

GENERAL NOTES

- BOUNDARY AND TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCORNE, INC. JUNE 2005. BOUNDARY VERIFICATION WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES JULY 2012.
- 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

- SITE IS TAX MAP 134-12.00 PARCEL 3294.00
- ZONING IS MASTER PLANNED COMMUNITY (MPC).
- SITE AREA IS 7.44 ACRES.
- THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 59 (8/AC).
- THE INTERIOR STREET DESIGN SHALL INCLUDE STREET LIGHTING AND SIDEWALKS.
- ALL SIGNALS, ENTRANCES, INTERSECTIONS, ROADWAY AND IMPROVEMENTS, AND MULTI-MODAL FACILITIES SHALL BE CONSTRUCTED AS REQUIRED BY DELDOT.
- 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.
- 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.
- DESIGNATED WETLANDS SHALL NOT BE INCLUDED IN ANY INDIVIDUAL LOTS. DESIGNATED WETLANDS SHALL BE MAINTAINED AS NOT-DISTURBANCE AREAS.
- 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.
- 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.
- 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.
- ACCESS TO ALL LOTS IS TO BE FROM SUBDIVISION STREETS.
- 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.
- MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND/OR THE OWNER DEVELOPER.
- LOTS TO BE SERVED WITH WATER BY TIDEWATER UTILITIES, INC.
- LOTS TO BE SERVED WITH SEWER BY NORTH MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER DISTRICT, SUSSEX COUNTY, DELAWARE.
- THE SUBDIVISION LIES ENTIRELY WITHIN FLOOD ZONE 'X', AREAS OF MINIMAL FLOODING PER FEMA MAP# 10005C0495K, DATED MARCH 16, 2015.
- BUILDING CONSTRUCTION TO BE SINGLE FAMILY RESIDENCES (TYPE 5 CONSTRUCTION) AND TOWNHOMES / CONDOMINIUMS.
- OPEN SPACE AREAS AND COMMON AREAS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS UPON COMPLETION OF THE PROJECT.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- 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.
- SUBDIVISION OF FUTURE PHASES INTO SEPARATE PARCELS DEFERRED UNTIL RECORDATION OF PLANS FOR EACH FUTURE PHASE.

MILLVILLE BY THE SEA VILLAGE 7 FINAL SITE PLAN MILLVILLE, DELAWARE

SITE DATA:

OWNER/DEVELOPER
ASF MBTS LLC
3565 PIEDMONT RD NE
BUILDING ONE, SUITE 200
ATLANTA, GA 30305
CONTACT: ROD HART (443)-418-6658
TM 134-12.00-3294.00

LAND PLANNER
LAND TECH LAND PLANNING, LLC
TAGARTY 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
SINGLE FAMILY TOTAL COUNT 35
TOWNHOME (2B' WIDE) 00

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 AS 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. Launoy, 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 328.30(c)(6)), Waters of the U.S. Definition/CECW-OR, 10-7-1991; Questions and Answers on the 1987 CDE 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.

THE BOUNDARY OF WATERS OF THE UNITED STATES INCLUDING WETLANDS WAS APPROVED BY THE PHILADELPHIA DISTRICT CORPS OF ENGINEERS - JURISDICTIONAL DETERMINATION NO. CENAP-OR-R-23050717-23. IN MY PROFESSIONAL JUDGEMENT AND BASED UPON SUBSEQUENT SITE INSPECTIONS AND GROUNDWATER OBSERVATIONS SITE CONDITIONS HAVE NOT CHANGED.

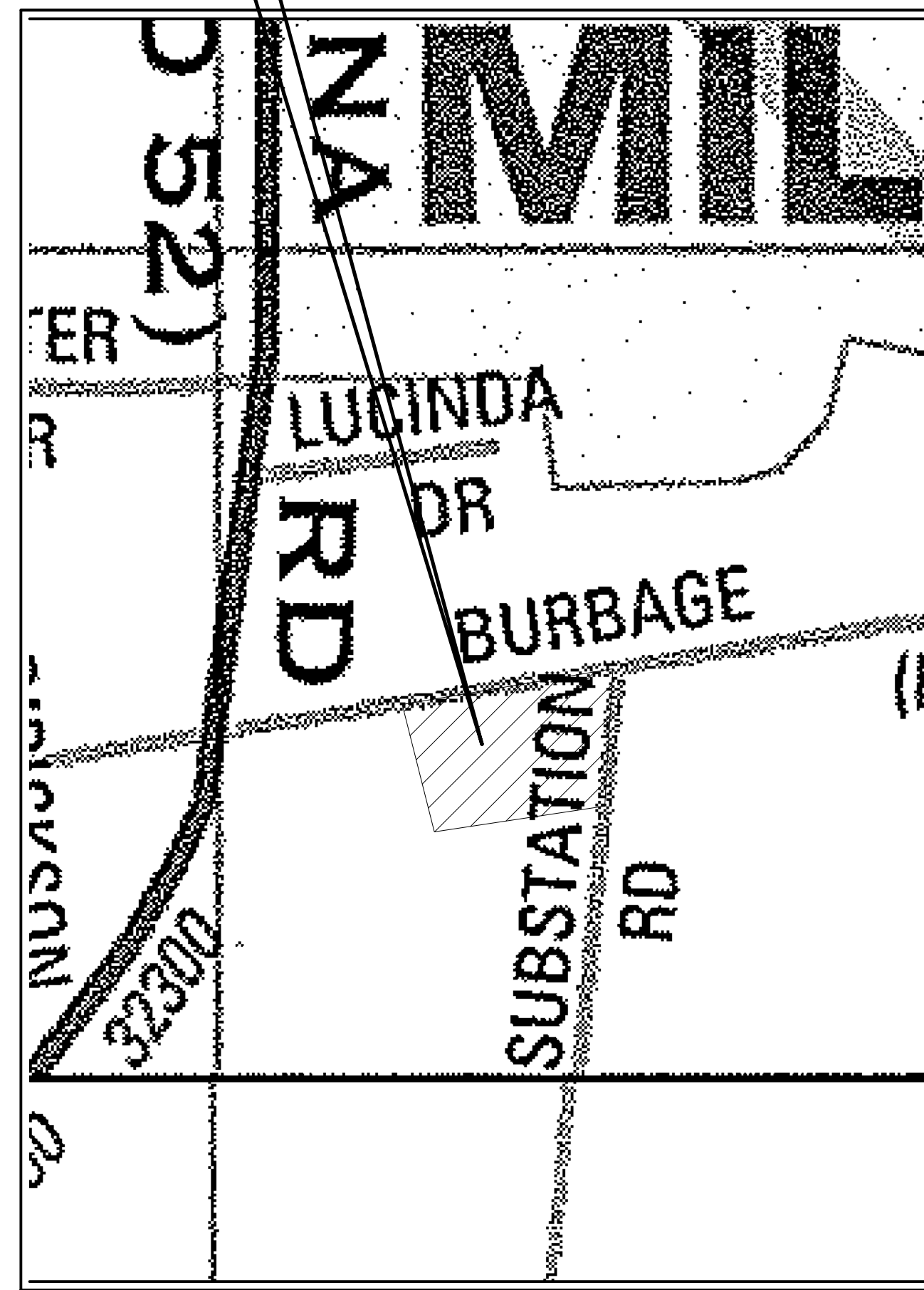
IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS ON THE SITE. THE BOUNDARY OF STATE REGULATED SUBAQUEOUS LANDS WERE APPROVED BY DNREC WETLANDS AND SUBAQUEOUS LANDS SECTION DETERMINATION DATED JULY 22, 2006

EDWARD M. LAUNOY, PWS No. 875
SOCIETY OF WETLANDS SCIENTISTS CORPUS OF ENGINEERS,
CERTIFIED WETLAND DELINEATOR WDCP93MD05100366

Table 1. MBTS Development Progress as of July 27, 2021

Phase Name	# of Lots	Subdivision Areas		Green Areas (AC)		Total Area (AC)	Density (Units/AC)
		Open Space (AC)	Lot (AC)	Required	Provided		
Sand Dollar Village 1	197.00	12.94	24.12	23.04	30.31	55.83	3.53
Sand Dollar Village 2	55.00	3.34	6.68	5.79	8.40	14.47	3.80
Lakeside Village	45.00	3.53	6.92	5.14	8.44	12.86	3.50
Lifestyle Center	0.00	10.97	0.00	6.20	12.24	15.51	0.00
Summerwind Village	87.00	7.76	11.58	13.00	20.17	32.49	2.68
Sea Star Village	102.00	12.09	16.06	13.42	15.40	33.56	3.04
Peninsula Village (Proposed)	129.00	20.91	14.01	16.97	29.89	42.42	3.04
Sea Breeze Village (Proposed)	54.00	16.20	6.39	10.27	19.18	25.67	2.10
Roxana Apartments (Proposed)	216.00	26.33	6.41	13.10	26.33	32.74	6.60
Village 7 (Proposed)	35.00	1.88	3.58	2.98	3.77	7.44	4.70
Model Court 5A (Proposed)	10.00	1.93	2.03	2.98	2.97	3.96	3.22
West Village A-1 (Proposed)	64.00	12.52	8.52	10.11	16.23	25.28	2.53
West Village C-1 (Proposed)	93.00	11.66	5.37	7.94	11.93	19.84	4.69
Totals	1087	142.06	111.67	130.94	205.26	322.07	3.38

PROJECT AREA



LOCATION MAP

SCALE: 1" = 400'

PROJECT AREA



VICINITY MAP

SCALE: 1" = 1000'

LIST OF DRAWINGS

- | | |
|--------|---------------------|
| FSP1.0 | COVER SHEET |
| FSP2.0 | EXISTING CONDITIONS |
| FSP3.0 | KEY SHEET |
| FSP3.1 | PROPOSED SITE PLAN |
| FSP4.0 | LANDSCAPE PLAN |
| FSP5.0 | SITE PLAN RENDERING |

TOWN OF MILLVILLE

DEBORAH BOTCHIE _____ DATE _____

	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	---
WATER PIPE	W	---
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE	---	N/A
TREE LINE	---	---

DATE _____

REVISIONS _____

NO. _____

CENTURY ENGINEERING

---PREPARED BY---

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

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

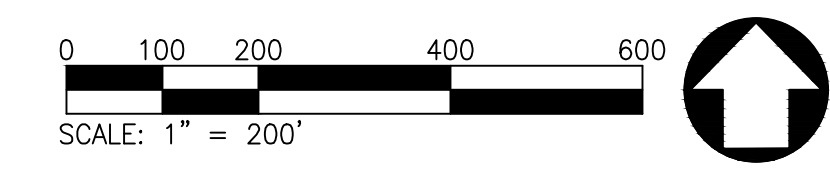
SCALE: AS SHOWN SHEET NO. _____
DESIGN BY: JAC
DRAWN BY: RLM
CHECKED BY: _____
FILE # : 2021001
DATE : JAN 2021





FSP1.0

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\\delaware\project_data\Projects\2021\310001_millville_by_the_sea\Drawings\working_sets\Village_7\final_site_plan\FSP3.0_KEY_SHEET.dwg, 11/17/2019, Dennis L. White

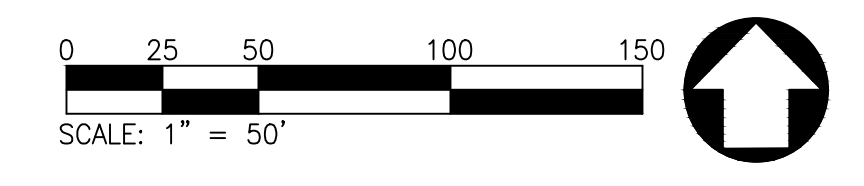
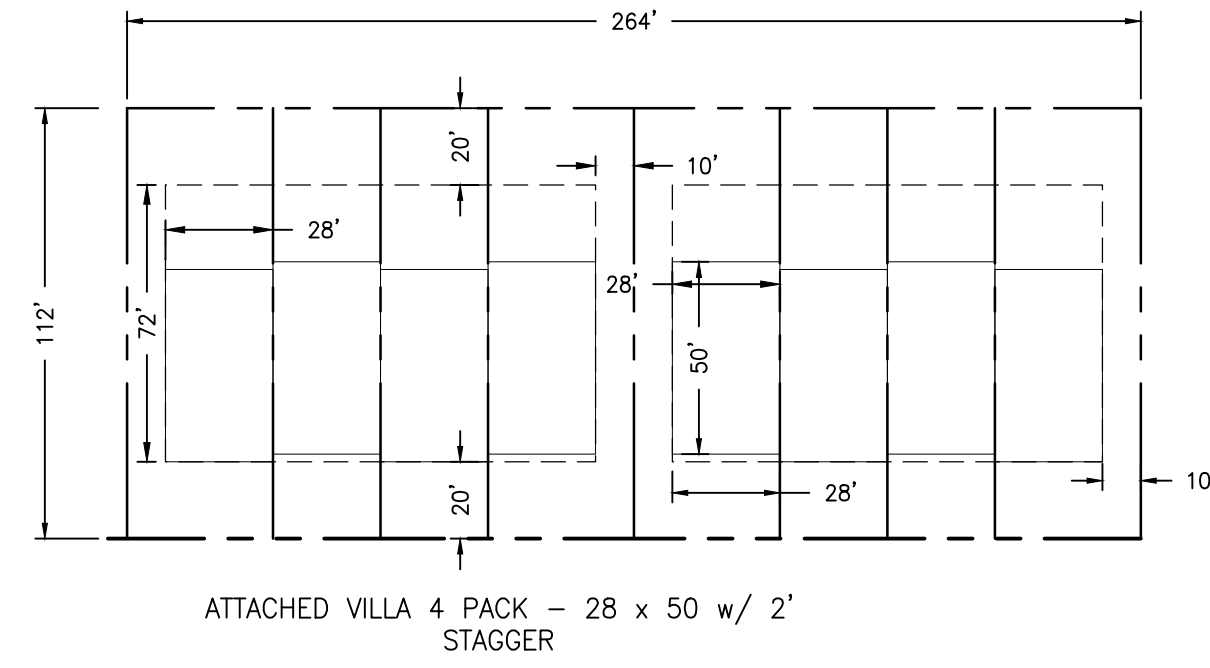
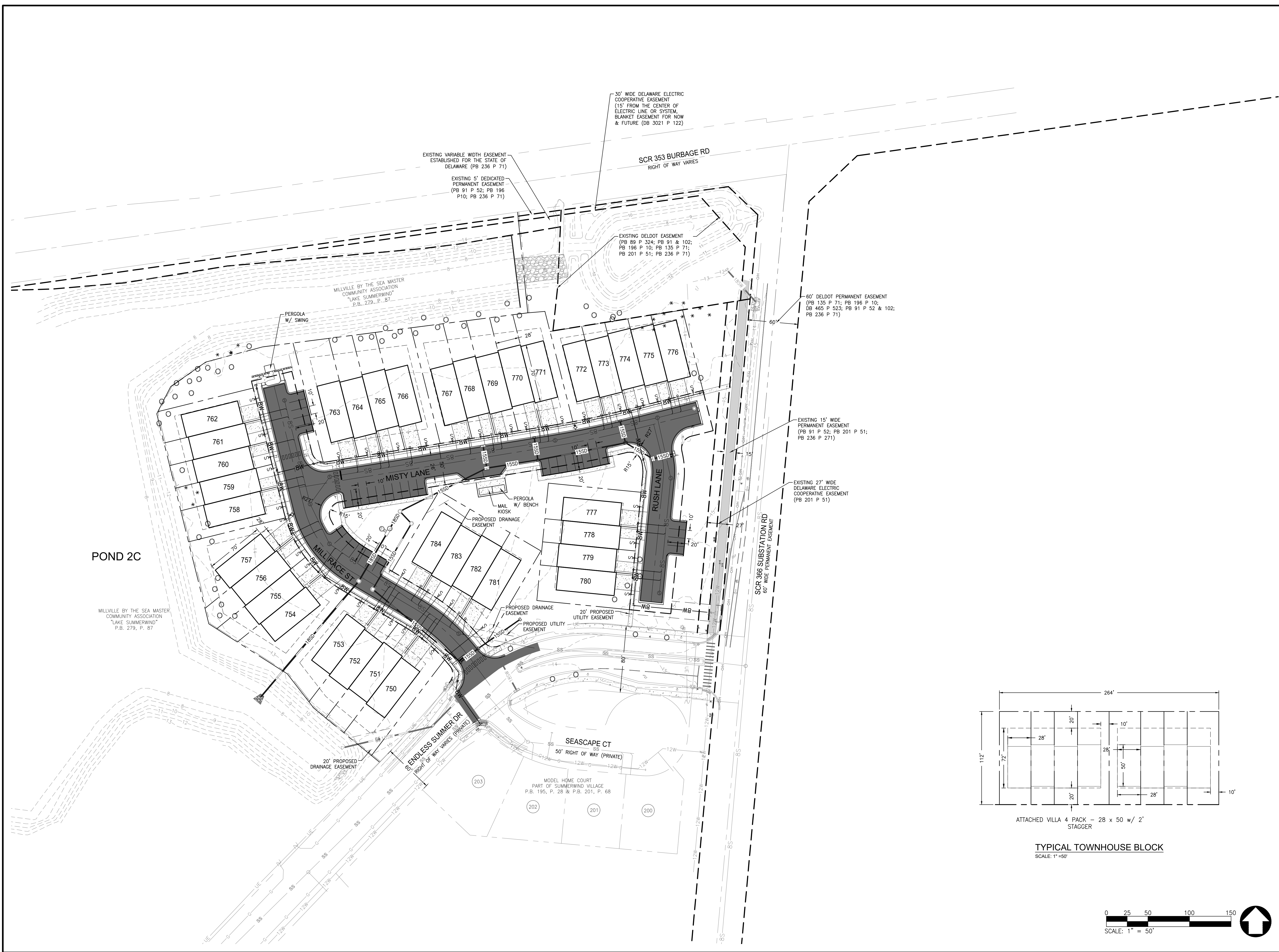
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DATE	
REVISIONS	
NO.	
 <small> 55 N. MAIN STREET HARRINGTON, DE 19930 (302) 374-9837 </small>	
	
<small>PREPARED BY:</small>  <small> 32895 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 539-2398 </small>	
 <small> ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3315, Fax 410-548-5790 www.gmbinc.com </small>	
<p>MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE</p>	
<p>VILLAGE 7 KEY SHEET</p>	
SCALE : 1" = 200'	SHEET NO.
DESIGN BY : JAC	FSP3.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 2021001	
DATE : JAN 2021	
© COPYRIGHT 2021	

\\delaware\project_data\Project\2021\FSP3.1\Millville by the Sea\Drawings\working\sets\Village 7\final\site plan\FSP3.1_FINAL_SITE_PLAN.dwg, 11/11/2019, Dennis L. White

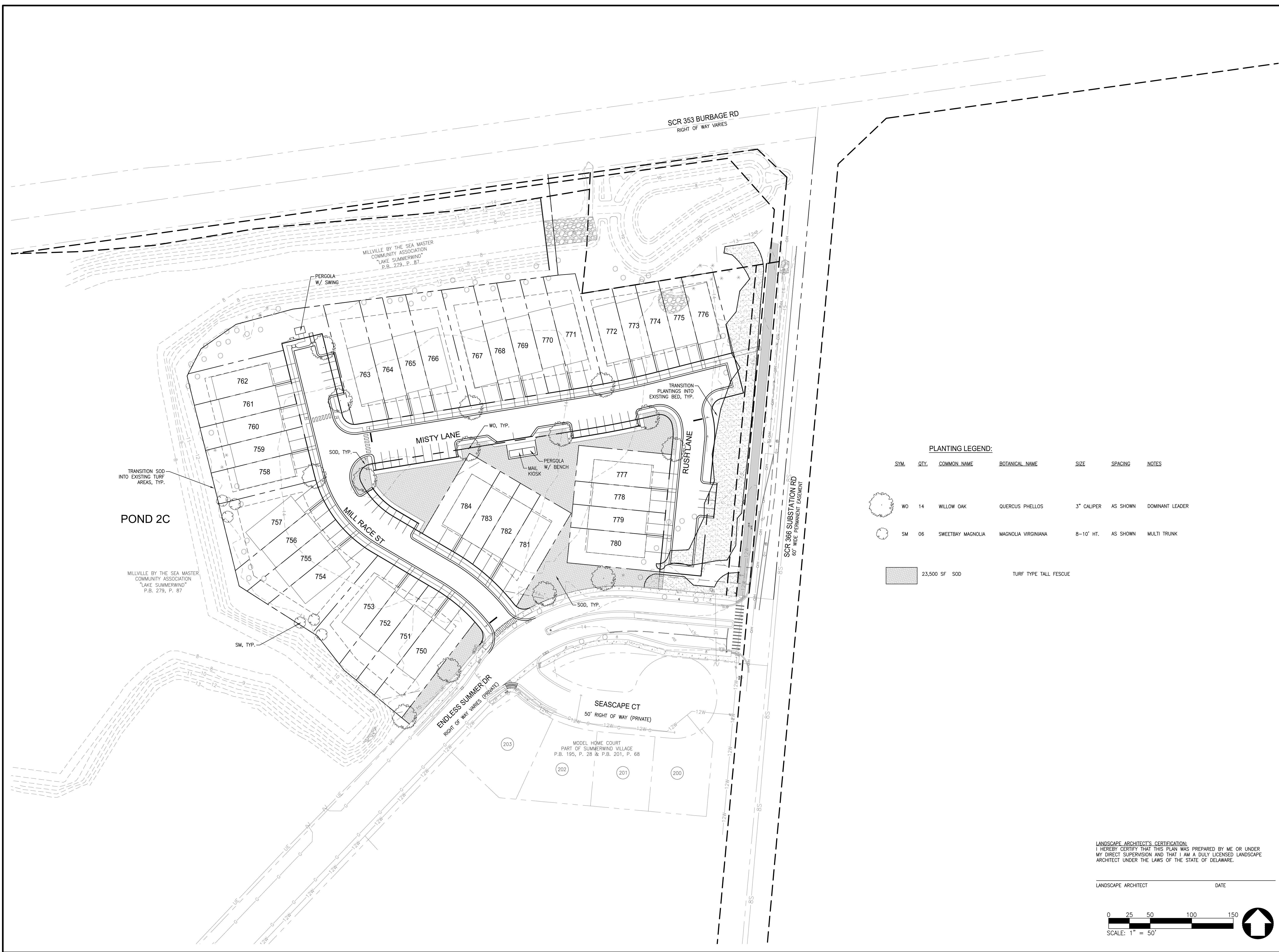
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 PEN2-YELLOW 0.01 INCHES (1.0mm)
 PEN3-GREEN 0.01 INCHES (1.0mm)
 PEN4-BLUE 0.01 INCHES (1.0mm)
 PEN5-BLACK 0.01 INCHES (1.0mm)
 PEN6-WHITE 0.01 INCHES (1.0mm)
 PEN7-GRAY 0.01 INCHES (1.0mm)
 PEN8-BROWN 0.01 INCHES (1.0mm)
 PEN9-PINK 0.01 INCHES (1.0mm)
 PEN10-ORANGE 0.01 INCHES (1.0mm)
 PEN11-VIOLET 0.01 INCHES (1.0mm)
 PEN12-CYAN 0.01 INCHES (1.0mm)
 PEN13-MAGENTA 0.01 INCHES (1.0mm)
 PEN14-GRAY 0.01 INCHES (1.0mm)
 PEN15-BLACK 0.01 INCHES (1.0mm)



DATE	
REVISIONS	
NO.	
 CIVIL ENGINEERING ASSOCIATES, LLC <small>ENGINEERING SURVEYING DISTRIBUTION SERVICE</small> <small>55 W. MAIN STREET MIDDLETOWN, DE 19709 (302) 374-9937</small>	
 CENTURY ENGINEERING	
<small>PREPARED BY:</small> LAND TECH LAND PLANNING, LLC <small>32895 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 539-2396</small>	
 GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS <small>SALISBURY • BALTIMORE • SEAFORD</small> <small>206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, Fax 410-548-5790 www.gmbinc.com</small>	
MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE	
VILLAGE 7 FINAL SITE PLAN	
SCALE : AS SHOWN	SHEET NO.
DESIGN BY : JAC	FSP3.1
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 2021001	
DATE : JAN 2021	
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PLOT CODE
 PEN=RED 0.01 INCHES (1.0mm)
 PEN=BLUE 0.01 INCHES (1.0mm)
 PEN=GREEN 0.01 INCHES (1.0mm)
 PEN=BLACK 0.01 INCHES (1.0mm)
 PEN=WHITE 0.01 INCHES (1.0mm)



PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
	14	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
	06	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10' HT.	AS SHOWN	MULTI TRUNK
		23,500 SF SOD	TURF TYPE TALL FESCUE			

LANDSCAPE ARCHITECT'S CERTIFICATION:
 I HEREBY CERTIFY THAT THIS PLAN WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LANDSCAPE ARCHITECT UNDER THE LAWS OF THE STATE OF DELAWARE.

LANDSCAPE ARCHITECT _____ DATE _____



DATE	
REVISIONS	
NO.	
CIVIL ENGINEERING ASSOCIATES, LLC <small>ENGINEERING SURVEYING CONSTRUCTION SERVICES</small> <small>55 N. MAIN STREET MIDDLETOWN, DE 19709 (302) 374-9837</small>	
CENTURY ENGINEERING	
<small>— PREPARED BY —</small> LAND TECH LAND PLANNING, LLC <small>32895 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 538-2366</small>	
GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS <small>SALISBURY • BALTIMORE • SEAFORD</small> <small>206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3315, Fax 410-548-5790 www.gmbinc.com</small>	
MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE	
LANDSCAPE PLAN	
SCALE : 1" = 50'	SHEET NO.
DESIGN BY : JAC	FSP4.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 2021001	
DATE : JAN 2021	
<small>© COPYRIGHT 2021</small>	



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
 TAGSART PROFESSIONAL CENTER
 32895 SOUTH COASTAL HWY, SUITE 202
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 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: 27.44 ACRES

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

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 REAR 20'
 SEPARATION 20' (MINIMUM 10' SIDEYARD)
 SIDE YARD AT CORNER LOT 10'
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UNIT COUNTS **TOTAL COUNT** 35
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 TOWNHOME (28' WIDE) 35

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 PARKING PROVIDED: 105 SPACES (INCLUDES HEAD IN AND PARALLEL ON STREET)

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 POOL, CLUBHOUSE, ACTIVE AND PASSIVE OPEN SPACE

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

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SEWER PROVIDER - SUSSEX COUNTY, NORTH MILLVILLE EXPANSION
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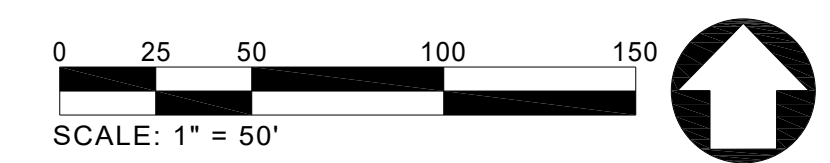
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NO.	REVISIONS	DATE



MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

PROPOSED SITE PLAN RENDERING



SCALE	1" = 50'	SHEET NO.	
DESIGN BY	JAC	FSP5.0	
DRAWN BY	RLM		
CHECKED BY			
FILE #	210001		
DATE	JAN 2021		