

GENERAL NOTES:

- NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- 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.
- 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 THESE STREETS.
- THE SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SHARED-USE PATH.
- 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.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- 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 ODOORS, 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.
- THE DEVELOPER SHALL ENTER INTO A SIGNAL AGREEMENT FOR THE INTERSECTION OF DELAWARE ROUTE 17 AND BURBAKE ROAD (SCR 353). THE DEVELOPER SHOULD ENTER THE SIGNAL AGREEMENT PRIOR TO ISSUANCE OF ENTRANCE PERMITS.
- THE DEVELOPER SHALL CONTRIBUTE A MAXIMUM OF \$250,000 TOWARD A SINGLE-LANE ROUNDABOUT ON DELAWARE ROUTE 17 AT ITS INTERSECTION WITH POWELL FARM ROAD AND PEPPERS CORNER ROAD (BOTH SUSSEX ROAD 385) IN THE FOLLOWING MANNER:
 - 40% OF THE EQUITABLE SHARE CONTRIBUTION (\$100,000.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE 5TH RENTAL APARTMENT COMPLEX BUILDING (97TH UNIT).
 - 40% OF THE EQUITABLE SHARE CONTRIBUTION (\$100,000.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE 7TH RENTAL APARTMENT COMPLEX BUILDING (145TH UNIT).
 - THE REMAINING 20% OF THE EQUITABLE SHARE CONTRIBUTION (\$50,000.00) SHALL BE PAID TO THE DEPARTMENT PRIOR TO THE 1ST CONVALESCENT CARE FACILITY BUILDING PERMIT.
- IN THE ABSENCE OF AN ENGINEERED ESTIMATE, DELDOT ESTIMATES THAT THE ROUNDABOUT WILL COST \$1,000,000 TO DESIGN AND CONSTRUCT. IF SUFFICIENT DEVELOPMENTS ARE PROPOSED TO FULLY FUND THE ROUNDABOUT PRIOR TO ITS BEING CONSTRUCTED, DELDOT WILL DIVIDE THE COST AMONG THE PARTICIPATING DEVELOPERS AND MAY REDUCE OR RETURN SOME OF THE \$250,000 INITIAL CONTRIBUTION.

CONFORMED COPY
Document # 2021000071975 BK. 350 PG. 30
On 11/22/2021 at 1:56:51 PM
RECORDER OF DEEDS Scott Daily
Sussex County
Consideration: \$0.00

TUPELO SANDS RECORD PLANS INLAND BAYS WATERSHED BALTIMORE HUNDRED TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE ROXANA ROAD SR. 17 (SCR 052)

DBF PROJECT NO. 0818C031 JULY 2020
REVISED: 9-17-20



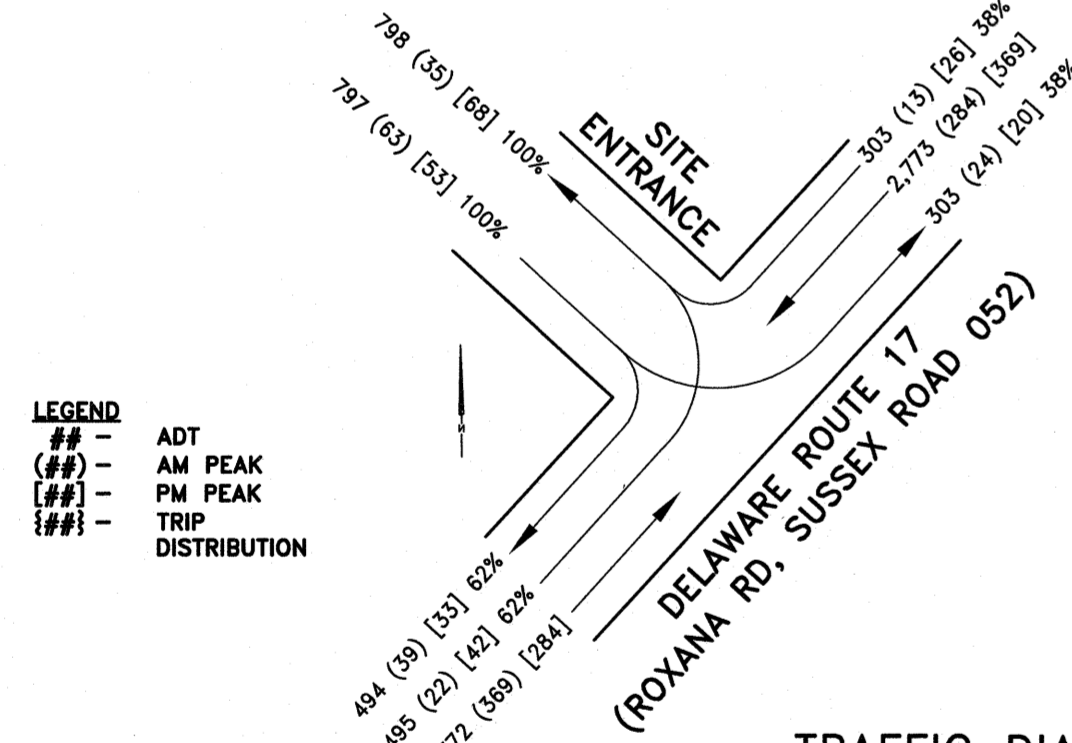
ROAD DATA
DELAWARE ROUTE 17 (ROXANA ROAD, SUSSEX ROAD 052)
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
AADT (2019 DELAWARE VEHICLE VOLUME SUMMARY) = 4,780
10 YR PROJECTED AADT = 1,16 X 4,780 = 5,545
10 YR PROJECTED AADT + SITE ADT NE OF SITE (606) = 6,151
10 YR PROJECTED AADT + SITE ADT SW OF SITE (989) = 6,534
PEAK HOUR = 11.77% X 5,545 = 653
DIRECTIONAL SPLIT = 58.51%/43.49% = 389/284
10.55% TRUCKS X 653 = 69
SPEED - POSTED = 50 MPH
TRAFFIC PATTERN GROUP - 8

SITE ACCESS DESIGN VOLUMES
DELAWARE ROUTE 17: 2029 AADT (HIGHEST LEG PER HIGHWAY SAFETY MANUAL PAGE 10-6) = 6,534
RIGHT-TURN ADT: = 303
LEFT-TURN PEAK HOUR VOLUME = 42
OPPOSING PEAK HOUR VOLUMES = 395

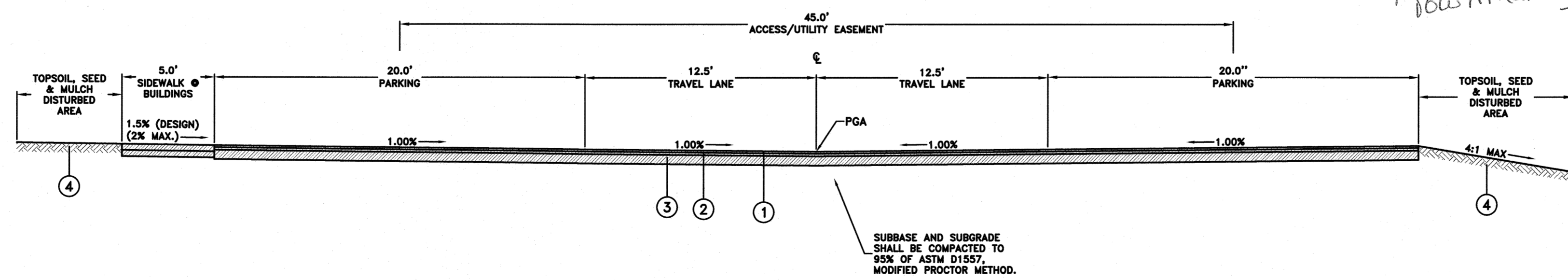
SITE TRIPS GENERATED

TYPE OF DEV.	ITE CODE	# OF UNITS	AM	PM	ADT
MULTI FAM MID-RISE	221	219	73	93	1,175
CON. CARE CENTER	225	175	25	28	420
TOTAL SITE		391	98	121	1,595

NOTES:
-TRIP GENERATION BASED ON ITE TRIP GENERATION MANUAL, 10TH EDITION.
-DESIGN VEHICLE: SU-30.
-ONE (1) FULL SITE ACCESS PROPOSED.



TRAFFIC DIAGRAM
NO SCALE



TYPICAL 25' WIDE RESIDENTIAL SECTION
SCALE: 1"=5'

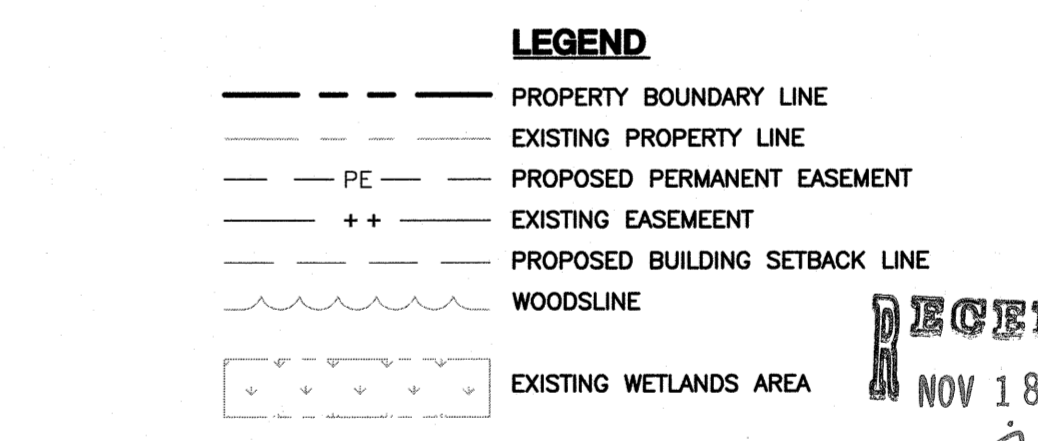
- TYPE 'C' BITUMINOUS CONCRETE SURFACE COURSE
- TYPE 'B' BITUMINOUS CONCRETE BASE COURSE
- GRADED AGGREGATE BASE COURSE
- TOPSOIL (6" DEPTH), PERMANENT GRASS SEEDING, DRY GROUND

DATA COLUMN

TAX MAP NUMBER: 1-34-15.00-93.01
DATUM: VERTICAL NAVD 88
HORIZONTAL NAD 83 (DE STATE PLANE)
EXISTING ZONING: MPC (MIXED-USE OVERLAY)
PROPOSED ZONING: MPC (MIXED-USE OVERLAY)
LAND USE EXISTING: AGRICULTURAL
PROPOSED: RESIDENTIAL MULTI-FAMILY DWELLINGS
216 APARTMENT UNITS WITH CLUBHOUSE
175 UNIT CONVALESCENT CARE FACILITY
EXISTING LOTS: 1
PROPOSED LOTS: 2
SITE AREA: 29.671 AC.±
OPEN SPACE: 9.909± ACRES (30%)
STORMWATER MANAGEMENT: 2.718± ACRES (9%)
EXISTING WETLANDS: 1.760± ACRES (5%)
PRIVATE ROADS & PARKING LOTS: 3.682± ACRES (11%)
BUILDING AREA: 2.155± ACRES (7%)
RESIDUAL LANDS: 9.033± ACRES (27%)
DEDICATED ROW: 0.354± ACRES (1%)
WETLANDS: THIS PROPERTY IS IMPACTED BY WETLANDS
FLOOD HAZARD: THIS PROPERTY IS NOT IMPACTED BY THE 100 YEAR FLOODPLAIN AS DETERMINED BY FEMA MAP 10005C0496K, DATED MARCH 16, 2015
INVESTMENT LEVEL: 3
TID DISTANCE: 10.14 MILES ±
UNIT BREAKDOWN: 24 UNIT BUILDING(9 BUILDINGS)
6-ONE BEDROOM UNITS
12-TWO BEDROOM UNITS
6-THREE BEDROOM UNITS
TOTAL UNITS: 54-ONE BEDROOM UNITS
108-TWO BEDROOM UNITS
54-THREE BEDROOM UNITS
216 TOTAL UNITS
PARKING: 216 UNITS X 2/UNIT = 432 SPACES
REQUIRED: TOTAL REQUIRED SPACES = 432 BEFORE REDUCTION
PARKING REDUCTION: 432 SPACES - 43 SPACES (10%) = 389 SPACES
PROVIDED: 389 SPACES INCLUDING 22 HANDICAPPED ACCESSIBLE
LOT COVERAGE (IMPERVIOUS) MAX. PERMITTED: 40 %
PROPOSED: 6.408 AC.± (22 %)
UTILITIES: PUBLIC SEWER (SUSSEX COUNTY, MILLVILLE SSD)
PUBLIC WATER (TIDEWATER UTILITIES, INC.)
OWNER/DEVELOPER: OA MILLVILLE, LLC
18949 COASTAL HIGHWAY, UNIT 301
REHOBOTH BEACH, DE 19971
(302) 227-3573
PREPARED BY: DAVIS, BOWEN & FRIEDEL, INC.
1 PARK AVENUE
MILFORD, DE 19963
(302) 424-1441

INDEX OF SHEETS

RECORD	RECORD TITLE
R-101	RECORD TITLE
R-102	RECORD OVERVIEW
R-103 R-104	RECORD PLANS



WETLANDS STATEMENT

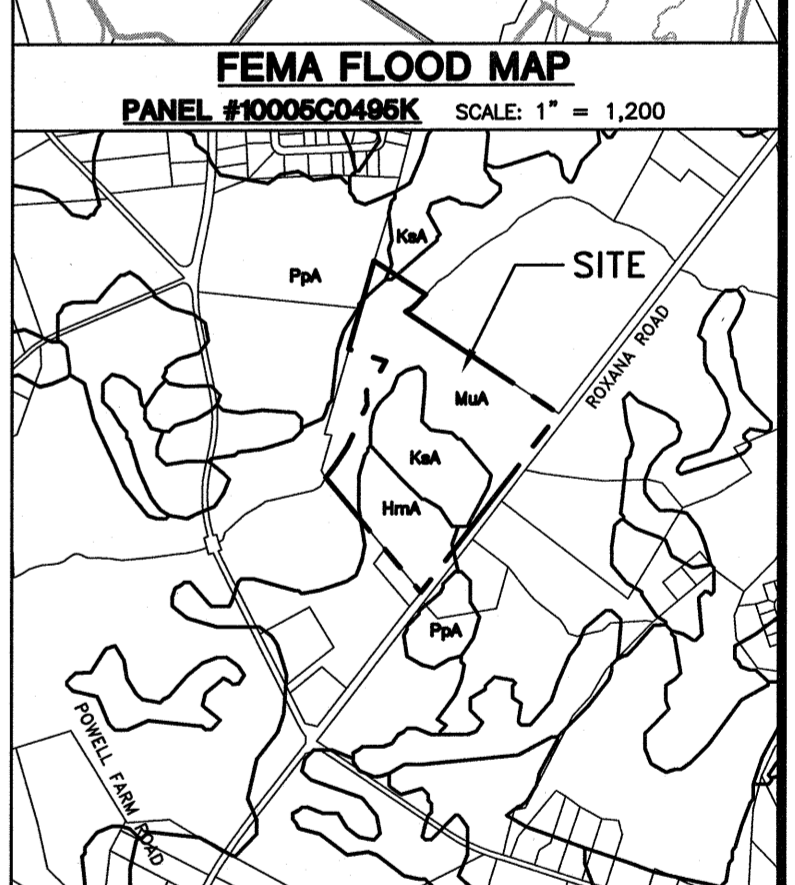
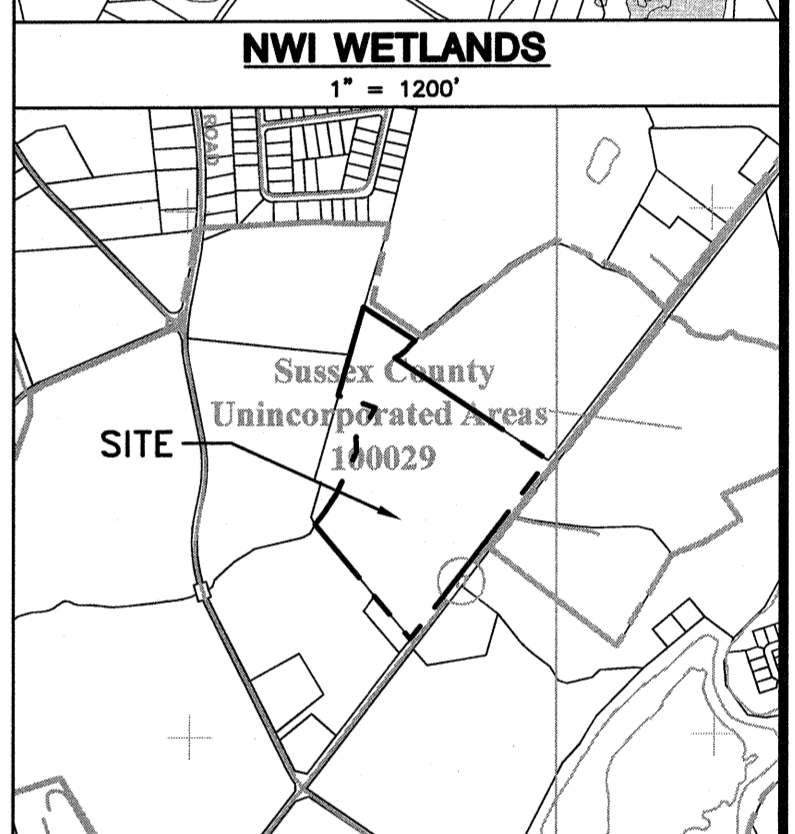
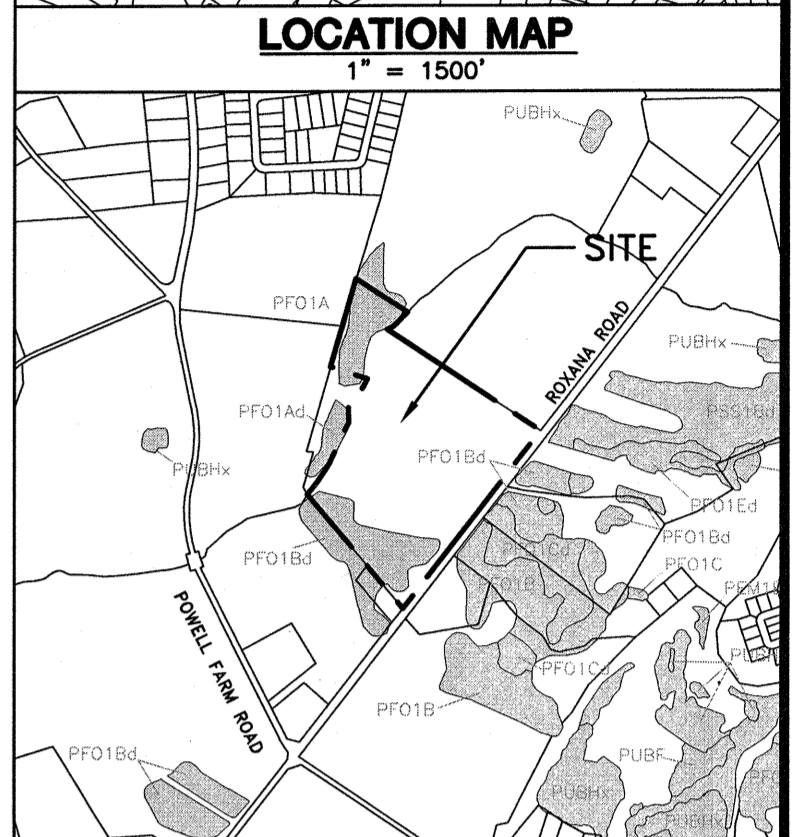
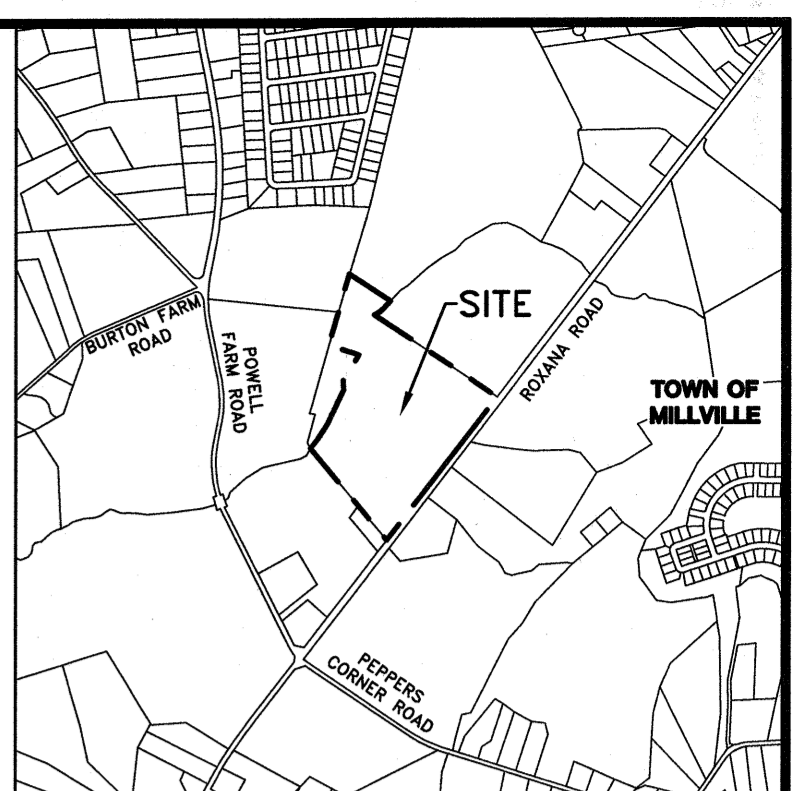
I, EDWARD M. LAUNAY, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(A)(8)), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.
IN ACCORDANCE WITH DIRECT TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE.
EDWARD M. LAUNAY, PWS No. 875 DATE 11/16/21
SOCIETY OF WETLANDS SCIENTISTS
CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCPS3MD0510036B

OWNER/DEVELOPER STATEMENT

I, THE UNDERSIGNED, HEREBY STATE THAT I AM THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN. THE PLAN WAS MADE AT MY DIRECTION, I ACKNOWLEDGE THE SAME TO BE MY ACT AND DESIRE THE PLAN BE RECORDED ACCORDING TO LAW.
OA MILLVILLE, LLC DATE 11/16/21
18949 COASTAL HIGHWAY, UNIT 301
REHOBOTH BEACH, DE 19971

ENGINEER'S STATEMENT

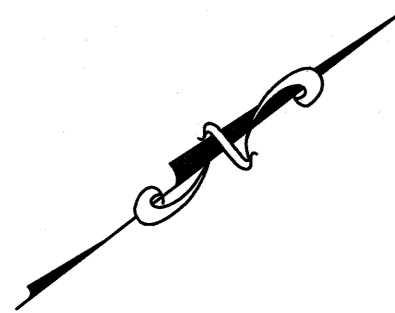
I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.
W. ZACHARY CROUCH, P.E. DATE 11-16-21
18949 COASTAL HIGHWAY, UNIT 301
REHOBOTH BEACH, DE 19971



SOILS DATA

LABEL	SOIL NAME	TYPE
MuA	MULLICA-BERRYLAND COMPLEX, 0-2% SLOPES	A/D
KaA	KLEU LOAMY SAND, 0-2% SLOPES	A/D
HmA	HAMMANTON LOAMY SAND, 0-2% SLOPES	A/D
PpA	PEPPER CORN LOAMY SAND, 0-2% SLOPES	A

R-101



SHEET R-104

N/F
D & P POWELL PROPERTIES, LLC
134-15.00-91.00
DEED: 4199/124

N/F
MILLVILLE TOWN CENTER, LLC.
D.B. 3639, P. 56
T.P. 134-15.00-91.02
ZONING: MPC
18.67 AC.

N/F
COLLINS PARK, INC
T.P.# 134-15.00-94.00

N/F
JAMES R. POWELL &
JUDY R. POWELL
134-15.00-92.00
DEED: 2090/129
ZONED MPC

N/F
RICOS RENTALS LLC
D.B. 4953, P. 259
T.P. 134-15.00-92.01
ZONED R

N:191687.2880
E:734082.7270
ELEV.=21.91

N:193126.9670
E:733908.1510
ELEV.=14.45

N/F
HUDSON CHARLES R TRUSTEE
D.B. 1819, P. 263
T.P. 134-15.00-115.00

N/F
MILLVILLE TOWN CENTER, LLC
D.B. 2994, P. 11
T.P. 134-15.00-118.01

N/F
MILLVILLE TOWN CENTER, LLC
D.B. 3375, P. 76
T.P. 134-15.00-117.02

N/F
MAUREEN L. GRIMES
T.P. 134-15.00-116.00

N/F
NIP & TUCK ENTERPRISES, LLC
D.B. 2916, P. 284
T.P. 134-15.00-118.00

BEAVER DAM TAX DITCH MAIN
WATERS OF U.S./DNREC SUBAQUEOUS LANDS

EXIST. WETLANDS

WATERS OF U.S.
DRAINAGE CHANNEL

EXIST. WETLANDS

BUILDING "D"
24 UNITS (3 STORIES)
164'X67'

BUILDING "E"
24 UNITS (3 STORIES)
164'X67'

BUILDING "F"
24 UNITS (3 STORIES)
164'X67'

BUILDING "G"
24 UNITS (3 STORIES)
164'X67'

24 UNITS (3 STORIES)
164'X67'

24 UNITS (3 STORIES)
164'X67'

BUILDING "A"
24 UNITS (3 STORIES)
164'X67'

24 UNITS (3 STORIES)
164'X67'

24 UNITS (3 STORIES)
164'X67'

24 UNITS (3 STORIES)
164'X67'

TRACT 1
20.224 ACRES

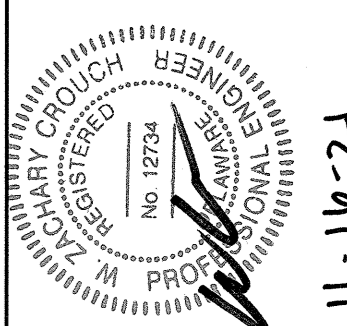
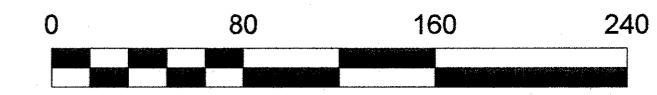
SWM FACILITY 1

TRACT 2
9.093 ACRES

N/F
BEEBE MEDICAL CENTER,
INC
134-15.00-93.00
DEED: 3336/267
ZONED MPC

S 37°37'27" W 1408.00'

ROXANA RD. (SR 17)
MAJOR COLLECTOR



ARCHITECTS ENGINEERS SURVEYORS
DAVIS, BOWEN & FRIEDEL, INC.
SALISBURY, MARYLAND (C/O)
ESTON, MARYLAND (C/O)

RECORD PLAN OVERVIEW

TUPELO SANDS TOWN OF MILLVILLE SUSSEX COUNTY, DELAWARE

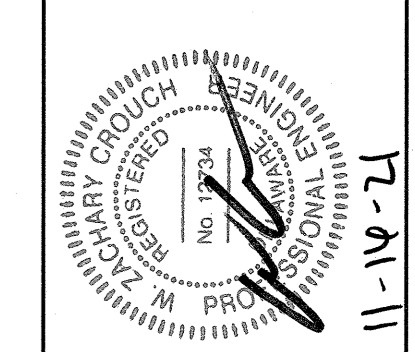
Revisions:	
9-17-20	SCE COMMENTS
10-08-20	SCE COMMENTS
11-11-20	TOWN OF MILLVILLE COMMENTS
11-17-20	DELDOT
04-07-21	TIDEWATER
04-23-21	TIDEWATER
05-25-21	TIDEWATER
06-17-21	TIDEWATER
08-24-21	DNREC
09-27-21	TIDEWATER
10-05-21	TIDEWATER

Date: JULY 2020
Scale: 1"=80'
Dwn.By: DJR
Proj.No.: 0818C031
Dwg.No.:

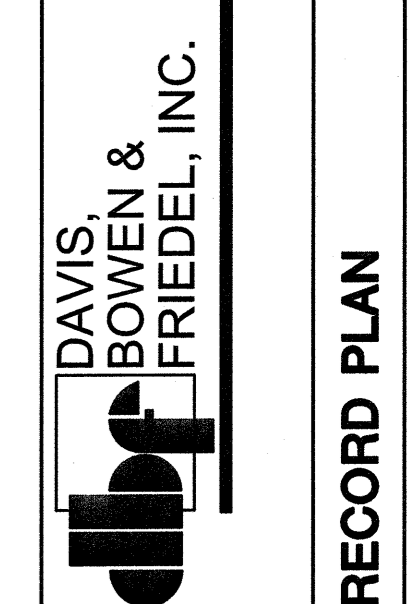
R-102

P:\Ocean Atlantic\Beebe Roxana\DESIGN\0818C031-RECORD PLAN.dwg Nov 12, 2021 - 6:08am read

MATCHLINE (SEE SHEET R-104)



ARCHITECTS ENGINEERS SURVEYORS
 DAVIS, BOWEN & FRIEDEL, INC.
 SAUSBURG, MARYLAND (410) 543-9091
 EASTON, MARYLAND (410) 776-1444



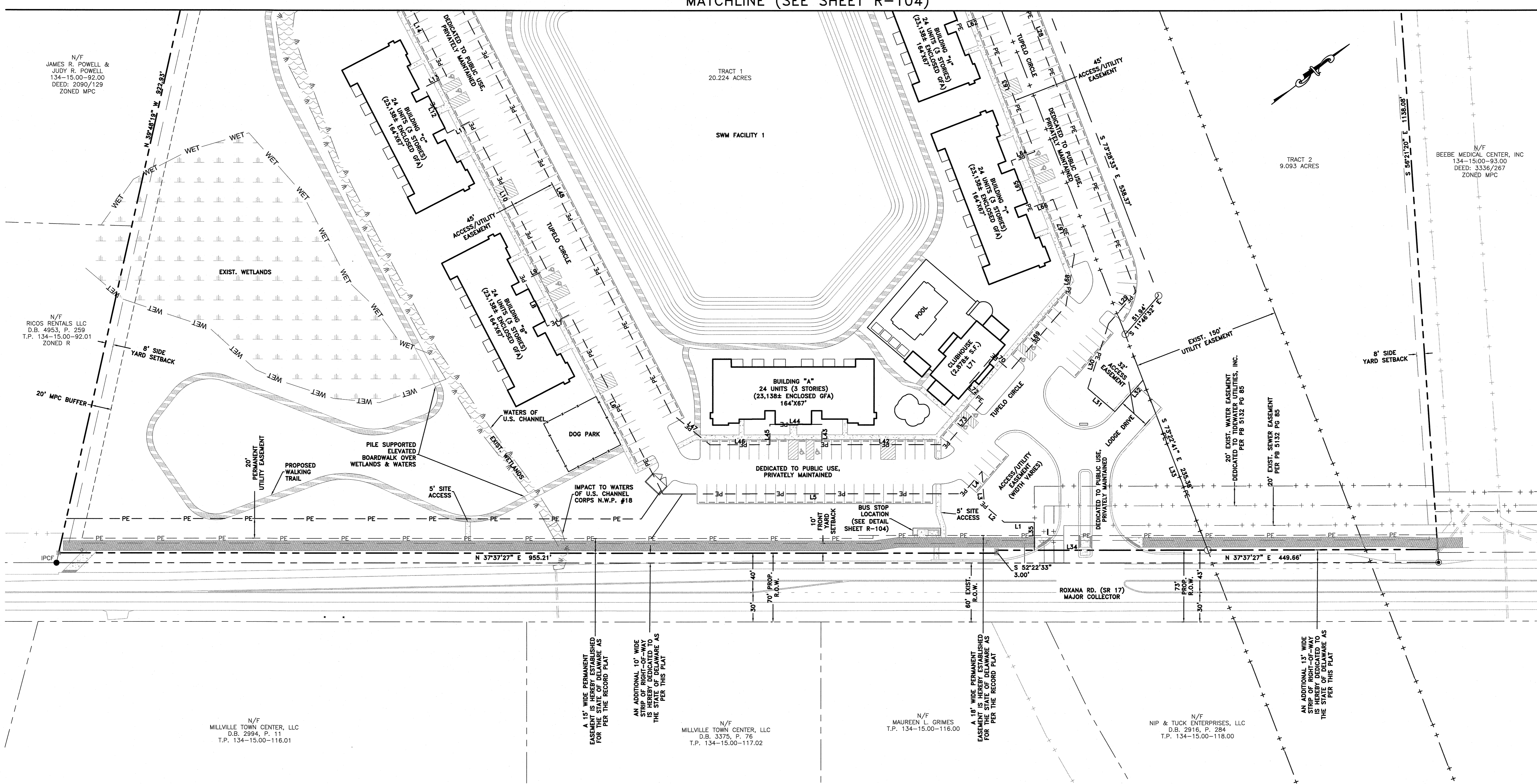
RECORD PLAN

TUPELO SANDS
 TOWN OF MILLVILLE
 SUSSEX COUNTY, DELAWARE

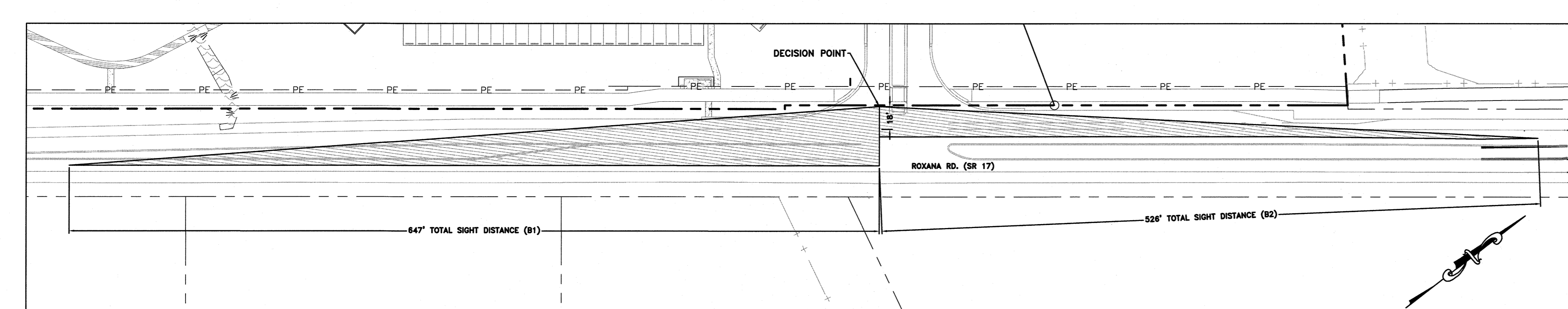
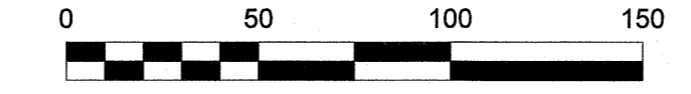
Revisions:
 9-17-20 SCE COMMENTS
 10-08-20 SCE COMMENTS
 11-11-20 TOWN OF MILLVILLE COMMENTS
 11-17-20 DELDOT
 04-07-21 TIDEWATER
 04-23-21 TIDEWATER
 05-25-21 TIDEWATER
 06-17-21 TIDEWATER
 08-24-21 DNREG
 09-27-21 TIDEWATER
 10-05-21 TIDEWATER

Date: JULY 2020
 Scale: AS NOTED
 Dwn.By: DJR
 Proj.No.: 0818C031
 Dwg.No.:

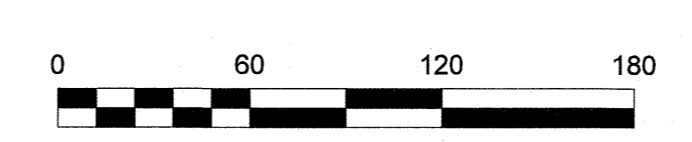
R-103



RECORD PLAN
 SCALE: 1"=50'



ROXANA RD. (SR17) SIGHT DISTANCE ANALYSIS
 SCALE: 1"=60'

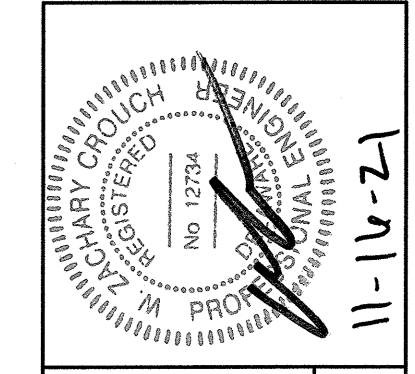


Roxana Rd. (SR 17) Entrance Intersection Sight Distance	
Total Number of Travel Lanes	2
Number of Near Travel Lanes Crossed (Left Turn)*	1
Number of Travel Lanes Crossed (Right Turn)**	0
Median +/-or Turning Lane Width	8'-12'
Posted Speed Limit	50
Design Speed	55
Highway Grade (Moving Left to Right)	1.0%
Minor Road Approach Grade	0.5%

Left Turn from Minor Road (Case B1)	
From Chart	610
ISD = 1.47 x Vmajor x Tg	646.8
Multi Lane Adjustment for Tg	0.50
Minor Road Approach Adjustment	0
Adjustment Factor	1.00
Time Gap	8.0
ISD With Adjustments	647
Right Turn from Minor Road (Case B2)	
From Chart	530
ISD = 1.47 x Vmajor x Tg	525.53
Multi Lane Adjustment for Tg	0.00
Minor Road Approach Adjustment	0
Adjustment Factor	1.00
Time Gap	6.5
ISD With Adjustments	526

P:\Ocean Atlantic\Beebe Roxana\DESIGN\0818C031-RECORD PLAN.dwg Nov 12, 2021 - 6:48am resd

THIS DRAWING, THE DESIGN AND CONSTRUCTION FEATURES DISCLOSED ARE PROPRIETARY TO DAVIS, BOWEN & FRIEDEL, INC., AND SHALL NOT BE ALTERED OR REUSED WITHOUT WRITTEN PERMISSION. COPYRIGHT ©2020



DAVIS, BOWEN & FRIEDEL, INC.
 ARCHITECTS ENGINEERS SURVEYORS
 SALESARY, WILMINGTON, DELAWARE
 (410) 543-9001
 (410) 543-9002
 (410) 776-1744

**TUPELO SANDS
 TOWN OF MILLVILLE
 SUSSEX COUNTY, DELAWARE**

Revisions:
 9-17-20 SCE COMMENTS
 10-08-20 SCE COMMENTS
 11-11-20 TOWN OF MILLVILLE COMMENTS
 11-17-20 DELDOT
 04-07-21 TIDEWATER
 04-23-21 TIDEWATER
 05-25-21 TIDEWATER
 06-17-21 TIDEWATER
 08-24-21 DNREC
 09-27-21 TIDEWATER
 10-05-21 TIDEWATER

Date: JULY 2020
 Scale: AS NOTED
 Dwn.By: DJR
 Proj.No.: 0818C031
 Dwg.No.: **R-104**

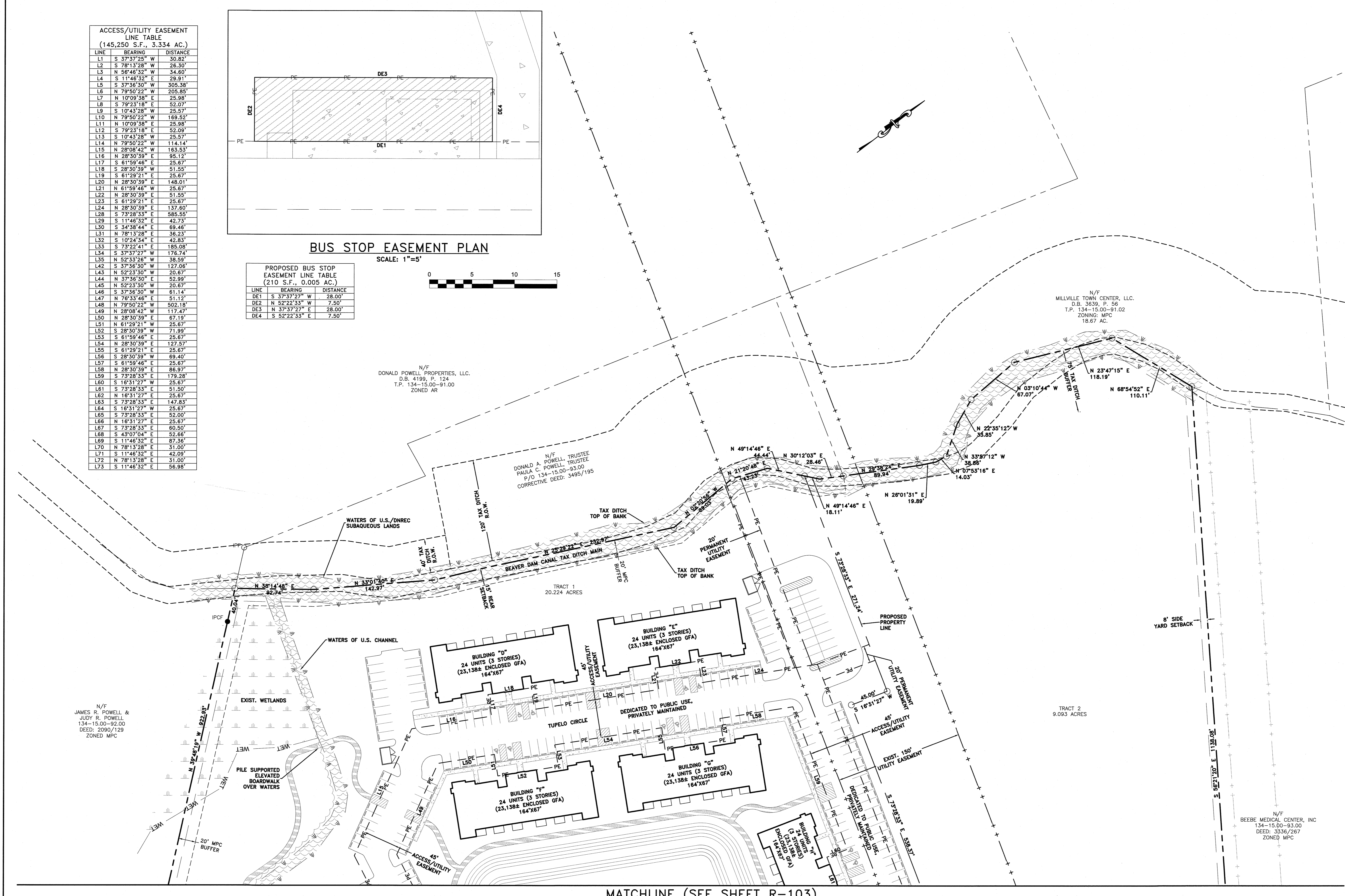
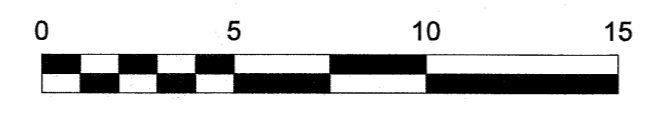
LINE	BEARING	DISTANCE
L1	S 37°37'25" W	30.82'
L2	S 78°13'28" W	26.30'
L3	N 56°46'32" W	34.60'
L4	S 11°46'32" E	29.91'
L5	S 37°36'30" W	305.38'
L6	N 79°50'22" W	205.85'
L7	N 10°09'38" E	25.98'
L8	S 79°23'18" E	52.07'
L9	S 10°43'28" W	25.57'
L10	N 79°50'22" W	169.52'
L11	N 10°09'38" E	25.98'
L12	S 79°23'18" E	52.09'
L13	S 10°43'28" W	25.57'
L14	N 79°50'22" W	114.14'
L15	N 28°08'42" W	163.53'
L16	N 28°30'39" E	95.12'
L17	S 61°59'46" E	25.67'
L18	S 28°30'39" W	51.55'
L19	S 61°29'21" E	25.67'
L20	N 28°30'39" E	148.01'
L21	N 61°59'46" W	25.67'
L22	N 28°30'39" E	51.55'
L23	S 61°29'21" E	25.67'
L24	N 28°30'39" E	137.60'
L28	S 73°28'33" E	585.55'
L29	S 11°46'32" E	42.73'
L30	S 34°38'44" E	69.46'
L31	N 78°13'28" E	36.23'
L32	S 10°24'34" E	42.83'
L33	S 73°22'41" E	185.08'
L34	S 37°37'27" W	176.74'
L35	N 52°33'26" W	38.59'
L42	S 37°36'30" W	127.06'
L43	N 52°23'30" W	20.67'
L44	N 37°36'30" E	52.99'
L45	N 52°23'30" W	20.67'
L46	S 37°36'30" W	61.14'
L47	N 76°53'46" E	51.12'
L48	N 79°50'22" W	502.18'
L49	N 28°08'42" W	117.47'
L50	N 28°30'39" E	67.19'
L51	N 61°29'21" W	25.67'
L52	S 28°30'39" W	71.99'
L53	S 61°59'46" E	25.67'
L54	N 28°30'39" E	127.57'
L55	S 61°29'21" E	25.67'
L56	S 28°30'39" W	69.40'
L57	S 61°59'46" E	25.67'
L58	N 28°30'39" E	86.97'
L59	S 73°28'33" E	179.28'
L60	S 16°31'27" W	25.67'
L61	S 73°28'33" E	51.50'
L62	N 16°31'27" E	25.67'
L63	S 73°28'33" E	147.83'
L64	S 16°31'27" W	25.67'
L65	S 73°28'33" E	52.00'
L66	N 16°31'27" E	25.67'
L67	S 73°28'33" E	60.50'
L68	S 43°07'04" E	52.66'
L69	S 11°46'32" E	87.36'
L70	N 78°13'28" E	31.00'
L71	S 11°46'32" E	42.09'
L72	N 78°13'28" E	31.00'
L73	S 11°46'32" E	56.98'

PROPOSED BUS STOP EASEMENT LINE TABLE
 (210 S.F., 0.005 AC.)

LINE	BEARING	DISTANCE
DE1	S 37°37'27" W	28.00'
DE2	N 52°23'33" W	7.50'
DE3	N 37°37'27" E	28.00'
DE4	S 52°22'33" E	7.50'

BUS STOP EASEMENT PLAN

SCALE: 1"=5'



MATCHLINE (SEE SHEET R-103)



P:\Ocean Atlantic\Beebe Roomal\DESIGN\0818C031-RECORD PLAN.dwg Nov 12, 2021 - 6:09am recd