


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 <u>must</u> 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 <u>before</u> 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: Walker Farm Estates		
2. Location (please be specific): 1080 Old Lancaster Pike & 5 Kings Grant Road, Hockessin, DE 19707		
3. Parcel Identification #: 08-013.10-209 & 08-013.10-210	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: CCS Farms, LLC – Drake Cattermole		
Address: 2851 Creek Road, P.O. Box 102		
City: Yorklyn	State: Delaware	Zip: 19736
Phone: 302-545-8575	Fax: 302-655-3318	Email: DCattermole@Tresidgroup.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Same		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
8. Project Designer/Engineer: McBride & Ziegler, Inc. – Mark Ziegler		
Address: 2607 Eastburn Center		
City: Newark	State: Delaware	Zip: 19711
Phone: 302-737-9138	Fax: 302-737-2610	Email: mziegler@mcbrideziegler.com
9. Please Designate a Contact Person, including phone number, for this Project: Mark Ziegler		

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed:

The purpose of this plan is to;
1. Rezone existing Tax Parcels #08-013.10-209 and 08-013.10-210 from NC21 (Neighborhood Conservation) to ST (Suburban Transition).
2. Reconfigure Tax Parcel 08-013.10-209 to create a 0.4197+/- acre parcel as an existing lot for this subdivision and create 7 additional single family detached lots, 39 single family attached lots (10 twin lots and 29 townhome lots) along with parking, accessways and stormwater management facilities.

12. Area of Project (Acres +/-): 12.46 Number of Residential Units:46 proposed, 1 existing Commercial square footage: N/A

13. Present Zoning: NC21(Neighborhood Conservation) 14. Proposed Zoning: ST(Suburban Transition)

15. Present Use: Garden Center 16. Proposed Use: Residential

17. Water: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name: Artesian Water Company

Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility)
Service Provider Name: New Castle County

Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): Residential mixed use – value from \$200,00.00 - \$450,000.00

20. Environmental impacts:

How many forested acres are presently on-site? 0.63 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: 0.17

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

Has the Army Corps of Engineers signed off on the delineation? Yes No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 100' +/-

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: BioRetention

23. Is open space proposed? Yes No If "Yes," how much? 5.87+/- Acres:
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? 0.48+/- ac. for recreation and the remainder will include stormwater management, natural resources and passive recreational areas.

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: 151 in / 151 out
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? 2%

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. N/A

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: Mark Ziegler phone number: 302-737-9138

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

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

 Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site.** Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 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.

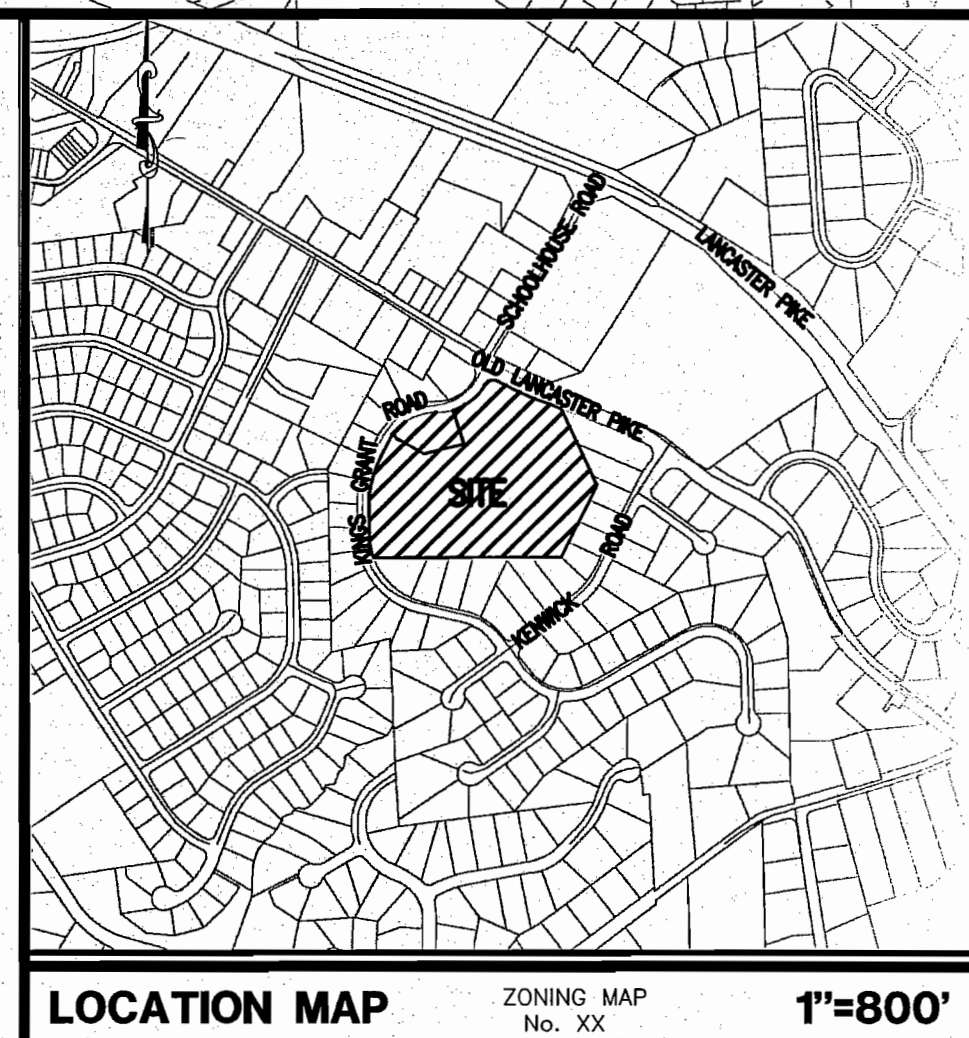
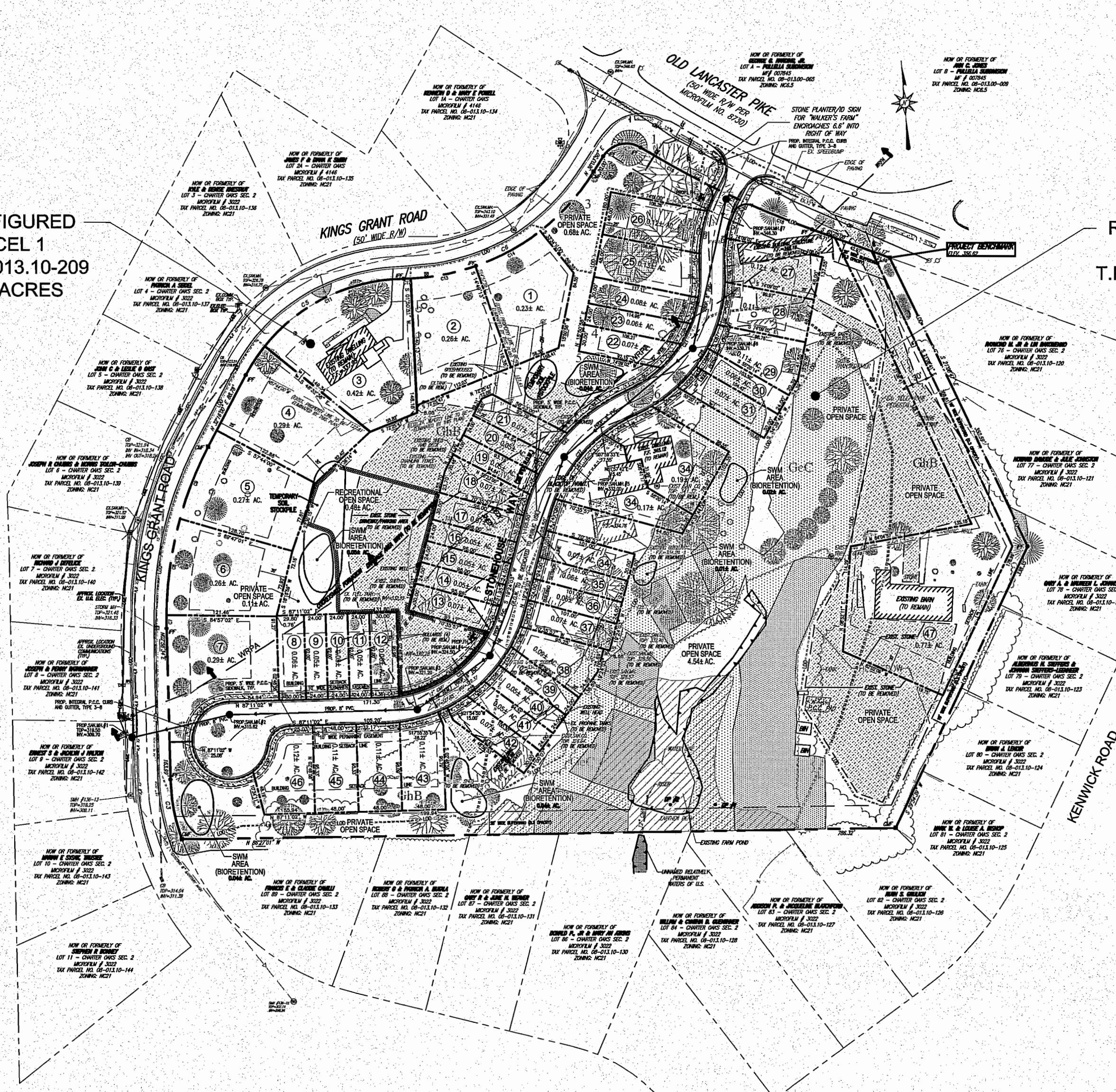
PLAN DATA

- TAX PARCEL NUMBER: 08-013.10-209
08-013.10-210
- SOURCE OF TITLE:
T.P. NO. 08-013.10-209 INST. NO. 20061115-0108036
T.P. NO. 08-013.10-210 INST. NO. 20060626-0060501
- EXISTING ZONING: NC21 (NEIGHBORHOOD CONSERVATION)
PROPOSED ZONING: ST (SUBURBAN TRANSITION)
- BULK AREA RESTRICTIONS - ST (OPEN SPACE PLANNED)
SINGLE FAMILY DETACHED:
MIN. LOT AREA: 10,000 SF.
MIN. LOT WIDTH: 80'
STREET YARD SETBACK: 25'
SIDE YARD SETBACK: 6'
REAR YARD SETBACK: 30'
MAX. BUILDING HEIGHT: 36'
- SINGLE FAMILY ATTACHED (TOWNHOUSE):
MIN. LOT AREA: 2,200 SF.
MIN. LOT WIDTH: 22'
STREET YARD SETBACK: 15'(20' SETBACK TO PARKING)
SIDE YARD SETBACK: 6'(END UNIT)
REAR YARD SETBACK: 20'
MAX. BUILDING HEIGHT: 40'
BUILDING SPACING: 10'
MAX. UNITS IN A ROW: 8
- SINGLE FAMILY ATTACHED (TWIN):
MIN. LOT AREA: 4,500 SF.
MIN. LOT WIDTH: 48'
STREET YARD SETBACK: 20'(20' SETBACK TO PARKING)
SIDE YARD SETBACK: 6'
REAR YARD SETBACK: 25'
MAX. BUILDING HEIGHT: 36'
BUILDING SPACING: 12'
MAX. UNITS IN A ROW: 2
- MIN. UNIT MIX REQUIRED - 2 TYPES. (MAX. 70% MIN. 20%)
MIN. UNIT MIX PROVIDED - 3 TYPES. (MAX. 61.70% MIN. 17.02%)
- DATUM: N.A.S.D. (1988)
- GROSS AREA:
EXISTING:
T.P. NO. 08-013.10-209 - 0.8027± AC.
T.P. NO. 08-013.10-210 - 11.6605± AC.
TOTAL - 12.4632± AC.
PROPOSED:
T.P. NO. 08-013.10-209 - 0.4197± AC.
T.P. NO. 08-013.10-210 - 12.0438± AC.
TOTAL - 12.4635± AC.
- WATER SUPPLY: ARTESIAN WATER COMPANY
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
- SANITARY SEWER: (GRAVITY) NEW CASTLE COUNTY
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 SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON:
7 SINGLE FAMILY DETACHED HOUSE UNITS x 300 GPD = 2,100 GPD.
39 SINGLE FAMILY ATTACHED HOUSE UNITS x 300 GPD = 11,700 GPD.
TOTAL = 13,800 GPD.
PEAK FLOW = AVERAGE FLOW (13,800 GPD) x 4 = 55,200 GPD.
- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- WATER RESOURCE PROTECTION: A PORTION OF THIS PROPERTY IS LOCATED WITHIN A COCKEYSVILLE DRAINAGE WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED FEBRUARY 2006.
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0040J AND 10003C0045, DATED JANUARY 17, 2007.
- CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
- TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION WAS GENERATED BY AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY MCBRIDE & ZIEGLER, INC., IN JANUARY, 2012. SITE BENCHMARK IS A CONCRETE MONUMENT FOUND AT THE NORTHEAST CORNER OF THE PROPERTY ON THE SOUTHWESTERLY SIDE OF OLD LANCASTER PIKE, ELEVATION 356.62. BASED ON THIS TOPOGRAPHY, THIS SITE CONTAINS A PRECAUTIONARY AND PROHIBITIVE STEEP SLOPES DISTRICT, WHICH IS SHOWN ON THE PLAN.
- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND THE WETLANDS FOUND TO EXIST ON THE SITE, TOTALING IN AREA 0.17± ACRES OF LAND, ARE SHOWN ON THIS PLAN. SEE WETLAND REPORT PREPARED BY JCM ENVIRONMENTAL, DATED JULY, 2009 FOR A METES AND BOUNDS DESCRIPTION OF THESE WETLANDS. NO WETLAND DISTURBANCE IS PROPOSED BY THIS PLAN.
- SUBDIVISION DATA:
MAXIMUM UNITS ALLOWED = 67
MAXIMUM UNITS PROVIDED = 54
PROPOSED TOWNHOUSES = 29
PROPOSED TWINS = 10
EXISTING SINGLE FAMILY DETACHED = 1
PROPOSED SINGLE FAMILY DETACHED = 7
TOTAL = 47
- AREA BREAKDOWN:
PROPOSED LOT AREA = 5.8965± AC.
RIGHT OF WAY = 0.8940± AC.
OPEN SPACE (INCLUDES SWM) = 5.8730± AC.
TOTAL = 12.4635± AC.
SWM MANAGEMENT AREAS = 0.19± AC.
OPEN SPACE REQUIRED = 4.36± AC. 35.00%
OPEN SPACE PROVIDED = 5.87± AC. 47.10%
RECREATIONAL OPEN SPACE REQUIRED = 0.47± AC.
RECREATIONAL OPEN SPACE PROVIDED = 0.48± AC.
- PARKING DATA (PER SECTION 4003.522, UDC)
TYPICAL PARKING SPACES SHALL MEASURE 9' x 18'.
PROPOSED USE: OPEN SPACE PLANNED
PARKING SPACES REQUIRED: 106 SPACES
PARKING RATIO: 106 SPACES / 47 DWELLING UNITS = 2.25 SPACES / UNIT
47 DWELLING UNITS x 2.25 SPACES = 106 SPACES
ALL RESIDENTIAL DWELLINGS SHALL PROVIDE OFF STREET PARKING IN THE DRIVEWAY (2 STALLS PER DRIVEWAY).
ALL RESIDENTIAL DWELLINGS, EXCEPT THE EXISTING RESIDENTIAL DWELLING TO REMAIN, SHALL HAVE A ONE CAR (MINIMUM) GARAGE WHICH SHALL BE DEED RESTRICTED TO REMAIN AS A GARAGE AND NOT BE CONVERTED INTO LIVING SPACE.
- FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL REGISTRY-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
FIRE HYDRANTS
D.F.H. (0) EXISTING
D.F.H. (3) PROPOSED
- 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 CANAL DISTRICT PERMIT OFFICE.

- 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 AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
- A LANDSCAPE PLAN PREPARED BY _____, LAST DATED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
- TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY 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 RECREATION OF NATURAL VEGETATIVE COVER.
- 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.
- MONUMENTS:
EXISTING (5)
PROPOSED (0)
- PERFORMANCE SURETY: 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. LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____
- THE LOCATION OF THE EXISTING BUILDINGS IDENTIFIED ON THE RECORD PLAN DOES NOT COMPLY WITH THE SETBACK REGULATIONS IN EFFECT AT THE TIME OF RECORDATION ON THIS PLAN. THE BUILDINGS MAY OR MAY NOT HAVE NON-COMFORMING STATUS UNDER THE PROVISIONS OF SECTION 40.08 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NON-COMFORMING STATUS. VERIFICATION CAN ONLY BE OBTAINED BY APPROVAL OF NEW CASTLE COUNTY.
- VARIANCES: THE FOLLOWING VARIANCE WAS APPLIED FOR UNDER APPLICATION NUMBER _____ AND WERE GRANTED BY DECISION FILED _____
A. VARIANCE FROM THE UNIT MIX REQUIREMENTS OF TABLE 40.04.13 OF THE UNIFIED DEVELOPMENT CODE WHICH REQUIRES A MAXIMUM OF 70% AND A MINIMUM OF 20% OF ANY ONE TYPE OF UNIT TO ALLOW A MINIMUM OF 17% OF ONE UNIT TYPE.
UNIT MIX REQUIRED - MINIMUM OF TWO UNIT TYPES.
MAXIMUM OF ANY ONE TYPE = 70%
MINIMUM OF ANY ONE TYPE = 20%
UNIT MIX PROVIDED - THREE UNIT TYPES.
TWINS = 21.28%
TOWNHOUSES = 61.70%
SINGLE FAMILY DETACHED = 17.02%
- MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, PRIVATE OFF STREET PARKING AREAS AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED _____ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____
- SUPERSEDE NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR SUBDIVISION PLAN FOR LANDS OF ROBERT B. WALKER, JR., DATED MARCH 30, 1987 AND RECORDED ON JULY 9, 1987 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MICROFILM NO. 8730.
- PRIOR PLAN APPROVALS:
EXPLORATORY SKETCH PLAN APPROVAL: _____
- POSTAL ADDRESS:
T.P.# 08-013.10-209 - 5 KINGS GRANT ROAD, HOCKESSIN, DE 19707
T.P.# 08-013.10-210 - 1080 OLD LANCASTER PIKE, HOCKESSIN, DE 19707
- 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.
- 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.
- 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.
- UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT-OF-WAY. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF PIPE, SHALL BE CREATED WHERE A SANITARY OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGNATED LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
- 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. 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.
- 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
C. 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.
- 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 FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- LENGTH OF RIGHT-OF-WAY: 28' WIDE R.O.W. = 952± LF.

RECONFIGURED PARCEL 1
T.P. # 08-013.10-209
0.4197 ACRES

RECONFIGURED PARCEL 2
T.P. # 08-013.10-210
12.0438 ACRES



LOCATION MAP ZONING MAP No. XX **1"=800'**

- LEGEND**
- YOUNG FOREST
 - EXISTING DIRT & GRAVEL PAVEMENT
 - PROHIBITIVE STEEP SLOPES 25% AND GREATER
 - PRECAUTIONARY STEEP SLOPES 15% - 25%
 - EXISTING 1 FOOT CONTOUR
 - EXISTING 5 FOOT CONTOUR
 - EXISTING SANITARY SEWER AND MANHOLE
 - EXISTING BUILDING
 - EXISTING STORM DRAINAGE
 - EXISTING FIRE HYDRANT
 - PROPOSED FIRE HYDRANT
 - EXISTING FENCE LINE
 - PROPOSED HANDICAP RAMP
 - PROPOSED P.C.C. SIDEWALK
 - PROPOSED P.C.C. SIDEWALK
 - EXISTING TREE LINE
 - PROPOSED TREE LINE
 - LIMITS OF DISTURBANCE
 - EXISTING CURB
 - EXISTING PAVEMENT
 - PROPOSED INTEGRAL P.C.C. CURB AND GUTTER, TYPE 3-8
 - PROPOSED INTEGRAL P.C.C. CURB AND GUTTER, TYPE 2
 - PROPOSED P.C.C. CURB, TYPE 1-6
 - PROPOSED PAVING
 - EXISTING WATER LINE
 - PROPOSED PARKING COUNTR
 - EXISTING LIGHT POLE
 - EXISTING UTILITY POLE
 - EXISTING EDGE OF WATER
 - EXISTING CONCRETE MONUMENT
 - EXISTING IRON PIPE FOUND
 - EXISTING WETLANDS
 - EXISTING COMMUNICATION BOX
 - EXISTING ELECTRIC BOX
 - EXISTING UNDERGROUND ELECTRIC
 - EXISTING UNDERGROUND COMMUNICATIONS
 - GeC GbB SOIL DELINEATION

NATURAL RESOURCE PROTECTION TABLE

RESOURCE	AREA	PROTECTION REQUIRED	PROTECTION PROVIDED
WETLANDS	0.17 AC.	0.17 AC.	0.17 AC.
PRECAUTIONARY SLOPES	1.50 AC.	0.75 AC.	1.25 AC.
PROHIBITIVE SLOPES	0.81 AC.	0.81 AC.	0.81 AC.
YOUNG FOREST	0.63 AC.	0.32 AC.	0.63 AC.

CERTIFICATION OF OWNERSHIP

I, DRAKE CATTERMOLLE HEREBY CERTIFY THAT CCS FARMS, 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 ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DRAKE CATTERMOLLE,
CCS FARMS, LLC
2851 CREEK ROAD
P.O. BOX 102
YORKLYN, DE 19736

CERTIFICATION OF PLAN APPROVAL

APPROVED: _____ BY: _____
DATE: _____ GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: _____ BY: _____
DATE: _____ COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN ACCURACY

I, MARK ZIEGLER 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.

MARK ZIEGLER
DATE: _____

THE PURPOSE OF THIS PLAN IS TO;
1. REZONE TAX PARCEL NUMBERS 08-013.10-209 AND 08-013.10-210 FROM NC21(NEIGHBORHOOD CONSERVATION) TO ST(SUBURBAN TRANSITION)
2. RECONFIGURE TAX PARCEL 08-013.10-209 TO CREATE A 0.4197± ACRE PARCEL, AND CREATE 7 ADDITIONAL SINGLE FAMILY DETACHED LOTS AND 39 SINGLE FAMILY ATTACHED LOTS ALONG WITH THEIR ASSOCIATED ACCESSWAYS AND STORMWATER MANAGEMENT

APPLICATION NO. _____

**EXPLORATORY SKETCH
REZONING AND
MAJOR SUBDIVISION PLAN
OF
WALKER FARM ESTATES**

PREPARED FOR
DRAKE CATTERMOLLE
MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE
OWNER
CCS FARMS, LLC
2851 CREEK ROAD
P.O. BOX 102
YORKLYN, DE 19736

McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: _____
PROFESSIONAL ENGINEER / LAND SURVEYOR

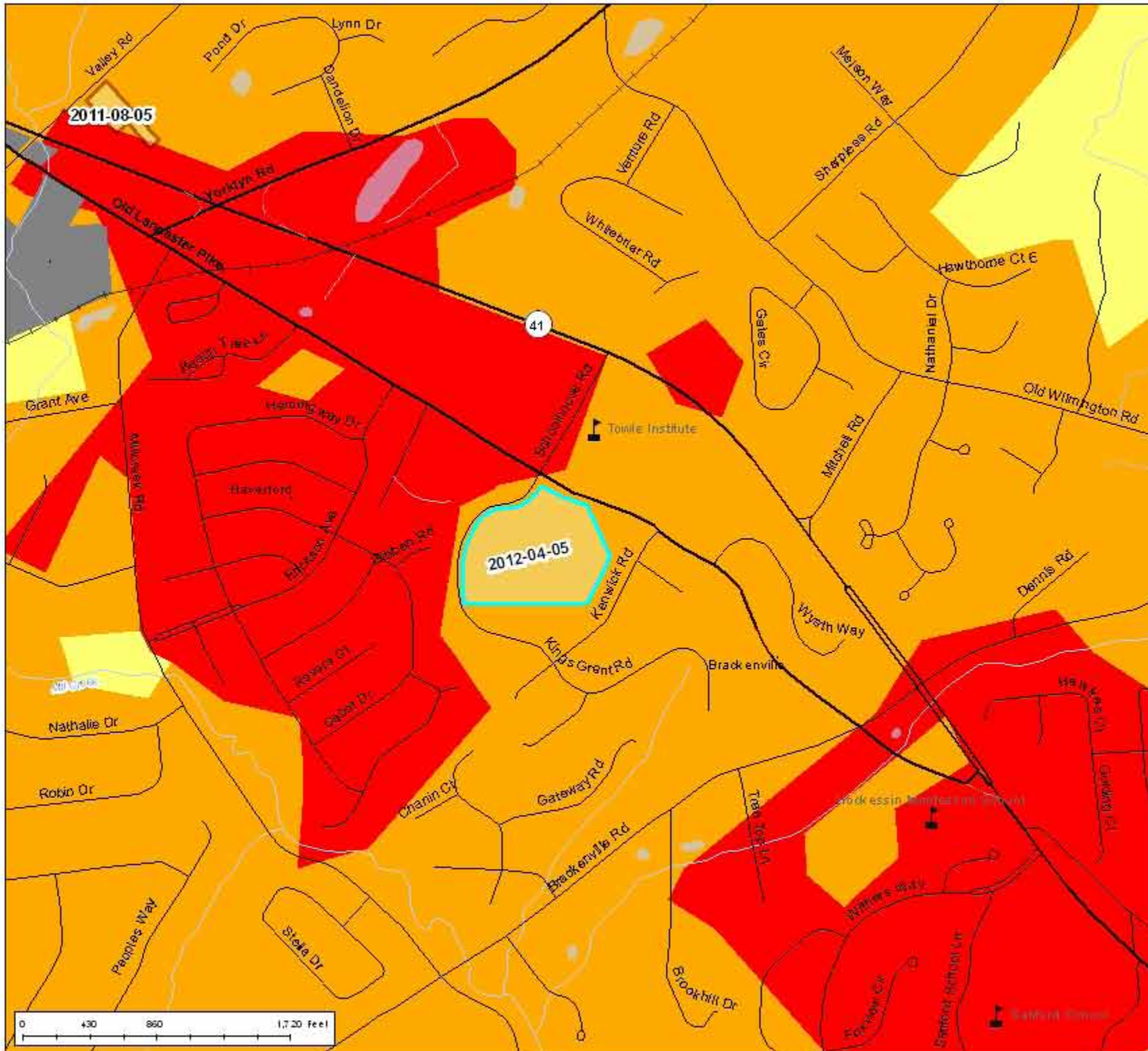
SURVEY BY: M&Z **CHECKED BY:** M.Z.
DESIGN BY: DE, TWF. **SCALE:** 1" = 100'
DRAWN BY: DE, TWF. **DATE:** FEBRUARY 29, 2012
DWG. NO.: 20114570- **SHEET** 1 of 2



REV. NO.	DATE	REVISION

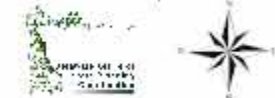
Preliminary Land Use Service (PLUS)

Walker Farm Estates
2012-04-05



- 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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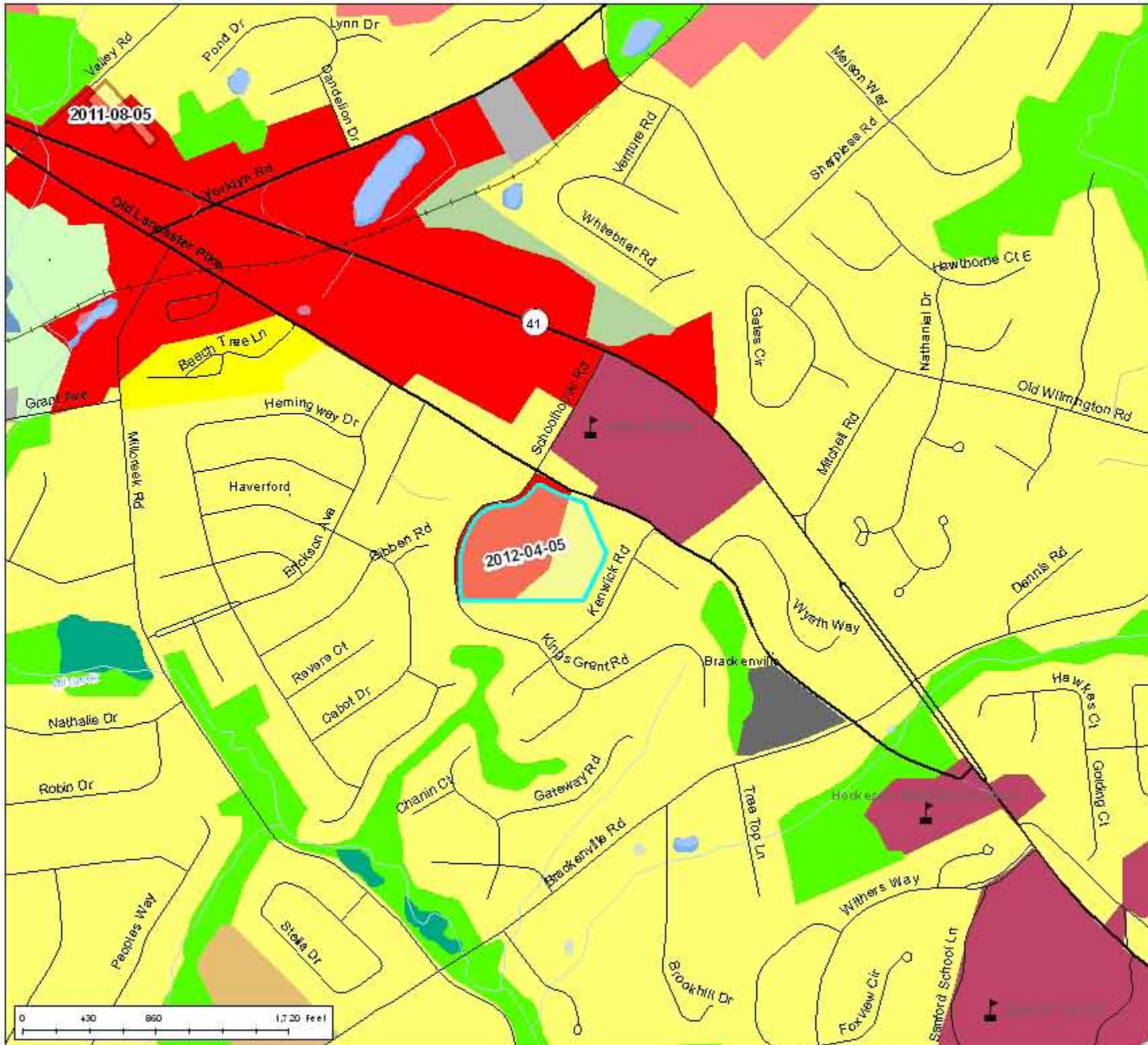


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Preliminary Land Use Service (PLUS)

Walker Farm Estates
2012-04-05



- 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
 - CAFD
 - 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



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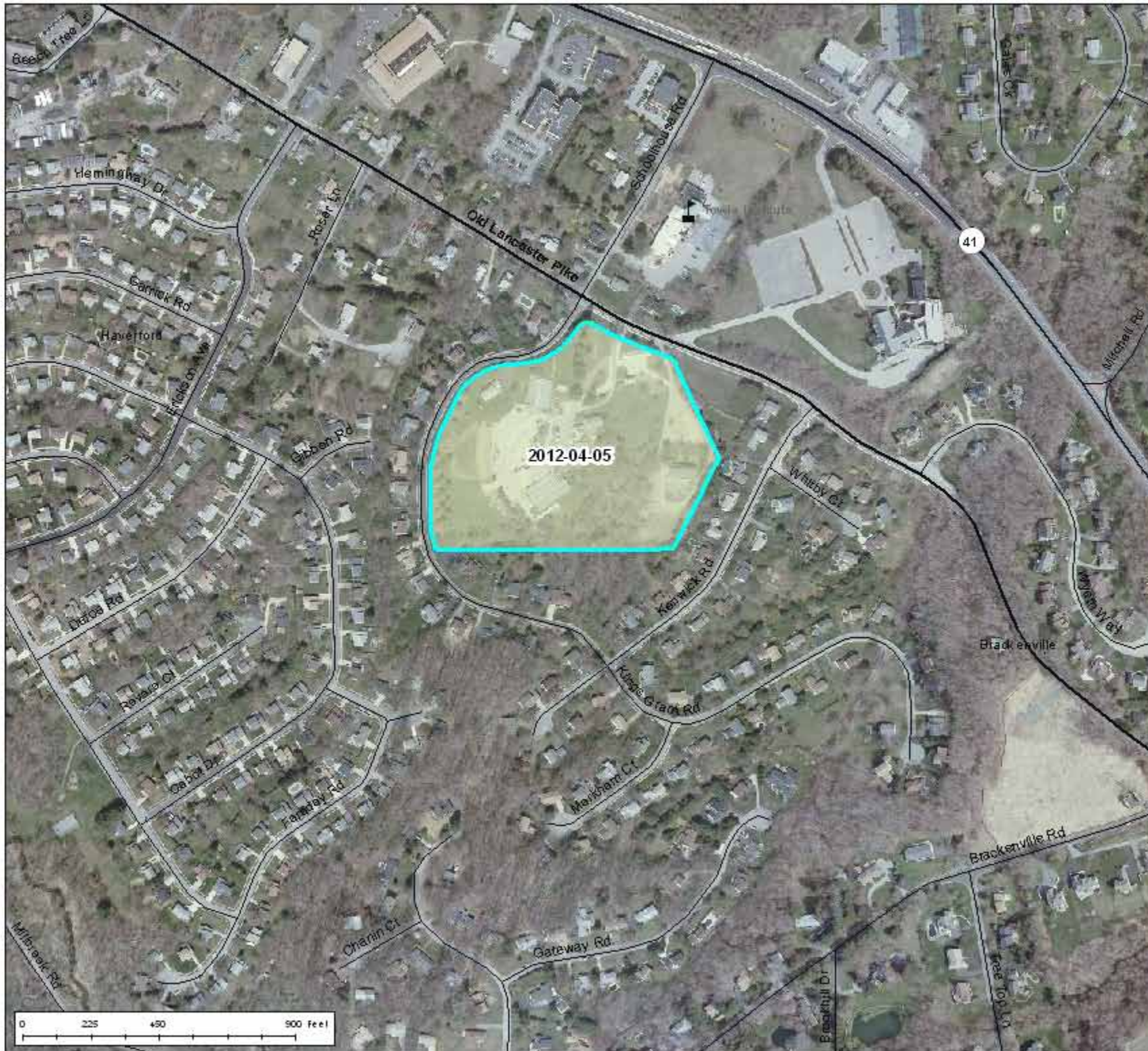


Preliminary Land Use Service (PLUS)

Walker Farm Estates
2012-04-05

-  Project Areas
-  Municipalities

2007 Aerial Photography:
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Office of Management
and Budget



2012-04-05

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