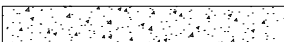
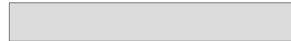


1. BOUNDARY AND TOPOGRAPHY WAS PERFORMED BY STEPHENS ENVIRONMENTAL CONSULTING, INC. FEBRUARY 2005. FIELD VERIFICATION WAS PERFORMED BY MCCRONE, INC. JUNE 2005. BOUNDARY VERIFICATION WAS PERFORMED BY CIVIL ENGINEERING ASSOCIATES JULY 2012.
2. ALL SIDE LOT LINES ARE RESERVED FROM THE CENTERLINE A SEVEN (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.

1. SITE IS TAX MAP 134-15.00 PARCELS 18.00.
2. ZONING IS MASTER PLANNED COMMUNITY (MPC).
3. SITE AREA IS ±22.64 ACRES.
4. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED XX (8/AC).
5. THE INTERIOR STREET DESIGN SHALL INCLUDE STREET LIGHTING AND SIDEWALKS.
6. ALL SIGNALS, ENTRANCES, INTERSECTIONS, ROADWAY AND IMPROVEMENTS, AND MULTI-MODAL FACILITIES SHALL BE CONSTRUCTED AS REQUIRED BY DELDOT.
7. 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.
8. 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.
9. DESIGNATED WETLANDS SHALL NOT BE INCLUDED IN ANY INDIVIDUAL LOTS. DESIGNATED WETLANDS SHALL BE MAINTAINED AS NOT-DISTURBANCE AREAS.
10. 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.
11. 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.
12. 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.
13. ACCESS TO ALL LOTS IS TO BE FROM SUBDIVISION STREETS.
14. THE DEVELOPMENT 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.
15. MAINTENANCE OF THE STORMWATER MANAGEMENT AREAS WILL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION AND/OR THE OWNER DEVELOPER.
16. LOTS TO BE SERVED WITH WATER BY TIDEWATER UTILITIES, INC.
17. LOTS TO BE SERVED WITH SEWER BY NORTH MILLVILLE EXPANSION OF THE BETHANY BEACH SANITARY SEWER DISTRICT, SUSSEX COUNTY, DELAWARE.
18. THE SUBDIVISION LIES ENTIRELY WITHIN FLOOD ZONE 'X', AREAS OF MINIMAL FLOODING PER FEMA MAP# 1000500495K, DATED MARCH 16, 2015.
19. BUILDING CONSTRUCTION TO BE SINGLE FAMILY RESIDENCES (TYPE 5 CONSTRUCTION)
20. OPEN SPACE AREAS AND COMMON AREAS WILL BE MAINTAINED BY THE HOME OWNERS ASSOCIATION OR THEIR ASSIGNS UPON COMPLETION OF THE PROJECT.
21. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
22. 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.
23. SUBDIVISION OF FUTURE PHASES INTO SEPARATE PARCELS DEFERRED UNTIL RECORDED OF PLANS FOR EACH FUTURE PHASE.
24. EXISTING TREES TO BE PRESERVED TO THE MAXIMUM EXTENT PRACTICAL OUTSIDE OF ROW AND BUILDING FOOTPRINTS, DETAILED UNDISTURBED AREAS TO BE PROVIDED UPON FINAL ENGINEERING PLAN DEVELOPMENT WITH SILT FENCE DENOTING UNDISTURBED AREAS.
25. DEAD TREES ARE TO BE REMOVED FROM EXISTING WOODLAND AREAS TO REMAIN.

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	◉	N/A
CONCRETE MONUMENT FOUND	CMS □	CMS □
IRON PIPE FOUND	IPP ●	N/A
CONTOUR	---	N/A
EDGE OF PAVEMENT	---	---
CURB	---	---
SIDEWALK	---	---
SIDEWALK HATCH		
EDGE OF POND	---	---
STORM MANHOLE	(D)	(D)
CURB INLET		
STORM PIPE	SD	
SANITARY MANHOLE	(S)	(S)
SANITARY PIPE	SS	SS
WATER PIPE	W	W
OVERHEAD ELECTRIC	E	N/A
UTILITY POLE		N/A
TREE LINE	~~~~~	~~~~~
LIMITS OF VILLAGE 3		N/A
20' WIDE MPC BUFFER		N/A
GRAVEL		N/A
PAVEMENT	N/A	
35' WIDE PLANTED BUFFER	N/A	

SHOREBREAK VILLAGE

BOWMAN LA

NOTTINGHAM

LITTLE JOHN LA

SHERWOOD

FARM

POWELL

(RD 365)

TER RD (374)

(3)

over

KAN

SCALE: 1" = 400'

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
Turtle Cove Phase 2 West Village C-2 (Proposed)	118.00	7.96	7.85	7.44	7.96	18.61	6.29
West Bay Village Phase 2 FKA West Village A-2	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
Waverly Cove FKA Village 3 (Proposed)	118.00	8.90	14.40	11.28	11.28	28.21	4.18
Seasound Village FKA Village 5 (Proposed)*	84.00	2.95	12.35	7.83	7.64	19.57	4.29
Sandpiper Cove FKA Village 6 (Proposed)	53.00	18.42	4.60	10.49	18.42	26.23	2.02
Shorebreak Village FKA West Village E (Proposed)	63.00	9.15	10.10	8.78	9.15	21.95	2.87
Totals	2099.00	242.57	222.41	237.44	338.28	591.75	3.55

*Required Green Area for Village 5 Met by Including Green Area for Model Park 5A

The map shows the following features:

- Highways:**
 - Roxana Road (RD 17):** A major road running diagonally from the bottom left to the top right, marked with a shield containing the number 17.
 - Blackwater Road (RD 374):** A road running diagonally from the top left to the bottom right, intersecting Roxana Road.
 - Farm Road (RD 365):** A road running vertically through the center of the map, intersecting Blackwater Road.
 - Peppers Road (RD 365):** A road running horizontally at the bottom of the map, intersecting Roxana Road.
- Localities and Landmarks:**
 - Hidden Acres:** Located in the top left corner.
 - Sherwood Acres:** Located in the top center and middle right.
 - Bowman La:** Located in the middle right.
 - Nottingham Way:** A road running horizontally in the middle right.
 - Little John La:** Located in the middle right.
 - Beaver:** A river or stream flowing from the bottom left towards the center.
 - Resort La:** Located in the bottom left corner.
 - Corner:** Located in the bottom right corner.
- Other Roads:**
 - Blackwater Rd (RD 374):** A road running diagonally from the top left to the bottom right.
 - Farm Rd (RD 365):** A road running vertically through the center of the map.
 - Pine Rd:** A road running horizontally at the bottom of the map.
 - Albert Rd:** A road running horizontally at the top of the map.
 - Pine Cove Rd:** A road running horizontally in the middle right.
 - Meadow Dr:** A road running horizontally in the middle right.
- Grid and Markers:**
 - A large number '5' is in the top left corner.
 - A grid of lines divides the map into sections.
 - A small circle with the number '17' is located at the intersection of Roxana Road and Blackwater Road.
 - A small circle with the number '36000' is located on Roxana Road near the bottom left.

SCALE: 1" = 1000'

ZONING DATA	
SITE ADDRESS	APPROX. 150 FT SOUTH OF INTERSECTION OF ROXANA RD AND ENDLESS SUMMER DR
TAX MAP #	134-15-00-91-02
DEED BOOK	D.B. 5320, P. 273
PLOT BOOK	N/A
CURRENT ZONING	MFC
PROPOSED ZONING	MFC
CURRENT USE	VACANT LAND
PROPOSED USE	RESIDENTIAL
SITE AREA DATA	
EXISTING SITE AREA	22.64 ac.
PROPOSED SITE AREA	21.95 ac.
EXISTING WOODED AREA	21.96 ac.
WOODS TO REMAIN	6.12 ac. (28%)
GREEN SPACE REQUIRED	8.78 ac. (40%)
GREEN SPACE PROVIDED	9.15 ac. (42%)
LOT AREA	10.10 ac.
ROW AREA	2.70 ac.
EXISTING WETLAND AREA	N/A
WETLAND AREA TO REMAIN	N/A
UNIT COUNTS	
TOTAL	63
SINGLE FAMILY	63
GROSS DENSITY	2.78 UNITS/ACRE
NET DENSITY	2.87 UNITS/ACRE
PARKING REQUIRED	126 SPACES
PARKING PROVIDED	126 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'
DEPTH	100'
SITE GENERAL INFORMATION	
FLOOD ZONE/FEMA MAP #	1000500495K, 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 A 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	

ENGINEER'S CERTIFICATION:

"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:

7. 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 AJD (CENAP-OP-R-2007-383)

JIM McCULLY
SENIOR PROFESSIONAL WETLAND SCIENTIST 000471
SOCIETY OF WETLAND SCIENTISTS

[illegible]

- PREPARED BY



32895 SOUTH COASTAL HIGHWAY, SUITE 202
BETHANY BEACH, DELAWARE 19830
PHONE: (302) 539-2366



MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

SHOREBREAK VILLAGE COVER SHEET

SCALE : AS SHOWN	SHEET NO. PSP1.0
DESIGN BY : JAC	
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001	
DATE : MAY 2025	

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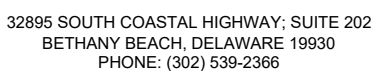
PLOT CODE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE	PERCENTAGE
P01-RED	.007 INCHES (.18mm)	.010 INCHES (.25mm)	.014 INCHES (.36mm)	.020 INCHES (.51mm)	.028 INCHES (.71mm)
P02-YELLOW	.007 INCHES (.18mm)	.010 INCHES (.25mm)	.014 INCHES (.36mm)	.020 INCHES (.51mm)	.028 INCHES (.71mm)
P03-GREEN	.010 INCHES (.25mm)	.014 INCHES (.36mm)	.020 INCHES (.51mm)	.028 INCHES (.71mm)	.036 INCHES (.91mm)
P04-CYAN	.014 INCHES (.36mm)	.020 INCHES (.51mm)	.028 INCHES (.71mm)	.036 INCHES (.91mm)	.044 INCHES (1.12mm)
P05-BLUE	.020 INCHES (.51mm)	.028 INCHES (.71mm)	.036 INCHES (.91mm)	.044 INCHES (1.12mm)	.052 INCHES (1.33mm)
P06-MAGENTA	.028 INCHES (.71mm)	.036 INCHES (.91mm)	.044 INCHES (1.12mm)	.052 INCHES (1.33mm)	.060 INCHES (1.52mm)
P07-WHITE	.036 INCHES (.91mm)	.044 INCHES (1.12mm)	.052 INCHES (1.33mm)	.060 INCHES (1.52mm)	.068 INCHES (1.73mm)



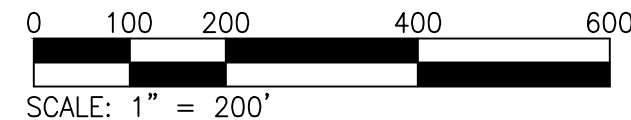
CIVIL ENGINEERING ASSOCIATES, LLC

• ENGINEERING • SURVEYING • CONSTRUCTION SERVICES

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



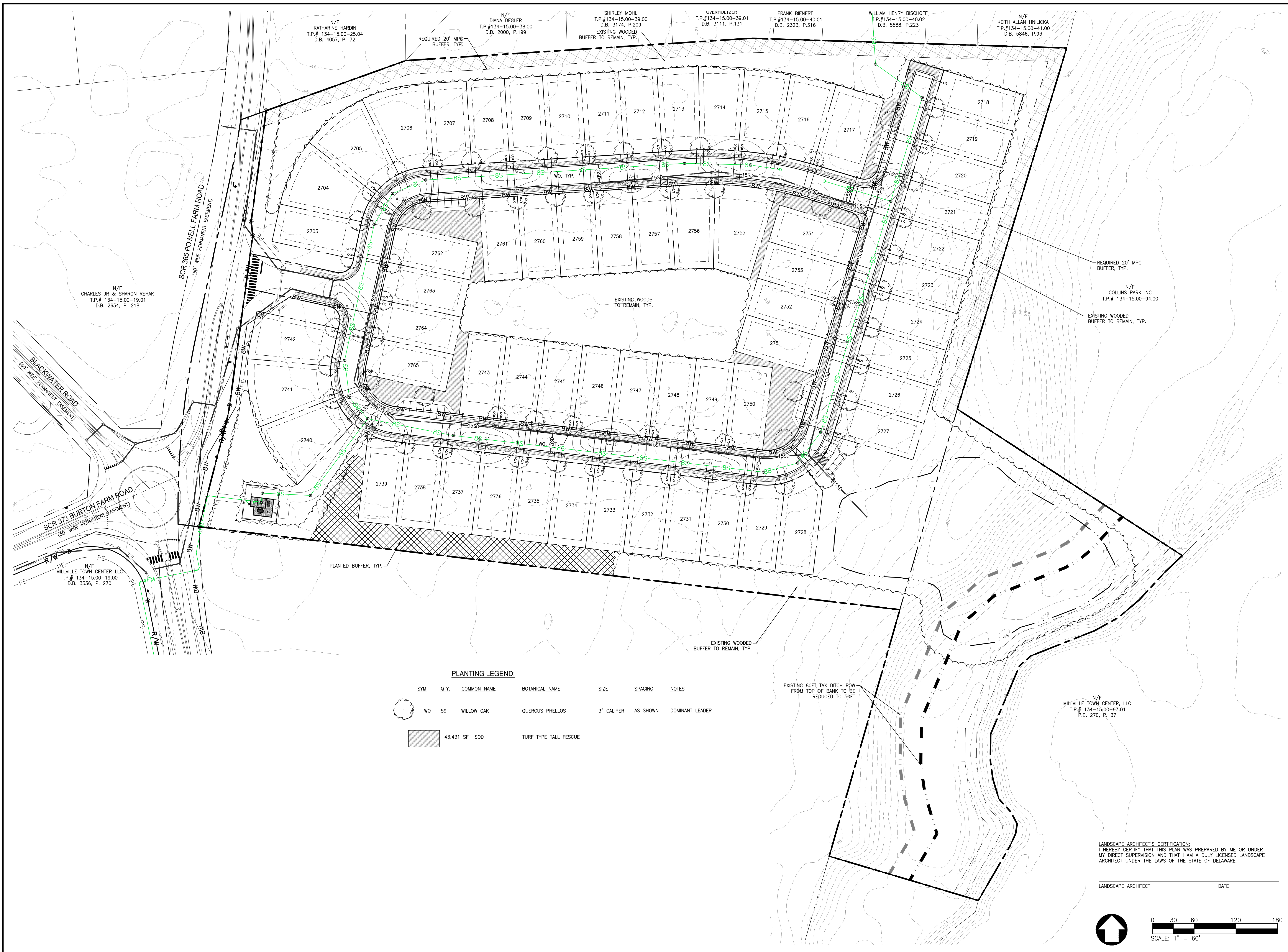
SCALE : 1" = 60'	SHEET NO. PSP2.0
DESIGN BY : JAC	
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001	
DATE : MAY 2025	



SCALE : 1" = 200'	SHEET NO. PSP3.0
DESIGN BY : JAC	
DRAWN BY : RLM	
CHECKED BY :	
FILE # : 210001	
DATE : MAY 2025	



Scale: 1" = 60'	SHEET NO. PSP3.1
DESIGNED BY: JAC	
CHECKED BY: RLM	
DRAWN BY:	
DATE: 210001	
REVISED BY: MAY 2025	

PRINTS ISSUED FOR:
DRAWINGS STAGE

DAIE

REVISIONS

NO.

ONEB

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SALISBURY • BALTIMORE • SEAFORD
206 WEST MAIN STREET
SALISBURY, MARYLAND 2180
410-742-3115, FAX 410-548-5790
www.gmbnet.com

SHOREBREAK VILLAGE
MILLVILLE, DELAWARE

SHOREBREAK VILLAGE LANDSCAPE PLAN

SCALE	: 1" = 60'
DESIGN BY	: JAC
DRAWN BY	: RLM
CHECKED BY	:
GMB FILE	: 210001
DATE	: MAY 2025

SHEET NO.

SP4.0

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(FKA WEST VILLAGE E) PRELIMINARY RECORD PLAN	
SCALE :	1" = 50'
DESIGN BY :	JAC
DRAWN BY :	RLM
CHECKED BY :	
FILE #	210001
DATE	MAY 2025
SHEET NO. PSP5.1	

