

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

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:

g.com

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

<b>Information Regarding Site:</b>		
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review <input type="checkbox"/> Subdivision		
11. Brief Explanation of Project being reviewed:  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 +/-):	Number of Residential Units:	Commercial square footage:
13. Present Zoning:		14. Proposed Zoning:
15. Present Use:		16. Proposed Use:
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  Will a new public well be located on the site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input type="checkbox"/> Public (Utility) Service Provider Name:  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input type="checkbox"/> No		
19. If residential, describe style and market segment you plan to target (Example- Age restricted):		
20. Environmental impacts:  How many forested acres are 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? <input type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal            Acres: <input type="checkbox"/> Non-tidal    Acres:  If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, 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)? <input type="checkbox"/> Yes <input type="checkbox"/> No		
22. List the proposed method(s) of stormwater management for the site:		
23. Is open space proposed? <input type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much?                      Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?		
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input 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:

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

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.

28. Are there existing sidewalks?  Yes  No; bike paths  Yes  No  
Are there proposed sidewalks?  Yes  No; bike paths  Yes

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

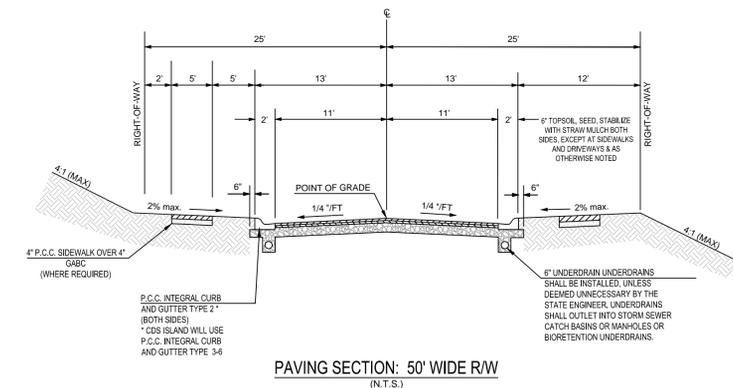
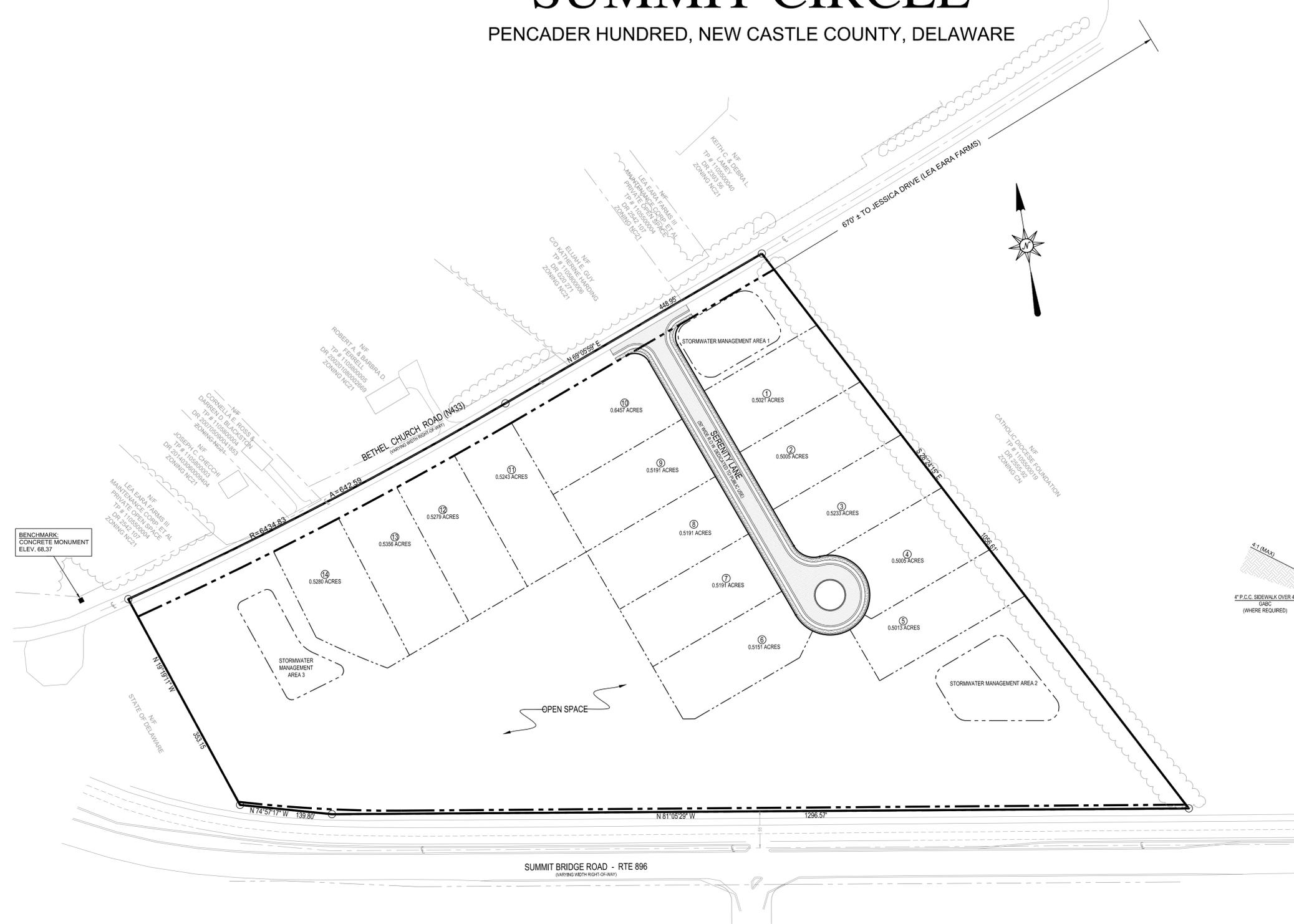
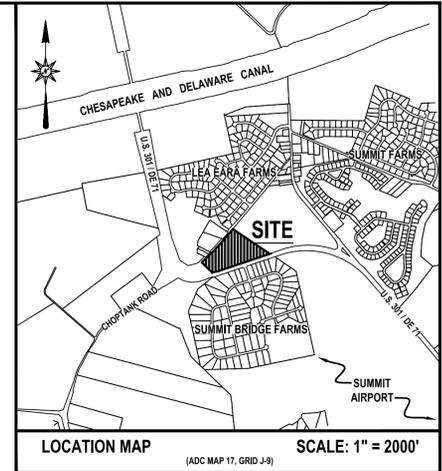
\_\_\_\_\_  
Signature of Person completing form  
(If different than property owner)

\_\_\_\_\_  
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 PLUS@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 the Office of State Planning 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  
**SUMMIT CIRCLE**  
 PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE



APPLICATION NO. 2015-0247  
**INDEX SHEET**  
 EXPLORATORY MAJOR SUBDIVISION PLAN  
 FOR  
**SUMMIT CIRCLE**  
 SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

**CERTIFICATION OF PLAN ACCURACY**  
 I, DEV SITARAM, 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.

**CERTIFICATION OF OWNERSHIP**  
 MICHAEL SIMEONE, HEREBY CERTIFIES THAT SUMMIT CIRCLE, 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 UNIFIED DEVELOPMENT CODE.

**CERTIFICATION OF PLAN APPROVAL**  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY  
 APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_ COUNCIL PRESIDENT OR COUNTY COUNCIL OF NEW CASTLE COUNTY  
 RECORDED \_\_\_\_\_ IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY INSTRUMENT NO. \_\_\_\_\_

**PLAN PURPOSE NOTE**  
 THE PURPOSE OF THIS PLAN IS TO:  
 SUBDIVIDE T.P. # 11-058.00-007 INTO 14 SINGLE FAMILY LOTS AS SHOWN WITH ASSOCIATED SITE IMPROVEMENTS.

INDEX OF SHEETS	
SHEET 1	TITLE SHEET
SHEET 2	NOTES & LEGEND
SHEET 3	PLAN SHEET

	<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975
	<b>OWNER:</b> SUMMIT CIRCLE, LLC 3403 LANCASTER PIKE WILMINGTON, DELAWARE 19805
SURVEY BY: KARINS DESIGNED BY: RWS DRAWN BY: RWS/DB/BFK CHECKED BY: RWS/DS	SCALE: 1" = 80' DATE: 11/13/2015 SHEET: 1 OF 3 DRAWING NO.: 1659ACAD/EXPLORATORY/01

**GENERAL NOTES:**

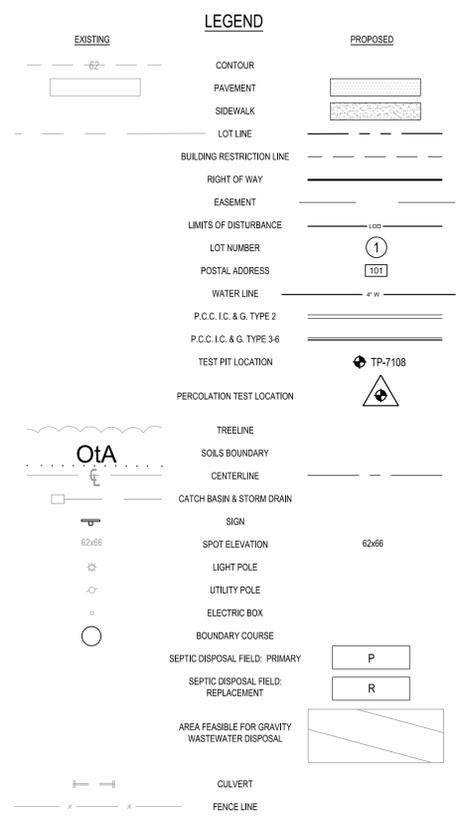
- TAX PARCEL NUMBER:** 11-058.00-007
- ZONING DISTRICT DESIGNATION:** S (SUBURBAN), OPEN SPACE OPTION 1 CONSERVATION DESIGN  
 MIN. LOT SIZE: 15,000 S.F.  
 MIN. LOT WIDTH: 80'  
 MIN. FRONT YARD: 25'  
 MIN. SIDE YARD: 10'  
 MIN. REAR YARD: 40'  
 MAX. BUILDING HEIGHT: 40'  
 UNIT MIX (%): N/A  
 PAVING STREET/OTHER YARD: N/A
- SOURCE OF TITLE:** DR# 2749 306
- SURVEY DATUM:** NAVD 88  
**LOCAL BENCHMARK:** CONCRETE MONUMENT LOCATED WEST OF NORTHWEST PROPERTY CORNER ELEV. 68.37  
 NUMBER OF EXISTING MONUMENTS: 0-  
 NUMBER OF PROPOSED MONUMENTS: 3
- SITE GROSS ACREAGE:** 18.1383  
**SITE NET ACREAGE:** 17.2121
- WATER SUPPLIER:** TIDEWATER UTILITIES  
 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.
- SANITARY SEWER:** NOT APPLICABLE
- SEPTIC FEASIBILITY:** SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR EACH LOT IN THIS SUBDIVISION. THE FEASIBILITY INDICATES ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON EACH LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. SUCH FACTORS AS BUILDING SIZE AND USE, PLACEMENT ON THE LOT, AND LOCATION OF WATER WELLS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR EACH LOT.
- PROPERTY OWNER:** SUMMIT CIRCLE, LLC  
 3403 LANCASTER PIKE  
 WILMINGTON, DE 19805
- EXISTING LOTS AND/OR DWELLING UNITS:** 0-  
**PROPOSED LOTS AND/OR DWELLING UNITS:** 14
- EXISTING BUILDING GROSS FLOOR AREA (NONRESIDENTIAL ONLY):** NOT APPLICABLE  
**PROPOSED BUILDING GROSS FLOOR AREA (NONRESIDENTIAL ONLY):** NOT APPLICABLE
- PARKING RATIONALE:** NOT APPLICABLE
- SUBDIVISION / SITE DATA:**  
 GROSS AREA: 18.1383 ACRES  
 AREA FOR DEVELOPMENT: 17.2121 ACRES  
 AREA IN R.O.W. DEDICATION: 0.9282 ACRES  
 AREA IN PROPOSED LOTS: 7.8174 ACRES  
 AREA IN PROPOSED R.O.W.: 0.7545 ACRES  
 AREA IN PROPOSED OPEN SPACE: 9.0961 ACRES (52.85%)  
 (INCLUDES 0.92± ACRES SWM AREA.)
- FLOODPLAIN:** NO PORTION OF THE SITE LIES WITHIN THE FEMA 100 YR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP NO. 10003C0240J, DATED JANUARY 17, 2007.
- WATER RESOURCE PROTECTION AREA (WRPA):** AS PER THE "WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE", MAP 2 OF 3, REVISED DECEMBER 2011, THE ENTIRE SITE IS LOCATED WITHIN THE WATER RECHARGE PROTECTION AREA.  
 ALLOWABLE DISTURBANCE: 8.6061 ACRES (50%)  
 PROPOSED DISTURBANCE: 8.5720 ACRES (49.80%)  
 ALLOWABLE IMPERVIOUS: 3.4424 ACRES (20%)  
 PROPOSED IMPERVIOUS: 1.9820 ACRES (11.52%)
- WETLANDS:** A WETLANDS INVESTIGATION WAS PERFORMED BY ATLANTIC HYDROLOGIC, INC. (AHI) IN JANUARY 2000 AND VERIFIED BY AHI IN SEPTEMBER 2015 AND NO WETLANDS EXIST ON-SITE.
- CRITICAL NATURAL AREAS:** THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.
- DEED RESTRICTIONS:** AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
- SUPERSEDES NOTE:** NOT APPLICABLE
- DEBRIS DISPOSAL:** NO DEBRIS SHALL BE BURIED ON THE SITE.
- IMPACT FEES:** 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.
- LANDSCAPE PLAN:** A LANDSCAPE PLAN, PREPARED BY \_\_\_\_\_ LAST DATED \_\_\_\_\_ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- SIDEWALKS:** UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- MAINTENANCE OF COMMON FACILITIES:** FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING (LIST APPLICABLE COMMON FACILITIES SUCH AS PRIVATE OPEN SPACE, PRIVATE STREETS, ETC.) 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. \_\_\_\_\_.
- UTILITY EASEMENTS:** 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.

- TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS:** 475'
- SUBDIVISION STREETS:**
  - ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
  - ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
  - 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.
  - FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY".
- EXISTING FIRE HYDRANTS:** 0-  
**PROPOSED FIRE HYDRANTS:** 2
- COASTAL ZONE:** THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
- AVIATION RESTRICTIONS:** THE U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLY NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.
- CONSERVATION EASEMENT:** NOT APPLICABLE
- NONCONFORMITIES:** NOT APPLICABLE
- TOPOGRAPHY:** TOPOGRAPHY DEPICTED ON THIS PLAN WAS DERIVED FROM FIELD-RUN SURVEYS BY KARINS AND ASSOCIATES IN 1999, AND JANUARY 2015.
- COMMUNITY POSTAL BOXES:** NOT APPLICABLE
- LAND DEVELOPMENT IMPROVEMENT AGREEMENT:** ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON \_\_\_\_\_, AT INSTRUMENT NO. \_\_\_\_\_.
- RIGHT OF ACCESS:** NOT APPLICABLE
- NEW CASTLE COUNTY DRAINAGE CODE:** DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE 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.
- RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE:** THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEAN-OUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF \_\_\_\_\_ AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT (10 LOTS) OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
- DELDOT:** ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
- 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 (800) 282-8555  
 THE FOLLOWING TICKET NUMBERS APPLY: 62x66
- VOLUNTARY SCHOOL ASSESSMENT:** THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 2661(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF ISSUANCE OF THE FIRST BUILDING PERMIT AND IN AN AMOUNT DETERMINED PURSUANT TO TITLE 14 SECTION 103(C) OF THE DELAWARE CODE.
- OPEN SPACE ESCROW:** PURSUANT TO CHAPTER 40, ARTICLE 27 OF THE NEW CASTLE COUNTY CODE, TITLE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD, THE AMOUNT SHALL BE THREE HUNDRED DOLLARS PER UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS (\$300 X \_\_\_\_\_ LOTS = \_\_\_\_\_).

**DELDOT GENERAL NOTES**

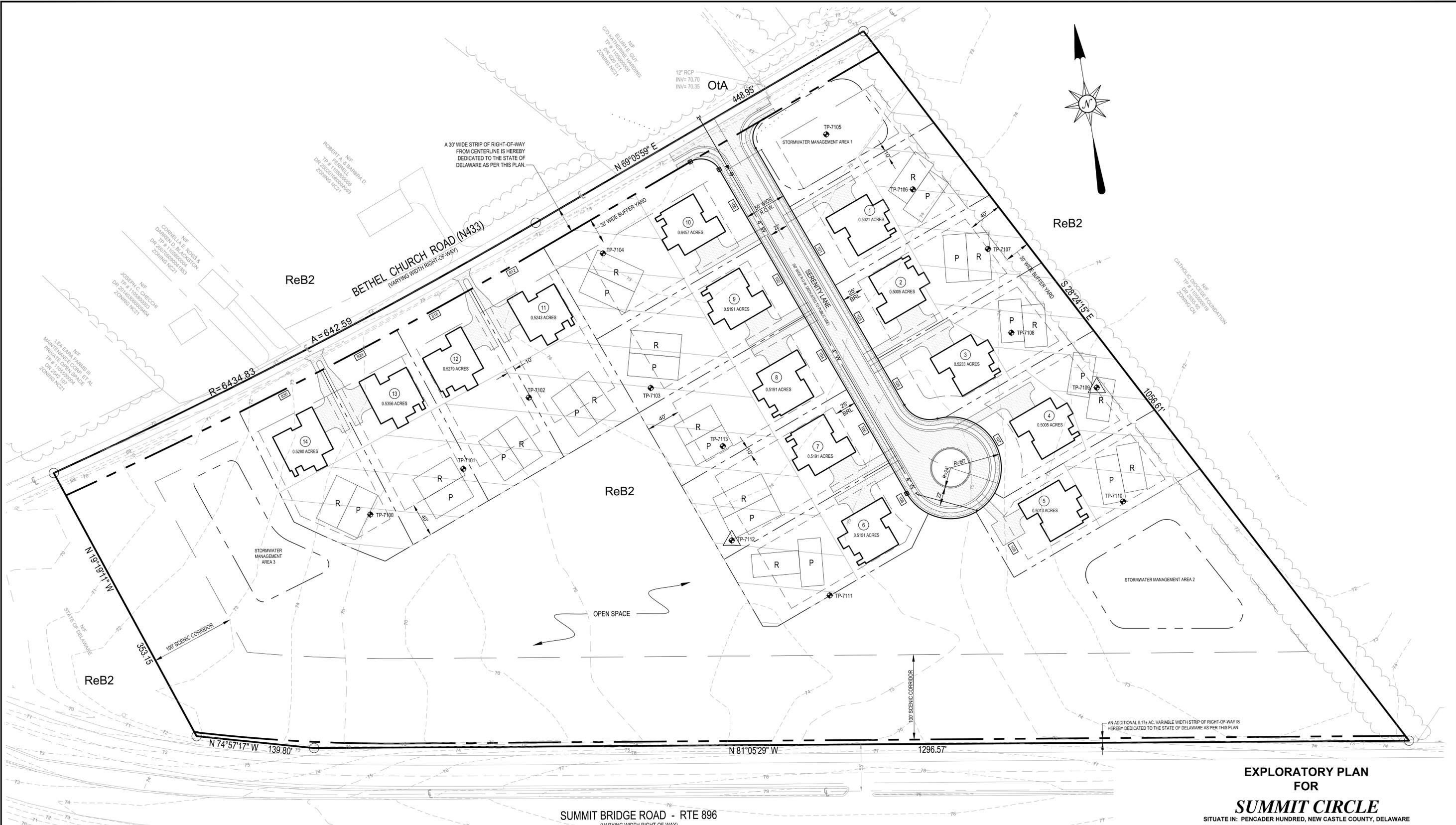
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, AND THE REQUIREMENTS OF THE LAND USE AGENCY.
- CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED. SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT, IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCCO UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.

- AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER 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.
- THE DEPARTMENT WILL NOT ACCEPT ANY OF THE STREETS INTO THE STATE OF DELAWARE MAINTENANCE SYSTEM UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED FOR THIS DEVELOPMENT. IT WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO NOTIFY DELDOT WHEN 75% OR 10 HOMES HAVE BEEN COMPLETELY CONSTRUCTED WITH CERTIFICATES OF OCCUPANCY ISSUED BY THE COUNTY.
- THE FINAL OVERLAY OF WARM MIX ASPHALT (WMA) - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OR 10 HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER MILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY DELDOT FOLLOWING THE ACCEPTANCE OF THE STREETS. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
- THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE FOR THE SIDEWALK.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.



**EXPLORATORY MAJOR SUBDIVISION PLAN FOR SUMMIT CIRCLE**  
 SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

	<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsandassociates.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975
	<b>OWNER:</b> SUMMIT CIRCLE, LLC 3403 LANCASTER PIKE WILMINGTON, DELAWARE 19805
SURVEY BY: KARINS DESIGNED BY: RWS DRAWN BY: DB/BFK CHECKED BY: RWS/DS	SCALE: NO SCALE  DATE: 11/13/2015 SHEET: 2 OF 3 DRAWING NO.: 1659/ACAD/EXPLORATORY/02

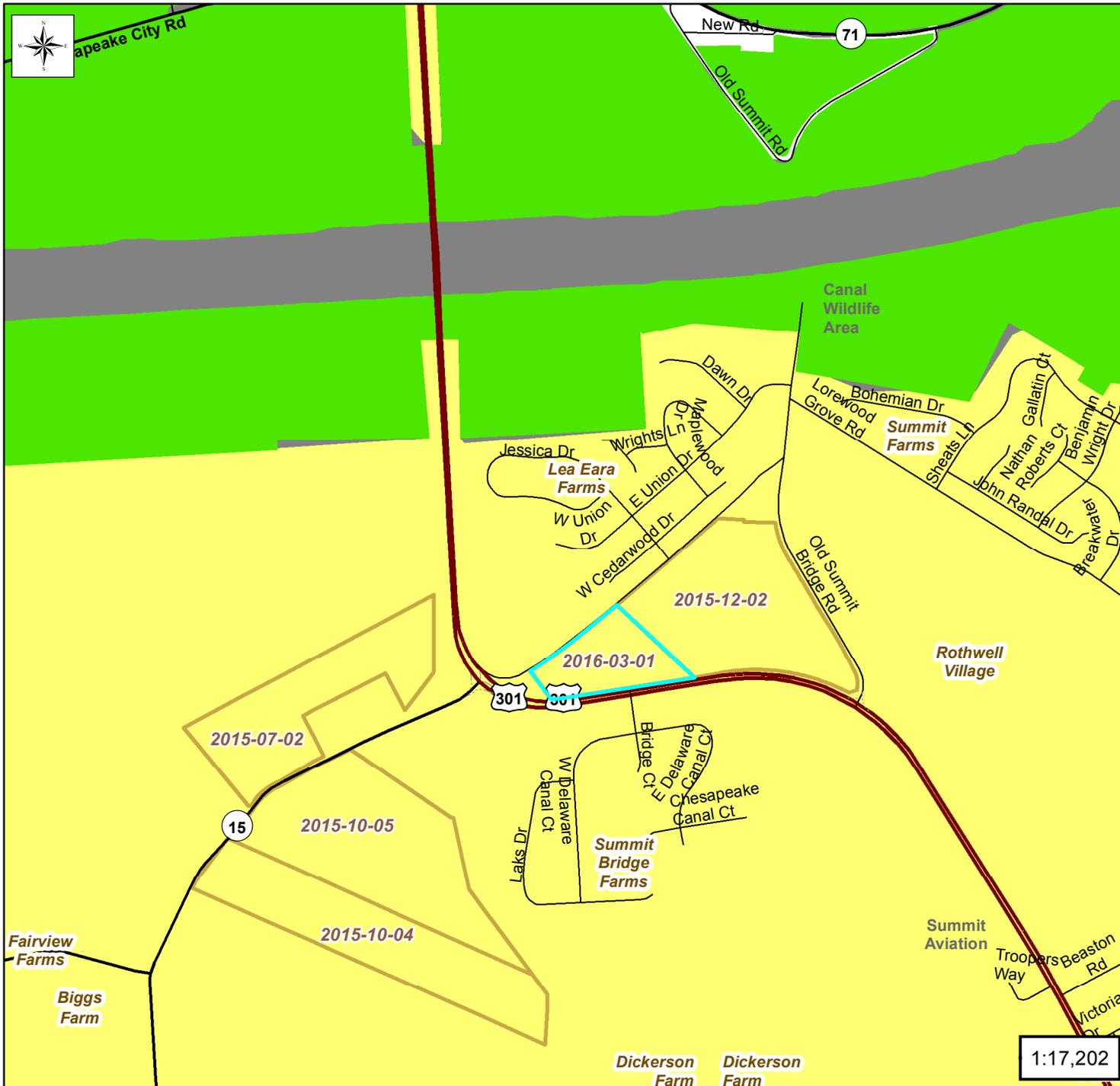


**EXPLORATORY PLAN  
FOR  
SUMMIT CIRCLE**

SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

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	<b>OWNER:</b> SUMMIT CIRCLE, LLC 3403 LANCASTER PIKE WILMINGTON, DELAWARE 19805	<b>PROPERTY ADDRESS:</b> 0 BETHEL CHURCH ROAD MIDDLETOWN, DE 19709
<b>DESIGNED BY:</b> RWS <b>DRAWN BY:</b> RWS/DB/BFK <b>CHECKED BY:</b> RWS/IDS	<b>SCALE:</b> 1" = 50' 	
<b>DATE:</b> 11/13/2015 <b>DRAWING NO.:</b> 1659ACAD/EXPLORATORY/003	<b>SHEET:</b> 3 OF 3	

# Preliminary Land Use Service (PLUS)



**Summit Circle**  
2016-03-01

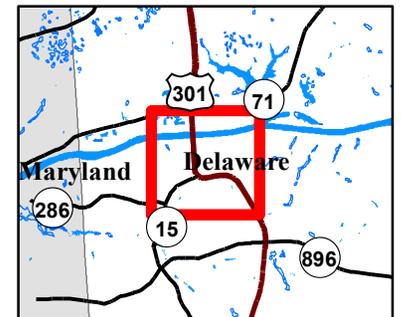
**Legend**

**2010 State Strategies**

**Strategy Level**

- Level 3
- Level 4
- Out of Play
- Publicly Accessible Lands
- PLUS Project Areas

## Location Map



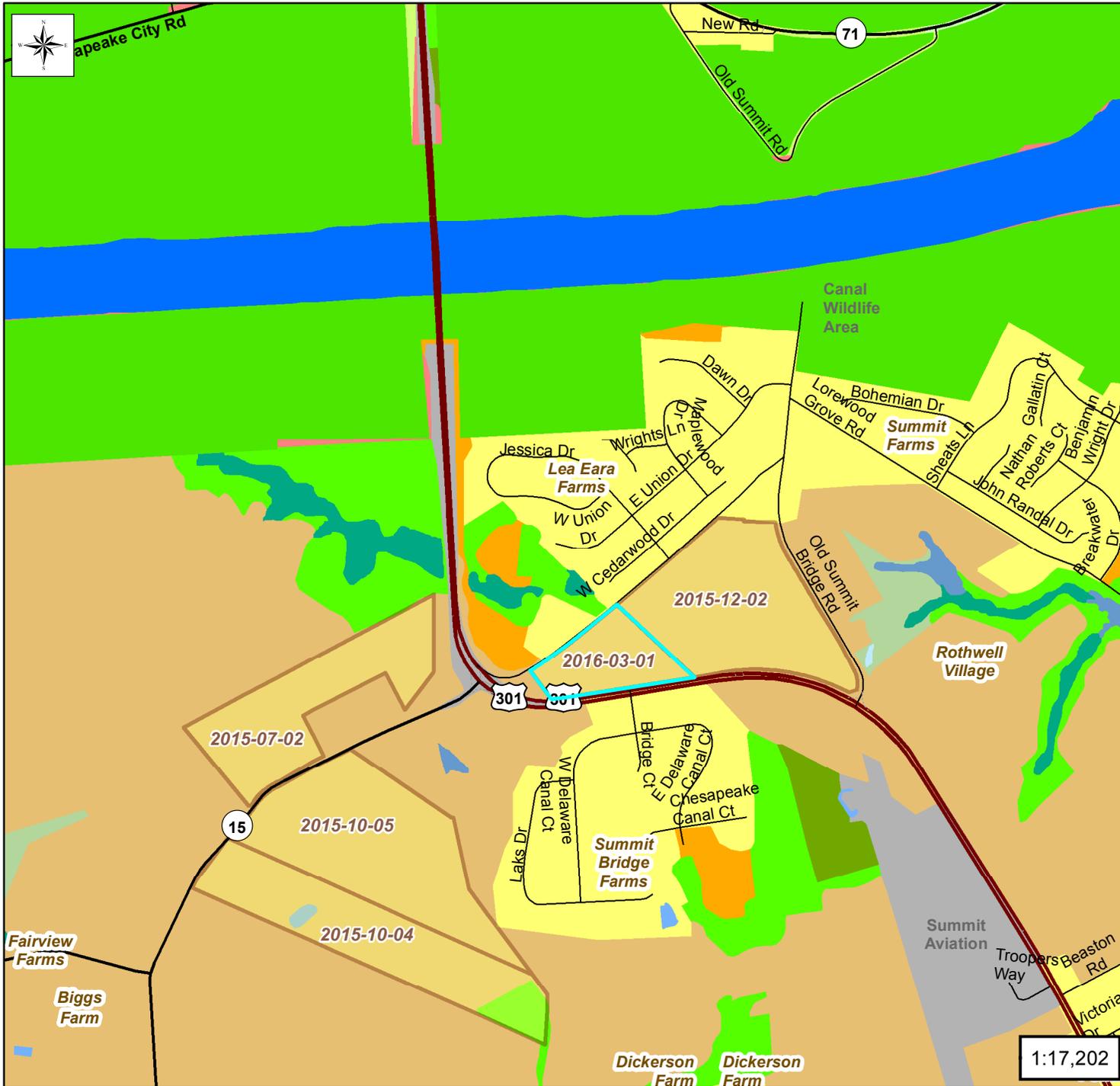
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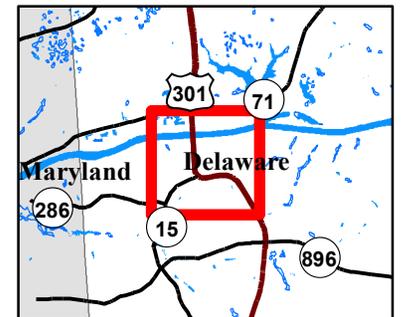
Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

# Preliminary Land Use Service (PLUS)

Summit Circle  
2016-03-01



## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)

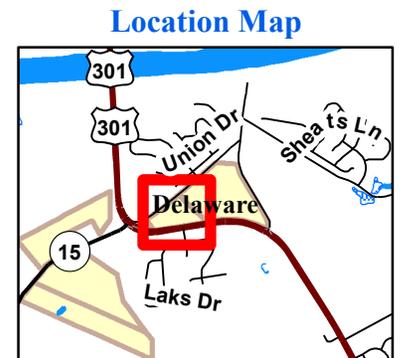
# Preliminary Land Use Service (PLUS)



Summit Circle  
2016-03-01

**Legend**

- PLUS Project Areas



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)