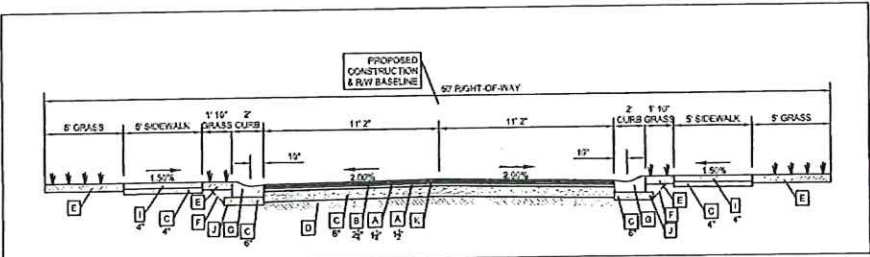
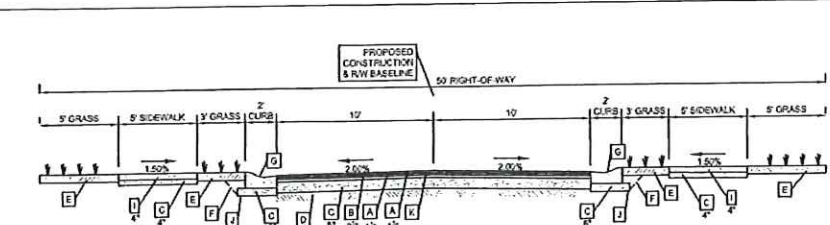


- A TYPE C SUPER PAVE, PG 64-22
- B TYPE B SUPER PAVE, PG 64-22
- C GRADED AGGREGATE BASE COURSE
- D SUBGRADE - SHALL BE COMPACTED TO 95% OF ASTM D1557, MODIFIED PROCTOR METHOD
- E TOPSOIL, 4" MIN. DEPTH
- F BORROW, TYPE F
- G INTEGRAL PORTLAND CEMENT CONCRETE CURB & GUTTER - TYPE 2 PER DELDOT C-1 DETAIL
- H PORTLAND CEMENT CONCRETE CURB - TYPE 2 PER DELDOT C-1 DETAIL
- I CONCRETE SIDEWALK
- J GABC TO BE INSTALLED A MINIMUM OF 6" BEHIND BACK OF CURB
- K LAYERS TO BE DONE IN ONE SHOT TO SEAL THE BASE

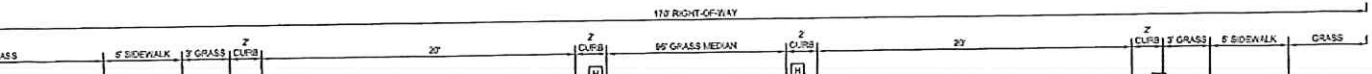


TYPICAL SECTION - (TYPE IA) HERITAGE RD STA 0+00 - 11+73
NOT TO SCALE



TYPICAL SECTION E1-E1 - (TYPE I) ADDIE AVE, LEGACY LN, LADY MAYBELLE LN, MORRIS TR, & HERITAGE RD STA 11+73 - 33+25
NOT TO SCALE

TYPICAL SECTION - 50' ROW (FOR ALL TYPE I STREETS)
NOT TO SCALE



LEGEND

- ACTIVE OPEN SPACE - 2.97 AC ±
- PASSIVE OPEN SPACE - 31.43 AC ±
- PASSIVE OPEN SPACE (LANDSCAPE BUFFER) - 3.80 AC ±
- TYPE I RESIDENTIAL STREET
- TYPE II RESIDENTIAL STREET
- NON-TIDAL FEDERAL WETLANDS
- 100 YEAR FLOODPLAIN

OPEN SPACE TABLE			
	AREA (S.F.)	AREA (AC.)	PURPOSE
OS-A	992,340	22.78	PASSIVE
OS-B	33,017	0.76	PASSIVE
OS-C	36,865	0.85	PASSIVE
OS-D	28,169	0.65	PASSIVE
OS-E	165,439	3.80	LANDSCAPE BUFFER
OS-F	39,531	0.91	ACTIVE
OS-G	13,141	0.30	ACTIVE
OS-H	11,623	0.26	ACTIVE
OS-I	19,012	0.44	ACTIVE
OS-J	21,333	0.49	ACTIVE
TOTAL	1,360,420	31.23	

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ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR
AND OWNER MUST BE NOTIFIED OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH WORK



OCEAN MEADOWS

SUSSEX COUNTY - INDIAN RIVER HUNDRED
BEAVER DAM ROADS (SCR 285), LEWES, DE

TAX MAP: 234-2.00-2.00

KEY SHEET

PROJECT	SA
DATE	
DRAWING SCALE	

Original Approval
133 lots on 70.23 Ac
1.89 DU/AC

COLOR	SPACE DESIGNATION	AREA (ACRES)
	WETLAND (W/ BUFFER)	5.79
	GRASS/FIELD OR TREES	19.76
	POND (FOR SWM)	4.61
	COMMUNITY SPACE (NOT INCLUDED)	0.91
	RECLAIMED PARCEL/ROAD	5.21

TOTAL OPEN AREA (ACRES)	35.37
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TOTAL PARCEL AREA (ACRES)	70.23
PERCENT OPEN SPACE	50.4%
TOTAL PARCEL LOSS (EA.)	17

Reduced from 133 lots (1.89 DU/AC)
down to 116 lots (1.65 DU/AC)
loss of 17 lots due to 50% open space



COLOR	SPACE DESIGNATION	AREA (ACRES)
■	WETLAND (W/ BUFFER)	5.79
■	GRASS/FIELD OR TREES	21.53
■	POND (FOR SWM)	4.14
■	COMMUNITY SPACE (NOT INCLUDED)	0.83

TOTAL OPEN AREA (ACRES)	32.29
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TOT. PROPERTY AREA (ACRES)	70.23
PERCENT OPEN SPACE	46.0%
TOTAL LOTS (20K Sq. Ft. EA.)	70

LOTS SHOWN ARE STANDARD AR-1 LOTS
(MIN. 20,000 SF, 100' MINIMUM DEPTH AND WIDTH)

DENSITY = 1.00 DU/AC

