

PLUS 2006-12-05
Preliminary land Use Service (PLUS)
 Delaware State Planning Coordination
 540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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. Possible resources for completing the required information are as follows:

- www.state.de.us/planning
www.dnrec.state.de.us/dnrec2000/
www.dnrec.state.de.us/DNRECeis/
datamil.udel.edu/
www.state.de.us/deptagri/

1. Project Title/Name: Steeplechase and the Reserve at Steeplechase			
2. Location (please be specific): On both sides of Barratt's Chapel Road, east of McGinnis Pond Rd., northwest of Frederica, and adjacent to the confluence of Hudson Branch and Spring Creek.			
3. Parcel Identification #: SM-00-121.00-01-57.01		4. County or Local Jurisdiction Name: Kent County	
5. Owner's Name: Mr. Floyd and Helen Blessing			
Address: 234 Blairs Pond Road			
City:	Houston	State:	DE
Zip:	19954		
Phone:	(302) 422-5547	Fax:	
Email:			
6. Applicant's Name: Mr. Bob Sipple			
Address: 8 William Beaser Drive			
City:	Concord	State:	PA
Zip:	19061		
Phone:	(302) 373-5957	Fax:	(610) 552-3155
Email:	bobsipple@comcast.net		
7. Project Designer/Engineer: Morris & Ritchie Associates, Inc.			
Address: 18 Boulden Circle, Suite 36			
City:	Wilmington	State:	DE
Zip:	19720		
Phone:	(302) 326-2200	Fax:	(302) 326-2399
Email:	mboyce@mragta.com		
8. Please Designate a Contact Person, including phone number, for this Project: Marco Boyce, RLA, ASLA, (302) 326-2200			

Information Regarding Site:

9. Type of Review: Rezoning Comp. Plan Amendment (Kent County Only) Site Plan Review
 Subdivision

10. Brief Explanation of Project being reviewed:

11. Area of Project(Acres +/-): 177.90 +/- AC

12. According to the State Strategies Map, in what Investment Strategy Level is the project located? Investment Level 1
 Investment Level 2 Investment Level 3 Investment Level 4 Environmentally Sensitive Developing (Sussex Only)

13. 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.
 PLUS 01-02-2006

14. Present Zoning: AC	15. Proposed Zoning: AC
16. Present Use: Agricultural	17. Proposed Use: Residential

18. If known, please list the historical and former uses of the property, and any known use of chemicals or hazardous substances:

19. Comprehensive Plan recommendation:
 If in the County, which area, according to their comprehensive plan, is the project located in:
 New Castle Kent Sussex
 Suburban Inside growth zone Town Center Low Density
 Suburban reserve Outside growth zone Developing
 Other Environ. Sensitive Dev. District

20. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Artesian Water Company
 Will a new public well be located on the site? Yes No What is the estimated water demand for this project? 543 units
 How will this demand be met? Water tower located at Blessing Farm

21. Wastewater: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: Kent County

22. If a site plan please indicate gross floor area:

23. If a subdivision: Commercial Residential Mixed Use

24. If residential, indicated the number of number of Lots/units: 543 Gross Density of Project: 3.05 Net Density 4.09
 Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..

25. If residential, please indicate the following:
 Number of renter-occupied units: 0
 Number of owner-occupied units: 543

Target Population (check all that apply):
 Renter-occupied units
 Family
 Active Adult (check only if entire project is restricted to persons over 55)

Owner-occupied units
 First-time homebuyer – if checked, how many units 543
 Move-up buyer – if checked, how many units 543
 Second home buyer – if checked, how many units 543
 Active Adult (Check only if entire project is restricted to persons over 55)

26. Present Use: % of Impervious Surfaces: .0005 Proposed Use: % of Impervious Surfaces: 29%
 Square Feet: 2,500 Square Feet: 2,247,303

27. What are the environmental impacts this project will have? Minimal forest clearing

How much forest land is presently on-site? 21.57 AC How much forest land will be removed? 0.9 AC

Are there known rare, threatened, or endangered species on-site? Yes No

Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? Yes No
 Recharge potential maps are available at
 Kent County
<http://www.udel.edu/dgs/Publications/pubsonline/hydromap11.pdf>
 Sussex County
<http://www.udel.edu/dgs/Publications/pubsonline/hydromap12.pdf>
 New Castle County has a map viewer that shows the Wellhead protection areas and excellent recharge areas under Natural Features – Water Resources.
<http://dmz-arcims02.co.new-castle.de.us/website/nccparcelmap2/viewer.htm>

Does it have the potential to impact a sourcewater protection area? Yes No

28. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? Yes No

Will this project contribute more rainwater runoff to flood hazard areas than prior to development? Yes No If "Yes," please include this information on the site map.

29. 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 12.66
 Non-tidal Acres

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

Has the Army Corp 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:

Will there be ground disturbance within 100 feet of wetlands Yes No

30. Are there streams, lakes, or other natural water bodies on the site? Yes No

If the water body is a stream, is it: Perennial (permanent) Intermittent Ephemeral (Seasonal)

If "Yes", have the water bodies been identified? Yes No

Will there be ground disturbance within 100 feet of the water bodies Yes No If "Yes", please describe :

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

If yes, please list name:

32. List the proposed method(s) of stormwater management for the site: Ponds, bioswales, rain gardens

Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.): Perennial tidal stream

Will development of the proposed site create or worsen flooding upstream or downstream of the site? Yes No

33. Is open space proposed? Yes No If "Yes," how much? 48.10 Acres Square Feet

Open space proposed (not including stormwater management ponds and waste water disposal areas) 43.07 acres/Sq ft.

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? All of the above

Where is the open space located? Active open space will be located at strategic locations throughout the site. The passive areas will be located more towards the southern wooded edge of the property. All open space areas will be interconnected with either sidewalks or pathways

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

34. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? Yes No If "Yes," what are they?

35. Is any developer funding for infrastructure improvement anticipated? Yes No If "Yes," what are they?

36. Are any environmental mitigation measures included or anticipated with this project? Yes No

Acres on-site that will be permanently protected 20.67

Acres on-site that will be restored n/a

Acres of required wetland mitigation 0

Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed Storm water ponds, possible use of bioswales, filter strips and rain gardens

Buffers from wetlands, streams, lakes, and other natural water bodies 25' wetlands buffer and 100' stream buffer

37. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? Yes No

38. Will this project generate additional traffic? Yes No

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 the peak season 5605

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0

39. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.

Three connections to Barratt's Chapel Road with a 80' ROW and two 14'-16' wide lanes each.

40. Will the street rights of way be public, private, or town? public

41. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? Yes No

42. 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. Roads connect to existing stub roads at the Otter Run Subdivision and the Pintail Point Subdivision. Additionally 5 stub roads have been provided to link to future development.

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

Is there an opportunity to connect to a larger bike/pedestrian network? Yes No

44. 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

Will this project affect, physically or visually, any historic or cultural resources? Yes No
If "Yes," please indicate what will be affected (Check all that apply)

- Buildings/Structures (house, barn, bridge, etc.)
- Sites (archaeological)
- Cemetery

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

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

43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge?
 Yes No If yes, please List them:

45. Please make note of the time-line for this project: ASAP

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

Signature of property owner

Date

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

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 **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, 540 S. DuPont Highway, Ste. 7, 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.

GENERAL NOTES

- NO REVISION OR RE-RECORDATION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL (100%) OWNERS ADJACENT TO OR SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR THE STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.
- NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE OCCUPANCY PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR IMPROVEMENTS.
- ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO COUNTY ROADS FROM INDIVIDUAL LOTS IS PROHIBITED.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE, AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY ARE EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USE OR ACTIVITIES.
- ANNOTATED BUFFERS MUST BE DEPICTED ON SALES BROCHURES, SITE MAPS AND APPLICABLE DEEDS. POTENTIAL PURCHASERS OF AFFECTED LOTS WITH BUFFERS, MUST SIGN AN ACKNOWLEDGMENT OF SAID BUFFERS PRIOR TO SETTLEMENT AND A COPY OF THIS SIGNED ACKNOWLEDGMENT MUST BE SENT TO THE KENT COUNTY PLANNING DEPARTMENT.
- A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES, SUBDIVISION ENTRANCE SIGNS, AND ALL OPEN SPACE AREAS.
- ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY, AND MAINTAINED BY THE APPLICANT UNTIL ALL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED; PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTING SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN AND SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS ASSOCIATION OR THE MAINTENANCE CORPORATION.
- 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 STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
- ALL PUBLIC UTILITIES NOT LOCATED WITHIN COUNTY ROAD RIGHT-OF-WAY SHALL BE CONTAINED WITHIN A PUBLIC DRAINAGE AND UTILITY EASEMENT.
- ALL OPEN SPACES AND STORMWATER MANAGEMENT FACILITIES SHALL BE MAINTAINED BY A HOMEOWNERS ASSOCIATION (H.O.A.) WITH THE RESPONSIBILITY OF MAINTENANCE FOR THE H.O.A. TO BEGIN AT THE COMPLETION OF THE PROJECT.
- THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT DEPICTED HEREON MAY BE IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STANDPIPES, AND SPRINKLER SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS, DATED JANUARY 15, 1993 AND LAST REVISED JULY 1, 1997.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL CONFORM TO THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, DATED 1984.
- ALL ROADWAYS SHALL BE CONSTRUCTED TO THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND SHALL BE DEDICATED TO PUBLIC USE.
- ALL ELECTRICAL, TELEPHONE, TV CABLE, COMMUNICATIONS, ETC. LINES AND CABLES SHALL BE PLACED UNDERGROUND.
- DECLARANT HEREBY GRANTS KENT COUNTY, ITS ASSIGNS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE KENT COUNTY CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE HOMEOWNERS ASSOCIATION. IN THE EVENT THE HOMEOWNERS ASSOCIATION FAILS TO MAINTAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE KENT COUNTY CODE AND IN ACCORDANCE WITH THE RECORDED OR APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE DEMAND THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE HOMEOWNERS ASSOCIATION. THIS PROVISION IS PURSUANT TO CHAPTER 181, SUBDIVISION AND LAND DEVELOPMENT, OF THE KENT COUNTY CODE, AS AMENDED.
- DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORMWATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE, AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT AREAS WITHIN STORMWATER MANAGEMENT EASEMENTS. IN EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
- MAINTENANCE OF ALL STORMWATER FACILITIES ON SITE INCLUDING BUT NOT LIMITED TO STORMWATER PONDS, BIO-FILTRATION AREAS AND ROCK OUTLET PROTECTION, SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL SUCH TIME AS ALL MAINTENANCE IS TURNED OVER TO THE HOMEOWNERS ASSOCIATION FOR LONG TERM MAINTENANCE.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS AND WILL BE SUBJECT TO ITS APPROVAL.
- SUBDIVISION SIGNS WILL NOT BE PERMITTED WITHIN THE DEDICATED RIGHTS-OF-WAY.
- A SIX (6) FOOT HIGH OPAQUE BARRIER SHALL BE INSTALLED ALONG ANY PROPERTY LINE THAT ADJOINS A PROPERTY WITH AN AGRICULTURAL USE.
- ALL TRANSIT AND SCHOOL BUS REQUIREMENTS SHALL BE COMPLETED IN ACCORDANCE WITH THE KENT COUNTY ZONING CODE AND SUBDIVISION REGULATIONS.

Steeplechase PLUS PLAN



SCALE: 1"=400'
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

ENGINEER'S CERTIFICATION

I, PHILLIP L. TOLLIVER, HEREBY CERTIFY 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 BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

PHILLIP L. TOLLIVER, P.E.

DATE

OWNER CERTIFICATION

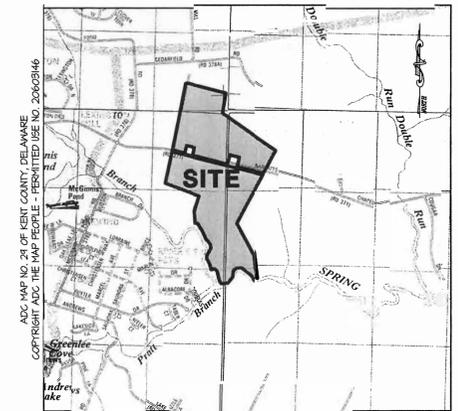
WE HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED MONUMENTS AND MARKERS SHOWN HEREON WILL BE SET AT THE LOCATION INDICATED, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

OWNER

DATE

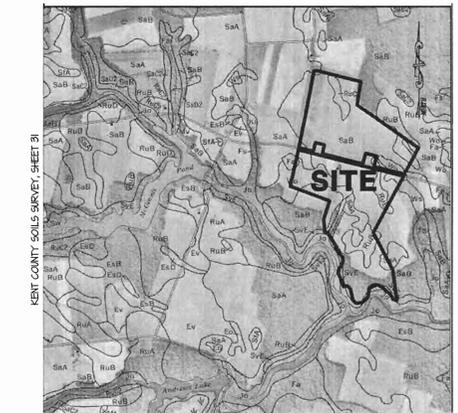
SITE DATA

OWNERS:	FLOYD K. BLESSING HELEN E. BLESSING 234 BLAIRS POND ROAD HOUSTON, DE 19454
APPLICANT:	MAURICE E. BLESSING 638 CANTERBURY ROAD MILFORD, DE 19463
TAX MAP NUMBER:	SM-00-121.00-01-51.01-00001
DEED REFERENCE:	1-31-0404, 15-18-0511
EXISTING ZONING:	AC
PROPOSED ZONING:	AC
RELATION TO GROWTH ZONE:	INSIDE GROWTH ZONE
RELATION TO TDR ZONES:	INSIDE PRIMARY RECEIVING AREA
PROPOSED USE:	RESIDENTIAL
TOTAL PARCEL AREA:	177.87± AC
NUMBER OF PROPOSED LOTS:	543 TOTAL 194 - TOWNHOUSE 74 - TDR SINGLE FAMILY 100 - TDR DUPLEX 175 - BY RIGHT SINGLE FAMILY 3.05 UNITS/ACRE 62 UNITS
DENSITY:	
TRANSFER CREDITS REQUESTED:	2,000 SF - TOWNHOUSE 7,000 SF - TDR SINGLE FAMILY 4,000 SF - TDR DUPLEX 10,000 SF - BY RIGHT SINGLE FAMILY
MINIMUM LOT SIZES:	5500± SF 48,10± AC 3,74± AC 11,50± AC 5,03± AC 21,51± AC 20,67± AC 12,66± AC 8,65± AC
AVERAGE LOT SIZES:	
OPEN SPACE AREA PROPOSED:	
ACTIVE OPEN SPACE AREA REQUIRED:	
ACTIVE OPEN SPACE AREA PROPOSED:	
TOTAL SWM AREA:	
TOTAL ACREAGE W/IN EXISTING WOODLAND:	
TOTAL ACREAGE W/IN WOODLAND PRESERVATION:	
TOTAL ACREAGE W/IN WETLANDS:	
TOTAL ACREAGE W/IN 100 YEAR FLOODPLAIN:	
PARKING SPACES:	REQUIRED: 2 SPACES PER UNIT (1086) PROVIDED: 1086
WATER:	PUBLIC - ARTESIAN WATER
SEWER:	KENT COUNTY SANITARY SEWER DISTRICT #1
BOUNDARY SURVEY:	COMPLETED BY MORRIS & RITCHIE ASSOCIATES INC. DATED: JULY, 2006
TOPOGRAPHIC REFERENCE:	COMPLETED BY MORRIS & RITCHIE ASSOCIATES INC. DATED: AUGUST, 2006
FLOODPLAIN REFERENCE:	FEMA MAPS 10001G0245H, 10001G0261H & 10001G0263H, DATED: MAY 5, 2003
WETLAND REFERENCE:	COMPLETED BY GEO-TECHNOLOGY ASSOCIATES INC. DATED: AUGUST, 2006
BUILDING HEIGHTS:	SINGLE FAMILY HOUSES - 2 STORIES DUPLEXES - 2 OR 3 STORES TOWNHOUSES - 3 STORES



LOCATION MAP

SCALE: 1" = 2000'



SOILS MAP

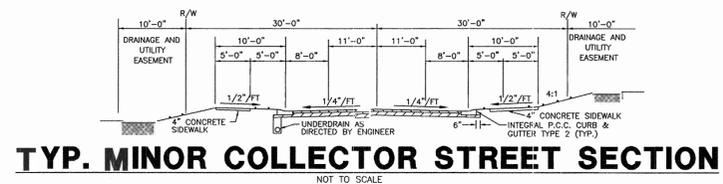
SCALE: 1" = 2000'

LEGEND

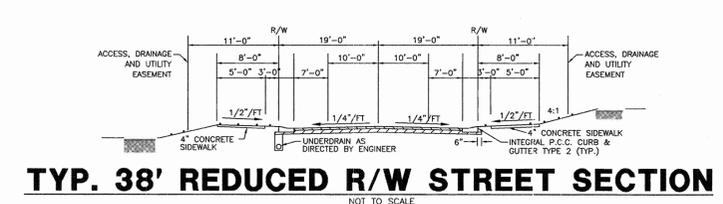
---	EXISTING PROPERTY LINE
---	EXISTING/PROPOSED R/W
---	EXISTING STREAM LINE
---	EXISTING ADJACENT PROPERTY LINE
---	PROPOSED LOT LINE

INDEX OF DRAWINGS

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SHEET 2	OVERALL SITE PLAN
SHEET 3	DETAILED PLAN
SHEET 4	DETAILED PLAN
SHEET 5	DETAILED PLAN



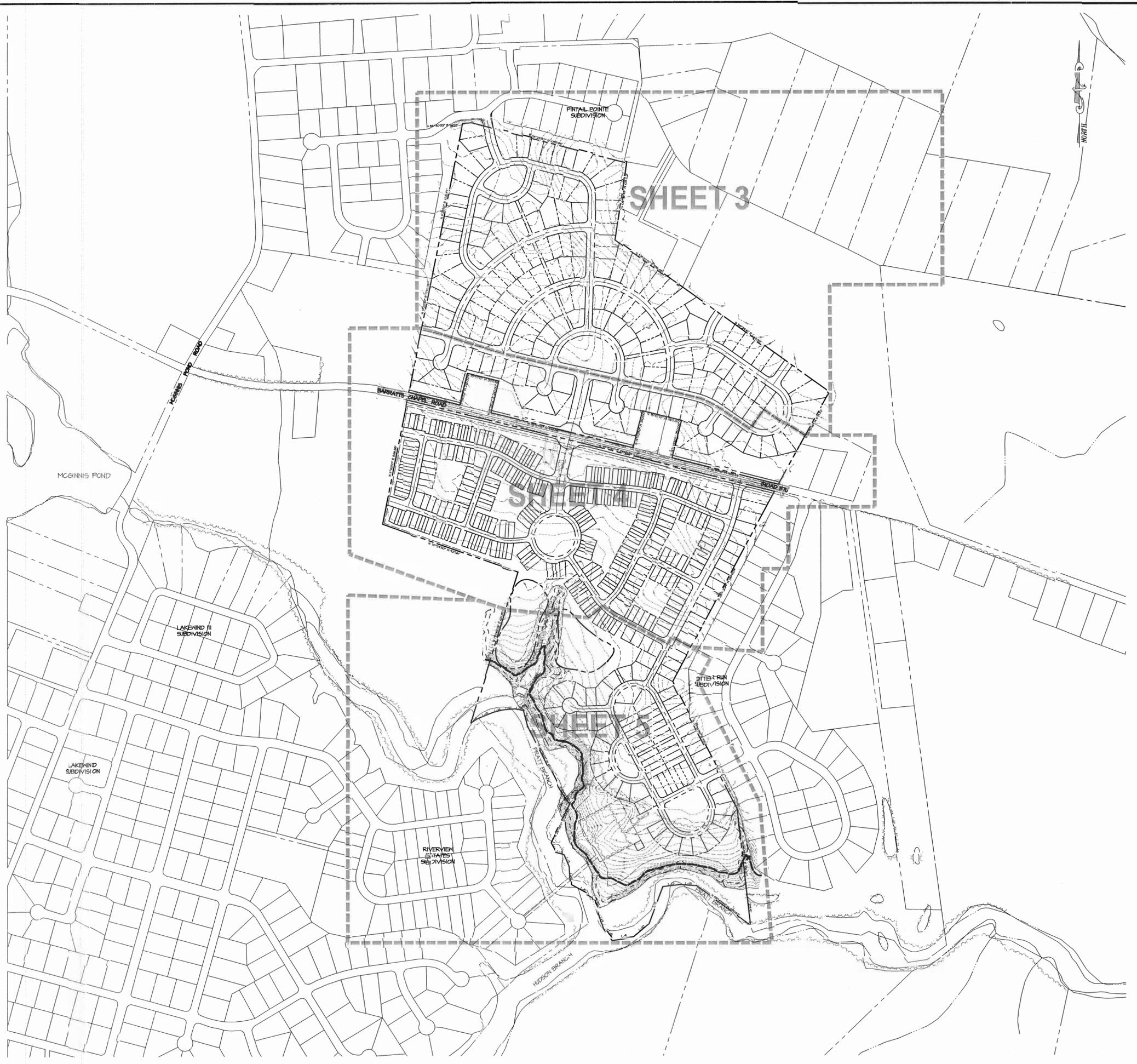
TYP. MINOR COLLECTOR STREET SECTION



TYP. 38' REDUCED R/W STREET SECTION

		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DELAWARE 19720 (302) 326-2200 FAX: (302) 326-2399 WWW.MRAGTA.COM	
		TDR SKETCH PLAN FOR STEEPLECHASE	
ENGINEER'S SEAL	SOUTH MURDERKILL HUNDRED	KENT COUNTY, DELAWARE	
DATE	REVISIONS	JOB NO.: 14563	
		SCALE: VARIES	
		DATE: 11/1/06	
		DRAWN BY: MKB	
		DESIGN BY: MKB	
		REVIEW BY: PLT	
		SHEET: 1 of 5	

SHEET 3



LINE TABLE

LINE	LENGTH	BEARING
L-1	54.04	S28°18'48"E
L-2	65.35	S73°53'20"E
L-3	82.07	S23°02'01"E
L-4	124.64	S03°46'44"E
L-5	160.70	S61°24'08"E
L-6	81.59	S22°59'59"E
L-7	132.78	S11°46'52"E
L-8	41.65	S51°58'06"E
L-9	131.28	N78°02'25"E
L-10	121.63	N51°55'08"E
L-11	258.55	N20°21'31"E
L-12	110.12	N89°40'01"E
L-13	104.23	S66°11'35"E
L-14	58.00	N58°14'58"E
L-15	102.21	N67°58'20"E
L-16	62.66	N78°52'41"E
L-17	14.68	N84°30'53"E
L-18	57.53	S78°23'05"E
L-19	106.44	S14°48'32"E

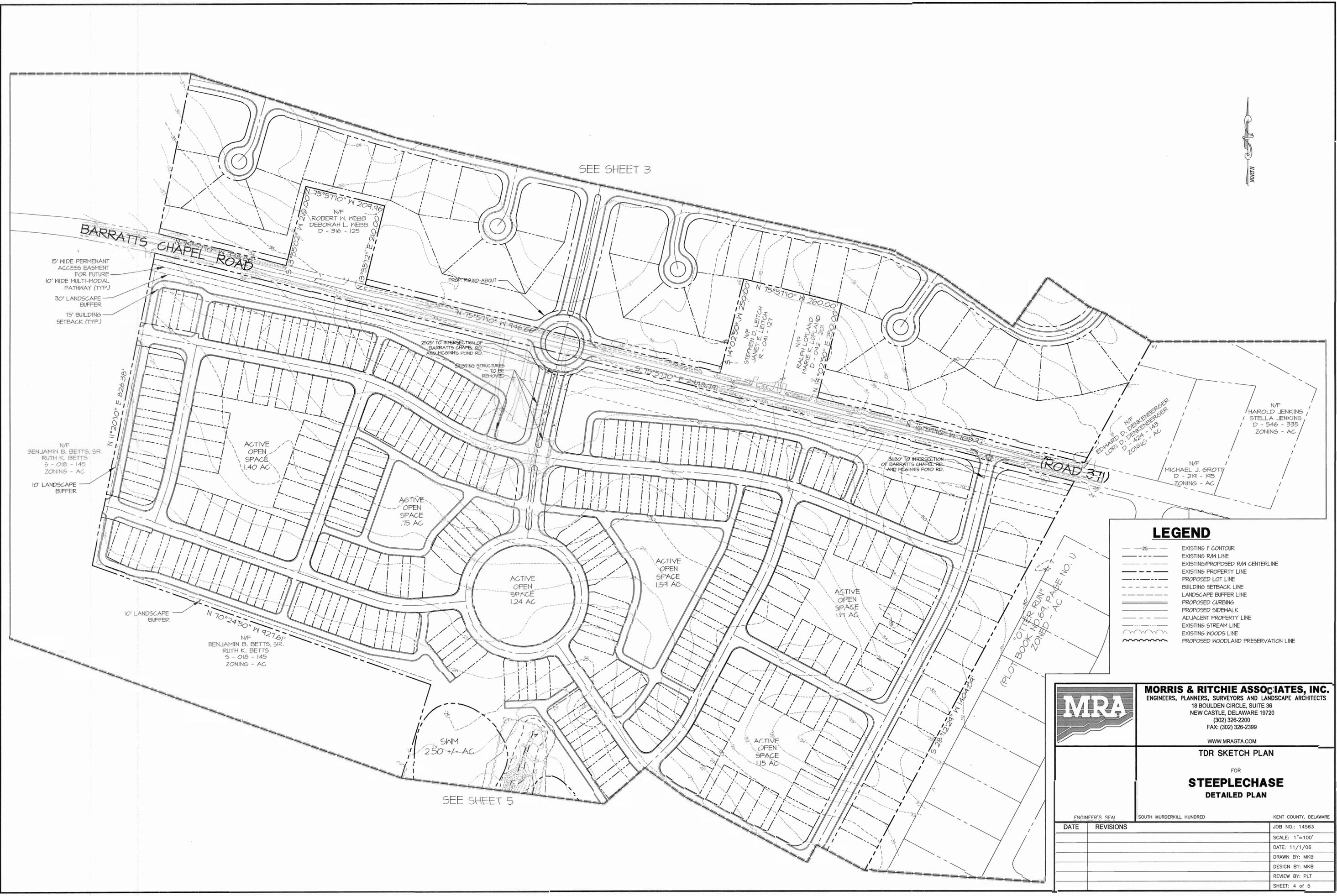
LEGEND

- 25 --- EXISTING 1' CONTOUR
- EXISTING R/W LINE
- EXISTING/PROPOSED R/W CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- ADJACENT PROPERTY LINE
- PROPOSED EDGE OF PAVEMENT LINE
- EXISTING STREAM LINE
- EXISTING WOODS LINE

	MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DELAWARE 19720 (302) 326-2200 FAX: (302) 326-2399 WWW.MRAGTA.COM	
	TDR SKETCH PLAN FOR STEEPLECHASE OVERALL PLAN	
ENGINEER'S SEAL	SOUTH MURDERKILL HUNDRED	KENT COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 14563
		SCALE: 1"=300'
		DATE: 11/1/06
		DRAWN BY: MKB
		DESIGN BY: MKB
		REVIEW BY: PLT
		SHEET: 2 of 5



SEE SHEET 3



15' WIDE PERMANENT ACCESS EASEMENT FOR FUTURE 10' WIDE MULTI-MODAL PATHWAY (TYP.)
30' LANDSCAPE BUFFER
75' BUILDING SETBACK (TYP.)

N/F BENJAMIN B. BETTS, SR.
RUTH K. BETTS
S - 018 - 145
ZONING - AC
10' LANDSCAPE BUFFER

10' LANDSCAPE BUFFER

N 70°24'50" W 927.61'
N/F BENJAMIN B. BETTS, SR.
RUTH K. BETTS
S - 018 - 145
ZONING - AC

ACTIVE OPEN SPACE
1.40 AC

ACTIVE OPEN SPACE
.75 AC

ACTIVE OPEN SPACE
1.24 AC

ACTIVE OPEN SPACE
1.54 AC

ACTIVE OPEN SPACE
.17 AC

SWM
2.50 +/- AC

ACTIVE OPEN SPACE
1.15 AC

LEGEND

- 25 --- EXISTING 1" CONTOUR
- EXISTING R/W LINE
- EXISTING/PROPOSED R/W CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- PROPOSED CURBING
- PROPOSED SIDEWALK
- ADJACENT PROPERTY LINE
- EXISTING STREAM LINE
- EXISTING WOODS LINE
- PROPOSED WOODLAND PRESERVATION LINE



MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DELAWARE 19720
(302) 326-2200
FAX: (302) 326-2399
WWW.MRAGTA.COM

TDR SKETCH PLAN

FOR STEEPLECHASE DETAILED PLAN

ENGINEER'S SEAL		SOUTH MURDERKILL HUNDRED		KENT COUNTY, DELAWARE	
DATE	REVISIONS	JOB NO.: 14563			
		SCALE: 1"=100'			
		DATE: 11/1/06			
		DRAWN BY: MKB			
		DESIGN BY: MKB			
		REVIEW BY: PLT			
		SHEET: 4 of 5			

SEE SHEET 5

PINTAIL POINT
SUBDIVISION

"PINTAIL POINT"
(PLOT BOOK NO. 15, PAGE NO. 23)
ZONED - AC

N/F
ANDREA R. CAMPBELL
BRUCE A. CAMPBELL
1 - 054 - 232
ZONING - AC

N/F
SPIROS SKOKOS
D - 360 - 091
ZONING - AC

N/F
KENNETH R. SMITH
RITA S. SMITH
S - 024 - 162
ZONING - AC

N/F
JAMES W. DONOPHAN
D - 246 - 071
ZONING - AC

N/F
JAY & ROSEMARY SMITH
D - 680 - 319
ZONING - AC

N/F
DOROTHY'S LLC
D - 623 - 196
(2ND PARCEL)
ZONING - AC

ACTIVE
OPEN
SPACE
0.88 AC

ACTIVE
OPEN
SPACE
1.52 AC

SEE SHEET 4

LEGEND

- 25--- EXISTING 1' CONTOUR
- EXISTING R/W LINE
- EXISTING/PROPOSED R/W CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- PROPOSED CURBING
- PROPOSED SIDEWALK
- ADJACENT PROPERTY LINE
- EXISTING STREAM LINE
- EXISTING WOODS LINE
- PROPOSED WOODLAND PRESERVATION LINE



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TDR SKETCH PLAN

FOR
STEEPLECHASE
DETAILED PLAN

ENGINEER'S SEAL	SOUTH MURDERKILL HUNDRED	KENT COUNTY, DELAWARE
DATE	REVISIONS	JOB NO.: 14563
		SCALE: 1"=100'
		DATE: 11/1/06
		DRAWN BY: MKB
		DESIGN BY: MKB
		REVIEW BY: PLT
		SHEET: 3 of 5



N/F
BENJAMIN B. BETTS, SR.
RUTH K. BETTS
S - O18 - 145
ZONING - AG

EXISTING
WOODLINE (TYP.)

WETLANDS
25' WETLAND
BUFFER (TYP.)
100 YEAR FEMA
FLOODPLAIN
EL. 9' (TYP.)

100' TIDAL MARSH
RIPARIAN BUFFER (TYP.)

RIVERVIEW
ESTATES
SUBDIVISION
"RIVERVIEW ESTATES, SEC. II"
(PLOT BOOK NO. 74, PAGE NO. 15)

SEE SHEET 3

OTTER RUN
SUBDIVISION
"OTTER RUN"
(PLOT BOOK NO. 69, PAGE NO. 1)

ACTIVE
OPEN
SPACE
0.49 AC

ACTIVE
OPEN
SPACE
1.31 AC

ARTESIAN WATER
COMPANY EASEMENT

PROPOSED WOODLAND
PRESERVATION LINE (TYP.)

PROPOSED
WOODLINE (TYP.)

LEGEND

- 25' ——— EXISTING 1' CONTOUR
- EXISTING R/W LINE
- EXISTING/PROPOSED R/W CENTERLINE
- EXISTING PROPERTY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE
- LANDSCAPE BUFFER LINE
- PROPOSED CURBING
- PROPOSED SIDEWALK
- ADJACENT PROPERTY LINE
- EXISTING STREAM LINE
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		MORRIS & RITCHIE ASSOCIATES, INC. ENGINEERS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS 18 BOULDEN CIRCLE, SUITE 36 NEW CASTLE, DELAWARE 19720 (302) 326-2200 FAX: (302) 326-2399 WWW.MRAGTA.COM	
		TDR SKETCH PLAN FOR STEEPLECHASE DETAILED PLAN	
ENGINEER'S SEAL	SOUTH MURDERKILL HUNDRED	KENT COUNTY, DELAWARE	
DATE	REVISIONS	JOB NO.: 14563	
		SCALE: 1"=100'	
		DATE: 11/1/06	
		DRAWN BY: MKB	
		DESIGN BY: MKB	
		REVIEW BY: PLT	
		SHEET: 5 of 5	

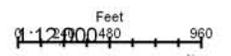
Preliminary Land Use Service (PLUS)

Steeplechase & Reserve at Steeplechase
2006-12-05

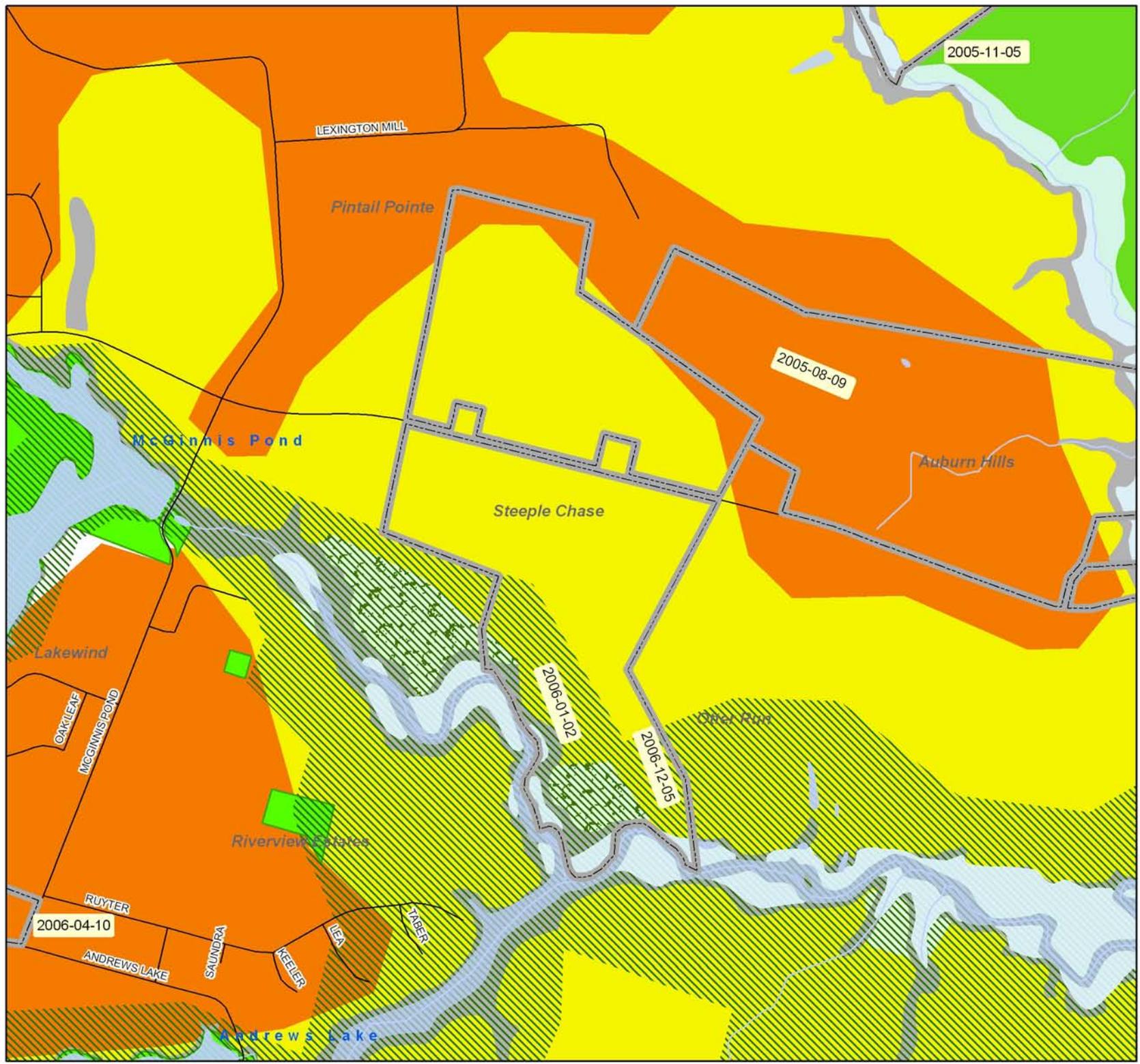
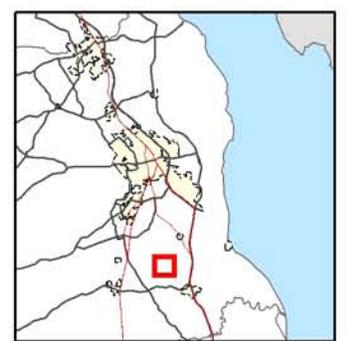
-  Project Area
-  Municipalities
-  Purchased Dev. Rights
-  Ag District
-  Public Owned/Protected
-  Forestry Easements
-  Delaware State Forests
-  Working Forests
-  Highest Value Agriculture

Strategies

-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Nat. Res. & Rec. Priorities
-  Out of Play
-  Area of Dispute
-  Area of Study
-  Env. Sens. Dev. (Sussex)

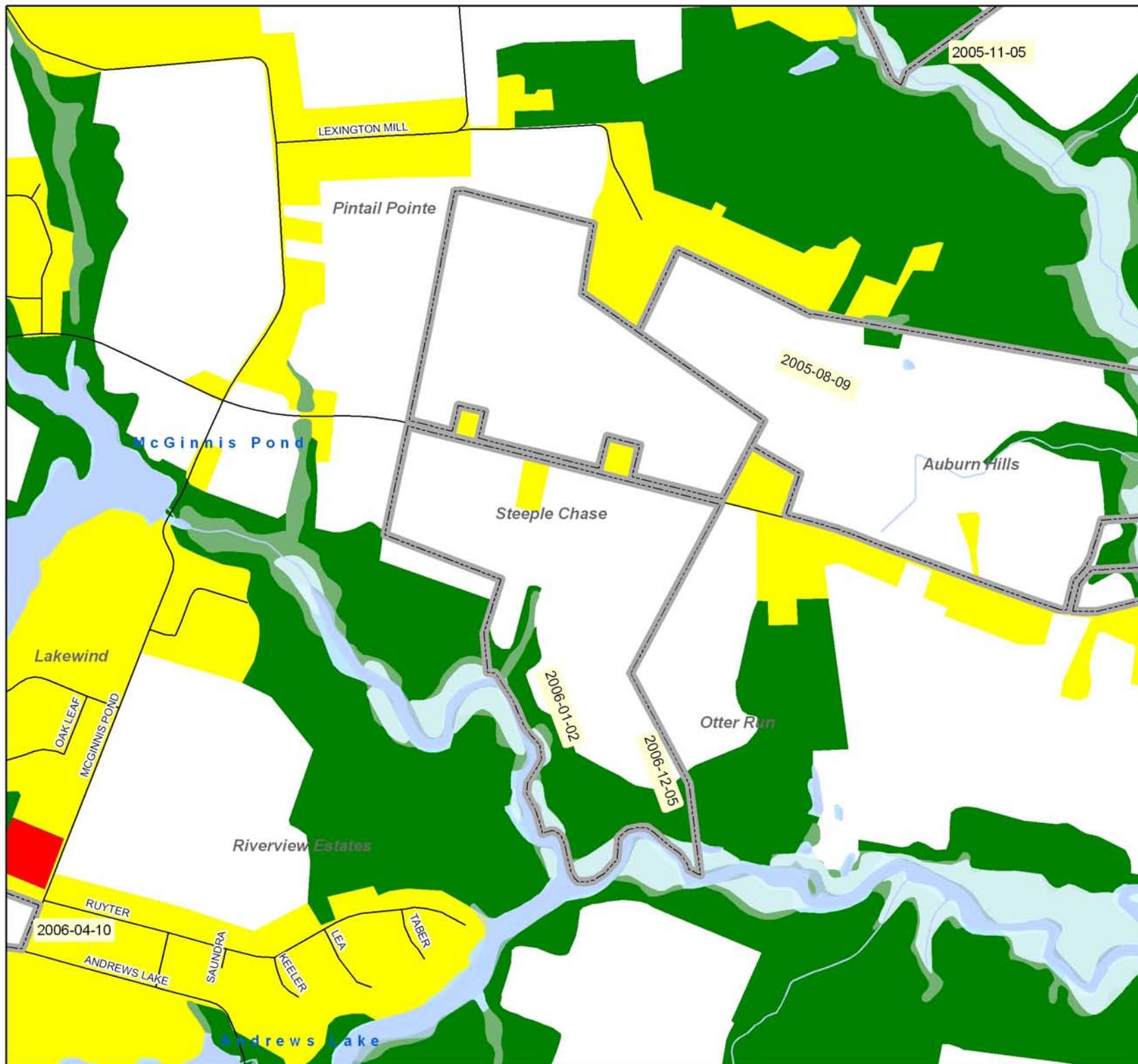


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Preliminary Land Use Service (PLUS)

Steeplechase & Reserve at Steeplechase
2006-12-05

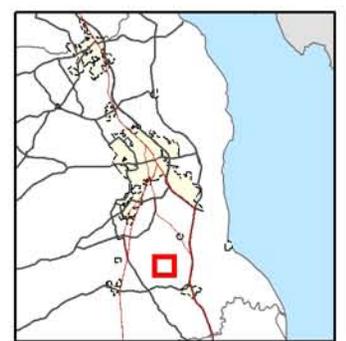


- Project Area
- Municipalities
- 2002 Land Use/Land Cover**
- Residential
- Commercial/Urban
- Industrial
- Trans./Comm./Utilities
- Institutional/Governmental
- Recreational
- Agriculture
- Scrub/Clear Cut
- Forest
- Water
- Wetlands/Wet Woods
- Beach/Sandy Area
- Extraction/Transition

Feet
0 480 960

Delaware Office of State Planning Coordination
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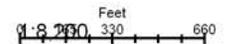
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Preliminary Land Use Service (PLUS)

Steeplechase &
Reserve at Steeplechase
2006-12-05

-  Project Area
-  Municipalities



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