





<b>R-1</b>	TREES TO BE CLEARED ON SITE.
<b>R-2</b>	EXISTING GRAVEL ROAD TO BE REMOVED.
<b>R-3</b>	ESTIMATED LOCATION OF EXITING WELL TO BE REMOVED PER DNREC AND TOWN STANDARDS, CONTRACTOR TO VERIFY LOCATION ON SITE.
<b>R-4</b>	EXISTING FENCE TO BE REMOVED.

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North Carolina

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PROJECT TITLE

**MILLVILLE  
SUSSEX COUNTY,  
DELAWARE**

SHEET TITLE

**SCALE: 1" = 40'**

ISSUE BLOCK	
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MARK	DATE	DESCRIPTION
LAYER STATE: C-101		

**PROJECT NO.:** 2021052.00

DATE: 07/14/2025

**SCALE:** 1" = 40'

DRAWN BY: **A.M.K.** | PROJ. MGR.: **A.P.C.**

SHEET

## C-101

D-SITE-C3D21.dwg



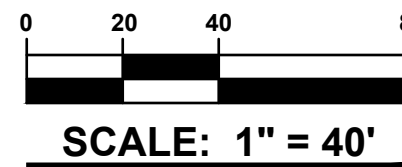
PROJECT TITLE

MILLVILLE  
TOWN CENTER  
3

MILLVILLE  
SUSSEX COUNTY,  
DELAWARE

SHEET TITLE

PRELIMINARY SITE  
UTILITY & GRADING  
PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION

PROJECT NO.: 2021052.00

DATE: 07/14/2025

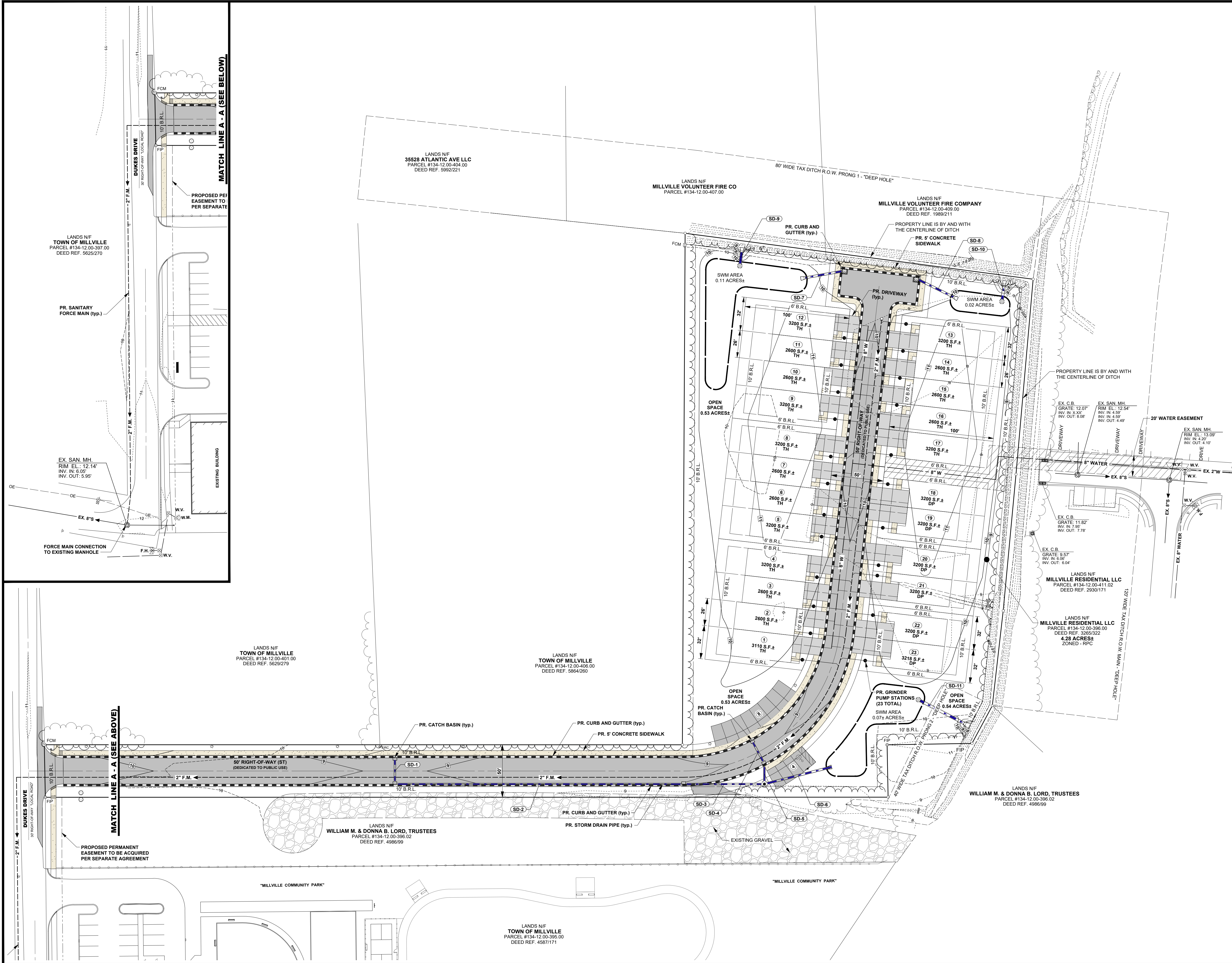
SCALE: 1" = 40'

DRAWN BY: A.M.K. PROJ. MGR.: A.P.C.

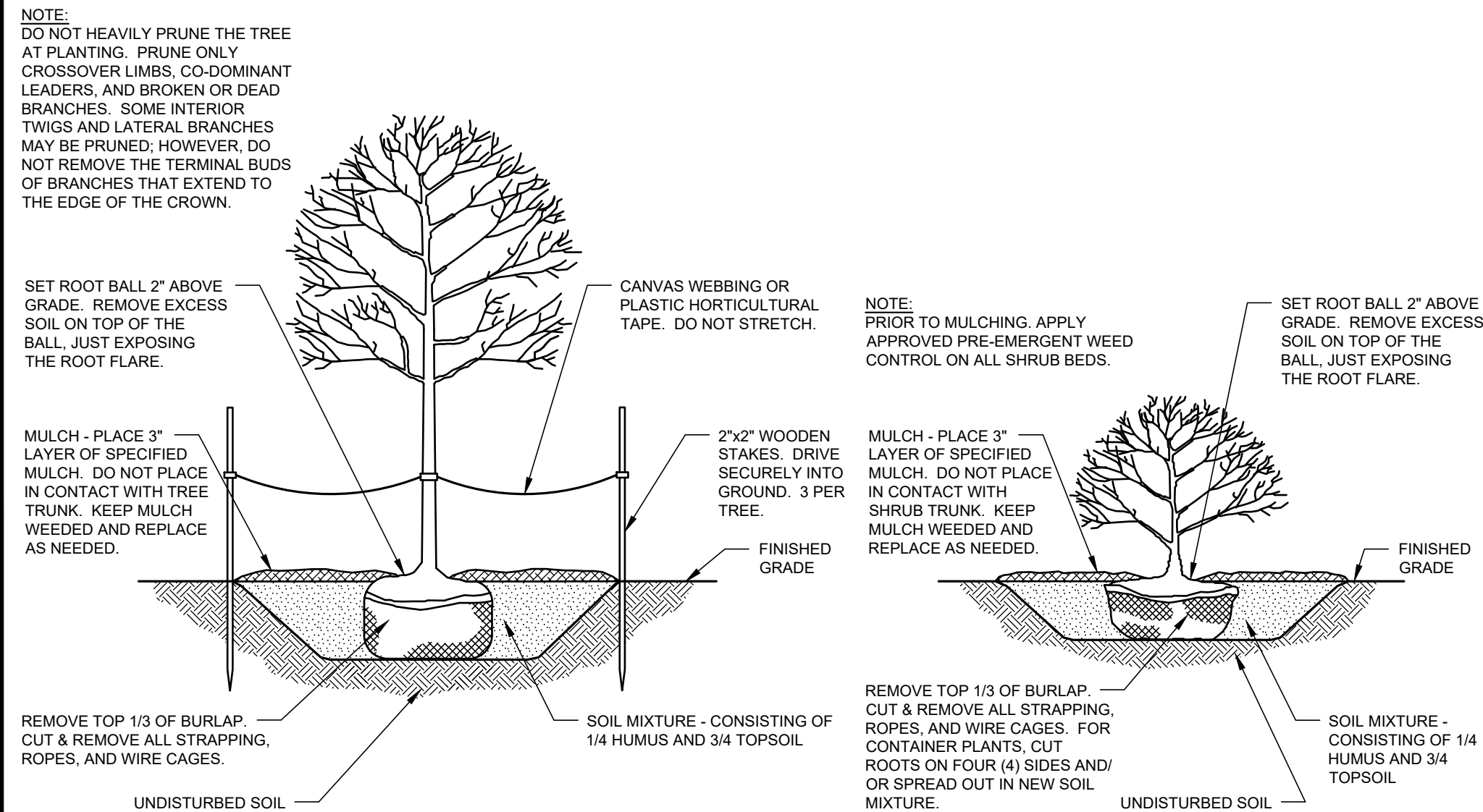
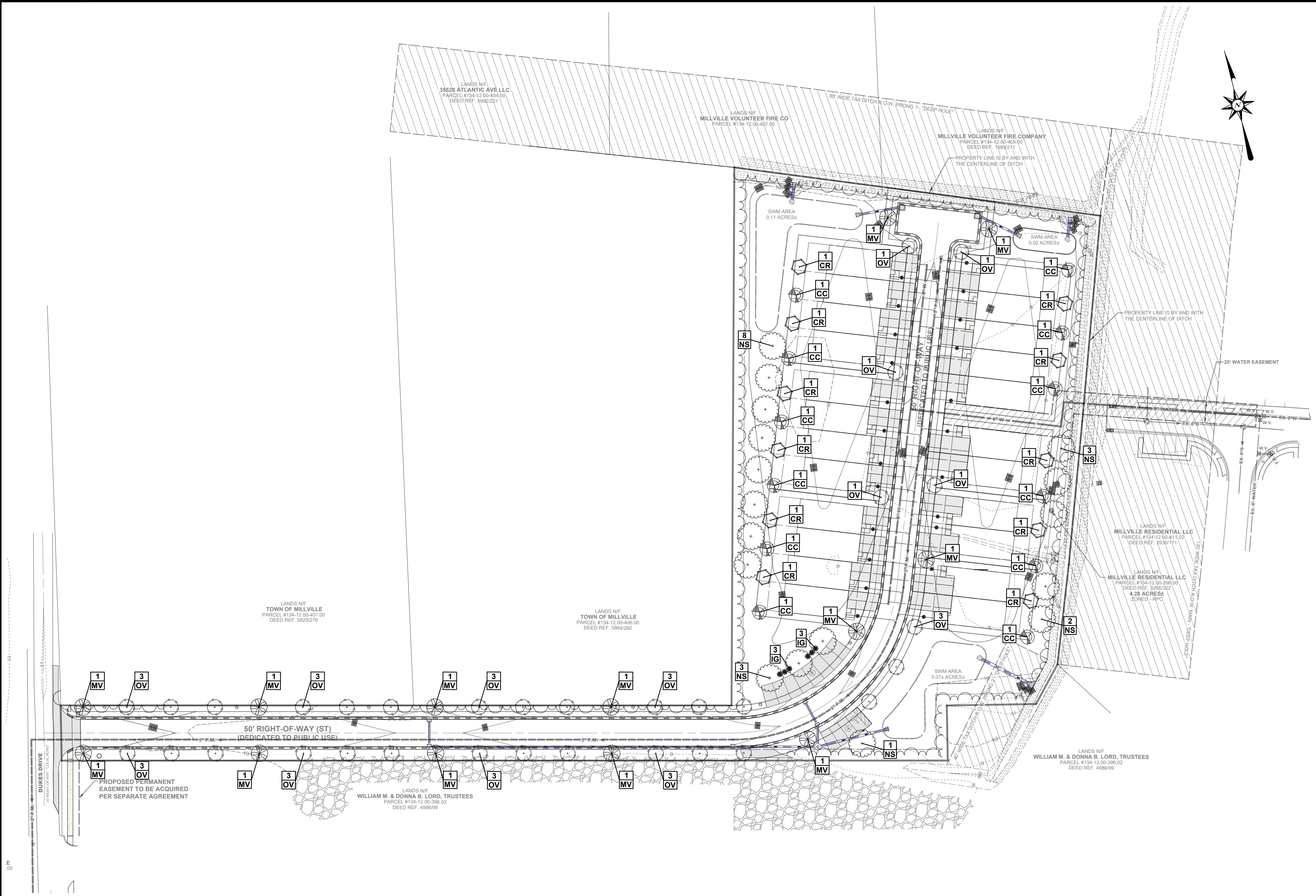
SHEET

C-201

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**DECIDUOUS TREE PLANTING DETAIL**  
NO SCALE  
BMG NO.: L-01

**SHRUB PLANTING DETAIL**  
NO SCALE  
BMG NO.: L-03

PLANT LIST					
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
CANOPY TREES					
NS	17	NYSSA SYLVATICA	BLACK GUM	1.5" CAL	B&B
UNDERSTORY TREES					
CC	12	CERCIS CANADENSIS	EASTERN REDBUD	1.5" CAL	B&B
CR	11	CORNUS X 'RUTCAN'	FLOWERING DOGWOOD	1.5" CAL	B&B
MV	13	MAGNOLIA VIRGINIANA	SWEETBAY MAGNOLIA	1.5" CAL	B&B
OV	32	OSTRYA VIRGINIANA	EASTERN HOP HORNBEAM	1.5" CAL	B&B
SHRUBS					
IG	6	ILEX GLABRA 'SHAMROCK'	INKBERRY	24-36"	CONT.
TOTAL: 17 CANOPY TREES, 68 UNDERSTORY TREES, 6 SHRUBS					

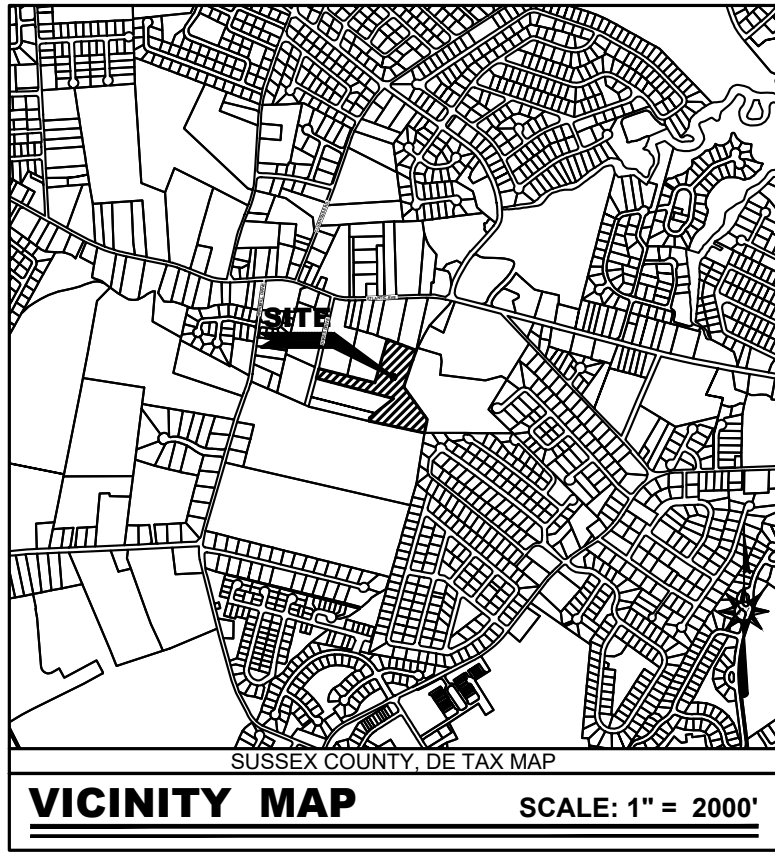
- GENERAL LANDSCAPE NOTES :**
- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."
  - ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.
  - PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.
  - UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
  - ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.
  - MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 1/4", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/ OR SPREAD OUT IN NEW SOIL MIXTURE.
  - ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES.)
  - LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
  - AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
  - NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
  - NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
  - NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
  - ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
  - THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
  - TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
  - THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
  - NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/ OR THE LANDSCAPE ARCHITECT.
  - ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

- LANDSCAPE REQUIREMENTS**
- STREET IMPROVEMENTS (SECTION 125-24):  
SINGLE-STEM SMALL TREES RANGING FROM 15 TO 26 FEET IN MAXIMUM HEIGHT WHEN FULLY GROWN SHALL BE LOCATED AT INTERVALS OF AT LEAST 40 FEET. TREES PLANTED ALONG THE STREET WILL HAVE A CALIPER OF 1.5 INCHES AT 4 FEET IN HEIGHT.  
PROVIDED: STREET TREES PROVIDED AT 40' SPACING AND ADJUSTED AS NEEDED FOR UTILITIES, DRIVEWAYS, AND PARKING.
  - PRESERVATION OF NATURAL FEATURES (SECTION 125-34):  
15 TREES REQUIRED PER 1 ACRE OF USABLE OPEN SPACE AND SHALL BE LOCATED IN COMMON OPEN SPACE AREAS. CREATING A PLANTING OF SMALL TREES UPON ALL LOTS IS ENCOURAGED.  
1.067 AC X 15 TREES = 16.01 = 17 TREES REQUIRED  
23 LOTS X 1 SMALL TREE = 23 SMALL TREES REQUIRED  
PROVIDED: 17 CANOPY TREES IN COMMON OPEN SPACE AND 23 SMALL TREES ON LOTS.
  - RPC - RESIDENTIAL PLANNED COMMUNITY DISTRICT (SECTION 155-11):  
STREET TREES SHOULD BE PROVIDED. PARKING AREAS SHOULD BE WELL LANDSCAPED INCORPORATING STREET TREES, PLANTING ISLANDS, AND OTHER APPROPRIATE ELEMENTS AND MATERIALS.  
PROVIDED: OPEN SPACE TREES INCORPORATED NEAR PARKING AREAS AND SHRUBS ADDED FOR ENHANCEMENT. "REFER TO #1 FOR PROVIDED STREET TREES"

**DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION**

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA S1-499 DATE



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PROJECT TITLE

# MILLVILLE TOWN CENTER 3

MILLVILLE  
SUSSEX COUNTY,  
DELAWARE

SHEET TITLE

## LANDSCAPE PLAN

0 25 50 100  
**SCALE: 1" = 50'**

MARK	DATE	DESCRIPTION
LAYER STATE	L-01	

**PROJECT NO.:** 2021052.00  
**DATE:** 07/14/2025  
**SCALE:** 1" = 50'  
**DRAWN BY:** P.R.R. **PROJ. MGR.:** A.P.C.  
SHEET  
**L-101**  
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