

Preliminary Land Use Service (PLUS) Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661		
<p>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.</p> <p>Please complete this PLUS application in its entirety. All questions <u>must</u> be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project <u>before</u> the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.</p> <p>PLUS Number (to be completed by OSPC): <u>2016-03-03</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>2</u></p>		
1. Project Title/Name: Crooked Billet		
2. Location (please be specific): 3510 Kennett Pike, Wilmington, De 19807		
3. Parcel Identification #: 07-030.10-007		4. County or Local Jurisdiction Name: where project is located: New Castle County
5. If contiguous to a municipality, are you seeking annexation: no		
6. Owner's Name: Marion Dupont McConnell Lassen		
Address: 3510 Kennett Pike		
City: Wilmington	State: DE	Zip: 19807
Phone: 302-540-1443	Fax:	Email: mlassen305@gmail.com
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): Tim Dewson on behalf of		
Address: 7 South Lincoln Street		Equitable Owners
City: Wilmington	State: DE	Zip: 19805
Phone: 302 - 427 - 2250	Fax:	Email: tdewson@dewsonconstruction.com
8. Project Designer/Engineer: Landmark Science & Engineering		
Address: 100 West commons Blvd, suite 301		
City: New Castle	State: DE	Zip: 19720
Phone: 302 - 323 - 9377	Fax: 302 - 323 - 9461	Email: keithr@landmark-se.com
9. Please Designate a Contact Person, including phone number, for this Project: Keith Rudy, P.E.		

Information Regarding Site: See attached Plan submission	
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: to create 20 age restricted lots, 7 open space lots, subdivide historic home 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 +/-): 28.01 Number of Residential Units: 28 Commercial square footage: NA	
13. Present Zoning: S (suburban)	14. Proposed Zoning: NA
15. Present Use: Existing historic home site	16. Proposed Use: Historic home/age restricted lots/ single family lots
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: 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: 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): Age restricted lots/ Single family lots	
20. Environmental impacts: None anticipated How many forested acres are presently on-site? 5.14 How many forested acres will be removed? 2.21 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 checked="" 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 checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: bioretention / infiltration	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 14.3 Acres: 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, recreation	
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: 150

What percentage of those trips will be trucks, excluding vans and pick-up trucks? none

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. Interconnection not supported locally

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: Keith Rudy phone number: 302-323-9377

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.

DocuSigned by:
Marion Dupont McConnell Lassen

2/29/2016

Signature of property owner

Date

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

2/29/16
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.

GENERAL DATA

- WESTOVER HILLS-SECTION E (LOTS 1-7) GROSS AREA: 6.33± ACRES
- EXISTING ZONING: S (SUBURBAN)

BULK AREA RESTRICTIONS: OPEN SPACE SUBDIVISION - OPTION 2

WESTOVER HILLS - SECTION E

STREET YARD SETBACK: 25'
 SIDE YARD: 6'
 REAR YARD: 25'
 LOT AREA: 15,000 SF
 LOT WIDTH: 80'
 BUILDING HEIGHT: 40'

- TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

- CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

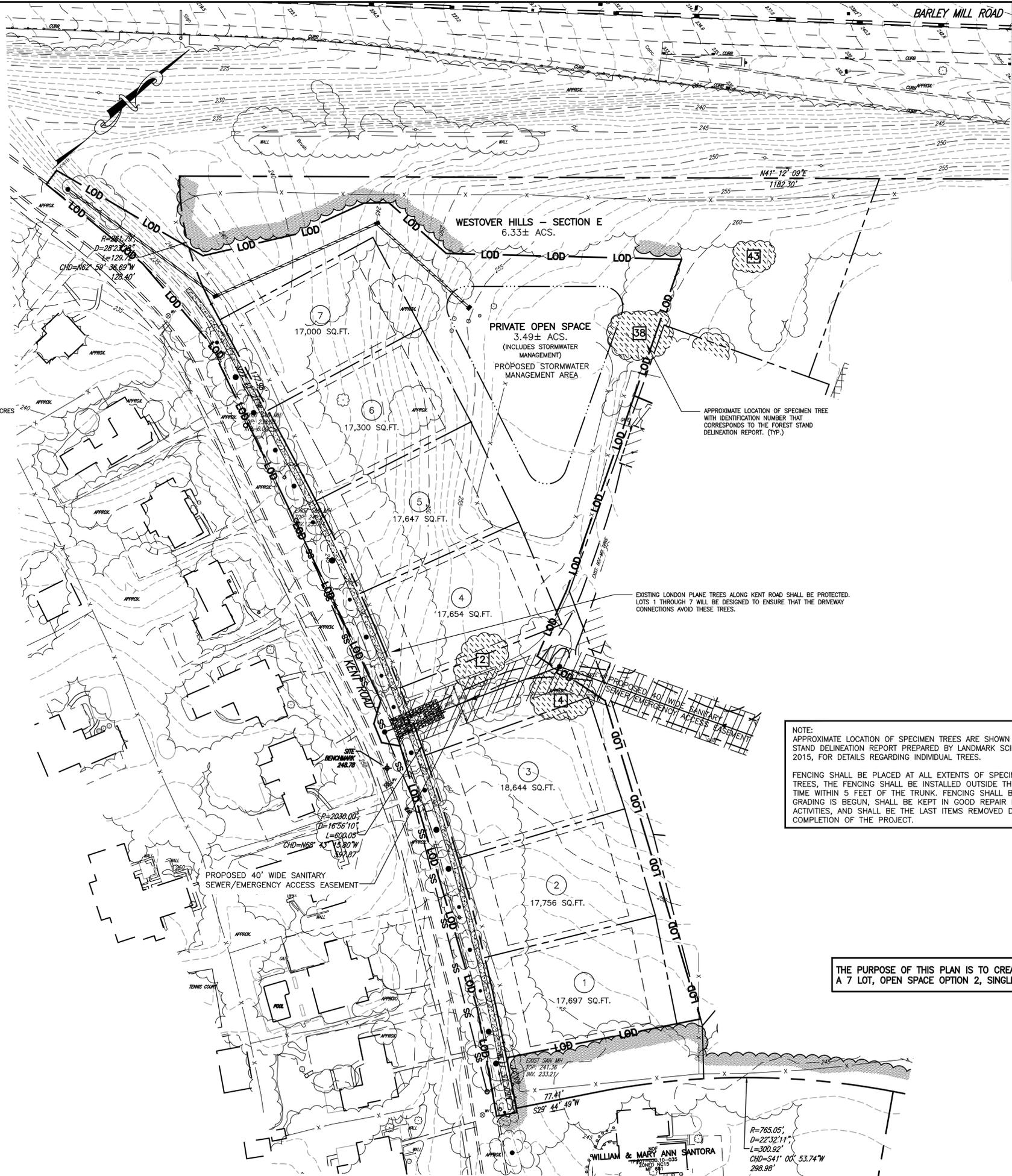
5. LAND DEVELOPMENT DATA: ZONED S (SUBURBAN)
 WESTOVER HILLS-SECTION E (LOTS 1-7) = 6.33± ACRES

LOT AREA	2.84± ACRES = 44.87%
PROPOSED OPEN SPACE (SWM) AREA:	3.49± ACRES = 55.13%
TOTAL:	6.33± ACRES = 100.0%

6. OPEN SPACE REQUIREMENT:
 PER SECTION 40.04.110
 WESTOVER HILLS-SECTION E
 REQUIRED: = 50.0% (3.17± ACS.)
 PROVIDED PER PLAN: = 55.1% (3.49± ACS.)

7. FOREST DISTURBANCE:
 PER SECTION 40.10.110
 YOUNG FOREST ALLOWED DISTURBANCE: WESTOVER HILLS - SECTION E = 50% x 2.23± ACRES = 1.11± ACRES
 DISTURBANCE PER PLAN = 1.08± ACRES OR 48.4%

8. WESTOVER HILLS-SECTION E PROPOSES TO PROVIDE AN EASEMENT FOR EMERGENCY ACCESS PURPOSES BETWEEN THE WESTOVER HILLS SUBDIVISION AND THE WESTOVER WAY SUBDIVISION WITHIN THE PROPOSED 40' WIDE SANITARY SEWER EASEMENT BETWEEN LOTS 3 AND 4.



KEY MAP 1" = 500'

LEGEND

	EXISTING FIRE HYDRANT
	PROPOSED HANDICAP RAMP
	LIMITS OF DISTURBANCE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED P.C.C. SIDEWALK
	PROPOSED FIRE HYDRANT
	PROPOSED FENCE
	PROPOSED LOT LINE
	PROPOSED LOT NUMBER
	LIMITS OF STORMWATER MANAGEMENT
	BUILDING/PARKING SETBACK
	PROPOSED STORM DRAINAGE
	PROPOSED SANITARY SEWER
	EXISTING BUILDING TO BE REMOVED
	EXISTING BUILDING TO REMAIN
	APPROXIMATE LOCATION OF SPECIMEN TREE

THE PURPOSE OF THIS PLAN IS TO CREATE THE WESTOVER HILLS-SECTION E SUBDIVISION. A 7 LOT, OPEN SPACE OPTION 2, SINGLE FAMILY HOME, RESIDENTIAL SUBDIVISION.

CHECKED BY: MKB	DATE: 1/27/16
DESIGNED BY: KAR	LAST MODIFIED: 2/8/16
COMM. C2977-1	FILE NO. C2977-1
DRAWING NAME: EXPLOR-SET/DWG	SHEET NO. CA-02 of 7

APPLICATION NO. 2016-0089(S)
 EXPLORATORY MAJOR SUBDIVISION PLAN
 FOR
CROOKED BILLET
 CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER:
 CROOKED BILLET, LLC
 705 LINCOLN STREET
 WILMINGTON, DE 19805
 (302) 427-2250 X 113

NEW CASTLE, DE
 (302) 325-9577
 DOVER, DE
 (302) 754-9597
 HAVRE DE GRACE, MD
 (410) 938-2144

Landmark
 Science & Engineering

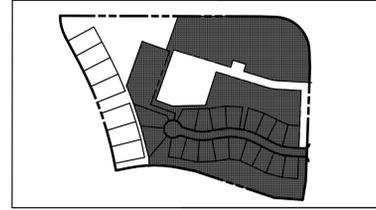
100 WEST COMMONS BOULEVARD, SUITE 301
 NEW CASTLE, DELAWARE 19720
 PHONE: (302) 325-9577 • FAX: (302) 325-9486
 INFO @ LANDMARK-SCIENCE.COM • WWW.LANDMARK-SCIENCE.COM

SCALE: 1"=50'	GRAPHIC SCALE		
0	25	50	100

DRAWN BY: ARF/MKB	SCALE: 1"=50'
DESIGNED BY: MKB	DATE: 1/27/16
CHECKED BY: KAR	LAST MODIFIED: 2/8/16
COMM. C2977-1	FILE NO. C2977-1
DRAWING NAME: EXPLOR-SET/DWG	SHEET NO. CA-02 of 7



Know what's below.
 Call before you dig.
 MISS UTILITY PHONE 1-800-282-8555
 PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE



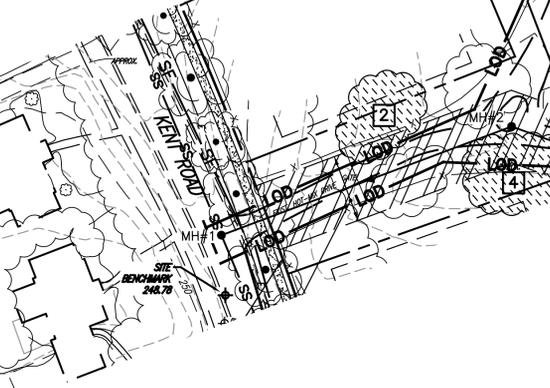
KEY MAP 1" = 500'

GENERAL DATA

- WESTOVER WAY (LOTS 8-27) GROSS AREA: 18.55± ACRES
 - EXISTING ZONING: S (SUBURBAN)
- BULK AREA RESTRICTIONS: AGE RESTRICTED OPEN SPACE SUBDIVISION

WESTOVER WAY

STREET YARD SETBACK:	25'
SIDE YARD:	6'
REAR YARD:	25'
LOT AREA:	10,000 SF
LOT WIDTH:	60'
BUILDING HEIGHT:	40'



3. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

4. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.

5. LAND DEVELOPMENT DATA: ZONED S (SUBURBAN)

WESTOVER WAY (LOTS 8-27) = 18.55± ACRES

LOT AREA	6.59± ACRES = 35.53%
PROPOSED RIGHT-OF-WAY	1.10± ACRES = 5.93%
PROPOSED OPEN SPACE (SHM) AREA:	10.86± ACRES = 58.54%
TOTAL:	18.55± ACRES = 100.0%

6. ALL PRIVATE OPEN SPACE AREAS WILL BE NATURAL RESOURCE AREA OPEN SPACE, EXCEPT FOR THE LANDSCAPE/SCENIC BUFFER AREAS AND THE ACTIVE OPEN SPACE SET-ASIDE AREA.

7. OPEN SPACE REQUIREMENT: PER SECTION 40.04.11

REQUIRED: = 50.0% (9.28± ACS.)
PROVIDED PER PLAN: = 58.5% (10.86± ACS.)

8. FOREST DISTURBANCE: PER SECTION 40.10.110

A. YOUNG FOREST ALLOWED DISTURBANCE = 50% X 2.91± ACRES = 1.45± ACRES
DISTURBANCE PER PLAN = 1.13± ACRES OR 38.8%

9. THIS PROJECT IS AN AGE-RESTRICTED RESIDENTIAL DEVELOPMENT, AND ALL THE PROVISIONS OF THE FEDERAL FAIR HOUSING ACT WILL BE COMPLIED WITH AS REQUIRED BY THE UNIFIED DEVELOPMENT CODE, ARTICLE 7 SECTION 07.700.

10. SUBDIVISION STREETS

A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.

B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.

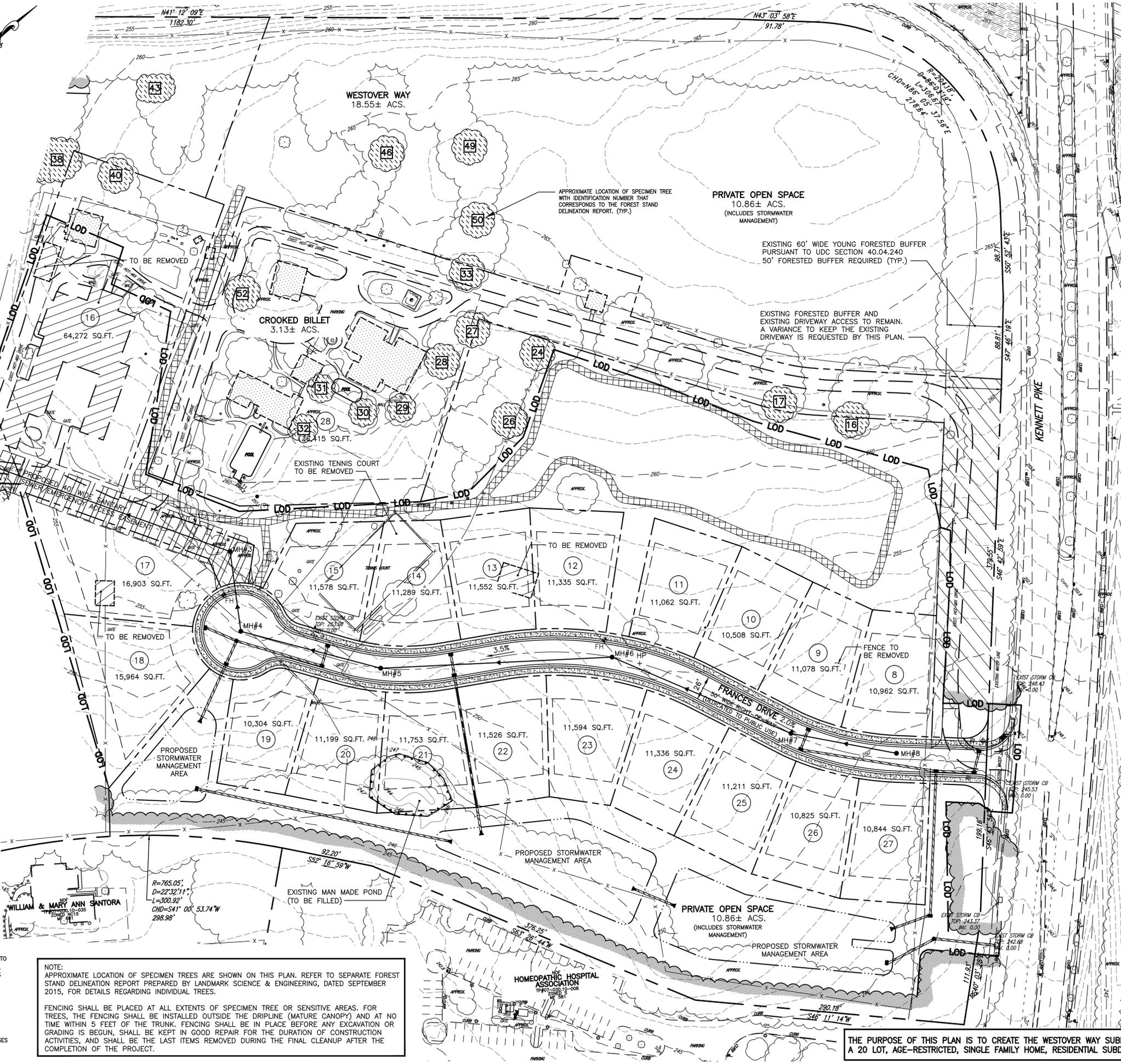
C. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE. 831± LF

D. 50' MINOR STREET RIGHT-OF-WAY

E. TOTAL AREA OF STREETS: 1.10± ACRES

F. TOTAL AREA OF SIDEWALKS: 0.22± ACRES

11. WESTOVER HILLS-SECTION E PROPOSES TO PROVIDE AN EASEMENT FOR EMERGENCY ACCESS PURPOSES BETWEEN THE WESTOVER HILLS SUBDIVISION AND THE WESTOVER WAY SUBDIVISION WITHIN THE PROPOSED 40' WIDE SANITARY SEWER EASEMENT BETWEEN LOTS 3 AND 4.



NOTE: APPROXIMATE LOCATION OF SPECIMEN TREES ARE SHOWN ON THIS PLAN. REFER TO SEPARATE FOREST STAND DELINEATION REPORT PREPARED BY LANDMARK SCIENCE & ENGINEERING, DATED SEPTEMBER 2015, FOR DETAILS REGARDING INDIVIDUAL TREES.

FENCING SHALL BE PLACED AT ALL EXTENTS OF SPECIMEN TREE OR SENSITIVE AREAS. FOR TREES, THE FENCING SHALL BE INSTALLED OUTSIDE THE DRIPLINE (MATURE CANOPY) AND AT NO TIME WITHIN 5 FEET OF THE TRUNK. FENCING SHALL BE IN PLACE BEFORE ANY EXCAVATION OR GRADING IS BEGUN, SHALL BE KEPT IN GOOD REPAIR FOR THE DURATION OF CONSTRUCTION ACTIVITIES, AND SHALL BE THE LAST ITEMS REMOVED DURING THE FINAL CLEANUP AFTER THE COMPLETION OF THE PROJECT.

THE PURPOSE OF THIS PLAN IS TO CREATE THE WESTOVER WAY SUBDIVISION. A 20 LOT, AGE-RESTRICTED, SINGLE FAMILY HOME, RESIDENTIAL SUBDIVISION.

CHECKED BY:	2-28-16
DESIGNED BY:	
DATE:	
LAST MODIFIED:	
FILE NO.:	
COM. NO.:	
DRAWING NAME:	

APPLICATION NO. 2016-0089(S)
EXPLORATORY MAJOR SUBDIVISION PLAN
FOR
CROOKED BILLET
CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER:
OSCARSON, LLC
705 LINCOLN STREET
WILMINGTON, DE 19805
(302) 427-2250 X 113

NEW CASTLE, DE
(302) 325-9577
DOVER, DE
(302) 754-9597
HAYWARD, DE
(410) 938-2144

100 WEST COMMONS BOULEVARD, SUITE 301
NEW CASTLE, DELAWARE 19720
PHONE: (802) 325-9577 • FAX: (802) 325-9486
INFO@LANDMARK-SC.COM • WWW.LANDMARK-SC.COM

Landmark Science & Engineering

SCALE: 1"=50'
DATE: 1/27/16
DESIGNED BY: MKB
CHECKED BY: KAR
COM. NO.: C2597-1
DRAWING NAME: EXPLOR-SET-DWG

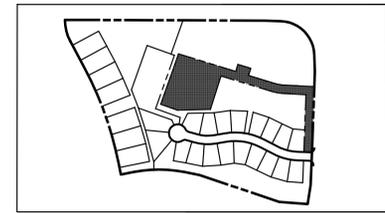
SHEET NO. CA-03 of 7

CX-03

© 2016 LANDMARK SCIENCE & ENGINEERING

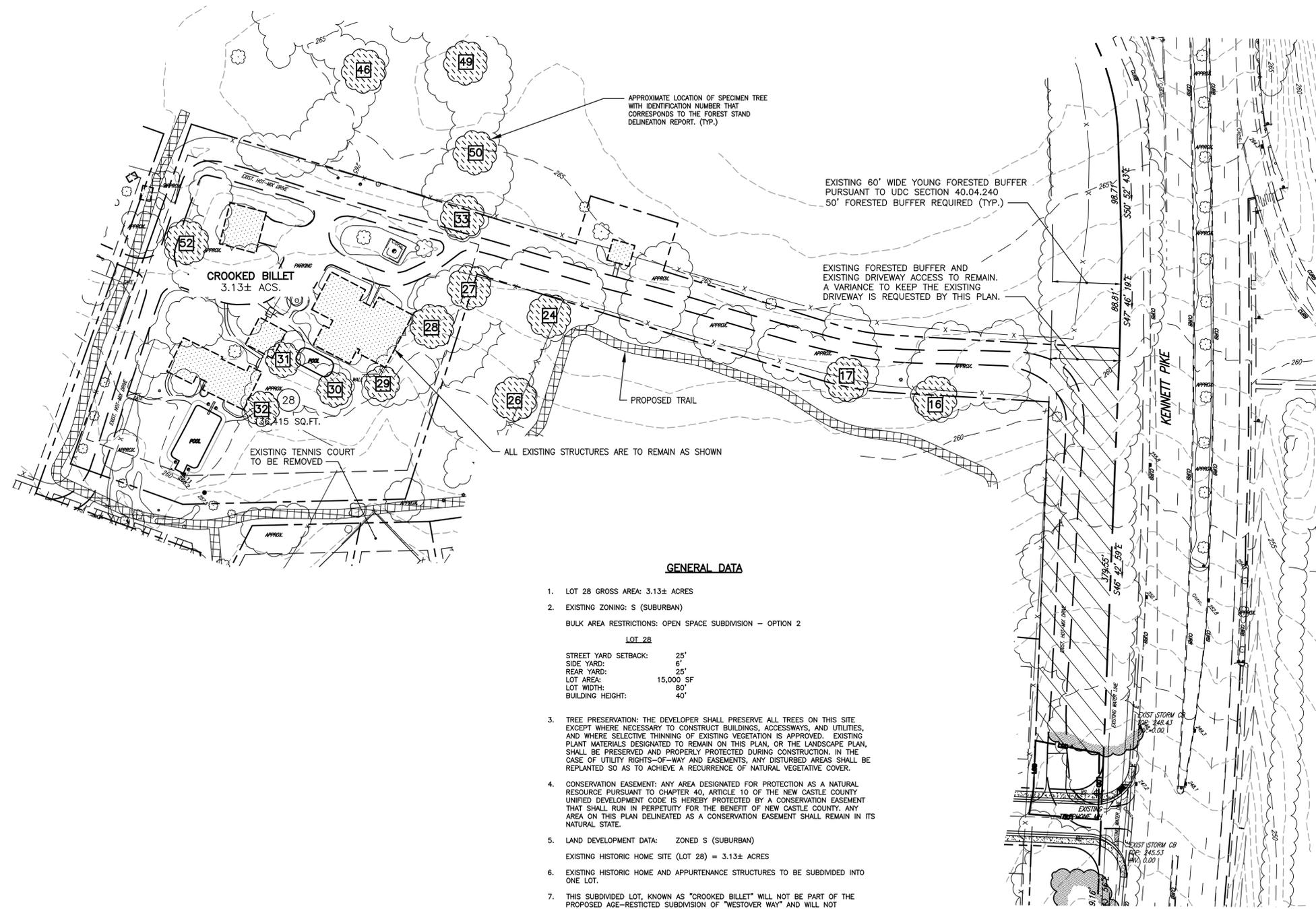
NOTE:
APPROXIMATE LOCATION OF SPECIMEN TREES ARE SHOWN ON THIS PLAN. REFER TO SEPARATE FOREST STAND DELINEATION REPORT PREPARED BY LANDMARK SCIENCE & ENGINEERING, DATED SEPTEMBER 2015, FOR DETAILS REGARDING INDIVIDUAL TREES.

FENCING SHALL BE PLACED AT ALL EXTENTS OF SPECIMEN TREE OR SENSITIVE AREAS. FOR TREES, THE FENCING SHALL BE INSTALLED OUTSIDE THE DRIPLINE (MATURE CANOPY) AND AT NO TIME WITHIN 5 FEET OF THE TRUNK. FENCING SHALL BE IN PLACE BEFORE ANY EXCAVATION OR GRADING IS BEGUN, SHALL BE KEPT IN GOOD REPAIR FOR THE DURATION OF CONSTRUCTION ACTIVITIES, AND SHALL BE THE LAST ITEMS REMOVED DURING THE FINAL CLEANUP AFTER THE COMPLETION OF THE PROJECT.



KEY MAP

1" = 500'



GENERAL DATA

- LOT 28 GROSS AREA: 3.13± ACRES
- EXISTING ZONING: S (SUBURBAN)
BULK AREA RESTRICTIONS: OPEN SPACE SUBDIVISION - OPTION 2
LOT 28
STREET YARD SETBACK: 25'
SIDE YARD: 6'
REAR YARD: 25'
LOT AREA: 15,000 SF
LOT WIDTH: 80'
BUILDING HEIGHT: 40'
- TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- LAND DEVELOPMENT DATA: ZONED S (SUBURBAN)
EXISTING HISTORIC HOME SITE (LOT 28) = 3.13± ACRES
- EXISTING HISTORIC HOME AND APPURTENANCE STRUCTURES TO BE SUBDIVIDED INTO ONE LOT.
- THIS SUBDIVIDED LOT, KNOWN AS "CROOKED BILLET" WILL NOT BE PART OF THE PROPOSED AGE-RESTRICTED SUBDIVISION OF "WESTOVER WAY" AND WILL NOT PARTICIPATE IN THEIR MAINTENANCE CORPORATION.

THE PURPOSE OF THIS PLAN IS TO CREATE A LOT FOR THE EXISTING HISTORIC HOME.

REVISIONS	DATE	BY	DESCRIPTION
1.	2-28-16		ADDITIONAL INFORMATION ADDED AS REQUESTED BY NOC

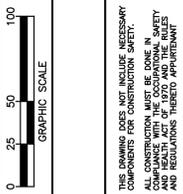
APPLICATION NO. 2016-0089(S)
EXPLORATORY MAJOR SUBDIVISION PLAN
FOR
CROOKED BILLET
CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER:
CROOKED BILLET, LLC
WILMINGTON, DE 19805
(302) 437-2250 X 113

NEW CASTLE, DE
(410) 323-5977
DOVER, DE
(302) 754-9597
HAYRE DE GRACE, MD
(410) 938-2144

Landmark
Science & Engineering

100 WEST COMMONS BOULEVARD, SUITE 301
NEW CASTLE, DELAWARE 19720
PHONE: (812) 323-5977 • FAX: (812) 323-5486
WWW.LANDMARK-SE.COM



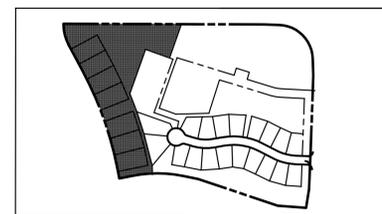
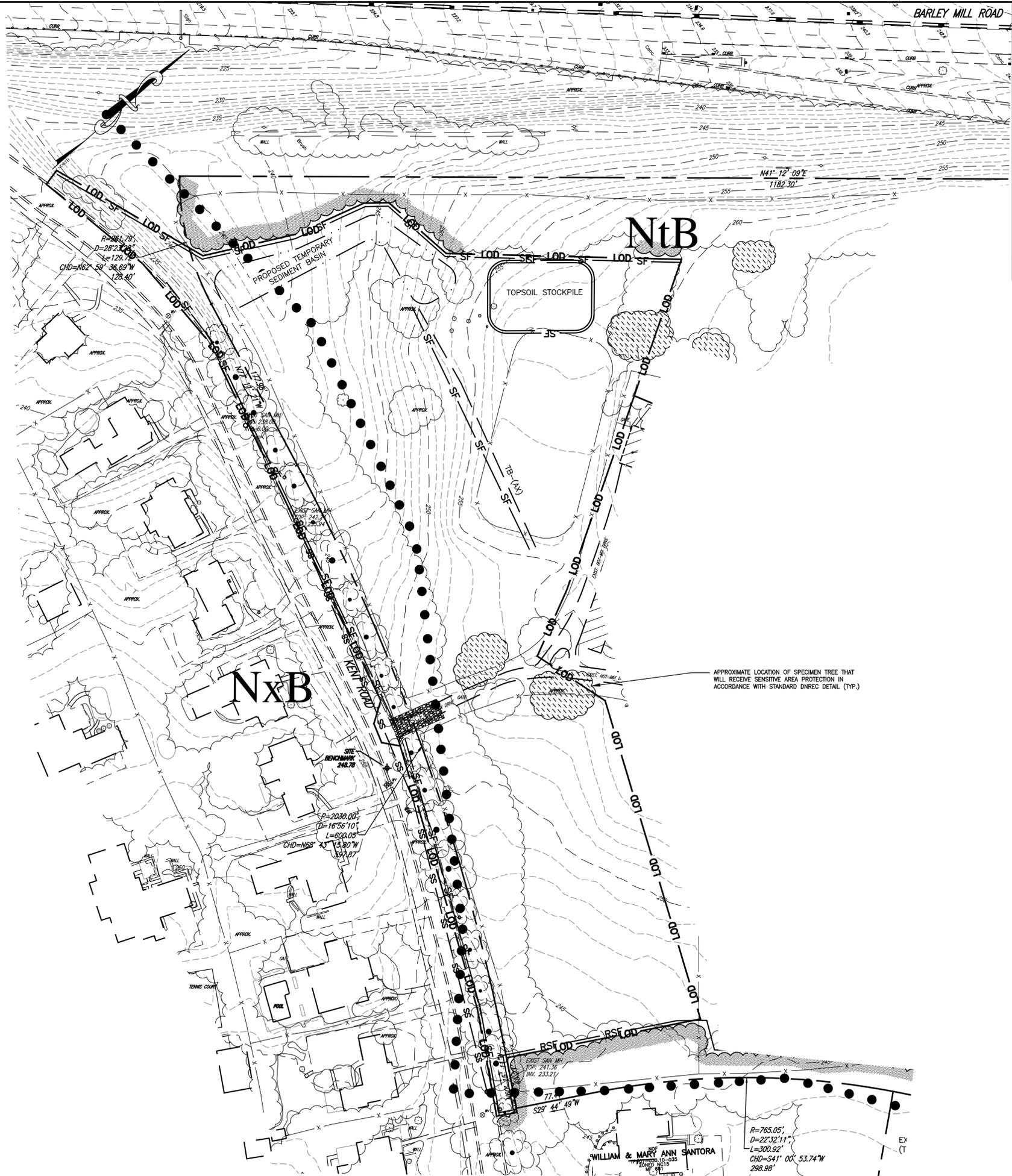
DRAWN BY: ARP/AKB	SCALE: 1"=50'	SHEET NO. CA-04 of 7
DESIGNED BY: MKB	DATE: 1/27/16	
CHECKED BY: KBR	LAST MODIFIED: 2/8/16	
COMM. FILE NO. C2897-1		
DRAWING NAME: EXPLOR-SET/DWG		

CX-04

THIS DRAWING DOES NOT INCLUDE NECESSARY ALL CONSTRUCTION NOTES BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS PERTAINING TO THE PROJECT.



Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-282-8555
PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE



KEY MAP 1" = 500'

EROSION LEGEND

- PROPOSED DRAINAGE BOUNDARY (PDB)
- SOIL STOCKPILE AREA
- SILT FENCE
- REINFORCED SILT FENCE
- SUPER SILT FENCE
- LIMITS OF DISTURBANCE
- PROPOSED DIVERSION TEMPORARY BERM
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL DELINEATION TYPE/LINE
- APPROXIMATE LOCATION OF SPECIMEN TREE

NxB NtB

REVISIONS	DATE	BY	DESCRIPTION
1.	2-23-16	NOC	ADDITIONAL INFORMATION ADDED AS REQUESTED BY NOC

APPLICATION NO. 2016-0089(S)
 SCHEMATIC EROSION & SEDIMENT CONTROL
 EXPLORATORY MAJOR SUBDIVISION PLAN
 FOR
CROOKED BILLET
 CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

NEW CASTLE, DE
 (302) 323-5977
 DOVER, DE
 (302) 754-5597
 HAVRE DE GRACE, MD
 (410) 939-2144

Landmark
 Science & Engineering

100 WEST COMMONS BOULEVARD, SUITE 301
 NEW CASTLE, DELAWARE 19720
 PHONE: (302) 323-5977 • FAX: (302) 323-5486
 INFO @ LANDMARK-SC.COM • WWW.LANDMARK-SC.COM

DRAWN BY:	ARP	SCALE:	1"=50'
DESIGNED BY:	KAR	DATE:	1/27/16
CHECKED BY:	KAR	LAST MODIFIED:	2/8/16
COMM. DES.	C2977-1	FILE NO.:	XXX

DRAWING NAME: EXPLOR-SET.DWG

SHEET NO. CA-05 of 7

CX-05

© 2016 LANDMARK SCIENCE & ENGINEERING

811

Know what's below.
 Call before you dig.

MISS UTILITY PHONE 1-800-282-8555
 PROTECT YOURSELF. GIVE THREE WORKING DAYS NOTICE

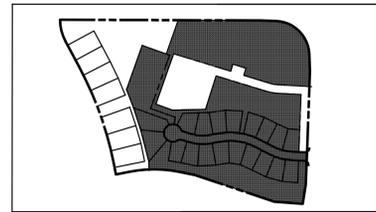
WILLIAM & MARY ANN SANTORA

R=765.05'
 D=22'32.11"
 L=300.92'
 CHD=S41° 00' 53.74"W
 298.98'

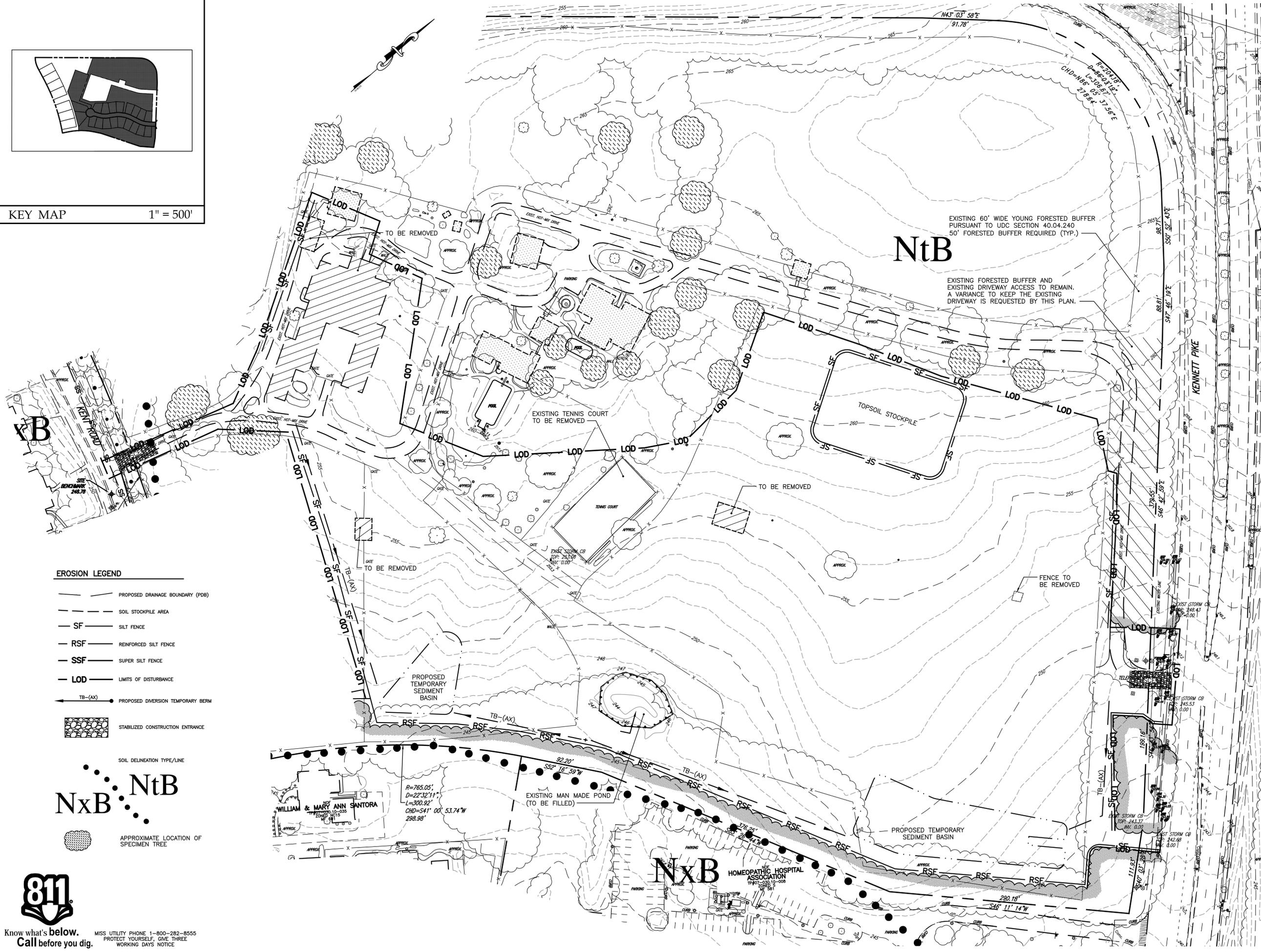
APPROXIMATE LOCATION OF SPECIMEN TREE THAT WILL RECEIVE SENSITIVE AREA PROTECTION IN ACCORDANCE WITH STANDARD DNREC DETAIL (TYP.)

SITE BENCHMARK 248.78

R=2030.00'
 D=16°56'10"
 L=600.05'
 CHD=N65° 43' 13.80"W
 303.87'



KEY MAP 1" = 500'



REVISIONS	CHECKED BY	DATE
1. ADDITIONAL INFORMATION ADDED AS REQUESTED BY NOC	2. 2/28/16	

APPLICATION NO. 2016-0089(S)
 SCHEMATIC EROSION & SEDIMENT CONTROL
 EXPLORATORY MAJOR SUBDIVISION PLAN
 FOR
CROOKED BILLET
 CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

PREPARED BY:
 CROOKED BILLET, LLC
 7 S. LINCOLN STREET
 WILMINGTON, DE 19805
 (302) 427-2223 X 113

NEW CASTLE, DE
 (302) 325-9577
 DOVER, DE
 (302) 754-5597
 HAVRE DE GRACE, MD
 (410) 938-2144

Landmark
 Science & Engineering

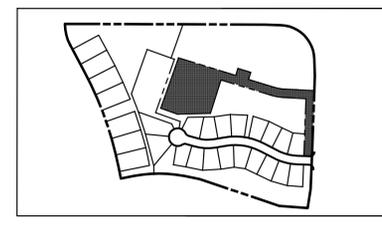
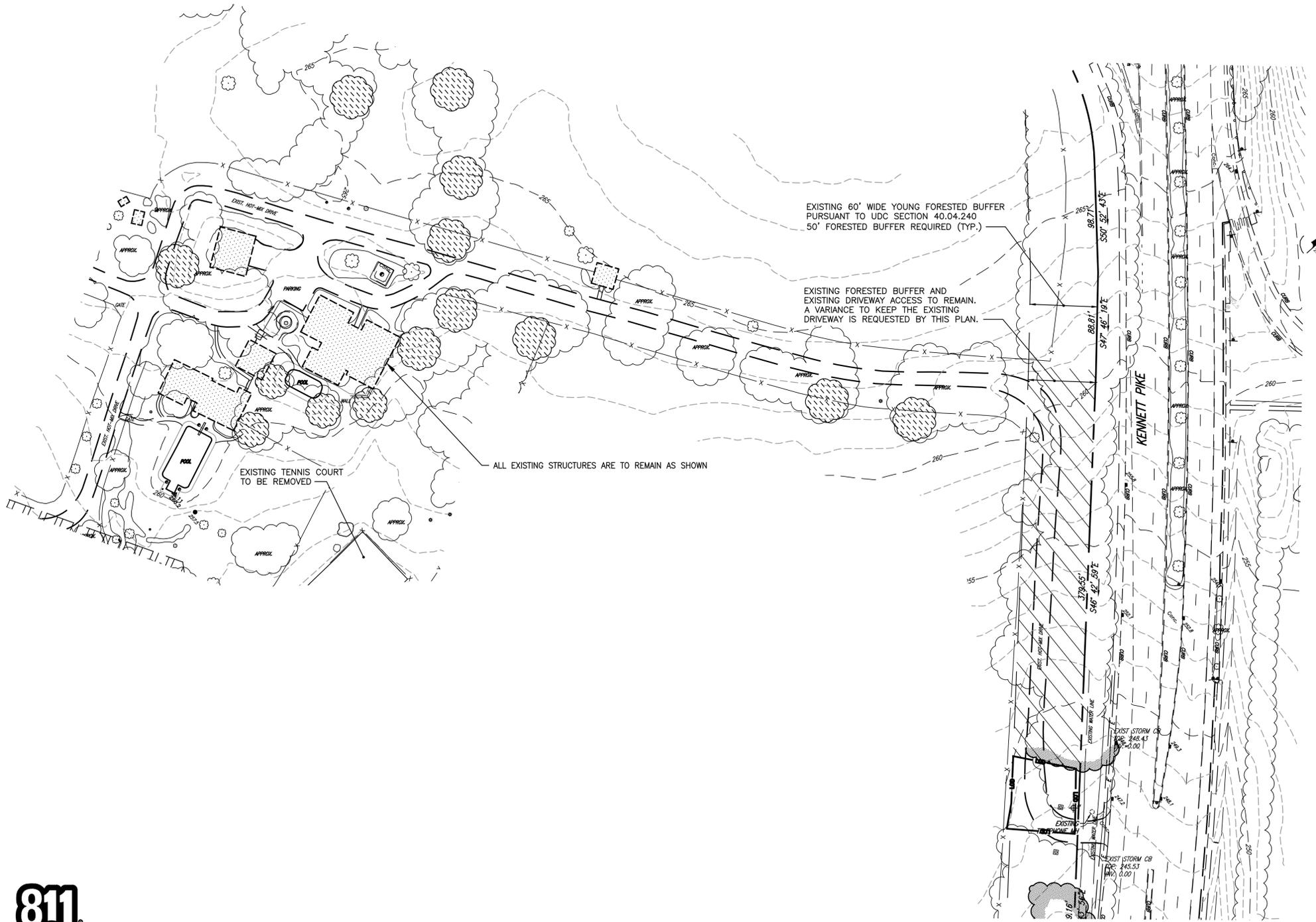
100 WEST COMMONS BOULEVARD, SUITE 301
 NEW CASTLE, DELAWARE 19720
 PHONE: (302) 325-9577 • FAX: (302) 325-9486
 INFO@LANDMARK-SC.COM • WWW.LANDMARK-SC.COM

DRAWN BY:	ARP	SCALE:	1"=50'
DESIGNED BY:	KAR	DATE:	1/27/16
CHECKED BY:	KAR	LAST MODIFIED:	2/8/16
COMM. DES.	C25977-1	FILE NO.:	XXX

DRAWING NAME:	EXPLOR-SET/DWG	SHEET NO.:	CA-06 of 7
		DATE:	2/8/16

811
 Know what's below.
 Call before you dig.

MISS UTILITY PHONE 1-800-282-8555
 PROTECT YOURSELF, GIVE THREE
 WORKING DAYS NOTICE



KEY MAP 1" = 500'

- EROSION LEGEND**
- PDB — PROPOSED DRAINAGE BOUNDARY (PDB)
 - SOIL STOCKPILE AREA
 - SF — SILT FENCE
 - RSF — REINFORCED SILT FENCE
 - SSF — SUPER SILT FENCE
 - LOD — LIMITS OF DISTURBANCE
 - ← TB-(AX) — PROPOSED DIVERSION TEMPORARY BERM
 - ▨ — STABILIZED CONSTRUCTION ENTRANCE

NxB NtB

SOIL DELINEATION TYPE/LINE

APPROXIMATE LOCATION OF SPECIMEN TREE

REVISIONS	CHECKED BY	DATE
1. ADDITIONAL INFORMATION ADDED AS REQUESTED BY NOC	2.308	18

APPLICATION NO. 2016-0089(S)
 SCHEMATIC EROSION & SEDIMENT CONTROL
 EXPLORATORY MAJOR SUBDIVISION PLAN
 FOR
CROOKED BILLET
 CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER:
 CROOKED BILLET, LLC
 7 S. LINCOLN STREET
 WILMINGTON, DE 19805
 (302) 487-2228 A. 113

NEW CASTLE, DE
 (302) 323-9377
 DOVER, DE
 (302) 754-9597
 HAVRE DE GRACE, MD
 (410) 938-2144

Landmark
 Science & Engineering

100 WEST COMMONS BOULEVARD, SUITE 301
 NEW CASTLE, DELAWARE 19720
 PHONE: (302) 323-9377 • FAX: (302) 323-9486
 INFO @ LANDMARK-SC.COM • WWW.LANDMARK-SC.COM

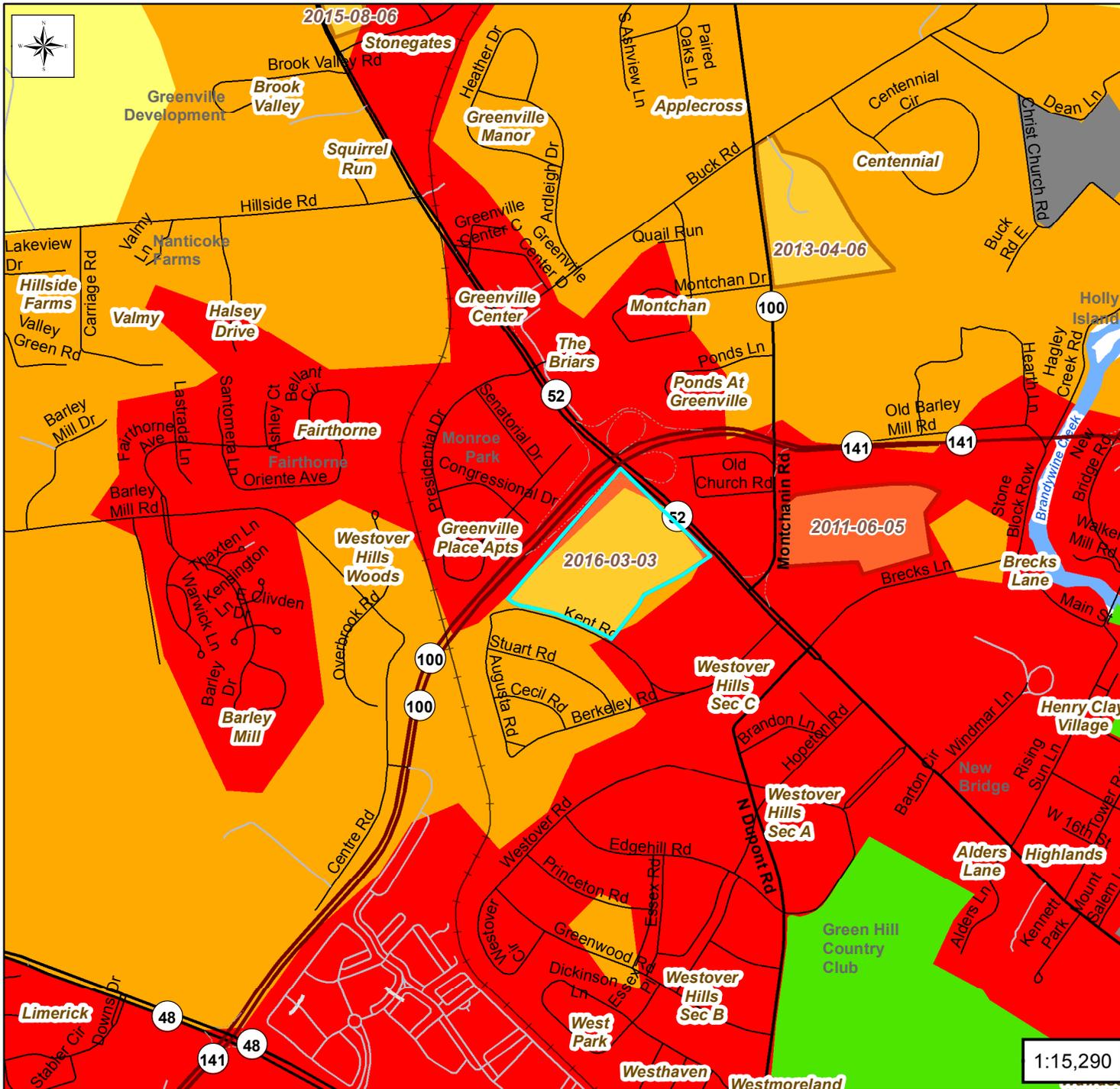
DRAWN BY: ARP	SCALE: 1"=50'	100
DESIGNED BY: KAR	DATE: 1/27/16	50
CHECKED BY: KAR	LAST MODIFIED: 2/8/16	25
COMM. DES.:	FILE NO.:	0
DRAWING NAME: EXPLOR-SET.DWG	ISS.:	GRAPHIC SCALE
CX-07	SHEET NO.:	THIS DRAWING DOES NOT INCLUDE NECESSARY ALL CONSTRUCTION MUST BE DONE IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH REGULATIONS PERTAINING TO THE PROJECT.
	CA-07 of 7	

811

Know what's below.
 Call before you dig.

MISS UTILITY PHONE 1-800-282-8555
 PROTECT YOURSELF. GIVE THREE
 WORKING DAYS NOTICE

Preliminary Land Use Service (PLUS)



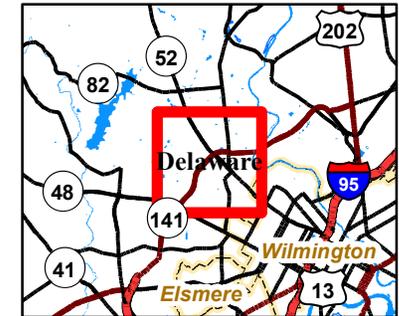
Crooked Billet
2016-03-03

Legend

2010 State Strategies
Strategy Level

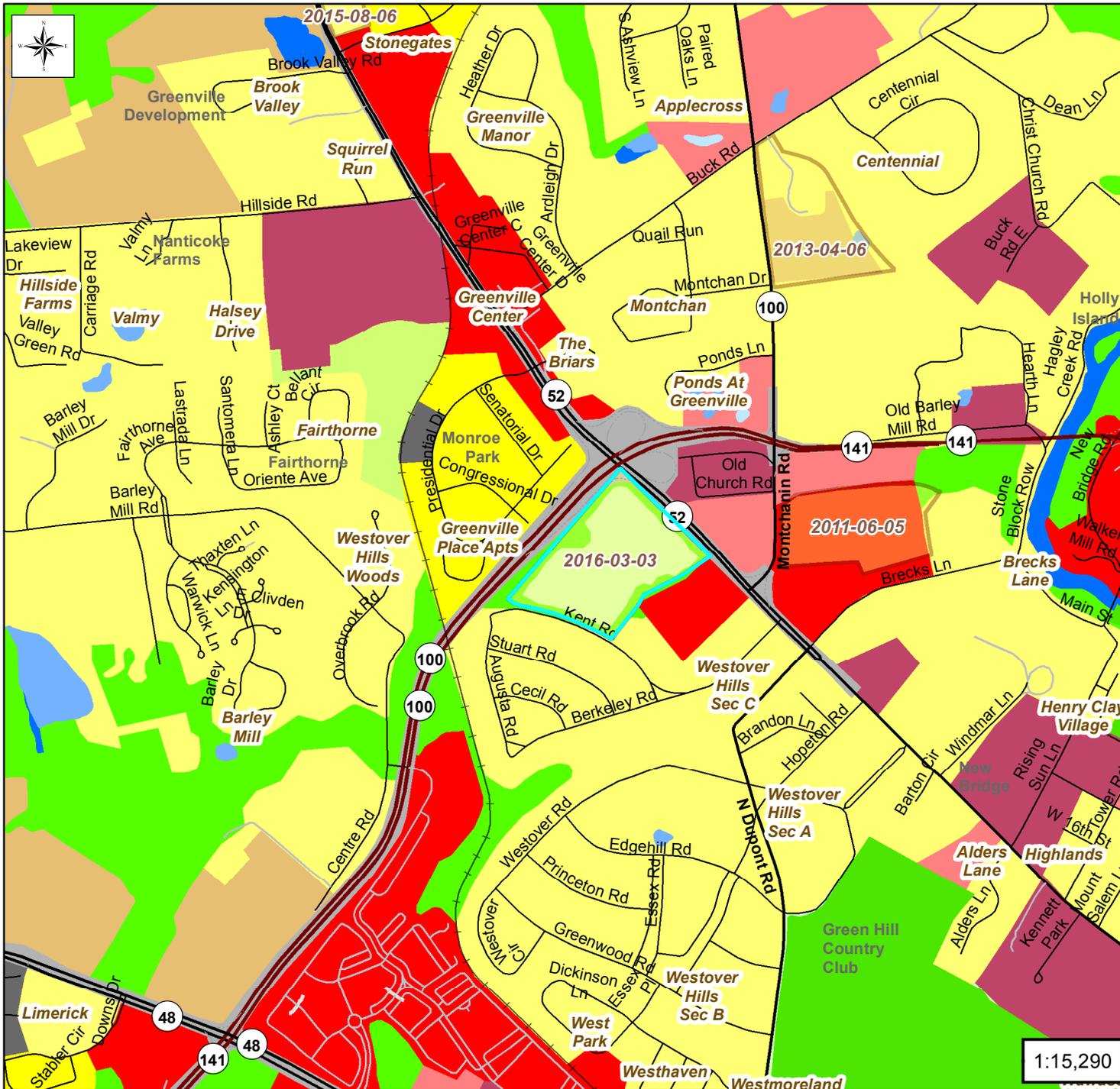
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



1:15,290

Preliminary Land Use Service (PLUS)



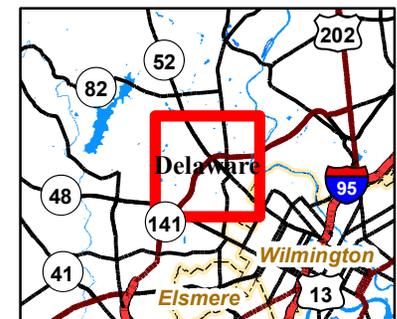
Crooked Billet
2016-03-03

Legend

2007 Land Use

- Single Family Dwellings
- Multi-Family Dwellings
- Commercial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Deciduous Forest
- Mixed Forest
- Man-made Reservoirs and Impoundments
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Extraction and Transitional
- Publicly Accessible Lands
- PLUS Project Areas

Location Map



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

1:15,290

Preliminary Land Use Service (PLUS)

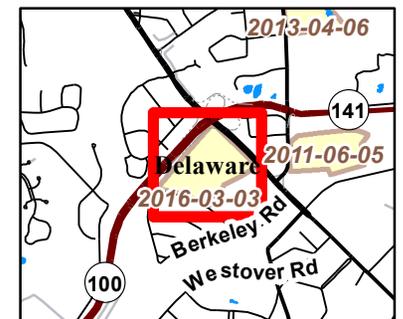


Crooked Billet
2016-03-03

Legend

- PLUS Project Areas

Location Map



Westover Hills
1:3,019



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