

RECORD MAJOR LAND DEVELOPMENT PLAN FOR *THE GROVE AT BAYBERRY*

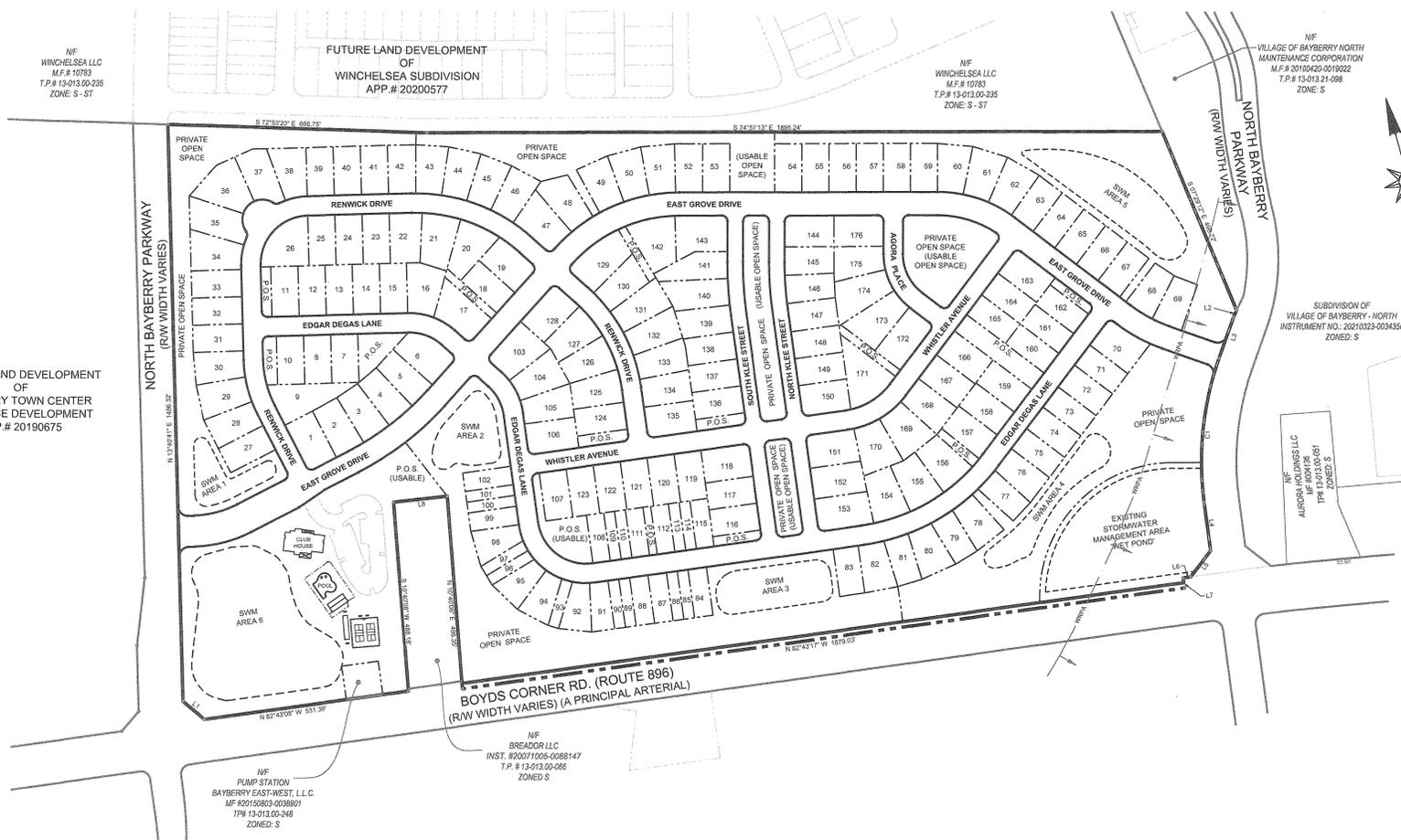
ST. GEORGES HUNDRED - NEW CASTLE COUNTY, DELAWARE



LOCATION MAP 1" = 1,400'

NOTES:

1. TAX PARCEL NUMBER(S): 13-013-00-067; 13-013-00-248
2. ZONING DISTRICT DESIGNATION:
EXISTING: S (SUBURBAN)
APPROVED: ST (SUBURBAN TRANSITION) (OPEN SPACE PLANNED SUBDIVISION - AGE RESTRICTED OPTION)
PUMPSTATION PARCEL WILL REMAIN S (SUBURBAN) ZONING
3. OWNERSHIP AND SOURCE OF TITLE:
OWNER: BAYBERRY EAST-WEST LLC
220 CONTINENTAL DRIVE, SUITE 410
NEWARK, DE 19713
D.R. INSTR # 20131025-0068171
SOURCE OF TITLE:
NAV08
FOUND CONCRETE MONUMENT @ WESTERN INTERSECTION OF THE NORTH SIDE OF BOYDS CORNER ROAD AND WEST SIDE OF NORTH BAYBERRY PARKWAY. ELEVATION 54.57
4. SURVEY DATUM:
LOCAL BENCHMARK:
NUMBER OF EXISTING MONUMENTS: 3
NUMBER OF PROPOSED MONUMENTS: 14
5. WATER SUPPLIER: ARTESIAN WATER
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.
6. SANITARY SEWER: 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) GRAVITY SEWER SYSTEM TO PROPOSED PUMP STATION.
PROPOSED SEWER FLOWS:
S.F. DETACHED LOTS: 300 GPD X 149 UNITS = 44,700 GPD
S.F. ATTACHED LOTS: 250 GPD X 27 UNITS = 6,750 GPD
300 MEMBER CLUB HOUSE: 2.5 GPD X 300 MEMBERS = 750 GPD
TOTAL: 52,200 GPD
PEAK FLOW: (52,200 GPD X 4 X 1 DAY/1440 MIN.) = 145 GPM
7. DEVELOPER/APPLICANT:
BAYBERRY TOWN CENTER LLC
220 CONTINENTAL DRIVE, SUITE 410
NEWARK, DE 19713
8. EXISTING LOTS AND/OR DWELLING UNITS: 1
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 TOWNHOUSE DU'S (15%)
176 TOTAL DUS - AGE RESTRICTED OPEN SPACE PLANNED SUBDIVISION OPTION
PROPOSED DENSITY: 2.20 DUS / 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
CLUB HOUSE
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
PROVIDED: 7
SEE SHEET 2 FOR CONTINUATION OF NOTES.



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	84.54'
L6	N 82°44'52" W	20.00'
L7	S 07°15'08" W	26.18'
L8	N 81°08'41" W	139.07'

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	800.00'	376.99'	373.51'	S 21°02'09" W

INDEX OF SHEETS

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)	LOT LINE (UDC - 8,000 S.F.) LOT LINE (UDC - 7,300 S.F.)
27 (15%)	(TH)	TOWNHOUSE LOT (UDC - TOWNHOUSE)
178 (100%)		TOTAL

PLAN PURPOSE

- THE PURPOSE OF THIS PLAN IS TO:
- 1) TO REZONE THE PROJECT PARCEL (T.P. 13-013-00-067) FROM SUBURBAN (S) TO SUBURBAN TRANSITION (ST) ZONING.
 - 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 "ST" ZONE.
 - 3) TO CONSTRUCT A 5,262 S.F. G.F.A. CLUBHOUSE WITH PARKING AND AMENITIES (INCLUDING 576 S.F. MECHANICAL / BATHROOM BUILDING).



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

INDEX PLAN RECORD MAJOR LAND DEVELOPMENT PLAN FOR *THE GROVE AT BAYBERRY* SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

CERTIFICATE OF PLAN ACCURACY

I, DEV SITARAM, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

Dev Sitaram
PROFESSIONAL ENGINEER
No. 8799
04/24/2024
DATE

CERTIFICATE OF OWNERSHIP

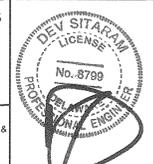
BAYBERRY EAST-WEST L.L.C., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UNIFIED DEVELOPMENT CODE.

M. Shane Minner
M. SHANE MINNER, AUTHORIZED PERSON
04-24-2024
DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED *5/3/24* DATE
APPROVED *6/11/2024* DATE
APPROVED *[Signature]* DATE
APPROVED *[Signature]* DATE

<p>04-23-2024 04-15-2024 02-02-2024 07-12-2023</p>	<p>DATE DATE DATE DATE</p>	<p>DATE DATE DATE DATE</p>	<p>DATE DATE DATE DATE</p>	<p>DATE DATE DATE DATE</p>
<p>PER NCC COMMENTS DATED 04-22-2024</p>				
<p>PER NCC COMMENTS DATED 02-24-2024</p>				
<p>PER NCC COMMENTS DATED 08-04-2023</p>				
<p>PER NCC COMMENTS DATED 11-3-22 & DELDOT COMMENTS DATED 1-5-23</p>				
<p>OWNER: BAYBERRY EAST-WEST LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 PHONE: 302-254-0100</p>				
<p>PROPERTY ADDRESS: 601 NORTH BAYBERRY PARKWAY & 935 BOYDS CORNER ROAD MIDDLETOWN, DE 19709</p>				
<p>SURVEY BY: KARINS AND ASSOCIATES</p>				
<p>DESIGNED BY: D.S., W.R.B.</p>				
<p>DRAWN BY: W.R.B., F.D.S.</p>				
<p>CHECKED BY: D.S., U.R.Q.</p>				
<p>SCALE: 1" = 200'</p>				
<p>DATE: 9/23/2022 SHEET: 1 OF 9</p>				
<p>DRAWING NO.: 2226.01-A01</p>				



NOTES:

- 10. SUBDIVISION / SITE DATA: GROSS AREA, NET SITE AREA, AREA IN LOTS, AREA IN PUMP STATION LOT, AREA IN CLUBHOUSE LOT, AREA IN OTHER OPEN SPACE, 11. FLOODPLAIN, 12. WATER RESOURCE PROTECTION AREA (WRPA), 13. WETLANDS, 14. CRITICAL NATURAL AREAS, 15. INTENTIONALLY LEFT BLANK, 16. TRAFFIC IMPACT STUDY, 17. DEBRIS DISPOSAL, 18. IMPACT FEES, 19. LANDSCAPE PLAN, 20. SIDEWALKS, 21. MAINTENANCE OF COMMON FACILITIES, 22. UTILITY EASEMENTS, 23. TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS, 24. SUBDIVISION STREETS, 25. EXISTING FIRE HYDRANTS, 26. COASTAL ZONE, 27. AVIATION RESTRICTIONS, 28. CONSERVATION EASEMENT, 29. TOPOGRAPHY, 30. COMMUNITY POSTAL BOXES, 31. LAND DEVELOPMENT IMPROVEMENT AGREEMENT, 32. RIGHT OF ACCESS, 33. NEW CASTLE COUNTY DRAINAGE CODE, 34. RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE, 35. STORM SEWER VIDEO INSPECTION, 36. ADDRESSES, 37. PROVISION FOR TRESPASSING, 38. LIMIT OF DISTURBANCE, 39. VOLUNTARY SCHOOL ASSESSMENT

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. 3. 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. 4. 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. 5. 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. 6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. 7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. 8. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS. 9. 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. 10. 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 CLEARANCE. 11. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL. 12. 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. 13. 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. 14. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE.

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.

NATURAL RESOURCE PROTECTION TABLE with columns: NATURAL RESOURCE, TOTAL AREA, DISTURBED AREA, PROTECTION REQUIRED, PROTECTION PROVIDED.

EASEMENT TABLE with columns: DESCRIPTION OF EASEMENT, IN FAVOR OF, MAINTENANCE RESPONSIBILITY.

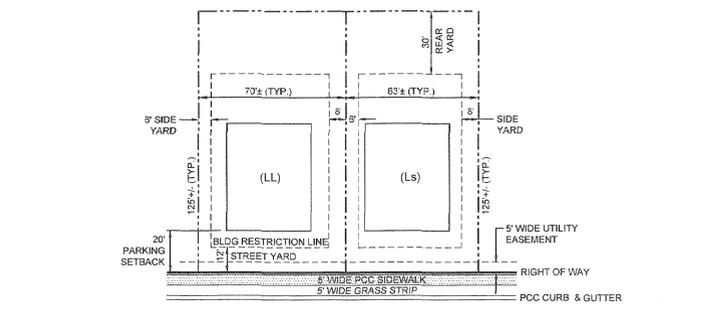


Table comparing DISTRICT AND BULK STANDARDS for (LL) and (Ls) lots, including lot area, width, and setbacks.

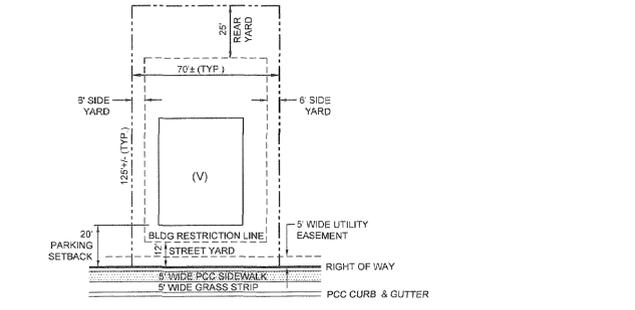


Table comparing DISTRICT AND BULK STANDARDS for (V) village lot, including lot area, width, and setbacks.

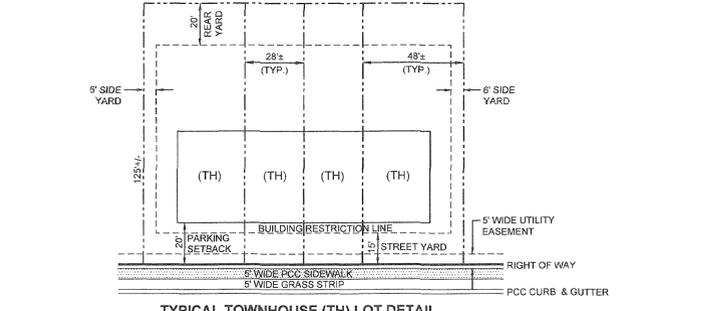
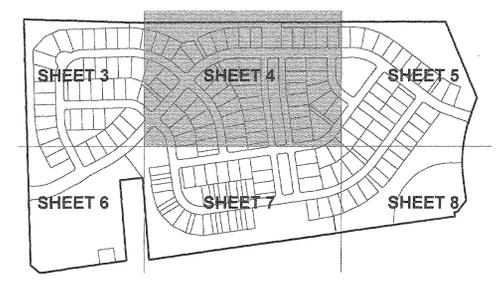
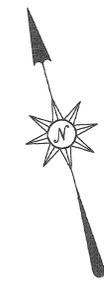
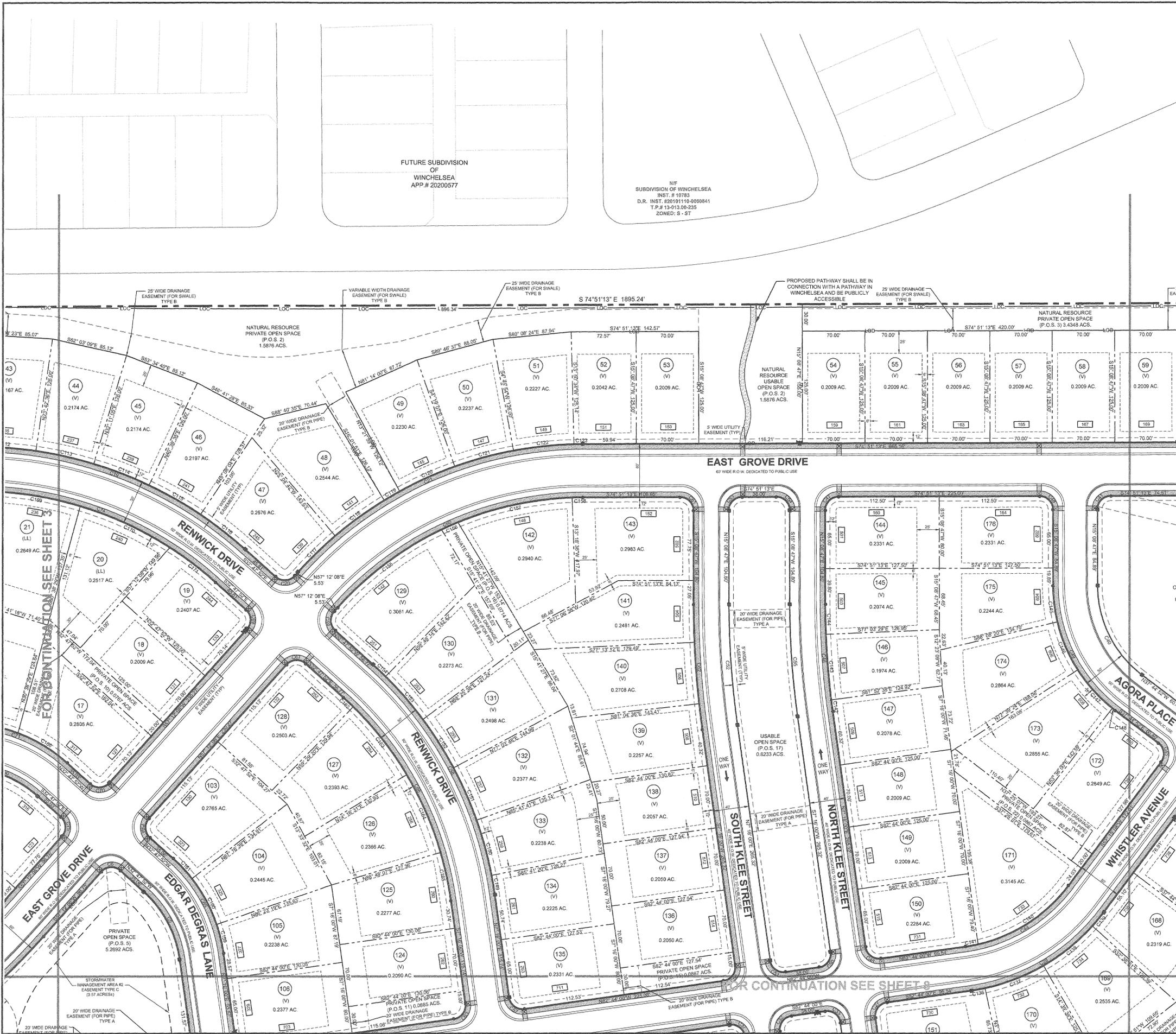


Table comparing DISTRICT AND BULK STANDARDS for (TH) townhouse lot, including lot area, width, and setbacks.

N.C.C. APPLICATION NO. 2021-0503 NOTES AND LEGEND RECORD MAJOR LAND DEVELOPMENT PLAN FOR THE GROVE AT BAYBERRY

Project information including Karins and Associates logo, contact details, owner information, and a schedule of comments table.



KEY MAP SCALE: 1" = 500'

LEGEND	
PROPOSED	EXISTING
	RIGHT OF WAY
	LOT LINES
	BUILDING RESTRICTION LINE
	EASEMENT
	BUILDING RESTRICTION LINE
	LIMIT OF DISTURBANCE
	LIMIT OF CONSTRUCTION
	LOT NUMBER
	P.C.C. CURB
	5' WIDE P.C.C. SIDEWALK
	FIRE HYDRANT
	POSTAL ADDRESS
	WATER RESOURCE PROTECTION AREA

FOR CONTINUATION SEE SHEET 5

EAST GROVE DRIVE
60' WIDE R.O.W. DEDICATED TO PUBLIC USE

FOR CONTINUATION SEE SHEET 9

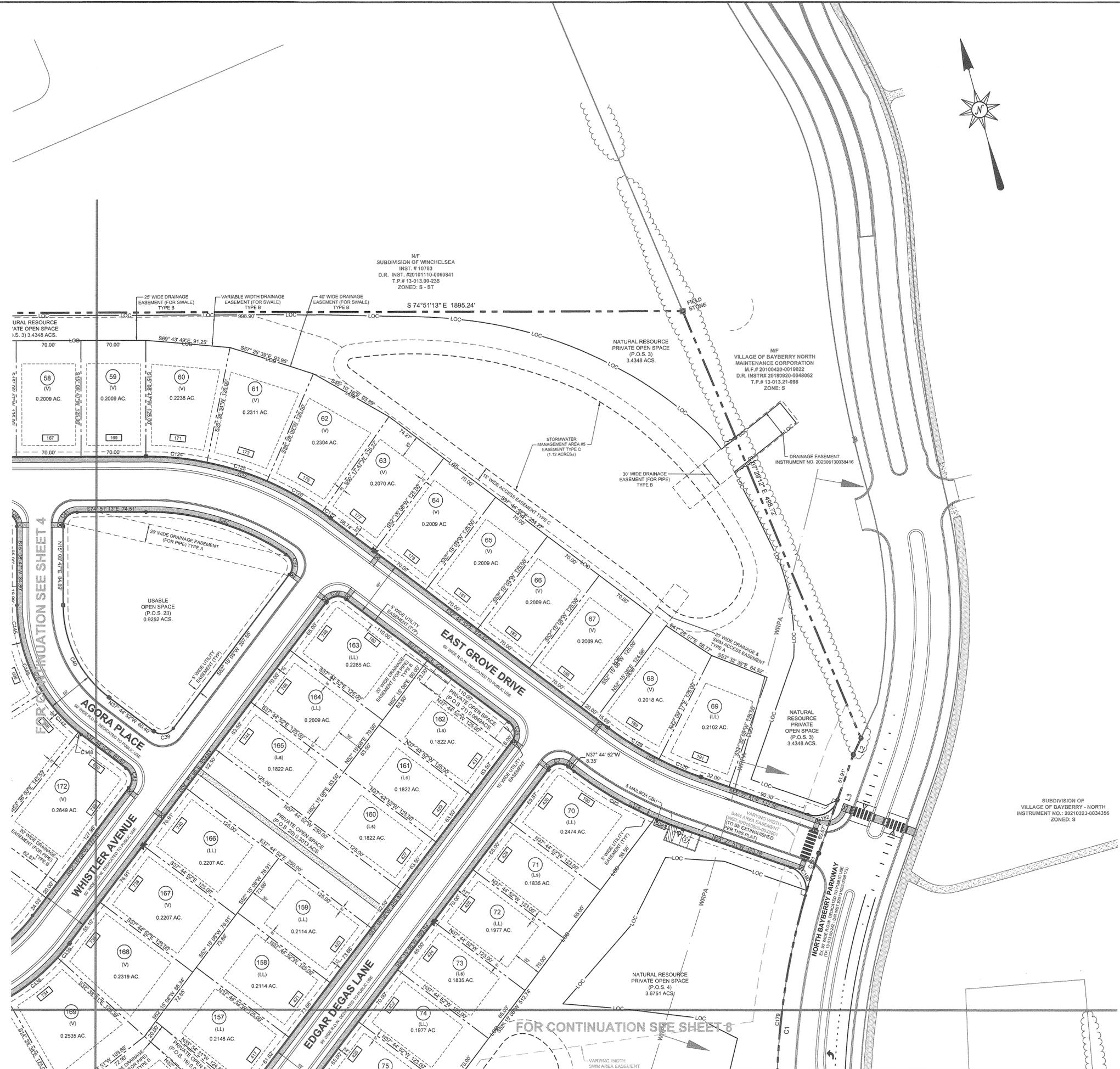
N.C.C. APPLICATION NO. 2021-0503
RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
THE GROVE AT BAYBERRY
 SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

PER NCC COMMENTS DATED 04-23-2024 PER NCC COMMENTS DATED 04-23-2024 PER NCC COMMENTS DATED 05-14-2023 PER NCC COMMENTS DATED 05-14-2023 PER NCC COMMENTS DATED 11-13-2022 PER NCC COMMENTS DATED 12-22-2022	04-23-2024 04-15-2024 02-02-2024 07-20-2023 07-12-2023	YL YL URQ URQ	Checked Checked	Karins and Associates ENGINEERS + PLANNERS + SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	DEV SITARAM LICENSE No. 8799 PROFESSIONAL ENGINEER STATE OF DELAWARE
OWNER: BAYBERRY EAST-WEST LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 PHONE: 302-254-0100	PROPERTY ADDRESS: 601 NORTH BAYBERRY PARKWAY & 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 PHONE: 302-254-0100	SURVEY BY: KARINS AND ASSOCIATES DESIGNED BY: D.S. DRAWN BY: W.R.B., F.D.S. CHECKED BY: D.S., U.R.Q.	SCALE: 1" = 50' DATE: 9/23/2022 SHEET: 4 OF 9 DRAWING NO.: 2226.01-A03-A08		



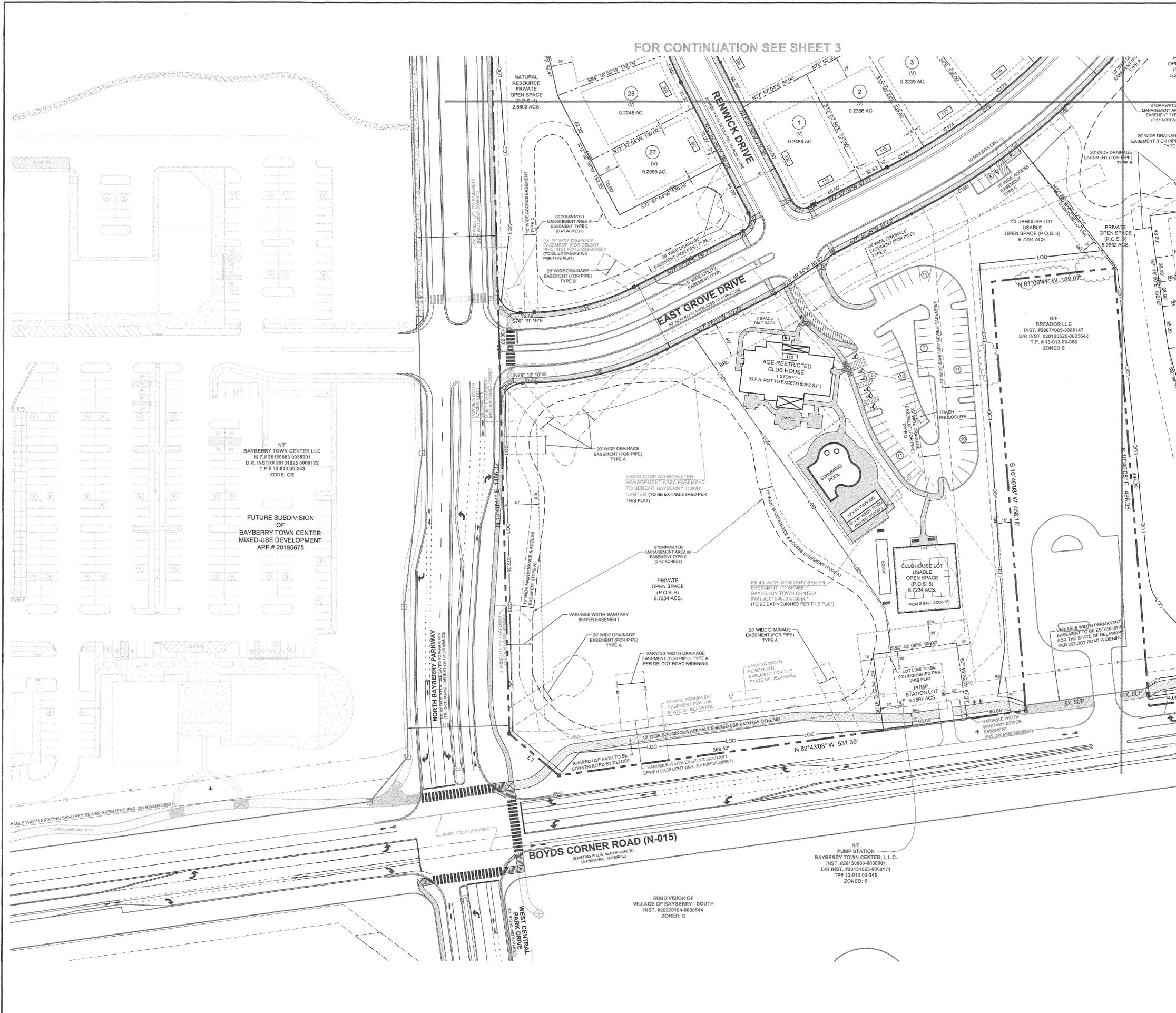
KEY MAP SCALE: 1" = 500'

PROPOSED	LEGEND	EXISTING
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
	BUILDING RESTRICTION LINE	
	LIMIT OF DISTURBANCE	
	LIMIT OF CONSTRUCTION	
	LOT NUMBER	
	P.C.C. CURB	
	5' WIDE P.C.C. SIDEWALK	
	FIRE HYDRANT	
	POSTAL ADDRESS	
	WATER RESOURCE PROTECTION AREA	



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

<p>PER NCC COMMENTS DATED 04-23-2024</p> <p>PER NCC COMMENTS DATED 04-15-2024</p> <p>PER NCC COMMENTS DATED 02-14-2023</p> <p>PER DELDOT COMMENTS DATED 04-17-2023</p> <p>PER NCC COMMENTS DATED 11-3-22 & DELDOT COMMENTS DATED 1-5-22</p>	<p>DATE</p> <p>04-23-2024</p> <p>04-15-2024</p> <p>02-02-2024</p> <p>07-20-2023</p> <p>07-12-2023</p>	<p>Y.L.</p> <p>Y.L.</p> <p>Y.L.</p> <p>U.R.Q.</p> <p>U.R.Q.</p>	<p>checked</p> <p>date</p>	<p>Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975</p>	<p>OWNER: BAYBERRY EAST-WEST LLC 220 CONTINENTAL DRIVE, SUITE 410 NEWARK, DE 19713 PHONE: 302-254-0100</p> <p>PROPERTY ADDRESS: 601 NORTH BAYBERRY PARKWAY & 935 BOYD'S CORNER ROAD MIDDLETOWN, DE 19709</p>	<p>DEVELOPER'S SEAL</p> <p>DEV SITA/AM</p> <p>LICENSE</p> <p>No. 8799</p> <p>Professional Engineer</p>
<p>SURVEY BY: KARINS AND ASSOCIATES</p> <p>DESIGNED BY: D.S.</p> <p>DRAWN BY: W.R.B., F.D.S.</p> <p>CHECKED BY: D.S., U.R.Q.</p>		<p>SCALE: 1" = 50'</p> <p>DATE: 9/23/2022 SHEET: 5 OF 9</p> <p>DRAWING NO.: 2226.01- A03-A08</p>				



FOR CONTINUATION SEE SHEET 7

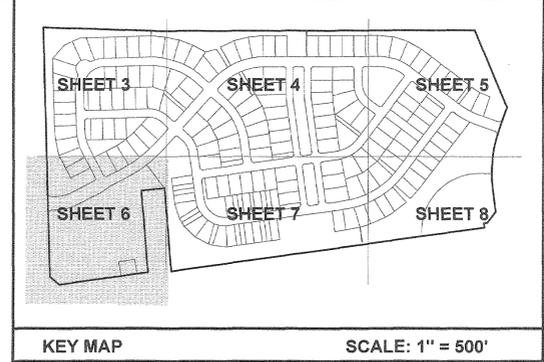
FOR CONTINUATION SEE SHEET 5

FOR CONTINUATION SEE SHEET 3

FOR CONTINUATION SEE SHEET 8

FOR CONTINUATION SEE SHEET 6

FOR CONTINUATION SEE SHEET 7



KEY MAP SCALE: 1" = 500'

PROPOSED	LEGEND	EXISTING
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
	BUILDING RESTRICTION LINE	
	LIMIT OF DISTURBANCE	
	LIMIT OF CONSTRUCTION	
	LOT NUMBER	
	P.C.C. CURB	
	5' WIDE P.C.C. SIDEWALK	
	FIRE HYDRANT	
	POSTAL ADDRESS	
	WATER RESOURCE PROTECTION AREA	

FOR CONTINUATION SEE SHEET 7

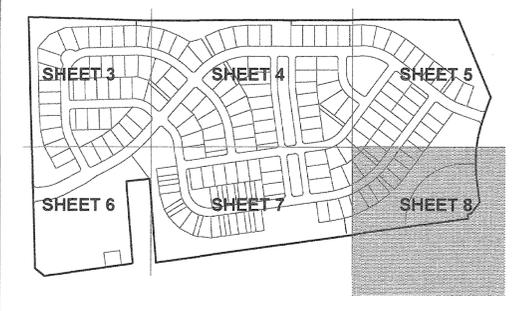
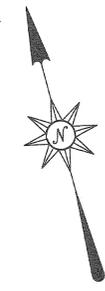
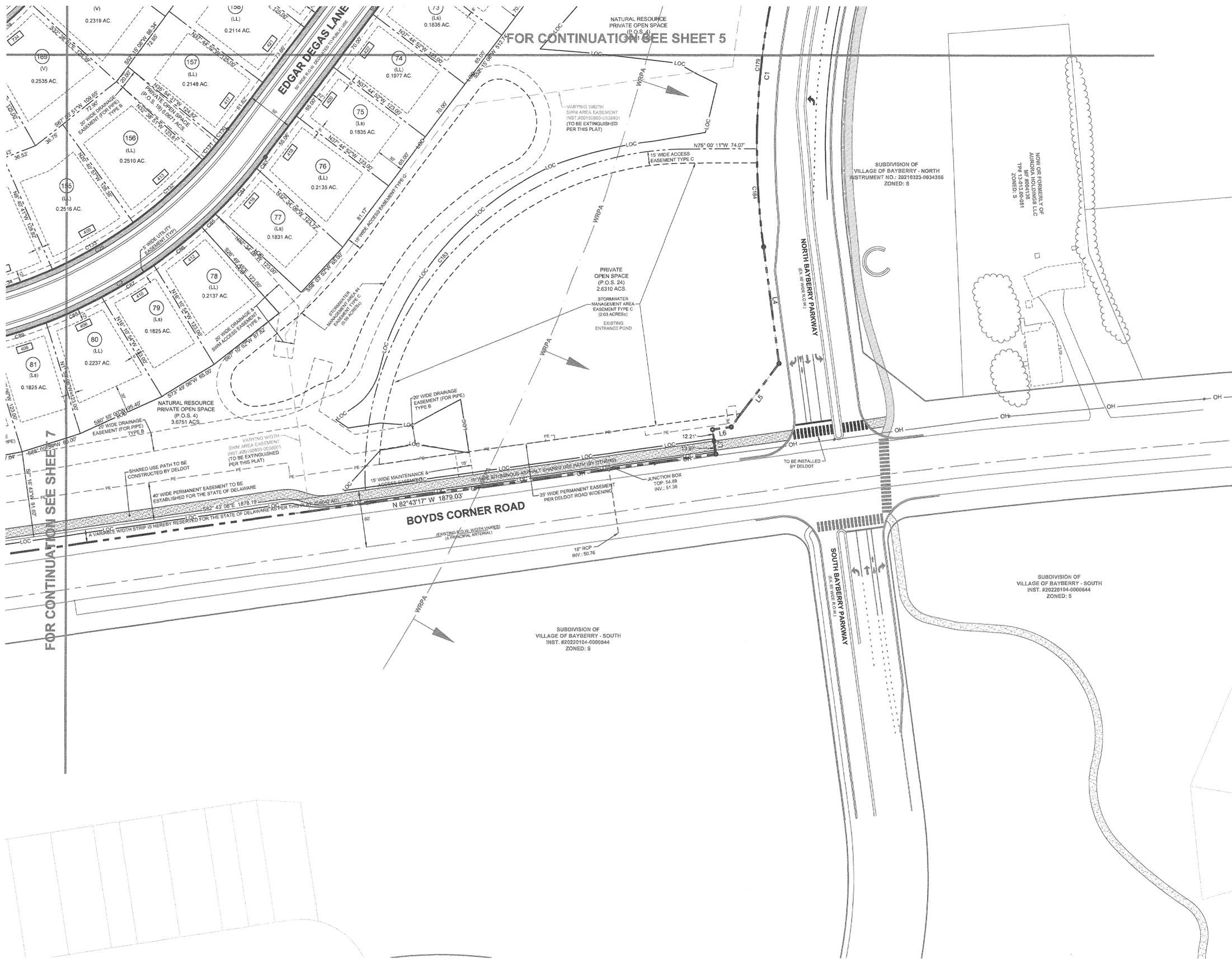
FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 7

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

PER NCC COMMENTS DATED 04-22-2024 PER NCC COMMENTS DATED 04-22-2024 PER NCC COMMENTS DATED 05-04-2024 PER DELDOT COMMENTS DATED 04-17-2023 PER NCC COMMENTS DATED 04-17-2023 & DELDOT COMMENTS DATED 11-23-23	YL 04-22-2024 YL 04-15-2024 YL 02-02-2024 URQ 07-20-2023 URQ 07-12-2023	date checked prepared	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975
OWNER: 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" = 50' 	
DESIGNED BY: D.S.		DATE: 9/23/2022 SHEET: 6 OF 9	
DRAWN BY: W.R.B./D.S.		CHECKED BY: D.S., U.R.Q.	
DRAWING NO.: 2226.01-A03-A08		SHEET: 6 OF 9	

© KARINS ENGINEERING, INC. 2015



KEY MAP SCALE: 1" = 500'

PROPOSED	LEGEND	EXISTING
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
	BUILDING RESTRICTION LINE	
	LIMIT OF DISTURBANCE	
	LIMIT OF CONSTRUCTION	
	LOT NUMBER	
	P.C.C. CURB	
	5' WIDE P.C.C. SIDEWALK	
	FIRE HYDRANT	
	POSTAL ADDRESS	
	WATER RESOURCE PROTECTION AREA	

FOR CONTINUATION SEE SHEET 7

FOR CONTINUATION SEE SHEET 5

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

PER NCC COMMENTS DATED 04-22-2024 PER NCC COMMENTS DATED 04-22-2024 PER NCC COMMENTS DATED 08-04-2023 PER DELDOT COMMENTS DATED 04-11-2023 PER DELDOT COMMENTS DATED 04-11-2023	04-22-2024 04-15-2024 05-02-2024 07-20-2023 07-12-2023	YL YL YL LRQ LRQ	checked checked checked checked checked	date date date date date	Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 368-2900 FAX: (302) 368-2975	David S. Karins Professional Engineer No. 5799
OWNER: BAYBERRY EAST-WEST LLC 200 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		SCALE: 1" = 50' 		
SURVEY BY: KARINS AND ASSOCIATES		DESIGNED BY: D.S.		DRAWN BY: W.R.B., F.D.S.		
CHECKED BY: D.S., U.R.Q.		DATE: 9/23/2022		SHEET: 8 OF 9		
DRAWING NO.: 2228 01- A03-A08		© KARINS ENGINEERING, INC. 2019				

Curve Table					
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	401.84
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"	N69° 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°03'29"	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
C45	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C46	872.00	119.92	7°52'47"	S11° 12' 24"W	119.83
C47	15.00	23.56	90°00'00"	N80° 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"	N80° 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
C64	15.00	23.56	90°00'00"	N37° 44' 00"W	21.21
C65	175.00	122.37	40°03'53"	N12° 45' 56"W	119.89

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	126.76
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	296.80
C75	15.00	23.56	90°00'00"	N12° 12' 08"E	21.21
C76	720.00	280.74	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°18'58"	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° 06' 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	175.00	28.12	9°12'25"	S20° 35' 15"E	28.09
C97	175.00	28.12	9°12'25"	S11° 22' 51"E	28.09
C98	175.00	42.90	14°02'38"	S00° 14' 41"W	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"	S06° 53' 11"E	35.86
C102	325.00	65.94	11°37'31"	S00° 05' 18"W	65.83
C103	325.00	44.11	7°46'37"	S06° 47' 22"W	44.08
C104	175.00	54.67	17°53'53"	S22° 37' 37"W	54.44
C105	175.00	20.92	6°50'52"	S35° 00' 00"W	20.90
C106	52.00	48.73	53°41'32"	S06° 29' 44"W	46.97
C107	52.00	43.40	47°49'07"	S57° 15' 04"W	42.15
C108	52.00	51.32	56°32'46"	N70° 34' 00"W	49.26
C109	175.00	18.35	6°00'26"	S81° 56' 09"W	18.34
C110	175.00	57.23	18°44'18"	N85° 41' 28"W	56.98
C111	450.00	12.23	1°33'26"	N75° 32' 38"W	12.23
C112	450.00	66.56	8°28'29"	N70° 31' 38"W	66.50
C113	450.00	66.56	8°28'29"	N62° 03' 09"W	66.50
C114	450.00	66.56	8°28'29"	N53° 34' 40"W	66.50
C115	450.00	66.56	8°28'29"	N45° 06' 11"W	66.50
C116	450.00	63.36	8°04'04"	N36° 49' 54"W	63.31
C117	430.00	57.93	7°43'10"	S61° 03' 43"W	57.89
C118	430.00	67.90	9°02'51"	S69° 26' 44"W	67.83
C119	430.00	20.00	2°39'52"	S75° 16' 05"W	19.99
C120	430.00	67.90	9°02'52"	S81° 09' 27"W	67.83
C121	430.00	68.17	9°05'01"	N89° 46' 37"W	68.10
C122	430.00	68.13	9°04'40"	N80° 41' 46"W	68.06
C123	430.00	9.78	1°18'13"	N75° 30' 20"W	9.78
C124	330.00	66.21	11°29'47"	N69° 06' 19"W	66.10
C125	330.00	68.11	11°49'35"	N57° 26' 39"W	67.99
C126	330.00	68.12	11°49'38"	N45° 37' 02"W	68.00
C127	330.00	11.27	1°57'21"	N38° 43' 33"W	11.26
C128	370.00	65.21	10°05'51"	N42° 47' 48"W	65.12
C129	370.00	49.20	7°37'08"	N51° 39' 17"W	49.16
C130	475.00	15.25	1°50'21"	S53° 10' 18"W	15.25

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
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' 48"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°17'08"	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"	N88° 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°	