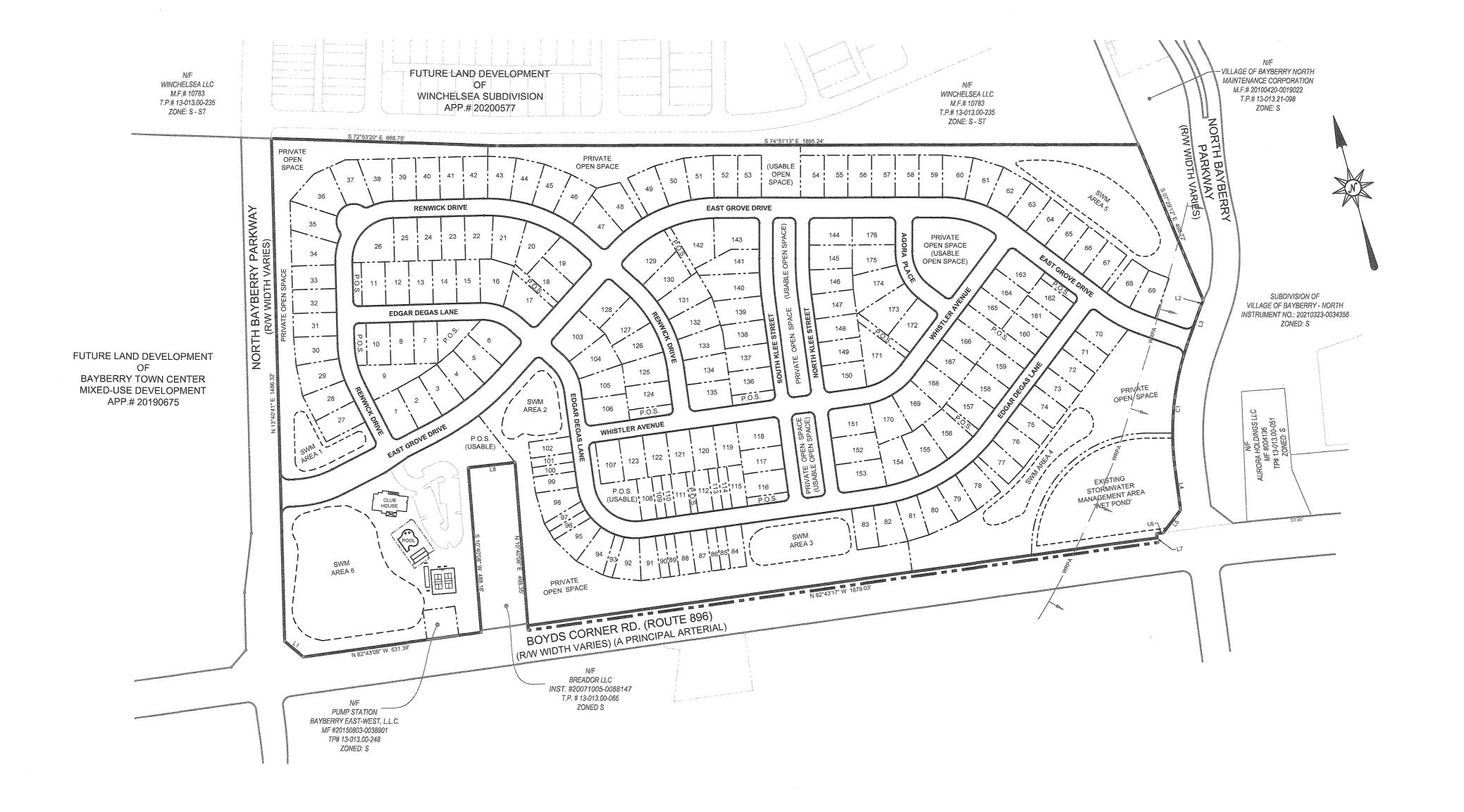
RECORD MAJOR LAND DEVELOPMENT PLAN

THE GROVE AT BAYBERRY

ST. GEORGES HUNDRED - NEW CASTLE COUNTY, DELAWARE



BOUNDARY INFORMATION

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°31'14" W	73.16'
L2	S 40°10'58" W	19.51'
L3	S 34°32'09" W	112.58'
L4	S 07°32'09" W	124.62'
L5	S 52°23'38" W	84.64'
L6	N 82°44'52" W	20.00'
L7	S 07°15'08" W	26.18'
L8	N 81°06'41" W	139.07'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
0.4	000 001	070 001	070 541	0.0400000000000

PROFESSIONAL ENGINEER

CERTIFICATE OF PLAN ACCURACY

THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

I, DEV SITARAM, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL

AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE

ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE,

ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY

04/24/2024

DATE

INDEX OF SHEET	S
SHEET 1	INDEX PLAN
SHEET 2	NOTES & LEGEND
SHEETS 3-8	RECORD MAJOR LAND DEVELOPMENT PLANS
SHEET 9	CURVE AND LINE DATA

	UNIT TYPE KEY						
	NUMBER OF UNITS	SYMBOL	UNIT TYPE				
	104 (59%)	(V)	VILLAGE LOT (UDC - VILLAGE)				
	45 (26%)	(LL) (Ls)	LOT LINE (UDC - 8,000 S.F.) LOT LINE (UDC - 7,300 S.F.)				
	27 (15%)	(TH)	TOWNHOUSE LOT (UDC - TOWNHOUSE)				
	176 (100%)		TOTAL				

CERTIFICATE OF OWNERSHIP

BAYBERRY EAST-WEST L.L.C., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE.



04-24-2024

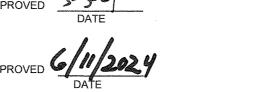
PLAN PURPOSE

THE PURPOSE OF THIS PLAN IS TO:

576 S.F. MECHANICAL / BATHROOM BUILDING).

TRANSITION (ST) ZONING.

CERTIFICATION OF PLAN APPROVAL



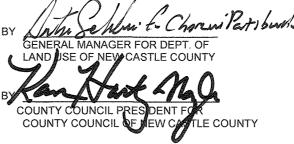
1) TO REZONE THE PROJECT PARCEL (T.P. 13-013.00-067) FROM SUBURBAN (S) TO SUBURBAN

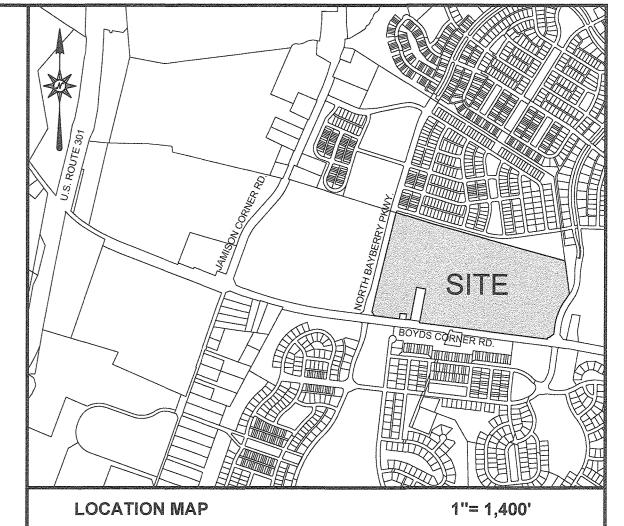
2) TO SUBDIVIDE THE PROJECT PARCEL (T.P. 13-013.00-067) INTO 149 AGE RESTRICTED SINGLE

FAMILY DETACHED LOTS AND 27 AGE RESTRICTED SINGLE FAMILY ATTACHED TOWNHOUSE

LOTS (176 TOTAL LOTS) UTILIZING THE OPEN SPACE PLANNED SUBDIVISION OPTION WITHIN

3) TO CONSTRUCT A 5,262 S.F. G.F.A. CLUBHOUSE WITH PARKING AND AMENITIES (INCLUDING





NOTES:

APPROVED:

1. TAX PARCEL NUMBER(S): 13-013.00-067 ; 13-013.00-248

2. ZONING DISTRICT DESIGNATION: EXISTING:

ST (SUBURBAN TRANSITION) (OPEN SPACE PLANNED SUBDIVISION - AGE RESTRICTED OPTION) PUMPSTATION PARCEL WILL REMAIN S (SUBURBAN) ZONING

3. OWNERSHIP AND SOURCE OF TITLE:

BAYBERRY EAST-WEST LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 D.R. INSTR.# 20131025 0068171

4. SURVEY DATUM: LOCAL BENCHMARK

6. SANITARY SEWER:

SOURCE OF TITLE:

FOUND CONCRETE MONUMENT @ WESTERN INTERSECTION OF THE NORTH SIDE OF BOYDS CORNER ROAD AND WEST SIDE OF NORTH BAYBERRY PARKWAY. ELEVATION 54.57.

NUMBER OF EXISTING MONUMENTS: NUMBER OF PROPOSED MONUMENTS:

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH

NEW CASTLE COUNTY

SEWERAGE IS SUBJECT TO THE APPROVAL OF DNREC AND THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. PROPOSED SANITARY SEWER COLLECTION SYSTEM IS TO BE PUBLIC (OWNED AND MAINTAINED BY NEW CASTLE COUNTY) GRAVIT SEWER SYSTEM TO PROPOSED PUMP STATION.

PROPOSED SEWER FLOWS

S.F. DETACHED LOTS: S.F. ATTACHED LOTS: 250 GPD X 27 UNITS 300 MEMBER CLUB HOUSE: 2.5 GPD X 300 MEMBERS PEAK FLOW: (52,200 GPD X 4 X 1 DAY/1440 MIN.)

DEVELOPER/APPLICANT: BAYBERRY TOWN CENTER LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713

8. EXISTING LOTS AND/OR DWELLING UNITS:

PROPOSED LOTS AND/OR DWELLING UNITS: 104 S.F. DETACHED VILLAGE DU'S (59%) 36 S.F. DETACHED LOT LINE 8,000 S.F. DU'S (21%) 9 S.F. DETACHED LOT LINE 7,300 S.F. DU'S (5%) 27 S.F. ATTACHED TOWN HOUSE DU'S (15%) 176 TOTAL DU'S - AGE RESTRICTED OPEN SPACE

PLANNED SUBDIVISION OPTION PROPOSED DENSITY: 2.20 DU'S / ACRE

REQUIRED MODERATELY PRICED DWELLING UNITS (MPDU) = 10%

9. PARKING RATIONALE: AGE-RESTRICTED RESIDENTIAL DEVELOPMENT REQUIRED: 1.5 SPACE PER DU X 176 DU= 264

PROVIDED: 2.0 SPACE PER DU X 176 DU + 21 OVERFLOW SPACES = 373 REQUIRED (NO FOOD SERVICE): 6.0 SPACE PER 1,000 GFA X 5,262 GFA = 32

PROVIDED: 66 SPACES BICYCLE PARKING REQUIRED: 1 SPACE PER 10 PARKING SPACE X 66 PARKING SPACE = 7

SEE SHEET 2 FOR CONTINUATION OF NOTES.



N.C.C. APPLICATION NO. 2021-0503

INDEX PLAN RECORD MAJOR LAND DEVELOPMENT PLAN

THE GROVE AT BAYBERRY

04-23-2024	04-15-2024	02-02-2024	07-12-2023	date	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE	
l }-	٨٢	٧Ľ	URQ	checked	www.karinsengineering.com 17 POLLY DRUMMOND CENTER * SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	-4021288888888888888
2-2024	MENTS -2024	MENTS -2023	, DATED 11-3-22 S DATED 1-5-23	S	OWNER: PROPERTY ADDRESS: BAYBERRY EAST-WEST LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 PHONE: 302-254-0100 PROPERTY ADDRESS: 601 NORTH BAYBERRY PARKWAY & 935 BOYD'S CORNER ROAD MIDDLETOWN, DE 19709	,

SURVEY BY: KARINS AND ASSOCIATES SCALE: 1" = 200' DESIGNED BY: D.S., W.R.B. DATE: 9/23/2022 | SHEET: 1 OF 9 DRAWN BY: W.R.B., F.D.S. CHECKED BY: D.S., U.R.Q.

DRAWING NO.: 2226.01- A01 © KARINS ENGINEERING, INC. 2019

10. SUBDIVISION / SITE DATA:

GROSS AREA: 80.6735 AC± R.O.W. DEDICATED ALONG BOYDS CORNER ROAD: 0.6042 AC.± NET SITE AREA 80.0693 AC.± (100% 36.6247 AC.± (45.7%) AREA IN LOTS: AREA IN PUMP STATION LOT 0.1897 AC.± (0.2%) AREA IN RIGHT-OF-WAY: 13.4388 AC.± (16.8%) AREA IN CLUBHOUSE LOT (USABLE OPEN SPACE): 3.0367 AC.± (3.8%)

(INCLUDES 5.9233 AC. USABLE OPEN SPACE AND 8.01 AC. SWM AREA)

AREA IN OTHER OPEN SPACE:

NO PORTION OF THE SITE LIES WITHIN THE FEMA 100 YR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP NO. 10003C0243L DATED 1/22/2020.

26.7794 AC.± (33.5%)

12 WATER RESOURCE PROTECTION AREA (WRPA)

A PORTION OF THE SITE LIES WITHIN THE WRPA AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK. CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE 2 MAP OF 3, REVISED MARCH 2022. NO DISTURBANCE IS PROPOSED BY THIS PLAN, WITH THE **EXCEPTION OF AN ESSENTIAL ACCESS.**

= 2.88 ACRES A. RECHARGE AREA - WRPA (NET SITE AREA) OPEN SPACE REQUIRED = 50% OR 1.44 ACRES 2. OPEN SPACE PROVIDED = 95% OR 2.73 ACRES B. IMPERVIOUS COVER = 20% OR 0.58 ACRES 1. ALLOWED PROPOSED = 4% OR 0.11 ACRES a. STREETS AND SIDEWALKS = 0.11 ACRES b. BUILDINGS AND DRIVEWAYS = 0.00 ACRES = 0.11 ACRES

WETLANDS

NO WETLANDS ARE LOCATED WITHIN THE PROJECT BOUNDARIES, AS VERIFIED BY A WETLANDS INVESTIGATION REPORT, DATED JUNE 21, 2021, PREPARED BY WatershedEco

14. CRITICAL NATURAL AREAS

THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.

15. INTENTIONALLY LEFT BLANK.

16. TRAFFIC IMPACT STUDY THIS PROJECT IS WITHIN THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT (TID).

A. THE DEVELOPER AGREES TO DEDICATE LANDS AS SHOWN ON THE PLAN ALONG BOYDS CORNER ROAD. B. THE DEVELOPER SHALL PERFORM ITS OBLIGATIONS FOR TRANSPORTATION IMPROVEMENTS AND OTHER MATTERS AS PROVIDED IN SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT INFRASTRUCTURE RECOUPMENT AGREEMENT AS MAY BE AMENDED,

"AGREEMENT" IN INSTRUMENT NO. 20230614-0038792 C. THE DEVELOPER SHALL PROVIDE SIDEWALKS ALONG BOTH SIDES OF ALL INTERNAL STREETS (WITH EXCEPTION OF THOSE LOCATIONS WAIVED BY NCCDLU), AND AS NECESSARY THROUGH PARKING AREAS TO ENCOURAGE WALKING AND TO PROVIDE ACCESS TO ANY FUTURE TRANSIT SERVICE EXTENDED TO THE AREA.

DEBRIS DISPOSAL

NO DEBRIS SHALL BE BURIED ON THE SITE.

18. IMPACT FEES

THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

A LANDSCAPE PLAN, PREPARED BY DESIGNS ETC. LAST DATED FEBRUARY 27, 2024 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN, SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

21. MAINTENANCE OF COMMON FACILITIES FOR MAINTENANCE OF THE COMMON FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED APRIL 9, 2024, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20240409-0022091.

22. UTILITY EASEMENTS A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN. AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE.

PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN

EXISTING IN SAID EASEMENT.

23. TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS: 40' WIDE RIGHT-OF-WAY: 1.560 L.F.± 50' WIDE RIGHT-OF-WAY: 6.468 L.F.±

60' WIDE RIGHT-OF-WAY: 2,156 L.F.± 80' WIDE RIGHT-OF-WAY: 860 L.F.±

24. SUBDIVISION STREETS: A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR

B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY

D. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A SIGN STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY" SHALL BE LOCATED AT THE END OF THE STUB ROAD.

25. EXISTING FIRE HYDRANTS: 0 PROPOSED FIRE HYDRANTS: 12

26. COASTAL ZONE

THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.

THE U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLE NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE

ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY, ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

TOPOGRAPHY DEPICTED ON THIS PLAN WAS DERIVED FROM AERIAL AND FIELD SURVEY PERFORMED BY KARINS AND ASSOCIATES, JULY 2021.

POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE. 31. LAND DEVELOPMENT IMPROVEMENT AGREEMENT

ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN, THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 12/7/2023, AT INSTRUMENT NO. 20231207-0081793."

THE OWNER(S) OF THIS PROPERTY HEREBY GRANT(S) AND CONVEY(S) TO NEW CASTLE COUNTY AN EASEMENT(S) THAT PERPETUALLY CONVEY(S) THE RIGHT AND PRIVILEGE TO LAY MAINTAIN, REPAIR, OPERATE RELAY, AND REMOVE AT ANY TIME ITS PIPES AND APPURTENANCES, INCLUDING MANHOLES, LAMPHOLES, AND CLEANOUTS, FOR THE SANITARY SEWER OR STORM SEWER SYSTEM WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, ON, OVER AND THROUGH A STRIP OF LAND, AS DEPICTED ON THIS RECORD PLAN. THE GRANTOR(S), THE HEIRS, EXECUTORS, ADMINISTRATORS, GRANTEFS ANY ASSIGNS OF THIS PROPERTY COVENANT(S) AND AGREE(S) THAT HE/SHE/THEY SHALL NOT PLANT, ERECT, OR CONSTRUCT AND MANNER OF TREE, SHRUB, BUSH, FENCE, STRUCTURE OR OTHER MAN-MADE IMPROVEMENT, EXCLUDING PAVING, WITHIN THE PERPETUAL EASEMENT(S) DEPICTED ON THIS PLAN. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

33. NEW CASTLE COUNTY DRAINAGE CODE

DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

34. RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEB

THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF \$120,000, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.

STORM SEWER TO BE MAINTAINED BY THE MAINTENANCE CORPORATION SHALL BE VIDEO TAPED. THE VIDEO SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER AND ANY ITEMS CITED IN THE REPORT REPAIRED OR REBUILT BY ACCEPTABLE METHODS TO MEET DELDOT REQUIREMENTS PRIOR TO SUBMISSION TO NCC FOR REVIEW AND ACCEPTANCE PRIOR TO TRANSFER TO THE MAINTENANCE CORPORATION.

ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.

THE DEVELOPER SHALL BE PERMITTED TO TRESPASS ON ANY LOT FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR THE PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.

THE LIMIT OF DISTURBANCE (LOD) AS SHOWN IS TO DELINEATE THE LIMIT OF THE INITIAL CONSTRUCTION. SO AS TO PRESERVE THE MAXIMUM NUMBER OF TREES AND STEEP SLOPES ON THE SITE. ON-LOT RESOURCES ARE NOT PART OF THE REQUIRED PROTECTION LEVEL. UPON ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT, THE FINAL LOD WILL FOLLOW THE PROPERTY LINE.

39. VOLUNTARY SCHOOL ASSESSMENT VOLUNTARY SCHOOL ASSESSMENT IS NOT APPLICABLE FOR AGE-RESTRICTED COMMUNITY.

ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS. IF APPLICABLE: TOWNHOUSE AND DUPLEX UNITS SHARING A COMMON WALL(PARTY WALL) WHICH ARE GROUPED BY THIS PLAN SHALL BE SEPARATED BY A FIRE BARRIER WALL THAT MEETS THE PROVISIONS OF NFPA221. FIRE WALLS AND FIRE BARRIER WALLS SHALL HAVE A TWO (2) HOUR FIRE RESISTANCE RATING.

41. OPEN SPACE MAINTENANCE ESCROW:

PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE \$1,289.00 PER LOT/UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS. (\$1,289.00 X 176 LOTS/UNITS = \$226,864.00)

42. ACTIVE RECREATION AREAS AND STRUCTURES RECREATIONAL FACILITIES

ALL ACTIVE RECREATION AREAS AND STRUCTURED RECREATIONAL FACILITIES (CLUBHOUSES, PAVILIONS, ETC.) SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF FIFTY (50) PERCENT OF THE TOTAL BUILDING PERMITS WITHIN THE SUBDIVISION. CONSTRUCTION MAY NOT PROGRESS SEQUENTIALLY BY PHASE NUMBER.

43. SANITARY AND STORM EASEMENTS

UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED ANYWHERE A SANITARY SEWER LINE IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE A PUBLIC RIGHT OF WAY. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER LINE IS DESIGNED FOR PUBLIC USE ON A PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS. PRIVATE STREETS OR DRIVEWAYS. A 20' WIDE PERMANENT EASEMENT, 10' OF EACH SIDE OF THE CENTER LINE OF THE PIPE, SHALL BE CREATED WHERE A STORM SEWER LINE IS DESIGNED FOR PUBLIC USE OUTSIDE OF A PUBLIC RIGHT OF WAY. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATED BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND THE FOLLOWING LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A

WATERPROOFED (UDC §40.22.130). NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT (UDC §40.22.220).

20060920-0090343

THE PARCELS THAT ARE PART OF THIS PLAN AND BAYBERRY TOWN CENTER ARE THE BENEFICIARY OF EASEMENTS AND ARE SUBJECT TO A MAINTENANCE AGREEMENT FOR STORMWATER MANAGEMENT PONDS AND FACILITIES LOCATED WITHIN THE SUBDIVISION OF THE VILLAGE OF BAYBERRY - SOUTH, AS SET FORTH IN DECLARATION OF CROSS EASEMENT AND MAINTENANCE AGREEMENT DATED SEPTEMBER 19, 2006 AND RECORDED IN THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN INSTRUMENT NO. 20060920-0090341; A DECLARATION OF CROSS EASEMENT AND MAINTENANCE AGREEMENT DATED SEPTEMBER 19, 2006 AND RECORDED IN THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN INSTRUMENT NO. 20060920-0090342; AND A DECLARATION OF CROSS EASEMENT AND MAINTENANCE AGREEMENT DATED SEPTEMBER 19, 2006 AND RECORDED IN THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, DELAWARE, IN INSTRUMENT NO.

DOCUMENTATION OF ANY/ALL CONSTRUCTION LIMITATIONS BASED ON THE GEOTECHNICAL EVALUATION OF THE SHWT ELEVATION(S) IS REQUIRED

PRIOR TO BUILDING PERMIT ISSUANCE. ALL STRUCTURES PROPOSED WITH LOWEST FLOOR WITHIN 3-FEET OF THE ESTIMATED SHWT SHALL BE

46. AGE RESTRICTED COMMUNITY REQUIREMENTS:

THIS DEVELOPMENT IS AN AGE RESTRICTED COMMUNITY SUBJECT TO DIVISION 40.07.700 AND TABLE 40.04.110.A OF THE N.C.C. CODE AND THE HOUSING FOR OLDER PERSONS ACT (HOPA) OF 1995 OF THE FEDERAL FAIR HOUSING ACT 42 U.S.C. 3601 ET. SEQ. AGE RESTRICTED UNITS SHALL CONTAIN ALL NECESSARY LIVING ARRANGEMENTS ON THE FIRST FLOOR. THIS SHALL INCLUDE AT LEAST ONE BEDROOM AND FULL SANITARY FACILITIES.

47. SUPERSEDES:

THIS PLAN SUPERSEDES, IN PART, THE RECORD SUBDIVISION PLAN FOR BAKER FARMS, INC. DATED JANUARY 28, 1975 AND RECORDED APRIL 1. 1975 MICROFILM NO. 2890, ALSO, IN PART, THE RECORD SUBDIVISION PLAN FOR BAKER FARMS, INC. DATED FEBRUARY 8, 1993 AND RECORDED MARCH 12, 1993 MICROFILM NO. 11595, ALSO, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN FOR NEW CASTLE PRESBYTERY DATED JUNE 8, 1994 AND RECORDED FEBRUARY 21, 1995 MICROFILM NO. 12301, ALSO IN PART THE TITLE SUBDIVISION REFERENCING THE EXHIBIT RECORDED JULY 11, 2007, INSTRUMENT NO. 20070711-0061955, ALSO, IN PART, THE RECORD MAJOR SUBDIVISION AND LAND DEVELOPMENT PLAN FOR BAYBERRY TOWN CENTER, LAST DATED OCTOBER 6, 2011 AND RECORDED NOVEMBER 10, 2011 INSTRUMENT NO. 20111110-0068304, ALSO IN PART THE RECORD RESUBDIVISION PLAN FOR BAYBERRY TOWN CENTER, DATED JUNE 3, 2015, AND RECORDED AUGUST 3, 2015 INSTRUMENT NUMBER 201508030038901, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE.

48. MPDU MANDATORY APPLICABILITY:

IN ACCORDANCE WITH SECTION 40.07.510 OF THE UDC. AT LEAST TEN (10) PERCENT OF THE 176 UNITS CREATED BY THIS RECORD MAJOR SUBDIVISION PLAN SHALL BE PROVIDED AS MODERATELY PRICED DWELLING UNITS (MPDU'S).

A CONTRIBUTION SHALL BE MADE FOR ALL DWELLING UNITS THAT ARE NOT DESIGNATED AS MPDUs ON ALL TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM PLANS. THE CONTRIBUTION SHALL BE TWELVE (\$12.00) DOLLARS PER ONE THOUSAND (\$1,000) DOLLARS OF PERMIT CONSTRUCTION VALUATION AND SHALL BE PAYABLE AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ALL MONIES SHALL BE DEPOSITED IN THE HOUSING TRUST FUND.

50. TIMING OF MPDU CONSTRUCTION AND PAYMENT

A. MPDUs SHALL BE MADE AVAILABLE FOR SALE CONCURRENTLY WITH THE MARKET RATE DWELLING UNITS FOR THE PROJECT. THE ISSUANCE OF BUILDING PERMITS FOR MARKET RATE DWELLING UNITS SHALL BE STOPPED AT THE LEVELS INDICATED BELOW: 1. TWENTY-FIVE (25) PERCENT (44 UNITS) PENDING THE ISSUANCE OF TWENTY-FIVE (25) PERCENT (5 UNITS) OF BUILDING PERMITS FOR MPDUS; 2. FIFTY (50) PERCENT (88 UNITS) PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR TWENTY-FIVE (25) PERCENT (5 UNITS) OF THE MPDUs: 3. SEVENTY-FIVE (75) PERCENT (132 UNITS) PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR FIFTY (50) PERCENT (9 UNITS) OF

THE MPDUs: AND. 4. NINETY (90) PERCENT (158 UNITS) PENDING THE ISSUANCE OF ONE HUNDRED (100) PERCENT (18 UNITS) OF BUILDING PERMITS FOR MPDUS. B. PAYMENT-IN-LIEU FEES SHALL BE PAYABLE AT THE SAME PERCENTAGE AND AT THE SAME TIME MPDUs WOULD HAVE BEEN MADE AVAILABLE.

ISSUANCE OF BUILDING PERMITS SHALL BE STOPPED AT THE PERCENTAGES DESIGNATED IN SUBSECTION A UNTIL IT IS CONFIRMED THAT C. THE DEPARTMENT MAY ALLOW A VARIATION TO THE STOP LEVELS LISTED ABOVE AT THE REQUEST OF THE APPLICANT AND BASED GOOD CAUSE

SHOWN AND UNFORESEEN CIRCUMSTANCES. D. IF A PRIVATE, PUBLIC, FOR-PROFIT OR NON-PROFIT ORGANIZATION IS PROVIDING THE MPDUS SUBJECT TO A MEMORANDUM OF AGREEMENT

WITH THE DEVELOPER. THE TIMING OF CONSTRUCTION OF THE MPDUs SHALL BE CONTROLLED BY THE MEMORANDUM OF AGREEMENT. HOMEOWNERSHIP MPDUs:

A. MAXIMUM SALES PRICE (MSP). THE MSP SHALL BE ESTABLISHED FOR UNIT SIZE BASED ON PRESUMED HOUSEHOLD SIZE AND THE QUALIFYING LEVEL FOR THE APPLICABLE AMI TARGET, THE MSP SHALL BE REFLECTED ON ALLOWABLE SALES PRICE CALCULATION CHARTS MAINTAINED BY THE DEPARTMENT OF COMMUNITY SERVICES.

B. AMI TARGETS. MPDUs DESIGNATED FOR HOMEOWNERSHIP SHALL BE MADE AVAILABLE TO HOMEOWNERS AT TWO INCOME LEVELS CALCULATED 1. NINETY (90) PERCENT AMI TARGET. FIFTY (50) PERCENT OF THE MPDUs SHALL BE AFFORDABLE TO QUALIFIED HOUSEHOLDS WITH HOUSEHOLD INCOME UP TO NINETY (90) PERCENT OF AMI.

2. SEVENTY-FIVE (75) PERCENT AMI TARGET, FIFTY (50) PERCENT OF THE MPDUs SHALL BE AFFORDABLE TO QUALIFIED HOUSEHOLDS WITH

HOUSEHOLD INCOME UP TO SEVENTY-FIVE (75) PERCENT OF AMI. 52. MPDU MASTER DEVELOPMENT AGREEMENT:

OPACITY REQUIRED), SEE UDC TABLE 40.04.111 B.

OPACITY REQUIRED). SEE UDC TABLE 40.04.111.B.

IN ACCORDANCE WITH SECTION 40.07.561 OF THE UDC, THE DEVELOPER SHALL EXECUTE A MASTER DEVELOPMENT AGREEMENT IN FAVOR OF NEW CASTLE COUNTY, WHICH SHALL BE RECORDED UPON APPROVAL OF THE COUNTY'S OFFICE OF LAW. THE MASTER DEVELOPMENT AGREEMENT DATED 1/22/2024 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT

53. MPDU STAGING PLAN:

A STAGING PLAN, DATED 09-23-2022, PREPARED BY KARINS AND ASSOCIATES, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE. IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

BUYER'S ACCEPTANCE AND UNDERSTANDING OF THE TERMS AND CONDITIONS OF OWNERSHIP SUBJECT TO THE TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM 55. SALES AND RENTAL AGREEMENT:

PRIOR TO THE CONVEYANCE OF AN MPDU, THE BUYER SHALL EXECUTE A BUYERS AGREEMENT WITH NEW CASTLE COUNTY, ACKNOWLEDGING THE

A WRITTEN AGREEMENT DELINEATING THE TERMS AND CONDITIONS OF THE SALE OR RENTAL SHALL BE REQUIRED FOR EVERY SALE OR RENTAL OF

A. UNLESS APPROVED IN WRITING BY NEW CASTLE COUNTY, EACH SALES OR RENTAL AGREEMENT SHALL REFERENCE THAT THE DWELLING UNIT IS AN MPDU AND SUBJECT TO THE AFFORDABILITY CONTROLS CONTAINED IN THIS DIVISION.

B. ALL SALES AND RENTAL AGREEMENTS SHALL BE FORWARDED TO THE DEPARTMENT OF COMMUNITY SERVICES WITH THIRTY (30) DAYS OF EXECUTION FOR AS LONG AS THE AFFORDABILITY PERIOD APPLIES TO THE MPDU. 56. VARIANCES:

VARIANCES WERE GRANTED BY THE BOARD OF ADJUSTMENT ON 1/26/2023, APPLICATION NO. 2022-0490-A FOR THE FOLLOWING VARIANCES: 1. TO PERMIT 0.0 BUFFERYARD OPACITY ALONG THE EASTERLY SIDE OF N. BAYBERRY PARKWAY RIGHT-OF-WAY LOCATED ON THE WESTERLY PORTION OF THE SUBJECT PROPERTY (0.3 BUFFERYARD OPACITY REQUIRED). SEE UDC TABLE 40.04.111.A. TO PERMIT 0.0 BUFFERYARD OPACITY ALONG THE BOYDS CORNER ROAD RIGHT-OF-WAY (0.3 BUFFERYARD OPACITY REQUIRED). SEE UDC

3. TO PERMIT 0.0 BUFFERYARD OPACITY ALONG THE WESTERLY SIDE OF N. BAYBERRY PARKWAY RIGHT-OF-WAY LOCATED ON THE EASTERLY PORTION OF THE SUBJECT PROPERTY (0.3 BUFFERYARD OPACITY REQUIRED), SEE UDC TABLE 40.04.111.A.

4. TO PERMIT 0 STREET TREES ALONG THE EASTERLY SIDE OF N. BAYBERRY PARKWAY RIGHT-OF-WAY LOCATED ON THE WESTERLY PORTION OF THE SUBJECT PROPERTY (12 STREET TREES REQUIRED). SEE UDC TABLE 40.04.111.C.

8. TO PERMIT 0.0 BUFFERYARD OPACITY ALONG THE EASTERLY SIDE LOT LINE LOCATED ALONG TAX PARCEL 13-013.00-06 (0.3 BUFFERYARD

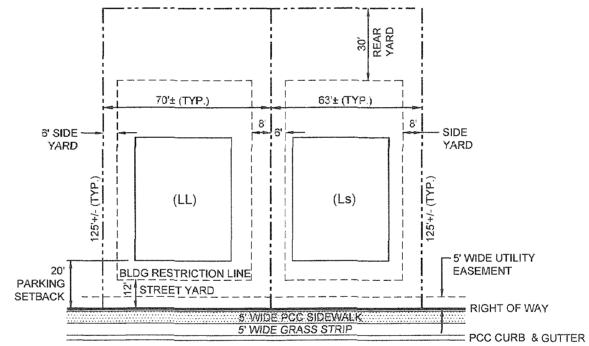
TO PERMIT 0 STREET TREES ALONG THE BOYDS CORNER ROAD RIGHT-OF-WAY (64 STREET TREES REQUIRED). SEE UDC TABLE 40.04.111.C. TO PERMIT 0 STREET TREES ALONG THE WESTERLY SIDE OF N. BAYBERRY PARKWAY RIGHT-OF-WAY LOCATED ON THE EASTERLY PORTION OF THE SUBJECT PROPERTY (12 STREET TREES REQUIRED). SEE UDC TABLE 40.04.111.C. TO PERMIT 0.0 BUFFERYARD OPACITY ALONG THE WESTERLY SIDE LOT LINE LOCATED ALONG TAX PARCEL 13-013.00-06 (0.3 BUFFERYARD

DELDOT NOTES

REVISED MARCH 21, 2019

- 1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- 2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES. THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE
- 7. a. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
- b. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- c. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT
- 10. a. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
- b. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- 11. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE, AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL, NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT, IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.

LEVEL OF INVESTMENT AREA - TRAFFIC IMPROVEMENT DISTRICT (TID): THIS SITE LIES WITHIN A LEVEL 1 INVESTMENT AREA ACCORDING TO THE STATE OF DELAWARE 2020 STATE STRATEGIES FOR POLICIES AND SPENDING MAP AND IS LOCATED WITHIN THE SOUTHERN NEW CASTLE COUNTY TRAFFIC IMPROVEMENT DISTRICT.



TYPICAL LOT LINE LOT DETAIL

SCALE: 1"=40'

DISTRICT AND BULK STANDARDS (LL)

VILLAGE MODE PER UDC SECTION 40.26.240(A)(1) LOT AREA: 8,000 S.F. (MIN.)

BLDG. HT.: 36' (MAX.)

TOTAL LOTS: 36 (20%)

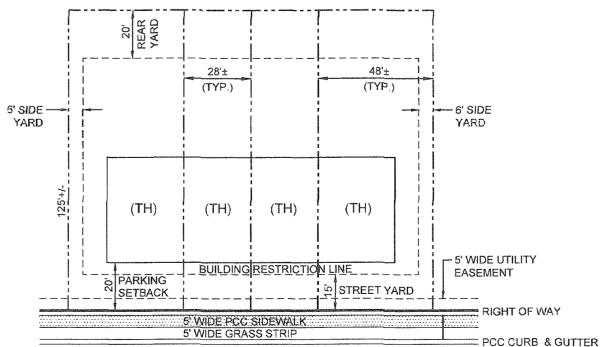
SIDE YARD: 6' MIN. (14' AGGREGATE)

LOT WIDTH: 65' (MIN.) STREET YARD: 12' (20' SETBACK FROM GARAGE TO SIDEWALK) REAR YARD:

DISTRICT AND BULK STANDARDS (Ls) (20% OF TOTAL REQUIRED) VILLAGE MODE PER UDC SECTION 40.26.240(A)(1)

LOT AREA: 7,300 S.F. (MIN.) LOT WIDTH: 60' (MIN.) STREET YARD: 12' (20' SETBACK FROM GARAGE TO SIDEWALK)

SIDE YARD: 6' MIN. (14' AGGREGATE) REAR YARD: BLDG. HT.: 36' (MAX.) TOTAL LOTS: 9 (5%)



TYPICAL TOWNHOUSE (TH) LOT DETAIL

22' (MIN.) (SEE SECTION 40.04.121)

SCALE: 1"=40" DISTRICT AND BULK STANDARDS 2,200 S.F. (MIN.) (TABLE 40.04.112)

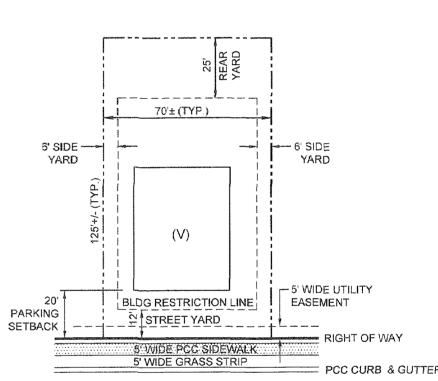
STREET YARD: 15' (20' SETBACK TO PARKING - SEE TABLE 40.04.112) SIDE YARD: REAR YARD: BLDG. HT.: 40' (MAX.) TOTAL LOTS: 27 (15%)

LOT WIDTH:

NATURAL RESOURCE PROTECTION TABLE DISTURBED PROTECTION TOTAL AREA NATURAL RESOURCE REQUIRED AREA PROVIDED 2.88 AC.± 0.15 AC.± 95%

*0.30 AC. OF PERMITTED DISTURBANCE FOR STORMWATER MANAGEMENT AND DRAINAGE

EASEMENT TABLE						
DESCRIPTION OF EASEMENT	IN FAVOR OF	MAINTENANCE RESPONSIBILITY				
40' WIDE, AND VARIABLE WIDTH SANITARY SEWER EASEMENT	NEW CASTLE COUNTY	SEWER LINE - NEW CASTLE COUNTY GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE				
TYPE A 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES THAT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS THROUGH PRIVATE OPEN SPACE)	NEW CASTLE COUNTY DELDOT	STORM PIPE - DELDOT GROUND SURFACE - PROPERTY OWNER AND/OI MAINTENANCE ORGANIZATION AS APPLICABLE				
TYPE B 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES LOCATED IN PRIVATE OPEN SPACE OR WITHIN LOTS THAT DO NOT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS)	NEW CASTLE COUNTY	STORM PIPE - MAINTENANCE ORGANIZATION GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE				
TYPE C IRREGULAR SHAPE SWM MAINTENANCE EASEMENT	NEW CASTLE COUNTY	MAINTENANCE ORGANIZATION				
5' WIDE SIDEWALK AND UTILITY EASEMENT	DELDOT AND UTILITY COMPANIES	PIPES AND UTILITIES - DELDOT AND/OR UTILITY COMPANY AS APPLICABLE GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE				



TYPICAL VILLAGE (V) LOT DETAIL

SCALE: 1"=40" DISTRICT AND BULK STANDARDS

OT AREA: 4,800 S.F. (MIN.) LOT WIDTH: 48' (MIN.) STREET YARD: 12' (20' SETBACK TO PARKING - SEE TABLE 40.04.112)

SIDE YARD: REAR YARD: BLDG. HT.: 36' (MAX.) TOTAL LOTS: 104 (59%)

* WHERE A SIDE ENTRY GARAGE IS PROPOSED AS PART OF A RESIDENTIAL DWELLING, THE MINIMUM REQUIRED SIDE YARD SETBACK FOR ONLY THE GARAGE PORTION OF THE DWELLING, SHALL BE 30'

N.C.C. APPLICATION NO. 2021-0503

NOTES AND LEGEND RECORD MAJOR LAND DEVELOPMENT PLAN FOR

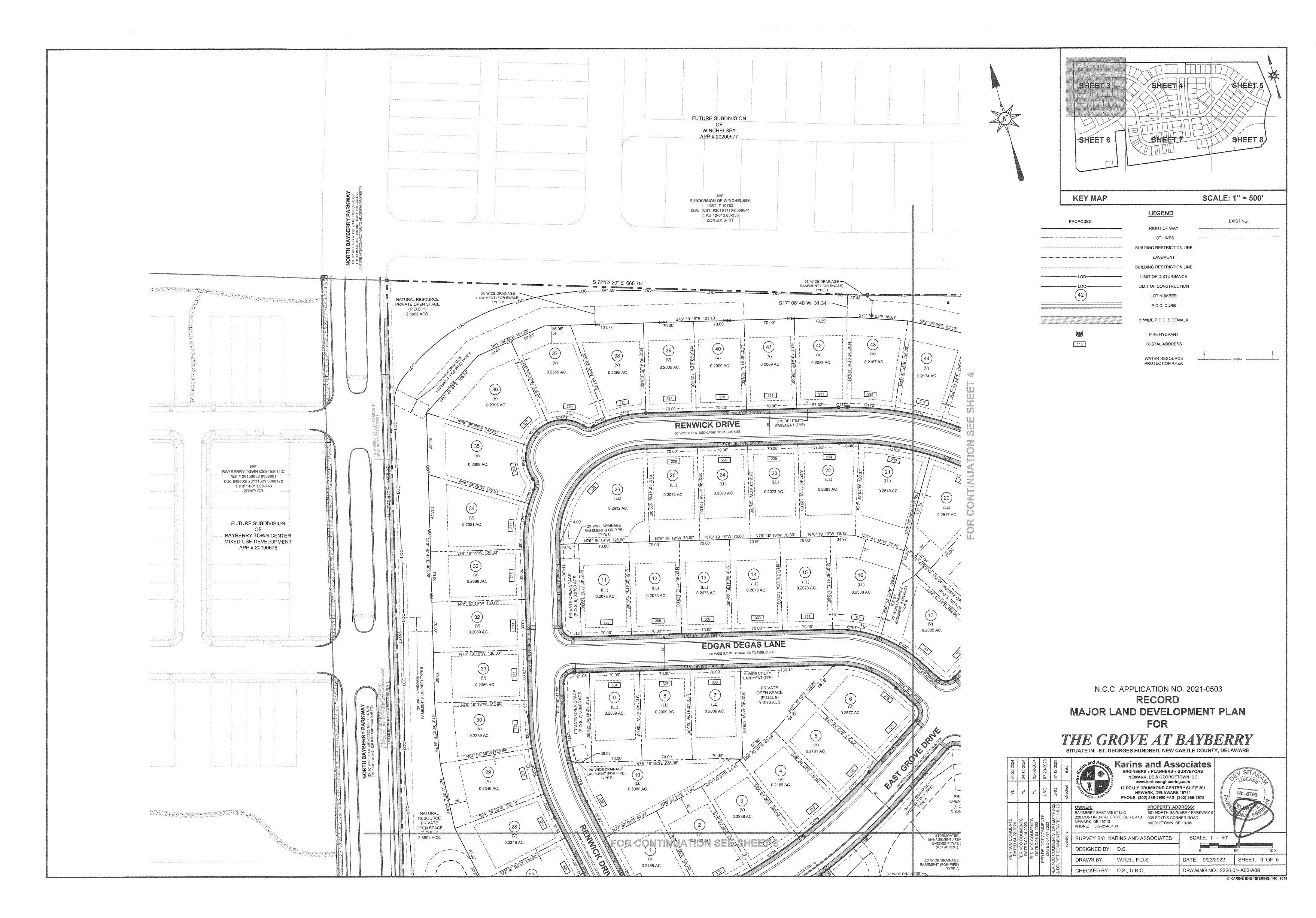
THE GROVE AT BAYBERRY

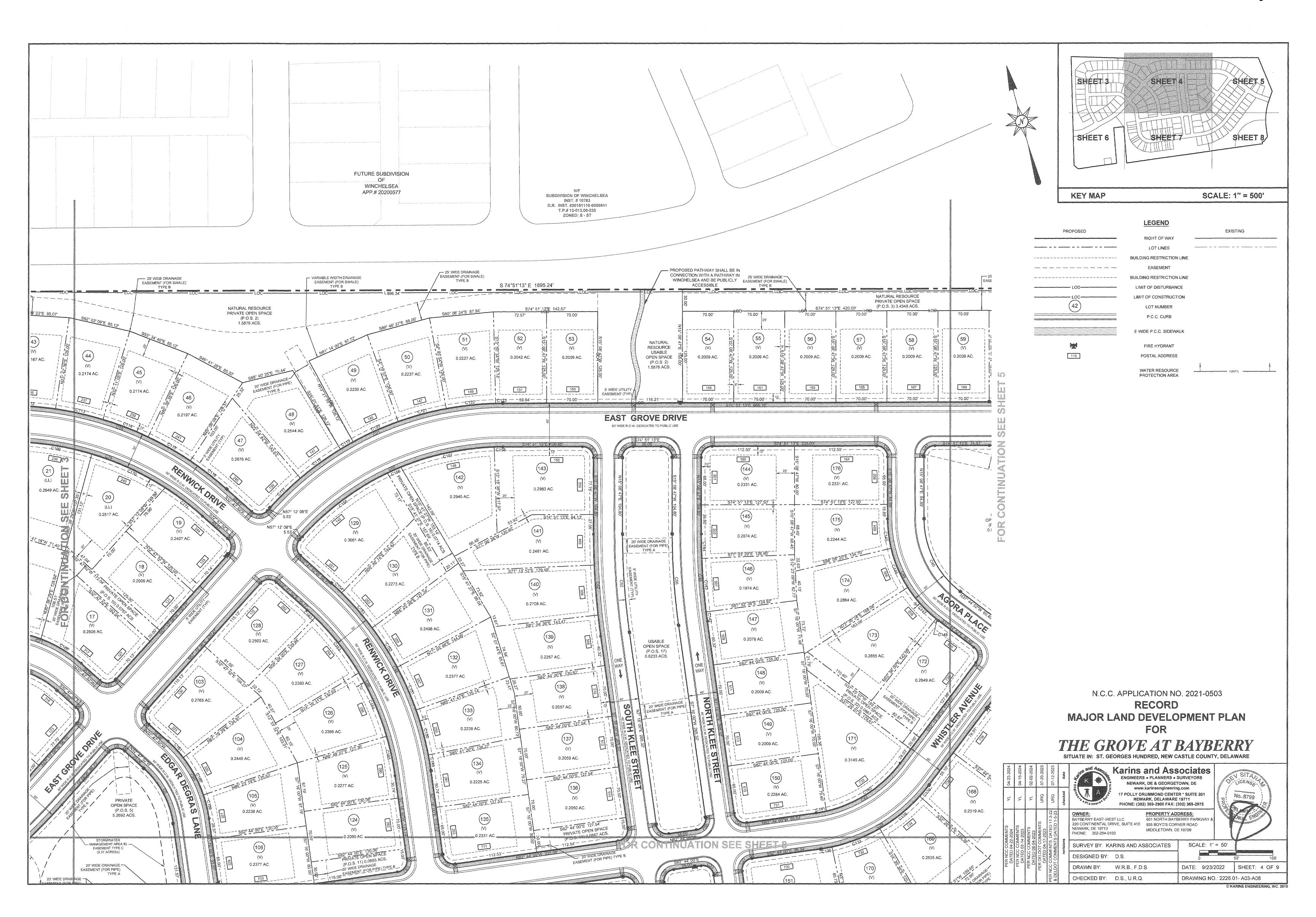


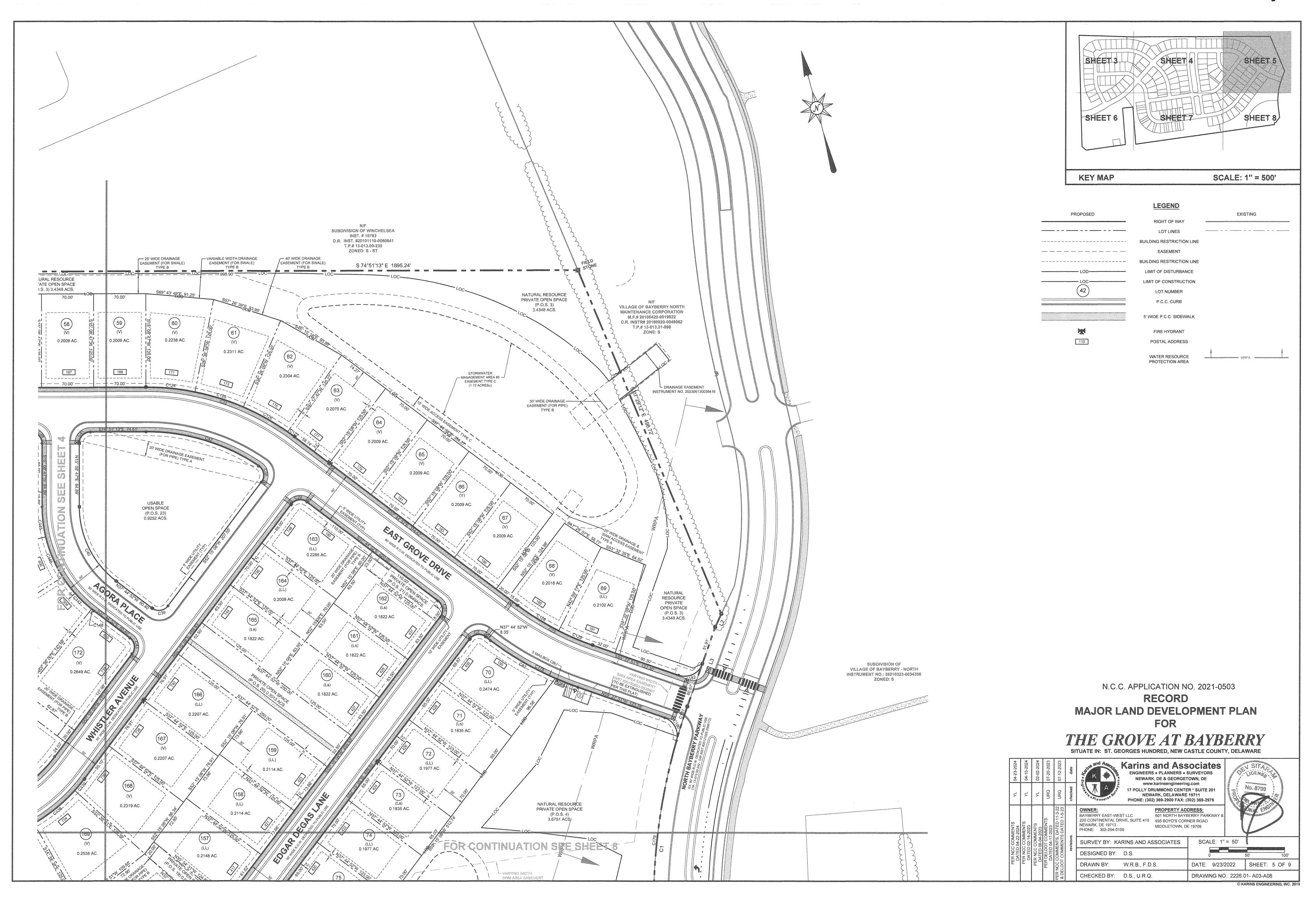
BAYBERRY FAST-WEST LLC 601 NORTH BAYBERRY PARKWAY 220 CONTINENTAL DRIVE, SUITE 410 935 BOYD'S CORNER ROAD NEWARK, DE 19713 MIDDLETOWN, DE 19709 PHONE: 302-254-0100

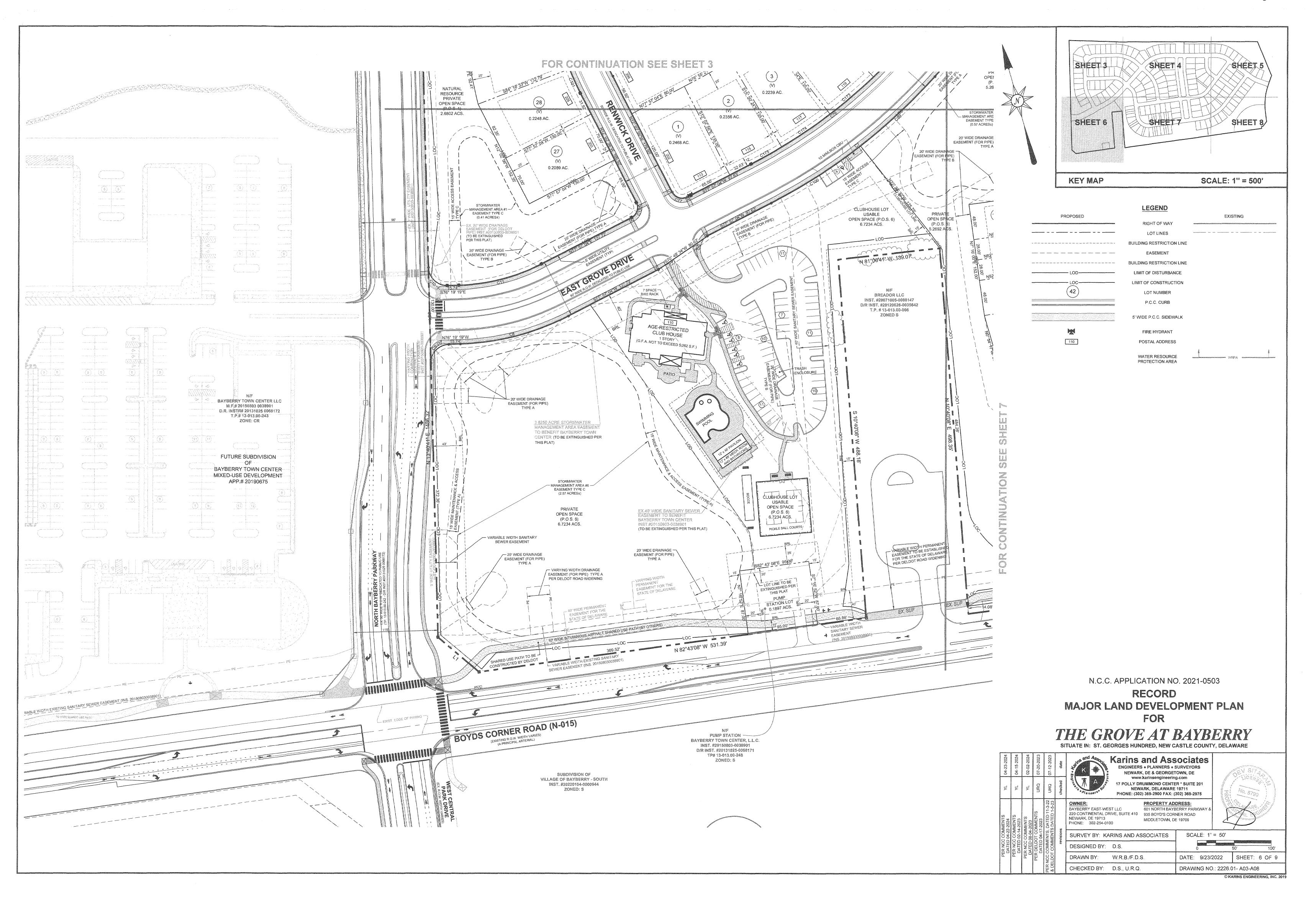
SCALE: AS SHOWN SURVEY BY: KARINS AND ASSOCIATES

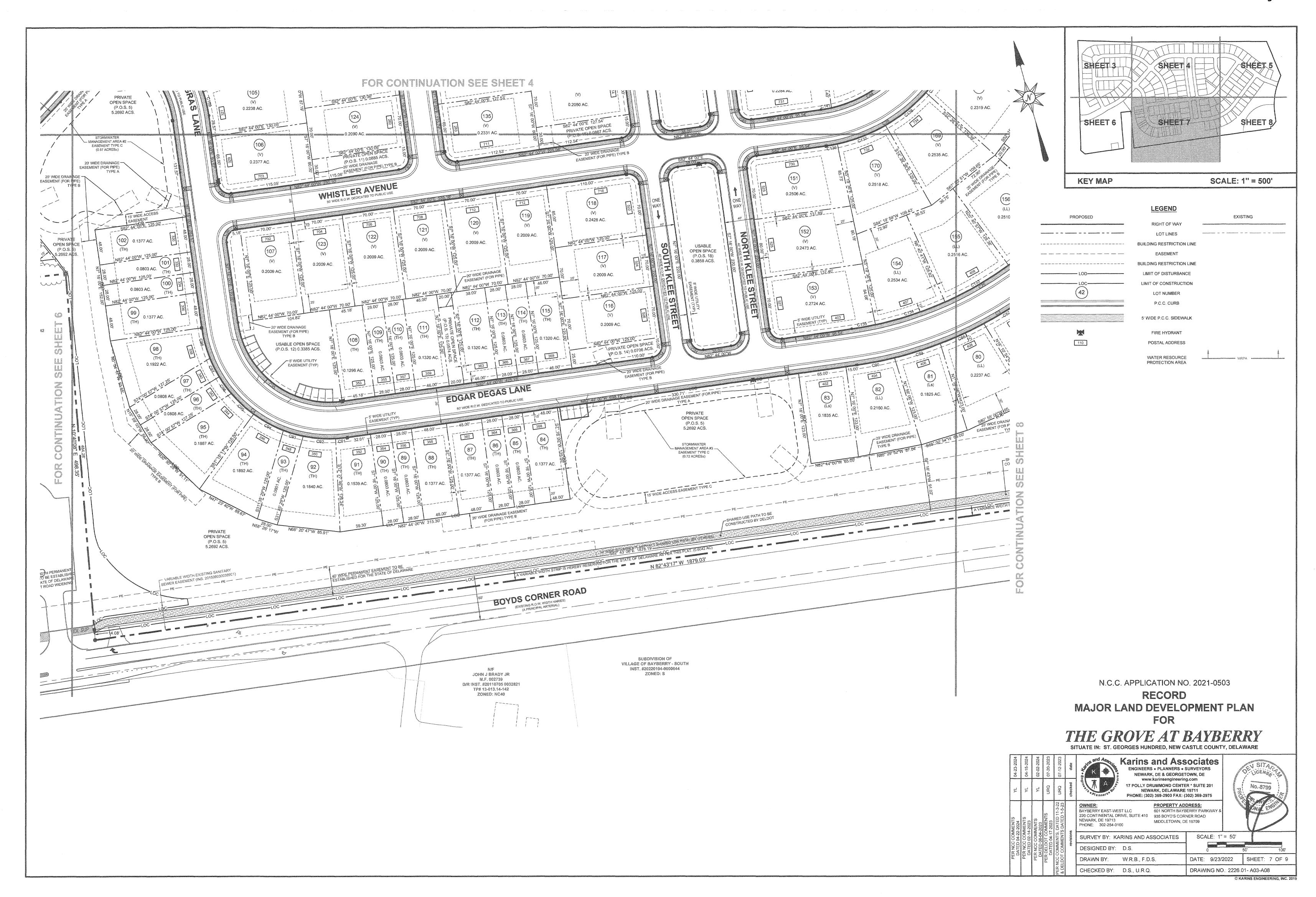
DESIGNED BY: D.S., W.R.B. W.R.B., F.D.S DATE: 9/23/2022 SHEET: 2 OF 9 DRAWN BY: CHECKED BY: D.S., U.R.Q. DRAWING NO.: 2226.01- A01 - DELDOT

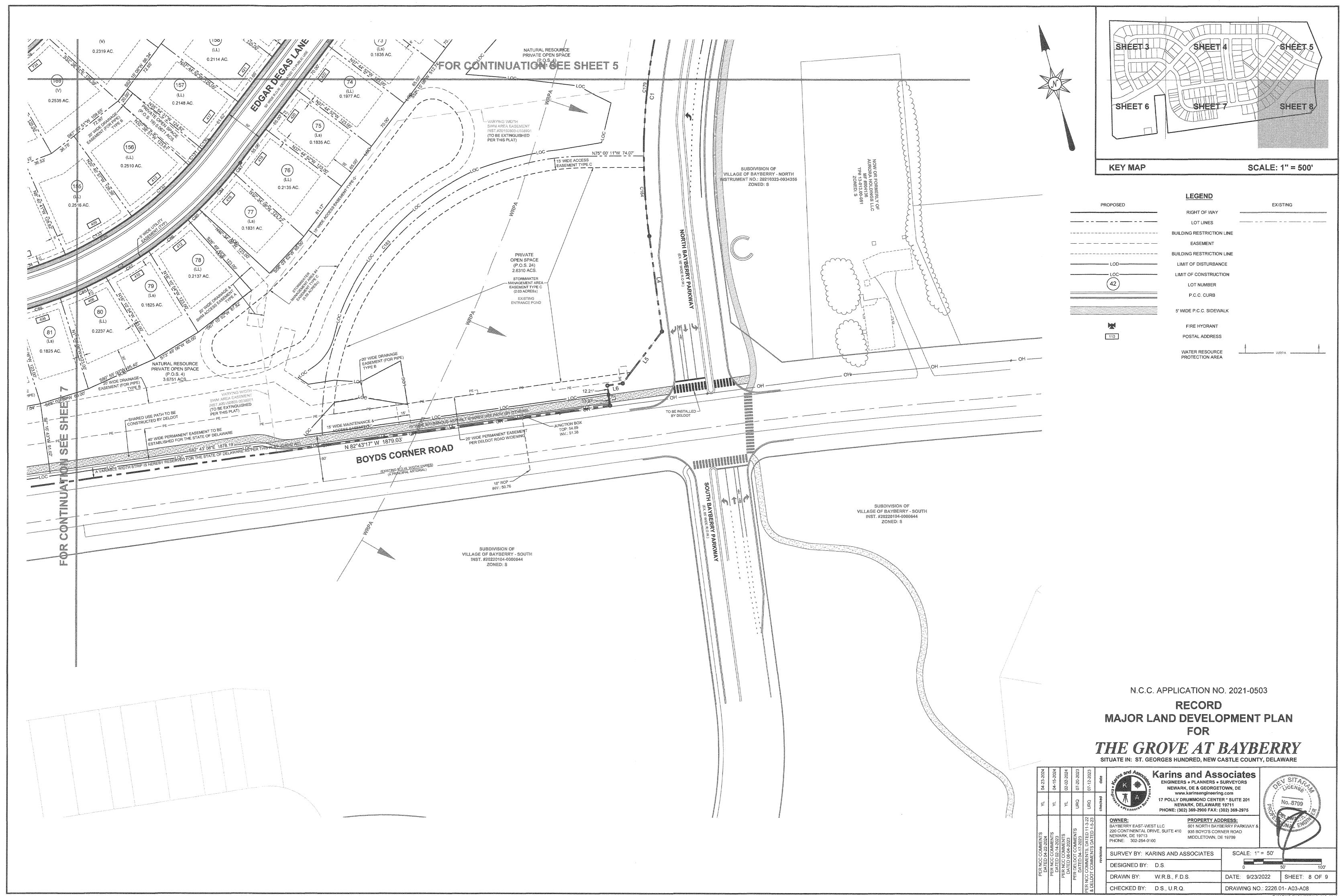












	T	T	Curve T	T	
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	800.00	376.99	27°00'00"	N21° 02' 09"E	373.51
C2	15.00	23.56	90°00'00"	S82° 44' 52"E	21.21
C3	525.00	412.47	45°00'52"	N74° 45' 34"E	401.94
C4	175.00	274.89	90°00'00"	S37° 44' 00"E	247.49
C5	125.00	87.41	40°03'53"	S12° 45' 56"E	85.64
C6	15.00	23.56	90°00'00"	S77° 47' 52"E	21.21
C7	780.00	282.47	20°44'57"	N67° 34' 36"E	280.93
C8	340.00	152.67	25°43'36"	S89° 11' 07"E	151.39
C9	25.00	39.27	90°00'00"	N58° 40' 41"E	35.36
C10	25.00	39.27	90°00'00"	N31° 19' 19"W	35.36
C11	260.00	116.74	25°43'36"	N89° 11' 07"W	115.77
C12	15.00	23.56	90°00'00"	S32° 57' 04"W	21.21
C13	325.00	145.93	25°43'36"	S00° 48' 53"W	144.71
C14	175.00	75.58	24°44'45"	S26° 03' 03"W	75.00
C15	15.00	15.39	58°46'27"	S09° 02' 12"W	14.72
C16	52.00	143.45	158°03'25"	S58° 40' 41"W	102.10
C17	15.00	15.39	58°46'27"	N71° 40′ 50″W	14.72
C18	175.00	75.58	24°44'45"	N88° 41' 42"W	75.00
C19	450.00	341.84	43°31'27"	N54° 33' 36"W	333.68
C20	15.00	23.56	90°00'00"	N77° 47' 52"W	21.21
C21	430.00	359.82	47°56'39"	S81° 10' 27"W	349.41
C22	330.00	213.71	37°06'21"	N56° 18' 03"W	210.00
C23	370.00	114.41	17°42'59"	S46° 36′ 22″E	113.95
C24	15.00	23.56	90°00'00"	S07° 15' 08"W	21.21
C25	475.00	373.18	45°00'52"	N74° 45' 34"E	363.66
C26	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C27	15.00	23.56	90°00'00"	N52° 16' 00"E	21.21
C28	225.00	176.77	45°00'52"	N74° 45' 34"E	172.26
C29	15.00	23.56	90°00'00"	S82° 44' 52"E	21.21
C30	15.00	23.56	90°00'00''	S52° 16' 00"W	21.21
C31	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C32	15.00	23.56	90°00'00"	N52° 16' 00"E	21.21
C33	15.00	23.56	90°00'00"	S37° 44' 00"E	21.21
C34	15.00	23.56	90°00'00"	N52° 16' 00"E	21.21
C35	125.00	196.35	90°00'00"	S37° 44' 00"E	176.78
C36	15.00	23.56	90°00'00"	S52° 16' 00"W	21.21
C37	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C38	15.00	24.38	93°07'48"	S05° 41' 14"W	21.78
C39	15.00	23.56	90°00'00"	N82° 44' 52"W	21.21
C40	125.00	115.40	52°53'39"	N11° 18' 03"W	111.34
C41	15.00	23.56	90°00'00"	N60° 08' 47"E	21.21
C42	270.00	160.11	33°58'33"	S57° 51' 57"E	157.77
C43	15.00	23.56	90°00'00"	S07° 15' 08"W	21.21
C44	175.00	137.49	45°00'52"	N74° 45' 34"E	133.98
C44 C45	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C45	872.00	119.92	7°52'47"	S11° 12' 24"W	
					119.83
C47	15.00	23.56	90°00'00"	N60° 08' 47"E	21.21
C48	15.00	23.56	90°00'00"	S29° 51' 13"E	21.21
C49	175.00	161.56	52°53'39"	S11° 18' 03"E	155.88
C50	15.00	23.56	90°00'00"	S52° 16' 00"W	21.21
C51	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C52	980.00	134.77	7°52'47"	N11° 12' 24"E	134.67
C53	15.00	23.56	90°00'00"	N60° 08' 47"E	21.21
C54	15.00	23.56	90°00'00"	S29° 51' 13"E	21.21
C55	912.00	125.42	7°52'47"	S11° 12' 24"W	125.32
C56	15.00	23.56	90°00'00"	S52° 16' 00"W	21.21
C57	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C58	425.00	297.19	40°03'53"	N12° 45' 56"W	291.17
C59	15.00	23.56	90°00'00"	N12° 12' 08"E	21.21
C60	370.00	309.61	47°56'39"	S81° 10' 27"W	300.66
C61	15.00	23.56	90°00'00"	S29° 51' 13"E	21.21
C62	1020.00	140.28	7°52'47"	S11° 12' 24"W	140.16
C63	15.00	23.56	90°00'00"	S52° 16' 00"W	21.21
	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C64	, 1				£1

Curve Table							
Curve #	Radius	Length	Delta	Chord Direction	Chord Length		
C66	15.00	23.56	90°00'00"	N12° 12' 08"E	21.21		
C67	15.00	23.56	90°00'00"	S77° 47' 52"E	21.21		
C68	375.00	262.22	40°03'53"	N12° 45' 56"W	256.91		
C69	15.00	23.56	90°00'00"	N12° 12' 08"E	21.21		
C70	15.00	23.56	90°00'00"	S77° 47' 52"E	21.21		
C71	175.00	132.94	43°31'27"	N54° 33' 36"W	129.76		
C72	15.00	23.56	90°00'00"	S31° 19' 19"E	21.21		
C73	125.00	196.35	90°00'00"	S58° 40' 41"W	176.78		
C74	400.00	303.86	43°31'27"	N54° 33' 36"W	296.60		
C75	15.00	23.56	90°00'00"	N12° 12' 08"E	21.21		
C76	720.00	260.74	20°44'57"	N67° 34' 36"E	259.32		
C77	15.00	23.56	90°00'00"	S57° 02' 56"E	21.21		
C78	275.00	123.48	25°43'36"	S00° 48' 53"W	122.44		
C79	15.00	23.56	90°00'00"	S58° 40' 41"W	21.21		
C80	125.00	94.95	43°31'27"	N54° 33' 36"W	92.69		
C81	430.00	32.39	4°18'59"	S53° 18' 22"E	32.39		
C82	430.00	100.57	13°24'00"	S44° 26' 52"E	100.34		
C83	525.00	14.94	1°37'49"	N53° 04' 03"E	14.94		
C84	525.00	65.04	7°05'54"	N57° 25' 54"E	65.00		
C85	525.00	20.07	2°11'24"	N62° 04' 33"E	20.07		
C86	525.00	65.04	7°05'54"	N66° 43' 12"E	65.00		
C87	525.00	65.04	7°05'54"	N73° 49' 06"E	65.00		
C88	525.00	65.04	7°05'54"	N80° 55' 00"E	65.00		
C89	525.00	65.04	7°05'54"	N88° 00' 54"E	65.00		
C90	525.00	52.25	5°42'10"	S85° 35' 04"E	52.23		
C91	175.00	15.87	5°11'46"	S80° 08' 07"E	15.87		
C92	175.00	44.32	14°30'38"	S70° 16' 55"E	44.20		
C93	175.00	28.03	9°10'38"	S58° 26' 17"E	28.00		
C94	175.00	46.13	15°06'15"	S46° 17' 50"E	46.00		
C95	175.00	41.40	13°33'15"	S31° 58' 05"E	41.30		
C96 C97	175.00	28.12	9°12'25" 9°12'25"	S20° 35' 15"E S11° 22' 51"E	28.09		
C98	175.00 175.00	42.90	14°02'38"	S00° 14' 41"W	28.09 42.79		
C99	780.00	138.26	10°09'23"	N62° 16' 49"E	138.08		
C100	780.00	144.21	10°35'34"	N72° 39' 17"E	144.00		
C101	325.00	35.88	6°19'29"	S08° 53' 11"E	35.86		
C102	325.00	65.94	11°37'31"	S00° 05' 18"W	65.83		
C103			7°46'37"	S09° 47' 22"W	44.08		
	325.00	44.11					
C104	325.00 175.00	44.11 54.67	17°53'53"	S22° 37′ 37"W	54.44		
C104 C105			17°53'53" 6°50'52"	\$22° 37' 37"W \$35° 00' 00"W	54.44 20.90		
	175.00	54.67					
C105	175.00 175.00	54.67 20.92	6°50'52"	S35° 00' 00"W	20.90		
C105 C106	175.00 175.00 52.00	54.67 20.92 48.73	6°50'52" 53°41'32"	S35° 00' 00"W S06° 29' 44"W	20.90 46.97		
C105 C106 C107	175.00 175.00 52.00 52.00	54.67 20.92 48.73 43.40	6°50'52" 53°41'32" 47°49'07"	S35° 00' 00"W S06° 29' 44"W S57° 15' 04"W	20.90 46.97 42.15		
C105 C106 C107 C108	175.00 175.00 52.00 52.00 52.00	54.67 20.92 48.73 43.40 51.32	6°50'52" 53°41'32" 47°49'07" 56°32'46"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W	20.90 46.97 42.15 49.26		
C105 C106 C107 C108 C109	175.00 175.00 52.00 52.00 52.00 175.00	54.67 20.92 48.73 43.40 51.32 18.35	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W	20.90 46.97 42.15 49.26 18.34		
C105 C106 C107 C108 C109 C110	175.00 175.00 52.00 52.00 52.00 175.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W	20.90 46.97 42.15 49.26 18.34 56.98		
C105 C106 C107 C108 C109 C110 C111	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$70° 34' 00"W \$81° 56' 09"W \$81° 41' 28"W \$81° 32' 36"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23		
C105 C106 C107 C108 C109 C110 C111 C112	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50		
C105 C106 C107 C108 C109 C110 C111 C112 C113	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$70° 34' 00"W \$81° 56' 09"W \$81° 36' 41' 28"W \$81° 32' 36"W \$81° 31' 38"W \$81° 31' 38"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$70° 34' 00"W \$81° 56' 09"W \$81° 56' 09"W \$85° 41' 28"W \$87° 32' 36"W \$87° 31' 38"W \$87° 31' 38"W \$87° 31' 38"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 66.56	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$70° 34' 00"W \$81° 56' 09"W \$81° 56' 09"W \$81° 32' 36"W \$81° 31' 38"W \$81° 31' 38"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 450.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 66.56 66.56 63.36	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°28'29"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$70° 34' 00"W \$81° 56' 09"W \$81° 36' 09"W \$81° 32' 36"W \$81° 31' 38"W \$81° 31' 38"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 66.50 66.50		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 450.00 450.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 66.56 63.36 57.93	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°38'29" 8°4'04" 7°43'10"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$70° 34' 00"W \$81° 56' 09"W \$85° 41' 28"W \$75° 32' 36"W \$70° 31' 38"W \$70° 31' 38"W \$70° 31' 38"W \$70° 31' 40"W \$70° 31' 40"W \$70° 49' 54"W \$70° 31' 43"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 63.31 57.89		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 450.00 430.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 66.56 63.36 57.93 67.90	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W N62° 03' 09"W N53° 34' 40"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$69° 26' 44"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 63.31 57.89 67.83		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W N62° 03' 09"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 63.31 57.89 67.83 19.99		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00 67.90	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$N70° 34' 00"W \$81° 56' 09"W \$N85° 41' 28"W \$N70° 31' 38"W \$N62° 03' 09"W \$N53° 34' 40"W \$N45° 06' 11"W \$N36° 49' 54"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 67.83 19.99 67.83		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00 67.90 68.17	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52" 9°02'52"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W N62° 03' 09"W N53° 34' 40"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W N89° 46' 37"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 67.83 19.99 67.83 68.10		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00 67.90 68.17 68.13	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52" 9°05'01" 9°04'40"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W N62° 03' 09"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W N89° 46' 37"W N80° 41' 46"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 67.83 19.99 67.83 68.10 68.06		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00 430.00 430.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 66.56 67.93 67.90 20.00 67.90 68.17 68.13 9.78	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52" 9°05'01" 9°04'40" 1°18'13"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W N62° 03' 09"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W N80° 41' 46"W N75° 30' 20"W N69° 06' 19"W N57° 26' 39"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 67.83 19.99 67.83 68.10 68.06 9.78		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00 430.00 430.00 330.00 330.00 330.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00 67.90 68.17 68.13 9.78 66.21 68.11 68.12	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52" 9°05'01" 9°04'40" 1°18'13" 11°49'35" 11°49'35"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N70° 31' 38"W N62° 03' 09"W N53° 34' 40"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$61° 03' 43"W \$75° 18' 05"W \$81° 09' 27"W N80° 46' 37"W N80° 41' 46"W N75° 30' 20"W N69° 06' 19"W N57° 26' 39"W N45° 26' 39"W N45° 37' 02"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 63.31 57.89 67.83 19.99 67.83 68.10 68.06 9.78 66.10 67.99 68.00		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00 430.00 330.00 330.00 330.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00 67.90 68.17 68.13 9.78 66.21 68.11 68.12 11.27	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52" 9°05'01" 9°04'40" 1°18'13" 11°29'47" 11°49'38" 1°57'21"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$N70° 34' 00"W \$81° 56' 09"W \$N85° 41' 28"W \$N70° 31' 38"W \$N62° 03' 09"W \$N53° 34' 40"W \$N45° 06' 11"W \$N36° 49' 54"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W \$N80° 41' 46"W \$N75° 30' 20"W \$N69° 06' 19"W \$N57° 26' 39"W \$N45° 37' 02"W \$N38° 43' 33"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 63.31 57.89 67.83 19.99 67.83 68.10 68.06 9.78 66.10 67.99 68.00 11.26		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127 C128	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00 430.00 330.00 330.00 330.00 370.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 66.56 67.93 67.90 20.00 67.90 68.17 68.13 9.78 66.21 68.11 68.12 11.27 65.21	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'52" 9°02'52" 9°05'01" 9°04'40" 1°18'13" 11°29'47" 11°49'35" 11°49'35" 10°05'51"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W N70° 34' 00"W \$81° 56' 09"W N85° 41' 28"W N75° 32' 36"W N70° 31' 38"W N62° 03' 09"W N45° 06' 11"W N36° 49' 54"W \$61° 03' 43"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W N80° 41' 46"W N75° 30' 20"W N69° 06' 19"W N57° 26' 39"W N45° 37' 02"W N38° 43' 33"W N42° 47' 48"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 63.31 57.89 67.83 19.99 67.83 68.10 68.06 9.78 66.10 67.99 68.00 11.26 65.12		
C105 C106 C107 C108 C109 C110 C111 C112 C113 C114 C115 C116 C117 C118 C119 C120 C121 C122 C123 C124 C125 C126 C127	175.00 175.00 52.00 52.00 52.00 175.00 175.00 450.00 450.00 450.00 450.00 430.00 430.00 430.00 430.00 430.00 330.00 330.00 330.00	54.67 20.92 48.73 43.40 51.32 18.35 57.23 12.23 66.56 66.56 66.56 63.36 57.93 67.90 20.00 67.90 68.17 68.13 9.78 66.21 68.11 68.12 11.27	6°50'52" 53°41'32" 47°49'07" 56°32'46" 6°00'26" 18°44'18" 1°33'26" 8°28'29" 8°28'29" 8°28'29" 8°28'29" 8°04'04" 7°43'10" 9°02'51" 2°39'52" 9°05'01" 9°04'40" 1°18'13" 11°29'47" 11°49'38" 1°57'21"	\$35° 00' 00"W \$06° 29' 44"W \$57° 15' 04"W \$N70° 34' 00"W \$81° 56' 09"W \$N85° 41' 28"W \$N70° 31' 38"W \$N62° 03' 09"W \$N53° 34' 40"W \$N45° 06' 11"W \$N36° 49' 54"W \$61° 03' 43"W \$69° 26' 44"W \$75° 18' 05"W \$81° 09' 27"W \$N80° 41' 46"W \$N75° 30' 20"W \$N69° 06' 19"W \$N57° 26' 39"W \$N45° 37' 02"W \$N38° 43' 33"W	20.90 46.97 42.15 49.26 18.34 56.98 12.23 66.50 66.50 66.50 66.50 63.31 57.89 67.83 19.99 67.83 68.10 68.06 9.78 66.10 67.99 68.00 11.26		

Curve #	Radius	Length	Delta	Chord Direction	Chord Lengt
C131	475.00	27.04	3°15'40"	S55° 43' 19"W	27.03
C132	475.00	99.19	11°57'54"	S63° 20' 06"W	99.01
C133	475.00	99.52	12°00'17"	S75° 19' 11"W	99.34
C134	475.00	99.52	12°00'17"	S87° 19' 28"W	99.34
C135	475.00	32.67	3°56'25"	N84° 42' 12"W	32.66
C136	225.00	15.47	3°56'25"	S84° 42' 12"E	15.47
C137	225.00	70.64	17°59'13"	N84° 19' 59"E	70.35
C138	225.00	70.64	17°59'13"	N66° 20' 46"E	70.35
C139	225.00	20.03	5°06'01"	N54° 48' 08"E	20.02
C140	175.00	123.01	40°16'31"	S72° 23' 24"W	120.50
C141	175.00	14.48	4°44'21"	N85° 06' 10"W	14.47
C142	872.00	13.03	0°51'21"	N07° 41' 41"E	13.03
C143	872.00	73.35	4°49'09"	N10° 31' 57"E	73.32
C144	872.00	33.55	2°12'16"	N14° 02' 39"E	33.55
C145	175.00	40.58	13°17'06"	S08° 30' 14"W	40.49
C146	175.00	58.66	19°12'16"	S07° 44' 28"E	58.38
C147	175.00	58.21	19°03'24"	S26° 52' 18"E	57.94
C148	175.00	4.12	1°20'52"	S37° 04' 26"E	4.12
C149	425.00	21.92	2°57'21"	N05° 47' 20"E	21.92
C150	425.00	63.91	8°36'59"	N00° 00' 10"E	63.85
C151	425.00	64.02	8°37'53"	N08° 37' 16"W	63.96
C152	425.00	64.06	8°38'10"	N17° 15' 17"W	64.00
C153	425.00	63.96	8°37'23"	N25° 53' 04"W	63.90
C154	425.00	19.30	2°36'07"	N31° 29' 49"W	19.30
C155	370.00	146.32	22°39'30"	N68° 31' 53"E	145.37
C156	370.00	20.16	3°07'17"	N81° 25' 16"E	20.16
C157	370.00	131.27	20°19'41"	S86° 51' 15"E	130.59
C158	370.00	11.86	1°50'11"	S75° 46' 19"E	11.86
C159	175.00	33.23	10°52'42"	N01° 49' 40"E	33.18
C160	175.00	58.37	19°06'40"	N13° 10' 01"W	58.10
C161	175.00	30.77	10°04'31"	N27° 45' 37"W	30.73
C162	375.00	14.97	2°17'12"	S31° 39' 16"E	14.97
C163	375.00	96.79	14°47'19"	S23° 07' 01"E	96.52
C164	375.00	95.06	14°31'29"	S08° 27' 36"E	94.81
C165	375.00	55.40	8°27'52"	S03° 02' 04"W	55.35
C166	175.00	64.98	21°16'30"	S43° 26' 07"E	64.61
C167	175.00	67.96	22°14'57"	S65° 11' 51"E	67.53
C168	400.00	27.27	3°54'23"	N74° 22' 08"W	27.27
C169	400.00	101.16	14°29'22"	N65° 10' 15"W	100.89
C170	400.00	110.96	15°53'39"	N49° 58' 44"W	110.61
C171	400.00	64.47	9°14'02"	N37° 24' 53"W	64.40
C172	720.00	56.06	4°27'39"	N59° 25' 57"E	56.04
C173	720.00	77.63	6°10'39"	N64° 45' 07"E	77.59
C174	720.00	79.41	6°19'10"	N71° 00' 01"E	79.37
C175	720.00	47.64	3°47'29"	N76° 03' 20"E	47.63
C176	275.00	57.09	11°53'44"	S06° 06' 03"E	56.99
C177	275.00	66.38	13°49'52"	S06° 45' 45"W	66.22
C178	430.00	132.96	17°42'59"	S46° 36' 22"E	132.43
C179	800.00	224.95	16°06'40"	N23° 03' 09"E	224.21
C180	25.00	37.77	86°34'20"	S12° 10' 41"E	34.28
C181	800.00	47.86	3°25'40"	N32° 49' 18"E	47.85
C182	25.00	39.27	90°00'00"	N79° 32' 09"E	35.36
C183	344.28	556.32	92°35'03"	S58° 42' 17"W	497.74
C184	800.00	104.18	7°27'40"	N11° 15' 59"E	104.10

LINE TABLE

LINE	BEARING	DISTANCE
L1	N 34°31'14" W	73.16'
L2	S 40°10'58" W	19.51'
L3	S 34°32'09" W	112.58'
L4	S 07°32'09" W	124.62'
L5	S 52°23'38" W	84.64
L6	N 82°44'52" W	20.00
L7	S 07°15'08" W	26.18'
L8	N 81°06'41" W	139.07

N.C.C. APPLICATION NO. 2021-0503

RECORD MAJOR LAND DEVELOPMENT PLAN FOR

THE GROVE AT BAYBERRY SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

04-23-2024	04-15-2024	02-02-2024	07-20-2023	07-12-2023	date	Karins and Asset Karins and Asset Engineers • Planners • Sengineers • Sengi	SURVEYORS SITA			
۲۲	۲L	۸Ľ	URQ	URQ	checked	www.karinsengineering 17 POLLY DRUMMOND CENTE NEWARK, DELAWARE PHONE: (302) 369-2900 FAX: (302)	R * SUITE 201 19711 No. 8790			
COMMENTS 74-22-2024 COMMENTS 72-14-2023 COMMENTS 8-04-2023	2023 VIMENTS 2023 DATED 11-3-	MMENTS 2023 DATED 11-	VIMENTS 2023 DATED 11-3- DATED 1-5-	7S 111-3- 01-5-	MMENTS 2023 DATED 11-3- DATED 1-5-	MMENTS -2023 DATED 11-3- 5 DATED 1-5-	MMENTS -2023 DATED 11-3. S DATED 1-5-	8	DWNER: BAYBERRY EAST-WEST LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 PHONE: 302-254-0100 PROPERTY AD 601 NORTH BAYE 935 BOYD'S CORI MIDDLETOWN, DI	SERRY PARKWAY & NER ROAD
	CON 02-1	COM 08-04	OT C(OMMENTS COMMENT	revisions	SURVEY BY: KARINS AND ASSOCIATES	SCALE:			
PER NCC DATED	ER NCO DATEL	PER NCC DATED	DELD DATED		re	DESIGNED BY: D.S.				
P	PER DA	PEF	PER DE DAT	ပ္ပင္က		DRAWN BY: W.R.B., F.D.S.	DATE: 9/23/2022 SHEET: 9 OF 9			
				PER N(S DELI		CHECKED BY: D.S., U.R.Q.	DRAWING NO.: 2226.01- A03-A08			