

Preliminary Land Use Service PLUS

Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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): 2010-05-04

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 3

1. Project Title/Name: Silver Maple Farm
2. Location (please be specific): South side of Bayview Road, East of Maplevue Subdivision
3. Parcel Identification #: 1301430227 - 1301430392 and 13019101
4. County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation? N/A
6. Owner's Name: Silver Maple Farms, Inc.

Address: 10 Adel Drive

City: Newark State: Delaware Zip: 19702

Phone : (302) 453-8286 Fax: Email: bbaker@a-del.com
7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): Barry Baker

Address: 10 Adel Drive

City: Newark State: Delaware Zip: 19702

Phone : (302) 453-8286 Fax: (302) 453-9550 Email: bbaker@a-del.com
8. Project Designer/Engineer: Thomas A. Coleman II, PE

Address: 17 Polly Drummond Center

City: Newark State: Delaware Zip: 19711

Phone : (302) 369-2900 Fax: (302) 369-2975 Email: tcoleman@karinsengineering.com
9. Please Designate a Contact Person, including phone number, for this Project: Tom Coleman - 302-369-2900

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with comprehensive plan
 Subdivision Site Plan Review

11. Brief Explanation of Project being reviewed:

300 Unit (Detached), Age Restricted Open Space Subdivision. This parcel was previously approved for a 205 unit residential subdivision.

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.

N/A, no prior LUPA or PLUS reviews

12. Area of Project (Acres +/-):

197.24

Number of Residential Units:

300

Commercial square footage:

0

13. Present Zoning:

S

14. Proposed Zoning:

S

15. Present Use:

Agricultural Use

16. Proposed Use:

Residential Subdivision

17. Water:

Central (Community system)

Individual On-Site

Public (Utility)

Will a new public well be located on this site?

Yes

No

Service Provider Name:

Tidewater Utilities

18. Wastewater:

Central (Community system)

Individual On-Site

Public (Utility)

Will a new community wastewater system be located on this site?

Yes

No

Service Provider Name:

New Castle County

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

Age restricted

20. Environmental impacts:

Minor disturbance of young forests, riparian buffers, steep slopes and drainageways

How many forested acres presently on-site?

10.87

How many forested acres will be removed?

2.75

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

34.4

Non-tidal

Acres

1.13

If "yes," have the wetlands been delineated?

Yes

No

Has the Army Corps of Engineer 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:

N/A - No Impacts, majority of wetlands are Tidal Marsh and will remain undisturbed

How close do you anticipate ground disturbance to wetlands, stream, wells, or waterbodies?

As close as 7' to wetlands in places for sewer line installation. Otherwise, 50' minimum separation.

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:

Primarily bioswales with some bioretention

23. Is open space proposed? Yes No If "Yes," how much? Acres: 100

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

Active and passive recreation, undisturbed natural habitat and stormwater management.

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:

1378

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 1%

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.

All undeveloped land adjacent to the property is currently in farmland preservation

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

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: N/A Phone number: N/A

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 Barry John Baker

Digitally signed by Barry John Baker
DN: cn=Barry John Baker, o=Silver Maple Farms, email=bbaker@-del, c=US
Date: 2010.04.23 09:17:40 -04'00'

Date/Time Field April 22, 2010

Signature of Person Completing form (if different than property owner)

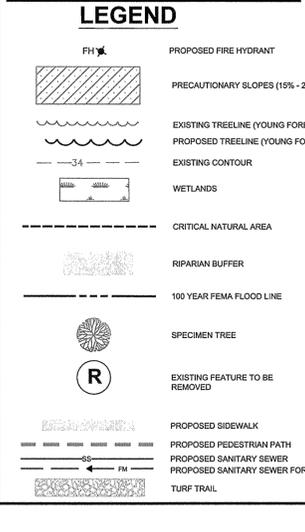
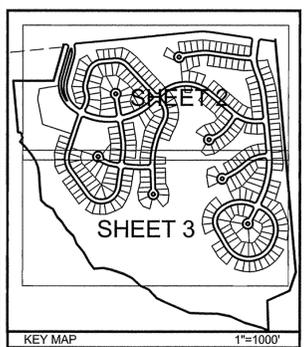
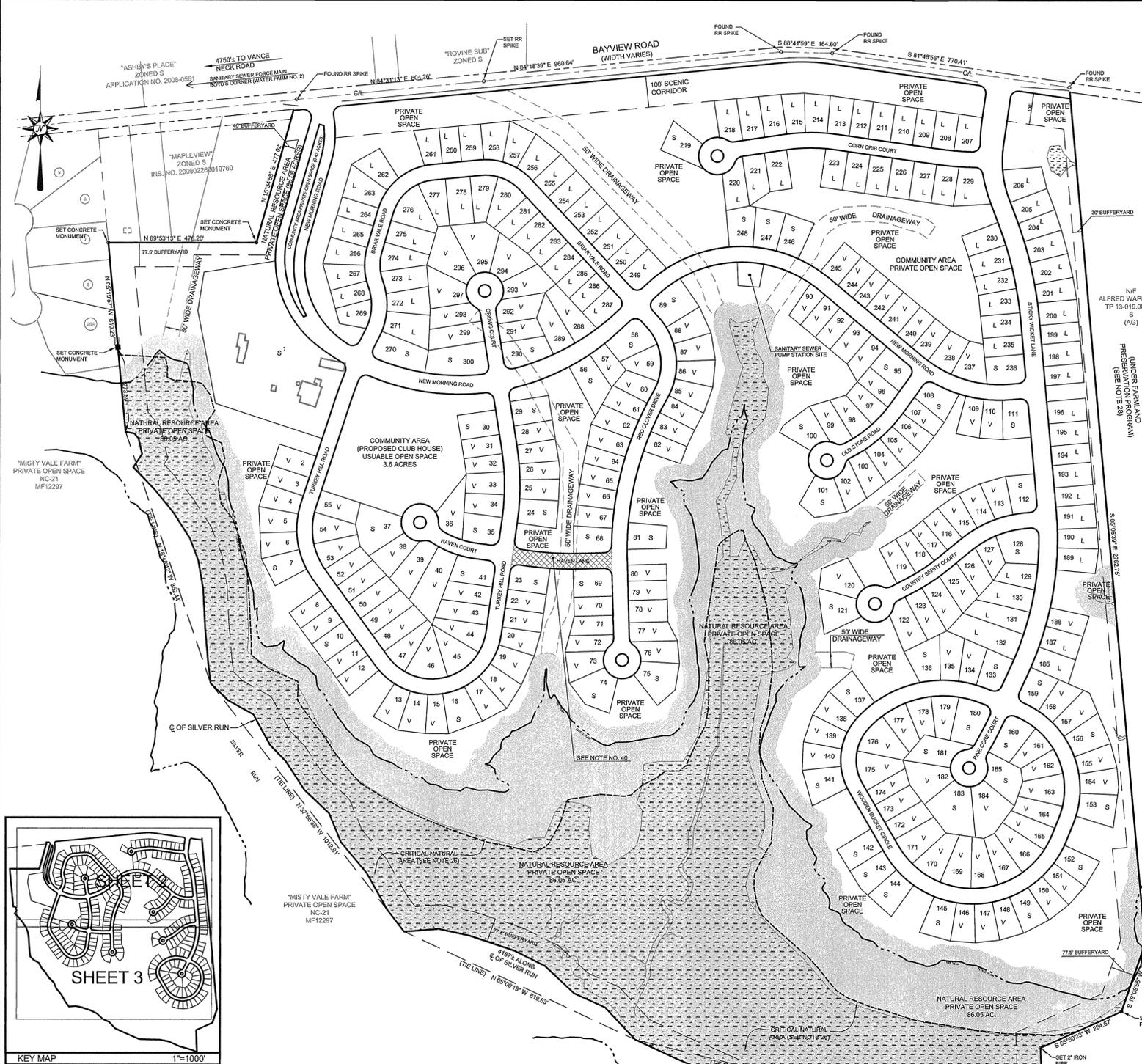
Thomas A. Coleman II

Digitally signed by Thomas A. Coleman II
DN: cn=Thomas A. Coleman II, o=Karins and Associates, ou, email=tcoleman@karinsengineering.com, c=US
Date: 2010.04.22 08:23:29 -04'00'

Date/Time Field Apr 22, 2010

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. If electronic signature is not attached, 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.**



UNIT TYPE KEY

18% (53)	S	TYPICAL SINGLE FAMILY DETACHED LOT
30% (90)	L	TYPICAL LOT LINE LOT 7,300 S.F. MINIMUM LOT AREA - 28 LOTS (31%) 8,000 S.F. MINIMUM LOT AREA - 62 LOTS (69%)
52% (157)	V	TYPICAL VILLAGE LOT
100% (300)		

CERTIFICATION OF ACCURACY

I, BRUCE M. BUKER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING _____ DATE _____

CERTIFICATION OF OWNERSHIP

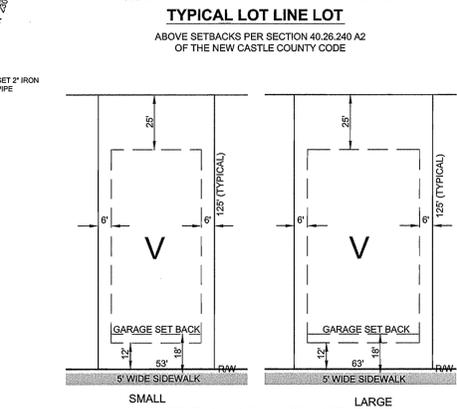
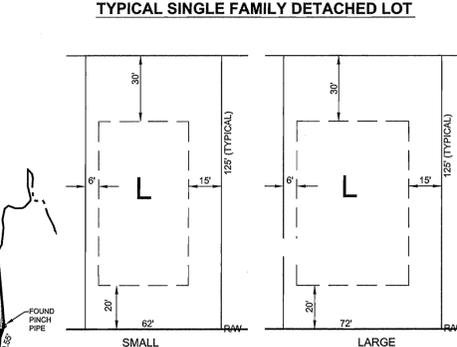
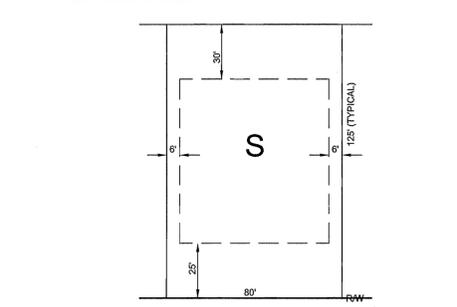
HEREBY CERTIFY THAT SILVER MAPLE FARM, INC. IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UDC.

PRESIDENT	DATE
APPROVED _____	DATE _____

CERTIFICATION OF PLAN APPROVAL

APPROVED _____	DATE _____	BY _____	GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY
APPROVED _____	DATE _____	BY _____	COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEAN OUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. A MAINTENANCE ESCROW FEE IN THE AMOUNT OF _____ HAS BEEN CALCULATED BY THE DEPARTMENT OF SPECIAL SERVICES WHICH SHALL BE PAID UPON ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR PRIVATE OPEN SPACE AND COMMON FACILITIES MAINTENANCE PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE. THE FUNDS SHALL BE PLACED IN AN INTEREST BEARING ESCROW ACCOUNT AND SHALL BE EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE _____ DOLLARS PER LOT SHOWN ON THIS PLAN OR SUBSEQUENT PLAN.
- ALL LOCATIONS WHERE SEEDING IS REQUIRED, THE DEVELOPER MUST PROVIDE SEED AND FERTILIZER TICKETS PRIOR TO THE TRANSFER OF THE OPEN SPACE.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT NO. _____
- THE RECORD PLAN FOR THIS APPLICATION WILL SUPERSEDE, IN PART, THE RECORD MAJOR SUBDIVISION PLAN FOR 'SILVER MAPLE FARM' RECORDED JANUARY 9, 2008 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200801090002185.
- A BOARD OF ADJUSTMENT APPLICATION (APP. NO. _____) TO GRANT THE FOLLOWING VARIANCE FROM N.C.C. U.D.C. TABLE 40.04.130 FOR THE MINIMUM NUMBER OF DWELLING TYPES IN THE 'S' ZONING DISTRICT WAS APPROVED BY THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT ON _____
- STREETS DEPICTED ARE AS RECORDED ON INSTRUMENT NO. 200801090002185, EXCEPT STREETS CROSSED HATCHED ARE ADDITIONAL PROPOSED.



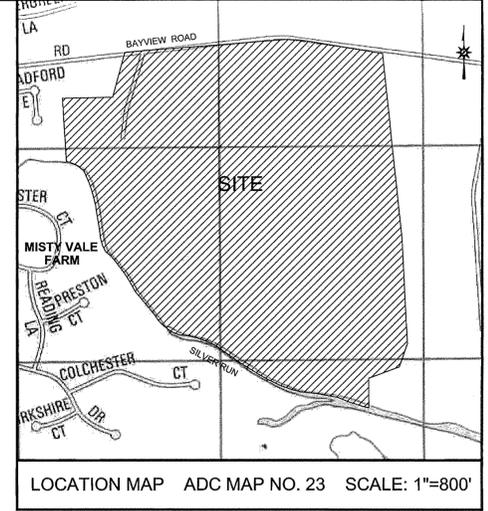
SUBDIVISION NATURAL RESOURCE PROTECTION TABLE

	GROSS AREA	PROTECTION REQUIRED	PROVIDED (VAL OPEN SPACE)	DISTURBANCE (ALLOWED BY U.D.C.)	AREA OF ACTUAL DISTURBANCE
RIPIARIAN BUFFER	61.50 ACRES	61.50 ACRES (100%)	61.50 ACRES	0.00 ACRES	0.00 ACRES
WETLANDS	35.58 ACRES	35.58 ACRES (100%)	35.58 ACRES	0.00 ACRES	0.00 ACRES
YOUNG FOREST	10.87 ACRES	5.44 ACRES (50%)	8.13 ACRES	0.43 ACRES	2.74 ACRES
FLOODPLAIN	50.81 ACRES	50.81 ACRES (100%)	50.81 ACRES	0.00 ACRES	0.00 ACRES
DRAINAGE WAY	4.00 ACRES	1.80 ACRES (45%)	2.12 ACRES	2.40 ACRES	1.88 ACRES
PRECAUTIONARY STEEP SLOPES	0.75 ACRES	0.36 ACRES (48%)	0.70 ACRES	0.37 ACRES	0.06 ACRES
CRITICAL NATURAL AREA	35.17 ACRES	8.79 ACRES (25%)	35.17 ACRES	26.38 ACRES	0.00 ACRES

* DISTURBANCE WITHIN ZONE 2 OF THE RIPIARIAN BUFFER FOR STORMWATER MANAGEMENT PRACTICES (TABLE 10.210, PERMITTED USE)
 * INSTALLATION OF SANITARY SEWER WITHIN ZONE 1/2 OF RIPIARIAN BUFFER (TABLE 10.210, LIMITED USE)
 OPEN SPACE REQUIRED (60.0%) = 88.62 ACRES
 OPEN SPACE PROVIDED (63.9%) = 106.15 ACRES

- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SANITARY SEWER EASEMENTS SHOWN ON THIS PLAN.
- SUBDIVISION STREETS:
 - ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND WILL BE SUBJECT TO THEIR APPROVAL.
 - ALL RIGHTS-OF-WAY ARE DEDICATED TO PUBLIC USE.
- 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 MAINTENANCE RESPONSIBILITY UNTIL THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
- NO DEBRIS IS TO BE BURIED OR DISPOSED OF ON THIS SITE.
- ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY ACCESS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING AND/OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR, COMMENCING WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- SIDEWALKS SHALL BE PROVIDED ON BOTH SIDES OF ALL PROPOSED INTERIOR RIGHTS OF WAY, AS SHOWN AND DEPICTED ON THESE PLANS. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND SHALL BE CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- DELINING MATERIAL TECHNICAL REPORT Y-27-1 REFER TO THE SATISFACTION OF THE STATE.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS, SPRINKLER STANDPIPE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION RULES AND REGULATIONS, JUNE 2003.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS, SPRINKLER STANDPIPE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION RULES AND REGULATIONS, JUNE 2003.
- THE WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TECHNICAL REPORT Y-87-1 REFER TO THE WETLANDS REPORT PREPARED BY JAMES C. MCCULLY IV, ENVIRONMENTAL CONSULTANTS, DATED JANUARY, 2004.
- A PORTION OF THIS SITE LIES WITHIN A 100-YEAR FLOODPLAIN PURSUANT TO FEMA MAP NOS. 1000303010A AND 1000303030J, DATED JANUARY 17, 2007. A FLOOD STUDY HAS BEEN PERFORMED FOR THIS PARCEL AND A LOMR APPROVAL HAS BEEN OBTAINED BY FEMA. THE 100-YEAR FLOOD FLOOD PLAIN DEPICTED ON THIS PLAN IS PURSUANT TO A FLOOD STUDY PREPARED BY KARINS AND ASSOCIATES, DATED NOVEMBER 2004, ON AUGUST 28, 2006, FEMA APPROVED A LETTER OF MAP REVISION (LOMR) FOR SILVER RUN, CASE NO. 08-05-8010P.
- NO PORTION OF THIS SITE LIES WITHIN WATER RESOURCE PROTECTION AREAS PURSUANT TO WRPA MAP FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DE MAP 2 OF 5, 1993, REVISED FEBRUARY 2006.
- FOR MAINTENANCE OF COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, LANDSCAPED AREAS WITHIN OPEN SPACE, AND STORMWATER MANAGEMENT AREAS AS SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED SEPTEMBER 24, 2007, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200707020-0083499.
- A LANDSCAPE PLAN PREPARED BY DESIGN, ETC. LAST REVISION DATE _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND CRITICAL NATURAL AREAS WERE FOUND TO EXIST. CRITICAL NATURAL AREAS SHOWN ON THIS PLAN IS PURSUANT TO INFORMATIONAL MAPPING RECEIVED FROM DELAWARE DIVISION OF PARKS AND RECREATION, DNREC.
- THIS SITE IS BEING DEVELOPED PURSUANT TO ITS 'S' ZONING WHICH THE AGE RESTRICTED OPEN SPACE PLANNED DEVELOPMENT OPTION.
- FOR ALL LOTS LOCATED, IN WHOLE OR IN PART, WITHIN THREE HUNDRED (300) FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, THE OWNER/DEVELOPER SHALL PROVIDE IN THE DEED, LEASE OR AGREEMENT OF SALE FOR SUCH RESIDENTIAL LOT OR DWELLING UNIT, THE FOLLOWING NOTICE: "THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL PRESERVATION DISTRICT IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY STATUS. IT CAN BE ANTICIPATED THAT SUCH 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 IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES."
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- ALL STRUCTURES SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED NOT LESS THAN EIGHTEEN (18) INCHES ABOVE THE ONE-HUNDRED (100) YEAR FLOODPLAIN, ELEVATION 9.00 (NAVD88).
- A TRAFFIC IMPACT STUDY (TIS) WAS PREPARED FOR THIS PROJECT BY KARINS AND ASSOCIATES, CONSULTING ENGINEERS, DATED OCTOBER, 2004. DELOTT REVIEWED AND APPROVED THE TIS BY LETTERS DATED DECEMBER 28, 2004, AND MARCH 11, 2005. BASED ON DELOTT'S REVIEW COMMENTS AND FURTHER DISCUSSIONS, THE FOLLOWING SHALL APPLY:
 - PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION, THE DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELOTT FOR THE INTERSECTION OF BAYVIEW ROAD AND U.S. ROUTE 13. THE AGREEMENT MAY INCLUDE PEDESTRIAN SIGNALS, CROSSWALKS, ADDITIONAL SIGNAL HEADS, AND INTERCONNECTION AT DELOTT'S DISCRETION.
 - PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION, THE DEVELOPER SHALL ENTER INTO A RECONSTRUCTION AGREEMENT WITH DELOTT FOR THE DESIGN AND CONSTRUCTION OF THE INTERSECTION IMPROVEMENTS FOR THE INTERSECTION OF ROUTE 13 / BAYVIEW ROAD / GREYLAG ROAD.
 - THE DEVELOPER IS REQUIRED TO WIDEN BAYVIEW ROAD ALONG THE PROJECT'S SITE FRONTAGE TO MEET DELOTT'S LOCAL ROAD STANDARDS. THE WIDENING SHALL INCLUDE TWO ELEVEN-FOOT TRAVEL LANES AND TWO FIVE-FOOT SHOULDERS.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 25.300 OF THE COUNTY CODE.

THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PARCEL INTO 300 RESIDENTIAL BUILDING LOTS, PRIVATE OPEN SPACE, CLUB HOUSE, PUMP STATION AND DEDICATED PUBLIC RIGHTS OF WAY.



PLAN DATA

1. APPLICATION NUMBER	2010-0251s
2. TAX PARCEL NUMBER	13-014-30-227 THRU 392; 13-019-10-142 THRU 193
3. SOURCE OF TITLE	INSTRUMENT NO. 200506100056874
4. EXISTING ZONING	S
5. THE TOPOGRAPHY DEPICTED ON THIS PLAN WAS DERIVED FROM AN AERIAL SURVEY PERFORMED BY WINGS AERIAL MAPPING CO., INC., JANUARY 2004.	
6. SUBDIVISION DATA	
BASE SITE AREA	197.24 +/- ACS.
AREA IN LOTS	70.88 +/- ACS.
AREA IN PUBLIC R/W	20.07 +/- ACS.
AREA IN PRIVATE OPEN SPACE (COMMUNITY)	20.10 +/- ACS.
AREA IN PRIVATE OPEN SPACE (NATURAL RESOURCE)	86.05 +/- ACS.
AREA DEDICATED TO NCC FOR PUMP STATION	0.14 +/- ACS.
7. TOTAL NO. OF LOTS	300
8. DATUM: NAVD 88	
BENCH MARK: NGS STATION 'GPS NC4' ELEV. 67.58	
9. LENGTH OF PREVIOUSLY RECORDED STREETS (INS. NO. 200801090002185)	30' WIDE R/W 352 LF 35' WIDE R/W 628 LF 50' WIDE R/W 11,653 LF 60' WIDE R/W 2,250 LF 80' WIDE R/W 130 LF
LENGTH OF PROPOSED STREET (THIS PLAN)	VARIABLE WIDTH R/W 1,168 LF 50' WIDE R/W 320 LF
10. POSTAL ADDRESSES: MIDDLETOWN, DELAWARE 19709 (ASSIGNED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE)	
11. WATER SUPPLY: TIDELWATER UTILITIES DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.	
12. SEWERAGE: NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.	
13. SANITARY SEWER FLOW DATA: AVERAGE DAILY FLOW: 300 LOTS X 300 GPD = 90,000 GPD PEAK FLOW: 4 X 90,000 GPD = 360,000 GPD	
14. EASEMENTS: A) A SIX FOOT WIDE EASEMENT ON EACH SIDE AND REAR LOT LINE SHOWN ON THIS PLAN AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON SAID PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT. B) UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE ROAD SHALL BE CREATED WHERE A SANITARY SEWER OR A DEDICATED PUBLIC RIGHT-OF-WAY, A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.	

EXPLORATORY SKETCH MAJOR SUBDIVISION PLAN FOR SILVER MAPLE FARM

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Karins and Associates
 ENGINEERS • PLANNERS • SURVEYORS
 NEWARK, DE • MILLSBORO, DE
 www.karinsengineering.com

17 ROLLY DRUMMOND CENTER • SUITE 201
 NEWARK, DELAWARE 19711
 PHONE: (302) 369-2300 FAX: (302) 369-2975

2645 DUPONT BOULEVARD
 MILLSBORO, DELAWARE 19966
 PHONE: (302) 934-9656 FAX: (302) 934-9679

OWNER/DEVELOPER:
 SILVER MAPLE FARMS INC.
 10 ADEL DRIVE
 NEWARK, DE 19702
 (302) 453-8286

SURVEY BY: WINGS AERIAL TOPO

DESIGNED BY: G.R.C., B.M.B., T.M.A.

DRAWN BY: G.C., M.L.

CHECKED BY: T.M.A.

APPROVED: _____
 PROFESSIONAL ENGINEER

SCALE: 1" = 200'

DATE: 4/21/10 SHEET 1 OF 3

DRAWING NO. 1876-1-R01

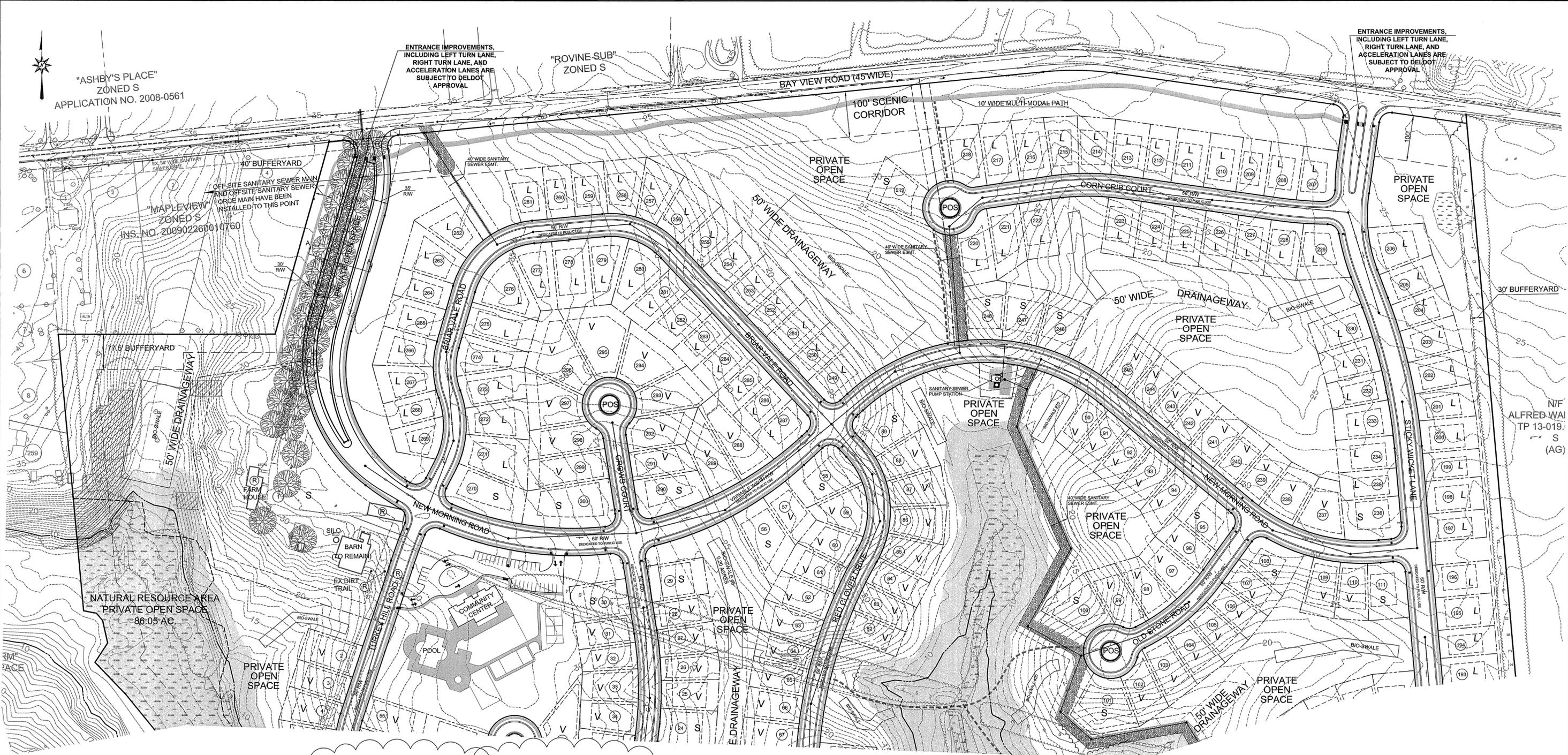


"ASHBY'S PLACE"
ZONED S
APPLICATION NO. 2008-0561

ENTRANCE IMPROVEMENTS,
INCLUDING LEFT TURN LANE,
RIGHT TURN LANE, AND
ACCELERATION LANES ARE
SUBJECT TO DELDOT
APPROVAL

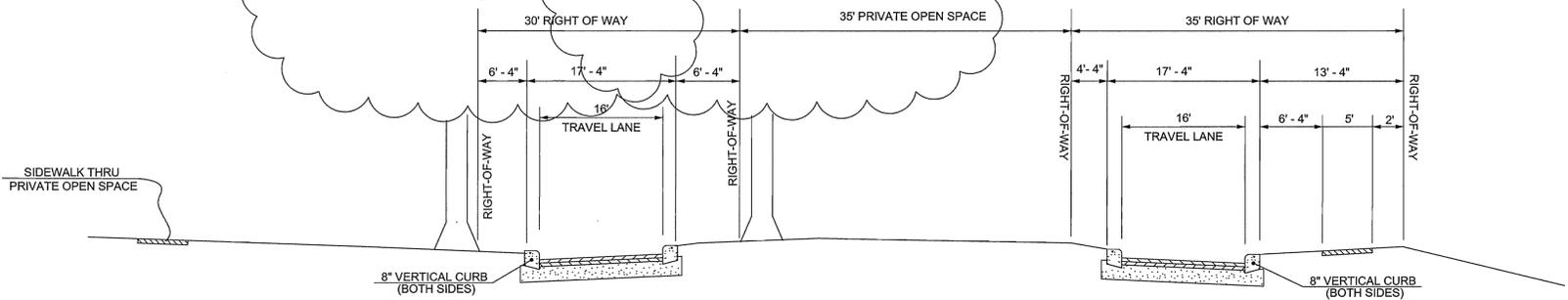
"ROVINE SUB"
ZONED S

ENTRANCE IMPROVEMENTS,
INCLUDING LEFT TURN LANE,
RIGHT TURN LANE, AND
ACCELERATION LANES ARE
SUBJECT TO DELDOT
APPROVAL



WESTERLY ROW OF SILVER MAPLE
SPECIMEN TREES TO REMAIN
(EXCEPT AS NOTED BY (R))

EASTERLY ROW OF SILVER MAPLE
SPECIMEN TREES TO REMAIN
(EXCEPT AS NOTED BY (R))



SECTION A-A
NOT TO SCALE

**EXPLORATORY SKETCH
MAJOR SUBDIVISION PLAN
FOR
SILVER MAPLE FARM**
SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE • MILLSBORO, DE
www.karinsengineering.com

17 ROLLY DRUMMOND CENTER • SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

28433 DUPONT BOULEVARD
MILLSBORO, DELAWARE 19966
PHONE: (302) 934-9656 FAX: (302) 934-9679

OWNER/DEVELOPER:
SILVER MAPLE FARMS INC.
10 ADEL DRIVE
NEWARK, DE 19702
(302) 453-6286

APPROVED: _____
PROFESSIONAL ENGINEER

SURVEY BY: WINGS AERIAL TOPO
DESIGNED BY: G.R.C., B.M.B., T.M.A.
DRAWN BY: GC, ML
CHECKED BY: T.M.A.

SCALE: 1" = 100'
DATE: 4/21/10
DRAWING NO. 1876-1-R02

N/T
ALFRED WAI
TP 13-019
S
(AG)

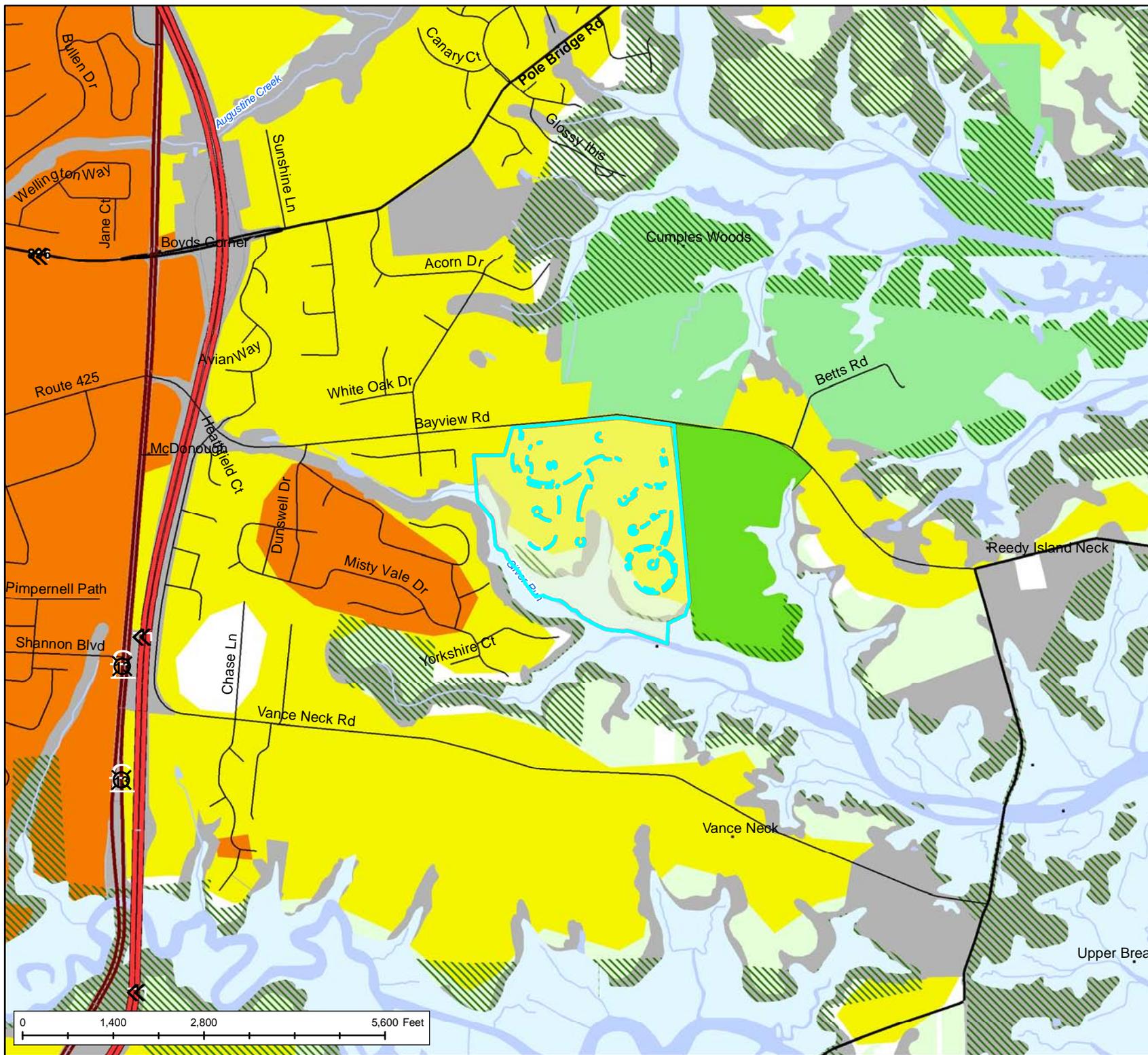


**EXPLORATORY SKETCH
MAJOR SUBDIVISION PLAN
FOR
SILVER MAPLE FARM**
SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

date	 Karins and Associates ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE • MILLSBORO, DE www.karinsengineering.com	
	17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 390-2900 FAX: (302) 369-2975	28433 DUPONT BOULEVARD MILLSBORO, DELAWARE 19966 PHONE: (302) 934-9556 FAX: (302) 934-9679
checked	OWNER/DEVELOPER: SILVER MAPLE FARMS INC. 10 ADEL DRIVE NEWARK, DE 19702 (302) 453-8286	
revisions	SURVEY BY: WINGS AERIAL TOPO	
	DESIGNED BY: G.R.C., B.M.B., T.M.A.	
	DRAWN BY: GC, ML	
	APPROVED: _____ PROFESSIONAL ENGINEER	SCALE: 1" = 100' 
	CHECKED BY: T.M.A.	DATE: 4/2/10 SHEET 3 OF 3 DRAWING NO. 1876-1-R03

Preliminary Land Use Service (PLUS)

Silver Maple Farm
2010-05-04

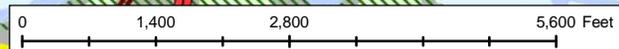


- Project Areas
 - Municipalities
 - Purchased Dev. Rights
 - Ag District
 - Public Owned/Protected
 - Forestry Easements
 - Delaware State Forests
 - Working Forests
 - Highest Value Agriculture
- State Strategies**
- Level 1
 - Level 2
 - Level 3
 - Level 4
 - Nat. Res. & Rec. Priorities
 - Out of Play
 - Area of Dispute
 - Area of Study
 - Env. Sens. Dev. (Sussex)

1:24,000

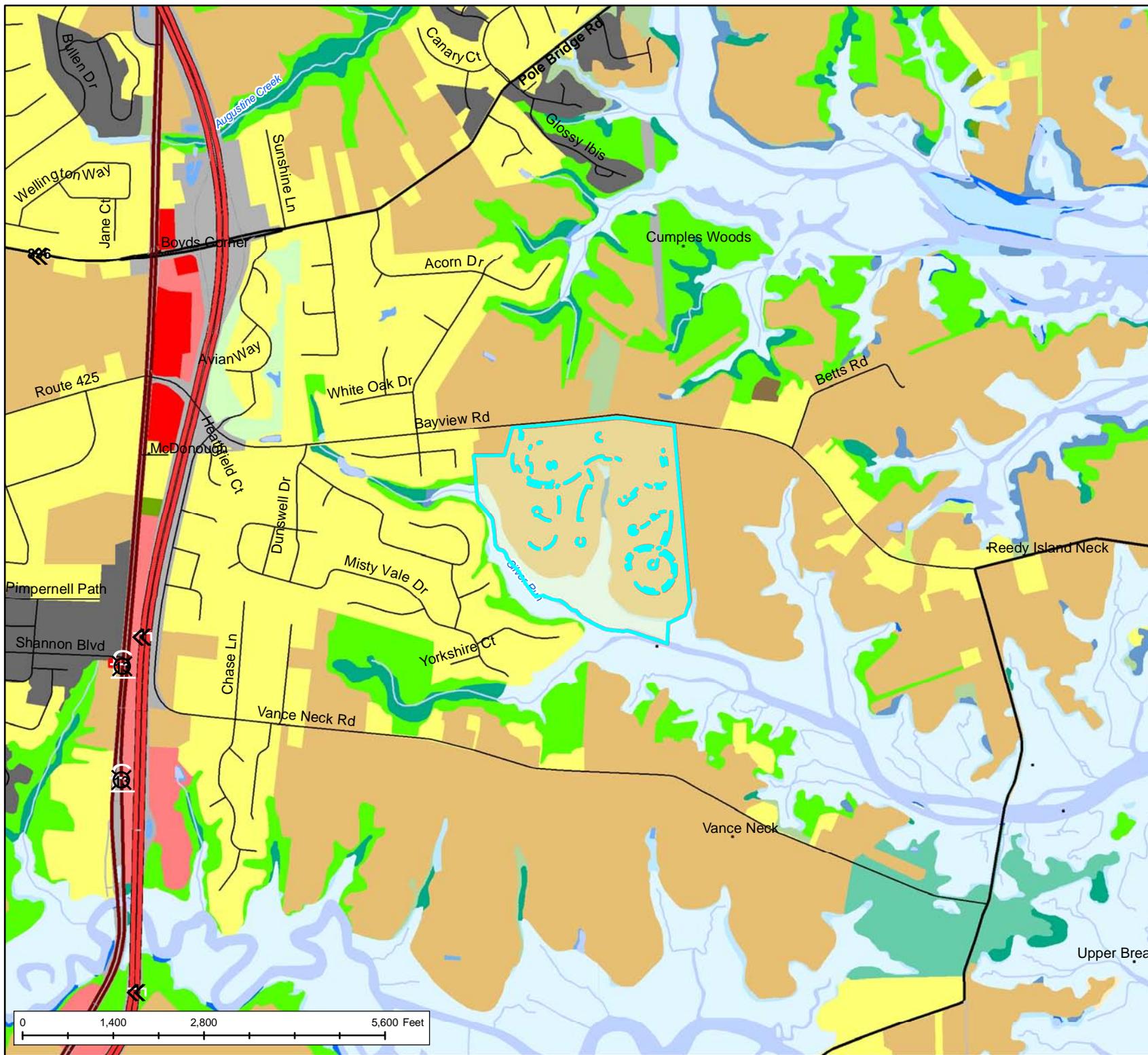


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stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Silver Maple Farm
2010-05-04

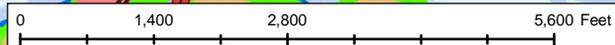
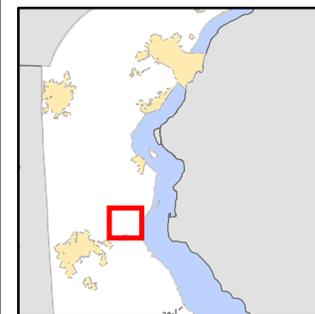


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- 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

1:24,000



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Preliminary Land Use Service (PLUS)

Silver Maple Farm
2010-05-04

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



1:7,131



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