



555 East Lookerman St.
Dover, Delaware 19901

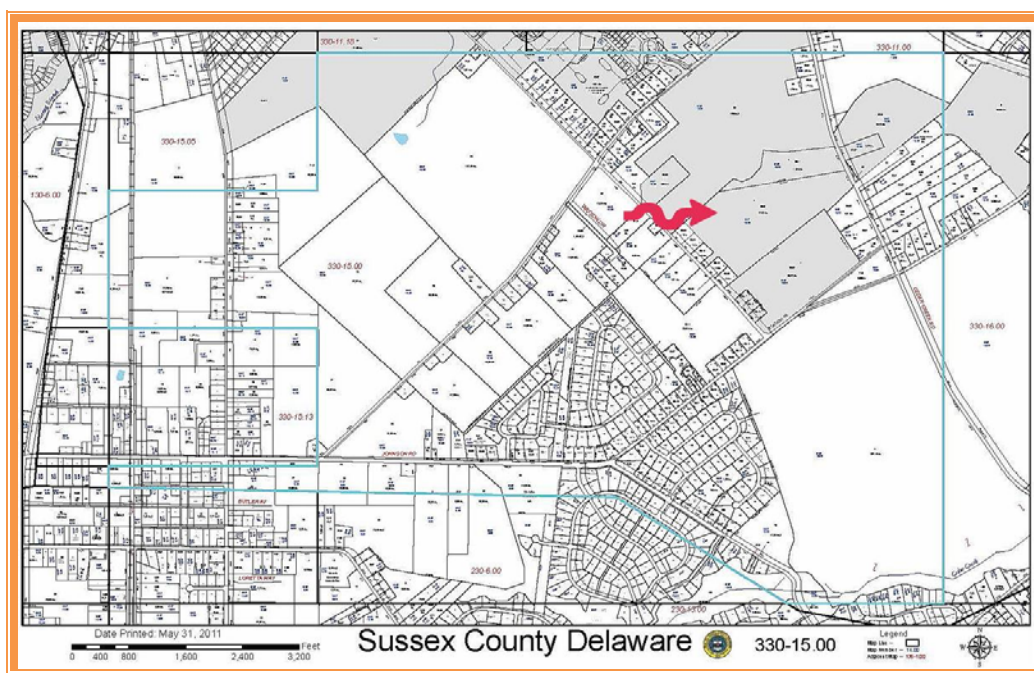
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EASTGATE FARM II SUBDIVISION
CEDAR CREEK ROAD & ELKS LODGE ROAD, MILFORD, SUSSEX COUNTY, DELA 19963
OFFICE FILE # : 212144 * MLS # : 6435909



SALE PRICE \$ 950,000 * \$ 4,680 +/- PER LOT



ALL INFORMATION SUBMITTED SUBJECT TO ERRORS AND MODIFICATIONS. ALL INFORMATION CONTAINED HEREIN OBTAINED FROM RELIABLE SOURCES BUT NOT GUARANTEED. PROSPECTIVE PURCHASERS SHOULD VERIFY ALL INFORMATION SUBMITTED. LISTING BROKERAGE REPRESENTS SELLER.
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Tax Map Identification 3 - 30 - 15.00 - 50.01

Deed Reference D2962 - 091

Zoning R-3, Garden Apartments & Townhouse, Town of Milford

Census Tract 501

Flood Hazard Map 10005C0050J; January 6, 2005

Land Area	1,852,607	sq ft +/-	42.530	acres
Frontage Cedar Creek Road	267.88	ft +/-		
Frontage Elks Lodge Road	92.55	ft +/-		

Total Frontage	360.43	ft +/-
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Number Of Lots	203
Single Family Lots	79
Townhouse Lots	64
Apartment Lots	60

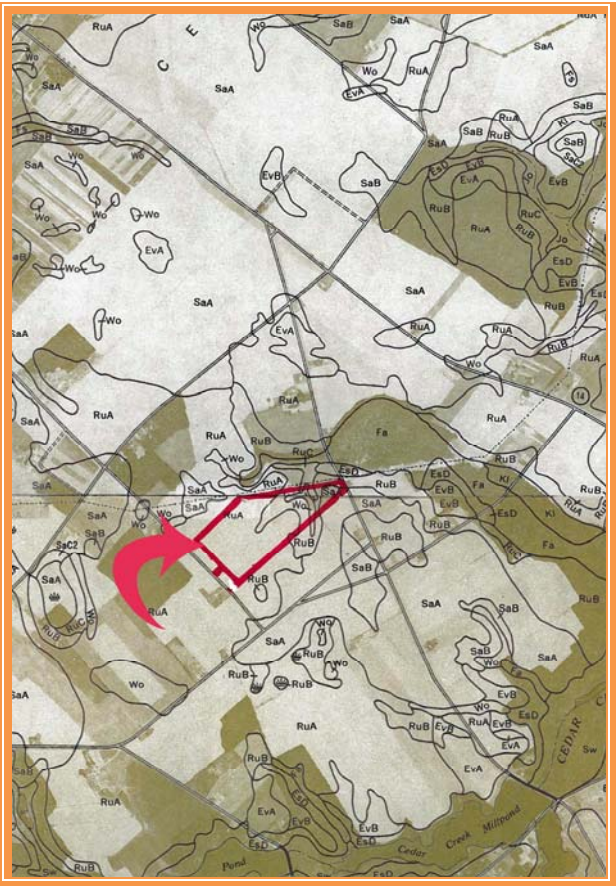
Density	477.31%
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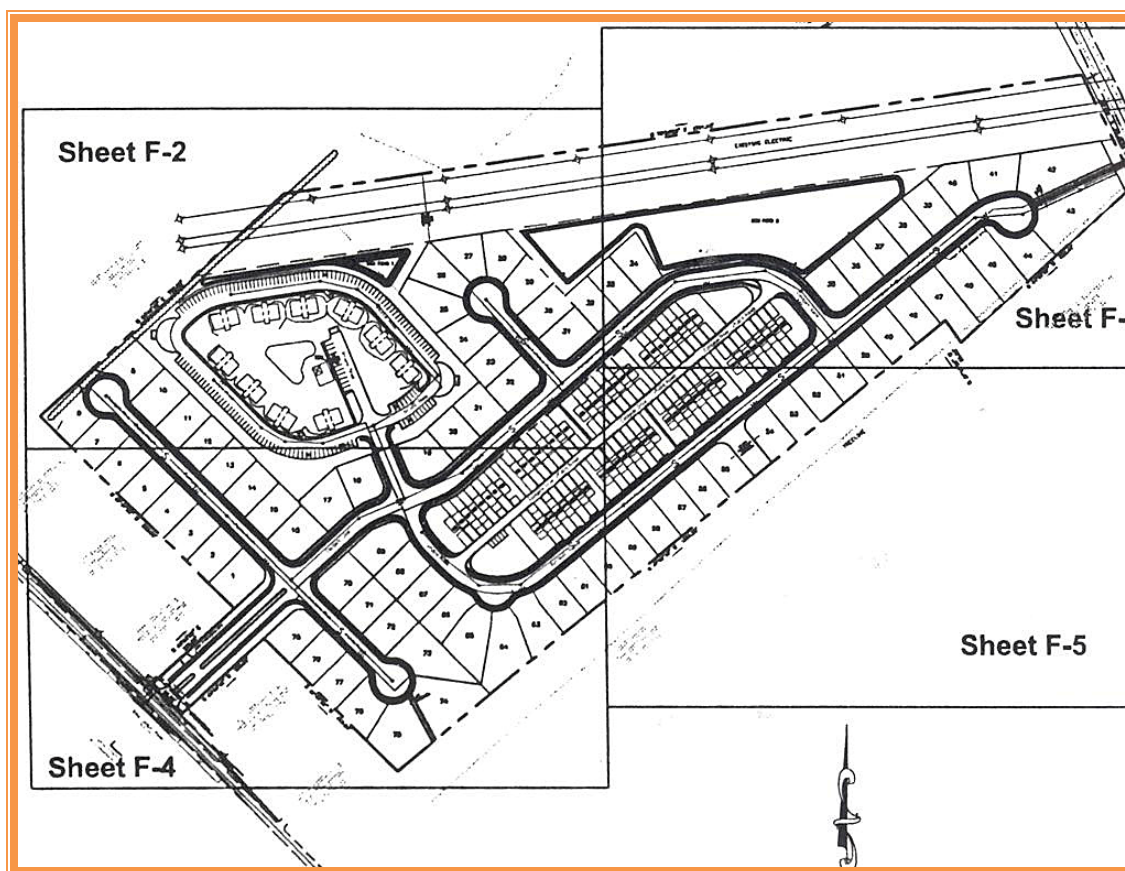
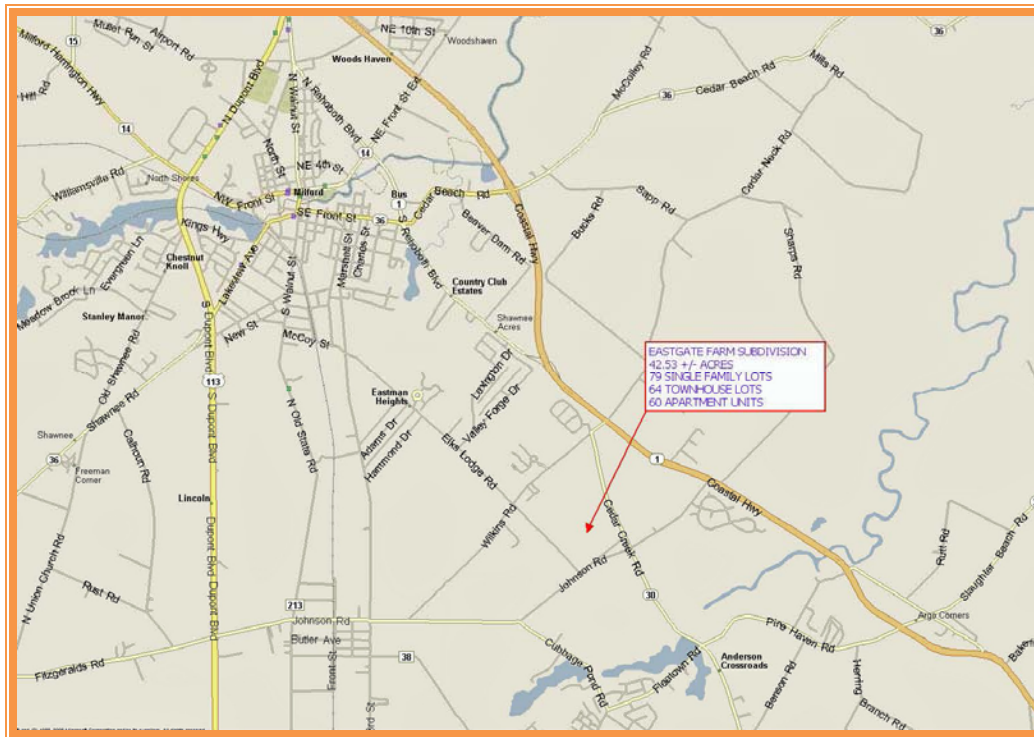
Average Lot Size	9,126.14	sq ft +/-
	0.21	acre +/-

City Tax Assessment	Per Lot	Rate	Tax	Per Lot
\$0	\$0.00	\$0.460	\$0.00	\$0.00

County Tax Assessment	Per Lot	Rate	Tax	Per Lot
\$0	\$0.00	\$4.2733	\$0.00	\$0.00

TOTAL PROPERTY TAX			\$0.00	\$0.00
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THIS SUBDIVISION PLAN ILLUSTRATES A PLAN WHICH HAS BEEN PRELIMINARILY APPROVED BY THE TOWN OF MILFORD.
THE FINAL APPROVAL REQUIRES THE ENGINEERING BE SUBMITTED.

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VIEWS LOOKING WEST FROM CEDAR CREEK ROAD THROUGH PROPERTY



LEGAL DESCRIPTION

Reference: Tax Map 3-30-15-50.01

All that certain tract, piece and parcel of land, lying and being situate in Cedar Creek Hundred, Sussex County, and the State of Delaware, as depicted on a survey prepared by Charles D. Murphy Associates, Inc., dated 29 March 2004, fronting on the northeasterly right-of-way line of County Road 211, at fifty (50) feet wide, and on the southwesterly right-of-way line of State Route 30, (width varies), adjoining lands now or formerly of Joseph T. Pickering, et al, lands now or formerly of Diane M. & Mark B. Wejrowski, lands now or formerly of Fillippina Kafantaris, lands now or formerly of Wilberto & Rosa A. Matamoros, lands now or formerly of Howard S. Vreeland, et al, lands now or formerly of Faith, Hope & Love Christian Fellowship, Inc., lands now or formerly of Carl L. Holmes, III, lands now or formerly of Wilson Contracting, Inc., and lands now or formerly of Derrick F. & Heidi G. Giuttari, being more particularly described as follows, to wit:

Beginning at a point on the northeasterly right-of-way line of County Road 211, and at a corner for lands now or formerly of Joseph T. Pickering, et al, said point being distant 1,320.00 feet, more or less, from the right-of-way line intersecting County Road 211 with County Road 207; thence running with said right-of-way line of County Road 211 North 47 degrees 47 minutes 30 seconds West 92.55 feet to a found iron pipe at a corner for lands now or formerly of Diane M. & Mark B. Wejrowski; thence following said Wejrowski lands North 44 degrees 44 minutes 42 seconds East 250.00 feet to a found iron pipe; thence continuing with said Wejrowski lands and with lands now or formerly of Fillippina Kafantaris, and with lands now or formerly of Wilberto & Rosa A. Matamoros lands North 47 degrees 47 minutes 30 seconds West, passing over a found iron pipe at 200 feet and a found capped rebar at 400 feet, a total distance of 600 feet to a point on line of lands now or formerly of Howard S. Vreeland, et al; thence following said Vreeland lands North 44 degrees 44 minutes 42 seconds East 729.58 feet to a found iron pipe at a corner for lands now or formerly of Faith, Hope & Love Christian Fellowship, Inc.; thence proceeding along said Fellowship lands North 78 degrees 24 minutes 52 seconds East 1,791.16 feet to a found iron pipe on the southeasterly right-of-way line of State Route 30; thence running with said right-of-way line South 28 degrees 57 minutes 50 seconds East 267.88 feet to a found capped rebar at a corner for lands now or formerly of Carl L. Holmes, III; thence following said Holmes lands South 44 degrees 55 minutes 27 seconds West, passing over a found iron bar in PVC and concrete at 504.76 feet, a total distance of 522.41 feet to a found capped rebar on line of lands now or formerly of Wilson Contracting, Inc.; thence running with said Wilson lands the following two (2) courses and distances:

- 1) North 37 degrees 13 minutes 25 seconds West 59.02 feet to a point, and
- 2) South 47 degrees 49 minutes 10 seconds West 1,584.25 feet to a found iron pipe at a corner for lands now or formerly of Derrick F. & Heidi G. Giuttari

thence running with said Giuttari lands and with lands now or formerly of Joseph T. Pickering, et al the following two (2) courses and distances:

- 1) North 47 degrees 47 minutes 30 seconds West 413.64 feet, and finally,
- 2) South 44 degrees 44 minutes 42 seconds West 250.00 feet to the place of beginning, containing 42.53 acres of land, more or less, subject to an 150.00 foot wide utility easement on the northerly side of the property.

§ 230-11. - R-3 Garden Apartment and Townhouse District.

In an R-3 District no building or premises shall be used and no building shall be erected or altered which is arranged, intended or designed to be used except for one or more of the following uses and complying with the requirements so indicated.

- A. Purpose. The purpose of the R-3 District is to provide for the orderly development of existing and proposed medium- to high-density residential areas where adequate public facilities exist. The district will permit development of garden-type apartments as well as townhouses that will yield high densities in selected areas, multifamily dwellings and a variety of housing types.
- B. Permitted uses. Permitted uses for the R-3 District shall be as follows:
- (1) All uses permitted in an R-2 District and subject to its area regulations, unless otherwise indicated in this section as provided below:
 - (a) Single-family and two-family dwellings shall be subject to the following area regulations:
 - [1] Minimum lot area shall be 7,500 square feet.
 - [2] Maximum lot coverage shall be 45%.
 - [3] Minimum lot width shall be 60 feet.
 - [4] Height of buildings shall not exceed three stories or 35 feet.
 - [5] Minimum building setback line shall be 30 feet.
 - [6] Side yards shall be provided as follows: each lot shall have at least two side yards eight feet in width, except semidetached structures, which shall have at least one side yard per lot eight feet in width.
 - [7] Minimum rear yard setback shall be 15 feet. For corner lots the rear yard setback may be reduced 20% in depth to allow for skewing of a residential dwelling on the lot.
 - [8] Decks, subject to the following requirements:
 - [Added 9-8-2008 by Ord. No. 2008-13]*
 - [a] The deck cannot be located in the front yard.
 - [b] A minimum distance of 10 feet must be maintained from the deck to the rear property line.
 - (2) Garden or low-rise apartments, subject to site plan review and the following requirements:
 - (a) The number of dwelling units per acre shall not exceed 16.
 - (b) Lot coverage shall be a maximum of 20% for any lot developed for garden apartments.
 - (c) The maximum number of dwelling units per building shall be 12.
 - (d) Distance between buildings or groups of buildings shall be as follows: each building or group of buildings shall be at least 25 feet from any other building or group of buildings.
 - (e) Minimum lot width on any public street shall be at least 50 feet.
 - (f) Minimum lot size shall be one acre for garden apartment properties or complexes, with a minimum of 2,500 square feet of lot area for each dwelling unit.
 - (g) A minimum of 400 square feet per unit shall be designated as open space subject to the following recreational use requirements in Subsection B(2)(h) herein.
 - (h) Recreational use requirement. 50% of the required open space shall be set aside for recreational uses. This requirement only applies to subdivisions or developments with 15 or more lots or units.
 - (3) Townhouses or row dwellings, subject to site plan review and the following requirements:
 - (a) The number of dwelling units per group shall not exceed eight nor be fewer than three.
 - (b) The number of dwelling units per acre shall not exceed 12.
 - (c) Maximum lot coverage shall be 60%.
 - (d) No group of townhouses shall be closer than 60 feet as to facing walls and 30 feet as to end walls from any other group of such dwellings nor closer than 60 feet from any boundary line of a designated townhouse area of which the group is a part.
 - (e) There shall be within any contiguous group of townhouses at least three different architectural plans having substantially different designs and building materials. In addition, no more than three continuous townhouses shall have the same front setback, and the variations in front setback shall be at least four feet.
 - (f) The minimum width of any side yard abutting a street, driveway or parking area within the townhouse area shall not be less than 30 feet.
 - (g) Height of buildings shall not exceed three stories or 35 feet.
 - (h) Alleys in the rear of townhouse groups are required for access to units by owners and to facilitate City services, trash collection, meter reading and parking.
 - (i) Minimum lot size shall be one acre for townhouse projects or complexes, with a minimum of 2,000 square feet of lot area for each dwelling unit.
 - (j) A minimum of 400 square feet per unit shall be designated as open space subject to the recreational use requirements in Subsection B(3)(k) herein.
 - (k) Recreational use requirement. 50% of the required open space shall be set aside for recreational uses. This requirement only applies to subdivisions or developments with 15 or more lots or units.

- C. Conditional uses subject to special regulations. The following uses may be permitted with the approval of a conditional use permit by the Milford City Council in accordance with the provisions of Article IX of this chapter:
- (1) Rooming or boarding houses.
 - (2) Business offices for administrative purposes only.
 - (3) Professional offices (nonresident).
 - (4) Medical clinics.
 - (5) Sanatoriums or nursing homes.
 - (6) Mobile home parks, subject to conformance with the following requirements and subject to site plan review:
 - (a) The total area to be developed as a mobile home park shall be at least 20 acres.
 - (b) The maximum density shall not exceed eight units per acre.
 - (c) Mobile home parks with more than 25 units shall provide at least 5,000 square feet or 400 square feet per lot of open space. At least 10% of the open space shall be developed as a recreational area.
 - (d) Landscape screening shall be required along all property lines. The screening shall be accomplished with an evergreen hedge, shrubs or trees. The screen shall be located not less than five feet from the property line.
 - (e) Common sidewalks four feet in width shall be required where pedestrian traffic is located. Individual sidewalks 2 1/2 feet wide shall connect each mobile home unit to the common walk.
 - (f) Off-street parking shall be provided on the basis of two spaces per lot. All parking areas shall be located not more than 400 feet from the mobile home unit. There shall be no on-street parking.
 - (g) Signs.
 - [1] An identification sign may be set up at the park entrance. This sign may be illuminated and shall have a street setback of 15 feet. It may have a maximum height of 20 feet and may not exceed 20 square feet of area on either side.
 - [2] Unilluminated traffic direction signs may also be erected. These signs shall have a street and property setback of 15 feet. They shall be no more than four square feet in area or two feet in height.
 - (h) Streets shall be required from abutting public streets to individual lots. The streets shall be designed to minimize congestion and traffic hazards and must be built to the street and storm drainage specifications of Chapter 200, Subdivision of Land, of this Code. No more than two streets shall intersect at one point.
 - (i) Minimum requirements for mobile home lots.
 - [1] Lot area shall be 5,000 square feet per mobile home.
 - [2] Width shall be 40 feet.
 - [3] Public street setback shall be 50 feet.
 - [4] Mobile home park setback shall be 35 feet.
 - [5] Mobile home street or parking area setback shall be 30 feet.
 - [6] Distance from other mobile homes and buildings shall be 25 feet.
 - [7] One patio shall be required per unit, 10 feet by 40 feet paved.
 - [8] Landscaping shall be one tree per lot.
 - [9] Mobile homes must meet the requirements of the Federal Manufacturer Housing Construction and Safety Standard Act of 1974.
 - [10] The entire lot occupied by a mobile home park shall be maintained in single ownership throughout the entire life of the mobile home park.
 - (7) Art or specialty shops/galleries. The following items shall be reviewed for conformance during the site plan review hearing by the Planning Commission:
[Added 7-16-1990]
 - (a) The residence shall remain as the predominant feature of the site.
 - (b) The shop or gallery shall occupy only 40% of the residence.
 - (c) Public parking shall be available, with the determination of said parking requirements being made by the Planning Commission during the site plan review hearing. These determinations and recommendations must be done in conjunction with any state regulations concerning traffic control within the given site area.
 - (d) The Fire Marshal review must be applied for and recommendations made by the agency must be presented two weeks prior to the hearing date. All requests or recommendations shall be adhered to.
 - (8) Planned unit residential development.
[Added 6-11-2001 by Ord. No. 4-2001; Ord. No. 2009-17, §§ 3, 4, 4-26-2010]