

Sussex County Planning & Zoning Commission

TELECONFERENCE MEETING**

AGENDA

April 9, 2020

<u>5:30 P.M.</u>

PLEASE NOTE – AS PERMITTED BY GUBERNATORIAL AUTHORITY, IN ORDER TO LIMIT THE RISK OF POTENTIAL COVID-19 EXPOSURE, THE PUBLIC SHALL BE DENIED ENTRY TO THE PLANNING & ZONING COMMISSION MEETING.¹ THE PUBLIC IS ENCOURAGED TO PARTICIPATE IN THE COMMISSION MEETING ELECTRONICALLY. FURTHER INSTRUCTIONS ARE LISTED AT THE BOTTOM OF THIS AGENDA.

Call to Order

Approval of Agenda

Approval of Minutes – March 12, 2020

Old Business

None

Public Hearings

None

Other Business

Fox Haven II Subdivision (2018-3)	BM
Request to amend Condition of Approval	
Fox Haven II Subdivision – Phase 2 (2018-3)	BM
Final Subdivision Plan	DIVI
Americana Bayside MR-RPC	BM
Revised Masterplan	
<u> Americana Bayside MR-RPC (Weidman Parcel – Phase 2)</u>	BM
Final Site Plan	



<u>Americana Bayside MR-RPC (Village "A")</u> Final Site Plan & Landscape Plan	BM
<u>Americana Bayside MR-RPC (Parcel "P")</u> Preliminary Site Plan	BM
<u>Wyoming Millwork</u> Revised Preliminary Site Plan	KS
APD 2020-01 – J.C. Wells and Sons Consideration of Agricultural Preservation District	
Lands of Camden Chorman Minor Subdivision off a 30-ft easement	KS

In accordance with 29 Del. C. §10004(e)(2), this Agenda was posted on April 2, 2020 at 5:25 p.m., and at least seven (7) days in advance of the meeting.

This Agenda is subject to change to include the addition or deletion of items, including Executive Sessions, which arise at the time of the Meeting.

Agenda items listed may be considered out of sequence.

-MEETING INSTRUCTIONS-

** The Sussex Planning & Zoning Commission is holding this meeting under the authority issued by Governor John C. Carney through Proclamation No. 17-3292. The meeting will be conducted using teleconference technology.

To listen to the meeting via phone, please dial:

Conference Number: 800-369-1804

Passcode: 23478

The County will stream this meeting using the same technology it uses for its Chamber Broadcast that can be viewed at **https://sussexcountyde.gov/council-chamber-broadcast**. This stream will broadcast the meeting materials and audio only, the public <u>will not be able to comment or speak</u> using this broadcast. This stream will experience a 30-second delay.

The Planning & Zoning Commission meeting materials, including the "packet", are electronically accessible on the County's website at: https://sussexcountyde.gov/

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¹ These restrictions are being implemented to limit the exposure and risk related to "COVID-19" for County personnel and members of the public who seek to attend the Planning & Zoning Commission Meeting. These decisions are being made under the authority issued by Governor John C. Carney through Proclamation No. 17-3292.

See: https://governor.delaware.gov/proclamation-173292-03132020/.





Memorandum

To: Sussex County Planning Commission Members From: Jamie Whitehouse, Director, Department of Planning & Zoning; Lauren DeVore, Planner III; Jenny Norwood, Planner I, Christin Headley, Planner I, Nicholas Torrance, Planner I and Chase Philips, Planner I CC: Vince Robertson, Assistant County Attorney Date: April 3, 2020 RE: Other Business for April 9, 2020 Planning Commission Meeting

This memo is to provide background for the Planning Commission to consider as a part of the Other Business to be reviewed during the April 9, 2020 Planning Commission meeting.

Fox Haven II Subdivision (2018-3)

Request to amend Condition of Approval

This is a request to amend a condition of approval for the Fox Haven II subdivision which was approved by the Planning and Zoning Commission on February 28, 2019 subject to conditions. The Planning and Zoning Commission approved a previous request to amend Condition "H" at their June 28, 2018 meeting. At the 2018 meeting, the applicant requested that Condition "H" be amended from, "The developer shall begin construction of the active amenities before the issuance of the 30^{th} residential building permit and the developer shall complete all amenities prior to the issuance of the 60th residential building permit' to instead require that, "The developer shall begin construction of the active amenities before the issuance of the 48th residential building permit and the developer shall complete all amenities prior to the issuance of the 75th residential building permit." The applicant has now indicated that sales have far exceeded initial projections and that, to date, a total of 23 building permits have been issued for the subdivision. The Applicant has stated that extending the requirement to allow for the commencement of construction on the proposed amenities to occur before the issuance of the 48th residential building permit (instead of the 30th residential building permit as previously required) will allow the completion of all site work in Phase 2, which consists of 48 lots. The utilities necessary to construct homes in Phase 2 will also be required for the completion of the proposed amenities. The Applicant states that the purpose of the request is to satisfy the current sales demand and streamline the construction process. The Final Amenities Plan was approved by the Planning and Zoning Commission on February 12, 2020. Tax Parcel: 533-11.00-45.01. Zoning: GR (General Residential Zoning District).

Fox Haven II Subdivision - Phase 2 (2018-3)

Final Subdivision Plan

This is a Final Subdivision Plan for Fox Haven II. This Subdivision Plan is for Phase II which consists of 48 single family lots out of a total of 95 approved lots. The Fox Haven II Subdivision is located off Johnson Road and can be accessed by a connection and continuation of Fox Tail Road at the southern end of the Fox Haven subdivision. The Planning and Zoning Commission approved the Preliminary Subdivision Plan May 24, 2018 and Fox Haven II Phase 1 for 47 lots was approved on February 28, 2019. Tax Parcels: 533-11.00-48.00, 45.01, & 518.00. Zoning: GR (General Residential Zoning District). Staff are in receipt of all agency approvals.



HW

HW

Americana Bayside MR-RPC

Revised Masterplan

This is a Revised Masterplan for the Americana Bayside MR-RPC (proposed version 13). The masterplan has been amended to include the proposed Parcel P consisting of a 6,300 square foot retail building. The total square footage (including the square footage of approved but not yet constructed commercial projects and approved and constructed commercial projects) for the whole RPC consist of 138,595 square feet, of which the cap of 170,000 square feet of retail/office space has not been exceeded set forth in Condition 2 of the Conditions of Approval. The Revised Masterplan complies with the Sussex County Zoning Code and all conditions of approval.

Americana Bayside MR-RPC (Weidman Parcel – Phase 2)

Final Site Plan

This is a Final Site Plan for the construction of 116 duplex units on a parcel consisting of 71.38 acres. The site is located on the east and west sides of Williamsville Road (S.C.R. 395). Phase 1 of the project was approved by the Planning and Zoning Commission at their meeting of December 19, 201 only consisted of those lots which were not impacted by wetlands. Phase 2 consists only of the lots within the 116-units which are impacted by federal wetlands and required a permit through the Army Corp of Engineers. The proposed 116-unit scheme complies with the maximum number of residential units for the community which, according to Condition 1 of the Conditions of Approval, shall not exceed 1,700. The Final Site Plan complies with the Sussex County Zoning and Subdivision Codes, all conditions of approval and the most recent phasing plan submitted for the community. Tax Parcel: 533-19.00-297.00. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

Americana Bayside MR-RPC (Village "A")

Final Site Plan & Landscape Plan

This is a Final Site Plan for the creation of one hundred (100) single-family detached homes within the existing Americana Bayside MR-RPC and accessed off a proposed entrance road on North Haven Drive. The Planning and Zoning Commission approved the Revised Site Plan for Americana Bayside Village A at their meeting of Tuesday, October 1, 2019 showing an increase in the number of lots from 96 to 100 lots. The proposed 100-unit (76 estates homes and 24 patio homes) scheme complies with the maximum number of residential units for the community which, according to Condition 1 of the Conditions of Approval, shall not exceed 1,700. The Final Site Plan complies with the Sussex County Zoning and Subdivision Codes, all conditions of approval and the most recent phasing plan submitted for the community. The applicant has also included a landscape plan in their submittal as previously requested by staff. Tax Parcel: 533-19.00-36.00 & 36.01. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are in receipt of all agency approvals.

Americana Bayside MR-RPC (Parcel "P")

Preliminary Site Plan

This is a Preliminary Site Plan for the construction of a proposed 6,300 square foot retail building, parking to consist of 57 total parking spaces and other associated site improvements. The site is located on the northeast side of the intersection of Lighthouse Road (Route 54) and Zion Church Road (Route 20). There are 29 parking spaces proposed in the front yard setback. The Preliminary Site Plan complies with the Sussex County Zoning Code, all conditions of approval and the most recent phasing plan for the community. Tax Parcel: 533-19.00-17.01. Zoning: MR-RPC (Medium Density Residential, Residential Planned Community.) Staff are awaiting agency approvals.

BM

BM

BM

Wyoming Millwork

Revised Preliminary Site Plan

This is a Revised Preliminary Site Plan for the proposed 9,900 square foot open air pavilion style pole barn for material storage on a paved area and other site improvements. The Planning and Zoning Commission approved the Final Site Plan at their February 25, 2016 meeting. The site is located at 15080 Gravel Hill Rd. The Revised Preliminary Site Plan otherwise complies with the Sussex County Zoning Code. Tax Parcel: 235-19.00-23.00. Zoning: HI-1 (Heavy Industrial Zoning District). Staff are awaiting agency approvals.

APD 2020-01 - J.C Wells and Sons

Consideration of Agricultural Preservation District

This is an application to consider an Agricultural Preservation District in an Agricultural Residential Zoning District in Cedar Creek Hundred for two (2) parcels of land totaling 365.75 acres more or less, located on the northwest side of Slaughter Beach Road (Route 36) for the purpose of a recommendation to the Delaware Agricultural Lands Preservation Foundation. Tax Parcels: 230-3.00-9.00 and 10.00. Zoning: AR-1 (Agricultural Residential Zoning District).

Lands of Camden Chorman

Minor Subdivision off a 30-ft easement

This is a Preliminary Subdivision Plan for the establishment of an additional lot off of a 30-ft ingress/egress access easement. The parcel is located on the east side of Hudson Rd. (S.C.R. 258). The Preliminary Subdivision Plan complies with the Sussex County Zoning Code and Subdivision Code. Tax Parcel: 235-22.00-23.12. Zoning: AR-1 (Agricultural Residential Zoning District). Staff are awaiting agency approvals.

KS

Savage Farm LLC

То:	Sussex County Planning Commission
From:	Doug Brown on behalf of Savage Farm LLC
	doug@buntingandmurray.com
	302-470-6420
Date:	3/27/20
Re:	Fox Haven II
	Tax Map 533-11.0-48.00, 45.01,518.00

The following condition was placed on the project:

H. The development shall be served by its own on-site active amenity such as a pool and clubhouse. The developer shall begin construction of the active amenities before the issuance of the 30th residential building permit and the developer shall complete all amenities prior to the issuance of the 60th residential building permit.

The project received Final Site Plan approval on 3/13/19. Site work on Phase 1 began in April 2019. There are 47 lots in Phase 1.

All public utilities have been installed, curb and paving is complete for 35 of the total 47 Phase 1 lots. All of Phase 1 has Sewer Beneficial Acceptance, all Stormwater facilities are completed, and the landscape buffer has been installed. Home building began in December 2019.

Sales have far exceeded initial projections. To date, there have been 28 home sales. 23 building permits have been issued.

As of today, 3/27/20, we have fully engineered plans for the clubhouse and pool and have begun the process to obtain a building permit for the amenity.

The site plan for the amenity area was approved in October 2019 and received final sign off by Planning and Zoning on 3/12/20.

The amenity will be served by utilities installed as part of Phase 2 of the project. We have all agency approvals for Phase 2. The "Check Print" has been submitted to P&Z

(3/12/20) with a request to be placed on the soonest agenda for Final Site Plan approval.

The submittal for Final Site plan for Phase 2 was delayed as we worked out a Court Order Change with DNREC and the Tax Ditch Association for the relocation of an existing tax ditch as well as improvements and maintenance to the existing ditch. All parties agreed to the changes, but the process took unexpectedly long. The Court Order Change has been executed and is in process of recordation.

We expect to be on the agenda for Final Site Plan approval by mid-May at the latest. We will expedite the start of Phase 2 by using the "No Bond" process for initial Notice to Proceed. This is our schedule:

5/14/20	Obtain Final Site Plan Approval
7/1/20	Start site work Phase 2
7/1/20	Obtain Building permit for Clubhouse and pool amenity
7/15/20	Begin site work for the Amenity building area
10/1/20	Complete public utilities in Phase 2, including stub outs to the Amenity
9/1/20	Begin "vertical" construction of the clubhouse building and the pool.
5/1/21	Open Clubhouse
6/1/21	Open pool

We respectfully request that the condition H be amended to allow building permits to be obtained through the next 90 days as we complete the process for Final Site Plan approval, bonding, Notice to Proceed, and start of site construction for the amenity. There are 47 lots in Phase 1. Home building will not begin in Phase 2, until the site and utility work in Phase 2 allows it. That same infrastructure is needed for the Amenity area. Therefore, we feel it is logical to tie the condition to the 48th building permit and completion to the 75th.

Revised Condition H

The development shall be served by its own on-site active amenity such as a pool and clubhouse. The developer shall begin construction of the active amenities before the issuance of the 48th residential building permit and the developer shall complete all amenities prior to the issuance of the 75th residential building permit.

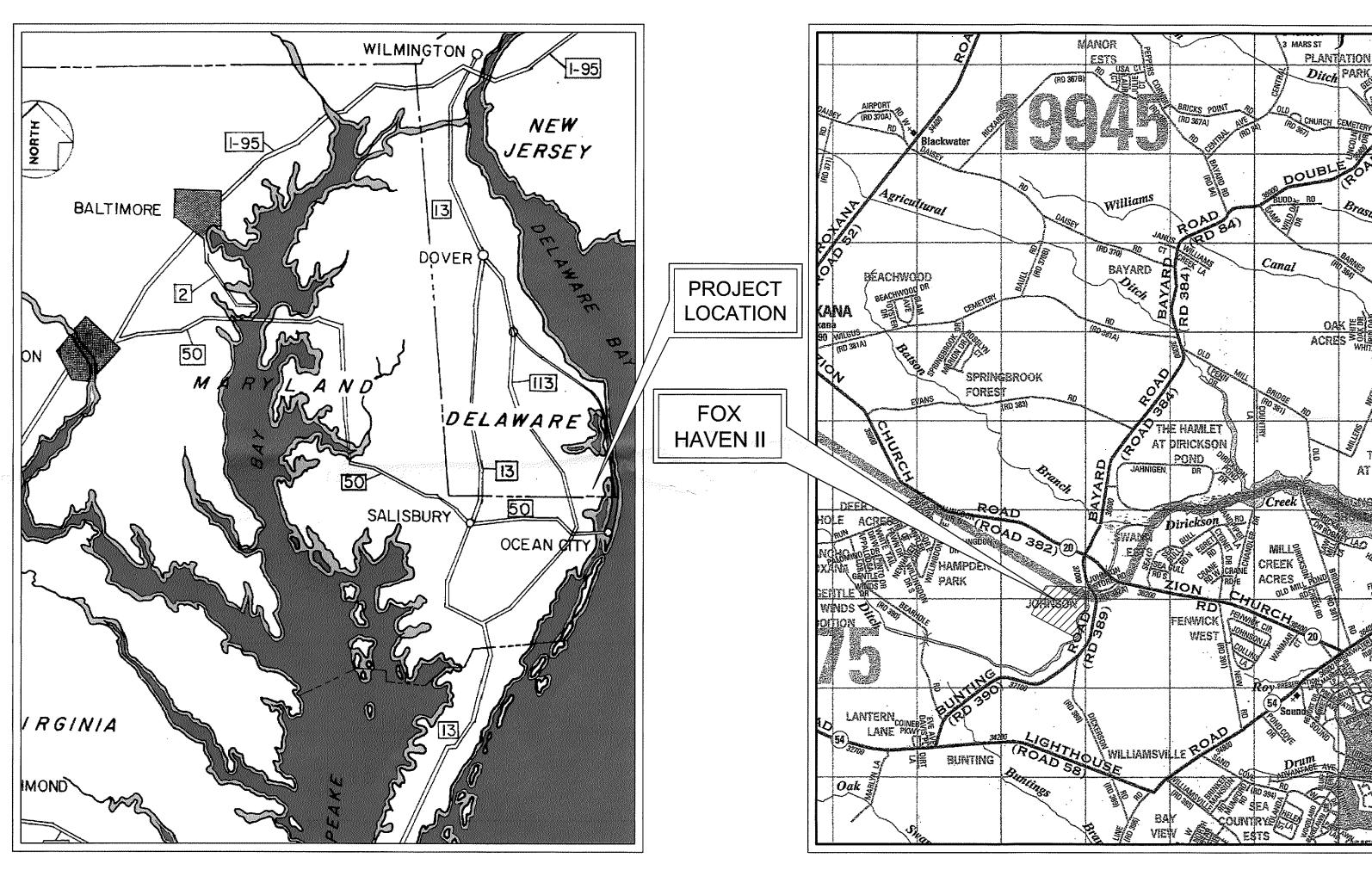
Thank you for your consideration

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	LEGEND	:
	EXISTING	PROPOSED
PROPERTY LINE		
EASEMENT LINE	N/A	<u></u>
SETBACK LINE	N/A	······
R.O.W. LINE		
PROPERTY CORNER (NOT SPECIFIED)	\odot	N/A
CONCRETE MONUMENT FOUND	CMF 🗆	CMS 🗆
IRON PIPE FOUND	IPF •	N/A
NON TIDAL WETLANDS		N/A
TREE LINE	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~
TAX DITCH R.O.W.	N/A	
ENVIRONMENTAL BUFFER	N/A	

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P4.0



WETLANDS CERTIFICATION:

ON THE SITE.

"I <u>EDWARD M. LAUNAY, PWS</u>, 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, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. IN ACCORDANCE WITH DNREC TIDAL WETLAND MAPS, THERE ARE NO STATE REGULATED WETLANDS

DATE

EDWARD M. LAUNAY, PWS NO. 875 DATE SOCIETY OF WETLAND SCIENTISTS CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B

ENGINEER'S CERTIFICATION: "I <u>STEPHEN L. MARSH, P.E.</u> 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 BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

STEPHEN L. MARSH, P.E. GEORGE, MILES, & BUHR, LLC. 206 W. MAIN STREET SALISBURY, MD 21801

DEVELOPER'S CERTIFICATION: I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. (PARCEL 48.00)

SAVAGE FARM, LLC 32924 LIGHTHOUSE ROAD SELBYVILLE, DELAWARE 19975

JAY MURRAY

DEVELOPER'S CERTIFICATION: I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS MADE AT MY DIRECTION. (PARCELS 45.01, 518)

JOEL FARR BAY TWENTY, LLC 13 BRIGHTON STREET OCEAN VIEW, DELAWARE 19970 DATE

DATE

COVER SHEET KEY SHEET RECORD PLAT RECORD PLAT FINAL SITE PLAN LINE AND CURVE TABLE LIGHTING PLAN LANDSCAPING PLAN

FOX HAVEN II SUSSEX COUNTY, DELAWARE RECORD PLAT - PHASE 2 SUBDIVISION # 2018-03

GMB FILE NO. 170223

VICINITY MAP SCALE: 1" = 20 MILES



GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS salisbury · baltimore · seaford 206 WEST MAIN STREET SALISBURY, MARYLAND 21801 410-742-3115, FAX 410-548-5790 www.gmbnet.com LOCATION MAP SCALE: 1" = 2000'

BY

SUSSEX COUNTY

SOIL CONSERVATION DISTRICT

APPROVED

MARCH 2020

PLANNING AND ZONING COMMISSION

APPROVED

APPROVED

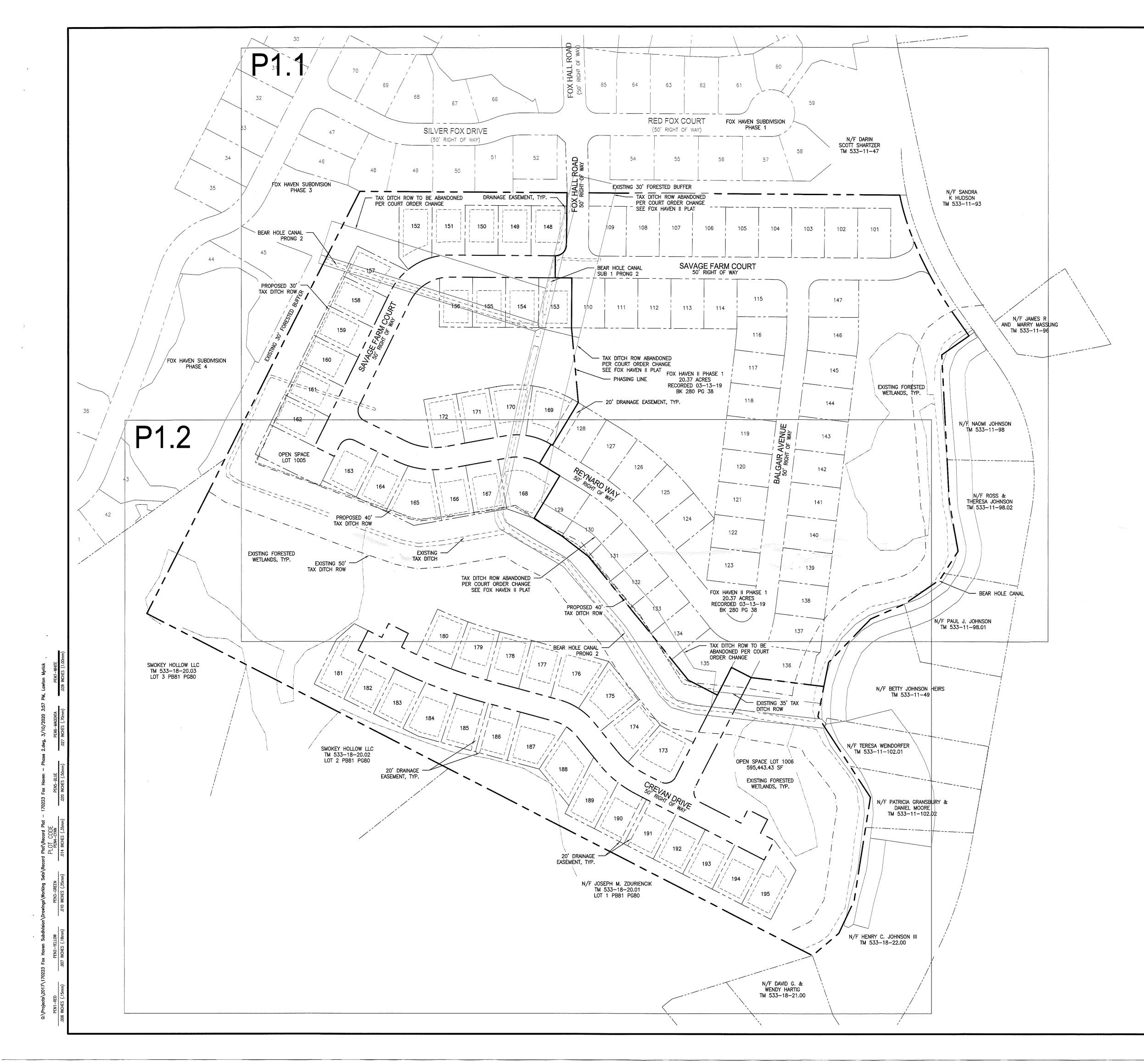
BY

SUSSEX COUNTY COUNCIL

SUSSEX COUNTY

CHAIRMAN OR VICE CHAIRMAN

SITE DATA:		
DEVELOPER / OWNER SAVAGE FARM, LLC.		PHASE 2 SITE DATA:
32924 LIGHTHOUSE ROAD SELBYVILLE, DE 19975		UNIT_COUNTS
CONTACT: DOUG BROWN 3024365144		SINGLE FAMILY 48 SETBACKS
CIVIL ENGINEER		FRONT 30' SIDE 10'
GEORGE, MILES & BUHR, LLC 206 WEST MAIN STREET SALISBURY, MD 21801		REAR 10'
CONTACT: STEVEN L. MARSH, P.	.Е.	REQUIRED PARKING: 96 (2 PER UNIT) PARKING PROVIDED: 116 SPACES (2 PER UNIT AND 20 ON STREET)
410-742-3115 TAX MAP DISTRICT 533, MAP 11.	.00, PARCELS 48.00, 45.01, 518.00	(2.416 PER UNIT) ALLOWABLE DENSITY: 4 UNITS/ACRE = 116 UNITS
TOTAL SITE AREA:	48.89 ACRES	GROSS DENSITY 1.65 UNITS/ACRE
<u>PHASE 2</u> SITE AREA:	29.07 ACRES	NET DENSITY 3.57 UNITS/ACRE
EXISTING WOODED AREA: PROPOSED OPEN SPACE: (SWM PONDS, WOODED WETLANDS	16.82 ACRES 15.62 ACRES (54%)	AMENITIES COMMUNITY POOL, PASSIVE OPEN SPACE, INCLUDES EXISTING WOODS, PLANTED BUFFER, & SWM PONDS
PROPOSED DEVELOPED AREA: PROPOSED DELDOT PAVED AREA:	13.45 ACRES (46%)	FLOOD ZONE FEMA MAP# 1005C0635K, DATED MAR 16, 2015, ZONE X & AE 4
PROPOSED IMPERVIOUS AREA:		WATER PROVIDER - ARTESIAN WATER CO.
ROADS SIDEWALKS	±67,450 SF (05%) ±25,800 SF (02%)	SEWER PROVIDER - SUSSEX COUNTY
ZONING DATA		
PRESENT ZONING GR PROPOSED ZONING ESDDOZ C		
PRESENT USE AGRICULTU PROPOSED USE RESIDENTIA		
		IES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE
PLANTATION	EACH LOT ALONG THE FROM	A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON NT AND REAR PROPERTY LINES. THIS PLAT AND SURVEY DOES NOT NON- EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING
Dirch PARK of Fight	DEVELOPER, THE PROPERTY	ETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITYOF THE 'OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE
D CHURCH CEMETERY RD 33	ASSUMES RESPONSIBILITY F DELDOT RIGHT—OF—WAYS OI	OR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED NLY.
DOUBLE ROAD	RESPONSIBILITY OF THE DEV	RAIN AND STORMWATER MANAGEMENTS FACILITIES WILL BE THE VELOPERS, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STORM DRAIN RIGHTS OF WAY ONLY.
DD_ RU Brasures	4. ALL SIDEWALKS MUST BE IN PROJECT TO ACHIEVE SUBS	NSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE TANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
al holles	DISTRIBUTION EQUIPMENT W	ROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL ILL BE INSTALLED AND MAINTAINED BY ARTESIAN WATER CO. ALL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND BLIC HEALTH.
	ENGINEERING DEPARTMENT, COLLECTION AND TRANSMISS	ID DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY SOUTH COASTAL WASTE WATER TREATMENT FACILITY. THE SION SYSTEM WILL CONSIST OF VARIOUS DIAMETER GRAVITY SEWERS. ISMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY
		ULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING
e/ INDIA COV5	8. NON-TIDAL WETLANDS EXIST	
	QUANTITY MANAGEMENT REQ	PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUIREMENTS. ALL STORMWATER MANAGEMENT DESIGN WILL BE IN RE STORMWATER DESIGN MANUAL STANDARDS.
E THE REFUGE	NECESSARY EASEMENTS ALC	VIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. DNG PERIMETER BOUNDARIES OF THE DEVELOPMENT SHALL BE NO IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY.
CREE		AL SURVEY SHOWN HEREIN PROVIDED BY AXIOM ENGINEERING, LLC,
	12. PROJECT WILL BE CONSTRU	ICTED IN TWO PHASES. PHASE 1 SHALL CONSIST OF LOTS IALL CONSIST OF LOTS 148–195.
	13. THE POOL AND CLUBHOUSE	E AMENITY WILL BE CONSTRUCTED AS PART OF PHASE 2. THE E FOR THE RESIDENTS OF THE ENTIRE FOX HAVEN COMMUNITY.
S RAMATER FERMINGER		THEIR RESPECTIVE RIGHTS OF WAY ARE TO BE MAINTAINED UNLESS
LIGATH	15. ALL WOODED BUFFERS WILL	BE MAINTAINED IN PERPETUITY BY THE FOX HAVEN HOMEOWNER'S
		POSED FOR THIS DEVELOPMENT. HOWEVER, ANY FUTURE SIGNS
	WOULD REQUIRE A SEPARAT	
Sound		
Drum Withor Ave		
J SE Marroines		



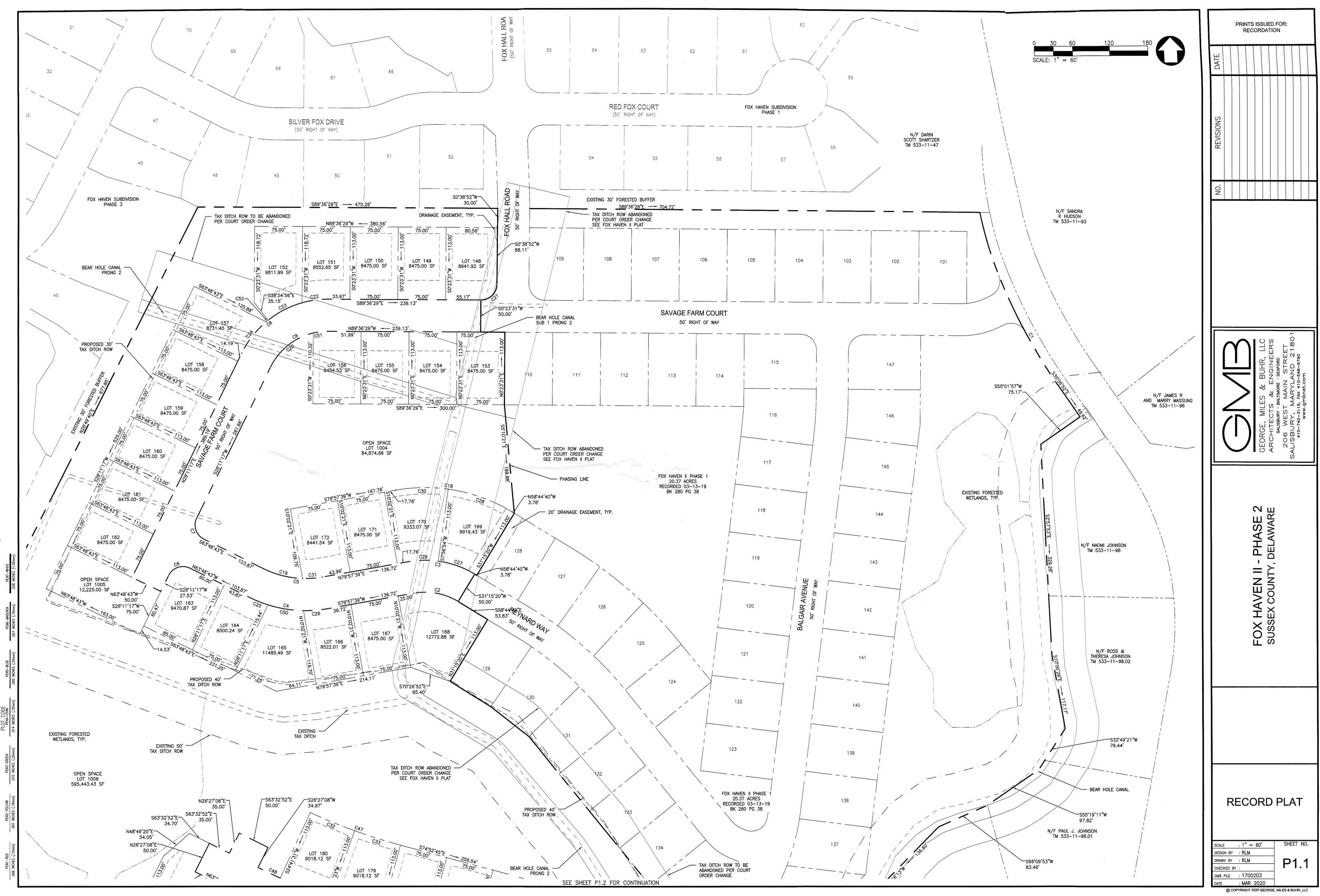
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)	GEORGE, MILES & BUHR, LLC	ARCHITECTS & ENGINEERS	206 WEST MAIN STREET	SALISBURY, MARYLAND 21801 410-742-3115, Fax 410-548-5790	www.gmbnet.com	
			FOX HAVEN II - PHASE 2	SUSSEX COUNTY, DELAWARE				
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ZONING CONDITIONS:

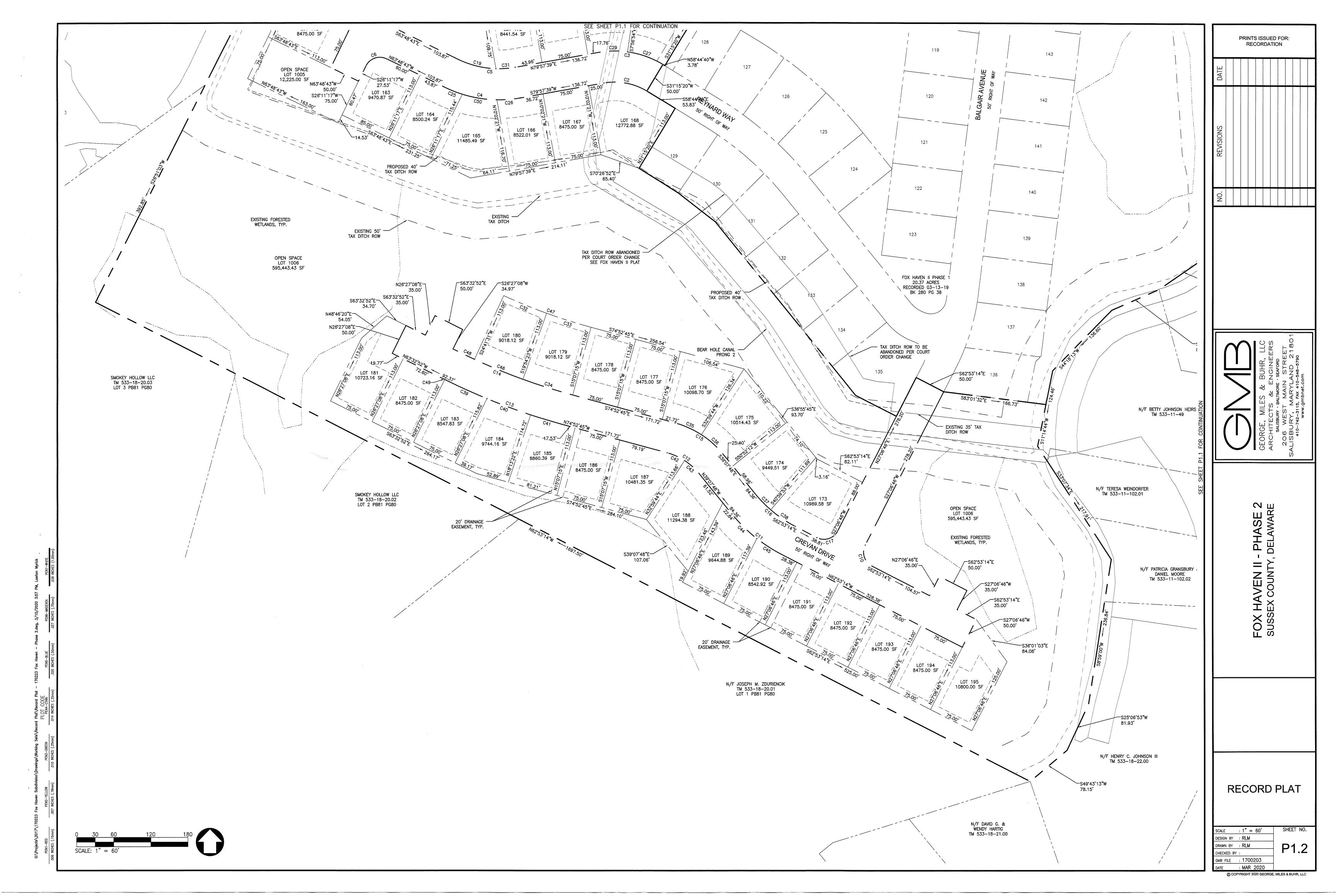
- A. THERE SHALL BE NO MORE THAN 95 LOTS WITHIN THE SUBDIVISION.
- B. THE DEVELOPER SHALL ESTABLISH A UNIFIED HOMEOWNER'S ASSOCIATION WITH THE EXISTING FOX HAVEN SUBDIVISION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADS, BUFFERS, STORMWATER MANAGEMENT FACILITIES AND OTHER COMMON AREAS.
- C. THE STORMWATER MANAGEMENT SYSTEM SHALL MEET OR EXCEED THE REQUIREMENTS OF THE STATE AND COUNTY. THE FINAL SITE PLAN SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT FOR THE DESIGN AND LOCATION OF ALL STORMWATER MANAGEMENT AREAS AND EROSION AND SEDIMENTATION CONTROL FACILITIES.
- D. A FORESTED OR LANDSCAPED BUFFER OR AT LEAST 30 FEET IN DEPTH SHALL BE INSTALLED ALONG THE ENTIRE PERIMETER OF THE PROJECT. THE FINAL SITE PLAN SHALL CONTAIN A LANDSCAPED PLAN FOR ALL OF THESE AREAS.
- E. THE SUBDIVISION SHALL BE SERVED BY SUSSEX COUNTY FOR SEWER SERVICE.
- F. THE SUBDIVISION SHALL BE SERVED BY A PUBLICLY REGULATED CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION.
- G. STREET DESIGN SHALL MEET OR EXCEED SUSSEX COUNTY STANDARDS.THIS SHALL INCLUDE INTERCONNECTIVITY WITH THE EXISTING FOX HAVEN DEVELOPMENT.
- H. THE DEVELOPMENT SHALL BE SERVED BY ITS OWN ON-SITE ACTIVE AMENITIES SUCH AS A POOL AND CLUB HOUSE. THE DEVELOPER SHALL BEGIN CONSTRUCTION OF THE ACTIVE AMENITIES BEFORE THE ISSUANCE OF THE 30TH RESIDENTIAL BUILDING PERMIT AND THE DEVELOPER SHALL COMPLETE ALL AMENITIES PRIOR TO THE ISSUANCE OF THE 60TH RESIDENTIAL BUILDING PERMIT.
- I. THERE SHALL BE A 30 FOOT BUFFER FROM ALL WATERWAYS ON THE SITE.
- J. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.
- K. DELIVERIES OF DIRT, FILL OR OTHER SIMILAR MATERIALS SHALL ONLY BE MADE TO OR FROM THE SITE BETWEEN THE HOURS OF 8:00 AM THROUGH 5:00 PM, MONDAY THROUGH FRIDAY.
- L. THE FINAL SITE PLAN SHALL INDICATE ALL FORESTED AREA THAT WILL BE PRESERVED
- M. AS PROFFERED BY THE APPLICANT, A BOAT STORAGE AREA SHALL BE AVAILABLE TO OWNERS WITHIN THE FOX HAVEN SUBDIVISION AND THIS SUBDIVISION.
- N. A REVISED PRELIMINARY SITE PLAN EITHER DEPICTING OR NOTING THESE CONDITIONS MUST BE SUBMITTED TO THE OFFICE OF PLANNING AND ZONING.
- 0. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

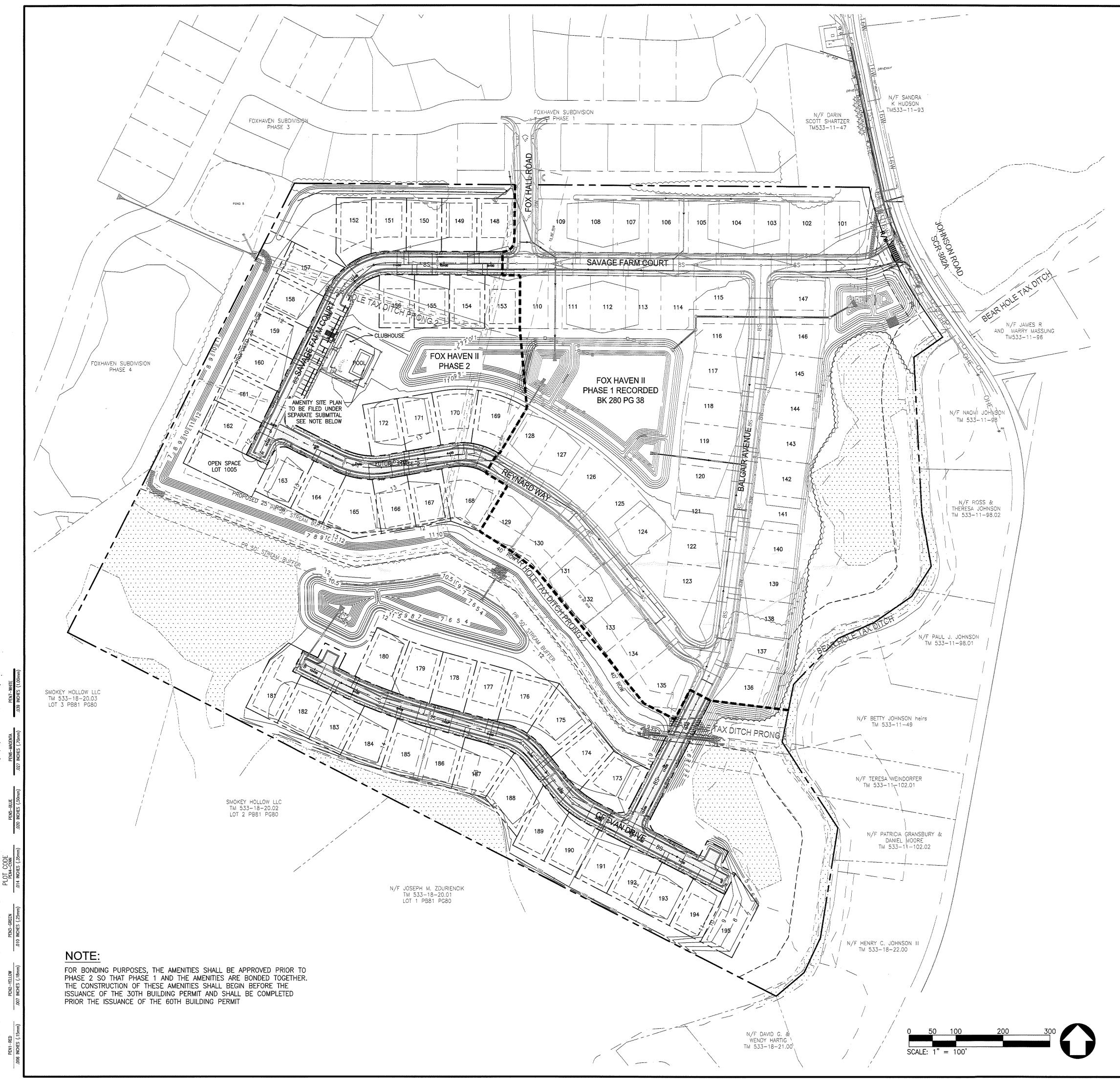
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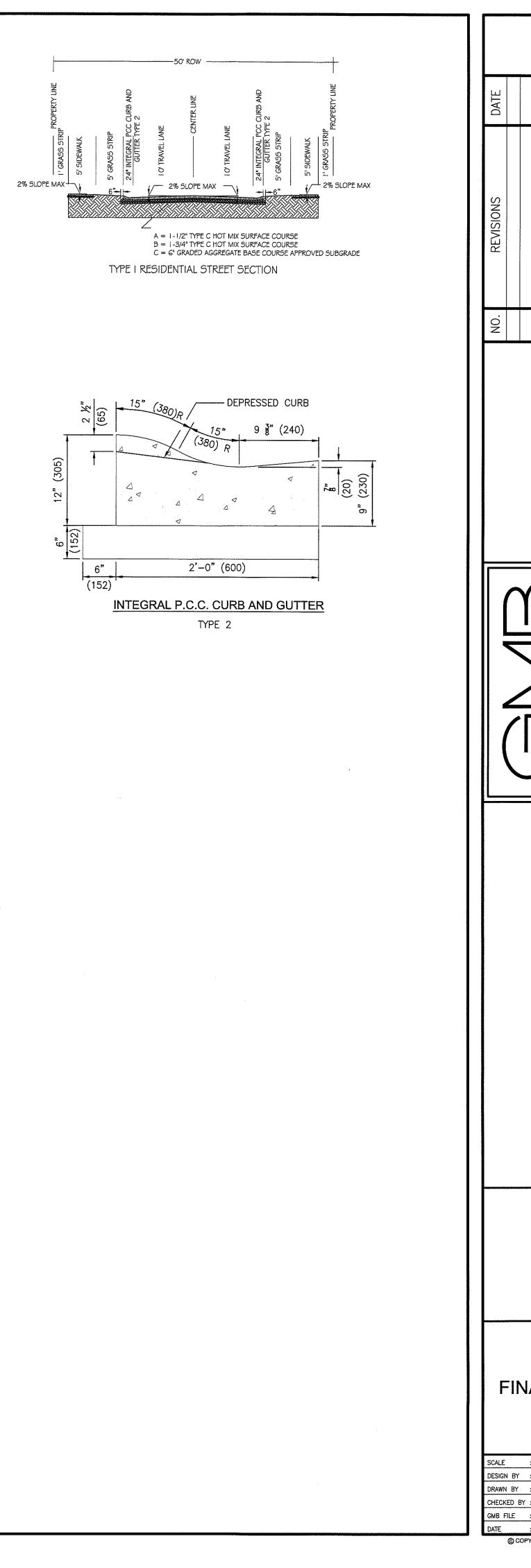


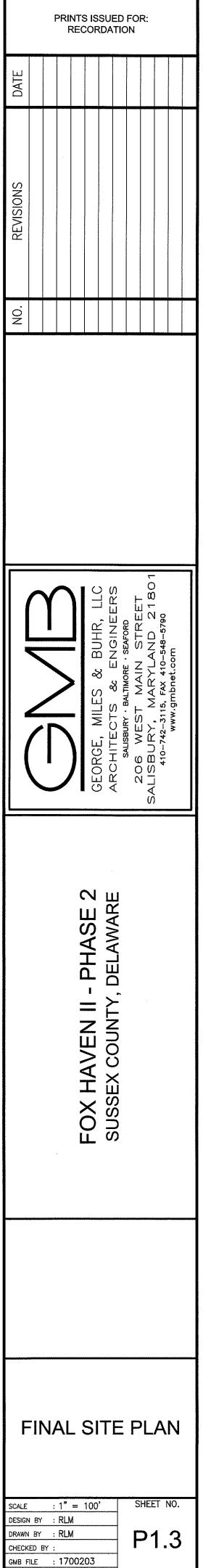
-

. Fox Haven Subdivision\Drawings\Working Sets\Record Plat\Record Plat - 170223 Fox Haven - Phase 2.dwg, 3/10/2020 3.57 Pl PLOT CODE









CURVE TABLE									
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE		
C1	198.67'	878.40'	12.96	N29*02'34"W	198.25'	N 173292.30,E 735417.40	N 173465.62,E 735321.10		
C2	72.07'	100.00'	41.29	N79*23'31"W	70.52'	N 172962.97,E 734471.94	N 172975.95,E 734402.62		
C3	108.11'	150.00'	41.29	S79*23'31"E	105.78'	N 173025.19,E 734393.90	N 173005.72,E 734497.88		
C4	126.46'	200.00'	36.23	N81*55'32"W	124.36'	N 172952.12,E 734267.99	N 172969.59,E 734144.8		
C5	94.84'	150.00'	36.23	S81*55'32"E	93.27'	N 173014.46,E 734166.93	N 173001.36,E 734259.2		
C6	39.27'	25.00'	90.00	S71 * 11'17 " W	35.36'	N 173015.43,E 734051.66	N 173004.03,E 734018.1		
C7	39.27'	25.00'	90.00	S18*48'43"E	35.36'	N 173093.76,E 734062.33	N 173060.30,E 734073.7		
C8	168.09'	150.00'	64.20	N58'17'24"E	159.43'	N 173350.63,E 734132.93	N 173434.43,E 734268.5		
C9	112.06'	100.00'	64.20	S58*17'24"W	106.29'	N 173384.43,E 734268.22	N 173328.56,E 734177.8		
C10	39.27'	25.00'	90.00	S17'53'14"E	35.36'	N 172231.21,E 734825.00	N 172197.56,E 734835.8		
C11	103.66'	250.00'	23.76	N51°00'31 " W	102.92'	N 172216.32,E 734689.52	N 172281.07,E 734609.5		
C12	62.39'	100.00'	35.75	N57°00'16"W	61.39'	N 172346.51,E 734556.29	N 172379.94,E 734504.8		
C13	210.03'	1062.00'	11.33	N69*12'48 [*] W	209.69'	N 172424.74,E 734339.02	N 172499.15,E 734142.9		
C14	207.51'	1012.00'	11.75	S69'00'17"E	207.15'	N 172547.23,E 734158.67	N 172473.01,E 734352.0		
C15	93.59'	150.00'	35.75	S57*00'16"E	92.08'	N 172428.21,E 734517.84	N 172378.07,E 734595.0		
C16	82.93'	200.00'	23.76	S51*00'31"E	82.34'	N 172312.63,E 734648.31	N 172260.82,E 734712.3		
C17	39.27'	25.00'	90.00	N72*06'46"E	35.36'	N 172243.13,E 734746.85	N 172253.99,E 734780.5		
C18	189.55'	263.00'	41.29	N79*23'31 <i>"</i> W	185.48'	N 173102.31,E 734556.51	N 173136.46,E 734374.2		
C19	63.57'	150.00'	24.28	N75*57'12"W	63.10'	N 172999.14,E 734228.14	N 173014.46,E 734166.9		
C20	88.84'	100.00'	50.90	N51°38'17"E	85.95'	N 173328.56,E 734177.80	N 173381.90,E 734245.1		
C21	39.16'	25.00'	89.74	S45 * 31'11 <i>"</i> W	35.28'	N 173457.51,E 734532.86	N 173432.79,E 734507.6		
C22	41.56'	150.00'	15.88	S82*27'14"W	41.43'	N 173434.43,E 734268.56	N 173428.99,E 734227.4		
C23	60.03'	150.00'	22.93	S63*03'01 <i>"</i> W	59.63'	N 173428.99,E 734227.49	N 173401.96,E 734174.3		
C24	62.62'	150.00'	23.92	S38*08'49"W	62.16'	N 173399.51,E 734171.33	N 173350.63,E 734132.9		
C25	31.26'	200.00'	8.96	S68*17'22"E	31.23'	N 172969.59,E 734144.87	N 172958.04,E 734173.8		
C26	38.52'	200.00'	11.03	N85*28'41"E	38.46'	N 172949.09,E 734229.66	N 172952.12,E 734267.9		
C27	61.02'	150.00'	23.31	N70°23'53"W	60.60'	N 173005.72,E 734497.88	N 173026.04,E 734440.8		
C28	106.98'	263.00'	23.31	S70*23'53"E	106.25'	N 173137.96,E 734456.42	N 173102.31,E 734556.5		
C29	47.09'	150.00'	17.99	S88*57'16"W	46.90'	N 173026.04,E 734440.80	N 173025.19,E 734393.9		
C30	82.57'	263.00'	17.99	N88*57'16"E	82.23'	N 173136.46,E 734374.21	N 173137.96,E 734456.4		
C31	31.27'	150.00'	11.94	S85*55'58"W	31.21'	N 173001.36,E 734259.28	N 172999.14,E 734228.1		
C32	75.09'	899.00'	4.79	S67*42'03"E	75.07'	N 172633.17,E 734240.50	N 172604.68,E 734309.9		
C33	75.09'	899.00'	4.79	S72*29'11"E	75.07'	N 172604.68,E 734309.96	N 172582.09,E 734381.5		
C34	84.53'	1012.00'	4.79	N72*29'11 " W	84.50'	N 172473.01,E 734352.07	N 172498.44,E 734271.4		
C35	46.80'	150.00'	17.87	N65*56'30"W	46.61'	N 172409.21,E 734560.40	N 172428.21,E 734517.8		
C36	46.80'	150.00*	17.87	N48*04'02"W	46.61'	N 172378.07,E 734595.07	N 172409.21,E 734560.4		
C37	34.46'	200.00'	9.87	N44*03'57 " W	34.42'	N 172287.90,E 734672.25	N 172312.63,E 734648.3		
C38	48.47'	200.00*	13.89	N55*56'40"W	48.35'	N 172260.82,E 734712.31	N 172287.90,E 734672.2		
C39	75.07'	1062.00'	4.05	S65 ' 42'09"E	75.05'	N 172498.09,E 734145.14	N 172467.20,E 734213.5		
C40	75.06'	1062.00'	4.05	S69*45'08"E	75.05'	N 172467.20,E 734213.54	N 172441.23,E 734283.9		
C41	57.50'	1062.00'	3.10	S73 '19'41 "E	57.49'	N 172441.23,E 734283.95	N 172424.74,E 734339.0		
C42	31.20'	100.00'	17.87	S65*56'30"E	31.07'	N 172379.94,E 734504.80	N 172367.28,E 734533.1		
C43	31.20'	100.00'	17.87	S48*04'02"E	31.07'	N 172367.28,E 734533.17	N 172346.51,E 734556.2		
C44	56.76'	250.00'	13.01	S45*38'05"E	56.64'	N 172281.07,E 734609.53	N 172241.47,E 734650.0		
C45	46.90'	250.00'	10.75	S57*30'48"E	46.83'	N 172241.47,E 734650.02	N 172216.32,E 734689.5		
C46	84.53'	1012.00'	4.79	N67*42'03"W	84.50'	N 172498.44,E 734271.48	N 172530.50,E 734193.3		
C47	150.17'	899.00'	9.57	S70°05'37"E	150.00'	N 172633.17,E 734240.50	N 172582.09,E 734381.5		
C48	38.46'	1012.00'	2.18	N64*13'09"W	38.46'	N 172530.50,E 734193.30	N 172547.23,E 734158.6		
C49	2.40'	1062.00'	0.13	S63*36'45"E	2.40'	N 172499.15,E 734142.98	N 172498.09,E 734145.1		
C50	56.68'	200.00'	16.24	S80*53'09"E	56.49'	N 172958.04,E 734173.88	N 172949.09,E 734229.6		
C51	23.22'	100.00'	13.30	S83*44'24"W	23.17'	N 173384.43,E 734268.22	N 173381.90,E 734245.1		
C52	3.87'	150.00'	1.48	S50*50'42"W	3.87'	N 173401.96,E 734174.33	N 173399.51,E 734171.3		

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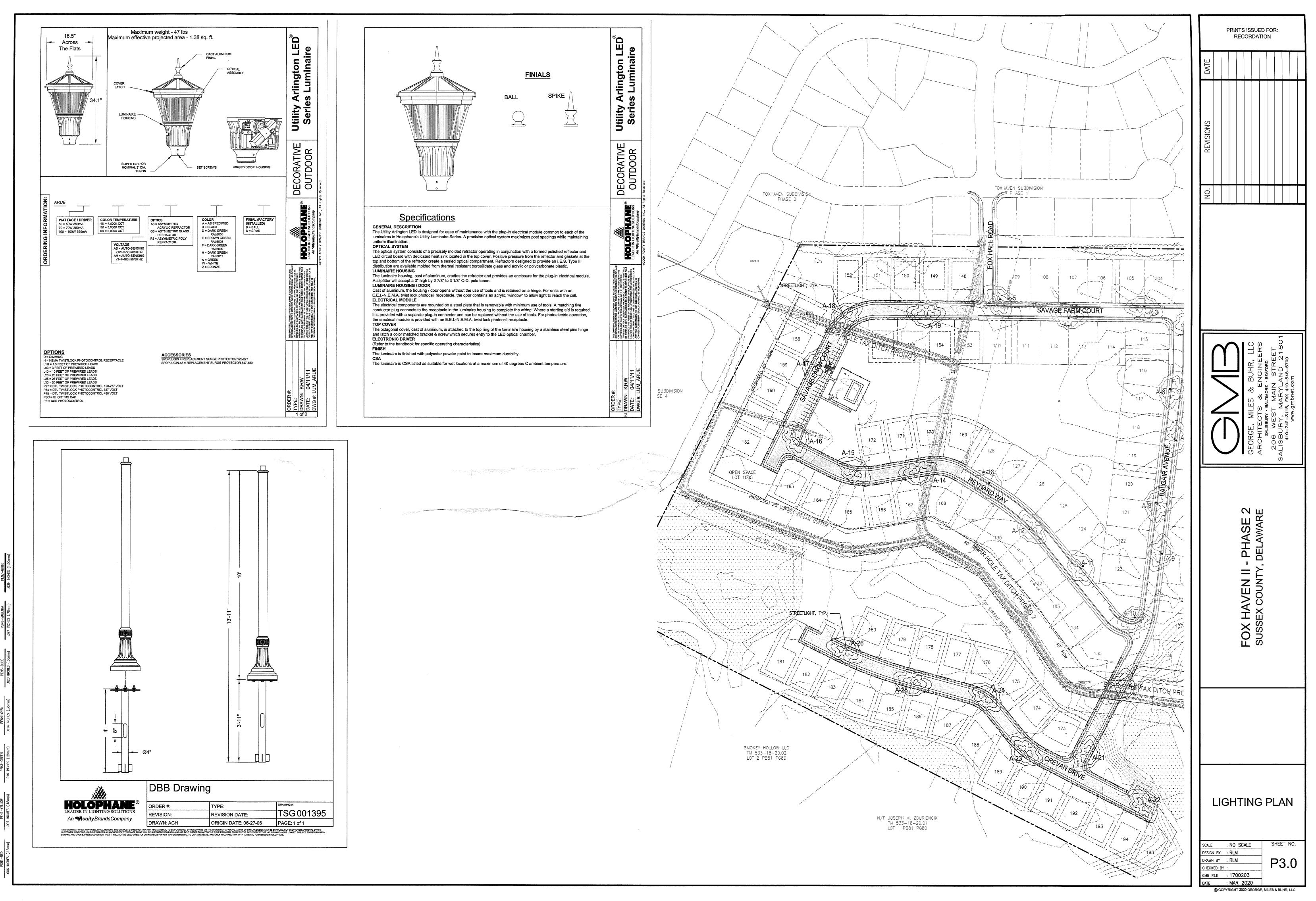
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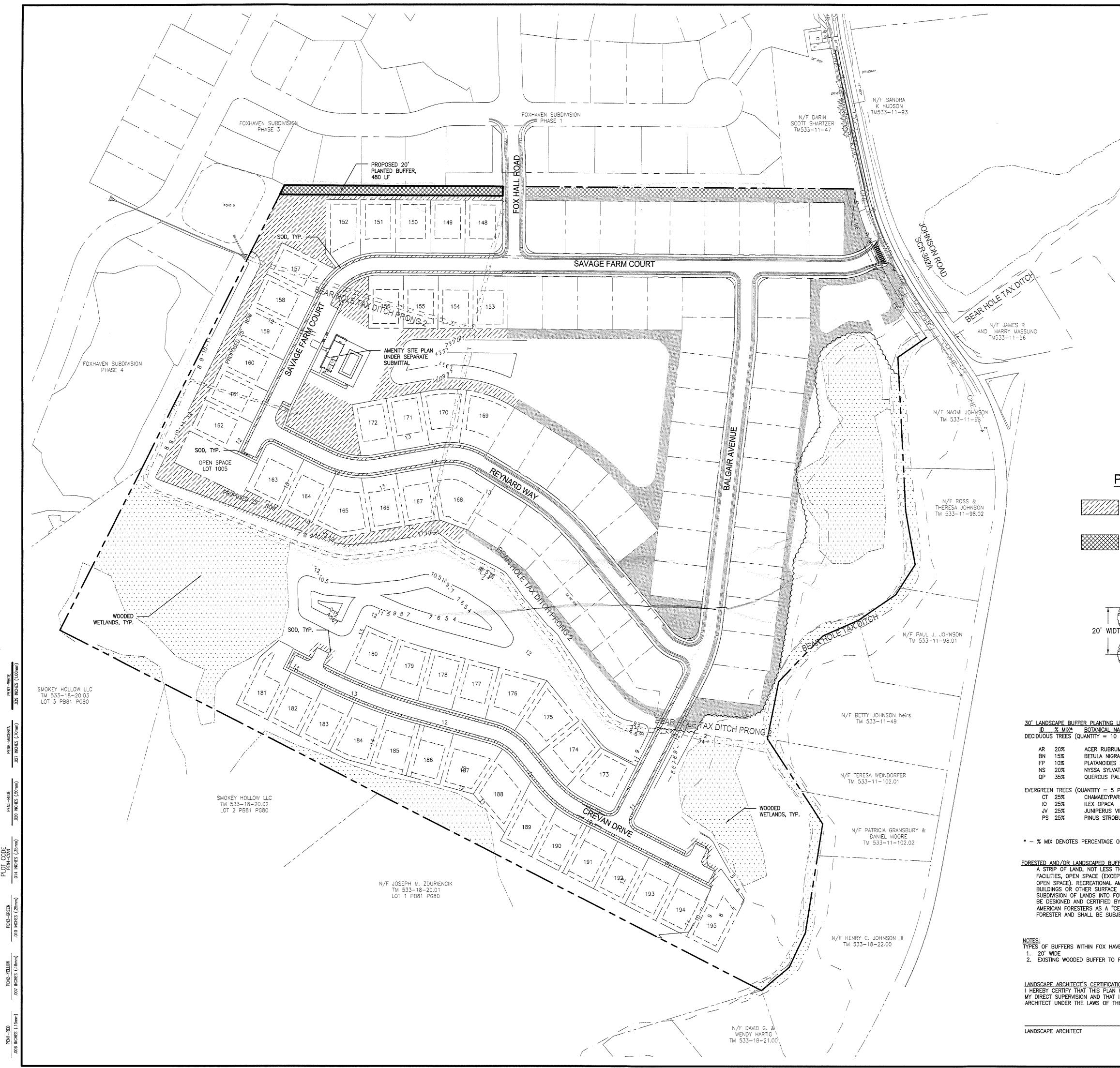
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PRINTS ISSUED FOR: RECORDATION												
DATE												
REVISIONS												
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GEORGE, MILES & BUHR, LLC GEORGE, MILES & BUHR, LLC ARCHITECTS & ENGINEERS SALISBURY : BALTIMORE : SEAFORD 206 WEST MAIN STREET 206 WEST MAIN STREET												
FOX HAVEN IL - PHASE 2 SUSSEX COUNTY, DELAWARE												
LINE AND CURVE TABLES												
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	PRINTS ISSUED FOR: RECORDATION
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	BUHR, LLC ENGINEERS · SEAFORD J STREET AND 21801 0-548-5790 om
PLANTING LEGEND:	ILES & S & E BALTIMORE T MAIN MARYL MARYL 15, Fax 410 (.9mbnet.c
TURF TYPE TALL FESCUE 115,425 SF (2.65 ACRES)	SEORGE, MII SEORGE, MII ARCHITECT SALISBURY 206 WEST 410-742-311
20' WIDE PLANTED BUFFER 480 LF	CEORG ARCHI 206 SALISBL
100' LENGTH HDTH	II - PHASE 2 TY, DELAWARE
TYPICAL 100' FORESTED BUFFER SECTION	VEN
NAME 10 PER 100 LF == 68)COMMON NAMESIZENOTESORUM 'OCTOBER GLORY'OCTOBER GLORY RED MAPLE1.5" CAL.B&BNATIVEGRARIVER BIRCH5' HGT.B&BMULTI-STEMMED NATIVEES X ACERIFOLIALONDON PLANE TREE1.5" CAL.B&BHYBRID OF NATIVELVATICABLACK GUM1.5" CAL.B&BNATIVEPALUSTRISPIN OAK1.5" CAL.B&BNATIVE	FOX HAVEN II sussex county
5 PER 100 LF = 34)PARIS THYOIDESATLANTIC WHITE CEDAR5' HGT.B&BNATIVECAAMERICAN HOLLY5' HGT.B&BNATIVES VIRGINIANAEASTERN RED CEDAR5' HGT.B&BNATIVEROBUSEASTERN WHITE PINE5' HGT.B&BNATIVE	
E OF TREE SPECIES FOR OVERALL BUFFER PLANTINGS.	
SUFFER STRIP S THAN 20 FEET IN WIDTH, EXCLUSIVE OF ANY RESIDENTIAL LOTS, STORMWATER MANAGEMENT AREAS OR CEPT THAT THE LAND AREA WITHIN THE BUFFER STRIP MAY BE INCLUDED IN THE OVERALL CALCULATION OF AMENITIES, WASTEWATER TREATMENT AND/OR DISPOSAL FACILITIES, WATER TREATMENT FACILITIES, STREETS, CE IMPROVEMENTS AND LOCATED ALONG THE ENTIRE OUTER PERIMETER OF ANY PORTION OF A MAJOR FOUR OR MORE LOTS ADJACENT TO LAND OF OTHER OWNERSHIP. A LANDSCAPE PLAN FOR THE BUFFER SHALL BY A LICENSED LANDSCAPE ARCHITECT, LICENSED FORESTER OR FORESTER DESIGNATED BY THE SOCIETY OF "CERTIFIED FORESTER." THE LANDSCAPE PLAN SHALL BE REVIEWED AND COMMENTED ON BY THE STATE JBJECT TO THE FINAL REVIEW AND APPROVAL OF THE COMMISSION.	
HAVEN II: TO REMAIN UNDISTURBED	LANDSCAPING PLAN
AN WAS PREPARED BY ME OR UNDER AT I AM A DULY LICENSED LANDSCAPE THE STATE OF DELAWARE.	SCALE : 1" = 100' SHEET NO.
DATE 0 50 100 200 300 SCALE: 1" = 100'	DESIGN BY : RLM DRAWN BY : RLM CHECKED BY : GMB FILE : 1700203 DATE : MAR 2020

D	ATE	:	MAR	20	20	
_	©C	OPYR	IGHT 2	2020	GEORG	Ē, MI

EORGE, MILES & BUHR, LLC



ARCHITECTS ENGINEERS

206 WEST MAIN STREET SALISBURY, MD 21801 PH: 410.742.3115 PH: 800.789.4462 FAX: 410.548.5790

> SALISBURY BALTIMORE SEAFORD

www.gmbnet.com

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JAMES H. WILLEY, JR., PE PETER A. BOZICK, JR., PE JUDY A. SCHWARTZ, PE CHARLES M. O'DONNELL, III, PE W. BRICE FOXWELL, PE A. REGGIE MARINER, JR., PE JAMES C. HOAGESON, PE STEPHEN L. MARSH, PE DAVID A. VANDERBEEK, PE ROLAND E. HOLLAND, PE JASON M. LYTLE, PE CHRIS B. DERBYSHIRE, PE W. MARK GARDOCKY, PE MORGAN H. HELFRICH, AIA KATHERINE J. MCALLISTER, PE

JOHN E. BURNSWORTH, PE MICHAEL G. KOBIN, PE VINCENT A. LUCIANI, PE ANDREW J. LYONS, JR., PE W. NICHOLAS LLOYD AUTUMN J. WILLIS January 27, 2020

Sussex County Planning & Zoning 2 The Circle P.O. Box 417 Georgetown, DE 19947

Attn: Mr. Jamie Whitehouse Planning & Zoning Manager

Re: Bayside – Parcel P Tax Map Parcel 533-19-17.01 Preliminary Site Plan GMB Project 200018

Dear Jamie:

Attached please find two (2) full size copies of the Bayside Parcel P Preliminary Site Plan check-print and the Americana Bayside Revised Master Plan (MP-13) for your review. Parcel P, Tax Map Parcel 533-19.00-17.01, is included in the Americana Bayside MR-RPC per Change of Zone 1393. Per Zoning Condition No. 24, commercial activity is allowed on this parcel.

It is the intention of Carl M Freeman Companies to develop this 2.37-acre parcel with a 6,300 SF commercial/retail building.

We will submit the appropriate documentation for the Planning Commission meeting, upon your review and approval. If you should have any questions, or comments, please feel free to contact me by telephone at (410) 742-3115 or by e-mail at smarsh@gmbnet.com.

Sincerely, Stephen L. Marsh, P.E.

Stephen L. Marsh, P.E Sr. Vice President

SLM/cl

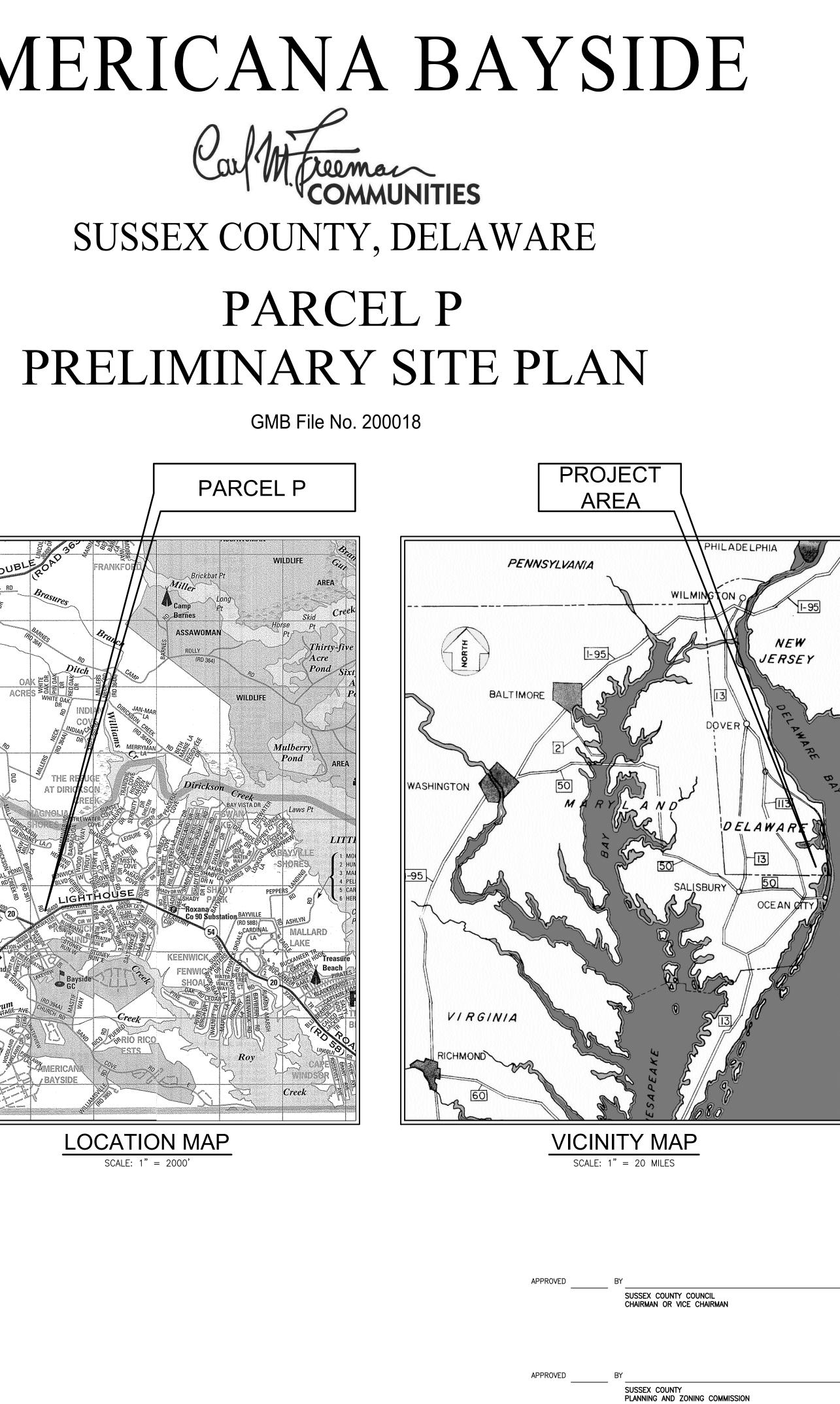
Enclosures:

- Two (2) copies of the Bayside Parcel P Preliminary Site Plan (check-print).
- Two (2) copies of the Revised Americana Bayside Master Plan (MP-13)

CC:

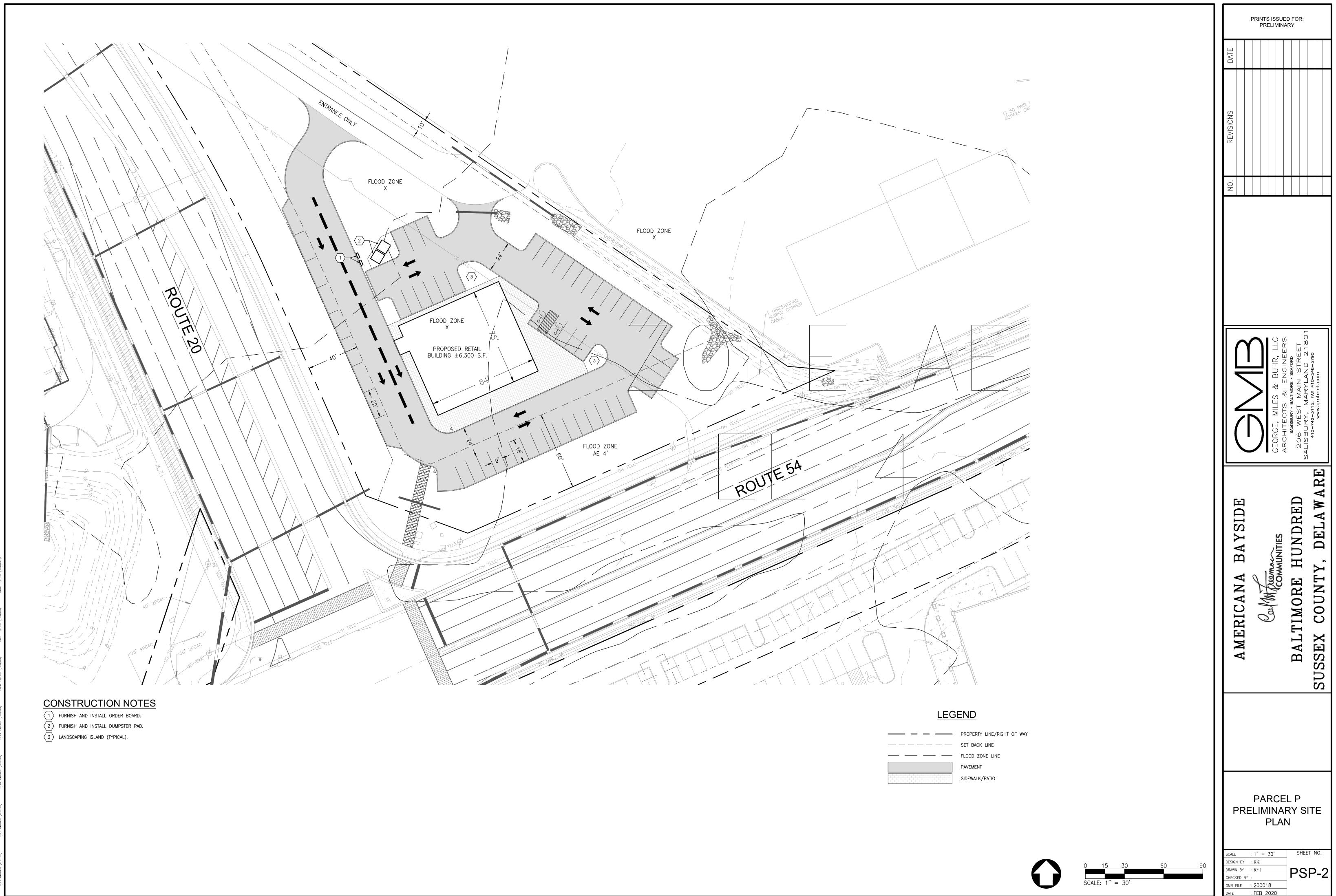
Carl M Freeman Companies Attn: Mr. Josh Mastrangelo (w/ electronic encl.)

FE	DNING CONDITIONS BRUARY 6, 2001 – AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010	
	<u>F BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393</u> IDITIONS	ΔΝ
	THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700.	
	THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.	
	THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.	
	RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.	
6.	ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.	
7.	THE APPLICANT SHALL ESTABLISH A 60–FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.	
8.	RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.	
	THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.	
	STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION	
	OF NON-TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.	
	THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.	
	STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES	
16.	INVOLVED. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.	
17.	THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24-HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT.	K87
18.	THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.	
19.	THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON-MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.	BA) Stand
20.	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 SHALL 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 SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.	Canal
21.	NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.	MILL BRIDGE RED 3811 LA
22.	PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.	T N
	ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLE RIGHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.	Creek
<u>PL</u> /	NNING & ZONING DESIGN CONDITIONS – SEPTEMBER 23, 2003	RDE ACRES
A.	THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15-FEET.	CHURCH
в.	THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.	(RD 391)
С.	THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI-FAMILY UNITS AND THE MIXED USES TO BE 52-FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED; AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42-FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS:	E Roy PRESER
	 THERE SHALL BE NO LIVING SPACE ABOVE 42-FEET. THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52-FEET. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8-FEET ABOVE THE PEAK OF THE ROOF. 	ADVAN
D.	THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI-FAMILY STRUCTURES ONLY TO BE 9-FEET BY 18-FEET IN SIZE; THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI-FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED.	COUNTRYS 54 ESTS
() N H	SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #8702 ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A (ARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE IINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 IOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN. SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #9853	
	IN JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A ARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 IPPROXIMATELY 240 SQUARE FEET ON EACH SIDE.	
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				PRINTS ISSUED FOR: PRELIMINARY
				DATE
LIST OF DRAWINGS: PSP-1 COVER SHEE PSP-2 PRELIMINARY				NO.
CONSULTANT TEAM				
OWNER/APPLICANT:	CMF BAYSIDE, LLC 21 VILLAGE GREEN DR OCEAN VIEW, DE 1997 CONTACT: JOSH MAST (PHONE) 302-436-5	70 TRANGELO		
CIVIL ENGINEER:	GEORGE, MILES & BUI 206 WEST MAIN STREE SALISBURY, MARYLAND CONTACT: STEPHEN L 410-742- 410-548-	ET 21801		
WETLANDS SPECIALIST:	ENVIRONMENTAL RESOL 38173 DUPONT BLVD SELBYVILLE, DE 19975 CONTACT: ED LAUNAY 302–436–			BUHR, LLC NGINEERS • SEAFORD STREET AND 21801 -548-5790 5m
SITE DATA:				Breich C N H H H K K K K K K K K K K K K K K K K
TAX MAP #: DEED REFERENCE:	533–19.00 PARCEL 17.01 2428/347			LES S &c MAR MAR MAR 15, Fax
TOTAL PARCEL 17.01 AREA: ZONING CLASSIFICATION	$\frac{ACRES}{\pm}$ ± 2.37 MR-RPC			GE, MIL HITECTS SALISBURY - S WEST 3 URY, 0-742-311
PROPOSED USE: BUILDING SIZE:	COMMERCIAL/RETAIL 6,300 SQ.FT.			GEORGE ARCHIT Salis Salis Salis Salis Bur Ato-7
FLOOD INFORMATION: SPECIAL FLOOD HAZARD AREAS: ZONE X— AREAS OF 0.2% ANNUAL CHAN LESS THAN 1 FOOT OR WITH DRAINAGE / ANNUAL CHANCE FLOOD. ZONE X — AREAS DETERMINED TO BE O ZONE AE 4 PER FIRM MAP 10005C0651K, DATED MA	AREAS LESS THAN 1 SQUARE MILE; UTSIDE THE 0.2% ANNUAL CHANCE	CHANCE FLOOD WITH AVERAGE DEPTHS OF ; AND AREAS PROTECTED BY LEVEES FROM : FLOODPLAIN	1%	ARE
BUILDING SETBACKS 60' FRONT YARD FROM RT. 54 (HCOZ) 40' FRONT YARD FROM RT. 20 10' REAR YARD REQUIRED PARKING (1 PER 200 SQ.FT): PARKING PROVIDED: WATER PROVIDER: TIDEWATER U SEWER PROVIDER: SUSSEX COU	32 57 JTILITIES, INC. JNTY			A BAYSIDE
OWNERS CERTIFICATION I, THE UNDERSIGNED, CERTIFY THAT AL SHALL BE DONE PURSUANT TO THE AF INVOLVED IN THE LAND DISTURBANCE V DEPARTMENTAL SPONSORED OR APPROV AND SEDIMENT CONTROL BEFORE INITIA OR DELEGATED INSPECTION AGENCY HA	L LAND CLEARING, CONSTRUCTION PROVED PLAN AND THAT RESPON /ILL HAVE A CERTIFICATION OF TR /ED TRAINING PROGRAM FOR THE TION OF THE PROJECT. I CERTIF S THE RIGHT TO CONDUCT ON—S	ISIBLE PERSONNEL RAINING AT THE CONTROL OF EROSION FY THAT THE DEPARTMENT		AMERICANA AMERICANA Conne BALTIMORE SUSSEX COUNT
ENGINEER'S CERTIFICAT "I <u>STEPHEN L. MARSH, P.E.</u> HEREBY C OF DELAWARE, THAT THE INFORMATION SUPERVISION AND TO THE BEST OF M ENGINEERING PRACTICES AS REQUIRED	ERTIFY THAT I AM A REGISTERED SHOWN HERE HAS BEEN PREPAF Y KNOWLEDGE AND BELIEVE REPF	RED UNDER MY RESENTS GOOD		
ENGINEER'S SIGNATURE		DATE		
				PARCEL P PRELIMINARY SITE PLAN COVER SHEET
				SCALE : VARIES SHEET NO.
				DESIGN BY : KK DRAWN BY : RFT CHECKED BY : GMB FILE : 200018 DATE : FEB 2020

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DATE

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<u>SEA GRASS BEND – SUSSEX COUNTY PLANNING AND ZONING COMMISSION – CASE #1701</u>	Residential Unit Des
1. THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS SHALL BE 55, CONSISTING OF TOWNHOUSES AND SINGLE—FAMILY DETACHED CONDOMINIUMS.	Patio Homes (P) Village Homes (V)
2. THE DEVELOPMENT SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.	Estate Homes (E) Grand Estate Home
3. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE COUNTY ENGINEERING DEPARTMENT.	Custom Homes (C Courtyard Homes (
4. THE RPC WILL BE SERVED BY CENTRAL WATER.	Tow nhouse 20'/22
5. STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE OPERATED IN A MANNER CONSISTENT WITH BEST MANAGEMENT PRACTICES.	12-Plex Multifamily 30-Plex Multifamily Single Family Cond
6. THE FINAL SITE PLAN FOR EACH PHASE OF THE DEVELOPMENT SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT UPON IT.	
7. THE PROJECT WILL BE INCORPORATED AS PART OF THE EXISTING AMERICANA BAYSIDE MR-RPC (CHANGE OF ZONE NO. 1393) AND SHALL BE SUBJECT TO AND BENEFITED BY THE CONDITIONS IMPOSED UPON THE DEVELOPMENT, EXCEPT AS MODIFIED HEREIN.	
8. ALL ENTRANCE, ROADWAY, INTERSECTION AND MULTI-MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED IN ACCORDANCE WITH DELDOT'S STANDARD DETERMINATIONS.	
9. THE INTERIOR STREET DESIGN AND PARKING AREAS SHALL MEET OR EXCEED SUSSEX COUNTY STREET DESIGN SPECIFICATIONS AND REQUIREMENTS.	MELSON PROPERT
10. THE APPLICANT SHALL FORM A CONDOMINIUM ASSOCIATION TO BE RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADWAYS, BUFFERS, STORMWATER MANAGEMENT AREAS AND COMMUNITY AREAS.	1. THE RESIDEN SHALL NOT E
11. ALL ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.	EXCEED 18,00 2. THE 48 RESI
12. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN FOR ALL THE BUFFER AREAS, SHOWING ALL THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THOSE AREAS.	USES APPROV CONDITIONS.
13. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING	3. CONDITION #2 THIS APPLICAT
COMMISSION.	4. CZ #1803 S APPROVAL OF
KNOX PROPERTY - SUSSEX COUNTY PLANNING AND ZONING COMMISSION - CASE #1748	5. STREET NAMIN MAPPING AND
ON JULY 15, 2014, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED THE FOLLOWING ZONING CONDITIONS FOR PARCEL 287, KNOX PROPERTY.	6. A REVISED PF OFFICE OF ST
 THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS SHALL BE 93, CONSISTING OF 33 TOWNHOUSES, 30 DUPLEXES, 30 AND SINGLE FAMILY HOMES. (RESIDENTIAL MIX OF 48 DUPLEXES AND 45 SINGLE FAMILY HOMES WAS APPROVED BY PLANNING COMMISSION, SEPTEMBER 11, 2014. THIS CONDITION WAS CHANGED TO READ: THE MAXIMUM NUMBER OF RESIDENTIAL DWELLING UNITS SHALL BE 97, CONSISTING OF 58 DUPLEXES AND 39 SINGLE FAMILY HOMES. 	7. FINAL SITE F COMMISSION.
(APPROVED BY PLANNING COMMISSION, AUGUST 25, 2016.) 2. THE DEVELOPMENT SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.	
3. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE COUNTY ENGINEERING DEPARTMENT.	

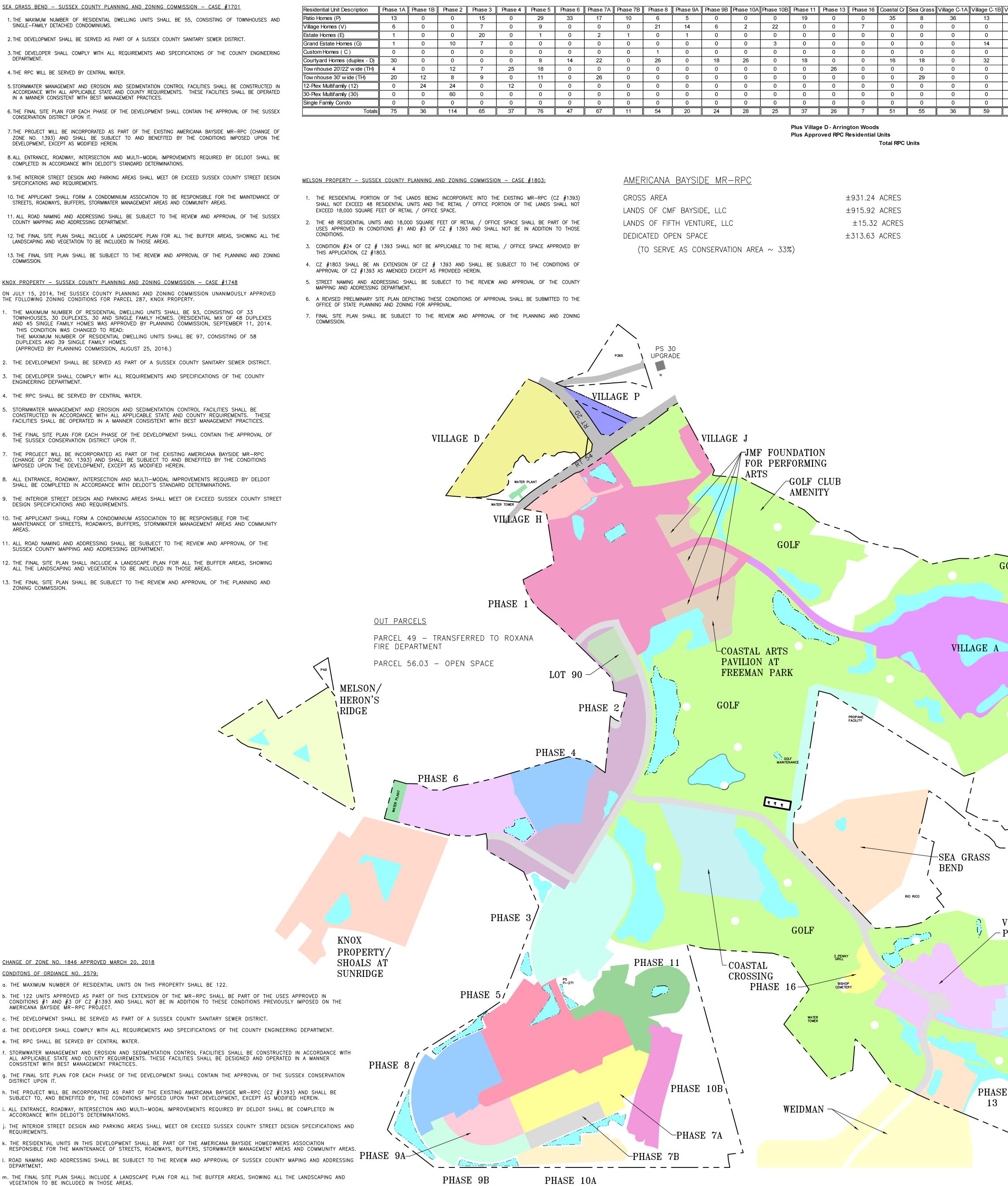
- 4. THE RPC SHALL BE SERVED BY CENTRAL WATER.

- THE PROJECT WILL BE INCORPORATED AS PART OF THE EXISTING AMERICANA BAYSIDE MR-RPC
- IMPOSED UPON THE DEVELOPMENT, EXCEPT AS MODIFIED HEREIN.
- SHALL BE COMPLETED IN ACCORDANCE WITH DELDOT'S STANDARD DETERMINATIONS.
- DESIGN SPECIFICATIONS AND REQUIREMENTS.
- 11. ALL ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE

Residential Unit Description	Phase 1A	Phase 1B	Phase
Patio Homes (P)	13	0	0
Village Homes (V)	6	0	0
Estate Homes (E)	1	0	0
Grand Estate Homes (G)	1	0	10
Custom Homes (C)	0	0	0
Courtyard Homes (duplex - D)	30	0	0
Tow nhouse 20'/22' wide (TH)	4	0	12
Tow nhouse 30' w ide (TH)	20	12	8
12-Plex Multifamily (12)	0	24	24
30-Plex Multifamily (30)	0	0	60
Single Family Condo	0	0	0
Totals	75	36	114

- 000 SQUARE FEET OF RETAIL / OFFICE SPACE.
- ATION, CZ #1803.
- ADDRESSING DEPARTMENT.
- STATE PLANNING AND ZONING FOR APPROVAL.





n. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.

≻1В	Village C-1C	Village C-2	Knox	Melson	Village A	Lot 90	Weidman	Totals
	76	46	39	0	24	0	0	424
	0	0	0	0	0	0	0	94
	0	0	0	0	76	0	0	102
	0	0	0	0	0	2	0	37
	0	0	0	0	0	0	0	1
	0	0	58	48	0	12	116	346
	0	0	0	0	0	0	0	92
	0	0	0	0	0	0	0	115
	0	0	0	0	0	0	0	60
	0	0	0	0	0	0	0	60
	0	0	0	0	0	0	0	0
	76	46	97	48	100	14	116	1447

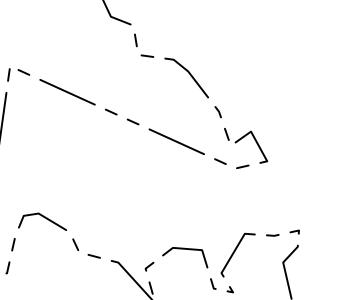
341
1848

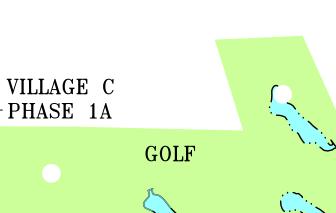
NON-RESIDENT	IAL DESCR	IPTION		
	Sq. Ft. NON- COMMERCIAL	Sq. Ft. APPROVED - NOT CONSTRUCTED	Sq. Ft. APPROVEL AND CONSTRUCTED	
Village J				
Grocery (Existing)			48,756	
Bank (Existing)			3,010	
Restaurants (Existing)			4,620	
Retail (Existing)			4,680	
Extended Commercial			14,060	
Town Center				
Welcome Center	2,600			
Retail/Post Office	1,230			
Foundation Office	10,200			
Recreation Center	18,000			
Village H				
Pharmacy/Retail (Existing)			13,281	
Restaurant			4,500	
Point Commercial				
Restaurant, Retail			9,388	
Village P				
Commercial		6,300		
Melson				
Office		18,000		
Golf				
Banquet Commercial			12,000	
	Total	24,300	114,295	
Approved Commercial	170,000			
Approved Remaining to be permitted	31,405			
Approved Remaining to be construced	24,300			
Planned JMFF Coastal Arts Pavilion		mately 4000 Seat atre 50,000-80,000		

GOLI



UNSHADED AREAS WITHIN AMERICANA BAYSIDE MR-RPC BOUNDARY ARE CONSERVATION AREAS OR OTHER OPEN SPACE





FI-272

DRUM CREEK

-VILLAGE C

PHASE 1B

VILLAGE C - PHASE 1C

ZONING CONDITIONS

FEBRUARY 6, 2001 - AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010 <u>CMF BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393</u>

<u>CONDITIONS</u>

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700
- 2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT. 3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170.000
- SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
- 4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
- 5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
- 6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
- 7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
- 8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
- 9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS. 10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION,
- AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH. 11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
- 12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
- 13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
- 14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS.
- 15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.
- 16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
- 17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24-HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT. 18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY
- PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.
- 19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON-MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.
- 20. 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 SHALL 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 SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.
- 21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.
- 22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
- 23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
- 24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLE RIGHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.
- PLANNING & ZONING DESIGN CONDITIONS SEPTEMBER 23, 2003 A. THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A
- MINIMUM FRONT YARD SETBACK OF 15-FEET. B. THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.
- THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI-FAMILY UNITS AND THE MIXED USES TO BE 52-FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED; AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42-FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS:
- THERE SHALL BE NO LIVING SPACE ABOVE 42-FEET. THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52-FEET. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8-FEET ABOVE THE PEAK OF THE ROOF.
- D. THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI-FAMILY STRUCTURES ONLY TO BE 9-FEET BY 18-FEET IN SIZE; THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI-FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8702 ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A

VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN. SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #9853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE. SUSSEX COUNTY PLANNING AND ZONING COMMISSION

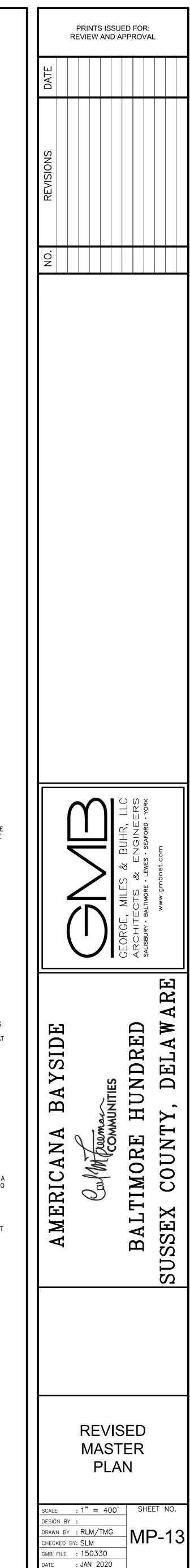
ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO ✓5 FEET FOR FUTURE HOMES IN THE PROJECT.

SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #11262 ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A

REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.

> VILLAGE C PHASE 2

POINT AMENITY POINT COMMERCIA



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ZONING CONDITIONS FEBRUARY 6, 2001 – AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010	
<u>CMF BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393</u> <u>CONDITIONS</u>	Λ
1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700. 2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF	
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PROVIDE A MEDICAL FACILITY. 4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.	
5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.	
6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.	
7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.	
8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.	
9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.	
10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.	
11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.	
12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.	H
13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.	
14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS	
WITHOUT VALID PERMITS. 15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN	
DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.	
16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.	
17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24-HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT.	S
18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.	wyano na
19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON-MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.	84)
20. 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 SHALL 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 SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN	ENTY MILL
APPROVED MASTER PLAN OR FINAL SITE PLAN. 21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.	T
22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.	A REAL
23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.	1 ² 8 RD
24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLERIGHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.	HETOWERDE LA DR CRAADE
<u>CHANGE OF ZONE NO. 1846 APPROVED MARCH 20. 2018</u> CONDITIONS OF ORDINANCE NO. 2579:	FENNING SUBHING
 a. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS ON THIS PROPERTY SHALL BE 122. b. THE 122 UNITS APPROVED AS PART OF THIS EXTENSION OF THE MR-RPC SHALL BE PART OF THE USES APPROVED IN CONDITIONS #1 AND #3 OF CZ #1393 AND SHALL NOT BE IN ADDITION TO THESE CONDITIONS PREVIOUSLY. 	121 23 23 23 24 24 24 24 24 24 24 24 24 24 24 24 24
IN CONDITIONS #1 AND #3 OF CZ #1393 AND SHALL NOT BE IN ADDITION TO THESE CONDITIONS PREVIOUSLY IMPOSED ON THE AMERICANA BAYSIDE MR-RPC PROJECT. c. THE DEVELOPMENT SHALL BE SERVED AS PART OF A SUSSEX COUNTY SANITARY SEWER DISTRICT.	EW . A
 d. THE DEVELOPER SHALL COMPLY WITH ALL REQUIREMENTS AND SPECIFICATIONS OF THE COUNTY ENGINEERING DEPARTMENT. e. THE RPC SHALL BE SERVED BY CENTRAL WATER. 	23400 23400 2400 2010
f. STORMWATER MANAGEMENT AND EROSION AND SEDIMENTATION CONTROL FACILITIES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL APPLICABLE STATE AND COUNTY REQUIREMENTS. THESE FACILITIES SHALL BE DESIGNED AND OPERATED IN A MANNER CONSISTENT WITH BEST MANAGEMENT PRACTICES.	
g. THE FINAL SITE PLAN FOR EACH PHASE OF THE DEVELOPMENT SHALL CONTAIN THE APPROVAL OF THE SUSSEX CONSERVATION DISTRICT UPON IT.	COUNT ES
h. THE PROJECT WILL BE INCORPORATED AS PART OF THE EXISTING AMERICANA BAYSIDE MR-RPC (CZ #1393) AND SHALL BE SUBJECT TO, AND BENEFITED BY, THE CONDITIONS IMPOSED UPON THAT DEVELOPMENT, EXCEPT AS MODIFIED HEREIN.	
 ALL ENTRANCE, ROADWAY, INTERSECTION AND MULTI-MODAL IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED IN ACCORDANCE WITH DELDOT'S DETERMINATIONS. 	
j. THE INTERIOR STREET DESIGN AND PARKING AREAS SHALL MEET OR EXCEED SUSSEX COUNTY STREET DESIGN SPECIFICATIONS AND REQUIREMENTS.	
k. THE RESIDENTIAL UNITS IN THIS DEVELOPMENT SHALL BE PART OF THE AMERICANA BAYSIDE HOMEOWNERS ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF STREETS, ROADWAYS, BUFFERS, STORMWATER MANAGEMENT AREAS AND COMMUNITY AREAS.	
I. ROAD NAMING AND ADDRESSING SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF SUSSEX COUNTY MAPPING AND ADDRESSING DEPARTMENT.	SUSSEX COUN
m. THE FINAL SITE PLAN SHALL INCLUDE A LANDSCAPE PLAN FOR ALL THE BUFFER AREAS, SHOWING ALL THE LANDSCAPING AND VEGETATION TO BE INCLUDED IN THOSE AREAS.	ON MARCH 22 UNANIMOUSLY DWELLINGS AN
n. THE FINAL SITE PLAN SHALL BE SUBJECT TO THE REVIEW AND APPROVAL OF THE PLANNING AND ZONING COMMISSION.	WETLANDS
SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8702 ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN.	"I <u>EDWARD M. LA</u> WETLANDS SUBJE BEEN DETERMINEI ENGINEERS WETLA WATERS OF THE MANUAL/CECW-O
SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #9853 ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET	THE 1987 MANUA THIS DELINEATION DNREC STATE REC SUSSEX COUNTY
ON EACH SIDE. SUSSEX COUNTY PLANNING AND ZONING COMMISSION	
ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.	EDWARD M. LAUNA SOCIETY OF WETL CORPS OF ENGINE

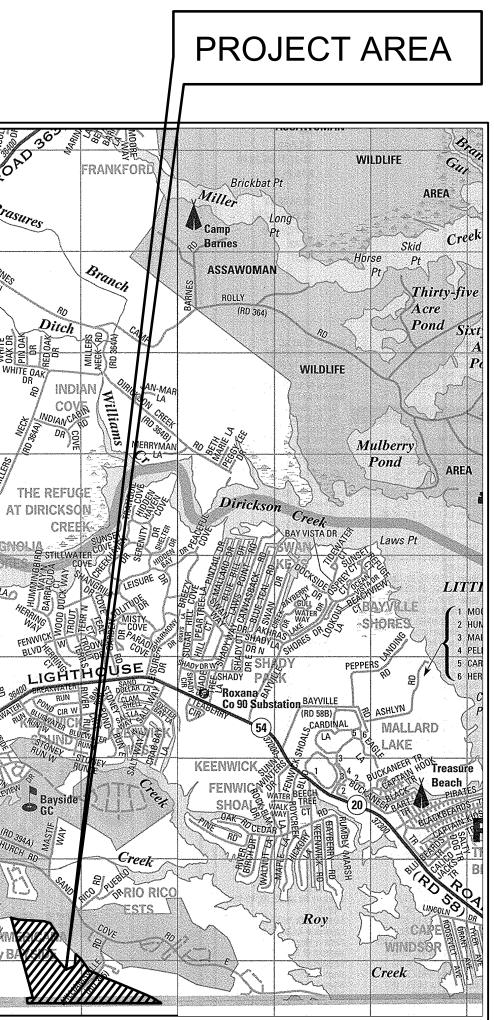
ERTIFICATION:

WS NO. 875 SCIENTISTS



MUNITIES SUSSEX COUNTY, DELAWARE WEIDMAN PARCEL - PHASE 2 INAL SITE PLAN & RECORD PLAT

GMB File No. 150331/150019



RICHMOND

LOCATION MAP SCALE: 1" = 2000'

LANNING AND ZONING COMMISSION

12, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION ROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY UPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

PWS. STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE NG MY PROFESSIONAL JUDGEMENT IN ACCORDANCE WITH THE 1987 CORPS OF DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE -26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF

NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. ED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH DNREC WETLAND MAP NO.

DATE CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B

BALTIMORE WASHINGTON DELAWAR VIRGINIA VICINITY MAP SCALE: 1" = 20 MILES

WEIDMAN

PARCEL

PENNSYLVANIA

PHILADELPHIA

-13

OCEAN

WILMIN

PHASE 1 WAS RECORDED ON 1/24/2020, BOOK 302, PAGE 47

> SUSSEX COUNTY COUNCIL CHAIRMAN OR VICE CHAIRMAN

APPROVED

APPROVED

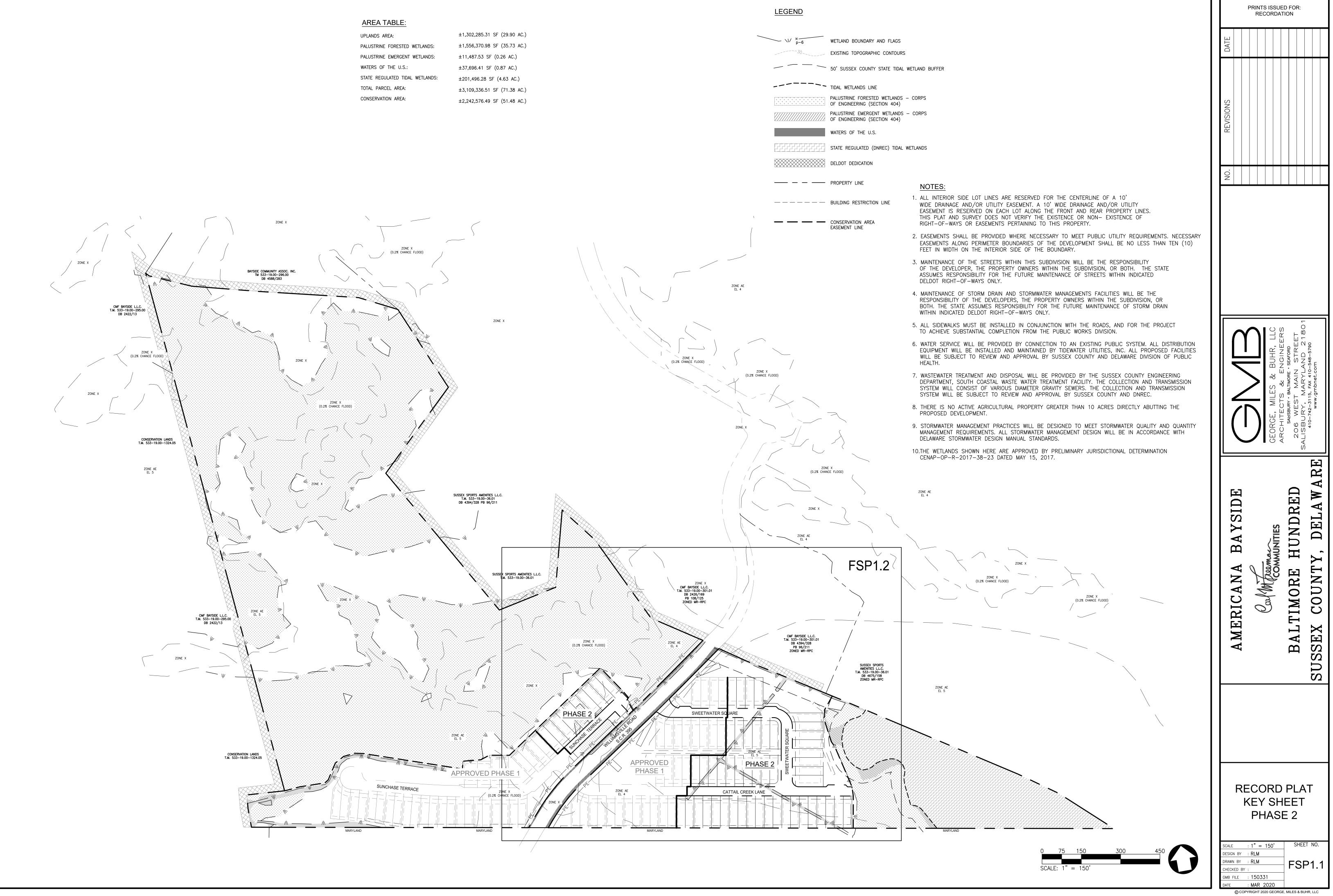
BY

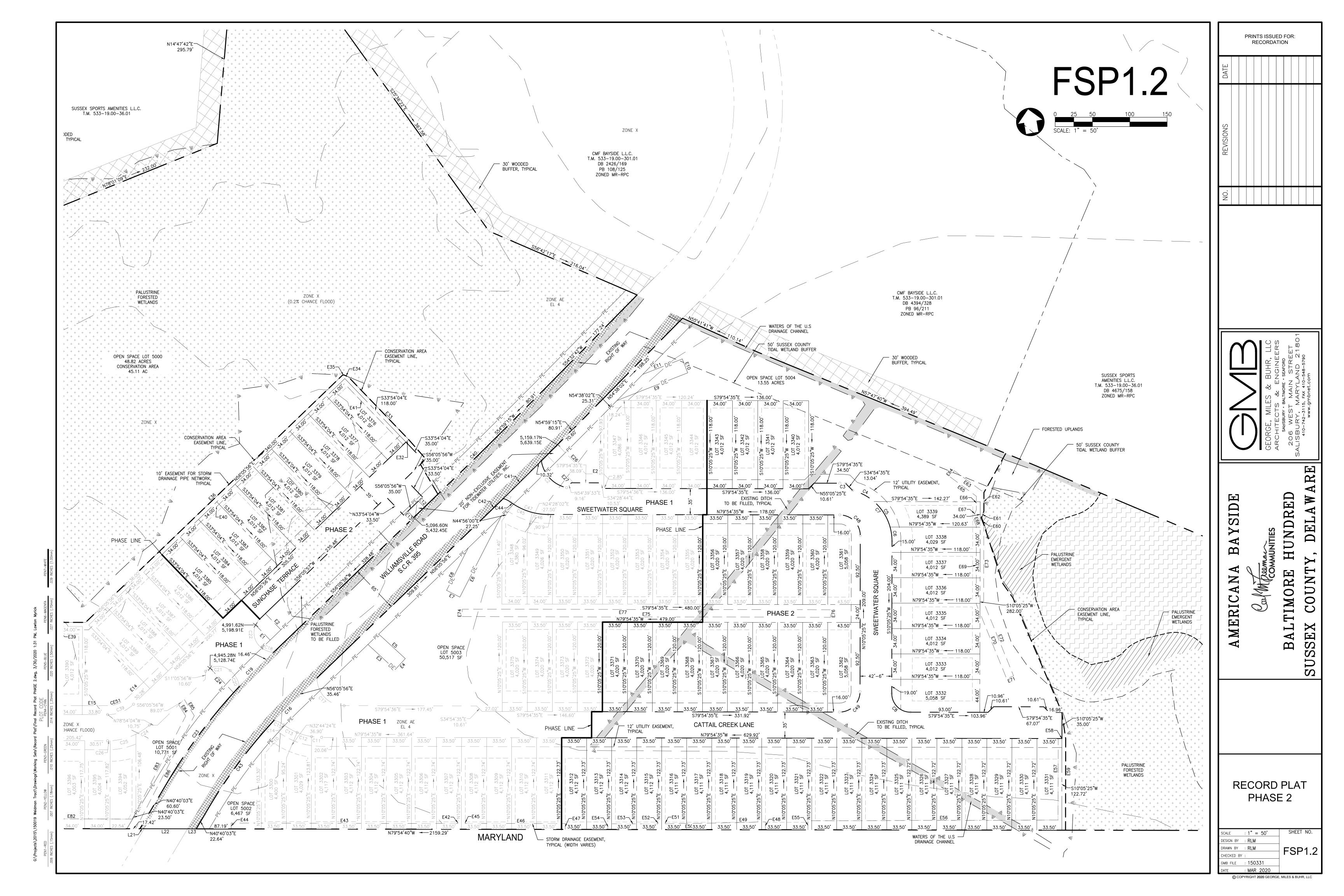
BY

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

	LIST OF DRAW	'INGS: COVER SHEET			Ρ	RINTS ISSUE RECORDAT	-	
	FSP2.0 FSP2.1 FSP3.0	RECORD PLAT KEY RECORD PLAT LINE AND CURVE T FINAL SITE PLAN FINAL SITE PLAN LANDSCAPING PLAN LANDSCAPING PLAN	ABLES		DATE			
	CONSULTANT		CMF BAYSIDE, LLC 21 VILLAGE GREEN DF OCEAN VIEW, DE 1997 CONTACT: JOSH MAS (PHONE) 302-436-	70 TRANGELO	REVISIONS			
	CIVIL ENGINEER:			ET 21801	NO.			
	WETLANDS SPECIALIST:		ENVIRONMENTAL RESO 38173 DUPONT BLVD SELBYVILLE, DE 1997 CONTACT: ED LAUNAY	URCES, INC.	TAX M	1AP 533-19	0.00-297	.00
PHIA I-95 NEW JERSEY OFLAW ARE JON CEAN OTTY DECEAN OTTY DECEAN	WATERS / DNREC SUE PROPOSED FILLING OF (1,654.43 SF 0.04 AC FLOOD INFORMATION: SPECIAL FLOOD HAZAR ZONE X – AREAS OF C WITH AVERAGE DEPTHS SQUARE MILE; AND AR ZONE X – AREAS DET ZONES AE 4 AND AE <u>BUILDING SETBACKS –</u> 20' FRONT YARD (20' 15' SIDE YARD (CORNI 5' SIDE YARD (CORNI 5' SIDE YARD (CORNI 5' SIDE YARD (CORNI 5' SIDE YARD 10' REAR YARD DUPLEX UNITS: REQUIRED PARKING (2 PARKING PROVIDED: WATER PROVIDER: SEWER PROVIDER: SEWER PROVIDER: OPEN SPACE LOT: 5000 5001 5002 5003 5004 NOTE: PROPOSED BOAI	BOOK 2400 AREA: D TO DELDOT: SE: J N N IGHT 4 WETLANDS: WETLANDS: WETLANDS: WETLANDS: WETLANDS: ACRES: D AREAS: D AREAS:	ACRES = 71.38 = 0.33 = 63.96 (90%) IR-RPC 16 DUPLEX UNITS .63 UNITS / ACRE +22 = 1,302,285.31 SF (29.90 = 1,556,370.98 SF (35.73 = 11,487.53 SF (0.26 ACR = 37,696.41 SF (0.87 ACR = 201,496.28 SF (4.63 ACC = 3,094,865.20 SF (71.05 = 2,076,900.34 SF (47.68 = 85,435.31 SF (1.96 ACR = 14,471.31 SF (0.33 ACR = 14,471.31 SF (0.33 ACR = 0.19 ACRES) = DITCH - ACOE SECTION ACOES SF 0.19 ACRES) = DITCH - ACOE SECTION ACOES SIDEWALK) = SFROM 1% ANNUAL CHAR CO653K, DATED MARCH 1 BACK OF SIDEWALK) = SECTIONS) PHASE 1 58 116 145 = S, INC. PUBLIC WORKS - AGREEN RVATION AREA, NATURE TH E OPEN SPACE = OPE	ACRES) AC	AMERICANA BAYSIDE	Communities Communities & BUHR, LLC ARCHITECTS & ENGINEERS	ALTIMORE HUNDRED 206 WEST MAIN STREET SALISBURY, MARYLAND 218	EX COUNTY, DELAWARE 410-742-3115, FAX 410-548-
	SHALL BE DONE PURS INVOLVED IN THE LANE DEPARTMENTAL SPONS(AND SEDIMENT CONTR(CERTIFY THAT ALL LAND UANT TO THE APPROVED DISTURBANCE WILL HAV DRED OR APPROVED TRA DL BEFORE INITIATION OF	CLEARING, CONSTRUCTION PLAN AND THAT RESPON /E A CERTIFICATION OF TF INING PROGRAM FOR THE THE PROJECT. I CERTII RIGHT TO CONDUCT ON—S	ISIBLE PERSONNEL RAINING AT THE CONTROL OF EROSION FY THAT THE DEPARTMENT			B	SUSS
		SENIOR VICE PRESIDENT		DATE				
	"I <u>STEPHEN L. MARSH</u> OF DELAWARE, THAT T SUPERVISION AND TO	<u>, P.E.</u> HEREBY CERTIFY THE INFORMATION SHOWN THE BEST OF MY KNOW ES AS REQUIRED BY THE	THAT I AM A REGISTERED I HERE HAS BEEN PREPA 'LEDGE AND BELIEVE REPI E APPLICABLE LAWS OF T	RESENTS GOOD		VER S PHASE		Т
APPR(USSEX COUNTY OIL CONSERVATION DISTR	RICT		DESIGN BY : DRAWN BY : CHECKED BY : GMB FILE : DATE :	RLM 150331 FEB 2020	SHEET FSP	1.0

AREA TABLE:





				CURVE	TABLE		
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
C1	11.23'	34.13'	18.86	N53°14'38"W	11.18'	N 5094.13,E 5564.01	N 5100.82,E 5555.C
C2	52.44'	43.56'	68.97	S33•17'34"E	49.33'	N 5141.63,E 5613.94	N 5100.39,E 5641.0
C3	7.89'	77.50'	5.84	S76•59'31"E	7.89'	N 5042.71,E 6002.42	N 5040.94,E 6010.1
C4	32.56'	70.00'	26.65	S52•26'50"E	32.26'	N 5030.24,E 6017.56	N 5010.58,E 6043.1
C5	40.88'	70.00'	33.46	S22•23'27"E	40.30'	N 5010.58,E 6043.14	N 4973.31,E 6058.5
C6	19.24'	70.00'	15.75	S2•12'56"W	19.18'	N 4973.31,E 6058.50	N 4954.15,E 6057.7
C7	40.88'	70.00'	33.46	S22•23'27"E	40.30'	N 5010.58,E 6043.14	N 4973.31,E 6058.5
C8	39.27'	25.00'	90.00	S34•54'35"E	35.36'	N 4753.30,E 6022.02	N 4724.31,E 6042.2
C10	46.99'	673.22'	4.00	S51°16'41"W	46.98'	N 4852.34,E 5213.80	N 4822.95,E 5177. ⁻
C11	13.50'	85.00'	9.10	N75°21'36"W	13.49'	N 4828.00,E 5259.76	N 4831.41,E 5246.7
C12	20.10'	85.00'	13.55	N64°02'06"W	20.05'	N 4831.41,E 5246.71	N 4840.19,E 5228.6
C13	19.25'	85.00'	12.97	N50°46'22"W	19.21'	N 4840.19,E 5228.68	N 4852.34,E 5213.8
C14	1.24'	85.00'	0.84	N43°51'58"W	1.24'	N 4852.34,E 5213.80	N 4853.23,E 5212.9
C15	14.57'	34.23'	24.40	N54°47'28"W	14.46'	N 4853.23,E 5212.94	N 4861.57,E 5201.1
C16	45.60'	688.22'	3.80	N54°47'22"E	45.60'	N 4861.57,E 5201.12	N 4887.86,E 5238.3
C17	57.88'	36.26'	91.45	S33°58'15"E	51.93'	N 4907.64,E 5267.81	N 4864.58,E 5296.8
C18	16.37'	34.83'	26.93	S59•36'30"E	16.22'	N 4959.38,E 5202.06	N 4951.18,E 5216.0
C19	47.91'	753.22'	3.64	N54°50'22"E	47.90'	N 4914.41,E 5163.23	N 4942.00,E 5202.3
C20	25.04'	34.29'	41.84	N20°10'21"W	24.49'	N 4914.41,E 5163.23	N 4937.39,E 5154.7
C21	36.16'	25.00'	82.88	N81°36'54"W	33.09'	N 4937.39,E 5154.79	N 4942.22,E 5122.0
C22	44.75'	25.42'	100.87	S5°15'55"W	39.19'	N 4998.41,E 5205.66	N 4959.38,E 5202.0
C23	172.66'	753.22'	13.13	N46°27'01"E	172.28'	N 4795.71,E 5038.37	N 4914.41,E 5163.2
C24	21.74'	85.00'	14.65	S66°12'51"W	21.68'	N 4884.20,E 5035.53	N 4875.46,E 5015.0
C25	35.89'	85.00'	24.19	S85*38'16"W	35.63'	N 4875.46,E 5015.69	N 4872.75,E 4980.
C26	3.49'	85.00'	2.36	N81°05'15"W	3.49'	N 4872.75,E 4980.17	N 4873.29,E 4976.7
C27	28.74'	2300.00'	0.72	N79°33'07"W	28.74'	N 4909.28,E 4774.47	N 4914.49,E 4746.2
C28	33.10'	2300.00'	0.82	N78°46'53"W	33.10'	N 4914.49,E 4746.21	N 4920.93,E 4713.
C29	33.10'	2300.00'	0.82	N77°57'25"W	33.10'	N 4920.93,E 4713.74	N 4927.84,E 4681.3
C30	33.10'	2300.00'	0.82	N77°07'56"W	33.10'	N 4927.84,E 4681.36	N 4935.21,E 4649.0
C31	33.10'	2300.00'	0.82	N76°18'27"W	33.10'	N 4935.21,E 4649.09	N 4943.05,E 4616.9
C32	30.25'	2300.00'	0.75	N75°31'06"W	30.25'	N 4943.05,E 4616.92	N 4950.61,E 4587.0
C33	191.41'	2300.00'	4.77	N77°31'33"W	191.35'	N 4909.28,E 4774.47	N 4950.61,E 4587.0
C34	36.92'	43.50'	48.63	N50°49'39"W	35.82'	N 5012.35,E 4354.94	N 5034.97,E 4327.
C35	28.52'	43.50'	37.57	N7°43'47"W	28.01'	N 5034.97,E 4327.17	N 5062.73,E 4323.4
C36	126.63'	43.50'	166.80	S85°32'54"E	86.42'	N 5062.73,E 4323.40	N 5056.03,E 4409.
C37	42.94'	30.00'	82.01	S43°09'27"E	39.37'	N 5056.03,E 4409.57	N 5027.31,E 4436.4
C38	177.30'	2257.50'	4.50	S77•23'30"E	177.26'	N 4991.69,E 4598.54	N 4953.00,E 4771.
C40	96.42'	4970.00'	1.11	N55°32'36"E	96.42'	N 5134.39,E 5488.69	N 5188.94,E 5568.2
C41	97.69'	5035.00'	1.11	N55°32'36"E	97.68'	N 5080.44,E 5524.95	N 5135.71,E 5605.4
C42	97.69'	5035.00'	1.11	N55°32'36"E	97.68'	N 5080.44,E 5524.95	N 5135.71,E 5605.4
C43	156.68'	688.22'	13.04	N46°22'09"E	156.34'	N 4753.70,E 5087.96	N 4861.57,E 5201.
C44	4.50'	85.00'	3.03	S45°19'55"E	4.50'	N 5094.13,E 5564.01	N 5090.97,E 5567.2
C45	4.30 27.71'	85.00'	18.68	N56°11'20"W	27.59'	N 5075.62,E 5590.13	N 5090.97,E 5567.2
C46	21.33'	85.00'	14.38	N72°43'09"W	21.28	N 5069.29,E 5610.45	N 5075.62,E 5590.
C40 C47	53.55'	85.00	36.10	N61°51'44"W	52.67'	N 5069.29,E 5610.45	N 5094.13,E 5564.0
C47 C48	43.20'	27.50'	90.00	N34°54'35"W	38.89'	N 4968.98,E 6017.23	N 5000.87,E 5994.9
C48 C49			90.00	N34 54 35 W N55°05'25"E		N 4740.95,E 5948.72	N 4763.21,E 5980.6
049	43.20'	27.50 '	30.00	1133 03 23 E	38.89'	1 7/70.30,L 0340./Z	T T, UJ.ZI,L J900.0

CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE	
CE51	29.18'	38.00'	43.99	N78 ° 05'41"E	28.46'	N 4919.56,E 4984.95	N 4925.44,E 5012.80	

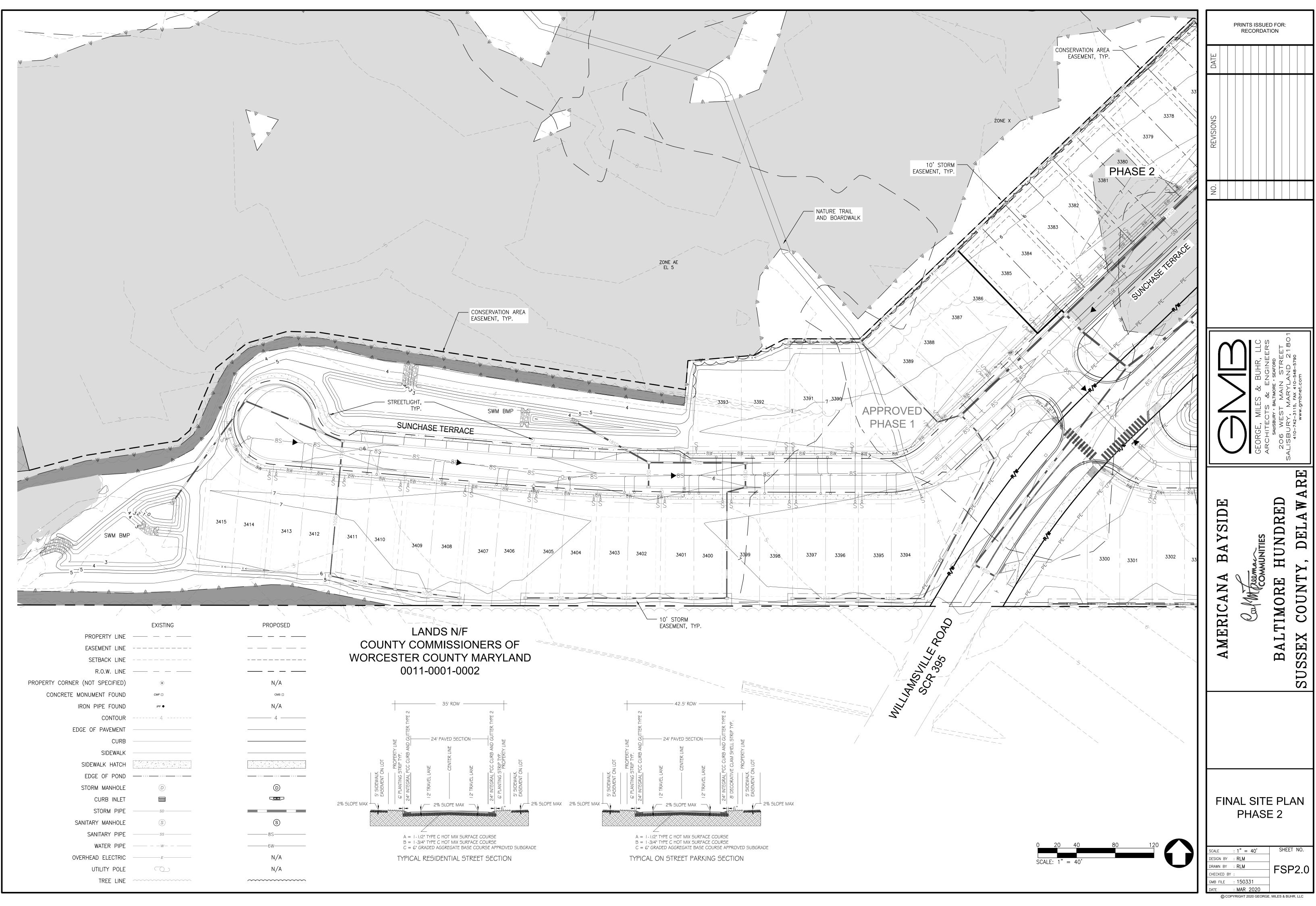
EA	SEMENT	LINE TABLE
LINE	LENGTH	DIRECTION
E1	28.12'	N33°54'03"W
E2	30.00'	S33°54'03"E
E3	49.66'	S37°19'26"E
E4	20.00'	N52°40'34"E
E5	48.46'	N37 ° 19'26"W
E6	122.11'	N37°06'57"E
E7	20.00'	S52•53'03"E
E8	63.87'	S37°06'57"W
E9	101.25'	S78°41'31"W
E10	20.00'	S11°18'29"E
E11	56.46'	N78°41'31"E
E12	11.50'	S33°54'04"E
E13	11.50'	S33°54'04"E
E14	30.28'	N56°05'56"E
E15	33.80'	S79°54'35"E
E16	18.95'	S79 ° 54'35"E
E17	4.45'	N10°05'25"E
E18	12.00'	S78•56'47"E
E19	6.21'	S15°11'25"W
E20	71.86'	S68°15'15"E
E24	45.56'	S33 ° 54'04"E
E25	24.39'	S79 ° 54'35"E
E26	54.22'	N33°54'03"W
E27	51.20'	N33°54'03"W
E28	73.78'	S72°22'46"E
E29	10.01'	N14°51'30"E
E30	72.94'	N72*22'46"W
E31	62.56'	N68°15'15"W
E32	5.00'	N56°05'56"E
E33	116.63'	N33°54'04"W
E34	5.94'	N57°31'45"W
E35	1.97'	N77°17'58"W
E36	477.85'	S56°05'56"W
E37	77.11'	N79°54'35"W
E38	10.00'	S10°05'25"W
E39	81.15'	S79 ° 54'35"E
E40	475.63 '	N56'05'56"E
E41	113.50'	S33°54'04"E
E42	2.00'	S10°05'25"W
E43	303.48'	N79 * 54'35"W
E44	7.74'	S10°05'25"W
E45	2.00'	S10°05'25"W
E46	134.00'	S79 ° 54'35"E
E47	7.73'	S10°05'25"W
E48	10.56'	N10°05'25"E

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E73 104.19' N10°05'25"E E74 10.00' \$10°05'25"W	E71							
E74 10.00' S10°05'25"W	E72							
	E73							
E75 493.14' S79°54'35"F	E74							
	E75							
E76 10.00' N10*05'25"E	E76							
E77 493.14' N79°54'35"W	E77							
E78 13.06' S14º06'17"W	E78							
E79 217.70' N79 * 54'35"W	E79							
E80 13.02' N10*05'25"E	E80							
E81 13.02' S10'05'25"W	E81							
E82 136.83' N79•54'35"W	E82							
E83 155.37' S37*24'03"W	E83							
E84 17.75' S21°36'10"E	E84							
E85 25.59' N21*36'10"W	E85							
E86 170.51' N37°24'03"E	E86							
L21 5.69' N79*54'40"W	L21							
L22 58.11' S79*54'40"E	L22							
L23 11.71' S79°54'40"E	L23							

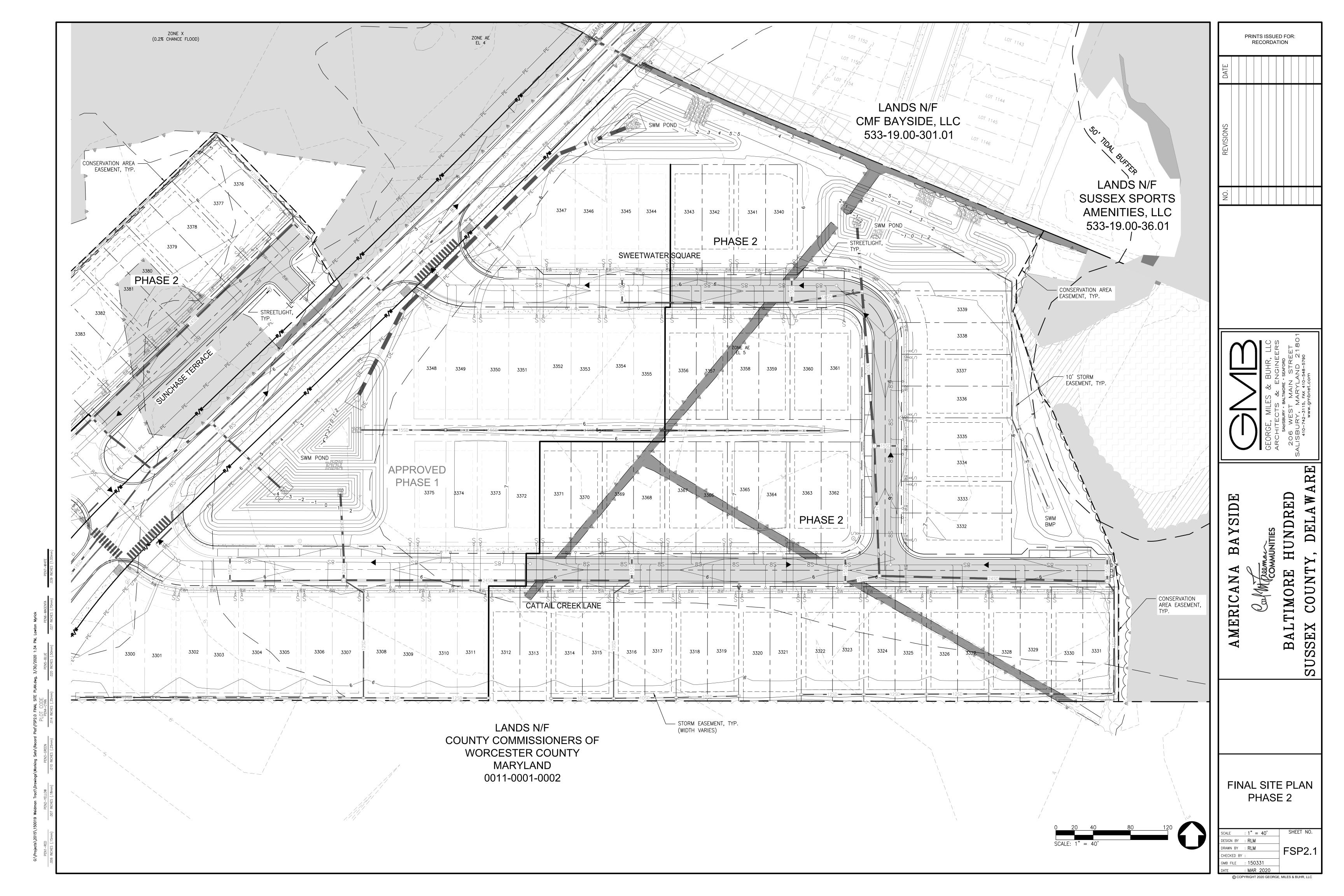
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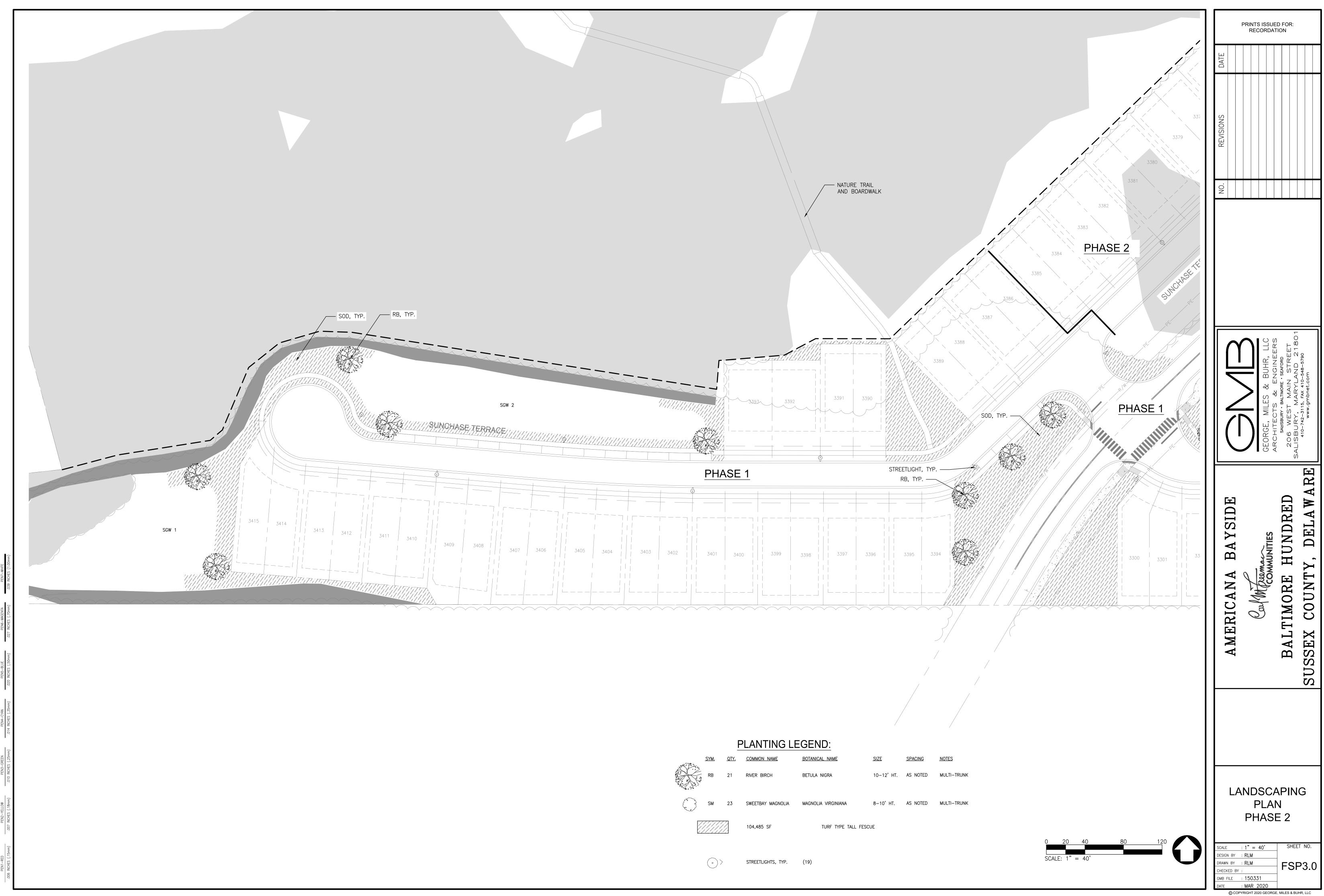
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EASEMENT CURVE TABLE							
#	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD	BEGINNING COORDINATE	ENDING COORDINATE
	16.58'	55.50'	17.12	S2°29'36"W	16.52'	N 5065.03,E 4311.63	N 5048.53,E 4310.91
	29.18'	38.00'	43.99	N78°05'41"E	28.46'	N 4919.56,E 4984.95	N 4925.44,E 5012.80

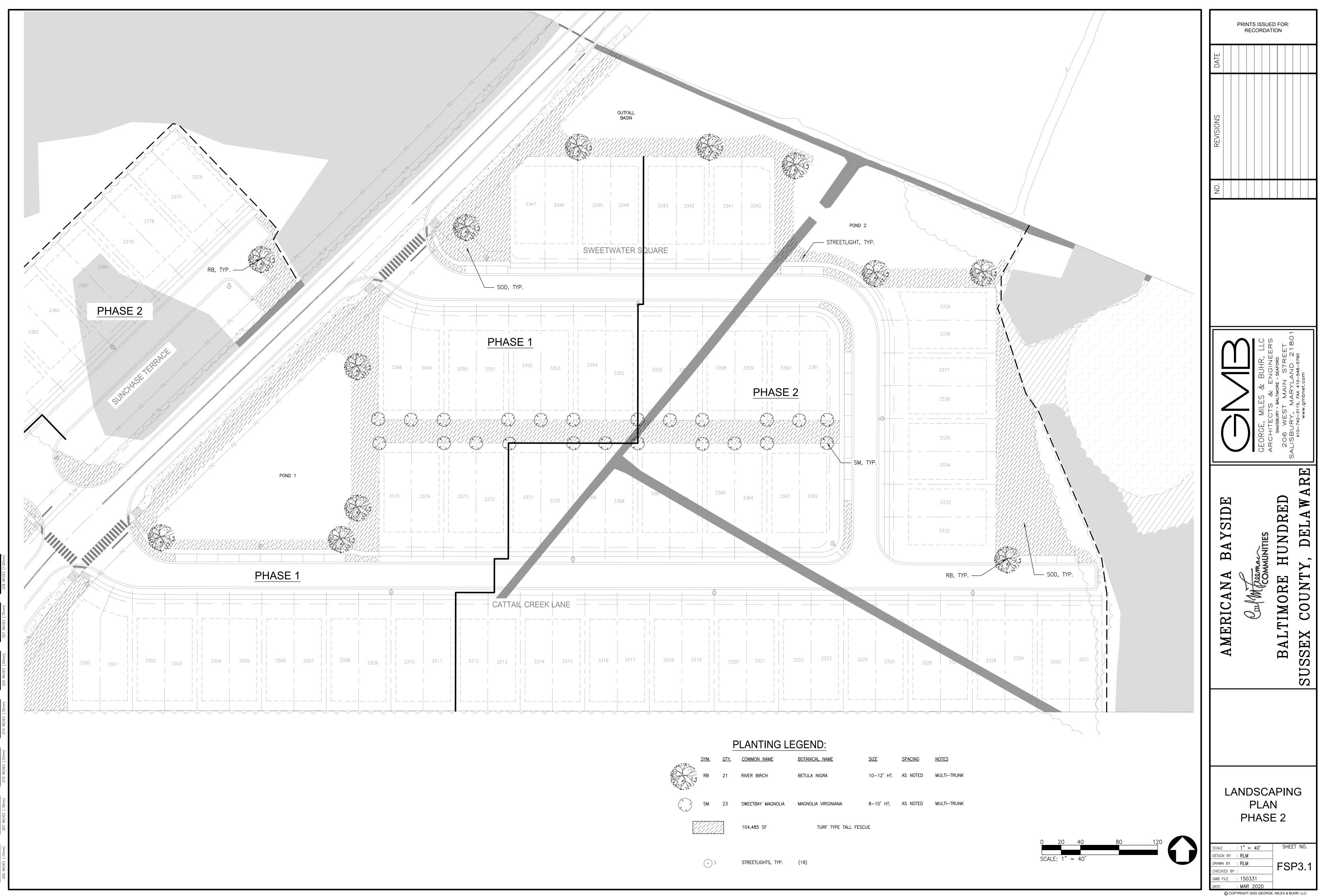


		70mm)
EXIS		.027 INCHES (.70mm)
	PROPERTY LINE	.027 IN
	EASEMENT LINE	
	SETBACK LINE	50mm)
	R.O.W. LINE	.020 INCHES (.50mm)
(PROPERTY CORNER (NOT SPECIFIED)	020 IN(
CMF	CONCRETE MONUMENT FOUND	
IPF	IRON PIPE FOUND	(mm)
∠	CONTOUR	HES (.35
	EDGE OF PAVEMENT	.014 INCHES (.35mm)
	CURB	0.
	SIDEWALK	nm)
	SIDEWALK HATCH	.010 INCHES (.25mm)
	EDGE OF POND	0 INCHE
	STORM MANHOLE	.01
Ē	CURB INLET	(m
s	STORM PIPE	S (.18m
(,	SANITARY MANHOLE	.007 INCHES (.18mm)
s	SANITARY PIPE	200.
	WATER PIPE	(-
	OVERHEAD ELECTRIC	(.15mn
$\overline{}$	UTILITY POLE	.006 INCHES (.15mm)
~~~~~~	TREE LINE	900.





PLANTING LEGEND:								
		<u>SYM.</u>	<u>QTY.</u>	COMMON NAME	BOTANICAL NAME	<u>SIZE</u>	<u>SPA</u>	
		RB	21	RIVER BIRCH	BETULA NIGRA	10-12'HT.	AS I	
	$\bigcirc$	SM	23	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10'HT.	AS I	
				104,485 SF	TURF TYPE TALL FESC	CUE		
			>	STREETLIGHTS, TYP.	(19)			



		<u> </u>	LANTING LE	EGEND:		
	<u>SYM.</u>	<u>QTY.</u>	COMMON NAME	BOTANICAL NAME	<u>SIZE</u>	<u>SPACIN</u>
	RB	21	RIVER BIRCH	BETULA NIGRA	10-12'HT.	AS NO
$\bigcirc$	SM	23	SWEETBAY MAGNOLIA	MAGNOLIA VIRGINIANA	8-10'HT.	AS NO
		104,485 SF	TURF TYPE TALL FES	CUE		
			STREETLIGHTS, TYP.	(19)		

# ZONING CONDITIONS

FEBRUARY 6. 2001 - AMENDED SEPTEMBER 23. 2003 AND APRIL 13. 2010 CMF BAYSIDE, L.L.C. - CHANGE OF ZONE NO. 1393 <u>CONDITIONS</u>

- 1. THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700 2. THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.
- 3. THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.
- 4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.
- 5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
- 6. ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.
- 7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.
- 8. RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.
- 9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS. 10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER
- AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH.
- 11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND COUNTY REGULATIONS.
- 12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE APPROPRIATE STATE AGENCY.
- 13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY NATURE TRAIL AND OBSERVATORY.
- 14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS.
- 15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES INVOLVED.
- 16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.
- 17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT SECURITY SHOULD INCLUDE A 24-HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED OCCUPANTS FOR THE PROJECT
- 18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.
- 19. THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY, NON-MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.
- 20. 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 SHALL 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 SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.
- 21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.
- 22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.
- 23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.
- 24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54. EXCEPT FOR A SINGLE RIGHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.
- PLANNING & ZONING DESIGN CONDITIONS SEPTEMBER 23, 2003
- A. THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15-FEET.
- B. THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A. THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI-FAMILY UNITS AND THE MIXED USES TO BE 52-FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED
- UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED; AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42-FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS: THERE SHALL BE NO LIVING SPACE ABOVE 42-FEET.
- THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52-FEET. ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8-FEET ABOVE THE PEAK OF THE ROOF.
- D. THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI-FAMILY STRUCTURES ONLY TO BE 9-FEET BY 18-FEET IN SIZE; THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS OF THE MULTI-FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED. SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8702

ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN.

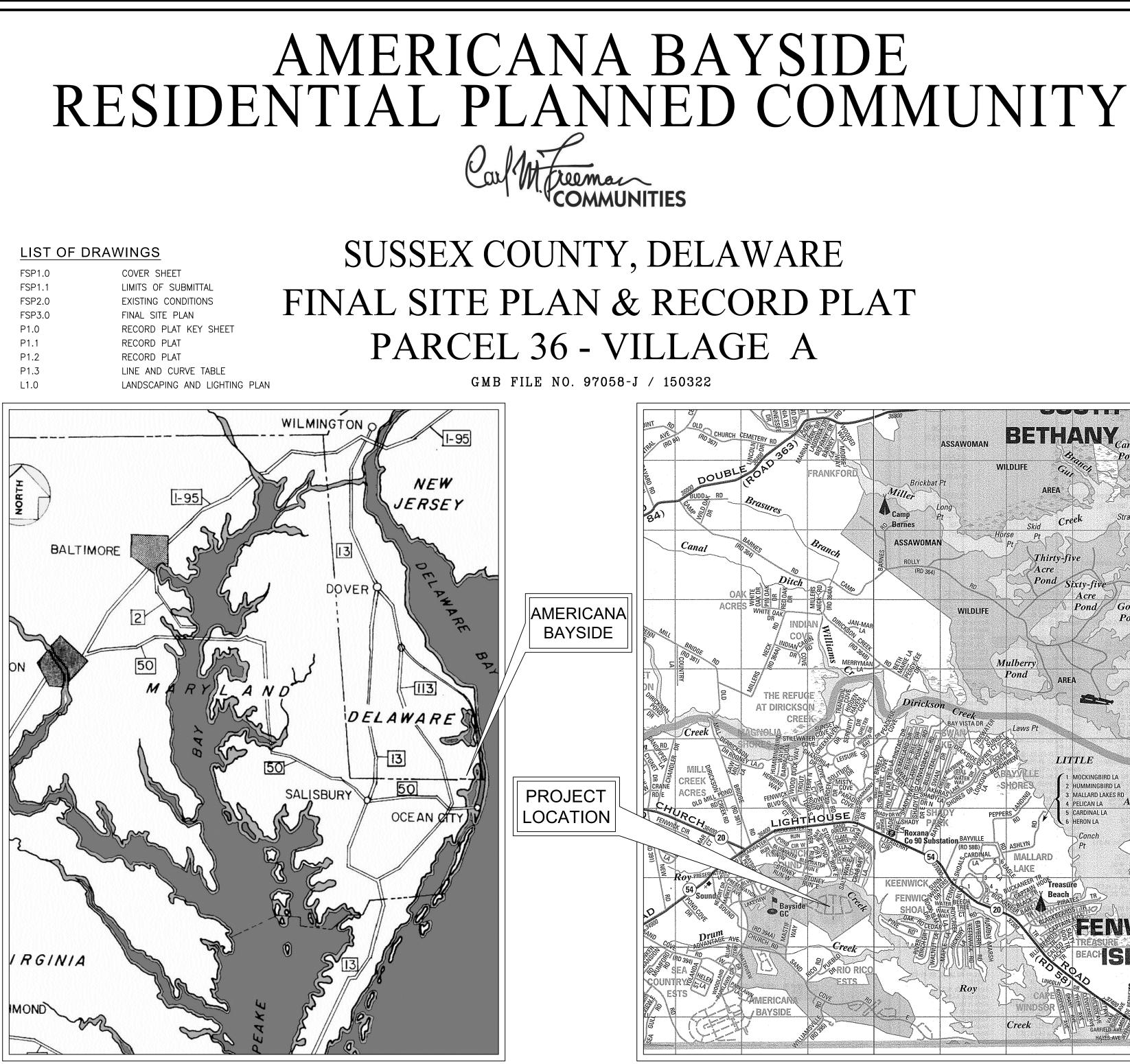
SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #9853

ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT.

FSP1.0	COVER SHEET
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SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #11262 ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C,

PHASE 1 AMERICANA BAYSIDE. SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #12123

VILLAGE A OF AMERICANA BAYSIDE. WETLANDS CERTIFICATION:

"I <u>EDWARD M. LAUNAY, PWS.</u> 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, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8), WATERS OF THE U.S. DEFINITION/CECW-OR, 10-7-1991, QUESTIONS AND ANSWERS ON THE 1987 COE MANUAL/CECW-OR, 9-26-1990, RGL 90-7/CECW-OR, 3-6-1992, CLARIFICATION AND INTERPRETATION OF THE 1987 MANUAL) THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES. DNREC STATE REGULATED WETLANDS HAVE BEEN IDENTIFIED IN ACCORDANCE WITH DNREC WETLAND MAP NO. SUSSEX COUNTY 046.

DATE

EDWARD M. LAUNAY, PWS NO. 875 SOCIETY OF WETLAND SCIENTISTS CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR WDCP93MD0510036B

# VICINITY MAP

SCALE: 1" = 20 MILES

ON APRIL 16, 2018, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FROM CMF BAYSIDE, LLC FOR A 12 FOOT REDUCTION IN THE MINIMUM LOT WIDTH FROM 60' TO 48' AND A 1,800 SQUARE FOOT REDUCTION IN THE MINIMUM LOT AREA FROM 7,500 SQUARE FEET TO 5,700 SQUARE FEET FOR TWENTY-FOUR (24) PATIO HOME LOTS WITHIN



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

# JANUARY 2020

BY

SUSSEX CONSERVATION DISTRICT

LOCATION MAP SCALE: 1'' = 2000'

# GOLF OWNER'S STATEMENT:

WE THE UNDERSIGNED DO HEREBY GIVE OUR CONSENT TO THE PLAN AS SHOWN. IT IS OUR WISH AND DESIRE THAT IT BE EXECUTED.

DAVE LEVITSKY SUSSEX SPORTS AMENITIES, LLC

#### DEVELOPER'S CERTIFICATION: I HEREBY CERTIFY THAT I AM THE DEVELOPER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN AND THAT THE PLAN WAS

MADE AT MY DIRECTION.

JOSH MASTRANGELO CMF BAYSIDE, LLC 21 VILLAGE GREEN DRIVE, STE. 200 OCEAN VIEW, DELAWARE 19970

APPROVED DATE NOTES:

- 1. ALL INTERIOR SIDE LOT LINES ARE RESERVED FOR THE CENTERLINE OF A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT. A 10' WIDE DRAINAGE AND/OR UTILITY EASEMENT IS RESERVED ON EACH LOT ALONG THE FRONT AND REAR PROPERTY LINES. THIS PLAT AND SURVEY DOES NOT VERIFY THE EXISTENCE OR NON- EXISTENCE OF RIGHT-OF-WAYS OR EASEMENTS PERTAINING TO THIS PROPERTY.
- 2. MAINTENANCE OF THE STREETS WITHIN THIS SUBDIVISION WILL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS WITHIN THE SUBDIVISION, OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREETS WITHIN INDICATED DELDOT RIGHT-OF-WAYS ONLY.
- 3. MAINTENANCE OF STORM DRAIN AND STORMWATER MANAGEMENTS FACILITIES WILL BE THE RESPONSIBILITY OF THE DEVELOPERS. THE PROPERTY OWNERS WITHIN THE SUBDIVISION. OR BOTH. THE STATE ASSUMES RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STORM DRAIN WITHIN INDICATED DELDOT RIGHTS OF WAY ONLY.
- 4. ALL SIDEWALKS MUST BE INSTALLED IN CONJUNCTION WITH THE ROADS, AND FOR THE PROJECT TO ACHIEVE SUBSTANTIAL COMPLETION FROM THE PUBLIC WORKS DIVISION.
- 5. WATER SERVICE WILL BE PROVIDED BY CONNECTION TO AN EXISTING PUBLIC SYSTEM. ALL DISTRIBUTION EQUIPMENT WILL BE INSTALLED AND MAINTAINED BY TIDEWATER UTILITIES, INC. ALL PROPOSED FACILITIES WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DELAWARE DIVISION OF PUBLIC HEALTH.
- 6. WASTEWATER TREATMENT AND DISPOSAL WILL BE PROVIDED BY THE SUSSEX COUNTY ENGINEERING DEPARTMENT, SOUTH COASTAL WASTE WATER TREATMENT FACILITY. THE COLLECTION AND TRANSMISSION SYSTEM WILL CONSIST OF VARIOUS DIAMETER GRAVITY SEWERS. THE COLLECTION AND TRANSMISSION SYSTEM WILL BE SUBJECT TO REVIEW AND APPROVAL BY SUSSEX COUNTY AND DNREC.
- 7. THERE IS NO ACTIVE AGRICULTURAL PROPERTY GREATER THAN 10 ACRES DIRECTLY ABUTTING THE PROPOSED DEVELOPMENT.
- 8. TIDAL OR NON-TIDAL WETLANDS EXIST ON THE BAYSIDE PROPERTY. SECTION 404 WETLAND ACTIVITIES APPROVED PER U.S.A.C.O.E. PERMIT CENAP-OP-R-200101204-1, ISSUED 9/23/03. STATE WETLAND AND SUBAQUEOUS LANDS ACTIVITIES APPROVED PER DNREC PERMITS SP-349/02, WQC 349/02, SL-349/02, AND WE-0350/02, ISSUED 5/13/03. WETLAND LINES SHOWN ON SITE PLANS ARE PER WETLAND PLATS PREPARED BY BECKER MORGAN GROUP, AS APPROVED UNDER PERMITS LISTED ABOVE.
- 9. STORMWATER MANAGEMENT PRACTICES WILL BE DESIGNED TO MEET STORMWATER QUALITY AND QUANTITY MANAGEMENT REQUIREMENTS. ALL STORMWATER MANAGEMENT DESIGN WILL BE IN ACCORDANCE WITH DELAWARE STORMWATER DESIGN MANUAL STANDARDS.
- 10.EASEMENTS SHALL BE PROVIDED WHERE NECESSARY TO MEET PUBLIC UTILITY REQUIREMENTS. NECESSARY EASEMENTS ALONG PERIMETER BOUNDARIES OF THE DEVELOPMENT SHALL BE NO LESS THAN TEN (10) FEET IN WIDTH ON THE INTERIOR SIDE OF THE BOUNDARY

SITE DATA:

TAX MAP #: DEED REFËRENCE:

ZONING CLASSIFICATION: PRESENT USE: EXISTING AREA: REVISED AREA:

TAX MAP #: DEED REFERENCE:

ZONING CLASSIFICATION: PRESENT USE: PROPOSED USE:

MR-RPC GOLF COURSE ±373.21 ACRES ±372.79 ACRES

T.M. ID 533-19.00-36.01

BOOK 4675 PAGE 158

T.M. ID 533-19.00-36.00 BOOK 2268 PAGE 317 MR-RPC

± 0.00

±931.24

± 12.20 ACRES

± 14.90 ACRES

VACANT LAND SINGLE FAMILY DETACHED HOMES

TOTAL PARCEL 36 AREA:  $\pm 42.37$ ±27.10

PROPOSED DEVELOPED PARCEL 36 AREA: DISTURBED SECTION 404 WETLANDS: TOTAL BAYSIDE LAND AREA:

FLOOD INFORMATION: ZONE X AND SPECIAL FLOOD HAZARD AREA ZONE AE 4 & 5 PER FEMA MAP 10005C0653K, REVISED MARCH 16. 2015

OPEN SPACE: IMPERVIOUS AREA:

BUILDING SETBACKS

FRONT YARD: SIDE YARD: REAR YARD:

MAX BUILDING HEIGHT:

5' / 15' CORNER LOTS

SINGLE FAMILY DETACHED HOMES: 100 **DENSITY:** 2.38 UNITS/ACRE 24 LOTS - 48'-2" X 125' (MIN. 6,020 SF.) LOT BREAKDOWN: 76 LOTS - 63'-68' X 125' (MIN. 7,875 SF.) REQUIRED PARKING (2 SPACES PER UNIT): 200

42'

PROVIDED PARKING (2 SPACES PER UNIT):

I <u>STEPHEN L. MARSH, P.E.</u> HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HERE HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEVE REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE."

STEPHEN L. MARSH, P.E. GEORGE, MILES, & BUHR, LLC. 206 W. MAIN STREET SALISBURY, MD 21801

DATE

200

APPROVED

SUSSEX COUNTY PLANNING AND ZONING COMMISSION

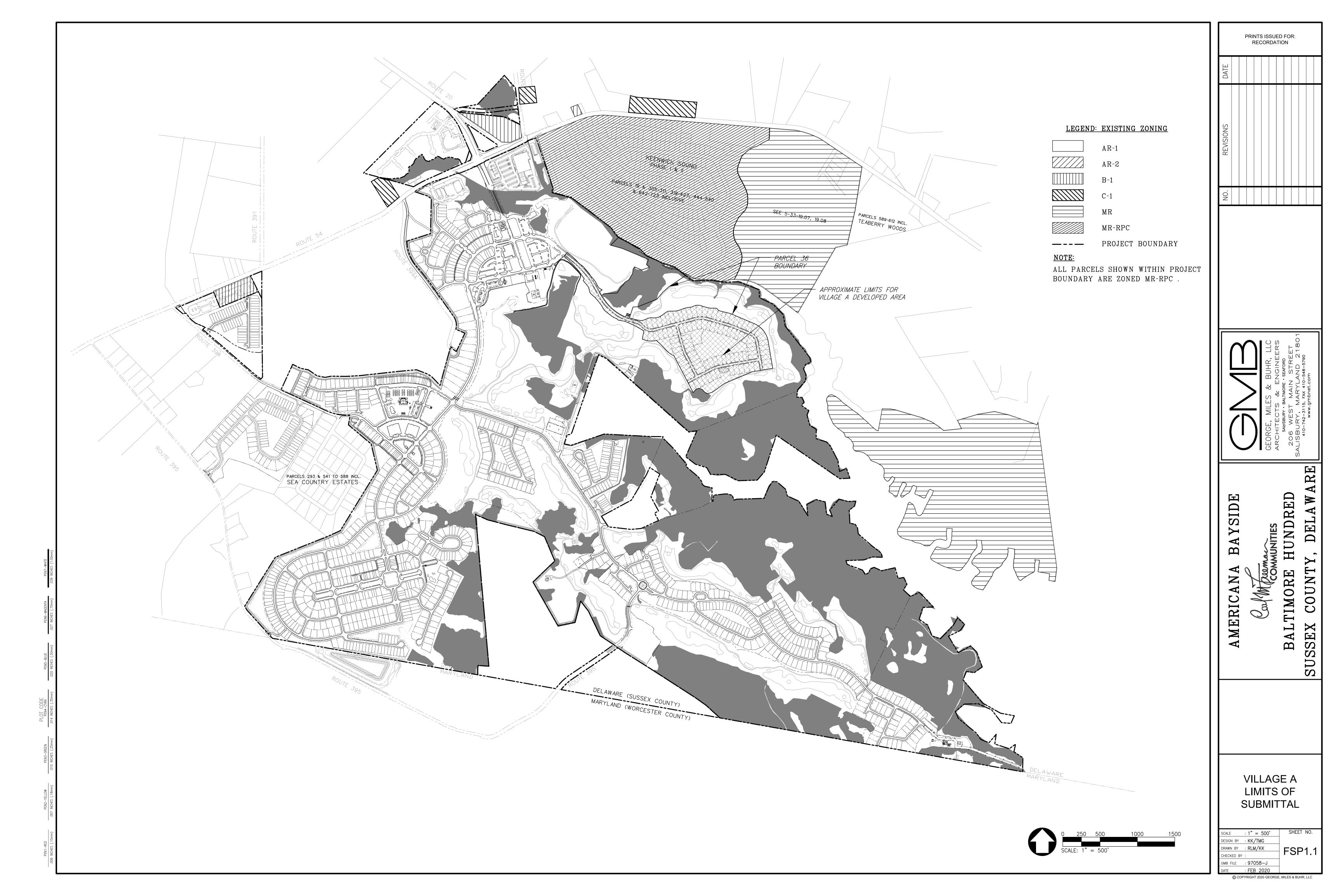
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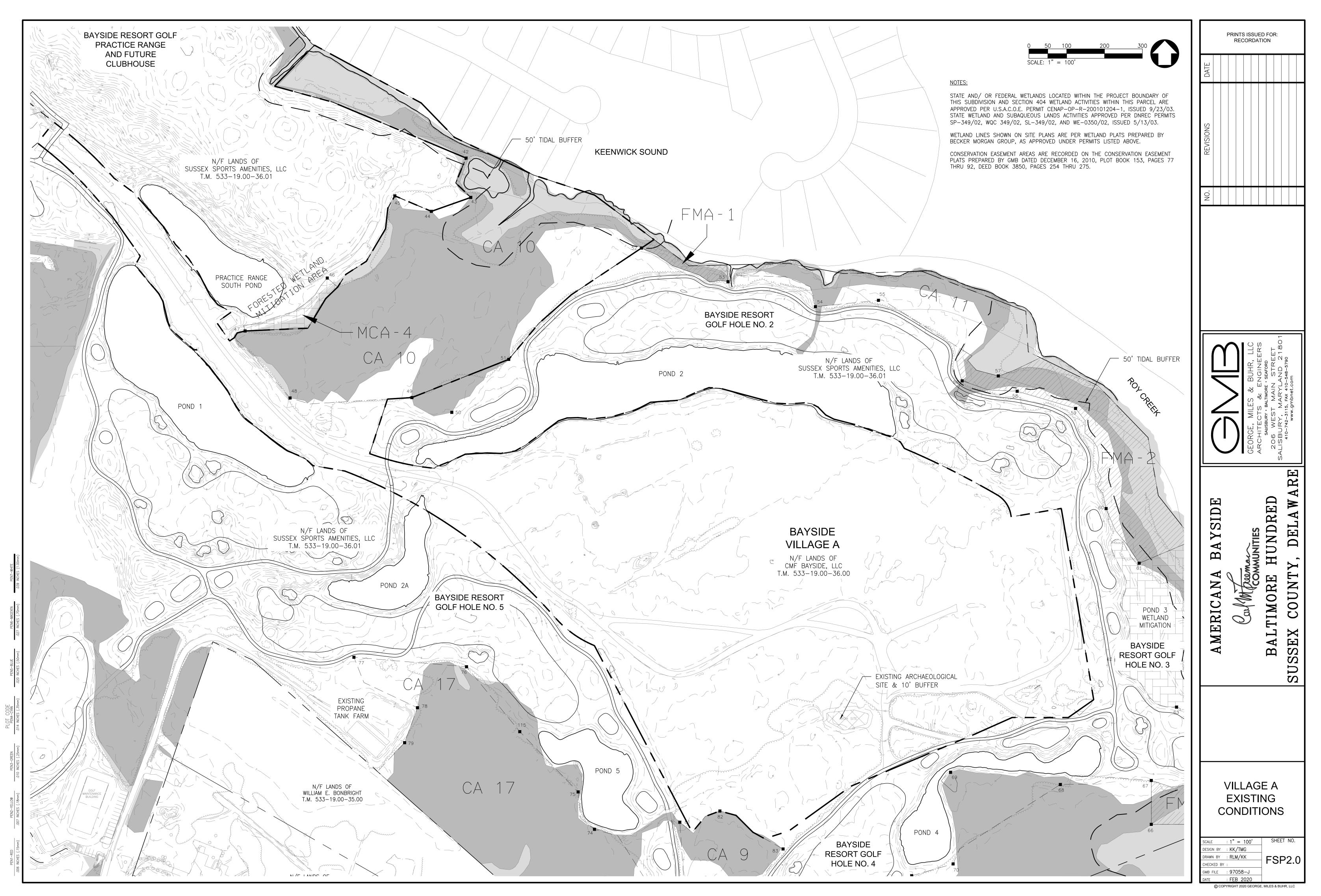
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SUSSEX COUNTY COUNCIL PRESIDENT

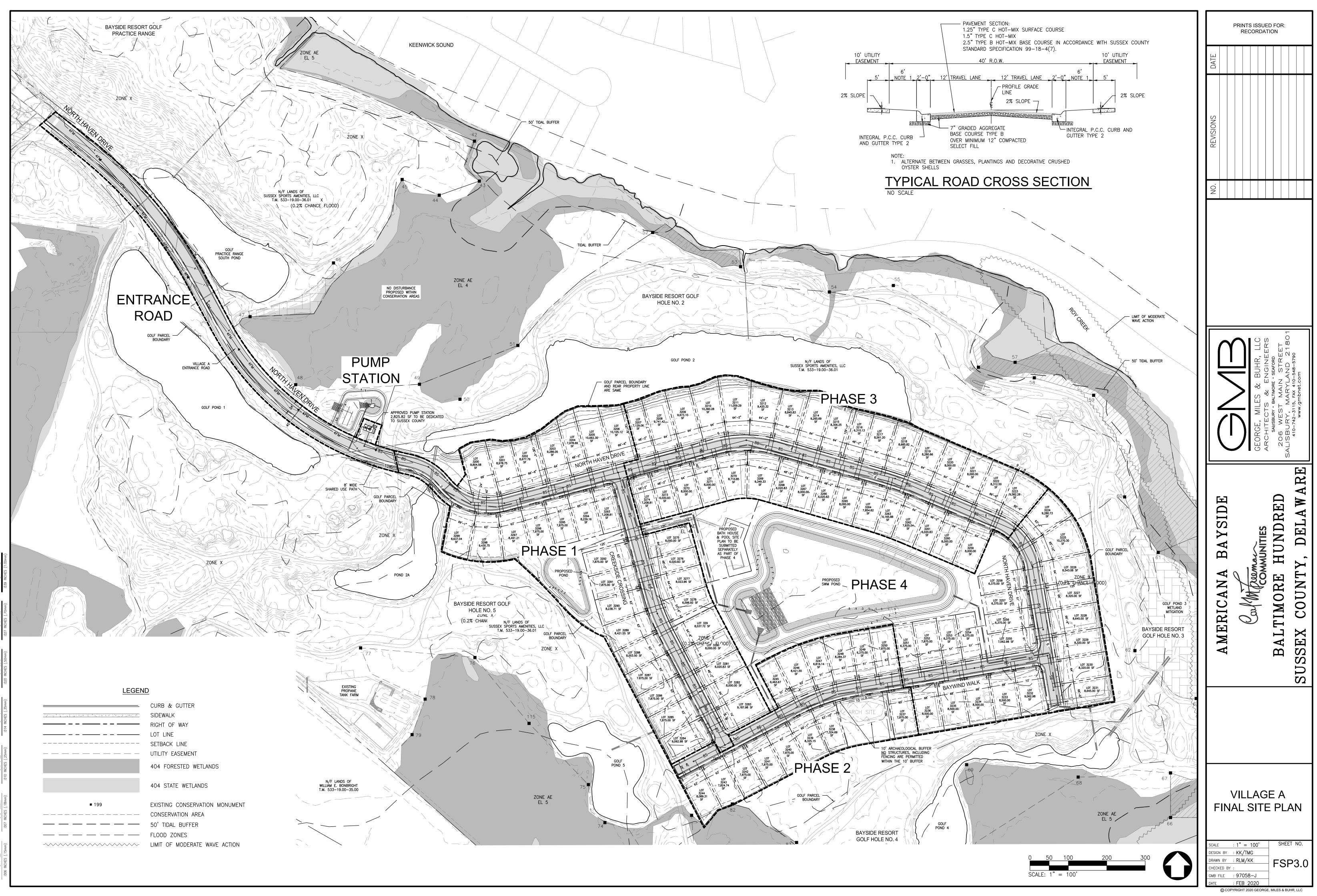
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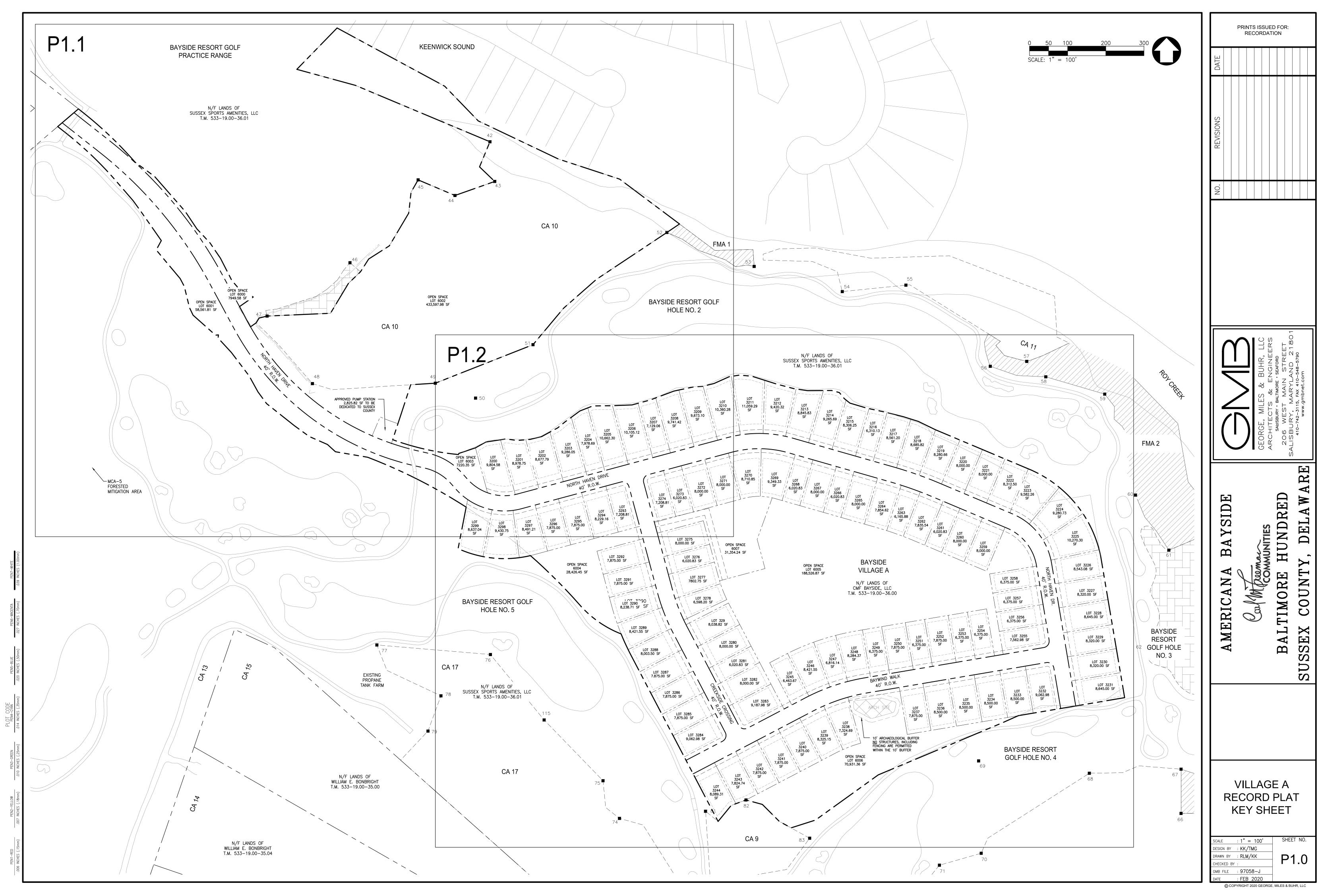
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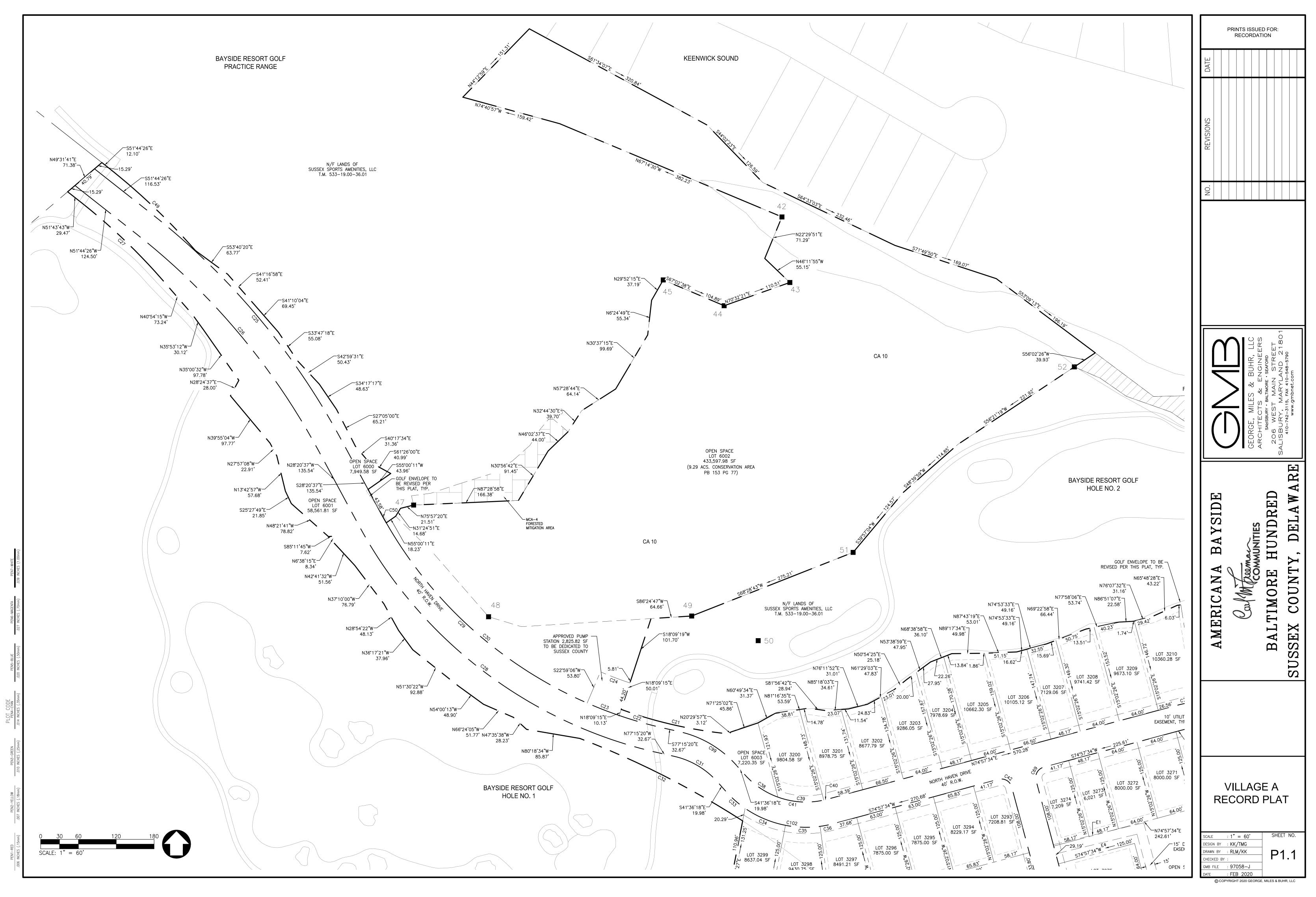


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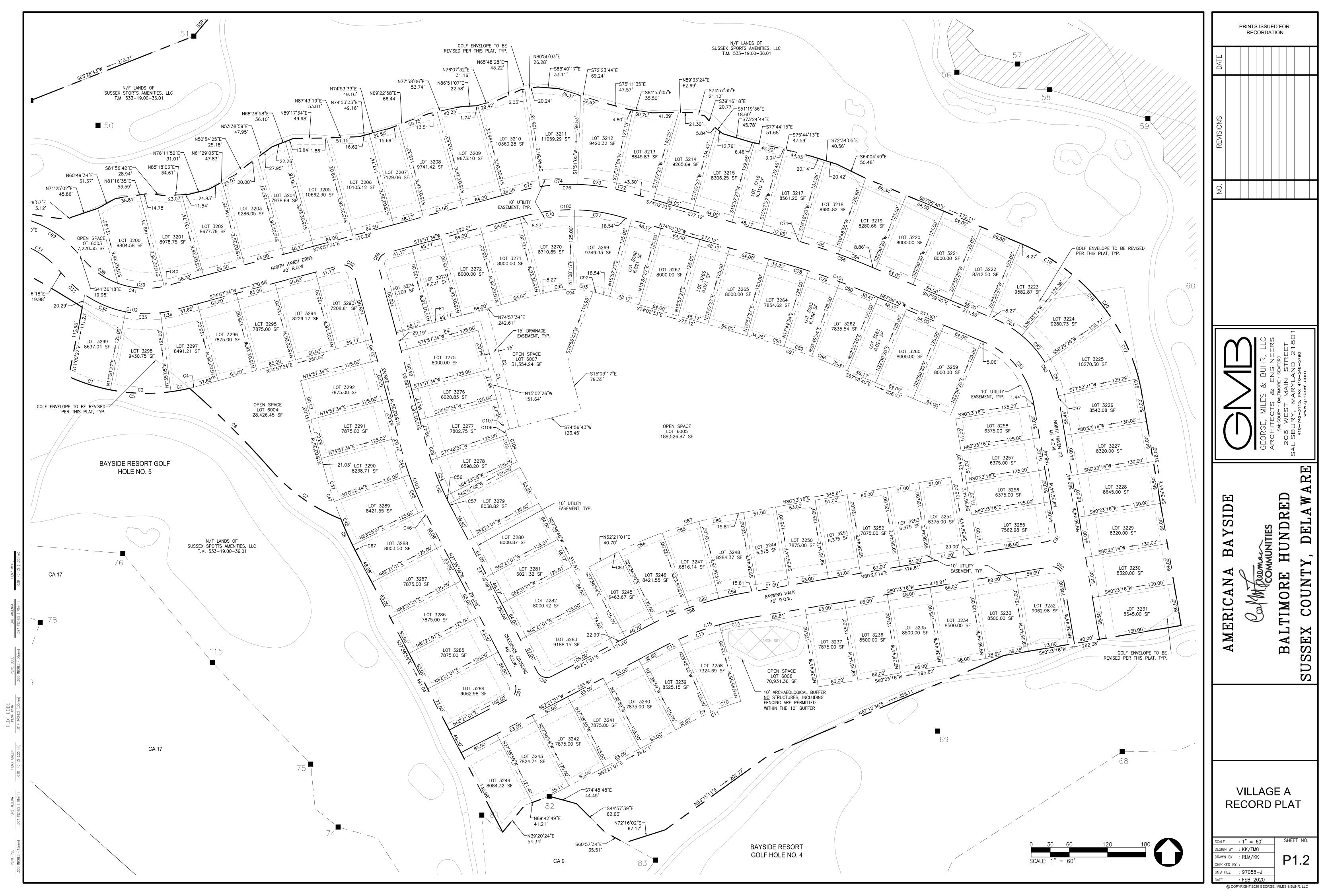




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C1       6         C2       6         C3       2         C4       1         C5       1         C6       1         C7       1         C8       6         C9       2         C10       4         C11       7         C12       5         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	LENGTH 68.62' 95.73' 29.68' 8.71' 194.02' 182.23' 134.46' 62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	RADIUS         295.00'         295.00'         295.00'         295.00'         295.00'         295.00'         295.00'         295.00'         355.00'         355.00'         355.00'         480.00'         480.00'         480.00'	DELTA 13.33 18.59 5.76 1.69 37.68 7.40 27.27 5.58 3.84 8.04 11.88 3.84 8.04	CHORD DIRECTION S72°19'44"E S88°17'19"E S79°31'59"W N75°48'19"E S84°30'26"E S44°58'23"E S54°54'34"E S24°51'59"E S64°16'18"W S70°12'50"W	CHORD 68.46' 95.31' 29.67' 8.71' 190.54' 182.11' 133.19' 62.64' 23.80'	BEGINNING COORDINATE N 9430.22,E 6161.06 N 9409.43,E 6226.29 N 9411.98,E 6350.73 N 9411.98,E 6350.73 N 9430.22,E 6161.06 N 9411.98,E 6350.73 N 9283.15,E 6479.44	ENDING COORDINATE N 9409.43,E 6226.29 N 9406.59,E 6321.55 N 9406.59,E 6321.55 N 9406.59,E 6321.55 N 9414.11,E 6359.17 N 9411.98,E 6350.73 N 9283.15,E 6479.44 N 9206.58,E 6588.42
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C4         C5       1         C6       1         C7       1         C8       6         C9       2         C10       4         C11       7         C12       3         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	8.71' 194.02' 182.23' 134.46' 62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	295.00' 295.00' 1411.70' 282.51' 645.00' 355.00' 355.00' 355.00' 480.00' 480.00'	1.69 37.68 7.40 27.27 5.58 3.84 8.04 11.88 3.84	N75°48'19"E S84°30'26"E S44°58'23"E S54°54'34"E S24°51'59"E S64°16'18"W S70°12'50"W	8.71' 190.54' 182.11' 133.19' 62.64'	N 9411.98,E 6350.73 N 9430.22,E 6161.06 N 9411.98,E 6350.73	N 9414.11,E 6359.17 N 9411.98,E 6350.73 N 9283.15,E 6479.44
C5       1         C6       1         C7       1         C8       6         C9       2         C10       4         C11       7         C12       7         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	194.02' 182.23' 134.46' 62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	295.00' 1411.70' 282.51' 645.00' 355.00' 355.00' 355.00' 480.00' 480.00'	37.68 7.40 27.27 5.58 3.84 8.04 11.88 3.84	S84*30'26"E S44*58'23"E S54*54'34"E S24*51'59"E S64*16'18"W S70*12'50"W	190.54' 182.11' 133.19' 62.64'	N 9430.22,E 6161.06 N 9411.98,E 6350.73	N 9411.98,E 6350.73 N 9283.15,E 6479.44
C6       1         C7       1         C8       6         C9       2         C10       4         C11       7         C12       5         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	182.23' 134.46' 62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	1411.70' 282.51' 645.00' 355.00' 355.00' 355.00' 480.00' 480.00'	7.40 27.27 5.58 3.84 8.04 11.88 3.84	S44*58'23"E S54*54'34"E S24*51'59"E S64*16'18"W S70*12'50"W	182.11' 133.19' 62.64'	N 9411.98,E 6350.73	N 9283.15,E 6479.44
C7       1         C8       6         C9       2         C10       4         C11       7         C12       5         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	134.46' 62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	282.51' 645.00' 355.00' 355.00' 480.00' 480.00' 480.00'	27.27 5.58 3.84 8.04 11.88 3.84	S54°54'34"E S24°51'59"E S64°16'18"W S70°12'50"W	133.19' 62.64'	· · ·	
C8       6         C9       2         C10       4         C11       7         C12       3         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	645.00' 355.00' 355.00' 355.00' 480.00' 480.00'	5.58 3.84 8.04 11.88 3.84	S24*51'59"E S64*16'18"W S70*12'50"W	133.19' 62.64'	N 9283.15,E 6479.44	N 9206.58,E 6588.42
C8       6         C9       2         C10       4         C11       7         C12       3         C13       6         C14       5         C15       1         C16       1         C17       1         C18       3         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	62.66' 23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	645.00' 355.00' 355.00' 355.00' 480.00' 480.00'	5.58 3.84 8.04 11.88 3.84	S24*51'59"E S64*16'18"W S70*12'50"W	62.64'		
C9       2         C10       4         C11       7         C12       3         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C20       2         C21       1         C22       6         C23       5         C25       4         C26       4	23.81' 49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	355.00' 355.00' 480.00' 480.00' 480.00'	3.84 8.04 11.88 3.84	S64°16'18"W S70°12'50"W		N 9206.58,E 6588.42	N 9149.75,E 6614.76
C10       4         C11       7         C12       5         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	49.83' 73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	355.00' 355.00' 480.00' 480.00' 480.00'	8.04 11.88 3.84	S70°12'50"W	1 20.00	N 8903.35,E 7169.89	N 8893.01,E 7148.45
C11       7         C12       5         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	73.63' 32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	355.00' 480.00' 480.00' 480.00'	11.88 3.84		49.78'	N 8920.20,E 7216.74	N 8903.35,E 7169.89
C12       C         C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	32.19' 67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	480.00' 480.00' 480.00'	3.84	S68°17'33"W	73.50'	N 8920.20,E 7216.74	N 8893.01,E 7148.45
C13       6         C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	67.37' 51.55' 151.11' 15.61' 104.63' 92.61'	480.00' 480.00'		S64°16'18"W	32.19'	N 9017.71,E 7119.44	N 9003.74,E 7090.44
C14       5         C15       1         C16       1         C17       1         C18       5         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	51.55' 151.11' 15.61' 104.63' 92.61'	480.00'	i 0.04	S70°12'50"W	67.31'	N 9040.50,E 7182.78	N 9017.71,E 7119.44
C15       1         C16       1         C17       1         C18       9         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	151.11' 15.61' 104.63' 92.61'		6.15	S77°18'40"W	51.53'	N 9051.81,E 7233.04	N 9040.50,E 7182.78
C16       1         C17       1         C18       9         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	15.61' 104.63' 92.61'		18.04	S71°22'09"W	150.49'	N 9051.81,E 7233.04	N 9003.74,E 7090.44
C17       1         C18       9         C19       8         C20       2         C21       1         C22       6         C23       5         C24       5         C25       4         C26       4	104.63' 92.61'		2.83		15.61'	N 9412.10,E 7845.29	N 9427.29,E 7841.70
C18     S       C19     8       C20     2       C21     1       C22     6       C23     5       C24     5       C25     4       C26     4	92.61'	316.09'	18.97	N13°16'45"W		N 9427.29,E 7841.70	N 9522.31,E 7799.04
C19     8       C20     2       C21     1       C22     6       C23     5       C24     5       C25     4       C26     4		316.09'	-	N24°10'36"W	104.15'		
C20     2       C21     1       C22     6       C23     5       C24     5       C25     4       C26     4	00047	316.09'	16.79	N42°03'10"W	92.28'	N 9522.31,E 7799.04	N 9590.83,E 7737.2
C21     1       C22     6       C23     5       C24     5       C25     4       C26     4	86.81'	316.09'	15.74	N58°18'52"W	86.54'	N 9590.83,E 7737.23	N 9636.29,E 7663.59
C22         e           C23         g           C24         g           C25         4           C26         4	299.67'	316.09'	54.32	N39°01'24"W	288.57'	N 9412.10,E 7845.29	N 9636.29,E 7663.5
C23 5 C24 5 C25 4 C26 4	177.18'	700.28'	14.50	N77°16'30"W	176.71'	N 9677.04,E 6161.99	N 9715.96,E 5989.6
C24     5       C25     4       C26     4	66.86'	680.00'	5.63	N73•52'13"W	66.83'	N 9687.77,E 6050.66	N 9706.33,E 5986.4
C25 4 C26 4	54.58'	680.00'	4.60	N68°45'15"W	54.56'	N 9706.33,E 5986.46	N 9726.11,E 5935.6
C26 4	50.01'	625.00'	4.58	N69*18'27"W	50.00'	N 9757.97,E 6003.39	N 9775.64,E 5956.6
	467.56'	1145.00'	23.40	N40°02'32"W	464.32'	N 10145.99,E 5544.40	N 10501.46,E 5245.
C27 1	451.23 <b>'</b>	1105.00'	23.40	S40°02'32"E	448.10'	N 10470.05,E 5220.91	N 10127.00,E 5509.
	175.45'	965.00'	10.42	S46°19'42"E	175.21'	N 10518.96,E 5134.65	N 10397.98,E 5261.
C28 6	607.94'	720.00'	48.38	S52°31'46"E	590.04'	N 10007.71,E 5573.55	N 9648.75,E 6041.8
C29 5	506.93'	680.00'	42.71	N49 <b>°</b> 41'48"W	495.28'	N 9706.33,E 5986.46	N 10026.70,E 5608.
C30 4	435.55'	680.00'	36.70	N48°06'20"W	428.15'	N 9726.11,E 5935.61	N 10012.00,E 5616.
C31 8	80.89'	130.00'	35.65	S59°25'49"E	79.59'	N 9641.55,E 6073.71	N 9601.07,E 6142.2
C32 2	289.87'	1411.70'	11.76	S63°07'43"E	289.36'	N 9669.92,E 5924.12	N 9539.13,E 6182.2
C33 4	40.97'	170.00'	13.81	S48°30'34"E	40.87'	N 9586.13,E 6155.50	N 9559.05,E 6186.1
C34 6	69.96'	170.00'	23.58	S67°12'12"E	69.47'	N 9559.05,E 6186.12	N 9532.13,E 6250.1
C35 5	55.16'	170.00'	18.59	S88°17'19"E	54.92'	N 9532.13,E 6250.16	N 9530.49,E 6305.0
C36 2	22.12'	170.00'	7.46	N78°41'14"E	22.11'	N 9530.49,E 6305.06	N 9534.83,E 6326.7
C37 4	49.69'	645.00'	4.41	S17°14'51"E	49.68'	N 9281.69,E 6563.20	N 9234.25,E 6577.9
C38 6	64.47'	130.00'	28.41	N55°48'41"W	63.81'	N 9576.83,E 6238.19	N 9612.69,E 6185.4
C39 7	73.86'	130.00'	32.55	N86•17'35"W	72.87'	N 9572.12,E 6310.91	N 9576.83,E 6238.1
C40	5.61'	130.00'	2.47	S76°11'44"W	5.61'	N 9573.46,E 6316.35	N 9572.12,E 6310.9
	143.93'	130.00'	63.44	N73°19'22"W	136.69'	N 9573.46,E 6316.35	N 9612.69,E 6185.4
	26.70'	17.00'	90.00	S60°02'26"E	24.04'	N 9605.07,E 6588.13	N 9593.07,E 6608.9
	40.06'	520.00'	4.41	N17•14'51"W	40.05'	N 9275.88,E 6695.79	N 9314.13,E 6683.9
	60.14'	520.00'	6.63	N22*46'04"W	60.11'	N 9220.45,E 6719.05	N 9275.88,E 6695.7
	14.23'	520.00'	1.57	N26*51'56"W	14.23'	N 9207.76,E 6725.49	N 9220.45,E 6719.0
	79.28'	645.00'	7.04	S18°33'43"E	79.23'	N 9281.69,E 6563.20	N 9206.58,E 6588.4
	45.01'	645.00'	4.00	S24°04'56"E	45.00'	N 9206.58,E 6588.42	N 9165.50,E 6606.7
	43.01 191.71'	1035.00'	10.61	S46°26'03"E	191.43'	N 10576.06,E 5175.31	N 10444.13,E 5314.
	16.81'	680.00'	1.42	N29°02'53"W	16.81'	N 10012.00,E 5616.91	N 10026.70,E 5608.
	26.70'	17.00'	90.00	N17°21'01"E	24.04'	N 8925.20,E 6854.33	N 8948.14,E 6861.5
			90.00	S54°36'44"E		N 9131.43,E 7703.16	N 9117.51,E 7722.7
	26.70' 130.57'	17.00'			24.04'	N 9386.12,E 7677.26	
	130.57'	130.00'	57.55	N38°23'12"W	125.15'	-	N 9484.23,E 7599.5
	60.69'	480.00'	7.24	S21°48'43"E	60.65'	N 9299.23,E 6730.09	N 9242.92,E 6752.6
	105.63'	480.00'	12.61	S21°20'42"E	105.42'	N 9324.51,E 6722.55	N 9226.32,E 6760.9
	13.52'	480.00'	1.61	S26°14'27"E	13.52'	N 9242.92,E 6752.62	N 9230.80,E 6758.6
	5.04'	480.00'	0.60	S27*20'56"E	5.04'	N 9230.80,E 6758.60	N 9226.32,E 6760.9
	26.70'	17.00'	90.00	S72*38'59"E	24.04'	N 8966.71,E 6896.93	N 8959.54,E 6919.8
C59 4		520.00'	4.96		45.04'	N 9081.82,E 7182.33	N 9091.25,E 7226.3
C60 1	45.05'	520.00	4.90	N77•54'21"E	+3.04	N 9521.09,E 7615.07	N 9392.80,E 7716.70

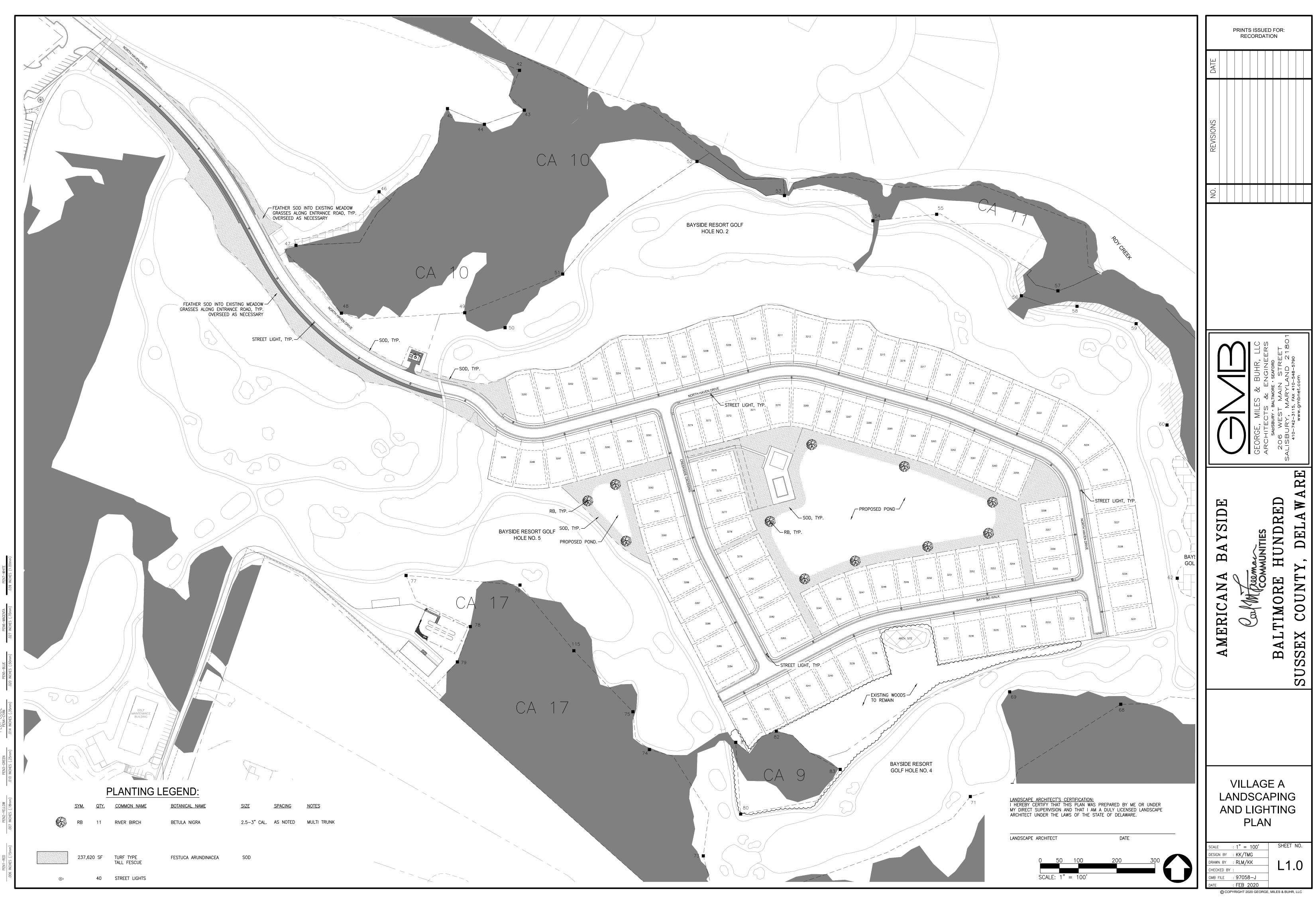
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CURVE TABLE								
CURVE #	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD DIRECTION CHORD BEGINNING COORDINATE		ENDING COORDINATE	
C62	56.04'	170.00'	18.89	S40°42'17"E	55.79'	N 9494.93,E 7658.02	N 9452.64,E 7694.41	
C63	50.48'	170.00'	17.01	S58•39'18"E	50.29'	N 9521.09,E 7615.07	N 9494.93,E 7658.02	
C64	53.83'	1020.00'	3.02	N68°40'22"W	53.82'	N 9603.23,E 7420.04	N 9622.81,E 7369.90	
C65	62.48'	1020.00'	3.51	N71°56'22"W	62.47'	N 9622.81,E 7369.90	N 9642.17,E 7310.51	
C66	122.51'	1020.00'	6.88	N70°36'07"W	122.43'	N 9603.23,E 7420.04	N 9643.90,E 7304.55	
C67	17.66'	645.00'	1.57	S26•51'56"E	17.65'	N 9165.50,E 6606.78	N 9149.75,E 6614.76	
C68	26.38'	480.00'	3.15	S16°36'55"E	26.38'	N 9324.51,E 6722.55	N 9299.23,E 6730.09	
C69	26.70'	17.00'	90.00	S29°57'34"W	24.04'	N 9624.27,E 6659.60	N 9603.45,E 6647.59	
C70	79.06'	280.00'	16.18	S83°02'54"W	78.80'	N 9692.36,E 6955.70	N 9682.82,E 6877.48	
C71	6.20'	1020.00'	0.35	N73°52'06"W	6.20'	N 9642.17,E 7310.51	N 9643.90,E 7304.55	
C72	19.21'	320.00'	3.44	N75°45'44"W	19.20'	N 9720.08,E 7038.11	N 9724.80,E 7019.50	
C73	59.57'	320.00'	10.67	N82°48'54"W	59.49'	N 9724.80,E 7019.50	N 9732.25,E 6960.48	
C74	59.57'	320.00'	10.67	S86°31'05"W	59.49'	N 9732.25,E 6960.48	N 9728.63,E 6901.10	
C75	34.77'	320.00'	6.23	S78°04'20"W	34.75'	N 9728.63,E 6901.10	N 9721.45,E 6867.10	
C76	173.12'	320.00'	31.00	N89°32'30"W	171.02'	N 9720.08,E 7038.11	N 9721.45,E 6867.10	
C77	72.42'	280.00'	14.82	N81°27'09"W	72.22'	N 9681.62,E 7027.12	N 9692.36,E 6955.70	
C78	30.54'	980.00'	1.79	N73°09'00"W	30.54'	N 9596.59,E 7322.78	N 9605.44,E 7293.55	
C79	52.69'	980.00'	3.08	N70°43'01"W	52.68'	N 9579.19,E 7372.51	N 9596.59,E 7322.78	
C80	34.48'	980.00'	2.02	N68°10'08"W	34.48'	N 9566.37,E 7404.51	N 9579.19,E 7372.51	
C81	26.70'	17.00'	90.00	N35°23'16"E	24.04'	N 9170.87,E 7696.48	N 9190.47,E 7710.40	
C82	48.68'	520.00'	5.36	N72°44'31"E	48.66'	N 9067.38,E 7135.86	N 9081.82,E 7182.33	
C83	12.19'	645.00'	1.08	N62*53'30"E	12.19'	N 9149.89,E 7013.87	N 9155.45,E 7024.72	
C84	74.60'	645.00'	6.63	N66°44'48"E	74.56'	N 9155.45,E 7024.72	N 9184.89,E 7093.23	
C85	60.38'	645.00'	5.36	N72°44'31"E	60.36'	N 9184.89,E 7093.23	N 9202.79,E 7150.87	
C86	55.88'	645.00'	4.96	N77°54'21"E	55.87'	N 9202.79,E 7150.87	N 9214.50,E 7205.49	
C87	203.06'	645.00'	18.04	N71°22'09"E	202.22'	N 9149.89,E 7013.87	N 9214.50,E 7205.49	
C88	30.08'	855.00'	2.02	S68•10'08"E	30.08'	N 9462.35,E 7328.07	N 9451.17,E 7355.99	
C89	45.97'	855.00'	3.08	S70°43'01"E	45.96'	N 9477.53,E 7284.69	N 9462.35,E 7328.07	
C90	26.64'	855.00'	1.79	S73°09'00"E	26.64'	N 9485.25,E 7259.19	N 9477.53,E 7284.69	
C91	102.69'	855.00'	6.88	S70°36'07"E	102.63'	N 9485.25,E 7259.19	N 9451.17,E 7355.99	
C92	8.43'	155.00'	3.12	S75•36'05"E	8.43'	N 9563.54,E 6984.58	N 9561.44,E 6992.75	
C93	31.66'	155.00'	11.70	S83°00'41"E	31.60'	N 9567.38,E 6953.22	N 9563.54,E 6984.58	
C94	75.42'	155.00'	27.88	N88°53'58"E	74.68'	N 9562.10,E 6909.92	N 9563.54,E 6984.58	
C95	43.77'	155.00'	16.18	N83°02'54"E	43.62'	N 9562.10,E 6909.92	N 9567.38,E 6953.22	
C96	60.14'	520.00'	6.63	N66°44'48"E	60.11'	N 9043.65,E 7080.63	N 9067.38,E 7135.86	
C97	7.46'	170.00'	2.52	S10•52'11"E	7.46'	N 9400.13,E 7715.30	N 9392.80,E 7716.70	
C98	163.70'	520.00'	18.04	N71°22'09"E	163.03'	N 9039.17,E 7071.88	N 9091.25,E 7226.36	
C99	105.78'	170.00'	35.65	N59°25'49"W	104.08'	N 9627.63,E 6172.14	N 9680.56,E 6082.53	
C100	151.48'	280.00'	31.00	N89 <b>°</b> 32'30 <b>"</b> W	149.64'	N 9681.62,E 7027.12	N 9682.82,E 6877.48	
C101	117.70'	980.00'	6.88	N70°36'07"W	117.63'	N 9566.37,E 7404.51	N 9605.44,E 7293.55	
C102	188.22'	170.00'	63.44	S73•19'22"E	178.75'	N 9586.13,E 6155.50	N 9534.83,E 6326.73	
C103	114.44'	520.00'	12.61	S21°20'42"E	114.21'	N 9314.13,E 6683.92	N 9207.76,E 6725.49	
C104	52.87'	355.00'	8.53	N21°10'02"W	52.82'	N 9296.61,E 6865.51	N 9345.87,E 6846.43	
C105	44.88'	355.00'	7.24	N21°48'43"W	44.85'	N 9296.61,E 6865.51	N 9338.25,E 6848.84	
C106	7.99'	355.00'	1.29	N17°32'43"W	7.99'	N 9338.25,E 6848.84	N 9345.87,E 6846.43	
C107	11.53'	355.00'	1.86	N15°58'14"W	11.53'	N 9345.87,E 6846.43	N 9356.95,E 6843.26	

EASEMENT LINE TABLE							
LINE	LENGTH	DIRECTION					
E1	147.53'	N76 <b>°</b> 25'11"E					
E2	190.91'	S15º06'07"E					
E3	176.29'	N15•06'07"W					
E4	132.54'	N76°25'11"E					

NO REVISIONS DATE		F						R:		
				CEORCE MILES & BILHE ILC			DOG WFRT MAIN STREFT		K H www.gmbnet.com	
	AMERICANA BAYSIDE		() Mai (	CON W DREMAN	COMMUNITIES		RALTIMORE HIINDRED			
			 		-	-	-		 	

Q	30	60	120	180	
SCA	LE: 1"	= 60'			





W. NICHOLAS LLOYD AUTUMN J. WILLIS

••••	February 18, 2020	
ARCHITECTS ENGINEERS	Sussex County Dep 2 The Circle Georgetown, DE 19	partment of Planning & Zoning 1947
206 WEST MAIN STREET SALISBURY, MD 21801 PH: 410.742.3115	Attn: Lauren DeVe Planner III	ore
PH: 800.789.4462 FAX: 410.548.5790	Re: Americana E Parcel P GMB # 2000	Bayside R.P.C.
SALISBURY BALTIMORE SEAFORD	Dear Ms. DeVore:	
www.gmbnet.com		your comment letter dated, February 18, 2020 for the above and offer the following responses.
	Comment 1: <i>Response 1:</i>	The plans indicate that this site lies within the Combined Highway Corridor Overlay Zoning District (CHCOZ). However, this zone is only established along and includes all unincorporated lands within 600 feet on each side of Routes 1, 13, and 113 (§115- 194.1(B). Please remove and correct this information on the plans. <i>According to #7 of the Zoning Conditions for CMF Bayside,</i> <i>LLC – Change of Zone No. 1393, the applicant shall establish</i> <i>a 60' Highway Corridor Overlay Zone Setback along the</i> <i>property fronting Route 54.</i>
JAMES H. WILLEY, JR., PE	Comment 2:	Staff notes that there is parking within the front yard setback. The applicant will need to request approval from the Planning and Zoning Commission to allow for parking within the front yard setback.
PETER A. BOZICK, JR., PE JUDY A. SCHWARTZ, PE CHARLES M. O'DONNELL, III, PE W. BRICE FOXWELL, PE	Response 2:	We are requesting approval for parking within the front yard setback.
A. REGGIE MARINER, JR., PE JAMES C. HOAGESON, PE STEPHEN L. MARSH, PE DAVID A. VANDERBEEK, PE ROLAND E. HOLLAND, PE JASON M. LYTLE, PE	Comment 3:	Staff notes that 2 ADA accessible parking spaces have been included on the plans. This does not meet the minimum ADA space provision requirements per the 2012 IBC standards which require 3 ADA spaces for parking upwards of 50 spaces (International Building Code, 2012, Table 1106.1, page 11-4).
CHRIS B. DERBYSHIRE, PE W. MARK GARDOCKY, PE MORGAN H. HELFRICH, AIA	Response 3:	A third ADA accessible parking spot has been added to the plan.
KATHERINE J. MCALLISTER, PE JOHN E. BURNSWORTH, PE	Comment 4:	Please include the street name (Lighthouse Road) on the plans under "Route 54" for additional clarity.
MICHAEL G. KOBIN, PE VINCENT A. LUCIANI, PE ANDREW J. LYONS, JR., PE	Response 4:	The street name has been added to the plan.



Comment 5:	Please include topographic contours at one-foot intervals, unless waived by the Commission as clearly unnecessary to review the project or proposal (§115-220(B)(4).
Response 5:	Contours at one-foot intervals are shown on the site plan.
Comment 6:	Please include the net development area of the project. The net development area shall refer to the total area of land available for development. It shall not include open space, drainage land, regional roads and land used for other public facilities (§115-220(B)(6).
Response 6:	Areas have been added to the cover sheet.
Comment 7:	Please add the height of the proposed building and include the maximum height permitted in the MR Zoning District in the Site Data Column (§115-220(B)(8).
Response 7:	Proposed building height has been added to the Site Data Column.
Comment 8:	Please include the acreage of wetlands currently on the parcel in the Site Data Column (§115-220(B)(13).
Response 8:	Added to the cover sheet.
Comment 9:	Please clearly delineate the location of all flood zones (§115-220(B)(14).
Response 9:	Flood zone lines have been made a heavier line weight for
	clarification.
Comment 10:	Please include the dimensions of the proposed dumpsters and indicate if any screening is proposed. If proposed, the screening must meet the provisions of §115-170.1(C) (1-4).
Comment 10: <i>Response 10:</i>	Please include the dimensions of the proposed dumpsters and indicate if any screening is proposed. If proposed, the screening
	Please include the dimensions of the proposed dumpsters and indicate if any screening is proposed. If proposed, the screening must meet the provisions of §115-170.1(C) (1-4).
<b>Response 10:</b> Comment 11:	Please include the dimensions of the proposed dumpsters and indicate if any screening is proposed. If proposed, the screening must meet the provisions of §115-170.1(C) (1-4). <i>This will be included on the Final Site Plan.</i> Please include details regarding any landscaping to be proposed. <i>Proposed landscaping and lighting will be included on the</i>
<i>Response 10:</i> Comment 11: <i>Response 11:</i>	<ul> <li>Please include the dimensions of the proposed dumpsters and indicate if any screening is proposed. If proposed, the screening must meet the provisions of §115-170.1(C) (1-4).</li> <li>This will be included on the Final Site Plan.</li> <li>Please include details regarding any landscaping to be proposed.</li> <li>Proposed landscaping and lighting will be included on the Final Site Plan.</li> <li>Prior to approval of the Final Site Plan, approval letters or letters of objection from the following agencies shall be submitted to the</li> </ul>



Sussex County Department Planning & Zoning Bayside – Parcel P February 18, 2020 Page **3** of **3** 

Thank you for your time and attention in this matter.

Sincerely,

Stephen L. Marsh, P.E. Sr. Vice President

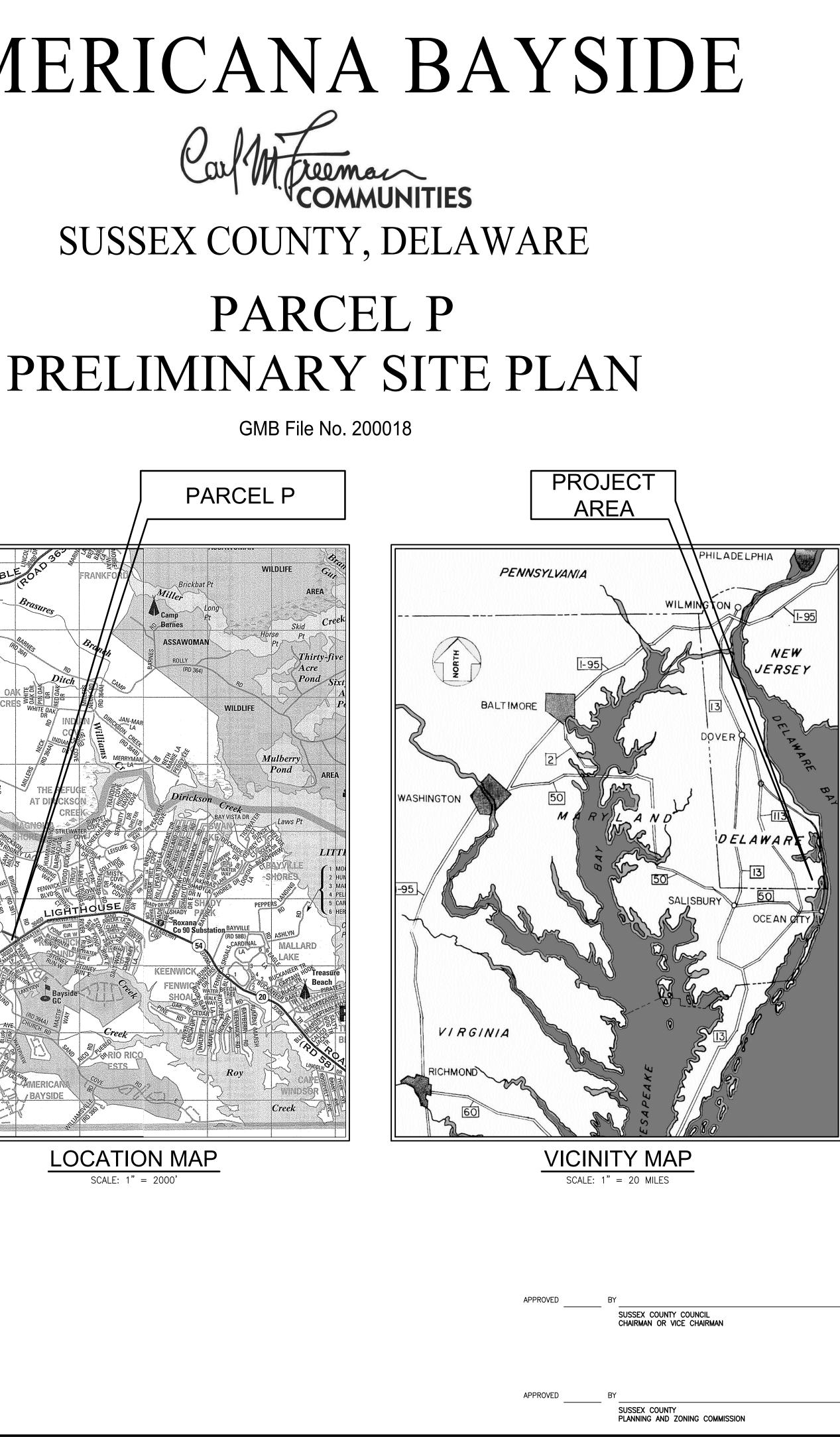
Enclosures:

• One (1) copy of Revised Preliminary Site Plan (paper and electronic)

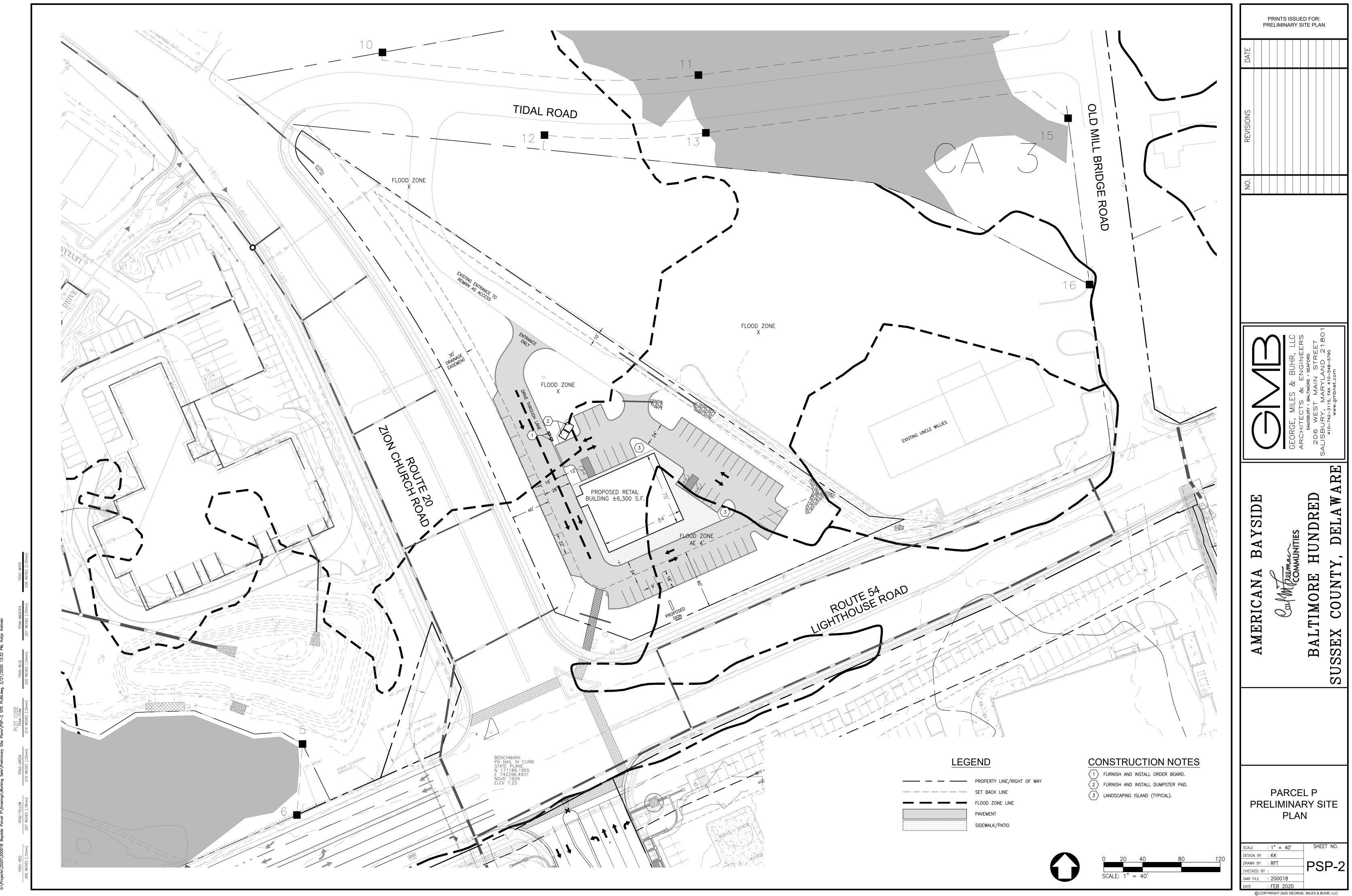
cc: CMF Bayside

Attn: Josh Mastrangelo (w/ electronic encl)

	ZONING CONDITIONS	
	FEBRUARY 6, 2001 – AMENDED SEPTEMBER 23, 2003 AND APRIL 13, 2010 <u>CMF BAYSIDE, L.L.C. – CHANGE OF ZONE NO. 1393</u>	
	CONDITIONS	
	<ol> <li>THE MAXIMUM NUMBER OF RESIDENTIAL UNITS SHALT NOT EXCEED 1,700.</li> <li>THE DEVELOPER MAY PROVIDE A MINIMUM OF 104 ASSISTED LIVING UNITS. REDUCTION OF ANY TYPE OF RESIDENTIAL UNITS WILL BE AT THE DISCRETION OF THE APPLICANT.</li> </ol>	
	<ol> <li>THE MAXIMUM SQUARE FOOTAGE OF RETAIL/OFFICE SPACE SHALL BE 170,000 SQUARE FEET. THE DEVELOPER SHALL PROVIDE A MEDICAL FACILITY.</li> </ol>	
	4. RESIDENTIAL CERTIFICATES OF OCCUPANCY SHALL NOT EXCEED 200 ANNUALLY ON A CUMULATIVE BASIS.	
	5. SITE PLAN REVIEW FOR EACH PHASE OF DEVELOPMENT SHALL BE REVIEWED AND APPROVED BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.	
	<ol> <li>ALL ENTRANCES, INTERSECTIONS, AND ROADWAY IMPROVEMENTS REQUIRED BY DELDOT SHALL BE COMPLETED BY THE APPLICANT IN ACCORDANCE WITH ANY FURTHER MODIFICATIONS REQUIRED BY DELDOT, ONCE 200 CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED.</li> </ol>	
	7. THE APPLICANT SHALL ESTABLISH A 60-FOOT HIGHWAY CORRIDOR OVERLAY ZONE SETBACK ALONG THE PROPERTY FRONTING ROUTE 54.	
	<ol> <li>RECREATIONAL FACILITIES, I.E., GOLF, TENNIS COURTS, SWIMMING POOLS, ETC., SHALL BE CONSTRUCTED TO COINCIDE WITH CONSTRUCTION PHASES SCHEDULED AND SUBJECT TO REVIEW AND APPROVAL BY THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION.</li> </ol>	
	9. THE RPC SHALL BE SERVED BY THE SUSSEX COUNTY SOUTH COASTAL REGIONAL WASTEWATER FACILITY PER SUSSEX COUNTY ENGINEERING DEPARTMENT REGULATIONS AND SPECIFICATIONS.	
	10. THE RPC SHALL BE SERVED BY A CENTRAL WATER SYSTEM PROVIDING DRINKING WATER AND FIRE PROTECTION PER APPLICABLE REGULATIONS AND APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES, THE STATE FIRE MARSHAL'S OFFICE, THE PUBLIC	
	SERVICE COMMISSION, AND THE STATE OF DELAWARE OFFICE OF PUBLIC HEALTH. 11. STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL SHALL EQUAL OR EXCEED ALL APPLICABLE STATE AND	
	COUNTY REGULATIONS. 12. THE APPLICANT SHALL ESTABLISH "BEST MANAGEMENT PRACTICES" IN REGARD TO GOLF COURSE MAINTENANCE AND PROTECTION OF NON-TIDAL WETLANDS. THE OPERATOR OF THE GOLF COURSE SHALL FILE A NUTRIENT MANAGEMENT PROGRAM WITH THE	
	APPROPRIATE STATE AGENCY. 13. THE APPLICANT SHALL COORDINATE WITH THE CENTER FOR THE INLAND BAYS THE DEVELOPMENT OF A PUBLIC INLAND BAY	
	NATURE TRAIL AND OBSERVATORY. 14. STATE AND FEDERAL WETLANDS SHALL BE MAINTAINED AS NON-DISTURBANCE AREAS, EXCEPT FOR DISTURBANCE AUTHORIZED BY	
	A VALID FEDERAL OR STATE PERMIT. THERE SHALL BE NO CONSTRUCTION IN ANY WETLANDS WITHOUT VALID PERMITS. 15. THE APPLICANT SHALL PROVIDE, AT NO COST, A PARCEL OF LAND APPROPRIATE FOR USE BY THE DELAWARE STATE POLICE AND A PARCEL OF LAND APPROPRIATE FOR USE BY THE ROXANA VOLUNTEER FIRE COMPANY WHEN DEEMED APPROPRIATE BY SAID ORGANIZATIONS. THE LOCATION AND SIZE OF SAID PARCELS SHALL BE AS MUTUALLY AGREED UPON BY THE PARTIES	
	INVOLVED. 16. THE APPLICANT SHALL PROVIDE SHUTTLE SERVICE TO THE RESIDENTS OF AMERICANA BAYSIDE, AS NEEDED, TO THE BEACHES FOR RECREATION AND SHOPPING. THE APPLICANT SHALL PLAN TO EDUCATE AND ENCOURAGE THE USE OF THIS SERVICE IN REGARD TO DECREASING TRAFFIC ON ROUTE 54.	
	17. THE APPLICANT SHALL PROVIDE ADEQUATE SECURITY FOR DEVELOPMENT. SECURITY SHOULD INCLUDE A 24-HOUR EMERGENCY CENTER, SUFFICIENT STAFF AND VEHICLES, WITH INCREASING STAFF TO COINCIDE WITH INCREASED	
	OCCUPANTS FOR THE PROJECT. 18. THE APPLICANT SHALL COORDINATE WITH THE STATE AND COUNTY EMERGENCY PLANNING OFFICES IN DEVELOPMENT AND IMPLEMENTATION OF AN EMERGENCY EVACUATION PROCEDURE FOR THE DEVELOPMENT, WHICH WILL BE INCORPORATED INTO THE RESTRICTIONS OF THE DEVELOPMENT AND MAY REQUIRE EARLY MANDATORY EVACUATION, IF NEEDED, BY SAID OFFICES.	DOUBL
	<ol> <li>THE RPC SHALL NOT CONTAIN A MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES OTHER THAN A COMMUNITY WATER TAXI SERVICE FACILITY. NON-MOTORIZED WATERCRAFT SHALL BE PERMITTED AT THE BOAT LAUNCHING FACILITY OF THE COMMUNITY WATER TAXI SERVICE.</li> </ol>	BA) BUDD RD
	20. 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 SHALL 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 SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT MAY BE COMMENCED UPON SUBMISSION OF COPIES OF THE APPLICATION FOR PERMITS FROM THE SUSSEX COUNTY ENGINEERING DEPARTMENT AND DELDOT TO THE DIRECTOR OF PLANNING AND ZONING AND SUBMISSION OF A BOND IN AN AMOUNT EQUAL TO 125% OF THE COST OF THE SITE WORK AUTHORIZED BY THE SUSSEX CONSERVATION DISTRICT PERMIT AND IN A FORM ACCEPTABLE TO THE COUNTY ATTORNEY. THE BOND SHALL BE RELEASED UPON THE ISSUANCE OF ALL OTHER PERMITS AND THE FILING OF AN APPROVED MASTER PLAN OR FINAL SITE PLAN.	Canal OA ACRE
	21. NO EXISTING STATE ROADS IN THE DEVELOPMENT SHALL BE VACATED, THE DEVELOPERS ARE PROPOSING TO REALIGN COUNTY ROAD 394 AND 394A; THAT THESE ROADS WILL REMAIN OPEN TO THE PUBLIC; THAT TRAFFIC CALMING DEVICES WILL BE INCORPORATED INTO THE DESIGN; THAT THE RELOCATION OF THE ROADS DOES NOT CONSTITUTE THE VACATION OR ABANDONMENT OF A ROAD; AND THAT THE APPROVAL WILL STILL BE SUBJECT TO DELDOT'S APPROVAL THROUGH A HEARING PROCESS.	EAN MILL IRD 3811 F
	22. PUBLIC ACCESS SHALL BE PERMITTED AT THE END OF STATE ROUTE 394. ACCESS SHALL INCLUDE SUFFICIENT PARKING FOR EIGHT VEHICLES.	THE NUTRY OLD
	23. ASSISTED LIVING UNITS MAY BE LOCATED ON THE NORTH SIDE OF ROUTE 54, WEST OF ROUTE 20.	A CALL
	24. ALL COMMERCIAL ACTIVITIES SHALL BE LIMITED TO THE SOUTH SIDE OF ROUTE 54, EXCEPT FOR A 1.27 ACRE PARCEL DESIGNATED TAX MAP 35-33-19.00 PARCEL 17.01, LOCATED ON THE NORTH SIDE OF ROUTE 54 ON WHICH COMMERCIAL USE SHALL BE PERMITTED SUBJECT TO COMMERCIAL ENTRANCE APPROVAL FROM DELDOT. ENTRANCE TO THE COMMERCIAL AREA LOCATED ON THE SOUTH SIDE OF ROUTE 54 SHALL BE A MINIMUM OF 300 FEET FROM ROUTE 54, EXCEPT FOR A SINGLE RIGHT-IN/RIGHT-OUT COMMERCIAL ENTRANCE TO A PARCEL DESIGNATED AS TAX MAP 5-33-19.00 PARCEL 16.00, WHICH IS SUBJECT TO APPROVAL FROM DELDOT.	CREEK CREEK CONTROLOGIONAL
.00mm)	PLANNING & ZONING DESIGN CONDITIONS – SEPTEMBER 23, 2003	ACRES DONO
INCHES (1	A. THE COMMISSION APPROVED A 35-FOOT AGGREGATE YARD FOR TOWNHOUSE UNITS WITH A MINIMUM FRONT YARD SETBACK OF 15-FEET.	CHURCH 3
.039	B. THE COMMISSION APPROVED 75-FOOT SINGLE FAMILY LOTS ALONG ROADS 394 AND 394A.	100 301 10 10 10 10 10 10 10 10 10 10 10 10 1
(.70mm)	C. THE COMMISSION APPROVED THE HEIGHTS OF THE STRUCTURES IN THE COMMERCIAL AREAS, TOWNHOUSES, MULTI-FAMILY UNITS AND THE MIXED USES TO BE 52-FEET IN HEIGHT AS PERMITTED IN THE HIGH DENSITY RESIDENTIAL DISTRICTS; THERE MAY BE PARKING LOCATED UNDERNEATH THESE STRUCTURES WHICH WILL RESULT IN MORE OPEN SPACE BEING CREATED;	Roy PRESERVATION WAS
7 INCHES (	AND THAT ALL SINGLE FAMILY RESIDENCES WILL NOT EXCEED THE MAXIMUM ALLOWED 42-FOOT HEIGHT LIMIT WITH THE FOLLOWING STIPULATIONS:	D 33 63 5 50 13
.02	<ol> <li>THERE SHALL BE NO LIVING SPACE ABOVE 42-FEET.</li> <li>THE MAXIMUM HEIGHT OF THE ROOF PEAK SHALL NOT EXCEED 52-FEET.</li> <li>ORNAMENTAL IMPROVEMENTS, SUCH AS CUPOLAS, WIDOW'S WATCHES, CROW'S NEST OR SIMILAR, SHALL NOT EXCEED 8-FEET ABOVE THE PEAK OF THE ROOF.</li> </ol>	AND COLO ADVANTAGE AVE
S (.50mm)	D. THE COMMISSION APPROVED PARKING SPACES LOCATED BELOW THE MULTI-FAMILY STRUCTURES ONLY TO BE 9-FEET BY 18-FEET IN SIZE; THAT THESE SPACES WILL FIT WITHIN THE BUILDING FOOTPRINTS	
.020 INCHE	OF THE MULTI-FAMILY UNITS; THAT THERE WILL BE A SHUTTLE SERVICE FOR THE COMMUNITY; THAT ALL OTHER PARKING SPACES WILL COMPLY WITH THE REQUIREMENTS OF THE ZONING CODE; AND THAT THE ENTIRE PROJECT WILL REQUIRE 5,339 PARKING SPACES WHICH WILL BE PROVIDED.	ESTS S
(L	SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #8702	
4 INCHES (.35mr	ON JULY 12, 2004, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A VARIANCE REQUEST FOR CHAPTER 115, ARTICLE XVI, SUBSECTION 127 REDUCING THE MINIMUM SINGLE FAMILY LOT SIZE TO 6,000 SQUARE FEET, A VARIANCE OF 1,500 SQUARE FEET, FOR 127 HOMES LABELED AS "PATIO HOMES" ON THE APPROVED MR-RPC MASTER PLAN.	
.014	<u>SUSSEX COUNTY BOARD OF ADJUSTMENT – CASE #9853</u> ON JUNE 4, 2007, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A	
5 (.25mm)	VARIANCE REQUEST FOR CMF BAYSIDE, LLC TO INSTALL A VEE-SHAPED GROUND SIGN AT ROUTE 54 APPROXIMATELY 240 SQUARE FEET ON EACH SIDE.	
.010 INCHES	<u>SUSSEX COUNTY PLANNING AND ZONING COMMISSION</u> ON MARCH 22, 2012, THE SUSSEX COUNTY PLANNING AND ZONING COMMISSION UNANIMOUSLY APPROVED A REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO	
	REQUEST TO AMEND THE SIDE YARD SETBACK FOR SINGLE FAMILY DWELLINGS AND DUPLEX HOME TYPES TO 5 FEET FOR FUTURE HOMES IN THE PROJECT. SUSSEX COUNTY BOARD OF ADJUSTMENT - CASE #11262	
łES (.18mm)	ON SEPTEMBER 9, 2013, THE SUSSEX COUNTY BOARD OF ADJUSTMENT UNANIMOUSLY APPROVED A REQUEST FROM CMF BAYSIDE, LLC FOR A 20 FOOT VARIANCE FROM THE 60 FEET LOT WIDTH REQUIREMENT	
.007 INCH.	TO 40 FEET AND A 2,500 SQUARE FEET VARIANCE FROM THE MINIMUM 7,500 SQUARE FEET LOT AREA REQUIREMENT TO 5,000 SQUARE FEET FOR THE LOTS IN VILLAGE C, PHASE 1 AMERICANA BAYSIDE.	
(m.		
(.15m		

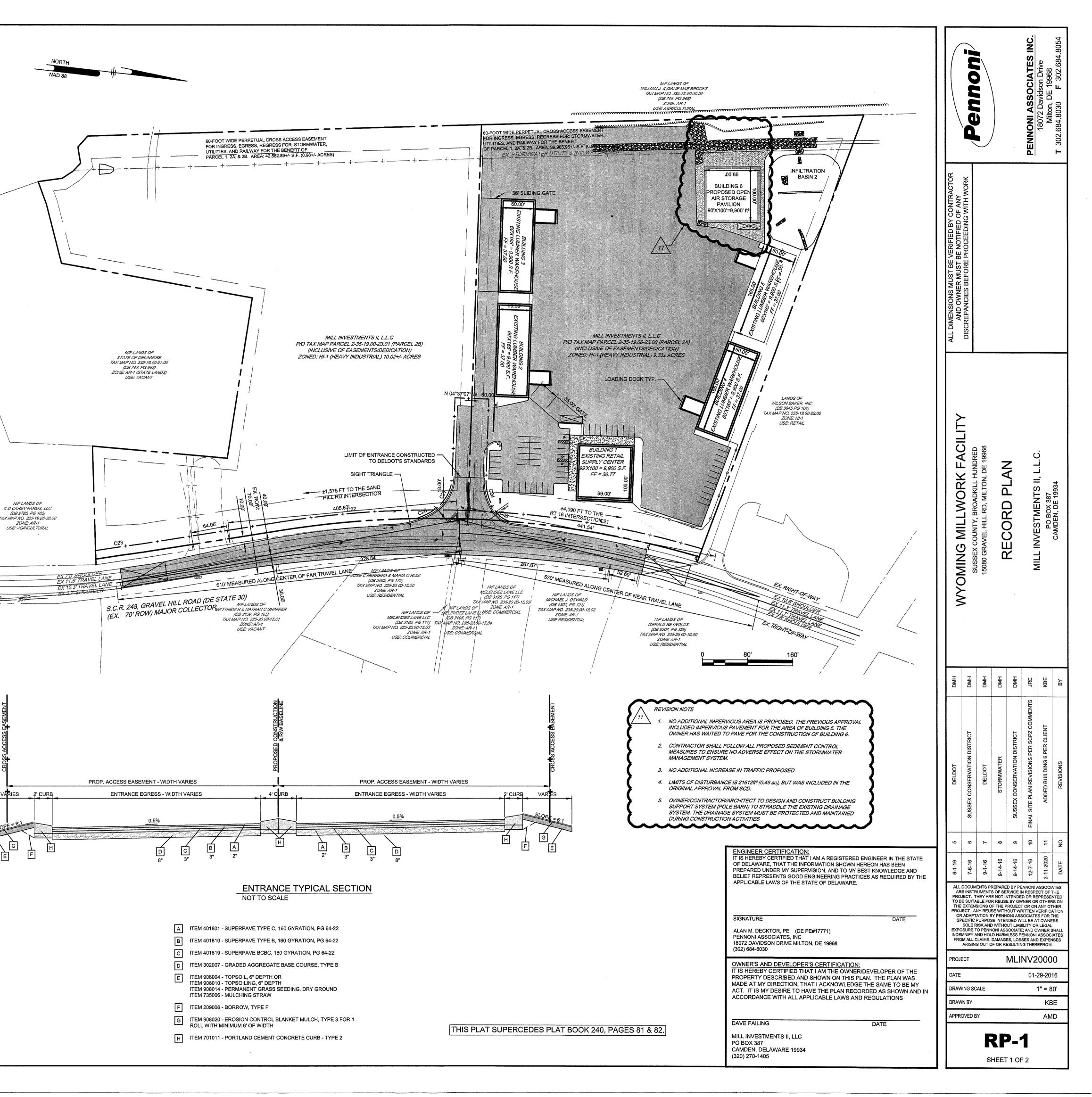


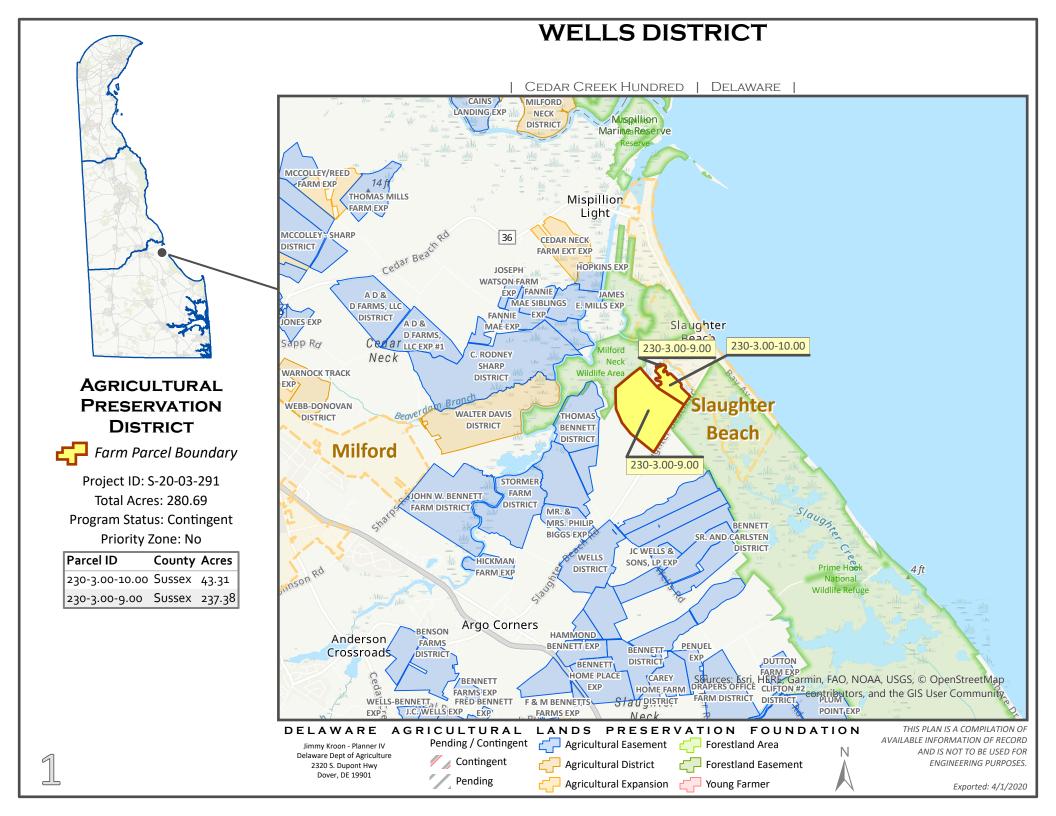
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LIST OF DRAWINGS:						
PSP-1 COVER SHEE PSP-2 PRELIMINARY						
				NON		
CONSULTANT TEAM OWNER/APPLICANT:	CMF BAYSIDE, LLC 21 VILLAGE GREEN	; N DRIVE, SUITE 200				
	OCEAN VIEW, DE 1 CONTACT: JOSH M (PHONE) 302-4	19970 MASTRANGELO				
CIVIL ENGINEER:	GEORGE, MILES & 206 WEST MAIN S SALISBURY, MARYL	STREET				
	CONTACT: STEPHE 410-7					
WETLANDS SPECIALIST:	ENVIRONMENTAL RI 38173 DUPONT BI	ESOURCES, INC. LVD			LC RO1	
	SELBYVILLE, DE 19 CONTACT: ED LAU 302–4				<u>- Ш Ш т</u>	5790
					: BUHR, Engine e seaford N Stre 1 And 3	410–548– t.com
SITE DATA: TAX MAP #:					N & N MAI MAI	FAX 41 mbnet.
DEED REFERENCE: TOTAL PARCEL 17.01 AREA:	533–19.00 PARCEL 17.01 2428/347 <u>ACRES</u> ± 2.37				MILES CTS & URY - BALTI EST N	2–3115, www.gi
ONING CLASSIFICATION	MR-RPC COMMERCIAL/RETAIL				GEORGE, MILE Architects salisbury ba 206 west Alisbury M	410-742-3115, FAX 4 www.gmbnet
BUILDING SIZE: MAXIMUM BUILDING HEIGHT: OPEN SPACE:	6,300 SQ.FT. 42' ± 63,564 SF.				A A R	
MPERVIOUS AREA: SECTION 404 WETLANDS:	± 39,692 SF. ± 0.00 ± 931.24 AC.				(/	
OTAL BAYSIDE LAND AREA:	± 931.24 AC.					ARE
SPECIAL FLOOD HAZARD AREAS: CONE X- AREAS OF 0.2% ANNUAL CHA ESS THAN 1 FOOT OR WITH DRAINAGE INNUAL CHANCE FLOOD. CONE X - AREAS DETERMINED TO BE CONE AE 4 FER FIRM MAP 10005C0651K, DATED M	AREAS LESS THAN 1 SQUARE I DUTSIDE THE 0.2% ANNUAL CHA	MILE; AND AREAS PROTECTED I	RAGE DEPTHS OF BY LEVEES FROM 1%	SIDE	RED	AW
<u>BUILDING SETBACKS</u> 0' FRONT YARD FROM RT. 54 10' FRONT YARD FROM RT. 20 0' REAR YARD					E HUND	DEL
REQUIRED PARKING (1 PER 200 SQ.FT) PARKING PROVIDED: VATER PROVIDER: TIDEWATER	: 32 57 (INCLUDING 3 ADA AC UTILITIES, INC.	CCESSIBLE SPACES)			.H	Υ,
EWER PROVIDER: SUSSEX CC						COUNT
				CA.	<b>MOR</b>	NO
	_			RI 0	TIM	Ũ
, THE UNDERSIGNED, CERTIFY THAT A SHALL BE DONE PURSUANT TO THE A NVOLVED IN THE LAND DISTURBANCE DEPARTMENTAL SPONSORED OR APPRO	PPROVED PLAN AND THAT RES WILL HAVE A CERTIFICATION OF	SPONSIBLE PERSONNEL F TRAINING AT THE		AME	AL	ΕX
AND SEDIMENT CONTROL BEFORE INITI OR DELEGATED INSPECTION AGENCY H	ATION OF THE PROJECT. I CE	ERTIFY THAT THE DEPARTMENT		A	B	SS]
JOSH MASTRANGELO, SENIOR VICE PR	ESIDENT	DATE	-			SU
ENGINEER'S CERTIFICA	ΓΙΟΝ·					
"I <u>STEPHEN L. MARSH, P.E.</u> HEREBY OF DELAWARE, THAT THE INFORMATION SUPERVISION AND TO THE BEST OF I ENGINEERING PRACTICES AS REQUIRED	CERTIFY THAT I AM A REGISTEI N SHOWN HERE HAS BEEN PR MY KNOWLEDGE AND BELIEVE F	EPARED UNDER MY REPRESENTS GOOD				
ENGINEER'S SIGNATURE		DATE	-			
					CEL P	
				PRELI	MINARY	r
					E PLAN R SHEE ⁻	т
				SCALE : AS NOTE DESIGN BY : KK		ET NO.
				DRAWN BY : RFT CHECKED BY : GMB FILE : 200018	PS	P-1



	LEGEND
EXISTING	PROPOSED
	GRAVEL GRAVEL
	PAVEMENT
	BUILDINGS
	PROPERTY LINE
	RIGHT OF WAY — — — — —
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	IRON ROD/PIN FOUND
LDOT RECORD/S	SITE PLAN NOTES (REVISED 3-21-2019):
LL ENTRANCES SHALL CONFORM TO THE D HALL BE SUBJECT TO ITS APPROVAL.	ELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AN
O LANDSCAPING SHALL BE ALLOWED WITHIN IANUAL.	N THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION
OADWAY ARE PROHIBITED WITHIN THE DE	HER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER TH FINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGH AY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED ANI
	WNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
	ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR EYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
HE DEVELOPER SHALL BE REQUIRED TO F IANUAL.	URNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATIO
IGHT-OF-WAY AND PROPERTY CORNERS ON RONTAGE ROAD RIGHT-OF-WAY AT PROPER	URNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING TH LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG TH RTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF TH
EVELOPMENT COORDINATION MANUAL.	
1. TAX MAP ID:	2-35-19.00-23.00, 23.01
2. GROSS AREA: NET DEVELOPMENT AREA:	9.33± (100% DEVOTED TO COMMERCIAL & WAREHOUSING) 9.33± (100% DEVOTED TO COMMERCIAL & WAREHOUSING)
3. EXISTING ZONING: PROPOSED ZONING:	HEAVY INDUSTRIAL (HI-1) HEAVY INDUSTRIAL (HI-1)
EXISTING SITE AREA: PROPOSED SITE AREA: NUMBER OF LOTS:	9.33 +/- 9.33 +/- 1
<ol> <li>BULK AREA REQUIREMENTS: MINIMUM LOT SIZE: 200 FOOT WIDTH 200 FOOT DEPTH</li> </ol>	2 ACRES
5. SET-BACKS:	FRONT: 50 FEET SIDE: 20 FEET
6. MAXIMUM HEIGHT:	REAR: 20 FEET (40 FEET WHEN ADJACENT TO AR1)
7. PRESENT USE: PROPOSED USE:	AGRICULTURAL/FARM FIELD LUMBER YARD / WAREHOUSE / RETAIL
8. WATER SUPPLY:	EX. ONSITE WELL WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE
	DEPARTMENTS OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
<ol> <li>9. SEWER SUPPLY:</li> <li>10. POSTED SPEED LIMIT (RT 30):</li> </ol>	EX. PRIVATE SEPTIC 50 MPH
11. BUILDING DATA (S.F. & HEIGHT) EX. BUILDING 1:	9,900 S.F.   30± BUILDING HEIGHT
EX. BUILDING 2: EX. BUILDING 3: EX. BUILDING 4:	9,900 S.F.   30± BUILDING HEIGHT 9,900 S.F.   30± BUILDING HEIGHT 9,900 S.F.   30± BUILDING HEIGHT
EX. BUILDING 5: PROP. BUILDING 6: TOTAL	9,900 S.F.   30± BUILDING HEIGHT 9,900 S.F.   30± BUILDING HEIGHT 59,400 S.F.
12. INVESTMENT LEVEL AREA:	LEVEL 4
13. REQUIRED PARKING: RETAIL FLOOR AREA:	1 FOR EVERY 200 S.F. OF RETAIL FLOOR AREA & 1 FOR EVERY TWO EMPLOYEES (LARGEST SHIFT) 6.480 S.F.
NEEDED SPACES PER FLOOR AREA: EXPECTED EMPLOYEES: NEEDED SPACES FOR EMPLOYEES:	33 40 20
SPACES PROVIDED: HANDICAP SPACES PROVIDED:	53 3
14. LOADING SPACES: NUMBER OF BUILDINGS: LOADING SPACES PROVIDED:	1 PER BUILDING 6 6
15. HORIZONTAL DATUM: VERTICAL DATUM:	NAD83 NAVD88
16. EXISTING WETLANDS:	NO WETLANDS EXISTING ON THE SITE
<ol> <li>STORMWATER DISCHARGE:</li> <li>LATITUDE &amp; LONGITUDE</li> </ol>	PEMBERTON BRANCH / INFILTRATION
19. EXISTING WETLAND AREA:	LAT: N038° 46' 33.05" LONG: W075° 20' 31.50" NO WETLANDS EXIST ON THE SITE
20. LOCAL GOVERNMENT RESPONSIBLE FOR LAND USE APPROVAL:	
TRIP GENERATION - GF (FULL MOVEMENT)	RAVEL HILL ROAD (S.C.R. 248)
NG	ROAD TRAFFIC DATA:
EXISTING	FUNCTIONAL CLASSIFICATION - SCR-248 (GRAVEL HILL ROAD) - MAJOR COLLECTOR POSTED SPEED LIMIT - 50 MPH AADT = 3,778 TRIPS (FROM 2018 DELDOT TRAFFIC SUMMARY)
(23) [22]	10 YEAR PROJECTED AADT = $1.16 \times 5,702 = 4,382$ TRIPS 10 YEAR PROJECTED AADT + SITE ADT = $5,272$ TRIPS TRAFFIC PATTERN GROUP 6 (FROM 2018 DELDOT TRAFFIC SUMMARY)
	PEAK HOUR = 12.07% X 5,272 = 636 TRIPS TRUCK VOLUME - 15.99% X 5,272 = 843 TRIPS
	23 (23) [22] — 1,889 — 1,889 — 1,889
	SOURCE: ITE TRIP GENERATION MANUAL 10TH EDITION BUILDING MATERIALS AND LUMBER STORAGE (812)
GRAVEL HILL ROAD SCR 248	
GRAVEL HILL ROAD	ONE ENTRANCE - FULL MOVEMENT DESIGN VEHICLE: WB-67 INTERSTATE SEMI-TRAILER 9 960 SOLIARE EEET GROSS ELOOR AREA = 445 TRIPS
GRAVEL HILL ROAD	DESIGN VEHICLE: WB-67 INTERSTATE SEMI-TRAILER 9,960 SQUARE FEET GROSS FLOOR AREA = 445 TRIPS THE SUBDIVIDED LOT WILL HAVE 2 PARCELS. A LUMBER YARD IS PLANNED
GRAVEL HILL ROAD	DESIGN VEHICLE: WB-67 INTERSTATE SEMI-TRAILER 9,960 SQUARE FEET GROSS FLOOR AREA = 445 TRIPS

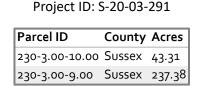
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## **EXHIBIT A**

# WELLS DISTRICT



Parcel 230-3.00-10.00: Agreement excludes marshland

Parcel 230-3.00-9.00: Agreement excludes marshland east of a channelized, unnamed tributary of Slaughter Creek

#### 50 feet

IS THE 50' BOUNDARY LINE FROM AG DISTRICT; NO BUILDINGS FOR NON-AG PURPOSES CAN BE CONSTRUCTED INSIDE THIS AREA. "FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN FIFTY (50) FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, NO IMPROVEMENT REQUIRING AN OCCUPANCY APPROVAL SHALL BE CONSTRUCTED WITHIN FIFTY (50) FEET OF THE BOUNDARY OF THE AGRICULTURAL PRESERVATION DISTRICT," PURSUANT TO 3 DEL. C. ss910 (a) (2)

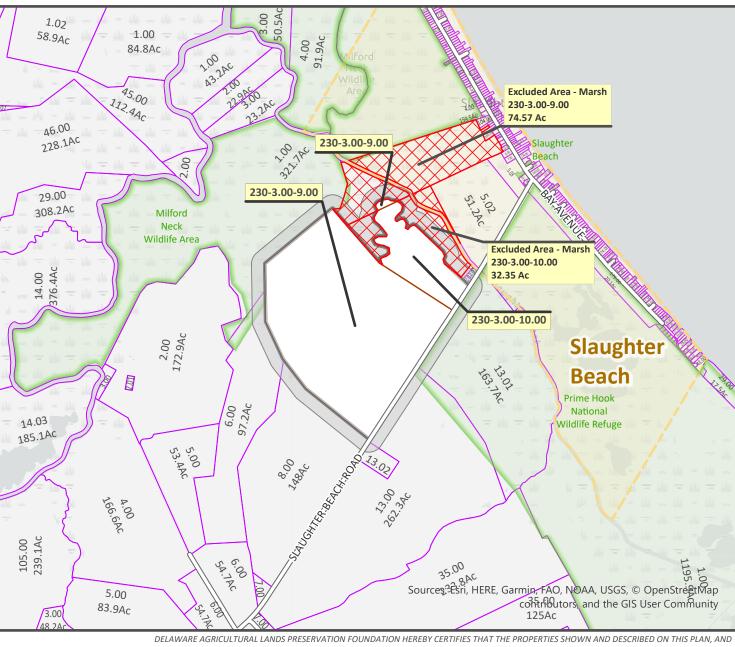
#### 300 feet

IS THE 300' BOUNDARY LINE; NOTICE MUST BE GIVEN TO ALL NEW HOMEOWNERS IN NEW SUBDIVISIONS FILED AFTER THE APPROVAL DATE OF THIS DISTRICT. "FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR IN PART WITHIN THREE HUNDRED (300) FEET OF THE BOUNDARY OF AN AGRICUI TURAL PRESERVATION DISTRICT, THE OWNER SHALL PROVIDE IN THE DEED RESTRICTIONS AND ANY LEASES OR AGREEMENTS OF SALE FOR ANY RESIDENTIAL LOT OR DWELLING UNIT THE FOLLOWING NOTICE. 'AGRICULTURAL PRESERVATION DISTRICT: THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL PRESERVATION DISTRICT IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE. DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENIOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USE ACTIVITIES."" PURSUANT TO 3 DEL. C. ss910 (a) (1)



Jimmy Kroon - Planner IV Delaware Dept of Agriculture 2320 S. Dupont Hwy Dover, DE 19901 Exported: 4/1/2020

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DELAWARE AGRICULTURAL LANDS PRESERVATION FOUNDATION HEREBY CERTIFIES THAT THE PROPERTIES SHOWN AND DESCRIBED ON THIS PLAN, AND SUBJECT TO AN AGRICULTURAL PRESERVATION DISTRICT AGREEMENT FILED AND RECORDED WITH THE RECORDER OF DEEDS IN AND FOR SUSSEX COUNTY, DELAWARE, CONSTITUTE AN AGRICULTURAL PRESERVATION DISTRICT AS PROVIDED IN LEGAL REF. 3 DEL. C. CHAP. 9. FURTHER, I WITNESS THAT THIS DISTRICT HAS BEEN PROPERLY APPROVED AND THAT THE FOUNDATION DESIRES THAT THIS PLAN BE RECORDED ACCORDING TO LAW.

ROBERT F. GAREY, CHAIRMAN DELAWARE AGRICULTURAL LAND PRESERVATION FOUNDATION DATE

### Project ID: S-20-03-291

#### **NRCS Soils Present**

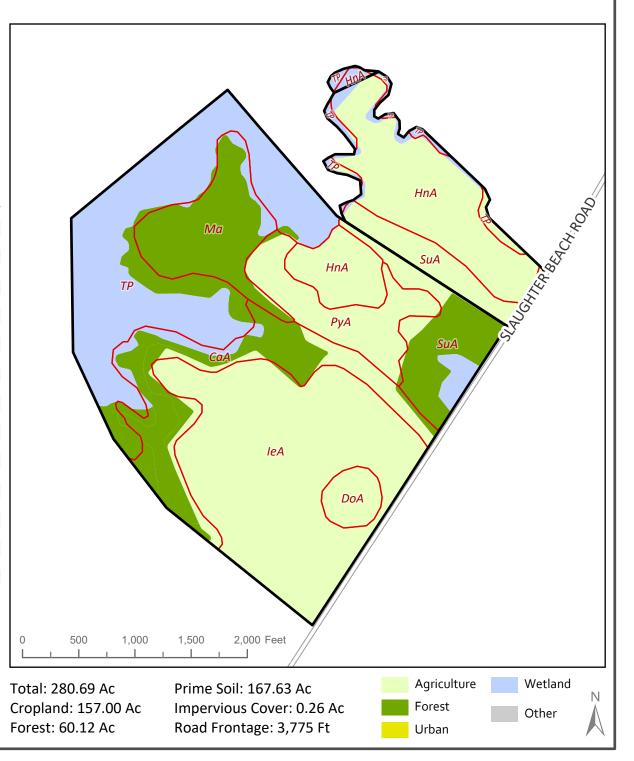
#### CaA,Carmichael loam, 0 to 2 percent slopes DoA,Downer sandy loam, 0 to 2 percent slopes, Northern Tidewater Area

- GoA, Glassboro sandy loam, 0 to 2 percent slopes
- HnA,Hammonton sandy loam, 0 to 2 percent slopes

- IeA, Ingleside loamy sand, 0 to 2 percent slopes Ma, Manahawkin muck, frequently flooded PyA,Pineyneck loam, 0 to 2 percent slopes SuA,Sunken mucky silt loam, 0 to 2 percent slopes, occasionally flooded, tidal
- TP,Transquaking and Mispillion soils, very frequently flooded, tidal

				_
Parcel ID	Class	Soil	Rating	Acres
230-3.00-10.00	Agriculture	GoA		0.094
230-3.00-10.00	Agriculture	HnA	All areas are prime farmland	28.928
230-3.00-10.00	Agriculture	SυA	Not prime farmland	8.900
230-3.00-10.00	Agriculture	TΡ	Not prime farmland	1.445
230-3.00-10.00	Wetland	HnA	All areas are prime farmland	1.988
230-3.00-10.00	Wetland	SυA	Not prime farmland	0.105
230-3.00-10.00	Wetland	TΡ	Not prime farmland	1.850
230-3.00-9.00	Agriculture	CaA	Farmland of statewide importance	8.532
230-3.00-9.00	Agriculture	DoA	All areas are prime farmland	5.228
230-3.00-9.00	Agriculture	HnA	All areas are prime farmland	9.987
230-3.00-9.00	Agriculture	leA	All areas are prime farmland	72.162
230-3.00-9.00	Agriculture	Ma	Not prime farmland	0.230
230-3.00-9.00	Agriculture	РуА	All areas are prime farmland	16.808
230-3.00-9.00	Agriculture	SυA	Not prime farmland	4.625
230-3.00-9.00	Agriculture	TΡ	Not prime farmland	0.063
230-3.00-9.00	Forest	CaA	Farmland of statewide importance	19.632
230-3.00-9.00	Forest	leA	All areas are prime farmland	0.252
230-3.00-9.00	Forest	Ma	Not prime farmland	19.991
230-3.00-9.00	Forest	РуА	All areas are prime farmland	0.380
230-3.00-9.00	Forest	SuA	Not prime farmland	11.548
230-3.00-9.00	Forest	TΡ	Not prime farmland	8.314
230-3.00-9.00	Wetland	CaA	Farmland of statewide importance	2.903
230-3.00-9.00	Wetland	HnA	All areas are prime farmland	0.736
230-3.00-9.00	Wetland	Ma	Not prime farmland	1.762
230-3.00-9.00	Wetland	SυA	Not prime farmland	2.431
230-3.00-9.00	Wetland	TP	Not prime farmland	51.796

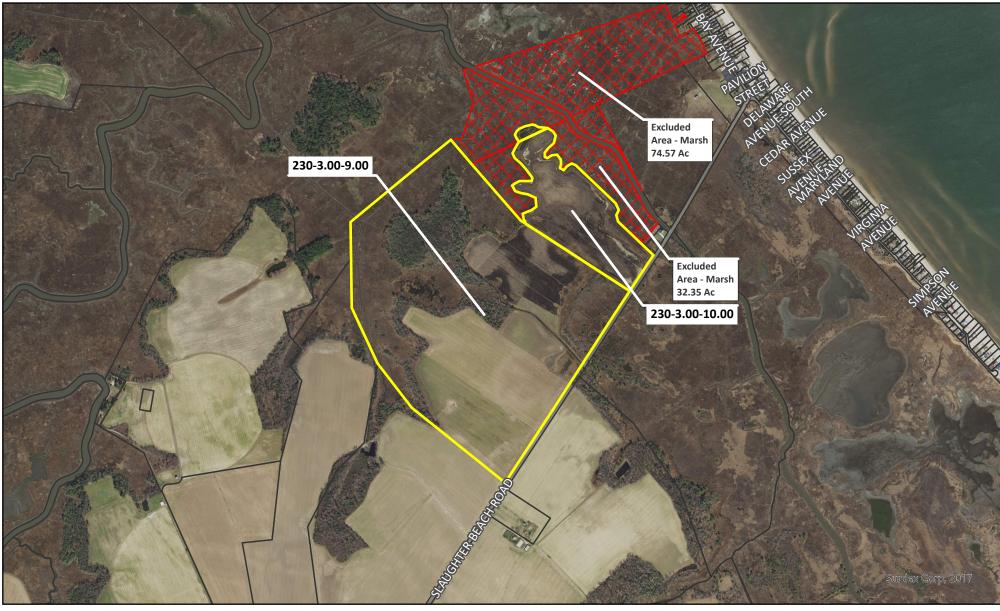
## WELLS DISTRICT



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### **EXHIBIT B** S-20-03-291

# WELLS DISTRICT



Jimmy Kroon - Planner IV Delaware Dept of Agriculture 2320 S. Dupont Hwy Dover, DE 19901 Aerial Photo: April 2017 Exported: 4/1/2020

Parcel ID	Acres	Dwellings	<b>Residential Acres</b>
230-3.00-10.00	43.31	0	0
230-3.00-9.00	237.38	0	0

Farms in Agricultural Preservation are allowed 1 acre of residential land use for every 20 total acres, with a minimum of 1 and maximum of 10 acres. Up to 3 dwellings may be placed on the residential acres. Allowances may be further assigned to parcels by subsequent acknowledgements. Refer to the district agreement, easement, and any recorded acknowledgments for current allowances.

1,000

0

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2,000 Feet



AGRICULTURAL PRESERVATION DISTRICT APPLICATION		llow 45-60 days prior t the processing of this
<i>Return to:</i> The Delaware Agricultural Lands Preservation Foundation	File# <b>S-20-03-29</b>	L
2320 S DuPont Highway, Dover, DE 19901	DATE: 3/29/20	-
Phone (302)698-4530, or Toll Free in DE Only (800)282-8685	Est. Settlement Date	: BEFORE 5/31/2
Seller(s) Name: BAY VIEW ESTATES, LLC	Phone Number:	302-422-7648
Seller(s) Address: 902 POPLAR STREET, MILFORD, DE 19963	Email:	
Buyer(s) Name: J C WELLS & SONSPhone Number:	302-422-4732	
Buyer(s) Address: 7481 WELLS ROAD, MILFORD, DE 19	9963	
Seller(s) Attorney: ROBERT G. GIBBS Phone Nur	nber: 302-856-0016	
Buyer(s) Attorney: DAVID RUTT Phone Number: 302-856	-8568	
roperty's Adjoining Roads: SLAUGHTER BEACH ROAD	Total Acreage of Far	m:200+\-
County Tax Parcel Number(s): 230-3.00-9.00 & 230-3.00-10.0	0	
oning Designation: AR-1		
	Type of Farm Operation: G	RAIN
all County Planning for Zoning designation		
	Aquaculture	
Fype of Land Use: Crop Land 160+\-     Acres	Aquaculture	Acres
Type of Land Use: Crop Land 160+\-       Acres         Woodland 40+\-       Acres	-	Acres
Fype of Land Use: Crop Land 160+\-       Acres         Woodland 40+\-       Acres	es Pasture Land	Acres Acres Acres
Type of Land Use: Crop Land 160+\Acres         Woodland 40+\Acres         Farmland StructuresAcres         ResidenceAcres	es Pasture Land	Acres Acres Acres Acres
Type of Land Use: Crop Land <u>160+\-</u> Acres Woodland <u>40+\-</u> Acres Farmland StructuresAcres ResidenceAcres	es Pasture Land es Tidal Wetlands s Other (specify)	Acres Acres Acres Acres
Type of Land Use: Crop Land 160+\Acres         Woodland 40+\Acres         Farmland StructuresAcres         ResidenceAcres         # Of Dwelling Units:       Occu	es Pasture Land es Tidal Wetlands s Other (specify)	Acres Acres Acres Acres
Type of Land Use: Crop Land 160+\Acres         Woodland 40+\Acres         Farmland StructuresAcres         ResidenceAcres         # Of Dwelling Units:       Occu         Historic Significance of Farm (if any):	es Pasture Land es Tidal Wetlands s Other (specify)	Acres Acres Acres Acres
Woodland _40+\       Acrosson         Farmland Structures       Acrosson         Residence       Acrosson         # Of Dwelling Units:       Occu         Historic Significance of Farm (if any):       Easements/Rights-of-Way (if any): Is the property land locked? NO	es Pasture Land es Tidal Wetlands s Other (specify) pant's Name(s) & Relationship	Acres Acres Acres Acres

<u>Note 2</u> The Applicant is responsible for providing Parkowski Guerke & Swayze [PGS] (*Attorneys for the Delaware Agricultural Lands Preservation Foundation*) with the draft Deed at least one week prior to settlement in order for PGS to provide the applicant's attorney with the Acknowledgement and District Agreements.

