MILLVILLE BY THE SEA
MODEL PARK - 5A
FINAL SITE PLAN
MILLVILLE, DELAWARE

TABLE 1: MBTS Development Progress as of July 27, 2021

<table>
<thead>
<tr>
<th>Phase Name</th>
<th>Subdivision Area</th>
<th>Green Area (AC)</th>
<th>Total Area (AC)</th>
<th>Density (Units/AC)</th>
<th># of Lots</th>
<th>Open Space (AC)</th>
<th>Required</th>
<th>Provided</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sand Dollar Village 1</td>
<td>197.00</td>
<td>12.94</td>
<td>24.12</td>
<td>23.04</td>
<td>30.31</td>
<td>55.83</td>
<td>3.53</td>
<td></td>
</tr>
<tr>
<td>Sand Dollar Village 2</td>
<td>55.00</td>
<td>3.34</td>
<td>6.68</td>
<td>5.79</td>
<td>8.40</td>
<td>14.47</td>
<td>3.80</td>
<td></td>
</tr>
<tr>
<td>Lakeside Village</td>
<td>45.00</td>
<td>3.53</td>
<td>6.92</td>
<td>5.14</td>
<td>8.44</td>
<td>12.86</td>
<td>3.50</td>
<td></td>
</tr>
<tr>
<td>Lifestyle Center</td>
<td>0.00</td>
<td>10.97</td>
<td>0.00</td>
<td>6.20</td>
<td>12.24</td>
<td>15.51</td>
<td>0.00</td>
<td></td>
</tr>
<tr>
<td>Summerwind Village</td>
<td>87.00</td>
<td>7.76</td>
<td>11.58</td>
<td>13.00</td>
<td>20.17</td>
<td>32.49</td>
<td>2.68</td>
<td></td>
</tr>
<tr>
<td>Sea Star Village</td>
<td>102.00</td>
<td>12.09</td>
<td>16.06</td>
<td>13.42</td>
<td>15.40</td>
<td>33.56</td>
<td>3.04</td>
<td></td>
</tr>
<tr>
<td>Peninsula Village (Proposed)</td>
<td>129.00</td>
<td>20.91</td>
<td>14.01</td>
<td>16.97</td>
<td>29.89</td>
<td>42.42</td>
<td>3.04</td>
<td></td>
</tr>
<tr>
<td>Sea Breeze Village (Proposed)</td>
<td>54.00</td>
<td>16.20</td>
<td>6.39</td>
<td>10.27</td>
<td>19.18</td>
<td>25.67</td>
<td>2.10</td>
<td></td>
</tr>
<tr>
<td>Roxana Apartments (Proposed)</td>
<td>216.00</td>
<td>26.33</td>
<td>6.41</td>
<td>13.10</td>
<td>26.33</td>
<td>32.74</td>
<td>6.60</td>
<td></td>
</tr>
<tr>
<td>Village 2 (Proposed)</td>
<td>120.00</td>
<td>13.25</td>
<td>14.28</td>
<td>13.12</td>
<td>20.88</td>
<td>32.79</td>
<td>3.66</td>
<td></td>
</tr>
<tr>
<td>Village 4 (Proposed)</td>
<td>144.00</td>
<td>10.32</td>
<td>17.37</td>
<td>14.88</td>
<td>21.30</td>
<td>37.20</td>
<td>3.87</td>
<td></td>
</tr>
<tr>
<td>Schooner Cove (Proposed)</td>
<td>35.00</td>
<td>2.22</td>
<td>3.51</td>
<td>2.98</td>
<td>3.95</td>
<td>7.44</td>
<td>4.70</td>
<td></td>
</tr>
<tr>
<td>Model Court 5A (Proposed)</td>
<td>10.00</td>
<td>1.93</td>
<td>2.03</td>
<td>2.98</td>
<td>2.97</td>
<td>3.96</td>
<td>3.22</td>
<td></td>
</tr>
<tr>
<td>West Village A-1 (Proposed)</td>
<td>64.00</td>
<td>12.52</td>
<td>8.52</td>
<td>10.11</td>
<td>16.23</td>
<td>25.28</td>
<td>2.53</td>
<td></td>
</tr>
<tr>
<td>West Village C-1 (Proposed)</td>
<td>93.00</td>
<td>11.66</td>
<td>5.37</td>
<td>7.94</td>
<td>11.93</td>
<td>19.84</td>
<td>4.69</td>
<td></td>
</tr>
</tbody>
</table>

**Totals**
- 1351.00
- 165.97
- 143.25
- 158.94
- 247.62
- 392.06
- 3.45
SR 17 ROXANA ROAD
(RIGHT OF WAY VARIES)

FUTURE ENDLESS SUMMER DRIVE
(RIGHT OF WAY VARIES)

ENDLESS SUMMER DRIVE
(PRIVATE 60' RIGHT OF WAY)

SUMMERWIND BOULEVARD
(RIGHT OF WAY VARIES)

SALTY AIR DRIVE
(50' RIGHT OF WAY)

CAPE COD COURT
(50' RIGHT OF WAY)

COASTAL LIVING LANE
(50' RIGHT OF WAY)

FUTURE
VILLAGE 5, TYP.

5
6
7
8
9
10
11

1
2
3
4

N/F

ASF MBTS LLC
PARCEL 1
T.P.# 134-15.00-120.01
P.B. 135, P. 71
D.B. 5320, P. 273

SCALE: 1" = 50'

DATE:

CHECKED BY

FILE #:

ARCHITECTS & ENGINEERS
GEORGE, MILES & BUHR, LLC
SALISBURY
BALTIMORE
SEAFORD

www.gmbnet.com
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3115, FAX 410-548-5790

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

2021

- PREPARED BY -

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

OWNER/DEVELOPER
ASF MBTS LLC
3565 PIEDMONT RD NE
BUILDING ONE, SUITE 200
ATLANTA, GA 30305
CONTACT: ROD HART (443)-418-6658

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

CIVIL ENGINEERING ASSOCIATES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
PHONE: 302.376.8833
CONTACT: RONALD H. SUTTON, JR, P.E.

PART OF MBTS SUMMERWIND VILLAGE OPEN SPACE 'U'
DEED BOOK 5320 PAGE 273

SITE AREA - GROSS AREA: ±23.28 ACRES (VILLAGE 5)
SITE AREA - NET AREA: ±3.14 ACRES (MODEL COURT 5A)

ZONING DATA
PRESENT ZONING
MPC

PROPOSED ZONING
MPC

PRESENT USE
VACANT LAND

PROPOSED USE
RESIDENTIAL

SINGLE FAMILY SETBACKS
FRONT 20'
REAR 10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION 14' (MINIMUM 7' SIDEYARD)
SIDE YARD AT CORNER LOT 10'
LOT DEPTH 100'

DUPLEX SETBACK
FRONT 20'
REAR 10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION 20' (MINIMUM 10' SIDEYARD)
SIDE YARD AT CORNER LOT 10'
LOT DEPTH 100'

TOWN HOME SETBACKS
FRONT 20'
REAR 10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION 20' (MINIMUM 10' SIDEYARD)
SIDE YARD AT CORNER LOT 10'
LOT DEPTH 100'

UNIT COUNTS
TOTAL COUNT 11
SINGLE FAMILY 04
DUPLEX HOME 04
TOWNHOME (28' WIDE) 03

REQUIRED PARKING: 30 (3.0 PER UNIT)
PARKING PROVIDED: 30 SPACES (INCLUDES PARALLEL ON STREET)

GROSS DENSITY 3.05 UNITS/ACRE (MODEL COURT 5A)
NET DENSITY 4.43 UNITS/ACRE (MODEL COURT 5A)

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: 0.92 ACRES = 37% NET AREA & 29% GROSS AREA

SITE DATA: