

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

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): 2015-04-08

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 3

1. Project Title/Name: Town of Whitehall Hamlet 7

2. Location (please be specific): 948 Lovemoor Grove Rd, Middletown, DE 19709

3. Parcel Identification #: 1300300002

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

5. If contiguous to a municipality, are you seeking annexation: NO

6. Owner's Name: Welfare Foundation, Inc.

Address: 100 W 10th Street, Suite 109

City: Wilmington State: DE Zip: 19801

Phone: 302-654-2477 Fax: Email:

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

Address: 720 First State Boulevard

City: Wilmington State: DE Zip: 19804

Phone: 302-995-2259 Fax: Email:

8. Project Designer/Engineer: Becker Morgan Group, c/o Mike Riemann

Address: 309 South Governors Ave.

City: Dover State: DE Zip: 19904

Phone: 302-734-7950 Fax: Email: mriemann@becker-morgan.com

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

Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Subdivision	
11. Brief Explanation of Project being reviewed: Residential Subdivision as UDC Hamlet design If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications.	
12. Area of Project (Acres +/-): 84 Number of Residential Units: 229 Commercial square footage: None	
13. Present Zoning: S-UDC	14. Proposed Zoning: S-UDC
15. Present Use: Farmland	16. Proposed Use: Residential
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: Artesian Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: NCC Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): TBD	
20. Environmental impacts: How many forested acres are presently on-site? 35 ± How many forested acres will be removed? 16 ± To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Are the wetlands: <input checked="" type="checkbox"/> Tidal Acres: 9 ± <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: Crossing of wetlands for site entrance How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 50', except for crossing mentioned above	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: infiltration, bio-retention,	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? Acres: 44 ± What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? active + passive recreation, SWM, protected resource areas	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: **1700**

What percentage of those trips will be trucks, excluding vans and pick-up trucks? **3%**

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. **Connections to surrounding Town of Whitehall Hamlets and Villages are proposed.**

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: **Rich Julian** phone number: **302-995-2259**

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

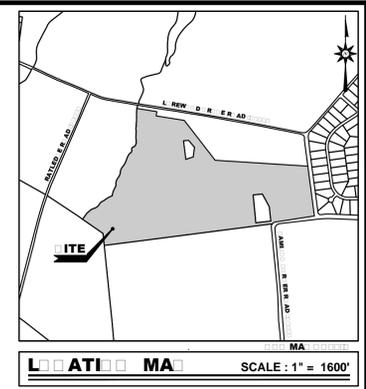
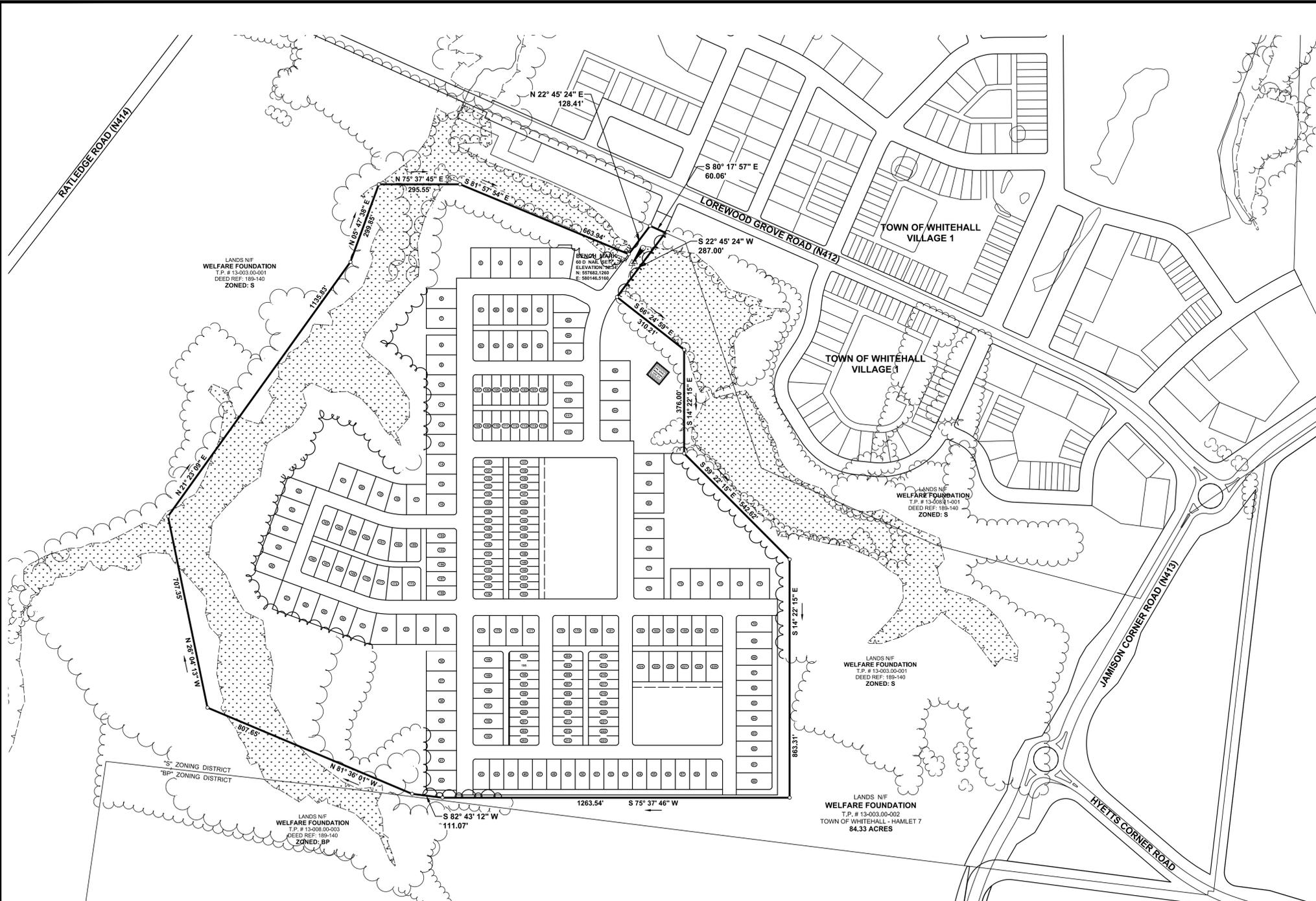
Date

4-1-15

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

Date

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



SITE DATA																																					
1. OWNER OF RECORD:	WELFARE FOUNDATION, INC. 100 W 10TH STREET, SUITE 109 WILMINGTON, DELAWARE 19801																																				
2. EQUITABLE OWNER:	WHITEHALL VENTURES, LLC 720 FIRST STATE BOULEVARD WILMINGTON, DELAWARE 19804																																				
3. ENGINEER - SURVEYOR:	BECKER MORGAN GROUP INC. 250 SOUTH MAIN STREET, SUITE 109 NEWARK, DELAWARE 19711 302-369-3700																																				
4. PROPERTY MAP NUMBER:	130030002																																				
5. ZONING CLASSIFICATION:	S (SUBURBAN) - HAMLET AND VILLAGE - NEW CASTLE COUNTY																																				
6. SOURCE OF TITLE:	189-140																																				
7. PLAT REFERENCE:	20141016-0046394																																				
8. PRESENT USE:	AGRICULTURE (CULTIVATED FIELD)																																				
9. PROPOSED USE:	RESIDENTIAL SUBDIVISION - HAMLET DESIGN																																				
10. DIMENSIONAL REQUIREMENTS:	<table border="1"> <thead> <tr> <th>TRANSECT ZONE</th> <th>T1</th> <th>T3</th> <th>T4</th> </tr> </thead> <tbody> <tr> <td>A. RESIDENTIAL DENSITY (UNITS/ACREAGE GROSS)</td> <td>N/A</td> <td>6</td> <td>12</td> </tr> <tr> <td>B. FRONT SETBACK (PRINCIPAL)</td> <td>N/A</td> <td>24' MIN.</td> <td>6' MIN - 20' MAX</td> </tr> <tr> <td>C. FRONT SETBACK (SECONDARY)</td> <td>N/A</td> <td>16' MIN.</td> <td>6' MIN - 20' MAX</td> </tr> <tr> <td>D. SIDE SETBACK</td> <td>N/A</td> <td>10' TOTAL</td> <td>0' MIN.</td> </tr> <tr> <td>E. REAR SETBACK</td> <td>N/A</td> <td>12' MIN.</td> <td>3' MIN.</td> </tr> <tr> <td>F. FRONTAGE BUILDOUT</td> <td>N/A</td> <td>40% MIN.</td> <td>60% MIN.</td> </tr> <tr> <td>G. LOT WIDTH</td> <td>N/A</td> <td>72'-120'</td> <td>8'-96'</td> </tr> <tr> <td>H. BUILDING COVERAGE</td> <td>N/A</td> <td>60% MAX</td> <td>70% MAX</td> </tr> </tbody> </table>	TRANSECT ZONE	T1	T3	T4	A. RESIDENTIAL DENSITY (UNITS/ACREAGE GROSS)	N/A	6	12	B. FRONT SETBACK (PRINCIPAL)	N/A	24' MIN.	6' MIN - 20' MAX	C. FRONT SETBACK (SECONDARY)	N/A	16' MIN.	6' MIN - 20' MAX	D. SIDE SETBACK	N/A	10' TOTAL	0' MIN.	E. REAR SETBACK	N/A	12' MIN.	3' MIN.	F. FRONTAGE BUILDOUT	N/A	40% MIN.	60% MIN.	G. LOT WIDTH	N/A	72'-120'	8'-96'	H. BUILDING COVERAGE	N/A	60% MAX	70% MAX
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11. TOTAL DEVELOPMENT AREA:	84.33 ACRES (TOTAL SITE GROSS AREA)																																				
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18. SOURCE OF 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.																																				
19. SOURCE OF SEWER:	NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA SEWERAGE IS SUBJECT TO THE APPROVAL OF 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.																																				
20. SANITARY SEWER FLOW:	<table border="1"> <thead> <tr> <th>FLOW TYPE</th> <th>AVG DAILY FLOW (GPD)</th> <th>PEAK DAILY FLOW (GPD)</th> </tr> </thead> <tbody> <tr> <td>80 ATTACHED DUS</td> <td>149 GPD</td> <td>44,700 GPD</td> </tr> <tr> <td>80 ATTACHED DUS</td> <td>250 GPD</td> <td>20,000 GPD</td> </tr> <tr> <td>TOTAL</td> <td>400 GPD</td> <td>64,700 GPD</td> </tr> </tbody> </table>	FLOW TYPE	AVG DAILY FLOW (GPD)	PEAK DAILY FLOW (GPD)	80 ATTACHED DUS	149 GPD	44,700 GPD	80 ATTACHED DUS	250 GPD	20,000 GPD	TOTAL	400 GPD	64,700 GPD																								
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21. VERTICAL DATUM:	NAVD 88																																				
22. HORIZONTAL DATUM:	SITE BENCHMARK: SET NAIL ON CONCRETE CULVERT, ELEV 92.34' NAD 83 (2011)																																				

GENERAL NOTES :

- FLOODPLAIN: THIS SITE CONTAINS NON-DELINEATED FLOODPLAINS. THE LIMITS OF THESE FLOODPLAINS WERE DOCUMENTED IN A FLOOD STUDY PERFORMED BY VANDEMARK & LYNCH, INC. IN A REPORT DATED SEPTEMBER 2010 AND APPROVED BY NEW CASTLE COUNTY WITH THE RECORDATION OF THE TOWN OF WHITEHALL RECORD MAJOR LAND DEVELOPMENT PLAN, APPLICATION NO.: 2011-0168-S.
- WRPA AREAS: THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) BASED ON REVIEW OF MAPPING OF WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, AND NEW CASTLE COUNTY DELAWARE, MAP OF 3, LAST REVISED IN DECEMBER 2011.
- WETLANDS: A WETLAND DELINEATION WAS PERFORMED BY ENVIRONMENTAL CONSULTANTS, INC., AND TEN BEARS ENVIRONMENTAL, LLC, AND FIELD SURVEYED BY VANDEMARK & LYNCH INC., BETWEEN AUGUST 2, 2007 AND SEPTEMBER 13, 2007. THE WETLAND BOUNDARY WAS REEVALUATED BY LANDMARK ENGINEERING INC. IN BETWEEN MARCH 28 AND APRIL 4, 2013. WATERSHED ECO, LLC, CONDUCTED A WETLAND REVIEW OF THE ENTIRE SITE ON NOVEMBER 30, 2014 WITH FLAGGING IN LOCATIONS OF POTENTIAL IMPACTS AND ISSUED A "WETLANDS WATERS IDENTIFICATION REPORT" DATED MARCH 8, 2015. THE UPDATED WETLAND FLAGS WERE SURVEYED BY THE BECKER MORGAN GROUP AND THE LATEST WETLAND DELINEATION IS DEPICTED ON THIS PLAN.
- CRITICAL NATURAL AREAS: THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA PER DNRECS STATE INVENTORY OF NATURAL AREAS.
- NO DEBRIS SHALL BE BURIED OR DISPOSED OF ON THIS SITE.
- LENGTH OF PROPOSED RIGHT-OF-WAY DEDICATED TO PUBLIC USE:
50' ROW = 3,880 LF
60' ROW = 5,520 LF
- PARKING REQUIREMENTS WILL BE SATISFIED BY PROVIDING 2.0 OFF-STREET PARKING SPACES ON EACH INDIVIDUAL RESIDENTIAL LOT. THERE IS NO EXISTING PARKING ON SITE.
- 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 [REDACTED] AT INSTRUMENT NO. [REDACTED].
- 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.
- IN ACCORDANCE WITH THE PROVISIONS OF THE INFRASTRUCTURE AGREEMENT BETWEEN DELDOT AND THE DEVELOPER AND 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 IMPROVEMENT DISTRICT FUND (SNCC TID FUND).
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE.
- DRAINAGE, EROSION, AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

GENERAL NOTES :

- THIS DRAWING DOES NOT INCLUDE A NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND OR APPROVALS FROM NEW CASTLE COUNTY (NCC), DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DEDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES.
- 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.
- A LANDSCAPE PLAN, PREPARED BY [REDACTED] LAST DATED [REDACTED] OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE FIRE PREVENTION REGULATIONS.
- A FOREST STAND DELINEATION WAS PERFORMED FOR THIS PROPERTY IN ACCORDANCE WITH THE UDC BY JCM ENVIRONMENTAL, DATED APRIL 2008.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF THE TOWN OF WHITEHALL RECORD MAJOR LAND DEVELOPMENT PLAN, DATED SEPTEMBER 10, 2014 AND RECORDED ON OCTOBER 15, 2014 OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 2014016-0046394

SHEET INDEX

C-001	COVER SHEET & OVERALL LAYOUT
C-101	EXISTING CONDITIONS & KEY MAP
C-201	OVERALL SITE PLAN
C-202	SITE PLAN
C-203	SITE PLAN
C-204	SITE PLAN
C-205	SITE PLAN
C-206	SITE PLAN
C-501	PRE-BULK EROSION AND SEDIMENT CONTROL PLAN

NATURAL RESOURCES DATA TABLE

PROTECTED RESOURCE	PROTECTION RATIO	TOTAL AREA (AC ±)	EXCLUSIVE AREA (AC ±)**	DISTURBED AREA (AC ±)	DISTURBED AREA (%)***
RIPARIAN BUFFER	1.00	16.73	16.73	0.86	5
WETLANDS	1.00	9.28	0	0.18	2
FLOODPLAIN / FLOODWAY	1.00	8.00	0	0.27	3
FOREST - MATURE	0.50	22.79	8.91	8.84	39
FOREST - YOUNG	0.20	12.25	12.06	7.60	62
STEEP SLOPES > 25%	1.00	2.96	0.60	0.32	11
STEEP SLOPES 15-25%	0.25	11.55	3.92	1.16	10

*REPRESENTS TOTAL AREA OF RESOURCE WITHIN DEVELOPMENT AREA OF HAMLET 7.
**REPRESENTS AREA OF RESOURCE WITHIN DEVELOPMENT AREA OF HAMLET 7 EXCLUSIVE OF AN OVERLAPPING RESOURCE AREA WITH A HIGHER RESOURCE PROTECTION RATIO.
***REPRESENTS PERCENTAGE OF TOTAL AREA OF RESOURCE WITHIN DEVELOPMENT AREA OF HAMLET 7

PURPOSE OF PLAN
TO CONSTRUCT IMPROVEMENTS ASSOCIATED WITH HAMLET 7 OF THE TOWN OF WHITEHALL MASTER PLAN
15 DDF/CL-A5H/0M, \$57F9G-L

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ (DATE) BY _____ (GENERAL MANAGER)
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED _____ (DATE) BY _____ (COUNCIL PRESIDENT)
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF OWNERSHIP

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

SIGNATURE _____ DATE _____

CERTIFICATION OF PLAN ACCURACY

I, J. MICHAEL RIEMANN, PE, 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.

J. MICHAEL RIEMANN, PE P.E. NO. 13772 DATE _____

BECKER MORGAN GROUP

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Wilmington, North Carolina 28403
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www.beckermorgan.com

PROJECT TITLE

APPLICATION NO.:

WHITEHALL HAMLET 7

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

948 LOREWOOD GROVE RD
ST GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

COVER SHEET & OVERALL LAYOUT

SCALE : 1" = 150'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER/STATE_CODE		

PROJECT NO.: 2014163.00
DATE: 04/01/2015
SCALE: 1"=200'
DRAWN BY: C.D.D. / PROJ. MGR.: J.M.R.

SHEET

C-001
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PROJECT TITLE

APPLICATION NO: _____

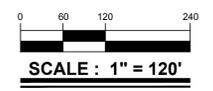
WHITEHALL HAMLET 7

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

948 LOREWOOD GROVE RD
ST GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

OVERALL SITE PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER: STATE: C-201		

PROJECT NO.: 2014163.00

DATE: 04/01/2015

SCALE: 1" = 120'

DRAWN BY: C.D.D. PROJ. MGR.: J.M.R.

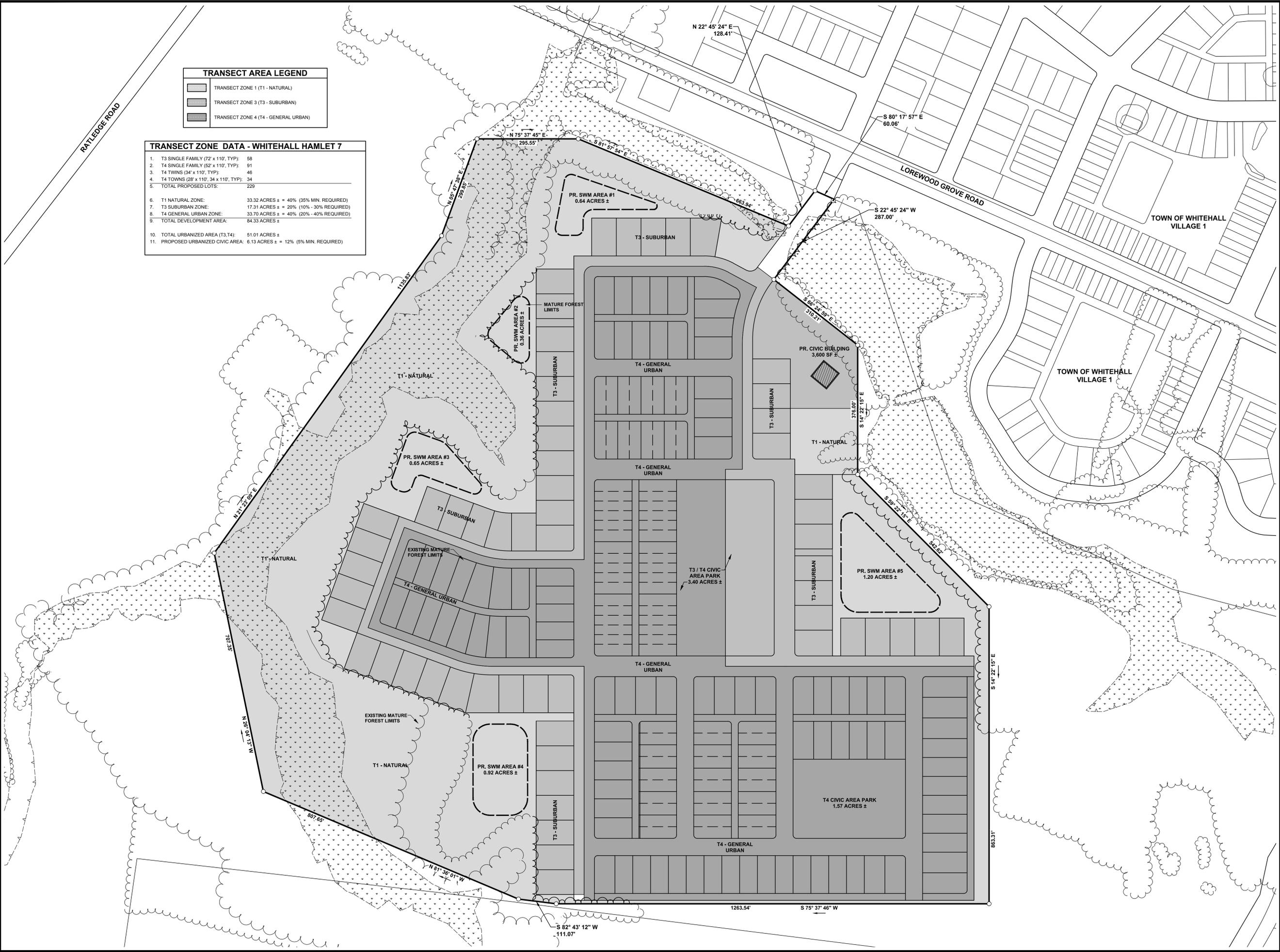
SHEET

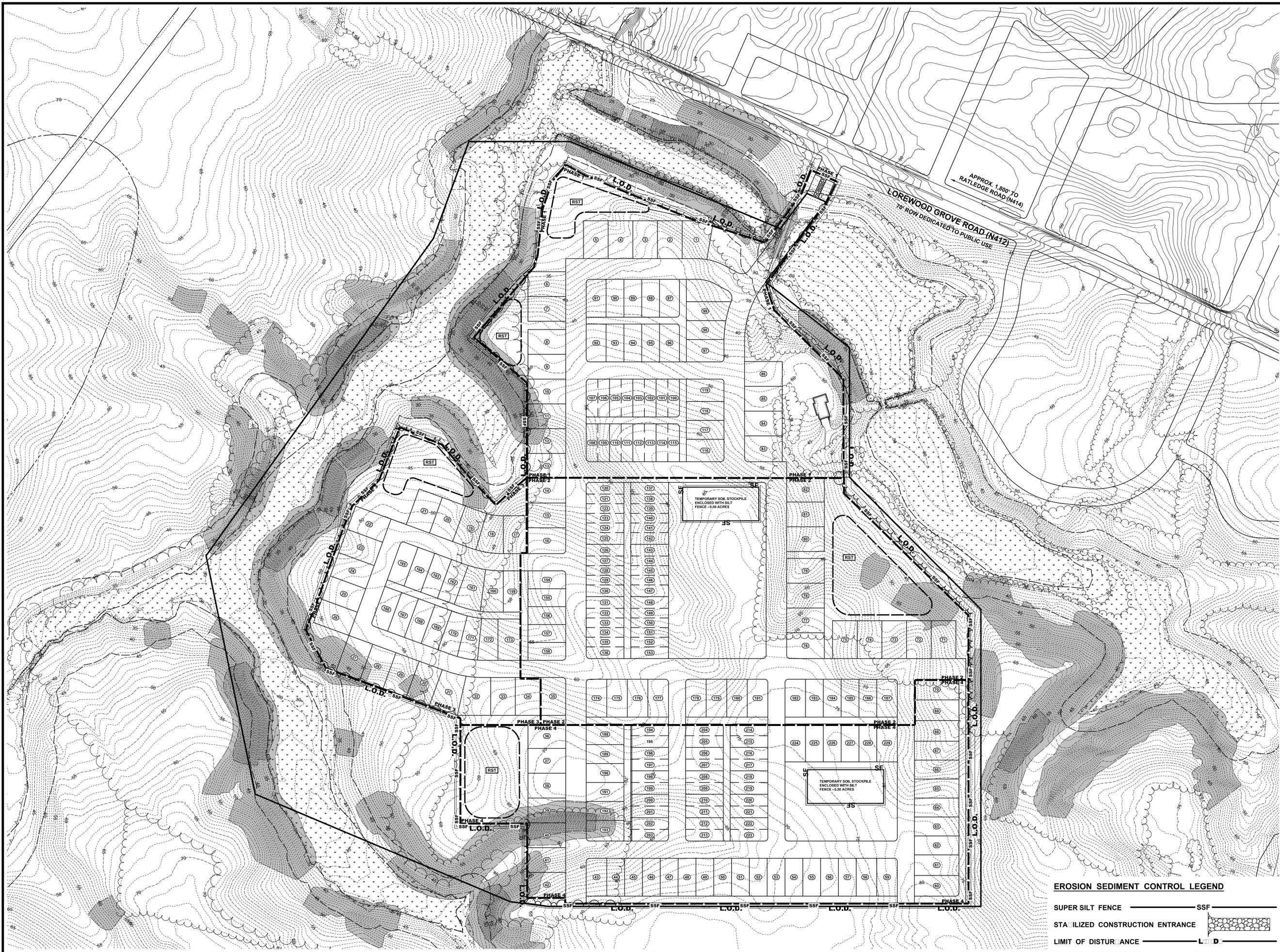
C-201

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TRANSECT AREA LEGEND	
	TRANSECT ZONE 1 (T1 - NATURAL)
	TRANSECT ZONE 3 (T3 - SUBURBAN)
	TRANSECT ZONE 4 (T4 - GENERAL URBAN)

TRANSECT ZONE DATA - WHITEHALL HAMLET 7	
1. T3 SINGLE FAMILY (72' x 110', TYP):	58
2. T4 SINGLE FAMILY (62' x 110', TYP):	91
3. T4 TWINS (34' x 110', TYP):	46
4. T4 TOWNS (28' x 110', 34' x 110', TYP):	34
5. TOTAL PROPOSED LOTS:	229
6. T1 NATURAL ZONE:	33.32 ACRES ± = 40% (35% MIN. REQUIRED)
7. T3 SUBURBAN ZONE:	17.31 ACRES ± = 20% (10% - 30% REQUIRED)
8. T4 GENERAL URBAN ZONE:	33.70 ACRES ± = 40% (20% - 40% REQUIRED)
9. TOTAL DEVELOPMENT AREA:	84.33 ACRES ±
10. TOTAL URBANIZED AREA (T3,T4):	51.01 ACRES ±
11. PROPOSED URBANIZED CIVIC AREA:	6.13 ACRES ± = 12% (5% MIN. REQUIRED)





PROJECT TITLE

APPLICATION NO:

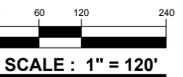
**WHITEHALL
HAMLET 7**

EXPLORATORY MAJOR LAND
DEVELOPMENT PLAN

948 LOREWOOD GROVE RD
ST GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

PRE UL
EROSION
SEDIMENT
CONTROL PLAN



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER: C-501		

PROJECT NO.: 2014163.00

DATE: 04/01/2015

SCALE: 1" = 120'

DRAWN BY: C.D.D. PROJ. MGR.: J.M.R.

SHEET

C-501

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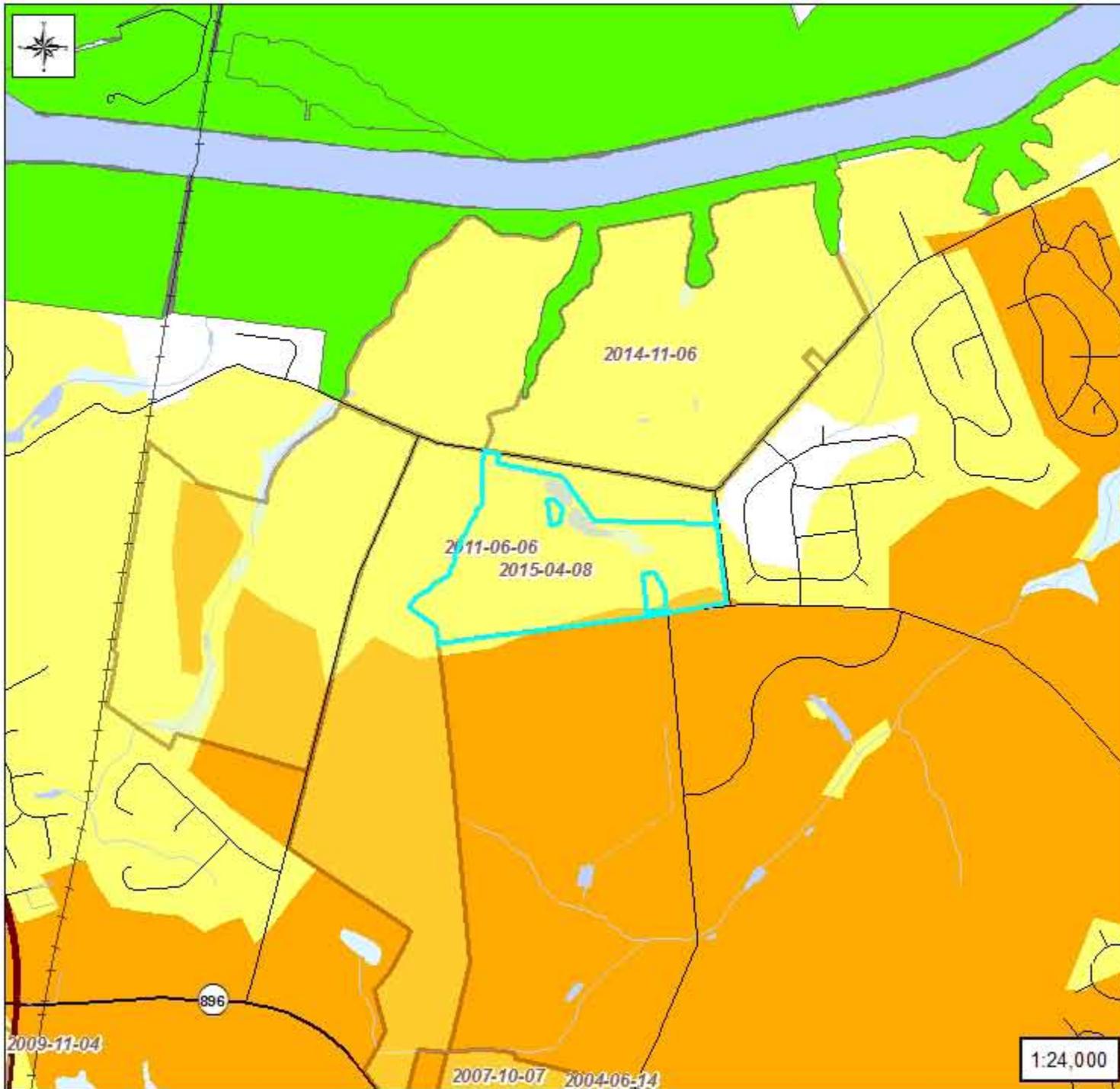
EROSION SEDIMENT CONTROL LEGEND

SUPER SILT FENCE ——— SSF

STABILIZED CONSTRUCTION ENTRANCE

LIMIT OF DISTURBANCE ——— L.O.D.

Preliminary Land Use Service (PLUS)



Whitehall Hamlet 7
2015-04-08

Legend

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



2009-11-04

2007-10-07 2004-06-14

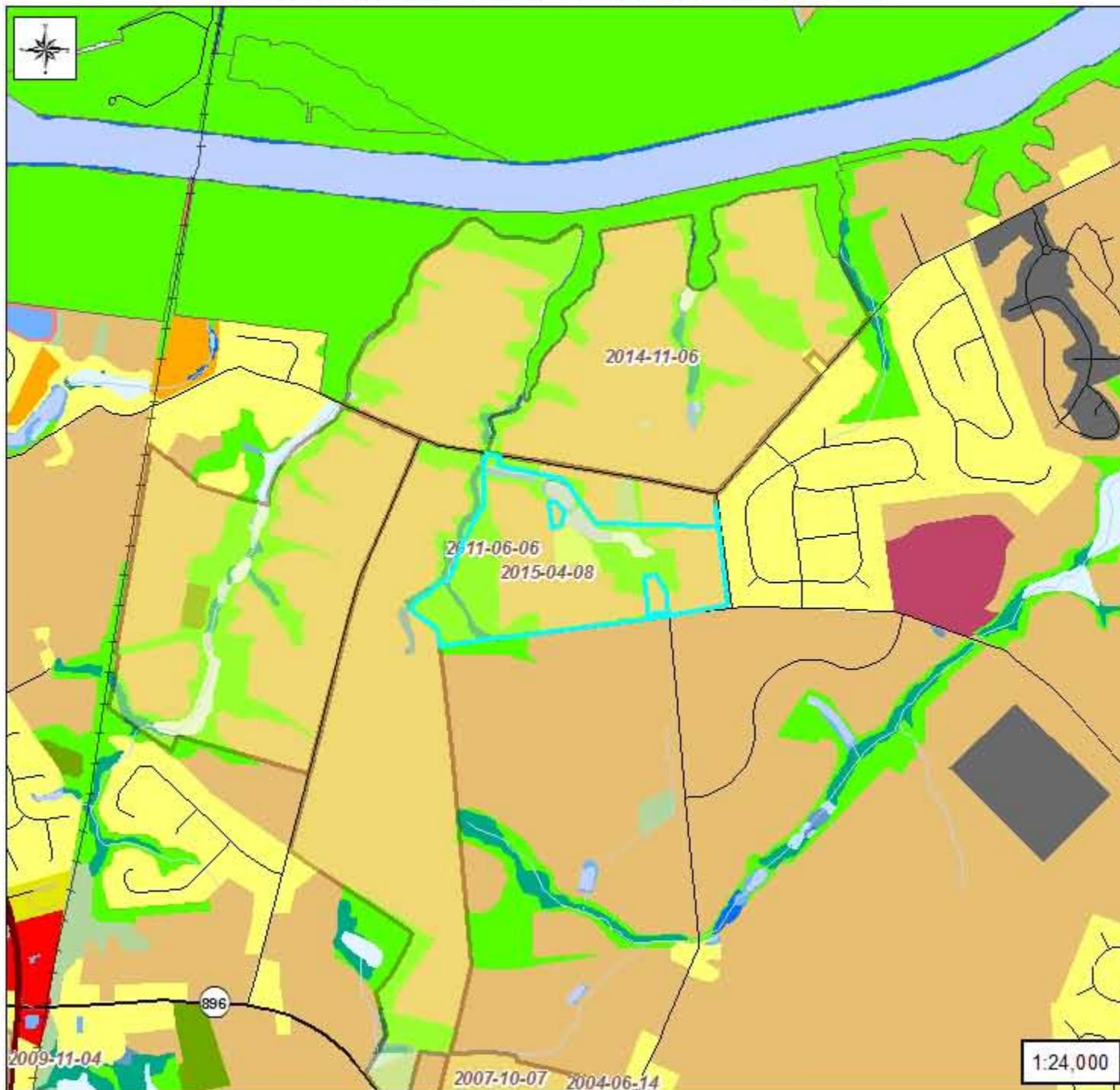
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Mapping provided by the Delaware
Office of State Planning Coordination
www.stateplanning.delaware.gov

Preliminary Land Use Service (PLUS)

Whitehall Hamlet 7
2015-04-08



Legend

2007 Land Use

- Single Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Rangeland
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Cleared
- Man-made Reservoirs and Impoundments
- Marine/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Sub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional
- Agriculture Districts
- Agriculture Easements
- State Forests
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



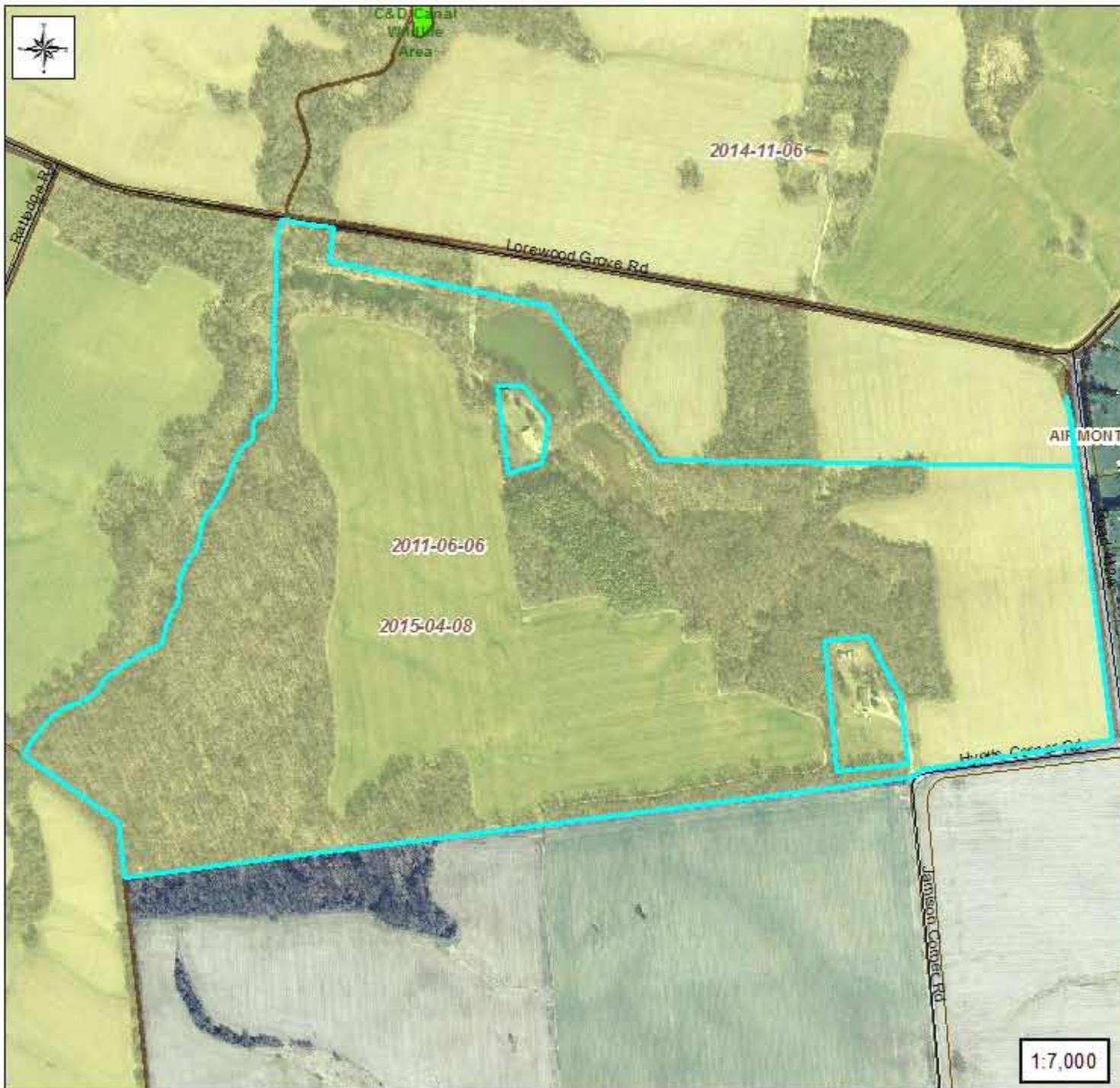
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Preliminary Land Use Service (PLUS)

Whitehall Hamlet 7
2015-04-08



Location Map



1:7,000



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