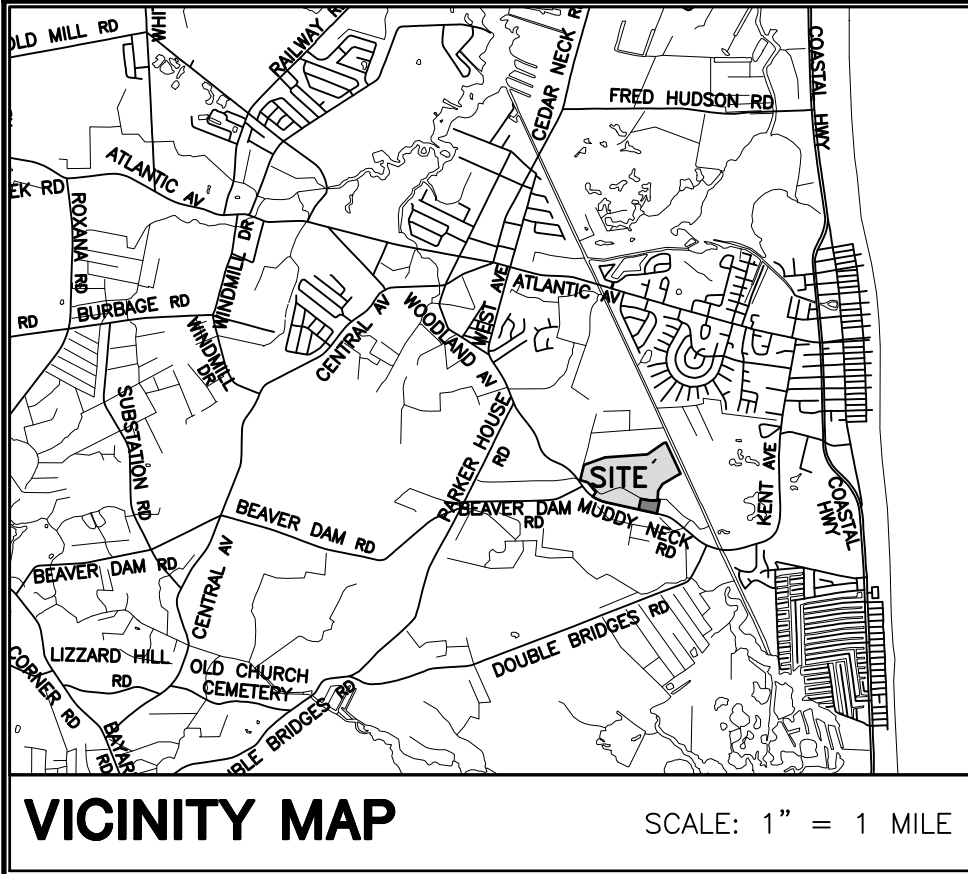




- LEGEND**
- PARCEL BOUNDARY LINE
  - PROPERTY LINE/ROW
  - BUILDING SETBACK LINE
  - EXISTING WOODS LINE
  - PROPOSED WOODS LINE
  - EASEMENT
  - WETLAND LINE AND AREA
  - WETLANDS BUFFER LINE
  - TAX DITCH MAINTENANCE RIGHT-OF-WAY
  - EXAMPLE BUILDINGS
- COMMERCIAL
- APARTMENT
- TOWNHOUSE
- SINGLE FAMILY
- VILLAS
- MULTI-FAMILY
- CONDO PARCEL (IF APPLICABLE)
- LOT NUMBER
- UNIT TYPE
- CONCRETE MONUMENT FOUND (8 FOUND)
- IRON PIPE FOUND (4 FOUND)
- IRON ROD WITH CAP SET (514 PROPOSED)

NOTE: McCabe Tax Ditch Construction/Major Maintenance right-of-way is 30 ft. measured from top of the constructed ditch bank as described in Court Order Change No. 5 recorded at Sussex County Recorder of Deeds in Deed Book T Volume 11 page 269.

DATA COLUMN

TAX MAP ID: 1-34-17.00-11.00

EXISTING ZONING: R-3 MULTIFAMILY RESIDENTIAL DISTRICT/ RESIDENTIAL PLANNED COMMUNITY DISTRICT (PER TOWN OF OCEAN VIEW ANNEXATION ORDINANCE NO. 214, EFFECTIVE APRIL 7, 2007)

FLOOD HAZARD MAP: 10005C0515J, DATED JANUARY 6, 2005 (ZONES X & AES)

RESIDENTIAL DEVELOPMENT

SINGLE FAMILY UNITS: 151 (111 FEE, 40 CONDO)

TOWNHOUSE UNITS: 93 (39 FEE, 54 CONDO)

MULTIFAMILY UNITS: 26 (CONDO)

MIXED USE UNITS: 2 (CONDO, ATTACHED TO RETAIL)

VILLAS UNITS: 28 (CONDO, VILLAS ARE 4 UNIT BLOCK CONFIGURED BUILDINGS WITH INDIVIDUAL ENTRIES)

TOTAL UNITS: 300 (150 FEE, 150 CONDO)

LAND USE (PROPOSED)

RESIDENTIAL: 36.88 AC.±

COMMERCIAL (SPECIALTY RETAIL): 0.19 AC.±

OPEN SPACE: 23.99 AC.±

ACTIVE RECREATION: 2.32 AC.±

PASSIVE OPEN: 12.63 AC.±

STORMWATER MANAGEMENT AREAS: 4.71 AC.±

WETLANDS: 4.33 AC.±

RIGHT-OF-WAY: 10.55 AC.±

TOTAL SITE: 71.61 AC.±

MINIMUM ZONING REQUIREMENTS

LOT AREA:

FRONT YARD: 10 FT. (5 FT. FOR COVERED PORCHES, STOOPS)

SIDE YARD: 5 FT. (3 FT. ACCESSORY)

REAR YARD: 30 FT. (10 FT. ACCESSORY)

WIDTH OF LOT: 60 FT.

LOT COVERAGE SHALL BE 75% MAXIMUM, 60% AVERAGE.

PROPOSED MAXIMUM BUILDING HEIGHT: 42 FT. (2-½ STORIES FOR SINGLE & TOWNHOMES, 3 STORIES FOR MULTI-FAMILY)

THERE SHALL BE NO MARINA, INDIVIDUAL BOAT DOCK FACILITIES, OR BOAT LAUNCHING FACILITIES, OTHER THAN A COMMUNITY PIER AND RELATED FACILITIES FOR NON-MOTORIZED WATERCRAFT AS MAY BE APPROVED AND IN ACCORDANCE WITH ALL NECESSARY PERMITS AND REGULATIONS.

SITE LIGHTING SHALL COMPLY WITH TOWN CODE AND SHALL BE SHOWN ON THE FINAL PLAN.

SANITARY SEWER: BETHANY BEACH SANITARY SEWER DISTRICT (SUSSEX COUNTY AGREEMENT #990)

WATER SUPPLY: TIDEWATER UTILITIES

WETLANDS MAPPING AND SURVEY BASED UPON "WETLANDS DELINEATION PLAN" BY PENNONI ASSOCIATES, INC. REVISED 9 SEPTEMBER 2011.

PROPERTY BOUNDARY BASED UPON DEED BOOK 3931, PAGE 303 DATED OCTOBER 4, 2011 AND RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN SUSSEX COUNTY, DELAWARE.

OWNER/DEVELOPER:  
WINDANSEA, LLC  
172 CENTER STREET SUITE 204  
JACKSON HOLE, WY 83001  
PH: 307-734-1654

ENGINEER'S STATEMENT

I, W. ZACHARY CROUCH, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

DAVIS, BOWEN & FRIEDEL, INC.  
by W. ZACHARY CROUCH, P.E.

DATE

OWNER'S CERTIFICATION

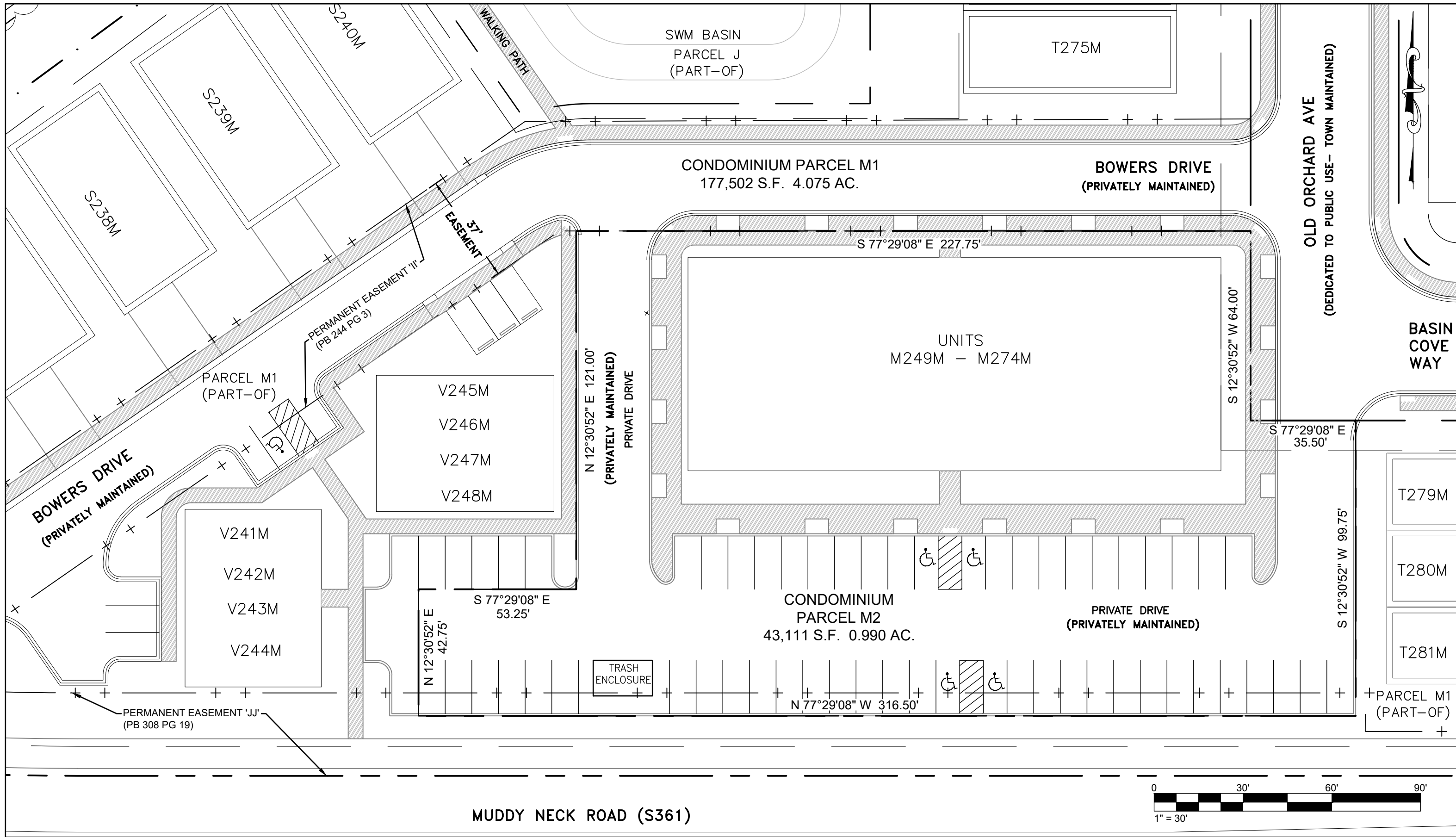
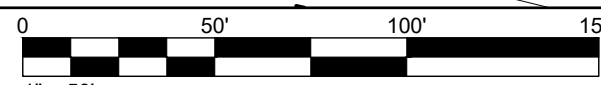
I, THE UNDERSIGNED, CERTIFY THAT ALL LAND CLEARING, CONSTRUCTION, AND DEVELOPMENT SHALL BE DONE PURSUANT TO THE APPROVED PLAN AND THAT RESPONSIBLE PERSONNEL INVOLVED IN THE LAND DISTURBANCE WILL HAVE A CERTIFICATION OF TRAINING AT A DEPARTMENTAL SPONSORED OR APPROVED TRAINING PROGRAM FOR THE CONTROL OF EROSION AND SEDIMENT CONTROL BEFORE INITIATION OF THE PROJECT. I ACKNOWLEDGE THAT THE DEPARTMENT OR DELEGATED AGENCY HAS THE RIGHT TO CONDUCT ON-SITE INSPECTIONS.

WINDANSEA, LLC  
172 CENTER STREET SUITE 204  
JACKSON HOLE, WY 83001

DATE

CONDOMINIUM PARCEL M1 & M2

1" = 50'



CONDOMINIUM PARCEL M2

1" = 30'

THIS PLAT OF OCEAN VIEW BEACH CLUB SUPERCEDES IN PART THE PLATS PREVIOUSLY RECORDED IN PLAT BOOK 244 PAGE 3 ON MARCH 21, 2017, PLAT BOOK 204 PAGE 66 ON OCTOBER 9, 2014 AND PLAT BOOK 189 PAGE 62 ON OCTOBER 01, 2013 IN THE OFFICE OF RECORDER OF DEEDS FOR SUSSEX COUNTY.

PURPOSE:  
1. CREATE CONDOMINIUM PARCEL M2.

DAVIS  
BOWEN &  
FRIEDEL, INC.  
ARCHITECTS • ENGINEERS • SURVEYORS  
BALTIMORE, MARYLAND  
302.341.1441  
410.340.9991

OCEAN VIEW BEACH CLUB  
RESIDENTIAL PLANNED COMMUNITY  
TOWN OF OCEAN VIEW, SUSSEX COUNTY, DELAWARE

CONOMINIUM  
PARCEL M2

Dwg No.:

1 of 1