



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	403-416-6658
EMAIL	RODHART6@GMAIL.COM
LAND PLANNER	
NAME	CIVIL ENGINEERING ASSOCIATES
ADDRESS	55 W. MAIN STREET MIDDLETOWN, DE 19709
CONTACT	RONALD H. SUTTON, P.E.
PHONE	302-376-8833
EMAIL	RON@CEA-DE.COM
LAND TECH LAND PLANNING, LLC	
NAME	TAGGART PROFESSIONAL CENTER
ADDRESS	32895 SOUTH COASTAL HWY., SUITE 202 BETHANY BEACH, DE 19930
CONTACT	JEFF CLARK, RLA
PHONE	302-539-2366
EMAIL	JEFF@LANDTECHLLC.COM

ZONING DATA	
SITE ADDRESS	APPROX. 3,000 FT SOUTH OF INTERSECTION OF SUBSTATION ROAD AND BURBAGE ROAD
TAX MAP	134-16.00-19.01
DEED BOOK	D.B. 5320, P. 98
PLOT BOOK	P.B. 379, P. 98
CURRENT ZONING	MPC
PROPOSED ZONING	MPC
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL

SITE AREA DATA	
EXISTING SITE AREA	± 28.21 ACRES
PROPOSED SITE AREA	± 23.21 ACRES
EXISTING WOODED AREA	N/A
WOODS TO REMAIN	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	± 8.90 ACRES
LOT AREA	± 14.40 ACRES
ROW AREA	± 4.91 ACRES
EXISTING WETLAND AREA	N/A
WETLAND AREA TO REMAIN	N/A

UNIT COUNTS	
TOTAL	118
SINGLE FAMILY	67
TOWNHOME	51
GROSS DENSITY	4.18 UNITS/ACRE
NET DENSITY	5.06 UNITS/ACRE
PARKING REQUIRED	354 SPACES
PARKING PROVIDED	354 SPACES

MINIMUM SINGLE FAMILY SETBACKS	
FRONT	20'
REAR	10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION	14' (MINIMUM 7' SIDEYARD)
SIDEYARD AT CORNER LOT	10'
LOT DEPTH	100'

MINIMUM TOWNHOME SETBACKS	
FRONT	20'
REAR	10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION	20' (MINIMUM 10' SIDEYARD)
SIDEYARD AT CORNER LOT	10'
LOT DEPTH	100'

SITE GENERAL INFORMATION	
FLOOD ZONE FEMA MAP #	100050495K, 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	USE OF ORIGINAL MILLVILLE BY THE SEA AMENITIES INCLUDING: POOL, CLUBHOUSE, ACTIVE AND PASSIVE OPEN SPACE

NO.	REVISIONS	DATE

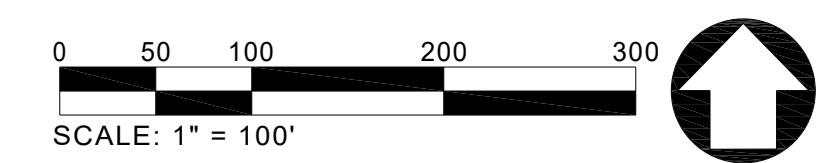
- PREPARED BY -

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

MILLVILLE BY THE SEA  
TOWN OF MILLVILLE, DELAWARE

VILLAGE 3  
PROPOSED  
SITE PLAN  
RENDERING

SCALE	1" = 100'	SHEET NO.	PRP5.0
DESIGN BY	JAC		
DRAWN BY	RLM		
CHECKED BY			
FILE #	210001		
DATE	MAY 2021		



PLOT CODE  
PEN/WHITE 0.08 INCHES (2.0mm)  
PEN/BLACK 0.08 INCHES (2.0mm)  
PEN/RED 0.08 INCHES (2.0mm)  
PEN/YELLOW 0.07 INCHES (1.8mm)  
PEN/GREEN 0.01 INCHES (0.25mm)  
PEN/BLUE 0.02 INCHES (0.5mm)  
PEN/MAGENTA 0.07 INCHES (1.8mm)