

**SHEET INDEX:**

- C100 - FINAL SITE PLAN
- C101 - EXISTING CONDITIONS
- C102 - GRADING
- C103 - LAYOUT AND PAVING PLAN
- C104 - RECORD PLAN
- C105 - SIGHT DISTANCE AND EASEMENTS
- C106 - ROAD PLAN AND PROFILES
- C107 - DETAILS
- L100 - LANDSCAPE PLAN

**EXISTING CONDITIONS LEGEND**

---	PARCEL BOUNDARY
---	RIGHT OF WAY
---	ADJOINING PROPERTY LINES
TAX TAX	EXISTING TAX DITCH ROW
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	EXISTING CENTERLINE OF DITCH
---	EXISTING TOP OF BANK
SD SD	EXISTING STORM CULVERT
EX SS	EXISTING SANITARY SEWER PIPE
OHE	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREELINE
○	EXISTING UTILITY POLE
↓	EXISTING GUY WIRE
□	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING MAIL BOX
⊞	EXISTING SANITARY SEWER MH
⊞	EXISTING WELL
●	IRON ROD FOUND
●	IRON PIN FOUND

**PROPOSED CONDITIONS LEGEND**

---	PROPOSED LOT LINES
---	PROPOSED RIGHT OF WAY
---	PROPOSED BUILDING SETBACK LINE
TAX	PROPOSED TAX DITCH ROW
PE	PROPOSED PERMANENT EASEMENT
---	PROPOSED CURB
■	PROPOSED SIGN
■	PROPOSED CONCRETE MONUMENT
---	PROPOSED WATERLINE
---	PROPOSED SANITARY SEWER PIPE
---	PROPOSED HYDRANT ASSEMBLY
---	PROPOSED STREETLIGHT
---	PROPOSED CONCRETE
---	PROPOSED SHARED USE PATH
---	PROPOSED STANDARD PAVEMENT
---	PROPOSED DRIVEWAY RESTORATION

**LANDSCAPE KEY**

○	JAPANESE ZELKOVA
○	BLOODGOOD JAPANESE MAPLE
○	EMERALD GREEN ARBORVITAE

**PLAN DATA:**

OWNER: CLUB HOUSE CROSSING LLC  
34910 DELAWARE AVENUE  
FRANKFORD, DE 19945  
CONTACT: TRAVIS MARTIN  
443-880-8330  
tmartin@ccprops.com

TAX MAP NO.: 134-12-00-151.00  
SITE AREA: ±6.95 ac. (±299,500 SQ.FT.)  
MUNICIPALITY: TOWN OF MILLVILLE  
CURRENT ZONING: R2 RESIDENTIAL  
PRESENT LAND USE: CHICKEN FARM  
WETLANDS AREA: NONE  
SEWER: SUSSEX COUNTY  
WATER: TIDEWATER UTILITIES

PROPOSED AREA BREAKDOWN:  
R/W DEDICATION: 9721 SQ. FT. 0.22 AC. 3.24%  
RIGHT-OF-WAY: 5749 SQ. FT. 1.28 AC. 18.81%  
LOT AREA: 162,018 SQ. FT. 3.72 AC. 54.08%  
OPEN SPACE: 72,102 SQ. FT. 1.66 AC. 24.07%  
TOTAL: 299,590 SQ. FT. 6.88 AC. 100.00%

NOTE: LOTS 1-24 TO BE DUPLEX LOTS AND LOTS 25-35 TO BE SINGLE-FAMILY LOTS.

**BUILDING RESTRICTION LINE (B.S.L.) FOR SINGLE FAMILY LOTS:**  
A. FRONT= 25'  
B. SIDE= 7'  
C. REAR= 10'

**BUILDING RESTRICTION LINE (B.S.L.) FOR DUPLEX LOTS:**  
A. FRONT= 25'  
B. SIDE= 10'  
C. REAR= 10'

MIN. LOT SIZE 50'X100'  
MAXIMUM BUILDING HEIGHT: 42 FT

**BUILDING RESTRICTION LINE (B.S.L.) FOR DUPLEX LOTS:**  
A. FRONT= 25'  
B. SIDE= 10'  
C. REAR= 10'

MIN. LOT SIZE 40'X100'  
MAXIMUM BUILDING HEIGHT: 42 FT

MAXIMUM 6.0 UNITS PER ACRE ALLOWED  
MAX UNITS ALLOWED = 6 X 6.88 = 41 UNITS  
UNITS PROPOSED = 35 UNITS

- GENERAL NOTES:**
- BOUNDARY SOURCE: PLITKO LLC. HORIZONTAL DATUM DE STATE PLANE NAD '83, VERTICAL DATUM NAVD '88.
  - THERE ARE NO FEDERAL OR STATE REGULATED WETLANDS ON SITE.
  - SITE IS IN FLOOD ZONE X (UNSHADED) AS SHOWN PER FEMA MAP #100050C0511K, DATED MARCH 16, 2015.
  - THIS PARCEL WAS ANNEXED INTO THE TOWN OF MILLVILLE WITH A ZONING OF R2 RESIDENTIAL PER ORDINANCE 26-02 WHICH WAS APPROVED BY THE MILLVILLE TOWN COUNCIL ON OCTOBER 14, 2025.
  - ALL STREETS TO BE 50' RIGHT-OF-WAY, CURB AND GUTTER WITH 30' PAVEMENT WIDTH. SEE TYPICAL STREET SECTION, SHEET C107, ALL STREETS TO BE PRIVATELY MAINTAINED BY DEVELOPER/ H.O.A.
  - WATER SERVICE PROVIDED BY TIDEWATER UTILITIES. WATER CONNECTION WILL BE AT THE INTERSECTION OF CLUB HOUSE AND OLD MILL ROADS, APPROXIMATELY 750' N. NORTH OF PROPERTY.
  - LANDSCAPE TREES SHOWN ARE CONCEPTUAL AND MAY NEED TO BE RESIZED/ RELOCATED DURING INSTALLATION. PLANTINGS AROUND PROPOSED STORMWATER MANAGEMENT BASIN TO BE PER SUSSEX CONSERVATION DISTRICT STANDARDS AND REQUIREMENTS. PARKING REQUIREMENT IS TWO SPACES PER DWELLING UNIT. PARKING REQUIREMENT TO BE SATISFIED BY SINGLE-CAR GARAGE PER EACH UNIT AND ONE DRIVEWAY PARKING SPACE PER UNIT.
  - ALL ADJOINING SIDE LOT LINES ARE THE CENTER OF A 10' WIDE DRAINAGE/ UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL PERIMETER PROPERTY LINES, INCLUDING LOT LINES ADJACENT TO OPEN SPACE, HAVE A 10' WIDE DRAINAGE/ UTILITY EASEMENT ALONG THE INTERIOR OF THESE LOT LINES. ALL LOTS ADJACENT TO PRIVATE OR COUNTY ROADS HAVE A 10' WIDE DRAINAGE/ UTILITY EASEMENT ALONG FRONTAGES. ADDITIONAL EASEMENTS ARE SHOWN AS NEEDED.
  - SIGNAGE FOR PROPOSED SUBDIVISION TO INCLUDE SUBDIVISION IDENTIFICATION SIGN AT ENTRANCE AND INTERNAL STOP SIGNS AND OTHER INTERNAL TRAFFIC CONTROL SIGNAGE/ STRIPING AS NEEDED.
  - CLUSTER MAILBOX UNITS WILL BE COVERED.
  - STREET INTERCONNECTION LOCATIONS HAVE BEEN PROVIDED. IF FUTURE STREET CONNECTIONS ARE REQUIRED BY TOWN, CURB REMOVAL AND OTHER CONNECTION WORK TO BE DONE BY OTHERS AT THEIR EXPENSE.

**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.

OWNERS NAME: *[Signature]* DATE: 5/18/26

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 P.E. LIC. NO. 14093 DATE: 5/18/26

**FINAL SITE PLAN**

**REVISIONS**

5/13/26	TOWN REVIEW
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**PLITKO ENGINEERING**

ENGINEER - SURVEY - HYDROGRAPHIC

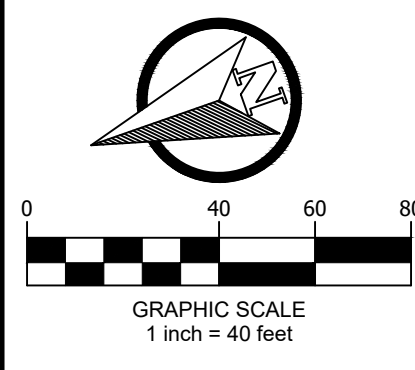
53 ATLANTIC AVE., STE 3  
OCEAN VIEW, DE 19970  
Phone (302)-537-1919

**FINAL SITE PLAN**

**CLUB HOUSE CROSSING**

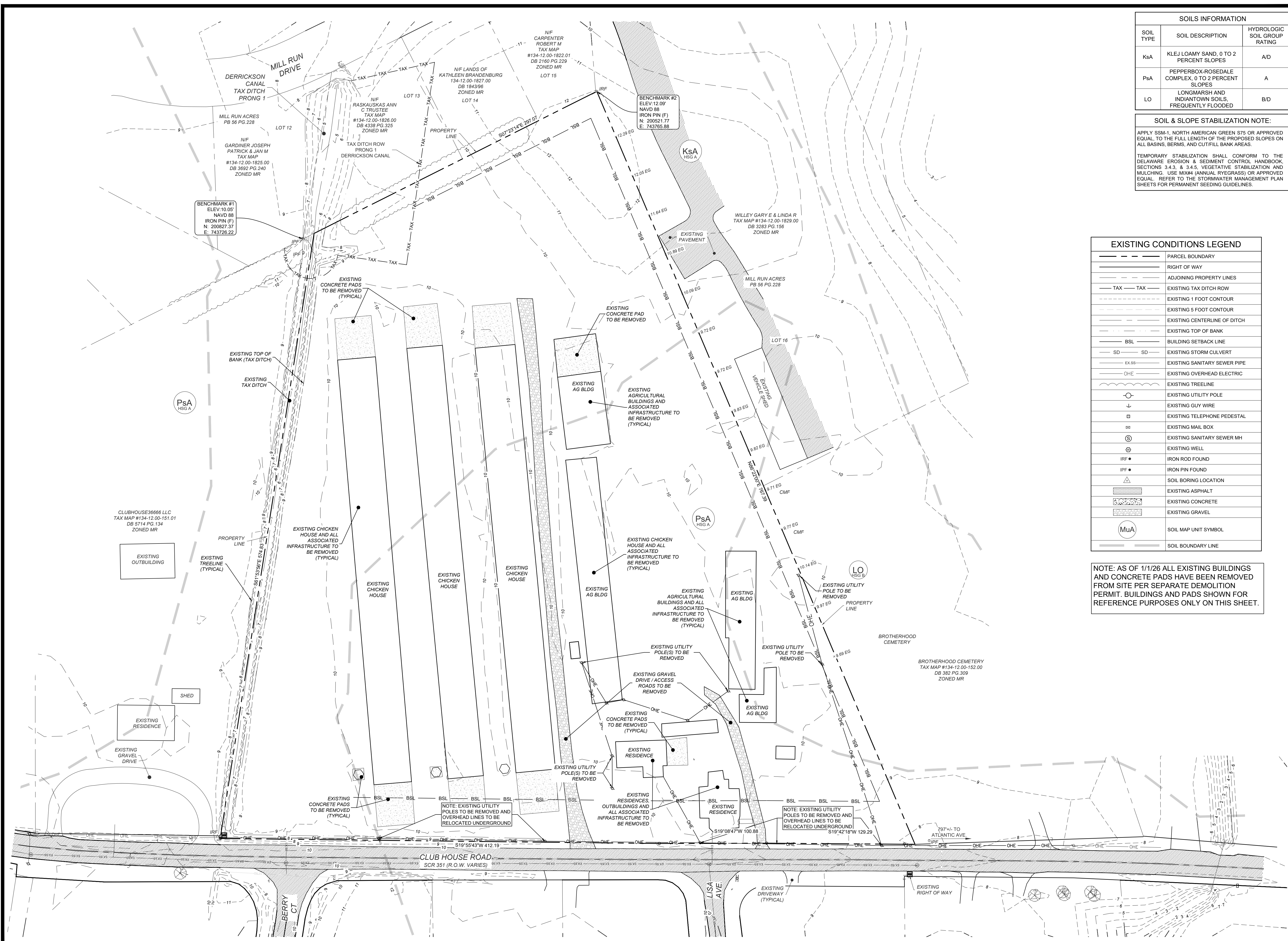
CLUB HOUSE ROAD

TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



PROJECT DATUM  
HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1989

SITE PLAN: WLK	DATE
DRAWING: WLK	5/15/26
REVIEW: RP	
SHEET	<b>C100</b>



SOILS INFORMATION		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
PsA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	B/D

**SOIL & SLOPE STABILIZATION NOTE:**  
 APPLY SSM-1, NORTH AMERICAN GREEN S75 OR APPROVED EQUAL, TO THE FULL LENGTH OF THE PROPOSED SLOPES ON ALL BASINS, BERMS, AND CUT/FILL BANK AREAS.  
 TEMPORARY STABILIZATION SHALL CONFORM TO THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK, SECTIONS 3.4.3 & 3.4.5. VEGETATIVE STABILIZATION AND MULCHING: USE MIX4 (ANNUAL RYEGRASS) OR APPROVED EQUAL. REFER TO THE STORMWATER MANAGEMENT PLAN SHEETS FOR PERMANENT SEEDING GUIDELINES.

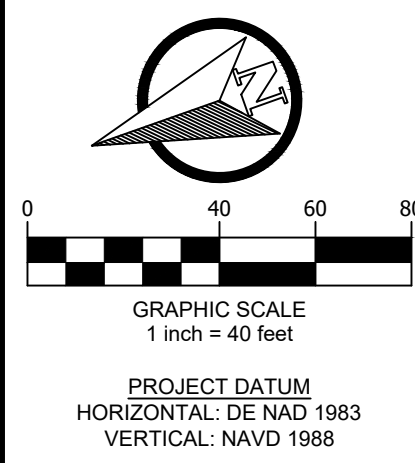
EXISTING CONDITIONS LEGEND	
---	PARCEL BOUNDARY
---	RIGHT OF WAY
---	ADJOINING PROPERTY LINES
TAX --- TAX	EXISTING TAX DITCH ROW
---	EXISTING 1 FOOT CONTOUR
---	EXISTING 5 FOOT CONTOUR
---	EXISTING CENTERLINE OF DITCH
---	EXISTING TOP OF BANK
---	BUILDING SETBACK LINE
SD --- SD	EXISTING STORM CULVERT
EX-SS	EXISTING SANITARY SEWER PIPE
OHE	EXISTING OVERHEAD ELECTRIC
---	EXISTING TREELINE
○	EXISTING UTILITY POLE
↓	EXISTING GUY WIRE
□	EXISTING TELEPHONE PEDESTAL
⊞	EXISTING MAIL BOX
⊙	EXISTING SANITARY SEWER MH
⊙	EXISTING WELL
IRF •	IRON ROD FOUND
IPF •	IRON PIN FOUND
△	SOIL BORING LOCATION
▨	EXISTING ASPHALT
▩	EXISTING CONCRETE
▧	EXISTING GRAVEL
⊙	SOIL MAP UNIT SYMBOL
---	SOIL BOUNDARY LINE

**NOTE:** AS OF 1/1/26 ALL EXISTING BUILDINGS AND CONCRETE PADS HAVE BEEN REMOVED FROM SITE PER SEPARATE DEMOLITION PERMIT. BUILDINGS AND PADS SHOWN FOR REFERENCE PURPOSES ONLY ON THIS SHEET.

REVISIONS	
3-18-26	TOWN REVIEW
4-16-26	TOWN REVIEW #2
5-13-26	TOWN REVIEW #3

**PLITKO ENGINEERING**  
 ENGINEER - SURVEY - HYDROGRAPHIC  
 53 ATLANTIC AVE., STE 3  
 OCEAN VIEW, DE 19970  
 Phone (302)-537-1919

FINAL SITE PLAN  
**CLUB HOUSE CROSSING**  
 CLUB HOUSE ROAD  
 TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



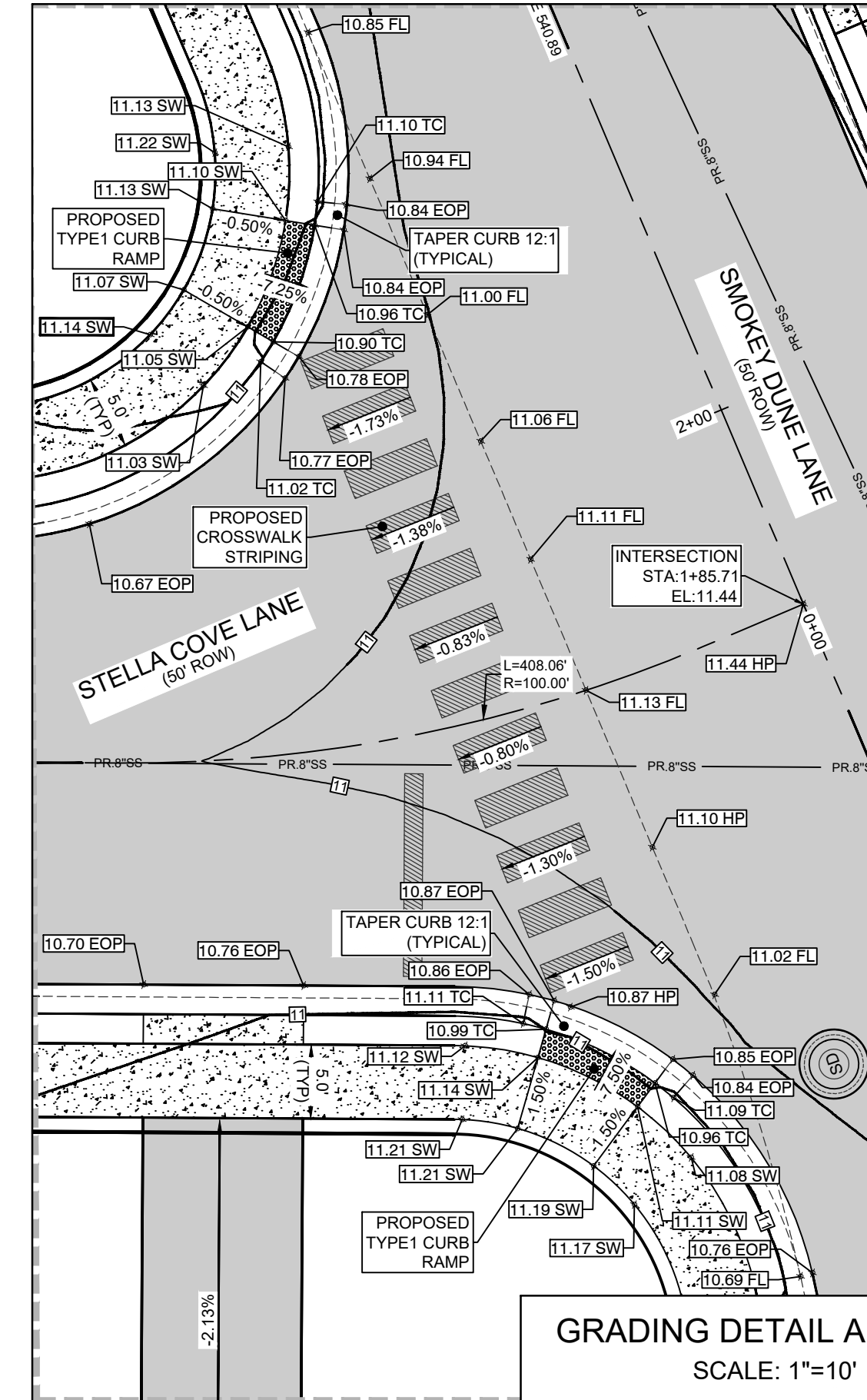
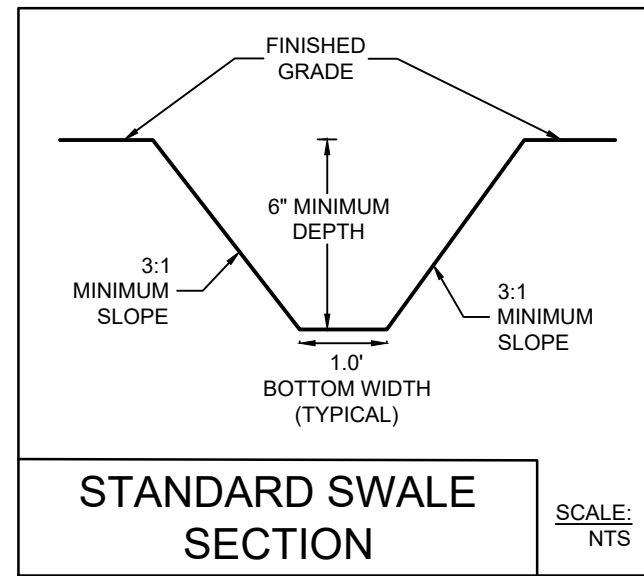
SITE PLAN:	DATE
DRAWING:	5/15/26
REVIEW: RP	

**EXISTING CONDITIONS PLAN**

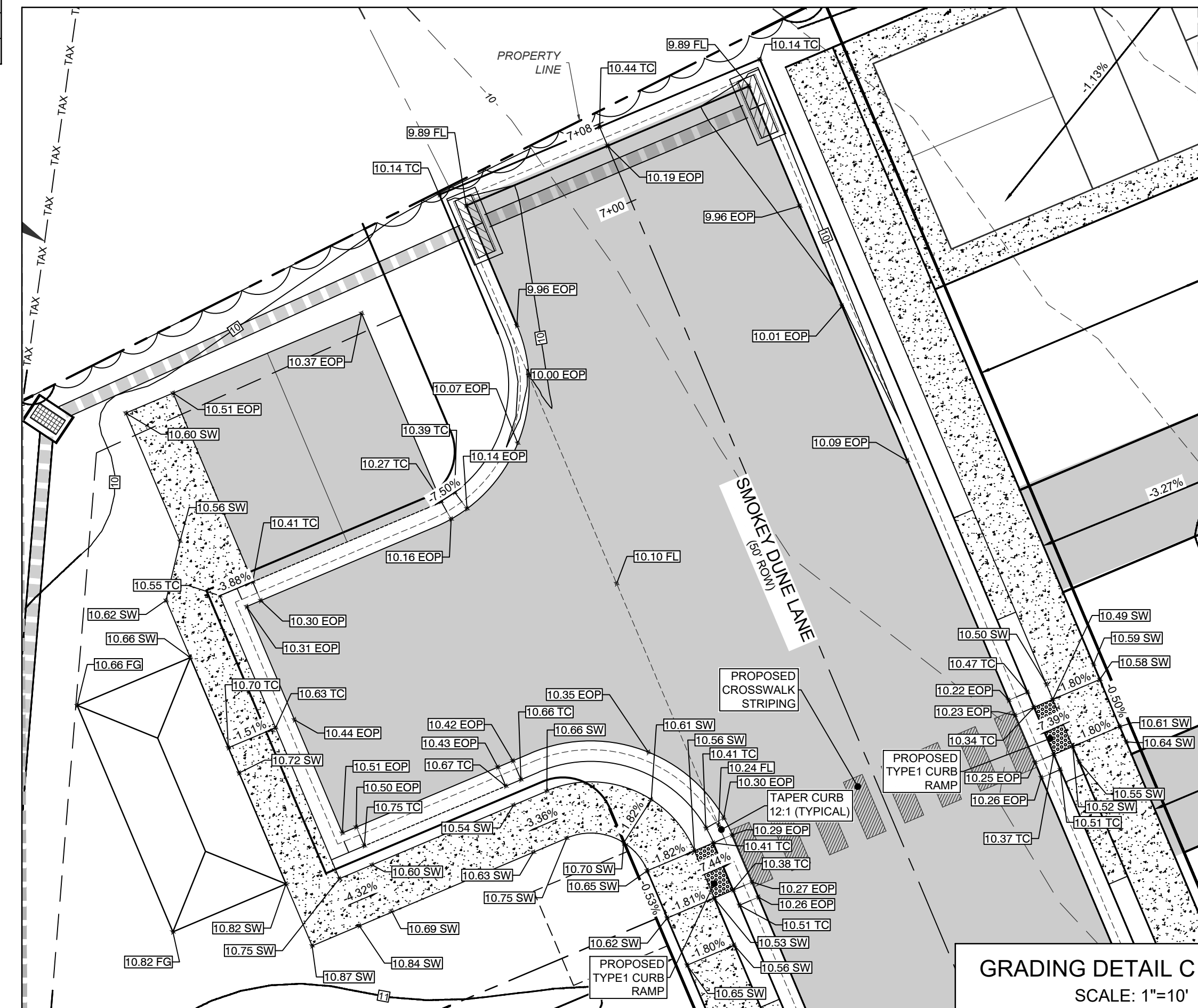
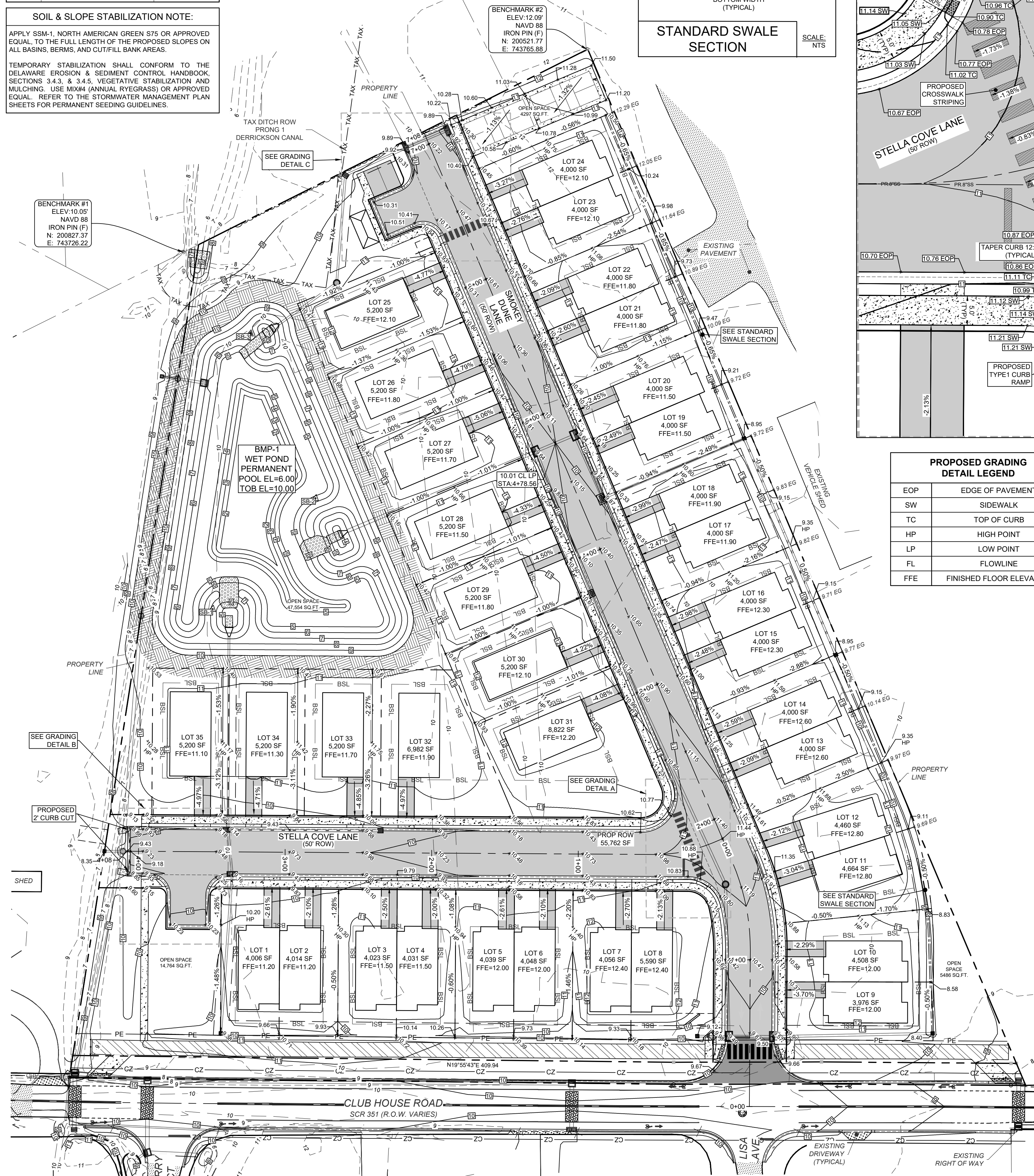
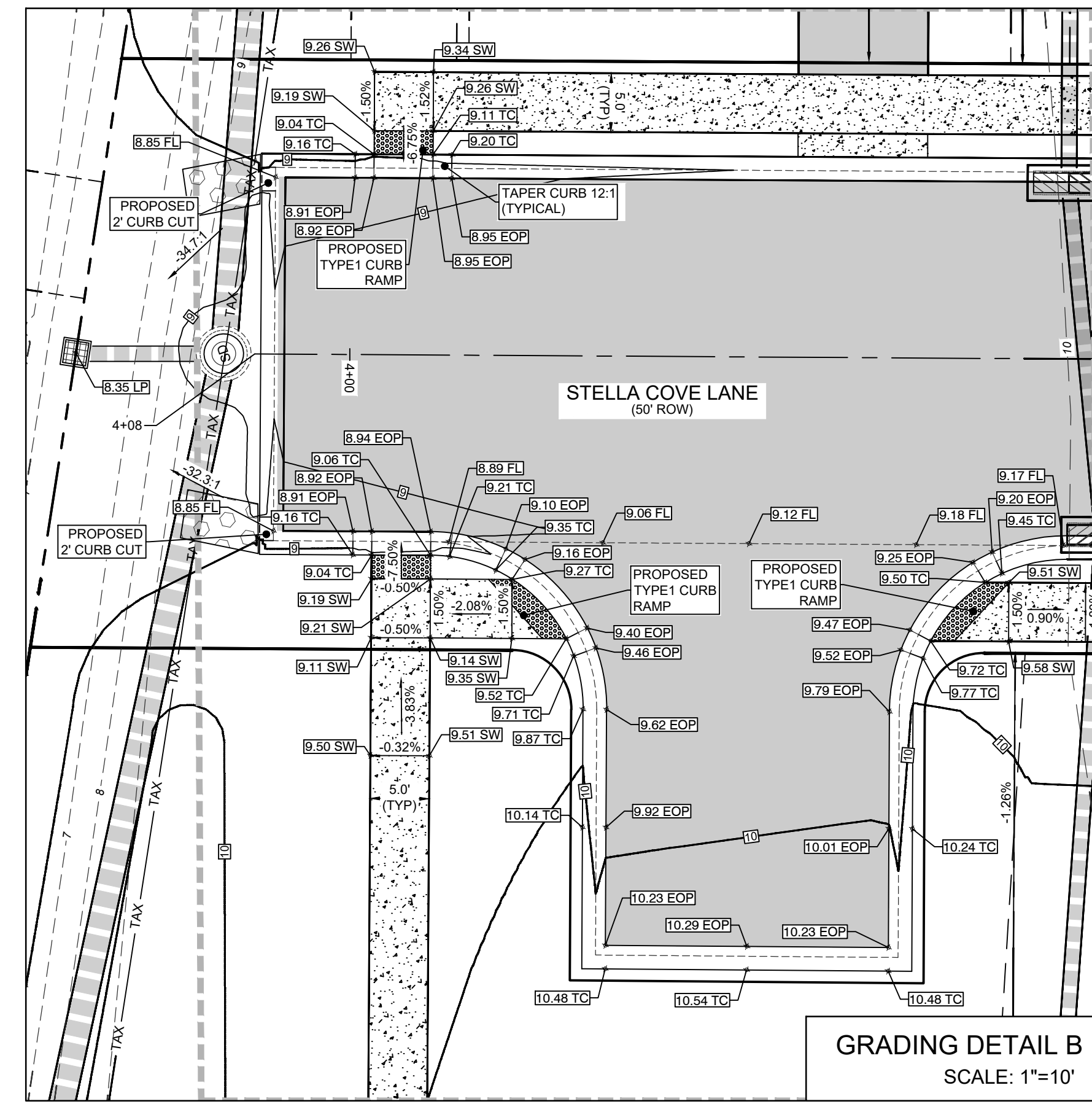
SHEET  
**C101**

SOILS INFORMATION		
SOIL TYPE	SOIL DESCRIPTION	HYDROLOGIC SOIL GROUP RATING
KsA	KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES	A/D
PsA	PEPPERBOX-ROSEDALE COMPLEX, 0 TO 2 PERCENT SLOPES	A
LO	LONGMARSH AND INDIANTOWN SOILS, FREQUENTLY FLOODED	B/D

**SOIL & SLOPE STABILIZATION NOTE:**  
 APPLY SSM-1, NORTH AMERICAN GREEN S75 OR APPROVED EQUAL, TO THE FULL LENGTH OF THE PROPOSED SLOPES ON ALL BASINS, BERMS, AND CUT/FILL BANK AREAS.  
 TEMPORARY STABILIZATION SHALL CONFORM TO THE DELAWARE EROSION & SEDIMENT CONTROL HANDBOOK, SECTIONS 3.4.3. & 3.4.5. VEGETATIVE STABILIZATION AND MULCHING. USE MIX#4 (ANNUAL RYEGRASS) OR APPROVED EQUAL. REFER TO THE STORMWATER MANAGEMENT PLAN SHEETS FOR PERMANENT SEEDING GUIDELINES.



PROPOSED GRADING DETAIL LEGEND	
EOP	EDGE OF PAVEMENT
SW	SIDEWALK
TC	TOP OF CURB
HP	HIGH POINT
LP	LOW POINT
FL	FLOWLINE
FFE	FINISHED FLOOR ELEVATION



**REVISIONS**

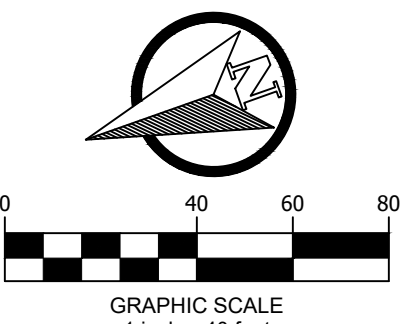
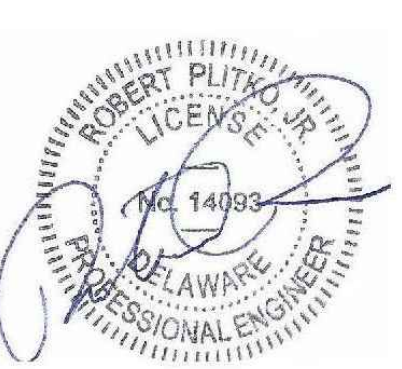
3-18-26 TOWN REVIEW
4-16-26 TOWN REVIEW #2
5-13-26 TOWN REVIEW #3



ENGINEER - SURVEY - HYDROGRAPHIC

53 ATLANTIC AVE., STE 3  
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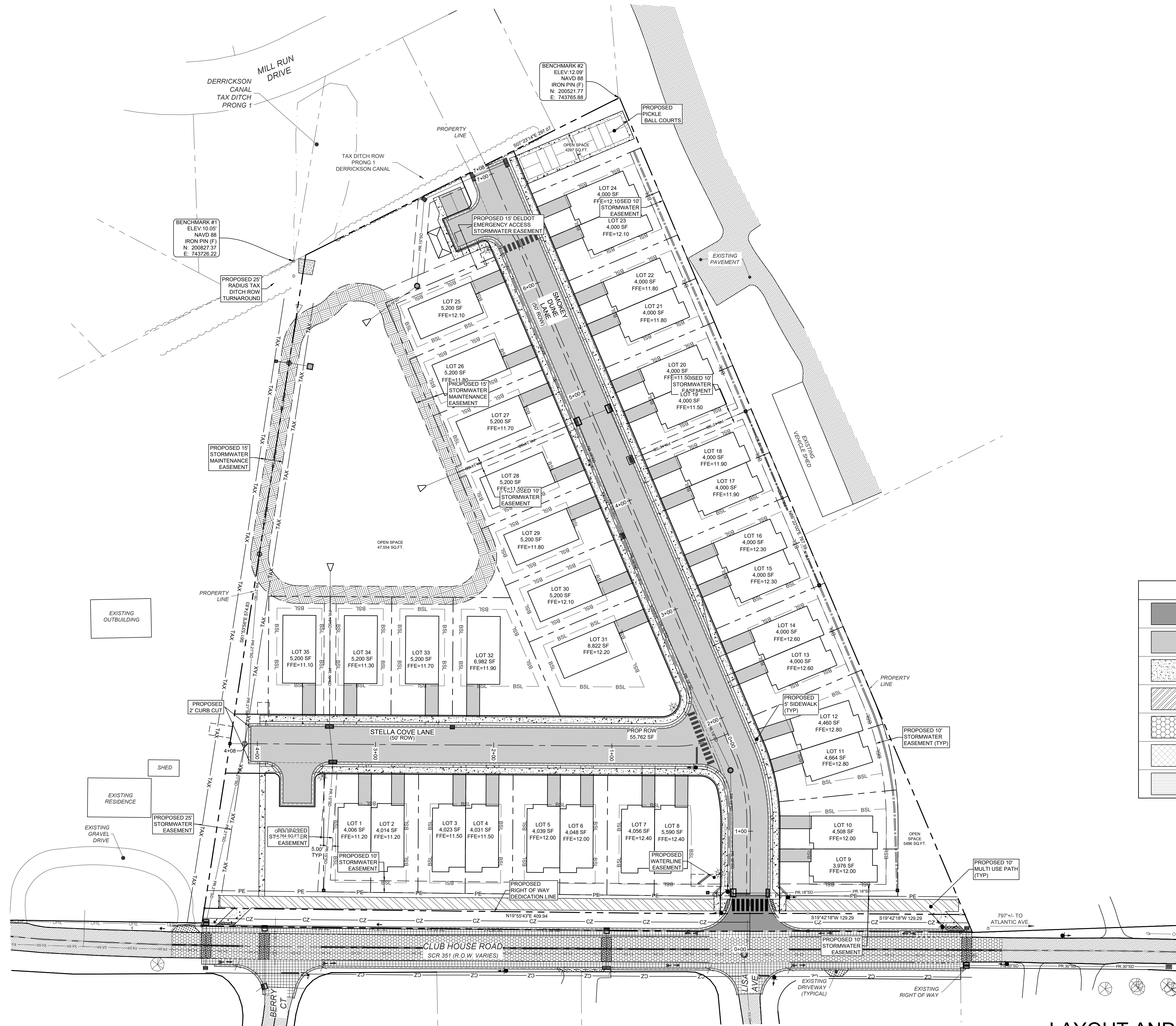
**SEDIMENT AND STORMWATER  
 MANAGEMENT PLANS  
 CLUB HOUSE CROSSING**  
 CLUB HOUSE ROAD  
 TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



PROJECT DATUM  
 HORIZONTAL: DE NAD 1983  
 VERTICAL: NAVD 1988

SITE PLAN:	DATE
DRAWING:	5/15/26
REVIEW: RP	

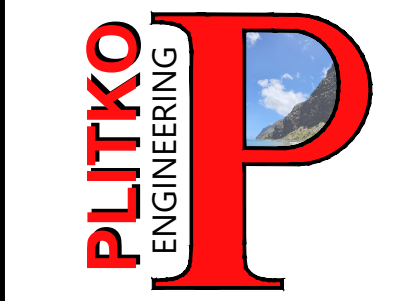
SHEET **C102**



PAVEMENT LEGEND	
	PROPOSED ENTRANCE PAVEMENT
	PROPOSED STANDARD PAVEMENT
	PROPOSED CONCRETE SIDEWALK
	PROPOSED SHARED USE PATH
	PROPOSED MILL & OVERLAY
	PROPOSED FULL DEPTH PAVEMENT
	EXISTING PAVEMENT

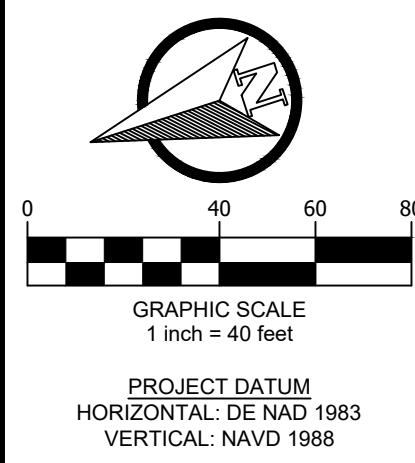
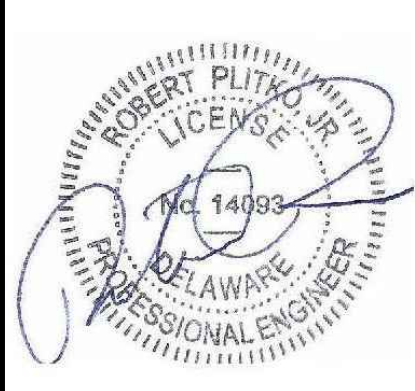
**REVISIONS**

3-18-26 TOWN REVIEW  
 4-16-26 TOWN REVIEW #2  
 5-13-26 TOWN REVIEW #3



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

**SEDIMENT AND STORMWATER  
 MANAGEMENT PLANS  
 CLUB HOUSE CROSSING  
 CLUB HOUSE ROAD  
 TOWN OF MILLVILLE - SUSSEX COUNTY - DELAWARE**



SITE PLAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 DRAWING: \_\_\_\_\_ REVIEW: RP 5/15/26

SHEET  
**C103**

**LAYOUT AND PAVING PLAN**



**EXISTING CONDITIONS LEGEND**

- PROPERTY LINES
- RIGHT OF WAY
- ADJOINING PROPERTY LINES
- TAX --- TAX --- EXISTING TAX DITCH ROW
- EXISTING CENTERLINE OF DITCH
- EXISTING TOP OF BANK
- BSL --- BUILDING SETBACK LINE
- OHE --- EXISTING OVERHEAD ELECTRIC
- EXISTING TREELINE
- EXISTING UTILITY POLE
- ↓ EXISTING GUY WIRE
- ⬇ IRF --- IRON ROD FOUND
- IPF --- IRON PIN FOUND

**PROPOSED CONDITIONS LEGEND**

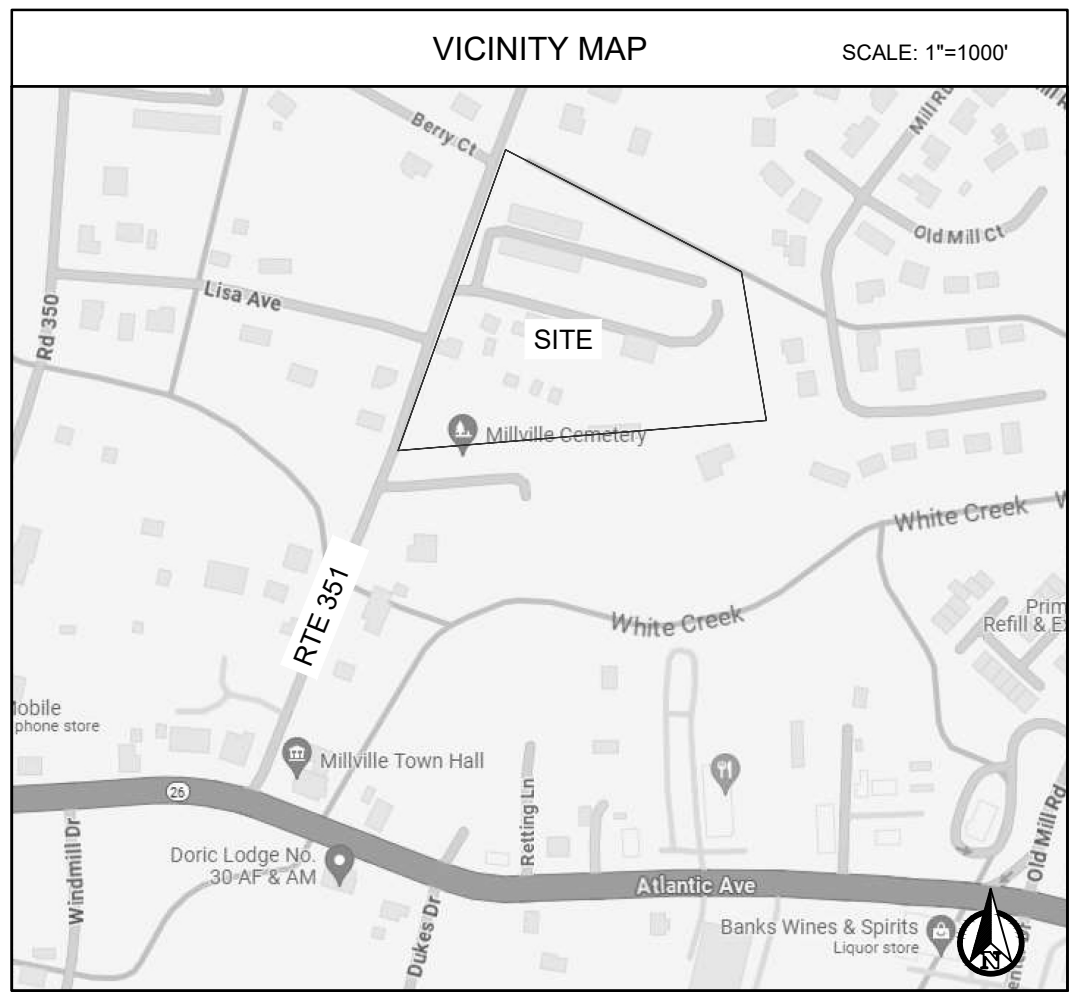
- PROPOSED LOT LINES
- PROPOSED RIGHT OF WAY
- BSL --- PROPOSED BUILDING SETBACK LINE
- TAX --- PROPOSED TAX DITCH ROW
- PROPOSED EDGE OF PAVEMENT
- CZ --- PROPOSED CLEAR ZONE
- PE --- PROPOSED PERMANENT EASEMENT

**Curve Table**

Curve #	Length	Radius	Delta
C1	20.11	15.00	76°48'55"
C2	7.86	5.00	90°05'19"
C3	7.85	5.00	89°54'41"
C4	29.65	15.00	113°15'53"
C5	7.85	5.00	90°00'00"
C6	7.85	5.00	90°00'00"

**Line Table**

Line #	Direction	Length
L1	S19°37'25"W	2.64
L2	N70°27'27"W	23.02
L3	N19°44'32"E	30.00
L4	S70°27'27"E	22.98
L5	N19°37'53"E	40.91
L6	N86°22'00"E	11.64
L7	N03°38'00"W	23.00
L8	N86°22'00"E	30.00
L9	S03°38'00"E	23.00
L10	N86°22'00"E	22.02



**EXISTING SITE DATA**

1	TAX PARCEL	134-12.00-151.00
2	PARCEL AREA	6.95 ac. +/-
3	LOCATION	3623 CLUB HOUSE ROAD OCEAN VIEW, DE 19967
4	PRESENT ZONING	R2 (TOWN OF MILLVILLE)
5	PRESENT LAND USE	(FORMER) CHICKEN FARM
6	STATE INVESTMENT LEVEL	LEVEL 2
7	SUSSEX CO. FUTURE LAND USE DESIGNATION	RESIDENTIAL
8	EXISTING SEWER	ON-SITE SEPTIC
9	EXISTING WATER	ON-SITE WELL

**PROPOSED SITE DATA**

1	PROPOSED ZONING	R2 (TOWN OF MILLVILLE)
2	PROPOSED LAND USE	RESIDENTIAL SUBDIVISION
3	NUMBER OF PROPOSED LOTS	35 RESIDENTIAL LOTS
4	PROPOSED BUILDING SETBACKS	FRONT: 25' SIDE: 7' S.F., 110' DUPLEX REAR: 10'
5	MAX BLDG HEIGHT	42 FT
6	WETLANDS AREA	N/A
7	TOTAL LOT AREA	162,018 SF OR 3.72 AC
8	RIGHT OF WAY AREA	55,749 SF OR 1.28 AC
9	TOTAL OPEN SPACE AREA	72,101 SF OR 1.66 AC
10	ROW DEDICATION	9,721 SF OR 0.22 AC
11	TOTAL SITE AREA	299,590 SF OR 6.88 AC
12	PAVEMENT LINEAR DISTANCE (CL)	STREETS - 1,089 LF SIDEWALKS - 2,117 LF SHARED USE PATHS - 631 LF
13	PROPOSED SEWER	SUSSEX COUNTY
14	PROPOSED WATER	TIDEWATER UTILITIES
15	AMENITIES	PICKBALL COURTS WALKING PATHS GAZEBO AREA
16	PARKING	PARKING REQUIRED: 70 SPACES (2 SPACES/ DWELLING UNIT) PARKING PROVIDED: 70 SPACES (2 SPACES IN GARAGE/ DRIVEWAY PER UNIT)

NOTE: ALL ADJOINING SIDE LOT LINES ARE THE CENTER OF A 10' WIDE DRAINAGE/ UTILITY EASEMENT UNLESS OTHERWISE NOTED. ALL PERIMETER PROPERTY LINES, INCLUDING LOT LINES ADJACENT TO OPEN SPACE, HAVE A 10' WIDE DRAINAGE/ UTILITY EASEMENT ALONG THE INTERIOR OF THESE LOT LINES. ALL LOTS ADJACENT TO PRIVATE OR COUNTY ROADS HAVE A 10' WIDE DRAINAGE/ UTILITY EASEMENT ALONG FRONTAGES. ADDITIONAL EASEMENTS ARE SHOWN AS NEEDED.

**CONTACT DATA**

1	OWNER/ DEVELOPER	CLUB HOUSE CROSSING, LLC 34910 DELAWARE AVENUE FRANKFORD, DE 19945 tmartin@ccpropps.com
2	ENGINEER	ROB PLITKO, JR. PLITKO, LLC 53 ATLANTIC AVE., STE 3 OCEAN VIEW, DE 19970 EMAIL: rplitko@plitko.com PH: 302-537-1919

**OWNER'S PLAN DEVELOPMENT APPROVAL**

I, AS OWNER/ DEVELOPER OF THE PROJECT SHOWN, HEREBY APPROVE THESE PLANS AS SHOWN OR OTHERWISE NOTED.

*Travis Martin* 3/20/26  
TRAVIS MARTIN DATE  
CLUB HOUSE CROSSING, LLC

**SEWER EXTENSION APPROVAL**

I, AS OWNER OF TAX PARCEL 134-12.00-151.01, HEREBY GRANT APPROVAL FOR THE SANITARY SEWER EXTENSION AND EASEMENT ON MY PROPERTY AS SHOWN ON THIS PLAN.

*Wanda* 2/18/2026  
WANDA REPRESENTATIVE DATE  
CLUBHOUSE3666, LLC

**REVISIONS**


**PLITKO ENGINEERING**

ENGINEER - SURVEY - HYDROGRAPHIC

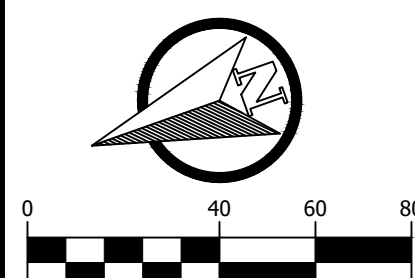
53 ATLANTIC AVE., STE 3  
OCEAN VIEW, DE 19970  
Phone (302)-537-1919

**RECORD PLAN**

**CLUB HOUSE CROSSING**

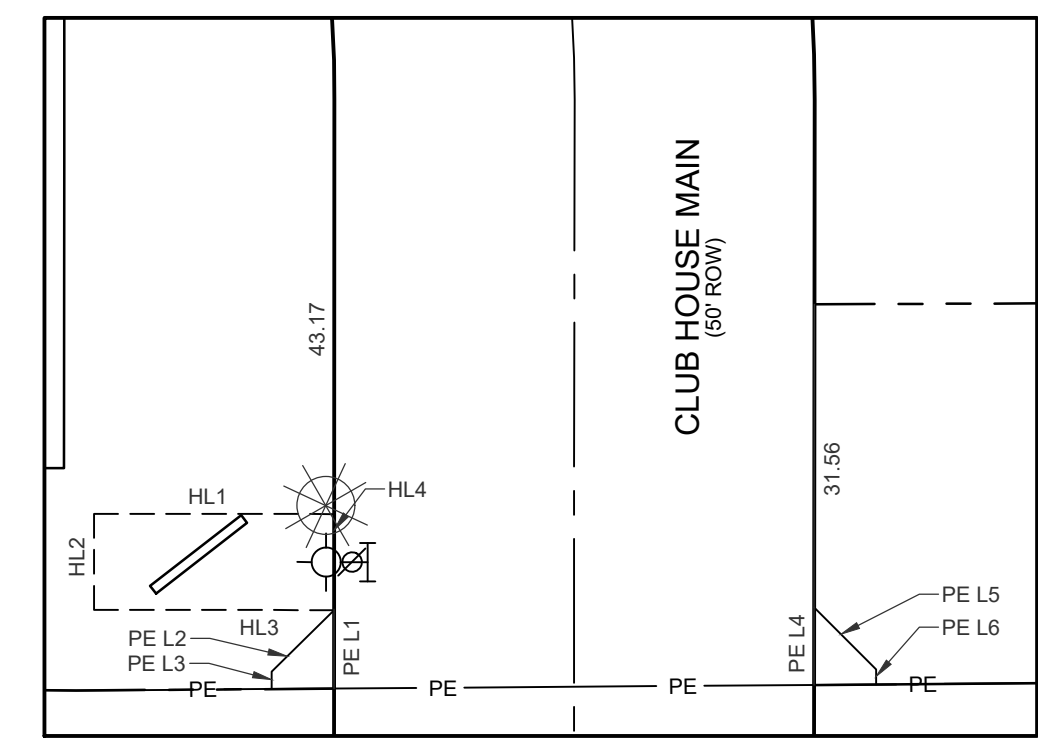
CLUB HOUSE ROAD

TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

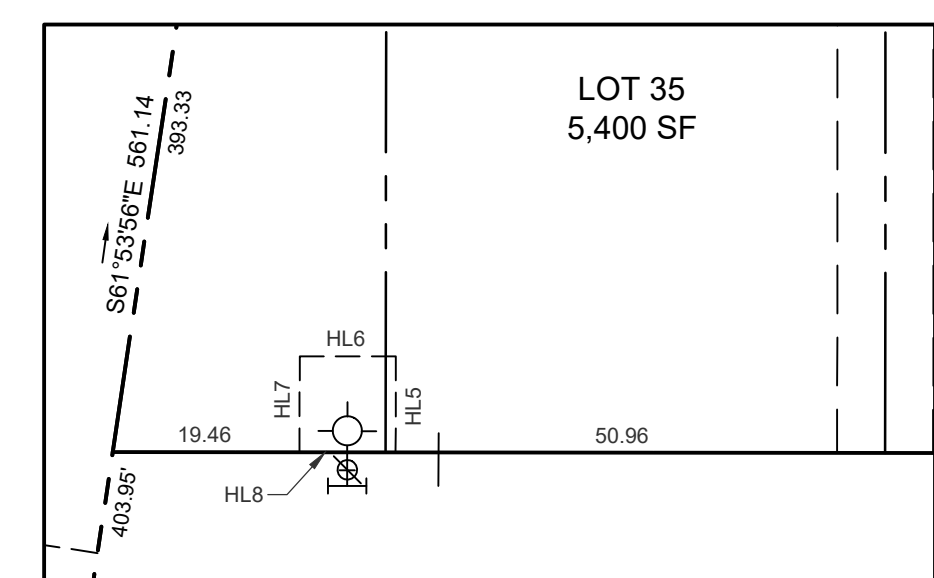


**PROJECT DATUM**  
HORIZONTAL: DE NAD 1983  
VERTICAL: NAVD 1988

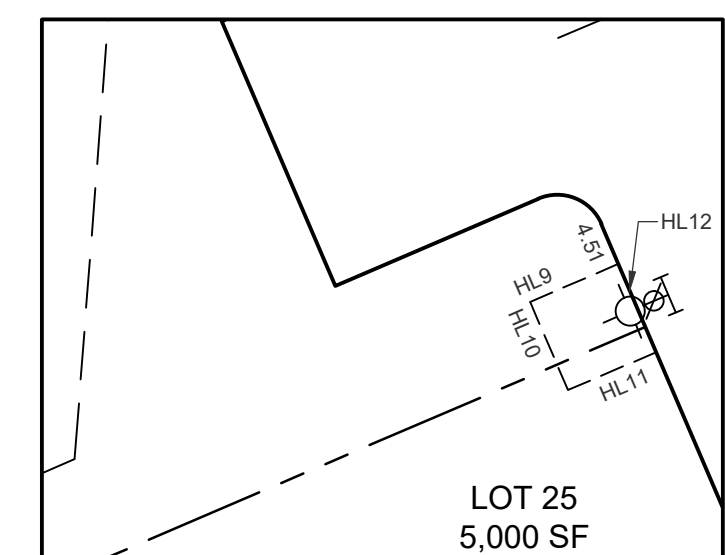
SITE PLAN:	DATE
DRAWING:	6/22/26
REVIEW: RP	



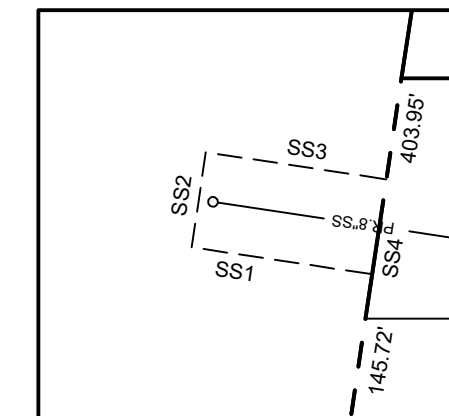
**INSET 1 - HYDRANT EASEMENT**  
SCALE: 1"=20'



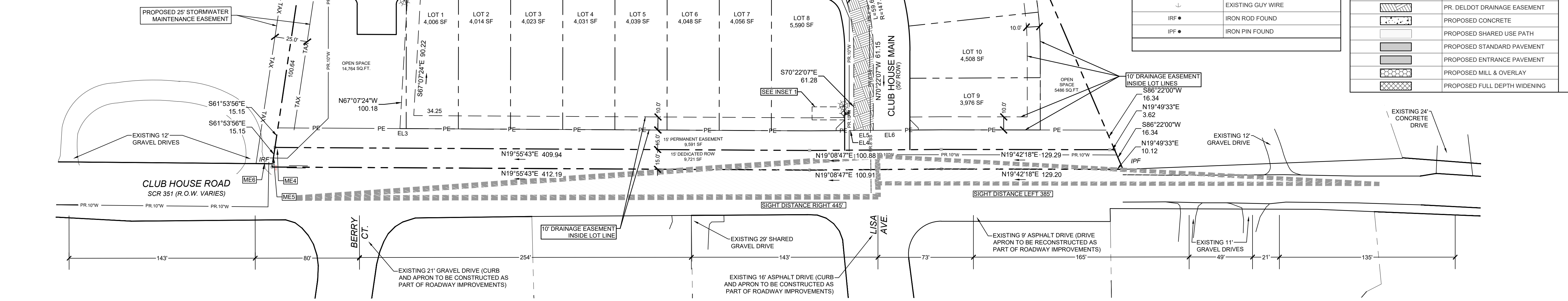
**INSET 2 - HYDRANT EASEMENT**  
SCALE: 1"=20'



**INSET 3 - HYDRANT EASEMENT**  
SCALE: 1"=20'



**INSET 4 - SANITARY SEWER EASEMENT**  
SCALE: 1"=20'



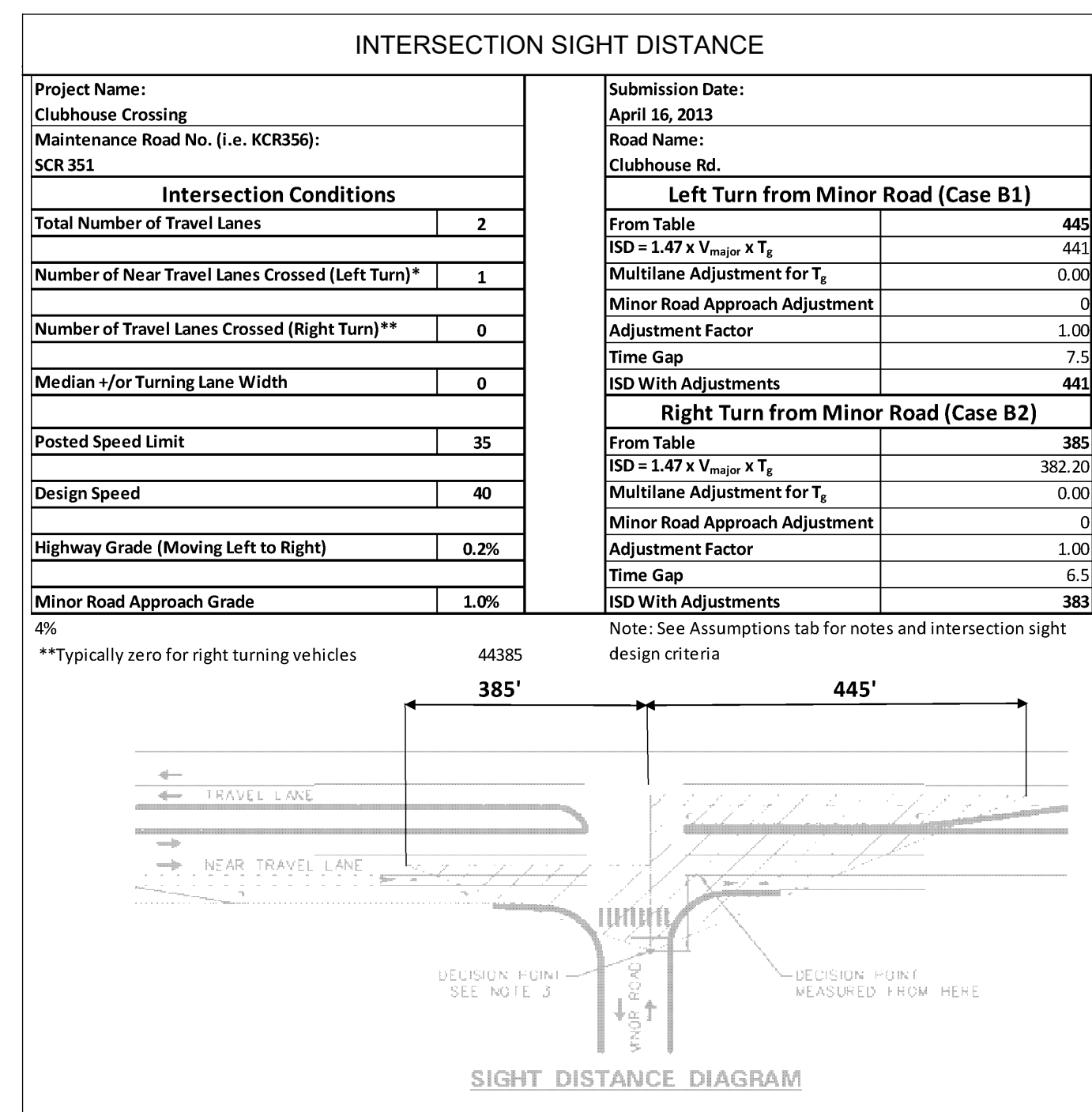
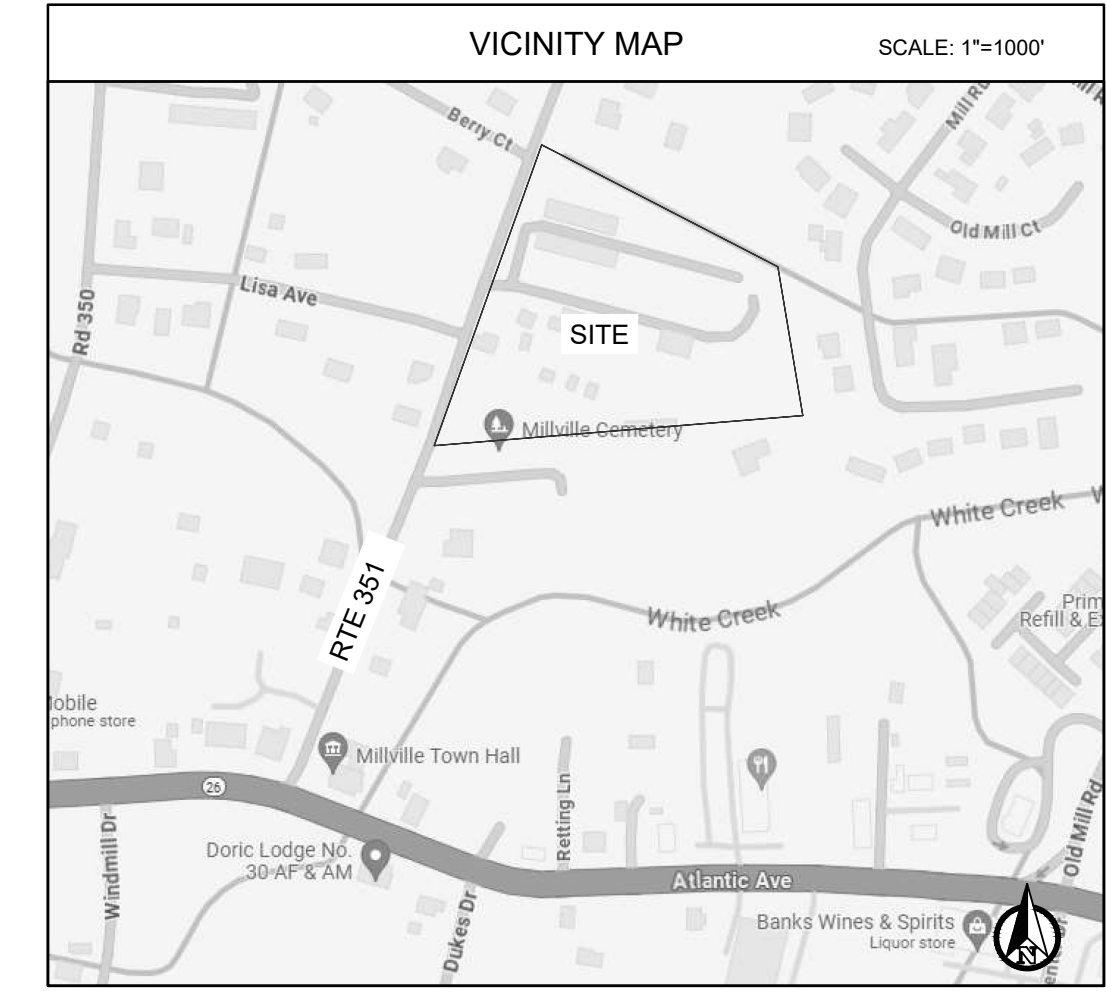
SWM Maintenance Easement Line Table		
Line #	Direction	Length
ME1	S61° 53' 56"E	719.26
ME2	S28° 06' 04"W	25.00
ME3	N61° 53' 56"W	704.64
ME4	N20° 23' 16"E	12.61
ME5	N61° 53' 56"W	11.23
ME6	N20° 24' 04"E	12.61

Hydrant Easement Line Table		
Line #	Direction	Length
HL1	S19° 37' 53"W	25.00
HL2	S70° 22' 07"E	10.00
HL3	N19° 37' 53"E	25.00
HL4	N70° 22' 07"W	10.00
HL5	S19° 37' 53"W	10.00
HL6	S19° 37' 53"W	10.00
HL7	S70° 22' 07"E	10.00
HL8	S19° 37' 53"W	10.00
HL9	N03° 38' 00"W	10.00
HL10	N86° 22' 00"E	10.00
HL11	N03° 38' 00"W	10.00
HL12	S86° 22' 00"W	10.00

Drainage Easement Line Table		
Line #	Direction	Length
EL1	S19° 37' 53"W	3.49
EL2	S19° 37' 53"W	10.02
EL3	S19° 55' 43"W	4.83
EL4	N19° 08' 47"E	7.00
EL5	S19° 08' 47"W	15.00
EL6	S19° 08' 47"W	28.00
EL7	N03° 38' 00"W	3.53
EL8	S86° 22' 00"W	20.88
EL9	N03° 38' 00"W	83.59
EL10	S03° 38' 00"E	73.70
EL11	N86° 22' 00"E	20.88
EL12	S03° 38' 00"E	18.53
EL13	S03° 38' 00"E	73.70
EL14	S66° 03' 21"E	67.40
EL15	S07° 23' 14"E	40.20
EL16	N86° 22' 00"E	22.02

Drainage Easement Curve Table			
Curve #	Length	Radius	Delta
EC1	18.85	12.00	90°00'00"
EC2	42.41	27.00	90°00'00"

Sewer Easement Line Table		
Line #	Direction	Length
SS1	N28° 06' 04"E	19.00
SS2	S61° 53' 56"E	10.00
SS3	S28° 06' 04"W	19.00
SS4	N61° 53' 56"W	10.00



EXISTING CONDITIONS LEGEND	
---	PROPERTY LINES
---	RIGHT OF WAY
---	ADJOINING PROPERTY LINES
---	EXISTING TAX DITCH ROW
---	EXISTING CENTERLINE OF DITCH
---	EXISTING TOP OF BANK
---	BUILDING SETBACK LINE
---	OHE
---	EXISTING TREE LINE
---	EXISTING UTILITY POLE
---	EXISTING GUY WIRE
---	IRF
---	IPF

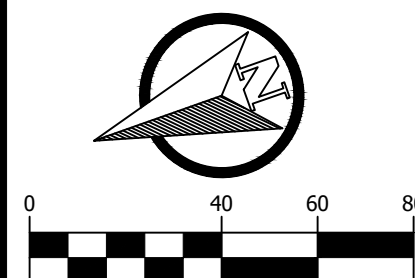
PROPOSED CONDITIONS LEGEND	
---	PROPOSED LOT LINES
---	PROPOSED RIGHT OF WAY
---	BSL
---	PROPOSED TAX DITCH ROW
---	PROPOSED EDGE OF PAVEMENT
---	CZ
---	PROPOSED CLEAR ZONE
---	PROPOSED PERMANENT EASEMENT
---	PROPOSED CURB
---	PROPOSED SIGN
---	PROPOSED CONCRETE MONUMENT
---	PR. DELDOT DRAINAGE EASEMENT
---	PROPOSED CONCRETE
---	PROPOSED SHARED USE PATH
---	PROPOSED STANDARD PAVEMENT
---	PROPOSED ENTRANCE PAVEMENT
---	PROPOSED MILL & OVERLAY
---	PROPOSED FULL DEPTH WIDENING

**REVISIONS**

NO.	DATE	DESCRIPTION

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

**RECORD PLAN**  
**CLUB HOUSE CROSSING**  
**CLUB HOUSE ROAD**  
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE

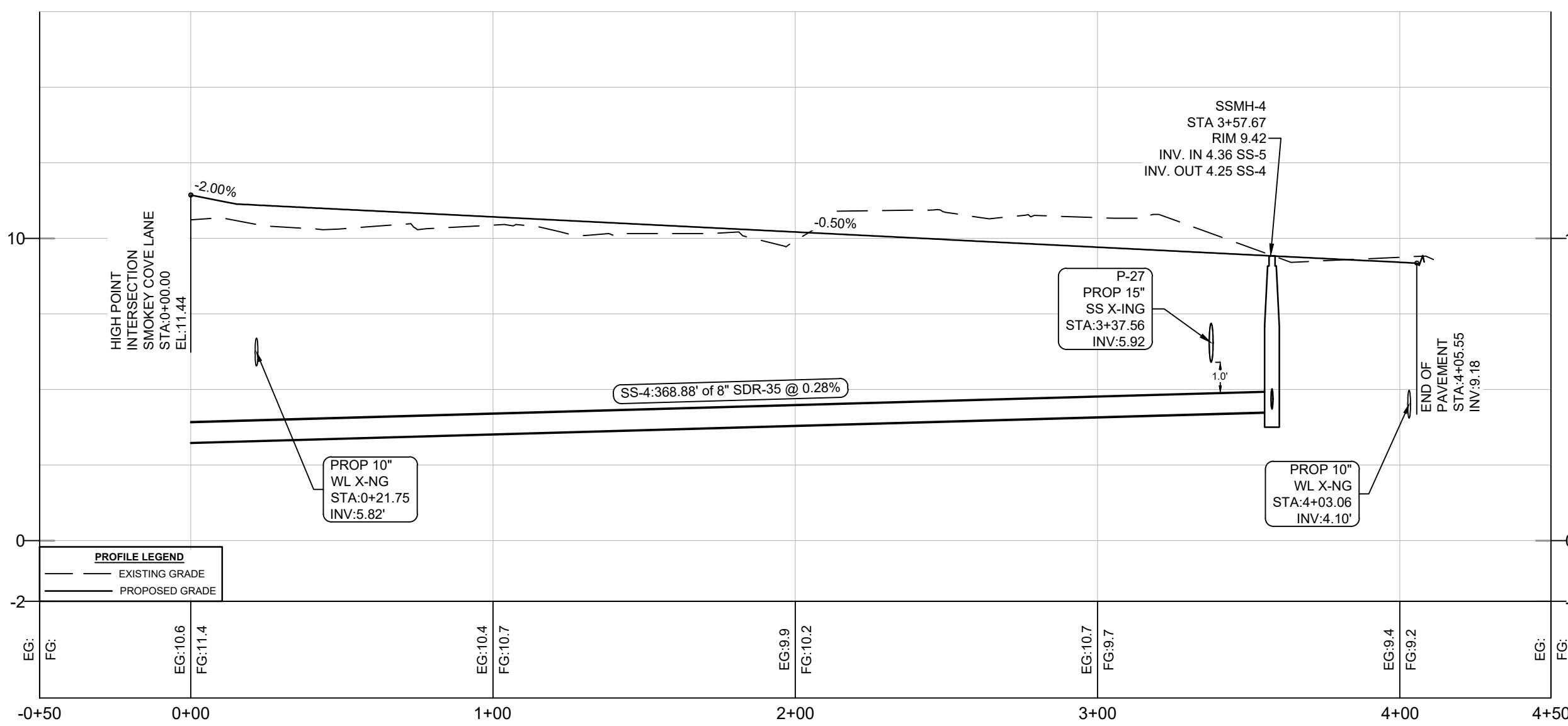
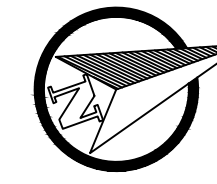
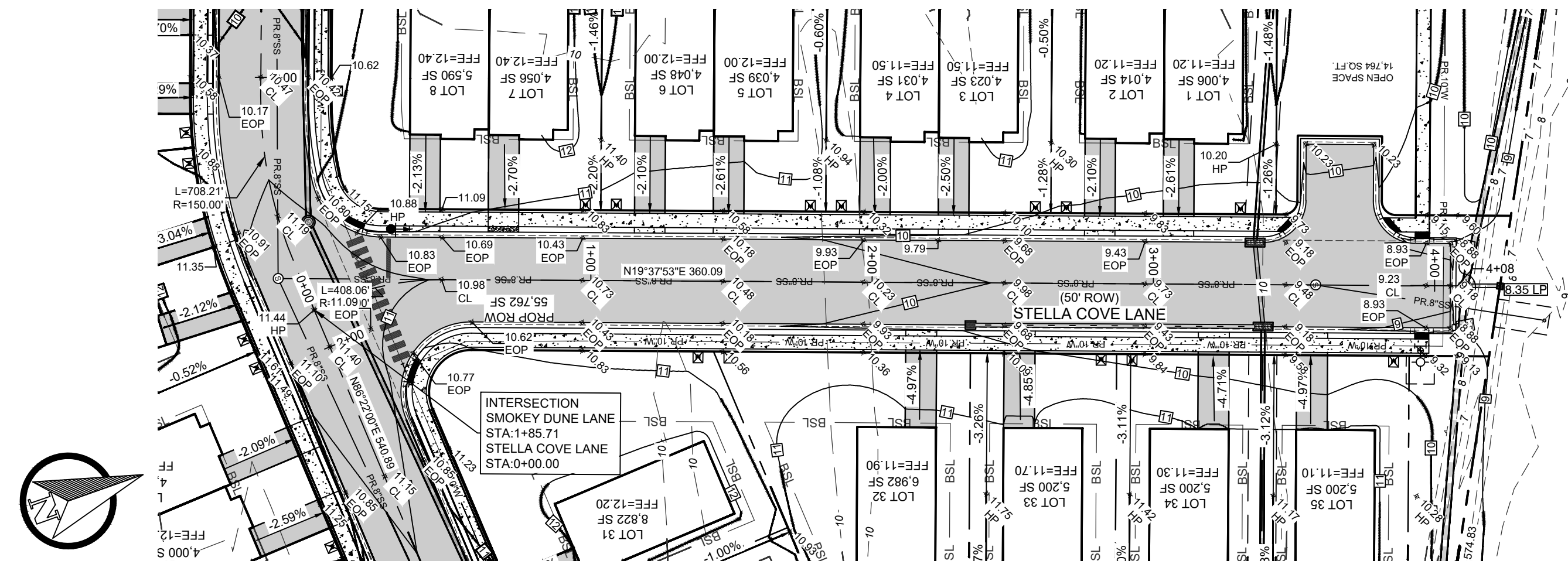


PROJECT DATUM  
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VERTICAL: NAVD 1988

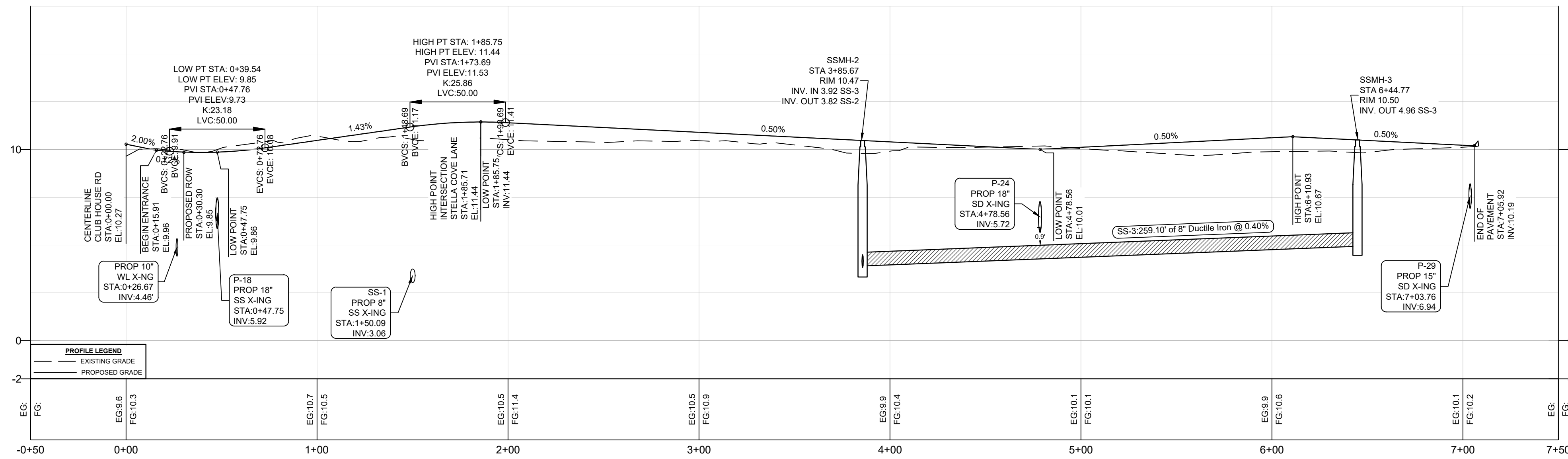
SITE PLAN:	DATE
DRAWING:	6/22/26
REVIEW:	RP
SHEET	

**C105**

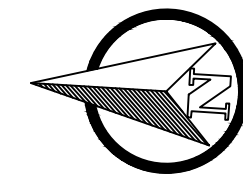
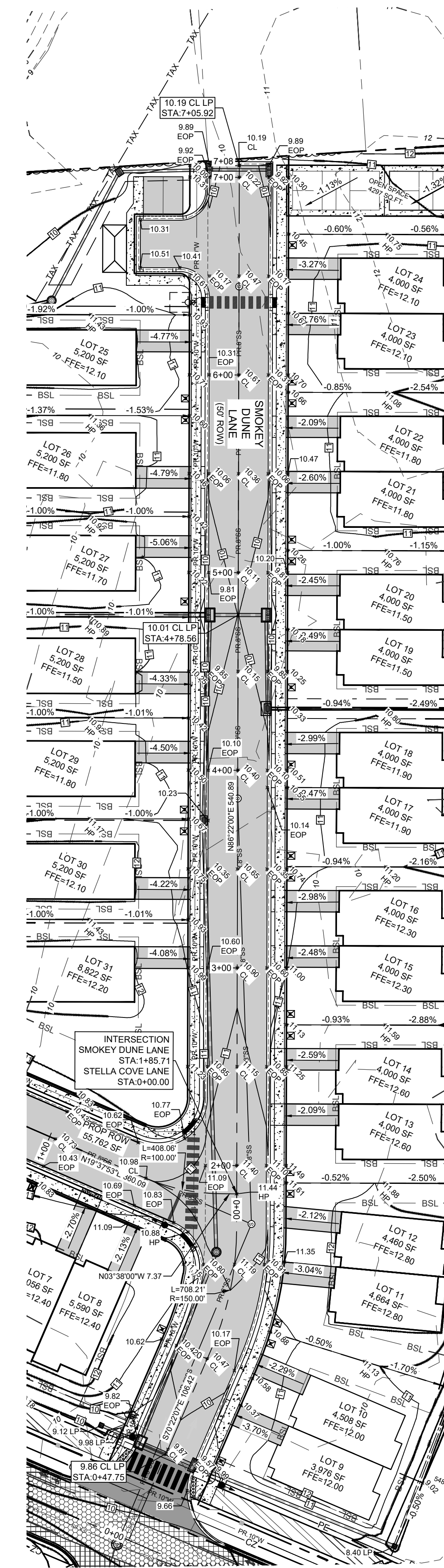
**SIGHT DISTANCE AND EASEMENTS**



**STELLA COVE LANE PROFILE**  
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 VERT SCALE 1"=1'

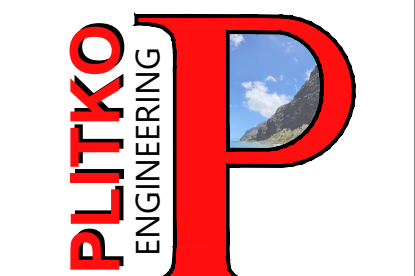


**SMOKEY DUNE LANE PROFILE**  
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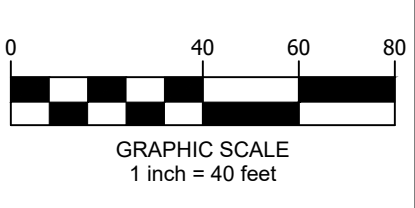
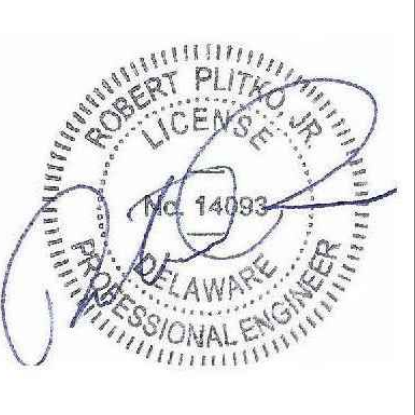
**ROAD PLAN AND PROFILES**

REVISIONS	
3-18-26	TOWN REVIEW
4-16-26	TOWN REVIEW #2
5-13-26	TOWN REVIEW #3



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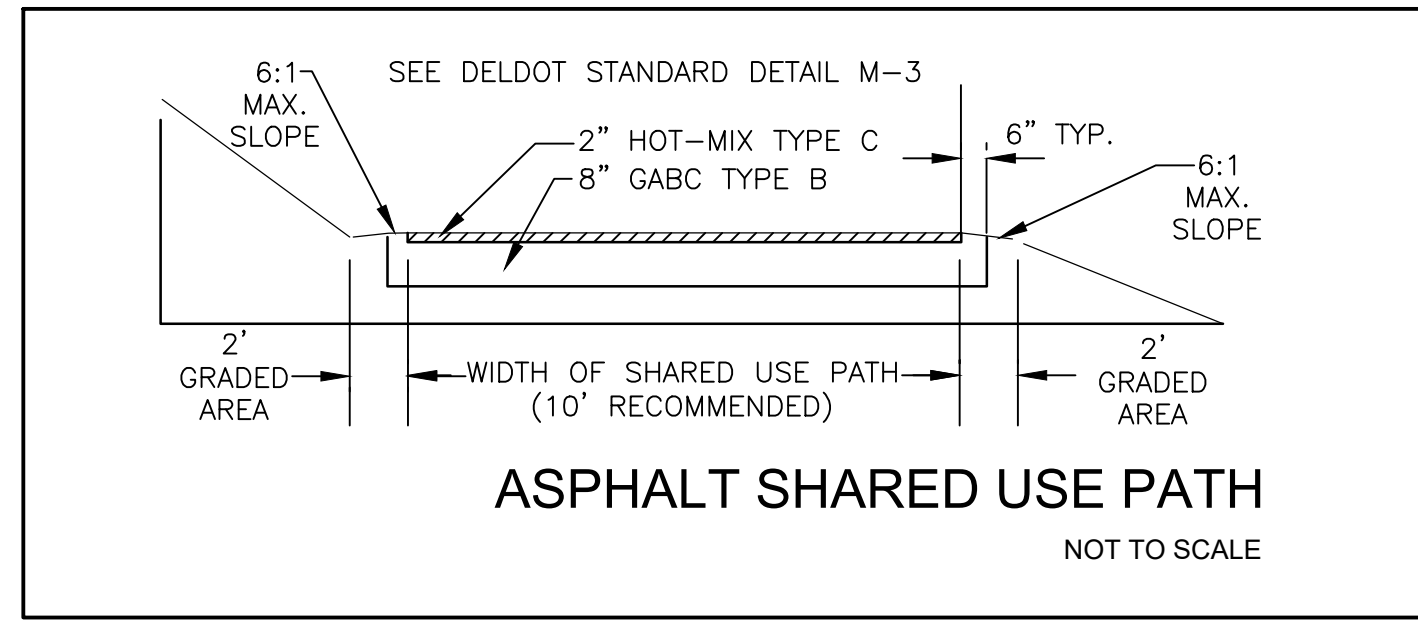
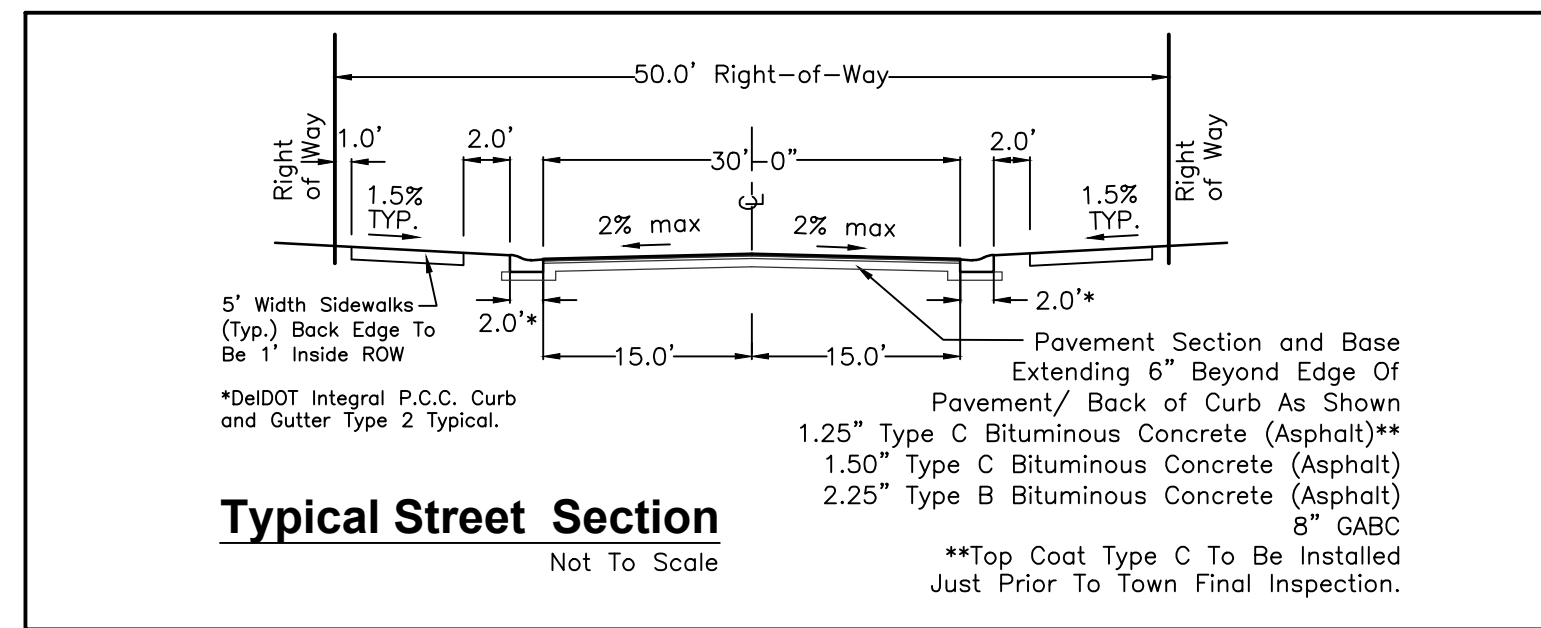
**ROAD PLAN AND PROFILES**  
**MANAGEMENT PLANS**  
**CLUB HOUSE CROSSING**  
 CLUB HOUSE ROAD  
 TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



PROJECT DATUM  
 HORIZONTAL: DE NAD 1983  
 VERTICAL: NAVD 1988

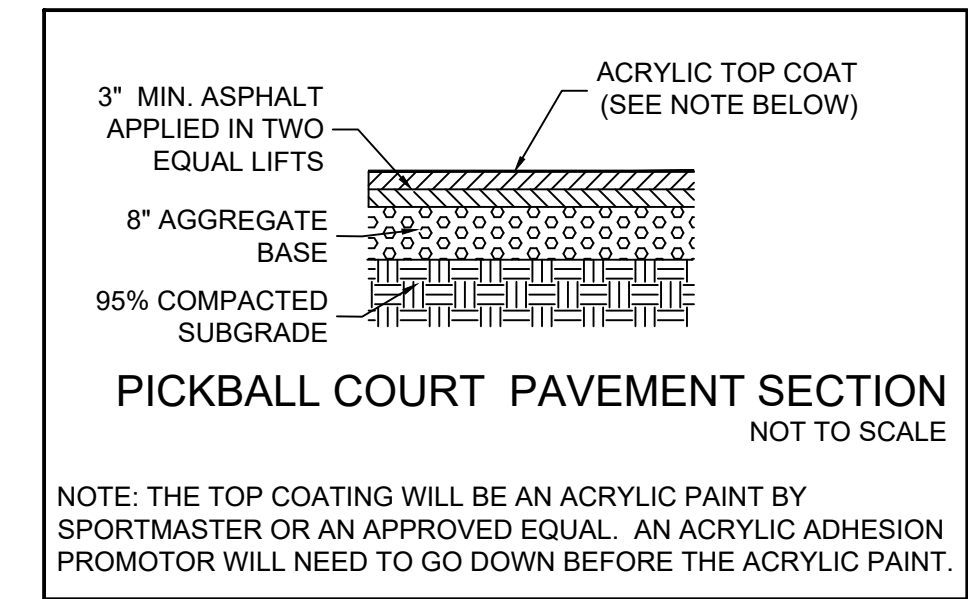
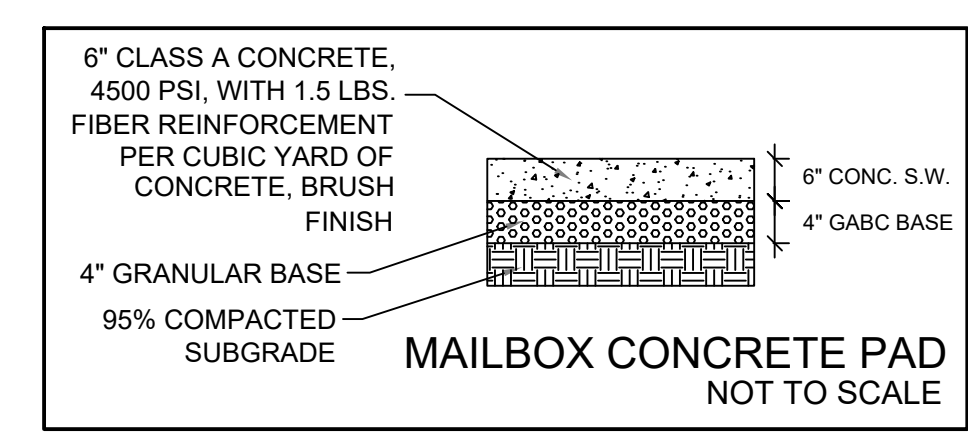
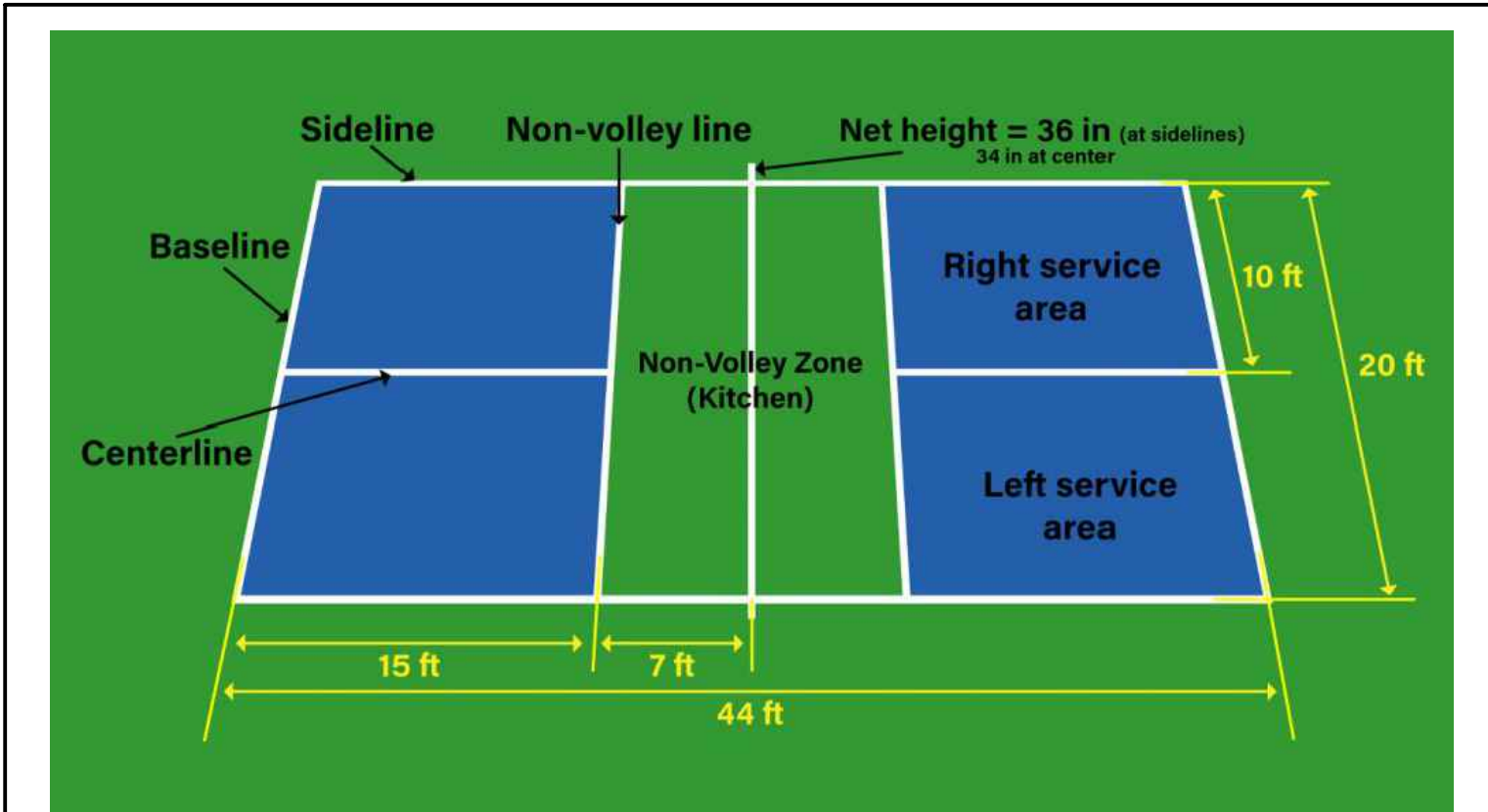
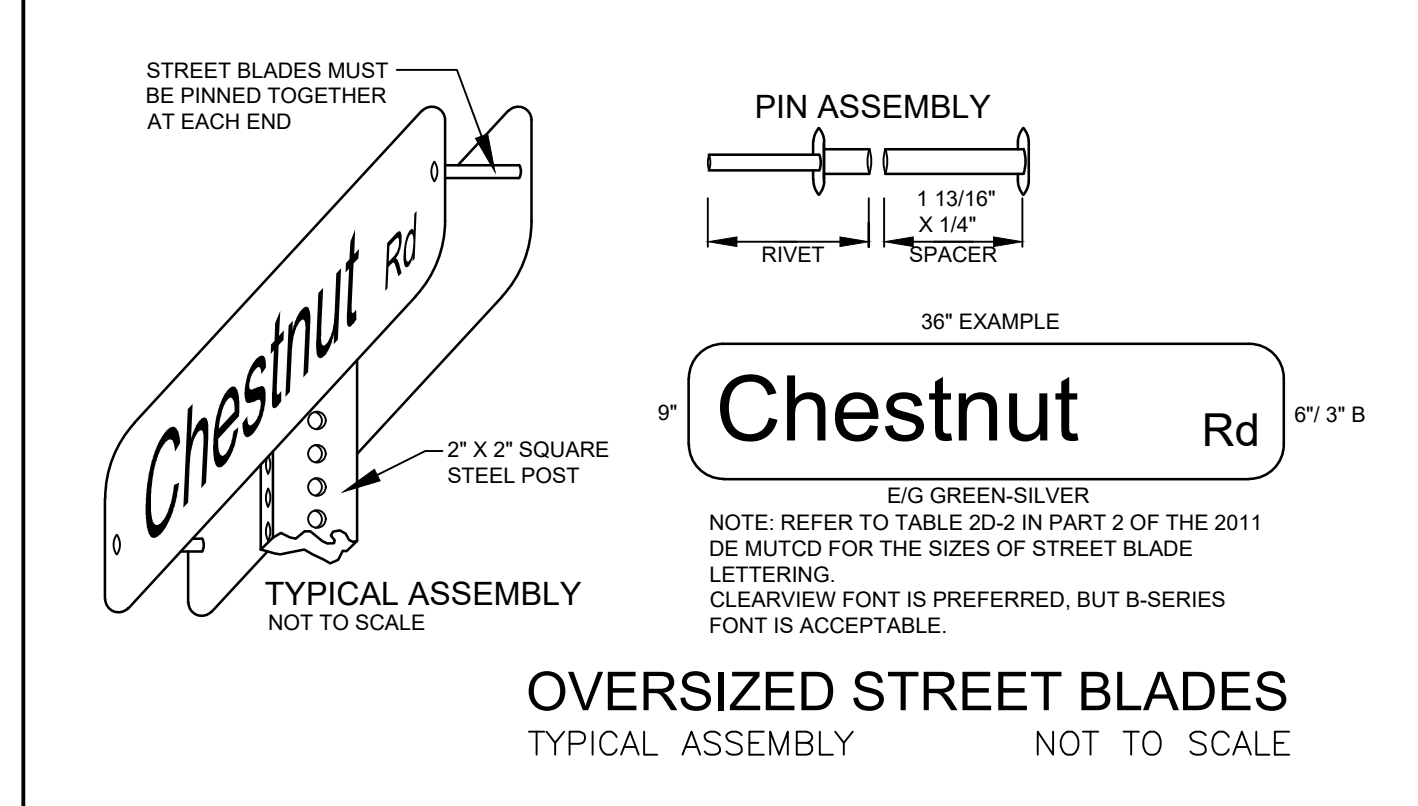
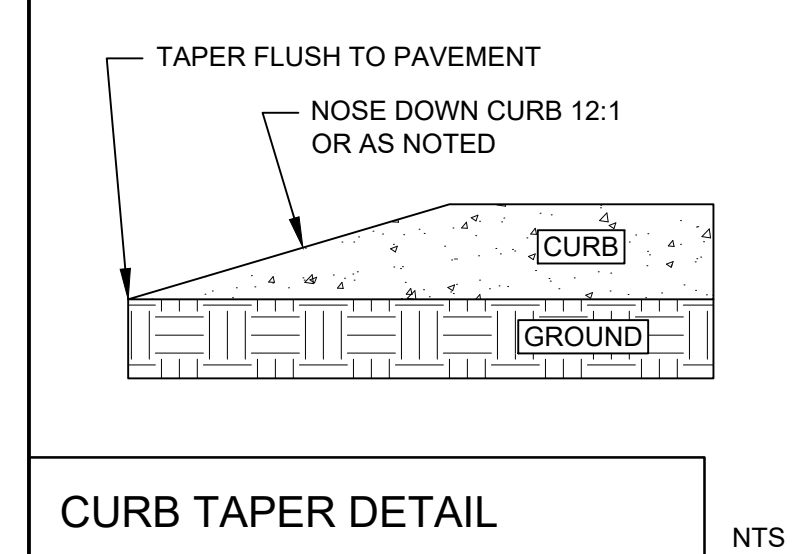
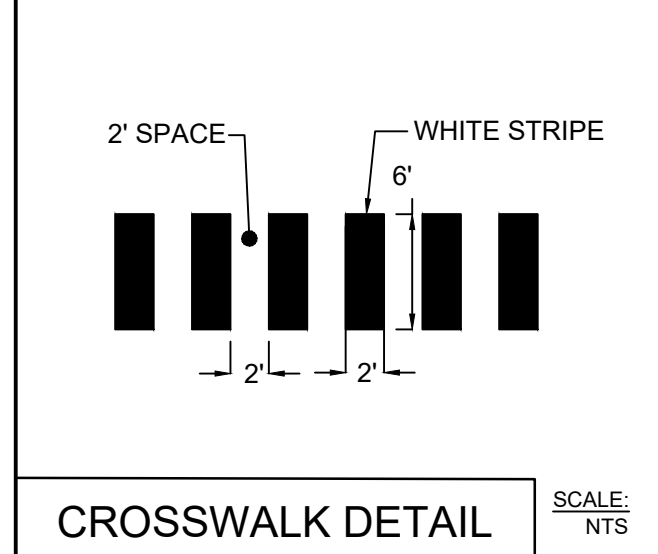
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DRAWING:	5/15/26
REVIEW: RP	

SHEET **C106**

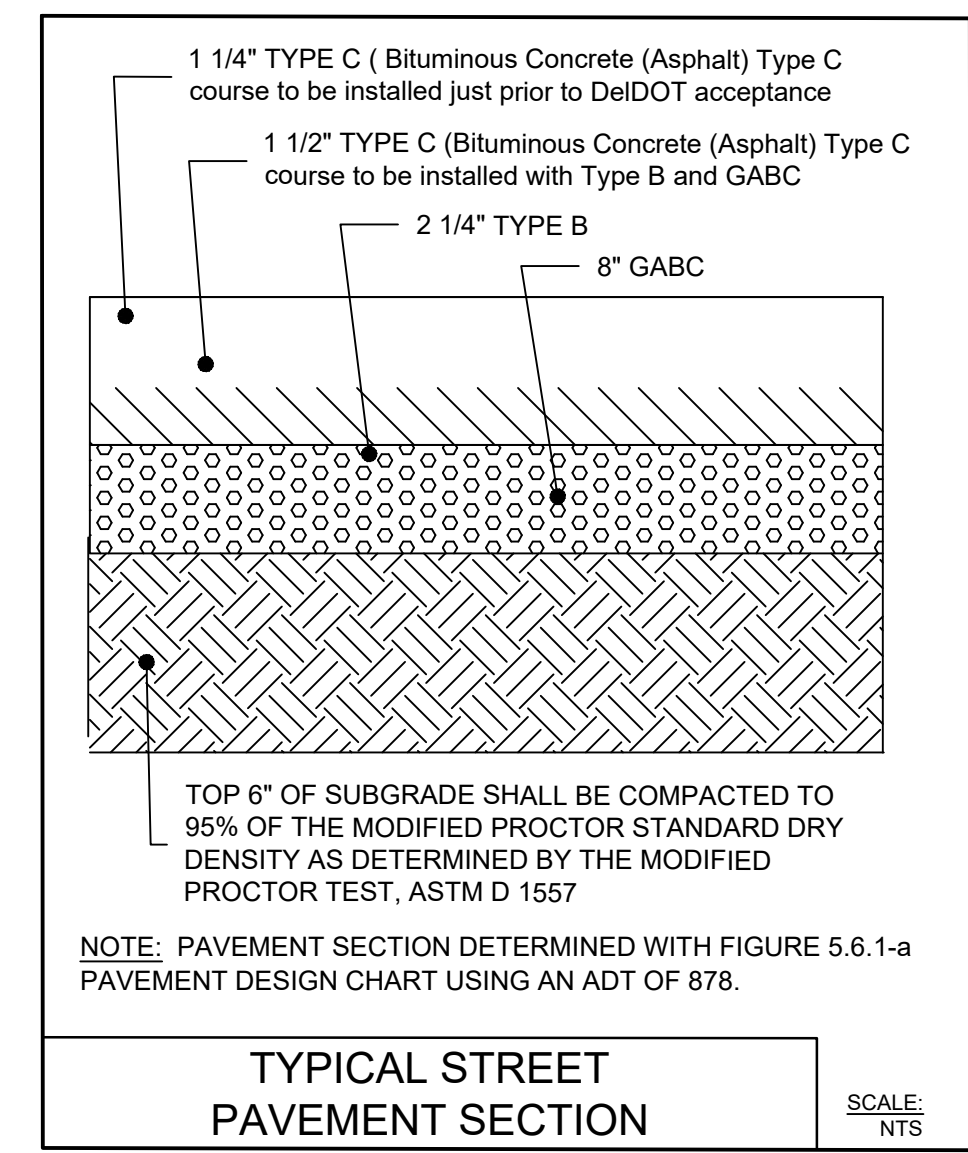
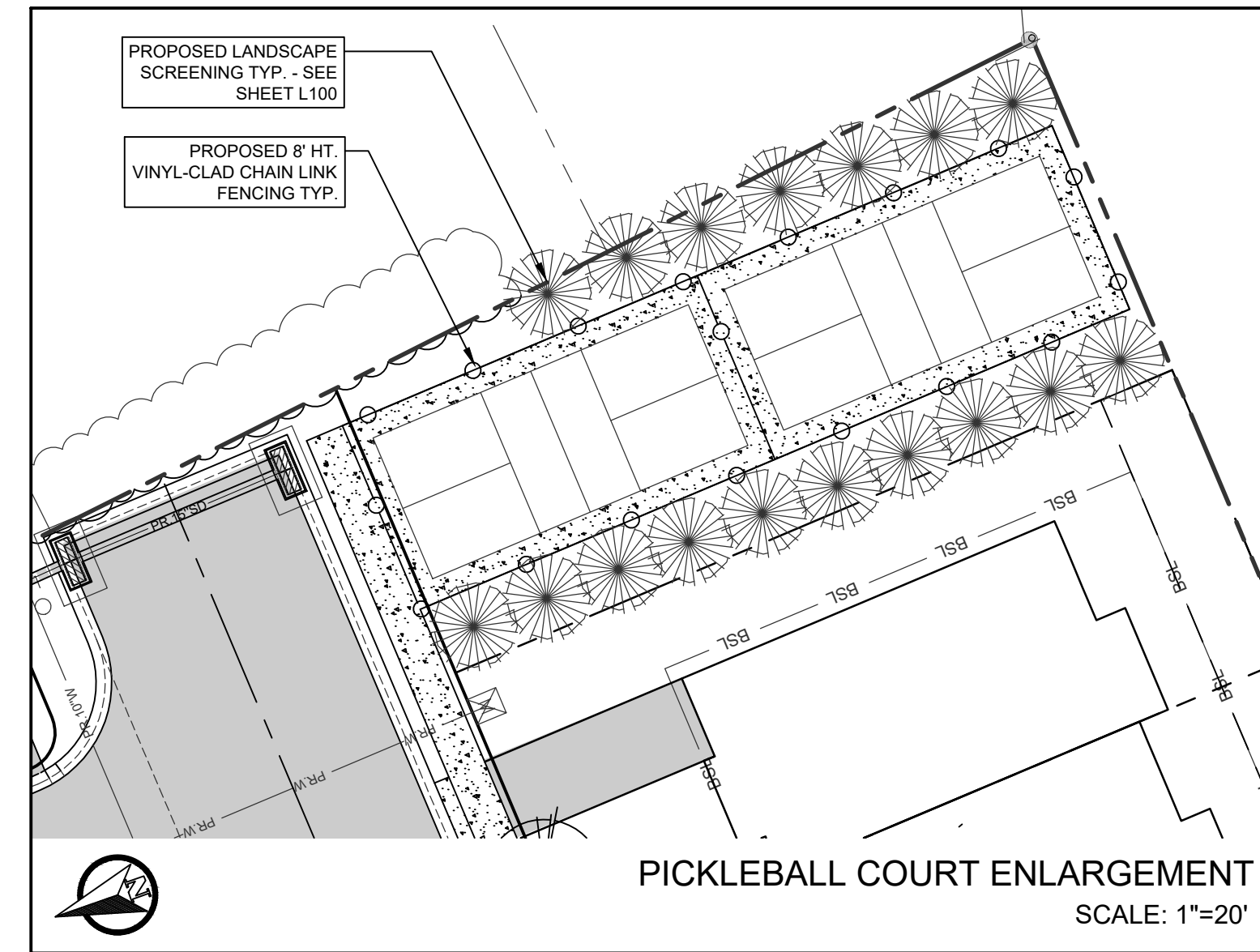
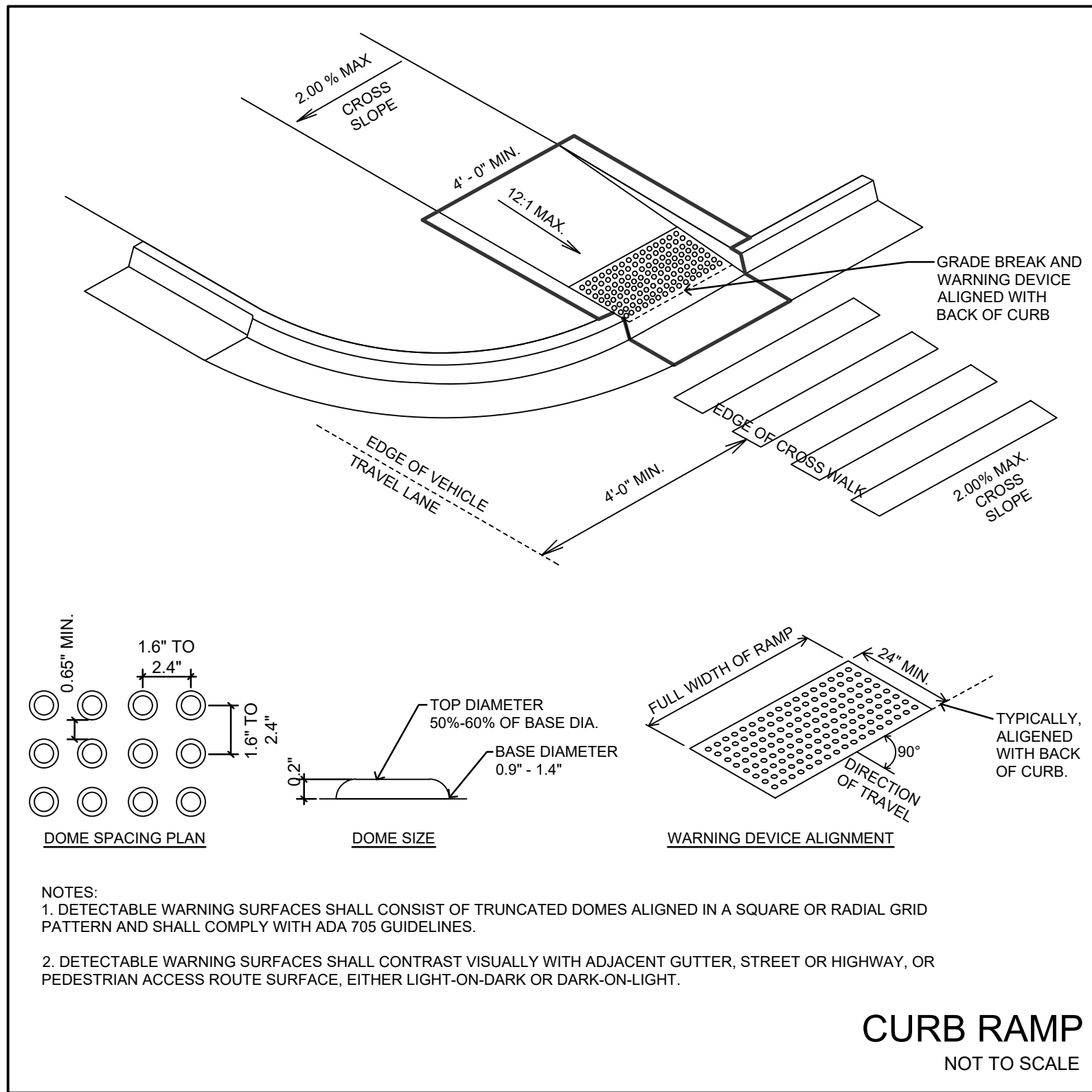
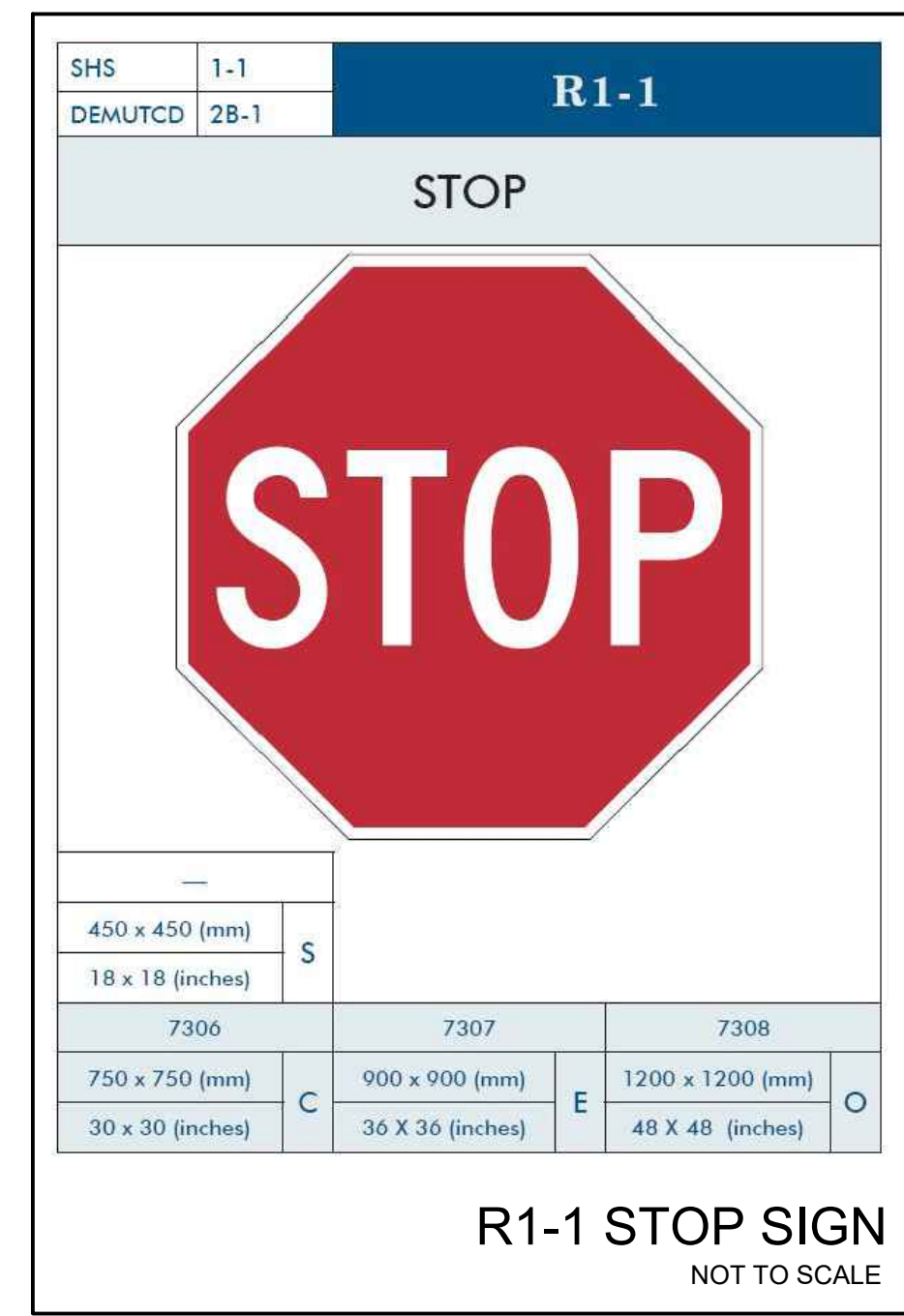
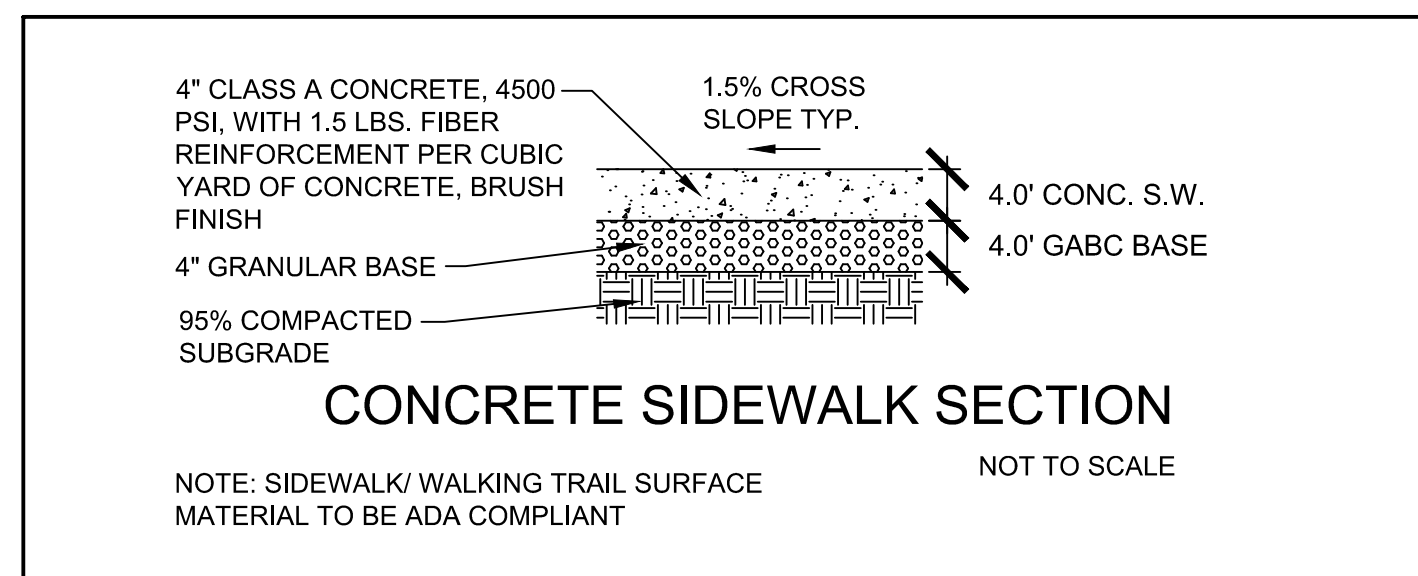
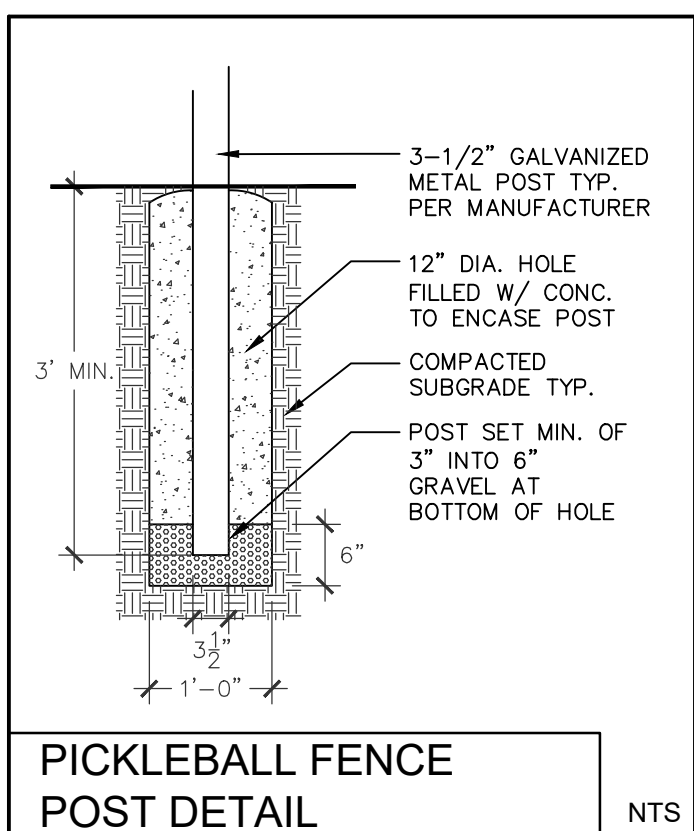
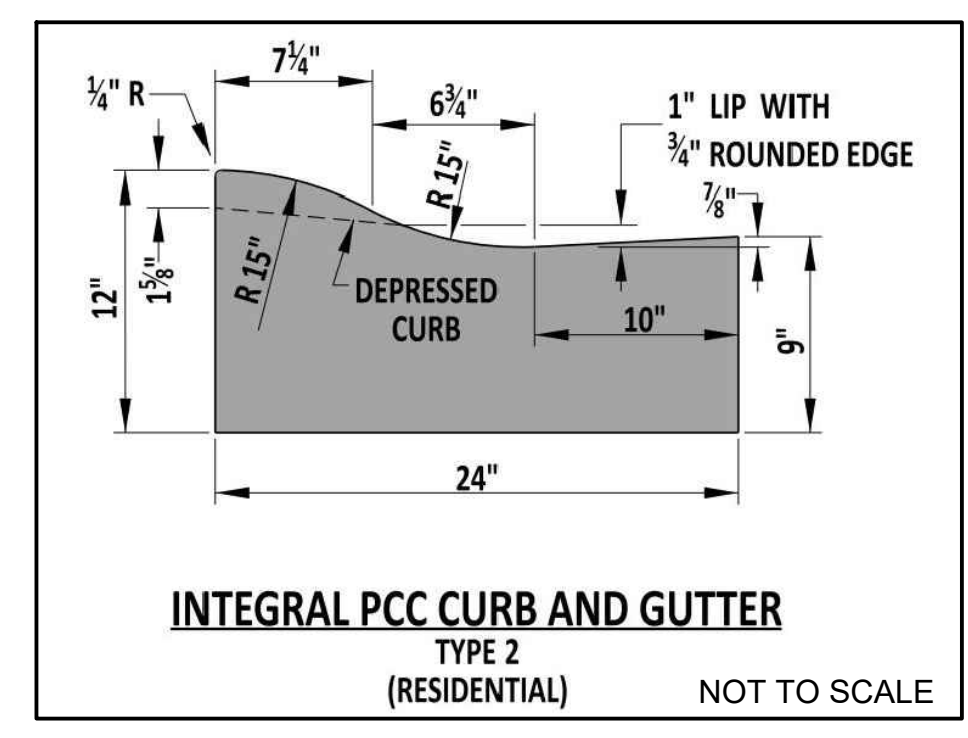
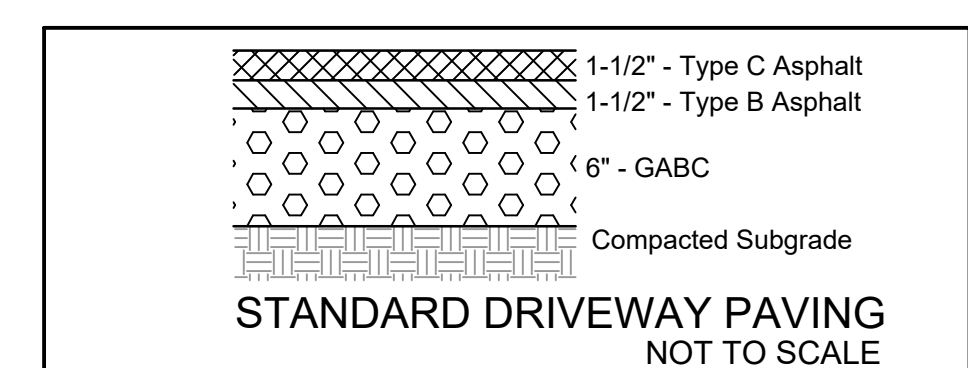


NOTES:  
1. CLUSTER MAILBOX UNITS TO BE UNDER COVER STRUCTURE AS NOTED ON PLANS.  
2. SEE CONCRETE PAD DETAIL THIS SHEET.

MAILBOX SHELTER NOTES:  
1. MAILBOX CANOPY STRUCTURE TO PROVIDE SHELTER FOR MAILBOX UNITS AND USERS, HARDSCAPE SURFACE, AND WASTE RECEPTACLES.  
2. MAILBOX CANOPY STRUCTURE TO BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.



PICKLEBALL COURT NOTES:  
1. PICKLEBALL COURT SUBGRADE TO BE COMPACTED TO 95% MINIMUM STANDARD PROCTOR DENSITY.  
2. PICKLEBALL SURFACE TO BE 3" MINIMUM HOT-MIX ASPHALT TYPE C APPLIED IN TWO EQUAL LIFTS OVER 8" MINIMUM AGGREGATE BASE. ASPHALT TO BE ALLOWED TO CURE FOR 28 DAYS MINIMUM BEFORE SURFACE TREATMENT IS APPLIED.  
3. PLAYING COURT COLORS AND STRIPING TO BE 100% ACRYLIC APPLIED SURFACE TREATMENT (SPORTMASTER OR AN APPROVED EQUAL), WITH STRIPING COLOR CONTRASTING WITH MAIN COURT COLORS. AN ACRYLIC ADHESION PROMOTOR SHALL BE APPLIED BEFORE THE ACRYLIC PAINT. COURT COLORS TO BE CHOSEN BY THE DEVELOPER/ COMMUNITY H.O.A.  
4. PICKLEBALL COURTS TO BE SURROUNDED BY 8' MINIMUM HEIGHT BLACK VINYL-CLAD CHAIN LINK FENCING. (IF PROPOSED DETAILS DIFFER FROM MANUFACTURER'S RECOMMENDATION FOR INSTALLATION, MANUFACTURER'S RECOMMENDATIONS TO BE FOLLOWED.)

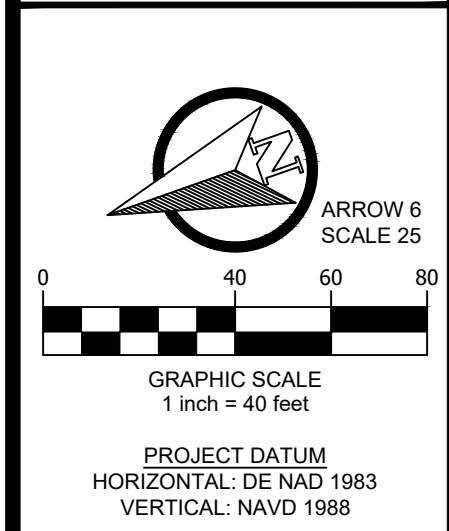


REVISIONS  
5/13/26 - TOWN REVIEW



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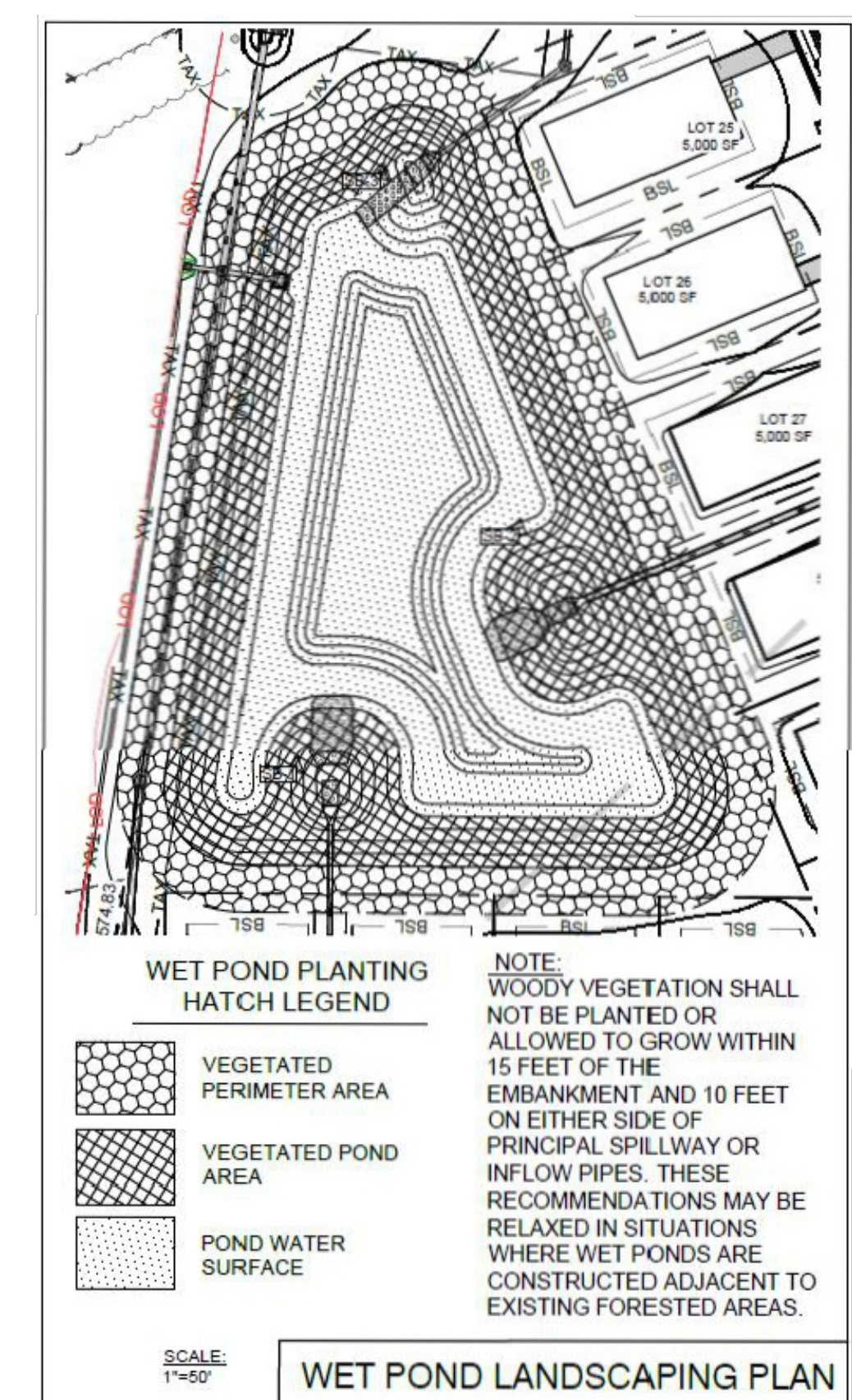
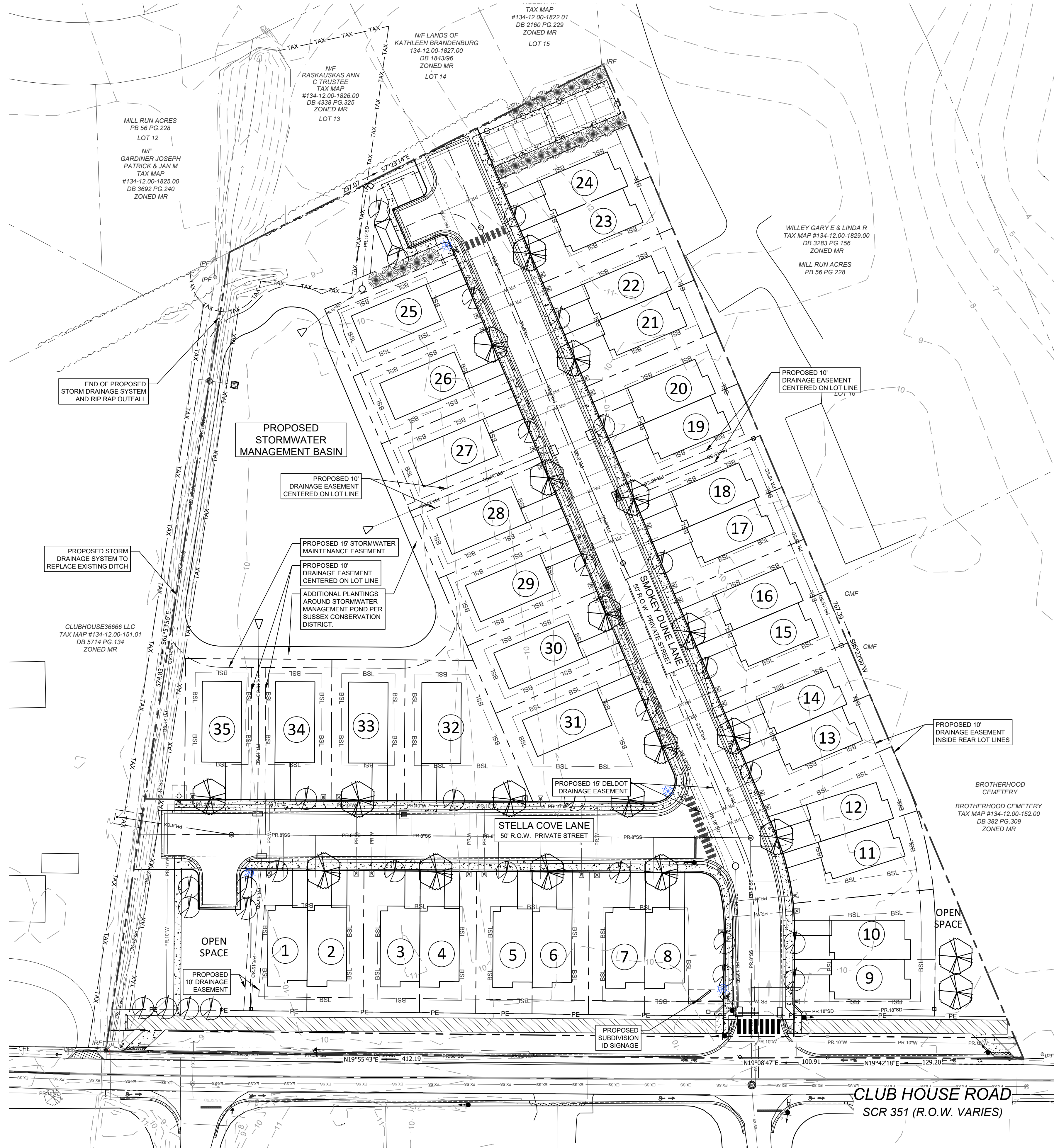
FINAL SITE PLAN  
**CLUB HOUSE CROSSING**  
CLUB HOUSE ROAD  
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



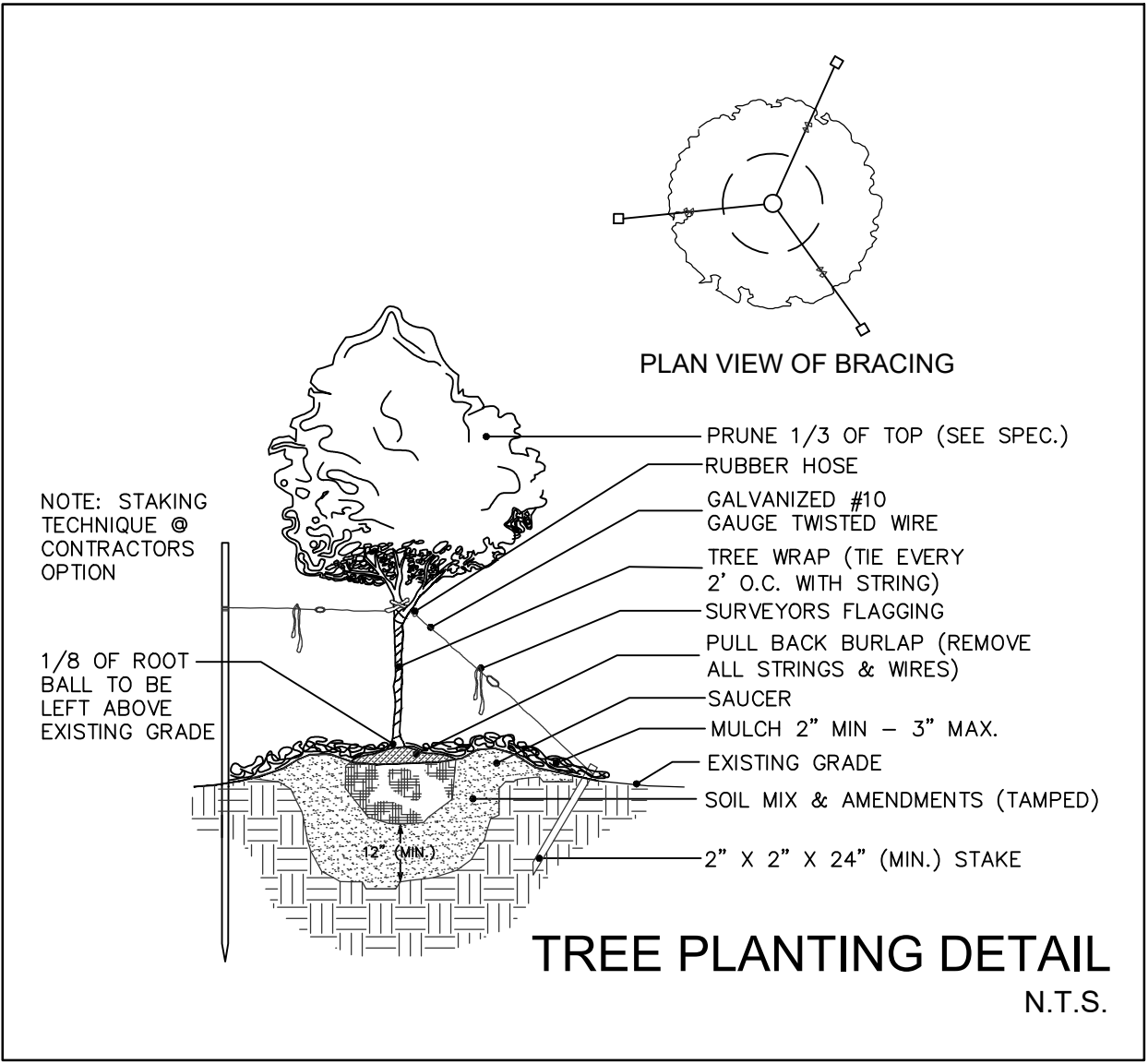
SITE PLAN: DATE  
DRAWING: 5/15/26  
REVIEW: RP  
SHEET

DETAILS

C107



NOTE: SEE STORMWATER MANAGEMENT PLANS FOR MORE DETAIL ON STORMWATER POND PLANTINGS.

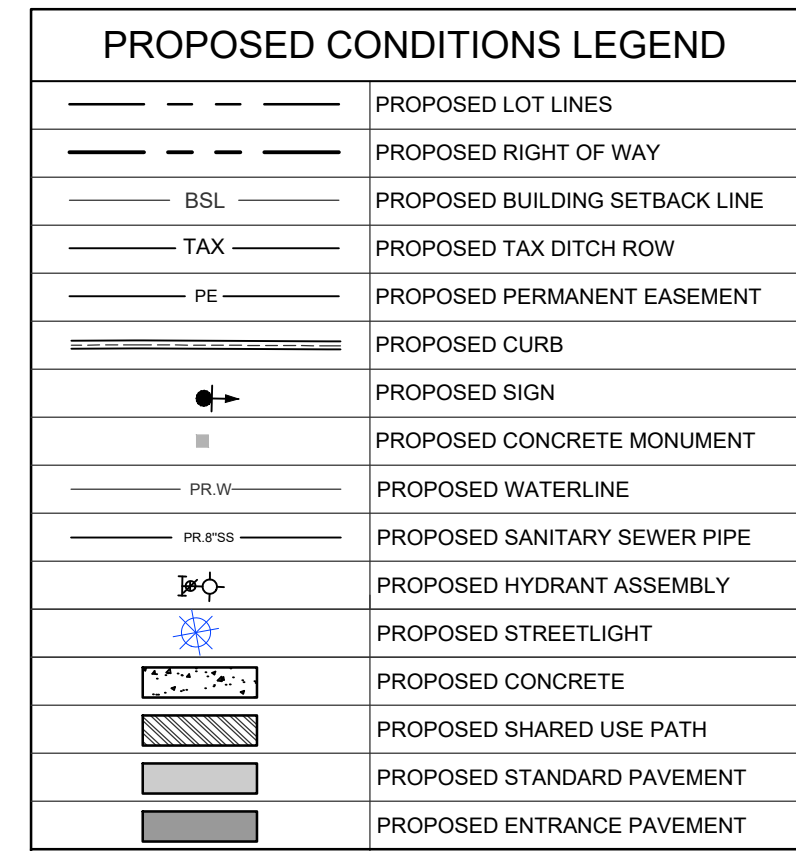
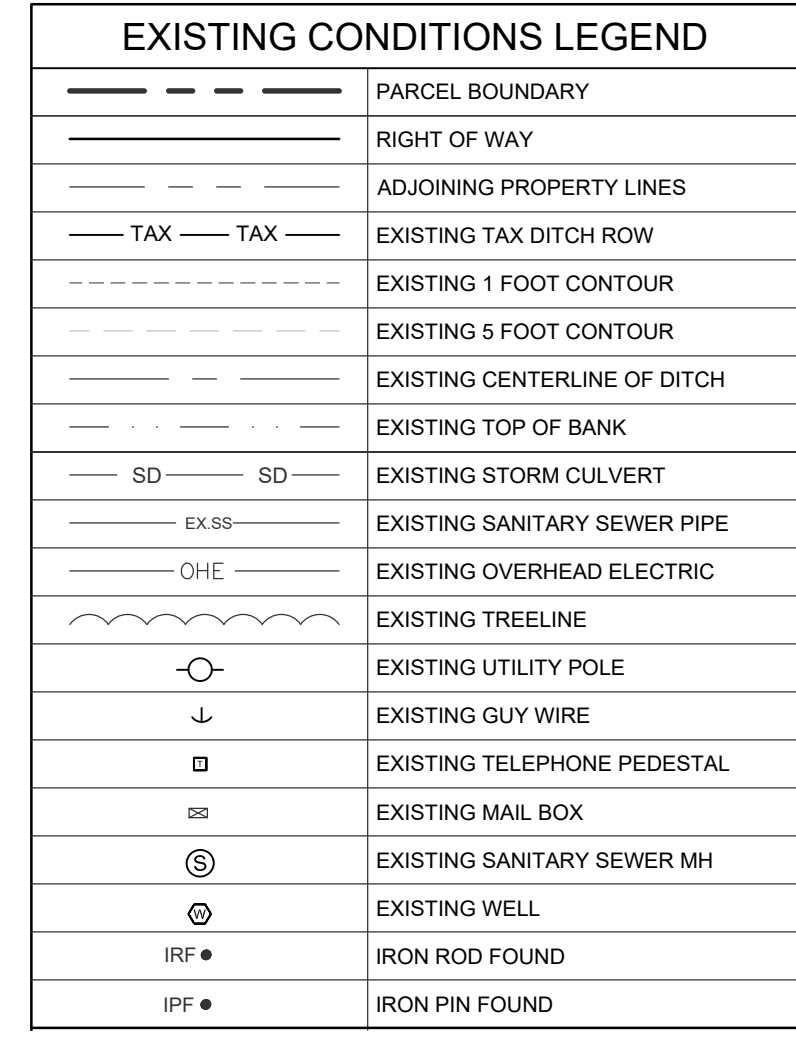
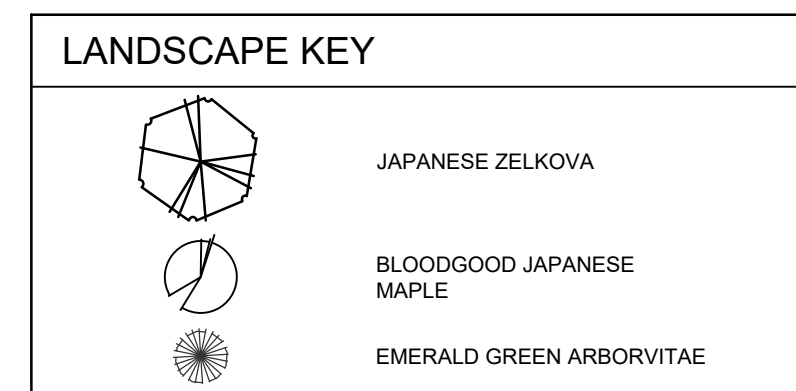


**PLANT LIST:**

TREES	KEY	QTY.	LATIN NAME	COMMON NAME	SPACING	SIZE	REMARKS
	APB	31	Acer palmatum "Bloodgood"	Bloodgood Japanese Maple	as shown	2-1/2 - 3" cal	Heavy, full, vigorous
	TO	22	Thuja occidentalis "Emerald Green"	Emerald Green Arborvitae	as shown	4' - 5' ht.	Full, vigorous, branched to ground
	ZS	20	Zelkova serrata	Japanese Zelkova	as shown	8' - 10' ht.	Heavy, full, vigorous



**TYPICAL STREETLIGHT FIXTURE (4)**  
SHOEBOX-STYLE LED FIXTURE, DIRECTED DOWNWARD TO MINIMIZE OFF-SITE GLARE



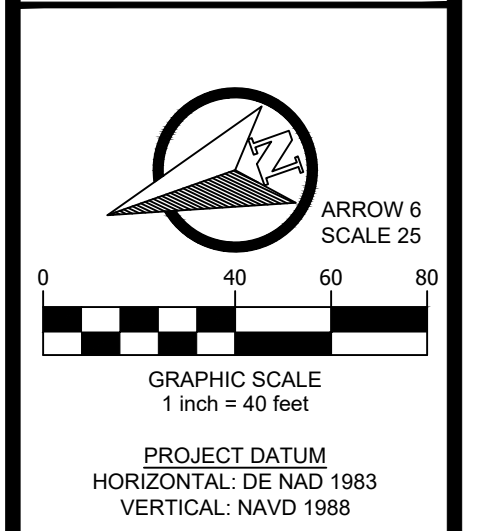
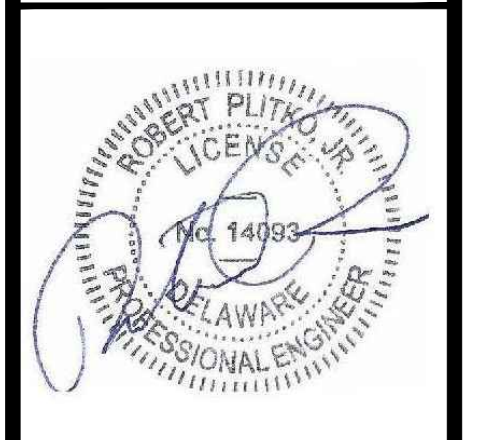
**REVISIONS**

5/13/26	TOWN REVIEW
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FINAL SITE PLAN  
**CLUB HOUSE CROSSING**  
CLUB HOUSE ROAD  
TOWN OF MILLVILLE SUSSEX COUNTY DELAWARE



SITE PLAN:	DATE
DRAWING:	5/15/26
REVIEW: RP	

**LANDSCAPE & LIGHTING PLAN**

**L100**