



TYPICAL BUILDING ENVELOPE DETAIL
(SCALE: 1"=50')

- NOTES:**
1. THE PROPERTY DEPICTED UPON THIS DECLARATION PLAN, EXCEPTING PARCELS DESIGNATED "EXPANSION LAND/FUTURE CONSTRUCTION" IS SUBMITTED TOGETHER WITH THE BUILDINGS AND IMPROVEMENTS THEREON, TO THE PROVISIONS OF THE DELAWARE UNIFORM COMMON INTEREST OWNERSHIP ACT, 25 DEL. C. §81-101 et. seq. (THE "ACT"), IN THE CREATION OF WESTTOWN VILLAGE, A CONDOMINIUM.
 2. THE PROPERTY DESIGNATED "EXPANSION LAND" OR "FUTURE CONSTRUCTION" IS PROPERTY OWNED BY THE DEVELOPER, WITHHELD FROM SUBMISSION TO THE ACT, BUT RESERVED FOR FUTURE SUBMISSION TO THE ACT IN THE EXPANSION OF THE SEASONS, AS MORE FULLY DESCRIBED IN SECTION 5 OF THE DECLARATION.
 3. "UNITS," "COMMON ELEMENTS" AND "LIMITED COMMON ELEMENTS" ARE MORE FULLY DESCRIBED AND DEFINED IN THE DECLARATION.
 4. LIMITED COMMON ELEMENTS ARE COMMON ELEMENTS DESIGNATED FOR THE EXCLUSIVE USE AND POSSESSION OF THE OWNER OF THE APPURTENANT UNIT; SUBJECT NEVERTHELESS TO CERTAIN ACCESS EASEMENTS AND OTHER RIGHTS, RESERVATIONS AND CONDITIONS IMPOSED BY THE ACT, AND AS PROVIDED IN THE DECLARATION, THE CODE OF REGULATIONS AND THE RULES AND REGULATIONS OF WESTTOWN VILLAGE. UNITS WITH APPURTENANT LIMITED COMMON ELEMENTS WHICH INCLUDE FEDERAL 404 WETLANDS AND LANDS WITHIN THE 100 YEAR FLOOD PLAIN, ZONE "AE," ARE ALL SUBJECT TO APPLICABLE FEDERAL AND STATE LAWS, STATUTES, RULES AND REGULATIONS PERTAINING THERETO.
 5. ANY PARKING PROVIDED IN COMMON ELEMENTS IS AVAILABLE ON A FIRST-COME, FIRST-SERVED BASIS, EXCEPT PARKING PROVIDED IN THE PROPOSED POOL AND PROPOSED CLUB HOUSE AREA, WHICH IS INTENDED FOR TEMPORARY USE BY UNIT OWNERS WHO ARE UTILIZING THESE FACILITIES. ALL PARKING IS SUBJECT TO REGULATION THROUGH THE PROMULGATION OF RULES AND REGULATIONS BY THE DEVELOPER AND/OR THE COUNCIL OF THE ASSOCIATION.
 6. WHEN LAND BEING DEVELOPED CONTAIN WETLANDS, EITHER STATE OR FEDERAL, ACTIVITIES WITHIN THESE WETLANDS MAY REQUIRE A PERMIT FROM THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF DELAWARE.
 7. PORTIONS OF THE SITE ARE LOCATED WITHIN ZONE "AE," BASE FLOOD ELEVATION = 7.0 AS DESIGNATED ON THE FLOOD INSURANCE RATE MAP NUMBER 1005C0459J LAST REVISED JANUARY 6th, 2005.
 8. A PREVIOUS SURVEY DETERMINED THE LOCATION OF A BURIAL OF A U.S. COLORED TROOP (BLACK CIVIL WAR SOLDIER) ON THIS PARCEL. BURIALS, BOTH MARKED AND UNMARKED, ARE PROTECTED BY DELAWARE LAW. ANY IMPACTS OR PROTECTIONS TO THIS AREA WILL BE IN ACCORDANCE WITH THE FOLLOWING SECTIONS OF THE DELAWARE STATE CODE: TITLE 11 SUB-CHAPTER 1340, TITLED "DESIGNATION OF BURIAL PLACES" AND TITLE 7 CHAPTER 54, "DELAWARE UNMARKED HUMAN REMAINS ACT".
 9. FOR A COMPLETE METES AND BOUNDS DESCRIPTION OF THE "404" WETLAND LINE, PRIVATE STREETS RIGHT-OF-WAY, AND LANDS TO BE CONVEYED TO THE TOWN OF MILLSBORO FOR A SANITARY SEWER PUMP STATION, REFER TO THE REVISED FINAL SITE PLAN FOR THE SEASONS AS RECORDED IN AND FOR SUSSEX COUNTY, STATE OF DELAWARE IN THE RECORDER OF DEEDS OFFICE IN P.B. 266, PG. 011, DATED 23 JULY 2018.

LEGEND

PROPERTY LINE	---
LIMITED COMMON ELEMENT LINE	---
WETLAND LINE	---
CONCRETE MONUMENT FOUND	□
IRON PIPE FOUND	○
REBAR FOUND	●
SIGN	■
UTILITY POLE	⊙
EXPANSION LAND/ FUTURE CONSTRUCTION	12
COMMON ELEMENTS	+
LIMITED COMMON ELEMENTS	+
UNITS PREVIOUSLY COMPLETED	12
UNITS BEING SUBMITTED	12
EXISTING CONCRETE	■

**CONDOMINIUM DECLARATION
SITE PLAN**
FOR PROPERTY KNOWN AS:
WESTTOWN VILLAGE
(HR - RESIDENTIAL PLANNED COMMUNITY)
FORMERLY KNOWN AS:
EXPANSION TO MILLWOOD * PHASE 2
PREPARED FOR:
MILLWOOD ACQUISITIONS, LLC
SITUATE IN:
TOWN OF MILLSBORO * SUSSEX COUNTY
STATE OF DELAWARE
TAX PARCEL # 2-33-5.00-12.00

GRAPHIC SCALE
1 inch = 60 ft.

MERESTONE CONSULTANTS, INC.		
ENGINEERS - PLANNERS - SURVEYORS		
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DATE	REVISION	CHKD.
DRAWN BY: R.A.G.	CHECKED BY: R.A.G.	SCALE: 1" = 60'
APPROVED: PROFESSIONAL ENGINEER		DATE: 4 SEPTEMBER 2018
		SHEET#: C-2