

DWELLING UNIT COUNTS

DUPLIX: 6
TOWNHOUSE: 17

SHEET INDEX

- C-001 COVER SHEET
- C-101 EXISTING CONDITIONS & DEMOLITION PLAN
- C-201 PRELIMINARY SITE, UTILITY & GRADING PLAN
- L-101 LANDSCAPE PLAN

GENERAL NOTES

1. THE TOPOGRAPHIC DATA SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC., SALISBURY, MD, COMPLETED IN MAY, 2025.
2. ALL UTILITY LOCATIONS AND SIZES SHOWN HEREON ARE EITHER MARKED LOCATIONS IN THE FIELD, VISIBLE AND FIELD LOCATED STRUCTURES OR TAKEN FROM UTILITY MAPS PROVIDED BY UTILITY PROVIDER.
3. PARCEL IS LOCATED WITHIN ZONE "X", AREA OF MINIMAL FLOOD HAZARD, BASED ON FIRM MAP 10005C0511K.
4. THERE ARE NO FRESH WATER WETLANDS WITHIN THE IMPROVED AREA.
5. ALL LIGHTING TO BE INSTALLED PER TOWN CODE.
6. DEVELOPER TO CONTRIBUTE THE MONETARY EQUIVALENT OF A GAZERBO IN LIEU OF ACTIVE OPEN SPACE ON THE PROPERTY AT THE TIME THE CONSTRUCTION DOCUMENTS ARE APPROVED.

SITE DATA

| 1. OWNER OF RECORD: | MILLVILLE RESIDENTIAL LLC 105 FOULK RD. WILMINGTON, DE 19803 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|--|-----------------------------------|----------|----------|--------|---------------|-----------------------------------|-----------|-----------|---------------------------|-----------|-----------|---------------|-------------|---------------|---------------|-----------|-----------|---------------|--------|---------------|---------------|-------------|---------------|---------------|-----------|---------------|---------------|
| 2. ENGINEER / SURVEYOR: | BECKER MORGAN GROUP INC. 100 DISCOVERY BOULEVARD, SUITE 102 NEWARK, DE 19713 (302) 369-3700 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 3. PROPERTY MAP NUMBER: | 134-12.00-396.00 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 4. ZONING CLASSIFICATION: | EXISTING: RPC - RESIDENTIAL PLANNED COMMUNITY TOWN OF MILLVILLE PROPOSED: RPC - RESIDENTIAL PLANNED COMMUNITY TOWN OF MILLVILLE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 5. PRESENT USE: | WOODLAND | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 6. PROPOSED USE: | RESIDENTIAL SUBDIVISION | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 7. SETBACKS: | FRONT: 10 FT. SIDE: 6 FT. REAR: 10 FT. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 8. BUILDING HEIGHT: | REQUIRED: 42' MAX. PROPOSED: 42' MAX. FOR DUPLIX & TOWNHOUSE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 9. DEED REFERENCE: | 3265/322 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 10. PLAT REFERENCE: | 73/28 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 11. PRESENT USE: | WOODED LOT | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 12. TOTAL SITE AREA: | 4.278 ACRES± | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 13. FLOOD ZONE: | PER FEMA PANEL 10005C0511K, WITH AN EFFECTIVE DATE OF 3/16/2015, SITE APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD. | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 14. SURVEY DATUM: | VERTICAL: NAVD88 HORIZONTAL: NAD83 (2011) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 15. MONUMENTATION: | EXISTING: 5 FOUND | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 16. NUMBER OF LOTS: | EXISTING: 1 PROPOSED: 23 | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 17. TYPICAL LOT: | <table border="1"> <tr> <th></th> <th>DUPLIX</th> <th>TOWNS</th> </tr> <tr> <td>SIZE:</td> <td>3,200 S.F.</td> <td>2,600 S.F., 3,200 S.F. (END UNIT)</td> </tr> <tr> <td>WIDTH:</td> <td>32 FT.</td> <td>26 FT., 32 FT. (END UNIT)</td> </tr> <tr> <td>DEPTH:</td> <td>100 FT.</td> <td>100 FT.</td> </tr> </table> | | DUPLIX | TOWNS | SIZE: | 3,200 S.F. | 2,600 S.F., 3,200 S.F. (END UNIT) | WIDTH: | 32 FT. | 26 FT., 32 FT. (END UNIT) | DEPTH: | 100 FT. | 100 FT. | | | | | | | | | | | | | | | |
| | DUPLIX | TOWNS | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SIZE: | 3,200 S.F. | 2,600 S.F., 3,200 S.F. (END UNIT) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WIDTH: | 32 FT. | 26 FT., 32 FT. (END UNIT) | | | | | | | | | | | | | | | | | | | | | | | | | | |
| DEPTH: | 100 FT. | 100 FT. | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 18. PARKING CALCULATIONS: | <p>REQUIRED PARKING: FOR ALL RESIDENTIAL: 2 SPACES PER DWELLING UNIT FOR OVERFLOW/VISITOR: 0.5 SPACES PER DWELLING UNIT 2 X 23 DUS = 46 SPACES 0.5 X 23 DUS = 12 SPACES TOTAL REQUIRED PARKING = 58 SPACES</p> <p>PROVIDED PARKING: 2 X 23 DUS = 46 SPACES OVERFLOW = 12 SPACES TOTAL PROVIDED PARKING = 58</p> | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 19. AREA BREAKDOWN: | <table border="1"> <tr> <th></th> <th>EXISTING</th> <th>PROPOSED</th> </tr> <tr> <td>WOODS:</td> <td>3.613 ACRES ±</td> <td>0 ACRES ±</td> </tr> <tr> <td>LOT AREA:</td> <td>0 ACRES ±</td> <td>1.593 ACRES ±</td> </tr> <tr> <td>ROW AREA:</td> <td>0 ACRES ±</td> <td>1.403 ACRES ±</td> </tr> <tr> <td>OPEN SPACE:</td> <td>0.665 ACRES ±</td> <td>1.067 ACRES ±</td> </tr> <tr> <td>SWM AREA:</td> <td>0 ACRES ±</td> <td>0.215 ACRES ±</td> </tr> <tr> <td>TOTAL:</td> <td>4.278 ACRES ±</td> <td>4.278 ACRES ±</td> </tr> <tr> <td>IMPERVIOUS:</td> <td>0.000 ACRES ±</td> <td>2.094 ACRES ±</td> </tr> <tr> <td>PERVIOUS:</td> <td>4.278 ACRES ±</td> <td>2.184 ACRES ±</td> </tr> </table> | | EXISTING | PROPOSED | WOODS: | 3.613 ACRES ± | 0 ACRES ± | LOT AREA: | 0 ACRES ± | 1.593 ACRES ± | ROW AREA: | 0 ACRES ± | 1.403 ACRES ± | OPEN SPACE: | 0.665 ACRES ± | 1.067 ACRES ± | SWM AREA: | 0 ACRES ± | 0.215 ACRES ± | TOTAL: | 4.278 ACRES ± | 4.278 ACRES ± | IMPERVIOUS: | 0.000 ACRES ± | 2.094 ACRES ± | PERVIOUS: | 4.278 ACRES ± | 2.184 ACRES ± |
| | EXISTING | PROPOSED | | | | | | | | | | | | | | | | | | | | | | | | | | |
| WOODS: | 3.613 ACRES ± | 0 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT AREA: | 0 ACRES ± | 1.593 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| ROW AREA: | 0 ACRES ± | 1.403 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| OPEN SPACE: | 0.665 ACRES ± | 1.067 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| SWM AREA: | 0 ACRES ± | 0.215 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| TOTAL: | 4.278 ACRES ± | 4.278 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| IMPERVIOUS: | 0.000 ACRES ± | 2.094 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PERVIOUS: | 4.278 ACRES ± | 2.184 ACRES ± | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 20. OPEN SPACE: | REQUIRED: 20% OF TOTAL LAND (0.2 X 4.278 ACRES ± = 857 ACRES ±) PROPOSED: 25% OF TOTAL LAND (1.067 ACRES ± / 4.278 ACRES ± = 25%) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 21. PERMITTED NUMBER OF DWELLING UNITS: | MAXIMUM: 6.2 UNITS PER ACRE ACTUAL: 5.4 UNITS PER ACRE | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 22. NET DEVELOPABLE AREA: | 75% OF ACTUAL AREA OF STREETS (20,027 S.F.) | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 23. UTILITIES: | WATER - TIDEWATER SEWER - SUSSEX COUNTY | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| 24. SANITARY SEWER FLOW: | AVERAGE DAILY FLOW: 250 (23) = 5,750 GPD PEAK DAILY FLOW: 4 (5,750) = 23,000 GPD | | | | | | | | | | | | | | | | | | | | | | | | | | | |

OWNERS CERTIFICATION
WE, MILLVILLE RESIDENTIAL LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

ENGINEERS CERTIFICATION
I, JONATHAN S. FALKOWSKI, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

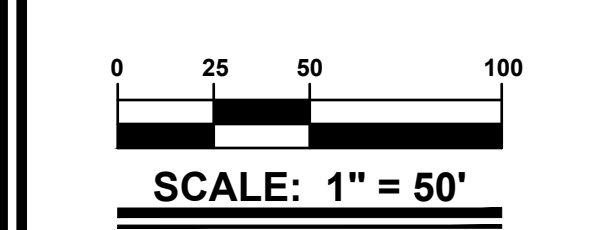
SIGNATURE _____ DATE _____
JONATHAN S. FALKOWSKI P.E. NO. 18828 DATE _____

| EXISTING | | PROPOSED | |
|--|----------|--|----------|
| CONCRETE CURB & GUTTER | [Symbol] | CONCRETE CURB & GUTTER | [Symbol] |
| CONCRETE SIDEWALK, SLAB / PAVING | [Symbol] | CONCRETE SIDEWALK, SLAB / PAVING | [Symbol] |
| IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT | [Symbol] | IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT | [Symbol] |
| INDIVIDUAL TREE OR BUSH | [Symbol] | INDIVIDUAL TREE OR BUSH | [Symbol] |
| WIRE FENCE | [Symbol] | WIRE FENCE | [Symbol] |
| CHAINLINK FENCE | [Symbol] | CHAINLINK FENCE | [Symbol] |
| STOCKADE FENCE | [Symbol] | STOCKADE FENCE | [Symbol] |
| STRUCTURE (CONCRETE, WOOD, METAL, ETC.) | [Symbol] | STRUCTURE (CONCRETE, WOOD, METAL, ETC.) | [Symbol] |
| DRAINAGE DITCH OR SWALE | [Symbol] | DRAINAGE DITCH OR SWALE | [Symbol] |
| WETLAND BOUNDARY LINE | [Symbol] | WETLAND BOUNDARY LINE | [Symbol] |
| CONTOUR | [Symbol] | CONTOUR | [Symbol] |
| ELEVATION SPOT SHOT | [Symbol] | ELEVATION SPOT SHOT | [Symbol] |
| BENCH MARK | [Symbol] | BENCH MARK | [Symbol] |
| PROPERTY OR RIGHT-OF-WAY LINE | [Symbol] | PROPERTY OR RIGHT-OF-WAY LINE | [Symbol] |
| CENTERLINE | [Symbol] | CENTERLINE | [Symbol] |
| LIGHT POLE | [Symbol] | LIGHT POLE | [Symbol] |
| SANITARY GRAVITY SEWER LINE (S) | [Symbol] | SANITARY GRAVITY SEWER LINE (S) | [Symbol] |
| WATER MAIN & SIZE | [Symbol] | WATER MAIN & SIZE | [Symbol] |
| SANITARY SEWER CLEANOUT (C.O.) | [Symbol] | SANITARY SEWER CLEANOUT (C.O.) | [Symbol] |
| FIRE HYDRANT (F.H.) | [Symbol] | FIRE HYDRANT (F.H.) | [Symbol] |
| WATER VALVE (W.V.) OR METER (W.M.) | [Symbol] | WATER VALVE (W.V.) OR METER (W.M.) | [Symbol] |
| STORM DRAIN MANHOLE (S.D.M.H.) | [Symbol] | STORM DRAIN MANHOLE (S.D.M.H.) | [Symbol] |
| STORM DRAIN LINE (CMP, RPC, HDPE) | [Symbol] | STORM DRAIN LINE (CMP, RPC, HDPE) | [Symbol] |
| CATCH BASIN (C.B.) | [Symbol] | CATCH BASIN (C.B.) | [Symbol] |
| UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.)) | [Symbol] | UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.)) | [Symbol] |
| UNDERGROUND ELECTRIC (U.E.) | [Symbol] | UNDERGROUND ELECTRIC (U.E.) | [Symbol] |
| UNDERGROUND TELEPHONE (U.T.) | [Symbol] | UNDERGROUND TELEPHONE (U.T.) | [Symbol] |
| UNDERGROUND GAS MAIN (G) | [Symbol] | UNDERGROUND GAS MAIN (G) | [Symbol] |

MILLVILLE TOWN CENTER 3

MILLVILLE
SUSSEX COUNTY,
DELAWARE

COVER SHEET



| MARK | DATE | DESCRIPTION |
|-----------------|-----------------------------|-------------|
| PROJECT NO.: | 2021052.00 | |
| DATE: | 03/03/2026 | |
| SCALE: | 1" = 50' | |
| DRAWN BY: | A.M.K. PROJ. MGR.: A.P.C. | |
| SHEET | | |
| C-001 | | |
| COPYRIGHT: 2023 | | |

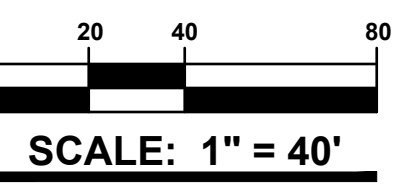
PROJECT TITLE

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: 03/03/2026

SCALE: 1" = 40'

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

SHEET

C-201

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