

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

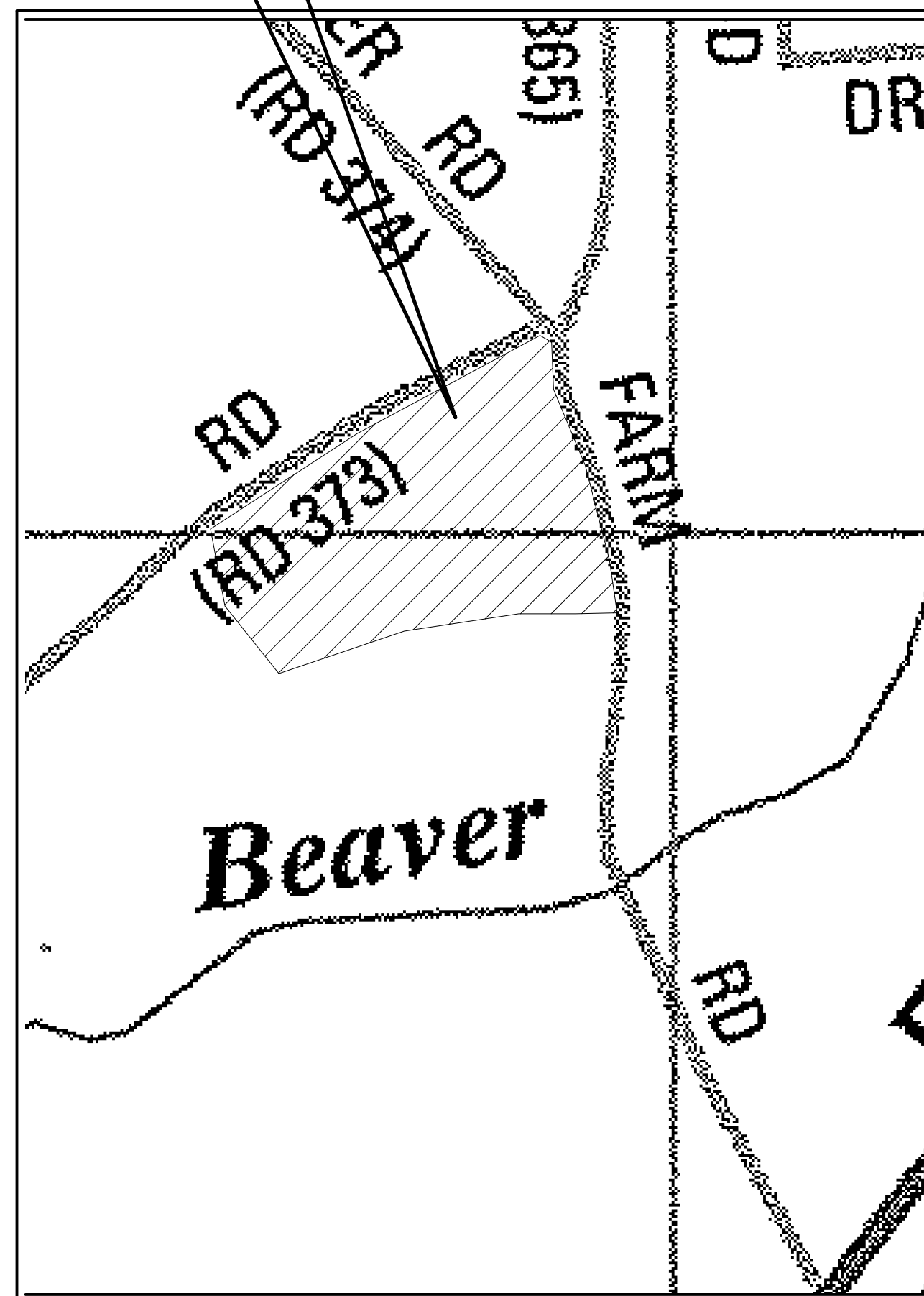
- SITE IS TAX MAP 134-15.00 PARCEL 19.00
- ZONING IS MASTER PLANNED COMMUNITY (MPC).
- SITE AREA IS ±18.61 ACRES.
- THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 148 (8/AC).
- THE INTERIOR STREET DESIGN SHALL INCLUDE STREET LIGHTING AND SIDEWALKS.
- ALL SIGNALS, ENTRANCES, INTERSECTIONS, ROADWAY 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 C-2 PRELIMINARY SITE PLAN MILLVILLE, DELAWARE

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: 443-418-6658	EMAIL: RODHART68@GMAIL.COM
CIVIL ENGINEER	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 PLANNER	NAME: LAND TECH LAND PLANNING, LLC
ADDRESS: 3369S SOUTH COASTAL HWY., SUITE 202, BETHANY BEACH, DE 19830	CONTACT: JEFF CLARK, RLA
PHONE: 302-539-2366	EMAIL: JEFF@LANDTECHLLC.COM

ZONING DATA	
SITE ADDRESS	APPROXIMATELY 2,200 FT NORTHWEST OF POWELL FARM ROAD AND ROXANA ROAD INTERSECTION
TAX MAP	134-15-19.00
DEED BOOK	D.B. 5320, P.273
PLOT BOOK	P.B. 379, P. 98
CURRENT ZONING	MFC
PROPOSED ZONING	MFC
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL
SITE AREA DATA	
EXISTING SITE AREA	± 18.61 ACRES
PROPOSED SITE AREA	± 18.61 ACRES
EXISTING WOODED AREA	N/A
WOODS TO REMAIN	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	± 7.96 ACRES
LOT AREA	± 7.85 ACRES
ROW AREA	± 2.80 ACRES
EXISTING WETLAND AREA	N/A
WETLAND AREA TO REMAIN	N/A
UNIT COUNTS	
TOTAL	118
SINGLE FAMILY	0
TOWNHOME	118
GROSS DENSITY	6.34 UNITS/ACRE
NET DENSITY	7.48 UNITS/ACRE
PARKING REQUIRED	354 SPACES
PARKING PROVIDED	394 SPACES
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 #	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	USE OF ORIGINAL MILLVILLE BY THE SEA AMENITIES INCLUDING: POOL, CLUBHOUSE, ACTIVE AND PASSIVE OPEN SPACE

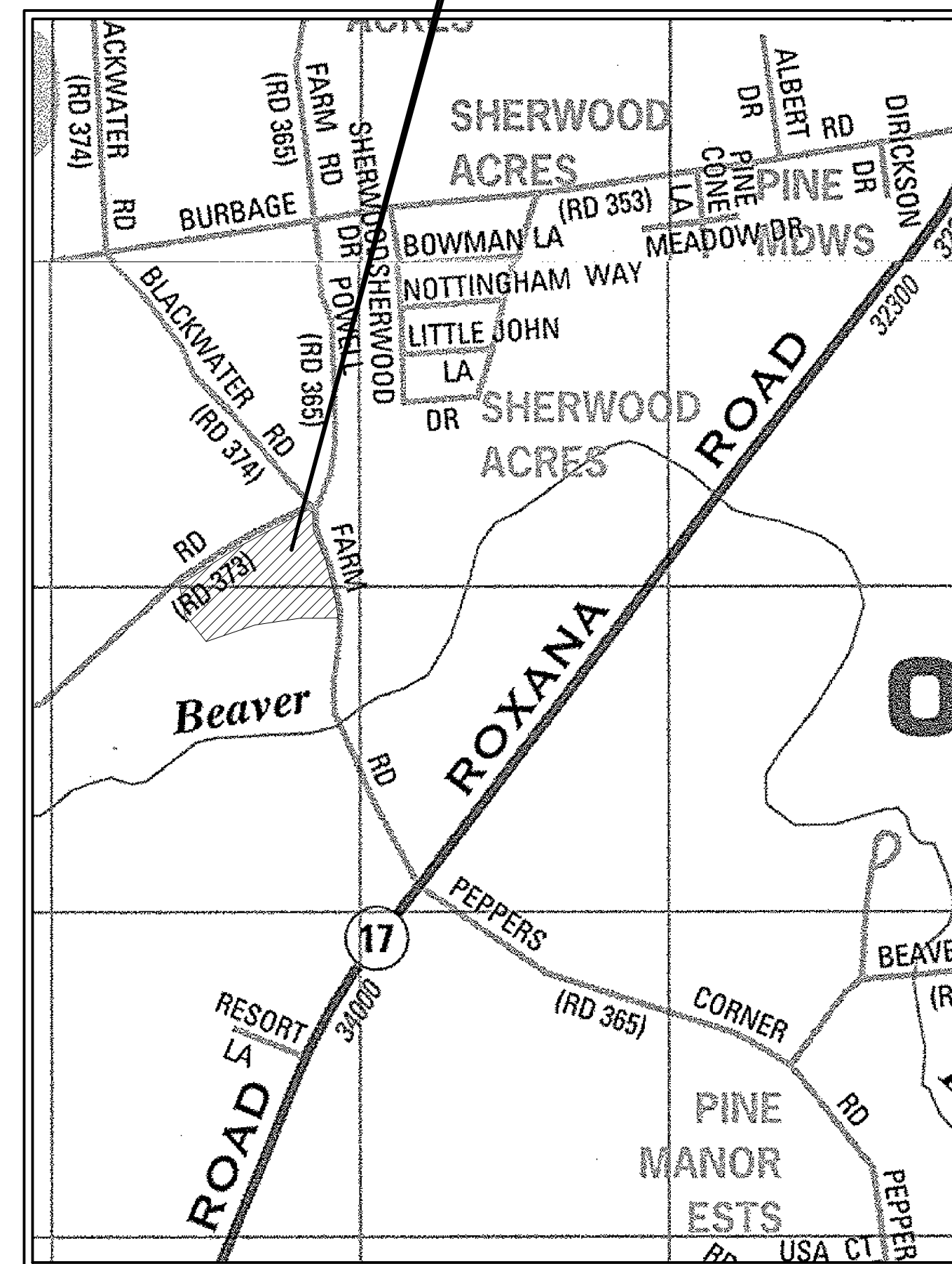
### W VILLAGE C-2



### LOCATION MAP

SCALE: 1" = 400'

### PROJECT AREA



### VICINITY MAP

SCALE: 1" = 1000'

Table 1. MBTS Development Progress as of December 2, 2024

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
<b>Turtle Cove Phase 2 West Village C-2 (Proposed)</b>	<b>118.00</b>	<b>7.96</b>	<b>7.85</b>	<b>7.44</b>	<b>7.96</b>	<b>18.61</b>	<b>6.29</b>
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
Village 5 (Proposed)	84.00	2.99	12.35	7.84	7.64	19.61	4.28
<b>Totals</b>	<b>1983.00</b>	<b>215.04</b>	<b>207.71</b>	<b>218.19</b>	<b>310.71</b>	<b>543.61</b>	<b>3.65</b>

### LIST OF DRAWINGS

- PSP1.0 COVER SHEET
- PSP2.0 EXISTING CONDITIONS
- PSP3.0 KEY SHEET
- PSP3.1 PROPOSED SITE PLAN
- PSP4.0 LANDSCAPE PLAN
- PSP5.0 SITE PLAN RENDERING

### TOWN OF MILLVILLE

EILEEN SCERRA DATE

### 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: 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:

### WETLAND CERTIFICATION:

I, JIM McCULLY, SEWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UNDER 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 (CENAP-OP-R-2007-383)

JIM McCULLY SENIOR PROFESSIONAL WETLAND SCIENTIST 000471 SOCIETY OF WETLAND SCIENTISTS DATE:

C:\Projects\2024\120001 Millville by the Sea (Drafting)\Working Set\West Village C-2\Preliminary Record Plan\SP1.D COVER SHEET.dwg, 12/9/2024 10:09 AM, D.L. White  
 PLOT DATE: 12/9/2024 10:09 AM  
 PLOT SCALE: 1:400  
 PLOT SIZE: 11.00 x 17.00  
 PLOT ORIGIN: 0,0  
 PLOT UNIT: INCHES  
 PLOT FONT: Arial  
 PLOT LINE WEIGHT: 0.20  
 PLOT LINE COLOR: Black  
 PLOT LINE DASH: None  
 PLOT LINE STYLE: Solid  
 PLOT LINE THICKNESS: 0.20  
 PLOT LINE WEIGHT: 0.20  
 PLOT LINE COLOR: Black  
 PLOT LINE DASH: None  
 PLOT LINE STYLE: Solid  
 PLOT LINE THICKNESS: 0.20  
 PLOT LINE WEIGHT: 0.20  
 PLOT LINE COLOR: Black  
 PLOT LINE DASH: None  
 PLOT LINE STYLE: Solid  
 PLOT LINE THICKNESS: 0.20

CIVIL ENGINEERING ASSOCIATES, LLC

15 W. MAIN STREET, MIDDLETOWN, DE 19709 (302) 376-8833

---

CENTURY ENGINEERING

---

LAND TECH LAND PLANNING, LLC

3295S SOUTH COASTAL HIGHWAY, SUITE 202, BETHANY BEACH, DELAWARE 19830 (302) 539-2366

---

GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-2115, FAX 410-548-5790 www.gmbnet.com

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MILLVILLE BY THE SEA TOWN OF MILLVILLE, DELAWARE

---

WEST VILLAGE C-2 COVER SHEET

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SCALE: AS SHOWN	SHEET NO.
DESIGN BY: RLM	PSP1.0
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - 0	
DATE : SEPT 2021	

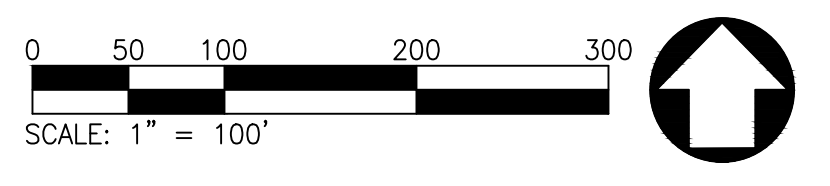
© COPYRIGHT 2024

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



LIMITS OF WEST VILLAGE C-2, TYP.  
PART OF  
ASF MBTS LLC  
TM 134-15.00-19.00  
DB 5320 PG 273  
±18.61 ACRES

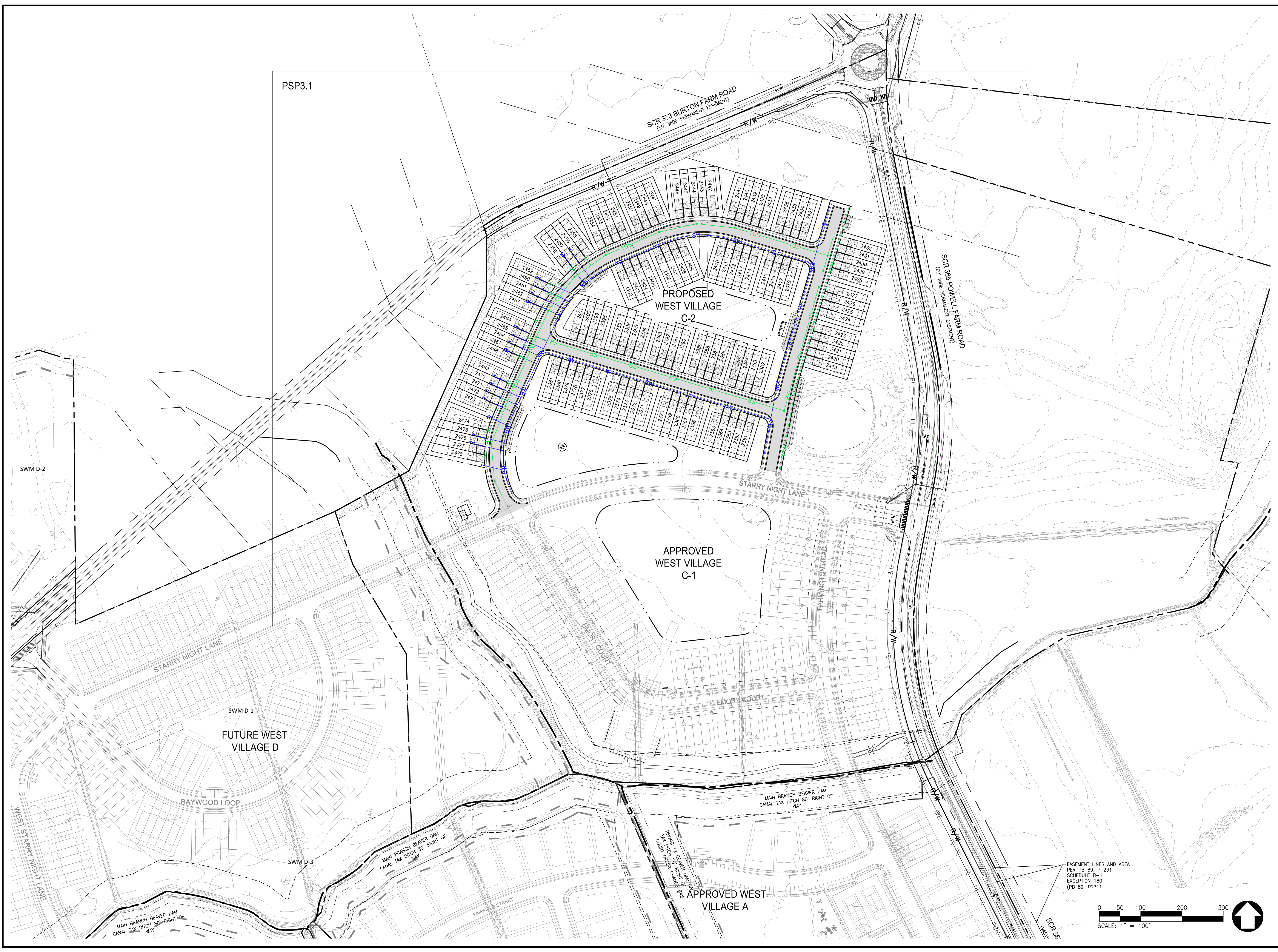
SWM C1-1  
APPROVED WEST VILLAGE C-1



DATE	
REVISIONS	
NO.	
 <b>CIVIL ENGINEERING ASSOCIATES, LLC</b> <small>ENGINEERING SURVEYING CONSTRUCTION SERVICES</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) 538-2366</small>	
 <b>GMB</b> <small>GEORGE, MILES &amp; BUHR, LLC ARCHITECTS &amp; ENGINEERS SALISBURY • BALTIMORE • SEAFORD 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-2115, FAX 410-548-5790 www.gmbnet.com</small>	
<b>MILLVILLE BY THE SEA</b> <b>TOWN OF MILLVILLE, DELAWARE</b>	
<b>WEST VILLAGE C-2</b> <b>EXISTING CONDITIONS</b>	
SCALE: 1" = 100'	SHEET NO.
DESIGN BY: RLM	PSP2.0
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - 0	
DATE : SEPT 2021	
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C:\Projects\2021\1210001 Millville by the Sea\Drawings\Working Sets\West Village C-2\Preliminary Record Plan\PSP3.0 KEY SHEET.dwg, 12/22/2024, D. L. White

PLOT CODE  
PLOT NAME  
PLOT SIZE (1/4"=1'-0")  
PLOT SIZE (1/8"=1'-0")  
PLOT SIZE (1/2"=1'-0")  
PLOT SIZE (3/4"=1'-0")  
PLOT SIZE (1"=1'-0")



PSP3.1

SCR 373 BURTON FARM ROAD  
(50' WIDE PERMANENT EASEMENT)

SCR 365 POWELL FARM ROAD  
(60' WIDE PERMANENT EASEMENT)

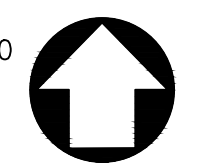
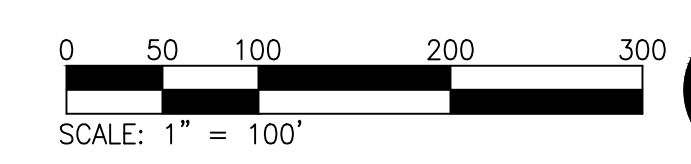
PROPOSED WEST VILLAGE C-2

APPROVED WEST VILLAGE C-1

FUTURE WEST VILLAGE D

APPROVED WEST VILLAGE A

EASEMENT LINES AND AREA  
PER PB 89, P 231  
SCHEDULE B-II  
EXCEPTION 180  
(PB 89 P231)



NO.	REVISIONS	DATE

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

**CENTURY ENGINEERING**

**LAND TECH**  
 LAND PLANNING, LLC

32895 SOUTH COASTAL HIGHWAY, SUITE 202  
BETHANY BEACH, DELAWARE 19830  
PHONE: (302) 538-2366

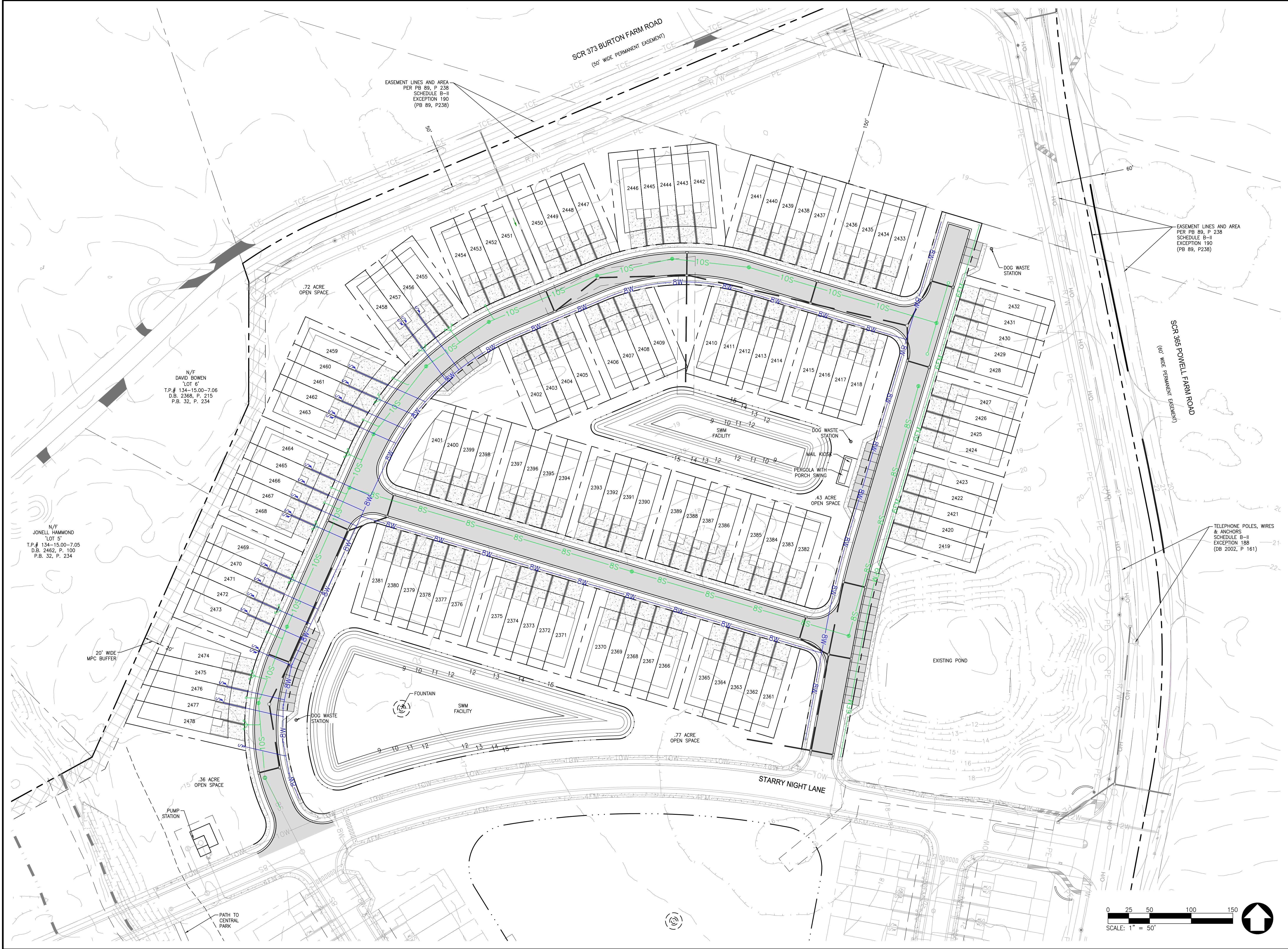
**GMB**  
 GEORGE, MILES & BUHR, LLC  
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 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-2115, FAX 410-348-5790  
 www.gmbnet.com

MILLVILLE BY THE SEA  
TOWN OF MILLVILLE, DELAWARE

WEST VILLAGE C-2  
KEY SHEET

SCALE: 1" = 100'	SHEET NO.
DESIGN BY: RLM	PSP3.0
DRAWN BY: RLM	
CHECKED BY:	
FILE # : 210001 - 0	
DATE : SEPT 2021	

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NO.	REVISIONS	DATE

**CEA**  
**CIVIL ENGINEERING ASSOCIATES, LLC**  
 ENGINEERING • SURVEYING • CONSTRUCTION SERVICES  
 1510 MAIN STREET  
 MIDDLETOWN, DE 19709  
 (302) 379-8833

**CENTURY**  
 ENGINEERING

**LAND**  
**TECH**  
 LAND PLANNING, LLC

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

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

**WEST VILLAGE C-2**  
**PROPOSED SITE PLAN**

SCALE : 1" = 50'	SHEET NO. : PSP3.1
DESIGN BY : RLM	
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001 - 0	
DATE : SEPT 2021	

PRINTS ISSUED FOR REVIEW

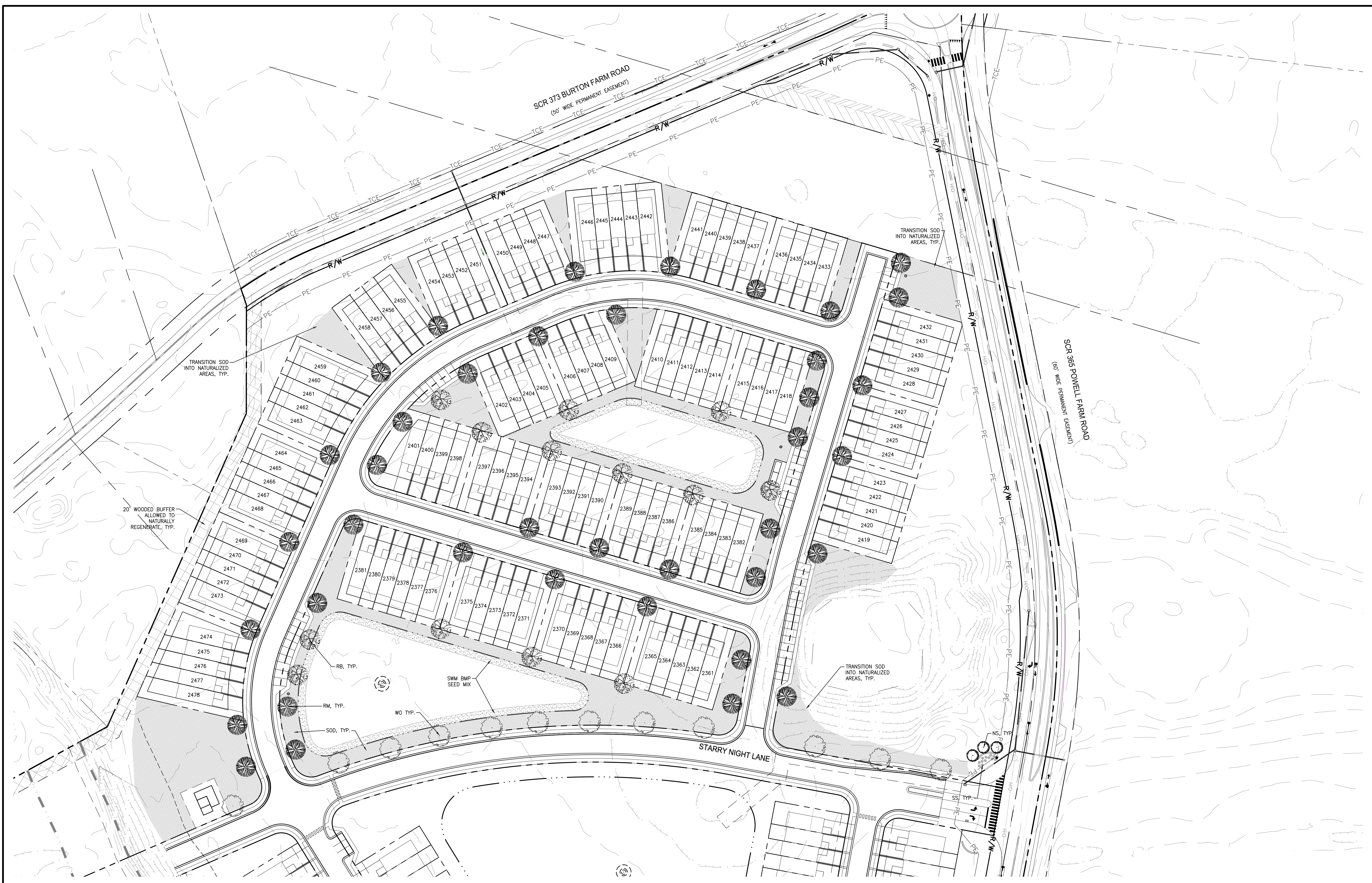
DATE	REVISIONS	NO.

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 ARCHITECTS & ENGINEERS  
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 206 WEST MAIN STREET  
 SALISBURY, MARYLAND 21801  
 410-742-3115, FAX 410-548-5790  
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**MILLVILLE BY THE SEA  
 MILLVILLE, DELAWARE**

**WEST VILLAGE C-2  
 LANDSCAPE PLAN**

SCALE : 1" = 60'	SHEET NO.
DESIGN BY : RLM	<b>PSP4.0</b>
DRAWN BY : RLM	
CHECKED BY :	
GMB FILE : 210001 - 0	
DATE : SEPT 2021	© COPYRIGHT 2024 GEORGE, MILES & BUHR, LLC



**PLANTING LEGEND:**

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
WO	12	WILLOW OAK	QUERCUS PHELLOS	3" CALIPER	AS SHOWN	DOMINANT LEADER
RB	13	RIVER BIRCH	BETULA NIGRA	10-12' HT.	AS SHOWN	MULTI TRUNK
RM	39	RED MAPLE	ACER RUBRUM X 'OCTOBER GLORY'	3" CALIPER	AS SHOWN	DOMINANT LEADER

**PLANTING LEGEND:**

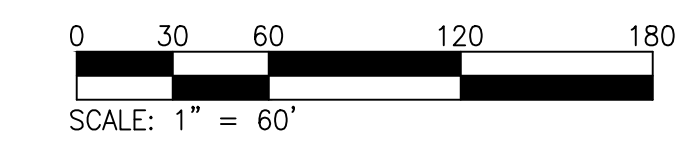
SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
NS	03	NELLIE STEVENS	ILEX X 'NELLIE R STEVENS'	6-8' HT.	AS SHOWN	DOMINANT LEADER
SS	13	SMALL SHRUB	TBD	30-36" HT.	AS SHOWN	HEALTHY, FULL, VIGOROUS

**PLANTING LEGEND:**

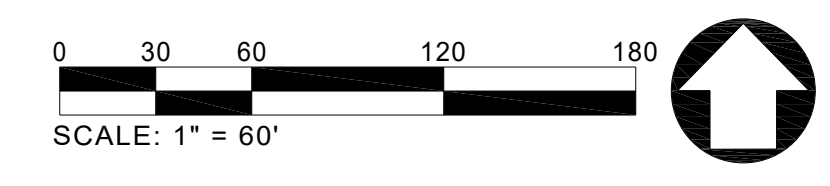
	113,252 SF SOD	TURF TYPE TALL FESCUE
	15,741 SF BIORETENTION SEED MIX	ERNMX-734 MD COASTAL PLAIN FRESHWATER OBL MIX 15 LBS. PER ACRE

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 \_\_\_\_\_



PRINT NAME	SCALE	PRINT DATE
PENK-MESH	1/8" = 1'-0"	09/20/2021
PENK-HL	1/8" = 1'-0"	09/20/2021
PENK-GRN	1/8" = 1'-0"	09/20/2021
PENK-ORNG	1/8" = 1'-0"	09/20/2021
PENK-BLU	1/8" = 1'-0"	09/20/2021
PENK-WHT	1/8" = 1'-0"	09/20/2021



NO.	REVISIONS	DATE

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

**CENTURY**  
 ENGINEERING

PREPARED BY  
**LAND TECH**  
 LAND PLANNING, LLC

32895 SOUTH COASTAL HIGHWAY, SUITE 202  
 BETHANY BEACH, DELAWARE 19503  
 PHONE: (302) 539-2366

**GMB**  
 GEORGE, MILES & BUHR, LLC  
 ARCHITECTS & ENGINEERS  
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 SALISBURY, MARYLAND 21801  
 410-742-3115 FAX 410-548-5790  
 www.gmbnet.com

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

**WEST VILLAGE C-2**  
 PROPOSED  
 SITE PLAN  
 RENDERING

SCALE: 1" = 60'	SHEET NO.
DESIGN BY: JAC	PRP5.0
DRAWN BY: RLM	
CHECKED BY:	
FILE #: 210001	
DATE: AUG 2021	

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