

## 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: The Colony At Summit Bridge-East

2. Location ( please be specific): East side of Summit Bridge Road (DE RT 896), North of Meadow Glen Subdivision

3. Parcel Identification #: 11-037.00-002

4. County or Local Jurisdiction Name: where project is located: New Castle County

5. If contiguous to a municipality, are you seeking annexation: N/A

6. Owner's Name: Thomas Harrison

Address: 91 Sherman Street

City: Cambridge

State: MA

Zip: 02140

Phone:

Fax:

Email:

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): Bolis Properties LP

Address: 1060 First Avenue, Suite 400

City: King of Prussia

State: PA

Zip: 19406

Phone: (610) 768-8006

Fax: (610) 768-8008

Email: gbolis@bolisproperties.com

8. Project Designer/Engineer: Dev Sitaram, PE

Address: 17 Polly Drummond Center

City: Newark

State: DE

Zip: 19711

Phone: (302) 369-2900

Fax: (302) 369-2975

Email: dsitaram@karinsengineering.com

9. Please Designate a Contact Person, including phone number, for this Project: Dev Sitaram, PE (302) 369-2900

**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: 150 lot subdivision consisting of 39 sf detached, 24 twins and 87 townhomes  
 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. Property on West Side was subject of a PLUS review and is a separate application.

12. Area of Project (Acres +/-): 45.32    Number of Residential Units: 150    Commercial square footage: N/A

13. Present Zoning: S

14. Proposed Zoning: ST

15. Present Use: Agricultural Use

16. Proposed Use: Residential Subdivision

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

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): All market segments

20. Environmental impacts:

How many forested acres are presently on-site? 1.48    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: 2.41

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? As close as 25' for storm sewer installation otherwise 50' separation.

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)?  Yes  No

22. List the proposed method(s) of stormwater management for the site: Bioretention, grass filters, swales and Wet Pond

23. Is open space proposed?  Yes  No If "Yes," how much? 18.34 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, undisturbed habitat and stormwater management.

24. Are you considering dedicating any land for community use (e.g., police, fire, school)?  Yes  No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 1,132  
 What percentage of those trips will be trucks, excluding vans and pick-up trucks? <1%

26. Will the project connect to state maintained roads?  Yes  No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. S/E Corner of site- Existing stub road & ROW (Mansion Farm Drive) Subdivision of Mansion Farms abuts this site. Existing Mansion House Road will be improved at Route 896 as well.

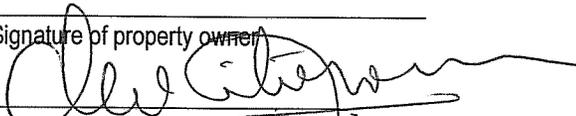
28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
 Are there proposed sidewalks?  Yes  No; bike paths  Yes  No  
 Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

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: \_\_\_\_\_ phone number: \_\_\_\_\_

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  
 12/12/12

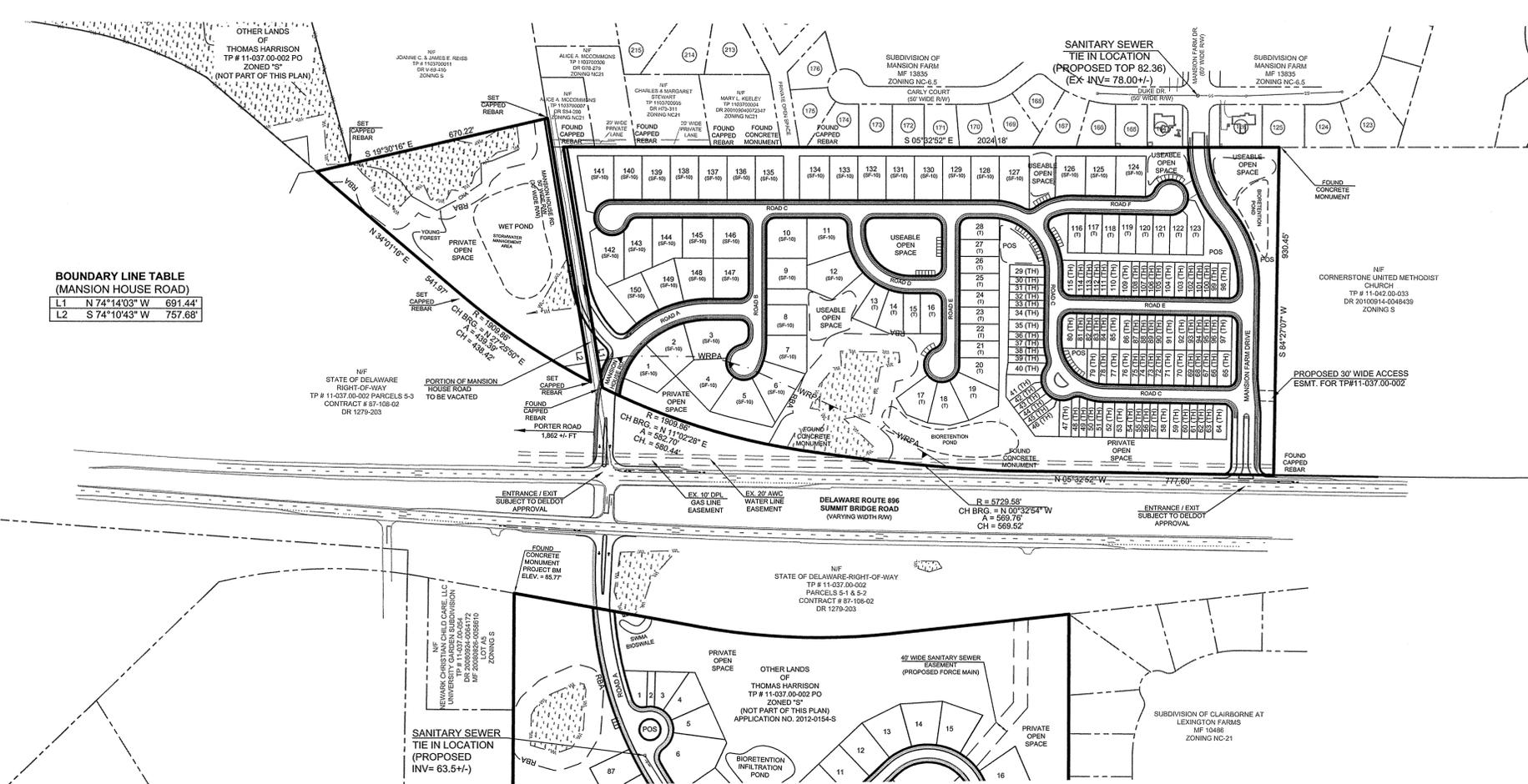
Signature of Person completing form  
 (If different than property owner)

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](mailto: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.

# EXPLORATORY MAJOR SUBDIVISION PLAN FOR *THE COLONY AT SUMMIT BRIDGE-EAST* PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE



**BOUNDARY LINE TABLE  
(MANSSION HOUSE ROAD)**

L1	N 74°14'03" W	691.44'
L2	S 74°10'43" W	757.68'

15. **PROPERTY ADDRESS:** 0 SUMMIT BRIDGE ROAD BEAR, DE 19701
16. **DELDOT:** 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.
17. **NEW CASTLE COUNTY DRAINAGE CODE:** DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORM WATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORM WATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
18. **TREE PRESERVATION:** THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESS WAYS, 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 RIGHT-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
19. **MONUMENTS:** EXISTING (14) PROPOSED (0)
20. **IMPACT FEE:** 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.
21. **MISS UTILITY NOTE:** THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT MISS UTILITY THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION. UTILITY CONTACT INFORMATION IS AS FOLLOWS:  
MISS UTILITY 1-800-282-8555  
THE FOLLOWING TICKET NUMBERS APPLY:  
113220269  
113220272  
PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.
22. **DEED RESTRICTIONS:** AT THE TIME OF THIS PLAN SUBMITTAL, THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
23. **SUPERSEDURE NOTE:** NO PREVIOUS PLAN HAS BEEN RECORDED FOR THIS PARCEL.
24. **PARKING CALCULATIONS:** OFF-STREET PARKING REQUIRED: 2.25 SPACES / UNIT 2.25x150 = 338 SPACES  
TOWNHOUSE PROVIDED: 2.5 SPACES / UNIT = 375 SPACES  
DOES NOT INCLUDE GARAGES FOR ATTACHED UNITS

- GENERAL NOTES**
1. **APPLICATION NO.:** 2012-0603-S
  2. **TAX PARCEL NO.:** 11-037-00-002
  3. **ZONING:** EXISTING: S  
PROPOSED: ST (OPEN SPACED PLANNED)
  4. **SOURCE OF TITLE:** W.R. 039563
  5. **DATUM:** NAVD 88
  6. **LAND USE:** GROSS AREA: 45.32 ± ACRES  
AREA IN ADDITIONAL R.O.W. DEDICATED ALONG MANSSION HOUSE ROAD: 0.56 ± ACRES  
AREA IN PROPOSED 80' WIDE R.O.W. ( 178 L.F.): 0.33 ± ACRES  
AREA IN PROPOSED 60' WIDE R.O.W. (1146 L.F.): 1.82 ± ACRES  
AREA IN PROPOSED 60' WIDE R.O.W. (4835 L.F.): 5.55 ± ACRES  
AREA IN PROPOSED LOTS: 18.34 ± ACRES  
AREA IN OPEN SPACE (60% REQUIRED): 18.34 ± ACRES (41%)  
(INCLUDES 1.5 ACRES USEABLE & 2.18 ACRES SWM AREAS)
  7. **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 STATE DIVISION OF PUBLIC HEALTH.
  8. **SANITARY SEWER (PUBLIC):** NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF NEW CASTLE COUNTY AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. 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 CREATED BY THIS PLAN.
  9. **SANITARY SEWER FLOWS:** SINGLE FAMILY DETACHED: 39x300 GPD = 11,700 GPD  
TWIN LOT: 24x250 GPD = 6,000 GPD  
TOWNHOUSE: 87x250 GPD = 21,750 GPD  
AVERAGE DAILY: 39,450 GPD  
PEAK FLOW: 39,450 GPD x 4 x 1DAY/1440 MIN. = 109.58 GPM
  10. **DEBRIS DISPOSAL:** NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
  11. **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 DECEMBER 2011.
  12. **FLOOD PLAIN:** NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAPS, 10003C0225J AND 10003C0230J PANELS 225 AND 230 OF 475, DATED JANUARY 17, 2007.
  13. **CRITICAL NATURAL AREAS:** THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND ARE SHOWN ON THIS PLAN.
  14. **TOPOGRAPHY NOTE:** TOPOGRAPHY INFORMATION WAS OBTAINED FROM A FIELD SURVEY PERFORMED BY KARINS AND ASSOCIATES ON AUGUST 2011. SITE BENCHMARK IS A CONCRETE MONUMENT, ELEV. 85.77.
  15. **WETLANDS:** THE WETLANDS SHOWN ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION REPORT BY DELVAL SOIL AND ENVIRONMENTAL CONSULTANTS INC., DATED JANUARY 2012.

**PURPOSE NOTE:**  
TO SUBDIVIDE PART OF TAX PARCEL # 11-037-00-002 INTO 39 SINGLE FAMILY DETACHED LOTS, 24 TWIN LOTS AND 87 TOWNHOUSE LOTS AS SHOWN WITH ASSOCIATED SITE IMPROVEMENTS, UTILIZING THE OPEN SPACE-PLANNED OPTION UNDER THE PROPOSED SUBURBAN (ST) ZONING.

APPLICATION NO.: 2012-0603-S  
**INDEX SHEET**  
EXPLORATORY MAJOR SUBDIVISION PLAN  
FOR  
*THE COLONY AT SUMMIT BRIDGE-EAST*  
SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

**NATURAL RESOURCE PROTECTION TABLE**

NATURAL RESOURCE	TOTAL AREA	REQUIRED PROTECTED %	DISTURBED	PROVIDED PROTECTED %
YOUNG FOREST	1.48± ACRES	50	0± ACRES	100%
WRPA (RECHARGE AREA)	3.15± ACRES	50%	1.50± ACRES	50%
WETLAND AREA	2.41± ACRES	100%	0± ACRES	100%
RIPARIAN BUFFER	2.38± ACRES**	100%	0± ACRES*	100%

\*NOTE: DISTURBANCE OF 0.03AC± OF RBA DISTURBED WITHIN ZONE 2 FOR STORM WATER MANAGEMENT PRACTICES, LISTED UNDER "Y" FOR PERMITTED DISTURBANCE UNDER TABLE 40.10.210.  
\*\*NOTE: THE 2.38 ACRES OF RBA IS AREA OUTSIDE THE WETLAND AREA THAT IS 100% PROTECTED.

**UNIT KEY TYPE**

(26%)	39	(SF-10) - DETACHED LOT ( 10,000 S.F.)
(58%)	87	(TH) - TOWNHOUSE LOT
(16%)	24	(T) - TWIN LOT
(100%)	150	

**TYPICAL TWIN LOT (T)\***  
BULK STANDARDS  
MIN. LOT AREA: 4,500 S.F.  
MIN. LOT WIDTH: 45'  
MIN. SIDE YARD: 8'  
MIN. STREET YARD: 20'  
MIN. REAR YARD: 25'  
MAX. HEIGHT: 36'  
PARKING REQUIRED: 2.25 SPACES/UNIT

**TYPICAL TOWNHOUSE (TH)\***  
BULK STANDARDS  
MIN. LOT AREA: 2,200 SF  
MIN. LOT WIDTH: 22'  
PARKING PROVIDED: 2.5 SPACES / UNIT = 375 SPACES  
MIN. STREET YARD: 15' (20' SETBACK TO PARKING)  
MIN. REAR YARD: 20'  
MAX. HEIGHT: 40'  
PARKING REQUIRED: 2.25 SPACES/UNIT

**TYPICAL DETACHED LOT (SF-10) (10,000 S.F.)\***  
BULK STANDARDS  
MIN. LOT AREA: 10,000 S.F.  
MIN. LOT WIDTH: 80'  
MIN. SIDE YARD: 8' (50' SIDE ENTRY GARAGE)  
MIN. STREET YARD: 25'  
MIN. REAR YARD: 30'  
MAX. HEIGHT: 36'  
PARKING REQUIRED: 2.25 SPACES/UNIT

\*SEE SHEET 2 FOR TYPICAL LOT LAYOUT

- LEGEND**
- EXISTING STRUCTURE TO BE REMOVED: [R]
  - EXISTING STORM SEWER: [---S---
  - EXISTING CONTOUR: [---50---
  - EXISTING UTILITY POLE: [---o---
  - EXISTING SANITARY SEWER: [---SS---
  - EXISTING GAS LINE: [---G---
  - EXISTING WATERLINE: [---W---
  - EXISTING TREE LINE: [---T---
  - PROPOSED TREE LINE: [---P---
  - EXISTING WETLANDS: [---WET---
  - PROPOSED LIMIT OF DISTURBANCE: [---LOD---
  - RIPARIAN BUFFER / WETLANDS BUFFER: [---RBA---
  - WRPA RECHARGE AREA: [---WRPA---
  - CRITICAL NATURAL AREA: [---CNA---
  - PROPOSED 5' WIDE PCC SIDEWALK: [---FM---
  - PROPOSED SANITARY SEWER: [---FM---
  - PROPOSED SANITARY SEWER FORCE MAIN: [---SS---

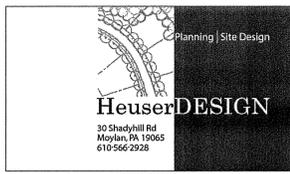
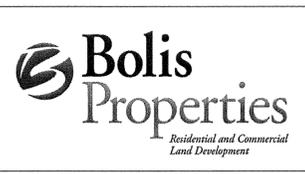
**CERTIFICATE OF PLAN ACCURACY**  
I, \_\_\_\_\_ HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES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

**CERTIFICATE OF OWNERSHIP**  
I, \_\_\_\_\_ HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND 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.  
PROFESSIONAL ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

**CERTIFICATION OF PLAN APPROVAL**

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

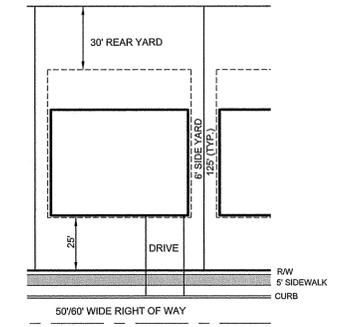
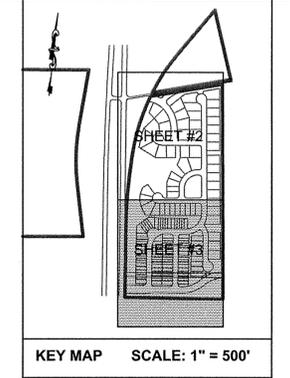
APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ COUNTY COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY



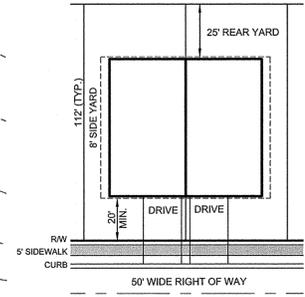
**INDEX OF SHEETS**

SHEET 1.	INDEX SHEET
SHEET 2-3.	PLAN

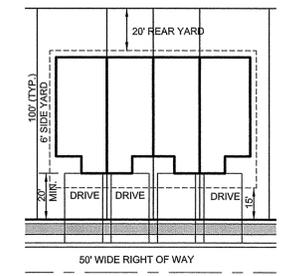
 <b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	
<b>OWNER:</b> THOMAS HARRISON 91 Sherman Street #6 Cambridge, MA 02140	<b>PREPARED FOR:</b> BOLIS PROPERTIES LP 1050 First Avenue, Suite 400 King of Prussia, PA 19406 Office: 610-768-8008 Fax: 610-768-8008
<b>SURVEY BY:</b> KARINS AND ASSOCIATES <b>DESIGNED BY:</b> D.S. & HEUSER DESIGN <b>DRAWN BY:</b> G.C <b>CHECKED BY:</b> D.S.	<b>SCALE:</b> 1" = 200'  <b>DATE:</b> 11/06/12 <b>SHEET:</b> 1 OF 3 <b>DRAWING NO.:</b> 2492.02 - R01



**TYPICAL DETACHED LOT (SF-10) (10,000 S.F.)**  
 BULK STANDARDS  
 MIN. LOT AREA: 10,000 S.F.  
 MIN. LOT WIDTH: 80'  
 MIN. SIDE YARD: 6' (30' SIDE ENTRY GARAGE)  
 MIN. STREET YARD: 25'  
 MIN. REAR YARD: 30'  
 MAX. HEIGHT: 36'  
 PARKING REQUIRED: 2.25 SPACES/UNIT



**TYPICAL TWIN LOT (T)**  
 BULK STANDARDS  
 MIN. LOT AREA: 4,500 S.F.  
 MIN. LOT WIDTH: 48'  
 MIN. SIDE YARD: 8'  
 MIN. STREET YARD: 20'  
 MIN. REAR YARD: 25'  
 MAX. HEIGHT: 36'  
 PARKING REQUIRED: 2.25 SPACES/UNIT



**TYPICAL TOWNHOUSE (TH)**  
 BULK STANDARDS  
 MIN. LOT AREA: 2,200 SF  
 MIN. LOT WIDTH: 22'  
 MIN. SIDE YARD: 08' END UNIT  
 MIN. STREET YARD: 15' (20' SETBACK TO PARKING)  
 MIN. REAR YARD: 20'  
 MAX. HEIGHT: 40'  
 PARKING REQUIRED: 2.25 SPACES/UNIT

**EXPLORATORY MAJOR SUBDIVISION PLAN FOR THE COLONY AT SUMMIT BRIDGE-EAST**  
 SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

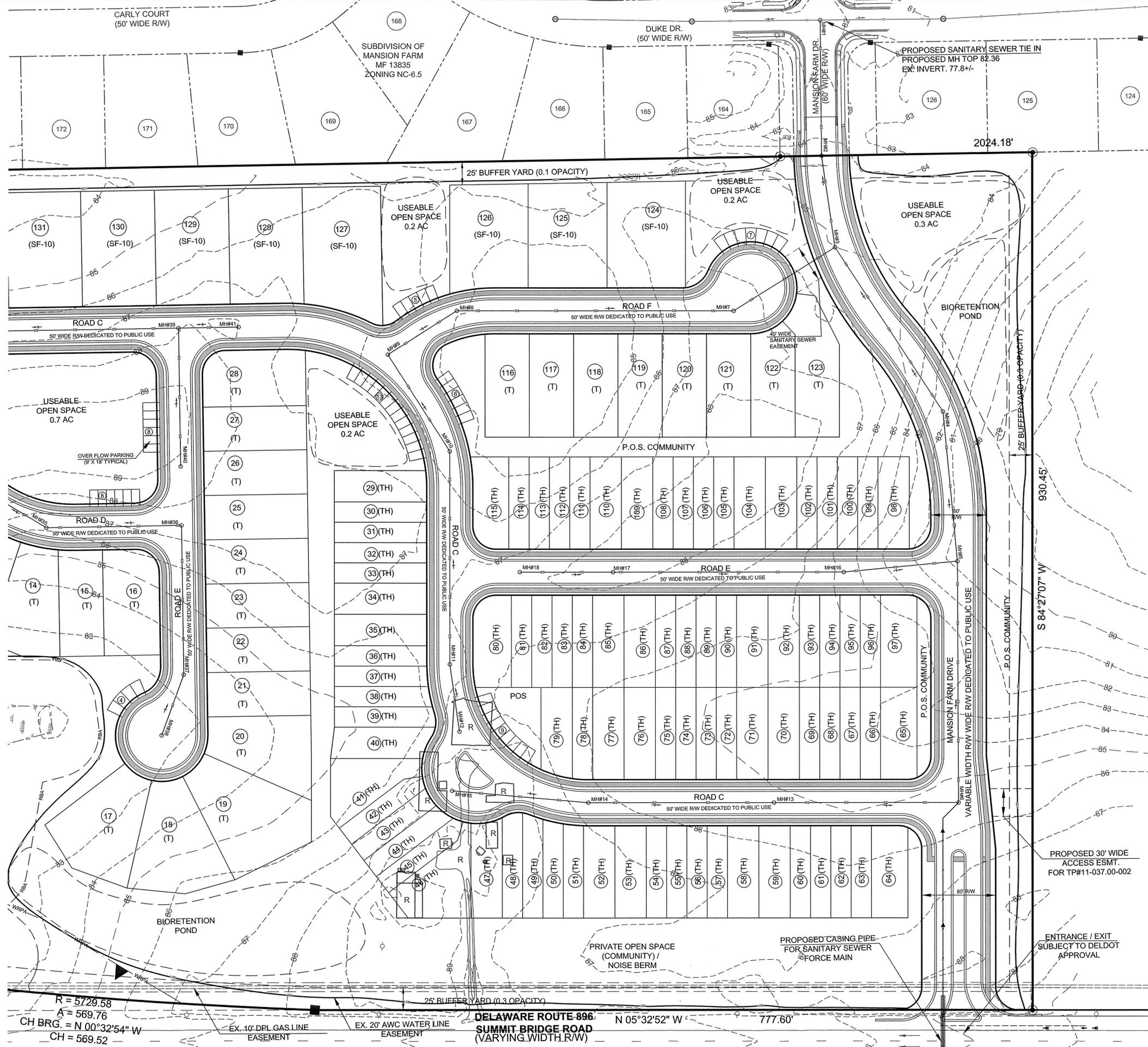
**Karins and Associates**  
 ENGINEERS • PLANNERS • SURVEYORS  
 NEWARK, DE  
 www.karinsandassociates.com  
 17 POLLY DRUMMOND CENTER \* SUITE 201  
 NEWARK, DELAWARE 19711  
 PHONE: (302) 369-2900 FAX: (302) 369-2975

**OWNER:** THOMAS HARRISON  
 91 SHERMAN STREET  
 CAMBRIDGE, MA 02140

**PREPARED FOR:** BOLIS PROPERTIES LP  
 1500 First Avenue, Suite 400  
 King of Prussia, PA 19406  
 Office: 610-788-8006  
 Fax: 610-788-8008

SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 50'
DESIGNED BY: D.S. & HEUSER DESIGN	DATE: 11/06/12 SHEET: 3 OF 3
DRAWN BY: G.C.	CHECKED BY: D.S.
DRAWING NO.: 2492.02 - R03	

FOR CONTINUATION SEE SHEET 2



$R = 5729.58$   
 $A = 569.76$   
 $CH BRG. = N 00^{\circ}32'54'' W$   
 $CH = 569.52$

DELAWARE ROUTE 896  
 SUMMIT BRIDGE ROAD  
 (VARYING WIDTH R/W)

PROPOSED 30' WIDE ACCESS ESMT. FOR TP#11-037.00-002

ENTRANCE / EXIT SUBJECT TO DELDOT APPROVAL



# Preliminary Land Use Service (PLUS)

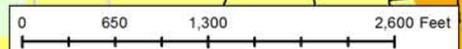
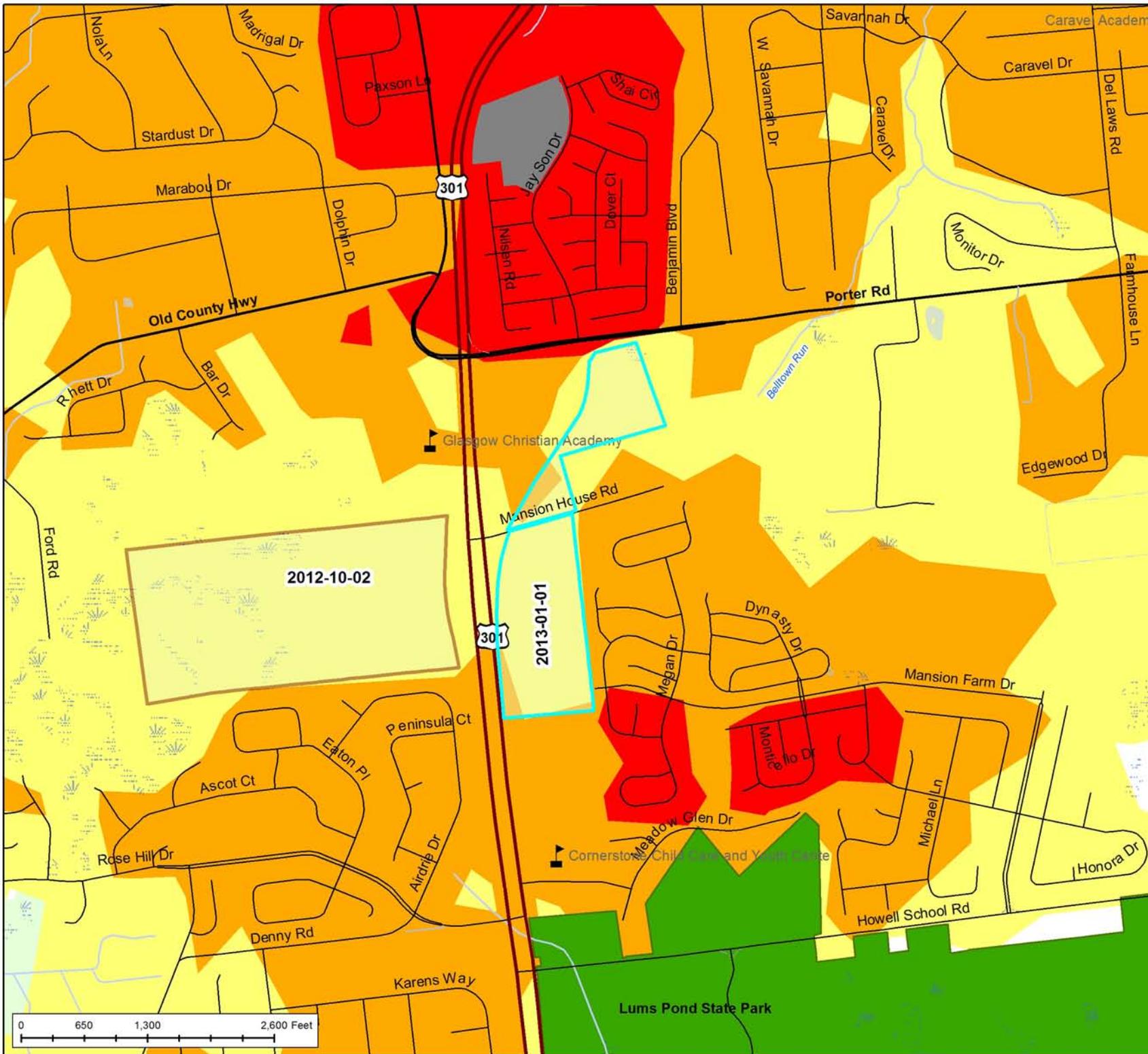
Colony at Summit  
Bridge East  
2013-01-01

-  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

1:16,000

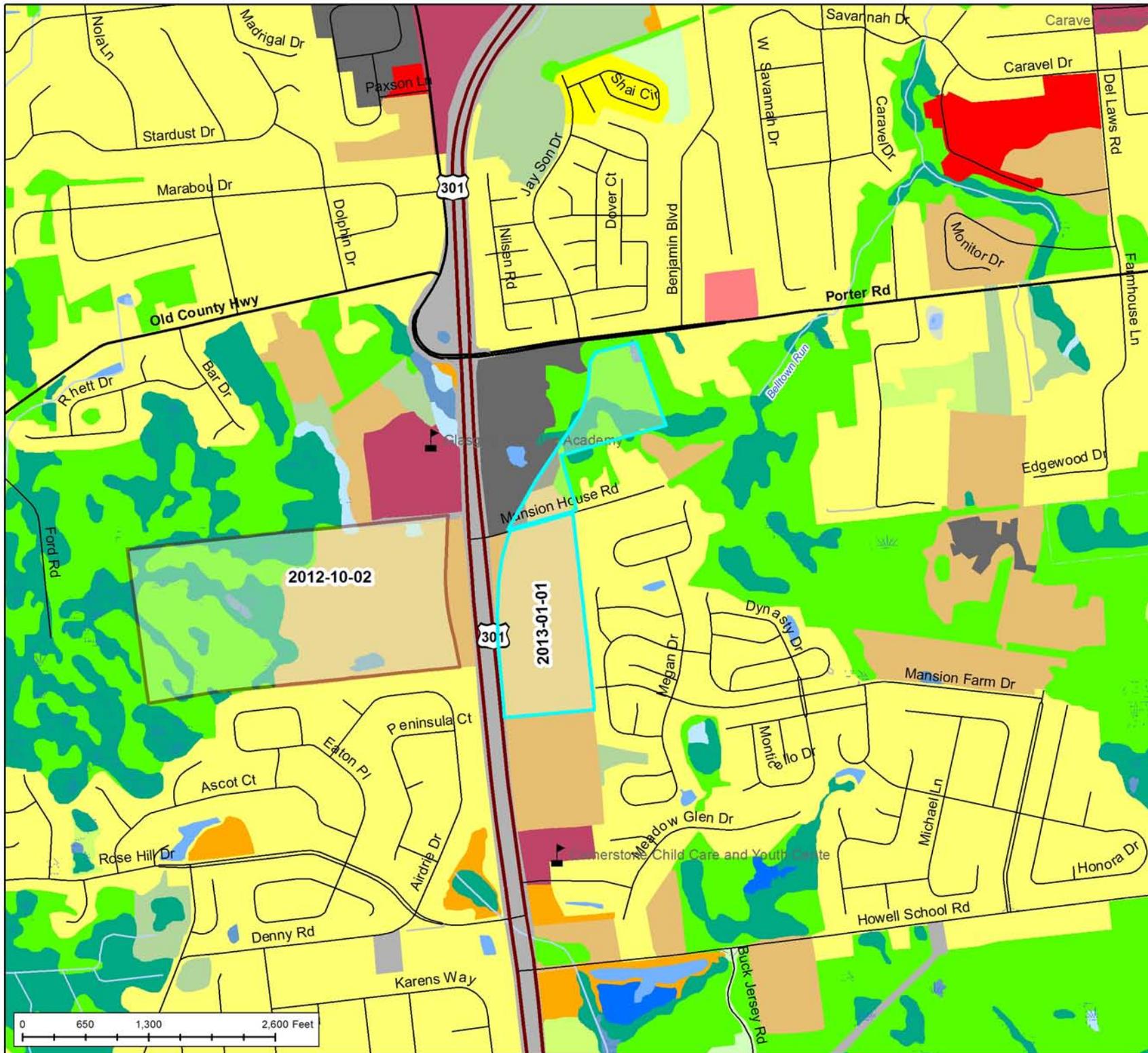


Produced by the Delaware Office of State Planning Coordination.  
stateplanning.delaware.gov



# Preliminary Land Use Service (PLUS)

Colony at Summit  
Bridge East  
2013-01-01



- 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

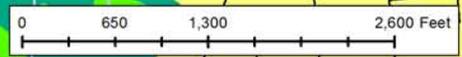
2012-10-02

2013-01-01

1:16,000



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# Preliminary Land Use Service (PLUS)

Colony at Summit  
Bridge East  
2013-01-01

-  Project Areas
-  Municipalities

2012 Aerial Photography:  
Provided by Delaware  
Office of Management  
and Budget

1:8,500



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