

### Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

**Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.**

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): \_\_\_\_\_  
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name: Baywood Greens

2. Location ( please be specific): Both sides of Rte 24, North of the intersection of Rte 24 and Long Neck Road.

3. Parcel Identification #:  
TM 2-34-17 P 23.01, 25, 26.09, 170, 172, 173, 174, 175,  
175.01 & 181  
TM 2-34-18 P 68  
TM 2-34-23 P 5, 6, 7, 270, 272, 273, 274, 674 7 709  
TM 2-34-24 P 1 & 2

4. County or Local Jurisdiction Name: where project is located: Sussex County

5. If contiguous to a municipality, are you seeking annexation: No

6. Owner's Name: Baywood, LLC & Sussex Realty, LLC

Address: 34026 Anna's Way, Suite 1

City: Long Neck State: Delaware Zip: 19966

Phone: 302.945.9300 Fax: 302.945.9318 Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Robert W. Tunnell, III

Address: 34026 Anna's Way, Suite 1

City: Long Neck State: Delaware Zip: 19966

Phone: 302.945.9300 Fax: 302.945.9318 Email: rtunnell@potnets.com

8. Project Designer/Engineer: Solutions, IPEM

Address: PO Box 416

City: Georgetown State: Delaware Zip: 19947

Phone: 302.297.9215 Fax: Email: jpalkewicz@solutionsipem.com

9. Please Designate a Contact Person, including phone number, for this Project: Jason Palkewicz, PE 302.297.9215

<b>Information Regarding Site:</b>	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input checked="" type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: This is an expansion of the existing Baywood GR-RPC to include the previously approved communities of Bridlewood, Duneside and Villas that are currently adjacent/integrated into Baywood Greens. Bridlewood remains unchanged from its original approval. Duneside has been modified to include reduced setbacks and single family detached condominiums. This application also intends on relocating and redefining the commercial uses within the RPC. In order to expand the existing GR-RPC previously approved communities will need to be rezoned from AR-1, B-1 and C-1 to GR with an RPC overlay. No increase in overall density is being requested.  If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. 2005-04-16 Baywood Town Center (Villas) 2005-08-01 Bridlewood @ Baywood 2005-08-08 Duneside, Phase 12 2008-03-02 Duneside Town Center	
12. Area of Project (Acres +/-): 1,183.39      Number of Residential Units: 2,250      Commercial square footage: 122,800	
13. Present Zoning: AR-1, B-1, C-1 & GR-RPC	14. Proposed Zoning: GR-RPC
15. Present Use: Residential community with golf and commercial uses.	16. Proposed Use: Residential community with golf and commercial uses.
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Tidewater Utilities  Will a new public well be located on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Inland Bays Preservation Company, LLC  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No (Treatment facility currently exists)	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): The development will contain single family detached homes, attached townhomes and multifamily condominium units. The market segment anticipated would be retirees, second home, golf and equestrian enthusiasts.	

20. Environmental impacts:

How many forested acres are presently on-site? 498.149 How many forested acres will be removed? 313.999

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site?  Yes  No

Are the wetlands:  Tidal Acres: 0.7 +/-  
 Non-tidal Acres: 58.3 +/-

If "Yes", have the wetlands been delineated?  Yes  No

Has the Army Corps of Engineers signed off on the delineation?  Yes  No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits?  Yes  No If "Yes", describe the impacts: Permit currently is in place for a community pier.

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 10' +/- Existing community contains piers that cross the existing wetlands

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  Yes  No

22. List the proposed method(s) of stormwater management for the site: Existing/approved wet ponds along with additional wet ponds currently in design.

23. Is open space proposed?  Yes  No If "Yes," how much? 629.21 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Active recreation, passive recreation, forest, stormwater management, wetlands, and golf.

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 15,000

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

26. Will the project connect to state maintained roads?  Yes  No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections.

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes  No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No (Bridlewood and Duneside Phase 12)

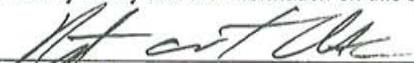
Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No

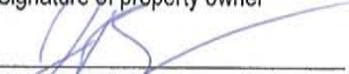
Person to contact to arrange visit: \_\_\_\_\_ phone number: \_\_\_\_\_

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

  
\_\_\_\_\_  
Signature of property owner

1-31-12  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

01/31/12  
\_\_\_\_\_  
Date

**Signed application must be received before application is scheduled for PLUS review.**

This form should be returned to the Office of State Planning **electronically** at [Dorothy.morris@state.de.us](mailto:Dorothy.morris@state.de.us) **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

January 31, 2012

Mrs. Dorothy Morris  
Delaware State Planning Coordination  
122 William Penn Street  
Dover, DE 19901

**RE: Baywood RPC  
11009**

Dear Dorothy:

Please find the accompanying PLUS Application, site plans and traffic comparison charts for your review and use in the PLUS process. The intent of this letter is to provide some clarification of the zoning and traffic issues prior to meeting.

**ZONING**

The proposed plan for Baywood RPC essentially represents a modification of existing and approved developments that will not increase density, re-distribute commercial uses and simplify the management of the development by having one set of approvals that apply to all of the communities within. It will provide additional amenities for the residents and their guests. The plan will include single-family sites, single-family detached condominiums, townhouses, multi-family condominiums / apartments, commercial, hotel and site amenities. The communities to be added to the Baywood RPC are Bridlewood, Garden Villas, and Duneside Phase 12.

Changes to the plan include removal of an equestrian center from Bridlewood, the addition of a hotel in Baywood Greens and the reduction of townhome/multi-family units.

The following charts show the current approved unit count and density and the proposed unit count:

**Baywood Existing/Approved Developments**

Development	Gross Area (ac)	Single Family	Multi-Family	Total Units	Gross Density
Phases 1-11 (GR-RPC)	722.32	741	315	1,056	1.46
Phase 12 (AR-Cluster)	124.70	244	-	244	1.96
Villas (C-1 & B-1 w C/U)	37.46	-	354	354	9.45
Bridlewood (AR- ES Cluster)	298.91	596	-	596	1.99
Totals	1,183.39	1,489	761	2,250	1.90

### Baywood Proposed Developments (2012)

Development	Gross Area (ac)	Single Family	Multi-Family	Total Units	Gross Density
Phases 1-12	847.02	1,145	93	1,238	1.46
Villas	37.46	-	354	354	9.45
Bridlewood	298.91	658	-	658	2.20
Totals	1,183.39	1,803	447	2,250	1.90

The proposed re-zoning does not increase density over what was originally approved. It does, however, reduce the number of townhouse units.

The old plan included 37.46 acres of C-1/B-1 within the Villas and a 12.0 acre commercial equestrian facility in Bridlewood. The proposed community is permitted to have 22.5 acres of commercial, which is a reduction of 26.96 acres. The proposed Baywood RPC contains approximately 10.0 acres of commercial for hotel, sales and general retail.

#### TRAFFIC

The attached traffic charts show a comparison of the latest TIS from 2008 and the proposed Baywood RPC. The vision for Duneside was a town center that included a large amount of commercial. This vision was included in the 2008 TIS.

The current plan does not include the commercial envisioned in the 2008 TIS nor does it include the equestrian center in Bridlewood. Some of the units and associated traffic has been shifted slightly, but as the attached chart shows, the overall traffic is reduced significantly from the 2008 TIS to the current Baywood RPC plan.

In closing the proposed Baywood RPC is in conformity with the current Comprehensive Land Use Plan, reduces townhouse units, reduces commercial, and as such significantly reduces traffic. We look forward to meeting with you and the rest of the PLUS representatives to further discuss this project.

Sincerely,

Solutions, IPEM



Jason Palkewicz, PE, LEED AP

**Baywood 2012 RPC**

**Total Land Use**

**As Assumed in Duneside TIS for  
Duneside, Duneside Towne Centre, Baywood, Baywood Town Center, and Bridlewood at Baywood**

**Total Baywood Developments Currently Proposed under 2012 RPC**

	Single-Family	Recreational	Towns/Condos	Hotel Rms	Golf Holes	Comm. Sq. Ft.	Office Sq. Ft.	Rec Center Sq. Ft.
Duneside	313	313						
Duneside Town Center								
Baywood - E of 24		612		120	27			
Baywood - W of 24					0			
Baywood Town Center			354			52,800		
Bridlewood @ Baywood		658						
<b>Total Development Residential</b>	<b>313</b>	<b>1,583</b>	<b>354</b>	<b>120</b>	<b>27</b>	<b>52,800</b>	<b>0</b>	<b>0</b>
<b>Commercial/Office/Rec</b>		<b>2,250</b>					<b>52,800</b>	

**Note:**

20 holes are E of 24 and 7 holes are W of 24 but all 27 holes are included for trip generation and site access design on E side of SR24 due to clubhouse location.

	Single-Family	Recreational	Towns/Condos	Hotel Rms	Golf Holes	Comm. Sq. Ft.	Office Sq. Ft.	Rec Center Sq. Ft.
East of Route 24	0	1,270	354	120	27	52,800	0	0
West of Route 24	313	313	0	0	0	0	0	0
<b>Total</b>	<b>313</b>	<b>1,583</b>	<b>354</b>	<b>120</b>	<b>27</b>	<b>52,800</b>	<b>0</b>	<b>0</b>

**Comparison to Duneside TIS Assumptions**

	Single-Family	Recreational	Towns/Condos	Hotel Rms	Golf Holes	Comm. Sq. Ft.	Office Sq. Ft.	Rec Center Sq. Ft.
East of Route 24	0	10	24	20	0	12800	0	0
West of Route 24	168	-225	-122	0	0	-53859	-26530	-100000
<b>Total</b>	<b>168</b>	<b>-215</b>	<b>-98</b>	<b>20</b>	<b>0</b>	<b>-41,059</b>	<b>-26,530</b>	<b>-100,000</b>

<b>East of Route 24</b>		<b>Increase in Traffic</b>							<b>Total</b>
<b>ADT</b>	0	32	186	178	0	1,785	0	0	<b>2181</b>
<b>AM Peak Hour</b>	0	2	16	6	0	46	0	0	<b>70</b>
<b>PM Peak Hour</b>	0	3	19	12	0	161	0	0	<b>195</b>
<b>Sat ADT</b>	0	31	136	210	0	1,785	0	0	<b>2162</b>
<b>Sat Peak Hour</b>	0	43	50	18	0	227	0	0	<b>338</b>

<b>West of Route 24</b>		<b>Decrease in Traffic</b>							<b>Total</b>
<b>ADT</b>	1676	-711	-765	0	0	-4,542	-480	-2288	<b>-7110</b>
<b>AM Peak Hour</b>	127	-36	-61	0	0	-108	-65	-162	<b>-305</b>
<b>PM Peak Hour</b>	171	-59	-71	0	0	-416	-109	-164	<b>-648</b>
<b>Sat ADT</b>	1733	-691	-692	0	0	-4,542	-63	-910	<b>-5165</b>
<b>Sat Peak Hour</b>	160	-13	7	0	0	-579	-11	-128	<b>-564</b>

<b>Total Baywood Projects</b>		<b>Decrease in Traffic</b>							<b>Total</b>
<b>ADT</b>	1676	-679	-632	178	0	-3,808	-480	-2288	<b>-6033</b>
<b>AM Peak Hour</b>	127	-34	-51	6	0	-92	-65	-162	<b>-271</b>
<b>PM Peak Hour</b>	171	-56	-59	12	0	-348	-109	-164	<b>-553</b>
<b>Sat ADT</b>	1733	-660	-556	210	0	-3,808	-63	-910	<b>-4054</b>
<b>Sat Peak Hour</b>	160	-11	14	18	0	-485	-11	-128	<b>-443</b>

## Baywood 2012 RPC

### Total Land Use

#### As Assumed in Duneside TIS for Duneside, Duneside Towne Centre, Baywood, Baywood Town Center, and Bridlewood at Baywood

##### Total Baywood Developments Assumed in Duneside TIS - Dated January 2008

	Single-Family	Recreational	Towns/Condos	Hotel Rms	Golf Holes	Comm. Sq. Ft.	Office Sq. Ft.	Rec Center Sq. Ft.
Duneside	145	145						
Duneside Town Center			122	100		53,859	26,530	100,000
Baywood - E of 24		663			27			
Baywood - W of 24		393			0			
Baywood Town Center			330			40,000		
Bridlewood @ Baywood		597						
<b>Total Development Residential</b>	<b>145</b>	<b>1,798</b>	<b>452</b>	<b>100</b>	<b>27</b>	<b>93,859</b>	<b>26,530</b>	<b>100,000</b>
<b>Commercial/Office/Rec</b>		<b>2,395</b>					<b>220,389</b>	

	Single-Family	Recreational	Towns/Condos	Hotel Rms	Golf Holes	Comm. Sq. Ft.	Office Sq. Ft.	Rec Center Sq. Ft.
East of Route 24	0	1,260	330	100	27	40,000	0	0
West of Route 24	145	538	122	0	0	53,859	26,530	100,000
<b>Total</b>	<b>145</b>	<b>1,798</b>	<b>452</b>	<b>100</b>	<b>27</b>	<b>93,859</b>	<b>26,530</b>	<b>100,000</b>

**SITE DATA:**

**OWNERS/ APPLICANTS:**  
 BAYWOOD, LLC  
 34026 ANNA'S WAY, SUITE 1  
 LONG NECK, DE 19966  
 P: 302.945.9300  
 CONTACT: ROBERT W. TUNNELL, III

SUSSEX REALTY, LLC  
 34026 ANNA'S WAY, SUITE 1  
 LONG NECK, DE 19966  
 P: 302.945.9300  
 CONTACT: ROBERT W. TUNNELL, III

**ENGINEER:**  
 SOLUTIONS IPEM  
 1328 EAST MARKET STREET  
 PO BOX 416  
 GEORGETOWN, DE 19947  
 PHONE: 302.297.9215  
 CONTACT: JASON PALKEWICZ, PE

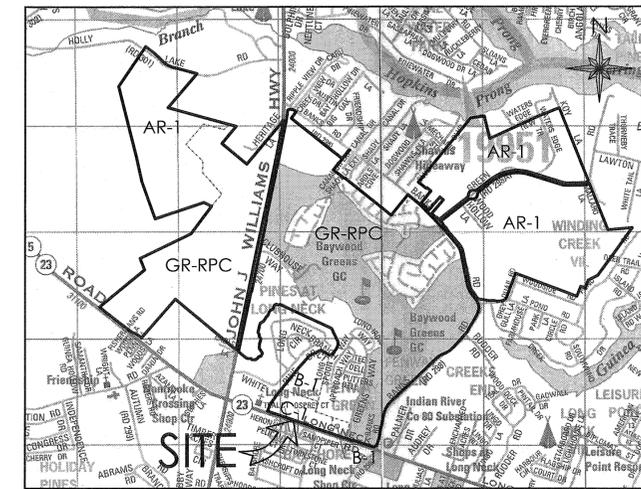
# GR-RPC FOR BAYWOOD GREENS

SUSSEX COUNTY, DELAWARE  
 TUNNELL COMPANIES, LP

- FLOOD ZONE:**  
 THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN), FLOOD ZONE X-SHADED AREAS OF 0.2% ANNUAL CHANCE OF FLOOD AND FLOOD ZONE AE (EL 6) AREAS SUBJECT TO FLOODING BY THE 1% ANNUAL CHANCE PER FIRM MAPS NUMBERED 10005C037J, 10005C0340J AND 10005C045J, MAP REVISED JANUARY 6, 2005.
  - SOIL TYPES:**  
 AsA - ASKECKSY LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 DnA - DOWNER LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 FhA - FORT MOTT-HENLOPEN COMPLEX, 0 TO 2 PERCENT SLOPES  
 FhB - FORT MOTT-HENLOPEN COMPLEX, 2 TO 5 PERCENT SLOPES  
 FmA - FORT MOTT LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 HpA - HENLOPEN LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 HpB - HENLOPEN LOAMY SAND, 2 TO 5 PERCENT SLOPES  
 HUA - HURLOCK LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 kSA - KLEJ LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 LO - LONGMARSH AND INDIANTOWN SOILS  
 PpA - PEPPERBOX LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 RoA - ROSEDALE LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 RuA - RUNCLINT LOAMY SAND, 0 TO 2 PERCENT SLOPES  
 TP - TRANSQUAKING AND MISPELLION SOILS
  - WATER SUPPLY:**  
 TIDEWATER UTILITIES
  - SANITARY SEWER:**  
 INLAND BAYS PRESERVATION COMPANY, LLC
  - NUMBER OF DWELLING UNITS PERMITTED**  
 NET AREA = 1,183.39 - 22.5 (COMMERCIAL) - 137.3 (ROADS) - 0.7 (TIDAL) = 1,022.89 AC  
 NUMBER OF UNITS = 1,022.89 AC / (10,000 SF / 43,560 SF/AC) = 4,455 UNITS  
 PROPOSED UNITS = 2,250  
 PROPOSED NET DENSITY = 2,250 UNITS / 1,022.89 AC = 2.20 UNITS/AC
  - BOUNDARY AND TOPOGRAPHY SHOWN HEREIN ARE AS PREPARED BY COAST SURVEY, INC., MCCRONE, INC., AND FULLER HALL & ASSOCIATES, INC. AS PROVIDED BY THE CLIENT.**
- NOTES:**  
 1. ALL ON-SITE STREETS ARE PRIVATE AND SHALL BE MAINTAINED BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE STREETS SHALL BE BY THE RESPECTIVE ORGANIZATION.  
 2. STORMWATER MANAGEMENT AND STORM DRAINAGE SHALL BE IN ACCORDANCE WITH THE SUSSEX COUNTY CONSERVATION DISTRICT AND SUSSEX COUNTY ENGINEERING REQUIREMENTS. THE SITE IS TO BE TREATED BY MULTIPLE WET PONDS. MAINTENANCE OF THE ON-SITE STORMWATER MANAGEMENT FACILITIES AND STORM DRAINAGE SYSTEM SHALL BE BY THE OWNER UNTIL DEDICATION TO THE HOMEOWNERS ASSOCIATION. THE PERPETUAL MAINTENANCE OF THE ABOVE PROACTIVE SHALL BE BY THE RESPECTIVE ORGANIZATION.  
 3. ALL OPEN SPACE SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.  
 4. FORESTED BUFFER STRIPS SHOWN ON THESE PLANS ARE TO BE PROVIDED BY THE OWNER. THE PERPETUAL MAINTENANCE OF THE BUFFERS SHALL BE BY MANAGED BY THE HOMEOWNERS ASSOCIATION.



**PROJECT SITE**  
 SCALE: 1" = 800'



**VICINITY MAP**  
 SCALE: 1" = 2,000'  
 PERMITTED USE NO. 21003216

	EXISTING	PROPOSED
PROPERTY LINE	---	---
EASEMENT LINE	---	---
EASEMENT HATCH	///	N/A
SETBACK LINE	---	---
R.O.W. LINE	---	---
PROPERTY CORNER (NOT SPECIFIED)	○	N/A
CONCRETE MONUMENT FOUND	CMF □	CMS □
IRON PIPE FOUND	IPF ●	N/A
SPOT ELEV. LABEL	N/A	19.25
MAJOR CONTOUR	---	N/A
MINOR CONTOUR	---	N/A
ROAD CENTERLINE	N/A	---
EDGE OF CONCRETE	---	---
EDGE OF PAVEMENT	---	---
PAINT STRIPE	---	N/A
CURB	---	---
PAVEMENT HATCH	///	---
SIDEWALK	---	---
SIDEWALK HATCH	///	---
EDGE OF POND	---	---
EDGE OF WETLAND	---	N/A
STORM MANHOLE	⊙	⊙
CURB INLET	⊞	⊞
STORM PIPE	-SD-	-SD-
SANITARY MANHOLE	⊙	⊙
SANITARY PIPE	-SS-	-SS-
WATER PIPE	-W-	-W-
FIRE HYDRANT	⊞	⊞
OVERHEAD ELECTRIC	-E-	N/A
UTILITY POLE	⊞	N/A
TREE LINE	---	---

**SHEET INDEX**

- COVER SHEET
- EXISTING APPROVED LAND USES
- OVERALL PROPOSED RPC

**EXISTING APPROVED DEVELOPMENT SUMMARY:**

DEVELOPMENT	GROSS AREA (AC)	SINGLE FAMILY	MULTI-FAMILY	TOTAL UNITS	GROSS DENSITY (UNIT/AC)
PHASE 1-11 (GR-RPC)	722.32	923	133	1,056	1.46
PHASE 12 (AR-CLUSTER)	124.70	244	-	244	1.96
VILLAS (C-1 & B-1 W/ C/U)	37.46	-	354	354	9.45
BRIDLEWOOD (ESDDOZ CLUSTER)	298.91	596	-	596	1.99
<b>TOTAL</b>	<b>1,183.39</b>	<b>1,763</b>	<b>487</b>	<b>2,250</b>	<b>1.90</b>

EXISTING CONDITIONAL USE SUMMARY:	BAYWOOD, LLC	SUSSEX REALTY, LLC		
BRIDLEWOOD: USE ORDINANCE NO. 1983 FOR AN EQUESTRIAN CENTER CONTAINING 12.0 ACRES ±	TAX MAP-PARCEL	TAX MAP-PARCEL		
	ZONING	ZONING		
	2-34-17.00-23.01	AR-1	2-34-17.00-170.00	AR-1
	2-34-17.00-25.00	AR-1	2-34-17.00-172.00	AR-1
	2-34-17.00-26.09	AR-1	2-34-17.00-173.00	AR-1
	2-34-17.00-175.00	GR-RPC	2-34-17.00-174.00	AR-1
	2-34-17.00-175.01	GR-RPC	2-34-18.00-68.00	AR-1
	2-34-17.00-181.00	GR-RPC	2-34-24.00-1.00	AR-1
	2-34-23.00-5.00	GR-RPC	2-34-24.00-2.00	AR-1
	2-34-23.00-6.00	GR-RPC		
VILLAS: ORDINANCE NO. 2092 FOR 143 MULTI-FAMILY DWELLING UNITS CONTAINING 19.774 ACRES ±	2-34-23.00-7.00	GR-RPC		
	2-34-23.00-270.00	B-1/C-1		
	2-34-23.00-272.00	GR-RPC		
	2-34-23.00-273.00	GR-RPC		
	2-34-23.00-274.00	GR-RPC		
	2-34-23.00-674.00	GR-RPC		
	2-34-23.00-709.00	GR-RPC		

**PROPOSED DEVELOPMENT SUMMARY:**

DEVELOPMENT	GROSS AREA (AC)	SINGLE FAMILY	MULTI-FAMILY	TOTAL UNITS	GROSS DENSITY (UNIT/AC)
PHASE 1-12	847.02	1,145	93	1,238	1.46
VILLAS	37.46	-	354	354	9.45
BRIDLEWOOD	298.91	658	-	658	2.20
<b>TOTAL</b>	<b>1,183.39</b>	<b>1,803</b>	<b>447</b>	<b>2,250</b>	<b>1.90</b>

DENSITY: ALLOWABLE = 0.75 \* 43,560/10,000 \* 1,183.39 = 3,866 UNITS  
 PROPOSED = 2,250 UNITS (NET DENSITY = 2.53 UNITS/ACRE)  
**PROPOSED COMMERCIAL USE SUMMARY:**  
 HOTEL AND SALES CENTER CONTAINING 3.7 ACRES ±  
 VILLAS: GENERAL RETAIL AND OFFICE 6.3 ACRES ±  
**PROPOSED COMMERCIAL PROPERTY SUMMARY:**  
 TOTAL NUMBER OF DWELLINGS = 2,250 UNITS  
 PERMITTED COMMERCIAL USE = 1 ACRE PER 100 UNITS  
 TOTAL PERMITTED COMMERCIAL USE = 22.50 ACRES

**solutions**  
 Integrated Planning  
 Engineering & Management, LLC

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 Georgetown, DE 19947  
 T: 302.297.9215  
 www.solutionsipem.com  
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Seal  
 Date

NO.	DATE	DESCRIPTION

**COVER SHEET**  
 for  
**Baywood Communities**  
 Sussex County, Delaware  
 Prepared for: Tunnell Companies, LP

Date:	January 31, 2012
Job Number:	11009
Scale:	AS SHOWN
Drawn By:	HAH
Designed By:	HAH
Approved By:	JIP

Sheet No.: **1**

File Name: Cover.dwg



Seal

Date

REVISIONS

NO.	DATE	DESCRIPTION

Existing Approved Land Uses

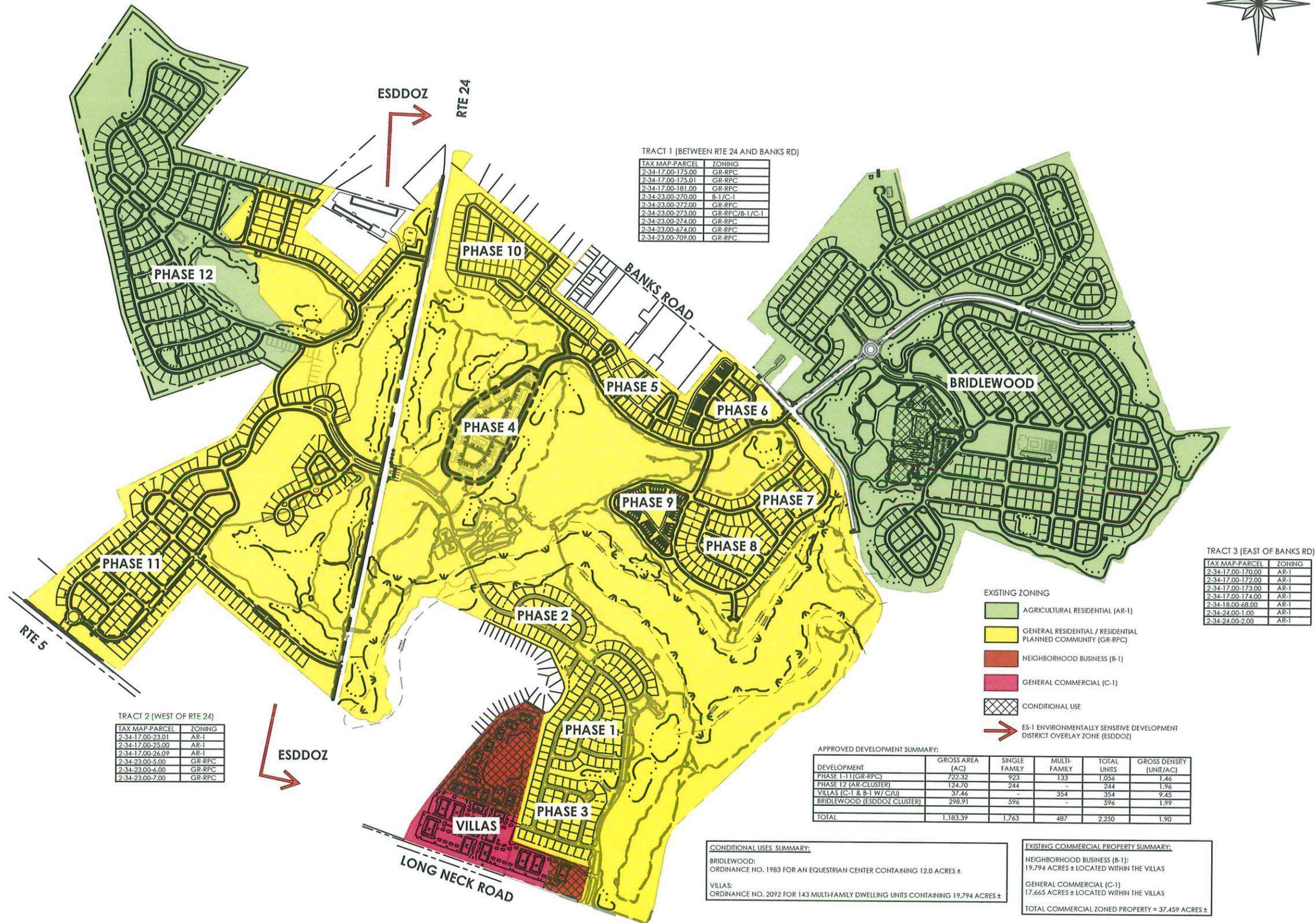
for  
**Baywood Communities**  
Sussex County, Delaware  
Prepared for: Tunnell Companies, LP

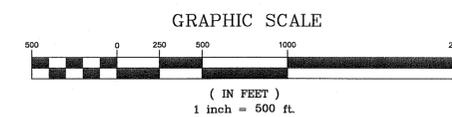
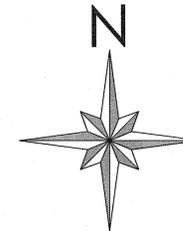
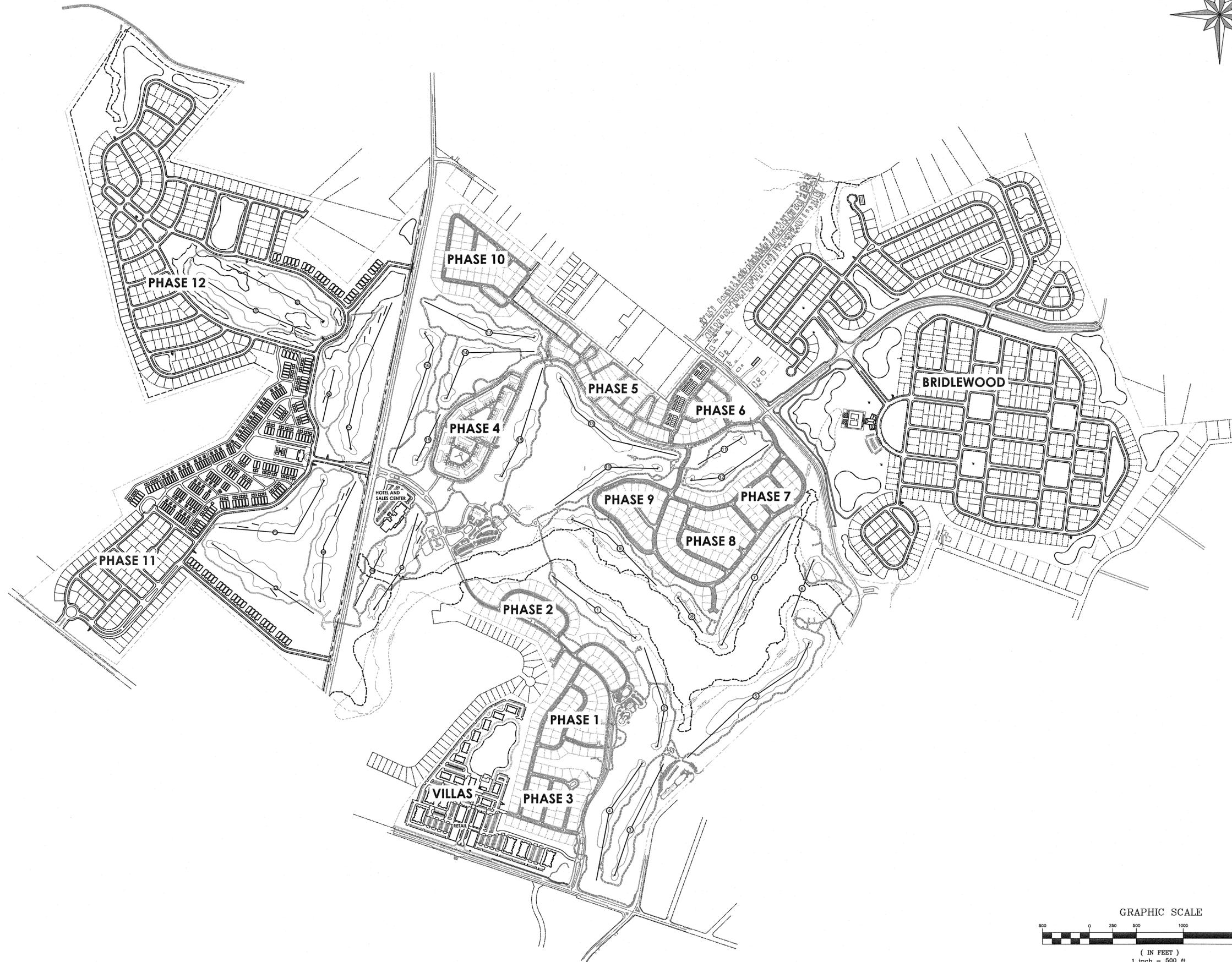
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Job Number:	11009
Scale:	1" = 500'
Drawn By:	JP
Designed By:	JP
Approved By:	JP

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File Name: MASTER.dwg





Seal  
 Date

NO.	DATE	REVISIONS DESCRIPTION

Proposed Overall RPC  
 for  
**Baywood Communities**  
 Sussex County, Delaware  
 Prepared for: Tunnell Companies, LP

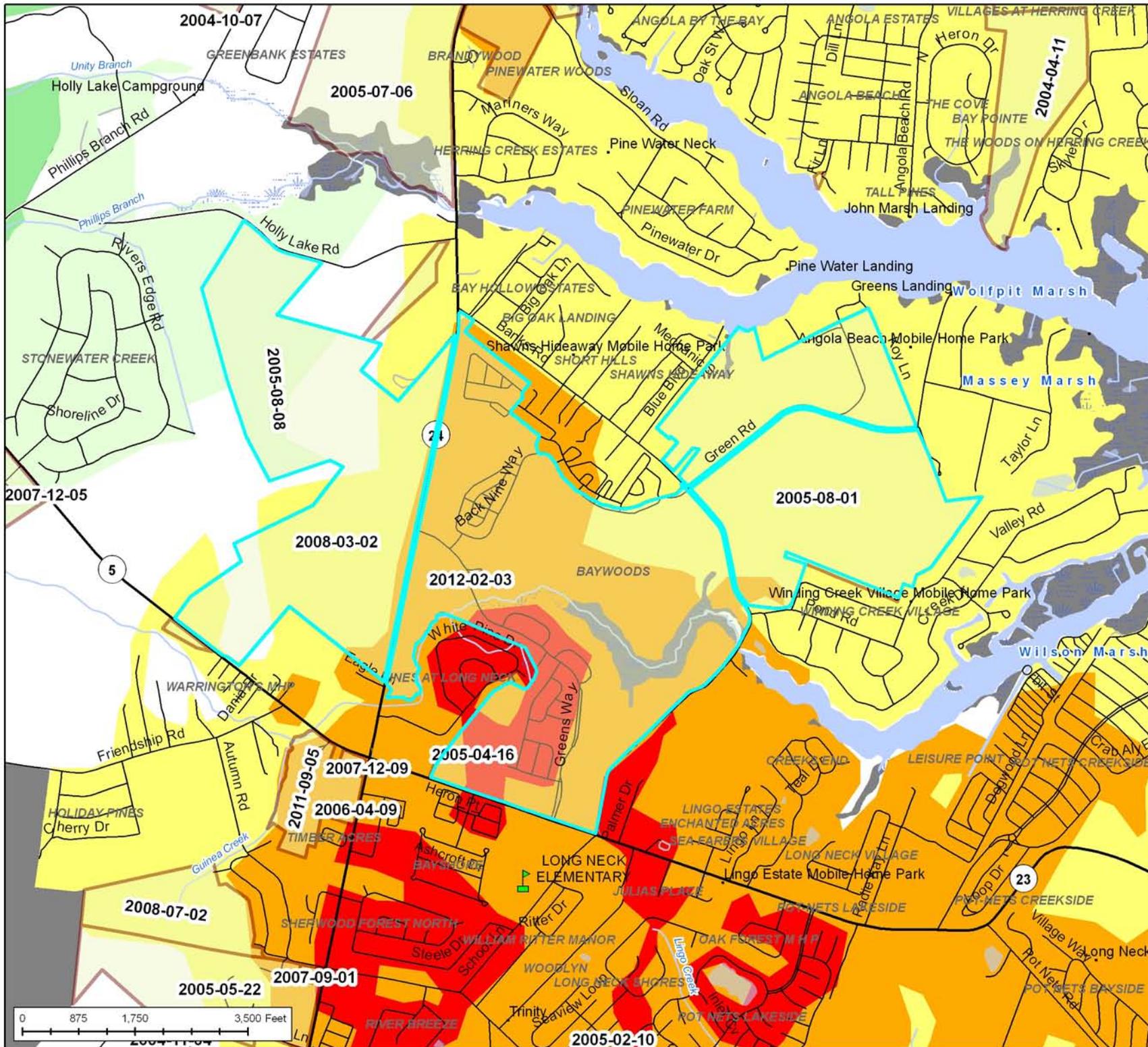
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 Designed By: JP  
 Approved By: JP

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# Preliminary Land Use Service (PLUS)

Baywood Greens  
2012-02-03

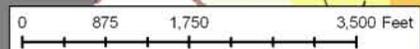
-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District
- 2010 State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture



1:24,000

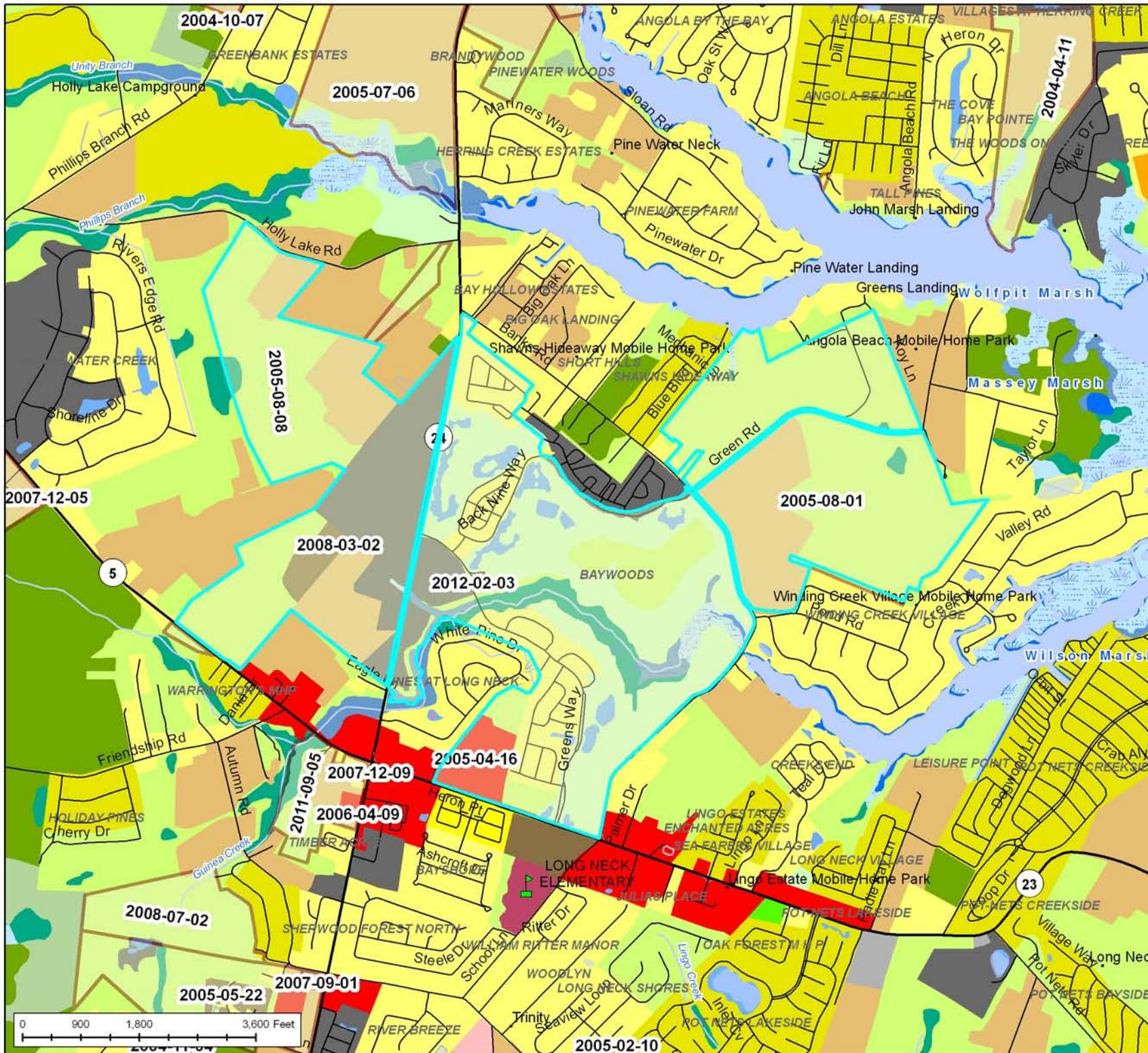


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stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Baywood Greens  
2012-02-03

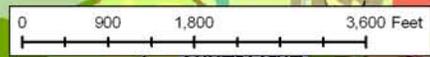


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

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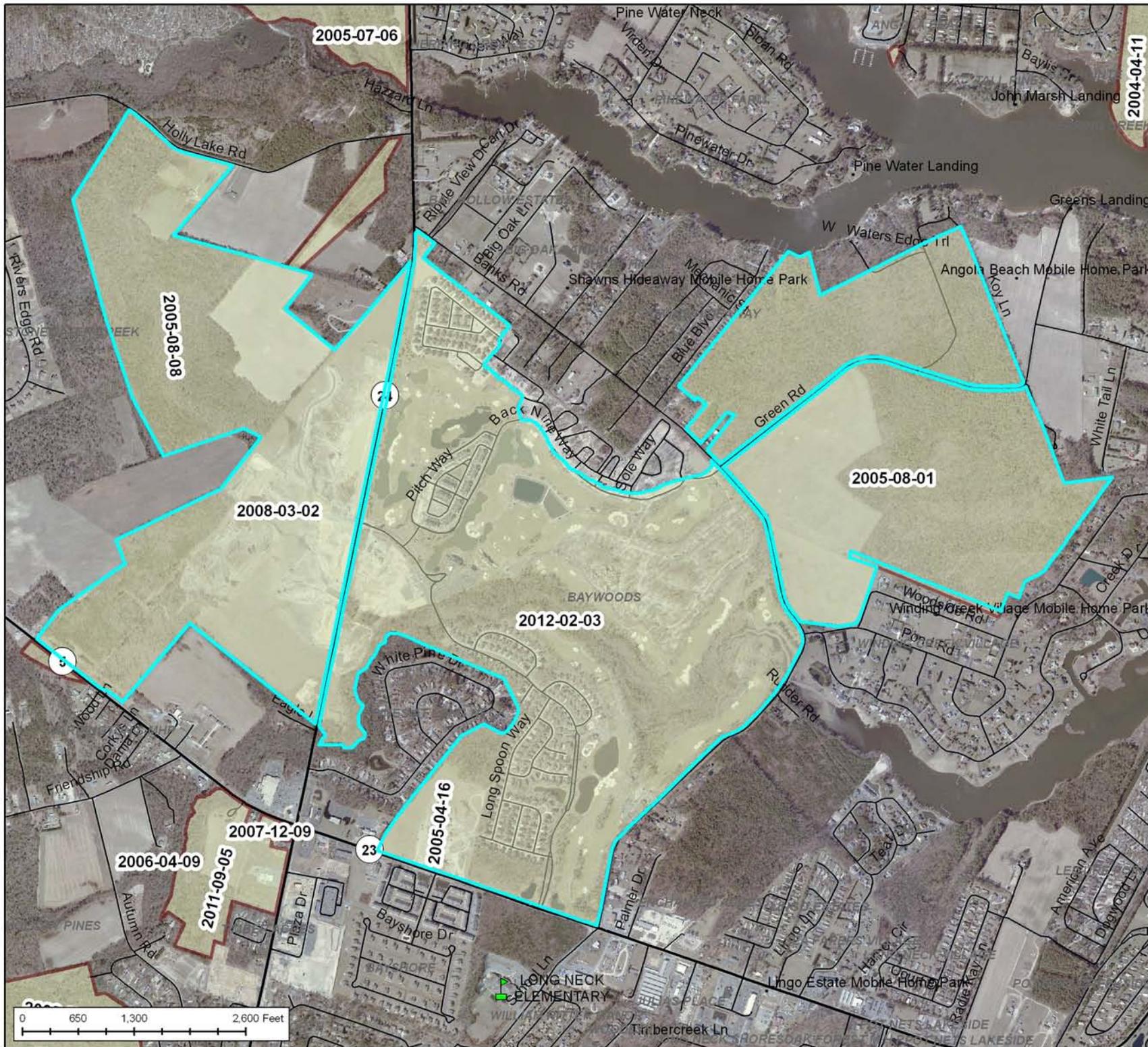


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# Preliminary Land Use Service (PLUS)

Baywood Greens  
2012-02-03



-  Project Areas
-  Municipalities

2007 Aerial Photography:  
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1:18,028



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LONG NECK  
ELEMENTARY