

1. THESE DRAWINGS SHOW INFORMATION OBTAINED FROM THE AVAILABLE RECORDS REGARDING PIPES, CONDUITS, TELEPHONE LINES, AND OTHER STRUCTURES AND CONDITIONS WHICH EXIST ALONG THE LINES OF WORK AT AND BELOW THE SURFACE OF THE GROUND. THE OWNER AND ENGINEER DISCLAIM ANY RESPONSIBILITIES FOR THE ACCURACY OR COMPLETENESS OF SAID INFORMATION BEING SHOWN ONLY FOR THE CONVENIENCE OF THE CONTRACTOR WHO MUST VERIFY THE SAME ON HIS OWN CONTRACT. IF THE CONTRACTOR RELIES ON SAID INFORMATION, HE DOES SO AT HIS OWN RISK. THE GIVING OF THE INFORMATION ON THE CONTRACT DRAWINGS WILL NOT RELIEVE THE CONTRACTOR OF HIS OBLIGATIONS TO SUPPORT AND PROTECT ALL PIPES, CONDUITS, TELEPHONE LINES AND OTHER STRUCTURES.

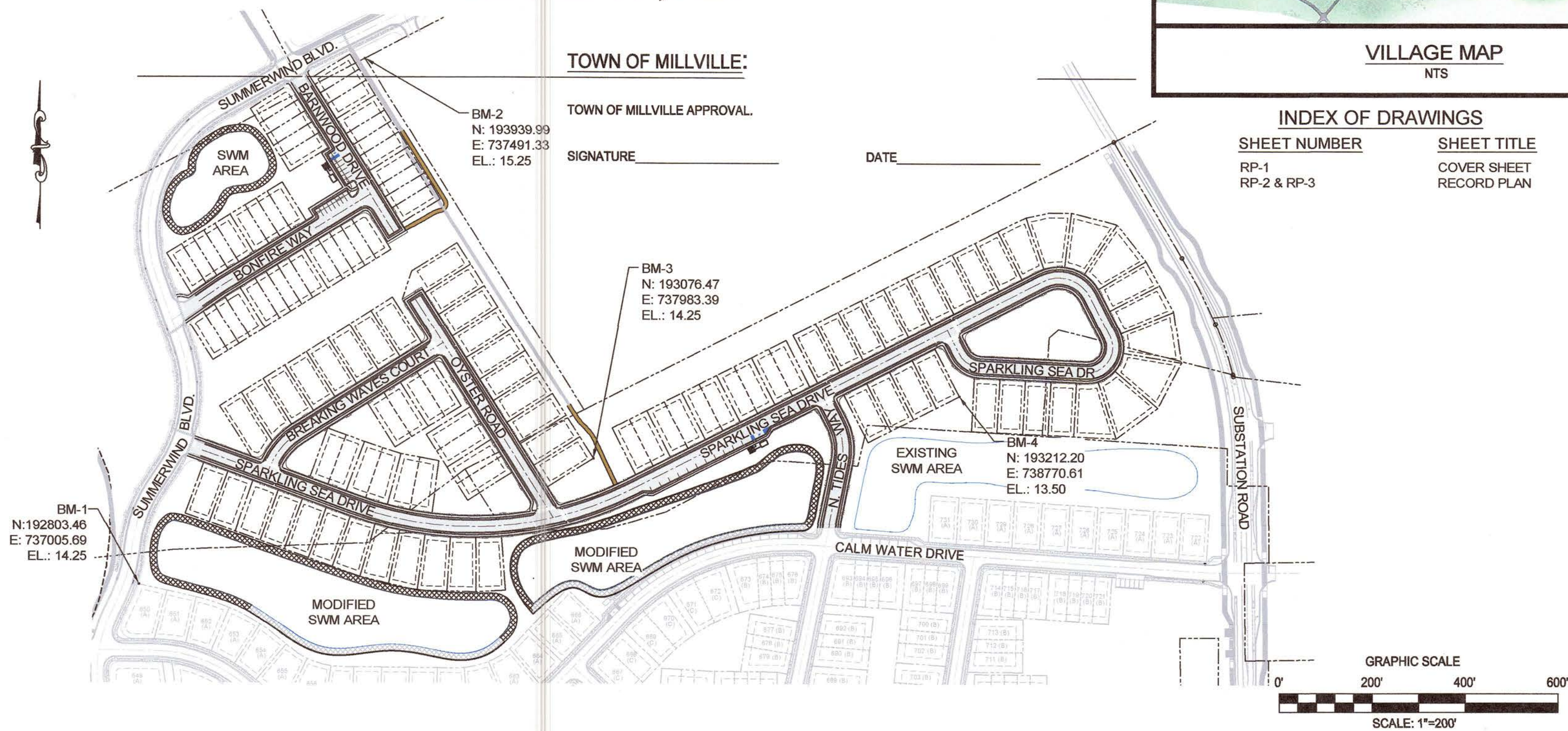
2. ALL MATERIALS AND METHODS OF CONSTRUCTION SHALL CONFORM TO THE DRAWINGS, TIDEWATER UTILITIES INCORPORATED (TUI) SPECIFICATIONS, LOCAL BUILDING CODES, AND THE STANDARD SPECIFICATIONS.
3. WATER LINES WILL BE INSTALLED AT A DEPTH THAT WILL PROVIDE 48" COVER OVER THE PIPES BELOW PROPOSED GRADE UNLESS SHOWN OTHERWISE ON THESE PLANS OR DIRECTED OTHERWISE BY THE ENGINEER IN THE FIELD.
4. ALL DISTURBED AREAS SHALL BE SMOOTHLY GRADED TO PROMOTE POSITIVE DRAINAGE AND STABILIZED WITH TOPSOIL, SEED AND MULCH. IF SETTLEMENT OCCURS, TOPSOIL, SEEDING AND MULCH SHALL BE REPEATED UNTIL SETTLEMENT SUBSIDES. (SEE EROSION AND SEDIMENT CONTROL DETAILS AND SPECIFICATIONS.)
5. THE CONTRACTOR SHALL NOTIFY THE FOLLOWING TWO (2) WEEKS PRIOR TO THE START OF CONSTRUCTION AND SHALL COORDINATE ALL CONSTRUCTION PHASES WITH THEM:

SHOULD ANY DAMAGE OCCUR TO EXISTING UTILITIES, IT SHALL BE REPAIRED SOLELY AT THE CONTRACTOR'S EXPENSE.

- GENERAL NOTES:

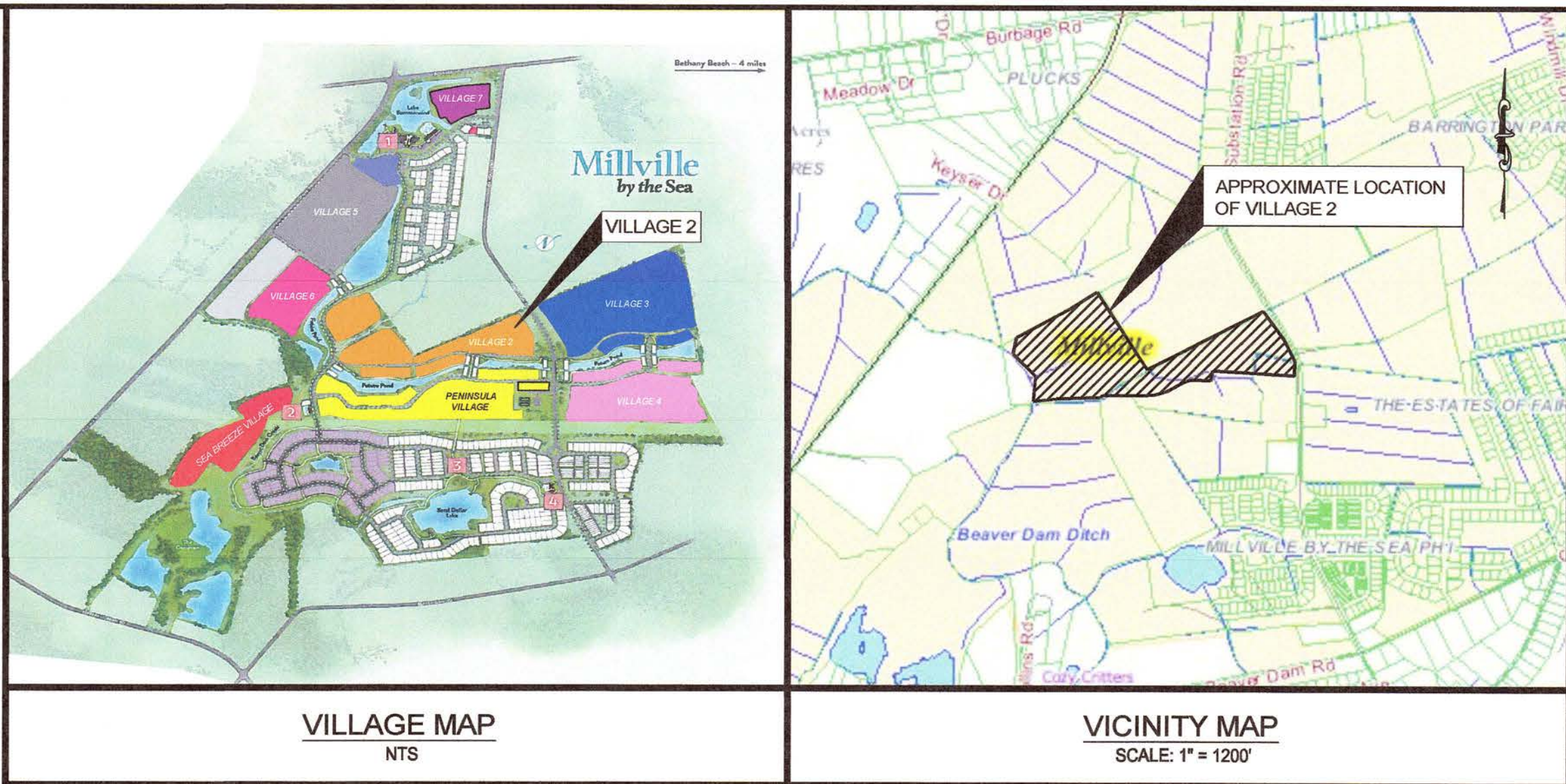
1. THE SIDEWALK AND MULTI-USE PATH SHALL BE MAINTAINED BY THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO MAINTENANCE RESPONSIBILITY OF THE SIDEWALK AND MULTI-USE PATH.
2. MAINTENANCE OF THE STREETS WILL BE THE RESPONSIBILITY OF THE DEVELOPER. THE STATE AND/OR TOWN OF MILLVILLE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
3. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AT IT DEEMS NECESSARY.
4. THE SUSSEX CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC INSPECTION.
5. PUBLIC OPEN SPACE, GREEN SPACE, STORMWATER MANAGEMENT AREAS, SIDEWALKS, MULTI USE PATH AND STREETS NOT DEDICATED SHALL BE MAINTAINED BY THE DEVELOPER.
6. THE DEVELOPER HEREBY GRANTS A SEWER EASEMENT IN FAVOR OF SUSSEX COUNTY WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING SEWER THROUGH THE LAND. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF SUSSEX COUNTY WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
7. THE DEVELOPER HEREBY GRANTS A WATER EASEMENT IN FAVOR OF TIDEWATER UTILITIES, INC., WHICH INCLUDES ALL ROADWAYS, STREETS, ALLEYS FOR THE PURPOSE TO CONSTRUCT, MAINTAIN AND REPAIR UNDERGROUND PIPE, LINES AND MAINS FOR THE PURPOSE OF CONVEYING WATER THROUGH THE LAND. ADDITIONAL RIGHTS AND RESPONSIBILITIES OF TIDEWATER UTILITIES, INC. WILL BE MORE FULLY DETAILED IN A SEPARATE DEED OF EASEMENT TO BE RECORDED.
8. ALL LOTS SHALL BE CONNECTED TO THE COMMUNITY-WIDE OPEN SPACE NETWORK VIA SIDEWALKS, PATHWAYS, AND/OR PUBLIC STREETS. A PLANNED OPEN SPACE OF ONE QUARTER ACRE OR LARGER - INCLUDING OPEN GREENS, POCKET PARKS AND TRAILS - MUST BE WITHIN 1,500 FEET OF EVERY SINGLE-FAMILY DETACHED LOT MEASURED FROM THE CENTER OF THE LOT TO THE CENTER OF THE OPEN SPACE.
9. STREET LIGHTING DESIGN AND LAYOUT WILL BE PROVIDED BY DELAWARE ELECTRIC COOPERATIVE (DEC).
10. ALL PROPOSED CLOSED STORM DRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.

**BALTIMORE HUNDRED  
SUSSEX COUNTY, DELAWARE  
PREPARED FOR:  
ASF MBTS, LLC**



Phase Name	Subdivision Areas (AC)			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	19.88	14.01	16.97	28.86	41.39	3.11
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
Seagull Village	120.00	9.64	14.33	13.12	17.72	29.95	4.01
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 5A	11.00	2.18	1.31	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
<b>Totals</b>	<b>1352</b>	<b>162.62</b>	<b>140.28</b>	<b>157.89</b>	<b>243.43</b>	<b>389.04</b>	<b>3.48</b>

DESCRIPTION	LEGEND	
	EXISTING	PROPOSED
PAVEMENT		
ROAD CENTERLINE		
RIGHT-OF-WAY		
PHASE LINE		
PROPERTY LINE		
8' WIDE WALKING PATH		
5' WIDE SIDEWALK		
EASEMENT	N/A	
BUILDING RESTRICTION LINE		



1. PROPERTY INFORMATION/OWNER:  
ASF MBTS, LLC  
3565 PIEDMONT ROAD NE  
ATLANTA, GA 30305  
(770) 450-8737  
TAX PARCEL NOS:  
T.P. 134-16-00-17.01, T.P. 134-16-00-19.00 P/O, T.P. 134-15-00-121.00 P/O,  
T.P. 134-16-00-3.02 P/O, T.P. 134-16-00-20.00 P/O, T.P. 134-15-00-120.00 P/O,  
T.P. 134-12-00-3291.01 P/O  
TOTAL AREA: 32.79 +/- ACRES

2. DEVELOPER/APPLICANT:  
ASF MBTS, LLC  
2100 POWERS FERRY ROAD #350  
ATLANTA, GA 30339  
(770) 450-8737
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. AGENCY:  
SUSSEX CONSERVATION DISTRICT  
23818 SHORTLY ROAD  
GEORGETOWN, DE 19947  
(302) 856-2105

LOT TYPE	# OF UNITS	MIN. LOT WIDTH	FRONT*	SIDE	R
SINGLE FAMILY	57	28'	10'/20'	7'	10'/20'
TOWNHOUSE	39	55'	10'/20'	10'	10'/20'
DUPLEX	24	42'	10'/20'	10'	10'/20'

\*10' TO DWELLING, 20' TO GARAGE  
\*\*10' WHEN BACKING TO OPEN SPACE, 20' WHEN BACKING TO ADJACENT LOTS

9. MAXIMUM BUILDING HEIGHT: 42 FT (MPC CODE)
9. PROPOSED USE: RESIDENTIAL
10. AREAS:

TOTAL AREA	1311712.02 S.F. +/- = 30.11 AC. +/-
LOT AREA	624102.31 S.F. +/- = 14.33 AC. +/-
OPEN SPACE:	420057.19 S.F. +/- = 9.64 AC. +/-
GREEN AREA:	771699.32 S.F. +/- = 17.72 AC. +/-
RIGHT-OF-WAY/STREET AREA	232747.37 S.F. +/- = 5.35 AC. +/-
11. LOTS:

120 RESIDENTIAL LOTS  
DENSITY = 4.01 +/- LOTS/ACRE (120 LOTS/29.95 ACRES)
12. REQUIRED PARKING  
OFF STREET PARKING: 360 SPACES (3 SPACES PER UNIT)  
PROVIDED PARKING:  
SINGLE FAMILY PARKING: 171 SPACES (57 LOTS \* 3 SPACES)  
TOWNHOUSE PARKING: 117 SPACES (39 LOTS \* 3 SPACES)  
DUPLEX PARKING: 72 SPACES (24 LOTS \* 3 SPACES)  
OVERFLOW PARKING: 27 SPACES  
TOTAL PROVIDED: 387 SPACES
13. UTILITIES:  
WATER: TIDEWATER UTILITIES  
SANITARY SEWER: 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 10005C0495K DATED MARCH 16, 2015.
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 2.
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 & SEPTEMBER 2020.

**SUPERCEDES:**  
THIS PLAN SUPERCEDES, IN PART, THE RECORD PLAN OF PENINSULA VILLAGE DATED 11/22/21 AND RECORDED AT PLOT BOOK 381, PAGE 74 (SPECIFICALLY THE RIGHT-OF-WAY AREA OF NORTH TIDES WAY).

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.


Ronald H. Sutton Jr. 7-15-22  
RONALD H. SUTTON JR., P.E. DATE

WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY 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,  
A DELAWARE LIMITED LIABILITY COMPANY

SIGNATURE [Signature] DATE 1-15-22

THIS PROPERTY HAS BEEN EXAMINED BY JAMES C. MCCULLEY IV, PWS, FOR THE PRESENCE OF WATERS OF THE UNITED STATES INCLUDING WETLANDS (SECTION #404 AND SECTION 10), STATE SUBAQUEOUS LANDS AND STATE TIDAL WETLANDS BASED ON THE CRITERIA SET FORTH BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES, AND PROCEDURES IN PLACE AT THE TIME THE INVESTIGATION WAS CONDUCTED. ABOVE RESOURCES THAT WERE DISCOVERED ON THE PROPERTY ARE CLEARLY MAPPED ON THIS PLAN IN ACCORDANCE WITH OUR FIELD INVESTIGATIONS AND DETAILED IN REPORTS BY JAMES C. MCCULLEY IV, PWS, USING THE BEST PROFESSIONAL JUDGMENT.



[illegible]

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



**COVER SHEET**  
FOR  
**MILLVILLE BY THE SEA**  
**SEAGULL VILLAGE**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE



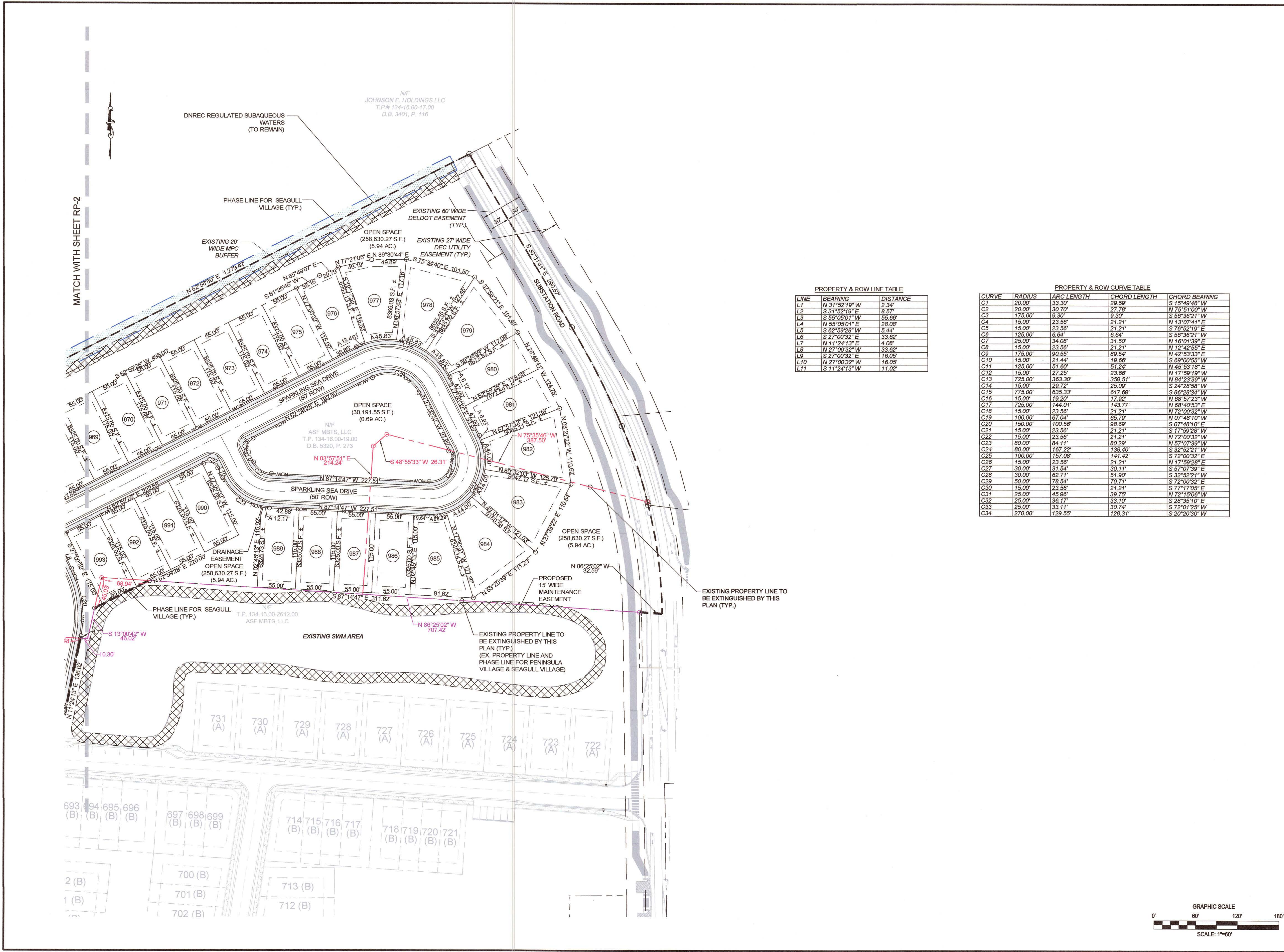
SCALE :	1"=200'	SHEET NO.  <b>RP-1</b>
DESIGN BY :	YMR	
DRAWN BY :	YMR	
CHECKED BY :	RHS	
FILE #	P20089-COVER.DWG	
DATE :	21NOVEMBER 30, 2021	

© COPYRIGHT 2021



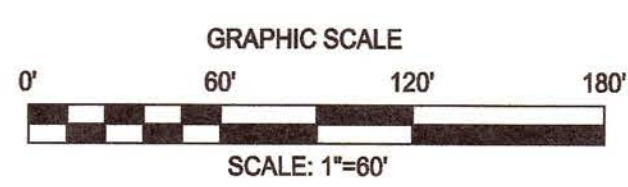






PROPERTY & ROW LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 31°52'19" W	2.34'
L2	S 31°52'19" E	8.57'
L3	S 55°05'01" W	55.66'
L4	N 55°05'01" E	28.08'
L5	S 82°59'28" W	5.44'
L6	S 27°00'32" E	33.62'
L7	N 11°24'13" E	4.08'
L8	N 27°00'32" W	33.62'
L9	S 27°00'32" E	16.05'
L10	N 27°00'32" W	16.05'
L11	S 11°24'13" W	11.02'

PROPERTY & ROW CURVE TABLE			
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH
C1	20.00'	33.30'	29.59'
C2	20.00'	30.70'	27.78'
C3	175.00'	9.30'	9.30'
C4	15.00'	23.56'	21.21'
C5	15.00'	23.56'	21.21'
C6	125.00'	6.64'	6.64'
C7	25.00'	34.08'	31.50'
C8	15.00'	23.56'	21.21'
C9	175.00'	90.55'	89.54'
C10	15.00'	21.44'	19.68'
C11	125.00'	51.60'	51.24'
C12	15.00'	27.25'	23.66'
C13	725.00'	363.30'	359.51'
C14	15.00'	29.72'	25.09'
C15	775.00'	635.33'	617.69'
C16	15.00'	19.20'	17.92'
C17	725.00'	144.01'	143.77'
C18	15.00'	23.56'	21.21'
C19	100.00'	67.04'	65.79'
C20	150.00'	100.58'	98.69'
C21	15.00'	23.56'	21.21'
C22	15.00'	23.56'	21.21'
C23	80.00'	84.11'	80.29'
C24	80.00'	167.22'	138.40'
C25	100.00'	157.08'	141.42'
C26	15.00'	23.56'	21.21'
C27	30.00'	31.54'	30.11'
C28	30.00'	62.71'	51.90'
C29	50.00'	78.54'	70.71'
C30	15.00'	23.56'	21.21'
C31	25.00'	45.96'	39.75'
C32	25.00'	36.17'	33.10'
C33	25.00'	33.11'	30.74'
C34	270.00'	129.55'	128.31'



DATE  
07/05/22  
07/15/22

REVISIONS  
REVISED PER THE GMB COMMENTS DATED 06/16/2022  
REVISED PER GMB PHONE COMMENTS ON 07/14/22

NO.  
1  
2

CIVIL ENGINEERING  
ASSOCIATES, LLC

52 W. MAIN STREET  
MIDDLETOWN, DE 19709  
(302) 296-8553

CENTURY  
ENGINEERING

— PREPARED BY —

LAND TECH  
LAND PLANNING, LLC

32886 SOUTH COASTAL HIGHWAY, SUITE 202  
BETHANY BEACH, DELAWARE 19830  
PHONE: (302) 558-2366

GMB  
GEORGE, MILES & BUHR, LLC  
ARCHITECTS & ENGINEERS

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

RECORD PLAN  
FOR  
**MILLVILLE BY THE SEA  
SEAGULL VILLAGE**  
TOWN OF MILLVILLE  
SUSSEX COUNTY, DELAWARE

DAVID H. SUTTON  
LICENSE  
No. 13220  
STATE OF DELAWARE  
PROFESSIONAL ENGINEER

SCALE :  
DESIGN BY : YMR  
DRAWN BY : YMR  
CHECKED BY : RRS  
FILE # :  
DATE : NOVEMBER 30, 2021

SHEET NO.  
**RP-3**