

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • 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): _____
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: Meridian Crossing

2. Location (please be specific): West side of Church Road 2,400 southeast of US Route 40

3. Parcel Identification #: 10-048.30-149, 10-048.30-150, 10-48.30-350, 10-052.10-001 thru 10-052.10-040 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 XI-A, LLC

Address: 116 E. Scotland Drive

City: Bear

State: DE

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**): Jerome S. Heisler, Jr.
 Reybold Venture Group, XI-A, LLC

Address: 116 E. Scotland Drive

City: Bear

State: DE

Zip: 19701

Phone: 302-832-7100

Fax: 302-832-7200

Email: heislerjr@aol.com

8. Project Designer/Engineer: Ted C. Williams, PE LandmarkJCM

Address: 100 W. Commons Boulevard Suite 301

City: New Castle

State: DE

Zip: 19720

Phone: 302-323-9377

Fax: 302-323-9461

Email: tedw@landmarkjcm.com

9. Please Designate a Contact Person, including phone number, for this Project: Ted C. Williams 302-323-9377

Information Regarding Site:	
10. Type of Review: <input checked="" type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: The purpose of this plan is to convert 43 previously approved single-family detached lots into 82 twin lots. The approved plan required approval of a rezoning by the NCC Council. Since this plan is substantially different than the plan approved at the rezoning, approval of the rezoning will be required again. 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.	
12. Area of Project (Acres +/-): 174 Number of Residential Units: 82 Commercial square footage:	
13. Present Zoning: ST	14. Proposed Zoning: ST (see note 11 above)
15. Present Use: Under construction	16. Proposed Use: twin homes
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: United Water Delaware Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: New Castle County Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): Twin homes that meet the demand on a growing market segment that desires a slightly smaller home with less maintenance due to common wall.	
20. Environmental impacts: None How many forested acres are presently on-site? 20.7 acres How many forested acres will be removed? None Forested area is located in an area adjacent to wetlands that is already protected by a Conservation Easement 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? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <u>100-</u> <u>feet</u>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: Seven interconnected ponds that provide both quality and quantity control. The ponds have been constructed and are fully operational.	

23. Is open space proposed? Yes No If "Yes," how much? 70.67 Acres:
 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, stormwater management conservation easement

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: The revision from the previously approved 43 single-family detached homes to 82 twin homes will generate an additional 63 trips on a daily basis, 4 trips during the AM Peak Hour and 2 trips during the PM Peak Hour
 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 Connection to public street has been completed

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. Project is connected to Meridian Crossing II which provides a direct connection to Old Porter Road

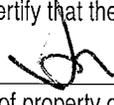
28. Are there existing sidewalks? Yes No; bike paths Yes No
 Are there proposed sidewalks? Yes No; bike paths Yes No
 Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

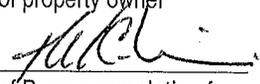
29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No
 Has this site been evaluated for historic and/or cultural resources? Yes No It was an abandoned gravel pit
 Would you be open to a site evaluation by the State Historic Preservation Office? 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  Date 11-4-10

Signature of Person completing form  Date 11-5-10
 (If different than property owner)

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, 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.

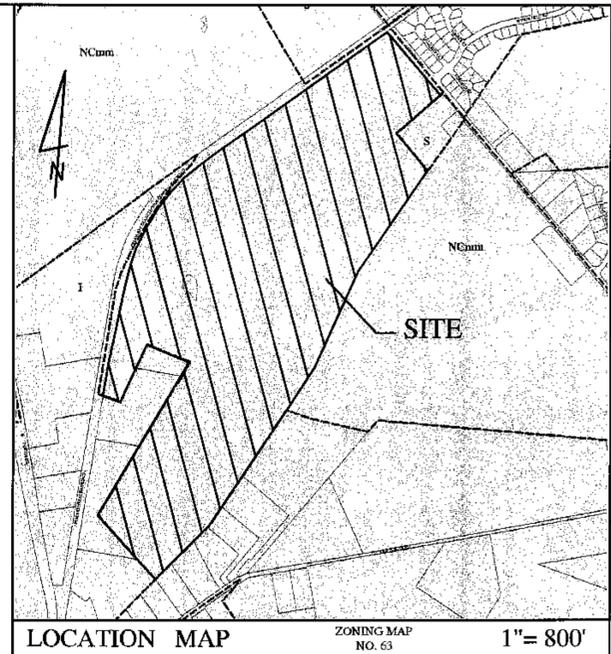
APPLICATION NO. #####(S)

EXPLORATORY PLAN

MAJOR LAND DEVELOPMENT

MERIDIAN CROSSING

NEW CASTLE HUNDRED - NEW CASTLE COUNTY DELAWARE



PLAN DATA

1. TAX PARCEL NUMBERS: 10-043.30-350, 10-048.30-149 & -150, 10-052.10-001 THRU -040

2. SOURCE OF TITLE: INSTRUMENT NO. 20030725-0088975

3. GROSS AREA: 174.32± ACRES

4. EXISTING ZONING: ST (SUBURBAN TRANSITION)

BULK AREA RESTRICTIONS	SINGLE-FAMILY	TOWNHOUSE	TWINS	APTS	OTHER
STREET YARD SETBACK:	20'	15'	20'	25'	40'
SIDE YARD:	6'	0'	8'	12'	15'
REAR YARD:	25'	20'	25'	30'	25'
LOT AREA:	5,500 SF	1,800 SF	4,500 SF	1,800 SF	1 ACRE
LOT WIDTH:	50'	18'	48'	100'	150'
BUILDING HEIGHT:	35'	40'	36'	50'	40'
PARKING SETBACK (STREET/OTHER):	N/A	20'	20'	15'	10'/10'
BUILDING SPACING:	N/A	10'	12'	30'	N/A

5. TOPOGRAPHIC SURVEY:

A. TOPOGRAPHIC INFORMATION WAS GENERATED BY AERIAL PHOTOGRAPHY AND FIELD-VERIFIED BY TETRA TECH IN NOVEMBER, 2001.

B. DATUM: NAVD 1988

BENCHMARK: EXISTING IRON PIPE FOUND 14 FEET SOUTH OF RAILROAD CROSSING SIGN ON CHURCH ROAD

ELEVATION: 71.98

C. PERIMETER MONUMENTATION:

● EXISTING (0)

○ PROPOSED (0)

BASED ON THIS TOPOGRAPHY, THIS SITE CONTAINS NO PRECAUTIONARY/PROHIBITIVE STEEP SLOPES DISTRICTS.

6. WATER SUPPLY: ARTESIAN WATER CO. & UNIFIED WATER DELAWARE

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

7. SANITARY SEWER: NEW CASTLE COUNTY (GRAVITY/FORCE MAIN)

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. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWER FLOW GENERATION FOR THIS PROJECT, BASED ON 84 SINGLE-FAMILY HOUSES, 82 TWIN UNITS, 314 TOWNHOUSES, 198 APARTMENTS, 22 AGE-RESTRICTED APARTMENTS, AND 77 AGE-RESTRICTED ATTACHED HOUSING UNITS, IS 190,638 GPD.

8. PRIVATE WELLS AND SEPTIC SYSTEMS THAT EXIST WITHIN THIS DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL REGULATIONS.

9. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

10. WATER RESOURCE PROTECTION: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1987, REVISED 1993, MAY 2001 AND FEB 2006.

11. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0223J PANEL 235 OF 475, DATED JANUARY 17, 2007.

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

13. WETLANDS: THE U.S. ARMY CORPS OF ENGINEERS DETERMINED FEDERAL JURISDICTION FOR THE WETLANDS SHOWN ON THIS PLAN. SEE LETTER DATED JUNE 3, 1998. NO WETLAND DISTURBANCE IS PROPOSED BY THIS PLAN.

14. LAND DEVELOPMENT DATA:

SINGLE-FAMILY	
LOTS	81,552± ACS. 38.6%
PUBLIC STREETS	30,236± ACS. 19.0%
PRIVATE ALLEYS	8,100± ACS. 2.0%
OPEN SPACE	64,112± ACS. 43.4%
TOTAL	156,308± ACS. 100.0%

APARTMENTS	
BUILDING COVERAGE	2,540± ACS. 18.5%
GARAGES	2,684± ACS. 5.0%
PARKING AND ACCESS	5,766± ACS. 42.1%
OPEN SPACE	4,712± ACS. 34.4%
TOTAL	13,702± ACS. 100.0%

DAYCARE	
BUILDING COVERAGE	0,227± ACS. 17.3%
PARKING AND ACCESS	0,442± ACS. 33.9%
OPEN SPACE	0,018± ACS. 48.8%
TOTAL	1,313± ACS. 100.0%

15. DWELLING UNIT COUNTS:

APARTMENTS	220 UNITS
SINGLE-FAMILY DETACHED	84 UNITS
SINGLE-FAMILY ATTACHED (TWINS)	82 UNITS
SINGLE-FAMILY ATTACHED (TWINS AGE-RESTRICTED)	38 UNITS
SINGLE-FAMILY ATTACHED (TOWNHOUSES AGE-RESTRICTED)	39 UNITS
SINGLE-FAMILY ATTACHED (TOWNHOUSES)	314 UNITS
TOTAL	777 UNITS

16. PARKING DATA (PER SECTION 40.03.522, UDC)

TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.

TOWNHOUSE SECTIONS	PARKING SPACES REQUIRED:	PARKING SPACES PROVIDED:
	795 SPACES	795 SPACES
	353 UNITS X 2.26 SPACES/UNIT	

APARTMENT SECTION	PARKING SPACES REQUIRED:	PARKING SPACES PROVIDED:
	495	495 (INCLUDES 20 HANDICAP SPACES)
	220 UNITS X 2.23 SPACES/UNIT	

DAYCARE SECTION	PARKING SPACES REQUIRED:	PARKING SPACES PROVIDED:
	35 SPACES	37 SPACES (INCLUDES 1 HANDICAP SPACE)
	9,900 SF X 3.5 SPACES/1,000 SF	

17. 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.

FIRE HYDRANTS:

● FH (0) EXISTING

● FH (33) PROPOSED

18. ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.

19. DRAINAGE, EROSION & 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 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

20. LANDSCAPE PLAN PREPARED BY DESIGNS, ETC. LAST DATED NOVEMBER 1, 2002, OR AS LATER AMENDED AND APPROVED IN WRITINGS BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.

21. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

21. 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.

22. MONUMENTS:

■ EXISTING (0)

□ PROPOSED (0)

23. PERFORMANCE SURETY: 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. THE LDA WAS RECORDED ON 4-16-08 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NO. 20080416-0033291.

24. FOR RESTRICTIONS BINDING THE PARCEL SHOWN ON THIS PLAN, SEE DECLARATION BY PARKWAY GRAVEL, DATED 6-04-03, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, RECORDED 6-06-03 AT INSTRUMENT NO. 20030906-0088171. THIS PLAN IS GOVERNED BY AND COMPLIES WITH THESE RESTRICTIONS.

25. CROSS-ACCESS AND/OR SHARED PARKING SHOWN ON THIS PLAN, SEE AGREEMENT DATED 6-09-03, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20030610-0069544.

26. SIDEWALKS: 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 FOR THE DWELLING (OR GROUP OF DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

27. VARIANCES: VARIANCES FROM THE MAXIMUM HEIGHT 32' FOR TOWNHOUSES TO PERMIT 40' (APPLICATION NO. 02-0213-A) WAS GRANTED BY DECISION FILED MARCH 21, 2002. VARIANCES GRANTED WERE AS FOLLOWS:

- FROM MAXIMUM 200 APARTMENT UNITS TO ALLOW 220 APARTMENTS.
- FROM MAXIMUM OF 6 TOWNHOUSE UNITS IN A ROW TO ALLOW 10 TOWNHOUSE UNITS IN A ROW.
- FROM REQUIREMENT OF 20 PERCENT OF LOTS 5,500-6,599 SF TO PROVIDE 0 PERCENT.
- FROM REQUIREMENT OF 40 PERCENT OF LOTS 6,600-7,999 SF TO PROVIDE 20 PERCENT.
- FROM 70-FOOT LOT WIDTH REQUIREMENT FOR LOTS GREATER THAN 7,700 SF TO PERMIT THESE LOTS TO HAVE 60-FOOT LOT WIDTH.

28. COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, PRIVATE STREETS, STORMWATER MANAGEMENT FACILITIES, ETC. SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED 6-05-03 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20030906-0088144.

29. SUPERSEDE NOTE: THIS PLAN SUPERSEDES, IN PART, THE "RECORD RESUBDIVISION PLAN FOR MERIDIAN CROSSING" LAST DATED 3-29-10 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20100422-0019382. THAT PLAN WAS SPECIFIC TO CHANGES IN THE APARTMENT SECTION, AND IT SUPERSEDES, IN PART, THE FOLLOWING PLANS (LISTED NEAREST TO OLDEST):

- "RECORD RESUBDIVISION PLAN FOR MERIDIAN CROSSING" LAST DATED 9-27-05, INSTRUMENT NO. 20061115-0107949 (APARTMENT SECTION CHANGES ONLY)
- "RECORD RESUBDIVISION PLAN FOR MERIDIAN CROSSING" LAST DATED 3-10-05, INSTRUMENT NO. 20060425-0038920
- "RECORD RESUBDIVISION PLAN FOR MERIDIAN CROSSING" LAST DATED 3-03-05, INSTRUMENT NO. 20050311-0023243
- "RECORD MAJOR LAND DEVELOPMENT PLAN FOR MERIDIAN CROSSING" LAST DATED 11-01-02, INSTRUMENT NO. 20020628-0076831

30. PRIOR PLAN APPROVALS:

EXPLORATORY PLAN APPROVAL:

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

31. A 40' SANITARY EASEMENT OR A 20' STORM DRAINAGE EASEMENT, 20' OR 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE SHALL BE CREATED, WHEREVER POSSIBLE, WHERE A STORM OR SANITARY SEWER IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY, WHERE PIPES ARE INSTALLED IN PRIVATELY MAINTAINED AREAS SUCH AS PARKING LOTS, PRIVATE STREETS, OR DRIVEWAYS, THIS EASEMENT SHALL BE 10' WIDE, 5' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, EXCEPT WHERE NOTED.

32. A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE BY THE REAR 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, EXCEPT IN THOSE AREAS OCCUPIED BY BUILDINGS OR STRUCTURES, 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.

34. SUBDIVISION STREETS:
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
 - ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION 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 COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.

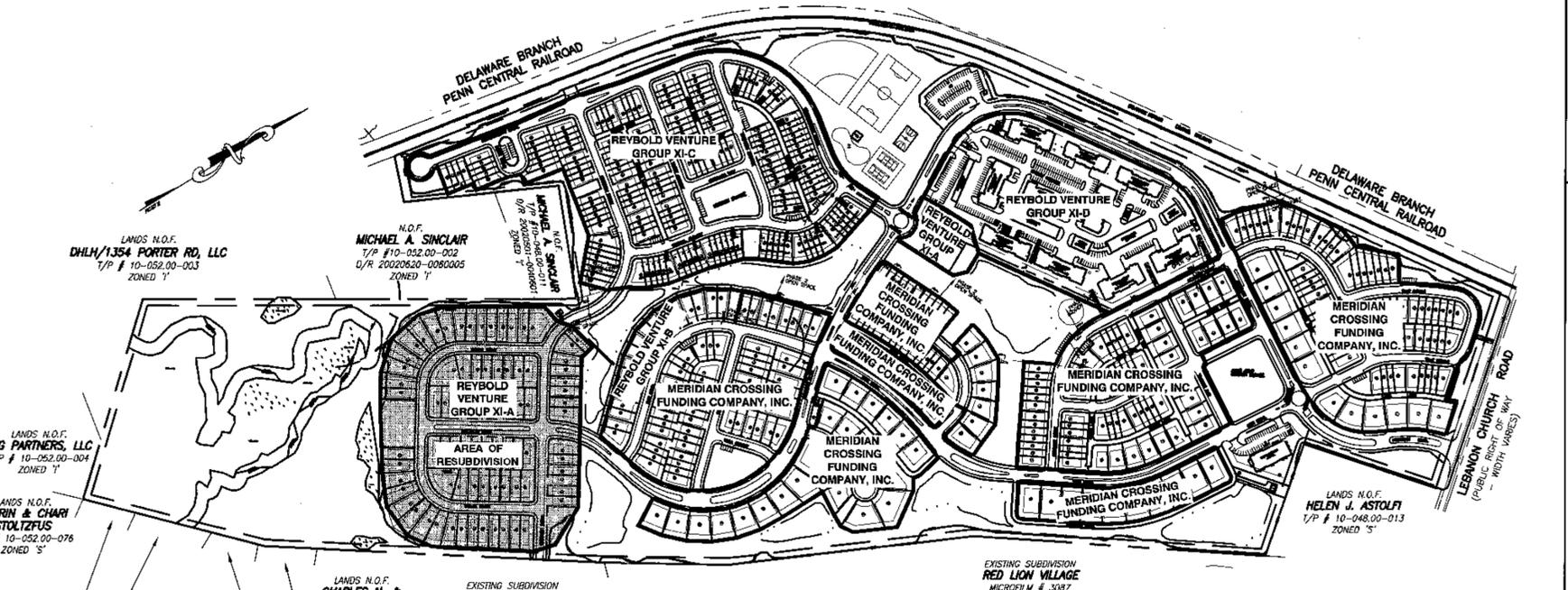
35. THE DEVELOPER SHALL PAY 25.96% OF THE COST ASSOCIATED WITH THE IMPROVEMENTS LISTED BELOW. THESE FUNDS SHALL BE PAID BY THE DEVELOPER AS DESCRIBED IN NOTE 36.

- A SEPARATE LEFT TURN LANE ON NORTHBOND LEBANON CHURCH ROAD AT THE INTERSECTION OF U.S. ROUTE 40.
- IMPROVEMENTS TO LEBANON CHURCH ROAD TO CURRENT DELDOT STANDARDS FROM U.S. ROUTE 40 TO THE SOUTHERN MOST POINT OF THE PROPERTY, INCLUDING SIDEWALKS.
- IMPROVEMENTS TO THE INTERSECTION OF SR 71 AND LEBANON CHURCH ROAD AFTER FURTHER STUDY BY DELDOT TO DETERMINE IF MERIDIAN CROSSING (WATERFORD I) TRAFFIC WILL HAVE AN IMPACT ON THIS INTERSECTION.
- IMPROVEMENTS TO THE EXISTING RAILROAD CROSSING ON LEBANON CHURCH ROAD TO MEET ASHTO AND CONRAIL SPECIFICATION.
- THE ABILITY TO SECURE BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY WILL NOT BE IMPAIRED PROVIDED EITHER THE DEVELOPER MAKES THE MONETARY CONTRIBUTION FOR THE ABOVE IMPROVEMENTS OR THE IMPROVEMENTS ARE NO LONGER REQUIRED BY DELDOT.

36. THE DEVELOPER SHALL PAY THE FOLLOWING UPON COMPLETION AND ACCEPTANCE BY DELDOT OF SAID IMPROVEMENTS FOR THE FOLLOWING IMPROVEMENTS AS DESCRIBED IN NOTE 35.

- 8% OF THE COST OF WORK ASSOCIATED WITH SIGNAL COORDINATION INCLUDED IN CONTRACT NO. 94-093-03 FOR THE INTERSECTION OF WALTER ROAD AND U.S. ROUTE 40.
- 10% OF THE COST OF WORK ASSOCIATED WITH SIGNAL COORDINATION INCLUDED IN CONTRACT NO. 94-093-03 FOR THE INTERSECTION OF LEBANON CHURCH ROAD AND U.S. ROUTE 40.
- THE ABILITY TO SECURE BUILDING PERMITS AND CERTIFICATES OF OCCUPANCY WILL NOT BE IMPAIRED PROVIDED EITHER THE DEVELOPER MAKES THE MONETARY CONTRIBUTION FOR THE ABOVE IMPROVEMENTS OR THE IMPROVEMENTS ARE NO LONGER REQUIRED BY DELDOT.

37. NO BUILDING PERMITS SHALL BE ISSUED UNTIL EITHER THE IMPROVEMENTS REFERENCED IN NOTES 35 AND 36 HAVE BEEN COMPLETED OR THE DEVELOPER HAS POSTED A LETTER OF CREDIT FOR HIS COST SHARE FOR THE IMPROVEMENTS.



THE PURPOSE OF THIS PLAN IS TO REPLACE 43 SINGLE-FAMILY DETACHED UNITS WITH 82 SINGLE-FAMILY ATTACHED TWIN UNITS IN THE VICINITY OF SIRIUS DRIVE, GRISSOM DRIVE AND MERIDIAN BOULEVARD, NEAR THE SOUTHERN END OF THE SITE.

CERTIFICATION OF PLAN ACCURACY

I, TED C. WILLIAMS, JR., 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.

TED C. WILLIAMS, JR. DATE

CERTIFICATION OF OWNERSHIP

I, JEROME S. HEISLER, JR., MANAGING MEMBER, HEREBY CERTIFY THAT REYBOLD VENTURE GROUP XI-A 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.

JEROME S. HEISLER, JR. 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



Know what's below. Call before you dig.

MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

APPLICATION NO. #####(S)
EXPLORATORY PLAN
MAJOR LAND DEVELOPMENT

MERIDIAN CROSSING
NEW CASTLE HUNDRED - NEW CASTLE COUNTY, DELAWARE

LANDMARK ENGINEERING
MERIDIAN CROSSING FUNDING COMPANY, INC.

SCALE: 1" = 300'

DATE: 11-9-10

FILE NO. 386

DRAWN BY: JRB

DESIGNED BY: JRB

CHECKED BY: JRB

COMPL. C-1072

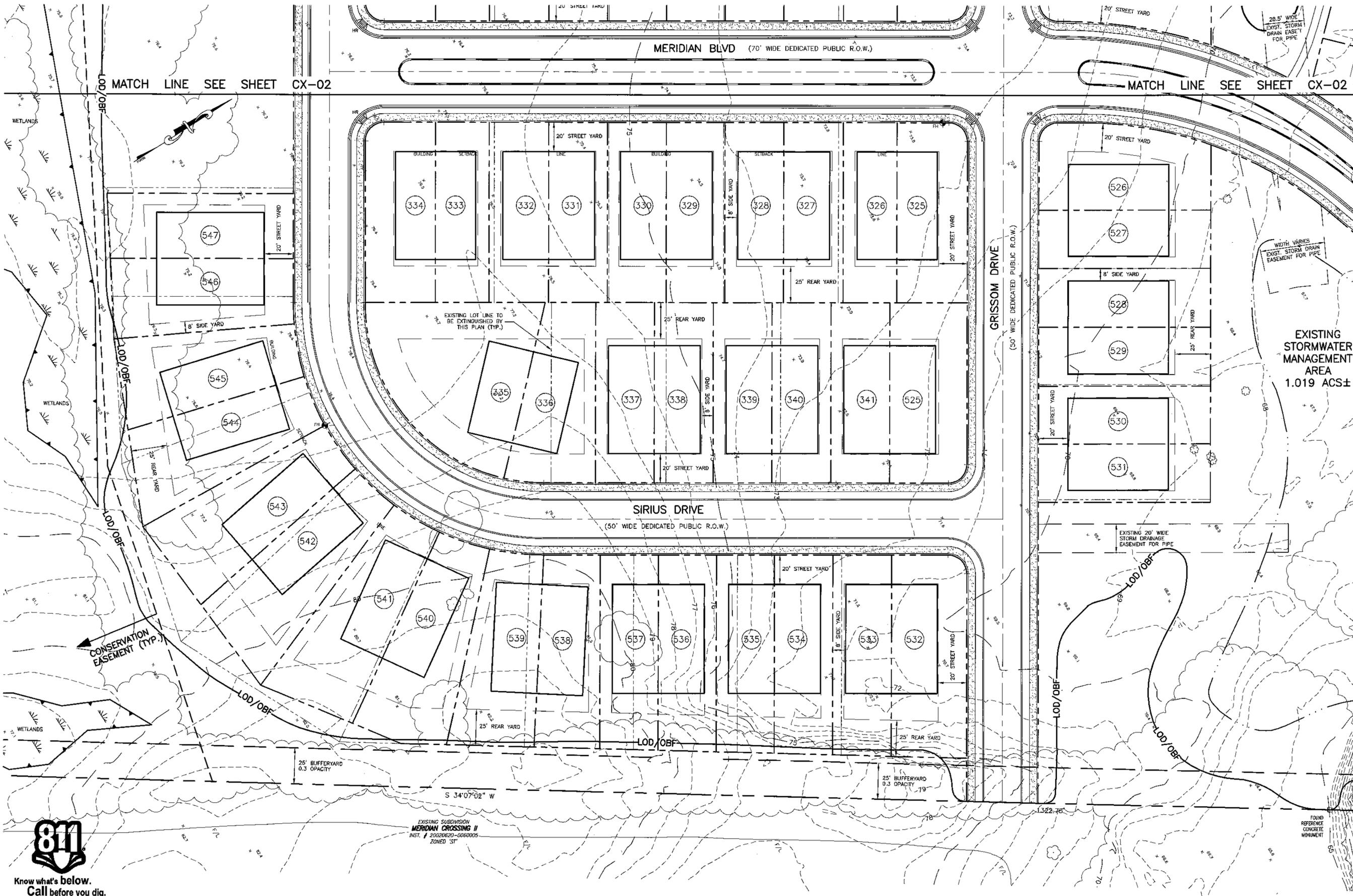
DRAWING NAME: EXPLORATORY PLAN

SHEET NO. CX-01

OF 3

DATE: 11/2/10

2010 LANDMARK ENGINEERING, INC. ENVIRONMENTAL



MATCH LINE SEE SHEET CX-02

MATCH LINE SEE SHEET CX-02

MERIDIAN BLVD (70' WIDE DEDICATED PUBLIC R.O.W.)

SIRIUS DRIVE (50' WIDE DEDICATED PUBLIC R.O.W.)

GRISSOM DRIVE (50' WIDE DEDICATED PUBLIC R.O.W.)

EXISTING STORMWATER MANAGEMENT AREA 1.019 ACS±

CONSERVATION EASEMENT (TYP.)

EXISTING SUBDIVISION MERIDIAN CROSSING II INST. # 20020620-0060005 ZONED 'S1'

NO.	DATE	DESCRIPTION

APPLICATION NO. #####(S)
 EXPLORATORY PLAN
 MAJOR LAND DEVELOPMENT
MERIDIAN CROSSING
 NEW CASTLE HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER/DEVELOPER: REYBOLD VENTURE GROUP, INC.
 119 BEAR CREEK DRIVE
 NEW CASTLE, DE 19702
 (302) 325-7100
 FAX: (302) 325-7200

LANDMARK ENGINEERING
 Environmental Engineering
 Merging Science and Engineering

ONE CORPORATE COMMONS • SUITE 301 • NEW CASTLE, DELAWARE 19720
 PHONE: (302) 325-5577 • FAX: (302) 325-9461
 WWW.LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

NEW CASTLE, DE DOVEIL DE GEORGETOWN, DE HAVRE DE GRACE, MD
 (302) 325-5577 (302) 324-2528 (410) 587-9765 (410) 899-2544

GRAPHIC SCALE
 0 15 30 60
 FEET

THIS DRAWING DOES NOT INCLUDE NECESSARY CONSTRUCTION DETAILS FOR THE PROPOSED PROJECT. CONSULT WITH THE CONTRACTOR FOR SAFETY AND COMPLIANCE WITH ALL APPLICABLE REGULATIONS, ORDINANCES AND REGULATIONS THEREON APPLICABLE.

DRAWN BY: JRB	SCALE: 1" = 30'	SHEET NO. CX-03 of 3
DESIGNED BY: JRB	DATE: 11-5-10	
CHECKED BY: TCW	LAST MODIFIED: 11/5/10	
CDM: C 1073	FILE: 388	
DATE: 11/5/10		
DRAWING NAME: EXPLORING		



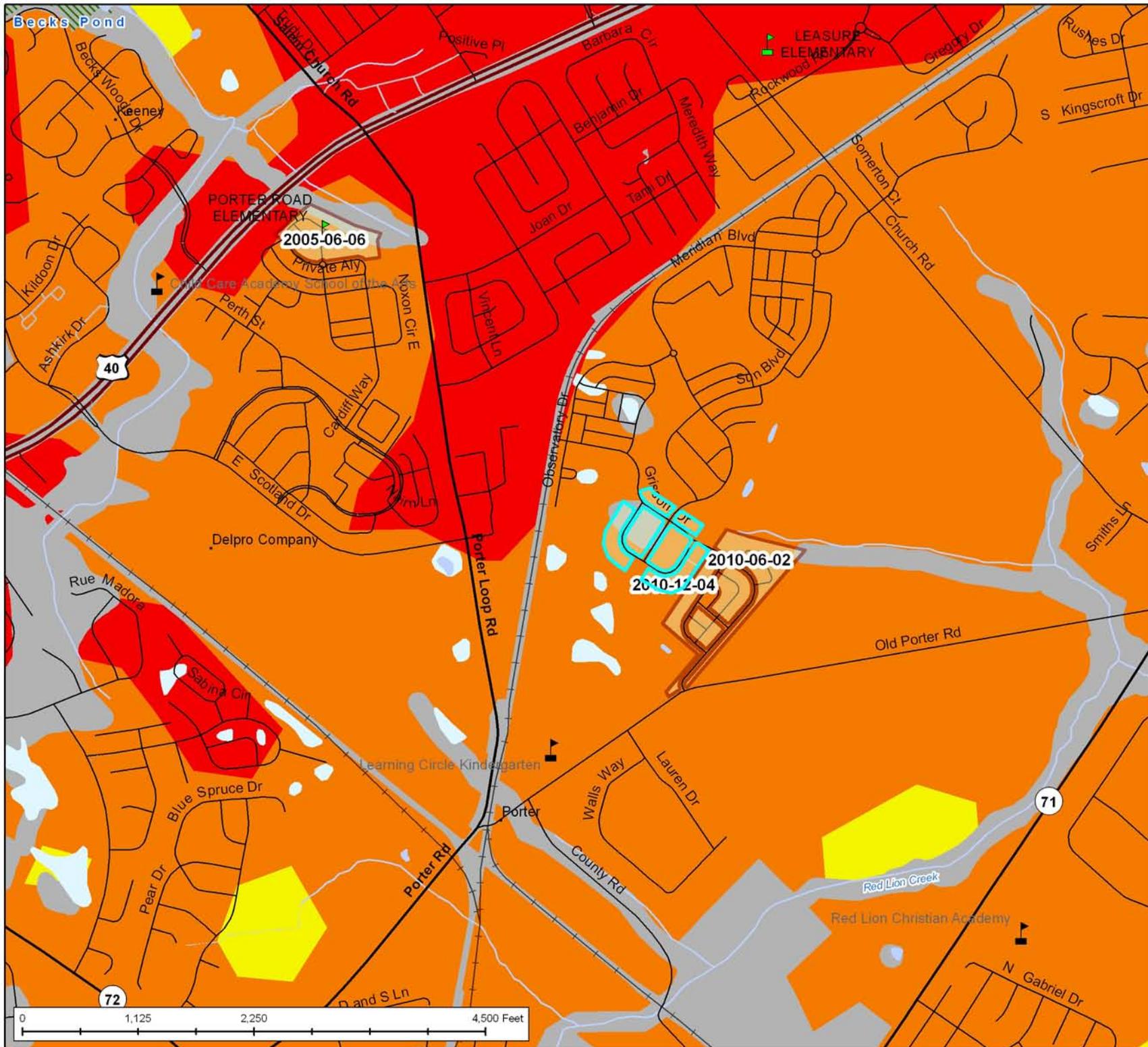
Know what's below.
 Call before you dig.
 MISS UTILITY PHONE 1-800-257-7777
 PROJECT YOURSELF: GIVE THREE WORKING DAYS NOTICE

CX-03
 © 2010 LANDMARK ENGINEERING | DCI ENVIRONMENTAL

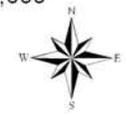
Preliminary Land Use Service (PLUS)

Meridian Crossing
2010-12-04

-  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)



1:15,000

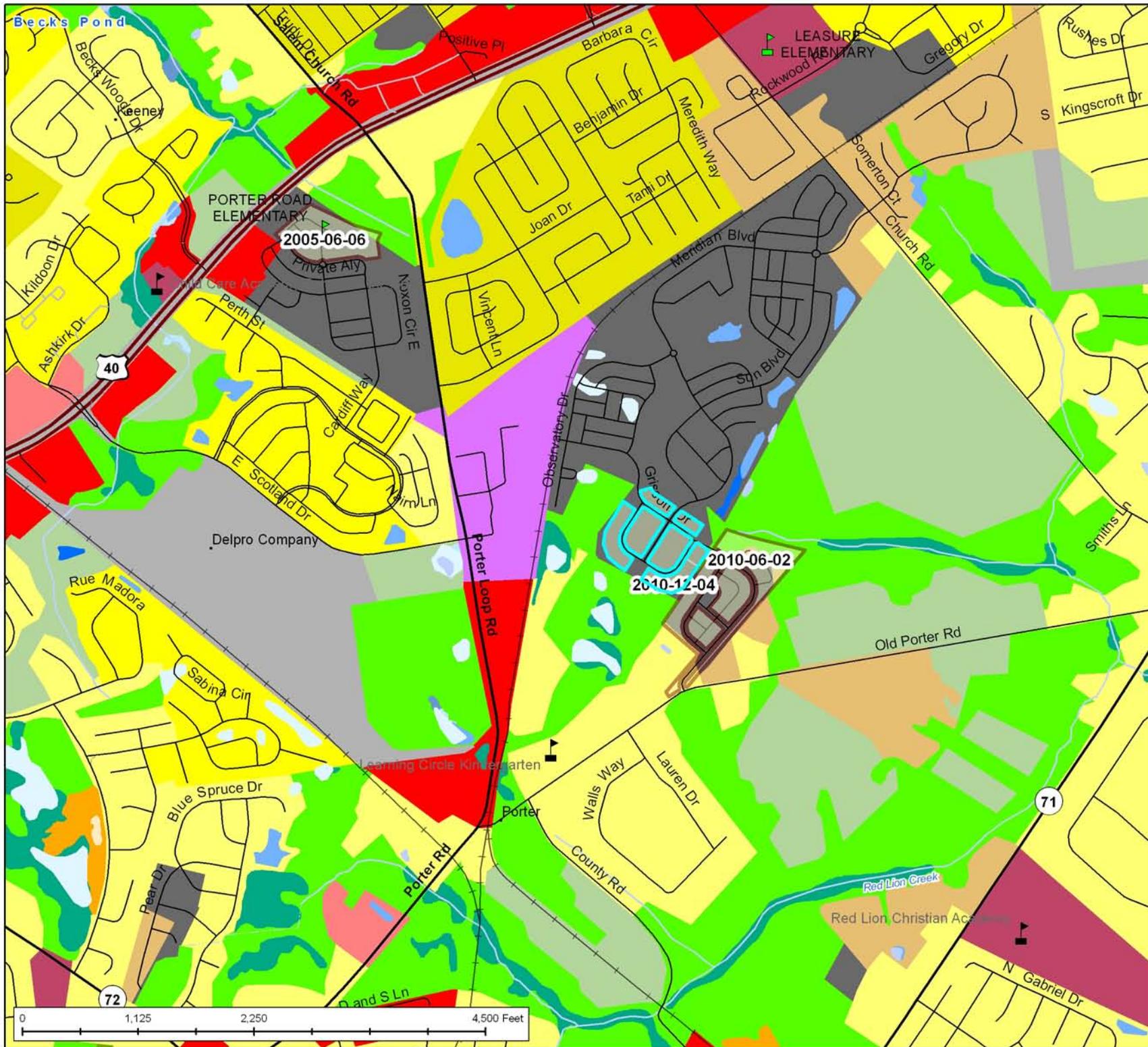


Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



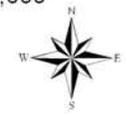
Preliminary Land Use Service (PLUS)

Meridian Crossing
2010-12-04

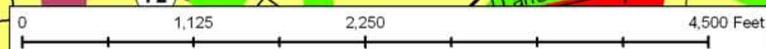


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

1:15,000



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



Preliminary Land Use Service (PLUS)

Meridian Crossing
2010-12-04

-  Project Areas
-  Municipalities

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



1:4,176



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

