MILLVILLE BY THE SEA
VILLAGE 7
PRELIMINARY RECORD PLAN
MILLVILLE, DELAWARE

GENERAL NOTES

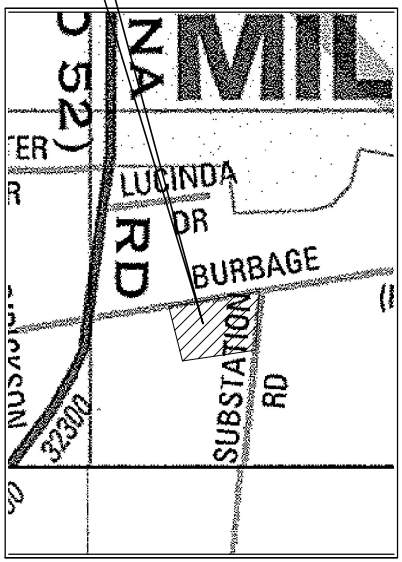
1. BOUNDARY AND TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCRONE, INC. JUNE 2005. BOUNDARY VERIFICATION WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES JULY 2012.
2. ALL SIDE LOT LINES ARE RESERVED FROM THE CENTERLINE A SEVEN (7) FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT, EXCEPT AT INTERIOR TOWNHOME LOTS. A TEN (10) FOOT WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES.

SITE NOTES

1. SITE IS TAX MAP 134-12.00 PARCEL 3294.00
2. ZONING IS MASTER PLANNED COMMUNITY (MPC).
3. SITE AREA IS 7.44 ACRES.
4. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 59 (8/AC).
5. THE INTERIOR STREET DESIGN SHALL INCLUDE STREET LIGHTING AND SIDEWALKS.
6. ALL SIGNALS, ENTRANCES, INTERSECTIONS, ROADWAY AND IMPROVEMENTS, AND MULTI-MODAL FACILITIES SHALL BE CONSTRUCTED AS REQUIRED BY DELDOT.
7. THE DEVELOPMENT SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING ADEQUATE DRINKING WATER AND FIRE PROTECTION AS REQUIRED BY APPLICABLE REGULATIONS. ALL WATER WORK IS TO BE CONSTRUCTED IN ACCORDANCE TO TIDEWATER UTILITIES STANDARDS AND SPECIFICATIONS.
8. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE AND COUNTY REQUIREMENTS. IF IT IS DETERMINED THAT ADDITIONAL AREAS ARE REQUIRED FOR STORMWATER MANAGEMENT, PARKING, OR OTHER USE, THE ADDITIONAL AREA SHALL BE TAKEN FROM LOT AREAS, NOT DESIGNATED WETLANDS OR OPEN SPACE AREAS.
9. DESIGNATED WETLANDS SHALL NOT BE INCLUDED IN ANY INDIVIDUAL LOTS. DESIGNATED WETLANDS SHALL BE MAINTAINED AS NOT-DISTURBANCE AREAS.
10. NO SITE PREPARATION, SITE DISTURBANCE, SITE EXCAVATION OR OTHER SITE CONSTRUCTION SHALL BE COMMENCED UNTIL ALL PERMITS REQUIRED BY ALL OTHER LAWS, ORDINANCES, RULES AND REGULATIONS HAVE BEEN ISSUED AND THE APPROVED FINAL SITE PLAN IS RECORDED, EXCEPT SUCH SITE WORK FOR WHICH A PERMIT HAS BEEN ISSUED BY THE SUSSEX CONSERVATION DISTRICT.
11. THE APPLICANT SHALL SUBMIT ROAD NAMES AND A PLAN FOR ADDRESSING OF STREETS TO THE COUNTY'S MAPPING AND ADDRESSING DEPARTMENT FOR REVIEW AND APPROVAL.
12. SUBDIVISION STREETS CONSTRUCTED 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 RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
13. ACCESS TO ALL LOTS IS TO BE FROM SUBDIVISION STREETS.
14. MAINTENANCE OF THE STREETS WITHIN THE SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE HOME OWNERS ASSOCIATION WITHIN THE SUBDIVISION, OR BOTH. WHEN ALL LOTS ARE PURCHASED THE HOME OWNERS ASSOCIATION WILL BE SOLELY RESPONSIBLE FOR THE MAINTENANCE OF THE INTERIOR STREETS. NEITHER THE STATE OF DELAWARE NOR THE TOWN OF MILLVILLE ASSUME ANY RESPONSIBILITY FOR FUTURE MAINTENANCE OF THE STREETS.
15. MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND/OR THE OWNER DEVELOPER.
16. LOTS TO BE SERVED WITH WATER BY TIDEWATER UTILITIES, INC.
17. LOTS TO BE SERVED WITH SEWER BY NORTH MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER DISTRICT, SUSSEX COUNTY, DELAWARE.
18. THE SUBDIVISION LIES ENTIRELY WITHIN FLOOD ZONE 'X', AREAS OF MINIMAL FLOODING PER FEMA MAP# 10005C0495K, DATED MARCH 16, 2015.
19. BUILDING CONSTRUCTION TO BE SINGLE FAMILY RESIDENCES (TYPE 5 CONSTRUCTION) AND TOWNHOMES / CONDOMINIUMS.
20. OPEN SPACE AREAS AND COMMON AREAS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS UPON COMPLETION OF THE PROJECT.
21. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
22. PRIVATE RIGHT-OF-WAY SHALL BE AN EASEMENT FOR PUBLIC/PRIVATE UTILITY SERVICES AND INGRESS/EGRESS FOR HOMEOWNERS, PUBLIC AGENCIES PROVIDING SERVICES TO HOMEOWNERS, AND THE DEVELOPER AND ITS AGENTS UNTIL THE RIGHT-OF-WAY IS TURNED OVER TO THE HOME OWNERS ASSOCIATION.
23. SUBDIVISION OF FUTURE PHASES INTO SEPARATE PARCELS DEFERRED UNTIL RECORDATION OF PLANS FOR EACH FUTURE PHASE.

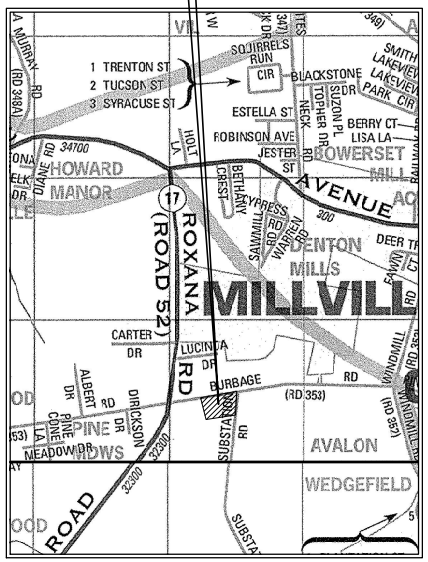
	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
R.O.W. LINE		
PROPERTY CORNER (NOT SPECIFIED)		N/A
CONCRETE MONUMENT FOUND	CMF	CMF
IRON PIPE FOUND	IPF	N/A
CONTOUR		N/A
EDGE OF PAVEMENT		
CURB		
SIDEWALK		
SIDEWALK HATCH		
EDGE OF POND		
STORM MANHOLE		
CURB INLET		
STORM PIPE	SD	
SANITARY MANHOLE		
SANITARY PIPE	SS	SS
WATER PIPE	W	W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE		N/A
TREE LINE		

PROJECT AREA



LOCATION MAP
SCALE: 1" = 400'

PROJECT AREA



VICINITY MAP
SCALE: 1" = 1000'

LIST OF DRAWINGS

PRP1.0	COVER SHEET
PRP2.0	EXISTING CONDITIONS
PRP3.0	KEY SHEET
PRP3.1	PROPOSED SITE PLAN
PRP4.0	LANDSCAPE PLAN
PRP5.0	SITE PLAN RENDERING

TOWN OF MILLVILLE

DEBORAH BOTCHE DATE

SITE DATA:

OWNER/DEVELOPER
ASF MBTS LLC
2100 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339
CONTACT: ROD HART (443)-418-6658
TM 134-12.00-3294.00

LAND PLANNER
LAND TECH LAND PLANNING, LLC
TAGART PROFESSIONAL CENTER
32895 SOUTH COASTAL HWY; SUITE 202
BETHANY BEACH, DE
PHONE: 302.539.2366
CONTACT: JEFF CLARK, RLA

TAX MAP DISTRICT 134, MAP 12, PARCEL 3294.00
DEED BOOK 5320 PAGE 273
SITE AREA – GROSS AREA: ±7.44 ACRES

ZONING DATA
PRESENT ZONING MPC
PROPOSED ZONING MPC
PRESENT USE VACANT LAND
PROPOSED USE RESIDENTIAL

TOWN HOME SETBACK
FRONT 20'
REAR 20'
SEPARATION 20' (MINIMUM 10' SIDEYARD)
SIDE YARD AT CORNER LOT 10'
LOT DEPTH 100'

UNIT COUNTS – TOTAL COUNT 35
SINGLE FAMILY 00
TOWNHOME (28' WIDE) 35

REQUIRED PARKING: 105 (3.0 PER UNIT)
PARKING PROVIDED: 105 SPACES (INCLUDES HEAD IN AND PARALLEL ON STREET)

GROSS DENSITY 4.70 UNITS/ACRE
NET DENSITY 5.68 UNITS/ACRE

AMENITIES
USE OF ORIGINAL MILLVILLE BY THE SEA AMENITIES, INCLUDING:
POOL, CLUBHOUSE, ACTIVE AND PASSIVE OPEN SPACE

FLOOD ZONE FEMA MAP# 10005C0495K, DATED MARCH 16, 2015, ZONE X

WATER PROVIDER – TIDEWATER UTILITIES, INC.

SEWER PROVIDER – SUSSEX COUNTY, NORTH MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER DISTRICT.

OPEN SPACE PROVIDED: 1.88 ACRES = 25 % GROSS AREA
GREEN SPACE PROVIDED: 3.77 ACRES = 51 % GROSS AREA

OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED AN SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT THE SUSSEX CONSERVATION DISTRICT OR THEIR DESIGNATED AGENT SHALL HAVE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

OWNER'S SIGNATURE DATE
ASF MBTS LLC

LANDSCAPE ARCHITECT'S CERTIFICATION:
"I JEFFREY A. CLARK, RLA HEREBY CERTIFY THAT I AM A REGISTERED LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD PLANNING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

JEFFREY A. CLARK, RLA. DATE
OWNER, LAND TECH LAND PLANNING, LLC.

WETLANDS CERTIFICATION:
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, 3-8-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

THE BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS WAS APPROVED BY THE PHILADELPHIA DISTRICT CORPS OF ENGINEERS –JURISDICTIONAL DETERMINATION NO. CENAP-OP-R-20050717-23. IN MY PROFESSIONAL JUDGEMENT AND BASED UPON SUBSEQUENT SITE INSPECTIONS AND GROUNDWATER OBSERVATIONS SITE CONDITIONS HAVE NOT CHANGED.

IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE. THE BOUNDARY OF STATE REGULATED SUBAQUEOUS LANDS WERE APPROVED BY DNREC WETLANDS AND SUBAQUEOUS LANDS SECTION DETERMINATION DATED JULY 22.2006

EDWARD M. LAUNAY, PWS No. 875 Date
SOCIETY OF WETLANDS SCIENTISTS CORPS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD051003GB

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
■ ENGINEERING ■ SURVEYING ■ CONSTRUCTION SERVICES
10 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 378-8033

CENTURY ENGINEERING

- PREPARED BY -
LAND TECH LAND PLANNING, LLC
32895 SOUTH COASTAL HIGHWAY, SUITE 202
BETHANY BEACH, DELAWARE 19930
PHONE: (302) 539-2366

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • WILMINGTON • DOVER
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790
www.gmbnet.com

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 7
COVER SHEET

SCALE	: AS SHOWN	SHEET NO.
DESIGN BY	: JAC	PRP1.0
DRAWN BY	: RLM	
CHECKED BY	:	
FILE #	: 2021001	
DATE	: JAN 2021	

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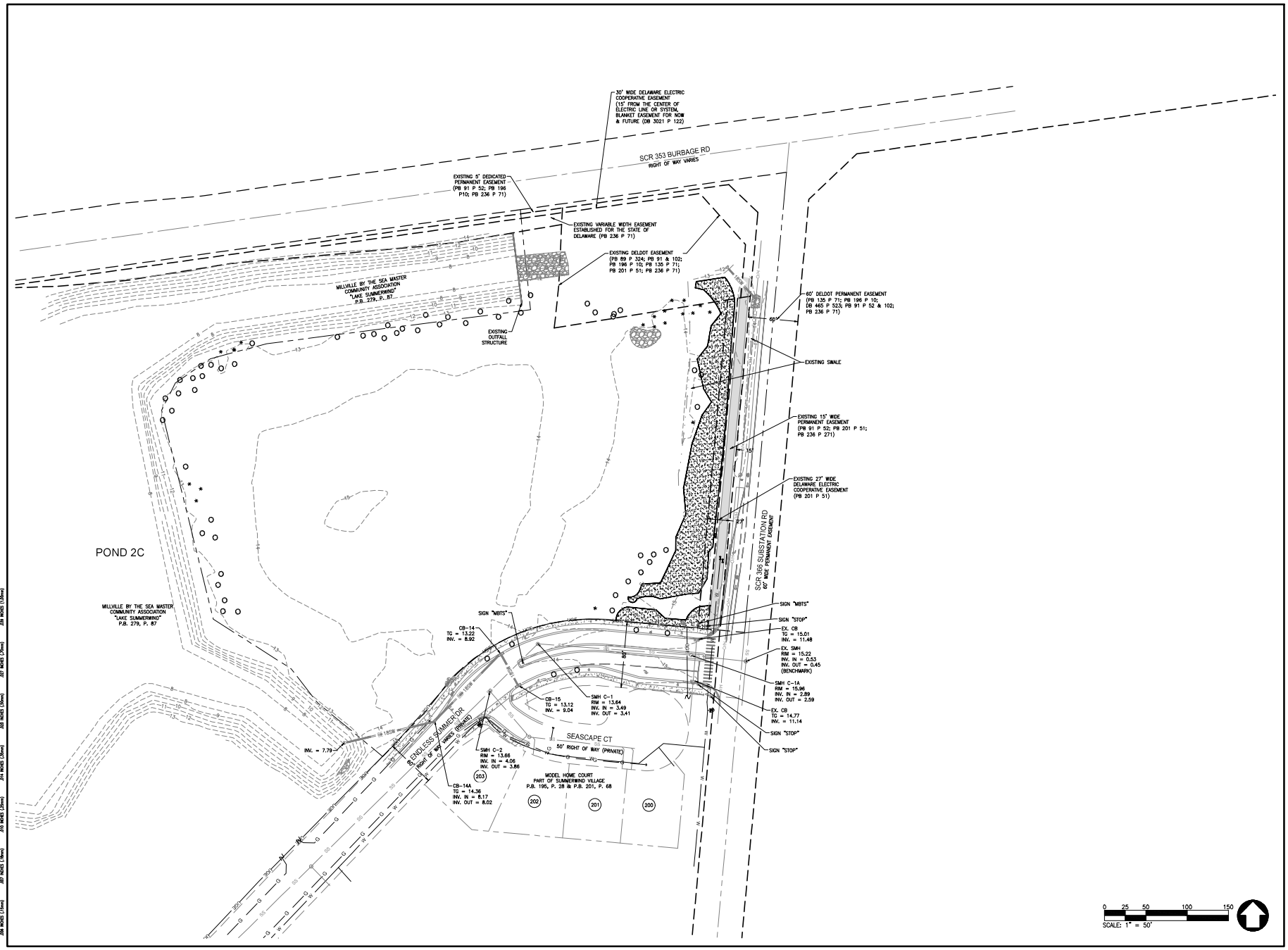

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
■ ENGINEERING ■ SURVEYING ■ CONSTRUCTION SERVICES
10 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 378-8033

CENTURY ENGINEERING

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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 7 EXISTING CONDITIONS

		SHEET NO.
SCALE	: AS SHOWN	PRP2.0
DESIGN BY	: JAC	
DRAWN BY	: RLM	
CHECKED BY	:	
FILE #	: 2021001	
DATE	: JAN 2021	

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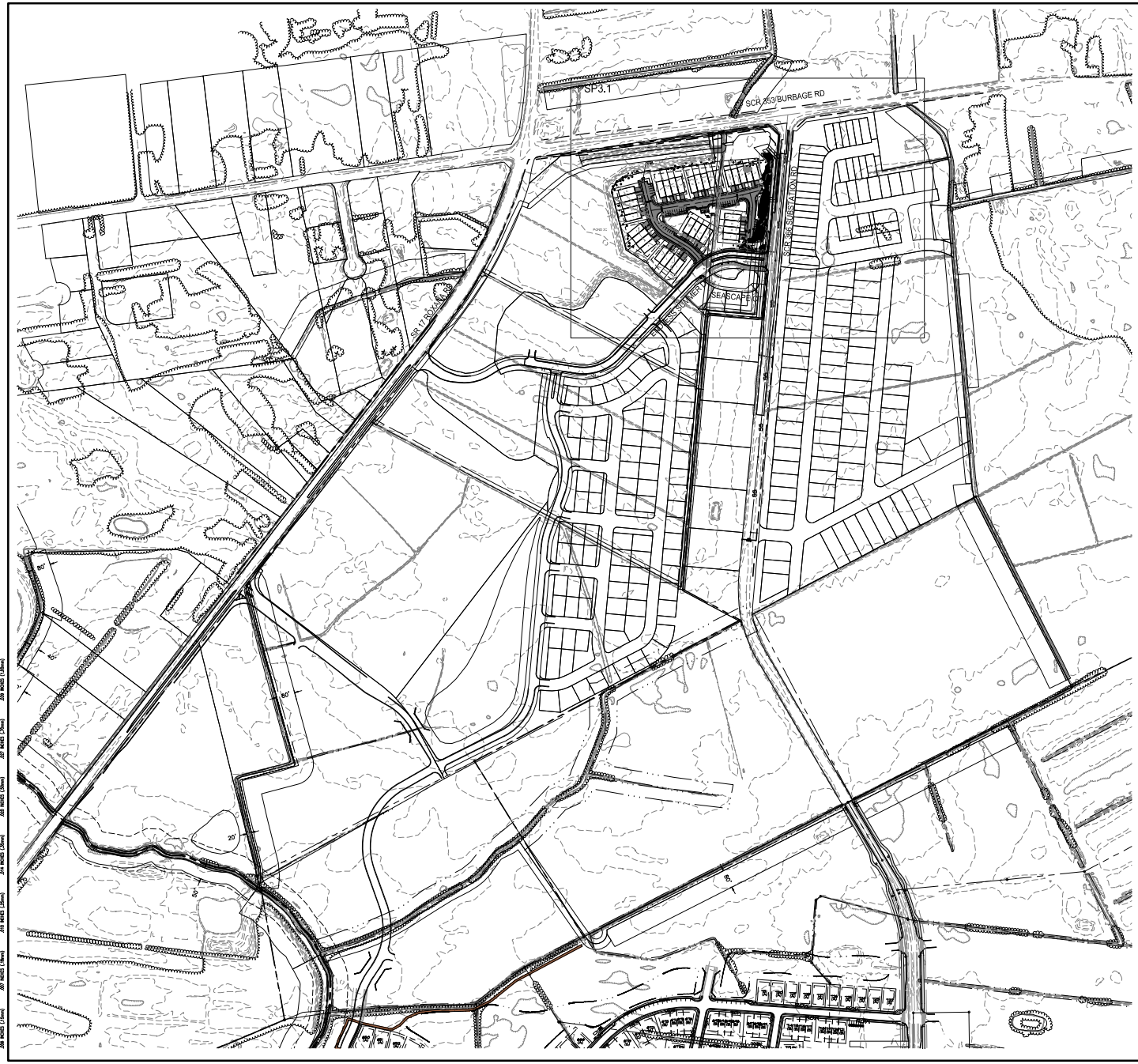
G:\Projects\2021\2021001 Millville by the Sea\Drawings\Working Sets\Village 7\Preliminary Site Plan\PRP2.0 EXISTING CONDITIONS.dwg, 11/11/2019, Lucas Wylie

PLOT CODE
PRP2.0 (1:1mm) | PRP2.0 (1:2mm) | PRP2.0 (1:5mm) | PRP2.0 (1:10mm) | PRP2.0 (1:15mm) | PRP2.0 (1:20mm) | PRP2.0 (1:25mm) | PRP2.0 (1:30mm)



NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
■ ENGINEERING ■ SURVEYING ■ CONSTRUCTION SERVICES
10 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 378-8033

CENTURY ENGINEERING

• PREPARED BY •

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BETHANY BEACH, DELAWARE 19930
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www.gmbnet.com

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 7
KEY SHEET

SCALE	: 1" = 200'	SHEET NO.
DESIGN BY	: JAC	PRP3.0
DRAWN BY	: RLM	
CHECKED BY	:	
FILE #	: 2021001	
DATE	: JAN 2021	

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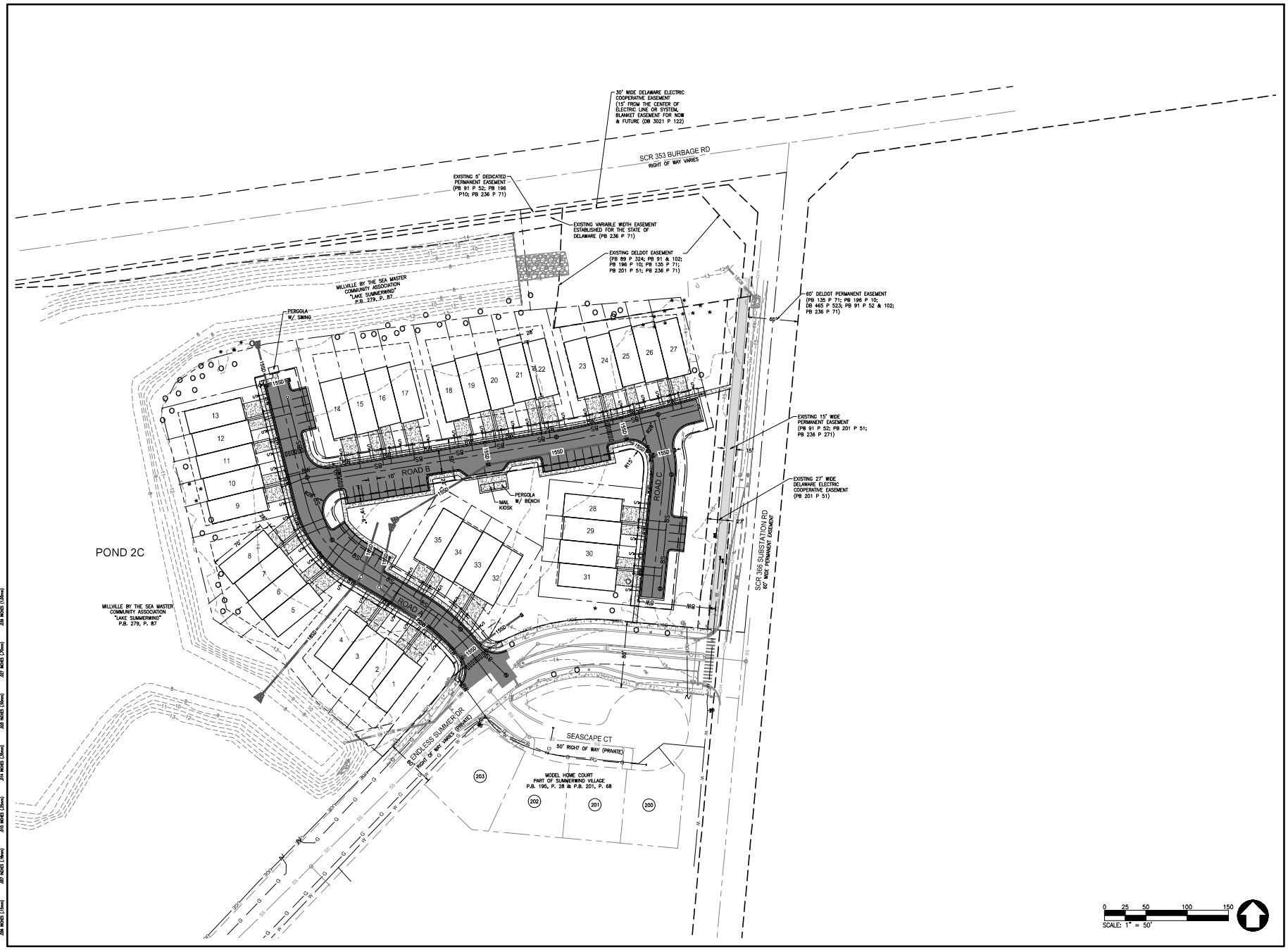
PLOT CODE

206 INCHES (.5mm)		207 INCHES (1.0mm)		208 INCHES (2mm)		209 INCHES (3mm)		210 INCHES (4mm)		211 INCHES (5mm)		212 INCHES (6mm)		213 INCHES (7mm)		214 INCHES (8mm)		215 INCHES (9mm)		216 INCHES (10mm)		217 INCHES (12mm)		218 INCHES (14mm)		219 INCHES (16mm)		220 INCHES (18mm)		221 INCHES (20mm)		222 INCHES (24mm)		223 INCHES (28mm)	



NO.	REVISIONS	DATE

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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 7 PRELIMINARY SITE PLAN

SCALE	: AS SHOWN	SHEET NO.
DESIGN BY	: JAC	PRP3.1
DRAWN BY	: RLM	
CHECKED BY	:	
FILE #	: 2021001	
DATE	: JAN 2021	

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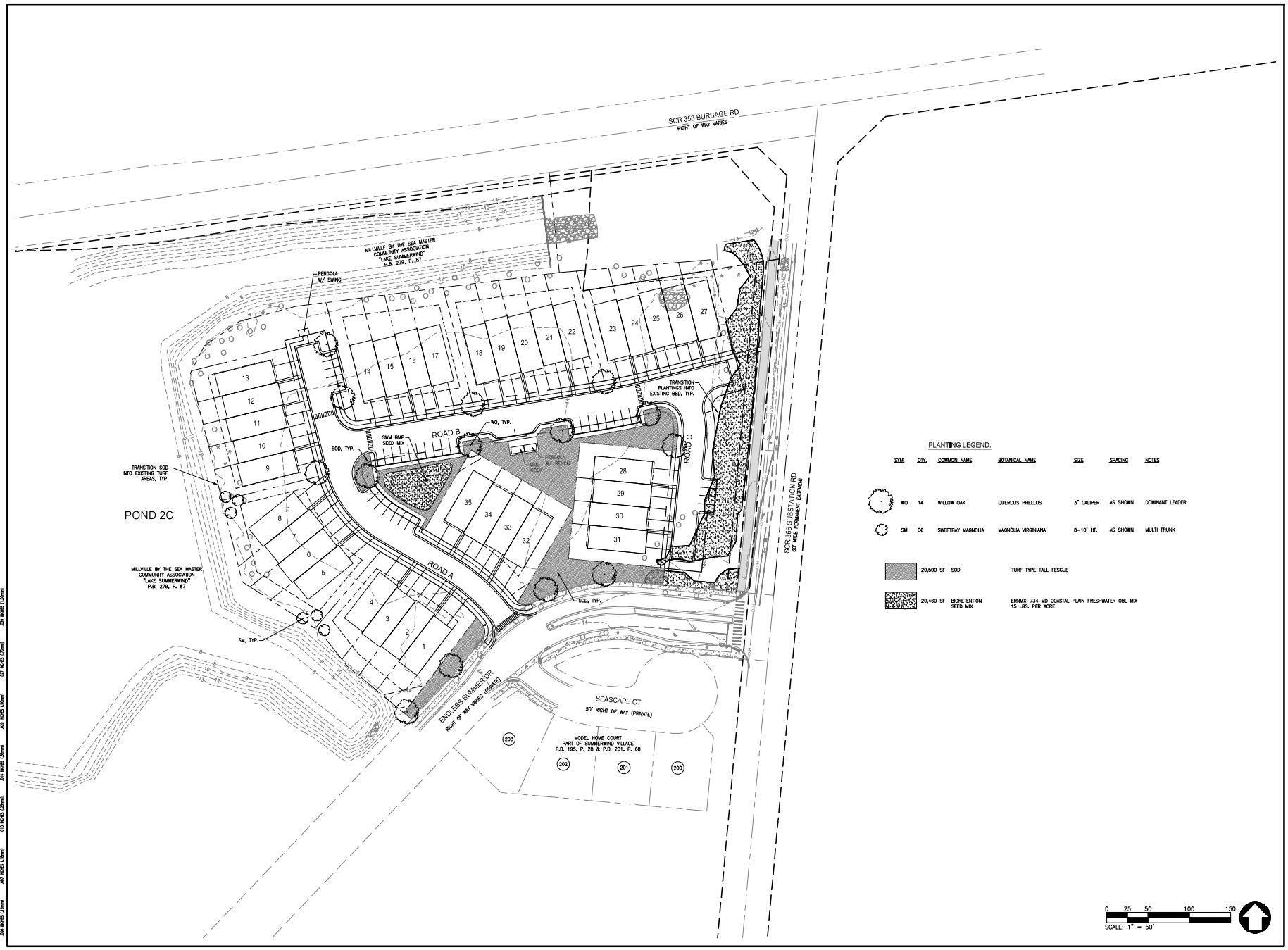
PLOT CODE
PRW-BW (.25mm) PRW-RED (.25mm) PRW-BLUE (.50mm) PRW-GREEN (.37mm) PRW-WHITE (.25mm)
PRW-GRD (.50mm) PRW-CELLW (.37mm) PRW-CELTL (.25mm) PRW-MAGTA (.50mm) PRW-MAGTA (.25mm)



PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
WO	14	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
SM	06	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10' HT.	AS SHOWN	MULTI TRUNK
	20,500 SF	SOD	TURF TYPE TALL FESCUE			
	20,460 SF	BIORETENTION SEED MIX	ERNMX-734 MD COASTAL PLAIN FRESHWATER OBL MIX 15 LBS. PER ACRE			

PRINTS ISSUED FOR: REVIEW

NO.	REVISIONS	DATE

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www.gmbnet.com

MILLVILLE BY THE SEA VILLAGE 7

MILLVILLE, DELAWARE

LANDSCAPE PLAN

SCALE	: 1" = 50'
DESIGN BY	: JAC
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 2021001
DATE	: JAN 2021

SHEET NO. PRP4.0

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PLOT DATE
JAN WEEK 3 (Jan)
FEB WEEK 1 (Feb)
FEB WEEK 2 (Feb)
FEB WEEK 3 (Feb)
FEB WEEK 4 (Feb)
MAR WEEK 1 (Mar)
MAR WEEK 2 (Mar)
MAR WEEK 3 (Mar)
MAR WEEK 4 (Mar)

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\Village 7\Preliminary Site Plan\PRP4.0 LANDSCAPE PLAN.dwg, 3/26/2021, Lawton Nyhis

SITE DATA:

OWNER/DEVELOPER
ASF MBTB LLC
2100 POWERS FERRY ROAD
SUITE 350
ATLANTA, GA 30339
CONTACT: ROD HART (443)-418-6658
TM 134-12.00-3294.00

LAND PLANNER
LAND TECH LAND PLANNING, LLC
TASGART PROFESSIONAL CENTER
32895 SOUTH COASTAL HWY; SUITE 202
BETHANY BEACH, DE
PHONE: 302.539.2366
CONTACT: JEFF CLARK, RLA

TAX MAP DISTRICT 134, MAP 12, PARCEL 3294.00
DEED BOOK 5320 PAGE 273
SITE AREA - GROSS AREA: ±7.44 ACRES

ZONING DATA
PRESENT ZONING MPC
PROPOSED ZONING MPC
PRESENT USE VACANT LAND
PROPOSED USE RESIDENTIAL

TOWN HOME SETBACK
FRONT 20'
REAR 20'
SEPARATION 20' (MINIMUM 10' SIDEYARD)
SIDE YARD AT CORNER LOT 10'
LOT DEPTH 100'

UNIT COUNTS - TOTAL COUNT 35
SINGLE FAMILY 00
TOWNHOME (28' WIDE) 35

REQUIRED PARKING: 105 (3.0 PER UNIT)
PARKING PROVIDED: 106 SPACES (INCLUDES HEAD IN AND PARALLEL ON STREET)

GROSS DENSITY 4.70 UNITS/ACRE
NET DENSITY 5.65 UNITS/ACRE

AMENITIES
USE OF ORIGINAL MILLVILLE BY THE SEA AMENITIES, INCLUDING:
POOL, CLUBHOUSE, ACTIVE AND PASSIVE OPEN SPACE

FLOOD ZONE FEMA MAP# 10005C0495K, DATED MARCH 16, 2015, ZONE X

WATER PROVIDER - TIDEWATER UTILITIES, INC.

SEWER PROVIDER - SUSSEX COUNTY, NORTH MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER DISTRICT.

OPEN SPACE PROVIDED: 4.11 ACRES = 55 % GROSS AREA

0 25 50 100 150
SCALE: 1" = 50'

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
55 W. MAIN STREET
MIDDLETOWN, DE 19709
CEC 376-6833

CENTURY ENGINEERING

- PREPARED BY -

LAND TECH LAND PLANNING, LLC
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PHONE: (302) 539-2366

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www.gmbnet.com

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

PROPOSED SITE PLAN RENDERING

SCALE	1" = 50'	SHEET NO.
DESIGN BY	JAC	PRP5.0
DRAWN BY	RJM	
CHECKED BY		
PLC #	210001	
DATE	JAN 2021	

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PLOT CODE
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DATE/TIME: 2021-01-13 1:28:44 PM
DRAWING: 210001-PRP5.0.dwg
DATE/TIME: 2021-01-13 1:28:44 PM
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