

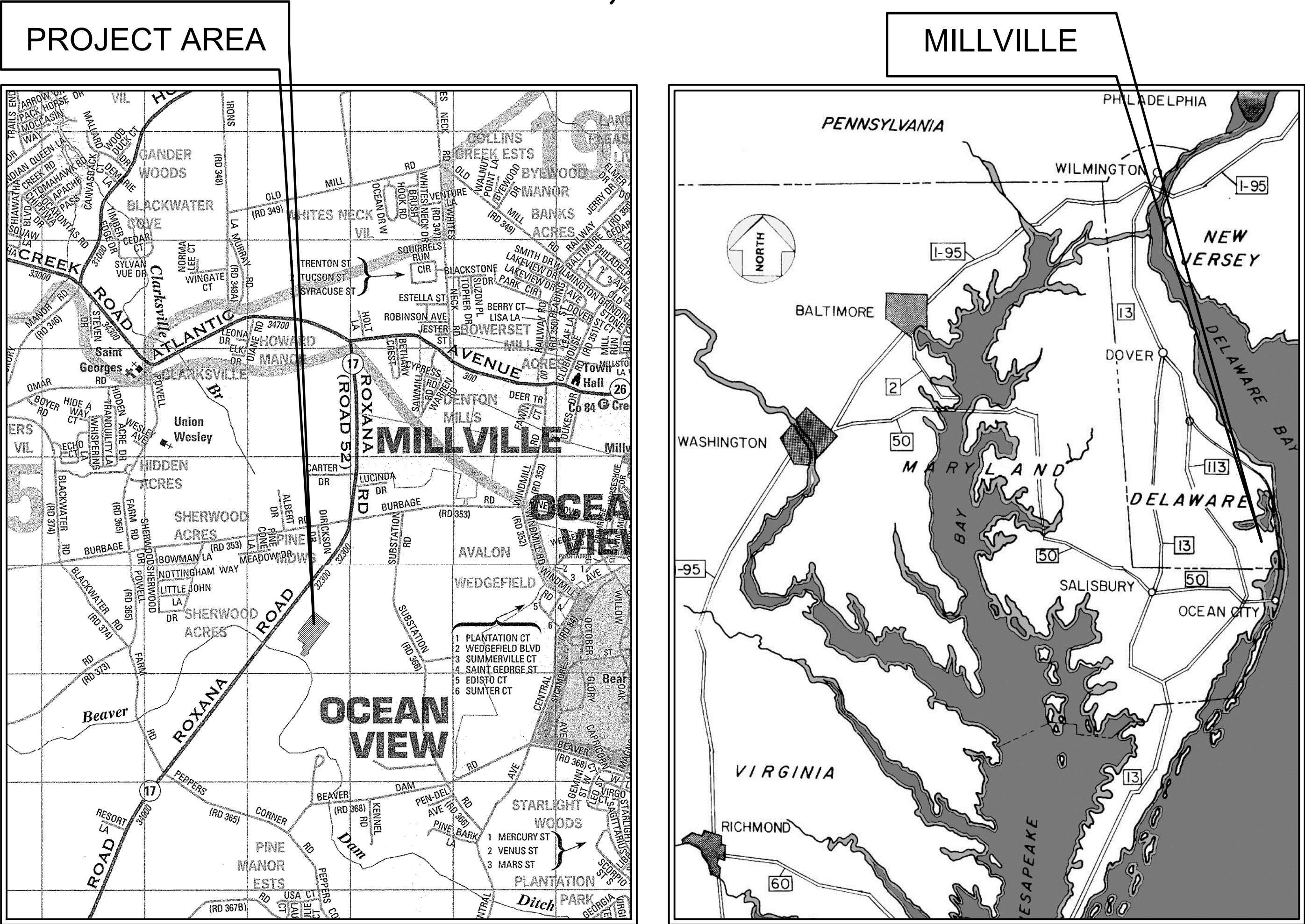
GENERAL NOTES

- BOUNDARY AND TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCRONE, 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 120.00 AND 134-15.00 PARCEL 119.00.
- ZONING IS MASTER PLANNED COMMUNITY (MPC).
- SITE AREA IS ±26.23 ACRES.
- THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 223 (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 VILLAGE 6 PRELIMINARY SITE PLAN MILLVILLE, DELAWARE



LOCATION MAP

SCALE: 1" = 2000'

VICINITY MAP

SCALE: 1" = 20 MILES

PROJECT CONTACT INFORMATION	
OWNER/ DEVELOPER	
NAME	ASF MBTS LLC
ADDRESS	3565 PIEDMONT RD NE ATLANTA, GA 30305
CONTACT	ROD HART
PHONE	443-418-6658
EMAIL	RODHART58@GMAIL.COM
CIVIL ENGINEER	
NAME	CENTURY ENGINEERING, A KLEINFELDER COMPANY
ADDRESS	550 BAY ROAD DOVER, DE 19901
CONTACT	DREW A. BOYCE, PE
PHONE	302-724-7933
EMAIL	DBOYCE@KLEINFELDER.COM

ZONING DATA	
SITE ADDRESS	APPROX. 1,250 FT SOUTH OF INTERSECTION OF ROXANA RD AND ENDLESS SUMMER DR
TAX MAP	134-15.00-120.00 & 134-15.00-119.00
DEED BOOK	D.B. 5320, P. 273
PLOT BOOK	N/A
CURRENT ZONING	MPC
PROPOSED ZONING	MPC
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL
SITE AREA DATA	
EXISTING SITE AREA	± 26.23 ACRES
PROPOSED SITE AREA	± 11.22 ACRES
EXISTING WOODED AREA	N/A
WOODS TO REMAIN	N/A
OPEN SPACE REQUIRED	N/A
OPEN SPACE PROVIDED	± 4.32 ACRES
LOT AREA	± 4.60 ACRES
ROW AREA	± 2.30 ACRES
EXISTING WETLAND AREA	N/A
WETLAND AREA TO REMAIN	N/A
UNIT COUNTS	
TOTAL	53
SINGLE FAMILY	0
DUPLEX	53
GROSS DENSITY	4.72 UNITS/ACRE
NET DENSITY	5.94 UNITS/ACRE
PARKING REQUIRED	159 SPACES
PARKING PROVIDED	159 SPACES
MINIMUM SINGLE FAMILY SETBACKS	
FRONT	20'
REAR	10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION	14' (MINIMUM 7' SIDEYARD)
SIDE YARD AT CORNER LOT	10'
LOT DEPTH	100'
MINIMUM DUPLEX SETBACKS	
FRONT	20'
REAR	10' ADJACENT TO OPEN SPACE 20' WHEN BACK TO BACK
SEPARATION	20' (MINIMUM 10' SIDEYARD)
SIDE YARD 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

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

ENGINEER'S CERTIFICATION:
I, DREW BOYCE, 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
CENTURY ENGINEERING, A KLEINFELDER COMPANY

DATE

WETLAND CERTIFICATION:
I, JIM MCCULLEY, SPWS, 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 A/D (CENAP-OP-R-2007-363)

JIM MCCULLEY
SENIOR PROFESSIONAL WETLAND SCIENTIST 000471
SOCIETY OF WETLAND SCIENTISTS

LIST OF DRAWINGS

- PSP1.0 COVER SHEET
- PSP2.0 EXISTING CONDITIONS
- PSP3.0 PRELIMINARY SITE PLAN
- PSP4.0 LANDSCAPE AND LIGHTING PLAN
- PSP5.0 SITE PLAN RENDERING
- PSP6.0 PRELIMINARY RECORD PLAN

TOWN OF MILLVILLE

EILEEN SCERRA

DATE

DATE										
REVISIONS										
NO.										

Civil Engineering Associates, LLC
ENGINEERING SURVEYING CONSTRUCTION SERVICES
32 W. MAIN STREET
MIDDLETOWN, DE 19709
(302) 379-8833

CENTURY ENGINEERING

PREPARED BY
LAND TECH
LAND PLANNING, LLC
32905 SOUTH COASTAL HIGHWAY, SUITE 202
BETHANY BEACH, DELAWARE 19930
PHONE: (302) 538-2365

GMB
GEORGE, MILES & BUHR, LLC
ARCHITECTS & ENGINEERS
SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 21801
410-742-3815, FAX 410-548-5760
www.gmbnet.com

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
COVER SHEET

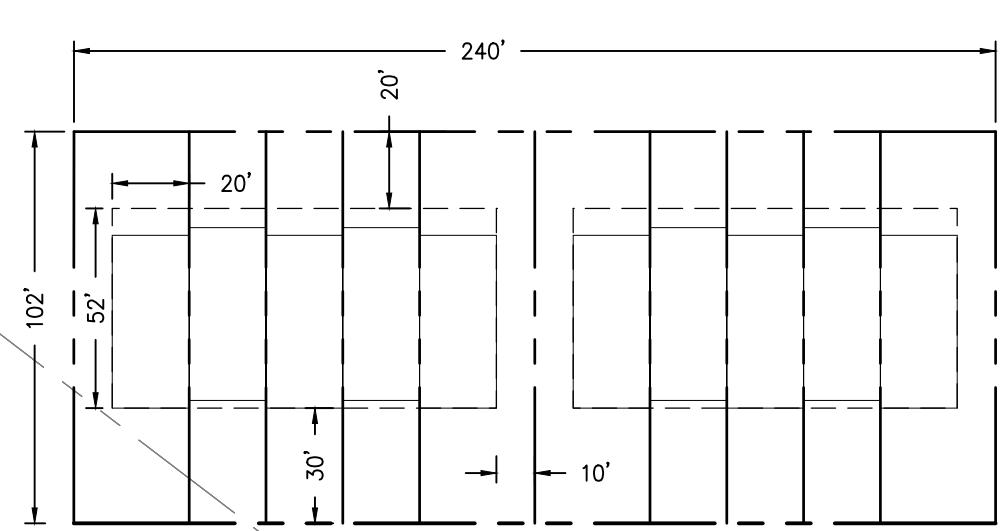
SCALE : 1" = 2000'	SHEET NO.
DESIGN BY : DJW	PSP1.0
DRAWN BY : FHM	
CHECKED BY :	
FILE # : 210001-K	
DATE : MAR 2025	

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PLOT CODE
PEN-RED (0.08 INCHES (2.0mm))
PEN-YELLOW (0.07 INCHES (1.8mm))
PEN-ORANGE (0.07 INCHES (1.8mm))
PEN-GRAY (0.04 INCHES (1.0mm))
PEN-BLUE (0.02 INCHES (0.5mm))
PEN-MAGENTA (0.02 INCHES (0.5mm))
PEN-WHITE (0.01 INCHES (0.25mm))



TOWNHOME 5 PACK - 20 x 45 w/ 2' STAGGER
DELMAR PRODUCT

TYPICAL LOT DIMENSIONS
SCALE: 1"=50'

N/F
JULIE ANDREWS
T.P. # 134-15.00-95.01
D.B. 5373, P. 155

N/F
JOHN J. SOMMERS
T.P. # 134-15.00-95.03
D.B. 4648, P. 94

N/F
EILEEN C. SHORT
T.P. # 134-15.00-95.02
D.B. 4841, P. 78

N/F
ASF MBTS, LLC
T.P. # 134-15.00-119.00
D.B. 5320, P. 273

N/F
WIP & TUCK ENTERPRISES, LLC
T.P. # 134-15.00-118.00
D.B. 2916, P. 284

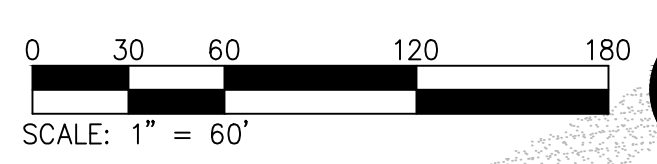
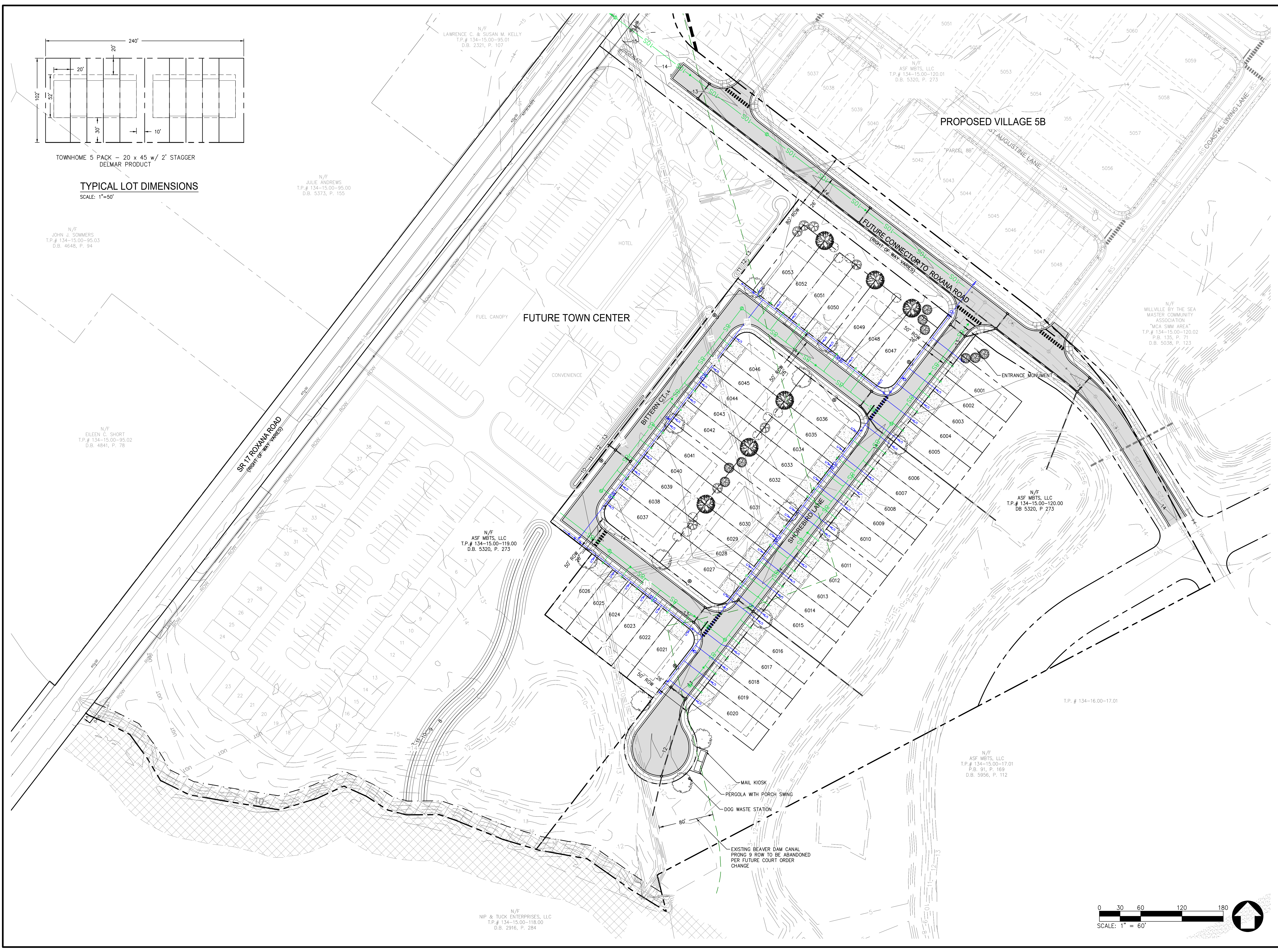
N/F
ASF MBTS, LLC
T.P. # 134-15.00-120.00
DB 5320, P. 273

N/F
ASF MBTS, LLC
T.P. # 134-15.00-17.01
P.B. 91, P. 169
D.B. 5956, P. 112

N/F
MILLVILLE BY THE SEA
MASTER COMMUNITY
ASSOCIATION
"MCA SWM AREA"
T.P. # 134-15.00-120.02
P.B. 135, P. 71
D.B. 5038, P. 123

PROPOSED VILLAGE 5B

FUTURE TOWN CENTER



NO.	REVISIONS	DATE

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

CENTURY
ENGINEERING

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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
PRELIMINARY
SITE PLAN

SCALE : 1" = 60'	SHEET NO.
DESIGN BY : DJW	PSP3.0
DRAWN BY : FHM	
CHECKED BY :	
FILE # : 210001-K	
DATE : MAR 2025	

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PEN-RED (100 INCHES (1.0mm)) PLOT CODE PEN-ORANGE (200 INCHES (2.0mm)) PEN-YELLOW (200 INCHES (2.0mm)) PEN-BLUE (200 INCHES (2.0mm)) PEN-MAGENTA (200 INCHES (2.0mm)) PEN-WHITE (200 INCHES (2.0mm))



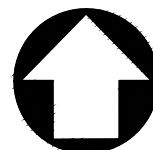
PLANTING LEGEND:

SYM.	QTY.	COMMON NAME	BOTANICAL NAME	SIZE	SPACING	NOTES
WO	13	WILLOW OAK	QUERCUS PHellos	3" CALIPER	AS SHOWN	DOMINANT LEADER
SY	06	SYCAMORE	PLATANUS OCIDENTAILS	3" CALIPER	AS SHOWN	DOMINANT LEADER
SB	07	SERVICEBERRY	AMELANCHIER CANADENSIS	8-10' HT.	AS SHOWN	MULTI TRUNK
SM	10	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10' HT.	AS SHOWN	MULTI TRUNK
FT	09	FRINGETREE	CHIONANTHUS VIRGINICA	8-10' HT.	AS SHOWN	MULTI TRUNK

XXX SF	SOD	TURF TYPE TALL FESCUE
XXX 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 _____



DATE

REVISIONS

NO.

- PREPARED BY -

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
LANDSCAPING
AND LIGHTING
PLAN

SCALE : 1" = 60"
DESIGN BY : DJW
DRAWN BY : FHM
CHECKED BY :
FILE # : 210001-K
DATE : MAR 2025

SHEET NO.
PSP4.0

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PEN RED	PEN YELLOW	PEN GREEN	PEN BLUE	PEN MAGENTA	PEN WHITE
008 INCHES (15mm)	007 INCHES (15mm)	010 INCHES (25mm)	002 INCHES (50mm)	007 INCHES (70mm)	009 INCHES (100mm)

PLOT CODE
PSP5.0/V6

014 INCHES (35mm)



NO.	REVISIONS	DATE



- PREPARED BY -



32905 SOUTH COASTAL HIGHWAY, SUITE 202
BETHANY BEACH, DELAWARE 19803
PHONE: (302) 539-2366

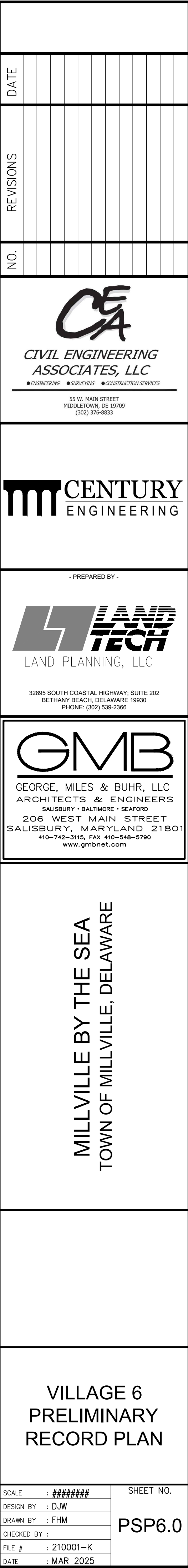


MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

SITE PLAN
RENDERING
VILLAGE 6

SCALE	1" = 60'	SHEET NO.
DESIGN BY	DJW	PSP5.0
DRAWN BY	FHM	
CHECKED BY		
FILE #	210001-K	
DATE	AUG 2025	

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CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	CHORD	DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	31.42'	20.00'	90.00	N82°36'45"E	28.28'	N	193843.59,E 736628.48	N 193847.23,E 736656.53
C2	31.42'	20.00'	90.00	S75°13'15"E	28.28'	N	193983.94,E 736479.09	N 193955.89,E 736482.72
C3	31.42'	20.00'	90.00	S82°36'45"W	28.28'	N	194230.21,E 736694.07	N 194226.57,E 736666.02
C4	31.42'	20.00'	90.00	N72°31'5"W	28.28'	N	194089.86,E 736843.46	N 194117.91,E 736839.83
C6	232.20'	53.00'	251.02	S87°53'44"E	86.29'	N	193663.45,E 736514.94	N 193660.28,E 736601.17
C7	37.18'	30.00'	71.02	S2°06'16"W	34.85'	N	193695.11,E 736602.45	N 193660.28,E 736601.17
C8	96.68'	270.00'	20.52	N42°07'47"W	96.16'	N	194078.07,E 737199.41	N 194149.39,E 737134.91
C9	32.13'	20.00'	92.04	N14°09'00"E	28.78'	N	193921.15,E 737272.58	N 193949.06,E 737279.63
C10	223.68'	330.00'	38.84	S40°45'13"W	219.43'	N	193857.21,E 73761.08	N 193690.99,E 737017.84
C11	31.42'	20.00'	90.00	N45°13'15"W	28.28'	N	193775.93,E 736861.60	N 193803.98,E 736597.96
C12	31.42'	20.00'	90.00	N82°36'45"E	28.28'	N	194157.52,E 736870.34	N 194161.15,E 736898.39