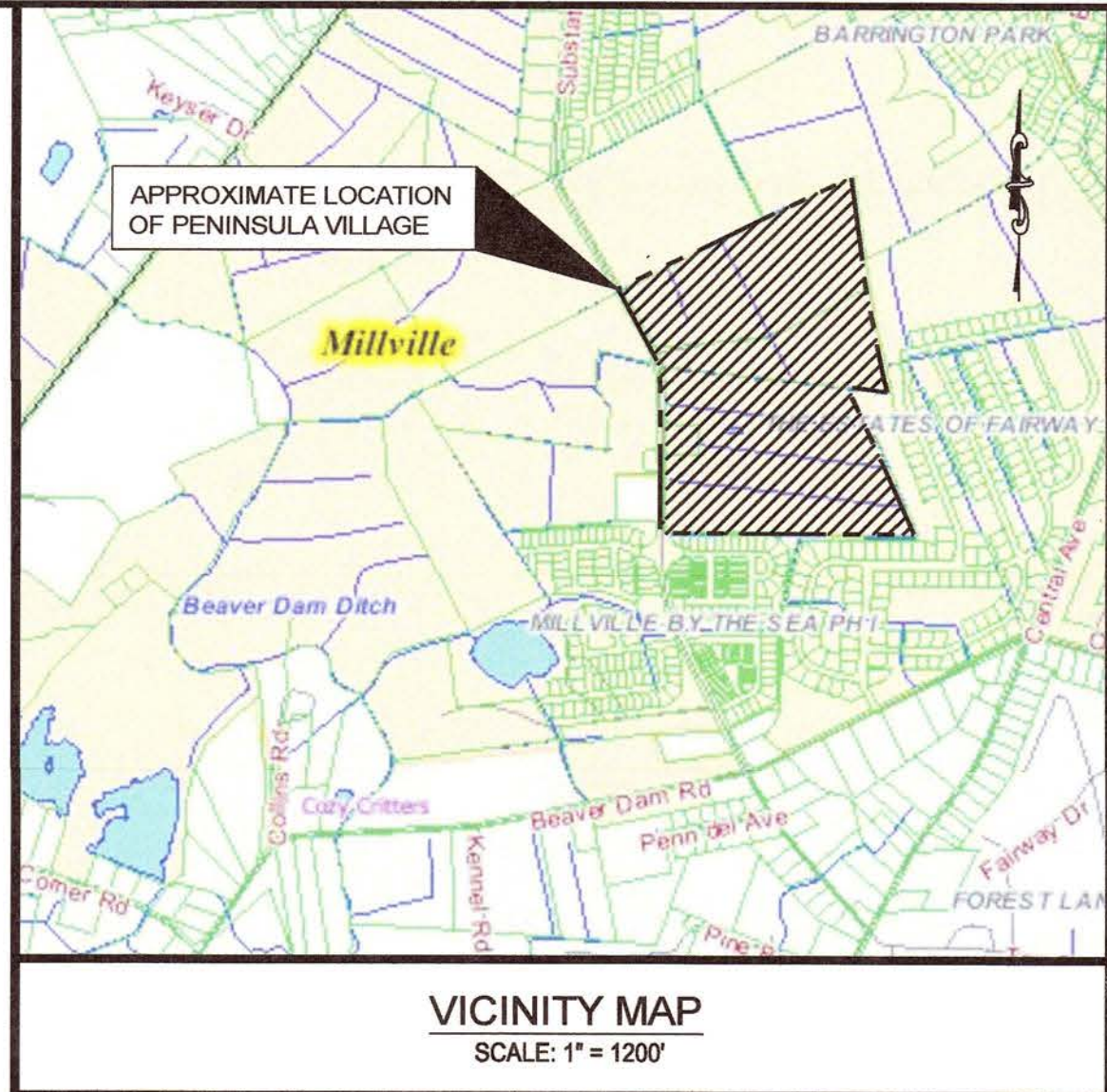




RECORD PLAN FOR MILLVILLE BY THE SEA VILLAGE 4 BALTIMORE HUNDRED SUSSEX COUNTY, DELAWARE PREPARED FOR: ASF MBTS, LLC



SITE DATA COLUMN

1. PROPERTY INFORMATION/OWNER:
ASF MBTS, LLC
3565 PIEDMONT ROAD NE
BUILDING ONE, SUITE 200
ATLANTA, GA 30305
CONTACT: ROD HART (443) 418-8658

TAX PARCEL NOS:
T.P. # 134-16.00-20.00
TOTAL AREA: 46.889 +/- ACRES

2. DEVELOPER/APPLICANT:
ASF MBTS, LLC
3565 PIEDMONT ROAD NE
BUILDING ONE, SUITE 200
ATLANTA, GA 30305
CONTACT: ROD HART (443) 418-8658

3. ENGINEER:
CIVIL ENGINEERING ASSOCIATES, LLC
55 WEST MAIN STREET
MIDDLETOWN, DE 19709
(302) 376-8833

4. EXISTING ZONING: MPC

5. BUILDING TYPE: FRAME

6. BUILDING SETBACKS:

LOT TYPE	# OF UNITS	LOT DESIGNATION	MIN. LOT WIDTH	FRONT	SIDE	REAR
SINGLE FAMILY	63	A	60'	10'	7'	10'/20'
TOWNHOUSE	35	B	28'	10'	8'/15'	15'
VILLA	46	C	40'	10'	15'	10'/20'

7. MAXIMUM BUILDING HEIGHT: 42 FT (MPC CODE)

8. PRESENT USE: FARM FIELD (NOT ACTIVE)

9. PROPOSED USE: RESIDENTIAL

10. AREAS:

TOTAL AREA = 46.889 AC. +/-
LOT AREA = 17.442 AC. +/-
OPEN SPACE = 18.494 AC. +/-
STORMWATER MANAGEMENT AREA = 3.84 AC. +/-
PASSIVE OPEN SPACE = 15.833 AC. +/-
PLANNED OPEN SPACE = 2.661 AC. +/-

RIGHT-OF-WAY/STREET AREA = 6.343 AC. +/-
SUBSTATION ROAD EASEMENT = 0.771 AC. +/-

11. LOTS:
144 RESIDENTIAL LOTS
DENSITY = 3.07 +/- LOTS/ACRE (144 LOTS/46.889 ACRES)

12. PARKING:
REQUIRED - 432 SPACES
PROVIDED - 580 SPACES

13. UTILITIES:
WATER: TIDEWATER UTILITIES
SANITARY SURVER: SUSSEX COUNTY

14. FIRE LANES:
ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED
IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.

15. THE SITE IS NOT IMPACTED BY THE 100-YEAR FLOODPLAIN PER FEMA MAP NO.
10005C0492J DATED JANUARY 6, 2005.

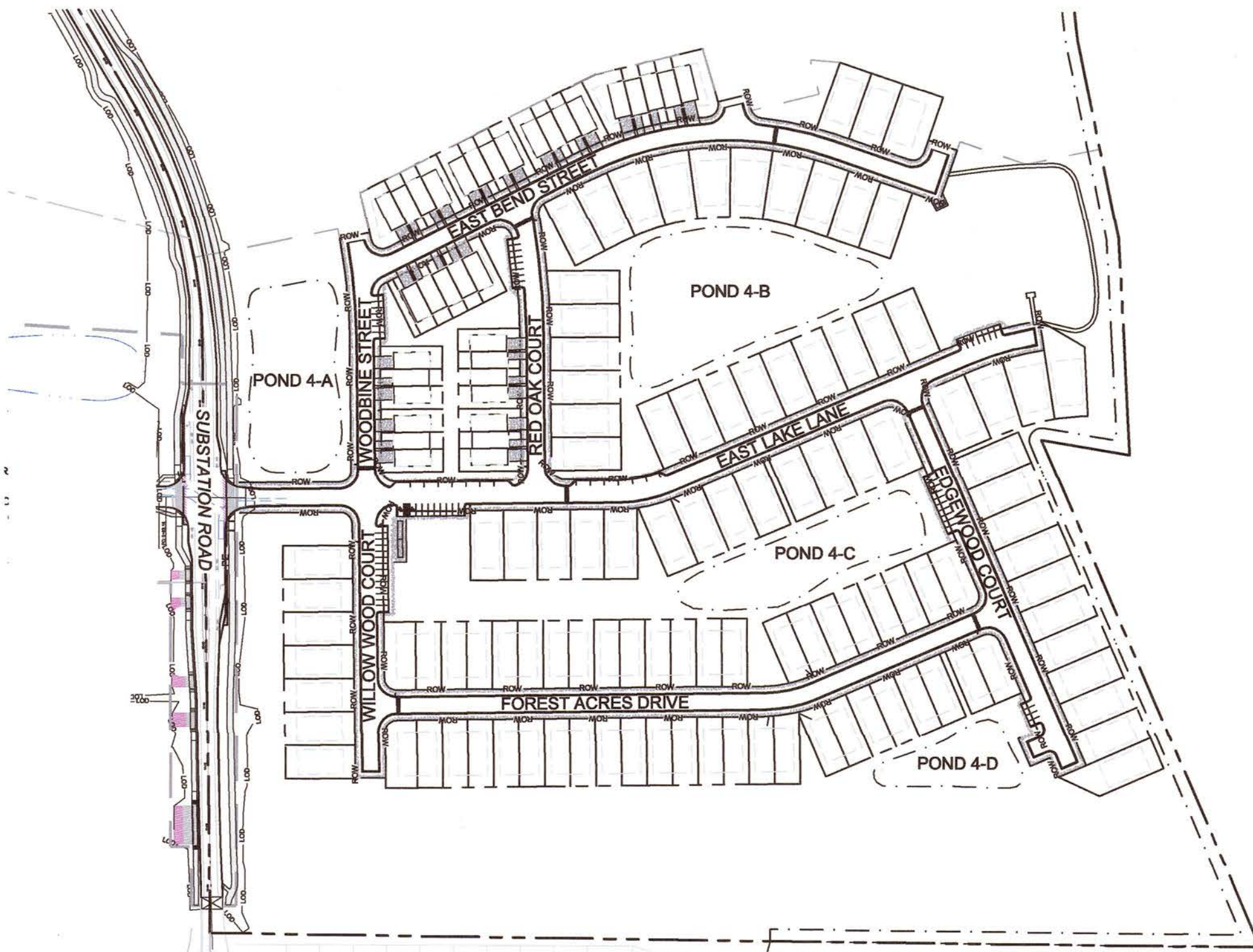
16. WETLANDS:
A WETLAND DELINEATION WAS PERFORMED BY JAMES C. MCCULLEY
ENVIRONMENTAL CONSULTANTS, INC. DURING JUNE THROUGH JULY 2005.
THERE ARE 0.0 +/- AC. OF WETLANDS AND 0.0 +/- LF. OF WATERS OF THE U.S. IN
VILLAGE 1.

17. TOPOGRAPHIC REFERENCE: U.S.G.S. DATUM NAVD 88

18. BOUNDARY AND TOPOGRAPHY: BOUNDARY & TOPOGRAPHY WAS PERFORMED
BY STEPHENS ENVIRONMENTAL CONSULTING, INC. IN FEBRUARY 2005. FIELD
VERIFICATION WAS PERFORMED BY MCCRONE, INC. IN JUNE 2005 AND BY CIVIL
ENGINEERING ASSOCIATES IN JULY 2012.

19. TID: NO PROXIMITY TO TRANSPORTATION IMPROVEMENT DISTRICTS

20. STATE STRATEGIES FOR
POLICIES AND SPENDING: INVESTMENT LEVEL 1 & 2



INDEX OF DRAWINGS

SHEET NUMBER

RP-1
RP-2 & RP-3

SHEET TITLE

COVER SHEET
RECORD PLAN SHEETS

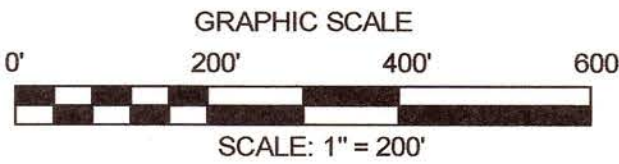


Table 1. MBTS Development Progress as of April 6, 2022

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	3.33	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	19.88	14.01	16.49	28.86	41.23	3.13
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 (Proposed)	120.00	13.25	14.28	13.12	20.88	32.79	3.66
Village 4 (Proposed)	144.00	10.32	17.37	14.88	21.30	37.20	3.87
Schooner Cove	35.00	2.22	3.51	2.98	3.95	7.44	4.70
Model Park SA	11.00	2.18	2.03	1.70	2.97	4.24	2.59
West Village A-1 (Proposed)	64.00	13.56	6.22	10.34	16.23	25.85	2.53
West Village C-1 (Proposed)	93.00	11.66	5.37	7.94	11.93	19.84	4.69
Totals	1352	166.23	140.95	157.41	246.59	391.72	3.45

Notes:
1. Values shown in Table 1 courtesy of Civil Engineering Associates (55 W. Main St., Middletown, DE 19709).
2. The maximum allowable density over the entire MBTS community equals 4.2 units/acre (2,900 total units).
3. Computations for Lifestyle Center includes Lake Summerwind.
4. Computations for Summerwind Village (SWV) contains the Model Lot area (4 lots) in addition to the 83 SWV lots.

TOWN OF MILLVILLE:

TOWN OF MILLVILLE APPROVAL:

SIGNATURE _____

DATE _____

CERTIFICATION OF OWNERSHIP:

I HEREBY CERTIFY THAT ASF MBTS, LLC IS THE OWNER OF THE PROPERTY
(BEING CONVEYED BY D.R. HORTON, INC.) DESCRIBED AND SHOWN ON THIS PLAN,
THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT ALL STREETS HEREON AND
NOT HERETOFORE DEDICATED ARE TO BE DEDICATED TO THE PUBLIC USE AND
OWNERSHIP TRANSFERRED TO THE HOMEOWNERS ASSOCIATIONS VIA
SEPARATE SUBSEQUENT DEED OF DEDICATION AND TRANSFER, TO BE
APPROVED BY THE TOWN OF MILLVILLE.

ASF MBTS, LLC

SIGNATURE  DATE 10/4/2022

CERTIFICATION OF PLAN ACCURACY:

I RONALD H. SUTTON, JR. HEREBY CERTIFY THAT I AM A REGISTERED
PROFESSIONAL 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 SURVEYING
PRACTICES AS REQUIRED BY APPLICABLE LAWS OF THE STATE OF DELAWARE.

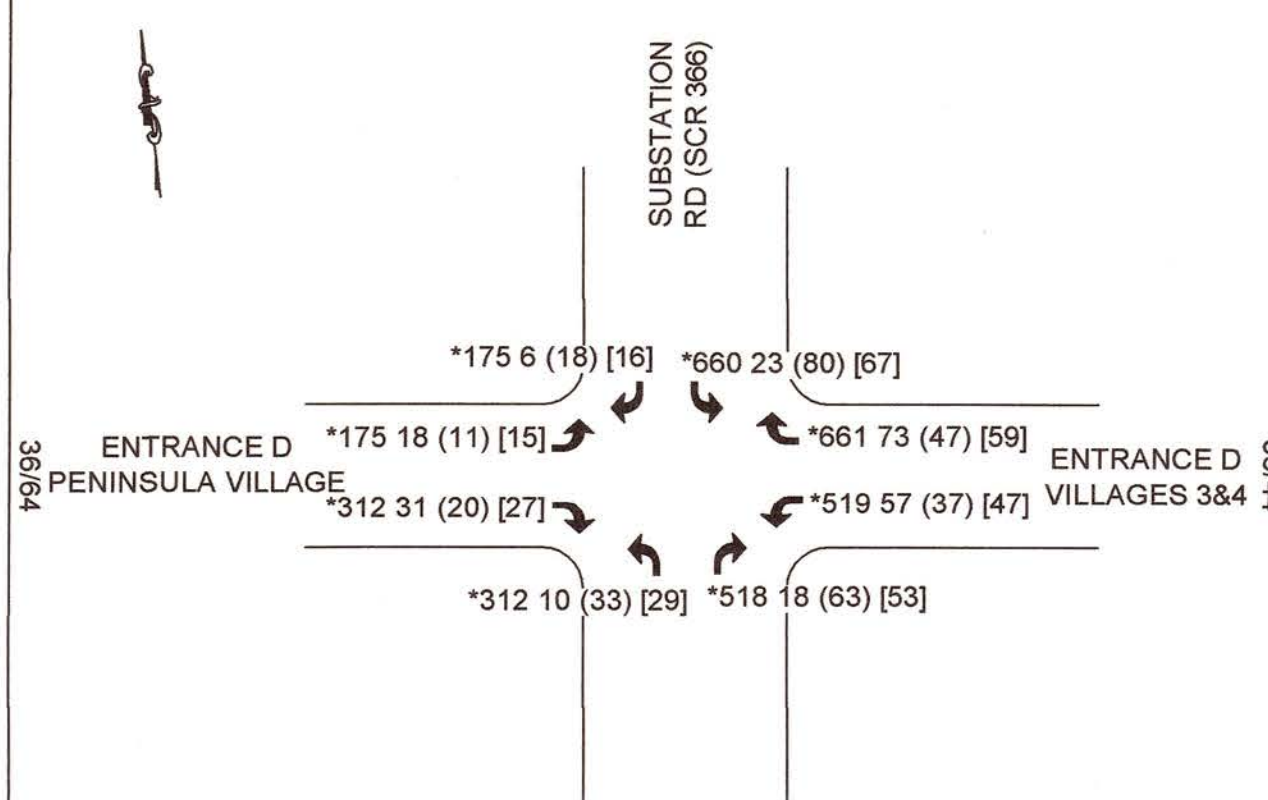
SIGNATURE  DATE 10-4-22
RONALD H. SUTTON, JR., P.E.

DELDOT GENERAL NOTES:

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT AND/OR THE TOWN OF MILLVILLE ASSUME NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.

TRIP GENERATION - SUBSTATION ROAD (SCR 366)

(FULL MOVEMENT)



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION - SCR366 (SUBSTATION ROAD) - LOCAL ROAD
SPEED LIMIT - 50 MPH (UNPOSTED), 35 PROPOSED (DESIGN SPEED 40 MPH)
AADT - 1,507 TRIPS (FROM 2019 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 1,748
10 YEAR PROJECTED AADT + SITE ADT (3,330) = 5,078
TRAFFIC PATTERN GROUP - 4 (FROM 2019 DELDOT TRAFFIC SUMMARY)
PEAK HOUR = 16.22% X 5,078 = 823 TRIPS

SITE TRIPS GENERATED:





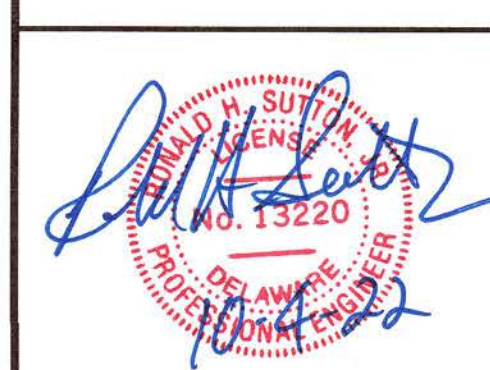
SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION
DESIGN VEHICLE: SU-30
FOUR ENTRANCES - FULL MOVEMENT

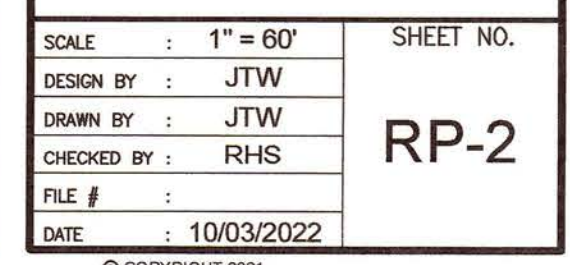
ENTRANCE D (PENINSULA):
53 - SINGLE FAMILY DETACHED UNITS (210) = 580 TRIPS
76 - MULTIFAMILY LOW-RISE (220) = 534 TRIPS
TOTAL ADT FOR ENTRANCE 1 = 1114 TRIPS (567 IN/567 OUT)

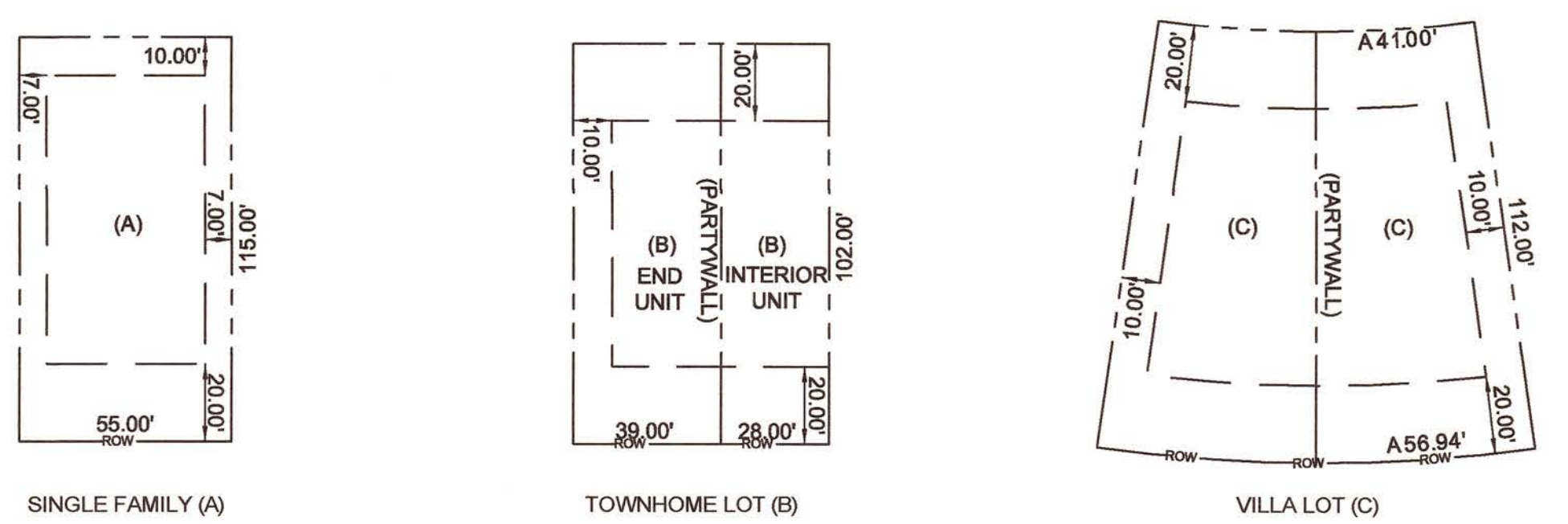
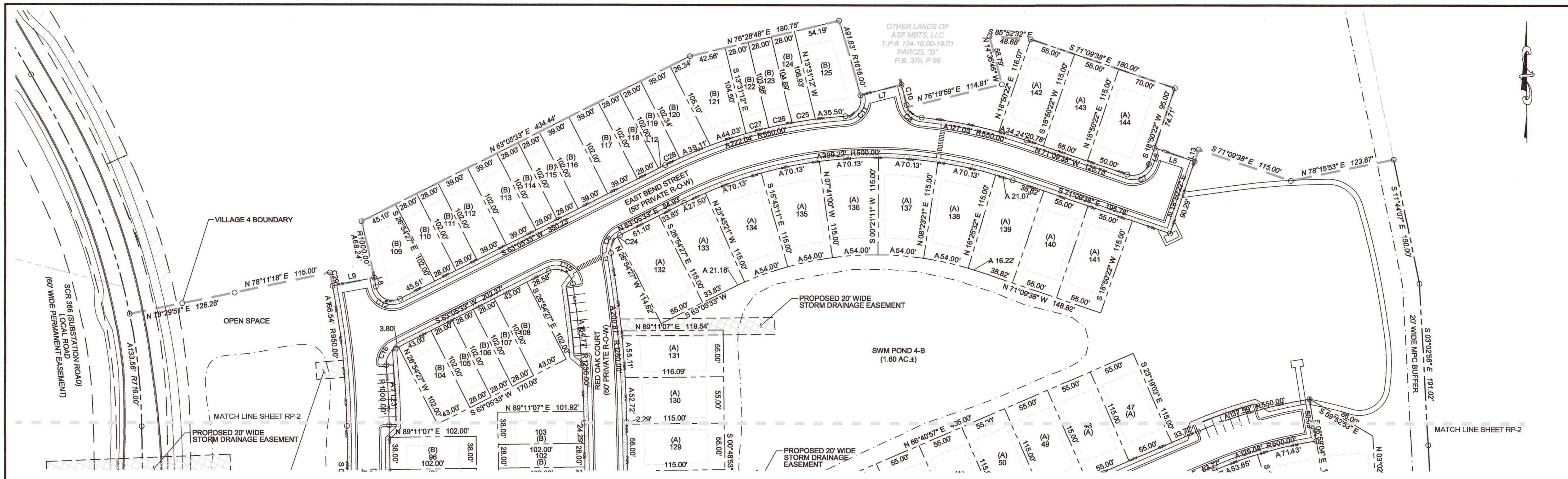
DIRECTIONAL DISTRIBUTION:
36% TO AND FROM THE SOUTH - *175 18 (11) [15]
64% TO AND FROM THE NORTH - *312 31 (20) [27]

ENTRANCE D (VILLAGES 3&4):
176 - SINGLE FAMILY DETACHED UNITS (210) = 1749 TRIPS
86 - MULTIFAMILY LOW-RISE (220) = 609 TRIPS
TOTAL ADT FOR ENTRANCES 3&4 = 2358 TRIPS (1178 IN/1180 OUT)

DIRECTIONAL DISTRIBUTION:
44% TO AND FROM THE SOUTH - *518 18 (63) [53]
56% TO AND FROM THE NORTH - *660 23 (80) [67]

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 PLANNING, LLC 3286 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19605 PHONE: (302) 538-2385	
 GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY - BALTIMORE - SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-648-5790 www.gmbnet.com	
MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE	
	
VILLAGE 4 RECORD PLAN	
SCALE : 1" = 60'	SHEET NO.
DESIGN BY : JTW	RP-1
DRAWN BY : JTW	
CHECKED BY : RHS	
FILE # :	
DATE : 01/06/2022	
© COPYRIGHT 2021	

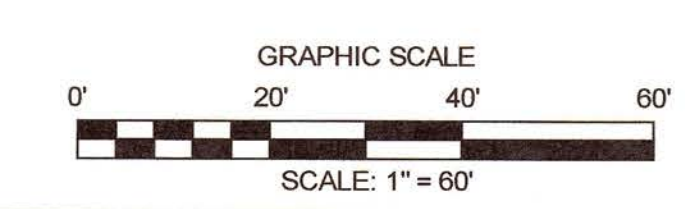




TYPICAL LOT DETAIL
SCALE - 1" = 40'

CURVE TABLE				
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	20.00'	31.42'	28.28'	S 45°48'53" E
C2	20.00'	31.42'	28.28'	N 44°11'07" E
C3	20.00'	31.42'	28.28'	S 68°19'03" E
C4	20.00'	31.42'	28.28'	N 21°40'57" E
C5	20.00'	31.42'	28.28'	N 45°48'53" W
C6	20.00'	25.45'	23.78'	N 26°38'36" E
C7	20.00'	31.42'	28.28'	S 63°50'22" W
C8	20.00'	24.66'	23.12'	N 49°04'42" W
C10	1666.00'	24.65'	24.65'	N 14°11'05" W
C11	20.00'	35.20'	30.83'	S 35°48'27" W
C12	20.00'	37.23'	32.08'	N 63°34'54" W
C13	20.00'	31.42'	28.28'	S 44°11'07" E
C14	20.00'	31.42'	28.28'	N 44°11'07" E
C15	20.00'	37.84'	32.45'	N 62°41'55" W
C16	20.00'	23.73'	22.36'	S 29°05'54" W
C17	20.00'	31.42'	28.28'	S 45°48'53" E
C18	20.00'	31.42'	28.28'	S 68°19'03" E
C19	20.00'	31.42'	28.28'	S 21°40'57" W
C20	20.00'	31.42'	28.28'	N 45°48'53" W
C21	20.00'	31.42'	28.28'	N 44°11'07" E
C22	20.00'	5.05'	5.04'	S 06°25'27" W
C23	20.00'	5.05'	5.04'	N 08°03'12" W
C24	20.00'	3.93'	3.92'	N 57°28'11" E
C25	550.00'	28.09'	28.09'	S 81°03'43" W
C26	550.00'	28.01'	28.01'	S 78°08'22" W
C27	550.00'	28.01'	28.01'	S 75°13'16" W
C28	550.00'	19.29'	19.29'	S 84°05'50" W
C29	950.00'	15.80'	15.80'	S 11°20'07" E

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 66°40'57" W	35.00'
L2	S 23°19'03" E	50.00'
L3	N 66°40'57" E	35.00'
L4	S 23°19'03" E	35.00'
L5	N 71°09'38" W	50.00'
L6	S 18°50'22" W	20.29'
L7	S 75°23'29" W	50.00'
L8	N 10°33'26" W	10.53'
L9	S 79°08'29" W	50.00'
L10	S 86°57'02" W	15.12'
L11	S 66°40'57" W	13.77'
L12	S 63°05'33" W	8.72'
L13	N 18°50'22" E	15.00'



DATE

REVISIONS

NO.

CIVIL ENGINEERING ASSOCIATES, LLC
ENGINEERING SURVEYING ARCHITECTURE SERVICES
55 W. MAIN STREET
MILLSBORO, DE 19966
(302) 376-8833

CENTURY ENGINEERING

PREPARED BY:

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LAND PLANNING, LLC
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BETHANY BEACH, DELAWARE 19803
PHONE: (302) 638-2395

GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
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206 WEST MAIN STREET
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410-742-3115, FAX 410-548-9790
www.gmbnet.com

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 4
RECORD PLAN

SCALE : 1" = 60'	SHEET NO.
DESIGN BY : JTW	RP-3
DRAWN BY : JTW	
CHECKED BY : RHIS	
FILE # :	
DATE : 10/03/2022	