

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): 2010-06-02

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): Level 2

1. Project Title/Name: MERIDIAN CROSSING II

2. Location (please be specific): NORTH SIDE OLD PORTER RD EAST OF PORTER RD

3. Parcel Identification #: 10-052.10-043 thru 10-052.10-097

4. County or Local Jurisdiction Name: where project is located: NEW CASTLE COUNTY

5. If contiguous to a municipality, are you seeking annexation? NO

6. Owner's Name: REYBOLD VENTURE GROUP XV, LLC

Address: 116 E. SCOTLAND DRIVE

City: BEAR State: Delaware Zip: 19701

Phone : (302) 832-7100 Fax (302) 832-7200 Email: heislerjr@aol.com

7. Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): SAME AS OWNER

Address: SAME AS OWNER

City: State: Delaware Zip:

Phone : Fax Email:

8. Project Designer/Engineer: TED C. WILLIAMS, PE - LANDMARK/JCM

Address: 100 W. COMMONS BLVD. SUITE 301

City: NEW CASTLE State: Delaware Zip: 19720

Phone : (302) 323-9377 Fax (302) 323-9461 Email: ted.williams@landmarkengineering.com

9. Please Designate a Contact Person, including phone number, for this Project: TED C. WILLIAMS

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:

EXPANSION OF PREVIOUSLY RECORDED PLAN FROM 51 LOTS (29 SINGLES AND 21 TOWNS) TO 71 LOTS (50 TWINS AND 21 TOWNS)

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.

NO

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

20.18

Number of Residential Units:

71

Commercial square footage:

13. Present Zoning: ST (SUBURBAN TRANSITION)

14. Proposed Zoning: N/A

15. Present Use: UNDER CONSTRUCTION

16. Proposed Use: RESIDENTIAL

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:

UNITED WATER DELAWARE

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):

HOMES FOR THE MEDIAN INCOME LEVEL

20. Environmental impacts:

N/A

How many forested acres presently on-site?

0

How many forested acres will be removed?

0

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

Non-tidal

Acres 0.834

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: PREVIOUS APPROVAL TO FILL WETLANDS (NOT INCLUDED IN ACREAGE ABOVE)

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

SITE IS UNDER CONSTRUCITON AND THE WETLANDS ARE PROTECTED

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:

BIO-SWALES, FILTER STRIPS AND WET PONDS ON ADJACENT DEVELOPMENT

23. Is open space proposed? Yes No If "Yes," how much? Acres: 7.7

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

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:

615 TRIPS THIS IS 117 TRIPS MORE THAN THE PREVIOUS PLAN

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.

ALREADY CONNECTED TO EXISITNG MERIDIAN CROSSING SUBDIVISION

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: JEROME S. HEISLER, JR. Phone number: (302) 832-7100

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 Jerome S. Heisler, Jr. Digitally signed by Jerome S. Heisler, Jr. DN: cn=Jerome S. Heisler, Jr., o=Reybold Venture Group XV, LLC, ou, email=jshjr@reybold.com, c=US Date: 2010.05.10 09:36:54 -0400

Date/Time Field 05/10/2010

Signature of Person Completing form (if different than property owner) Ted C. Williams, PE Digitally signed by Ted C. Williams, PE DN: cn=Ted C. Williams, PE, o=Landmark/JCM, ou=Engineering, email=ted.williams@landmarkengineering.com, c=US Date: 2010.05.10 08:57:09 -0400

Date/Time Field 5/10/2010

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.**

1. TAX PARCEL NUMBER: 10-052.10-043 THROUGH 098

2. SOURCE OF TITLE: MF# 200405140053080

3. GROSS AREA: 20.18+/- ACRES

4. EXISTING ZONING: ST (SUBURBAN TRANSITION)

Table with columns: BULK AREA RESTRICTIONS, TWIN, TOWNHOUSE. Rows include STREET YARD SETBACK, SIDE YARD, REAR YARD, LOT AREA, BUILDING HEIGHT, PARKING SETBACK (STREET).

5. TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION WAS GENERATED BY AERIAL PHOTOGRAPHY, DEC. 1, 2001 AND FIELD VERIFIED BY TETRA TECH, INC., JULY 26, 2002. SITE BENCHMARK IS AN EXISTING PAINTED STOP BAR N 584314.37 NAD83...

MONUMENTATION: EXISTING (7), PROPOSED (24)

6. WATER SUPPLY: UNITED WATER

7. SANITARY SEWER: (GRAVITY) PUBLIC

SEWERAGE IS SUBJECT TO THE APPROVAL OF 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...

8. NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

9. NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA)...

10. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0235J MAP 235 OF 450, DATED JANUARY 17, 2007.

11. THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.

12. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL...

13. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES...

14. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE...

15. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS...

16. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS...

17. A RECORD LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN PREPARED BY DESIGNS, ETC., LAST DATED MARCH 5, 2008 AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.

18. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C COUNCIL.

19. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN...

20. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY...

21. POSTAL ADDRESS: 230

22. ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE.

23. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, PRIVATE STREETS, ETC. SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED AND APPROVED IN WRITING IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 200405140053080.

24. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.

25. STORMWATER FROM MERIDIAN CROSSING II WILL BE CONVEYED TO THE STORMWATER MANAGEMENT FACILITIES ON MERIDIAN CROSSING. MAINTENANCE OF THOSE FACILITIES WILL BE SHARED BY MERIDIAN CROSSING AND MERIDIAN CROSSING II.

26. THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT APPROVED APPLICATION NO. 02-1288-A ON DECEMBER 5, 2002 FOR THE FOLLOWING VARIANCES:

27. FOR RESTRICTIONS BINDING THE PARCEL SHOWN ON THIS PLAN, PURSUANT TO SEE DECLARATION BY, DATED AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, RECORDED IN INSTRUMENT NO. THIS PLAN IS GOVERNED BY AND COMPLIES WITH THESE RESTRICTIONS.

28. VARIANCES: A VARIANCE FROM THE REQUIRED 48 FEET LOT WIDTH TO PROVIDE 36 FOOT WIDE LOTS AND FROM THE REQUIRED MIN. LOT AREA OF 4,500 SF TO PROVIDE 3,900 SF, APPLICATION NO. WAS GRANTED BY DECISION FILED

29. SUPERSEURE NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR MERIDIAN CROSSING II DATED JANUARY 20, 2004 AND RECORDED MAY 14, 2004 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON INSTRUMENT NO. 200405140053080.

30. PRIOR PLAN APPROVALS: EXPLORATORY SKETCH PLAN APPROVAL:

31. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

32. OPEN SPACE REQUIREMENT: PER SECTION 40.04.110 REQUIRED: = 25% PROVIDED PER PLAN: = 38.1%

33. THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GENERAL DEVELOPMENT PLAN WILL BE FENCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBING ACTIVITY.

34. PURSUANT TO CHAPTER 40, ARTICLE 27 OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD...

35. SEWER EASEMENTS: A. A 40' WIDE EASEMENT, OR A 20' WIDE EASEMENT, 20' OR 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC R.O.W. WHERE PIPES ARE INSTALLED IN PRIVATELY MAINTAINED PAVED AREAS...

36. A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE...

37. SUBDIVISION STREETS A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.

38. TOTAL LENGTH OF PUBLIC R.O.W.: 3660.55' LF 26' WIDE R.O.W.: 324.41' LF 50' WIDE R.O.W.: 3336.14' LF

39. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.310C OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH LONG-TERM SEDIMENT WITH CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES...

40. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE PROJECT'S MAINTENANCE CORPORATION.

41. SUBDIVISION DATA: AREA IN LOTS: 7.64± ACRES 37.9% AREA IN R/W DEDICATED TO PUBLIC USE: 3.19± ACRES 19.2% PRIVATE ALLEY: 0.97± ACRES 4.8% AREA IN PRIVATE OPEN SPACE: 7.70± ACRES 38.1%

42. LOT DATA: NUMBER OF EXISTING LOTS 23 ATTACHED 21 DETACHED 0 NUMBER OF TOTAL PROPOSED LOTS 23 71

43. PARKING DATA: 21 TOWNHOUSE UNITS X 0.25 OVERFLOW SPACES = 6 SPACES PROVIDED = 9 SPACES

44. ALL ROOF LEADER STORMWATER WILL BE RECHARGED. ALL STORMWATER FROM ROADWAYS AND ACCESS AREAS WILL BE CONVEYED VIA STORM PIPE OR BIO-FILTRATION SWALES TO THE PROPOSED MERIDIAN CROSSING DEVELOPMENT.

45. THE DEVELOPER SHALL PAY ALL REASONABLE COSTS INCLUDING DESIGN, RIGHT-OF-WAY ACQUISITION AND CONSTRUCTION ASSOCIATED WITH IMPROVEMENTS FOR THE EXISTING HORIZONTAL CURVE ON OLD PORTER ROAD AT THE ENTRANCE TO MERIDIAN CROSSING II. NO BUILDING PERMITS WILL BE ISSUED FOR DWELLING UNITS WITHIN MERIDIAN CROSSING II UNTIL THE DEVELOPER HAS COMPLETED THE CONSTRUCTION OF THE IMPROVEMENTS FOR THE EXISTING HORIZONTAL CURVE ON OLD PORTER ROAD AT THE ENTRANCE FOR MERIDIAN CROSSING II.

46. DEVELOPMENT OF THE SITE WILL INCLUDE THE RECOMMENDATIONS OF THE "STORMWATER BEST MANAGEMENT PRACTICE DESIGN CONCEPT REPORT" DATED NOVEMBER 2002.

47. OVERFLOW PARKING AREA TO BE BOUNDED BY UPRIGHT CURB.

48. PROPOSED PRIVATE ALLEYS ARE TO BE IN ACCORDANCE WITH DELDOT STANDARDS.

DECLARATION OF COVENANTS AND CONSERVATION EASEMENT A. REYBOLD VENTURE XV IS THE RECORD TITLE OWNER OF A CERTAIN REAL PROPERTY IDENTIFIED AS TAX PARCEL NOS. 10-052.00-028 AND 10-052.00-078 LOCATED IN NEWCASTLE HUNDRED, NEW CASTLE COUNTY, STATE OF DELAWARE. SAID PROPERTY INCLUDES 2.23± ACRES IDENTIFIED ON THIS PLAN.

B. AS PART OF THE MITIGATION/COMPENSATION FOR FILE NUMBER CENAP-OP-R-200301883 THE UNITED STATES ARMY CORPS OF ENGINEERS (CORPS), PHILADELPHIA DISTRICT, LOCATED IN THE CITY OF PHILADELPHIA, COMMONWEALTH OF PENNSYLVANIA AND THE GRANTOR AGREES THAT THE GRANTOR SHALL INCLUDE THIS DECLARATION AND RECORD WITH THE RECORD FOR RECORDEMENT AT THE OFFICE OF RECORDER OF DEEDS, NEW CASTLE COUNTY, DELAWARE IN ACCORDANCE WITH THE TERMS SET FORTH BELOW...

C. THE GRANTOR SHALL NOT PERFORM ON HIS OWN OR GRANT PERMISSION TO ANY OTHER PARTY TO PERFORM THE FOLLOWING WORK, OTHER THAN THOSE IMPROVEMENTS AS REQUIRED BY THE ASSOCIATED DEVELOPMENT PLANS WITHIN THE AREA OF CONSERVATION EASEMENT IDENTIFIED AS "AREA OF CONSERVATION EASEMENT" ON THIS PLAN:

- 1. DISCHARGE ANY DREDGED, FILL OR EXCAVATED MATERIAL;
2. CONSTRUCT, PLACE, OR MAINTAIN ANY BUILDINGS, ROADS, SIGNS, BILLBOARDS, OR OTHER ADVERTISING; OR CONSTRUCT, PLACE OR MAINTAIN ANY OTHER STRUCTURES UNDER, ON, OR ABOVE THE GROUND; OTHER THAN EXISTING SPRINGHOUSE;
3. DUMP OR PLACE SOIL OR OTHER SUBSTANCES OR MATERIALS, SUCH AS LANDFILL, OR DUMP OR PLACE TRASH, WASTE, OR ANY OTHER MATERIALS;
4. EXCAVATE, DREDGE OR REMOVE LOAM, PEAT, GRAVEL, SOIL, ROCK, OR OTHER MATERIAL IN A MANNER THAT AFFECTS THE SURFACE OR OTHERWISE ALTERS THE TOPOGRAPHY OF THE AREA;
5. REMOVE OR DESTROY TREES, SHRUBS, HERBACEOUS VEGETATION, OR OTHER VEGETATION; AND
6. ENGAGE IN ANY SURFACE USE EXCEPT FOR THE PURPOSES OF PRESERVING THE WATER AND/OR LAND AREA.

D. THE GRANTOR SHALL ALLOW VEGETATION TO GROW TO MATURITY WITHOUT ALTERATION WITHIN THE "CONSERVATION EASEMENT" AS IDENTIFIED ON THIS PLAN. THE "AREA OF RIPARIAN BUFFER" SHALL BE ALLOWED TO REACH ITS CLIMAX VEGETATIVE COMMUNITY AND TO REMAIN IN SUCH CONDITION IN PERPETUITY.

E. THE PROVISIONS OF PARAGRAPHS C AND D ABOVE SHALL BE DEEMED TO BE COVENANTS RUNNING WITH AND BINDING THE ABOVE NOTED PROPERTY. SUCH PROVISIONS SHALL CONTINUE IN PERPETUITY UNLESS TERMINATED BY THE CORPS, WHICH HAS THE LEGAL AUTHORITY TO MODIFY THIS DECLARATION.

F. ALL PROSPECTIVE PURCHASERS CONTAINED OF ANY OR ALL PORTIONS OF TAX PARCEL NOS. 10-052.00-028 AND 10-052.00-078 SHALL RECEIVE NOTICE OF THIS DECLARATION.

G. THE PROHIBITIONS CONTAINED HEREIN SHALL BE INCLUDED IN ANY AND EVERY DEED, CONVEYANCE, OR OTHER TRANSFER OF ANY OR ALL PORTIONS OF THE ABOVE NOTED PROPERTY.

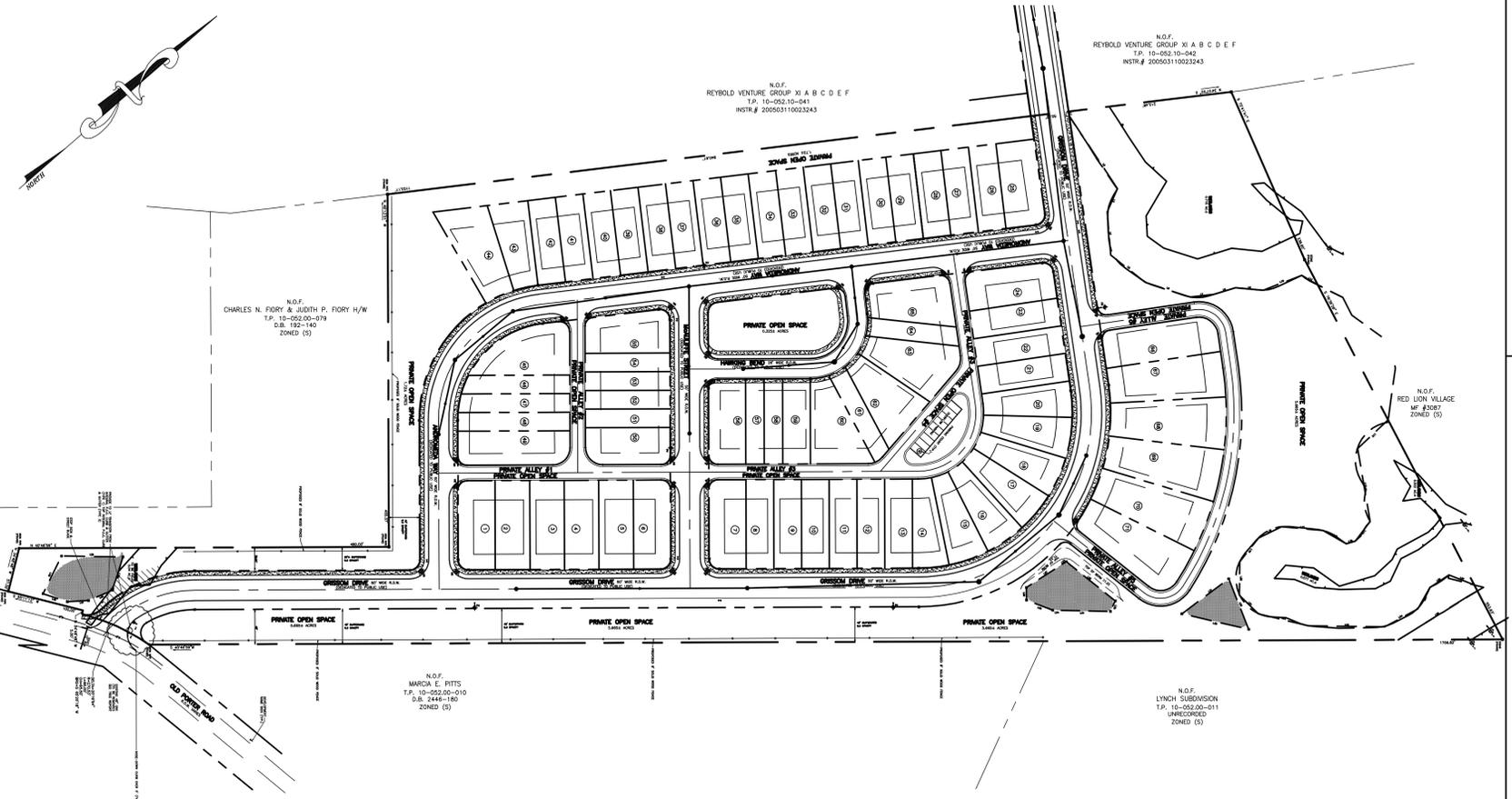
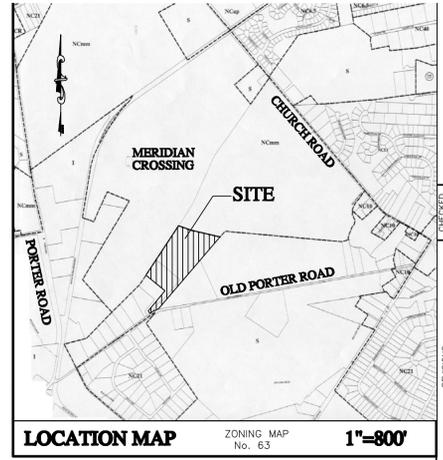
H. THE PROVISIONS OF THIS DECLARATION SHALL BE ENFORCEABLE BY THE CORPS, WHICH HAS THE LEGAL AUTHORITY TO ENFORCE THIS DECLARATION, BY THE STATE OF DELAWARE AND/OR NEW CASTLE COUNTY.

I. THE GRANTOR AND HIS SUCCESSORS AND ASSIGNS HAVE THE LEGAL RIGHT AND POWER TO ENFORCE THE TERMS OF THIS DECLARATION.

J. THIS DECLARATION CANNOT BE MODIFIED WITHOUT UNDOING THE MITIGATION/COMPENSATION OF FILE NUMBER CENAP-OP-R-200301883.

K. MAINTENANCE OF THE MULCHED WALKING TRAILS WITHIN CONSERVATION EASEMENT AREA IS ALLOWED BY THIS PLAN.

APPLICATION NO. EXPLORATORY SKETCH MAJOR LAND DEVELOPMENT PLAN MERIDIAN CROSSING II NEW CASTLE HUNDRED - NEW CASTLE COUNTY DELAWARE



THE PURPOSE OF THIS PLAN IS TO RESUBDMDE THE EXISTING 29 SINGLE FAMILY LOTS TO PROVIDE 50 TWIN LOTS.

CERTIFICATION OF OWNER

I, JEROME J. HEISLER, JR., MANAGING MEMBER, HEREBY CERTIFY THAT REYBOLD VENTURE GROUP XV, LLC, IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

SIGNATURE DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED: DATE BY: GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: DATE BY: PRESIDENT OF COUNCIL

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

TED C. WILLIAMS P.E.# 8461 DATE



Know what's below. Call before you dig. MISS UTILITY PHONE 1-800-257-7777 PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

Table with columns: CHECKED BY, REVISIONS

APPLICATION NO. EXPLORATORY SKETCH FOR MERIDIAN CROSSING II NEW CASTLE HUNDRED - NEW CASTLE COUNTY, DELAWARE

LANDMARK ENGINEERING logo and contact information: ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE

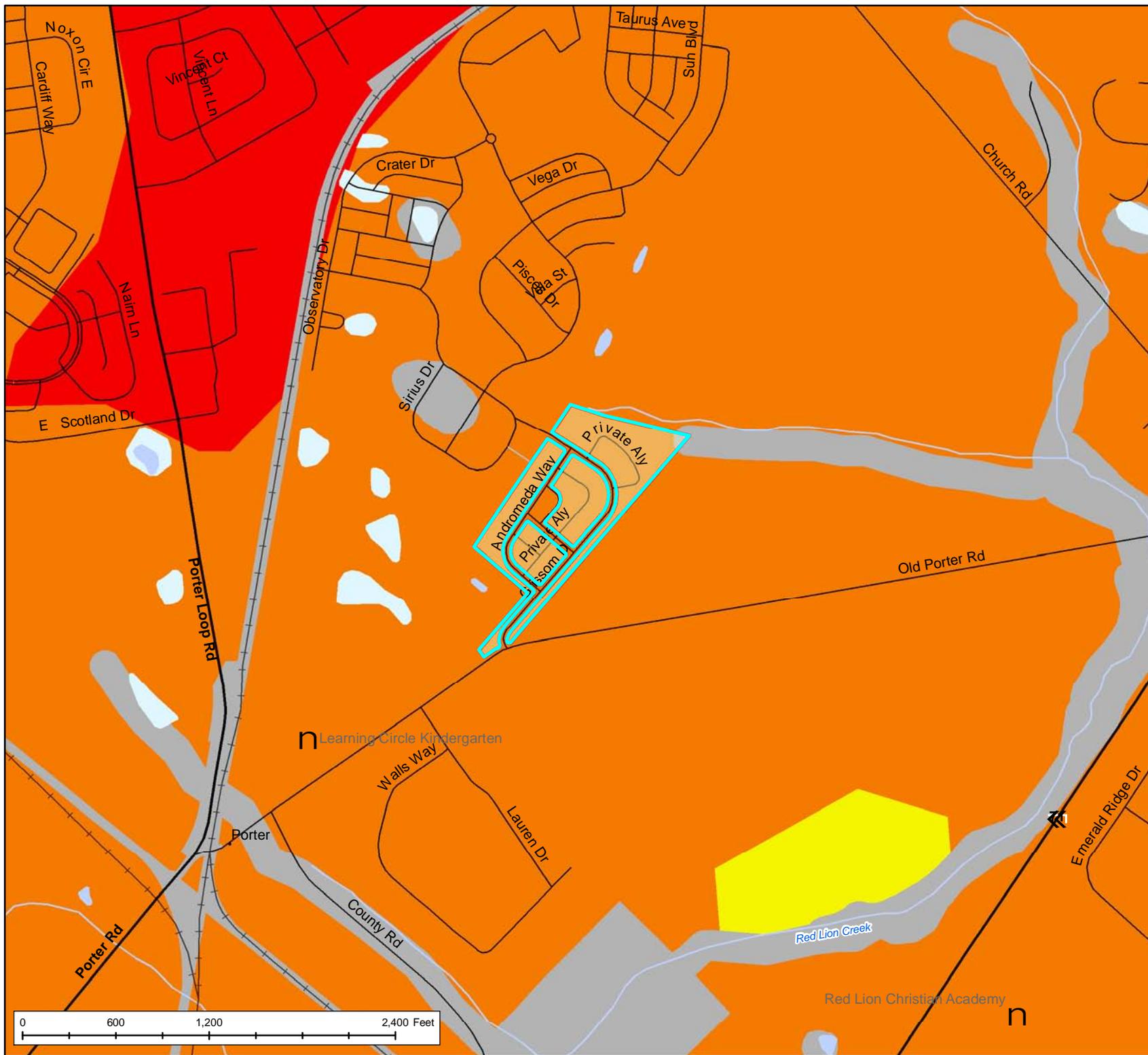
THIS DRAWING AND ALL INFORMATION HEREON IS THE PROPERTY OF LANDMARK ENGINEERING AND SHALL BE KEPT IN CONFIDENCE AND NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT WRITTEN PERMISSION FROM LANDMARK ENGINEERING.

Table with columns: DRAWN BY, DESIGNED, CHECKED BY, DATE, MODIFIED, FILE, NO., DRAWING NAME, SHEET NO., OF

CX-01

Preliminary Land Use Service (PLUS)

Meridian Crossing II
2010-06-02



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

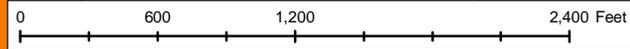
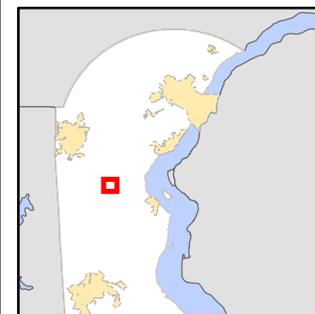
State Strategies

- 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)

1:10,000

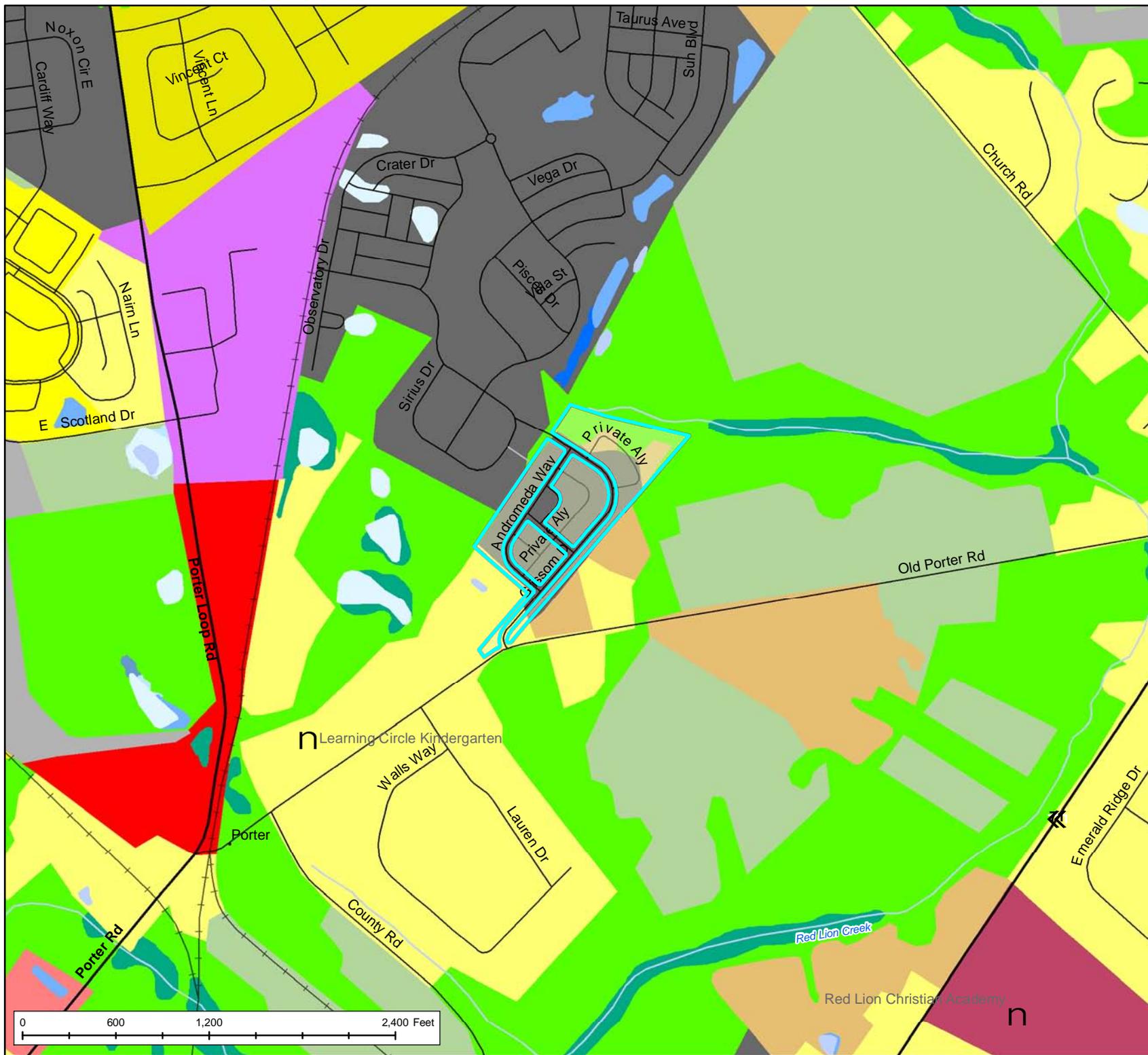


Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Meridian Crossing II
2010-06-02

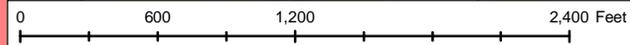
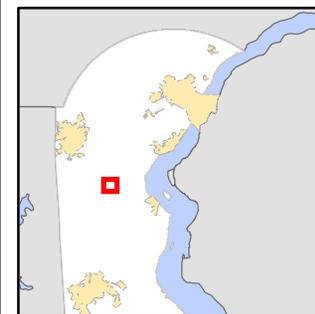


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:10,000



Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Meridian Crossing II
2010-06-02

 Project Areas

 Municipalities

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

1:3,131



Produced by the Delaware Office of
State Planning Coordination.
stateplanning.delaware.gov

