

# Preliminary Land Use Service PLUS Delaware State Planning Coordination

Submit by Email

122 William Penn Steet • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Purpose of PLUS --The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review.** If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC):  For Office Use Only

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

1. Project Title/Name:

2. Location ( please be specific):

3. Parcel Identification #:  4. County or Local Jurisdiction Name: where project is located:

5. If contiguous to a municipality, are you seeking annexation?

6. Owner's Name:

Address:

City:  State:  Zip:

Phone:  Fax:  Email:

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

Address:

City:  State:  Zip:

Phone:  Fax:  Email:

8. Project Designer/Engineer:

Address:

City:  State:  Zip:

Phone:  Fax:  Email:

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

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:

This project proposed to create 24 lots in conjunction with the existing IORP (industrial Research Office Park) zoning to include a mix of fl

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.

Yes. PLUS was submitted in 2006. 2006-06-07. There was also an application on behalf of DEDO 2011-08-03

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

13. Present Zoning:  14. Proposed Zoning:

15. Present Use:  16. Proposed Use:

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:

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:

19. If residential, describe style and market segment you plan to target (Example -- Age restricted):

20. Environmental impacts:

We do not anticipate any negative environmental impacts. The project proposes to maintain wetland buffers as well as no buildings with

How many forested acres presently on-site?  How many forested acres will be removed?

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

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

Has the Army Corp of Engineer signed off on the delineation?  Yes  No

Will the wetlands be directly impact 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?

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:

23. Is open space proposed?  Yes  No If "Yes," how much? Acres: 7

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

stormwater management, passive open space

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:

10,350

What percentage of those trips will be trucks, excluding vans and pick-up trucks? unknown at this time

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.

no adj developments.

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: Ron Athey Phone number: (410) 810-1574

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 Ronald J Athey

Date/Time Field July 1, 2013

Signature of Person Completing form (if different than property owner) J. Michael Riemann

Date/Time Field Jul 1, 2013

Digitally signed by J. Michael Riemann  
DN: cn=J. Michael Riemann, c=US,  
email=j.riemann@blackmorges.com,  
Reason: I am the author of this document.  
Date: 2013.07.01 14:19:34 -0400

**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. 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.**

LEGEND			
ITEM	EXISTING	ITEM	EXISTING
CONCRETE CURB & GUTTER		SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	
CONCRETE SIDEWALK, SLAB / PAVING OR LOT		SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT		SANITARY SEWER MANHOLE (S.M.H.)	
INDIVIDUAL TREE OR BUSH		SANITARY SEWER CLEANOUT	
WIRE FENCE		WATER MAIN & SIZE	
CHAINLINK FENCE		FIRE HYDRANT	
STOCKADE FENCE		WATER VALVE (W.V.) OR METER (W.M.)	
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		STORM DRAIN MANHOLE (S.D.M.H.)	
DRAINAGE DITCH OR SWALE		STORM DRAIN LINE (CMP OR RCP)	
EMBANKMENT SIDESLOPES (DOWN)		CATCH BASIN	
CONTOUR		UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	
ELEVATION SPOT SHOT		UNDERGROUND ELECTRIC	
BENCH MARK		UNDERGROUND TELEPHONE	
PROPERTY OR RIGHT-OF-WAY LINE		UNDERGROUND GAS MAIN	
CENTERLINE		PAVEMENT TO BE REMOVED	
LIGHT POLE			
CONSTRUCTION NOTE	N/A		

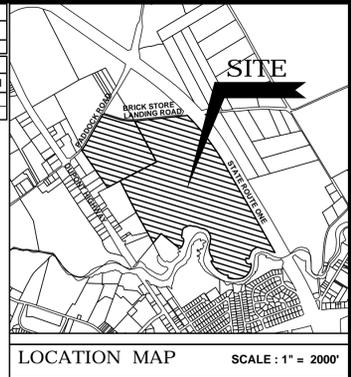
SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT		
CONCRETE MONUMENT		
IRON PIPE		
IRON PIPE W/ CAP		
IRON ROD		
IRON ROD W/ CAP		
DRILL HOLE		
STONE		
PK NAIL		

SHEET INDEX	
1	RECORD PLAT OVERALL
2	RECORD PLAT
3	RECORD PLAT
4	RECORD PLAT
5	RECORD PLAT

CURVE TABLE					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C-1A	245.50	1,472.39	N 34°56'53" E	245.21	123.03

LINE TABLE		
LINE	CHD. BEARING	LENGTH
L-1A	N 30°10'18" E	179.80
L-2A	N 67°49'24" E	62.74



**BECKER MORGAN GROUP**

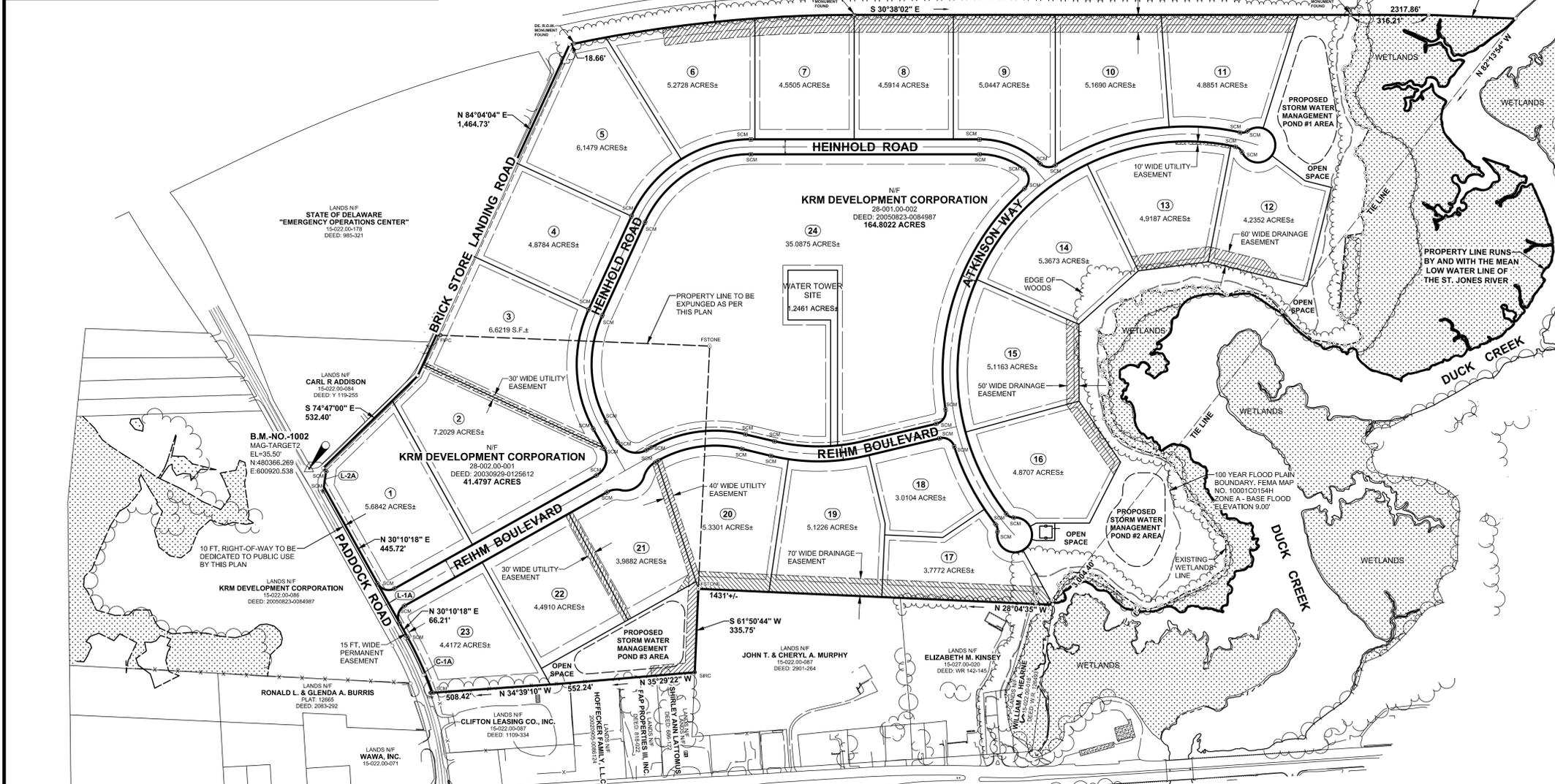
ARCHITECTURE  
ENGINEERING

**Dover**  
309 S. Governors Ave.  
Dover, DE 19904  
Ph. 302.734.7950  
Fax 302.734.7965

**Salisbury**  
312 West Main St. Suite 300  
Salisbury, MD 21801  
Ph. 410.546.9100  
Fax 410.546.5824

**Wilmington**  
307 A Street  
Wilmington, DE 19801  
Ph. 302.888.2400  
Fax 302.888.2427

www.beckermorgan.com



DATA COLUMN	
1. OWNER OF RECORD:	KRM DEVELOPMENT CORPORATION C/O MR. RON ATHEY 151 DIXON DRIVE CHESTERTOWN, MD 21620 (410) 810-1574
2. ENGINEER/SURVEYOR:	BECKER MORGAN GROUP, INC. 309 SOUTH GOVERNORS AVENUE DOVER, DE 19904 (302) 734-7950
3. EXISTING USE:	RESIDENTIAL / FARMLAND
4. PROPOSED USE:	INDUSTRIAL / OFFICE / RESEARCH PARK
5. SITE AREA:	206,282 AC +/-
6. TAX MAP:	28-002.00-001 28-002.00-002
7. EXISTING ZONING:	IORP (INDUSTRIAL / OFFICE / RESEARCH PARK)
8. PROPOSED ZONING:	IORP (INDUSTRIAL / OFFICE / RESEARCH PARK)
9. DEED SUMMARY:	20030929-0125612 (28-002.00-001) 20030929-0364987 (28-001.00-002)
10. PURPOSE OF PLAN:	THIS PLAN DEPICTS THE LAYOUT OF A PROPOSED BUSINESS COMPLEX WITH COMMON OPEN SPACE AREAS, STORMWATER MANAGEMENT AREAS AND APURTENANT EASEMENTS FOR DEVELOPMENT OF THE PROPERTY.
11. MONUMENTATION:	2  IRON PIPE 3  CONCRETE MONUMENT
12. SURVEY BENCHMARK:	SEE BENCHMARKS VERTICAL: N.G.V.D. 88 HORIZONTAL: N.A.D. 83 / 91 (DE STATE PLANE)
13. WATER SUPPLY:	TOWN OF SMYRNA
SANITARY SEWER:	TOWN OF SMYRNA
ELECTRIC:	TOWN OF SMYRNA
GAS:	CHESAPEAKE UTILITIES
14. NUMBER OF LOTS:	24 (EXCLUDING MUNICIPAL LOT DEDICATIONS)
15. SITE AREA DISTRIBUTIONS:	
AREA IN LOTS:	6,524,469 S.F. 149,7812 ACRES
AREA IN SMYRNA R.O.W.:	5,231,143 S.F. 12,0097 ACRES
DEDICATED DELDOT R.O.W.:	8,898 S.F. 0.20243 ACRES
AREA IN OPEN SPACE:	303,695 S.F. 6.9719 ACRES
AREA IN STORMWATER MANAGEMENT:	234,312 S.F. 5.3928 ACRES
AREA IN WOODLANDS/WETLANDS:	1,329,774 S.F. 30.5274 ACRES
WATER TOWER SITE:	54,280 S.F. 1.2461 ACRES
PUMP STATION SITE:	6,473 S.F. 0.1486 ACRES
TOTAL SITE AREA:	8,985,645 S.F. 206,2820 ACRES
16. WOODLAND PRESERVATION:	99 %
17. DENSITY:	0.12 UNITS PER GROSS ACRE
18. MINIMUM LOT AREA PROVIDED:	131,132 S.F. / 3.0104 AC.
19. PROJECTED AVERAGE DAILY SANITARY SEWER PEAK FLOW:	83,100 GPD (300 GPD/EDU) 280,850 GPD (P.F. = 3.5)
20. PROPOSED BUILDING CHARACTERISTICS:	
A. NUMBER OF STORIES:	2
B. BUILDING HEIGHT:	45 FT. (MAXIMUM)
C. BUILDING CONSTRUCTION TYPE:	TYPE 5
21. LOT REGULATIONS:	
MINIMUM LOT AREA:	60,000 S.F.
MINIMUM LOT WIDTH:	100 FT.
MINIMUM LOT DEPTH:	40 FT.
MAXIMUM HEIGHT:	40 FT.
FRONT YARD SETBACK:	20 FT.
SIDE YARD SETBACK:	20 FT.
REAR YARD SETBACK:	20 FT.
MAXIMUM LOT COVERAGE:	80%
22. POSTED SPEED LIMIT:	80% PADDOCK ROAD (RD. 30): 40 MPH BRICK STORE LANDING ROAD (RD. 30A): 35 MPH

**GENERAL NOTES FOR DELDOT**

- ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, DATED AUGUST 2001 AS AMENDED BY THE SUPPLEMENTAL SPECIFICATIONS, THE SPECIAL PROVISIONS ON THESE PLANS.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM) FERTILIZED AND SEEDED AND MULCHED.
- A 24 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION AT 1-800-282-8555.
- ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROLS FOR STREETS AND HIGHWAYS CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION).
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE "TRAFFIC CONTROL MANUAL" SHALL BE NCHRP-350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF THE USE.
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES".
- PAVEMENT MARKING MATERIAL WILL MATCH EXISTING. DURABLE MARKINGS (6" THERMO, EPOXY) WILL BE REQUIRED FOR NEW STRIPING IF THEY EXIST IN THE FIELD.
- ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSURE THAT PAVING IS INSTALLED TO THE ELEVATIONS AND THAT NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
- ALL STORM DRAIN PIPING, INLET, MANHOLE, END SECTION INSTALLATION WITHIN STATE R.O.W. SHALL BE IN ACCORDANCE WITH THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2001.
- ALL STORM DRAIN PIPING DESIGNATED AS RCP WITHIN STATE R.O.W. IS TO BE REINFORCED CONCRETE PIPE MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR CLASS OF PIPE.
- ANY LANDSCAPING PROPOSED FOR THE ENTRANCE MUST BE APPROVED BY DELDOT PRIOR TO PLANTING.
- DELDOT WILL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ANY LANDSCAPING IN THE ENTRANCE ISLAND.
- A TRAFFIC IMPACT STUDY WAS PERFORMED BY DELDOT AND SENT TO THE TOWN OF SMYRNA FOR REVIEW WITH RECOMMENDATIONS FOR IMPROVEMENTS. THE IMPROVEMENTS CONTAINED IN THE TRAFFIC IMPACT STUDY SHALL BE IMPLEMENTED BY THE OWNER/APPLICANT PER DELDOT'S DISCRETION.

**GENERAL NOTES**

- WATER SUPPLY: TOWN OF SMYRNA. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND DELAWARE HEALTH AND SOCIAL SERVICES.
- SANITARY SEWER: TOWN OF SMYRNA. SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. ANTICIPATED FLOWS FOR THE TOTAL SITE IS 83,100 GPD AND A PEAK FLOW OF 280,850 GPD.
- STORM DRAINAGE: TOWN OF SMYRNA. ALL ON-SITE DRAINAGE FACILITIES SHALL BE PUBLICLY OWNED AND MAINTAINED. DRAINAGE FACILITIES SHALL BE IN ACCORDANCE WITH THE TOWN CODES AND THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS DATED 1989 OR AS LATER AMENDED.
- ELECTRIC: TOWN OF SMYRNA. SUBJECT TO TOWN'S APPROVAL.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION/DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED OFF-SITE AT AN APPROVED LAND FILL.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
- A 30' UTILITY EASEMENT, 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHEREVER POSSIBLE, WHETHER SANITARY SEWER, STORM SEWER, WATER OR ELECTRIC IS DESIGNATED FOR PUBLIC USE AND IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY.
- IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A SIX-FOOT WIDE STRIP IS HEREBY RESERVED AS AN EASEMENT FOR UTILITIES ON EACH LOT, AROUND THE ENTIRE PERIMETER OF EACH LOT.
- THE DEVELOPER SHALL PRESERVE ALL TREES ON THE SITE, EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES AND UTILITIES, AND SELECTIVE THINNING OF EXISTING SPECIES OF PLANT MATERIALS AS DESIGNATED ON SHEET L1 SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT OF WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN SHALL BE MAINTAINED BY THE TOWN OF SMYRNA FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN. THE TOWN ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE TOWN.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, PUBLIC OPEN SPACE, AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE, SANITARY CONDITION.
- ALL PROPOSED RIGHT OF WAYS SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO PUBLIC USE. ALL RIGHTS-OF-WAY SHALL BE DEDICATED AS PUBLIC UTILITY EASEMENTS IMMEDIATELY UPON RECORDATION, REGARDLESS OF STATUS OF DEDICATION TO THE TOWN.

- STREET LIGHTS IN RESIDENTIAL AREAS AREA REQUIRED TO BE INSTALLED AT THE COST OF THE DEVELOPER.
- ALL LOT PURCHASERS SHALL PERMIT THE DEVELOPER, OR HIS AGENTS, TEMPORARY TRESPASS UPON THE PURCHASER'S LOT TO COMPLETE OR REPAIR VARIOUS IMPROVEMENT ELEMENTS (GRADING, INFILTRATION, TRENCHES, ETC.) SHOWN ON THE APPROVED FINAL PLAN FOR THE PERIOD FROM THE PURCHASE OF THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.
- ALL LOT PURCHASERS SHALL PERMIT TOWN OFFICIALS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT TO INSPECT VARIOUS IMPROVEMENT ELEMENTS SHOWN ON THE APPROVED FINAL PLAN FOR THE PERIOD FROM THE PURCHASE OF THE LOT TO EIGHTEEN (18) MONTHS FROM THE DATE OF ACCEPTANCE OF PUBLIC IMPROVEMENTS BY THE TOWN OF SMYRNA.
- ALL PUBLIC UTILITIES INCLUDING, BUT NOT LIMITED TO, ELECTRIC, GAS, AND TELEPHONE SHALL BE PLACED UNDERGROUND WITHIN THE SUBDIVISION AND LAND DEVELOPMENT. SUCH UTILITIES SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE PREVAILING STANDARDS AND PRACTICES OF THE UTILITY OR OTHER COMPANY PROVIDING SERVICE, EXCEPT WHERE IT IS DEMONSTRATED TO THE SATISFACTION OF THE TOWN OF SMYRNA THAT UNDERGROUND INSTALLATIONS ARE NOT FEASIBLE BECAUSE OF PHYSICAL CONDITIONS OF THE LAND.
- A LANDSCAPE PLAN PREPARED BY BECKER MORGAN GROUP, LAST DATED 01/16/08, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE TOWN OF SMYRNA, IS HEREBY CONSIDERED TO BE A PART OF THE RECORD PLAN.
- FOR MAINTENANCE DECLARATION OF OPEN SPACES, LANDSCAPING, AND/OR EXISTING AND PROPOSED STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE DEED OF RESTRICTIONS, DATED \_\_\_\_\_, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, DEED RECORD BOOK \_\_\_\_\_ PAGE \_\_\_\_\_.
- THE TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC., DOVER, DE, IN NOVEMBER 2005. THE BOUNDARY SURVEY DATA WAS TAKEN FROM A PLAN ENTITLED "LANDS OF KRM DEVELOPMENT CORPORATION" PREPARED BY WILLIAM A. CARROLL, DATED FEBRUARY 17, 2005 AND REVISED MARCH 25, 2006.
- ACCORDING TO THE FEDERAL ENERGY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 100020C0450, PANEL 450 OF 475, EFFECTIVE DATE JANUARY 17, 2007, THIS SITE FALLS WITHIN ZONE AE WHICH HAS BEEN DETERMINED TO BE WITHIN THE 100 YEAR FLOOD PLANE.
- A WETLANDS DELINEATION WAS PERFORMED BY BSA LAND RESOURCE CONSULTANTS, 4464 SUMMIT BRIDGE ROAD, MIDDLETOWN, DELAWARE 19709, ON DECEMBER 2, 2003 IN ACCORDANCE WITH THE 1987 CODE DELINEATION MANUAL AND ASSOCIATED GUIDANCE. FEDERALLY REGULATED WETLANDS WERE FOUND TO EXIST ON THIS SITE AND ARE IDENTIFIED ON THIS PLAN.
- THE DEVELOPER SHALL CONSTRUCT CONCRETE SIDEWALKS (WIDTH VARIES) AS SHOWN ON THE CONSTRUCTION PLANS.

- OWNER AND/OR DEVELOPER WILL BE RESPONSIBLE FOR MAINTENANCE OF SEDIMENT AND STORMWATER CONTROLS DURING CONSTRUCTION AND FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS UNTIL ALL LOTS HAVE BEEN SOLD. AT THAT TIME, RESPONSIBILITY FOR LONG-TERM MAINTENANCE OF STORMWATER CONTROLS SHALL BE ASSUMED BY THE OWNER.
- ALL LOTS SHALL ACCESS INTERNAL SUBDIVISION STREETS ONLY. ANY LOTS WITH REVERSE FRONTAGE SHALL BE DENIED ACCESS TO THAT SAME REVERSE FRONTAGE.
- UPON COMPLETION OF THE DEVELOPMENT SHOWN HEREIN, THE OWNER AND/OR DEVELOPER SHALL CONVEY INTO THE HOMEOWNERS ASSOCIATION, A DELAWARE CORPORATION, FOR THE ASSOCIATION'S PERPETUAL OWNERSHIP: 1) ALL COMMON AREAS; 2) ALL OPEN SPACES; 3) ALL RECREATIONAL AREAS; AND 4) THE STORMWATER MANAGEMENT AREA. THE ASSOCIATION, UPON RECEIVING SUCH TITLE SHALL THEREAFTER HAVE FULL RESPONSIBILITY AND EXPENSE FOR MAINTENANCE.
- ALL LOTS AND OPEN SPACE AREAS SHALL BE PROVIDED WITH AT LEAST 6 INCHES OF TOPSOIL UPON COMPLETION OF GRADING AND CONSTRUCTION OF INDIVIDUAL LOTS AND OPEN SPACE AREAS. ALL SUCH AREAS SHALL BE SEEDDED, SODDED, OR OTHERWISE LANDSCAPED.
- ALL SEDIMENT AND EROSION CONTROL FACILITIES SHALL CONFORM TO THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK, 1989 OR LATEST EDITION.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY, OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.
- LOT COVERAGE REQUIREMENTS SHALL CONFORM TO LOT REGULATIONS IN THE DATA COLUMN.
- ALL UTILITY EASEMENTS NOT ADJACENT TO PROPERTY LINES (PROPOSED OR EXISTING) SHALL BE CENTERED ON PROPOSED UTILITY PIPES.
- ALL SITE IMPROVEMENTS FOR AN INDIVIDUAL LOT INCLUDING LANDSCAPING, PERMANENT SITE STABILIZATION AND PERMANENT STORMWATER MANAGEMENT FACILITIES ASSOCIATED WITH THE PHASE INCLUDING SAID LOT SHALL BE IN PLACE AND APPROVED PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR SAID LOT.
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION.

**CERTIFICATE OF OWNERSHIP**

WE, KRM DEVELOPMENT CORPORATION, HEREBY CERTIFY THE FINAL SUBDIVISION PLAN WAS PREPARED AT OUR DIRECTION, THE PUBLIC IMPROVEMENTS TO BE DEDICATED TO THE TOWN OF SMYRNA WILL BE DONE UPON ACCEPTANCE BY THE TOWN, AND THAT WE HAVE READ AND AGREE TO THE TERMS OF SECTION 3.06 SUNSETTING OF APPROVED PLANS OF THE SUBDIVISION ORDINANCE OF THE TOWN OF SMYRNA.

**CERTIFICATE OF ACCURACY**

I, J. MICHAEL RIEMANN, HEREBY CERTIFY THE PLAN REPRESENTS A SURVEY MADE BY BECKER MORGAN GROUP, THAT THE ACCURACY OF THE INFORMATION SHOWN IS CORRECT TO ACCEPTABLE SURVEYING STANDARDS AND PRACTICES, THE MONUMENTS SHOWN AS EXISTING ARE ACCURATELY SHOWN AND THE PLAN COMPLIES WITH THE APPLICABLE ZONING AND SUBDIVISION ORDINANCES OF THE TOWN.

J. MICHAEL RIEMANN, P.E. \_\_\_\_\_ DATE \_\_\_\_\_

**SIGNATURE OF THE TOWN MANAGER**

TOWN COUNCIL APPROVED THE FINAL SUBDIVISION PLAN AT A PUBLIC MEETING HELD ON \_\_\_\_\_ AND THE CONSTRUCTION ACTIVITY MUST BE STARTED WITHIN ONE YEAR OF THE APPROVAL DATE OR THIS PLAN'S APPROVAL EXPIRES.

TOWN MANAGER \_\_\_\_\_ DATE \_\_\_\_\_

**SIGNATURE OF THE TOWN ENGINEER**

THE FINAL SUBDIVISION PLAN CONFORMS TO THE APPLICABLE TOWN ZONING AND SUBDIVISION ORDINANCES.

TOWN ENGINEER \_\_\_\_\_ DATE \_\_\_\_\_

PROJECT TITLE

**DUCK CREEK BUSINESS CAMPUS**

PADDOCK ROAD  
TOWN OF SMYRNA  
NEW CASTLE COUNTY, DE

SHEET TITLE

**RECORD PLAT OVERALL**

SCALE: 1" = 250'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

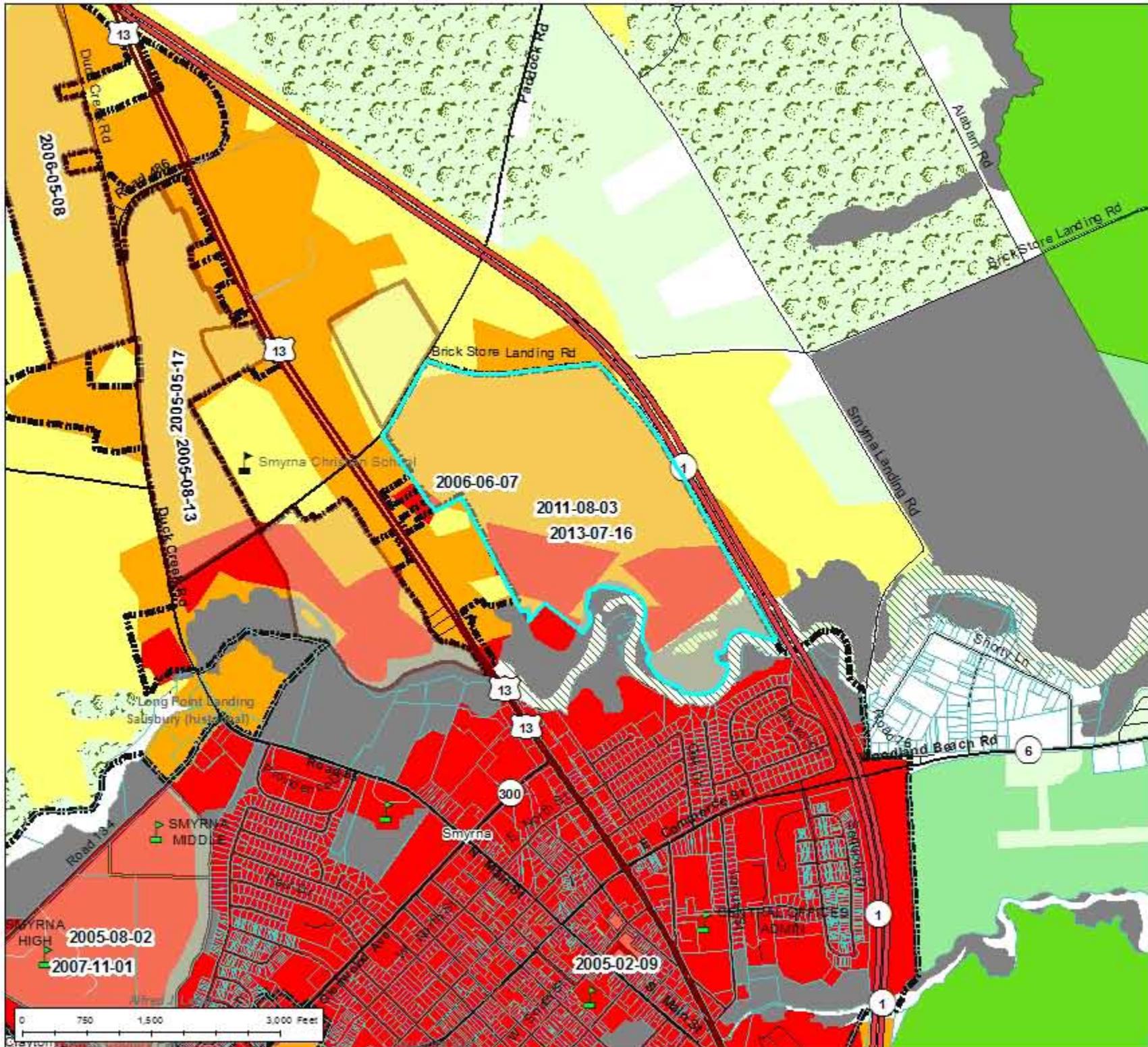
PROJECT NO.: 2005161.00  
DATE: 10/03/08  
SCALE: 1" = 250'  
DRAWN BY: D.S.G. PROJ. MGR.: J.M.R.  
SHEET

**1 OF 5**

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# Preliminary Land Use Service (PLUS)

Duck Creek Business Campus  
2013-07-16

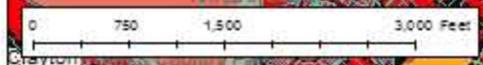


- Kent
- PLUS Project Areas
- Municipalities
- Forestry Easements
- Purchased Dev. Rights
- Ag District
- 2010 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

1:18,000



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# Preliminary Land Use Service (PLUS)

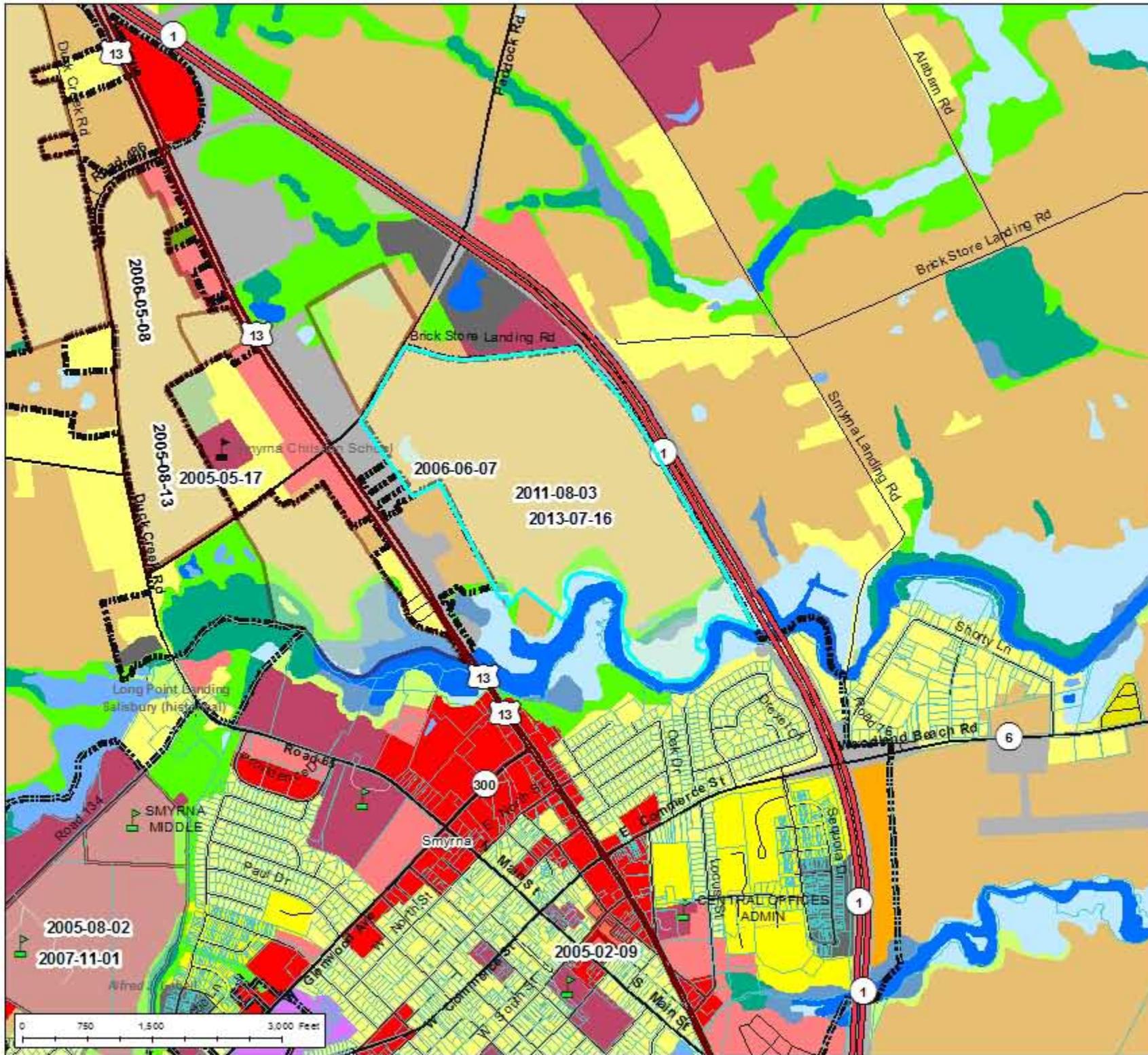
Duck Creek Business Campus  
2013-07-16

- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
- Orchards/Nurseries
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Reservoirs and Impoundments
- Marinas/Ports/Docks
- Open Water
- Emergent Wetlands
- Forested Wetlands
- Scrub/Shrub Wetlands
- Sandy Areas
- Extraction/Transition

1:18,000



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# Preliminary Land Use Service (PLUS)

Duck Creek Business Campus  
2013-07-16



- Kent
  - PLUS Project Areas
  - Municipalities
- Imagery\_2012ISD of  
RGB
- Red: Band\_1
  - Green: Band\_2
  - Blue: Band\_3

1:8,619



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