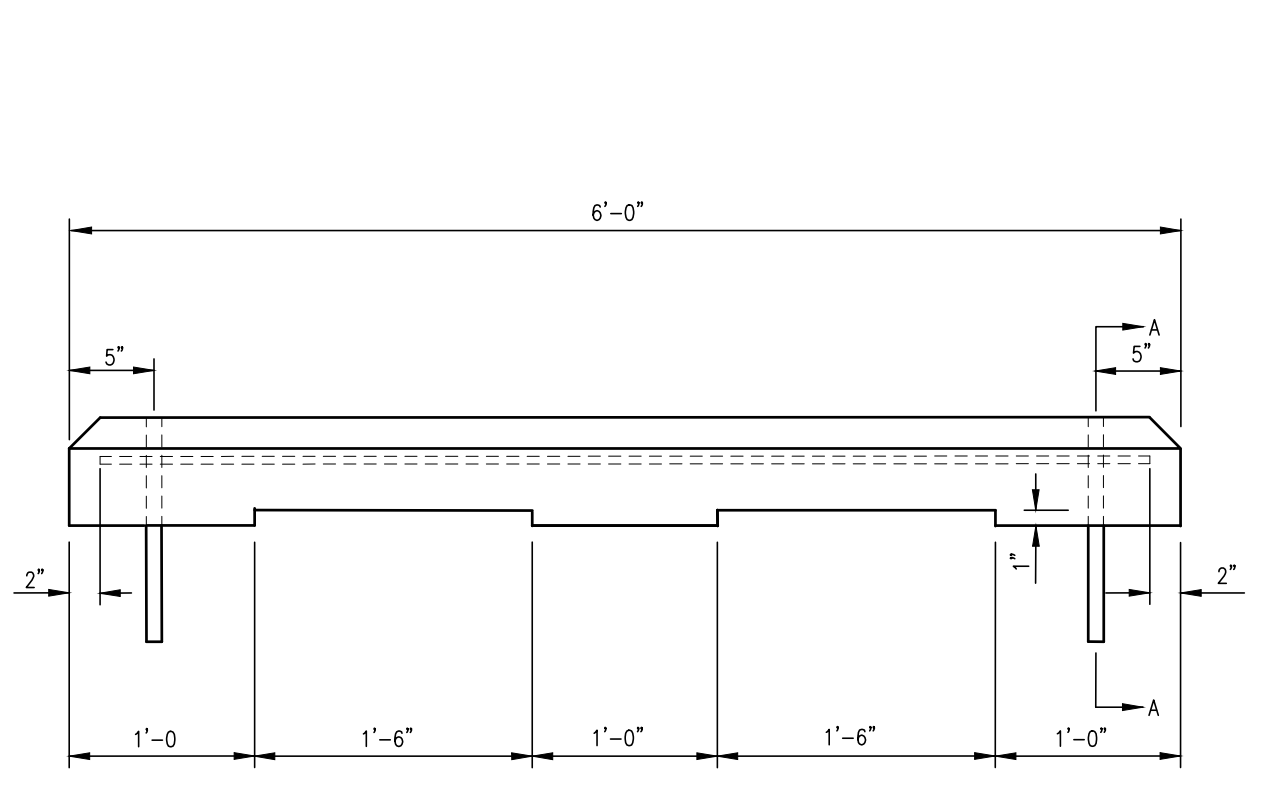


6 TYPICAL POST DETAIL
C305 SCALE: N.T.S.

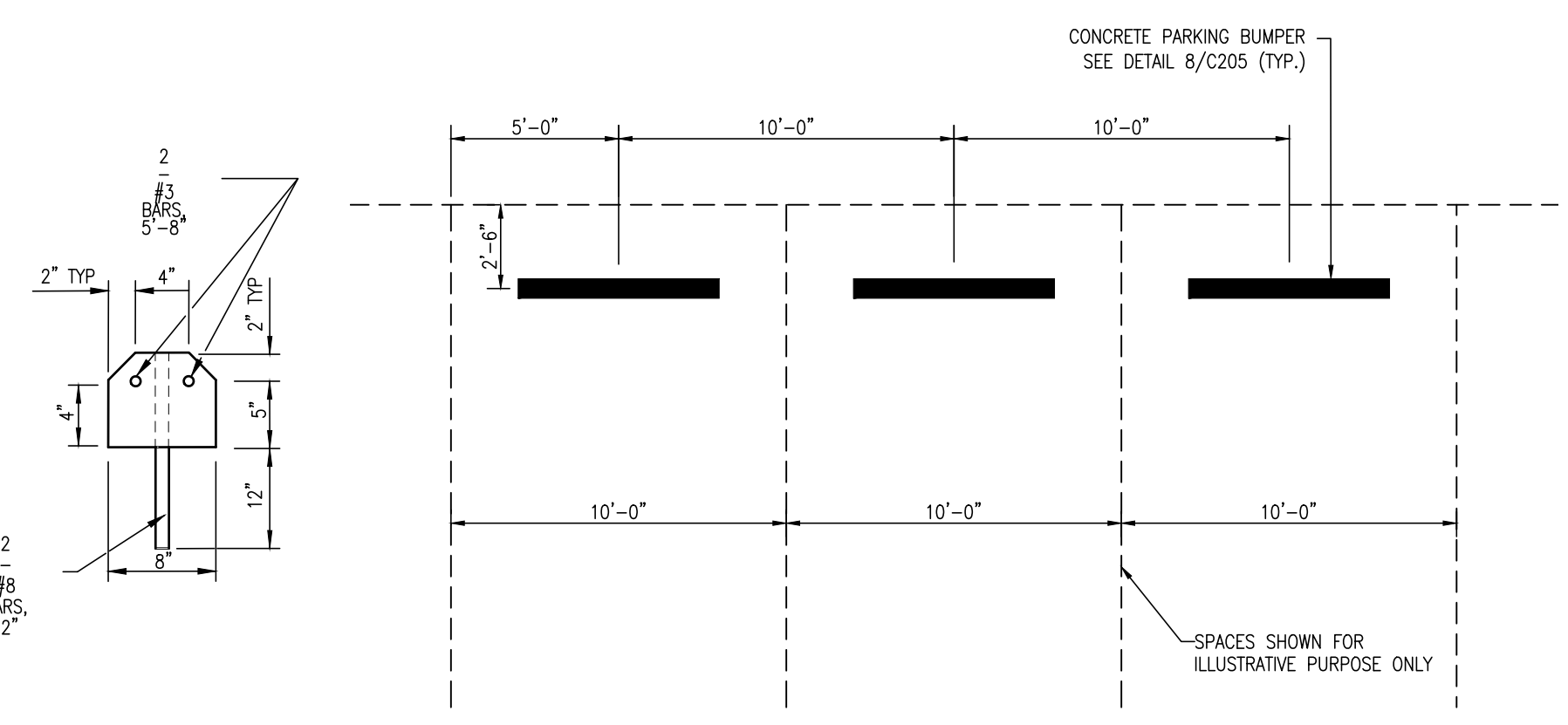


- NOTES:
- MARK IN 5' SQUARES, USE CORK EXPANSION JOINTS AT INTERVALS NOT GREATER THAN 15'.
 - CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER DELDOT SPECIFICATIONS.
 - CROSS SLOPE OF SIDEWALK SHALL BE 1% MIN., 1.5% MAX. LONGITUDINAL SLOPE AS SHOWN ON PLANS.

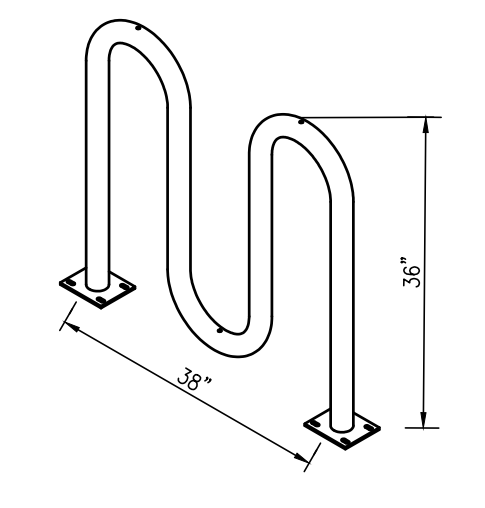
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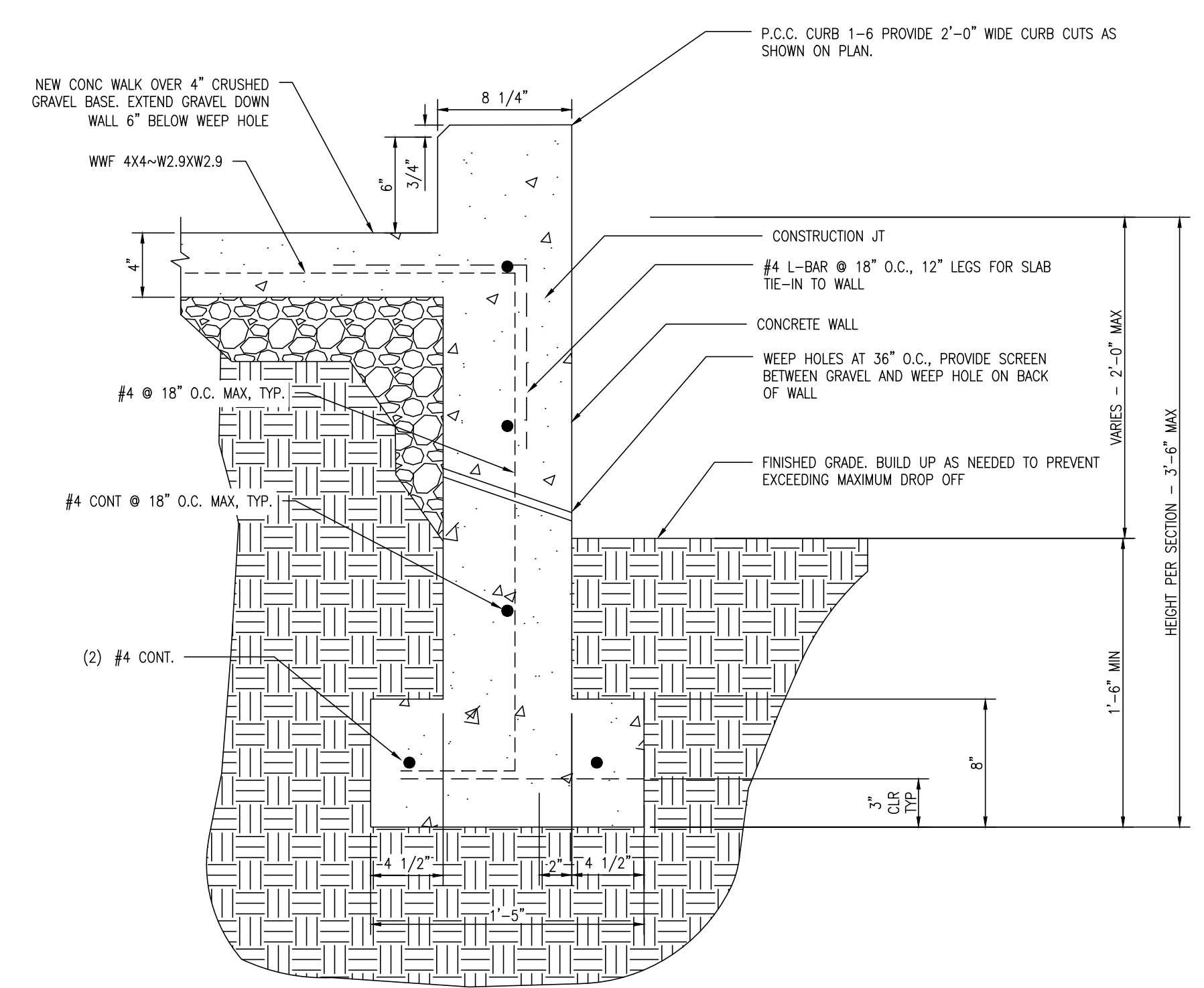
8 TYPICAL CONCRETE WHEEL STOP DETAIL
C305 SCALE: N.T.S.



9 CONCRETE WHEEL STOP SPACING DETAIL
C305 SCALE: N.T.S.



10 DERO ROLLING RACK (RR2H-38) BIKE RACK DETAIL
C305 SCALE: N.T.S. (* OR APPROVED EQUAL)



11 LOW WALL/CURB DETAIL
C305 SCALE: 1-1/2" = 1'-0"

REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM	
DESCRIPTION	DATE

SEAL

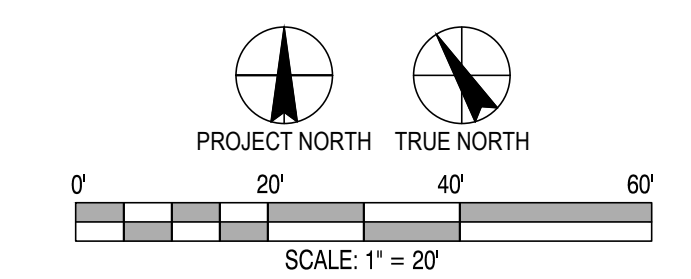
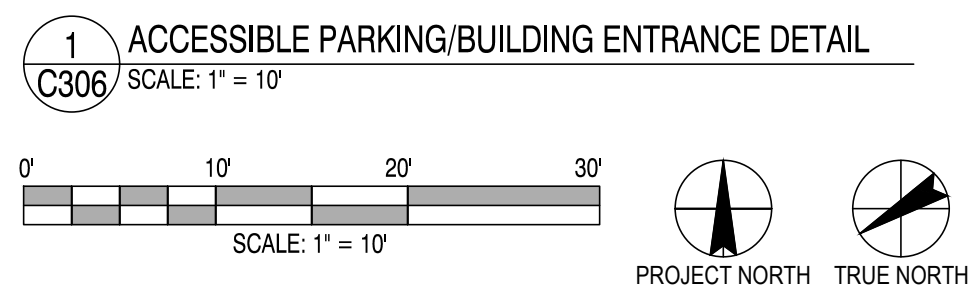
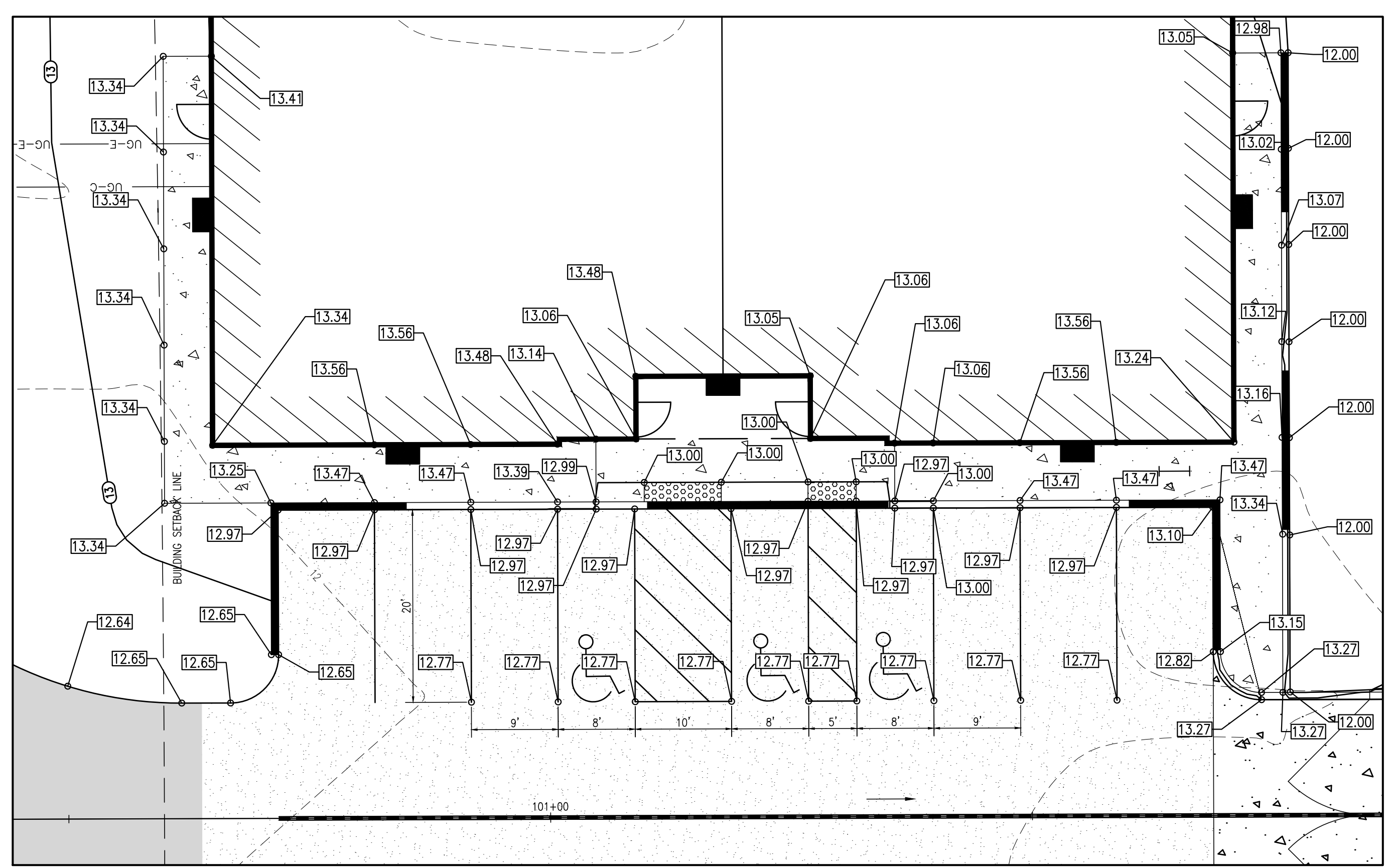
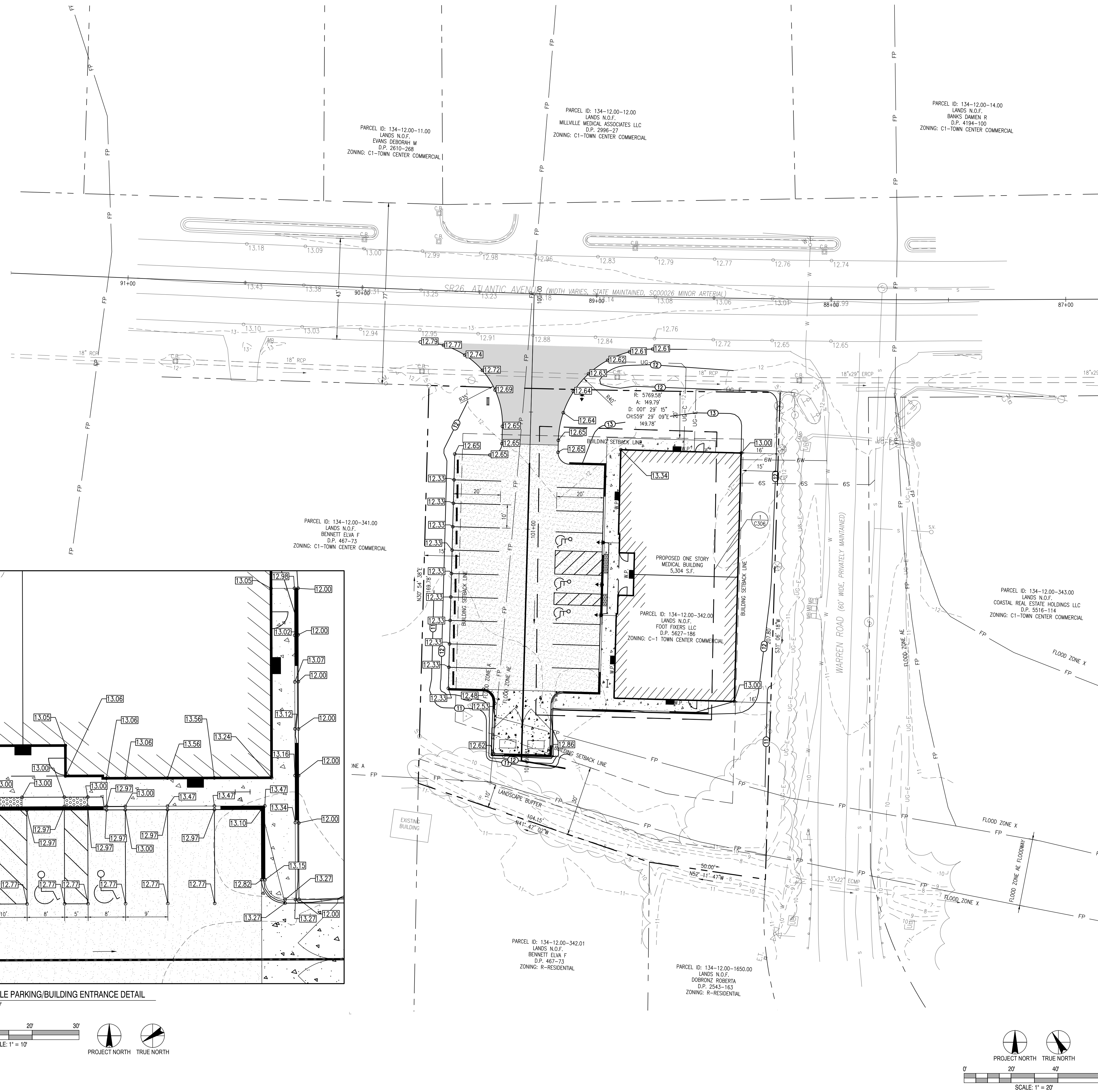
MILLVILLE PROFESSIONAL SERVICES
OFFICE
FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SHEET TITLE
SITE GRADES & GEOMETRICS PLAN

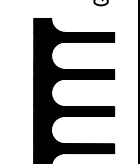
TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023

DRAWN	CHK'D/DESIGNER
TCV	AES/DLD
SCALE	SHEET NO.

AS NOTED
PROJECT NO. **C306**
20233371.002A



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REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM	
DESCRIPTION	DATE

SEAL

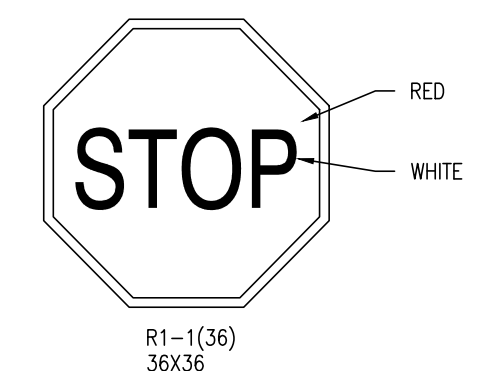
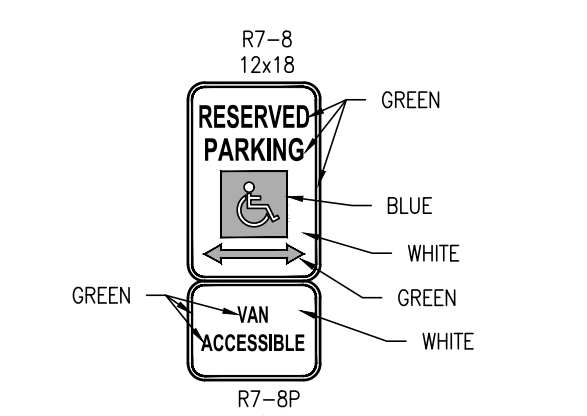
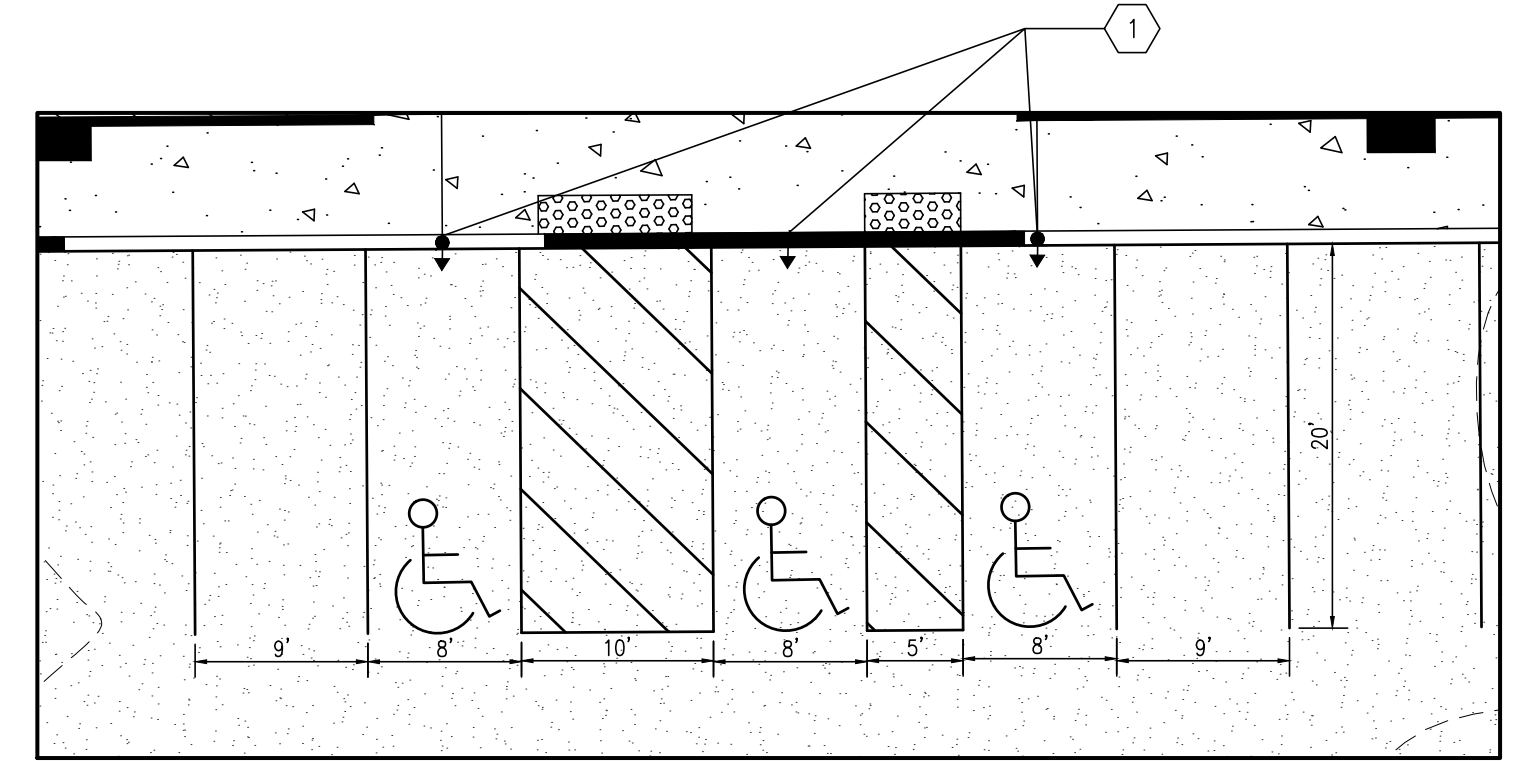
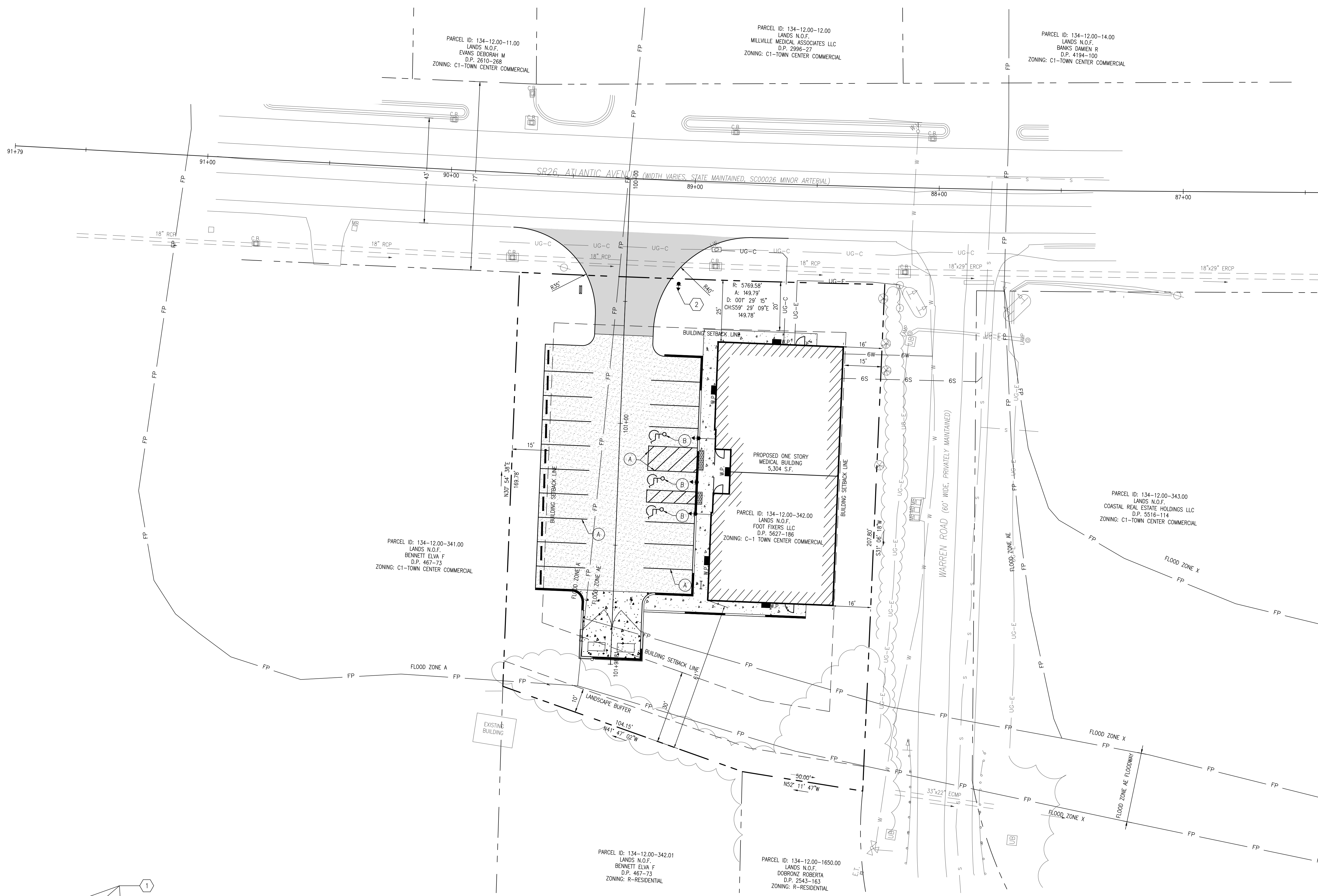
MILLVILLE PROFESSIONAL SERVICES
OFFICE
FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

PROJECT SHEET TITLE

SIGNING & STRIPING PLAN

TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023

DRAWN: TCV
CHK'D/DESIGNER: AES/DLD
SCALE: 1" = 20'
PROJECT NO.: C307
SHEET NO.: 20233371.002A

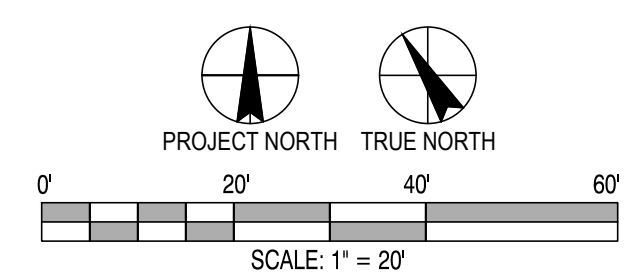


PAVEMENT MARKINGS LEGEND	
SYMBOL	ITEM
(A)	EPOXY RESIN PAINT PAVEMENT STRIPING, WHITE 5" SOLID (ITEM 817013)
(B)	RETROREFLECTIVE PREFORMED PATTERNED MARKINGS, SYMBOL/LEGEND

NOTE: WATER OR SOLVENT BASED PAINT MAY BE UTILIZED FOR SITE STRIPING.

- NOTES:
1. SYMBOL STRIPING SHALL BE 3" WIDE (MIN.) AND PAINTED ON EACH HANDICAPPED SPACE.
2. HANDICAPPED SPACES SHALL BE 8'-0" WIDE.

* SEE SIGN DETAIL 3, ACCESSIBLE PARKING SIGN.
1 ACCESSIBLE PARKING DETAIL
SCALE: 1" = 10'



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REVISIONS

02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM

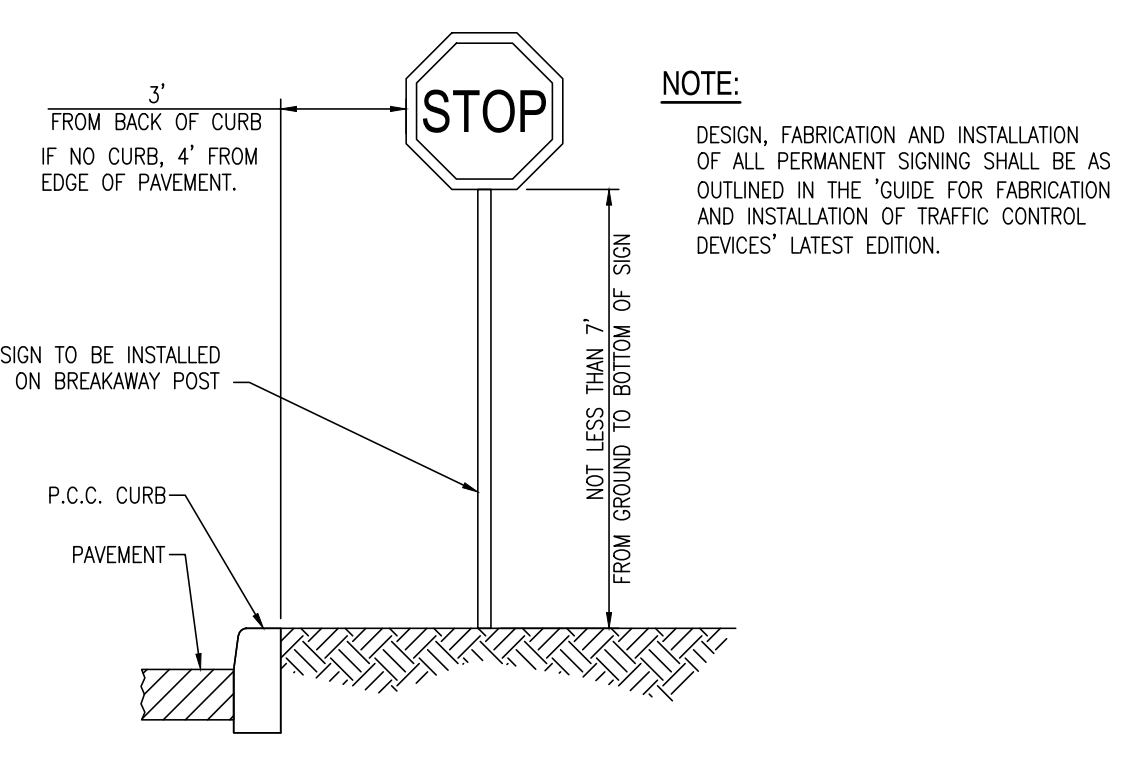
DESCRIPTION	DATE
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SEAL

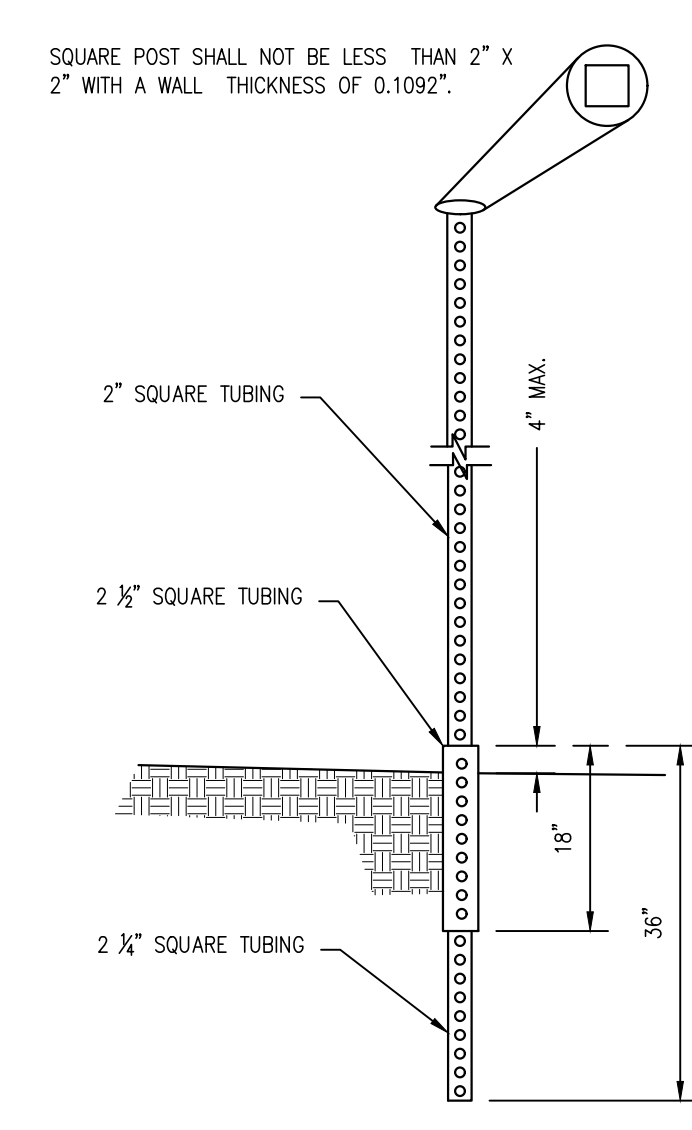
PROJECT
MILLVILLE PROFESSIONAL SERVICES
OFFICE FOR
T.P. NO. 134-12.00-342.00
FOR
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SHEET TITLE
SIGNING & STRIPING
DETAILS

TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023
DRAWN: TCV
SCALE: AS NOTED
CHK'D/DESIGNER: AES/DLD
SHEET NO.: C308
PROJECT NO.: 20233371.002A

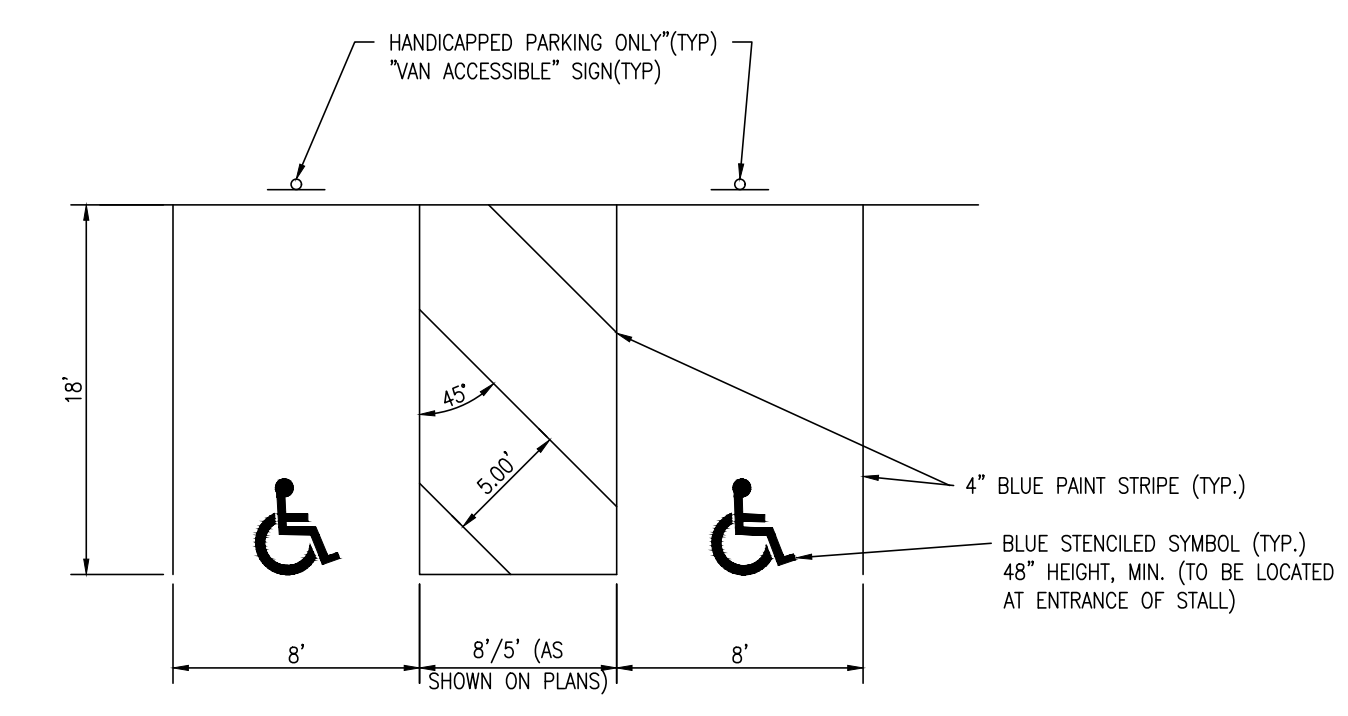


1 TYPICAL STOP SIGN DETAIL
C308 SCALE: NTS

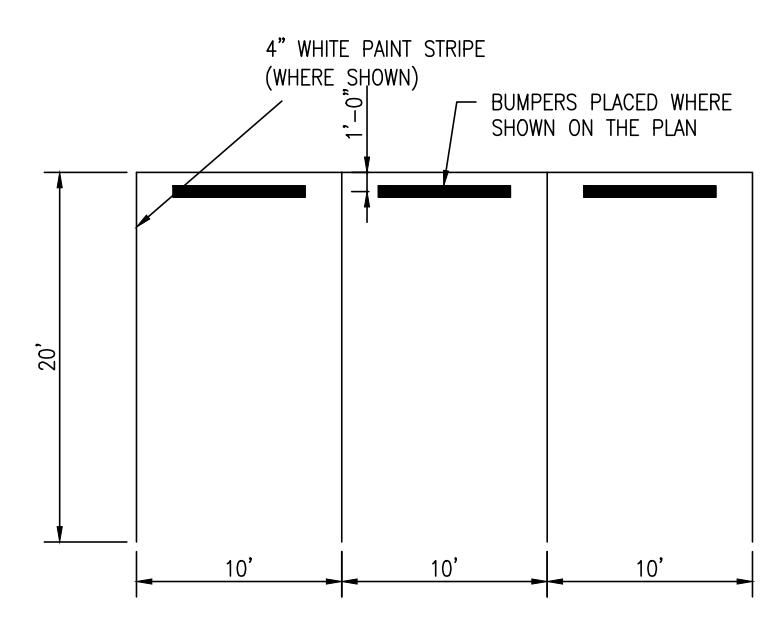


2 TELESCOPING STEEL SIGN POST BREAKAWAY ASSEMBLY
C308 SCALE: NTS

- NOTES:
- SQUARE TUBES ARE TO BE FORMED FROM GALVANIZED SHEET STRUCTURAL (PHYSICAL) QUALITY, ASTM A 446, GRADE A, COATING DESIGNATION G 90, REGULAR SPANGLE, OR HOT ROLLED CARBON SHEET STEEL STRUCTURAL (PHYSICAL) QUALITY, ASTM A 570, GRADE 33.
 - NOMINAL OUTSIDE DIMENSION, (INCHES):
 - 2 X 2
 - 2 1/4 X 2 1/4
 - 2 1/2 X 2 1/2
 - ALL FOUR SIDES ARE TO HAVE EVENLY SPACED 7/16" DIAMETER HOLES ON 1" CENTERS THE ENTIRE LENGTH OF THE TUBE.
 - TOLERANCE ON HOLE SIZE IS ± 1/64". TOLERANCE ON HOLE SPACING IS ± 1/8" IN 20 FEET.
 - STANDARD CORNER RADIUS SHALL BE 5/32" ± 1/64".
 - THE FASTENERS TO BE SUPPLIED UNDER THIS SPECIFICATION SHALL BE 5/16" GRADE 5 UNC CORNER BOLTS WITH CADMIUM OR ZINC PLATING, INSTALLATION OF SIGNS SHALL BE WITH 3/8" X 2 1/2" BOLT WITH LOCKNUT AND WASHER.
 - REGULATORY SIGNS WIDER THAN 30" SHALL BE MOUNTED ON TWO POSTS. WHEN MORE THAN ONE REGULATORY SIGN IS TO BE INSTALLED ON THE SAME POST ASSEMBLY, THE MOUNTING HOLES SHALL BE DRILLED IN THE FIELD AS THE ASSEMBLY IS BEING CONSTRUCTED.
 - DEVELOPMENT SIGNS THAT ARE GREATER THAN 36" WIDE SHALL BE DISPLAYED ON TWO POSTS.
 - DEVELOPMENT SIGN FACE BACKGROUNDS SHALL BE GREEN; LEGENDS SHALL BE SILVER (WHITE).
 - LEGEND SHALL BE 5" SERIES "C" LETTERS.
 - NO BORDER ON DEVELOPMENT SIGN PANELS.
 - MAXIMUM DEVELOPMENT SIGN WIDTH OF 36" FOR SINGLE LINE SIGNS, 54" FOR TWO OR MORE LINES.
 - DEVELOPMENT SIGNS SHALL BE INSTALLED WITHIN THE RIGHT-OF-WAY OF THE HIGHWAY ON WHICH THE ENTRANCE(S) IS (ARE) LOCATED. THE SIGNS SHALL BE PLACED WITHIN 750 FEET OF THE CENTERLINE OF THE ENTRANCE(S).



3 TYPICAL ACCESSIBLE PARKING DETAIL
C308 SCALE: NTS



4 TYPICAL PARKING DETAIL
C308 SCALE: NTS



REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
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ADDENDUM	
DESCRIPTION	DATE

SEAL

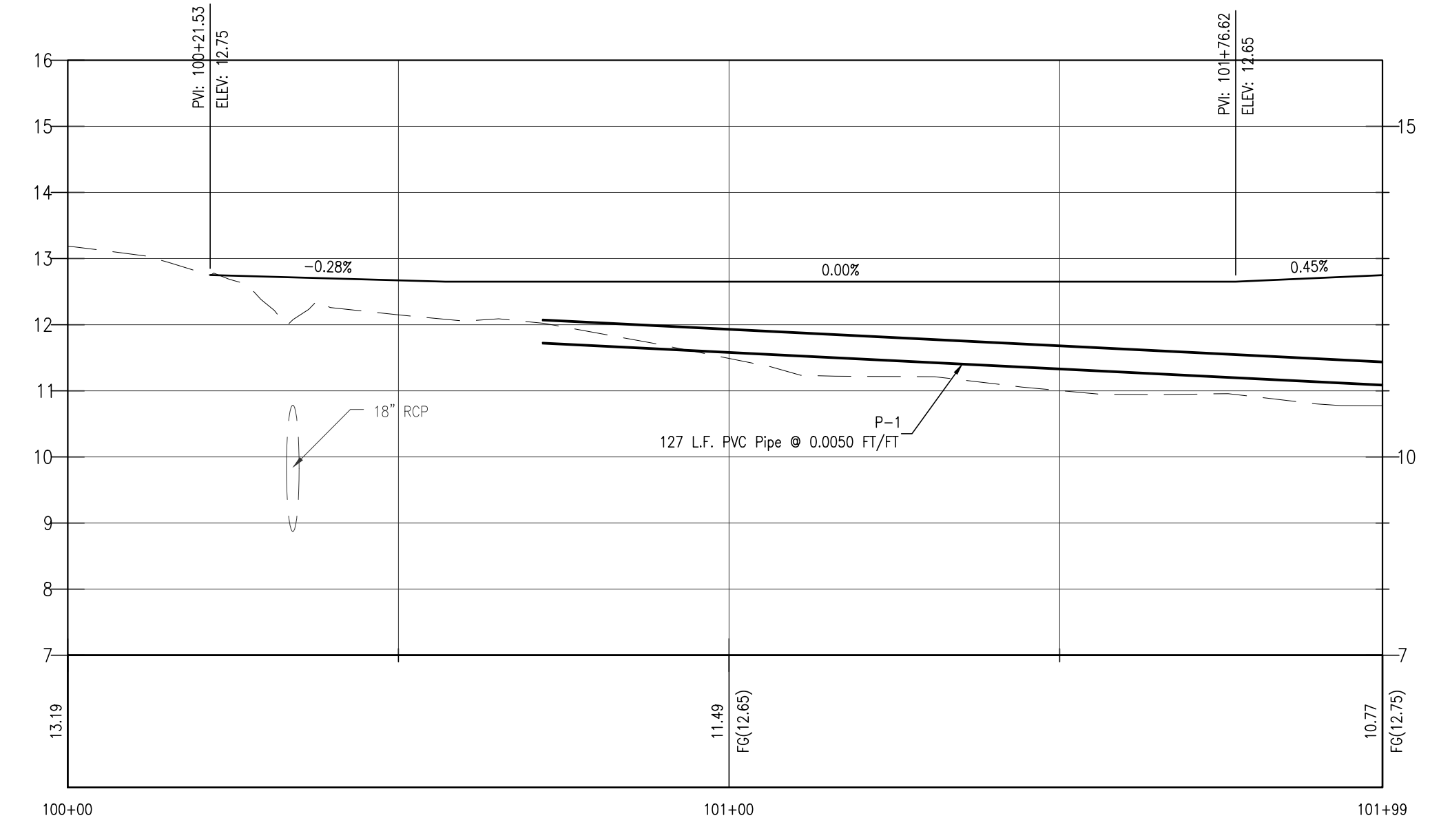
PROJECT
MILLVILLE PROFESSIONAL SERVICES
OFFICE FOR
T.P. NO. 134-12.00-342.00
FOR
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

SHEET TITLE
ROAD PROFILES

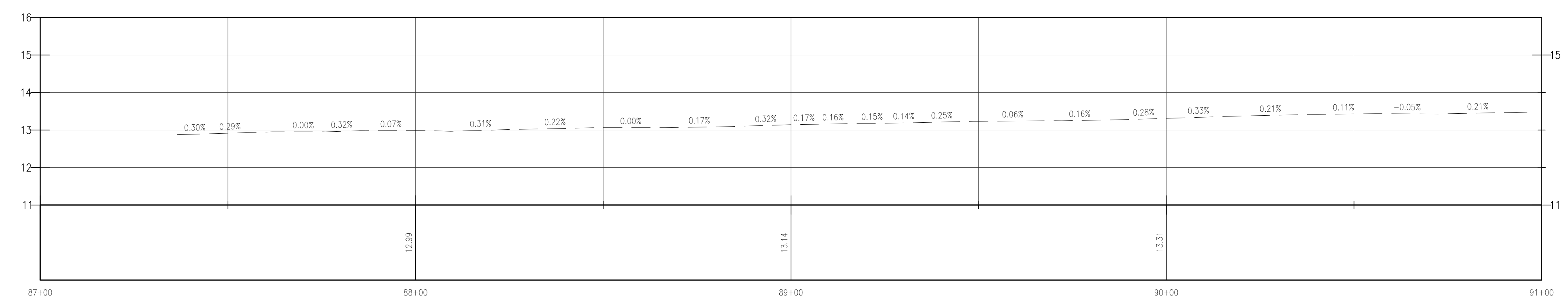
TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023

DRAWN	CHK'D/DESIGNER
TCV	AES/DLD
SCALE	SHEET NO.

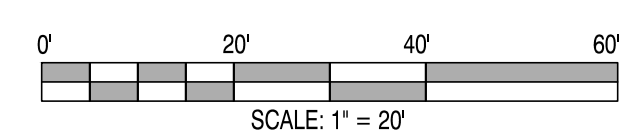
1" = 20'
PROJECT NO. **C309**
20233371.002A



1 PARKING LOT PROFILE
SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



2 ATLANTIC AVENUE PROFILE
SCALE: HORIZ. 1" = 20'
VERT. 1" = 2'



REVISIONS

02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM

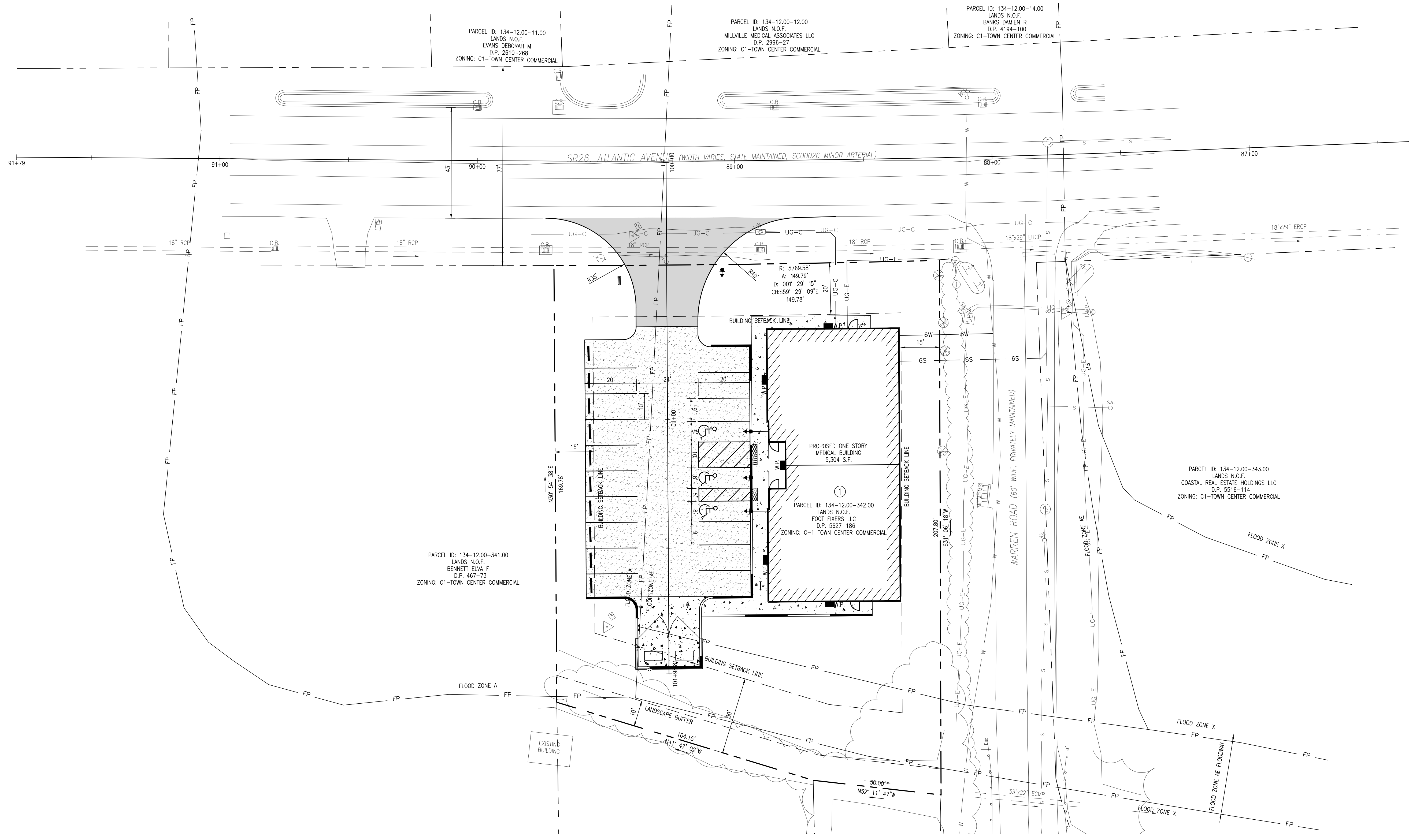
DESCRIPTION	DATE
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SEAL

MILLVILLE PROFESSIONAL SERVICES
OFFICE
FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

FIRE MARSHAL PLAN

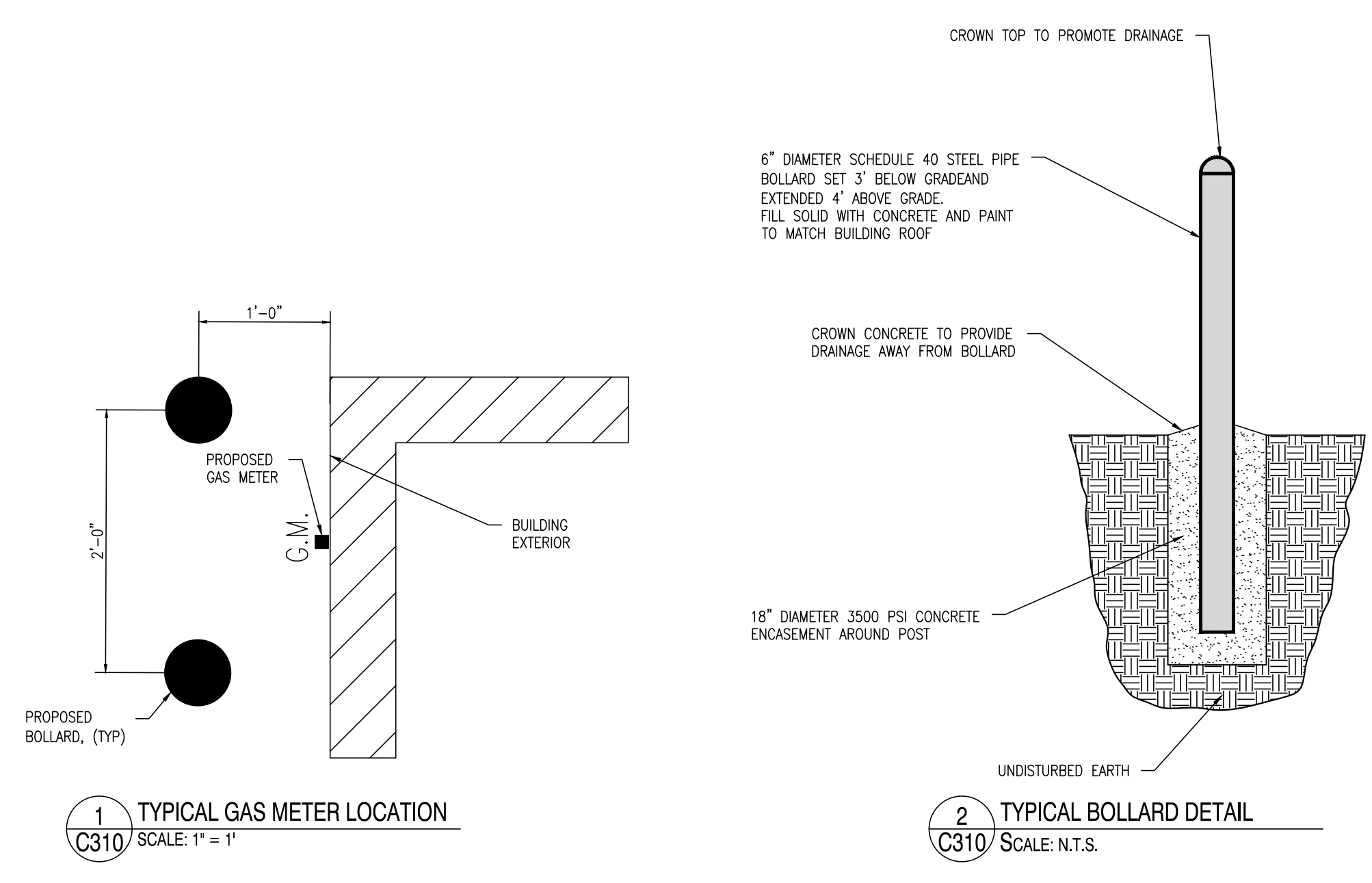
TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023
DRAWN: TCV
SCALE: 1" = 20'
PROJECT NO.: 20233371.002A
CHK'D/DESIGNER: AES/DLD
SHEET NO.: C310



PROPOSED BUILDING HEIGHTS

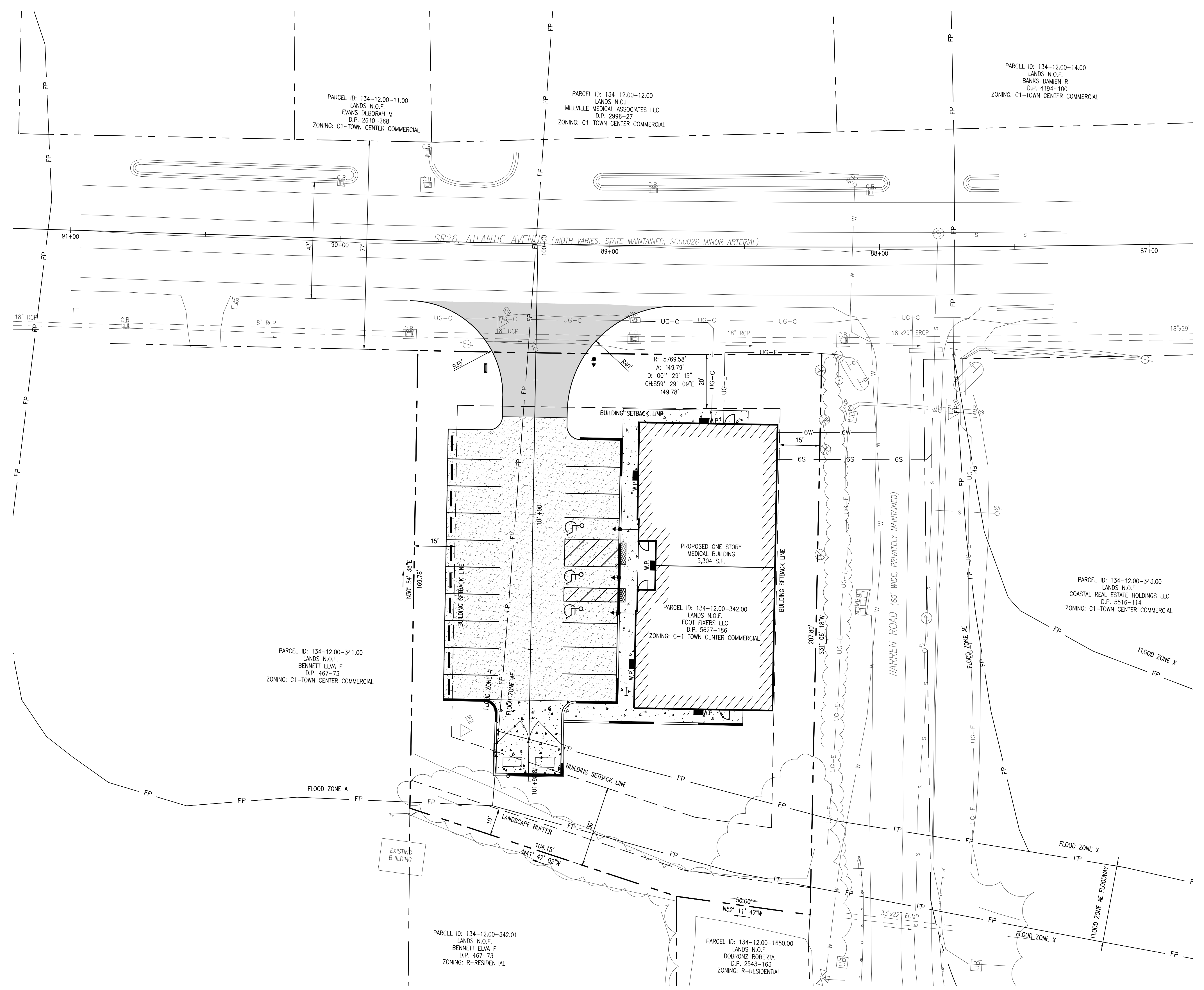
BUILDING NUMBER	BUILDING TYPE	BUILDING HEIGHT
1	MEDICAL BUILDING	30'-0"±

- NOTES:
1. ADDRESS NUMBERS OF AT LEAST 12 INCHES IN HEIGHT MUST BE PLACED ON THE STREET SIDE OF THE BUILDING VISIBLE FROM THE STREET.
 2. ANY NATURAL OR LP GAS BOTTLES, METERS, VALVES, REGULATORS, ETC. MUST HAVE IMPACT PROTECTION PER CITY OF MILLVILLE CODE OF ORDINANCES.
 3. ALL BUILDINGS TO BE SPRINKLERED.





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REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM	
DESCRIPTION	DATE

SEAL

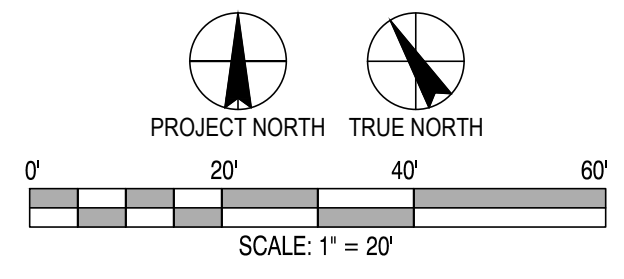
PROJECT
MILLVILLE PROFESSIONAL SERVICES
 OFFICE
 FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
 TOWN OF MILLVILLE, 19967
 BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

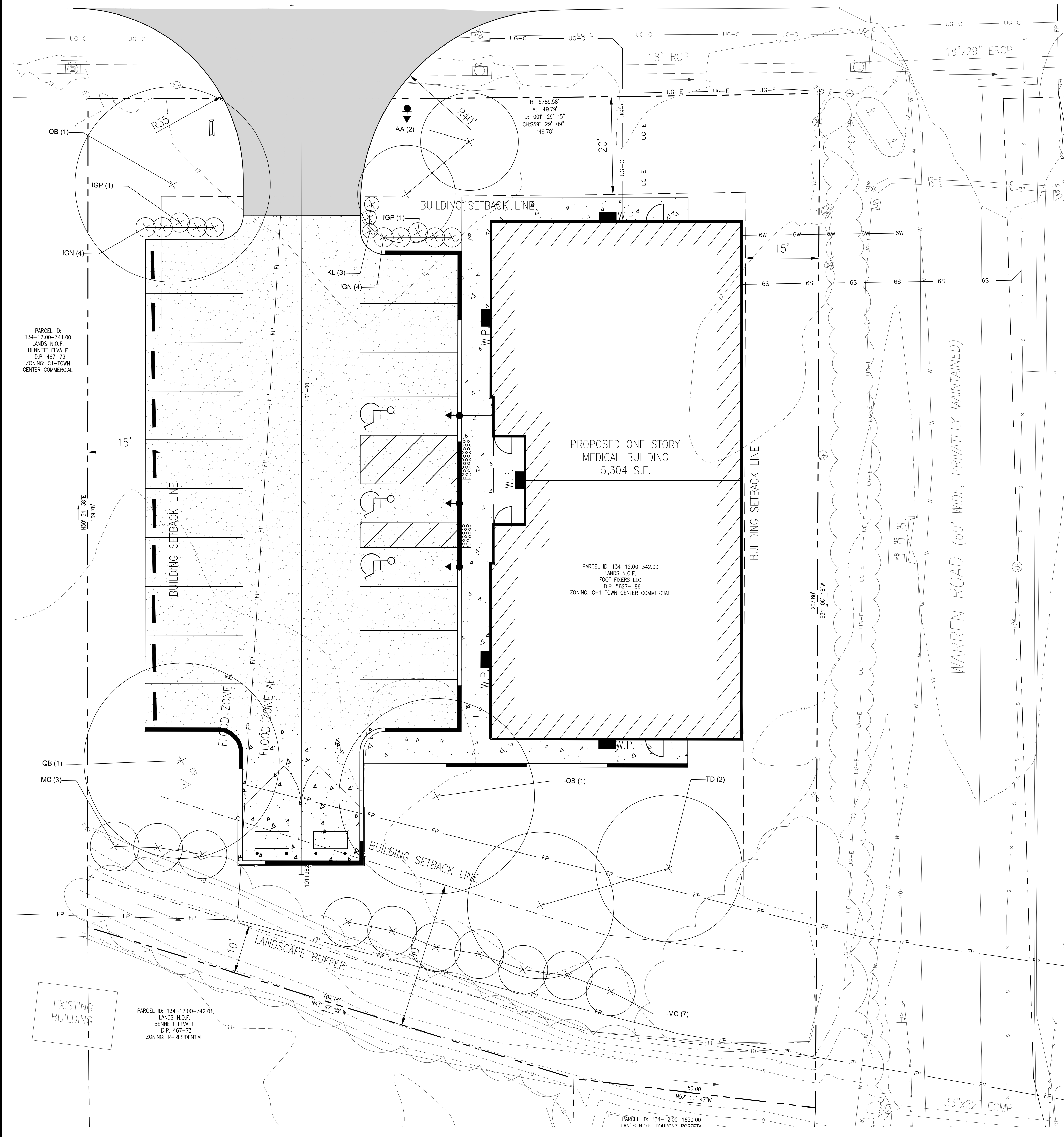
SHEET TITLE
SITE LIGHTING PLAN

TOWN OF MILLVILLE
 SUBMISSION
 AUGUST 2023

DRAWN	CHK'D/DESIGNER
TCV	AES/DLD
SCALE	SHEET NO.

1" = 20'
 PROJECT NO. **C311**
 20233371.002A





PARKING LOT SCREENING			
KEY	ZONING DISTRICT	RT 26/RT 17 DISTRICT?	ABUTS PUBLIC ROW?
B	C1	Yes	Yes
LENGTH OF SCREENING			
PARKING LOT LENGTH OR WIDTH	ACCESS DRIVE WIDTH	WIDTH OF PRESERVED VEGETATION	NET SCREENING LENGTH
64.75	27.25	0.00	37.50
REQUIRED ²		PROVIDED	
TOTAL	DECIDUOUS	TOTAL	DECIDUOUS
2	1	2	2
SHRUBS		PROVIDED	
REQUIRED ³	EVERGREEN	TOTAL	EVERGREEN
13	11	0	0

² Based on trees 30' on center. 50% deciduous required.
³ Based on shrubs 3' on center. 80% evergreen required.

PARKING LOT LANDSCAPING						
KEY	ZONING DISTRICT	PARKING LOT LOCATION	PROPOSED SPACES	TREE RATIO ¹	SHADE TREES REQUIRED	SHADE TREES PROVIDED
A	C1 - Town Center Commercial District within Commercial Rt 26/ Rt 17	Side of building	19	1:7	3	3

¹ Per Section 6B of the Town of Millville Commercial Rt 26/Rt 17 Development Design Standards & Guidelines

PLANT SCHEDULE							
KEY	QTY	SCIENTIFIC NAME	COMMON NAME	SIZE	ROOT	SPACING	NOTES
Shade Trees							
QB	3	<i>Quercus bicolor</i>	Swamp White Oak	2" cal.	Container	40' O.C.	
Flowering Trees							
AA	2	<i>Amelanchier arborea</i>	Downy Serviceberry	1.5" cal.	Container	20' O.C.	
Evergreen Trees							
TD	2	<i>Taxodium distichum</i>	Bald Cypress	6' high	Container	20' O.C.	
Shrubs							
IGN	8	<i>Ilex glabra 'Nigra'</i>	Nigra Inkberry	3 gal.	Container	4' O.C.	Female cultivar
IGP	2	<i>Ilex glabra 'Pretty Boy'</i>	Pretty Boy Inkberry	3 gal.	Container	5' O.C.	Male cultivar
KL	3	<i>Kalmia latifolia 'EH'</i>	EH Mountainlaurel	3 gal.	Container	3' O.C.	
MC	10	<i>Morella cerifera</i>	Southern Bayberry	3 gal.	Container	8' O.C.	Provide two male specimens

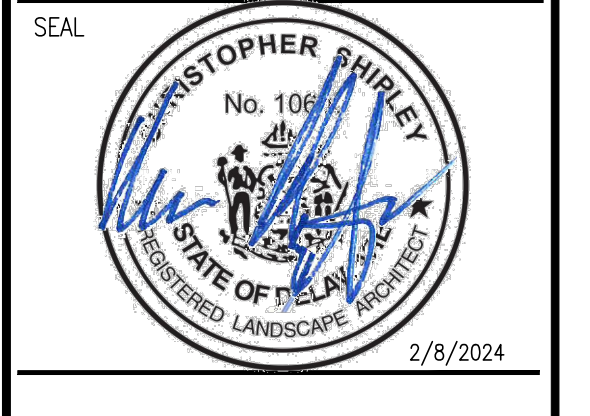
DATA COLUMN	
1. COUNTY TAX MAP:	134-12.00-342.00
2. ADDRESS OF SITE:	35136 ATLANTIC AV MILLVILLE, DE 19967
3. ZONING:	EXISTING: C1-TOWN CENTER COMMERCIAL PROPOSED: C1-TOWN CENTER COMMERCIAL
4. LOT AREA:	0.66± ACRES
5. EXISTING USE:	VACANT
6. PROPOSED USE:	MEDICAL OFFICE
7. DATUM:	EXISTING IRON PIPE VERTICAL - NAVD88 HORIZONTAL - NAD83
8. LANDSCAPE NOTE:	ALL TREES SHALL HAVE A ONE (1) YEAR REPLACEMENT GUARANTEE.
9. OWNER:	FOOT FIXERS, LLC PO BOX 772 SEAFORD, DE 19973 (443) 880-4205 REPRESENTATIVE: DR. BRAD LEMON
10. ENGINEER:	CENTURY ENGINEERING, LLC 4134 N. DUPONT HIGHWAY DOVER, DE 19901 (302) 734-9188 ALEXANDER E. SCHMIDT, P.E.



REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM

DESCRIPTION	DATE



MILLVILLE PROFESSIONAL SERVICES OFFICE FOR T.P. NO. 134-12.00-342.00 FOR FOOT FIXERS, LLC TOWN OF MILLVILLE, 19967 BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

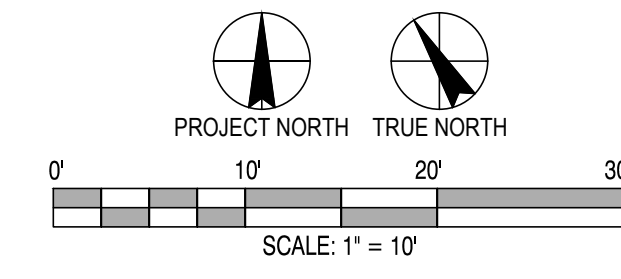
- GENERAL NOTES**
- EXISTING TREES TO BE PRESERVED SHALL BE PROTECTED BY ORANGE SAFETY FENCE (SENSITIVE AREA PROTECTION). THIS ITEM WILL BE SHOWN ON PHASE SPECIFIC EROSION AND SEDIMENT CONTROL PLANS.
 - ALL NEW TREE PLANTINGS SHALL BE MULCHED TO PREVENT EROSION AROUND NEW TREES.
 - ALL NEW TREES SHALL HAVE A ONE YEAR REPLACEMENT GUARANTEE.
 - TREES SHALL BE LIMBED TO 12-FEET OR ABOVE AT MATURITY.

CERTIFICATION OF PLAN ACCURACY

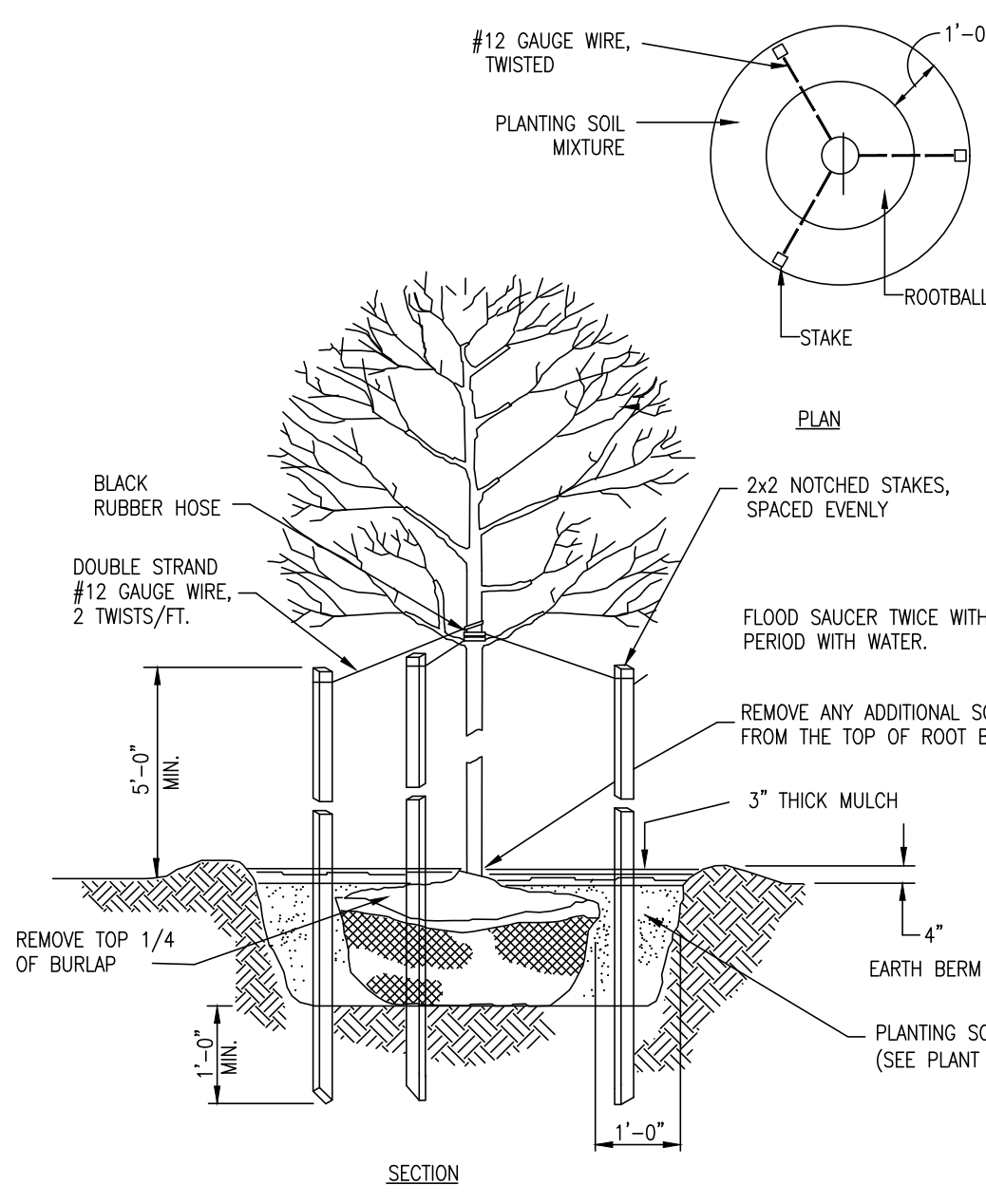
I, CHRISTOPHER SHIRLEY, HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

CHRISTOPHER SHIRLEY
CENTURY ENGINEERING, LLC
550 BAY ROAD
DOVER, DELAWARE 19901
(302) 734-9188

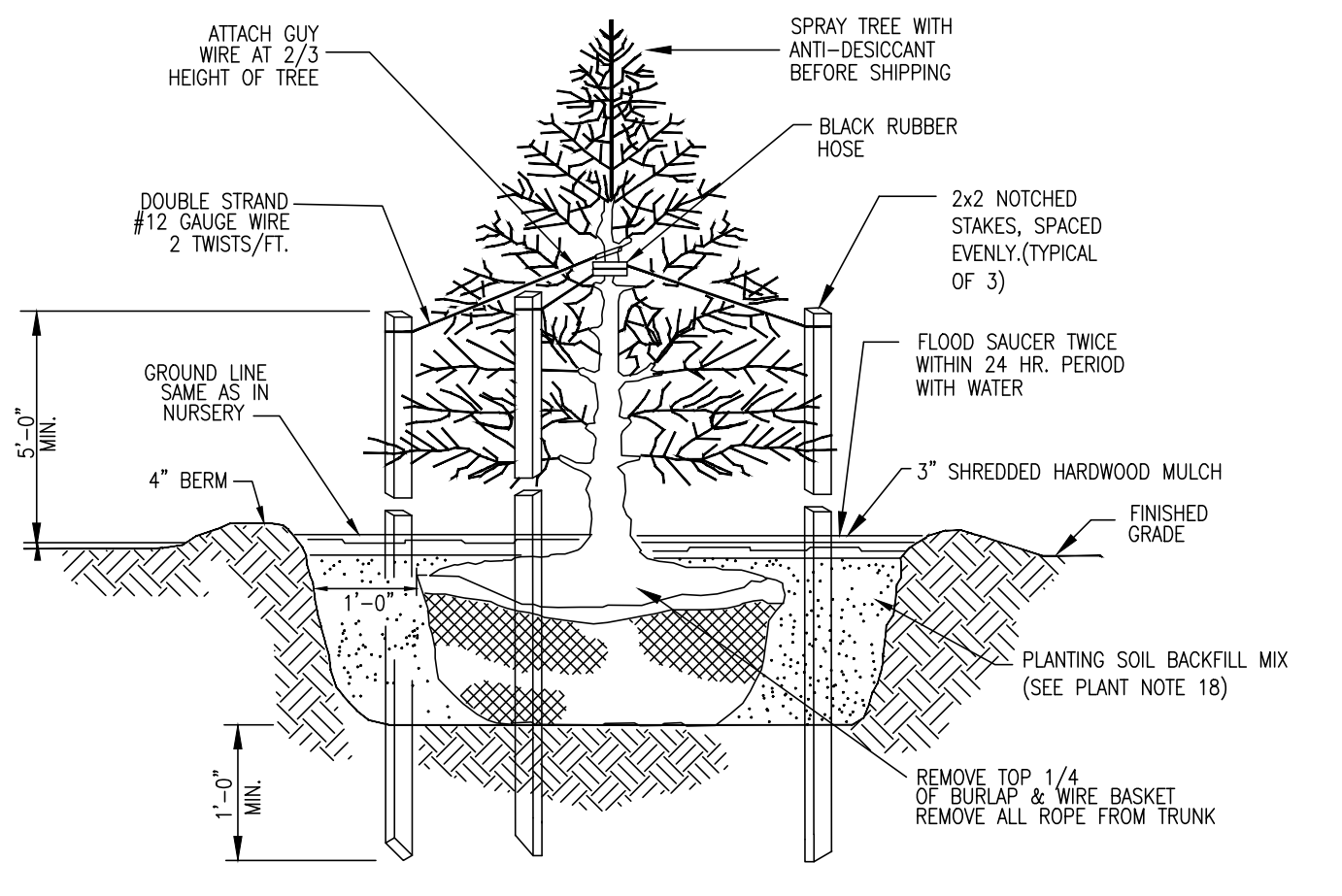
2/8/2024
DATE



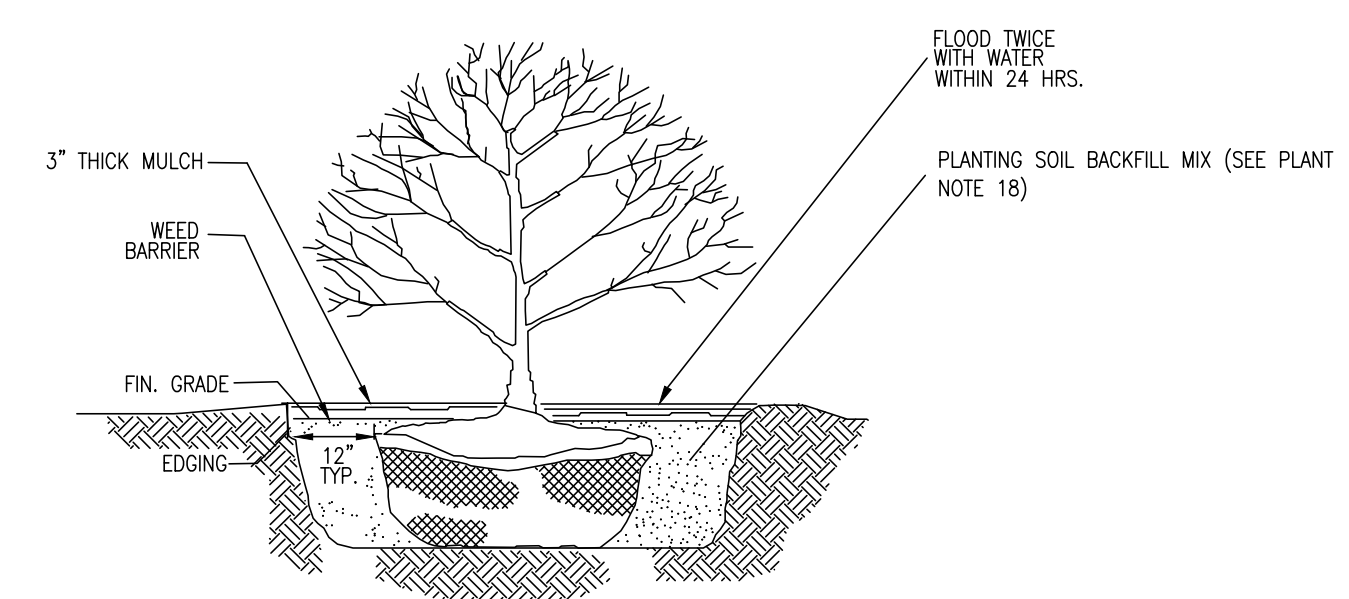
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1 DECIDUOUS TREE
SCALE: N.T.S.



2 EVERGREEN TREE
SCALE: N.T.S.



3 SHRUB
SCALE: N.T.S.

NOTES: BEDS TO BE MULCHED CONTINUOUSLY WITH 3" OF SHREDDED HARDWOOD MULCH.

PLANTING NOTES

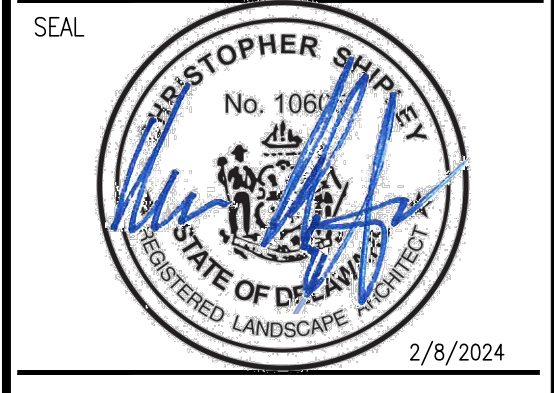
- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS AS SPECIFIED AND IN QUANTITIES INDICATED ON THE PLANT LIST.
- ALL PLANTS SHALL BE FRESHLY DUG AND NURSERY GROWN. THEY SHALL HAVE BEEN GROWN UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE AT THE SITE OR PROPERLY ACCLIMATED TO LOCAL CONDITIONS.
- ALL PLANTS SHALL BE IN ACCORDANCE WITH ANSI Z60.1-2004.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF. EXCEPT FOR CERTAIN PLANTS WITH UNUSUAL HABIT, THEY SHALL HAVE A STRAIGHT SINGLE CENTRAL LEADER. THE TRUNK SHALL HAVE ON FROST SPLITS. THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS, OR LARVAE. THEY SHALL HAVE HEALTHY, WELL-DEVELOPED ROOT SYSTEMS.
- THE CONTRACTOR SHALL SUBMIT A LIST OF THE NURSERY SOURCES FOR ALL PLANT MATERIALS. THE OWNER RESERVES THE RIGHT TO REQUIRE THE TAGGING OF ALL TREES PRIOR TO DIGGING FOR INSTALLATION ON THIS PROJECT.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITHIN A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR, BUT MUST BE PRIOR APPROVED BY THE CITY OF DOVER PLANNING OFFICE.
- MEASUREMENT: DIMENSIONS OF TREES AND SHRUBS SHALL CONFORM TO ANSI Z60.1-2004.
- SIZE: ALL PLANTS SHALL CONFORM TO THE MEASUREMENT SPECIFIED ON THE PLANT LIST.
- BALLED AND BURLAPPED PLANTS SHALL BE DUG WITH FIRM NATURAL BALLS OF EARTH, OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE FIBROUS ROOTS. CONTAINER GROWN STOCK SHALL HAVE BEEN GROWN IN A CONTAINER LONG ENOUGH FOR THE ROOT SYSTEM TO HAVE DEVELOPED SUFFICIENTLY TO HOLD ITS SOIL TOGETHER FIRM AND WHOLE. NO PLANTS SHALL BE LOOSE IN THE CONTAINER.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
- WHEN PLANTING TREES, THE CONTRACTOR SHALL REMOVE EXCESS SOIL FROM THE TOP OF THE ROOT BALL EXPOSING THE ROOT CROWN AND STRUCTURAL ROOTS. EACH TREE SHOULD HAVE A MINIMUM OF 3 STRUCTURAL ROOTS EQUALLY SPACED AROUND THE ROOT BALL. OTHERWISE IT SHOULD BE REJECTED AND SENT BACK TO NURSERY. THE ROOT CROWN MUST BE PLANTED A MAXIMUM OF 2" BELOW FINISHED GRADE. THE TOP OF THE STRUCTURAL ROOTS SHALL BE NO GREATER THAN 5" BELOW FINISHED GRADE.
- THE DESIGN TEAM SHALL BE NOTIFIED PRIOR TO BEGINNING PLANTING OPERATIONS.
- PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
- ALL TREES SHALL BE STAKED AND GUYED ACCORDING TO ACCEPTED INDUSTRY PRACTICE.
- EACH TREE AND SHRUB SHALL BE PRUNED IN ACCORDANCE WITH THE ANSI Z60.1-2004 TO PRESERVE THE NATURAL CHARACTER OF THE PLANT. DO NOT PRUNE MAIN LEADERS. ALL DEAD WOOD OR SUCKERS AND ALL BROKEN OR BADLY BRUISED BRANCHES SHALL BE REMOVED.
- MULCH FOR TREES, SHRUBS, AND GROUND COVER SHALL BE FINELY SHREDDED OAK BARK, DARK BROWN IN COLOR, AGED AT LEAST ONE YEAR, AND CLEAN AND FREE OF WEEDS. PRE-EMERGENT WEED KILLER SHALL BE TRIFLORAL OR APPROVED EQUAL. APPLY WEED KILLER TO TOPSOIL PRIOR TO MULCHING BED PLANTING.
- TREES IN LEAF WHEN SHIPPED SHALL BE TREATED WITH ANTI-DESICCANT BEFORE LEAVING THE NURSERY.
- PREPARATION OF PLANTING SOIL - BEFORE MIXING, CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH. SOIL BACKFILL FOR TREES, SHRUBS, AND GROUND COVER SHALL BE A MIXTURE BY VOLUME OF THE FOLLOWING MATERIALS IN QUANTITIES SPECIFIED: 25 PERCENT COMPOST AND 75 PERCENT TOPSOIL. MIX IN 2 LBS OF 6-1-1 ORGANIC FERTILIZER PER TREE OR SHRUB, WITH BACKFILL MIX, UNDER AND AROUND THE ROOTBALLS OF TREES AND SHRUBS, OR MIX ORGANIC FERTILIZER WITH COMPOST AT A RATE OF 15 LBS PER CUBIC YD BEFORE ADDING TO PLANT BACKFILL MIX. OTHER SOIL CONDITIONERS MAY BE REQUIRED PER SOIL TESTING OF FURNISHED TOPSOIL.
- THE OWNER SHALL PROVIDE A ONE YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS. TREES, SHRUB OR ANY PLANT MATERIAL THAT DIES DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY AND REPLACED. REPLACEMENT PLANTS ARE ONLY WARRANTED FOR THE ORIGINAL TWO YEAR PERIOD, NOT AN ADDITIONAL TWO YEARS FROM REPLACEMENT DATE.
- ALL PLANTING SHALL BE AT THE LOCATIONS INDICATED ON THE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PLANTING AT THE CORRECT GRADES, ALIGNMENT, AND TO THE INDICATED LAYOUT OF THE PLANTING BEDS. MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED. COORDINATE PLANT MATERIAL LOCATIONS WITH SITE UTILITIES. SEE SITE PLAN AND GRADING, UTILITY PLANS FOR STORM, SANITARY, WATER AND GAS LINES. SEE LIGHTING PLAN FOR ELECTRICAL AND LIGHTING LAYOUT AND DETAILS. EXERCISE CARE WHEN DIGGING IN AREAS OF POTENTIAL CONFLICT WITH UNDERGROUND OR OVERHEAD UTILITIES. THE CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE DUE TO CONTRACTOR'S NEGLIGENCE AND SHALL REPLACE OR REPAIR ANY DAMAGE AT CONTRACTOR'S EXPENSE.
- CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS, INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ADEQUATELY AND PROPERLY MAINTAIN THE LANDSCAPED AREAS, WHICH RESPONSIBILITY SHALL INCLUDE WATERING, CLEANING OF WEEDS AND DEBRIS, PRUNING AND TRIMMING, REPLACEMENT OF DEAD OR DISEASED PLANTINGS AND FERTILIZING TO MAINTAIN HEALTHY GROWTH.
- THE LANDSCAPE PLAN IS FOR LANDSCAPING INFORMATION ONLY. PLEASE REFER TO THE SITE PLAN AND GRADING/UTILITIES PLAN FOR ALL OTHER INFORMATION.



REVISIONS	
02-08-2024	REVISED PER TOWN ENGINEER COMMENTS
04-23-2024	REVISED PER TOWN ENGINEER COMMENTS

ADDENDUM

DESCRIPTION	DATE



MILLVILLE PROFESSIONAL SERVICES
OFFICE
FOR
T.P. NO. 134-12.00-342.00
FOOT FIXERS, LLC
TOWN OF MILLVILLE, 19967
BALTIMORE HUNDRED, SUSSEX COUNTY, STATE OF DELAWARE

PROJECT SHEET TITLE
LANDSCAPE DETAILS

TOWN OF MILLVILLE
SUBMISSION
AUGUST 2023
DRAWN TCV CHK'D/DESIGNER AES/DLD
SCALE SHEET NO.
AS NOTED PROJECT NO. C313
20233371.002A

