SCR 365 POWELL FARM ROAD

LIMITS OF WEST VILLAGE C-1, TYP.
PART OF
ASF METS LLC
M H RUDY, PG 573
20.70 ACRES

WEST VILLAGE C-1
EXISTING CONDITIONS
SITE DATA:

- SITE AREA - GROSS AREA (C-1): ±19.84 ACRES
- TOTAL COUNT 93
- REQUIRED PARKING: 279 (3.0 PER UNIT)
- PARKING PROVIDED: 279 SPACES
- OPEN SPACE PROVIDED: 11.66 ACRES = 59% GROSS AREA
- DISTANCE FROM DEED BOOK 5320 PAGE 273

PROPOSED USE

- AMENITIES
- NEARBY AMENITY COMPLEX

PRESENT USE

- GROSS DENSITY

PRESENT ZONING

- NET DENSITY

SITE PLANNER

- LAND TECH LAND PLANNING, LLC

OWNER/DEVELOPER

- ASF MBTS LLC

AMENITIES

- WATER PROVIDER - TIDEWATER UTILITIES, INC.
- SEWER PROVIDER - SUSSEX COUNTY, NORTH MILLVILLE EXPANSION

TOWN HOME SETBACKS

- TOWN HOME (20' WIDE)
- TOWN HOME SEPARATION

SINGLE FAMILY SETBACKS

- SINGLE FAMILY (40' WIDE)
- SINGLE FAMILY SEPARATION

SINGLE FAMILY

- 84.48 UNITS/ACRE
- (SWIMMING POOL & AMENITY COMPLEX PART OF WEST VILLAGE A-1)

TOWN HOME

- 3.68 UNITS/ACRE
- (INCLUDES HEAD IN AND PARALLEL ON STREET PLUS GUEST PARKING AT MILLVILLE BY THE SEA)

GROSS DENSITY

- 26.16 UNITS/ACRE

ACTIVE AND PASSIVE OPEN SPACE

- 10.00 ACRES = 51 % GROSS AREA

WALKING PATHS

- 1.40 ACRES

SCALE: 1" = 50' (1" = 60' ON SHEET 2)

FILE # 210001

CHECKED BY:

DESIGN BY:

DRAWN BY:

DATE: MAY 2021

CIVIL ENGINEERING ASSOCIATES, LLC

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TOWN OF MILLVILLE, DELAWARE

GMB SITE PLAN PROPOSAL

PRP5.0