

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 134-15.00 PARCEL 91.01
- ZONING IS MASTER PLANNED COMMUNITY (MPC).
- SITE AREA IS ±28.50 ACRES.
- THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 223 (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 PROTECTION 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 WEST VILLAGE A-2 PRELIMINARY SITE PLAN MILLVILLE, DELAWARE

File No. 2021001 - M

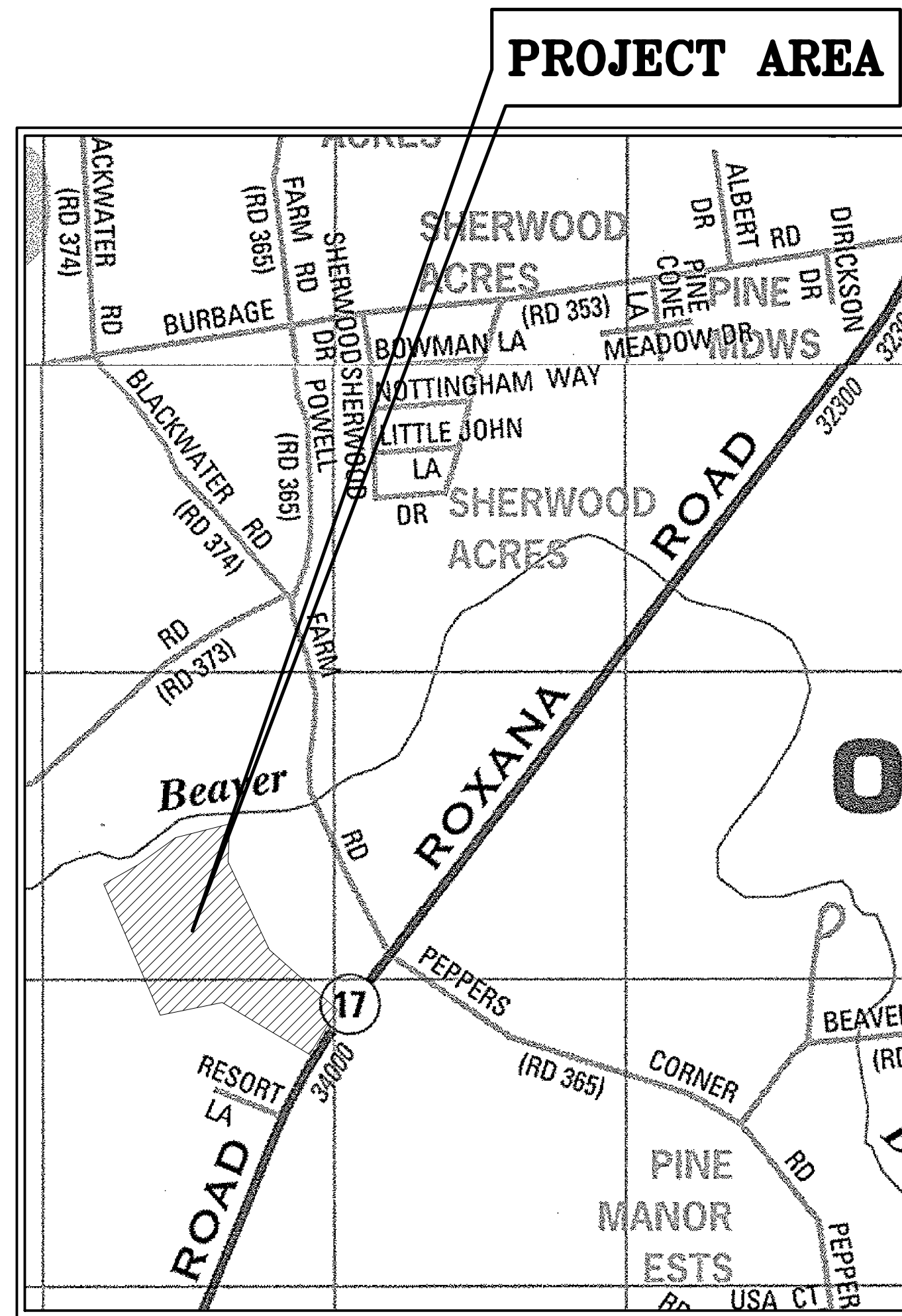
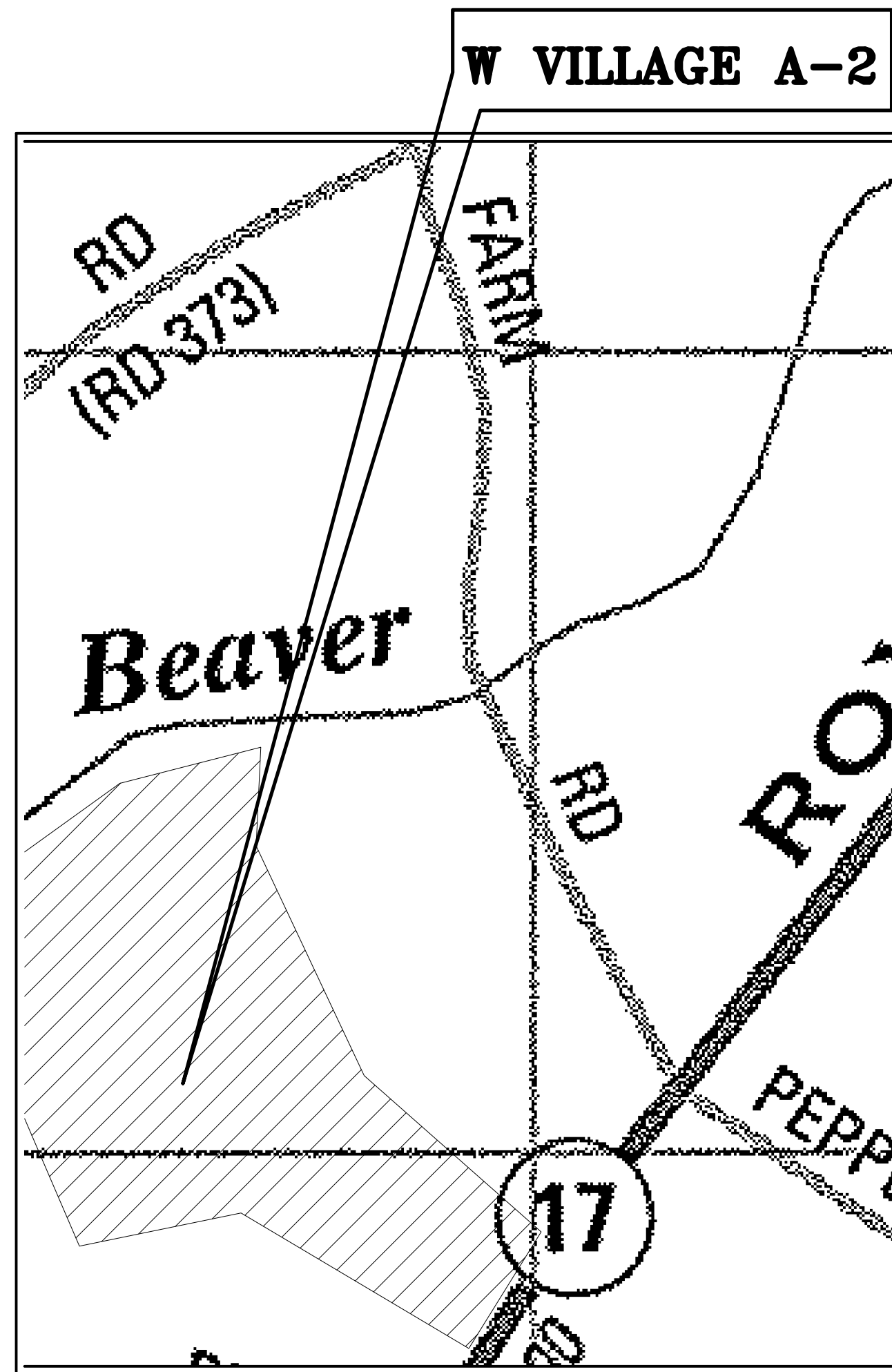
PROJECT CONTACT INFORMATION	
OWNER/DEVELOPER	
NAME	ASF MBTS LLC
ADDRESS	3565 PIEDMONT RD NE BUILDING ONE, SUITE 200 ATLANTA, GA 30305
CONTACT	ROD HART
PHONE	404-418-8658
EMAIL	RODHART8@GMAIL.COM
CIVIL ENGINEER	
NAME	CIVIL ENGINEERING ASSOCIATES
ADDRESS	55 W. MAIN STREET MIDDLETOWN, DE 19709
CONTACT	RONALD H. SUTTON, P.E.
PHONE	302-378-8833
EMAIL	RON@CEA-DE.COM
LAND PLANNER	
NAME	LAND TECH LAND PLANNING, LLC
ADDRESS	TAGGART PROFESSIONAL CENTER 32895 SOUTH COASTAL HWY., SUITE 202 BETHANY BEACH, DE 19930
CONTACT	JEFF CLARK, RLA
PHONE	302-539-2366
EMAIL	JEFFC@LANDTECHLLC.COM

ZONING DATA	
SITE ADDRESS	APPROXIMATELY 800 FT WEST OF POWELL FARM ROAD AND ROXANA ROAD INTERSECTION
TAX MAP	134-15-91.01
DEED BOOK	5320/273
PLOT BOOK	NA
CURRENT ZONING	MPC
PROPOSED ZONING	MPC
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL

SITE AREA DATA	
EXISTING SITE AREA	± 45.42 ACRES
PROPOSED SITE AREA	± 28.50 ACRES
EXISTING WOODED AREA	NA
WOODS TO REMAIN	NA
OPEN SPACE REQUIRED	NA
OPEN SPACE PROVIDED	± 11.86 ACRES
LOT AREA	± 12.64 ACRES
ROW AREA	± 4.00 ACRES
EXISTING WETLAND AREA	NA
WETLAND AREA TO REMAIN	NA

UNIT COUNTS	
TOTAL	87
SINGLE FAMILY (40' WIDE)	37
SINGLE FAMILY (30' WIDE)	50
GROSS DENSITY	3.05 UNITS/ACRE
NET DENSITY	3.55 UNITS/ACRE
PARKING REQUIRED	261 SPACES
PARKING PROVIDED	261 SPACES

SITE GENERAL INFORMATION	
FLOOD ZONE/FEMA MAP #	10005C0495K, DATED MARCH 16, 2015, ZONE X
SEWER PROVIDER	SUSSEX COUNTY, NORTH MILLVILLE EXPANSION OF BETHANY BEACH SANITARY SEWER DISTRICT
WATER PROVIDER	TIDEWATER UTILITIES, INC.
ELECTRIC PROVIDER	DELAWARE ELECTRIC
AMENITY	ACTIVE AND PASSIVE OPEN SPACE, (POOL/CLUBHOUSE PART OF WEST A-1)



OWNER'S CERTIFICATION:
I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED 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: ASF MBTS LLC DATE: _____

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, OWNER, LAND TECH LAND PLANNING, LLC. DATE: _____

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: CIVIL ENGINEERING ASSOCIATES 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	SD
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	SS	SS
WATER PIPE	W	W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE	U	N/A
TREE LINE	---	---
TAX DITCH RIGHT OF WAY	---	---
MPC BUFFER HATCH	---	---

- LIST OF DRAWINGS**
- PSP1.0 COVER SHEET
 - PSP2.0 EXISTING CONDITIONS KEY SHEET
 - PSP3.0 PROPOSED SITE PLAN
 - PSP3.1 PROPOSED SITE PLAN LANDSCAPING PLAN
 - PSP3.2 SITE PLAN RENDERING
 - PSP4.0 PRELIMINARY RECORD PLAN KEY SHEET
 - PSP5.0 PRELIMINARY RECORD PLAN
 - PSP6.1 PRELIMINARY RECORD PLAN
 - PSP6.2 PRELIMINARY RECORD PLAN
 - PSP6.3 PRELIMINARY RECORD PLAN

WETLAND CERTIFICATION:
I, JIM McCULLLEY, 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 JUDGMENT 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 USFS PROGRAM OR AGRICULTURAL PURPOSES.

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

JIM McCULLLEY SENIOR PROFESSIONAL WETLAND SCIENTIST 000471 SOCIETY OF WETLAND SCIENTISTS

TOWN OF MILLVILLE

DEBORAH BOTCHIE DATE: _____

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	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
Roxana Apartments	216.00	26.33	6.41	13.10	26.33	32.74	6.60
Village 2	120.00	13.25	14.28	13.12	20.88	32.79	3.66
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 Village A-1	64.00	13.11	8.52	10.34	16.23	25.63	2.50
West Village C-1	93.00	11.27	5.38	7.94	11.93	20.01	4.69
West Village A-2 (Proposed)	87.00	11.86	12.64	11.40	11.86	28.50	3.05
West Village B (Proposed)	64.00	8.54	9.61	8.34	8.54	20.84	3.07
West Village D (Proposed)	160.00	12.63	12.06	11.34	12.63	28.36	5.64
Totals	1663.00	211.46	176.92	192.85	287.23	480.25	3.46

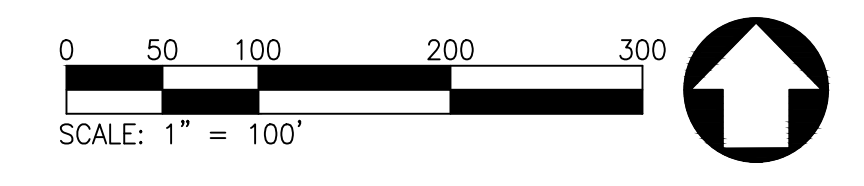
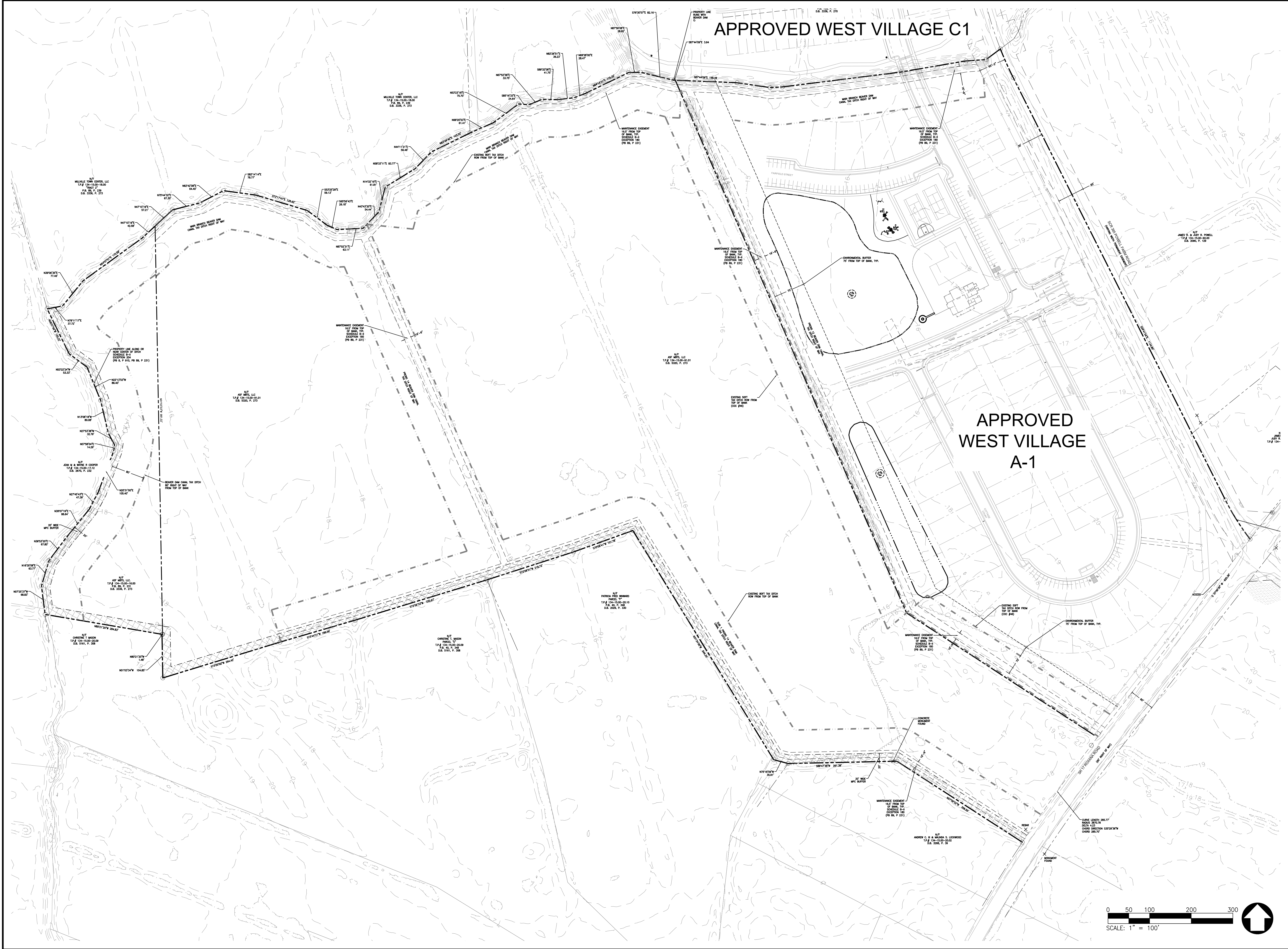
DATE	REVISIONS	NO.

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2
COVER SHEET

SCALE: AS SHOWN SHEET NO. PSP1.0
DESIGN BY: RLM
DRAWN BY: RLM
CHECKED BY: _____
FILE # : 210001 - M
DATE : NOV 2023
© COPYRIGHT 2023

PEN-RED	0.01 INCHES (1.0mm)
PEN-YELLOW	0.01 INCHES (1.0mm)
PEN-GREEN	0.01 INCHES (1.0mm)
PEN-BLUE	0.01 INCHES (1.0mm)
PEN-MAGENTA	0.01 INCHES (1.0mm)
PRINT-WHITE	0.01 INCHES (1.0mm)



APPROVED WEST VILLAGE C1

APPROVED WEST VILLAGE A-1

NO.	REVISIONS	DATE

CEA
CIVIL ENGINEERING ASSOCIATES, LLC
 ENGINEERING SURVEYING CONSTRUCTION SERVICES
 55 W. MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 378-8822

CENTURY ENGINEERING

PREPARED BY:
LAND TECH
 LAND PLANNING, LLC

32895 SOUTH COASTAL HIGHWAY, SUITE 202
 BETHANY BEACH, DELAWARE 19930
 PHONE: (302) 538-2395

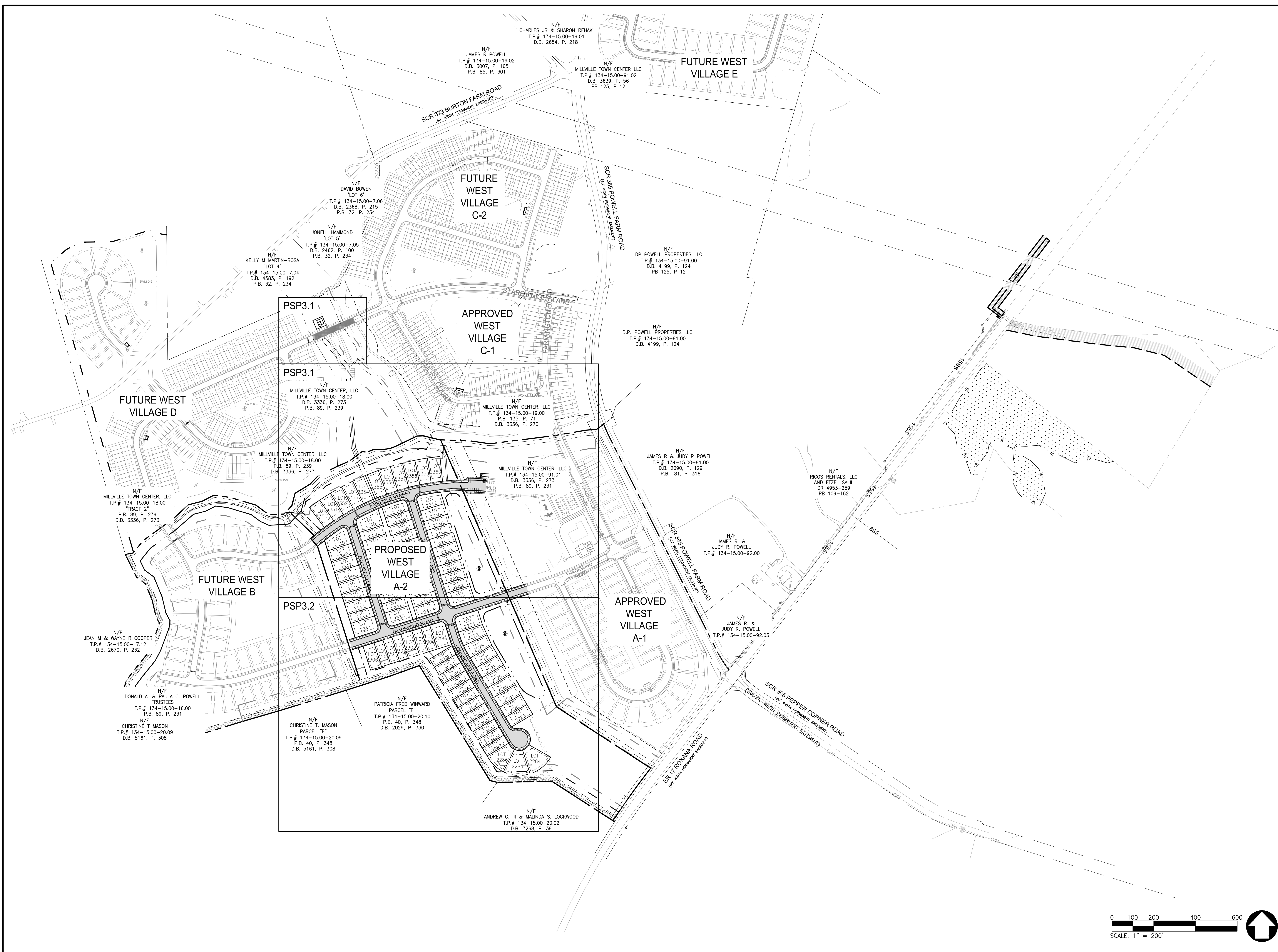
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
 SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3315, Fax 410-548-5790
 www.gmbnet.com

MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2
 EXISTING CONDITIONS

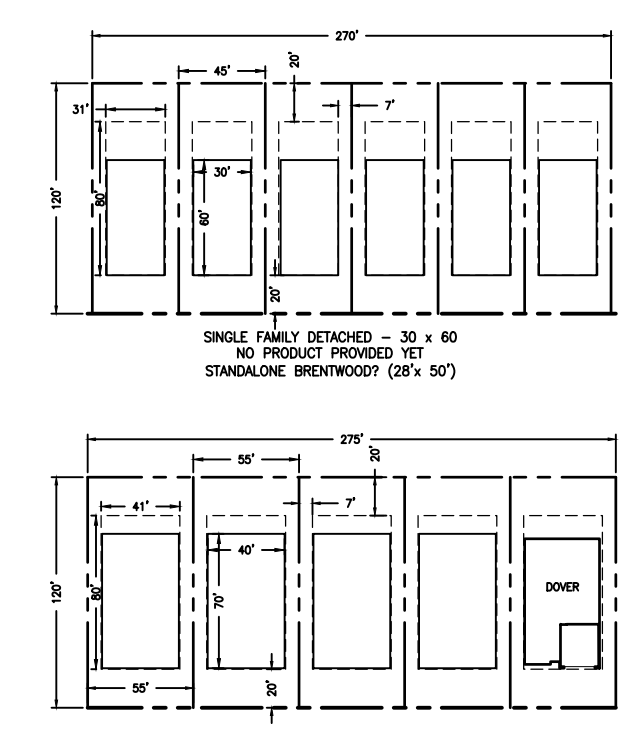
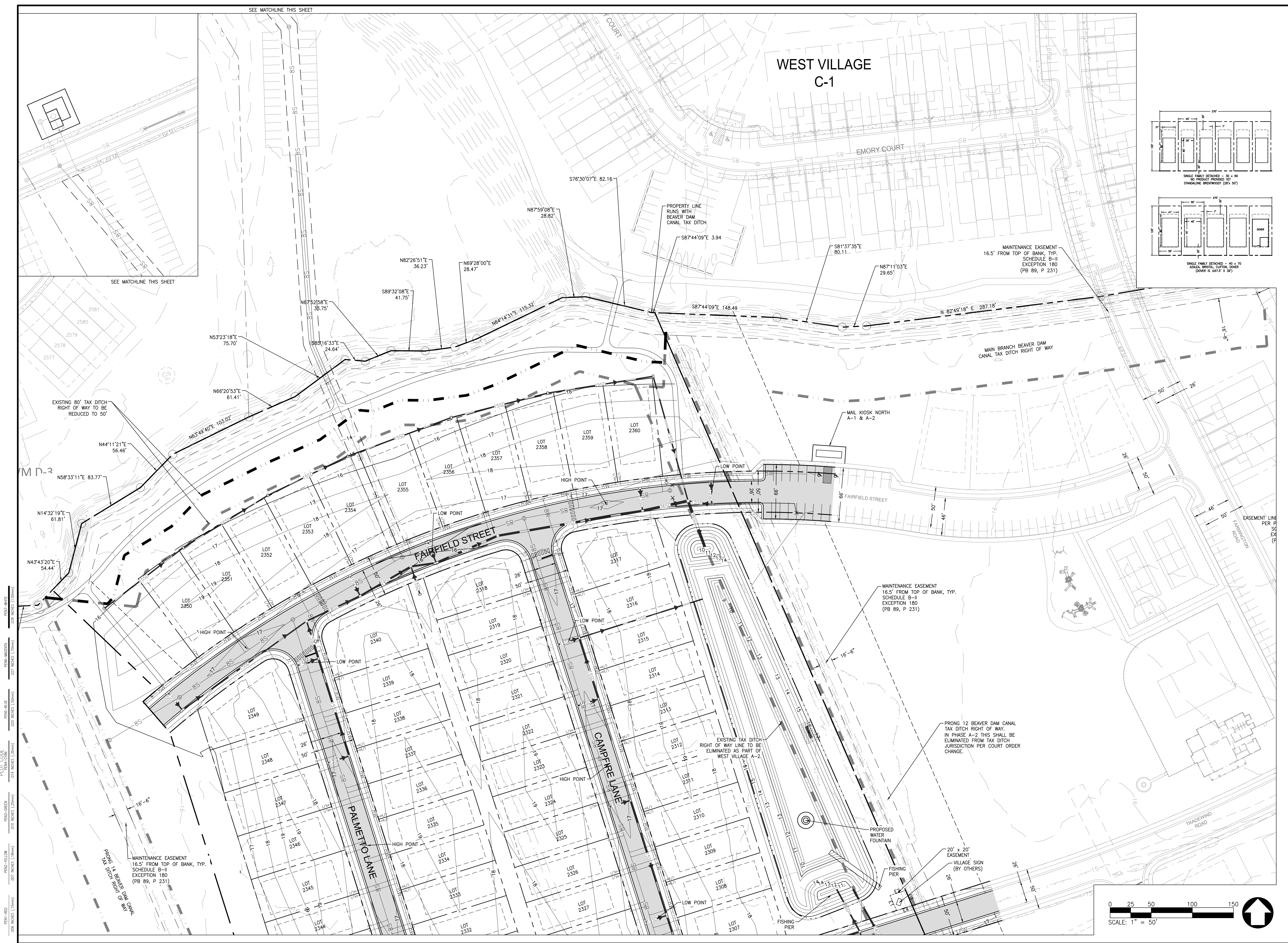
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DESIGN BY: RLM	PSP2.0
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - M	
DATE : NOV 2023	

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PEN-GREEN	0.01 INCHES (1.0mm)
PEN-BLUE	0.01 INCHES (1.0mm)
PEN-MAGENTA	0.01 INCHES (1.0mm)
PEN-CYAN	0.01 INCHES (1.0mm)
PRINT-WHITE	0.01 INCHES (1.0mm)



DATE	
REVISIONS	
NO.	
CIVIL ENGINEERING ASSOCIATES, LLC <small>ENGINEERING • SURVEYING • CONSTRUCTION SERVICES</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) 538-2395</small>	
GMB GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS <small>SALISBURY • BALTIMORE • SEAFORD</small> 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 <small>410-742-3115, Fax 410-548-5790 www.gmbinc.com</small>	
MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE	
WEST VILLAGE A-2 KEY SHEET	
SCALE : 1" = 200'	SHEET NO.
DESIGN BY : RLM	PSP3.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001 - M	
DATE : NOV 2023	
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C:\Projects\2021\210001 Millville by the Sea\Drawings\Working Sets\West Village A-2\Preliminary Record Plan\PS3.1 PROPOSED SITE PLAN.dwg, 11/17/2019, Christopher J. Pfeiler



NO.	REVISIONS	DATE

CEA
CIVIL ENGINEERING ASSOCIATES, LLC
ENGINEERING SURVEYING CONSTRUCTION SERVICES
35 W. MAIN STREET
 MIDDLETOWN, DE 19709
 (302) 379-8822

CENTURY ENGINEERING

PREPARED BY:
LAND TECH
 LAND PLANNING, LLC
32895 SOUTH COASTAL HIGHWAY, SUITE 202
 BETHANY BEACH, DELAWARE 19930
 PHONE: (302) 538-2398

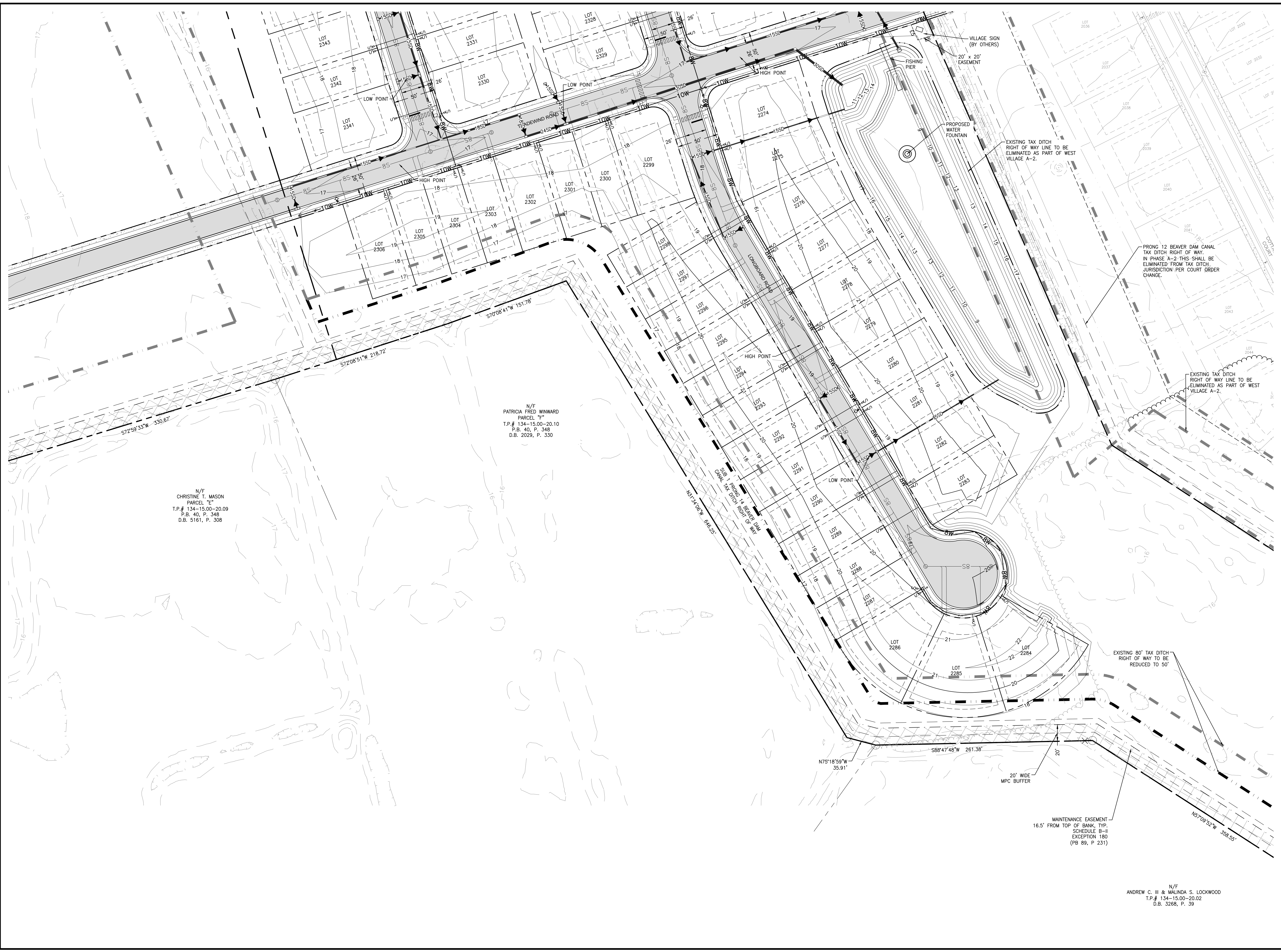
GMB
 GEORGE, MILES & BUHR, LLC
 ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
 206 WEST MAIN STREET
 SALISBURY, MARYLAND 21801
 410-742-3115, FAX 410-548-5790
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MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2 PROPOSED SITE PLAN

SCALE: 1" = 50' SHEET NO. PSP3.1
 DESIGN BY: RLM
 DRAWN BY: RLM
 CHECKED BY:
 FILE # : 210001 - M
 DATE : NOV 2023
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PEN1=RED	0.01 INCHES (1.0mm)	PEN1=RED	0.01 INCHES (1.0mm)
PEN2=GREEN	0.01 INCHES (1.0mm)	PEN2=GREEN	0.01 INCHES (1.0mm)
PEN3=BLUE	0.01 INCHES (1.0mm)	PEN3=BLUE	0.01 INCHES (1.0mm)
PEN4=BLACK	0.01 INCHES (1.0mm)	PEN4=BLACK	0.01 INCHES (1.0mm)
PEN5=WHITE	0.01 INCHES (1.0mm)	PEN5=WHITE	0.01 INCHES (1.0mm)

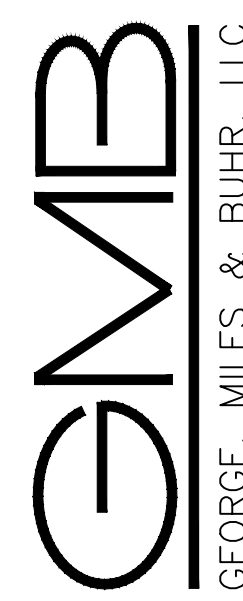


N/F
CHRISTINE T. MASON
PARCEL "E"
T.P.# 134-15.00-20.09
P.B. 40, P. 348
D.B. 5161, P. 308

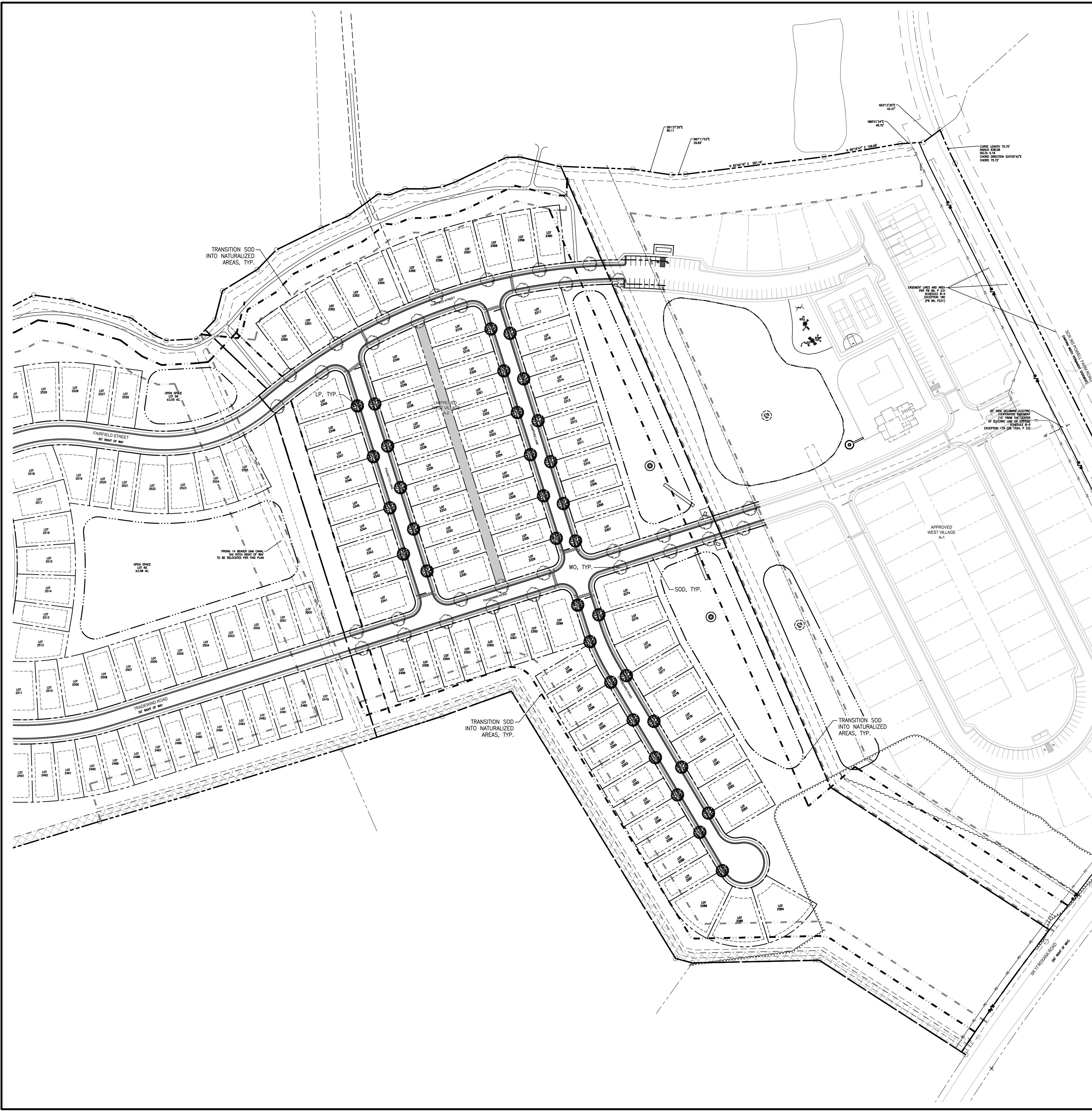
N/F
PATRICIA FRED WINWARD
PARCEL "F"
T.P.# 134-15.00-20.10
P.B. 40, P. 348
D.B. 2029, P. 330

MAINTENANCE EASEMENT
16.5' FROM TOP OF BANK, TYP.
SCHEDULE B-II
EXCEPTION 180
(PB 89, P. 231)

N/F
ANDREW C. III & MALINDA S. LOCKWOOD
T.P.# 134-15.00-20.02
D.B. 3268, P. 39

PRINTS ISSUED FOR: DRAWINGS STAGE	
DATE	
REVISIONS	
NO.	
 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	
WEST VILLAGE A-2 MILLVILLE, DELAWARE	
PROPOSED SITE PLAN	
SCALE : 1" = 50'	SHEET NO.
DESIGN BY : RLM	PSP3.2
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 210001 - M	
DATE : NOV 2023	
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PEN2=GREEN	0.10 INCHES (2.5mm)
PEN3=YELLOW	0.07 INCHES (1.8mm)
PEN4=BLUE	0.07 INCHES (1.8mm)
PEN5=WHITE	0.08 INCHES (2.0mm)
PLIN=GREEN	0.10 INCHES (2.5mm)
PLIN=ORANGE	0.14 INCHES (3.6mm)
PLIN=WHITE	0.07 INCHES (1.8mm)

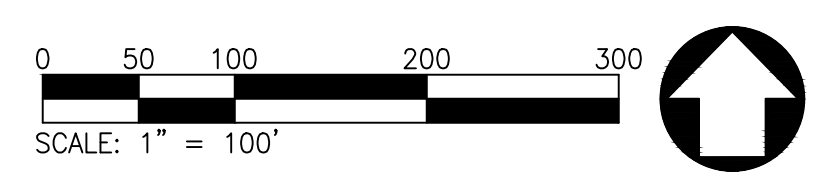


PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
WO	33	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
LP	34	LONDON PLANETREE	PLATANUS x ACERIFOLIA	3" CALIPER	AS SHOWN	DOMINANT LEADER
		44,185 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 _____

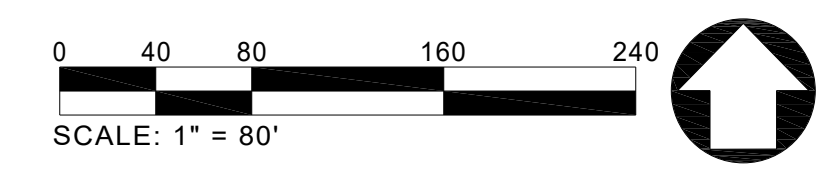


PRINTS ISSUED FOR: DRAWINGS STAGE	
DATE	
REVISIONS	
NO.	
CIVIL ENGINEERING ASSOCIATES, LLC <small>ENGINEERING SURVEYING CONSTRUCTION SERVICES</small> <small>55 W. MAIN STREET MIDDLETOWN, DE 19709 (302) 379-8822</small>	
CENTURY ENGINEERING <small>PREPARED BY:</small>	
LAND TECH LAND PLANNING, LLC <small>32895 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 538-2395</small>	
GMB <small>GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS</small> <small>SALISBURY • BALTIMORE • SEAFORD</small> <small>206 WEST MAIN STREET SALISBURY, MARYLAND 21801</small> <small>410-742-3315, Fax 410-548-5790</small> <small>www.gmbinc.com</small>	
MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE	
WEST VILLAGE A-2 LANDSCAPE PLAN	
SCALE : 1" = 100'	SHEET NO.
DESIGN BY : RLM	PSP4.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001 - M	
DATE : NOV 2023	
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PROJECT CONTACT INFORMATION	
NAME	OWNER DEVELOPER
NAME	ASIF HABIBI LLC
ADDRESS	3565 PIEDMONT BLVD
	ATLANTA, GA 30306
CONTACT	MOO HART
PHONE	404-418-6638
EMAIL	MOOHART@GMAIL.COM
	CIVIL ENGINEER
NAME	CIVIL ENGINEERS ASSOCIATES
ADDRESS	55 W. MAIN STREET
	MIDDLETOWN, DE 19709
CONTACT	TRAVIS LOTT / BOB YORK, P.E.
PHONE	302-376-8833
EMAIL	TRAVIS@CEA-DE.COM
	LAND PLANNER
NAME	LAND TECH LAND PLANNING, LLC
ADDRESS	160 GARY PROFESSIONAL CENTER
	13156 SOUTH COASTAL HWY, SUITE 202
	BETHANY BEACH, DE 19820
CONTACT	JEFF CLARK, RLA
PHONE	302-658-2398
EMAIL	JEFF@LANDTECHLLC.COM

ZONING DATA	
SITE ADDRESS	APPROXIMATELY 800 FT WEST OF POWELL FARM ROAD AND ROCKAWAY ROAD INTERSECTION
TAX MAP	138-15-91-D1
DEED BOOK	4300273
PLOT BOOK	N/A
CURRENT ZONING	MPC
PROPOSED ZONING	MPC
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL
SITE AREA DATA	
EXISTING SITE AREA	± 45.42 ACRES
PROPOSED SITE AREA	± 38.00 ACRES
EXISTING WOODED AREA	N/A
WOODS TO REMAIN	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	± 11.86 ACRES
LOT AREA	± 12.84 ACRES
ROW AREA	± 4.00 ACRES
EXISTING WETLAND AREA	N/A
WETLAND AREA TO REMAIN	N/A
UNIT COUNTS	
TOTAL	67
SINGLE FAMILY (40' WIDE)	37
SINGLE FAMILY (30' WIDE)	50
GROSS DENSITY	3.05 UNITS/ACRE
NET DENSITY	3.35 UNITS/ACRE
PARKING REQUIRED	281 SPACES
PARKING PROVIDED	281 SPACES
	MINIMUM 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'
SITE GENERAL INFORMATION	
FLOOD ZONE FEMA MAP #	1100000450R, DATED MARCH 16, 2016, ZONE X
SEWER PROVIDER	SUSSEX COUNTY, NORTH HILLVILLE EXPANSION OF BETHANY BEACH SANITARY SEWER DISTRICT
WATER PROVIDER	TRIDIAN UTILITIES, INC.
ELECTRIC PROVIDER	DELAWARE ELECTRIC
AMENITY	ACTIVE AND PASSIVE OPEN SPACE (POOL CLUBHOUSE PART OF WEST A-1)



NO.	REVISIONS	DATE



MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2
PROPOSED
SITE PLAN
RENDERING

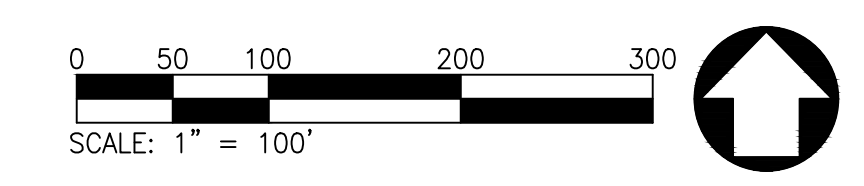
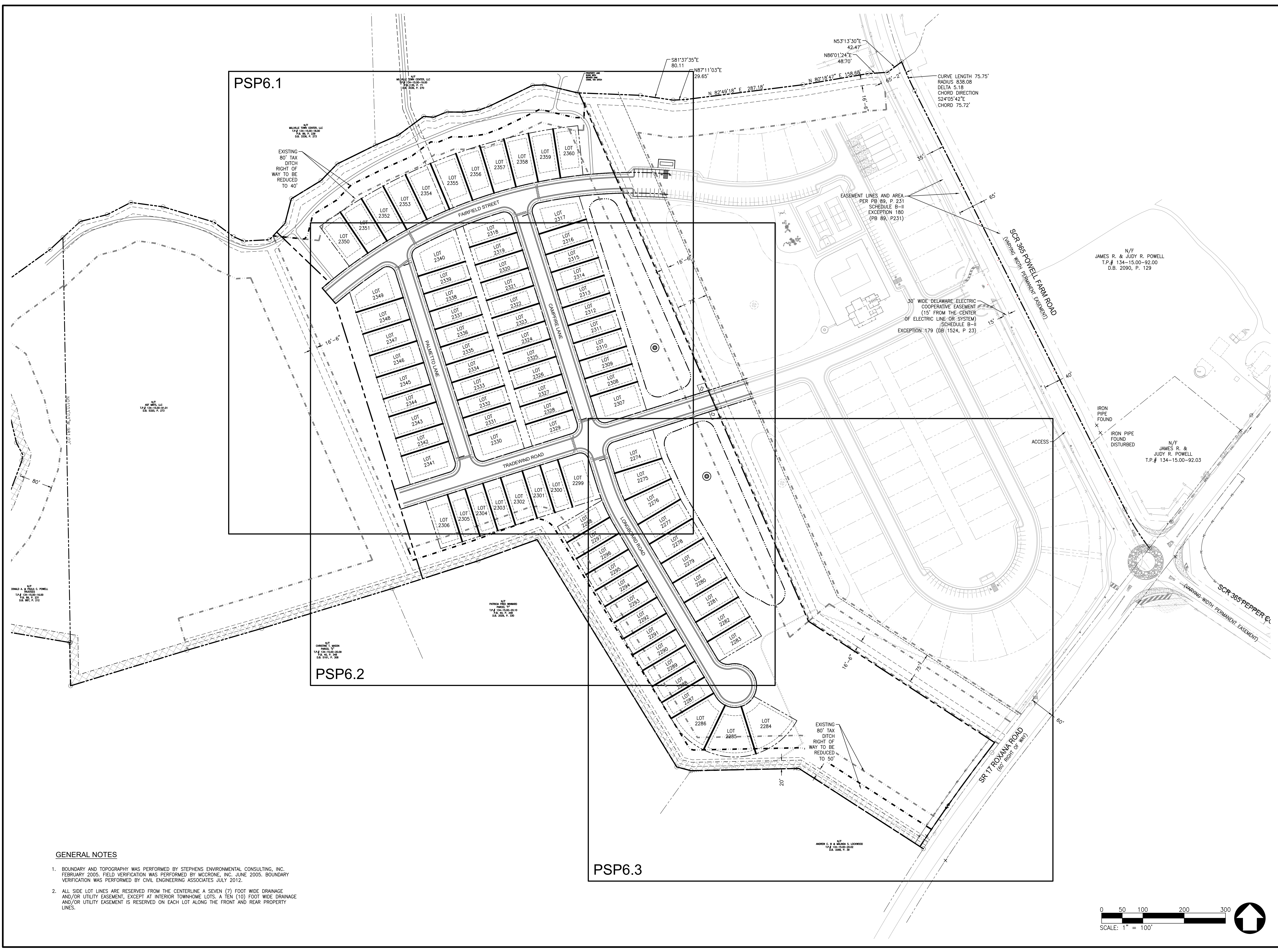
SCALE	1" = 80'	SHEET NO.	
DESIGN BY	JAC		
DRAWN BY	RLM		
CHECKED BY			PSP5.0
FILE #	210001		
DATE	JUL 2023		





© COPYRIGHT 2023

PLOT CODE
 PEN=RED 0.01 INCHES (2.5mm)
 PEN=GREEN 0.01 INCHES (2.5mm)
 PEN=YELLOW 0.01 INCHES (2.5mm)
 PEN=WHITE 0.01 INCHES (2.5mm)
 PEN=BLACK 0.01 INCHES (2.5mm)

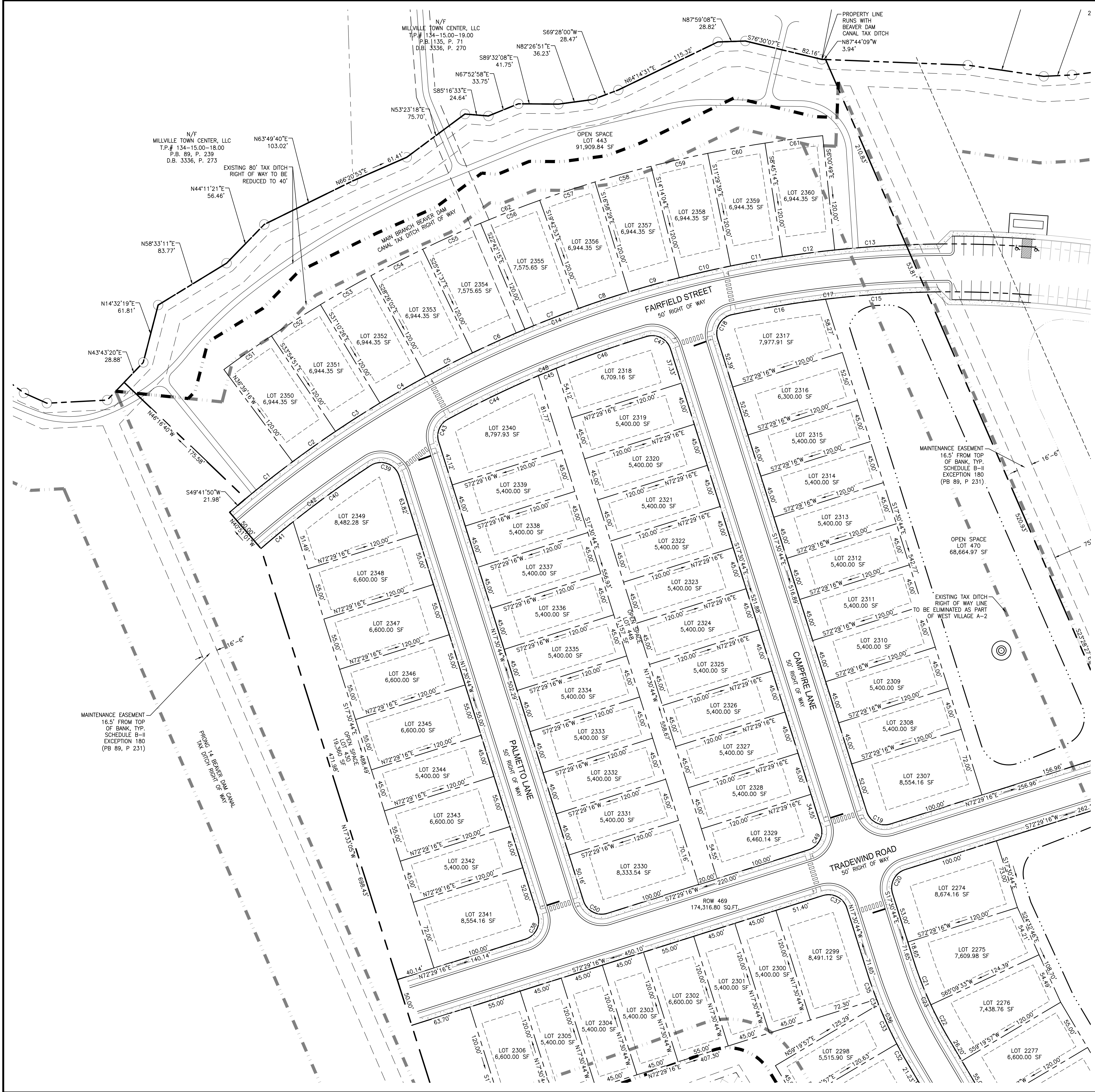
GENERAL NOTES

- 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.
- 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.

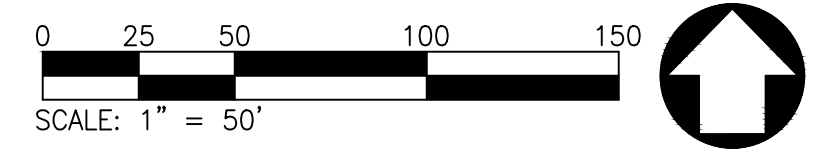


PRINTS ISSUED FOR: DRAWINGS STAGE	
DATE	
REVISIONS	
NO.	
 CIVIL ENGINEERING ASSOCIATES, LLC <small>ENGINEERING SURVEYING CONSTRUCTION SERVICES</small> <small>55 W. MAIN STREET MIDDLETOWN, DE 19709 (302) 379-8883</small>	
 CENTURY ENGINEERING <small>— PREPARED BY —</small>	
 LAND TECH <small>LAND PLANNING, LLC</small> <small>32265 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 538-2366</small>	
 GMB <small>GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 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	
WEST VILLAGE A-2 PRELIMINARY RECORD PLAT KEY SHEET	
SCALE: 1" = 100'	SHEET NO.
DESIGN BY: RLM	PSP6.0
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - M	
DATE : NOV 2023	© COPYRIGHT 2023

Project: 2021121001 Millville by the Sea (Working Set) West Village A-2 Preliminary Record Plan (PSP6.1) - Preliminary Record Plan (PSP6.1) - 12/21/2023, Christopher J. Miller
 PLOT CODE
 PUN=CON (200 INCHES (50mm))
 PEN=ORN (200 INCHES (50mm))
 PEN=BLU (200 INCHES (50mm))
 PEN=GRN (200 INCHES (50mm))
 PEN=YELW (200 INCHES (50mm))
 PEN=RED (200 INCHES (50mm))
 PEN=WHTE (200 INCHES (50mm))
 PUN=WDTH (200 INCHES (50mm))
 PUN=LNTH (200 INCHES (50mm))
 PUN=AREA (200 INCHES (50mm))

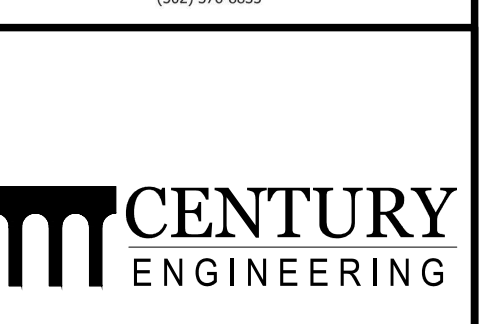


CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	62.24'	1150.00'	3.10	S51°47'43"W	62.23'	N 191441.37E 731456.42	N 191402.89E 731407.52
C2	55.00'	1150.00'	2.74	S54°42'56"W	54.99'	N 191473.14E 731501.31	N 191441.37E 731456.42
C3	55.00'	1150.00'	2.74	S57°27'21"W	54.99'	N 191502.72E 731547.67	N 191473.14E 731501.31
C4	55.00'	1150.00'	2.74	S60°11'46"W	54.99'	N 191530.06E 731595.39	N 191502.72E 731547.67
C5	55.00'	1150.00'	2.74	S62°56'11"W	54.99'	N 191555.08E 731644.36	N 191530.06E 731595.39
C6	60.00'	1150.00'	2.99	S65°48'04"W	59.99'	N 191579.67E 731699.08	N 191555.08E 731644.36
C7	60.00'	1150.00'	2.99	S68°47'26"W	59.99'	N 191601.38E 731755.01	N 191579.67E 731699.08
C8	55.00'	1150.00'	2.74	S71°39'19"W	54.99'	N 191618.68E 731807.21	N 191601.38E 731755.01
C9	55.00'	1150.00'	2.74	S74°23'44"W	54.99'	N 191633.48E 731860.18	N 191618.68E 731807.21
C10	55.00'	1150.00'	2.74	S77°08'09"W	54.99'	N 191645.72E 731913.80	N 191633.48E 731860.18
C11	55.00'	1150.00'	2.74	S79°52'33"W	54.99'	N 191655.39E 731967.93	N 191645.72E 731913.80
C12	55.00'	1150.00'	2.74	S82°36'58"W	54.99'	N 191662.46E 732022.47	N 191655.39E 731967.93
C13	74.74'	1150.00'	3.72	S85°50'54"W	74.73'	N 191667.87E 732097.01	N 191662.46E 732022.47
C14	751.98'	1150.00'	37.47	S88°58'02"W	738.65'	N 191667.87E 732097.01	N 191402.89E 731407.52
C15	105.81'	1100.00'	5.51	S85°58'02"W	105.77'	N 191618.68E 731807.21	N 191611.07E 732012.93
C16	99.09'	1100.00'	5.16	S80°37'51"W	99.06'	N 191611.07E 732012.93	N 191594.95E 731915.19
C17	204.90'	1100.00'	10.67	S83°23'12"W	204.61'	N 191618.68E 731807.21	N 191594.95E 731915.19
C18	33.36'	20.00'	95.56	S30°16'08"W	29.62'	N 191594.95E 731915.19	N 191569.36E 731900.26
C19	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 191076.42E 732055.80	N 191063.37E 732080.89
C20	31.42'	20.00'	90.00	S27°29'16"W	28.28'	N 191015.69E 732095.94	N 190990.60E 732082.88
C21	51.16'	400.00'	7.33	N21°10'36"W	51.13'	N 190874.60E 732122.91	N 190922.27E 732104.44
C22	40.68'	400.00'	5.83	S27°45'15"E	40.66'	N 190874.60E 732122.91	N 190838.61E 732141.85
C23	91.84'	400.00'	13.16	S24°05'23"E	91.64'	N 190922.27E 732104.44	N 190838.61E 732141.85
C24	8.57'	30.00'	16.37	N38°51'15"W	8.54'	N 190485.54E 732352.63	N 190492.19E 732347.27
C25	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12E 732379.15	N 190485.54E 732352.63
C26	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12E 732379.15	N 190485.54E 732352.63
C27	121.26'	53.00'	131.09	N36°08'15"W	96.49'	N 190400.19E 732436.05	N 190478.12E 732379.15
C28	40.00'	53.00'	43.24	N51°01'47"E	39.06'	N 190375.63E 732405.68	N 190400.19E 732436.05
C29	40.00'	53.00'	43.24	S85°43'42"E	39.06'	N 190378.54E 732366.74	N 190375.63E 732405.68
C30	30.93'	53.00'	33.44	S47°23'14"E	30.50'	N 190399.18E 732344.29	N 190378.54E 732366.74
C31	232.20'	53.00'	251.02	N23°49'28"E	86.29'	N 190399.18E 732344.29	N 190478.12E 732379.15
C32	23.78'	450.00'	3.03	N29°09'13"W	23.78'	N 190813.11E 732098.84	N 190833.88E 732087.26
C33	45.26'	450.00'	5.76	N24°45'30"W	45.24'	N 190833.88E 732087.26	N 190874.96E 732068.31
C34	5.91'	450.00'	0.75	N21°30'03"W	5.91'	N 190874.96E 732068.31	N 190880.45E 732066.14
C35	28.37'	450.00'	3.61	N19°19'07"W	28.37'	N 190880.45E 732066.14	N 190907.22E 732056.76
C36	103.32'	450.00'	13.16	N24°05'23"E	103.09'	N 190813.11E 732098.84	N 190907.22E 732056.76
C37	31.42'	20.00'	90.00	N62°30'44"W	28.28'	N 190975.55E 732035.20	N 190988.61E 732010.11
C38	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 190943.01E 731699.43	N 190968.10E 731712.49
C39	36.96'	20.00'	105.87	N70°26'49"W	31.92'	N 191426.63E 731567.80	N 191437.31E 731537.72
C40	99.70'	1100.00'	5.19	S54°01'20"W	99.66'	N 191437.31E 731537.72	N 191378.77E 731457.07
C41	43.70'	1100.00'	2.28	S50°17'16"W	43.70'	N 191378.77E 731457.07	N 191350.85E 731423.46
C42	143.40'	1100.00'	7.47	S52°30'33"W	143.29'	N 191437.31E 731537.72	N 191350.85E 731423.46
C43	27.58'	20.00'	79.04	S22°00'30"W	25.45'	N 191485.75E 731618.56	N 191462.15E 731609.03
C44	104.92'	1100.00'	5.47	S64°15'41"W	104.88'	N 191531.29E 731713.04	N 191485.75E 731618.56
C45	20.08'	1100.00'	1.05	S67°31'00"W	20.08'	N 191538.97E 731731.59	N 191531.29E 731713.04
C46	100.36'	1100.00'	5.23	S70°39'11"W	100.32'	N 191572.21E 731826.25	N 191538.97E 731731.59
C47	31.14'	20.00'	89.22	N62°07'22"W	28.09'	N 191559.07E 731851.08	N 191572.21E 731826.25
C48	225.36'	1100.00'	11.74	S67°23'52"W	224.96'	N 191572.21E 731826.25	N 191485.75E 731618.56
C49	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 191036.29E 731995.06	N 191061.38E 732008.12
C50	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 190983.14E 731760.17	N 190970.09E 731785.26
C51	60.74'	1270.00'	2.74	S54°42'56"W	60.73'	N 191572.72E 731434.36	N 191537.64E 731384.78
C52	60.74'	1270.00'	2.74	S57°27'21"W	60.73'	N 191605.40E 731485.55	N 191572.72E 731434.36
C53	60.74'	1270.00'	2.74	S60°11'46"W	60.73'	N 191635.58E 731538.25	N 191605.40E 731485.55
C54	60.74'	1270.00'	2.74	S62°56'11"W	60.73'	N 191663.21E 731592.34	N 191635.58E 731538.25
C55	66.26'	1270.00'	2.99	S65°48'04"W	66.25'	N 191690.37E 731652.77	N 191663.21E 731592.34
C56	66.26'	1270.00'	2.99	S68°47'26"W	66.25'	N 191714.34E 731714.53	N 191690.37E 731652.77
C57	60.74'	1270.00'	2.74	S71°39'19"W	60.73'	N 191733.46E 731772.18	N 191714.34E 731714.53
C58	60.74'	1270.00'	2.74	S74°23'44"W	60.73'	N 191749.79E 731830.67	N 191733.46E 731772.18
C59	60.74'	1270.00'	2.74	S77°08'09"W	60.73'	N 191763.32E 731889.88	N 191749.79E 731830.67
C60	60.74'	1270.00'	2.74	S79°52'33"W	60.73'	N 191773.99E 731949.67	N 191763.32E 731889.88
C61	60.74'	1270.00'	2.74	S82°36'58"W	60.73'	N 191781.80E 732009.90	N 191773.99E 731949.67
C62	679.17'	1270.00'	30.64	S88°39'57"W	671.11'	N 191781.80E 732009.90	N 191537.64E 731384.78
C63	130.57'	173.00'	43.24	N51°01'47"E	127.49'	N 190261.09E 732441.47	N 190341.27E 732540.59
C64	130.57'	173.00'	43.24	S85°43'42"E	127.49'	N 190270.58E 732314.33	N 190261.09E 732441.47
C65	100.97'	173.00'	33.44	S47°23'14"E	99.54'	N 190337.98E 732241.08	N 190270.58E 732314.33
C66	362.10'	173.00'	119.92	N89°22'14"E	299.53'	N 190337.98E 732241.08	N 190341.27E 732540.59
C67	286.64'	3859.83'	4.25	N35°28'59"E	286.58'	N 190036.37E 732838.60	N 190269.73E 733004.95



PRINTS ISSUED FOR: DRAWINGS STAGE

NO.	REVISIONS	DATE



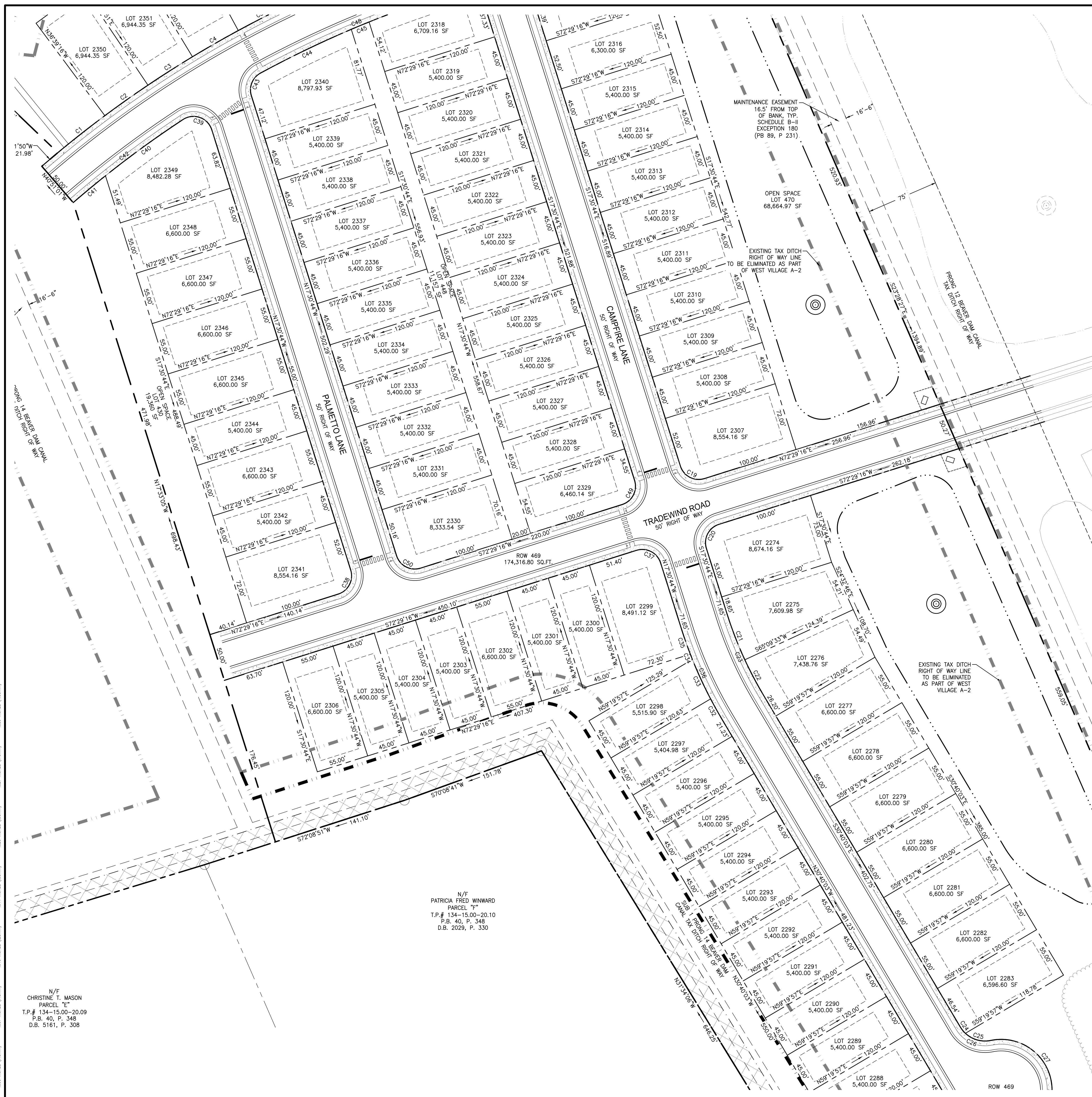
32895 SOUTH COASTAL HIGHWAY, SUITE 202
BETHANY BEACH, DELAWARE 19930
PHONE: (302) 538-2366



MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

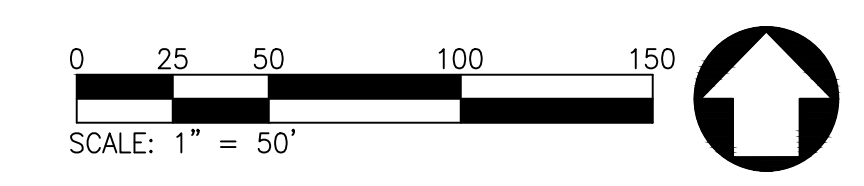
**WEST VILLAGE
 A-2
 PRELIMINARY
 RECORD PLAT**

SCALE: 1" = 50'	SHEET NO. PSP6.1
DESIGN BY: RLM	
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - M	
DATE : NOV 2023	




CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	62.24'	1150.00'	3.10	S51°47'43"W	62.23'	N 191441.37,E 731456.42	N 191402.89,E 731407.52
C2	55.00'	1150.00'	2.74	S54°42'56"W	54.99'	N 191473.14,E 731501.31	N 191441.37,E 731456.42
C3	55.00'	1150.00'	2.74	S57°27'21"W	54.99'	N 191502.72,E 731547.67	N 191473.14,E 731501.31
C4	55.00'	1150.00'	2.74	S60°11'46"W	54.99'	N 191530.06,E 731595.39	N 191502.72,E 731547.67
C5	55.00'	1150.00'	2.74	S62°56'11"W	54.99'	N 191555.08,E 731644.36	N 191530.06,E 731595.39
C6	60.00'	1150.00'	2.99	S65°48'04"W	59.99'	N 191579.67,E 731699.08	N 191555.08,E 731644.36
C7	60.00'	1150.00'	2.99	S68°47'26"W	59.99'	N 191601.38,E 731755.01	N 191579.67,E 731699.08
C8	55.00'	1150.00'	2.74	S71°39'19"W	54.99'	N 191618.68,E 731807.21	N 191601.38,E 731755.01
C9	55.00'	1150.00'	2.74	S74°23'44"W	54.99'	N 191633.48,E 731860.18	N 191618.68,E 731807.21
C10	55.00'	1150.00'	2.74	S77°08'09"W	54.99'	N 191645.72,E 731913.80	N 191633.48,E 731860.18
C11	55.00'	1150.00'	2.74	S79°52'33"W	54.99'	N 191655.39,E 731967.93	N 191645.72,E 731913.80
C12	55.00'	1150.00'	2.74	S82°36'58"W	54.99'	N 191662.46,E 732022.47	N 191655.39,E 731967.93
C13	74.74'	1150.00'	3.72	S85°50'54"W	74.73'	N 191667.87,E 732097.01	N 191662.46,E 732022.47
C14	751.98'	1150.00'	37.47	S68°58'02"W	738.65'	N 191667.87,E 732097.01	N 191402.89,E 731407.52
C15	105.61'	1100.00'	5.51	S85°58'02"W	105.77'	N 191618.51,E 732118.44	N 191611.07,E 732012.93
C16	99.09'	1100.00'	5.16	S80°37'51"W	99.06'	N 191611.07,E 732012.93	N 191594.95,E 731915.19
C17	204.90'	1100.00'	10.67	S83°23'12"W	204.61'	N 191618.51,E 732118.44	N 191594.95,E 731915.19
C18	33.36'	20.00'	95.56	S30°16'08"W	29.62'	N 191594.95,E 731915.19	N 191569.36,E 731900.26
C19	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 191076.42,E 732055.80	N 191063.37,E 732080.89
C20	31.42'	20.00'	90.00	S27°29'16"W	28.28'	N 191015.69,E 732095.94	N 190990.60,E 732082.88
C21	51.16'	400.00'	7.33	N21°10'36"W	51.13'	N 190874.60,E 732122.91	N 190922.27,E 732104.44
C22	40.68'	400.00'	5.83	S27°45'15"E	40.66'	N 190874.60,E 732122.91	N 190838.61,E 732141.85
C23	91.84'	400.00'	13.16	S24°05'23"E	91.64'	N 190922.27,E 732104.44	N 190838.61,E 732141.85
C24	8.57'	30.00'	16.37	N38°51'15"W	8.54'	N 190485.54,E 732352.63	N 190492.19,E 732347.27
C25	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12,E 732379.15	N 190485.54,E 732352.63
C26	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12,E 732379.15	N 190485.54,E 732352.63
C27	121.26'	53.00'	131.09	N36°08'15"W	96.49'	N 190400.19,E 732436.05	N 190478.12,E 732379.15
C28	40.00'	53.00'	43.24	N51°01'47"E	39.06'	N 190375.63,E 732405.68	N 190400.19,E 732436.05
C29	40.00'	53.00'	43.24	S85°43'42"E	39.06'	N 190375.63,E 732405.68	N 190375.63,E 732405.68
C30	30.93'	53.00'	33.44	S47°23'14"E	30.50'	N 190399.18,E 732344.29	N 190375.63,E 732405.68
C31	232.20'	53.00'	251.02	N23°49'28"E	86.29'	N 190399.18,E 732344.29	N 190478.12,E 732379.15
C32	23.78'	450.00'	3.03	N29°09'13"W	23.78'	N 190813.11,E 732098.84	N 190833.88,E 732087.26
C33	45.26'	450.00'	5.76	N24°45'30"W	45.24'	N 190833.88,E 732087.26	N 190874.60,E 732122.91
C34	5.91'	450.00'	0.75	N21°30'03"W	5.91'	N 190874.60,E 732122.91	N 190880.45,E 732066.14
C35	28.37'	450.00'	3.61	N19°19'07"W	28.37'	N 190880.45,E 732066.14	N 190907.22,E 732056.76
C36	103.32'	450.00'	13.16	N24°05'23"W	103.09'	N 190813.11,E 732098.84	N 190907.22,E 732056.76
C37	31.42'	20.00'	90.00	N62°30'44"W	28.28'	N 190975.55,E 732035.20	N 190988.61,E 732010.11
C38	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 190943.01,E 731699.43	N 190968.10,E 731712.49
C39	36.96'	20.00'	105.87	N70°26'49"W	31.92'	N 191426.63,E 731567.80	N 191437.31,E 731537.72
C40	99.70'	1100.00'	5.19	S54°01'20"W	99.66'	N 191437.31,E 731537.72	N 191378.77,E 731457.07
C41	43.70'	1100.00'	2.28	S50°17'16"W	43.70'	N 191378.77,E 731457.07	N 191350.85,E 731423.46
C42	143.40'	1100.00'	7.47	S52°53'03"W	143.29'	N 191437.31,E 731537.72	N 191350.85,E 731423.46
C43	27.58'	20.00'	79.04	S22°00'30"W	25.45'	N 191485.75,E 731618.56	N 191462.15,E 731609.03
C44	104.92'	1100.00'	5.47	S64°15'41"W	104.88'	N 191531.29,E 731713.04	N 191485.75,E 731618.56
C45	20.08'	1100.00'	1.05	S67°31'00"W	20.08'	N 191538.97,E 731731.59	N 191531.29,E 731713.04
C46	100.36'	1100.00'	5.23	S70°39'11"W	100.32'	N 191572.21,E 731826.25	N 191538.97,E 731731.59
C47	31.14'	20.00'	89.22	N62°07'22"W	28.09'	N 191559.07,E 731851.08	N 191572.21,E 731826.25
C48	225.36'	1100.00'	11.74	S67°23'52"W	224.96'	N 191572.21,E 731826.25	N 191485.75,E 731618.56
C49	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 191036.29,E 731995.06	N 191061.38,E 732008.12
C50	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 190983.14,E 731760.17	N 190970.09,E 731785.26
C51	60.74'	1270.00'	2.74	S54°42'56"W	60.73'	N 191572.72,E 731434.36	N 191537.84,E 731384.78
C52	60.74'	1270.00'	2.74	S57°27'21"W	60.73'	N 191605.40,E 731485.55	N 191572.72,E 731434.36
C53	60.74'	1270.00'	2.74	S60°11'46"W	60.73'	N 191635.58,E 731538.25	N 191605.40,E 731485.55
C54	60.74'	1270.00'	2.74	S62°56'11"W	60.73'	N 191663.21,E 731592.34	N 191635.58,E 731538.25
C55	66.26'	1270.00'	2.99	S65°48'04"W	66.25'	N 191690.37,E 731652.77	N 191663.21,E 731592.34
C56	66.26'	1270.00'	2.99	S68°47'26"W	66.25'	N 191714.34,E 731714.53	N 191690.37,E 731652.77
C57	60.74'	1270.00'	2.74	S71°39'19"W	60.73'	N 191733.46,E 731772.18	N 191714.34,E 731714.53
C58	60.74'	1270.00'	2.74	S74°23'44"W	60.73'	N 191749.79,E 731830.67	N 191733.46,E 731772.18
C59	60.74'	1270.00'	2.74	S77°08'09"W	60.73'	N 191763.32,E 731889.88	N 191749.79,E 731830.67
C60	60.74'	1270.00'	2.74	S79°52'33"W	60.73'	N 191773.99,E 731949.67	N 191763.32,E 731889.88
C61	60.74'	1270.00'	2.74	S82°36'58"W	60.73'	N 191781.80,E 732009.90	N 191773.99,E 731949.67
C62	679.17'	1270.00'	30.64	S68°39'57"W	671.11'	N 191781.80,E 732009.90	N 191537.84,E 731384.78
C63	130.57'	173.00'	43.24	N51°01'47"E	127.49'	N 190261.09,E 732441.47	N 190341.27,E 732540.59
C64	130.57'	173.00'	43.24	S85°43'42"E	127.49'	N 190270.58,E 732314.33	N 190261.09,E 732441.47
C65	100.97'	173.00'	33.44	S47°23'14"E	99.54'	N 190337.98,E 732241.08	N 190270.58,E 732314.33
C66	362.10'	173.00'	119.92	N89°22'14"E	299.53'	N 190337.98,E 732241.08	N 190341.27,E 732540.59
C67	286.64'	3859.83'	4.25	N35°28'59"E	286.58'	N 190036.37,E 732838.60	N 190269.73,E 733004.95


LINE	LENGTH	DIRECTION
E1	20.00'	N23°28'27"W
E2	20.00'	N72°29'16"E
E3	20.00'	N23°28'27"W
E4	20.00'	N72°29'16"E
E5	20.00'	S23°28'27"E
E6	20.00'	N72°29'16"E
E7	20.00'	S23°28'27"E
E8	20.00'	N72°29'16"E




DATE							
REVISIONS							
NO.							



CIVIL ENGINEERING ASSOCIATES, LLC
ENGINEERING SURVEYING CONSTRUCTION SERVICES




CENTURY ENGINEERING



LAND TECH LAND PLANNING, LLC

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 BETHANY BEACH, DELAWARE 19930
 PHONE: (302) 538-2396



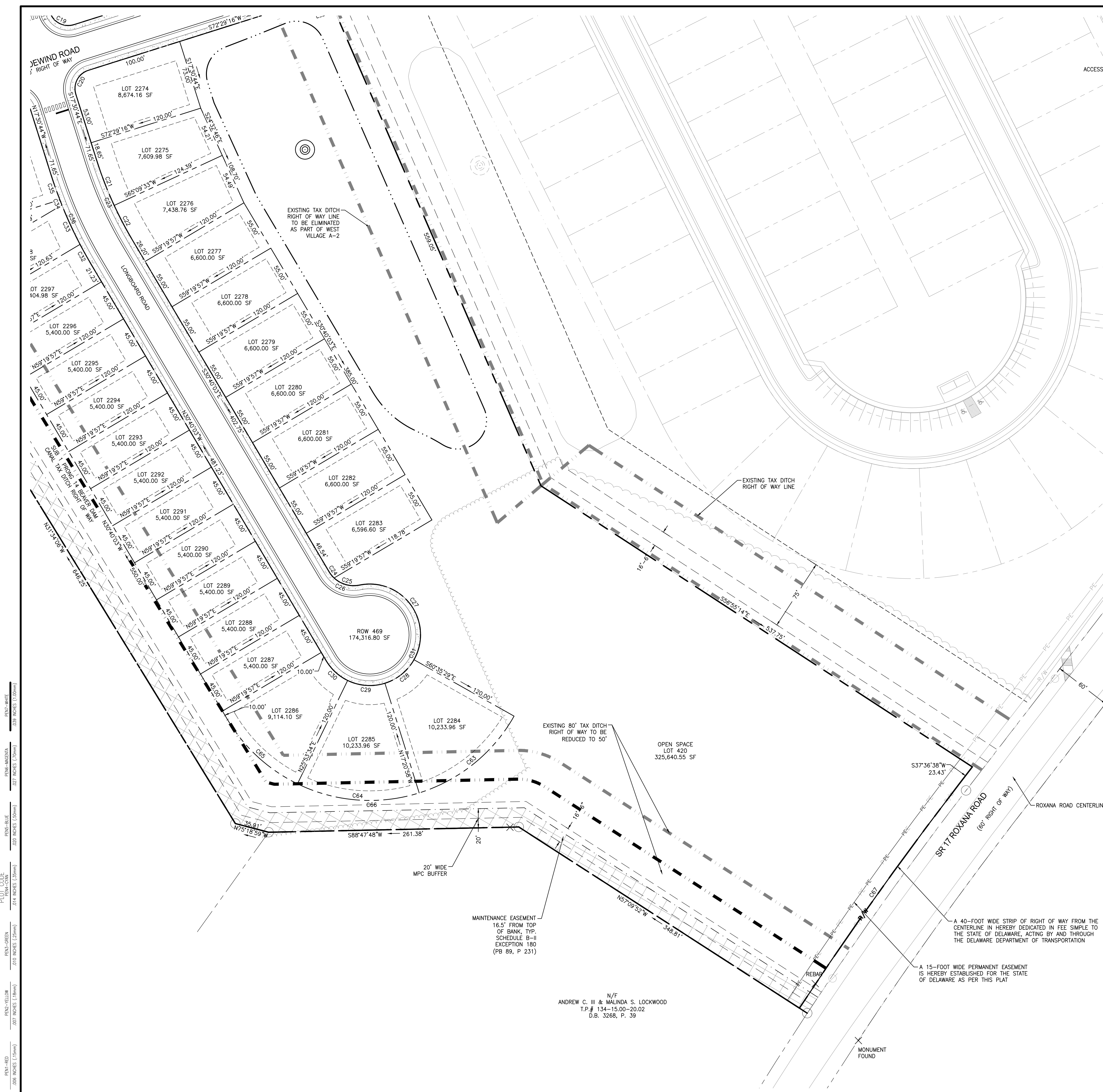
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 SALISBURY, MARYLAND 21801
 410-742-3315, FAX 410-548-5790
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MILLVILLE BY THE SEA
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE A-2
 PRELIMINARY RECORD PLAT

SCALE: 1" = 50'	SHEET NO.
DESIGN BY: RLM	PSP6.2
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - M	
DATE : NOV 2023	

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CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	62.24'	1150.00'	3.10	S51°47'43"W	62.23'	N 191441.37,E 731456.42	N 191402.89,E 731407.52
C2	55.00'	1150.00'	2.74	S54°42'56"W	54.99'	N 191473.14,E 731501.31	N 191441.37,E 731456.42
C3	55.00'	1150.00'	2.74	S57°27'21"W	54.99'	N 191502.72,E 731547.67	N 191473.14,E 731501.31
C4	55.00'	1150.00'	2.74	S60°11'46"W	54.99'	N 191530.06,E 731595.39	N 191502.72,E 731547.67
C5	55.00'	1150.00'	2.74	S62°56'11"W	54.99'	N 191555.08,E 731644.36	N 191530.06,E 731595.39
C6	60.00'	1150.00'	2.99	S65°48'04"W	59.99'	N 191579.67,E 731699.08	N 191555.08,E 731644.36
C7	60.00'	1150.00'	2.99	S68°47'26"W	59.99'	N 191601.38,E 731755.01	N 191579.67,E 731699.08
C8	55.00'	1150.00'	2.74	S71°39'19"W	54.99'	N 191618.68,E 731807.21	N 191601.38,E 731755.01
C9	55.00'	1150.00'	2.74	S74°23'44"W	54.99'	N 191633.48,E 731860.18	N 191618.68,E 731807.21
C10	55.00'	1150.00'	2.74	S77°08'09"W	54.99'	N 191645.72,E 731913.80	N 191633.48,E 731860.18
C11	55.00'	1150.00'	2.74	S79°52'33"W	54.99'	N 191655.39,E 731967.93	N 191645.72,E 731913.80
C12	55.00'	1150.00'	2.74	S82°36'58"W	54.99'	N 191662.46,E 732022.47	N 191655.39,E 731967.93
C13	74.74'	1150.00'	3.72	S85°50'54"W	74.73'	N 191667.87,E 732097.01	N 191662.46,E 732022.47
C14	751.98'	1150.00'	37.47	S68°58'39"W	738.65'	N 191667.87,E 732097.01	N 191402.89,E 731407.52
C15	105.81'	1100.00'	5.51	S85°58'02"W	105.77'	N 191618.51,E 732118.44	N 191611.07,E 732012.93
C16	99.09'	1100.00'	5.16	S80°37'51"W	99.06'	N 191611.07,E 732012.93	N 191594.95,E 731915.19
C17	204.90'	1100.00'	10.67	S83°23'12"W	204.61'	N 191618.51,E 732118.44	N 191594.95,E 731915.19
C18	33.36'	20.00'	95.56	S30°16'08"W	29.62'	N 191594.95,E 731915.19	N 191569.36,E 731900.26
C19	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 191076.42,E 732055.80	N 191063.37,E 732080.89
C20	31.42'	20.00'	90.00	S27°29'16"W	28.28'	N 191015.69,E 732095.94	N 190990.60,E 732082.88
C21	51.16'	400.00'	7.33	N21°10'36"W	51.13'	N 190874.60,E 732122.91	N 190922.27,E 732104.44
C22	40.68'	400.00'	5.83	S27°45'15"E	40.66'	N 190874.60,E 732122.91	N 190838.61,E 732141.85
C23	91.84'	400.00'	13.16	S24°05'23"E	91.64'	N 190922.27,E 732104.44	N 190838.61,E 732141.85
C24	8.57'	30.00'	16.37	N38°51'15"W	8.54'	N 190485.54,E 732352.63	N 190492.19,E 732347.27
C25	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12,E 732379.15	N 190485.54,E 732352.63
C26	28.61'	30.00'	54.64	N74°21'44"W	27.54'	N 190478.12,E 732379.15	N 190485.54,E 732352.63
C27	121.26'	53.00'	131.09	N38°08'15"W	96.49'	N 190400.19,E 732436.05	N 190478.12,E 732379.15
C28	40.00'	53.00'	43.24	N51°01'47"E	39.06'	N 190375.63,E 732405.68	N 190400.19,E 732436.05
C29	40.00'	53.00'	43.24	S85°43'42"E	39.06'	N 190378.54,E 732366.74	N 190375.63,E 732405.68
C30	30.93'	53.00'	33.44	S47°23'14"E	30.50'	N 190399.18,E 732344.29	N 190378.54,E 732366.74
C31	232.20'	53.00'	251.02	N23°49'28"E	86.29'	N 190399.18,E 732344.29	N 190478.12,E 732379.15
C32	23.78'	450.00'	3.03	N29°09'13"W	23.78'	N 190813.11,E 732098.84	N 190833.88,E 732087.26
C33	45.26'	450.00'	5.76	N24°45'30"W	45.24'	N 190833.88,E 732087.26	N 190874.96,E 732068.31
C34	5.91'	450.00'	0.75	N21°30'03"W	5.91'	N 190874.96,E 732068.31	N 190880.45,E 732066.14
C35	28.37'	450.00'	3.61	N19°19'07"W	28.37'	N 190880.45,E 732066.14	N 190907.22,E 732056.76
C36	103.32'	450.00'	13.16	N24°05'23"E	103.09'	N 190813.11,E 732098.84	N 190907.22,E 732056.76
C37	31.42'	20.00'	90.00	N62°30'44"W	28.28'	N 190975.55,E 732035.20	N 190988.61,E 732010.11
C38	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 190943.01,E 731699.43	N 190968.10,E 731712.49
C39	36.96'	20.00'	105.87	N70°26'49"W	31.92'	N 191426.63,E 731567.80	N 191437.31,E 731537.72
C40	99.70'	1100.00'	5.19	S54°01'20"W	99.66'	N 191437.31,E 731537.72	N 191378.77,E 731457.07
C41	43.70'	1100.00'	2.28	S50°17'16"W	43.70'	N 191378.77,E 731457.07	N 191350.85,E 731423.46
C42	143.40'	1100.00'	7.47	S52°53'03"W	143.29'	N 191437.31,E 731537.72	N 191350.85,E 731423.46
C43	27.59'	20.00'	79.04	S22°00'30"W	25.45'	N 191485.75,E 731618.56	N 191462.15,E 731609.03
C44	104.92'	1100.00'	5.47	S64°15'41"W	104.88'	N 191531.29,E 731713.04	N 191485.75,E 731618.56
C45	20.08'	1100.00'	1.05	S67°31'00"W	20.08'	N 191538.97,E 731731.59	N 191531.29,E 731713.04
C46	100.36'	1100.00'	5.23	S70°39'11"W	100.32'	N 191572.21,E 731826.25	N 191538.97,E 731731.59
C47	31.14'	20.00'	89.22	N62°07'22"W	28.09'	N 191559.07,E 731851.08	N 191572.21,E 731826.25
C48	225.36'	1100.00'	11.74	S67°23'52"W	224.96'	N 191572.21,E 731826.25	N 191485.75,E 731618.56
C49	31.42'	20.00'	90.00	N27°29'16"E	28.28'	N 191036.29,E 731995.06	N 191061.38,E 732008.12
C50	31.42'	20.00'	90.00	S62°30'44"E	28.28'	N 190983.14,E 731760.17	N 190970.09,E 731785.26
C51	60.74'	1270.00'	2.74	S54°42'56"W	60.73'	N 191572.72,E 731434.36	N 191537.64,E 731384.78
C52	60.74'	1270.00'	2.74	S57°27'21"W	60.73'	N 191605.40,E 731485.55	N 191572.72,E 731434.36
C53	60.74'	1270.00'	2.74	S60°11'46"W	60.73'	N 191635.58,E 731538.25	N 191605.40,E 731485.55
C54	60.74'	1270.00'	2.74	S62°56'11"W	60.73'	N 191663.21,E 731592.34	N 191635.58,E 731538.25
C55	66.26'	1270.00'	2.99	S65°48'04"W	66.25'	N 191690.37,E 731652.77	N 191663.21,E 731592.34
C56	66.26'	1270.00'	2.99	S68°47'26"W	66.25'	N 191714.34,E 731714.53	N 191690.37,E 731652.77
C57	60.74'	1270.00'	2.74	S71°39'19"W	60.73'	N 191733.46,E 731772.18	N 191714.34,E 731714.53
C58	60.74'	1270.00'	2.74	S74°23'44"W	60.73'	N 191749.79,E 731830.67	N 191733.46,E 731772.18
C59	60.74'	1270.00'	2.74	S77°08'09"W	60.73'	N 191763.32,E 731889.88	N 191749.79,E 731830.67
C60	60.74'	1270.00'	2.74	S79°52'33"W	60.73'	N 191773.99,E 731949.67	N 191763.32,E 731889.88
C61	60.74'	1270.00'	2.74	S82°36'58"W	60.73'	N 191781.80,E 732009.90	N 191773.99,E 731949.67
C62	679.17'	1270.00'	30.64	S68°39'57"W	671.11'	N 191781.80,E 732009.90	N 191537.64,E 731384.78
C63	130.57'	173.00'	43.24	N51°01'47"E	127.49'	N 190261.09,E 732441.47	N 190341.27,E 732540.59
C64	130.57'	173.00'	43.24	S85°43'42"E	127.49'	N 190270.58,E 732314.33	N 190261.09,E 732441.47
C65	100.97'	173.00'	33.44	S47°23'14"E	99.54'	N 190337.98,E 732241.08	N 190270.58,E 732314.33
C66	362.10'	173.00'	119.92	N89°22'14"E	299.53'	N 190337.98,E 732241.08	N 190341.27,E 732540.59
C67	286.64'	3859.83'	4.25	N35°28'59"E	286.58'	N 190036.37,E 732838.60	N 190269.73,E 733004.95

PLOT CODE
 PEN-ORANGE (1/8" INCHES) (20mm)
 PEN-RED (1/8" INCHES) (20mm)
 PEN-YELLOW (1/8" INCHES) (20mm)
 PEN-ORANGE (1/8" INCHES) (20mm)
 PEN-RED (1/8" INCHES) (20mm)
 PEN-YELLOW (1/8" INCHES) (20mm)
 PEN-ORANGE (1/8" INCHES) (20mm)
 PEN-RED (1/8" INCHES) (20mm)
 PEN-YELLOW (1/8" INCHES) (20mm)

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 ANDREW C. III & MALINDA S. LOCKWOOD
 T.P.# 134-15.00-20.02
 D.B. 3268, P. 39



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ENGINEERING SURVEYING CONSTRUCTION SERVICES
15 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 379-8833

**CENTURY
ENGINEERING**

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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE
A-2
PRELIMINARY
RECORD PLAT**

SCALE: 1" = 50'	SHEET NO.
DESIGN BY: RLM	PSP6.3
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - M	
DATE : NOV 2023	

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