MILLVILLE BY THE SEA
VILLAGE 6
FINAL SITE PLAN
MILLVILLE, DELAWARE

GENERAL NOTES

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.

SITE NOTES

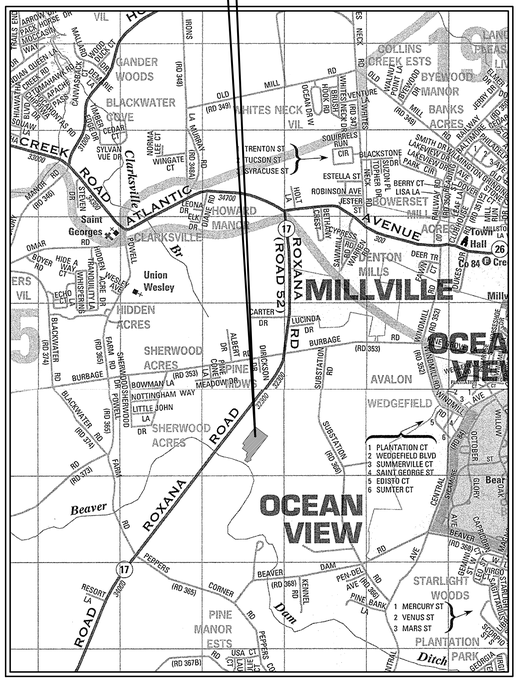
1. SITE IS TAX MAP 134-15.00 PARCEL 120.00 AND 134-15.00 PARCEL 119.00.
2. ZONING IS MASTER PLANNED COMMUNITY (MPC).
3. SITE AREA IS ±26.23 ACRES.
4. THE MAXIMUM NUMBER OF DWELLING UNITS SHALL NOT EXCEED 209 (8/AC).
5. THE INTERIOR STREET DESIGN SHALL INCLUDE STREET LIGHTING AND SIDEWALKS.
6. ALL SIGNALS, 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. 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.
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# 10005C0495K, DATED MARCH 16, 2015.
19. BUILDING CONSTRUCTION TO BE SINGLE FAMILY RESIDENCES (TYPE 5 CONSTRUCTION) AND TOWNHOMES / CONDOMINIUMS.
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 RECORDATION OF PLANS FOR EACH FUTURE PHASE.

	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE		
SETBACK LINE		
R.O.W. LINE		
PROPERTY CORNER (NOT SPECIFIED)	⊙	N/A
CONCRETE MONUMENT FOUND	CMF □	CMS □
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	SD	
SANITARY MANHOLE	Ⓢ	Ⓢ
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	
STREET LIGHT	N/A	

PLOT CODE
PEN1-WHITE 209 INCHES (.00mm)
PEN2-MAGENTA 207 INCHES (.13mm)
PEN3-BLUE 203 INCHES (.50mm)
PEN4-CYAN 204 INCHES (.25mm)
PEN5-GREEN 210 INCHES (.25mm)
PEN6-YELLOW 201 INCHES (.50mm)
PEN7-RED 206 INCHES (.13mm)

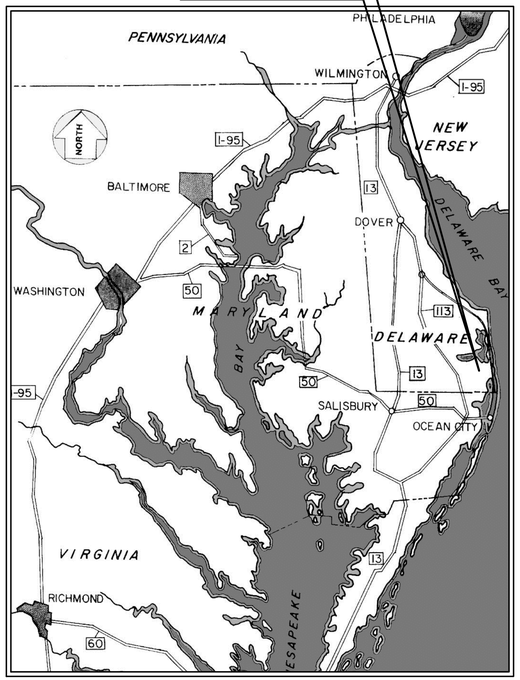
\\seldelivery\projects\civil\project data\Projects\2021\210001 millville by the sea\Drawings\working sets\Village 6\site plan\FSP1.0 Cover Sheet.dwg, 11/6/2025, DJ L White

PROJECT AREA



LOCATION MAP
SCALE: 1" = 2000'

MILLVILLE



VICINITY MAP
SCALE: 1" = 20 MILES

Table 1. *MBTS Development Progress as of April 4, 2025*

Phase Name	Subdivision Areas # of Lots	Open Space (AC)	Lot (AC)	Green Areas (AC) Required	Provided	Total Area (AC)	Density (Units/AC)
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 Cover 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 Cover FKA Village 6 (Proposed)	53.00	4.32	4.60	4.49	6.63	11.22	4.72
Shorebreak Village FKA West Village E (Proposed)	63.00	9.15	10.10	8.78	9.15	21.95	2.87
Totals	2099.00	228.47	222.41	231.44	326.49	576.74	3.64

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

LIST OF DRAWINGS

FSP1.0 COVER SHEET
FSP2.0 EXISTING CONDITIONS
FSP3.0 FINAL SITE PLAN
FSP4.0 LANDSCAPE AND LIGHTING PLAN
FSP5.0 FINAL RECORD PLAN KEY SHEET
FSP5.1 FINAL RECORD PLAN
FSP5.2 FINAL RECORD PLAN
FSP5.3 FINAL RECORD PLAN

TOWN OF MILLVILLE

EILEEN SCERRA DATE

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

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 DATE
CENTURY ENGINEERING, A KLEINFELDER COMPANY

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

JIM McCULLEY
SENIOR PROFESSIONAL WETLAND SCIENTIST 000471
SOCIETY OF WETLAND SCIENTISTS

NO.	REVISIONS	DATE

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

CENTURY ENGINEERING

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

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
COVER SHEET

SCALE	: 1" = 2000'
DESIGN BY	: DJW
DRAWN BY	: FHM
CHECKED BY	:
FILE #	: 210001-K
DATE	: MAR 2025

SHEET NO.
FSP1.0

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N/F
MARK A. PARRISH
T.P.# 134-15.00-96.00
D.B. 4901, P. 44

SR 17 ROXANA ROAD
(RIGHT OF WAY VARIES)

N/F
LAWRENCE C. & SUSAN M. KELLY
T.P.# 134-15.00-95.01
D.B. 2321, P. 107

N/F
JULIE ANDREWS
T.P.# 134-15.00-95.00
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.# 134-15.00-120.01
D.B. 5320, P. 273

"PARCEL 8B"

SUMMERWIND BOULEVARD
(RIGHT OF WAY VARIES)

PROPERTY LINES EXTINGUISHED FROM
TP # 134-15.00-120.00 AND ±11.83 AC.
ADDED TO SUMMERWIND VILLAGE
PER PB 201, P. 68
SCHEDULE B-II
EXCEPTION 113
(PB 201, P 68)

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

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

N/F
BROOKFIELD HOLDINGS EGRET, LLC
T.P.# 134-16.00-17.00
D.B. 5711, P. 165

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

N/F
ASF MBTS, LLC
134-15.00-119.00
DB 5320, P 273

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

FUTURE CONNECTOR TO ROXANA ROAD
(RIGHT OF WAY VARIES)

SEASOUND ROAD
(RIGHT OF WAY VARIES)

SUMMERWIND BOULEVARD
(60' RIGHT OF WAY)

ACCESS

FUTURE ACCESS

EXISTING PRONG 9 RIGHT-OF-WAY

EXISTING PRONG 9 TOP OF BANK

POB
2764.01' TO SCR 353
BURBAGE ROAD

16.5' MAINTENANCE EASEMENT FROM TOP OF BANK, TYP.
SCHEDULE B-II
EXCEPTION 112
(PB 135, P 71)

PERMANENT EASEMENT TO THE STATE OF DELAWARE FOR THE PURPOSE OF MAINTAINING DRAINAC
SCHEDULE B-II
EXCEPTION 116
(PB 111, P 3)

EXISTING PAVED PARKING LOT

20' TEMPORARY EASEMENT TO BE SUPERSEDED BY PROPOSED IMPROVEMENTS TO ROXANA ROAD
SCHEDULE B-II
EXCEPTION 116
(PB 111, P 3)

APPROXIMATE LOCATION OF TELE-COMMUNICATIONS
SCHEDULE B-II
EXCEPTION 121
(DB 3602, P 288, EXHIBIT 'A')

EXISTING MAIN PRONG TOP OF BANK

EXISTING MAIN PRONG RIGHT-OF-WAY

EXISTING 3-STORY OFFICE BUILDING

20' WIDE MPC BUFFER

16.5' TAX DITCH MAINTENANCE EASEMENT
SCHEDULE B-II
EXCEPTION 112
(PB 135, P 71)

MAIN BRANCH BEAVER DAM CANAL TAX DITCH RIGHT OF WAY

PRONG 9 BEAVER DAM CANAL TAX DITCH RIGHT OF WAY

BEAVER DAM CANAL PRONG 9 TAX DITCH RIGHT OF WAY
SCHEDULE B-II
EXCEPTION 122
(PB 89, P 322)

PROPERTY LINE CENTER OF DITCH
SCHEDULE B-II
EXCEPTION 122
(PB 89, P 322)

CURVE LENGTH 96.68'
RADIUS 270.00
DELTA 20.52
CHORD DIRECTION S42°07'47"E
CHORD 96.16'

CURVE LENGTH 32.13'
RADIUS 20.00
DELTA 92.04
CHORD DIRECTION S14°09'00"E
CHORD 28.78'

CURVE LENGTH 223.68'
RADIUS 330.00
DELTA 38.84
CHORD DIRECTION S40°45'13"W
CHORD 219.43'

N37°38'45"E 205.80'

N37°38'22"E 957.78'

S52°23'15"E 729.47'

S58°05'53"E 100.50'

S52°23'15"E 4.59'

S31°52'19"E 151.92'

S66°10'19"W 128.54'

S 62°15'41" W 526.51'

N 10°24.00' W 525.51'

S13°53'24"W 54.71'

0 40 80 160 240
SCALE: 1" = 80'

\\salisbury\fs-pmbby.local\project data\Projects\2021\210001 millville by the sea\Drawings\working sets\village 6\site plan\FSP2.0 Existing Conditions.dwg, 11/6/2025, BJ L White

PLOT CODE
PEN1-RED 206 INCHES (.15mm)
PEN2-YELLOW 207 INCHES (.1mm)
PEN3-GREEN 210 INCHES (.25mm)
PEN4-CYAN 214 INCHES (.15mm)
PEN5-BLUE 207 INCHES (.15mm)
PEN6-MAGENTA 207 INCHES (.15mm)
PEN7-WHITE 209 INCHES (.10mm)

NO. | REVISIONS | DATE

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

CENTURY ENGINEERING

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www.gmbnet.com

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6 EXISTING CONDITIONS

SCALE	: 1" = 80'
DESIGN BY	: DJW
DRAWN BY	: FHM
CHECKED BY	:
FILE #	: 210001-K
DATE	: MAR 2025

SHEET NO.
FSP2.0

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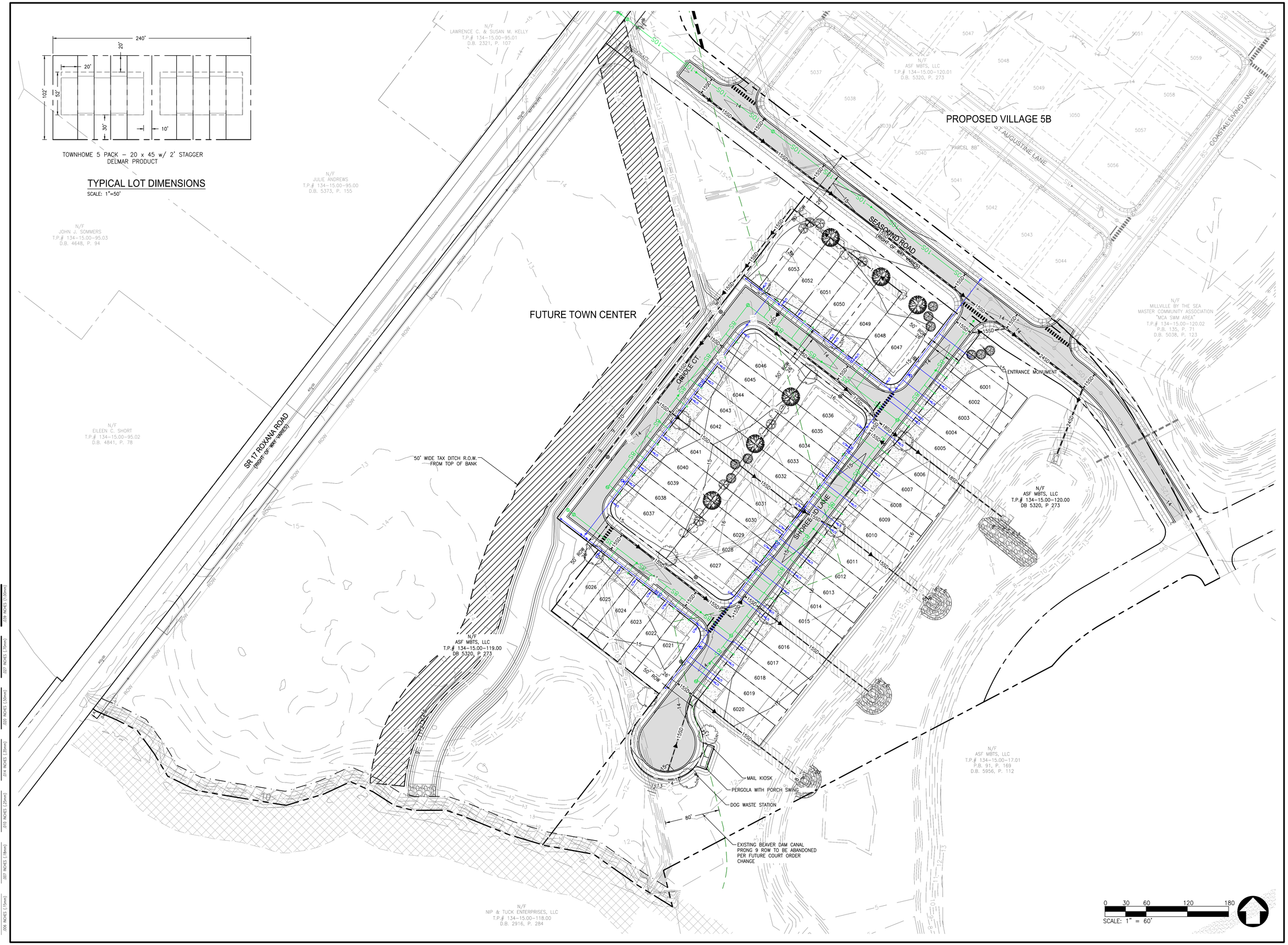

NO.	REVISIONS	DATE

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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
FINAL SITE PLAN

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

SHEET NO.
FSP3.0

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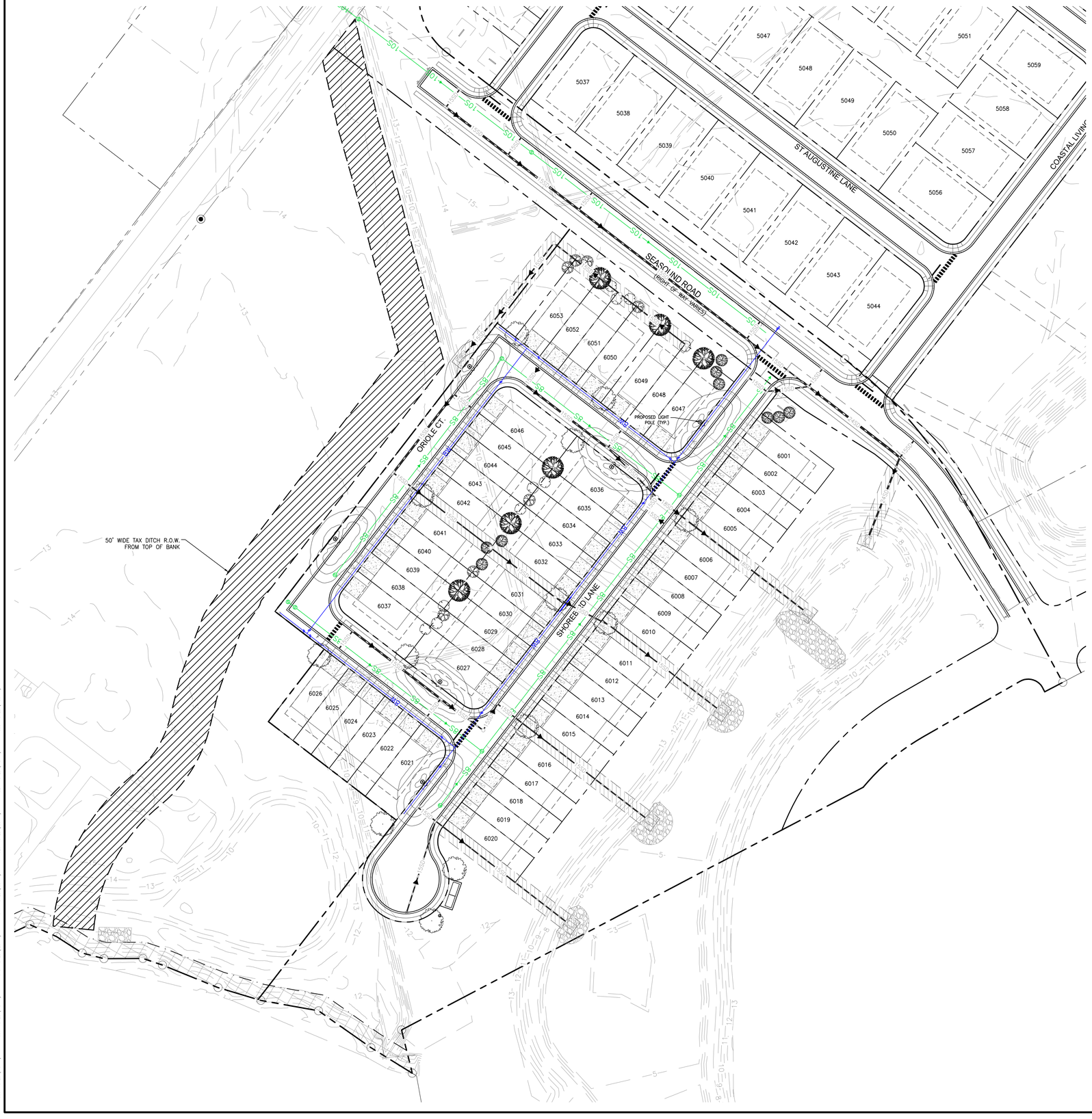

PLANTING LEGEND:

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 OCCIDENTAILS	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

0 30 60 120 180
SCALE: 1" = 60'

DATE
REVISIONS
NO.

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

CENTURY ENGINEERING

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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.
FSP4.0

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PLOT CODE
PEN1-RED 256 INCHES (.14mm)
PEN2-YELLOW 207 INCHES (.13mm)
PEN3-GREEN 010 INCHES (.25mm)
PEN4-CYAN 014 INCHES (.13mm)
PEN5-BLUE 007 INCHES (.13mm)
PEN6-MAGENTA 007 INCHES (.13mm)
PEN7-WHITE 039 INCHES (.100mm)

\\vadfiles\fs_gmbbkup\Non\project data\Projects\2021\210001 millville by the sea\Drawings\working sets\Village 6\plte plan\FSP4.0 Landscaping And Lighting Plan.dwg, 11/6/2025 8:41 AM, Fred Miller

0 40 80 160 240
SCALE: 1" = 80'

N/F
MARK A. PARRISH
T.P.# 134-15.00-96.00
D.B. 4901, P. 44

N/F
LAWRENCE C. & SUSAN M. KELLY
T.P.# 134-15.00-95.01
D.B. 2321, P. 107

N/F
JULIE ANDREWS
T.P.# 134-15.00-95.00
D.B. 5373, P. 155

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

N/F
BEEBE MEDICAL CENTER INC
T.P.# 134-15.00-93.00
D.B. 3336, P. 267

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

N/F
ASF MBTS, LLC
T.P.# 134-15.00-120.01
D.B. 5320, P. 273

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

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

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

N/F
ASF MBTS, LLC
T.P.# 134-15.00-17.01
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

PROPERTY LINES EXTINGUISHED FROM
TP # 134-15.00-120.00 AND 111.83 AC.
ADDED TO SUMMERWIND VILLAGE
PER PB 201, P. 68
SCHEDULE B-II
EXCEPTION 113
(PB 201, P 68)

BROOKFIEL
T.P.#
D.

SR 17 ROXANA ROAD
(RIGHT OF WAY VARIES)

SEASOUND ROAD
(RIGHT OF WAY VARIES)

SUMMERWIND BOULEVARD
(60' RIGHT OF WAY)

BITTERN CT

SHOREBIRD LANE

APPROVED &
RECORDED
VILLAGE 5B

FUTURE TOWN
CENTER
12.31 AC

OPEN SPACE AREA
0.23 ACRES

RESIDUAL ROW AREA
2.38 AC

ROW AREA
2.06 AC

EXISTING PROPERTY LINE TO
BE REMOVED PER THIS PLAT

50' WIDE TAX DITCH R.O.W.
FROM TOP OF BANK

S52° 23' 15.00"E
28.005

R=85.000
Δ=90.0018
L=133.529

N52° 23' 15.00"W
365.528

S52° 23' 15.00"E "PARCEL 88"
616.470

N37° 36' 31.62"E
1223.591

S28° 22' 19.00"E
256.246

S60°10'19"W
137.111

S62° 15' 40.77"W
24.946

N27° 44' 19.23"W
6.941

S62° 15' 40.80"W
L=206.482

R=270.000
Δ=43.8232

R=20.000
Δ=87.9560

R=400.015
Δ=24°40'47"

S58°05'53"E
100.50'

S52°23'15"E
4.59'

S62°15'41"W
526.57'

S13°53'52"E
54.71'

N58°15'00"W
59.68'

N54°53'24"W
78.45'

N67° 56' 44.56"W
73.590

N73°19'05"W
3.54'

N73° 19' 04.92"W
51.193

N37°36'45"E
27.68'

N52° 53' 48.61"W
5.067

N66° 39' 12.74"W
32.893

N63° 07' 41.07"W
33.567

N36° 10' 57.05"W
42.236

N30° 56' 38.69"W
38.206

N63° 39' 37.92"W
32.482

N65° 43' 33.45"W
35.805

N57° 16' 44.21"W
37.162

N71° 19' 53.44"W
25.176

S73° 10' 29.36"W
57.370

S65° 13' 52.91"W
42.755

N75° 31' 08.67"W
27.644

S89° 46' 32.50"W
47.809

CIVIL ENGINEERING ASSOCIATES, LLC
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55 W. MAIN STREET
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DATE
REVISIONS
NO.

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
FINAL RECORD PLAN KEY SHEET

SCALE : 1" = 80'	SHEET NO.
DESIGN BY : DJW	FSP5.0
DRAWN BY : FHM	
CHECKED BY :	
FILE # : 210001-K	
DATE : MAR 2025	

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PLOT CODE
PEN1-RED 209 INCHES (.14mm)
PEN2-YELLOW 207 INCHES (.13mm)
PEN3-GREEN 205 INCHES (.12mm)
PEN4-BLUE 201 INCHES (.10mm)
PEN5-MAGENTA 207 INCHES (.13mm)
PEN6-WHITE 209 INCHES (.14mm)

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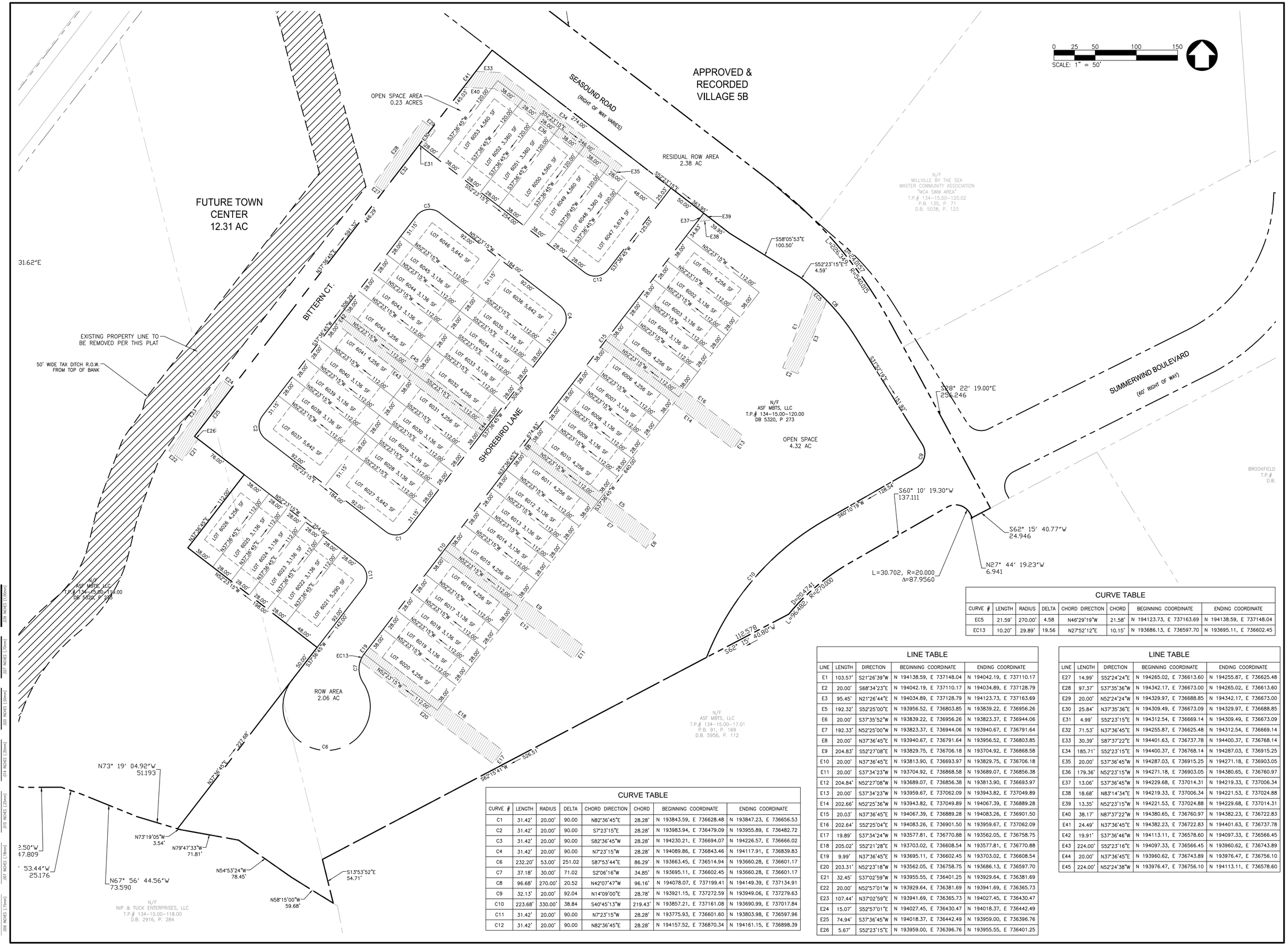

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	31.42'	20.00'	90.00	N82°36'45"E	28.28'	N 193843.59, E 736628.48	N 193847.23, E 736656.53
C2	31.42'	20.00'	90.00	S7°23'15"E	28.28'	N 193983.94, E 736479.09	N 193955.89, E 736482.72
C3	31.42'	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	N7°23'15"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 737272.59	N 193949.06, E 737279.63
C10	223.68'	330.00'	38.84	S40°45'13"W	219.43'	N 193857.21, E 737161.08	N 193690.99, E 737017.84
C11	31.42'	20.00'	90.00	N7°23'15"W	28.28'	N 193775.93, E 736601.60	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

CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
EC5	21.59'	270.00'	4.58	N46°29'19"W	21.58'	N 194123.73, E 737163.69	N 194138.59, E 737148.04
EC13	10.20'	29.89'	19.56	N27°52'12"E	10.15'	N 193686.13, E 736597.70	N 193695.11, E 736602.45

LINE TABLE				
LINE	LENGTH	DIRECTION	BEGINNING COORDINATE	ENDING COORDINATE
E1	103.57'	S21°26'39"W	N 194138.59, E 737148.04	N 194042.19, E 737110.17
E2	20.00'	S68°34'23"E	N 194042.19, E 737110.17	N 194034.89, E 737128.79
E3	95.45'	N21°26'44"E	N 194034.89, E 737128.79	N 194123.73, E 737163.69
E5	192.32'	S52°25'00"E	N 193956.52, E 736803.85	N 193839.22, E 736956.26
E6	20.00'	S37°35'52"W	N 193839.22, E 736956.26	N 193823.37, E 736944.06
E7	192.33'	N52°25'00"W	N 193823.37, E 736944.06	N 193940.67, E 736791.64
E8	20.00'	N37°36'45"E	N 193940.67, E 736791.64	N 193956.52, E 736803.85
E9	204.83'	S52°27'08"E	N 193829.75, E 736706.18	N 193704.92, E 736868.58
E10	20.00'	N37°36'45"E	N 193813.90, E 736693.97	N 193829.75, E 736706.18
E11	20.00'	S37°34'23"W	N 193704.92, E 736868.58	N 193689.07, E 736856.38
E12	204.84'	N52°27'08"W	N 193689.07, E 736856.38	N 193813.90, E 736693.97
E13	20.00'	S37°34'23"W	N 193959.67, E 737062.09	N 193943.82, E 737049.89
E14	202.66'	N52°25'36"W	N 193943.82, E 737049.89	N 194067.39, E 736889.28
E15	20.03'	N37°36'45"E	N 194067.39, E 736889.28	N 194083.26, E 736901.50
E16	202.64'	S52°25'04"E	N 194083.26, E 736901.50	N 193959.67, E 737062.09
E17	19.89'	S37°34'24"W	N 193577.81, E 736770.88	N 193562.05, E 736758.75
E18	205.02'	S52°21'28"E	N 193703.02, E 736608.54	N 193577.81, E 736770.88
E19	9.99'	N37°36'45"E	N 193695.11, E 736602.45	N 193703.02, E 736608.54
E20	203.31'	N52°23'18"W	N 193562.05, E 736758.75	N 193686.13, E 736597.70
E21	32.45'	S37°02'59"W	N 193955.55, E 736401.25	N 193929.64, E 736381.69
E22	20.00'	N52°57'01"W	N 193929.64, E 736381.69	N 193941.69, E 736365.73
E23	107.44'	N37°02'59"E	N 193941.69, E 736365.73	N 194027.45, E 736430.47
E24	15.07'	S52°57'01"E	N 194027.45, E 736430.47	N 194018.37, E 736442.49
E25	74.94'	S37°36'45"W	N 194018.37, E 736442.49	N 193959.00, E 736396.76
E26	5.67'	S52°23'15"E	N 193959.00, E 736396.76	N 193955.55, E 736401.25

LINE TABLE				
LINE	LENGTH	DIRECTION	BEGINNING COORDINATE	ENDING COORDINATE
E27	14.99'	S52°24'24"E	N 194265.02, E 736613.60	N 194255.87, E 736625.48
E28	97.37'	S37°35'36"W	N 194342.17, E 736673.00	N 194265.02, E 736613.60
E29	20.00'	N52°24'24"W	N 194329.97, E 736688.85	N 194342.17, E 736673.00
E30	25.84'	N37°35'36"E	N 194309.49, E 736673.09	N 194329.97, E 736688.85
E31	4.99'	S52°23'15"E	N 194312.54, E 736669.14	N 194309.49, E 736673.09
E32	71.53'	N37°36'45"E	N 194255.87, E 736625.48	N 194312.54, E 736669.14
E33	30.39'	S87°37'22"E	N 194401.63, E 736737.78	N 194400.37, E 736768.14
E34	185.71'	S52°23'15"E	N 194400.37, E 736768.14	N 194287.03, E 736915.25
E35	20.00'	S37°36'45"W	N 194287.03, E 736915.25	N 194271.18, E 736903.05
E36	179.36'	N52°23'15"W	N 194271.18, E 736903.05	N 194380.65, E 736760.97
E37	13.06'	S37°36'45"W	N 194229.68, E 737014.31	N 194219.33, E 737006.34
E38	18.68'	N83°14'34"E	N 194219.33, E 737006.34	N 194221.53, E 737024.88
E39	13.35'	N52°23'15"W	N 194221.53, E 737024.88	N 194229.68, E 737014.31
E40	38.17'	N87°37'22"W	N 194380.65, E 736760.97	N 194382.23, E 736722.83
E41	24.49'	N37°36'45"E	N 194382.23, E 736722.83	N 194401.63, E 736737.78
E42	19.91'	S37°36'46"W	N 194113.11, E 736578.60	N 194097.33, E 736566.45
E43	224.00'	S52°23'16"E	N 194097.33, E 736566.45	N 193960.62, E 736743.89
E44	20.00'	N37°36'45"E	N 193960.62, E 736743.89	N 193976.47, E 736756.10
E45	224.00'	N52°24'38"W	N 193976.47, E 736756.10	N 194113.11, E 736578.60

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www.gmbnet.com

DATE
REVISIONS
NO.

MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
FINAL RECORD PLAN

SCALE : 1" = 50'
DESIGN BY : DJW
DRAWN BY : FHM
CHECKED BY :
FILE # : 210001-K
DATE : MAR 2025

SHEET NO.
FSP5.1

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PLOT CODE
FENX-WHITE 039 INCHES (1.00mm)
FENX-MAGENTA 027 INCHES (1.00mm)
FENX-BLUE 020 INCHES (1.00mm)
FENX-CYAN 014 INCHES (1.00mm)
FENX-GREEN 010 INCHES (1.00mm)
FENX-YELLOW 007 INCHES (1.00mm)
FENX-RED 005 INCHES (1.00mm)

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SCALE: 1" = 50'
0 25 50 100 150

S52° 23' 15.00"E
28.005

SR 17 ROXANA ROAD
(RIGHT OF WAY VARIES)

N37° 36' 44.77"E
165.001

P=85.000
L=35.520
Δ=23°56'18"

N/F
LAWRENCE C. & SUSAN M. KELLY
T.P.# 134-15.00-95.01
D.B. 2321, P. 107

N/F
JULIE ANDREWS
T.P.# 134-15.00-95.00
D.B. 5373, P. 155

N/F
JOHN J. SOMMERS
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.# 134-15.00-120.01
D.B. 5320, P. 273

"PARCEL 8B"

N52° 23' 15.00"W
365.528

S52° 23' 15.00"E
616.470

APPROVED &
RECORDED
VILLAGE 5B

OPEN SPACE AREA
0.23 ACRES

SEASOUND ROAD
(RIGHT OF WAY VARIES)

RESIDUAL ROW AREA
2.38 AC

FUTURE TOWN
CENTER
12.31 AC

N37° 36' 31.62"E
1223.591

EXISTING PROPERTY LINE TO
BE REMOVED PER THIS PLAT

50' WIDE TAX DITCH R.O.W.
FROM TOP OF BANK

BITTERN CT.

SHOREBIRD LANE

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

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

OPEN SPACE
4.32 AC

S58°05'53"E
100.50'

S52°23'15"E
4.59'

R=210.000'

S60°10'19"

C10
L=94.482'
R=270.000'
112.578'
20° 15' 40.80"W

N52° 53' 48.61"W
5.067

SR 17 ROXANA ROAD
(RIGHT OF WAY VARIES)

PLOT CODE
PEN1-RED 200 INCHES (5.0mm)
PEN2-YELLOW 200 INCHES (5.0mm)
PEN3-GREEN 200 INCHES (5.0mm)
PEN4-BLUE 200 INCHES (5.0mm)
PEN5-MAGENTA 200 INCHES (5.0mm)
PEN6-WHITE 200 INCHES (5.0mm)

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DATE
REVISIONS
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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6
FINAL RECORD PLAN

SCALE	: 1" = 50'
DESIGN BY	: DJW
DRAWN BY	: FHM
CHECKED BY	:
FILE #	: 210001-K
DATE	: MAR 2025

SHEET NO.
FSP5.2

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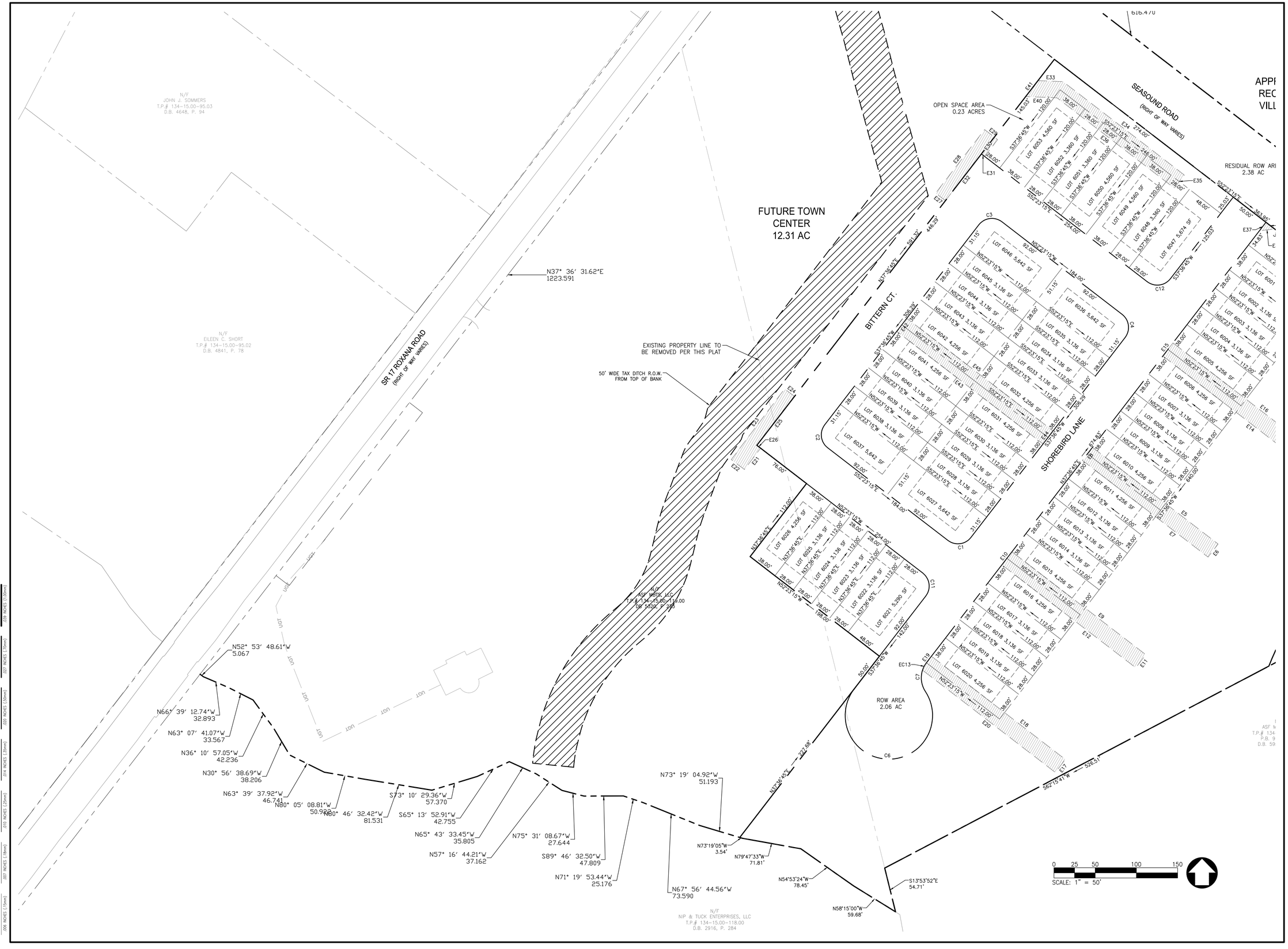

NO.	REVISIONS	DATE

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MILLVILLE BY THE SEA
TOWN OF MILLVILLE, DELAWARE

VILLAGE 6 FINAL RECORD PLAN

SCALE	: 1" = 50'
DESIGN BY	: DJW
DRAWN BY	: FHM
CHECKED BY	:
FILE #	: 210001-K
DATE	: MAR 2025

SHEET NO.
FSP5.3

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