MILLVILLE BY THE SEA
WEST VILLAGE B
PRELIMINARY RECORD PLAN
MILLVILLE, DELAWARE

File No. 210001 - N

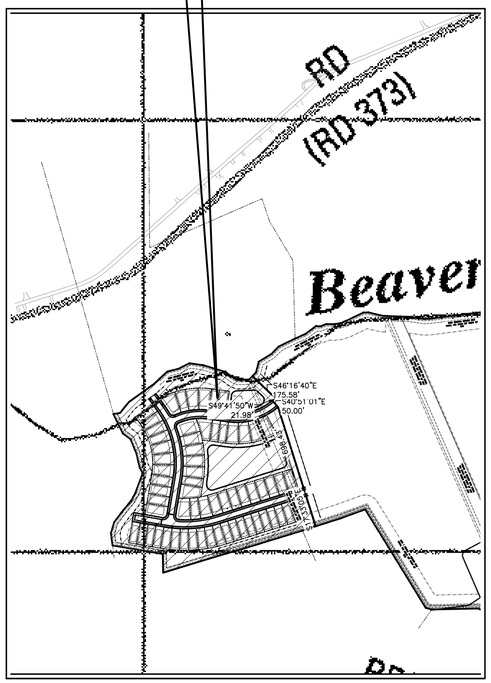
GENERAL NOTES

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

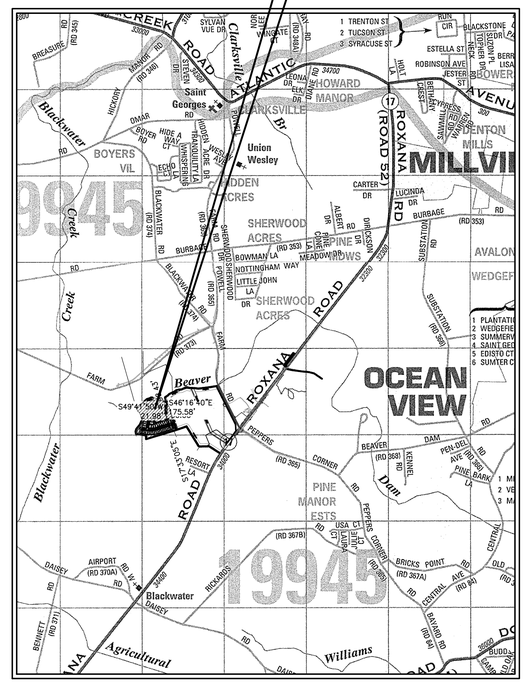
1. SITE IS TAX MAP 134-15.00 PARCELS 16.00, 91.01
2. ZONING IS MASTER PLANNED COMMUNITY (MPC).
3. SITE AREA IS ±20.84 ACRES.
4. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 163 (8/AC).
5. THE INTERIOR STREET DESIGN SHALL INCLUDE STREET LIGHTING AND SIDEWALKS.
6. ALL SIGNALS, ENTRANCES, INTERSECTIONS, 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.

W VILLAGE B



LOCATION MAP
SCALE: 1" = 400'

PROJECT AREA



VICINITY MAP
SCALE: 1" = 2000'

SITE DATA:

OWNER/DEVELOPER
ASF MBTS LLC
3565 PIEDMONT RD NE
BUILDING ONE, SUITE 200
ATLANTA, GA 30305
CONTACT: ROD HART 443.418.6658
RODHART68@GMAIL.COM

LAND PLANNER
LAND TECH LAND PLANNING, LLC
TAGGART PROFESSIONAL CENTER
32895 SOUTH COASTAL HWY; SUITE 202
BETHANY BEACH, DE 19930
PHONE: 302.539.2366
CONTACT: JEFF CLARK, RLA

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

TAX MAP DISTRICT 134, MAP 15, PARCEL16.00
DEED BOOK 5320 PAGE 273 & DB 419 PG 94
SITE AREA – GROSS AREA: ± 20.84 ACRES

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'

UNIT COUNTS – TOTAL COUNT 64
SINGLE FAMILY (40' WIDE) 33
SINGLE FAMILY (30' WIDE) 31

REQUIRED PARKING: 195 (3.0 PER UNIT)
PARKING PROVIDED: 195 SPACES

GROSS DENSITY 3.07 UNITS/ACRE
NET DENSITY 3.52 UNITS/ACRE

AMENITIES
ACTIVE AND PASSIVE OPEN SPACE, (POOL/CLUBHOUSE PART OF WEST VILLAGE A-1)

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: ±8.54 ACRES = ±41% GROSS AREA
ROW AREA: ±2.67 ACRES

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.

ENGINEER'S CERTIFICATION:
"I RONALD H. SUTTON, JR, P.E. HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER 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 ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

ENGINEER DATE
CIVIL ENGINEERING ASSOCIATES

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

PLOT CODE
PEN1-RED PEN2-YELLOW PEN3-GREEN PEN4-CYAN PEN5-BLUE PEN6-MAGENTA PEN7-WHITE
.006 INCHES (.15mm) .007 INCHES (.18mm) .010 INCHES (.25mm) .014 INCHES (.35mm) .020 INCHES (.50mm) .028 INCHES (.70mm) .028 INCHES (.70mm)

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP1.0 COVER SHEET.dwg, 7/22/2024 2:44 PM, Dennis L. White

LIST OF DRAWINGS

PRP1.0 COVER SHEET
PRP2.0 EXISTING CONDITIONS
PRP3.0 KEY SHEET
PRP3.1 PRELIMINARY SITE PLAN
PRP4.0 LANDSCAPE PLAN
PRP5.0 SITE PLAN RENDERING
PRP6.0 PRELIMINARY RECORD PLAN
PRP6.1 LINE AND CURVE TABLE

TOWN OF MILLVILLE

EILEEN SCERRA DATE

WETLAND CERTIFICATION:

"I JIM McCULLEY, SPWS, 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 JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, AND ITS SUPPLEMENTAL GUIDANCE INCLUDING THE ATLANTIC AND GULF COAST REGIONAL SUPPLEMENT (VERSION 2.0) AND THE 2020 NAVIGABLE WATERS PROTECTION RULE. THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

ON AUGUST 30, 2018 U.S. ARMY CORPS OF ENGINEERS ISSUED AND APPROVED JURISDICTIONAL DETERMINATION OR AJD (CENAP-OP-R-2007-383)

JIM McCULLEY DATE
SENIOR PROFESSIONAL WETLAND SCIENTIST 000471
SOCIETY OF WETLAND SCIENTISTS

Table 1. MBTS Development Progress as of January 16, 2023

Phase Name	Subdivision Areas			Green Areas (AC)		Total Area (AC)	Density (Units/AC)
	# of Lots	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	129.00	20.91	14.01	16.97	29.89	42.42	3.04
Sea Breeze Village	54.00	16.20	6.39	10.27	19.18	25.67	2.10
Tupelo Sands	216.00	10.06	2.60	11.87	22.93	29.67	7.28
Seagull Village	120.00	13.25	14.28	13.12	20.88	32.79	3.66
Belle Shoal Village FKA Village 4	144.00	22.33	17.44	18.76	27.88	46.89	3.07
Schooner Cove	35.00	2.22	3.51	2.98	3.95	7.44	4.70
Model Park 5A	11.00	2.18	1.31	1.70	2.97	4.24	2.59
West Bay Village FKA West Village A-1	64.00	13.11	8.52	10.34	16.23	25.63	2.50
Turtle Cove FKA West Village C-1	93.00	11.27	5.38	7.94	11.93	20.01	4.69
West Bay Village Phase 2 FKA West Village A-2 (Proposed)	87.00	11.86	12.64	11.40	11.86	28.50	3.05
Isle Bay Village FKA West Village B (Proposed)	64.00	8.54	9.61	8.34	8.54	20.84	3.07
Blue Heron Cove FKA West Village D (Proposed)	160.00	12.63	12.06	11.34	12.63	28.36	5.64
Village 3 (Proposed)	118.00	8.90	14.40	11.28	11.28	28.21	4.18
Totals	1781.00	204.09	187.51	202.90	295.11	505.39	3.52

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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

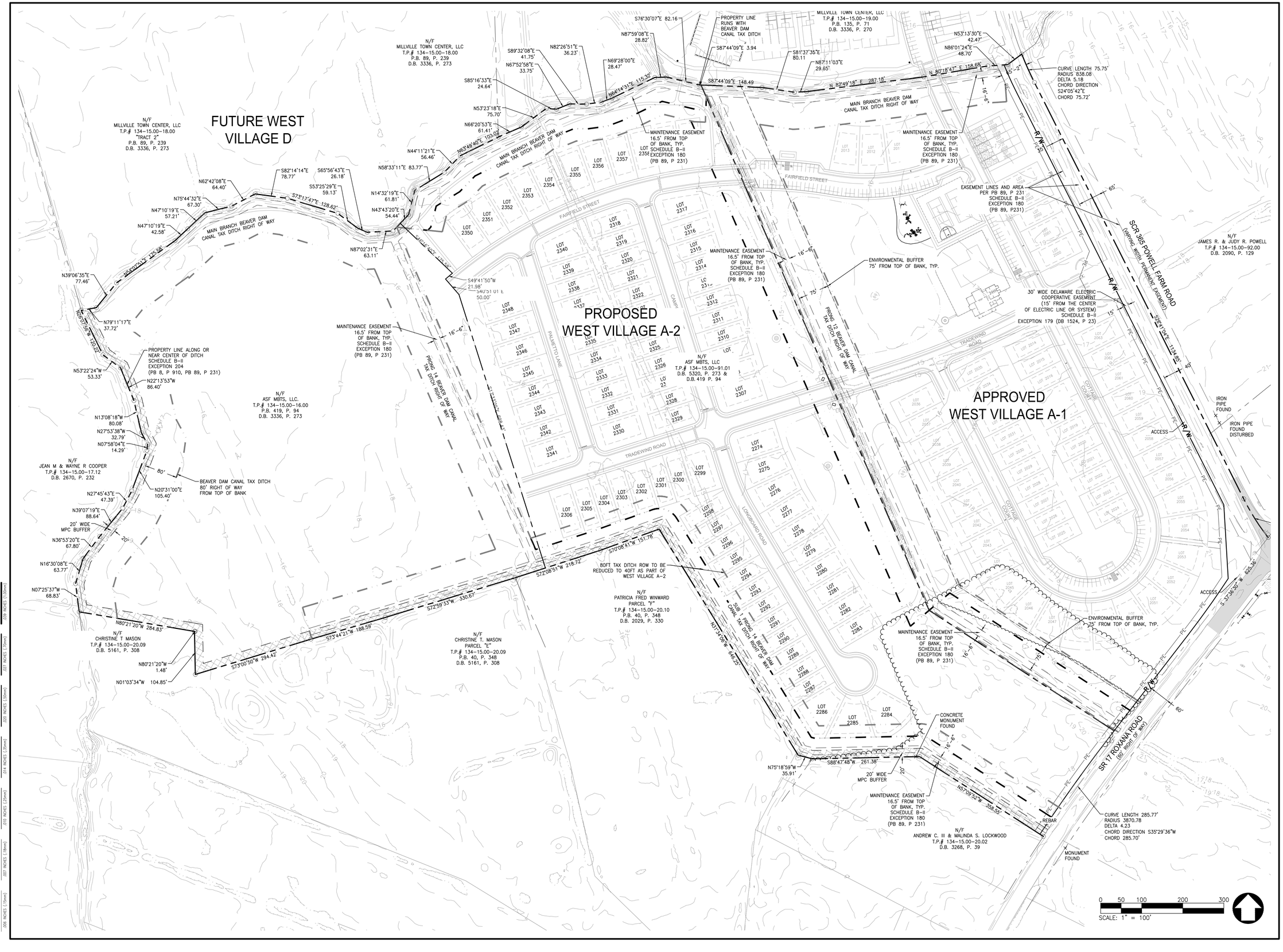
MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE B
COVER SHEET

SCALE	: AS SHOWN
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	: CJP
FILE #	: 210001-N
DATE	: JAN 2024

SHEET NO.
PRP1.0

© COPYRIGHT 2024



NO.	REVISIONS	DATE

CEA
CIVIL ENGINEERING ASSOCIATES, LLC
• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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 • BALTIMORE • SEAFORD
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

WEST VILLAGE B EXISTING CONDITIONS

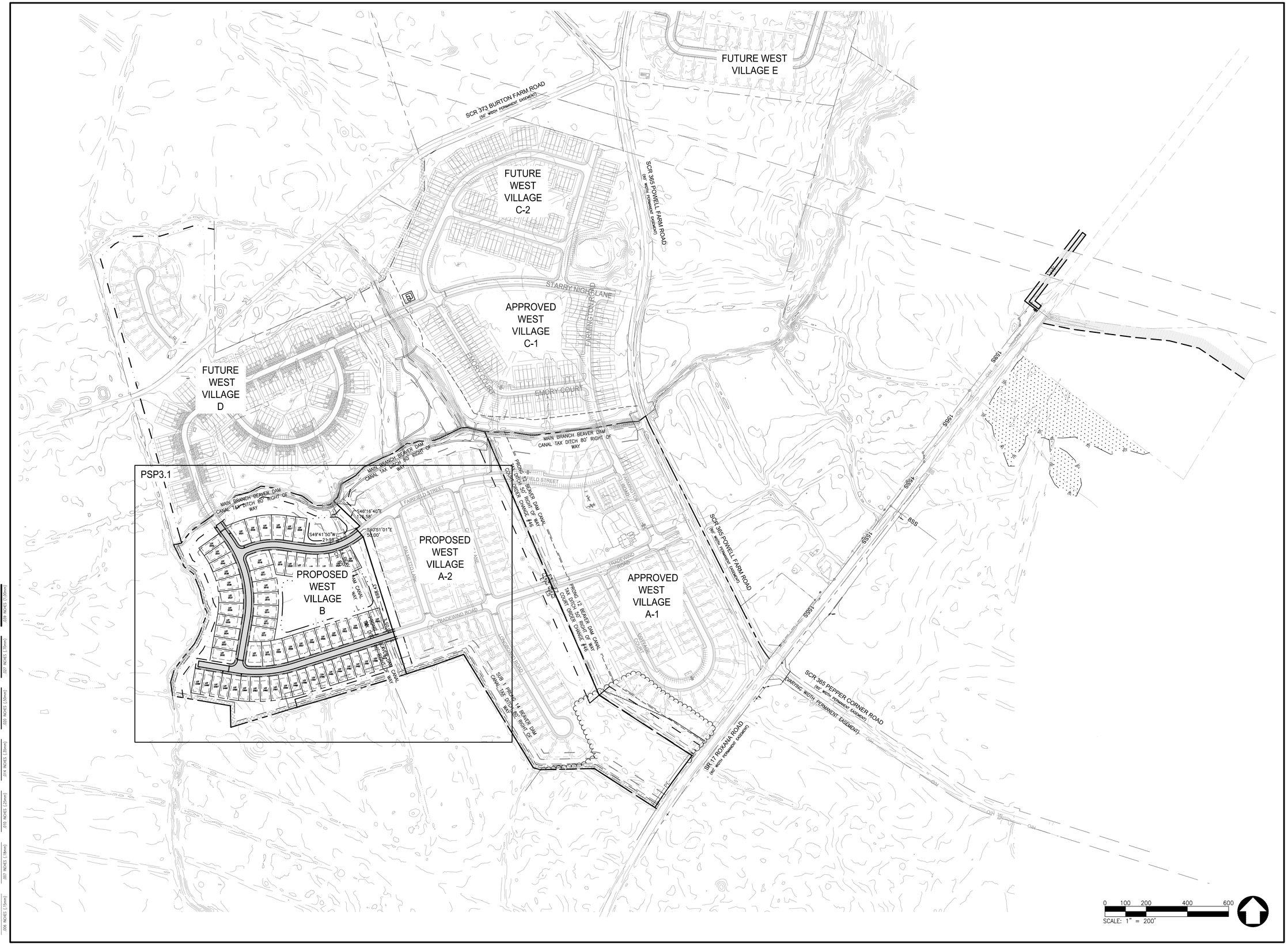
SCALE	: 1" = 100'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	: CJP
FILE #	: 210001-N
DATE	: JAN 2024

SHEET NO.
PRP2.0

© COPYRIGHT 2024

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP2.0 EXISTING CONDITIONS.dwg, 7/22/2024, Dennis L White

PLOT CODE
PEN1-RED 205 INCHES (1.0mm)
PEN2-YELLOW 207 INCHES (1.0mm)
PEN3-GREEN 210 INCHES (1.0mm)
PEN4-BLUE 203 INCHES (1.0mm)
PEN5-MAGENTA 207 INCHES (1.0mm)
PEN6-WHITE 209 INCHES (1.0mm)



DATE	REVISIONS	NO.

CIVIL ENGINEERING ASSOCIATES, LLC
● ENGINEERING ● SURVEYING ● CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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 • BALTIMORE • SEAFORD
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

WEST VILLAGE B KEY SHEET

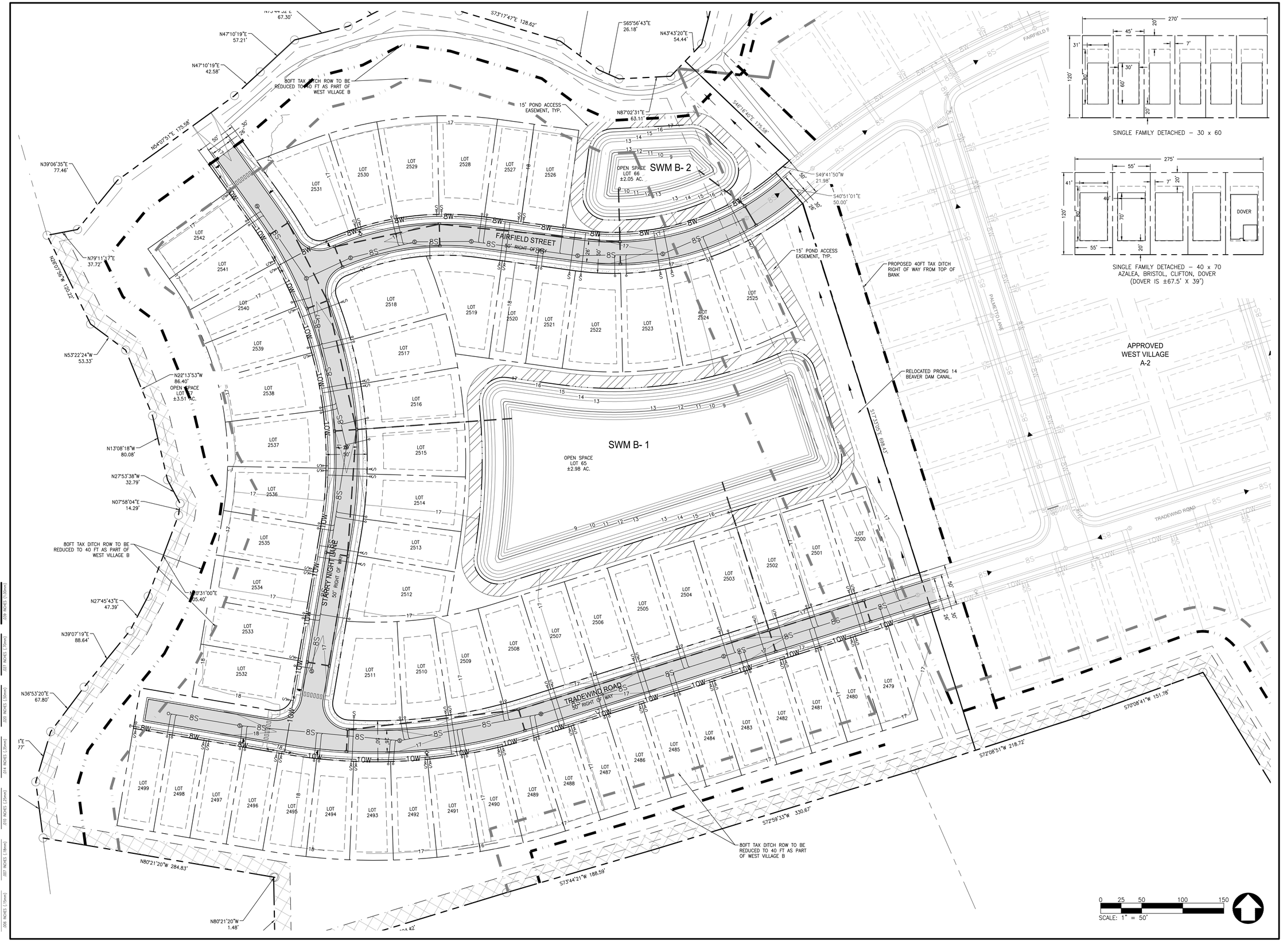
SCALE	: 1" = 200'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
FILE #	: 210001-N
DATE	: JAN 2024

SHEET NO. PRP3.0

© COPYRIGHT 2024

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP3.0 KEY SHEET.dwg, 11/11/2019, Dennis L. White

PLOT CODE
PEN1-RED 005 INCHES/ (1.0mm) | PEN1-YELLOW 007 INCHES/ (1.9mm) | PEN1-GREEN 010 INCHES/ (2.5mm) | PEN1-CYAN 014 INCHES/ (3.6mm) | PEN1-BLUE 020 INCHES/ (5.0mm) | PEN1-MAGENTA 027 INCHES/ (7.0mm) | PEN1-WHITE 039 INCHES/ (10.0mm)



SINGLE FAMILY DETACHED – 30 x 60

SINGLE FAMILY DETACHED – 40 x 70
AZALEA, BRISTOL, CLIFTON, DOVER
(DOVER IS ±67.5' X 39')

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
● ENGINEERING ● SURVEYING ● CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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 • BALTIMORE • SEAFORD
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

WEST VILLAGE B PRELIMINARY SITE PLAN

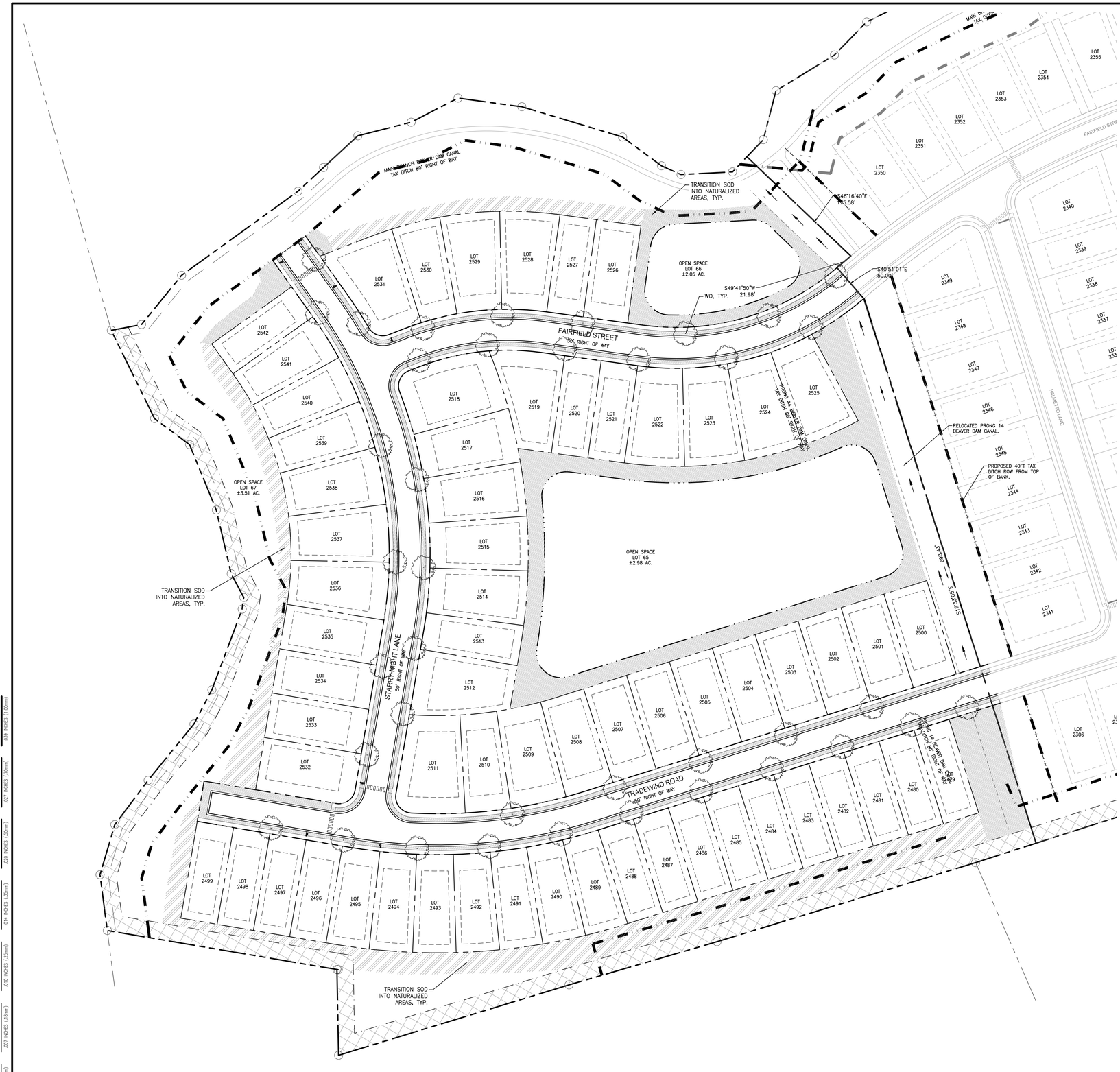
SCALE	: 1" = 50'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
FILE #	: 210001-N
DATE	: JAN 2024

SHEET NO.
PRP3.1

©COPYRIGHT 2023

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Set\West Village B\Preliminary Record Plan\PRP3.1 PRELIMINARY SITE PLAN.dwg, 11/11/2019, Dennis L. White

PLOT CODE
PEN1-RED 200 INCHES / (.5mm)
PEN2-YELLOW 200 INCHES / (.5mm)
PEN3-GREEN 200 INCHES / (.5mm)
PEN4-CYAN 214 INCHES / (.5mm)
PEN5-BLUE 200 INCHES / (.5mm)
PEN6-MAGENTA 200 INCHES / (.5mm)
PEN7-WHITE 159 INCHES / (.5mm)



PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
WO	40	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
	78,596 SF (±1.80 AC.)	SOD	TURF TYPE TALL FESCUE			
	50,516 SF (±1.16 AC.)	SOD	BUTTERFLY AND HUMMINGBIRD GARDEN MIX (ERNMX-179)			

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

0 30 60 120 180
SCALE: 1" = 60'

PRINTS ISSUED FOR:
DRAWINGS STAGE

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
● ENGINEERING ● SURVEYING ● CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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 • BALTIMORE • SEAFORD
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

WEST VILLAGE B LANDSCAPE PLAN

SCALE	: 1" = 60'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	: JAC
FILE #	: 210001-N
DATE	: JAN 2024

SHEET NO.
PRP4.0

© COPYRIGHT 2024

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP4.0 LANDSCAPE PLAN.dwg, 7/22/2024, Dennis L. White

PLOT CODE
PEN1-RED 200 INCHES (1.0mm)
PEN2-YELLOW 200 INCHES (1.0mm)
PEN3-GREEN 200 INCHES (1.0mm)
PEN4-CYAN 214 INCHES (1.0mm)
PEN5-BLUE 200 INCHES (1.0mm)
PEN6-MAGENTA 207 INCHES (1.0mm)
PEN7-WHITE 203 INCHES (1.0mm)

SITE DATA:

OWNER/DEVELOPER
ASF MBTS LLC
3565 PIEDMONT RD NE
BUILDING ONE, SUITE 200
ATLANTA, GA 30305
CONTACT: ROD HART 443.418.6658
RODHART68@GMAIL.COM

LAND PLANNER
LAND TECH LAND PLANNING, LLC
TAGGART PROFESSIONAL CENTER
32895 SOUTH COASTAL HWY; SUITE 202
BETHANY BEACH, DE 19930
PHONE: 302.539.2366
CONTACT: JEFF CLARK, RLA

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

TAX MAP DISTRICT 134, MAP 15, PARCELS 16.00, 91.01
DEED BOOK 5320 PAGE 273
SITE AREA - GROSS AREA: ± 20.84 ACRES

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'

UNIT COUNTS - TOTAL COUNT 64
SINGLE FAMILY (40' WIDE) 33
SINGLE FAMILY (30' WIDE) 31

REQUIRED PARKING: 195 (3.0 PER UNIT)
PARKING PROVIDED: 195 SPACES

GROSS DENSITY 3.07 UNITS/ACRE
NET DENSITY 3.52 UNITS/ACRE

AMENITIES
ACTIVE AND PASSIVE OPEN SPACE, (POOL/CLUBHOUSE PART OF WEST VILLAGE A-1)

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: ±8.54 ACRES = ±41% GROSS AREA
ROW AREA: ±2.67 ACRES

0 30 60 120 180
SCALE: 1" = 60'

PRINTS ISSUED FOR:
DRAWINGS STAGE

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
● ENGINEERING ● SURVEYING ● CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

CENTURY ENGINEERING

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

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

WEST VILLAGE B SITE PLAN RENDERING

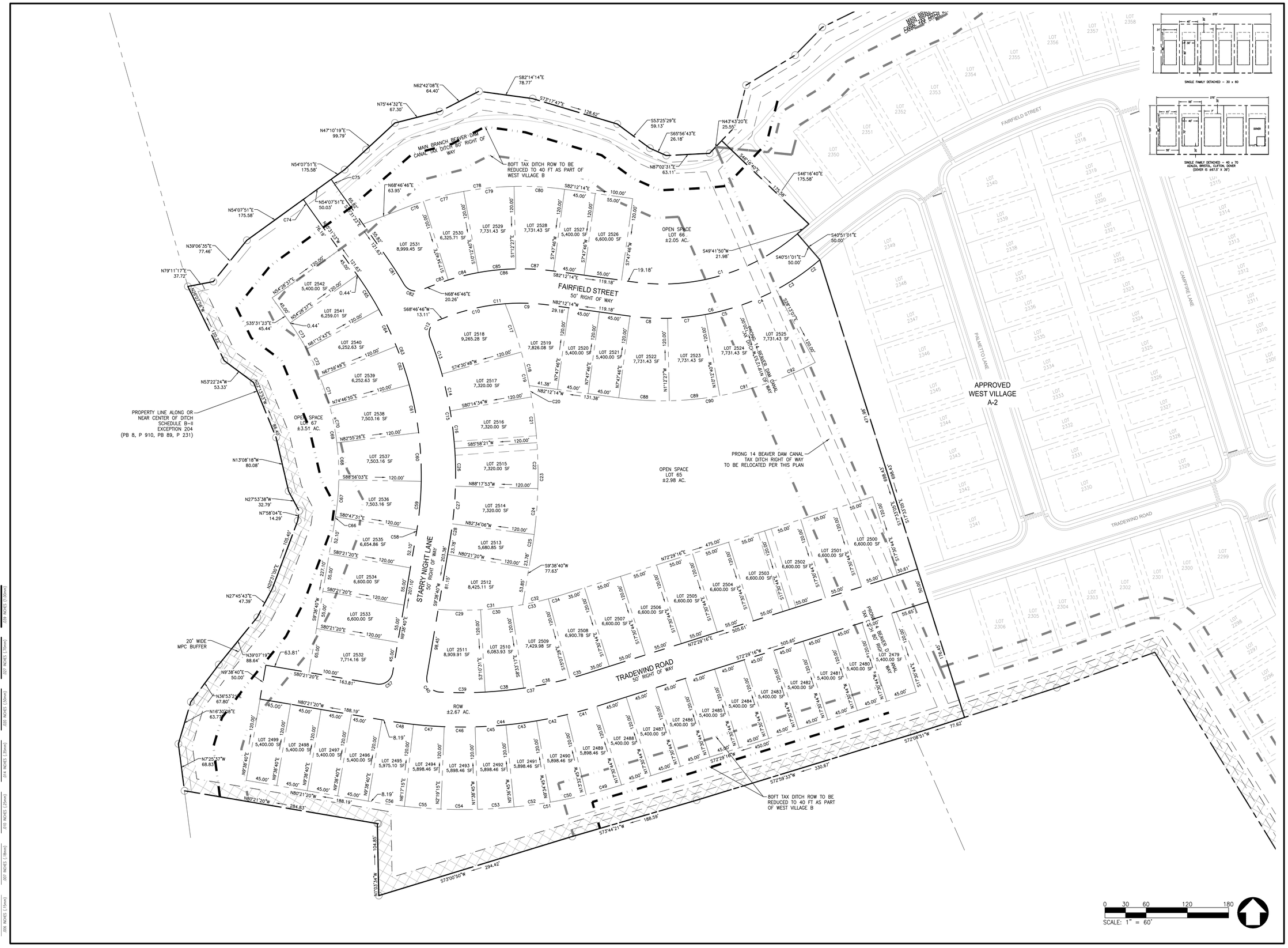
		SHEET NO.
SCALE	: 1" = 60'	PRP5.0
DESIGN BY	: RLM	
DRAWN BY	: RLM	
CHECKED BY	: CJP	
FILE #	: 210001-N	
DATE	: MAY 2024	

© COPYRIGHT 2024

PLOT CODE

PEN1-RED	PEN2-YELLOW	PEN3-GREEN	PEN4-CYAN	PEN5-BLUE	PEN6-MAGENTA	PEN7-WHITE
.006 INCHES (.15mm)	.007 INCHES (.18mm)	.010 INCHES (.25mm)	.014 INCHES (.35mm)	.020 INCHES (.50mm)	.027 INCHES (.70mm)	.039 INCHES (1.00mm)

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP5.0 SITE PLAN RENDERING.dwg, 1/4/2021, Lawton Myrick



NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
● ENGINEERING ● SURVEYING ● CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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 • BALTIMORE • SEAFORD
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

WEST VILLAGE B PRELIMINARY RECORD PLAT

SCALE	: 1" = 60'
DESIGN BY	: RLM
DRAWN BY	: RLM
CHECKED BY	:
FILE #	: 210001-N
DATE	: JAN 2024

SHEET NO.
PRP6.0

© COPYRIGHT 2023

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP6.1 LINE AND CURVE TABLE.dwg, 11/11/2019, Dennis L. White

PLOT CODE
PEN1-RED .005 INCHES (.13mm)
PEN2-YELLOW .007 INCHES (.18mm)
PEN3-GREEN .010 INCHES (.25mm)
PEN4-CYAN .014 INCHES (.35mm)
PEN5-BLUE .020 INCHES (.50mm)
PEN6-MAGENTA .027 INCHES (.70mm)
PEN7-WHITE .039 INCHES (1.00mm)

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	254.71'	300.00'	48.65	N73°28'22"E	247.13'	N 191318.37,E 731153.84	N 191388.67,E 731390.75
C2	77.16'	350.00'	12.63	S55°27'56"W	77.01'	N 191350.85,E 731423.46	N 191307.19,E 731360.02
C3	77.16'	350.00'	12.63	S55°27'56"W	77.01'	N 191350.85,E 731423.46	N 191307.19,E 731360.02
C4	55.00'	350.00'	9.00	S66°17'00"W	54.94'	N 191307.19,E 731360.02	N 191285.09,E 731309.72
C5	55.00'	350.00'	9.00	S75°17'13"W	54.94'	N 191285.09,E 731309.72	N 191271.14,E 731256.58
C6	297.16'	350.00'	48.65	S73°28'22"W	288.32'	N 191350.85,E 731423.46	N 191268.83,E 731147.05
C7	55.00'	350.00'	9.00	S84°17'26"W	54.94'	N 191271.14,E 731256.58	N 191265.67,E 731201.91
C8	55.00'	350.00'	9.00	N86°42'21"W	54.94'	N 191265.67,E 731201.91	N 191268.83,E 731147.05
C9	63.82'	300.00'	12.19	N88°17'54"W	63.70'	N 191285.00,E 731028.97	N 191286.89,E 730965.30
C10	88.11'	300.00'	16.83	S77°11'36"W	87.79'	N 191286.89,E 730965.30	N 191267.43,E 730879.69
C11	151.93'	300.00'	29.02	S83°17'16"W	150.31'	N 191285.00,E 731028.97	N 191267.43,E 730879.69
C12	31.41'	20.00'	90.00	S23°46'54"W	28.28'	N 191262.68,E 730867.46	N 191236.80,E 730856.06
C13	55.00'	550.00'	5.73	S18°21'05"E	54.98'	N 191236.80,E 730856.06	N 191184.62,E 730873.37
C14	55.00'	550.00'	5.73	S12°37'19"E	54.98'	N 191184.62,E 730873.37	N 191130.97,E 730885.38
C15	296.24'	550.00'	30.86	S5°47'09"E	292.67'	N 191236.80,E 730856.06	N 190945.62,E 730885.56
C16	55.00'	550.00'	5.73	S6°53'33"E	54.98'	N 191130.97,E 730885.38	N 191076.39,E 730891.98
C17	74.16'	670.00'	6.34	N18°39'28"W	74.12'	N 191216.66,E 730989.01	N 191286.89,E 730965.30
C18	50.27'	670.00'	4.30	N13°20'15"W	50.26'	N 191167.76,E 731000.61	N 191216.66,E 730989.01
C19	67.00'	670.00'	5.73	N12°37'19"W	66.97'	N 191151.31,E 731003.65	N 191216.66,E 730989.01
C20	16.73'	670.00'	1.43	N10°28'21"W	16.73'	N 191151.31,E 731003.65	N 191167.76,E 731000.61
C21	67.00'	670.00'	5.73	N6°53'33"W	66.97'	N 191084.82,E 731011.68	N 191151.31,E 731003.65
C22	67.00'	670.00'	5.73	N1°09'46"W	66.97'	N 191017.86,E 731013.04	N 191084.82,E 731011.68
C23	243.61'	670.00'	20.83	N0°46'18"W	242.27'	N 190925.51,E 731003.87	N 191167.76,E 731000.61
C24	67.00'	670.00'	5.73	N4°34'00"E	66.97'	N 190951.10,E 731007.71	N 191017.86,E 731013.04
C25	25.88'	670.00'	2.21	N8°32'17"E	25.88'	N 190925.51,E 731003.87	N 190951.10,E 731007.71
C26	55.00'	550.00'	5.73	S1°09'46"E	54.98'	N 191076.39,E 730891.98	N 191021.42,E 730893.10
C27	55.00'	550.00'	5.73	S4°34'00"W	54.98'	N 191021.42,E 730893.10	N 190966.62,E 730888.72
C28	21.24'	550.00'	2.21	S8°32'17"W	21.24'	N 190966.62,E 730888.72	N 190945.62,E 730885.56
C29	61.71'	480.00'	7.37	S89°29'32"E	61.67'	N 190842.17,E 730867.98	N 190841.62,E 730929.65
C30	45.07'	480.00'	5.38	N84°08'06"E	45.05'	N 190841.62,E 730929.65	N 190846.22,E 730974.47
C31	123.41'	480.00'	14.73	N86°49'32"E	123.07'	N 190842.17,E 730867.98	N 190848.98,E 730990.86
C32	38.41'	480.00'	4.58	N77°10'05"E	38.40'	N 190848.98,E 730990.86	N 190857.51,E 731028.30
C33	38.41'	480.00'	4.58	N77°10'05"E	38.40'	N 190848.98,E 730990.86	N 190857.51,E 731028.30
C34	20.01'	480.00'	2.39	N73°40'54"E	20.00'	N 190857.51,E 731028.30	N 190863.13,E 731047.50
C35	25.01'	600.00'	2.39	N73°40'54"E	25.01'	N 190741.67,E 731059.61	N 190748.69,E 731083.61
C36	68.80'	600.00'	6.57	N78°09'38"E	68.76'	N 190727.56,E 730992.32	N 190741.67,E 731059.61
C37	216.36'	600.00'	20.66	N82°49'05"E	215.19'	N 190721.79,E 730870.11	N 190748.69,E 731083.61
C38	56.33'	600.00'	5.38	N84°08'06"E	56.31'	N 190721.80,E 730936.30	N 190727.56,E 730992.32
C39	66.22'	600.00'	6.32	N89°59'11"E	66.19'	N 190721.79,E 730870.11	N 190721.80,E 730936.30
C40	33.68'	20.00'	96.50	S38°36'13"E	29.84'	N 190745.11,E 730851.49	N 190721.79,E 730870.11
C41	45.00'	650.00'	3.97	S74°28'16"W	44.99'	N 190701.01,E 731098.66	N 190688.96,E 731055.31
C42	45.00'	650.00'	3.97	S78°26'15"W	44.99'	N 190688.96,E 731055.31	N 190679.95,E 731011.23
C43	45.00'	650.00'	3.97	S82°24'15"W	44.99'	N 190679.95,E 731011.23	N 190674.00,E 730966.63
C44	308.08'	650.00'	27.16	S86°03'58"W	305.21'	N 190701.01,E 731098.66	N 190680.07,E 730794.17
C45	45.00'	650.00'	3.97	S86°22'15"W	44.99'	N 190674.00,E 730966.63	N 190671.15,E 730921.73
C46	45.00'	650.00'	3.97	N89°39'45"W	44.99'	N 190671.15,E 730921.73	N 190671.42,E 730876.74
C47	45.00'	650.00'	3.97	N85°41'45"W	44.99'	N 190671.42,E 730876.74	N 190674.79,E 730831.88
C48	38.08'	650.00'	3.36	N82°02'02"W	38.08'	N 190674.79,E 730831.88	N 190680.07,E 730794.17
C49	53.31'	770.00'	3.97	S74°28'16"W	53.30'	N 190586.57,E 731134.76	N 190572.30,E 731083.41
C50	53.31'	770.00'	3.97	S78°26'15"W	53.30'	N 190572.30,E 731083.41	N 190561.62,E 731031.20
C51	364.96'	770.00'	27.16	S86°03'58"W	361.56'	N 190586.57,E 731134.76	N 190561.77,E 730774.06
C52	53.31'	770.00'	3.97	S82°24'15"W	53.30'	N 190561.62,E 731031.20	N 190554.57,E 730978.37
C53	53.31'	770.00'	3.97	S86°22'15"W	53.30'	N 190554.57,E 730978.37	N 190551.20,E 730925.18
C54	53.31'	770.00'	3.97	N89°39'45"W	53.30'	N 190551.20,E 730925.18	N 190551.52,E 730871.88
C55	53.31'	770.00'	3.97	N85°41'45"W	53.30'	N 190551.52,E 730871.88	N 190555.52,E 730818.74
C56	45.12'	770.00'	3.36	N82°02'02"W	45.11'	N 190555.52,E 730818.74	N 190561.77,E 730774.06
C57	31.42'	20.00'	90.00	N54°38'40"E	28.28'	N 190733.45,E 730778.51	N 190749.82,E 730801.57
C58	3.81'	500.00'	0.44	N9°25'34"E	3.81'	N 190953.99,E 730836.27	N 190957.75,E 730836.90
C59	71.05'	500.00'	8.14	N5°08'13"E	70.99'	N 190957.75,E 730836.90	N 191028.46,E 730843.25
C60	71.05'	500.00'	8.14	N3°00'18"W	70.99'	N 191028.46,E 730843.25	N 191099.35,E 730839.53
C61	71.05'	500.00'	8.14	N11°08'50"W	70.99'	N 191099.35,E 730839.53	N 191169.01,E 730825.80
C62	59.21'	500.00'	6.79	N18°36'38"W	59.18'	N 191169.01,E 730825.80	N 191225.09,E 730806.92
C63	394.16'	500.00'	45.17	N12°56'21"W	384.03'	N 190953.99,E 730836.27	N 191328.27,E 730750.28
C64	59.21'	500.00'	6.79	N25°23'44"W	59.18'	N 191225.09,E 730806.92	N 191278.55,E 730781.54
C65	58.77'	500.00'	6.73	N32°09'20"W	58.74'	N 191278.55,E 730781.54	N 191328.27,E 730750.28
C66	2.90'	380.00'	0.44	N9°25'34"E	2.90'	N 190974.10,E 730717.97	N 190976.95,E 730718.44
C67	54.00'	380.00'	8.14	N5°08'13"E	53.95'	N 190976.95,E 730718.44	N 191030.69,E 730723.27
C68	54.00'	380.00'	8.14	N3°00'18"W	53.95'	N 191030.69,E 730723.27	N 191084.57,E 730720.44
C69	299.56'	380.00'	45.17	N12°56'21"W	291.87'	N 190974.10,E 730717.97	N 191258.55,E 730652.61
C70	54.00'	380.00'	8.14	N11°08'50"W	53.95'	N 191084.57,E 730720.44	N 191137.51,E 730710.01
C71	45.00'	380.00'	6.79	N18°36'38"W	44.97'	N 191137.51,E 730710.01	N 191180.13,E 730695.66
C72	45.00'	380.00'	6.79	N25°23'44"W	44.97'	N 191180.13,E 730695.66	N 191220.76,E 730676.37
C73	44.67'	380.00'	6.73	N32°09'20"W	44.64'	N 191220.76,E 730676.37	N 191258.55,E 730652.61
C74	13.92'	550.00'	1.45	N34°47'52"W	13.92'	N 191427.27,E 730679.61	N 191438.70,E 730671.66
C75	14.22'	500.00'	1.63	S34°42'29"E	14.22'	N 191468.01,E 730712.20	N 191456.32,E 730720.30
C76	29.88'	470.00'	3.64	S70°36'03"W	29.88'	N 191435.82,E 730846.34	N 191425.90,E 730818.15
C77	60.43'	470.00'	7.37	S76°06'20"W	60.39'	N 191450.32,E 730904.96	N 191435.82,E 730846.34
C78	238.02'	470.00'	29.02	S83°17'16"W	235.49'	N 191453.43,E 731052.03	N 191425.90,E 730818.15
C79	73.86'	470.00'	9.00	S84°17'26"W	73.78'	N 191457.66,E 730978.37	N 191450.32,E 730904.96
C80	73.86'	470.00'	9.00	N86°42'21"W	73.78'	N 191453.43,E 731052.03	N 191457.66,E 730978.37

CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C81	50.13'	550.00'	5.22	S32°54'43"E	50.11'	N 191357.33,E 730790.97	N 191315.26,E 730818.20
C82	28.25'	20.00'	80.92	S70°45'39"E	25.96'	N 191315.26,E 730818.20	N 191306.71,E 730842.71
C83	22.25'	350.00'	3.64	N70°36'03"E	22.25'	N 191314.04,E 730861.59	N 191321.43,E 730882.58
C84	45.00'	350.00'	7.37	N76°06'20"E	44.97'	N 191321.43,E 730882.58	N 191332.23,E 730926.23
C85	55.00'	350.00'	9.00	N84°17'26"E	54.94'	N 191332.23,E 730926.23	N 191337.69,E 730980.90
C86	177.25'	350.00'	29.02	N83°17'16"E	175.36'	N 191314.04,E 730861.59	N 191334.53,E 731035.75
C87	55.00'	350.00'	9.00	S86°42'21"E	54.94'	N 191337.69,E 730980.90	N 191334.53,E 731035.75
C88	73.86'	470.00'	9.00	S86°42'21"E	73.78'	N 191149.94,E 731130.78	N 191145.70,E 731204.43
C89	73.86'	470.00'	9.00	N84°17'26"E	73.78'	N 191145.70,E 731204.43	N 191153.04,E 731277.85
C90	295.43'	470.00'	36.01	N79°47'20"E	290.59'	N 191149.94,E 731130.78	N 191201.45,E 731416.76
C91	73.86'	470.00'	9.00	N75°17'13"E	73.78'	N 191153.04,E 731277.85	N 191171.78,E 731349.21
C92	73.86'	470.00'	9.00	N66°17'00"E	73.78'	N 191171.78,E 731349.21	N 191201.45,E 731416.76

G:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village B\Preliminary Record Plan\PRP6.1 LINE AND CURVE TABLE.dwg, 11/11/2019, Dennis L. White

PLOT CODE

PEN1-RED	PEN2-YELLOW	PEN3-GREEN	PEN4-CYAN	PEN5-BLUE	PEN6-MAGENTA	PEN7-WHITE
.006 INCHES (.15mm)	.007 INCHES (.18mm)	.010 INCHES (.25mm)	.014 INCHES (.35mm)	.020 INCHES (.50mm)	.027 INCHES (.70mm)	.039 INCHES (1.00mm)

NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC
●ENGINEERING ●SURVEYING ●CONSTRUCTION SERVICES
55 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

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 · BALTIMORE · SEAFORD
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

WEST VILLAGE B
LINE AND CURVE
TABLE

SCALE	: NO SCALE	SHEET NO.
DESIGN BY	: RLM	PRP6.1
DRAWN BY	: RLM	
CHECKED BY	: CJP	
FILE #	: 210001-N	
DATE	: JAN 2024	

© COPYRIGHT 2023