

**GENERAL NOTES**

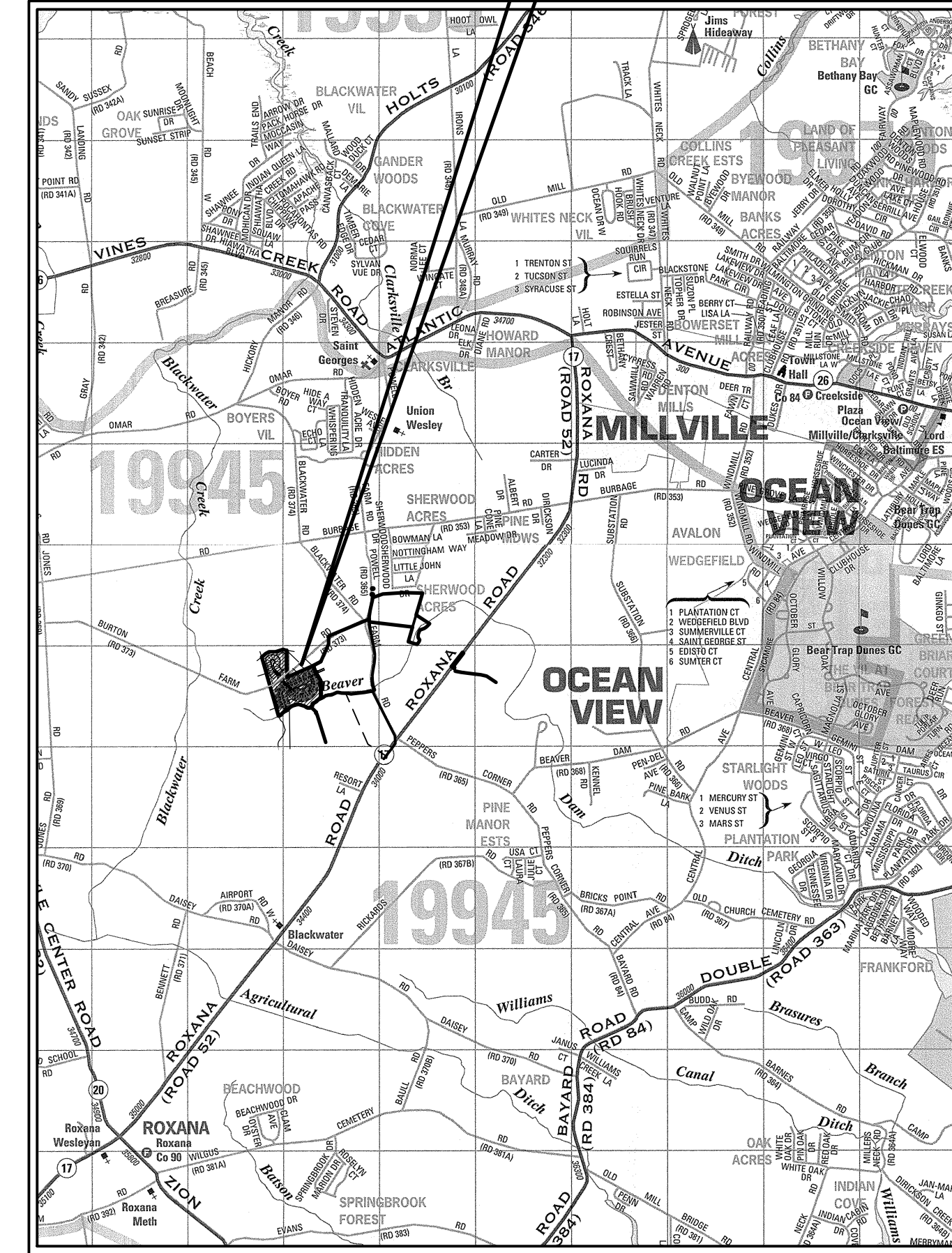
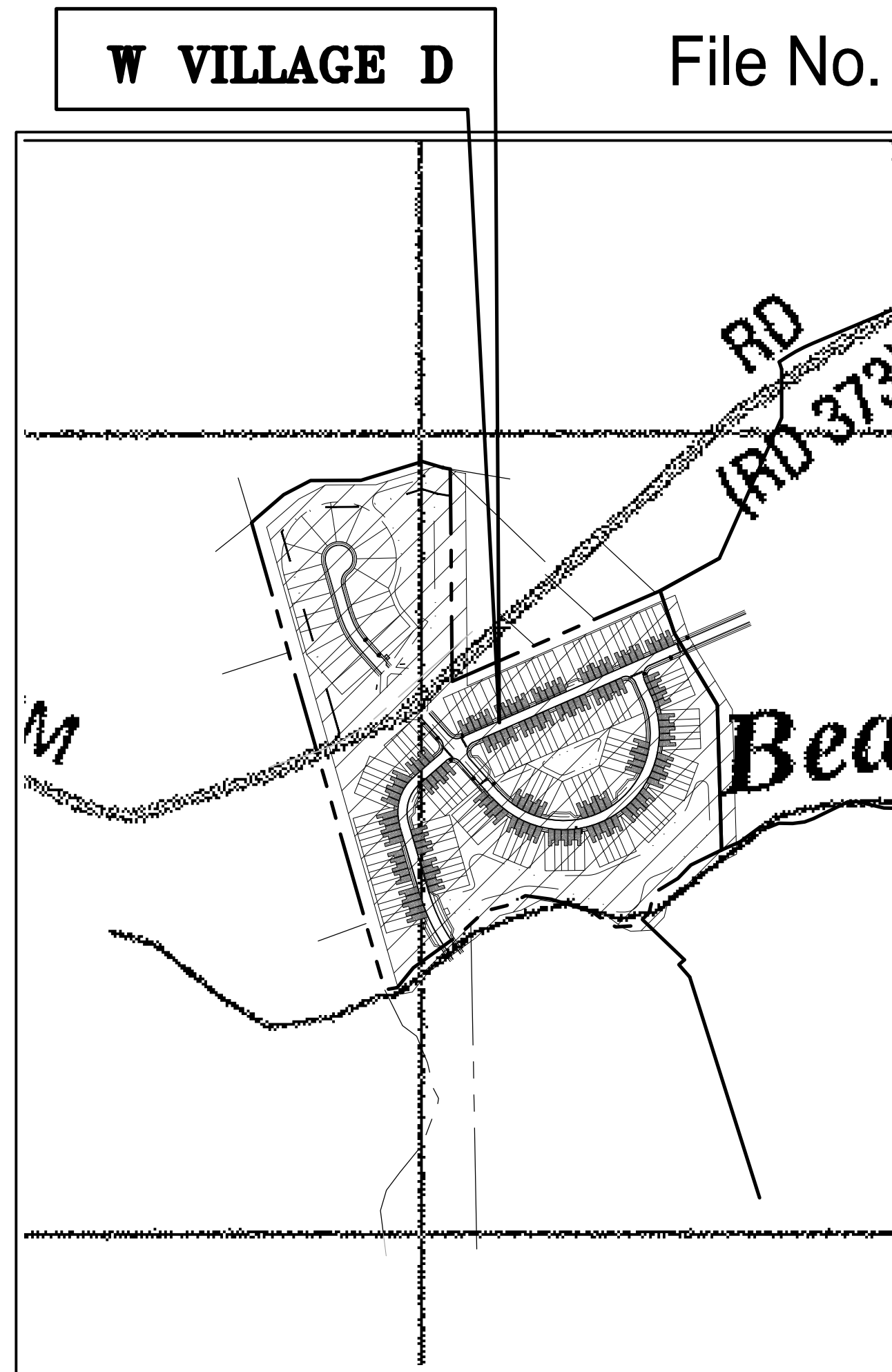
- BOUNDARY AND TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCORNE, INC. JUNE 2005. BOUNDARY VERIFICATION WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES JULY 2012.
- ALL SIDE LOT LINES ARE RESERVED FROM THE CENTERLINE A SEVEN (7) 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 18.00, TRACTS 1 & 2.
- ZONING IS MASTER PLANNED COMMUNITY (MPC).
- SITE AREA IS ±28.36 ACRES.
- THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 227 (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 DEPARTMENT 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 D PRELIMINARY RECORD PLAN MILLVILLE, DELAWARE

File No. 2021001 - P



**LOCATION MAP**

SCALE: 1" = 400'

**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**  
35907 SPINNAKER CIRCLE  
LEWES, DE 19958  
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, PARCEL 18.00, TRACTS 1 & 2  
DEED BOOK 5320 PAGE 273  
SITE AREA - GROSS AREA ± 28.36 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' SIDE YARD)  
SIDE YARD AT CORNER LOT 10'  
LOT DEPTH 100'

**TOWNHOME SETBACKS**  
FRONT 20'  
REAR 10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK  
SEPARATION 14' (MINIMUM 7' SIDE YARD)  
SIDE YARD AT CORNER LOT 10'  
LOT DEPTH 100'

**UNIT COUNTS** - TOTAL COUNT 160  
SINGLE FAMILY (30' WIDE) 19  
TOWNHOMES (20' WIDE) 141

**REQUIRED PARKING:** 480 (3.0 PER UNIT)  
**PARKING PROVIDED:** 156 (52 END UNITS, WITH GARAGE)  
267 (89 INTERIOR UNITS, WITH GARAGE)  
57 (19 SINGLE FAMILY UNITS)  
+41 (ADDITIONAL SPACES, HEAD IN ON STREET)  
521 TOTAL PROVIDED

**GROSS DENSITY** 5.64 UNITS/ACRE  
**NET DENSITY** 6.48 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: ±12.63 ACRES = ±44.5% GROSS AREA  
LOT AREA: ±12.06 ACRES  
ROW AREA: ±3.67 ACRES  
TOTAL AREA: ±28.36 ACRES

**OWNER'S CERTIFICATION:**  
I HEREBY CERTIFY THAT I AM AN OWNER OF THE PROPERTY DESCRIBED AS 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.

	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	_____	_____
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	_____	_____
WATER PIPE	_____	_____
OVERHEAD ELECTRIC	_____	N/A
UTILITY POLE	_____	N/A
TREE LINE	_____	_____

**LIST OF DRAWINGS**

- PRP1.0 COVER SHEET
- PRP2.0 EXISTING CONDITIONS
- PRP3.0 KEY SHEET
- PRP3.1 PROPOSED SITE PLAN
- PRP4.0 LANDSCAPE PLAN
- PRP5.0 SITE PLAN RENDERING
- PRP6.0 KEY SHEET - RECORD PLAT
- PRP6.1 PRELIMINARY RECORD PLAT
- PRP6.2 PRELIMINARY RECORD PLAT
- PRP6.3 PRELIMINARY RECORD PLAT
- PRP6.4 LINE AND CURVE TABLE

**TOWN OF MILLVILLE**

DEBORAH BOTCHIE \_\_\_\_\_ 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 \_\_\_\_\_ DATE \_\_\_\_\_  
CIVIL ENGINEERING ASSOCIATES

**WETLAND CERTIFICATION:**

I, JIM McCULLLEY, SEWS, 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 AID (CEMAP-OP-R-2007-383)

JIM McCULLLEY \_\_\_\_\_ 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
<b>Totals</b>	<b>1781.00</b>	<b>204.09</b>	<b>187.51</b>	<b>202.90</b>	<b>295.11</b>	<b>505.39</b>	<b>3.52</b>

NO.	REVISIONS	DATE

**CEA**  
CIVIL ENGINEERING ASSOCIATES, LLC  
55 W MAIN STREET  
MIDDLETOWN, DE 19709  
(302) 376-8833

**CENTURY ENGINEERING**

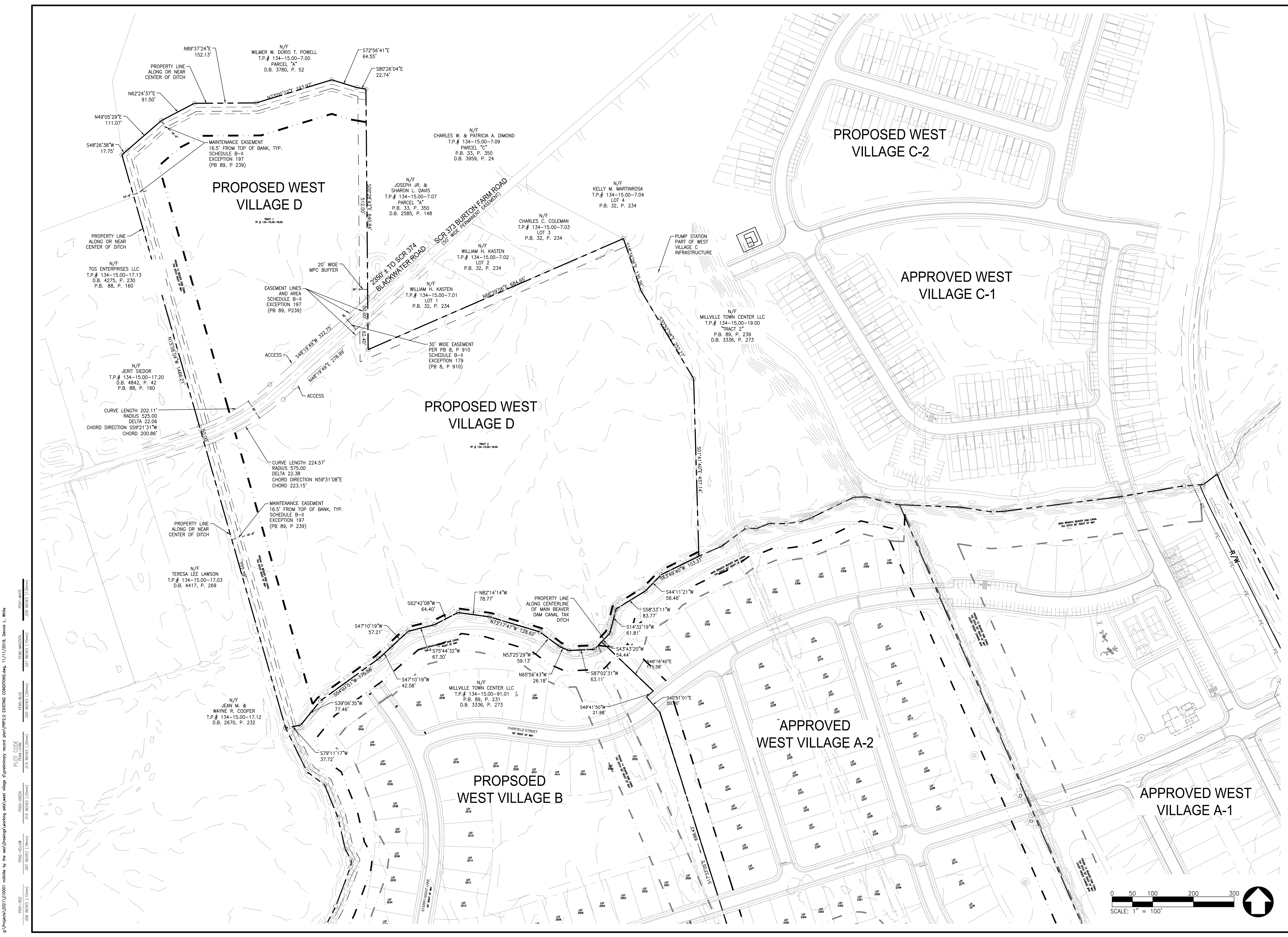
**LAND TECH**  
LAND PLANNING, LLC

**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

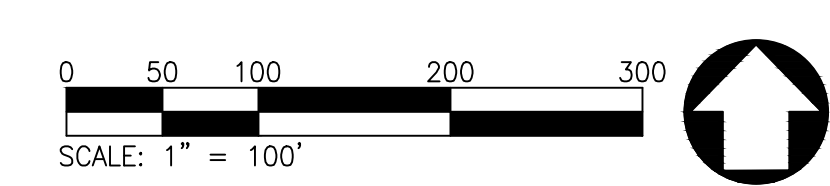
MILLVILLE BY THE SEA  
TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE D  
COVER SHEET**

SCALE : AS SHOWN SHEET NO.  
DESIGN BY : JAC  
DRAWN BY : RLM  
CHECKED BY :  
FILE # : 210001-P  
DATE : MAY 2024  
PRP1.0



Project: 2021-10001 millville by the sea (drawing) working sets west village d preliminary record plan PRP2.0 EXISTING CONDITIONS 11/17/2019, Dennis L. White  
 PLOT CODE: PEN=RED (200 INCHES (50mm)), PEN=ORANGE (200 INCHES (50mm)), PEN=GREEN (200 INCHES (50mm)), PEN=BLUE (200 INCHES (50mm)), PEN=WHITE (200 INCHES (50mm))



DATE	
REVISIONS	
NO.	

**CEA**  
 CIVIL ENGINEERING  
 ASSOCIATES, LLC  
 32895 SOUTH COASTAL HIGHWAY, SUITE 202  
 BETHANY BEACH, DELAWARE 19930  
 PHONE: (302) 538-2398

**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  
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MILLVILLE BY THE SEA  
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE D  
 EXISTING  
 CONDITIONS

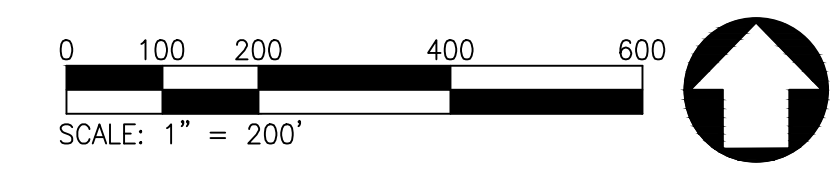
SCALE: 1" = 100' SHEET NO.  
 DESIGN BY: JAC PRP2.0  
 DRAWN BY: RLM  
 CHECKED BY:  
 FILE #: 210001-P  
 DATE: MAY 2024

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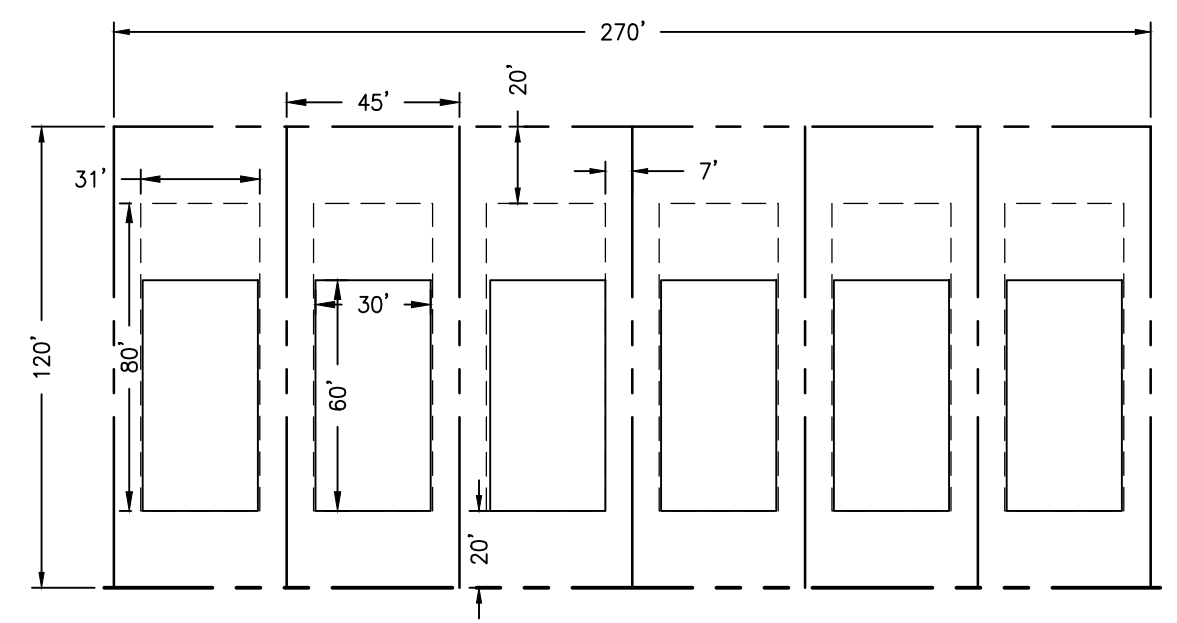
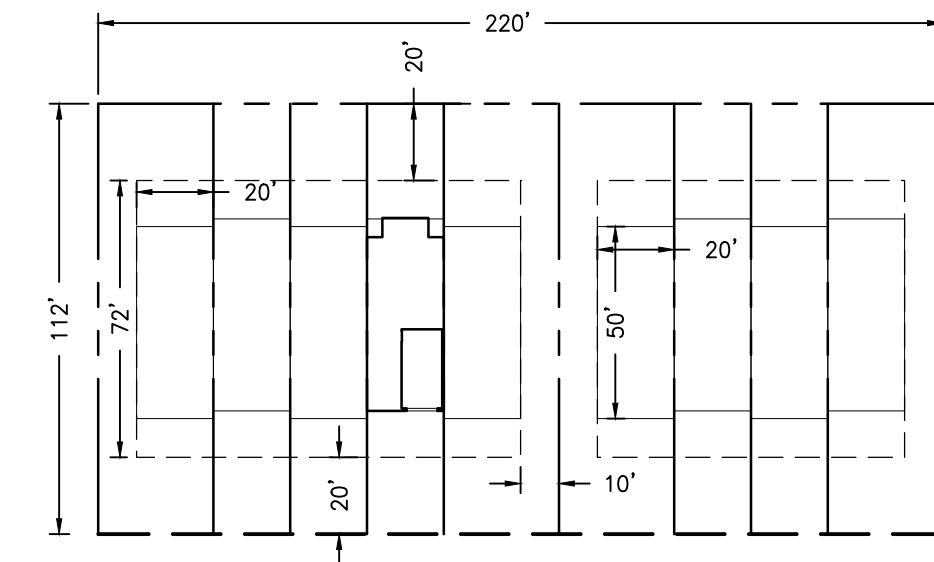
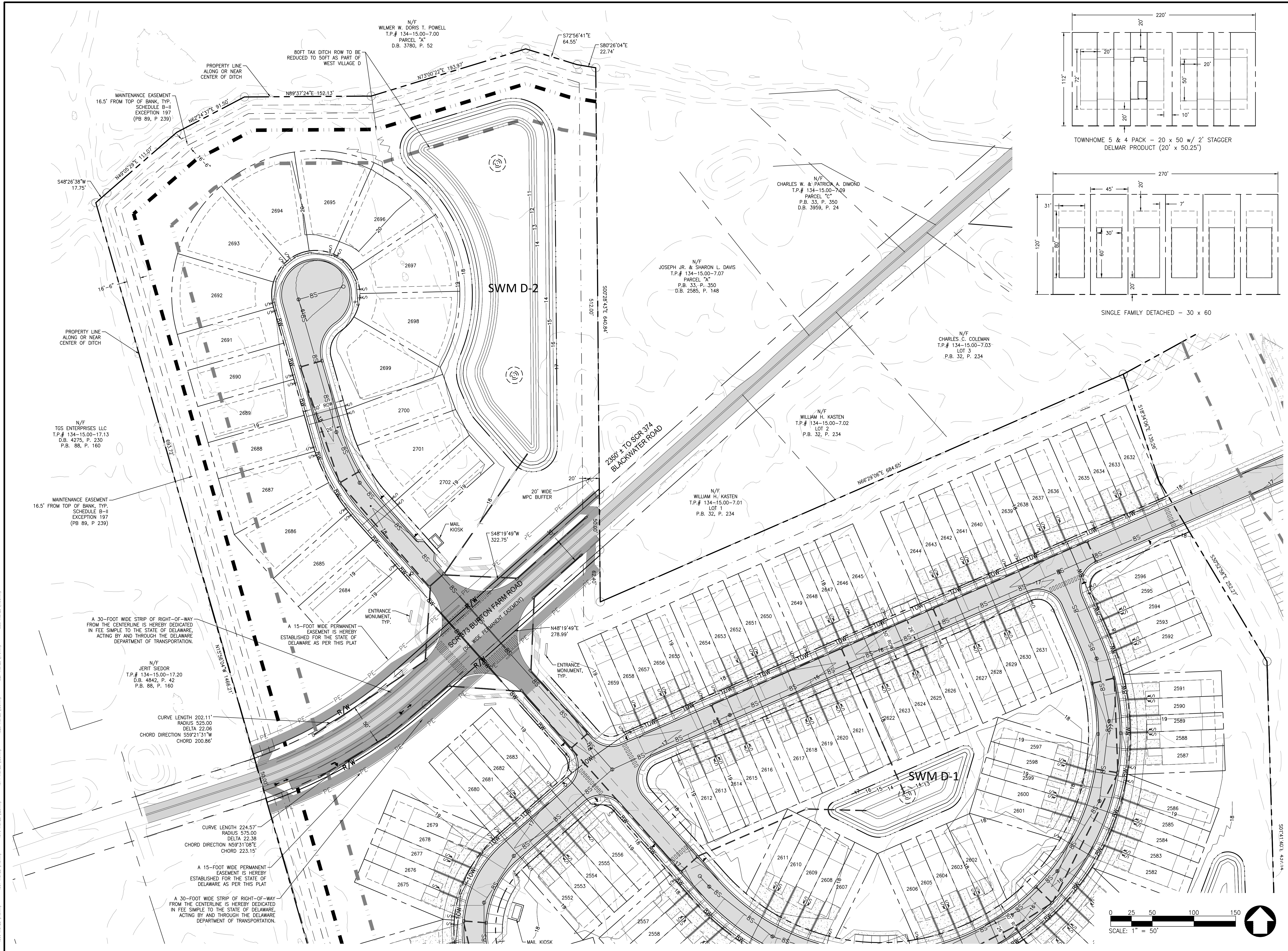
DATE	
REVISIONS	
NO.	
 <b>CIVIL ENGINEERING ASSOCIATES, LLC</b> <small>ENGINEERING • SURVEYING • CONSTRUCTION SERVICES</small> <small>55 W. MAIN STREET MIDDLETOWN, DE 19709 (302) 378-8837</small>	
 <b>CENTURY ENGINEERING</b> <small>- PREPARED BY -</small>	
 <b>LAND TECH</b> <small>LAND PLANNING, LLC</small> <small>3289S SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 538-2398</small>	
 <b>GMB</b> <small>GEORGE, MILES &amp; BUHR, LLC ARCHITECTS &amp; ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, Fax 410-548-5790 www.gmbinc.com</small>	
<b>MILLVILLE BY THE SEA</b> TOWN OF MILLVILLE, DELAWARE	
<b>WEST VILLAGE D</b> KEY SHEET	
SCALE : 1" = 200'	SHEET NO.
DESIGN BY : JAC	PRP3.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001-P	
DATE : MAY 2024	
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PEN-RED 0.031 INCHES (0.8mm) PLOT CODE PEN-YELLOW 0.031 INCHES (0.8mm) PEN-GREEN 0.031 INCHES (0.8mm) PEN-BLUE 0.031 INCHES (0.8mm) PEN-MAGENTA 0.031 INCHES (0.8mm) PEN-CYAN 0.031 INCHES (0.8mm) PEN-BLACK 0.031 INCHES (0.8mm)



Project: 2021-10001 millville by the sea (drawings working sets) west village preliminary record plan (PRP3.0 KEY SHEET.dwg, 11/11/2019, Dennis L. White)



NO.	REVISIONS	DATE

CIVIL ENGINEERING ASSOCIATES, LLC  
 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

32895 SOUTH COASTAL HIGHWAY, SUITE 202  
 BETHANY BEACH, DELAWARE 19930  
 PHONE: (302) 539-2399

CENTURY ENGINEERING

PREPARED BY:

LAND TECH LAND PLANNING, LLC

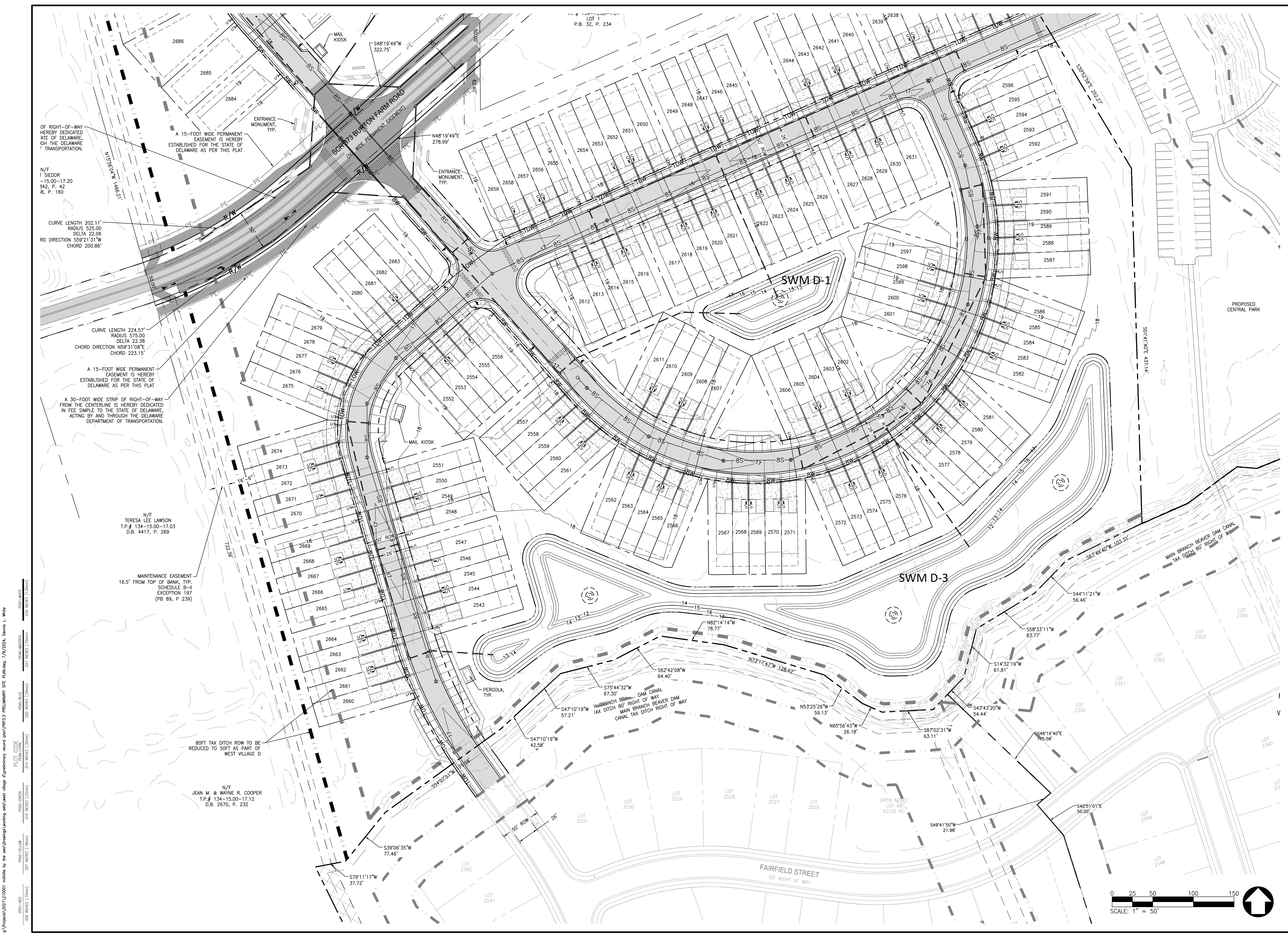
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 410-742-3115, FAX 410-548-5790  
 WWW.GMBGMB.COM

MILLVILLE BY THE SEA  
 TOWN OF MILLVILLE, DELAWARE

SCALE	SHEET NO.
1" = 50'	PRP3.1

DESIGN BY: JAC  
 DRAWN BY: RLM  
 CHECKED BY: [Blank]  
 FILE # : 210001-P  
 DATE : MAY 2024  
 © COPYRIGHT 2024



OF RIGHT-OF-WAY HEREBY DEDICATED TO THE STATE OF DELAWARE FOR TRANSPORTATION.

N/F SIDOR  
T.P.# 15.00-17.20  
D.B. 342, P. 42  
S.B. P. 160

CURVE LENGTH 202.11'  
RADIUS 525.00'  
DELTA 22.06°  
RD DIRECTION S59°21'31"W  
CHORD 200.86'

CURVE LENGTH 224.57'  
RADIUS 575.00'  
DELTA 22.38°  
CHORD DIRECTION N57°31'08"E  
CHORD 223.15'

A 15-FOOT WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT

A 30-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM THE CENTERLINE IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION.

N/F TERESA LEE LAWSON  
T.P.# 134-15.00-17.03  
D.B. 4417, P. 269

MAINTENANCE EASEMENT  
16.5' FROM TOP OF BANK, TYP.  
SCHEDULE B-II  
EXCEPTION 197  
(PB 89, P. 239)

N/F JEAN M. & WAYNE R. COOPER  
T.P.# 134-15.00-17.12  
D.B. 2670, P. 232

Project: 2021\21001 millville by the sea\drawings\working sets\west village preliminary record plan\PRP3 - PRELIMINARY SITE PLAN.dwg, 7/9/2024, Dennis L. White

PRINT-MATE: 0.09 INCHES (2.0mm)

PRINT-MIDWEST: 0.07 INCHES (1.75mm)

PRINT-BLUE: 0.09 INCHES (2.0mm)

PRINT-ORANGE: 0.14 INCHES (3.5mm)

PRINT-RED: 0.09 INCHES (2.0mm)

PRINT-YELLOW: 0.09 INCHES (2.0mm)

PRINT-GREEN: 0.10 INCHES (2.5mm)

PRINT-BLACK: 0.10 INCHES (2.5mm)

DATE	
REVISIONS	
NO.	

**CIVIL ENGINEERING ASSOCIATES, LLC**  
ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

33 W. MAIN STREET  
MIDDLETOWN, DE 19709  
(302) 376-8837

**CENTURY ENGINEERING**

PREPARED BY:

**LAND TECH**  
LAND PLANNING, LLC

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BETHANY BEACH, DELAWARE 19930  
PHONE: (302) 539-2398

**GMB**  
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**MILLVILLE BY THE SEA**  
TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE D**  
PRELIMINARY  
SITE PLAN

SCALE: 1" = 50'

SHEET NO.  
**PRP3.2**

DESIGN BY: JAC

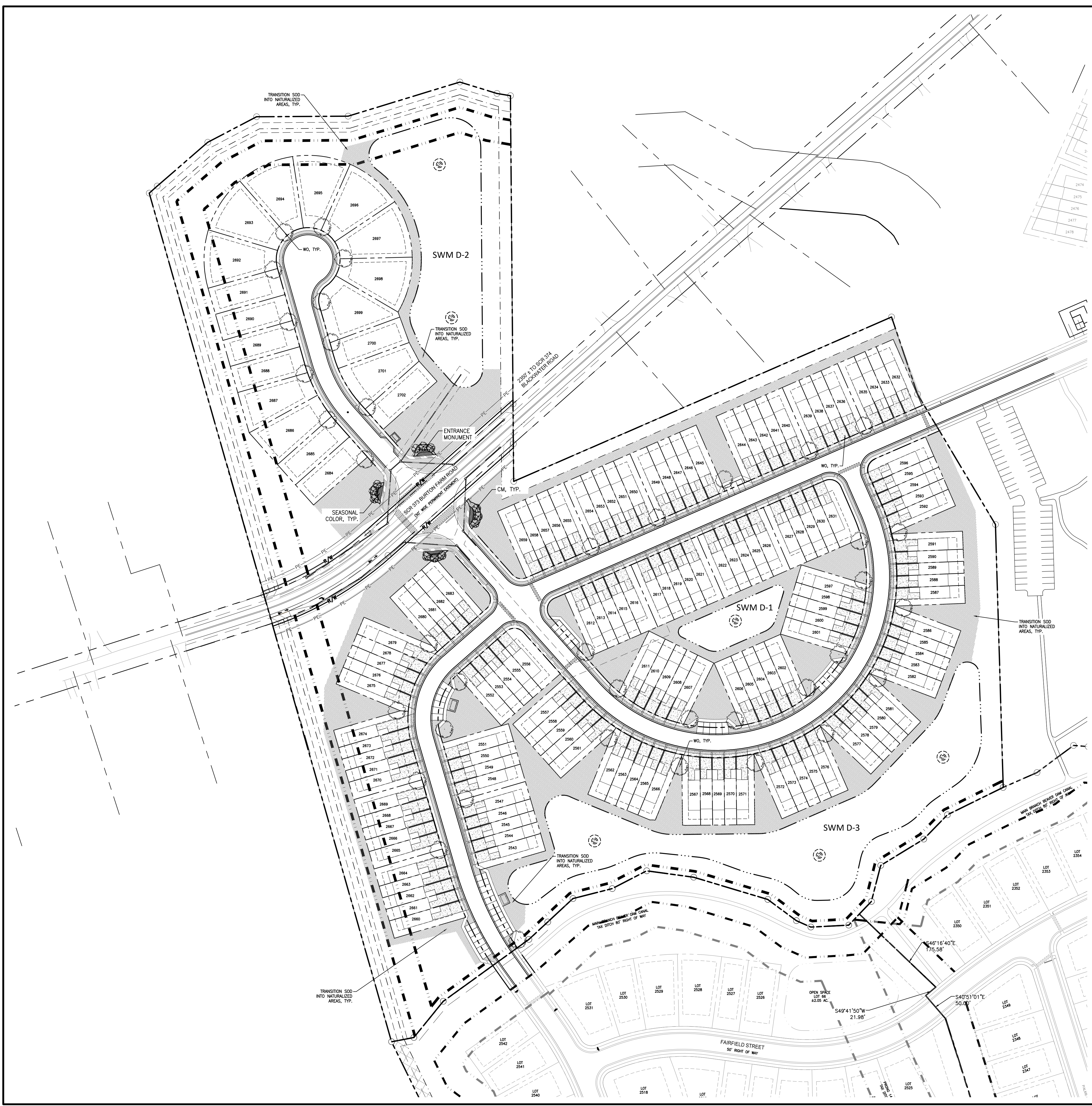
CHECKED BY:

DATE: MAY 2024

FILE # : 210001-P

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PEN=RED	0.01 INCHES (1.0mm)	PEN=WHITE	0.03 INCHES (1.0mm)
PEN=GREEN	0.01 INCHES (1.0mm)	PEN=GRAY	0.03 INCHES (1.0mm)
PEN=BLUE	0.01 INCHES (1.0mm)	PEN=BLACK	0.03 INCHES (1.0mm)
PEN=CYAN	0.01 INCHES (1.0mm)	PEN=GREEN	0.03 INCHES (1.0mm)
PEN=MAGENTA	0.01 INCHES (1.0mm)	PEN=RED	0.03 INCHES (1.0mm)
PEN=BLACK	0.01 INCHES (1.0mm)	PEN=BLACK	0.03 INCHES (1.0mm)

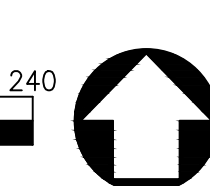
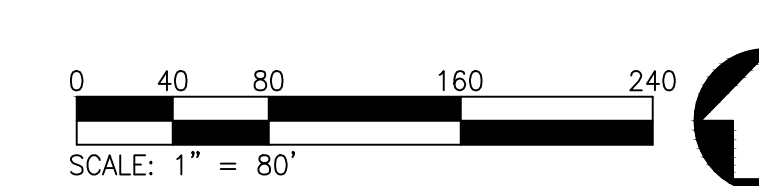


**PLANTING LEGEND:**

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
WO	39	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
CM	12	NATCHEZ CREPE MYRTLE	LAGERSTROEMIA INDICA X. 'NATCHEZ'	3" CALIPER	AS SHOWN	MULTI-TRUNK
[Hatched Box]	199,202 SF (+4.57 AC.)	SOD	TURF TYPE TALL FESCUE			
[Solid Box]	600 SF	SEASONAL COLOR				

**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.	

**CEA**  
**CIVIL ENGINEERING ASSOCIATES, LLC**  
 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES  
 55 W. MAIN STREET  
 MIDDELTOWN, DE 19709  
 (302) 378-8833

**CENTURY ENGINEERING**  
 PREPARED BY:  
**LAND TECH**  
 LAND PLANNING, LLC  
 32895 SOUTH COASTAL HIGHWAY, SUITE 202  
 BETHANY BEACH, DELAWARE 19930  
 PHONE: (302) 539-2398

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
 SALISBURY • BALTIMORE • SEAFORD  
 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3115, Fax 410-548-5790  
 www.gmbinc.com

**MILLVILLE BY THE SEA**  
 TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE D**  
 LANDSCAPE PLAN

SCALE: 1" = 80'	SHEET NO.
DESIGN BY: JAC	PRP4.0
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001-P	
DATE : MAY 2024	

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

PEN/RED	0/8 INCHES (1/8mm)	PEN/YELLOW	0/7 INCHES (1/8mm)	PEN/BLACK	0/1 INCHES (25mm)
PEN/BLUE	0/1 INCHES (25mm)	PEN/WHITE	0/3 INCHES (1/8mm)	PEN/MAGENTA	0/7 INCHES (1/8mm)
PEN/BLACK	0/1 INCHES (25mm)	PEN/BLACK	0/3 INCHES (1/8mm)	PEN/BLACK	0/7 INCHES (1/8mm)
PEN/BLACK	0/1 INCHES (25mm)	PEN/BLACK	0/3 INCHES (1/8mm)	PEN/BLACK	0/7 INCHES (1/8mm)
PEN/BLACK	0/1 INCHES (25mm)	PEN/BLACK	0/3 INCHES (1/8mm)	PEN/BLACK	0/7 INCHES (1/8mm)
PEN/BLACK	0/1 INCHES (25mm)	PEN/BLACK	0/3 INCHES (1/8mm)	PEN/BLACK	0/7 INCHES (1/8mm)



**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  
 32995 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, PARCEL 18.00, TRACTS 1 & 2  
 DEED BOOK 5320 PAGE 273  
 SITE AREA - GROSS AREA: ± 28.36 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' SIDE YARD)  
 SIDE YARD AT CORNER LOT 10'  
 LOT DEPTH 100'

**TOWNHOME SETBACKS**  
 FRONT 20'  
 REAR 10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK  
 SEPARATION 14' (MINIMUM 7' SIDE YARD)  
 SIDE YARD AT CORNER LOT 10'  
 LOT DEPTH 100'

**UNIT COUNTS** - TOTAL COUNT 160  
 SINGLE FAMILY (30' WIDE) 19  
 TOWNHOMES (20' WIDE) 141

REQUIRED PARKING: 461 (3.0 PER TOWNHOME UNIT, 2 PER SINGLE FAMILY)  
 PARKING PROVIDED: 461 SPACES

GROSS DENSITY 5.64 UNITS/ACRE  
 NET DENSITY 6.48 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: ±12.63 ACRES = ±44.5% GROSS AREA  
 LOT AREA: ±12.06 ACRES  
 ROW AREA: ±3.67 ACRES  
 TOTAL AREA: ±26.36 ACRES

PRINTS ISSUED FOR:  
DRAWINGS STAGE

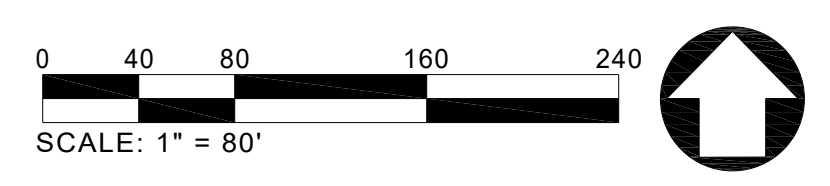
DATE	REVISIONS	NO.

- PREPARED BY -

32995 SOUTH COASTAL HIGHWAY, SUITE 202  
 BETHANY BEACH, DELAWARE 19930  
 PHONE: (302) 539-2366

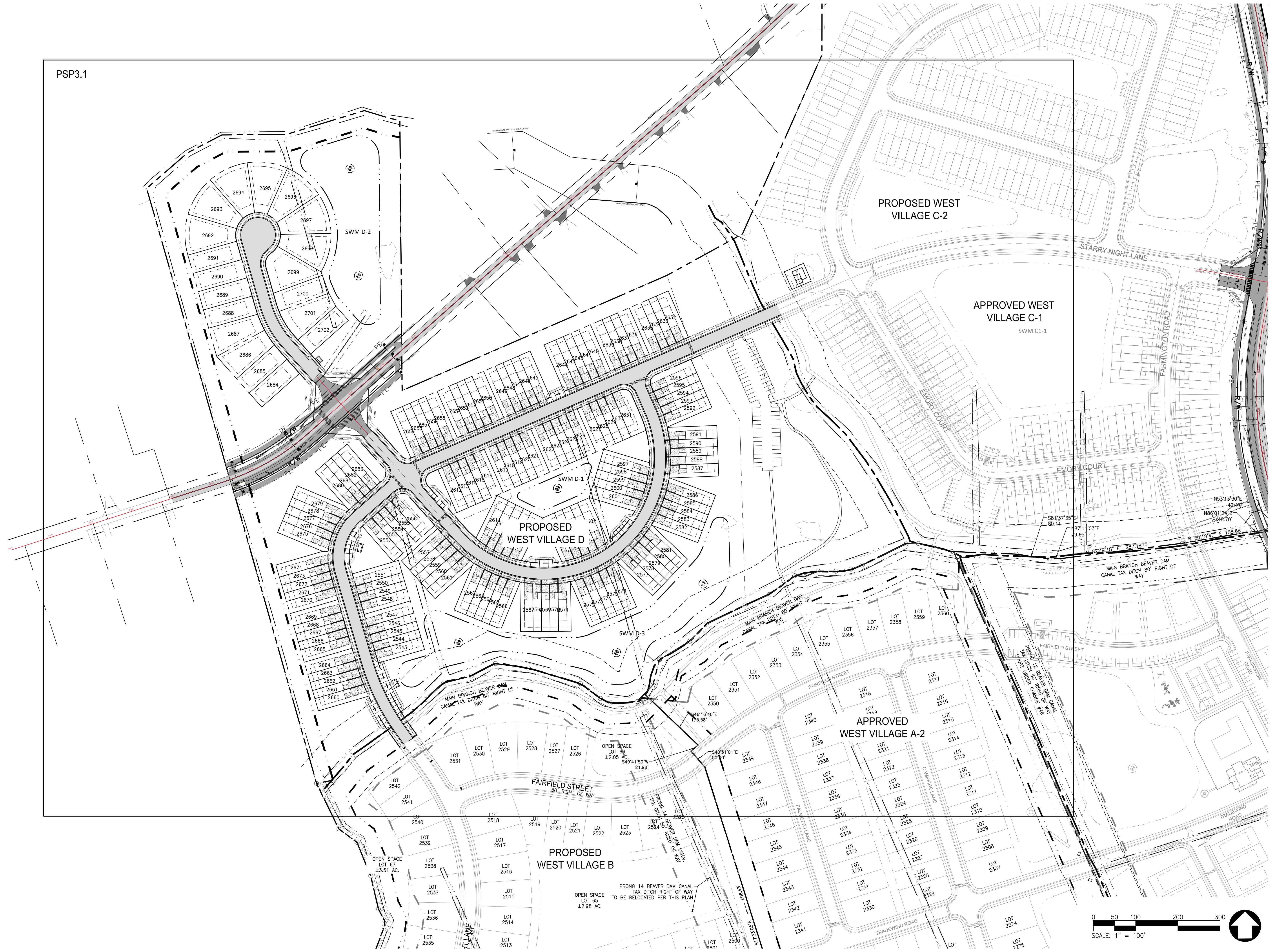
MILLVILLE BY THE SEA  
 TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE D  
 PROPOSED  
 SITE PLAN  
 RENDERING







SCALE	1" = 80'	SHEET NO.	PRP5.0
DESIGN BY	JAC		
DRAWN BY	RLM		
CHECKED BY			
FILE #	210001-PO		
DATE	JUL 2024		

PSP3.1



15/Project/2021/10001/millville by the sea/working sets/west village d/record plat/Key SHEET - RECORD PLAT/11/17/2019, Dennis L. White  
 PLOT CODE: PSM-BLUE (200 INCHES (50mm)), PSM-ORANGE (200 INCHES (50mm)), PSM-RED (200 INCHES (50mm)), PSM-YELLOW (200 INCHES (50mm)), PSM-GREEN (200 INCHES (50mm)), PSM-MAINT (200 INCHES (50mm)), PSM-WHITE (200 INCHES (50mm))

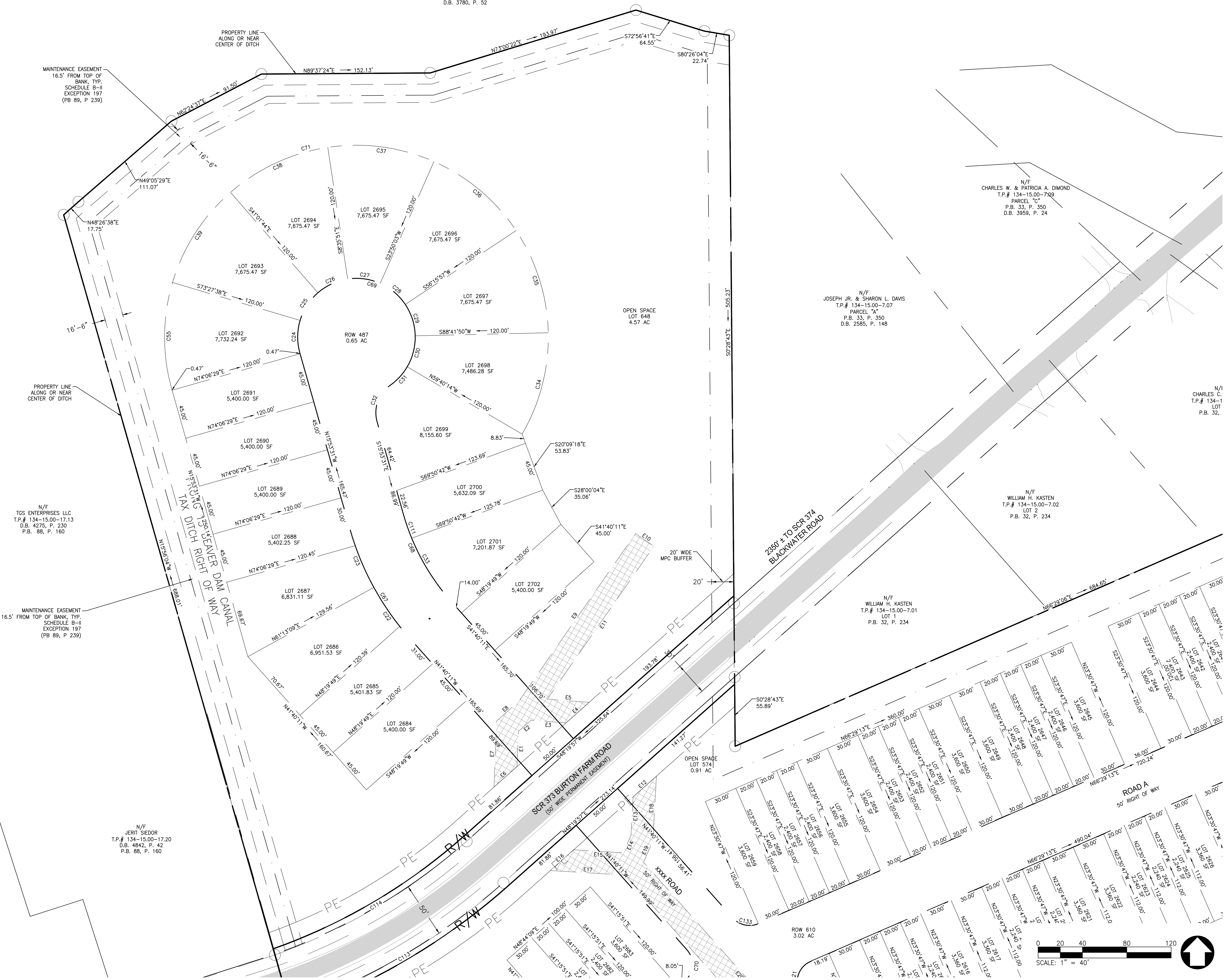
DATE	
REVISIONS	
NO.	
 <b>CIVIL ENGINEERING ASSOCIATES, LLC</b> <small>ENGINEERING • SURVEYING • CONSTRUCTION SERVICES</small> <small>33 W. MAIN STREET MIDDLETOWN, DE 19709 (302) 376-8833</small>	
 <b>CENTURY ENGINEERING</b> <small>— PREPARED BY —</small>	
 <b>LAND TECH</b> <small>LAND PLANNING, LLC</small> <small>32895 SOUTH COASTAL HIGHWAY, SUITE 202 BETHANY BEACH, DELAWARE 19930 PHONE: (302) 538-2388</small>	
 <b>GMB</b> <small>GEORGE, MILES &amp; BUHR, LLC ARCHITECTS &amp; ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, Fax 410-548-5790 www.gmbnet.com</small>	
<b>MILLVILLE BY THE SEA</b> TOWN OF MILLVILLE, DELAWARE	
<b>WEST VILLAGE D</b> KEY SHEET - RECORD PLAT	
SCALE : 1" = 100'	SHEET NO.
DESIGN BY : JAC	PRP6.0
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001-P	
DATE : MAY 2024	
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s:\Projects\2021\210001\millville by the sea\Drawings\working sets\west village preliminary record plan\PRP6.4 LINC AND CURVE TABLE.dwg, 11/11/2019, Dennis L. White

PLOT CODE	PEN-YELLOW	200 INCHES (50mm)
PEN-RED	200 INCHES (50mm)	
PEN-BLUE	200 INCHES (50mm)	
PEN-GREEN	200 INCHES (50mm)	
PEN-BLACK	200 INCHES (50mm)	
PEN-MAGENTA	200 INCHES (50mm)	
PEN-CYAN	200 INCHES (50mm)	
PEN-GRAY	200 INCHES (50mm)	
PEN-DIM	200 INCHES (50mm)	
PEN-DASH	200 INCHES (50mm)	
PEN-DOT	200 INCHES (50mm)	
PEN-DASH-DOT	200 INCHES (50mm)	
PEN-THICK	200 INCHES (50mm)	
PEN-THIN	200 INCHES (50mm)	
PEN-VERY THIN	200 INCHES (50mm)	
PEN-VERY THICK	200 INCHES (50mm)	

WILMER W. DURD I. POWELL  
T.P.# 134-15.00-7.00  
PARCEL "A"  
D.B. 3780, P. 52



N/F  
CHARLES W. & PATRICIA A. DIMOND  
T.P.# 134-15.00-7.00  
PARCEL "C"  
P.B. 33, P. 350  
D.B. 3959, P. 24

N/F  
JOSEPH JR. & SHARON L. DAVIS  
T.P.# 134-15.00-7.07  
PARCEL "A"  
P.B. 33, P. 350  
D.B. 2585, P. 148

N/F  
CHARLES C.  
T.P.# 134-1  
LOT  
P.B. 32,

N/F  
WILLIAM H. KASTEN  
T.P.# 134-15.00-7.02  
LOT 2  
P.B. 32, P. 234

N/F  
WILLIAM H. KASTEN  
T.P.# 134-15.00-7.01  
LOT 1  
P.B. 32, P. 234

N/F  
JERIT SIEDOR  
T.P.# 134-15.00-17.20  
D.B. 4942, P. 42  
P.B. 88, P. 160

N/F  
TGS ENTERPRISES LLC  
T.P.# 134-15.00-17.13  
D.B. 4275, P. 230  
P.B. 88, P. 160

MAINTENANCE EASEMENT  
16.5' FROM TOP OF BANK, TYP.  
SCHEDULE B-II  
EXCEPTION 197  
(PB 89, P. 239)

MAINTENANCE EASEMENT  
16.5' FROM TOP OF  
BANK, TYP.  
SCHEDULE B-II  
EXCEPTION 197  
(PB 89, P. 239)

NO.	REVISIONS	DATE

**CEA**  
CIVIL ENGINEERING  
ASSOCIATES, LLC  
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MIDDLETOWN, DE 19709  
(302) 376-8833

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ENGINEERING  
ARCHITECTS & ENGINEERS  
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SALISBURY, MARYLAND 21801  
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www.centuryinc.com

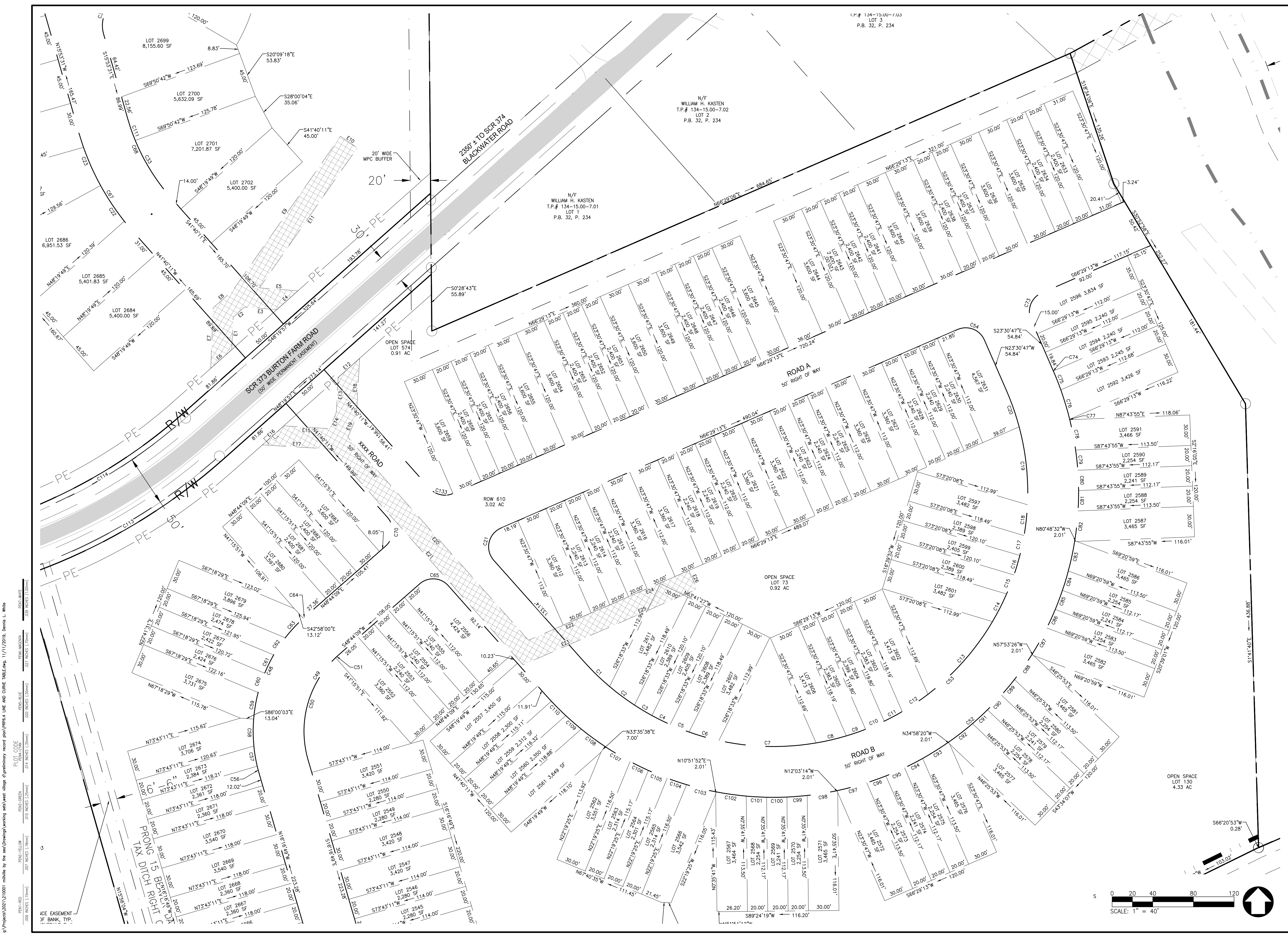
PREPARED BY:  
**LAND TECH**  
LAND PLANNING, LLC  
32895 SOUTH COASTAL HIGHWAY, SUITE 202  
BETHANY BEACH, DELAWARE 19930  
PHONE: (302) 539-2399

**GMB**  
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SALISBURY, MARYLAND 21801  
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www.gmbinc.com

MILLVILLE BY THE SEA  
TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE D  
PRELIMINARY  
RECORD PLAT

SCALE	: 1" = 40'	SHEET NO.	
DESIGN BY	: JAC		
DRAWN BY	: RLM		PRP6.1
CHECKED BY	:		
FILE #	: 210001-P		
DATE	: MAY 2024		



Project: 2021.110001 millville by the sea (drawing/working sets) west village preliminary record plan PRP6.4 LINC AND CURVE TABLE, 11/11/2019, Dennis L. White

PLOT CODE: PLOT 1  
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I.P.# 134-15.00-7.03  
 LOT 3  
 P.B. 32, P. 234

N/F  
 WILLIAM H. KASTEN  
 T.P.# 134-15.00-7.02  
 LOT 2  
 P.B. 32, P. 234

N/F  
 WILLIAM H. KASTEN  
 T.P.# 134-15.00-7.01  
 LOT 1  
 P.B. 32, P. 234

NO.	REVISIONS	DATE

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

**CENTURY**  
 ENGINEERING

**LAND TECH**  
 LAND PLANNING, LLC

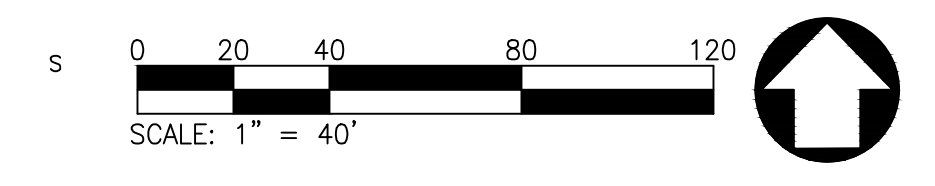
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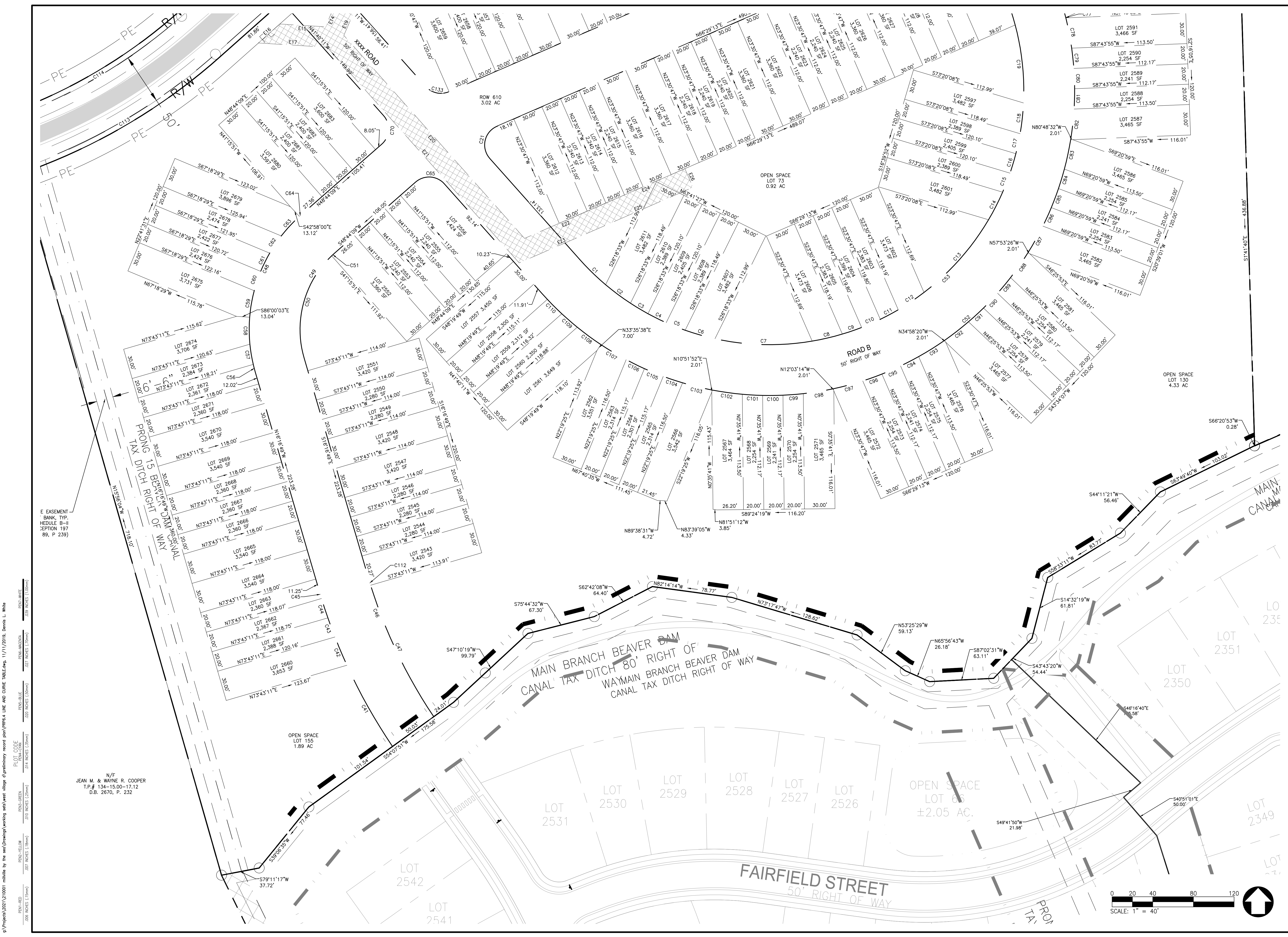
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**MILLVILLE BY THE SEA**  
 TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE D**  
 PRELIMINARY  
 RECORD PLAT

SCALE: 1" = 40'  
 SHEET NO. PRP6.2  
 DESIGN BY: JAC  
 DRAWN BY: RLM  
 CHECKED BY:  
 FILE # : 210001-P  
 DATE : MAY 2024  
 © COPYRIGHT 2024

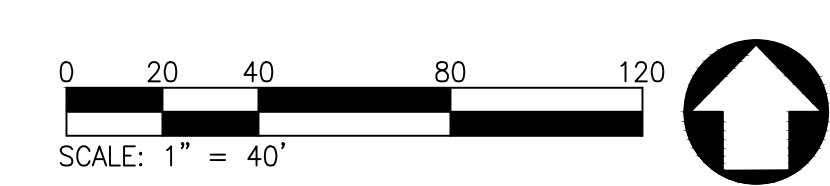




Project: 2021-10001 Millville by the Sea (Drawings) West Village Preliminary Record Plat (PRP6.4) LINC AND CURVE TABLES, 11/11/2019, Dennis L. White

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N/F  
 JEAN M. & WAYNE R. COOPER  
 T.P.# 134-15.00-17.12  
 D.B. 2670, P. 232



DATE	
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NO.	

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 410-742-3315, Fax 410-548-5790  
 www.gmbinc.com

**MILLVILLE BY THE SEA**  
 TOWN OF MILLVILLE, DELAWARE

**WEST VILLAGE D**  
 PRELIMINARY  
 RECORD PLAT

SCALE: 1" = 40'  
 SHEET NO. PRP6.3  
 DESIGN BY: JAC  
 DRAWN BY: RLM  
 CHECKED BY:  
 FILE # : 210001-P  
 DATE : MAY 2024  
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