

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.~~ NOT ALLOWED IN NEW CASTLE COUNTY LAND USE

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): For Office Use Only 

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): For Office Use Only

- Project Title/Name: WHITEHALL
- Location (please be specific): Lorewood Grove Road, Saint Georges Hundred, New Castle County, Delaware
- Parcel Identification #: 13-003.00-001, 13-003.00-002, 13-007.00-020, 13-007.00-021, 13-007.00-053, 13-007.00-054, 13-008.00-001, 13-008.00-002
- County or Local Jurisdiction Name: where project is located: New Castle County
- If contiguous to a municipality, are you seeking annexation?
- Owner's Name: WELFARE FOUNDATION OF DELAWARE

Address: 100 W. 10th Street, Suite 1109

City: Wilmington State: Delaware Zip: 19801

Phone : (302) 654-2477 Fax Email: pmorrow@longwood.org
- Equitable Owner/Developer
(This Person is required to attend the PLUS meeting): WHITEHALL VENTURES, L.L.C.

Address: 800 First State Boulevard

City: Wilmington State: Delaware Zip: 19804

Phone : (302) 995-6945 Fax (302) 995-6650 Email: rich@benchmarkbuilders.com
- Project Designer/Engineer: VANDEMARK & LYNCH, INC.

Address: 4305 Miller Road

City: Wilmington State: Delaware Zip: 19802

Phone : (302) 764-7635 Fax (302) 764-4170 Email: cokeefe@vandemarklynch.com
- Please Designate a Contact Person, including phone number, for this Project: Richard Julian, Jr. , Phone: (302) 995-6945

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:

To develop 902.88 acres of farmland into Traditional Neighborhood Community types (Village and Hamlet)

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

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

902.88

Number of Residential Units:

3,310

Commercial square footage:

614,900

13. Present Zoning: S

14. Proposed Zoning: Same

15. Present Use: Farming

16. Proposed Use: Residential, Commercial, Office, Civic and School

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:

Artesian Water Company

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):

Traditional Neighborhood Development / Mixed Use

20. Environmental impacts:

Precautionary Steep Slope, Forest, Water Resource Protection Areas (WRPA)

How many forested acres presently on-site? 379

How many forested acres will be removed? 31.5

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 103.3

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:

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

50 and 100 foot Riparian Buffer

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-retention Basin, Bio-filtration Swale, Grass Filter Strip

23. Is open space proposed? Yes No

If "Yes," how much? Acres: 347

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

Active Recreation, Passive Recreation, 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:

40321 ADT

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 4%

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.

Lorewood Grove 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

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: Richard Julian, Jr. Phone number: (302) 995-6945

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 [Signature Box] Date/Time Field [Date/Time Box]

Signature of Person Completing form (if different than property owner) [Signature Box] Date/Time Field [Date/Time Box]

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.**

GENERAL NOTES

- THIS SITE DOES NOT LIE WITHIN ANY CRITICAL NATURAL AREAS.
- THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE MAP FOR NEW CASTLE COUNTY, DELAWARE, MAP NOS. 10003C0240J AND 10003C0245J, COMMUNITY NO. 10508S, REVISED JANUARY 7, 2007. THE FLOODLINE SHOWN ON THIS PLAN WAS DETERMINED BY VANDEMARK & LYNCH, INC., IN SEPTEMBER 2010.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA AS SHOWN ON A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR NEW CASTLE COUNTY," MAP 2 OF 3, DATED 1987, REVISED FEBRUARY 2006 (WRPA RECHARGE AREA).
- 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 THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____.
- DEDICATED PRIVATE OPEN SPACE SHALL BE CONVEYED TO THE MAINTENANCE CORPORATION NOT LATER THAN TWO (2) YEARS AFTER THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY FOR A DWELLING WITHIN THE SUBDIVISION OR PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR MORE THAN 450 DWELLING UNITS, WHICH IS NINETY (90) PERCENT OF THE DWELLINGS WITHIN THE SUBDIVISION.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, 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 ARTICLE 27 OF THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE OPERATOR TO THE SATISFACTION OF THE STATE. THIS STATE ASSUMES MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE OF DELAWARE.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY 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, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
- ALL STORMWATER MANAGEMENT, GRADING AND RELATED INSTALLATIONS SHALL UTILIZE GREEN TECHNOLOGY STORMWATER BEST MANAGEMENT PRACTICES (GTBMP'S).
- NO DEBRIS SHALL BE BURIED ON THE SITE.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE RECORD PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS.
- NEW CASTLE COUNTY HAS THE RIGHT TO ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- LENGTH OF PROPOSED STREETS DEDICATED TO PUBLIC USE:
50' R.O.W. - 7,425 FT.
60' R.O.W. - 6,268 FT.
80' R.O.W. - 1,095 FT.
- NUMBER OF PROPOSED RESIDENTIAL UNITS (T3, T4 & T5): 499
PROPOSED OF NON-RESIDENTIAL GROSS FLOOR AREA (T5): 79,300 S.F.
- STANDARD PARKING SPACES SHALL BE 9' WIDE BY 18' LONG. HANDICAP PARKING SPACES SHALL BE 8' WIDE (MIN.) BY 18' LONG. VAN ACCESSIBLE SPACES SHALL BE 11' WIDE BY 18' LONG. AISLE WIDTH ADJACENT TO HANDICAP SPACES SHALL BE 5' (MIN.).
- 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.
- DRAINAGE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES, DRAINAGE FACILITIES, AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED. 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 UTILITIES RIGHTS-OF-WAYS AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- THE PROPOSED ENTRANCES/EXITS ARE CONCEPTUAL ONLY AND ARE SUBJECT TO REVIEW BY THE DELAWARE STATE DIVISION OF HIGHWAYS BEFORE A CONSTRUCTION PERMIT IS ISSUED.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, BRINGDOWN OR COMMITMENT.
- A LANDSCAPE PLAN PREPARED BY VANDEMARK & LYNCH, INC., LAST DATED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- TRANSPORTATION: CONCURRENCY - IN ACCORDANCE WITH THE PROVISIONS OF:
(A) THE INFRASTRUCTURE RECUMPTION AGREEMENT BETWEEN DELDOT AND THE DEVELOPER; AND
(B) SECTION 40.11.121.C OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTRIBUTING ITS PROPORTIONATE SHARE OF IMPROVEMENT COSTS TO THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION INVESTMENT DISTRICT FUND (SNCC TID FUND) AND DEDICATE THE REQUIRED RIGHT OF WAY FOR THIS PROJECT.
- IN ACCORDANCE WITH 40.25.113 B, THE FOLLOWING WAIVERS ARE REQUESTED IN VILLAGE 1:
1) A WAIVER FROM 40.25.136 C PROVISIONS FOR MAXIMUM PARKING SPACES PROVIDED,
2) A WAIVER FROM 40.25.100 TABLE 13 REGARDING MINIMUM DIMENSIONS OF CIVIC SPACE.

PARKING RATIONALE (T5)					
T5 BLOCKS	UNIT OR S.F.	PARKING CALC.*	SHARED FACTOR	PARKING REQUIRED	HANDICAP PARKING
BLOCK A					
RESIDENTIAL (UNIT)	36	36	1.0	36	
MIXED USE		62.80	1.2	62.83	
RESIDENTIAL (UNIT)	16	16			
RETAIL (S.F.)	15600	46.80			
MIXED USE		35.75	1.2	29.79	
OFFICE (S.F.)	7150	14.30			
RETAIL (S.F.)	7150	21.45			
MINIMUM PARKING SPACE REQUIRED				119 P.S.	5 P.S.
PARKING SPACE PROVIDED				171 P.S.	6 P.S.
BLOCK B					
RESIDENTIAL (UNIT)	54	54	1.0	54	
MINIMUM PARKING SPACE REQUIRED				54 P.S.	3 P.S.
PARKING SPACE PROVIDED				121 P.S.	6 P.S.
BLOCK C					
RESIDENTIAL (UNIT)	38	38	1.0	38	
MINIMUM PARKING SPACE REQUIRED				38 P.S.	2 P.S.
PARKING SPACE PROVIDED				76 P.S.	4 P.S.
BLOCK D					
RESIDENTIAL (1.0 P.S./UNIT)	30	30	1.0	30	
MIXED USE		31.40	1.2	26.17	
RESIDENTIAL (UNIT)	8	8			
RETAIL (S.F.)	7800	23.40			
MINIMUM PARKING SPACE REQUIRED				57 P.S.	3 P.S.
PARKING SPACE PROVIDED				95 P.S.	4 P.S.
BLOCK E					
MIXED USE		31.40	1.2	26.17	
RESIDENTIAL (UNIT)	8	8			
RETAIL (S.F.)	7800	23.40			
MINIMUM PARKING SPACE REQUIRED				27 P.S.	2 P.S.
PARKING SPACE PROVIDED				36 P.S.	2 P.S.
BLOCK F					
MIXED USE		79.80	1.2	66.33	
RESIDENTIAL (UNIT)	25	25			
RETAIL (S.F.)	18200	54.60			
MIXED USE		39	1.2	32.50	
OFFICE (S.F.)	7800	15.60			
RETAIL (S.F.)	7800	23.40			
MINIMUM PARKING SPACE REQUIRED				99 P.S.	4 P.S.
PARKING SPACE PROVIDED				135 P.S.	6 P.S.
*RESIDENTIAL - 1.0 P.S./DWELLING UNIT RETAIL: 3.0 P.S./1000 S.F. OFFICE: 2.0 P.S./1000 S.F.					

CERTIFICATION OF PLAN ACCURACY

I, CHRISTOPHER M. O'KEEFE, 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.

DATE _____ CHRISTOPHER M. O'KEEFE, P.E. _____ DATE _____ OWNER _____

CERTIFICATION OF OWNERSHIP

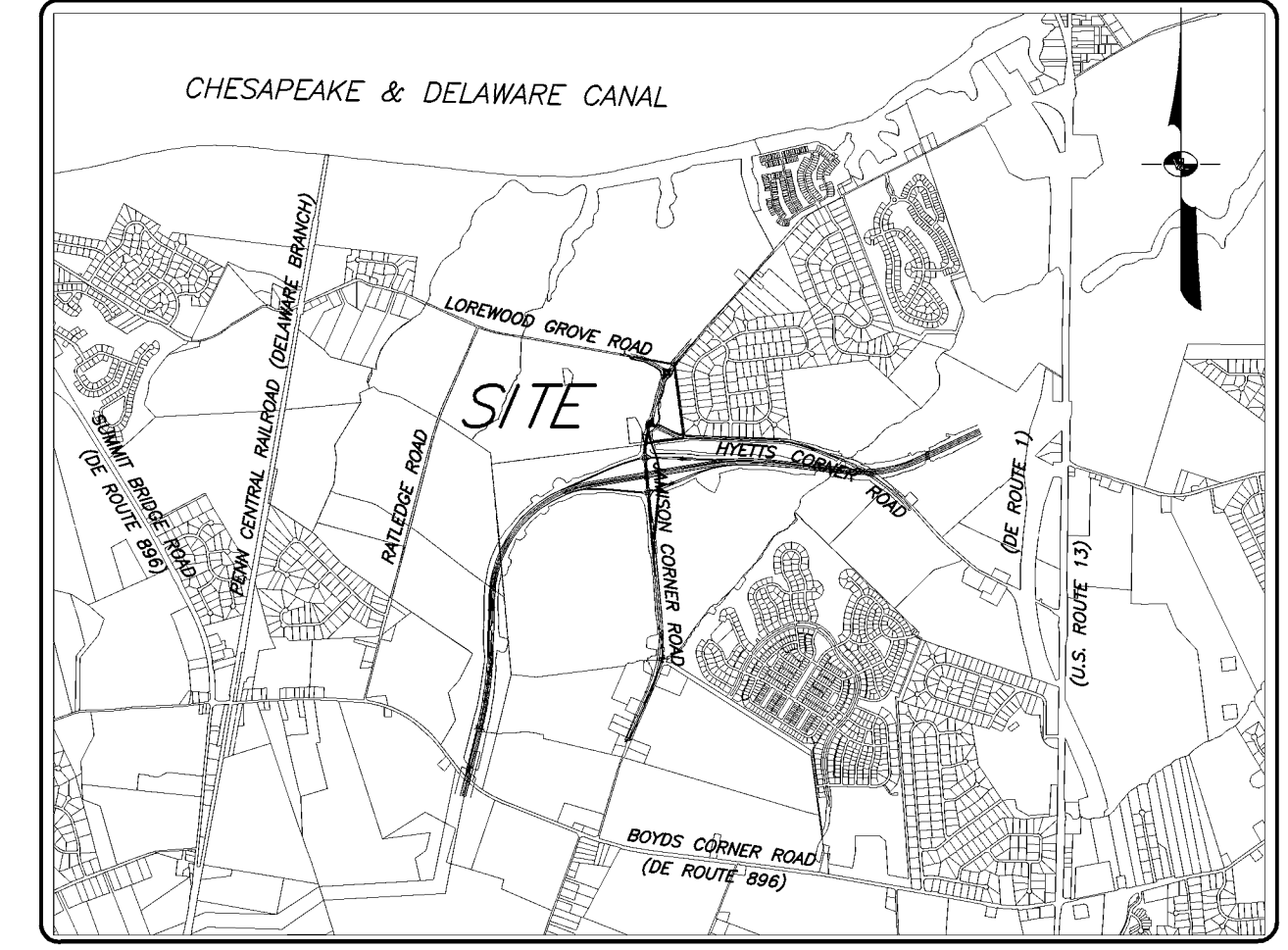
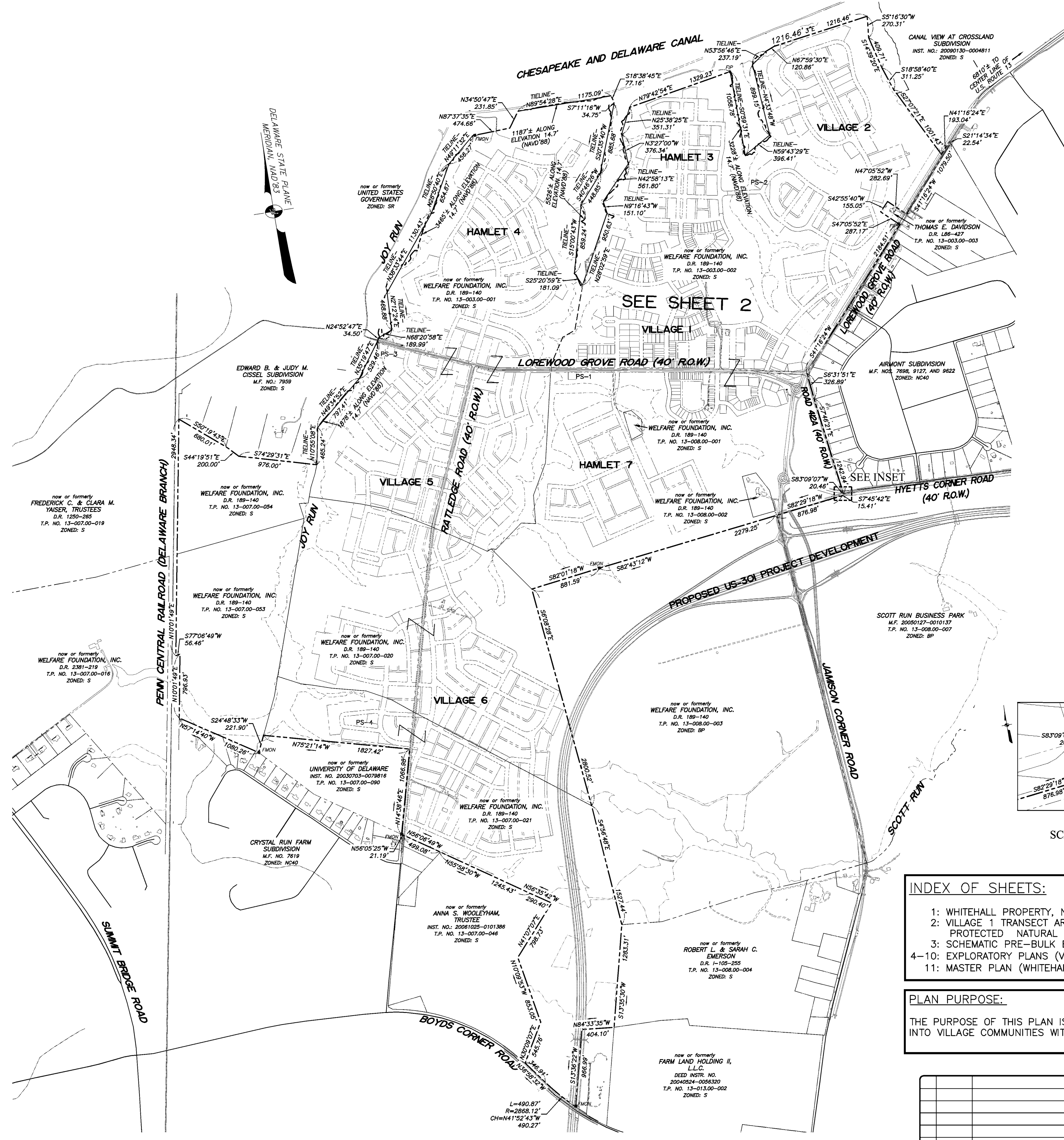
I, _____ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE _____ OWNER _____ DATE _____ OWNER _____

APPLICATION NO. 2011 - 0168

EXPLORATORY PLAN WHITEHALL (VILLAGE 1)

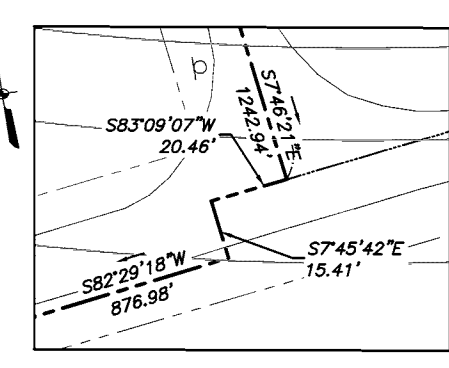
LOREWOOD GROVE ROAD
ST. GEORGES HUNDRED NEW CASTLE COUNTY DELAWARE



ZONING MAP NOS. 82 & 83 **LOCATION PLAN** SCALE: 1" = 4000'

GENERAL DATA:

- OWNER: WELFARE FOUNDATION, INC. 100 W. 10TH STREET, SUITE 1109 WILMINGTON, DE 19801
 - TAX PARCEL NUMBER: 13-003.00-001, 13-003.00-002, 13-007.00-020, 13-007.00-021, 13-007.00-053, 13-007.00-054, 13-008.00-001 & 13-008.00-002
 - SOURCE OF TITLE: D.R. 189-140 DEED INSTRUMENT NO. 20030703-0079816
 - AREA: 902.88 ACRES (TO BE DEVELOPED BY THIS SUBMISSION) 311.23 ACRES (UNDEVELOPED BY THIS SUBMISSION) 1214.11 ACRES (TOTAL PROPERTY)
 - ZONING: S (SUBURBAN) - HAMLET AND VILLAGE
- | TRANSECT ZONE | T1 | T3 | T4 | T5 |
|--|-----|----------|----------------|----------------|
| RESIDENTIAL DENSITY (UNITS/ACRAGE GROSS) | N/A | 6 | 12 | 27 |
| -FRONT SETBACK (PRINCIPAL) | N/A | 24' MIN. | 6' MIN/20' MAX | 0' MIN/12' MAX |
| -FRONT SETBACK (SECONDARY) | N/A | 16' MIN. | 6' MIN/20' MAX | 0' MIN/12' MAX |
| -SIDE SETBACK | N/A | 10' MIN. | 0' MIN. | 0' MIN/24' MAX |
| -REAR SETBACK | N/A | 12' MIN. | 3' MIN. | 3' MIN. |
| -FRONTAGE BUILDOUT | N/A | 40X MIN. | 60X MIN. | 80X MIN. |
- MODIFIED GRID: 070/304, 074/304, 074/308
 - COUNCILMANIC DISTRICT: 12
 - SOURCE OF TOPOGRAPHY: THE TOPOGRAPHIC PLAN WAS COMPILED IN JANUARY 1997 BY RAMESH C. BAITA ASSOCIATES, P.A., BY ESTABLISHING A NETWORK OF HORIZONTAL AND VERTICAL CONTROL, AND TOPOGRAPHIC FEATURES WERE COMPILED BY AERIAL TECHNIQUES. THE PLAN WAS CONVERTED INTO DELAWARE STATE PLAN (N.A.D. 1988) AND N.A.D. 1988 BY VANDEMARK & LYNCH, INC. IN JUNE 2007.
 - HORIZONTAL DATUM: DELAWARE STATE PLANE, COORDINATES DERIVED FROM GPS OBSERVATION REFERENCED TO N.A.D. 1983
 - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - 1988
 - WETLANDS LOCATION: THE WETLANDS SHOWN HEREON WERE DELINEATED BY JAMES C. MCCULLEY IV, ENVIRONMENTAL CONSULTANTS, INC., AND TEN BEARS ENVIRONMENTAL, L.L.C., AND FIELD SURVEYED BY VANDEMARK & LYNCH, INC., IN BETWEEN AUGUST 2, 2007 AND SEPTEMBER 13, 2007
 - WATER: ARTESIAN WATER COMPANY, INC. 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.
 - SEWER: NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA 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 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.



INDEX OF SHEETS:

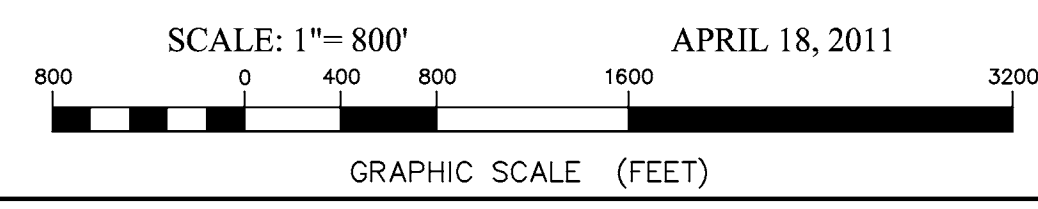
- WHITEHALL PROPERTY, NOTES AND PROJECT INFORMATION
- VILLAGE 1 TRANSECT AREAS, BULK COVERAGES TABLE, AND PROTECTED NATURAL RESOURCES TABLE
- SCHEMATIC PRE-BULK EROSION AND SEDIMENT CONTROL PLAN
- EXPLORATORY PLANS (VILLAGE 1)
- MASTER PLAN (WHITEHALL, ALL PHASES)

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE 145.22 ACRES PARCEL INTO VILLAGE COMMUNITIES WITH ASSOCIATED IMPROVEMENTS.

PROPOSED SANITARY SEWER FLOW (VILLAGE 1):

RESIDENTIAL		
92 DETACHED HOUSES x 300 GPD/HSE.	=	27,600 GPD (AVERAGE)
192 ATTACHED HOUSES x 250 GPD/HSE.	=	48,000 GPD (AVERAGE)
215 CONDOMINIUM UNITS x 200 GPD/UNIT	=	43,000 GPD (AVERAGE)
SCHOOL		
840 STUDENTS x 7.5 GPD/STUDENT	=	6,300 GPD (AVERAGE)
84 EMPLOYEES x 12.5 GPD/EMPLOYEE	=	1,050 GPD (AVERAGE)
NON-RESIDENTIAL		
79,300 S.F. NON-RESIDENTIAL x 0.1 GPD/S.F.	=	7,930 GPD (AVERAGE)
	TOTAL =	133,880 GPD (AVERAGE)
		133,880 x 4 = 535,520 GPD (PEAK)

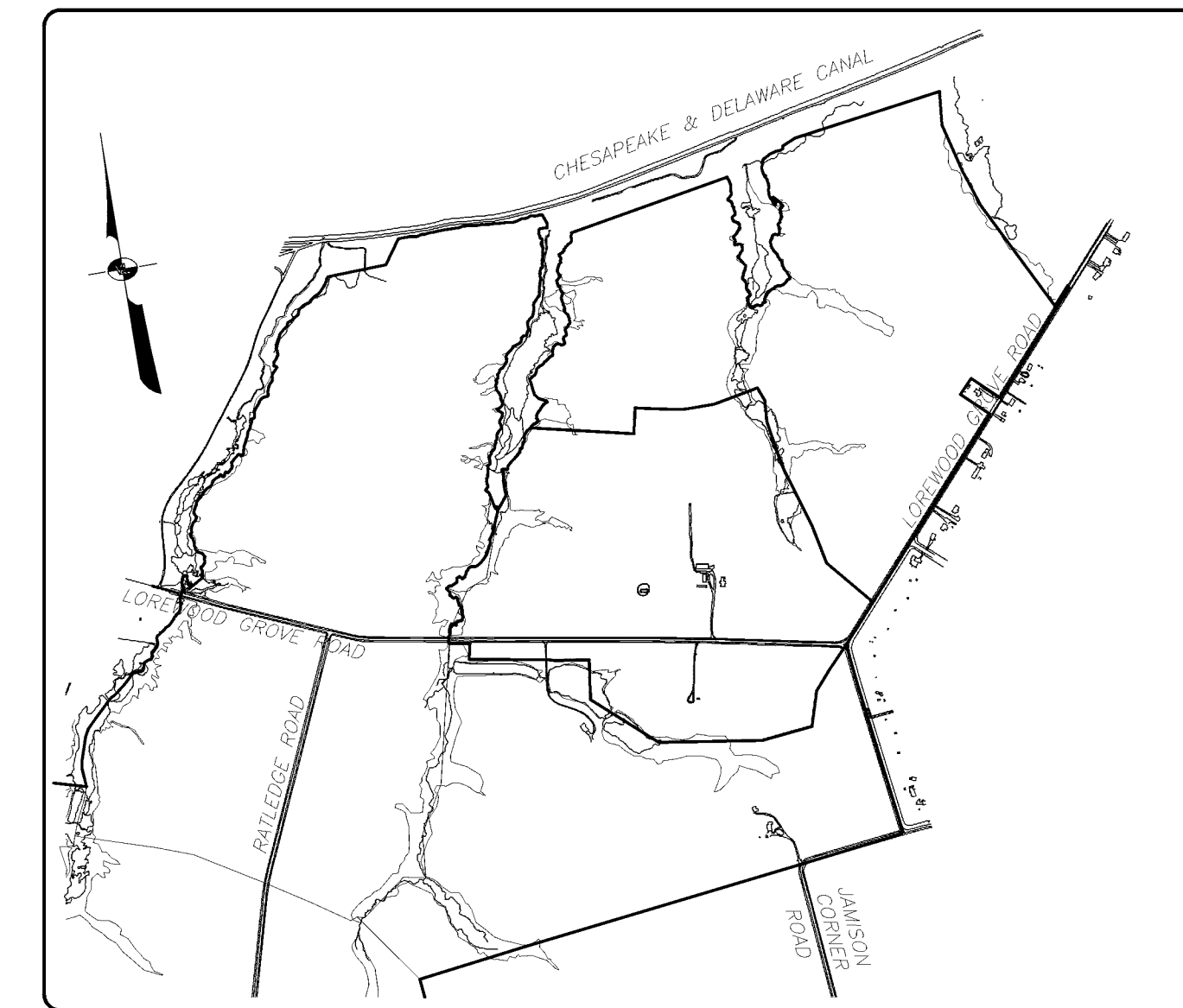
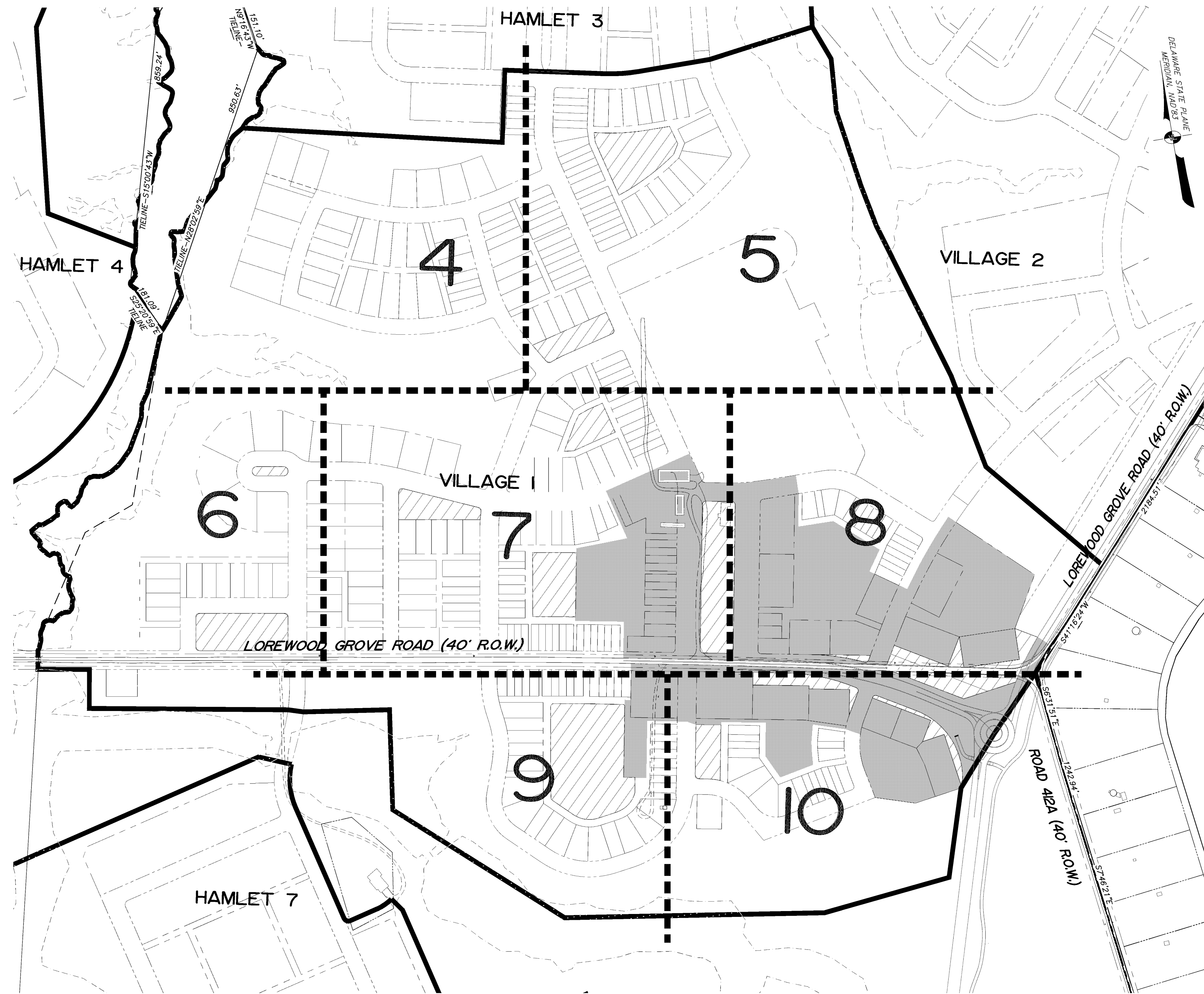


NO.	DATE	REVISION	BY	APPROVED

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

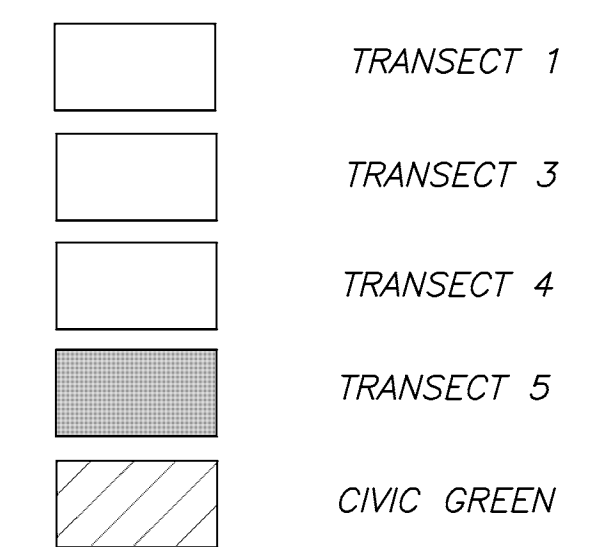
VANDEMARK & LYNCH, INC.
ENGINEERS - PLANNERS - SURVEYORS
4305 MILLER ROAD WILMINGTON, DE 19802/(302) 764-7635 WWW.VANDEMARKLYNCH.COM

PERMANENT FILE 074/304, 074/308	QA REVIEW	APPROVED BY
SURVEYED BY C. O'KEEFE	PROJECT MANAGER K. GOLDSTONE	REFERENCE DRAWINGS
COMPUTED BY K. GOLDSTONE	DRAWN BY J. HARRANTO	
PROJECT NO. 20968	FILE NO. 39990-L	SHEET 1 OF 11
		REVISION



KEY PLAN

TRANSECT

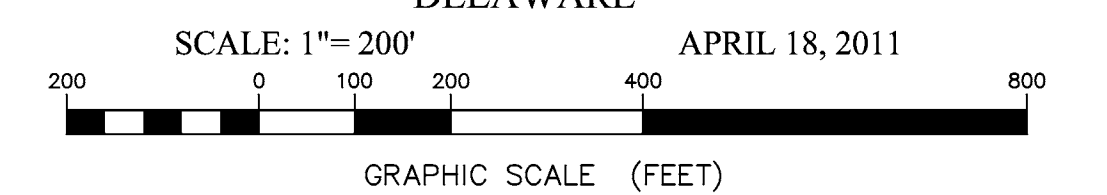


20968 WHITEHALL - VILLAGE 1 BULK AREA				
COVERAGES	AREA		DENSITIES	
	(ACS)	%	PERMITTED (DU)	PROPOSED (DU)
EXISTING				
EXISTING 40' WIDE RIGHT OF WAY AREA (EXCLUDE THE 40' WIDE RIGHT OF WAY)	3.14	2		
	142.08	98		
TOTAL AREA	145.22			
PROPOSED	(ACS)	%*	(DU)	(DU)
T1	55.65			
T3 - (Density Limit: 6 DU/AC)	9.78	11	58	29
T4 - (Density Limit: 12 DU/AC)	41.43	46	497	255
T5 - (Density Limit: 27 DU/AC)	20.82	23	562	276
CIVIC ZONES	8.39	9		5
EDUCATIONAL CAMPUS	9.14	10		85
NET AREA	89.57			
TOTAL AREA	145.22			
URBANIZED AREA (T3-T4-T5)	72.03	ACS.		
% OF CIVIC SPACE IN URBANIZED AREA	24	%		
ROAD RIGHT-OF-WAY AREA	24.79	ACS.		
% OF NET AREA				

PROTECTED NATURAL RESOURCE AREAS				
NATURAL RESOURCES	PROTECTION LEVEL*	RESOURCES AREA (ACS)**	VILLAGE - 1 DISTURBED AREA	
			(ACS)	%**
1. WETLAND	1.00	8.49	0.00	0
2. FLOODPLAIN	1.00	0.22	0.00	0
3. RIPARIAN BUFFER	1.00	9.27	0.00	0
4. PROHIBITIVE STEEP SLOPE	1.00	0.30	0.00	0
5. FOREST MATURE	0.50	0.89	0.28	3
6. RECHARGES AREA - WRPA	0.50	0.22	0.22	100
7. PRECAUTIONARY STEEP SLOPE	0.25	2.89	1.89	21
8. FOREST YOUNG	0.20	3.19	1.32	20
9. DRAINAGEWAYS	0.00	2.20	2.20	77

* CR DISTRICT
 ** THE AREA IS MEASURED WITH NO OVERLAP WITH OTHER RESOURCES
 *** PERCENTAGE OF THE RESOURCE TOTAL AREA (OVERLAP)

APPLICATION NO. 2011-0168
 EXPLORATORY
 MAJOR LAND DEVELOPMENT PLAN
WHITEHALL
 VILLAGE 1
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE

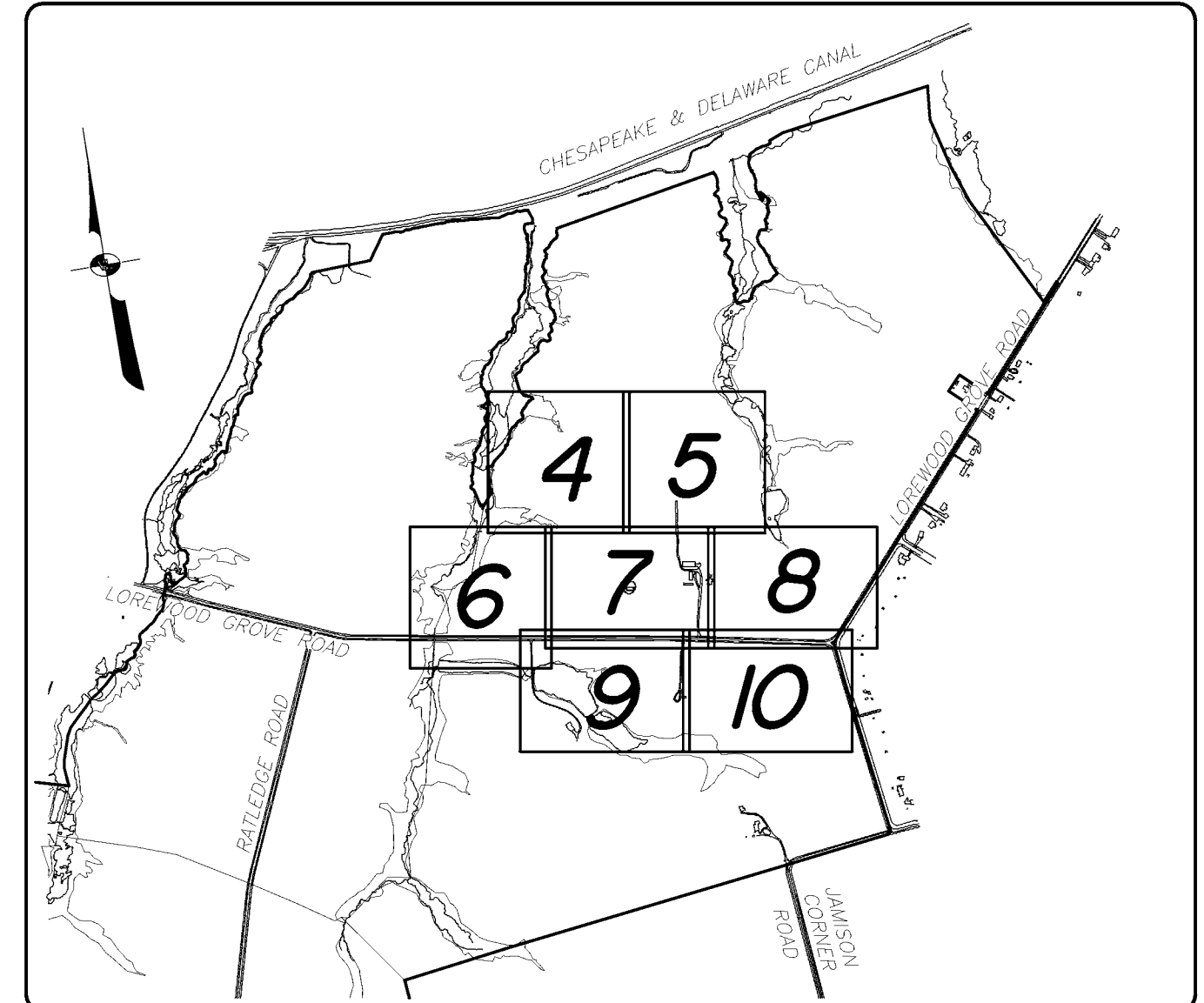


NO.	DATE	REVISION	BY	APPROVED

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VANDEMARK & LYNCH, INC.
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 4305 MILLER ROAD
 WILMINGTON, DE 19802/(302) 764-7635
 WWW.VANDEMARKLYNCH.COM

PERMANENT FILE 074/304, 074/308	QA REVIEW	APPROVED BY
SURVEYED BY K. GOLDSTONE	PROJECT MANAGER C. OXLEY	REFERENCE DRAWINGS
COMPUTED BY K. GOLDSTONE	DRAWN BY J. HARRANTO	
PROJECT NO. 20968	FILE NO. 39990-L	SHEET 2 OF 11
		REVISION



KEY PLAN

ABBREVIATION

- LOT TYPES**
- T3 = TRANSECT 3
 - T4 - S = TRANSECT 4, SINGLE HOUSE
 - T4 - Z = TRANSECT 4, 0 FT. SIDE SETBACK
 - T4 - T = TRANSECT 4, TOWNHOUSE
 - T5 - RS/RT = TRANSECT 5, RESIDENTIAL AND RETAIL USE
 - T5 - OF/RT = TRANSECT 5, OFFICE AND RETAIL USE
 - T5 - RS = TRANSECT 5, RESIDENTIAL USE

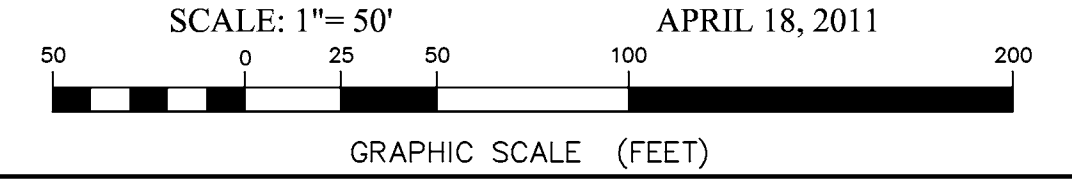
THOROUGHFARE TYPES

- (ST) = STREET
- (CS) = COMMERCIAL STREET
- (BV) = BOULEVARD

LEGEND

EXISTING	PROPOSED	
		BUILDING
	N/A	WETLANDS AREA
	N/A	STEEP SLOPE 15-25% (PRECAUTIONARY SLOPE)
	N/A	STEEP SLOPE >25% (PROHIBITIVE SLOPE)
	N/A	RECHARGE WRPA
	N/A	PROPERTY LINE
	N/A	MAJOR CONTOUR
	N/A	MINOR CONTOUR
	N/A	STREAMS
	N/A	FLOODPLAIN (100-YR)
	N/A	RIPIARIAN BUFFER
	N/A	DRAINAGEWAY EASEMENT
	N/A	MATURE FOREST LINE
		YOUNG FOREST LINE
	N/A	HEDGEROW/NON FOREST/SCRUB-SHRUB
	N/A	ZONING LINE
		P.C.C. CURB TYPE 3
		P.C.C. SIDEWALK
		SANITARY LINE & MANHOLE
		LOT LINE
		LIMIT OF DISTURBANCE
		STORMWATER MANAGEMENT AREA (SWMA)

APPLICATION NO. 2011-0168
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN
WHITEHALL
VILLAGE 1
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE

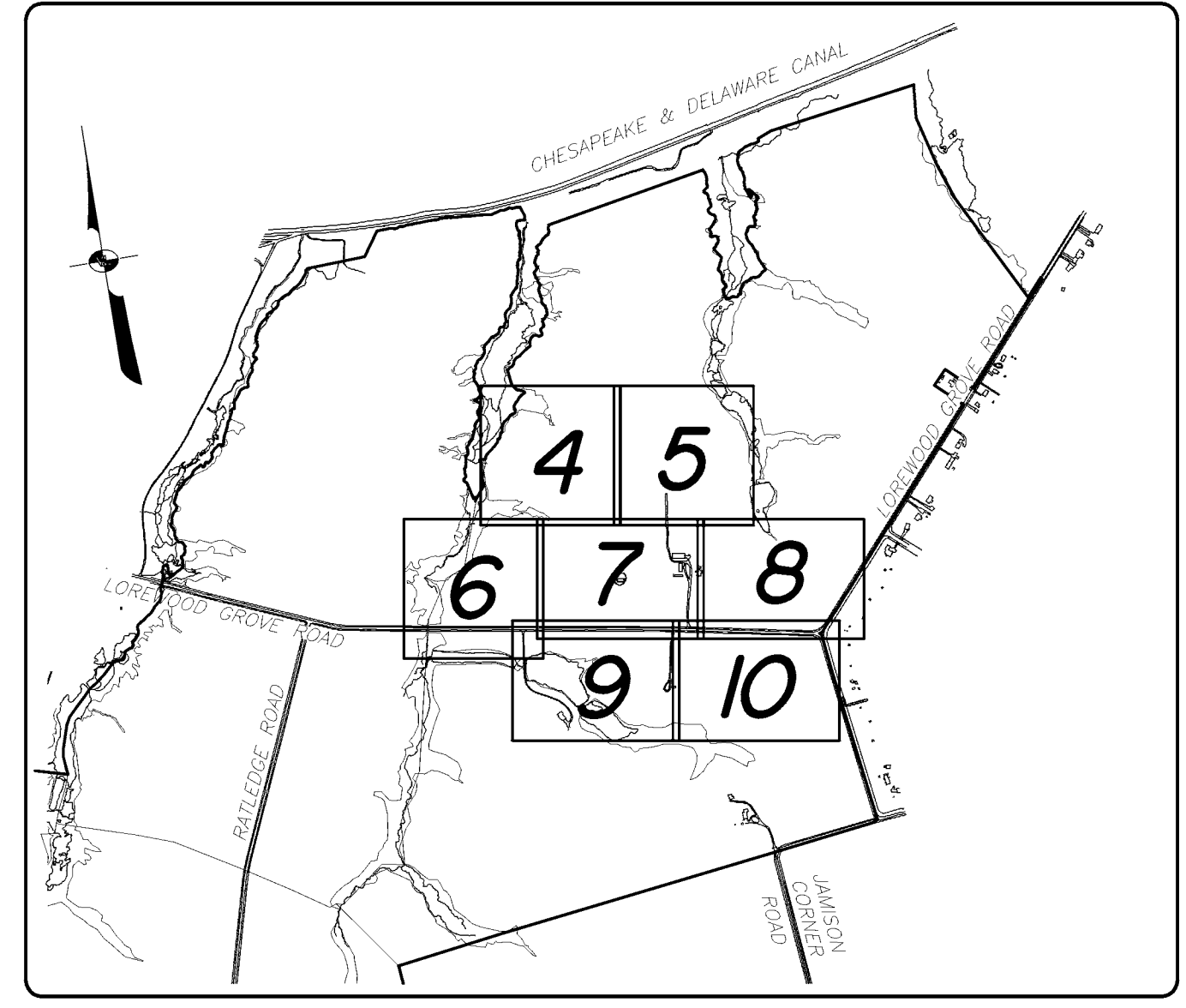


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COMPUTED BY K. GOLDSTONE	DRAWN BY J. HARRAWAY	
PROJECT NO. 20968	FILE NO. 39990-L	SHEET 4 OF 11
		REVISION



KEY PLAN

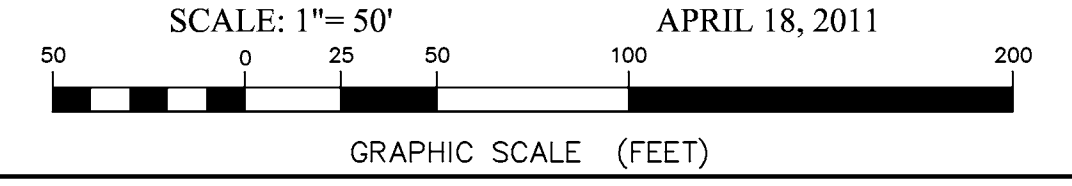
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LEGEND

EXISTING	PROPOSED	
		BUILDING
	N/A	WETLANDS AREA
	N/A	STEEP SLOPE 15-25% (PRECAUTIONARY SLOPE)
	N/A	STEEP SLOPE >25% (PROHIBITIVE SLOPE)
	N/A	RECHARGE WSPA
	N/A	PROPERTY LINE
	N/A	MAJOR CONTOUR
	N/A	MINOR CONTOUR
	N/A	STREAMS
	N/A	FLOODPLAIN (100-YR)
	N/A	RIPARIAN BUFFER
	N/A	DRAINAGEWAY EASEMENT
	N/A	MATURE FOREST LINE
	N/A	YOUNG FOREST LINE
	N/A	HEDGEROW/NON FOREST/SCRUB-SHRUB
	N/A	ZONING LINE
		P.C.C. CURB TYPE 3
		P.C.C. SIDEWALK
		SANITARY LINE & MANHOLE
		LOT LINE
		LIMIT OF DISTURBANCE
		STORMWATER MANAGEMENT AREA (SWMA)

APPLICATION NO. 2011-0168
**EXPLORATORY
 MAJOR LAND DEVELOPMENT PLAN**
WHITEHALL
VILLAGE 1
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE

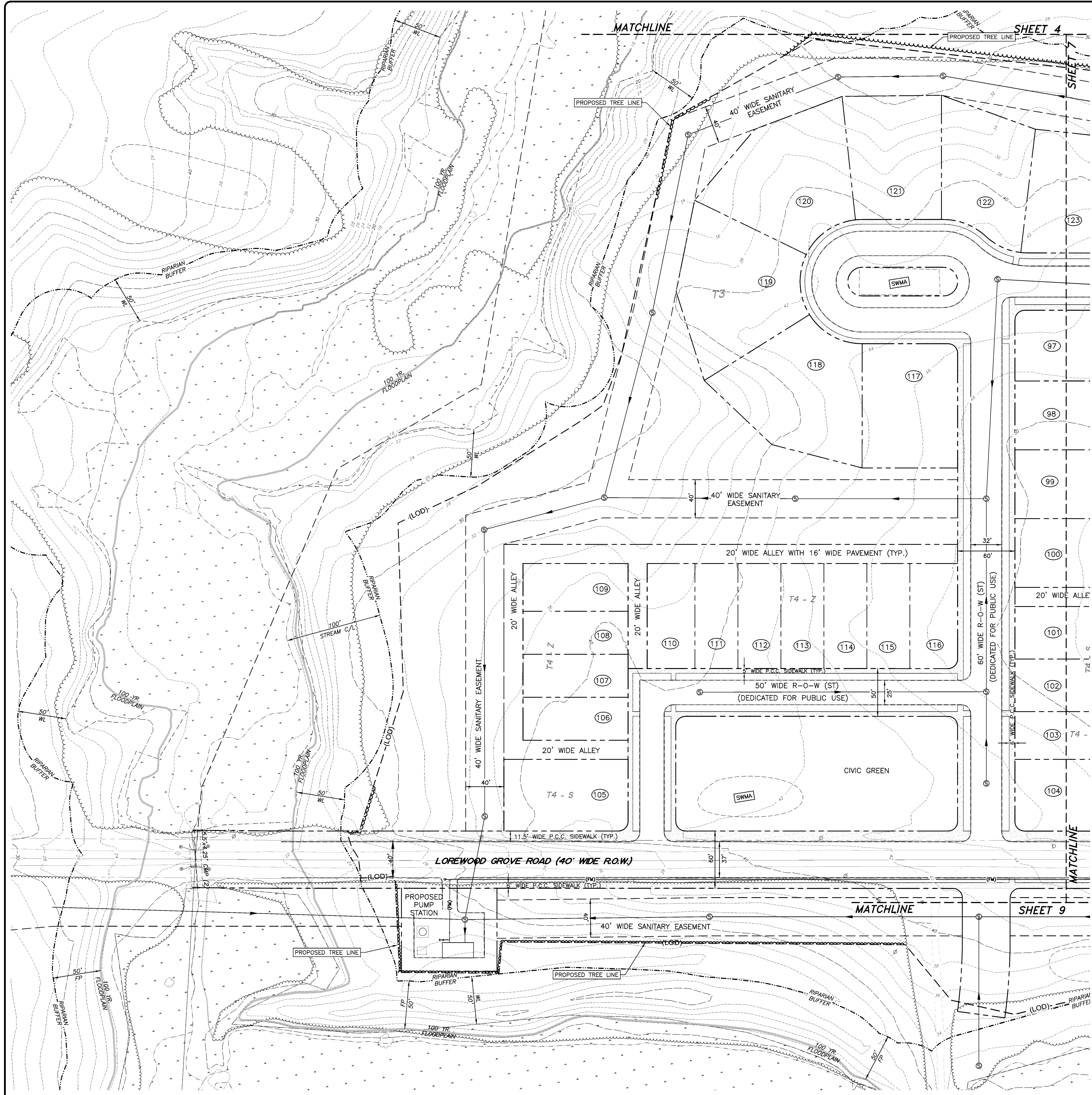


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COMPUTED BY K. GOLDSTONE	DRAWN BY J. HARAWITZ	
PROJECT NO. 20968	FILE NO. 39990-L	SHEET 5 OF 11
		REVISION



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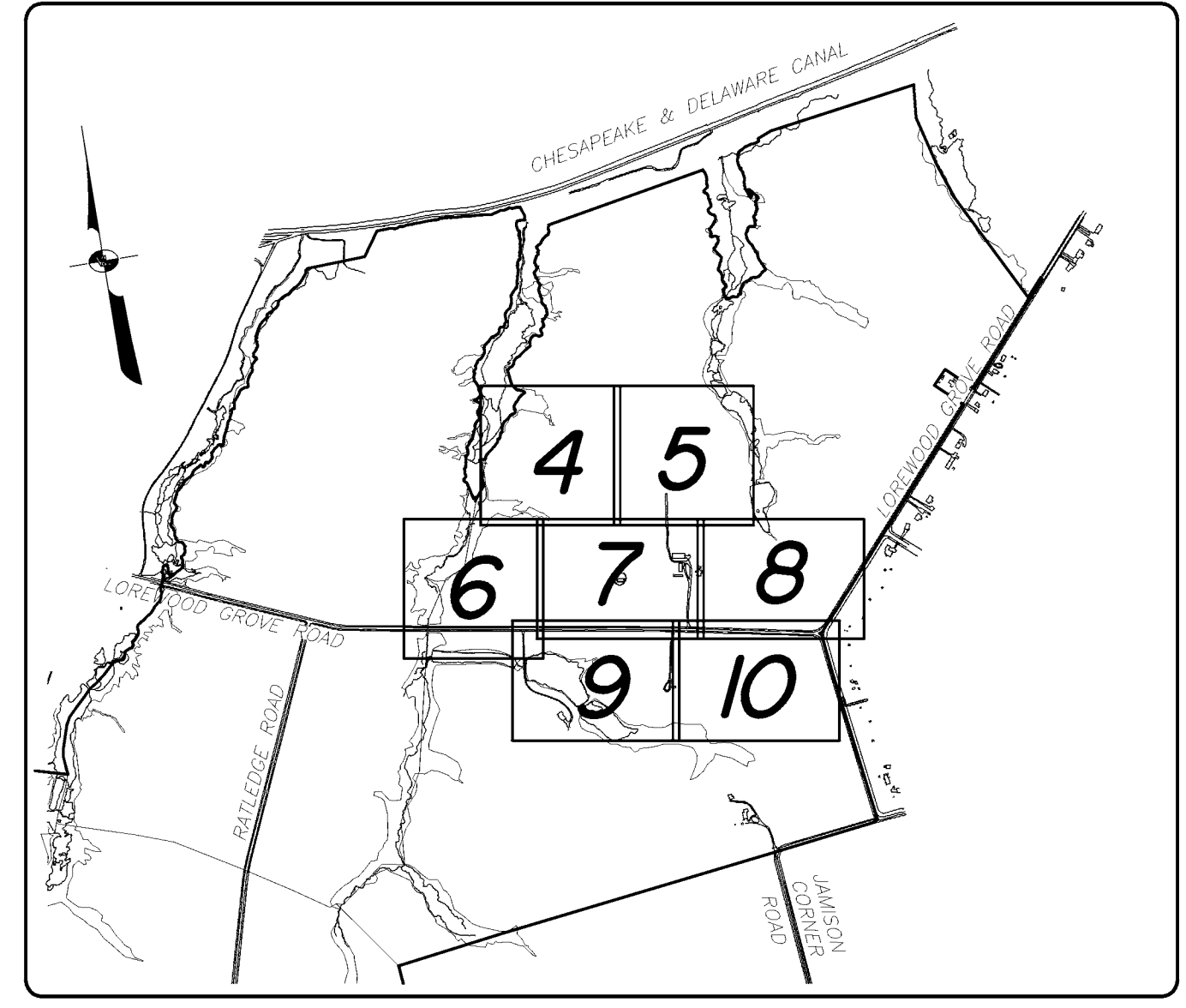
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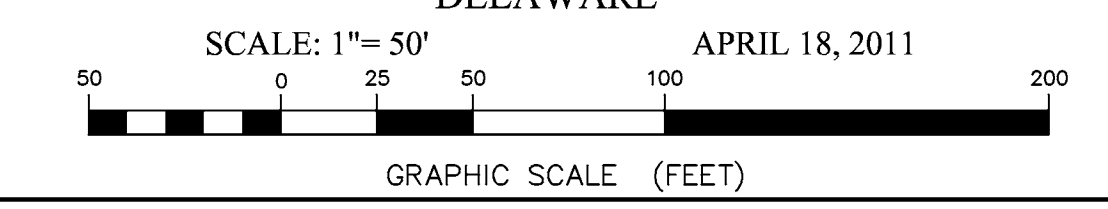
LEGEND

EXISTING	PROPOSED	
		BUILDING
	N/A	WETLANDS AREA
	N/A	STEEP SLOPE 15-25% (PRECAUTIONARY SLOPE)
	N/A	STEEP SLOPE >25% (PROHIBITIVE SLOPE)
	N/A	RECHARGE WRPA
	N/A	PROPERTY LINE
	N/A	MAJOR CONTOUR
	N/A	MINOR CONTOUR
	N/A	STREAMS
	N/A	FLOODPLAIN (100-YR)
	N/A	RIPIARIAN BUFFER
	N/A	DRAINAGEWAY EASEMENT
	N/A	MATURE FOREST LINE
	N/A	YOUNG FOREST LINE
	N/A	HEDGEROW/NON FOREST/SCRUB-SHRUB
	N/A	ZONING LINE
		P.C.C. CURB TYPE 3
		P.C.C. SIDEWALK
		SANITARY LINE & MANHOLE
		LOT LINE
		LIMIT OF DISTURBANCE
		STORMWATER MANAGEMENT AREA (SWMA)



KEY PLAN

APPLICATION NO. 2011-0168
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
WHITEHALL VILLAGE 1
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE



NO.	DATE	REVISION	BY	APPROVED

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PERMANENT FILE: 074/304, 074/308

QA REVIEW: []

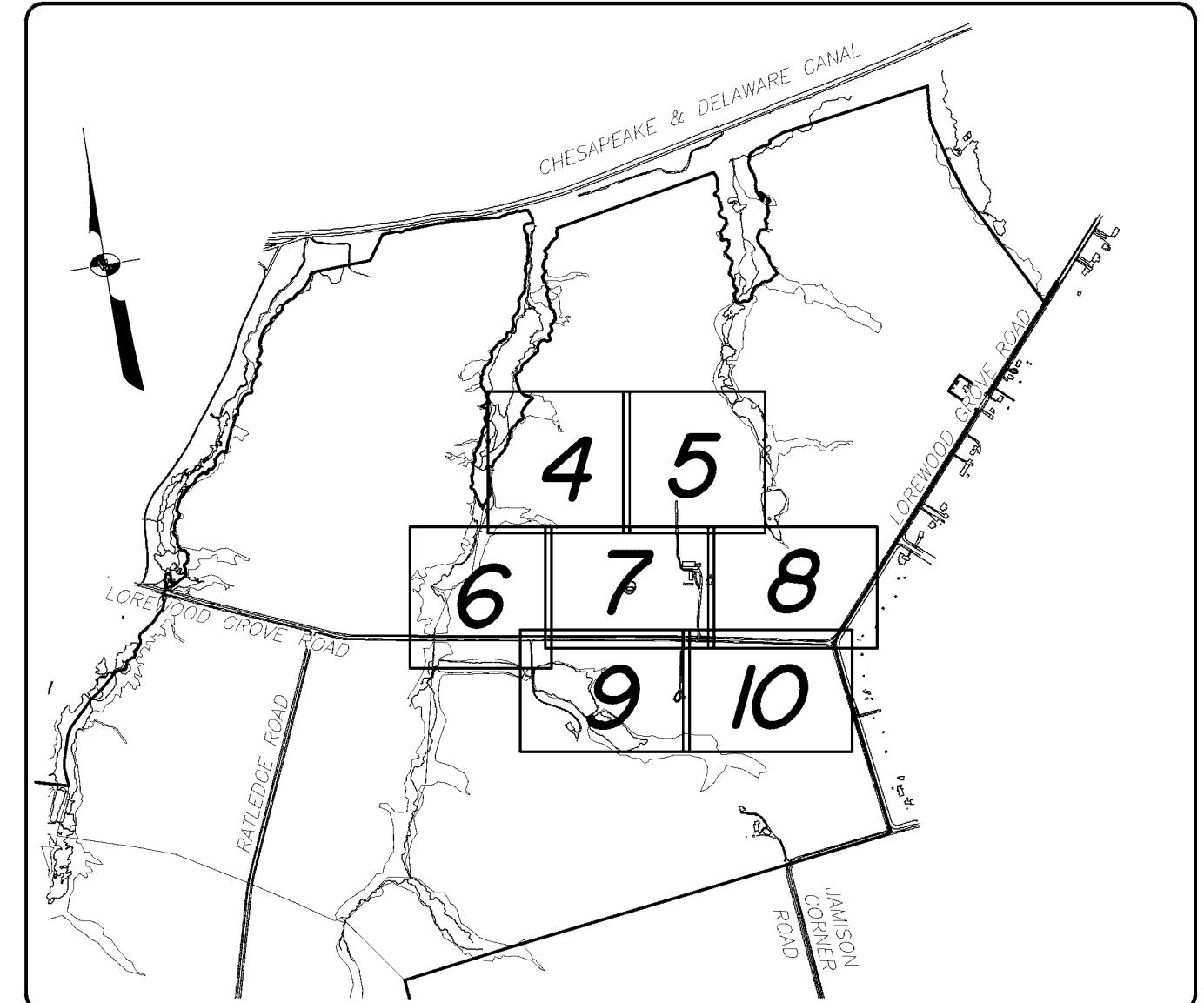
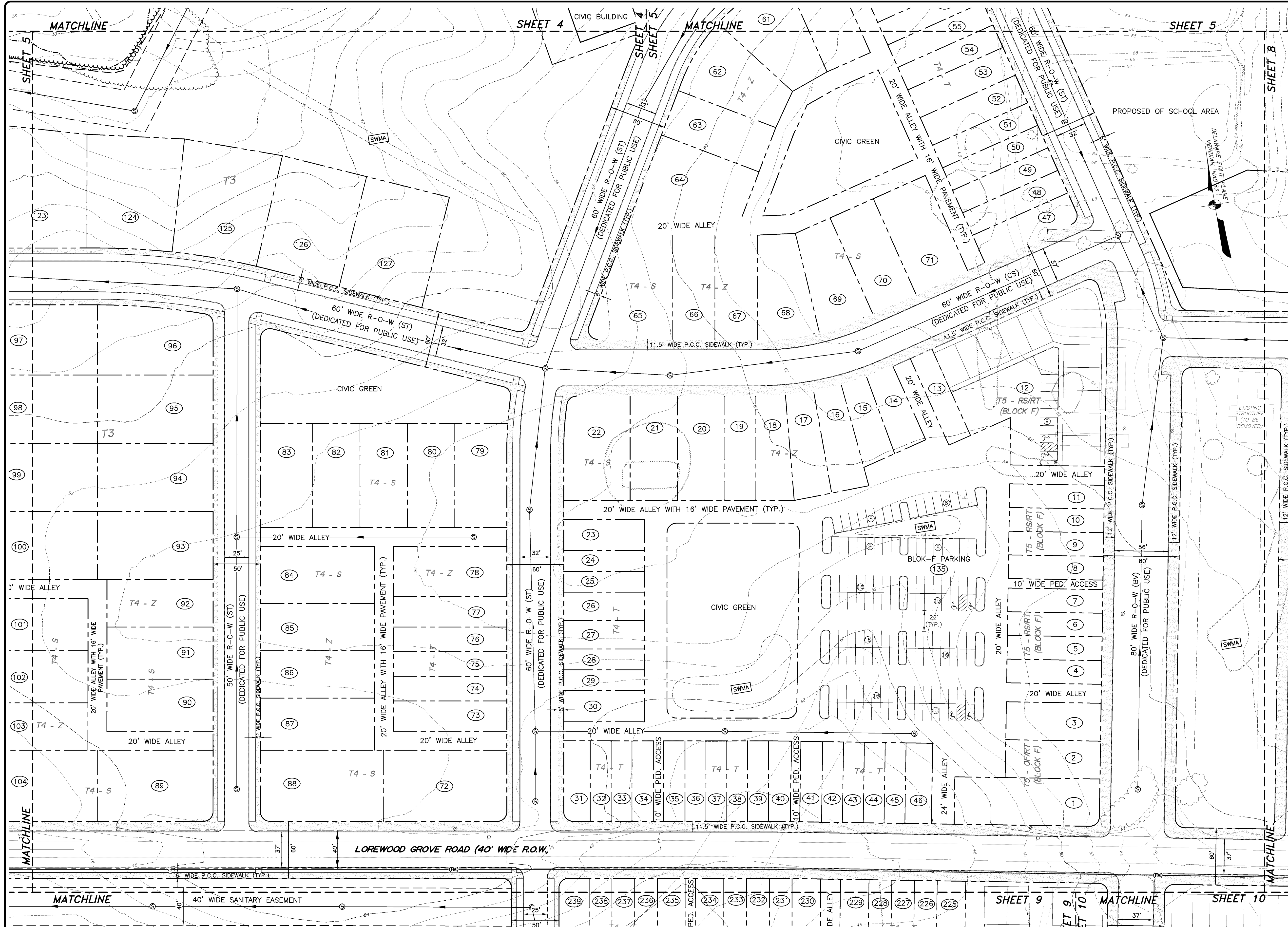
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PROJECT NO. 20968

FILE NO. 39990-L

SHEET 6 OF 11

REVISION: []

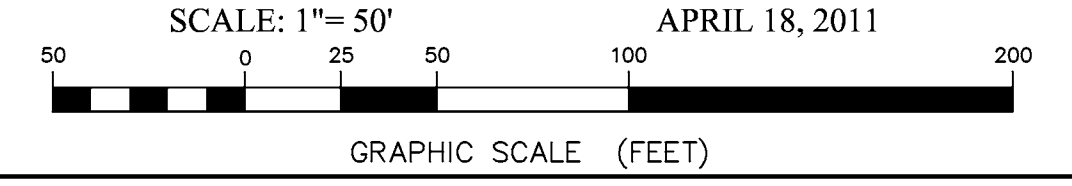


KEY PLAN

LEGEND

EXISTING	PROPOSED	
[Symbol]	[Symbol]	BUILDING
[Symbol]	N/A	WETLANDS AREA
[Symbol]	N/A	STEEP SLOPE 15-25% (PRECAUTIONARY SLOPE)
[Symbol]	N/A	STEEP SLOPE >25% (PROHIBITIVE SLOPE)
[Symbol]	N/A	RECHARGE WRPA
[Symbol]	N/A	PROPERTY LINE
[Symbol]	N/A	MAJOR CONTOUR
[Symbol]	N/A	MINOR CONTOUR
[Symbol]	N/A	STREAMS
[Symbol]	N/A	FLOODPLAIN (100-YR)
[Symbol]	N/A	RIPARIAN BUFFER
[Symbol]	N/A	DRAINAGEWAY EASEMENT
[Symbol]	N/A	MATURE FOREST LINE
[Symbol]	[Symbol]	YOUNGER FOREST LINE
[Symbol]	N/A	HEDGEROW/NON FOREST/SCRUB-SHRUB
[Symbol]	N/A	ZONING LINE
[Symbol]	[Symbol]	P.C.C. CURB TYPE 3
[Symbol]	[Symbol]	P.C.C. SIDEWALK
[Symbol]	[Symbol]	SANITARY LINE & MANHOLE
[Symbol]	[Symbol]	LOT LINE
[Symbol]	[Symbol]	LIMIT OF DISTURBANCE
[Symbol]	[Symbol]	STORMWATER MANAGEMENT AREA (SWMA)

APPLICATION NO. 2011-0168
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN
WHITEHALL
VILLAGE 1
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE



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PERMANENT FILE: 074/304, 074/308

QA REVIEW: []

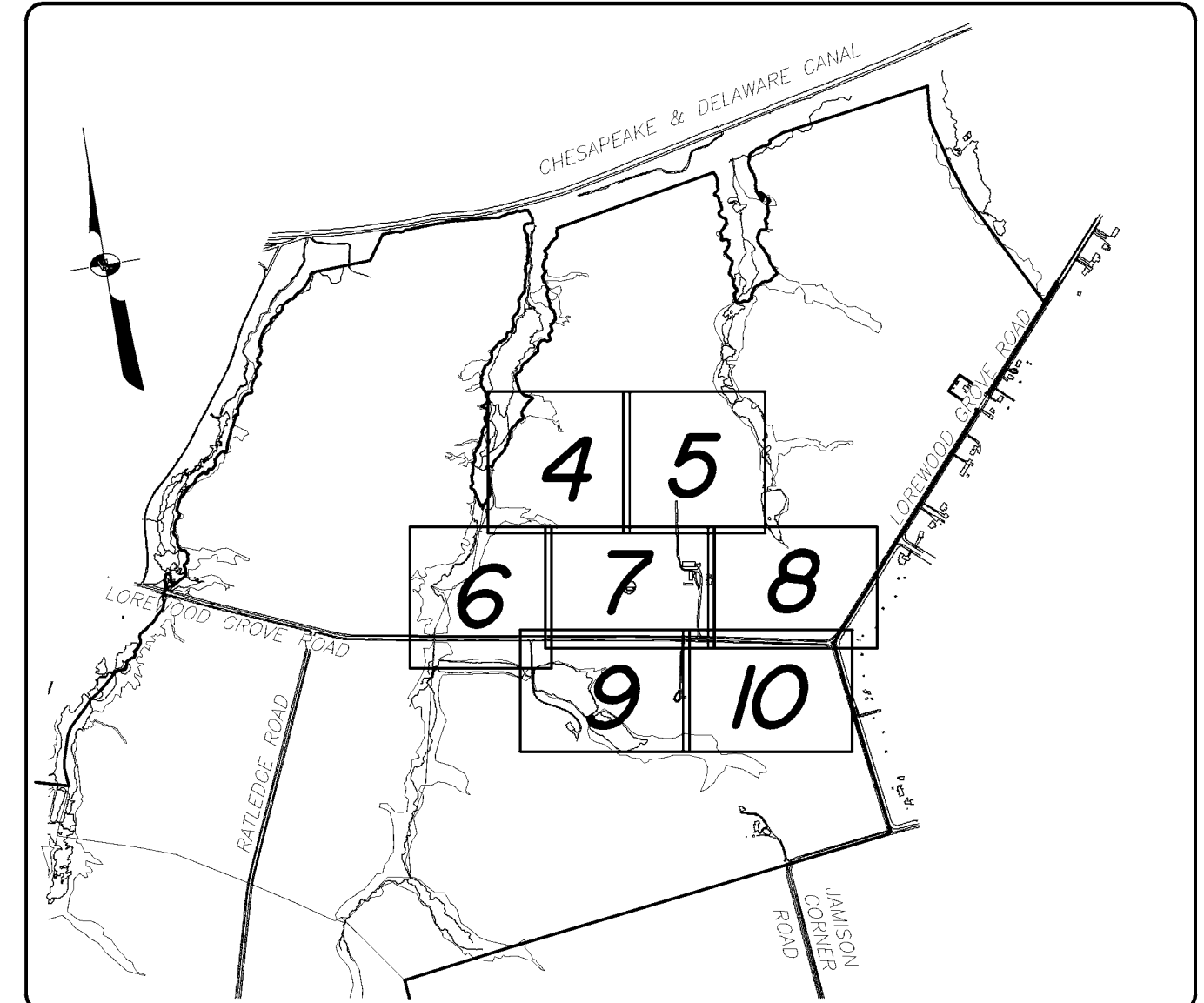
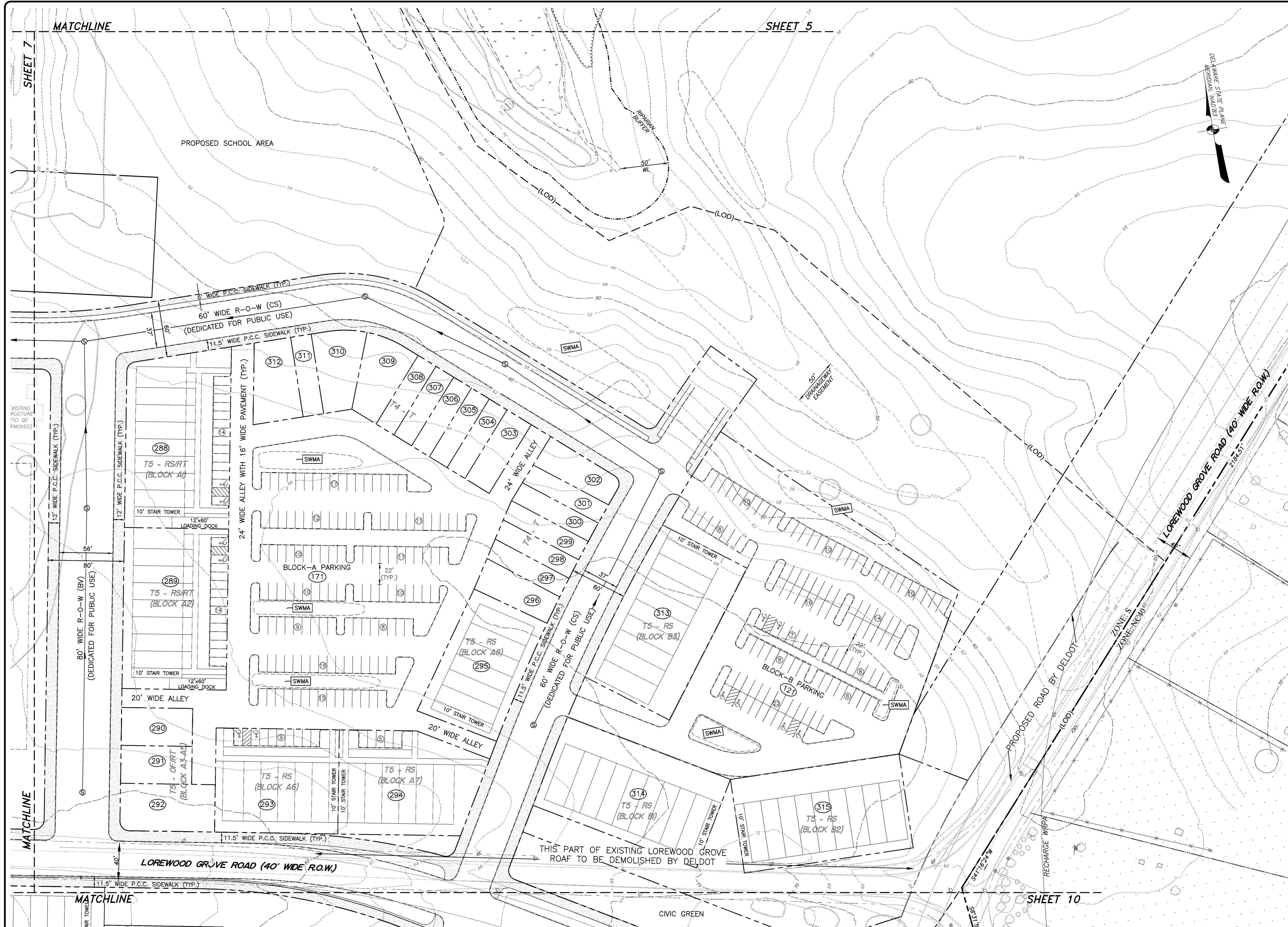
APPROVED BY: []

PROJECT NO. 20968

FILE NO. 39990-L

SHEET 7 OF 11

REVISION: []

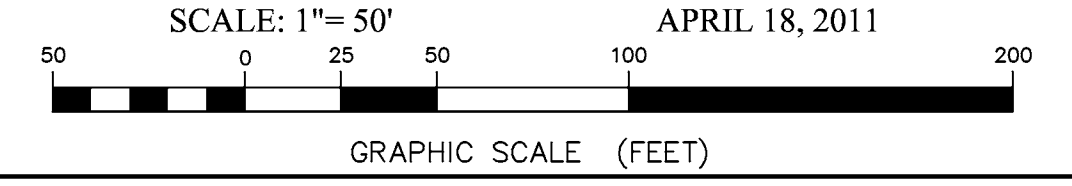


KEY PLAN

LEGEND

EXISTING	PROPOSED	
		BUILDING
	N/A	WETLANDS AREA
	N/A	STEEP SLOPE 15-25% (PRECAUTIONARY SLOPE)
	N/A	STEEP SLOPE >25% (PROHIBITIVE SLOPE)
	N/A	RECHARGE WRPA
	N/A	PROPERTY LINE
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	N/A	STREAMS
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	N/A	DRAINAGEWAY EASEMENT
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APPLICATION NO. 2011-0168
EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN
WHITEHALL
VILLAGE 1
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 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE



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 4305 MILLER ROAD
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PERMANENT FILE: 074/304, 074/308

QA REVIEW: []

APPROVED BY: []

SURVEYED BY: C. OXLEY

PROJECT MANAGER: C. OXLEY

REFERENCE DRAWINGS: []

COMPUTED BY: K. GOLDSTONE

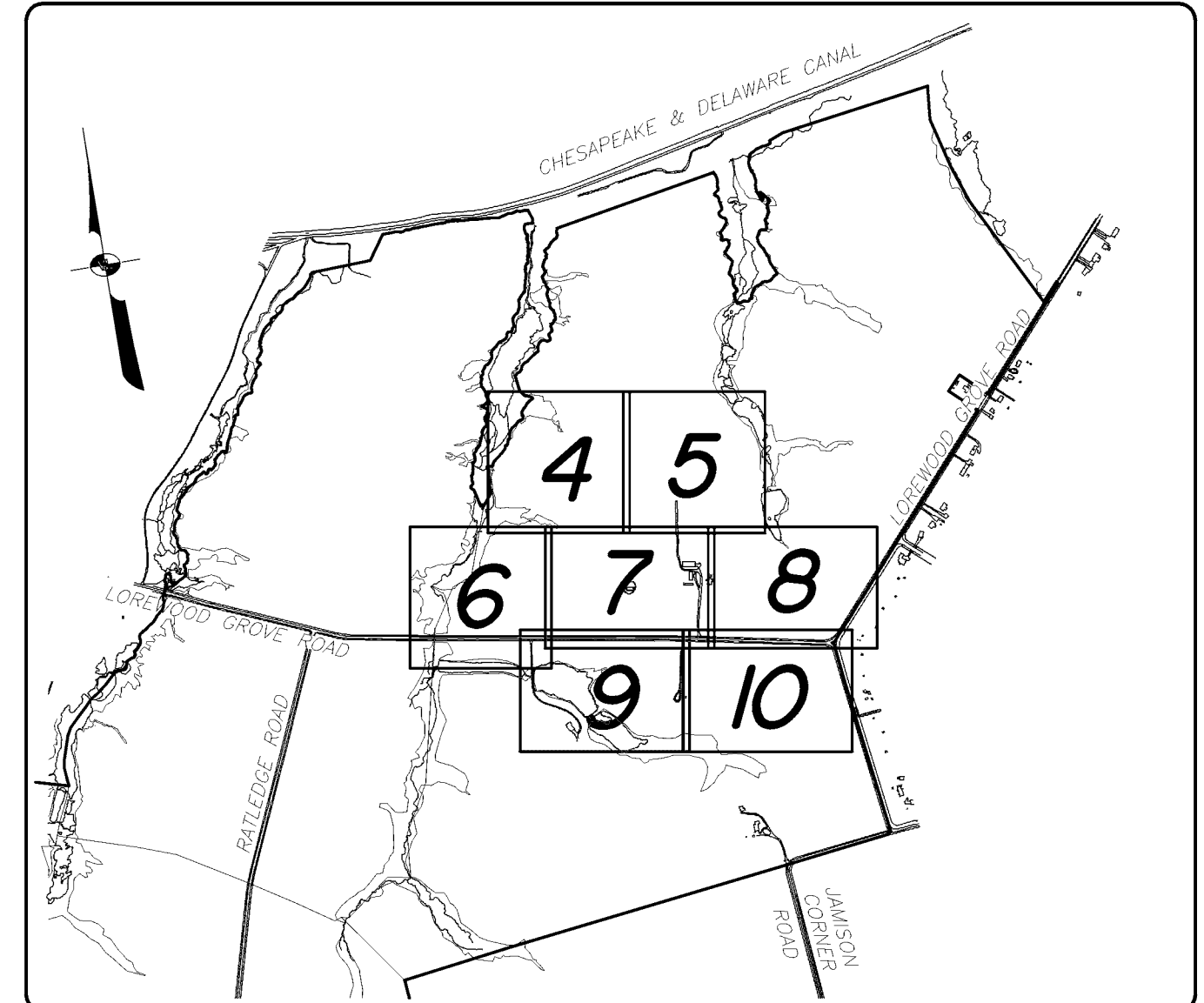
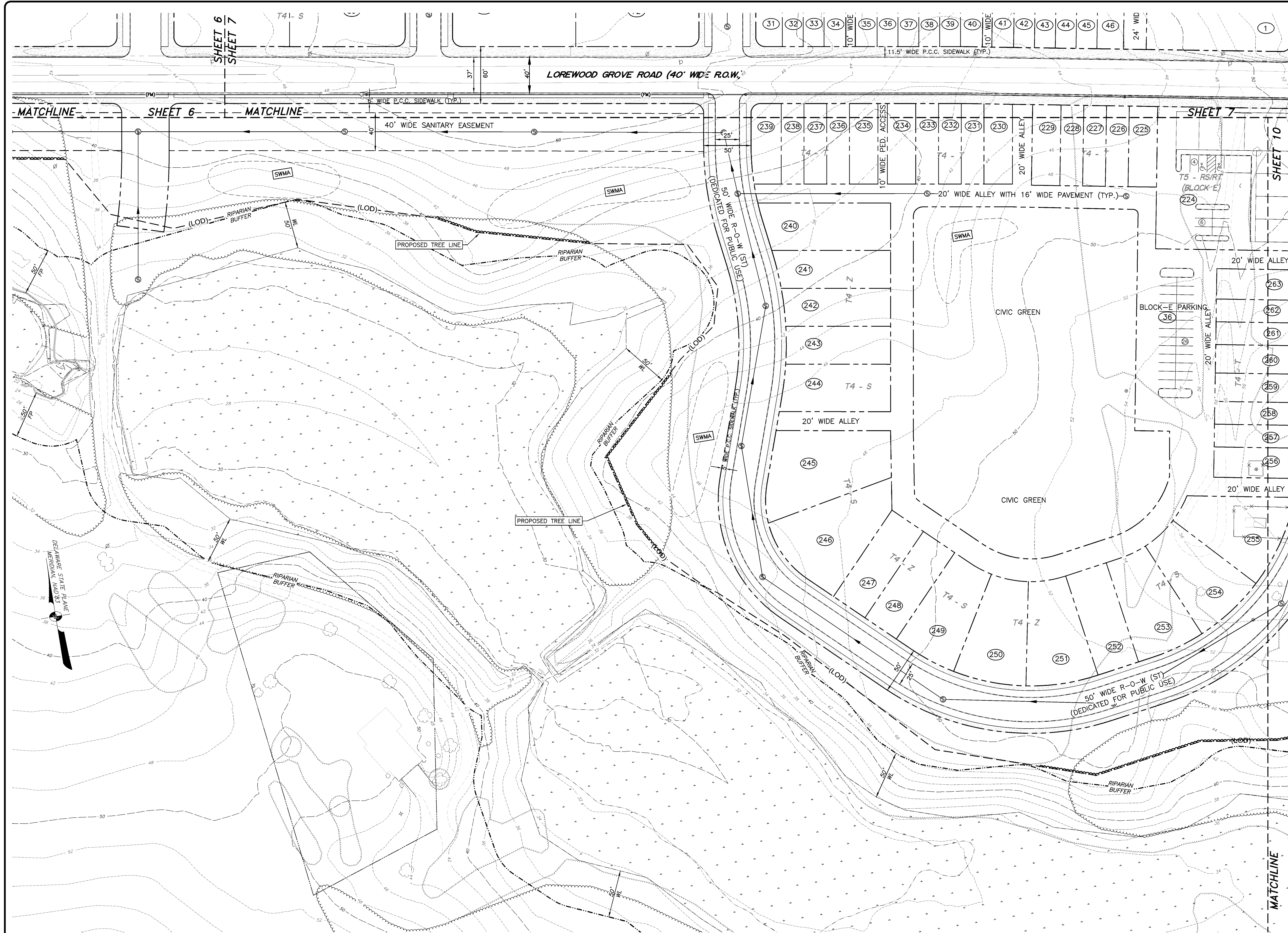
DRAWN BY: J. HARRAWAY

PROJECT NO.: 20968

FILE NO.: 39990-L

SHEET: 8 OF 11

REVISION: []



KEY PLAN

LEGEND

EXISTING	PROPOSED	
		BUILDING
	N/A	WETLANDS AREA
	N/A	STEEP SLOPE 15-25% (PRECAUTIONARY SLOPE)
	N/A	STEEP SLOPE >25% (PROHIBITIVE SLOPE)
	N/A	RECHARGE WRPA
	N/A	PROPERTY LINE
	N/A	MAJOR CONTOUR
	N/A	MINOR CONTOUR
	N/A	STREAMS
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	N/A	RIPARIAN BUFFER
	N/A	DRAINAGEWAY EASEMENT
	N/A	MATURE FOREST LINE
		YOUNG FOREST LINE
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APPLICATION NO. 2011-0168
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN
WHITEHALL VILLAGE 1
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY DELAWARE
 SCALE: 1"= 50' APRIL 18, 2011
 GRAPHIC SCALE (FEET)

ABBREVIATION

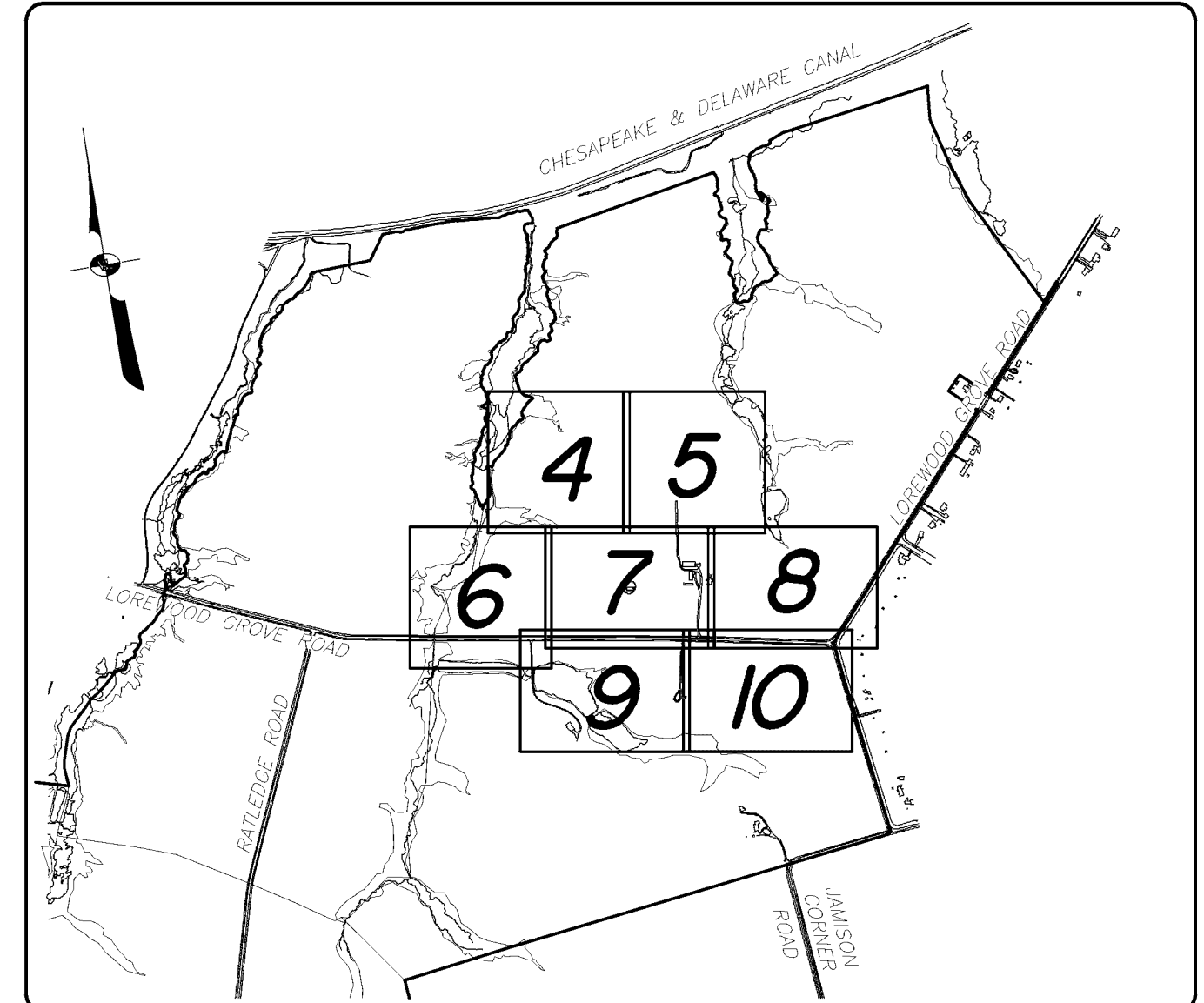
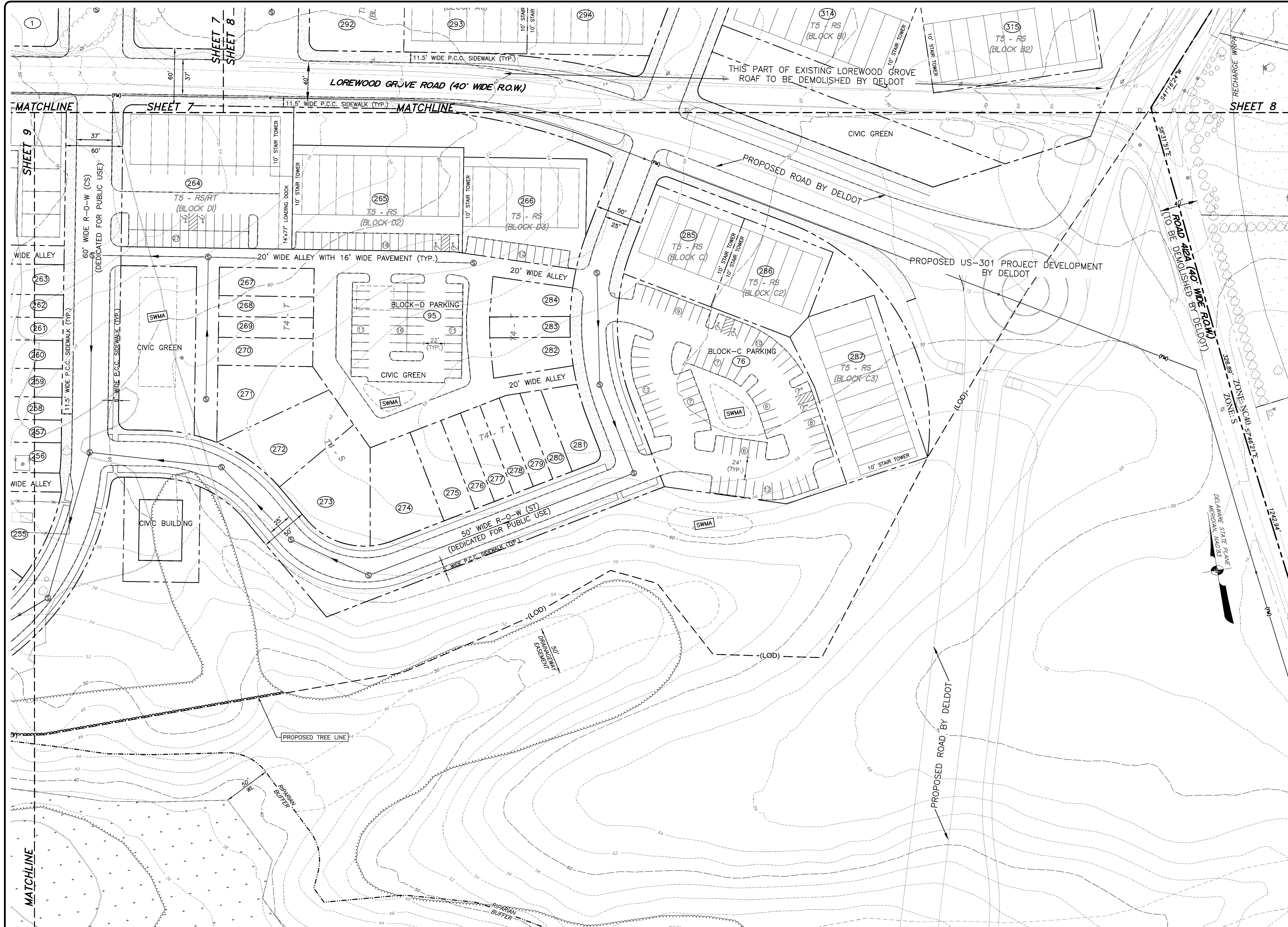
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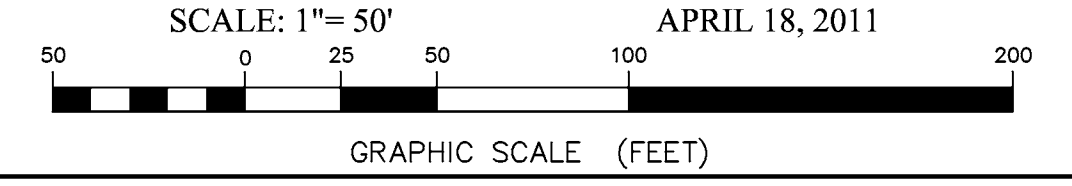


KEY PLAN

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	N/A	MATURE FOREST LINE
	N/A	YOUNG FOREST LINE
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	N/A	ZONING LINE
	N/A	P.C.C. CURB TYPE 3
	N/A	P.C.C. SIDEWALK
	N/A	SANITARY LINE & MANHOLE
	N/A	LOT LINE
	N/A	LIMIT OF DISTURBANCE
	N/A	STORMWATER MANAGEMENT AREA (SWMA)

APPLICATION NO. 2011-0168
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QA REVIEW: []

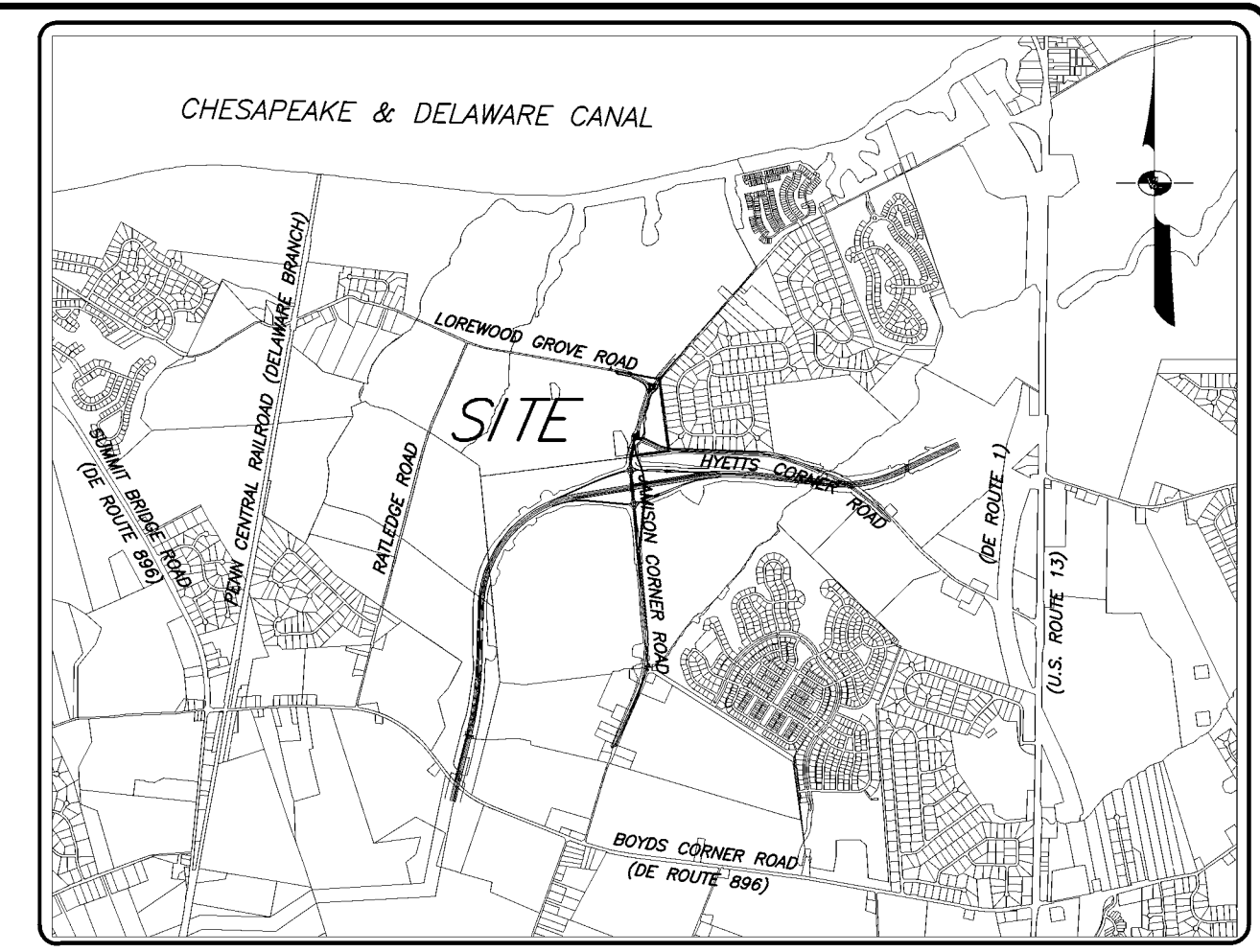
APPROVED BY: []

PROJECT NO. 20968

FILE NO. 39990-L

SHEET 10 OF 11

REVISION: []



ZONING MAP NOS. 82 & 83 **LOCATION PLAN** SCALE: 1" = 4000'

LEGEND

- T1
- T3
- T4
- T5
- CIVIC SPACE
- PS-1 PUMP STATION -1
- SWMA
- UNDEVELOPED AREA (BY THIS SUBMISSION)

GENERAL DATA:

1. OWNER: WELFARE FOUNDATION, INC. 100 W. 10TH STREET, SUITE 1109 WILMINGTON, DE 19801
 2. TAX PARCEL NUMBER: 13-003.00-001, 13-003.00-002, 13-007.00-020, 13-007.00-021, 13-007.00-053, 13-007.00-054, 13-008.00-001 & 13-008.00-002
 3. AREA: 902.88 ACRES (TO BE DEVELOPED BY THIS SUBMISSION) 311.23 ACRES (UNDEVELOPED BY THIS SUBMISSION) 1214.11 ACRES (TOTAL PROPERTY)
 4. ZONING: S (SUBURBAN) - HAMLET AND VILLAGE
- | TRANSECT ZONE | T1 | T3 | T4 | T5 |
|---|-----|----------|-----------------|-----------------|
| -RESIDENTIAL DENSITY (UNITS/ACRAGE GROSS) | N/A | 6 | 12 | 27 |
| -FRONT SETBACK (PRINCIPAL) | N/A | 24' MIN. | 6' MIN./20' MAX | 0' MIN./12' MAX |
| -FRONT SETBACK (SECONDARY) | N/A | 16' MIN. | 6' MIN./20' MAX | 0' MIN./12' MAX |
| -SIDE SETBACK | N/A | 10' MIN. | 0' MIN. | 0' MIN./24' MAX |
| -REAR SETBACK | N/A | 12' MIN. | 3' MIN. | 3' MIN. |
| -FRONTAGE BUILDOUT | N/A | 40% MIN. | 60% MIN. | 80% MIN. |
5. MODIFIED GRID: 070/304, 074/304, 074/308
 6. COUNCILMANIC DISTRICT: 12
 7. SOURCE OF TOPOGRAPHY: THE TOPOGRAPHIC PLAN WAS COMPILED IN JANUARY 1997 BY RAMESH C. BATTIA ASSOCIATES, P.A., BY ESTABLISHING A NETWORK OF HORIZONTAL AND VERTICAL CONTROL, AND TOPOGRAPHIC FEATURES WERE COMPILED BY AERIAL TECHNIQUES. THE PLAN WAS CONVERTED INTO DELAWARE STATE PLAN (N.A.D. 1983) AND N.A.V.D. 1988 BY VANDEMARK & LYNCH, INC. IN JUNE 2007.
 8. HORIZONTAL DATUM: DELAWARE STATE PLANE, COORDINATES DERIVED FROM GPS OBSERVATION REFERENCED TO N.A.D. 1983
 9. VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - 1988
 10. WETLANDS LOCATION: THE WETLANDS SHOWN HEREON WERE DELINEATED BY JAMES C. MCGULLEY IV, ENVIRONMENTAL CONSULTANTS, INC., AND TEN BEARS ENVIRONMENTAL, L.L.C., AND FIELD SURVEYED BY VANDEMARK & LYNCH INC., IN BETWEEN AUGUST 2, 2007 AND SEPTEMBER 13, 2007
 11. WATER: ARTESIAN WATER COMPANY, INC. 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.
 12. SEWER: NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA 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 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. UPON RECORDATION OF THE MASTERPLAN WHICH IS AN INTEGRAL COMPONENT OF THIS APPLICATION, CERTAIN PARAMETERS AND DEVELOPMENT RIGHTS IDENTIFIED UPON THE MASTER PLAN SHALL BECOME VESTED AND DETERMINED; THOSE BEING: THE TRANSECT ALLOCATIONS AND PERMITTED USES WITHIN; PRINCIPAL AND ACCESSORY STRUCTURE SETBACKS; MAXIMUM DENSITIES OF EACH VILLAGE AND HAMLET; AND TRAFFIC CAPACITY. SANITARY SEWER CAPACITY SHALL BE DETERMINED DAN RESERVED AS EACH PLAN IS RECORDED FOR EACH VILLAGE AND/OR HAMLET.
 14. TRANSPORTATION: CONCURRENCY - IN ACCORDANCE WITH THE PROVISIONS OF: (A) THE INFRASTRUCTURE RECOUPMENT AGREEMENT BETWEEN DELDOT AND THE DEVELOPER; AND (B) SECTION 40.11.01.0 OF THE NEW CASTLE COUNTY CODE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTRIBUTING ITS PROPORTIONATE SHARE OF IMPROVEMENT COSTS TO THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION INVESTMENT DISTRICT FUND (SNCC TID FUND) AND DEDICATE THE REQUIRED RIGHT OF WAY FOR THIS PROJECT.

NATURAL RESOURCES	PROTECTION LEVEL*	PROTECTED NATURAL RESOURCE AREAS																				
		VILLAGE - 1		VILLAGE - 2		HAMLET - 3		HAMLET - 4		VILLAGE - 5		VILLAGE - 6		HAMLET - 7								
		RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***	RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***	RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***	RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***	RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***	RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***	RESOURCES AREA (ACS)**	DISTURBED AREA (ACS) %***							
1. WETLAND	1.00	8.49	0.00	0	4.49	0.00	0	5.30	0.00	0	2.70	0.00	0	14.46	0.00	0	5.82	0.00	0	7.95	0.00	0
2. FLOODPLAIN	1.00	0.22	0.00	0	0.48	0.00	0	0.79	0.00	0	0.19	0.00	0	0.69	0.00	0	0.07	0.00	0	0.14	0.00	0
3. RIPARIAN BUFFER	1.00	9.27	0.00	0	7.93	0.00	0	7.79	0.00	0	6.45	0.00	0	13.15	0.00	0	6.38	0.00	0	5.33	0.00	0
4. PROHIBITIVE STEEP SLOPE	1.00	0.30	0.00	0	2.99	0.00	0	0.55	0.00	0	1.81	0.00	0	0.82	0.00	0	0.22	0.00	0	0.86	0.00	0
5. FOREST MATURE	0.50	0.89	0.26	3	18.32	3.28	11	3.88	1.16	8	10.84	2.05	10	8.11	0.27	1	5.37	0.47	4	10.72	5.14	21
6. RECHARGES AREA - WRPA	0.50	0.22	0.22	100	19.32	9.24	41	0.00	0.00	0	0.00	0.00	0	29.89	29.89	100	7.53	7.53	100	0.00	0.00	0
7. PRECAUTIONARY STEEP SLOPE	0.25	2.89	1.89	21	2.81	0.36	2	1.00	0.39	3	5.22	3.40	20	5.74	2.90	14	4.27	1.29	15	1.39	0.19	2
8. FOREST YOUNG	0.20	3.19	1.32	20	4.47	1.98	20	0.00	0.00	0	2.74	2.74	103	5.03	2.83	27	5.31	2.57	31	7.83	6.01	68
9. DRAINAGEWAYS	0.00	2.20	2.20	77	1.23	1.18	46	0.54	0.54	98	0.84	0.83	39	2.08	2.01	69	2.44	2.44	65	0.99	0.44	24

* CR DISTRICT
 ** THE AREA IS MEASURED WITH NO OVERLAP WITH OTHER RESOURCES
 *** PERCENTAGE OF THE RESOURCE TOTAL AREA (OVERLAP)

COVERAGES	BULK AREA COVERAGES																												
	VILLAGE - 1				VILLAGE - 2				HAMLET - 3				HAMLET - 4				VILLAGE - 5				VILLAGE - 6				HAMLET - 7				
	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	AREAS (ACS)	DENSITIES (%)	PERMITTED (DU)	PROPOSED (DU)	
EXISTING 40' WIDE RIGHT OF WAY	3.14	2			1.30	1			0.00	0			0.24	0			2.78	1			0	0			0	0			
AREA (EXCLUDE THE 40' WIDE RIGHT OF WAY)	142.08	98			132.87	99			62.61	100			99.76	100			185.36	98			192.33	99			76.16	100			
TOTAL AREA	145.22				134.17				62.61				100.00				189.61				195.11				76.16				
PROPOSED	(ACS)	%	(DU)	(DU)	(ACS)	%	(DU)	(DU)	(ACS)	%	(DU)	(DU)	(ACS)	%	(DU)	(DU)	(ACS)	%	(DU)	(DU)	(ACS)	%	(DU)	(DU)	(ACS)	%	(DU)	(DU)	
T1	55.65				65.52				27.34				35.18				50.85				32.65								
T3 - (Density Limit: 6 DU/AC)	9.78	11	58	29	20.60	30	123	65	8.75	14	52	28	25.39	25	152	80	64.80	19	139	75	25.79	18	154	80	13.23	17	79	42	
T4 - (Density Limit: 12 DU/AC)	41.43	46	497	255	30.66	45	367	200	24.70	39	296	185	35.13	35	421	230	69.55	56	834	500	82.89	57	994	575	24.83	33	297	175	
T5 - (Density Limit: 27 DU/AC)	20.82	23	562	276	9.72	14	262	180	0.00	0	0	0	21.49	17	580	300	23.65	16	638	325	0.00	0	0	0	0	0	0	0	
CIVIC ZONES	8.39	9			7.68	11			1.81	3			4.30	4			10.57	8			11.93	8			5.45	7		5	
EDUCATIONAL CAMPUS	9.14	10			0.00	0			0.00	0			0.00	0			0.00	0			0.00	0			0.00	0			
NET AREA	89.57				68.65				62.61				100.00				144.26				76.16				76.16				
TOTAL AREA	145.22				134.17				62.61				100.00				189.61				195.11				76.16				
URBANIZED AREA (T3-T4-T5)	72.03	ACS.			60.98	ACS.			33.46	ACS.			60.52	ACS.			114.24	ACS.			132.33	ACS.			38.06	ACS.			
% OF CIVIC SPACE IN URBANIZED AREA	24.3	%			12.6	%			5.4	%			7.1	%			9.2	%			9.0	%			14.3	%			
ROAD RIGHT-OF-WAY AREA	24.79	ACS.			17.57	ACS.			10.88	ACS.			16.26	ACS.			32.13	ACS.			37.71	ACS.			9.61	ACS.			
*% OF NET AREA																													
***% OF TOTAL AREA																													

APPLICATION NO. 2011-0168
**MASTER PLAN OF
 MAJOR LAND DEVELOPMENT
 WHITEHALL**
 LOREWOOD GROVE ROAD
 ST. GEORGES HUNDRED NEW CASTLE COUNTY
 DELAWARE

SCALE: 1" = 800' APRIL 18, 2011

NO.	DATE	REVISION	BY	APPROVED

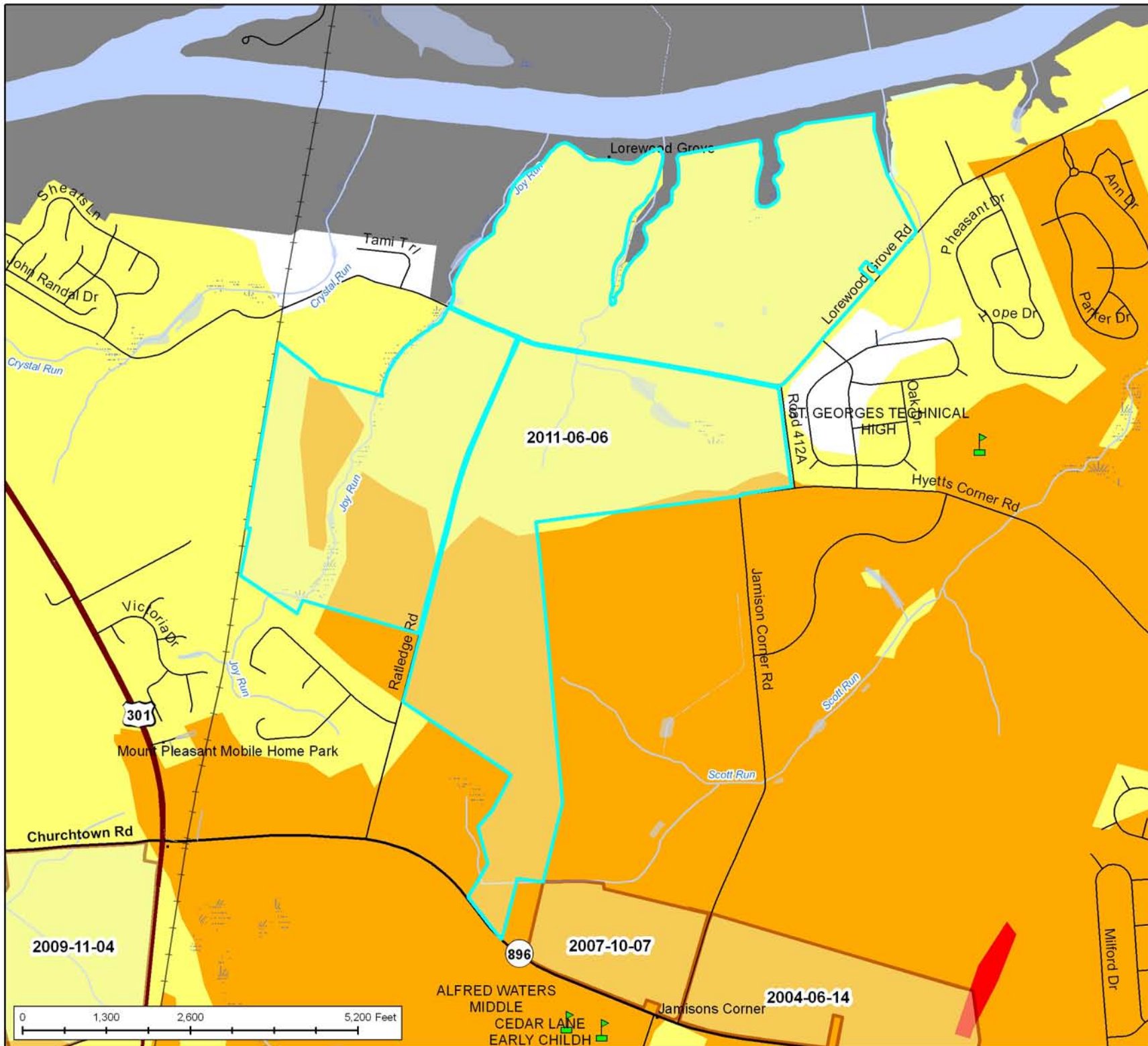
VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.

VANDEMARK & LYNCH, INC.
 ENGINEERS - PLANNERS - SURVEYORS
 4305 MILLER ROAD WILMINGTON, DE 19802/(302) 764-7635 WWW.VANDEMARKLYNCH.COM

PERMANENT FILE 070/304, 074/304, 074/308	QA REVIEW	APPROVED BY
SURVEYED BY C. GIBBS	PROJECT MANAGER J. HARRINGTON	REFERENCE DRAWINGS
COMPUTED BY K. GOLDSTONE	DRAWN BY J. HARRINGTON	
PROJECT NO. 20968	FILE NO. 39990-L	SHEET 11 OF 11
		REVISION

Preliminary Land Use Service (PLUS)

Whitehall
2011-06-06

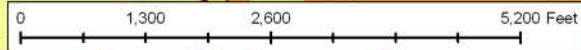


- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

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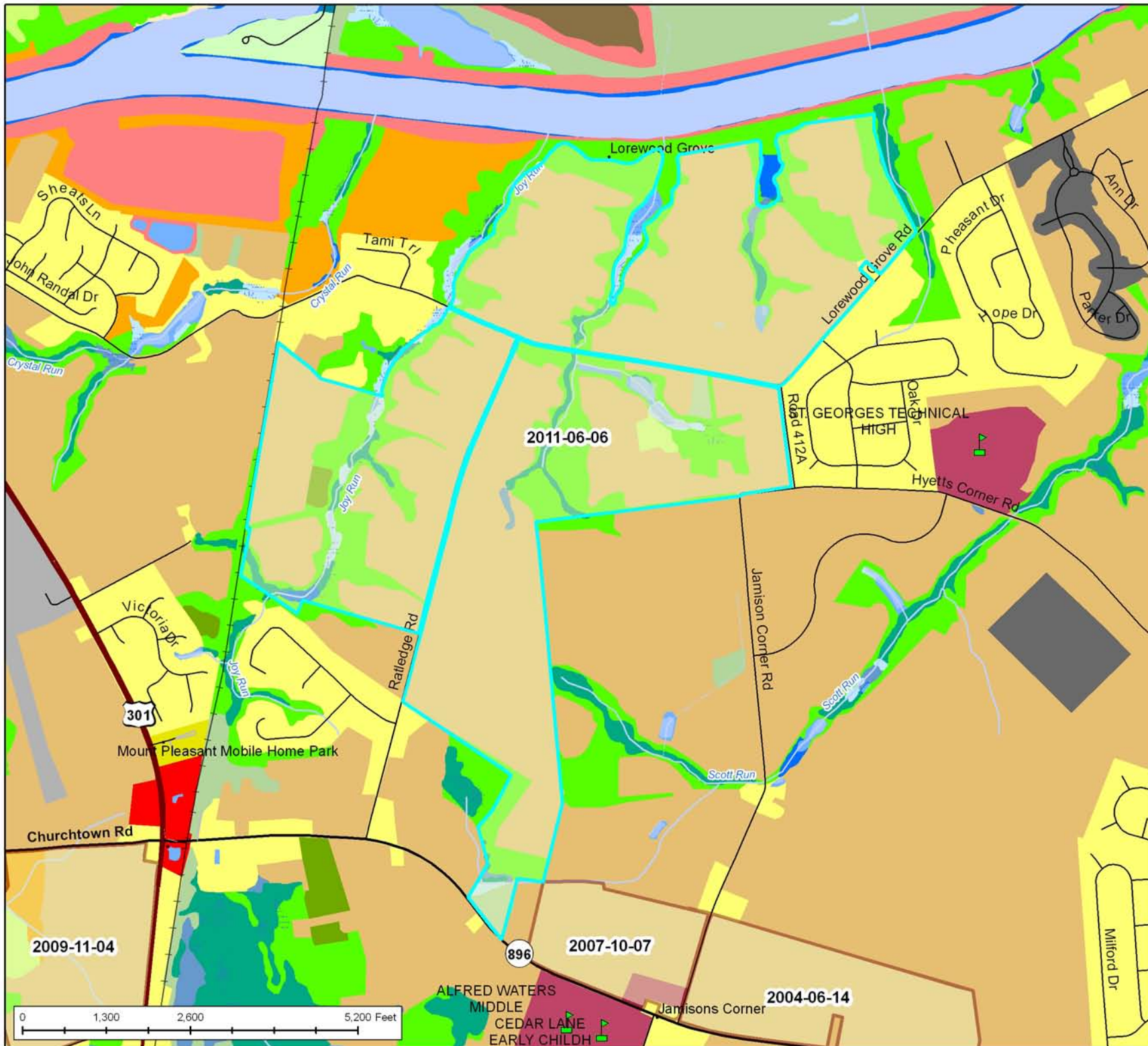


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Preliminary Land Use Service (PLUS)

Whitehall
2011-06-06

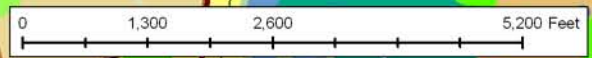


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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

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2009-11-04

2011-06-06

2007-10-07

2004-06-14

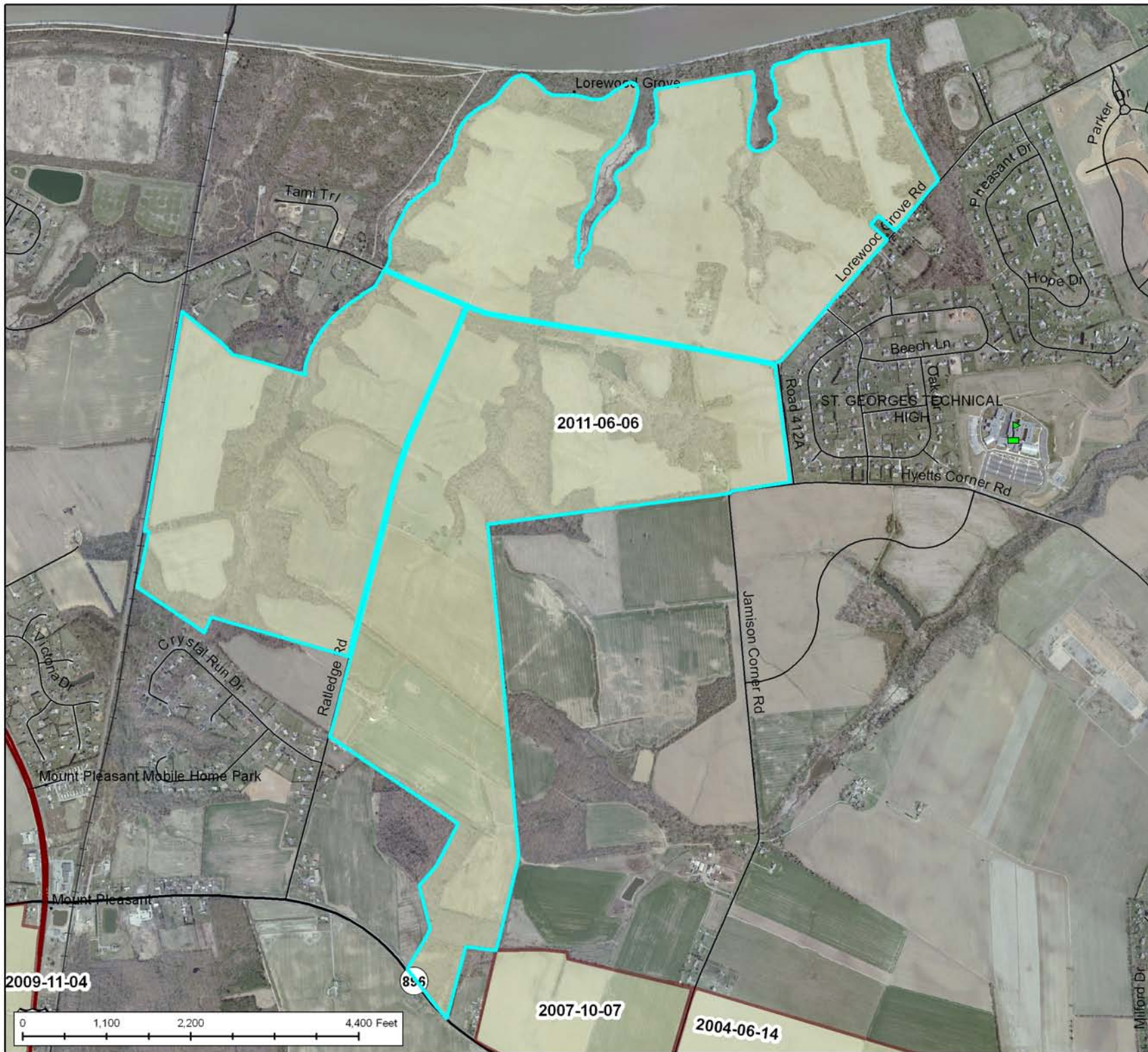
ALFRED WATERS
MIDDLE
CEDAR LANE
EARLY CHILDH

Preliminary Land Use Service (PLUS)

Whitehall
2011-06-06

-  Project Areas
-  Municipalities

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



1:20,398



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