

EXPANSION OF WOODFIELD PRESERVE

BROADKILL HUNDRED,
 SUSSEX COUNTY, DELAWARE

DBF # 0818M002
 RECORD PLAN
 SUBDIVISION #2017-2
 SEPTEMBER, 2017

SHEET INDEX	
RECORD PLAN - TITLE SHEET	R-01
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GENERAL NOTES:

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO NEW ENTRANCES ARE PROPOSED.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY ARE PRIVATE AS SHOWN ON THIS PLAN AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THE STREETS.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- AN ADDITIONAL 10-FOOT WIDE STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAN.
- A 15-FOOT PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAN.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.
- LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED. DIRECT ACCESS TO SCR 016 WILL NOT BE PERMITTED.
- A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.
- THE EXISTING WOODS WILL BE RETAINED AND USED FOR THE REQUIRED 20' FORESTED BUFFER AND 50' VOLUNTARY FORESTED BUFFER.
- AS PER THE FIRE MARSHAL, THERE IS TO BE NO ON STREET PARKING ALONG THE INSIDE OF THE CUL-DE-SAC.
- A 10 FOOT EASEMENT IS TO EXTEND TO BOTH SIDES OF ALL SANITARY MAINS AND LATERALS (20 FOOT TOTAL WIDTH). A 5 FOOT EASEMENT IS TO EXTEND ON BOTH SIDES OF ALL WATER MAINS AND SERVICES (10 FOOT TOTAL WIDTH).
- A 10 FOOT PUBLIC UTILITY EASEMENT IS TO BE SET OUTSIDE THE RIGHT-OF-WAY FOR ALL PROPOSED STREETS. (10 FOOT TOTAL WIDTH)
- STREET LIGHTING WILL BE PROVIDED. PLACEMENT OF THE STREET LIGHTING WILL BE DETERMINED BY THE ELECTRIC COMPANY.
- THE EXPANSION SHALL BE PART OF AND CONNECTED TO THE WOODFIELD PRESERVE SUBDIVISION AND THE LOT OWNERS SHALL BE MEMBERS OF THE HOA RESPONSIBLE FOR THE MAINTENANCE OF STREETS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS. FURTHERMORE, THE RESIDENTS OF THE EXPANSION SHALL HAVE ACCESS TO AND USE OF THE AMENITIES PROVIDED FOR THE WOODFIELD PRESERVE (2007-09) SUBDIVISION.
- NO ADDITIONAL AMENITIES ARE PROPOSED AS PART OF THE EXPANSION. A SEPARATE AMENITIES PLAN HAS BEEN SUBMITTED TO THE OFFICE OF PLANNING AND ZONING FOR WOODFIELD PRESERVE.

OPEN SPACE MANAGEMENT PLAN:

- ALL COMMON AREAS COVERED WITH GRASS SHALL BE PERIODICALLY MAINTAINED ON A BASIS DETERMINED BY THE HOMEOWNER'S ASSOCIATION.
- ALL ACTIVE OPEN SPACE AMENITIES SHALL BE INSPECTED ANNUALLY TO ENSURE THEY ARE SAFE FOR PLAY AND REPAIRED AS REQUIRED.
- ALL SWM AREAS WILL BE MAINTAINED IN ACCORDANCE WITH DESIGN AND SPECIFICATIONS FOR THE SPECIFIC SWM AREA. THIS INFORMATION WILL BE PROVIDED TO THE HOMEOWNER'S ASSOCIATION PRIOR TO TURNOVER.

SUBDIVISION #2017 - 2 CONDITIONS:

- THERE SHALL BE NO MORE THAN 36 LOTS WITHIN THE SUBDIVISION.
- THE EXTENSION SHALL BE PART OF THE WOODFIELD PRESERVE SUBDIVISION AND THE LOT OWNERS SHALL BE MEMBERS OF THE HOA RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
- THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENT CONTROL FACILITIES.
- THE APPLICANT SHALL MAINTAIN AS MANY EXISTING TREES AS POSSIBLE. THE UNDISTURBED FORESTED AREAS SHALL BE CLEARLY SHOWN ON THE FINAL SITE PLAN.
- A FORESTED OR LANDSCAPED BUFFER OF AT LEAST 20 FEET IN DEPTH SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPED PLAN FOR THESE AREAS.
- AS PROFFERED BY THE APPLICANT, SIDEWALKS SHALL BE INSTALLED ON BOTH SIDES OF THE STREETS IN THE SIDE, WITH THE EXCEPTION OF THE ACCESS ROAD WHICH SHALL HAVE A SIDEWALK ON ONE SIDE.
- THE SUBDIVISION SHALL BE SERVED BY A CENTRAL SEWER SYSTEM.
- THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
- STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.
- ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 A.M. THROUGH 5:00 P.M., MONDAY THROUGH FRIDAY.
- A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
- THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

WETLANDS STATEMENT

THIS PROPERTY (TAX MAP #2-35-8.00-87.00) HAS BEEN EXAMINED BY ENVIROTECH ENVIRONMENTAL CONSULTING, INC FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION 404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THIS CRITERIA.

OWNER'S CERTIFICATION

I, THE UNDERSIGNED, 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 BE MY ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO ORDINANCE.

B.G.
 BEN GORDY, AUTHORIZED REPRESENTATIVE
 THOMPSON SCHELL, LLC
 18949 COASTAL HIGHWAY, SUITE 301
 REHOBOTH BEACH, DE. 19971
 PHONE: (302)-227-3573
 FAX: (302)-227-2326

8/12/19
 DATE

Document # 201900033240 BK: 291 PG: 1
 On 9/10/2019 at 12:26:48 PM
 RECORDER OF DEEDS Scott Dailey
 Sussex County
 Consideration: \$0.00
 Doc Surcharge Paid

TODD FRITZCHMAN, ENVIRONMENTAL PROFESSIONAL BECI
 ENVIROTECH ENVIRONMENTAL CONSULTING, INC.
 PAYNTERS MILL BUSINESS CENTER, BUILDING #2
 16394 SAMUEL PAYNTER BOULEVARD
 MILTON, DE 19968
 PHONE: (302)-645-6491
 FAX: (302)-645-6495

8/12/19
 DATE

PRIVATE SUBDIVISION STREETS

PROPOSED ROAD (50' R.O.W.)	FROM STA.	TO STA.	LENGTH
SUGAR MAPLE DRIVE	0+00.00	6+68.89	0.13 MI
PEACH TREE LANE	0+00.00	9+65.71	0.18 MI
SWEET GUM LANE	0+00.00	4+66.61	0.09 MI
GREENBRIER COURT	0+00.00	4+54.28	0.09 MI

SUSSEX CONSERVATION DISTRICT

APPROVED
 SEDIMENT CONTROL & STORMWATER MANAGEMENT
 Reviewed by: _____ Date: _____
 Approved by: *Jessie White* Date: 9/10/19

PRESIDENT OF SUSSEX COUNTY COUNCIL

NAME: _____ DATE: 9-10-19

CHAIRMAN/SECRETARY OF PLANNING AND ZONING COMMISSION

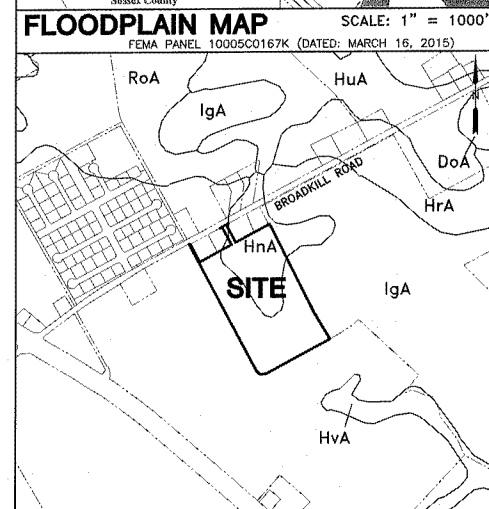
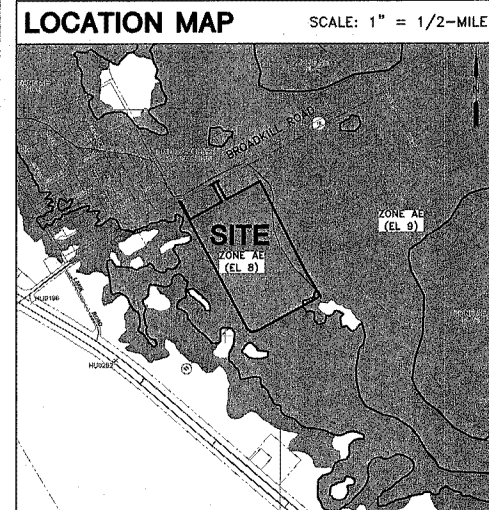
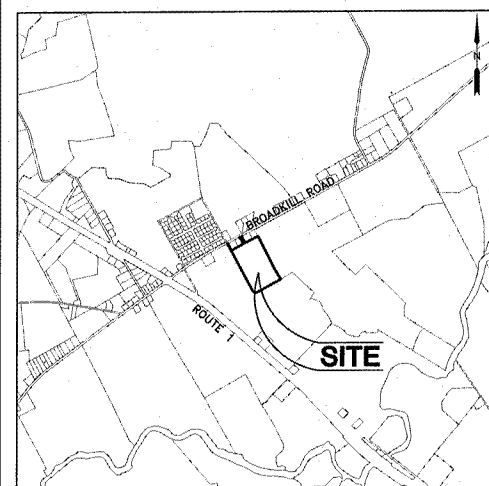
NAME: *Lauren DeVore* DATE: 9/10/19

ENGINEER'S STATEMENT

I, RING W. LARDNER, P.E., HEREBY STATE 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.

DAVIS, BOWEN & FRIEDEL, INC.
 by RING W. LARDNER, P.E.

No. 15847
 9/4/2019
 DATE



DATA COLUMN

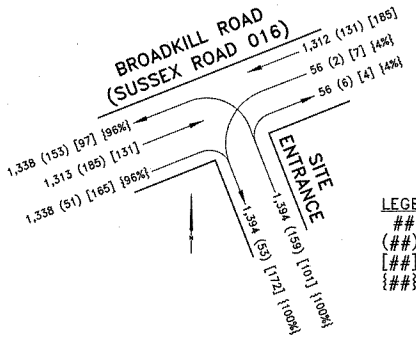
TAX MAP ID:	2-35-8.00-87.00
DATE:	NAVD 88
VERTICAL:	NAD 83 (DE STATE PLANE)
HORIZONTAL:	
LAND USE	
EXISTING:	RESIDENTIAL CLUSTER DEVELOPMENT
PROPOSED:	WOOD/CONCRETE BLOCK
PROPOSED CONSTRUCTION:	
ZONING	
EXISTING:	AR-1 (AGRICULTURAL/RESIDENTIAL)
PROPOSED:	AR-1 (AGRICULTURAL/RESIDENTIAL)
MINIMUM REQUIREMENTS	
LOT AREA:	7,500 S.F.
LOT WIDTH:	60 FT.
LOT FRONT SETBACK:	25 FT.
LOT SIDE SETBACK:	10 FT.
LOT REAR SETBACK:	10 FT.
CORNER SETBACK:	15 FT.
OPEN SPACE:	7.78 AC. (30%)
MAXIMUM REQUIREMENTS	
BUILDING HEIGHT:	42 FT.
UNITS	
SINGLE FAMILY:	36
TYPICAL LOT SIZE:	100 FT. X 150 FT.
AVERAGE LOT AREA:	0.41 AC. (18,034.08 S.F.)
AREAS:	
EXISTING (TOTAL SITE)	
SITE AREA:	25.95 AC.
AREA DEDICATED TO PUBLIC R/W:	0.02 AC.
TOTAL SITE AREA:	25.93 AC.
PROPOSED (TOTAL SITE)	
LOT AREA:	14.90 AC.
PRIVATE RIGHT-OF-WAY:	2.94 AC.
IMPERVIOUS AREA:	2.10 AC.
OPEN SPACE (TOTAL):	8.09 AC. (31%)
OPEN SPACE A:	0.05 AC.
OPEN SPACE B:	0.23 AC.
OPEN SPACE C:	0.75 AC.
OPEN SPACE D:	0.10 AC.
OPEN SPACE E:	0.10 AC.
OPEN SPACE F:	0.60 AC.
OPEN SPACE G:	6.26 AC.
TOTAL SITE AREA:	25.93 AC.
FORESTED AREA	
EXISTING:	25.93 AC.
PROPOSED:	6.55 AC. (25%)
UTILITIES	
SEWER PROVIDER:	PUBLIC (ARTESIAN WASTEWATER MANAGEMENT, INC.)
WATER PROVIDER:	PUBLIC (TIDEWATER UTILITIES, INC.)
FLOODPLAIN - THE PROPERTY IS IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA PANEL 10005C0167K DATED MARCH 16, 2015.	
THIS PROPERTY HAS FAIR GROUNDWATER RECHARGE POTENTIAL.	
THIS PROPERTY IS NOT LOCATED IN A WELLDHEM PROTECTION AREA.	
3.20 ACRES OF FORESTED AREAS WILL BE PRESERVED.	
WETLANDS - NO WETLANDS EXIST ON SITE.	
PROPERTY OWNER/DEVELOPER:	
THOMPSON SCHELL, LLC.	
PRESTON A. SCHELL	
18949 COASTAL HIGHWAY, SUITE 301	
REHOBOTH BEACH, DE 19971	
PHONE: 302-227-3573	
FAX: 302-227-2326	
ENGINEER:	
DAVIS, BOWEN & FRIEDEL, INC.	
RING W. LARDNER, P.E.	
1 PARK AVE.	
MILFORD, DE 19963	
PHONE: 302-424-1441	
FAX: 302-424-0430	

LEGEND

	PROPERTY BOUNDARY LINE
	PROPOSED PROPERTY LINE
	PROPOSED EASEMENT
	WETLANDS BUFFER
	FORESTED BUFFER
	STREAM BUFFER
	EXISTING PROPERTY LINE
	EXISTING RIGHT-TO-WAY LINE
	EXISTING WOODLINE
	PROPOSED WOODLINE
	WETLANDS AREA
	IRON ROD WITH CAP SET
	CONCRETE MONUMENT SET
	PROPERTY CORNER LOCATE

dbf
 DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 SALISBURY, MARYLAND (410) 543-9091
 EASTON, MARYLAND (410) 770-4744
 MILFORD, DELAWARE (302) 424-1441

ROAD
 BROADKILL ROAD (SUSSEX COUNTY ROAD 016)
 FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
 AADT (2016 DELAWARE VEHICLE VOLUME SUMMARY) = 2,263
 10 YR PROJECTED AADT = 1.16 X 2,263 = 2,625
 10 YR PROJECTED AADT + SITE ADT (2,788) = 5,413
 DIRECTIONAL SPLIT = 58.44% / 41.56%
 PEAK HOUR = 2,625 X 12.04% = 316
 6.42% TRUCK % X 316 = 20
 SPEED - UNPOSTED = 50
 TRAFFIC PATTERN GROUP - 8



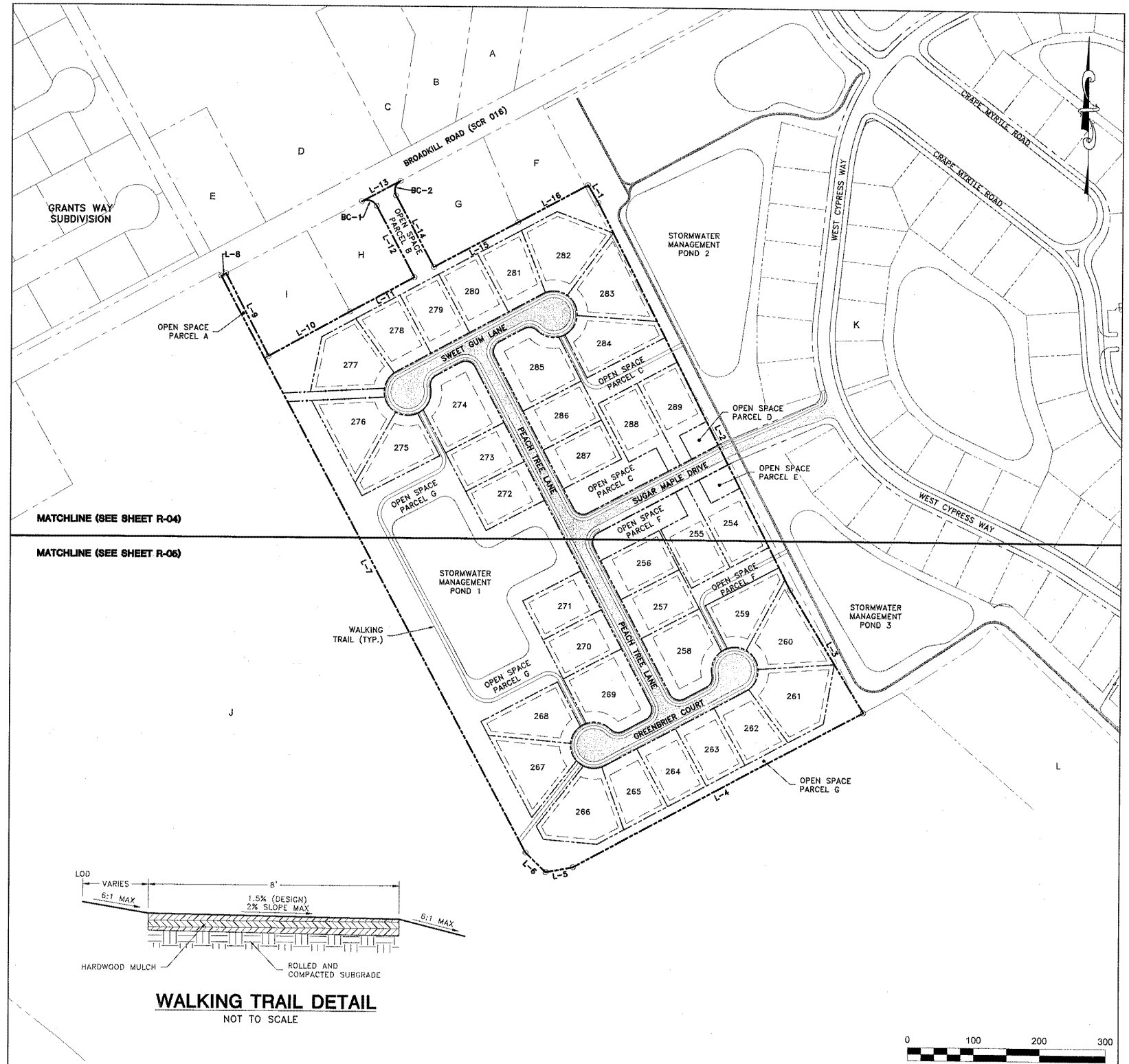
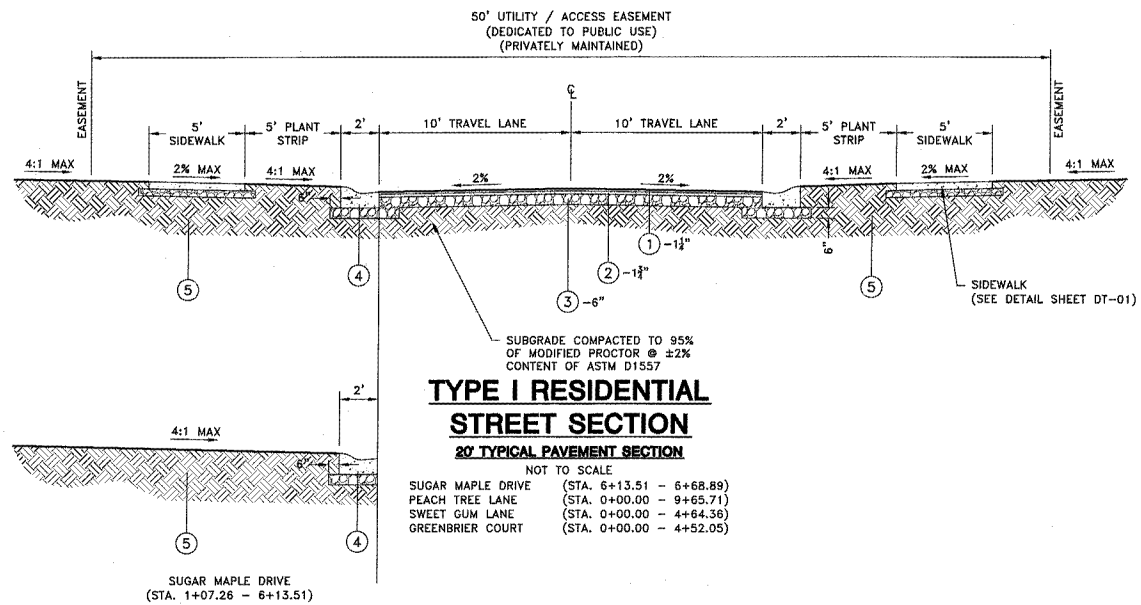
LEGEND
 ## - WKDY ADT
 (##) - AM PEAK
 {##} - PM PEAK
 [###] - TRIP DISTRIBUTION

SITE TRIPS GENERATED - PROPOSED

TYPE OF DEV.	CODE	# UNITS	AM	PM	ADI
SINGLE FAMILY	210	289	212	273	2,788

- NOTES:**
 1. 253 UNITS - WOODFIELD PRESERVE
 2. 36 UNITS - WOODFIELD EXTENSION
 3. TRIP GENERATION IS BASED ON ITE TRIP GENERATION MANUAL, 9TH EDITION.
 4. DESIGN VEHICLE: SU-30.

TRAFFIC DIAGRAM
 NOT TO SCALE



ADJACENT PROPERTY OWNERS

PARCEL #	OWNER	DEED	ZONING
A	JOHN & PHILLIS WAPNIAREK	D-2592-228	AR-1
B	JOHN & PHILLIS WAPNIAREK	D-2592-228	AR-1
C	JOHN & PHILLIS WAPNIAREK	D-3450-328	AR-1
D	UNITED STATES OF AMERICA	D-2640-155	AR-1
E	UNITED STATES OF AMERICA	D-2640-155	AR-1
F	JEFFERY & AMELIA HERTZOG	D-2398-187	AR-1
G	JOYCE & LOHI NANFITO	D-2234-315	AR-1
H	RICHARD AVELOTTE	D-3617-327	AR-1
I	SEA DOG INVESTMENTS, LLC	D-3333-99	AR-1
J	GREENS AT BROADVIEW, LLC (ROOKERY SOUTH)	D-2396-122	AR-1
K	THOMPSON SHELL, LLC (WOODFIELD PRESERVES)	D-2780-116	AR-1
L	HERMAN PIPER	D-2118-33	AR-1

CURVE TABLE FOR BOUNDARY

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
BC-1	39.40'	25.00'	89°18'19"	N 73°13'55" W	35.45'
BC-2	39.14'	25.00'	89°41'41"	S 15°18'45" W	35.28'

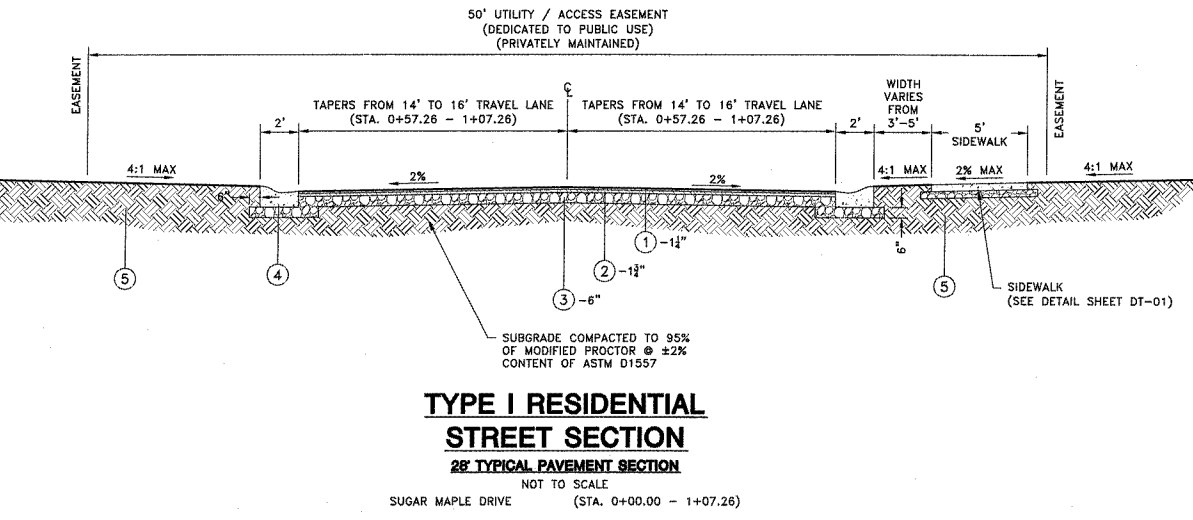
PROPOSED CURVE TABLE FOR LOTS

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
PC-1	39.08'	25.00'	89°34'04"	S 17°01'40" W	35.22'
PC-2	39.61'	25.00'	89°48'28"	S 23°08'34" E	35.59'
PC-3	52.12'	25.00'	75°57'02"	N 72°08'34" E	29.99'
PC-4	234.60'	53.00'	253°37'07"	S 65°20'17" E	84.87'
PC-4A	82.14'	53.00'	87°10'37"	S 21°26'28" W	56.64'
PC-4B	15.00'	53.00'	18°18'21"	S 63°09'57" W	15.00'
PC-4C	44.55'	53.00'	48°09'58"	N 84°37'03" W	43.25'
PC-4D	52.99'	53.00'	57°18'48"	N 31°53'50" W	50.81'
PC-4E	52.74'	53.00'	57°23'33"	N 24°58'51" E	50.13'
PC-4F	7.83'	53.00'	8°18'08"	N 57°20'27" E	7.83'
PC-5	234.60'	53.00'	253°36'58"	N 08°18'46" E	84.87'
PC-5A	7.74'	53.00'	8°22'12"	N 85°38'23" E	7.74'
PC-5B	42.47'	53.00'	45°54'48"	S 87°12'07" E	41.54'
PC-5C	18.66'	53.00'	20°10'10"	S 52°34'27" E	18.56'
PC-5D	43.45'	53.00'	46°58'29"	N 19°00'08" W	42.25'
PC-5E	46.40'	53.00'	50°09'26"	S 29°33'49" W	44.93'
PC-5F	15.00'	53.00'	18°18'16"	S 82°46'40" W	15.00'
PC-5G	59.36'	53.00'	64°10'28"	N 76°59'59" W	56.31'
PC-6	35.12'	25.00'	75°57'02"	S 61°43'18" E	29.99'
PC-7	38.93'	25.00'	89°13'54"	N 16°11'26" E	35.12'
PC-8	39.54'	25.00'	90°37'28"	N 73°04'06" W	35.55'
PC-9	31.68'	25.00'	72°37'13"	S 25°18'34" W	29.61'
PC-10	234.60'	53.00'	253°37'07"	N 08°11'13" W	84.87'
PC-10A	55.64'	53.00'	60°08'56"	N 18°04'36" E	53.12'
PC-10B	15.13'	53.00'	18°21'29"	N 56°19'48" E	15.08'
PC-10C	51.58'	53.00'	59°45'51"	S 87°36'42" E	49.57'
PC-10D	43.25'	53.00'	46°45'57"	S 36°21'08" E	42.06'
PC-10E	20.12'	53.00'	21°45'18"	S 02°08'40" E	20.00'
PC-10F	42.35'	53.00'	45°47'03"	S 31°40'30" W	41.23'
PC-10G	6.52'	53.00'	7°03'13"	S 68°03'58" W	6.52'
PC-11	234.60'	53.00'	253°37'07"	S 08°25'40" W	84.87'
PC-11A	8.50'	53.00'	7°01'32"	N 65°07'53" E	8.49'
PC-11B	54.36'	53.00'	58°35'59"	S 83°33'22" E	50.73'
PC-11C	53.17'	53.00'	57°28'55"	S 26°00'55" E	50.97'
PC-11D	54.14'	53.00'	58°31'41"	S 31°59'23" W	51.82'
PC-11E	15.12'	53.00'	18°21'29"	N 65°37'16" W	15.12'
PC-11F	53.26'	53.00'	57°34'55"	N 73°53'13" W	51.05'
PC-12	31.69'	25.00'	72°37'13"	N 82°04'13" W	29.61'
PC-13	38.00'	25.00'	89°22'32"	S 16°58'54" W	35.16'
PC-14	38.48'	25.00'	90°25'56"	S 72°58'20" E	35.49'

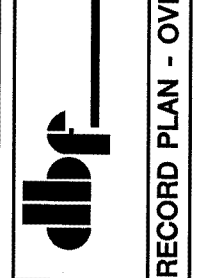
LINE TABLE FOR BOUNDARY

LINE	BEARING	DISTANCE
L-1	S 30°17'52" E	45.98'
L-2	S 26°42'46" E	984.16'
L-3	S 31°00'17" E	325.24'
L-4	S 61°58'13" W	750.95'
L-5	S 79°32'30" W	63.26'
L-6	N 48°17'37" W	63.37'
L-7	N 28°04'15" W	1,485.78'
L-8	N 61°37'26" E	12.45'
L-9	S 27°53'12" E	211.00'
L-10	N 61°04'29" E	211.18'
L-11	N 61°37'11" E	165.89'
L-12	N 28°04'15" W	183.81'
L-13	N 61°37'26" E	150.00'
L-14	S 28°04'15" E	184.07'
L-15	N 61°37'11" E	217.65'
L-16	N 61°38'10" E	180.72'

- LEGEND**
- ① BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'C', PG 64-22, 160 GYRATIONS (CARBONATE STONE)
 - ② BITUMINOUS CONCRETE, SUPERPAVE, TYPE 'B', PG 64-22, 160 GYRATIONS
 - ③ GRADED AGGREGATE BASE COURSE, TYPE 'B', SHALL BE OVER APPROVED SUBGRADE
 - ④ INTEGRAL P.C.C. CURB & GUTTER TYPE 2
 - ⑤ ITEM 908002 - TOPSOIL (6" DEPTH), ITEM 908014 - PERMANENT GRASS SEEDING, DRY GROUND



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 500 W. MARKET AVENUE, SUITE 200
 EASTON, MARYLAND 410-770-4764
 MILFORD, DELAWARE 302-424-1441



RECORD PLAN - OVERVIEW

EXPANSION OF WOODFIELD PRESERVE
SUSSEX COUNTY, DELAWARE
BROADKILL HUNDRED

REVISIONS:
 2018-02-20 ARTESIAN FM, SCD
 2018-03-19 FM, SCD
 2018-05-11 SCD
 2018-06-29 TUI, ODW
 2018-07-19 TUI
 2018-07-23 DNREC
 2018-03-05 QUITALL REV.
 2019-05-22 SCD

Date: JUNE, 2017
 Scale: 1" = 100'
 Drawn By: TAJ/SWF
 Proj. No.: 0818M002
 Dwg. No.:

R-02



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 SAUSBURY, MARYLAND (410) 845-8091
 EASTON, MARYLAND (410) 770-4744
 MILFORD, DELAWARE (302) 424-1441

EXPANSION OF WOODFIELD PRESERVE
SUSSEX COUNTY, DELAWARE
BROADKILL HUNDRED

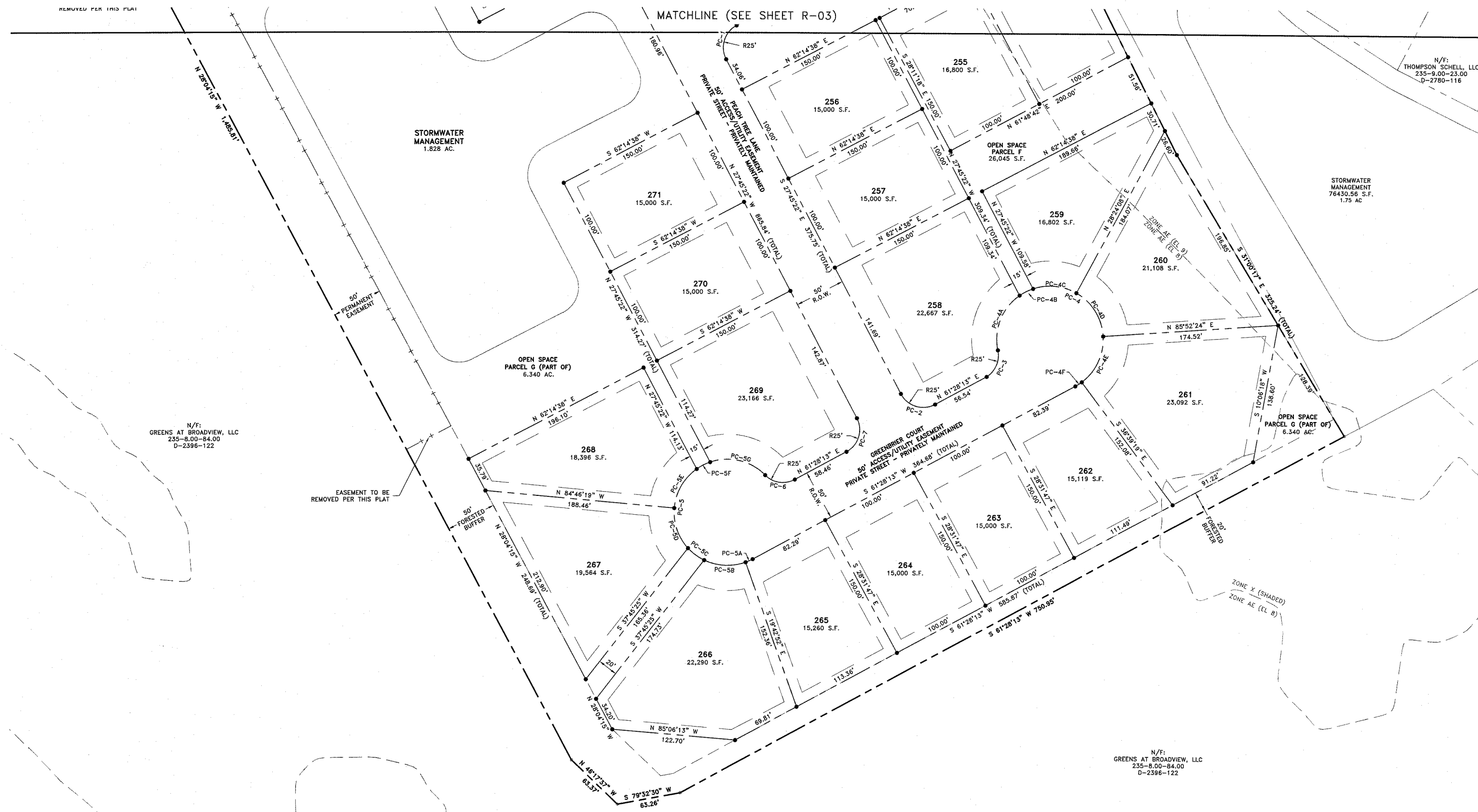
REVISIONS:

2018-02-20	ARTESIAN FM, SCD SCE, TUI
2018-05-11	SCD
2018-05-19	FM
2018-06-29	TUI, ODW
2018-07-19	TUI
2018-07-23	DNREC
2019-03-05	QUITFALL REV.
2019-05-22	SCD

Date: JUNE, 2019
 Scale: 1" = 50'
 Dwn.By: TAJ/SHF
 Proj.No.: 0818M002
 Dwg.No.:

R-03





DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS, ENGINEERS & SURVEYORS
 SALESURDY, MARYLAND (410) 543-9991
 WILMINGTON, DELAWARE (302) 424-1441

dbf

**EXPANSION OF WOODFIELD PRESERVE
 SUSSEX COUNTY, DELAWARE
 BROADKILL HUNDRED**

- REVISIONS:**
- 2018-02-20 ARTESIAN FM, SCD
 - 2018-03-19 SCE, TUI
 - 2018-05-11 SCD
 - 2018-06-29 TUI, ODW
 - 2018-07-19 TUI
 - 2018-07-23 DIREC
 - 2019-05-05 OUTFALL REV.
 - 2019-05-22 SCD

Date: JUNE, 2017
 Scale: 1" = 50'
 Dwn.By: TAJ/SHF
 Proj.No.: 0818M002
 Dwg.No.:

