

C:\Users\rlab\PLITKO Desktop\PLITKO Team Folder\PLITKO L.L.C. Proj\52503-DeDRH-MBTS West Village Amentiy\Current\Site\West Village - CONCEPT SITE PLAN.dwg, 5/12/2025 7:43:27 AM

GENERAL NOTES

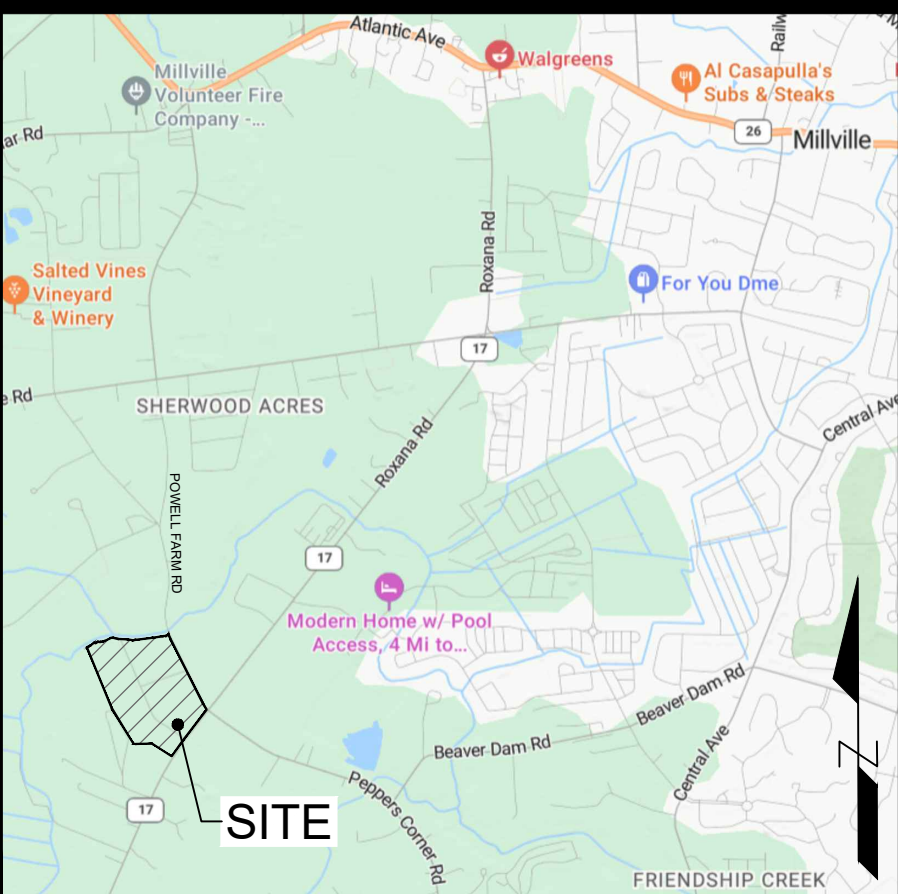
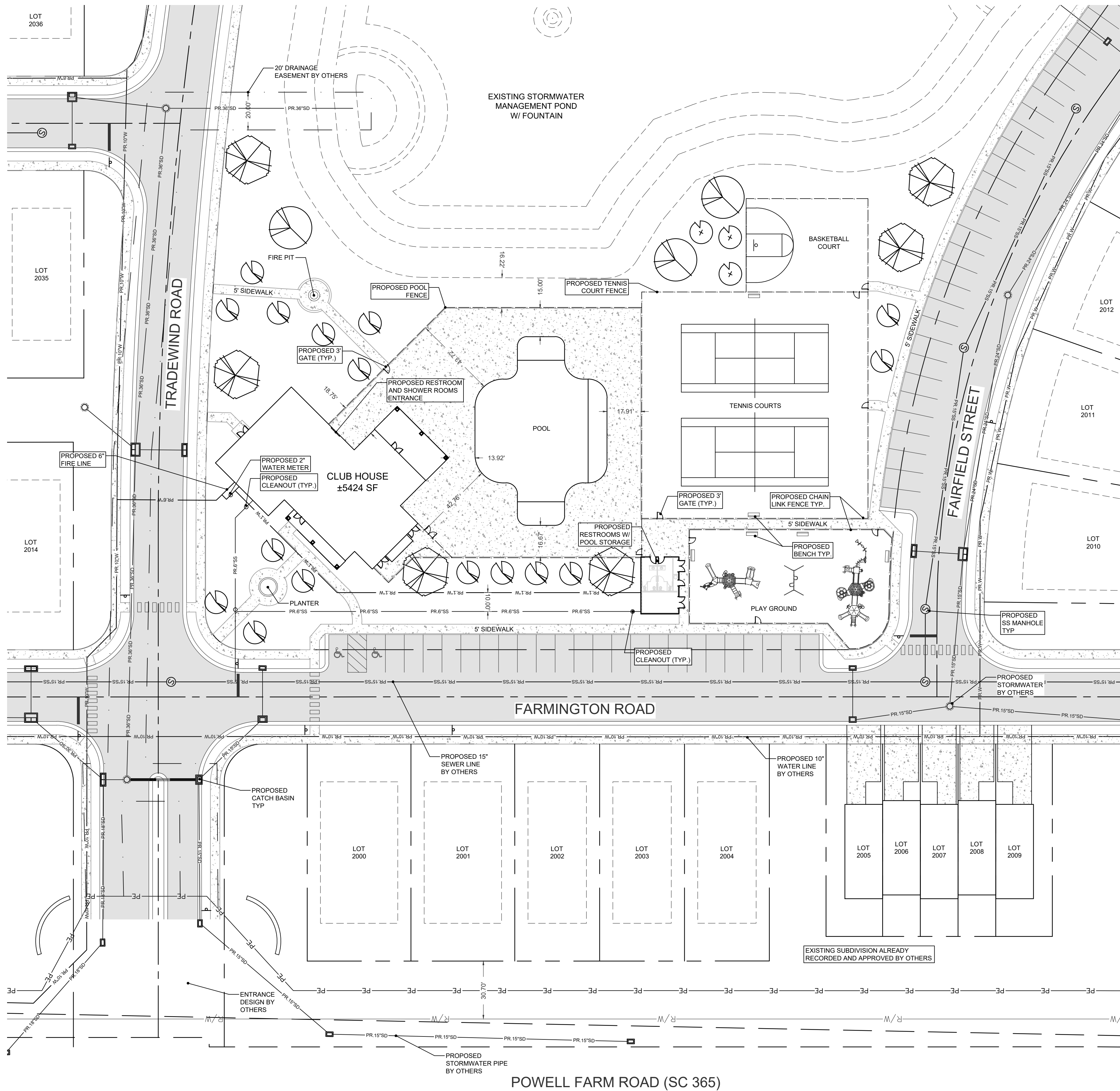
- BOUNDARY AND TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. IN FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCRONE, INC. IN JUNE 2005. BOUNDARY VERIFICATION WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATED IN JULY 2012.
- ALL SIDE LOT LINES ARE RESERVED FROM THE CENTERLINE A 7' WIDE DRAINAGE AND/OR UTILITY EASEMENT, EXCEPT AT INTERIOR TOWNHOME LOTS. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES.
- EXISTING UTILITIES ARE SHOWN ACCORDING TO THE BEST AVAILABLE INFORMATION. THE CONTRACTOR SHALL VERIFY THROUGH TEST PITTING, THE LOCATIONS, SIZE AND INVERT ELEVATIONS OF ALL UNDERGROUND UTILITIES AS REQUIRED TO GIVE TIMELY ADVANCE NOTICE TO ENGINEERS OF ANY CONFLICT BETWEEN EXISTING AND NEW WORK.
- THE CONTRACTOR SHALL NOTIFY MISS UTILITY AND SUSSEX COUNTY 48 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES MARKED. THE CONTRACTOR SHALL NOTIFY ALL UTILITY OWNERS PRIOR TO ANY EXCAVATION.
- THE CONTRACTOR SHALL REPAIR OR REPLACE IN KIND ANY EXISTING FEATURES DAMAGED OR DESTROYED DURING CONSTRUCTION.
- ALL BACKFILLED AND DISTURBED AREAS TO BE SEEDED AND MULCHED WITH 4" OF TOPSOIL TO BE PLACED IN FILL AREAS.
- THE CONTRACTOR SHALL PROVIDE ALL NECESSARY STAKE OUT OF LINE AND GRADE.
- ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION, AND ALL RULES AND REGULATIONS THERETO.
- THE CONTRACTOR SHALL KEEP EXISTING UTILITIES IN OPERATION DURING CONSTRUCTION.
- THE CONTRACTOR SHALL COMPLY WITH THE REQUIREMENTS OF ALL PERMITS SECURED, WHICH TAKE PRECEDENCE OVER SPECIFICATIONS.
- THE CONTRACTOR SHALL EXERCISE EXTREME CARE AND CAUTION AND TAKE MEASURES NECESSARY TO PROTECT TREES DURING CONSTRUCTION ACTIVITY.
- THE CONTRACTOR IS RESPONSIBLE FOR SECURING AND PROTECTING UTILITY POLES BEFORE AND DURING CONSTRUCTION ACTIVITIES.
- ANY DISTURBED AREAS OUTSIDE THE RIGHT-OF-WAY SHALL BE RESTORED TO THEIR ORIGINAL CONDITION IMMEDIATELY.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL GRADES PRIOR TO INITIATING CONSTRUCTION OPERATIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND ENSURING THAT ALL SEDIMENT CONTROL DEVICES ARE IN PROPER OPERATING CONDITION.

PLANT KEY

- 6 JAPANESE ZELKOVA (ZELKOVA SERRATA), 2-1/2" - 3" CALIPER
- 3 HERITAGE RIVER BIRCH (BETULA NIGRA 'HERITAGE'), 7' - 8' HEIGHT, MULTISTEMMED
- 16 NATCHEZ CRAPEMYRTLE (LAGERSTROEMIA INDICA 'NACHEZ'), 8' - 10' HEIGHT, MULTISTEMMED
- 3 TUSKEGEE CRAPEMYRTLE (LAGERSTROEMIA INDICA 'TUSKEGEE'), 6' - 10' HEIGHT, MULTISTEMMED
- NOTE: ALL PLANT SPECIMENS TO BE HEAVY, FULL AND VIGOROUS. PLANT SPACING AS SHOWN. ALL TREE PLANTINGS TO INCLUDE A MINIMUM 5" DIAMETER MULCH CIRCLE AT BASE.

LEGEND

	EXISTING EDGE OF PAVEMENT
	EXISTING EASEMENT
	EXISTING STORMWATER MANAGEMENT
	EXISTING PERMANENT EASEMENT
	EXISTING RIGHT OF WAY
	PROPOSED CURB
	PROPOSED CONCRETE SIDEWALK
	PROPOSED BUILDING
	PROPOSED CENTER LINE
	PROPOSED BUILDING SETBACKS
	PROPOSED LOT LINE
	PROPOSED DRAINAGE EASEMENT
	PROPOSED PAVEMENT
	PROPOSED FENCE
	SITE BOUNDARY
	PROPOSED EDGE OF PAVEMENT
	PROPOSED STRIPING
	PROPOSED STORMWATER PIPE
	PROPOSED WATER PIPE
	PROPOSED SANITARY SEWER PIPE
	PROPOSED CATCH BASIN
	PROPOSED SS MANHOLE
	PROPOSED STORMWATER MANHOLE
	PROPOSED CLEANOUT VALVE
	PROPOSED WATER METER



VICINITY MAP SCALE: 1"=3000'

SITE DATA

- TAX MAP DISTRICT 134, MAP 15, PARCEL 91.03 (PORTION)
DEED REFERENCE: DB 5320, PG. 273
LOCATION: INTERSECTION OF ROXANA RD AND POWELL FARM RD
LAT: 38°31'29.8"N LONG: 75°08'57.4"W
- OWNER/DEVELOPER:
D.R. HORTON DELAWARE
671 S. CARTER ROAD, SUITE 6,
SMYRNA, DE 19977
C/O JOHN HARDY
JAHARDY@DRHORTON.COM
302-242-1275
- ENGINEER:
PLITKO ENGINEERING, LLC.
53 ATLANTIC AVE, SUITE 3
OCEAN VIEW, DE 19970
302-537-1919
- PREVIOUS APPROVALS BY OTHERS:
LAND PLANNER: LAND TECH LAND PLANNING, LLC.
CIVIL ENGINEER: GEORGE, MILLES & BUHR, LLC, CENTURY ENGINEERING,
CIVIL ENGINEERING ASSOCIATES, LLC.
- EXISTING SITE AREA: ±25.28 AC PROPOSED SITE AREA: ±25.28 AC
- EXISTING WETLAND AREA: NONE
- PROPOSED DISCHARGE LOCATIONS:
BEAVER DAM TAX DITCH AT N-38 52811 E-75 150798
PROPOSED TOTAL LIMIT OF DISTURBANCE PER DISCHARGE LOCATION:
BEAVER DAM TAX DITCH ±25.28 AC
- PRESENT ZONING: MPC PRESENT LAND USE: VACANT LAND
PROPOSED ZONING: MPC PROPOSED LAND USE: RESIDENTIAL
- SETBACKS:
SINGLE FAMILY: FRONT: 20' REAR: 10' ADJACENT TO OPEN SPACE: 20' WHEN BACK TO BACK
SEPARATION: 14' (MIN 7' SIDEYARD) SIDE YARD AT CORNER LOT: 10' LOT DEPTH: 100'
TOWNHOME: (20' WIDE): 5'
- UNIT COUNTS: TOTAL COUNT 64 SINGLE FAMILY: 59 TOWNHOME(20' WIDE): 5
- REQUIRED PARKING: 192 (3 PER UNIT) PARKING PROVIDED: 192 SPACES (INCLUDES HEAD IN AND PARALLEL ON STR)
- GROSS DENSITY: 2.45 UNITS/ACRE NET DENSITY: 2.70 UNITS/ACRE
- AMENITIES:
POOL, CLUBHOUSE, ACTIVE AND PASSIVE OPEN SPACE
- THE PROPERTY CAN BE FOUND ON FEMA FLOOD MAP 10005C0495K, DATED MARCH 16, 2015 IN ZONE X
- SEWER PROVIDED BY SUSSEX COUNTY, NORTH MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER DISTRICT
- WATER PROVIDED BY TIDEWATER UTILITIES, INC.
- OPEN SPACE PROVIDED: 13.56 AC = 53% GROSS AREA
- ALL PARKING SHOWN IS PER ORIGINAL APPROVED PLAN

CERTIFICATION OF OWNERSHIP

I HEREBY CERTIFY THAT I AM A LEGAL REPRESENTATIVE OF THE OWNER AND PROPERTY SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

John A. Hardy
D.R. HORTON DELAWARE

5/1/25
DATE

ENGINEER CERTIFICATION

I, ROB PLITKO, HEREBY CERTIFY THAT THIS PLAN HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLIES WITH THE APPLICABLE STATE AND LOCAL REGULATIONS AND ORDINANCES.

Rob Plitko
ROB PLITKO P.E. LIC. NO. 14093

5/1/25
DATE

AMENITY PRELIMINARY SITE PLAN

D.R. HORTON
America's Builder

REVISIONS

5/9/25 - Millville P&Z
Comments



ENGINEER - SURVEY - HYDROGRAPHIC

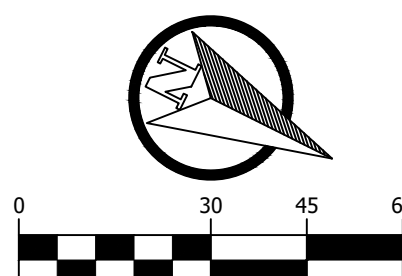
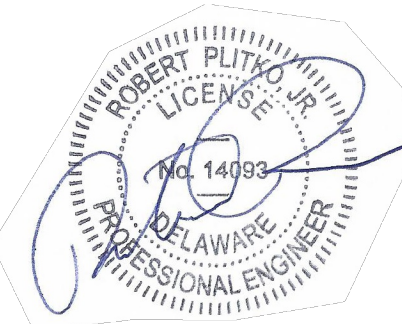
53 ATLANTIC AVE., STE 3
OCEAN VIEW, DE 19970
Phone (302)-537-1919

REVISED AMENITY PLAN

MILLVILLE BY THE SEA

WEST VILLAGE A-1

BALTIMORE HUNDRED SUSSEX COUNTY DELAWARE



GRAPHIC SCALE
1 inch = 30 feet
PROJECT DATUM
HORIZONTAL: DE NAD 1983
VERTICAL: NAVD 1988

SITE PLAN:

DATE

DRAWING:

5/1/25

REVIEW: RP

SHEET

C100