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): 2016-07-04

Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): 1/2

1. Project Title/Name: The Residential Subdivision of Harbourtowne
2. Location (please be specific): South Frederica, West of Market Street (SHR -389)
3. Parcel Identification #: 8-08-14100-01-0100-00001 8-08-14110-01-0100-00001
4. County or Local Jurisdiction Name: where project is located: Town of Frederica
5. If contiguous to a municipality, are you seeking annexation: N/A - Located in town limits
6. Owner's Name: James P., Thomas J., Frederick W., & Edward M. Sloan

   Address: 76 Otisco Road

   City: Tully State: NY Zip: 13159

   Phone: Fax: Email:

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

   Address: 903 North French Street

   City: Wilmington State: DE Zip: 19801

   Phone: 302-426-0200 Fax: Email: RamunnoL@aol.com

8. Project Designer/Engineer: Davis, Bowen & Friedel, Inc.

   Address: 23 North Walnut Street

   City: Milford State: Delaware Zip: 19963

   Phone: 302-424-1441 Fax: 302-424-0430 Email: anm@dbfinc.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Ashton McLaughlin, P.E. See #8

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Information Regarding Site:

10. Type of Review: ☐ Rezoning, if not in compliance with certified comprehensive plan ☐ Site Plan Review ☒ Subdivision

11. Brief Explanation of Project being reviewed: Single family homes and townhomes.

If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. PLUS - Sloan Property 7/19/05, PLUS - Sloan Property/Erb Farm 4/28/06

12. Area of Project (Acres +/-): 146.15 Number of Residential Units: 335 Commercial square footage:

13. Present Zoning: R-2

14. Proposed Zoning: R-2

15. Present Use: Unimproved

16. Proposed Use: Residential Subdivision

17. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Town of Frederica

Will a new public well be located on the site? ☐ Yes ☒ No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Kent County Public Works

Will a new community wastewater system be located on this site? ☐ Yes ☒ No

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

20. Environmental impacts:

How many forested acres are presently on-site? 32.89 How many forested acres will be removed? 0

To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? ☒ Yes ☐ No

Are the wetlands: ☒ Tidal Acres:
☒ Non-tidal Acres: 43.86 combined

If "Yes", have the wetlands been delineated? ☒ Yes ☐ No

Has the Army Corps of Engineers signed off on the delineation? ☒ Yes ☐ No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes ☒ No If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? Disturbance w/in 100 feet

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: Infiltration and stormwater management ponds

23. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 67 Acres:

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

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

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 2,702 external trips

    What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 1%

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

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. The 2 parcels to the west and south of the site.

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 06/30/16

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.

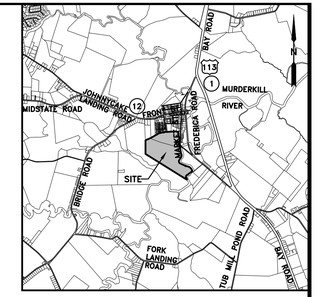
THE RESIDENTIAL SUBDIVISION OF HARBOURTOWN

FEMA FLOODPLAIN MAP
SCALE: 1"=2000'

PANEL 10001C0263 H DATED: MAY 5, 2003 (EL. 9)
PANEL 10001C0264 H DATED: MAY 5, 2003 (EL. 9)
PANEL 10001C0352 H DATED: MAY 5, 2003 (EL. 9)
PANEL 10001C0355 H DATED: MAY 5, 2003 (EL. 9)

SOILS MAP SCALE: 1"=2000'

SYMBOLS	SOIL TYPES
Jo	JOHNSTON SILT LOAM
RuB	RUMFORD LOAMY SAND, 2–5% SLOPES
SaB	SASSAFRAS SANDY LOAM, 2–5% SLOPES
SaC3	SASSAFRAS SANDY LOAM, 5–10% SLOPES, (SEVERELY ERODED)
Sw	SWAMP
Tm	TIDAL MARSH



VICINITY MAP SCALE: 1"=1 MILE

DATA COLUMN

MAP AND PARCEL NUMBERS: SM-08-141.10-01-01.00

DEED REFERENCE: N-31-430
EXISTING ZONING: R-2 (SINGLE FAMILY RESIDENTIAL)/
PROPOSED USE: RESIDENTIAL SUBDIVISION
TOTAL SITE AREA: 146.15± AC.

PROPOSED BULK AND DENSITY STANDARDS:
NUMBER OF SINGLE FAMILY UNITS PERMITTED:
146.15 x 3 = 438 DWELLING UNITS
NUMBER OF SINGLE FAMILY UNITS PROPOSED: 169
NUMBER OF TOWNHOUSE UNITS PERMITTED:
146.15 x 6 = 877 DWELLING UNITS
NUMBER OF TOWNHOUSE UNITS PROPOSED: 166

EXISTING DEVELOPMENT STANDARDS:	SINGLE FAMILY:	TOWNHOUSE:
MIN. LIVING SPACE:	1,200 S.F.	1,000 S.F. PER UNIT
TRACT AREA:	5 AC.	20,000 S.F.
MAX. DU'S PER ACRE:	3.0	3.0
LOT AREA PER DU:	8,000 S.F.	2,000 S.F.
STREET FRONTAGE:	30 FT.	INTERIOR 20 FT., END 30 FT.
LOT WIDTH AT FRONT BLDG. LINE:	75 FT.	INTERIOR 20 FT., END 30 FT.
FRONT YARD SETBACK:	15 FT.	15 FT.
SIDE YARD SETBACK (ONE/SUM OF BOTH):	10/20 FT.	10 FT./ N/A
REAR YARD SETBACK:	30 FT.	30 FT.
MAX BLDG. HEIGHT (STORIES/FEET):	2-1/2/35 FT.	2-1/2/35 FT.
MAX. BLDG. COVERAGE:	50% OF LOT	50% OF LOT
MIN. LOT DEPTH:	100 FT.	100 FT.

PROPOSED SITE DATA
AREA OF RIGHT-OF-WAY: 20.01± AC.
AREA OF DEDICATED R.O.W.: 0.08± AC.
AREA OF LOTS: 48.83± AC.
AREA OF ACTIVE OPEN SPACE: 5.40± AC.
AREA OF PASSIVE OPEN SPACE: 11.24± AC.
AREA OF STORMWATER MANAGEMENT: 13.24± AC.
AREA OF WETLANDS: 43.86± AC.
AREA TO BE DEDICATED TO THE TOWN: 3.49± AC.
SINGLE UNIT MINIMUM LOT SIZE: 7,500 S.F.
TOWNHOUSE UNIT MINIMUM LOT SIZE: 2,200 S.F.
DENSITY OF LOTS: 2.29 UNITS/ACRE

PROPOSED SEWER: KENT COUNTY PUBLIC WORKS
PROPOSED WATER: TOWN OF FREDERICA
VERTICAL DATUM: NAVD 1988
HORIZONTAL DATUM: DE STATE PLANE NAD 83/91

FLOOD PLAIN: THE PROPERTY LIES PARTIALLY WITHIN ZONE AE (AREAS INSIDE THE 100-YEAR FLOOD PLAIN) AS DETERMINED BY FEMA FIRM PANELS 10001C0263H, 10001C0264H, 10001C0352H & 10001C0355H, DATED MAY 5, 2003 EL.=9.00. (BASED ON NAVD 88)

OWNER: JAMES P., THOMAS J., FREDERICK W., & EDWARD M. SLOAN
76 OTISCO ROAD
TULLY, NY 13159
c/o JAMES P. SLOAN

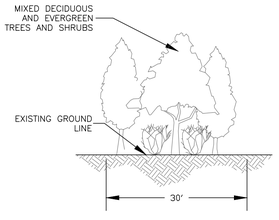
DEVLOPER: LIBORIO WATERGATE LLC
903 NORTH FRENCH STREET
WILMINGTON, DE 19801
302-426-0200

PREPARED BY: DAVIS, BOWEN, & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DE 19963

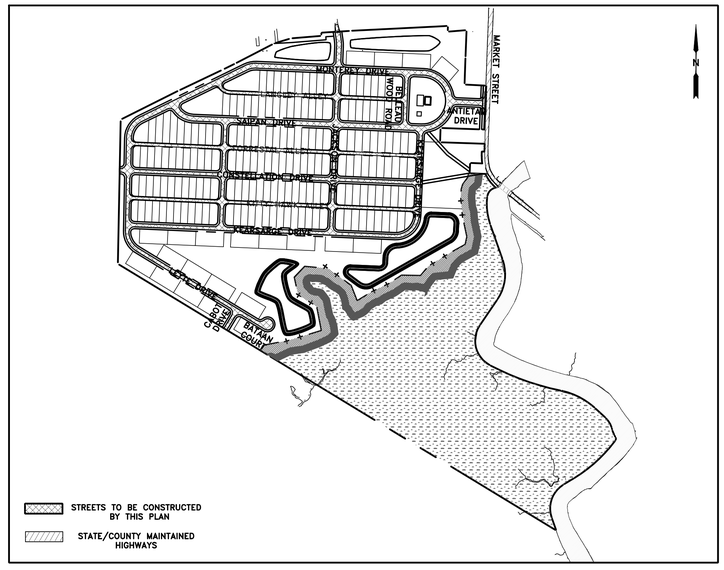
LEGEND

	RIGHT OF WAY
	PROPERTY LINE
	BUILDING SETBACK LINE
29	EXISTING CONTOUR
	EX. WOODS LINE
7	LOT DESIGNATION
	LIMITS OF JURISDICTIONAL WETLANDS
●	IRON ROD & CAP FOUND
○	IRON PIPE FOUND
□	CONCRETE MONUMENT FOUND
•	IRON ROD & CAP TO BE SET
■	DELDOT MONUMENT TO BE SET

*NOTE: SEE SHEET 2 FOR LINE AND CURVE TABLE



BUFFER DETAIL
NO SCALE



SITE PLAN
SCALE: 1" = 500'

SHEET INDEX

1 - CONCEPT PLAN - TITLE SHEET
1 OF 1 - BOUNDARY SURVEY
2 - CONCEPT PLAN - OVERVIEW
3-4 - CONCEPT PLAN - SITE PLANS
5-6 - CONCEPT PLAN - GRADING PLANS
7-9 - CONCEPT PLAN - LANDSCAPE PLANS

GENERAL NOTES:

1) ALL FIRELANES, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS WILL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. BUILDING CONSTRUCTION TO BE MASONRY AND WOOD. THE PAVING RADIUS FOR ALL CUL-DE-SACS IS 38'.

2) THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS THEY DEEM NECESSARY.

3) THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSES OF PERIODIC SITE INSPECTION.

4) ALL MATERIALS AND WORKMANSHIP SHALL BE CONSTRUCTED IN ACCORDANCE WITH APPLICABLE STATE STANDARDS FOR STREET CONSTRUCTION.

5) ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.

6) A 24 HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.

7) MISS UTILITY SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION.

8) ALL SIGNING FOR MAINTENANCE OF TRAFFIC IS THE CONTRACTORS RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "DELAWARE 2000 TRAFFIC CONTROLS FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS." (LATEST EDITION FEB. 1, 2000)

9) DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "TOWN OF FREDERICA, DELAWARE LAND DEVELOPMENT ORDINANCE" UNDER ARTICLE 13. (LATEST EDITION MAY 2005)

10) THE DEVELOPMENT STREETS WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER UNTIL THE TOWN OF FREDERICA CAN TAKE RESPONSIBILITY.

11) ALL PROPOSED RIGHTS-OF WAY SHOWN ON THIS PLAN ARE HEREBY DEDICATED TO PUBLIC USE AS MUNICIPAL STREETS, BUT ARE NOT STATE MAINTAINED.

12) THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARMING OPERATIONS.

13) NO BUILDING PERMIT WILL BE ISSUED UNTIL EITHER ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED, OR PLACED FOR THE LOT FOR WHICH THE BUILDING PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND STATE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.

14) AFTER THE CREATION OF THE COMMUNITY'S HOMEOWNER'S ASSOCIATION ALL BUFFER AREAS, AND THE STORMWATER MANAGEMENT AREA, SHALL BE OWNED AND MAINTAINED BY THE COMMUNITY'S HOMEOWNER'S ASSOCIATION. THE DEVELOPER SHALL MAINTAIN THESE AREAS UNTIL THE COMMUNITY HOMEOWNER'S ASSOCIATION IS ESTABLISHED.

15) ON DECEMBER 9, 2004 THE WETLAND BOUNDARIES WERE DELINEATED BY BOWMAN CONSULTING GROUP (BCG). THESE BOUNDARIES WERE THEN APPROVED BY THE U.S. ARMY CORPS OF ENGINEERS ON MAY 3, 2005 (CENAP-OP-R-200500238-23). JURISDICTIONAL WETLANDS WERE IDENTIFIED ON THE SITE.

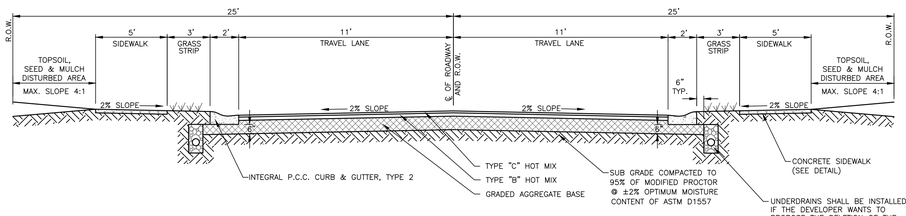
16) TOPOGRAPHIC SURVEY PERFORMED MAY 2005, BY BOWMAN CONSULTING VERTICAL DATUM IS NAVD 88.

17) THE FINAL OVERLAY OF HOT MIX – TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT TOWN OF FREDERICA'S KNOWLEDGE AND/OR APPROVAL, THEN THE TOWN HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER ROTOMILL AND OVERLAY, WITH ALL COSTS BEING PAID BY THE DEVELOPER.

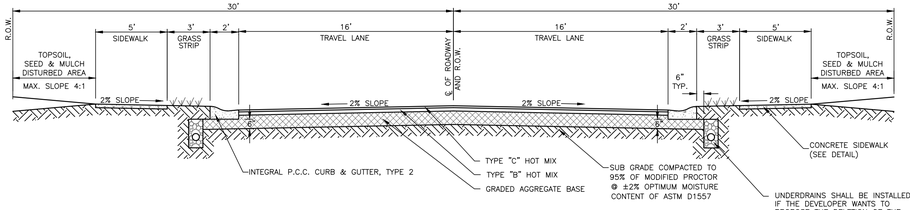
18) A TEN (10) FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL STREET RIGHT OF WAYS, FRONT, SIDE AND REAR LOT LINES.

19) SUBDIVISION STREETS SHOWN WITHIN THE LIMITS OF THE RIGHT-OF-WAY AND DEDICATED TO PUBLIC USE AS SHOWN ON THIS PLAN ARE NOT TO BE MAINTAINED BY THE STATE OF DELAWARE. FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE TOWN. THE COUNTY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED RIGHT-OF-WAY.

20) ALL LOTS ARE TO HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS AND NO DIRECT ACCESS TO MARKET STREET OR JACKSON STREET WILL NOT BE PERMITTED.



22' PAVEMENT SECTION
NO SCALE



32' PAVEMENT SECTION
NO SCALE
(ANTIETAM DRIVE, SAIPAN DRIVE
JACKSON STREET, MONTEREY DRIVE)

OWNERS' CERTIFICATION

WE, THE UNDERSIGNED, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

SIGNATURE _____DATE_____
PRINTED NAME_____

SIGNATURE _____DATE_____
PRINTED NAME_____

SIGNATURE _____DATE_____
PRINTED NAME_____

SIGNATURE _____DATE_____
PRINTED NAME_____

ENGINEERS' STATEMENT

I, RING W. LARDNER, P.E., HEREBY STATE THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

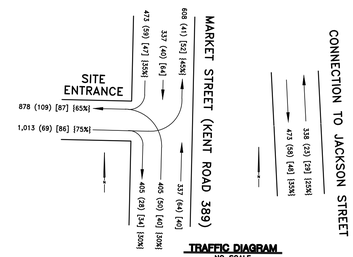
SIGNATURE: _____

DATE: _____

SEAL:
(NO. DE 15647)

DELAWARE TRAFFIC SUMMARY 2015

ADT – CURRENT –	581
ADT – TOTAL –	2,702
SPEED – POSTED –	35 MPH
TRAFFIC PATTERN GROUP –	7



TRAFFIC DIAGRAM
NO SCALE

DESIGN TYPE OF DEV.	ITE CODE	UNITS	ADT
SINGLE-FAMILY HOUSES	210	169	1,702
TOWNHOUSES	230	166	1,000
		335	2,702

TRAFFIC DIAGRAM
NO SCALE

APPROVED BY:

SIGNATURE _____DATE_____
MAYOR, TOWN OF FREDERICA

_____
PRINT NAME

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

CONCEPT PLAN - TITLE SHEET

Date:	6-30-2016
Scale:	1" = 180'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	1

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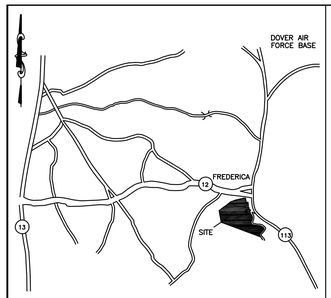


NOT TO SCALE

LEGEND

- ○ = IRON PIPE FOUND
- ◉ = IRON ROD & CAP FOUND
- ⊡ = CONCRETE MONUMENT FOUND
- ● = IRON ROD & CAP SET
- • = CALCULATED POINT (NOTHING SET)
- —X—X— = FENCE LINE

SM-SOUTH MURDERKILL HUNDRED TAX MAP 141.06 BLOCK 1 - TABLE		
PARCEL	N/F OWNER	DEED BOOK
P.27	LAKE FOREST EAST ELEM.	K 35/122
P.29	WILLIAM R. HOVINGTON	A 45/156 A45/158
P.43.01	JOSEPHINE MAY	C 34/235 IS 23/11
P44	CARRIE G. MOSES	A 47/133 L 48/75
P.45	KATHLEEN G. JOHNSON	Q 39/60 D 282/260
P.45.01	KATHLEEN G. JOHNSON	Y 46/157
P.64	GILBERT R. MYERS JR.	D 219/252
P.74	SANDBOX, LLC	D 452/60

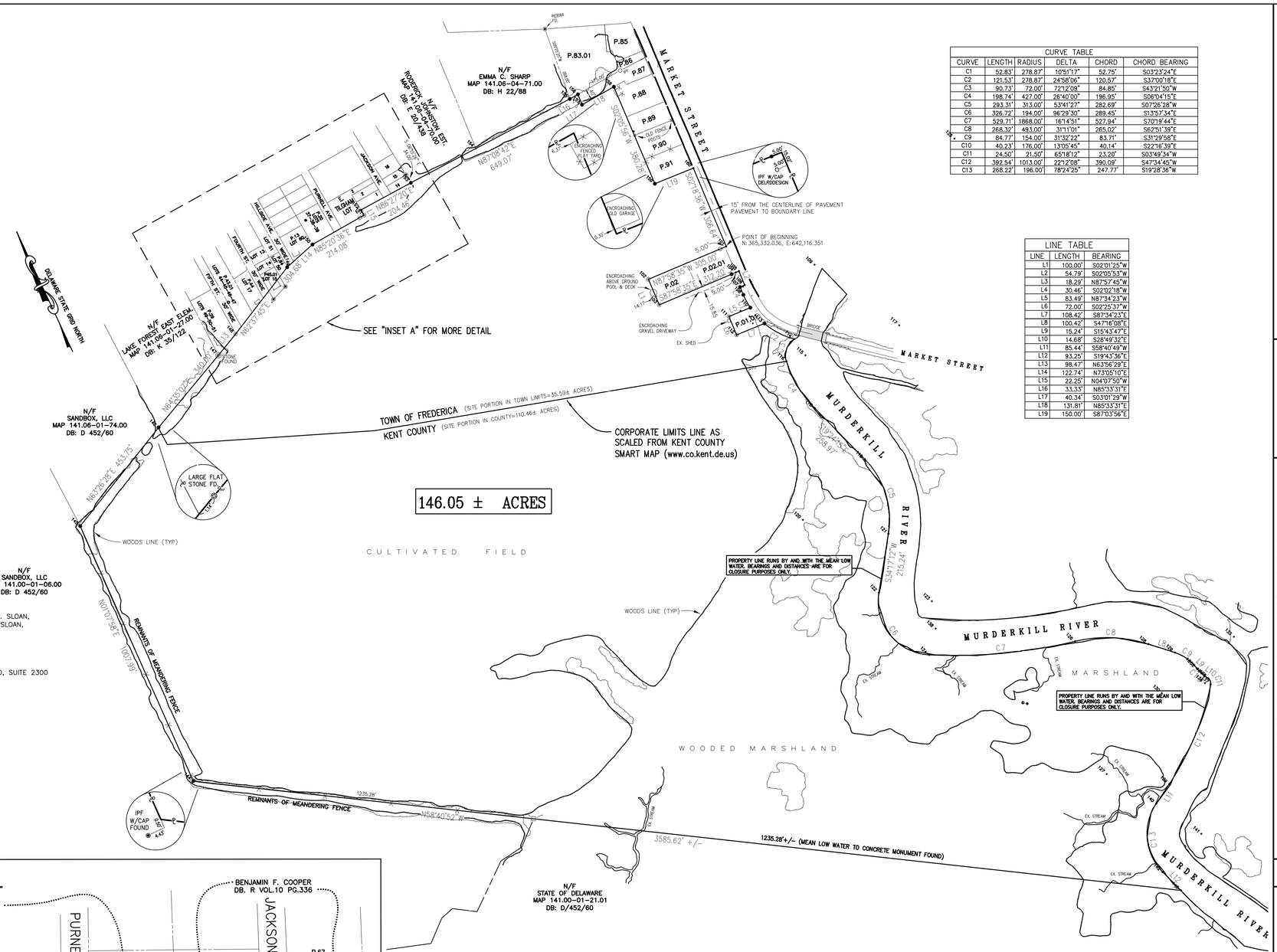
SM-SOUTH MURDERKILL HUNDRED TAX MAP 141.06 BLOCK 4 - TABLE		
PARCEL	N/F OWNER	DEED BOOK
P13	EDWARDS L. SCARBOROUGH	E 25/100
P20	JOSEPH T. JONES JR.	D 334/122
P.38	JOSEPH T. JONES JR.	D627/108 D628/246
P39	LENORA A. YOUNG	D 209/299
P40	LENORA A. YOUNG	D 140/220
P67	ALLEN R. GIDDENS	D 308/332
P68	ALLEN R. GIDDENS	D 421/107
P69	DARNELL L. COLEMAN	D 345/245
P70	RODERICK JOHNSTON EST.	E 20/438
P71	EMMA C. SHARP	H 22/88
P83.01	ROBERT L. GREENLY II	D 489/210
P85	DIANE E. ROMERO	D 113/236 D 473/222
P86	WALTER T. SAVAGE	D 104/139 D223/1
P87	ALVIN L. SCHMICK	N 32/288
P88	RALPH WALLS	H 37/192
P89	ROBERT S. EDGE JR.	H 25/176
P90	ROY GROURLEY	I 19/8 IS 21/334
P91	PHILL S. GREEN	V 50/336

SM-SOUTH MURDERKILL HUNDRED TAX MAP 141.10 BLOCK 1 - TABLE		
PARCEL	N/F OWNER	DEED BOOK
P.1.01	KENT COUNTY	N 31/432
P.2	KEVIN L. EVANS	D 102/242
P.2.01	DAWN A. EVANS	D 102/240
P.1.00	JAMES P. SLOAN ET AL.	N 31/430 WC9/139

SM-SOUTH MURDERKILL HUNDRED TAX MAP 141.00 BLOCK 1 - TABLE		
PARCEL	N/F OWNER	DEED BOOK
P.6	SANDBOX, LLC	D 452/60
P.21	JAMES P. SLONE ET AL.	N 31/430 WC 9/139
P.02.01	STATE OF DELAWARE	G 40/76

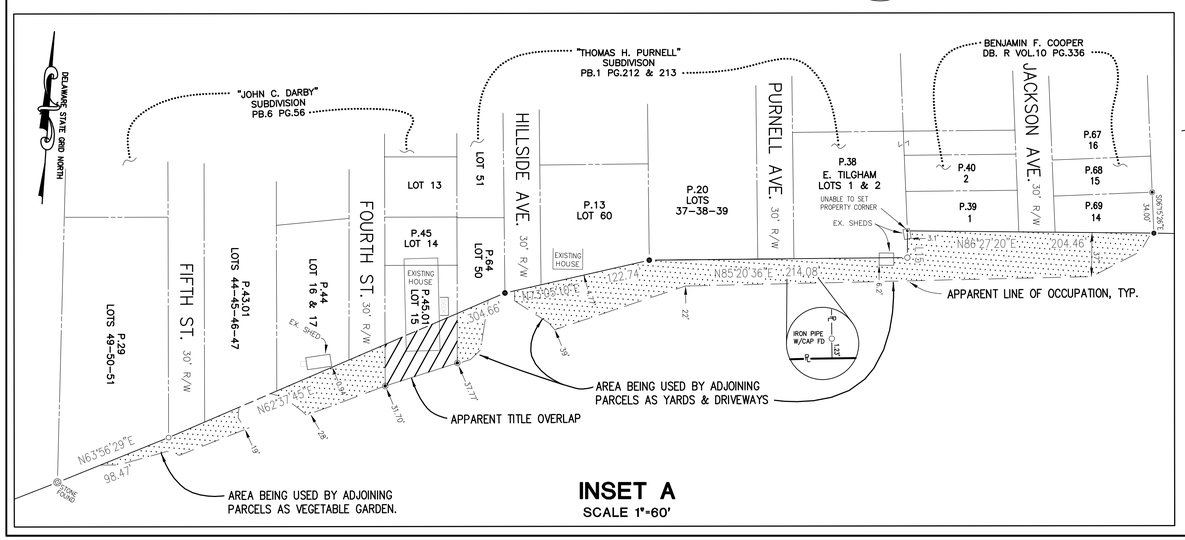
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	52.83'	278.87'	10°51'17"	52.75'	S03°23'24"E
C2	121.53'	278.87'	24°58'06"	120.57'	S37°00'18"E
C3	90.73'	72.00'	72°12'09"	84.85'	S43°21'50"W
C4	198.74'	427.00'	26°40'00"	196.95'	S06°04'15"E
C5	293.31'	313.00'	53°41'27"	282.69'	S07°26'28"W
C6	326.72'	194.00'	96°29'30"	289.45'	S13°57'34"E
C7	529.71'	1868.00'	16°14'51"	527.94'	S70°19'44"E
C8	268.32'	493.00'	31°11'01"	265.02'	S62°51'39"E
C9	84.77'	154.00'	31°32'22"	83.71'	S31°29'58"E
C10	40.23'	176.00'	13°05'45"	40.14'	S22°16'39"E
C11	24.50'	21.50'	65°18'12"	23.20'	S03°49'34"W
C12	392.54'	1013.00'	22°12'08"	390.09'	S47°34'45"W
C13	268.22'	196.00'	78°24'25"	247.77'	S19°28'36"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	100.00'	S02°01'25"W
L2	54.79'	S02°05'53"W
L3	18.29'	N87°57'45"W
L4	30.46'	S02°02'18"W
L5	83.49'	N87°34'23"W
L6	72.00'	S02°25'37"W
L7	108.42'	S87°34'23"E
L8	100.42'	S47°16'08"E
L9	15.24'	S15°43'47"E
L10	14.68'	S28°49'32"E
L11	85.44'	S58°40'49"W
L12	93.25'	S19°43'36"E
L13	98.47'	N63°56'29"E
L14	122.74'	N73°05'10"E
L15	22.25'	N04°07'50"W
L16	33.33'	N85°33'31"E
L17	40.34'	S03°01'29"W
L18	131.81'	N85°33'31"E
L19	150.00'	S87°03'56"E



SITE DATA:

1. OWNERS: WILLIAM R. ERB, ESTATE (JAMES P. SLOAN, THOMAS J. SLOAN, FREDERICK W. SLOAN, EDWARD M. SLOAN)
2. BUYERS: LACROSSE HOMES
3. SURVEYOR: ESP DESIGN SERVICES, INC. 803 NORTH SALISBURY BOULEVARD, SUITE 2300 SALISBURY, MD 21801 PH. 410-572-8833 FX. 410-341-3970
4. PROPERTY MAP NO.: SM-08-141.10-01-01.00-000 SM-00-141.00-01-21.00-000
5. DEED REFERENCE: N/31/430, WC-009-139
6. PLAT REFERENCE: PB 18/36,
7. PARCEL AREA: 146.1 ACRES±



INSET A
SCALE 1"=60'

GENERAL NOTES:

1. Property is Zoned AC.
2. Horizontal Datum is based on Maryland State Plane Nad 83/91.
   -GPS S6A N 38° 54' 39.933" W 075°23'54.593"
   -DNRC DOVER N 39° 09' 36.285" W 075°31'24.945"
3. Other Than shown this plat does not verify the existence, or nonexistence of Right-of-way and/or easements on this property.
4. Subject Parcel's Title Instruments furnished by client contains some vague unprotractable descriptions which do not conclusively establish boundary limits. Boundary Lines shown were established by surveying Adjoining Parcels.
5. Certification defined – The use of the word certify or certification by a Professional Land Surveyor in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification and does not constitute a warranty or guarantee, either expressed or implied.
6. Subsurface and environmental conditions are not examined or considered as part of this survey. No statement is made concerning the existence of underground or overhead containers or facilities that may affect the use or development of this tract.

SURVEYOR'S STATEMENT:

THIS PLAT AND SURVEY WERE PERFORMED FOR LACROSSE HOMES AND BOWMAN CONSULTING GROUP, LTD., UNDER MY SUPERVISION, TO MEET THE "MINIMUM STANDARDS FOR THE PRACTICE OF LAND SURVEYING" AS PROMULGATED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS FOR A CLASS "B" (SUBURBAN) SURVEY.

ESP DESIGN SERVICES, INC.,
by BARRY M. HALL, AGENT

BARRY M. HALL
PROFESSIONAL LAND SURVEYOR
DE. NO. 618

DATE

Bowman CONSULTING

Bowman Consulting Group, Ltd.
2530 Riva Road
Suite 200
Annapolis, Maryland 21401

Phone: (410) 224-7590
Fax: (410) 224-7592
www.bowmanconsulting.com
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BOUNDARY SURVEY
OF THE LANDS OF
WILLIAM R. ERB, ESTATE
TOWN OF FREDERICA
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE

PLAN STATUS	
10/11/05	CORP. LIMITS LINE
	ADDED

DATE	DESCRIPTION	
ZRL	MSE	BMH
DESIGN	DRAWN	CHKD

SCALE 1'=200'

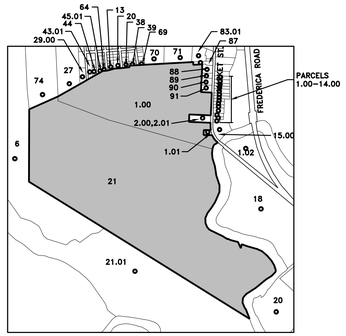
JOB No. 3279-01-002

DATE : 08-03-05

FILE No. 3279

SHEET 1 OF 1

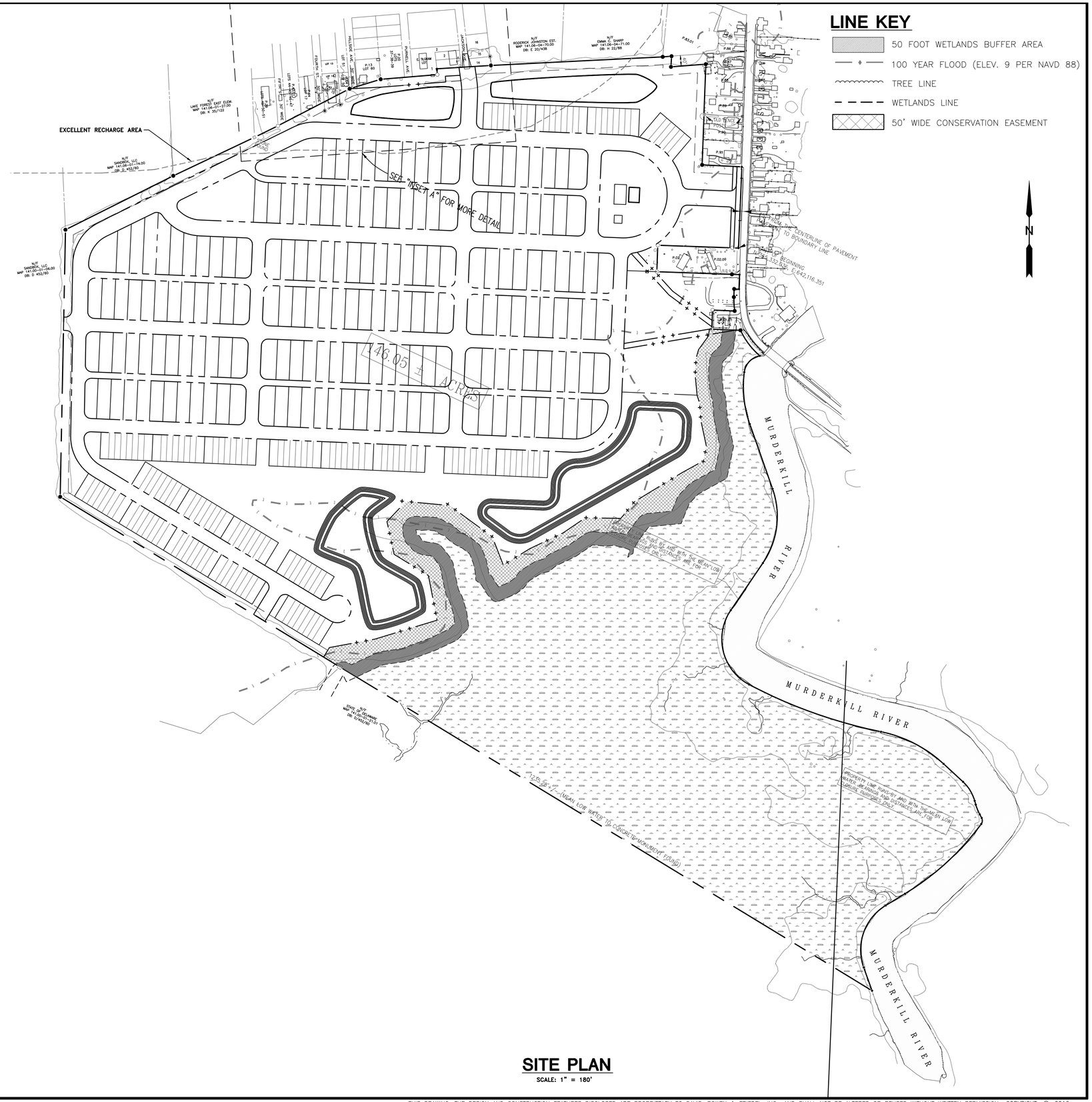
CAD File Path: P:\Lax-Homes\1231A021\DESIGN\2005012final plat.dwg Jul 12, 2006 – 10:09am



ADJACENT OWNER MAP SCALE: 1"=1500'

ADJACENT OWNER INFORMATION

PARCEL	OWNER(S)	DEED	ZONE
MAP NO. MD-00-141.00-01-			
1.02	State of Delaware	U-44-0085	AC
18	George H. Nashold	R-49-0256	AC
20	George H. Nashold	R-49-0246	AC
MAP NO. SM-00-141.00-01-			
6	Sandbox, LLC	D-452-60	AC
21	James P. Sloan	N-31-0430 WC-009-0139	AC
21.01	State of Delaware	G-40-0076	AC
MAP NO. SM-08-141.06-01-			
27	Lake Forest East Elem.	K-35-122	N/A
29	William R. Hovington	A-45-0156 A-45-0158	N/A
43.01	Josephine May	C-34-0235 IS-023-0011	N/A
44	Carrie G. Moses	A-047-0133 L-048-0075	N/A
45.01	Kathleen G. Johnson	Y-46-0157	N/A
64	Gilbert R. Myers, Sr.	D-219-252	N/A
74	Sandbox, LLC	D-452-60	N/A
MAP NO. SM-08-141.06-04-			
13	Edward L. Scarbough	E-25-0100	N/A
20	Joseph T. Jones, Jr.	D-334-122	N/A
38	Sheila Y. Ewell	D-658-0324	N/A
39	Lenora A. Young	D-299-299	N/A
69	Darnell L. Coleman	D-345-245	N/A
70	Roderick R. Johnson, Jr.	E-020-0438 L-025-0027 IS-023-0386	N/A
71	Emma Catherine Sharp	H-022-0090 IS-023-0386 D-2520-0316	N/A
83.01	Terrena D. Giles-Brown	D-2605-0285	N/A
87	Alvin L. Schmick	N-32-0288	N/A
88	Ralph Walls	H-37-0192	N/A
89	Robert S. Edge, Jr.	U-020-0396 D-025-0176	N/A
90	Anthony E. Scarlett	D-2497-0074	N/A
91	Phil S. Green	V-50-336	N/A
MAP NO. SM-08-141.10-01-			
1	James P. Sloan	N-31-0430 WC-009-0139	N/A
1.01	Kent County	N-31-0432	N/A
2	Kevin L. Evans	D-102-242	N/A
2.01	Dawn A. Evans	D-102-240	N/A
MAP NO. SM-08-141.11-01-			
1	William F. Woodall	E-40-0239	N/A
2	Clarence L. Short	I-36-0307	N/A
3	Steven L. Crews	D-318-87 D-629-203	N/A
4	Howard J. Hammond, Sr.	D-114-10	N/A
5	Thomas N. Tuoni, Sr.	D-117-118	N/A
6	Lois S. Perry	D-251-137 IS-023-0156	N/A
7	Joan Ortiz	D-2070-0125	N/A
8	David N. Keiper, III	D-2052-0118	N/A
9	Erick A. Olson	D-117-51	N/A
10	Douglas F. Anania	M-42-0135	N/A
11	Helen M. Shahan	S-025-0152 IS-023-0351	N/A
12	Mazie L. Wallace	D-156-329 D-556-0133	N/A
13	Theodore J. Liszewski	D-2190-0152	N/A
14	Daniel E. Yarborough	D-221-381	N/A
15	Blanche Betts	W-022-0579 IS-023-0008	N/A



LINE KEY

- 50 FOOT WETLANDS BUFFER AREA
- 100 YEAR FLOOD (ELEV. 9 PER NAVD 88)
- TREE LINE
- WETLANDS LINE
- 50' WIDE CONSERVATION EASEMENT

SITE PLAN

SCALE: 1" = 180'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

CONCEPT PLAN - OVERVIEW

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

Date:	6-30-2016
Scale:	1" = 180'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	2

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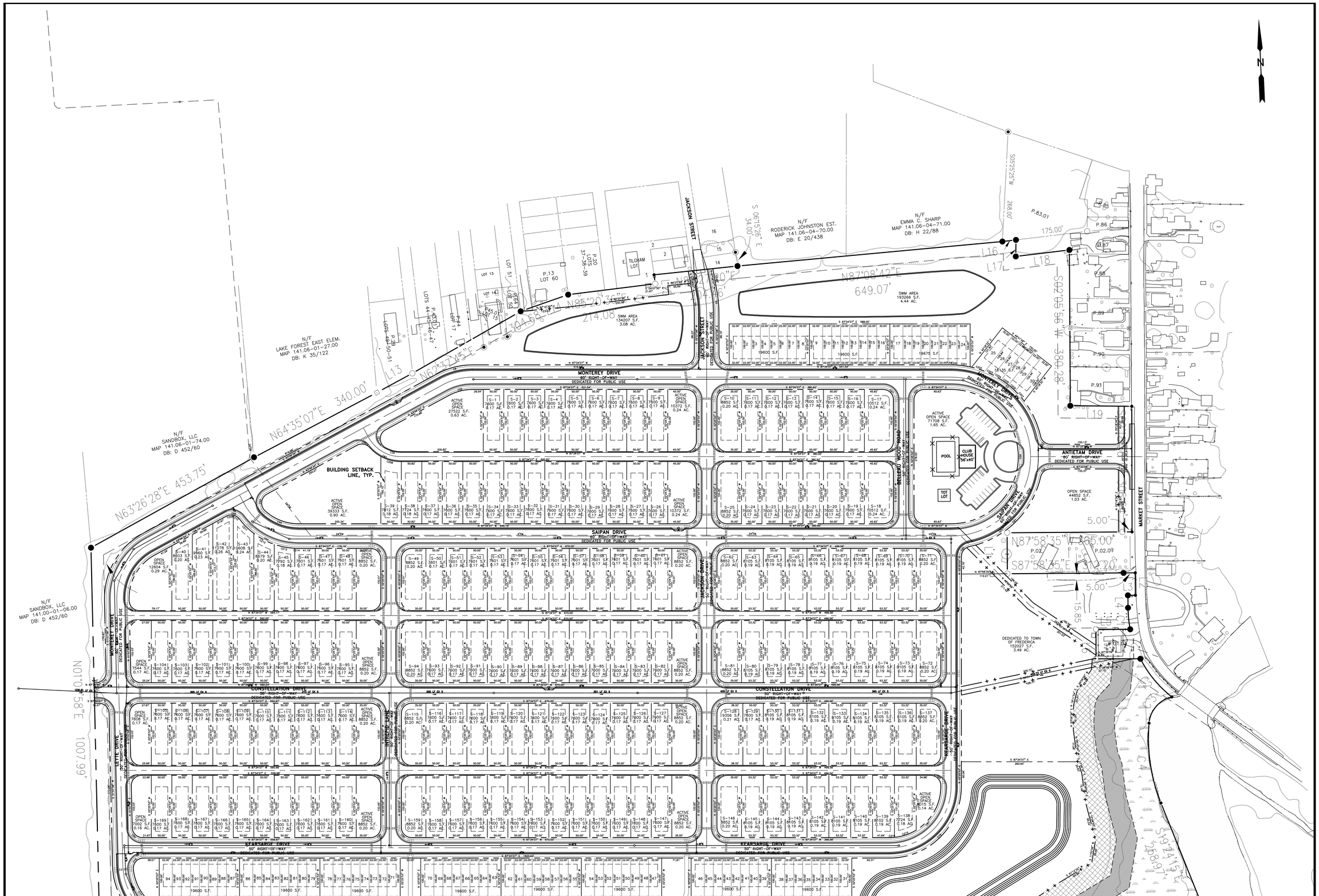

SITE PLAN

SCALE: 1" = 100'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

CONCEPT PLAN - SITEPLAN

HARBOURTOWNE

SOUTH MURDERKILL HUNDRED

FREDERICA, KENT COUNTY, DELAWARE

Date:	6-30-2016
Scale:	1" = 100'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	3

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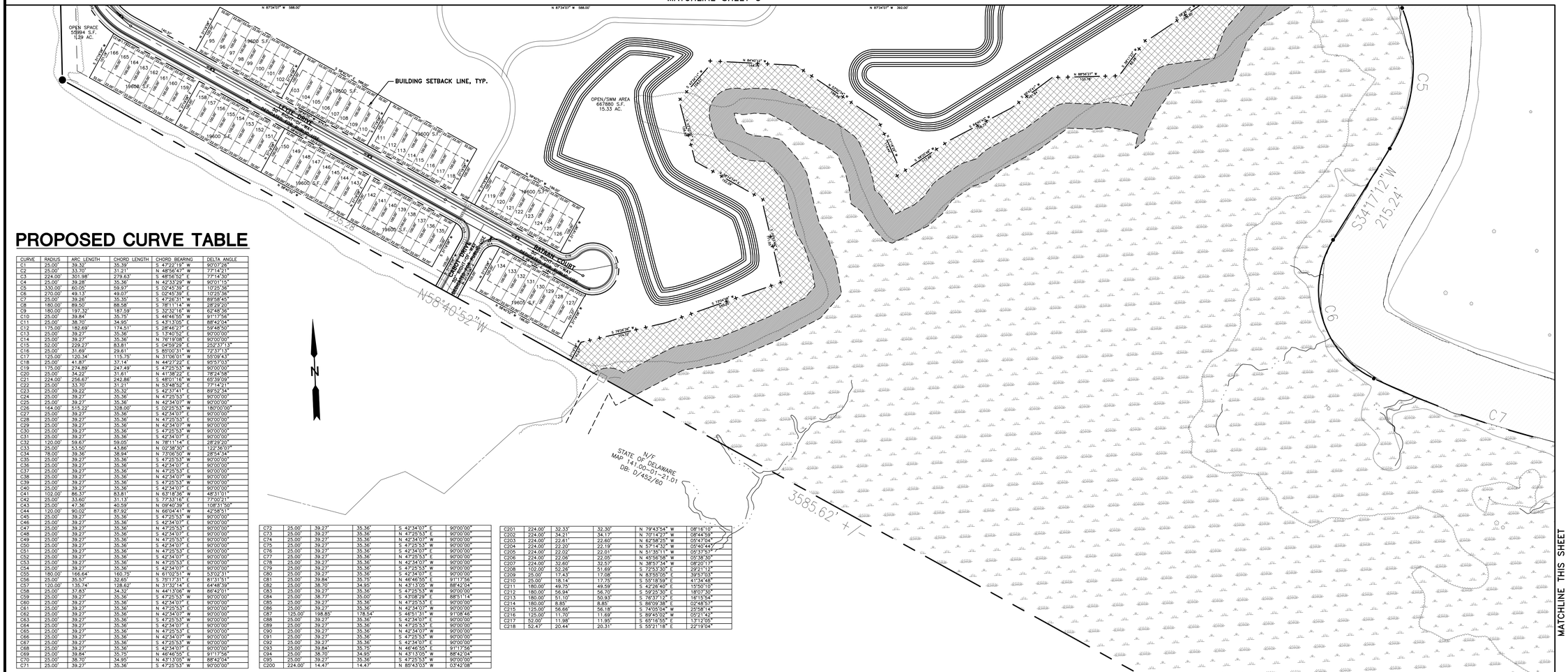
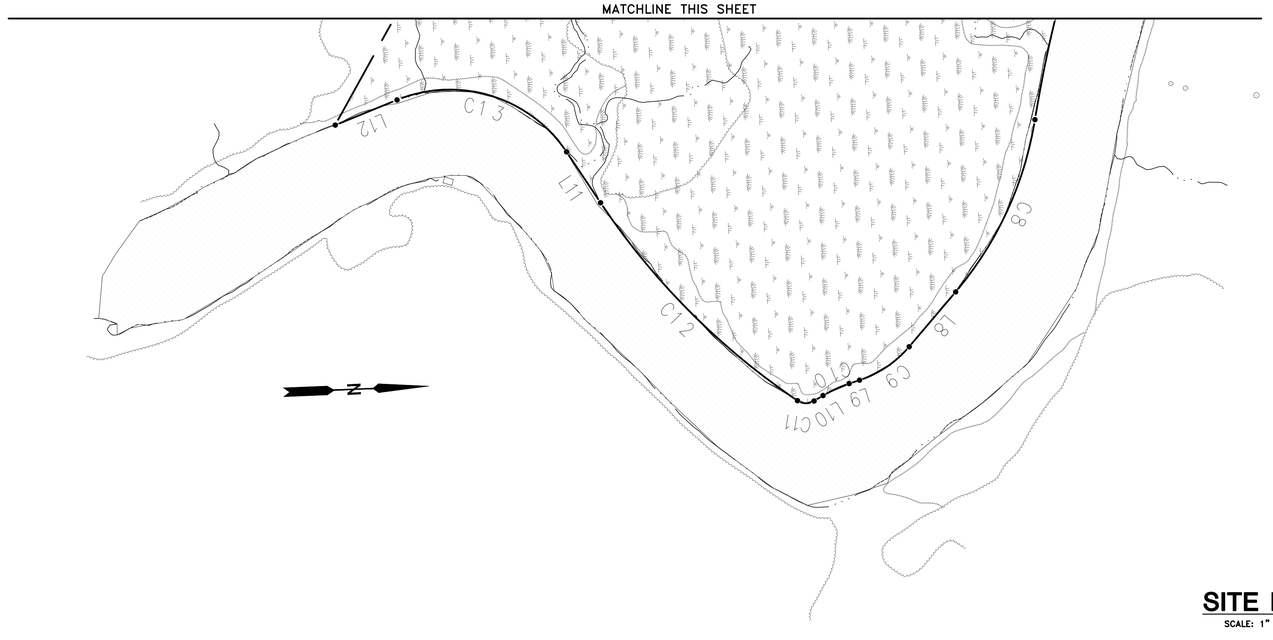
MATCHLINE SHEET 3



PROPOSED CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.32'	35.39'	S 47°22'19" W	90°07'26"
C2	25.00'	33.70'	31.21'	N 48°56'47" W	77°14'21"
C3	224.00'	301.98'	279.63'	S 48°56'52" E	77°14'30"
C4	25.00'	39.28'	35.36'	N 42°33'29" W	90°01'15"
C5	330.00'	60.05'	59.97'	S 02°45'39" E	10°25'36"
C6	270.00'	49.13'	49.07'	S 02°45'39" E	10°25'36"
C7	25.00'	39.26'	35.35'	S 47°26'31" W	89°58'45"
C8	180.00'	89.50'	88.58'	S 78°11'14" W	28°29'20"
C9	180.00'	197.32'	187.59'	S 32°32'16" W	62°48'36"
C10	25.00'	39.84'	35.75'	S 46°46'55" W	91°17'56"
C11	25.00'	38.70'	34.95'	S 43°13'05" E	88°42'04"
C12	175.00'	182.69'	174.51'	S 28°46'27" E	59°48'50"
C13	25.00'	39.27'	35.36'	S 13°40'52" E	90°00'00"
C14	25.00'	39.27'	35.36'	N 76°19'08" E	90°00'00"
C15	52.00'	229.27'	83.81'	S 04°56'29" E	252°37'13"
C16	25.00'	31.69'	29.61'	S 85°00'31" W	72°37'13"
C17	125.00'	120.34'	115.75'	N 31°06'01" W	55°09'43"
C18	25.00'	41.87'	37.14'	N 44°27'22" E	95°97'03"
C19	175.00'	274.89'	247.49'	S 47°25'53" W	90°00'00"
C20	25.00'	34.22'	31.61'	N 41°38'22" E	78°24'58"
C21	224.00'	256.67'	242.86'	S 48°01'16" W	65°39'09"
C22	25.00'	33.70'	31.21'	N 53°48'52" E	77°14'21"
C23	25.00'	39.22'	35.32'	S 42°37'41" E	89°52'34"
C24	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C25	25.00'	39.27'	35.36'	S 42°34'07" W	90°00'00"
C26	164.00'	515.22'	328.00'	S 02°25'53" W	180°00'00"
C27	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C28	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C29	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C30	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C31	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C32	120.00'	59.67'	59.05'	N 78°11'14" E	28°29'20"
C33	25.00'	53.50'	43.86'	N 02°38'30" E	122°36'07"
C34	78.00'	39.36'	38.94'	N 73°06'50" W	28°54'34"
C35	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C36	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C37	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C38	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C39	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C40	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C41	102.00'	86.37'	83.81'	N 63°18'36" W	48°31'01"
C42	25.00'	33.60'	31.13'	S 77°33'16" E	77°00'21"
C43	25.00'	47.36'	40.59'	N 09°40'39" E	108°31'50"
C44	120.00'	90.02'	87.92'	N 66°04'41" W	42°58'51"
C45	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C46	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C47	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C48	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C49	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C50	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C51	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C52	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C53	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C54	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C55	180.00'	166.64'	160.75'	N 61°02'51" W	53°02'31"
C56	25.00'	35.57'	32.65'	S 25°17'31" E	81°31'51"
C57	120.00'	135.74'	128.62'	N 31°32'14" E	64°48'39"
C58	25.00'	37.83'	34.32'	N 44°13'06" W	86°42'01"
C59	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C60	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C61	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C62	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C63	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C64	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C65	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C66	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C67	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C68	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C69	25.00'	39.84'	35.75'	N 46°46'55" E	91°17'56"
C70	25.00'	38.70'	34.95'	N 43°13'05" W	88°42'04"
C71	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C72	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C73	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C74	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C75	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C76	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C77	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C78	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C79	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C80	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C81	25.00'	39.84'	35.75'	N 46°46'55" E	91°17'56"
C82	25.00'	38.70'	34.95'	N 43°13'05" W	88°42'04"
C83	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C84	25.00'	38.77'	35.00'	S 43°08'29" E	88°51'14"
C85	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C86	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C87	125.00'	198.85'	178.54'	S 46°51'31" W	91°08'46"
C88	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C89	25.00'	39.27'	35.36'	N 47°25'53" E	90°00'00"
C90	25.00'	39.27'	35.36'	N 42°34'07" W	90°00'00"
C91	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C92	25.00'	39.27'	35.36'	S 42°34'07" E	90°00'00"
C93	25.00'	39.84'	35.75'	N 46°46'55" E	91°17'56"
C94	25.00'	38.70'	34.95'	N 43°13'05" W	88°42'04"
C95	25.00'	39.27'	35.36'	S 47°25'53" W	90°00'00"
C200	224.00'	14.47'	14.47'	N 80°43'03" W	03°42'08"
C201	224.00'	32.33'	32.30'	N 79°43'54" W	08°16'10"
C202	224.00'	34.21'	34.17'	N 70°14'27" W	08°44'59"
C203	224.00'	22.61'	22.60'	N 62°58'25" W	05°47'04"
C204	224.00'	22.20'	22.19'	N 57°14'32" W	05°40'44"
C205	224.00'	22.02'	22.01'	N 51°35'11" W	05°37'51"
C206	224.00'	22.06'	22.05'	N 45°56'58" W	05°38'50"
C207	224.00'	32.60'	32.57'	N 38°57'34" W	08°20'17"
C208	102.00'	52.26'	51.69'	S 72°53'12" E	29°21'12"
C209	25.00'	17.43'	17.08'	N 83°55'05" E	39°57'03"
C210	25.00'	18.14'	17.75'	S 55°18'59" E	41°34'48"
C211	180.00'	49.75'	49.59'	S 42°26'40" E	15°50'10"
C212	180.00'	56.94'	56.70'	S 59°25'50" E	18°07'30"
C213	180.00'	51.10'	50.93'	S 76°37'12" E	16°15'54"
C214	180.00'	8.85'	8.85'	S 86°09'38" E	02°48'57"
C215	125.00'	56.66'	56.18'	S 74°05'04" W	25°58'14"
C216	125.00'	11.70'	11.69'	S 89°45'02" W	05°21'42"
C217	52.00'	11.98'	11.95'	S 65°16'55" E	13°12'05"
C218	52.47'	20.44'	20.31'	S 55°21'18" E	22°19'04"

MATCHLINE THIS SHEET



SITE PLAN

SCALE: 1" = 100'

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SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

CONCEPT PLAN - SITEPLAN

Date:	6-30-2016
Scale:	1" = 100'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	4

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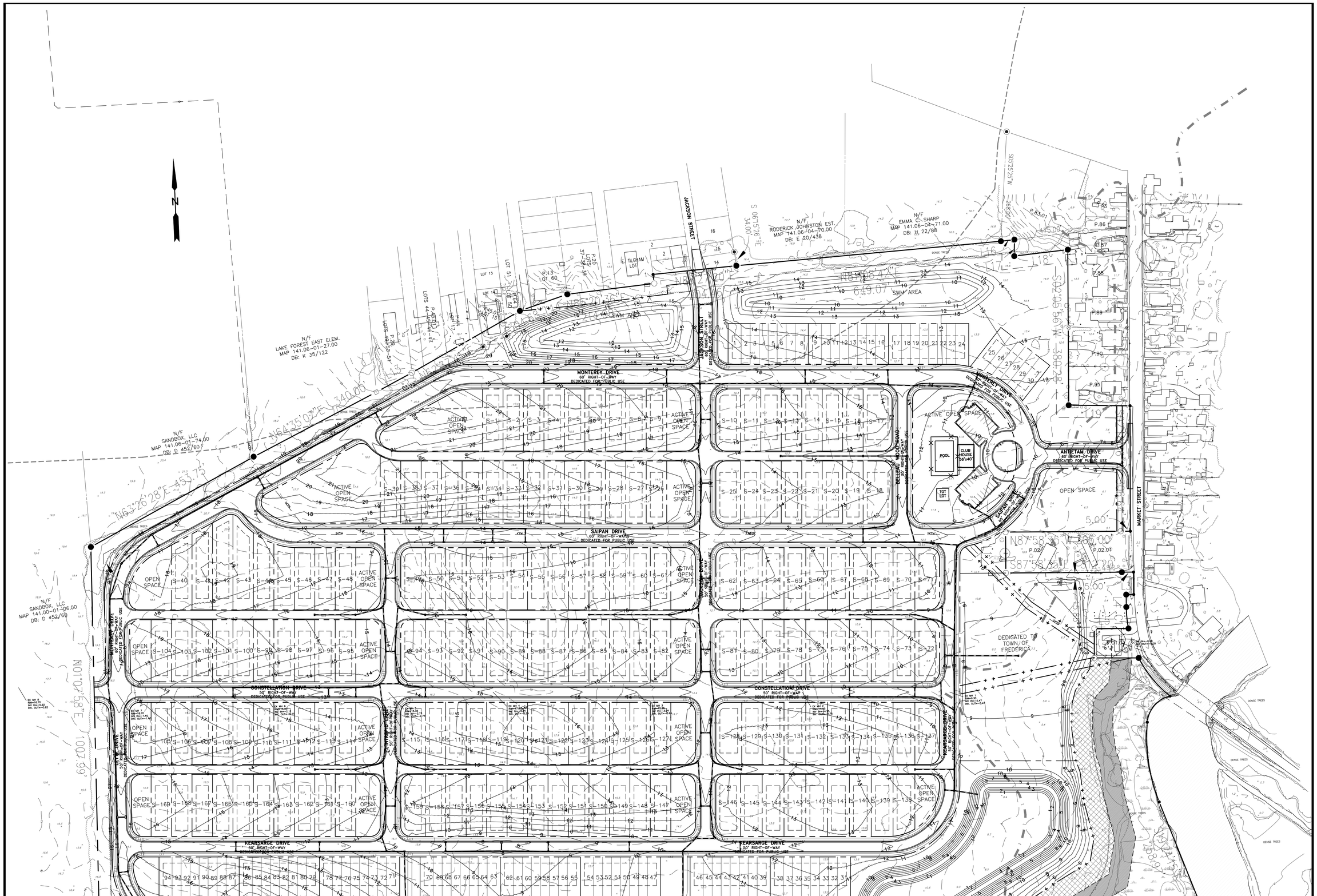

MATCHLINE SHEET 6

SITE PLAN

SCALE: 1" = 100'

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ARCHITECTS, ENGINEERS & SURVEYORS
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CONCEPT PLAN - GRADING

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

Date:	6-30-2016
Scale:	1" = 100'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	5

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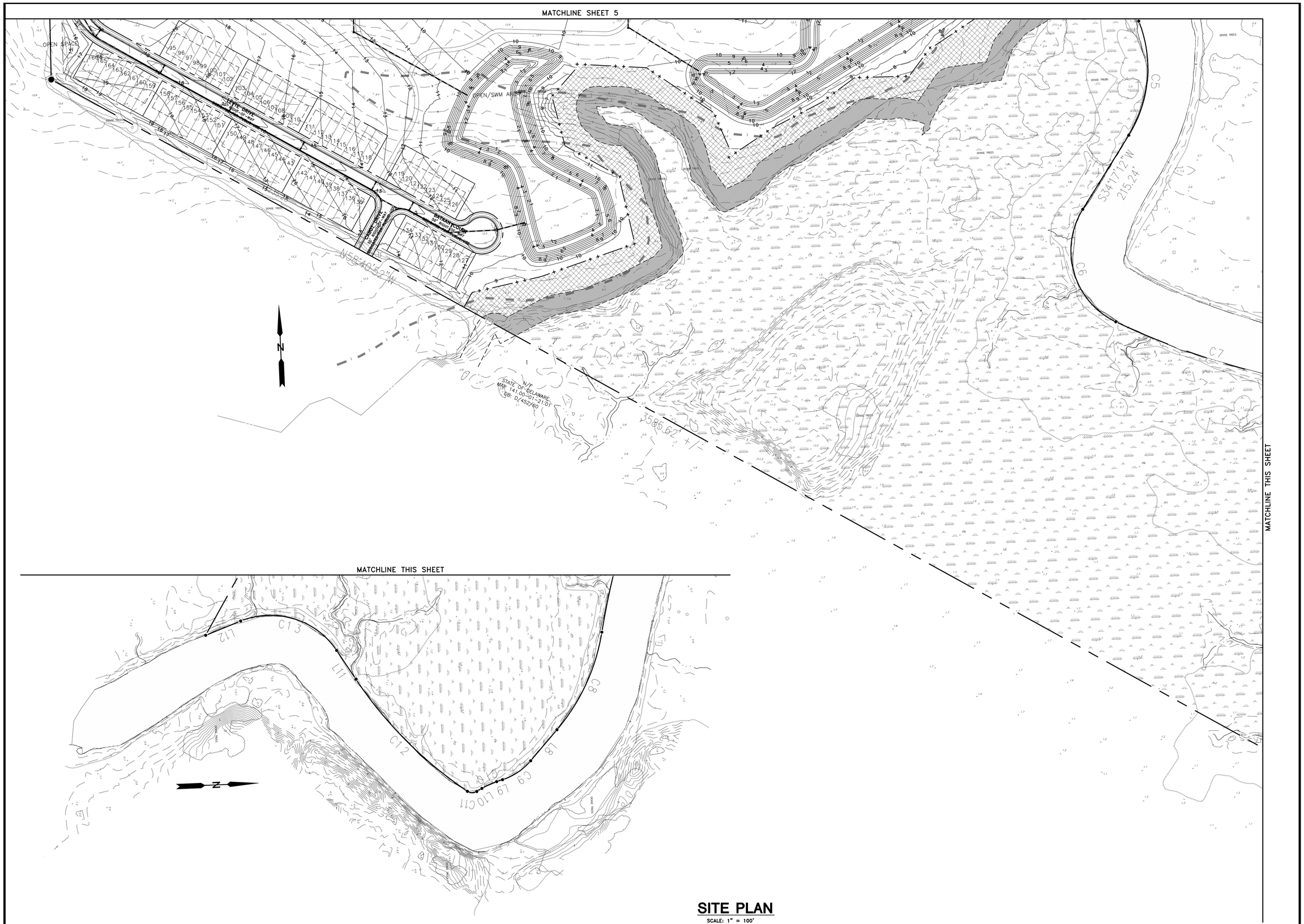

SITE PLAN

SCALE: 1" = 100'

DAVIS, BOWEN & FRIEDEL, INC.
ARCHITECTS, ENGINEERS & SURVEYORS
SALISBURY, MARYLAND (410) 543-9091
MILFORD, DELAWARE (302) 424-1441

CONCEPT PLAN - GRADING

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

Date:	6-30-2016
Scale:	1" = 100'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	6

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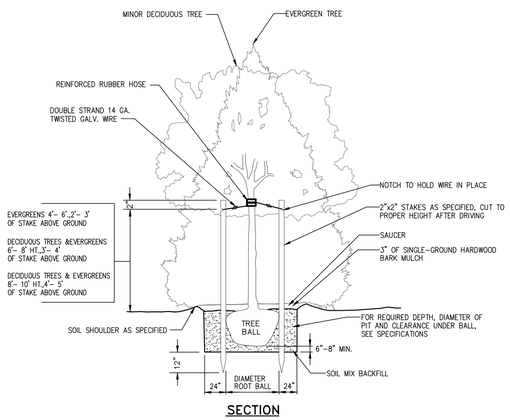
LANDSCAPE PLANT SCHEDULE

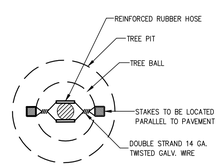
SYMBOL	KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY
		DECIDUOUS TREE			
	AR	Acer rubrum 'Red Sunset'	RED MAPLE	2 – 2 1/2" Cal., B&B	40
	AS	Acer saccharum 'Green Mountain'	SUGAR MAPLE	2 – 2 1/2" Cal., B&B	17
	CC	Cercis canadensis	EASTERN REDBUD	2 – 2 1/2" Cal., B&B	6
	CK	Cornus kousa	KOUSA DOGWOOD	2 – 2 1/2" Cal., B&B	5
	GT	Gleditsia triacanthos 'inermis'	THORNLESS HONEY LOCUST	2 – 2 1/2" Cal., B&B	111
	QM	Quercus macrocarpa	WILLOW OAK	2 – 2 1/2" Cal., B&B	47
	MF	Malus floribunda 'Snowdrift'	"SNOWDRIFT" CRABAPPLE	2 – 2 1/2" Cal., B&B	8
	PY	Prunus x yedoensis	YOSHINO CHERRY	2 – 2 1/2" Cal., B&B	8
	TC	Tilia cordata	LITTLELEAF LINDEN	2 – 2 1/2" Cal., B&B	51
	ZS	Zelkova serrata	JAPANESE ZELKOVA	2 – 2 1/2" Cal., B&B	64
		EVERGREEN TREE			
	TS	Tsuga canadensis	CANADIAN HEMLOCK	5'/6' Ht.	49
	JV	Juniperus virginiana	EASTERN RED CEDAR	5'/6' Ht.	53

GENERAL LANDSCAPE NOTES

1. QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK".
2. CONTRACTOR SHALL BE REQUIRED TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER INSTALLATION IS COMPLETE AND FINAL ACCEPTANCE OF PHASE I SITE WORK HAS BEEN GIVEN. AT THE END OF ONE YEAR ALL PLANT MATERIAL WHICH IS DEAD OR DYING SHALL BE REPLACED AT THE CONTRACTOR'S EXPENSE AS ORIGINALLY SPECIFIED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
4. NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER.
5. ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN.)
6. EVERGREEN TREES SHALL HAVE A FULL, WELL–BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.
7. ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'–0" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE STAKING DETAIL SHOWN.
8. THE FULL EXTENT OF ALL PLANTING BEDS SHALL RECEIVE 4" OF TOPSOIL AND 3" OF BARK MULCH PER SPECIFICATIONS.
9. THE CONTRACTOR SHALL SUPPLY ALL PLANT MATERIALS IN QUANTITIES SUFFICIENT TO COMPLETE THE PLANTINGS SHOWN ON THIS DRAWING AND AS SPECIFIED.
10. ALL PLANTS SHALL BEAR THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANT'S ORIGINAL GRADE BEFORE DIGGING.
11. THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24–HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.



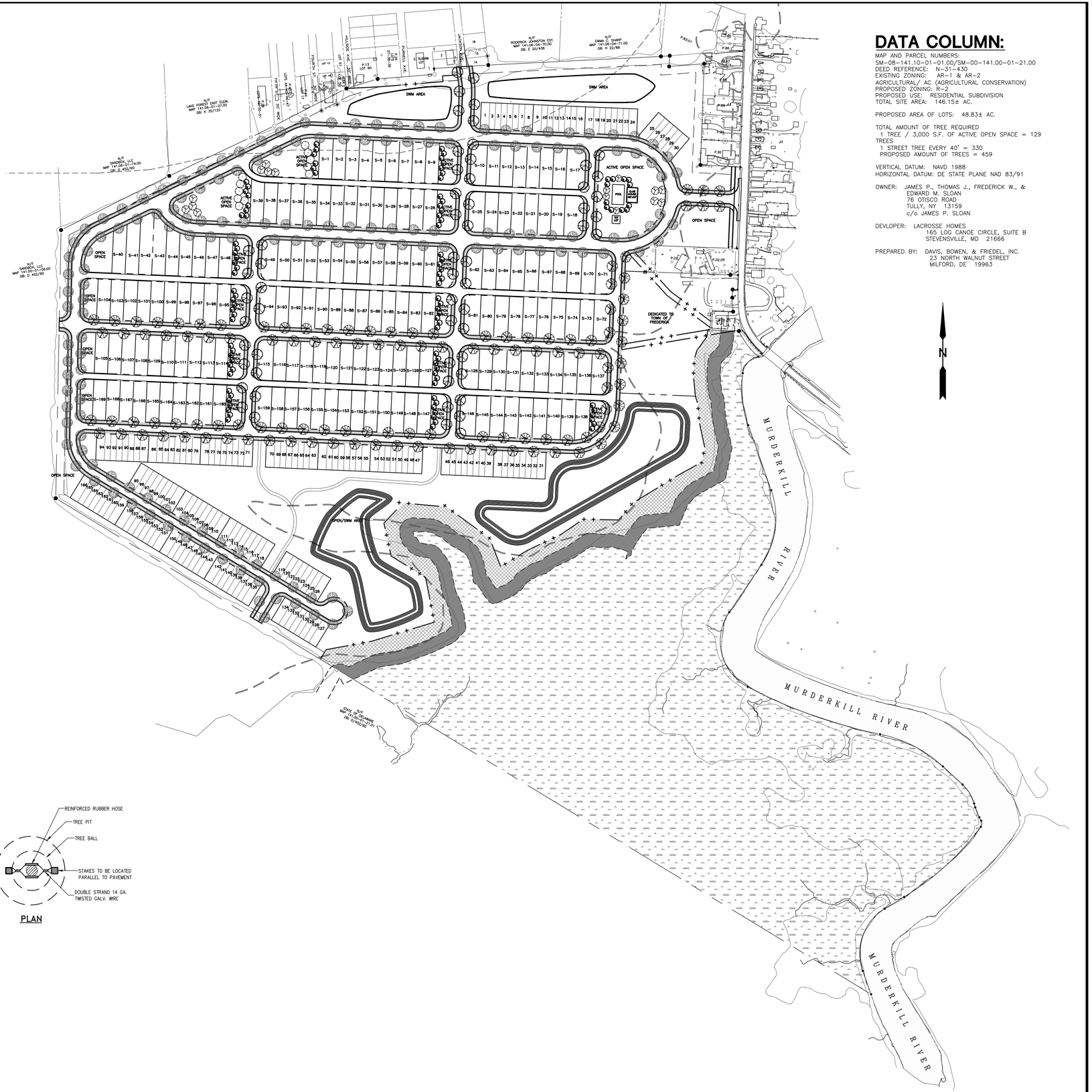
SECTION



PLAN

STAKING DETAIL

NO SCALE



DATA COLUMN:

MAP AND PARCEL NUMBERS:
SM–08–141.10–01–01.00/SM–00–141.00–01–21.00
DEED REFERENCE: N–31–430
EXISTING ZONING: AR–1 & AR–2
AGRICULTURAL/ AC (AGRICULTURAL CONSERVATION)
PROPOSED ZONING: R–2
PROPOSED USE: RESIDENTIAL SUBDIVISION
TOTAL SITE AREA: 146.15± AC.

PROPOSED AREA OF LOTS: 48.83± AC.

TOTAL AMOUNT OF TREE REQUIRED
1 TREE / 3,000 S.F. OF ACTIVE OPEN SPACE = 129
TREES
1 STREET TREE EVERY 40' = 330
PROPOSED AMOUNT OF TREES = 459

VERTICAL DATUM: NAVD 1988
HORIZONTAL DATUM: DE STATE PLANE NAD 83/91

OWNER: JAMES P., THOMAS J., FREDERICK W., & EDWARD M. SLOAN
76 OTISCO ROAD
TULLY, NY 13159
c/o JAMES P. SLOAN

DEVLOPER: LACROSSE HOMES
165 LOG CANOE CIRCLE, SUITE B
STEVENSVILLE, MD 21666

PREPARED BY: DAVIS, BOWEN, & FRIEDEL, INC.
23 NORTH WALNUT STREET
MILFORD, DE 19963

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CONCEPT PLAN - LANDSCAPE OVERVIEW

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

Date:	6–30–2016
Scale:	1" = 180'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	7

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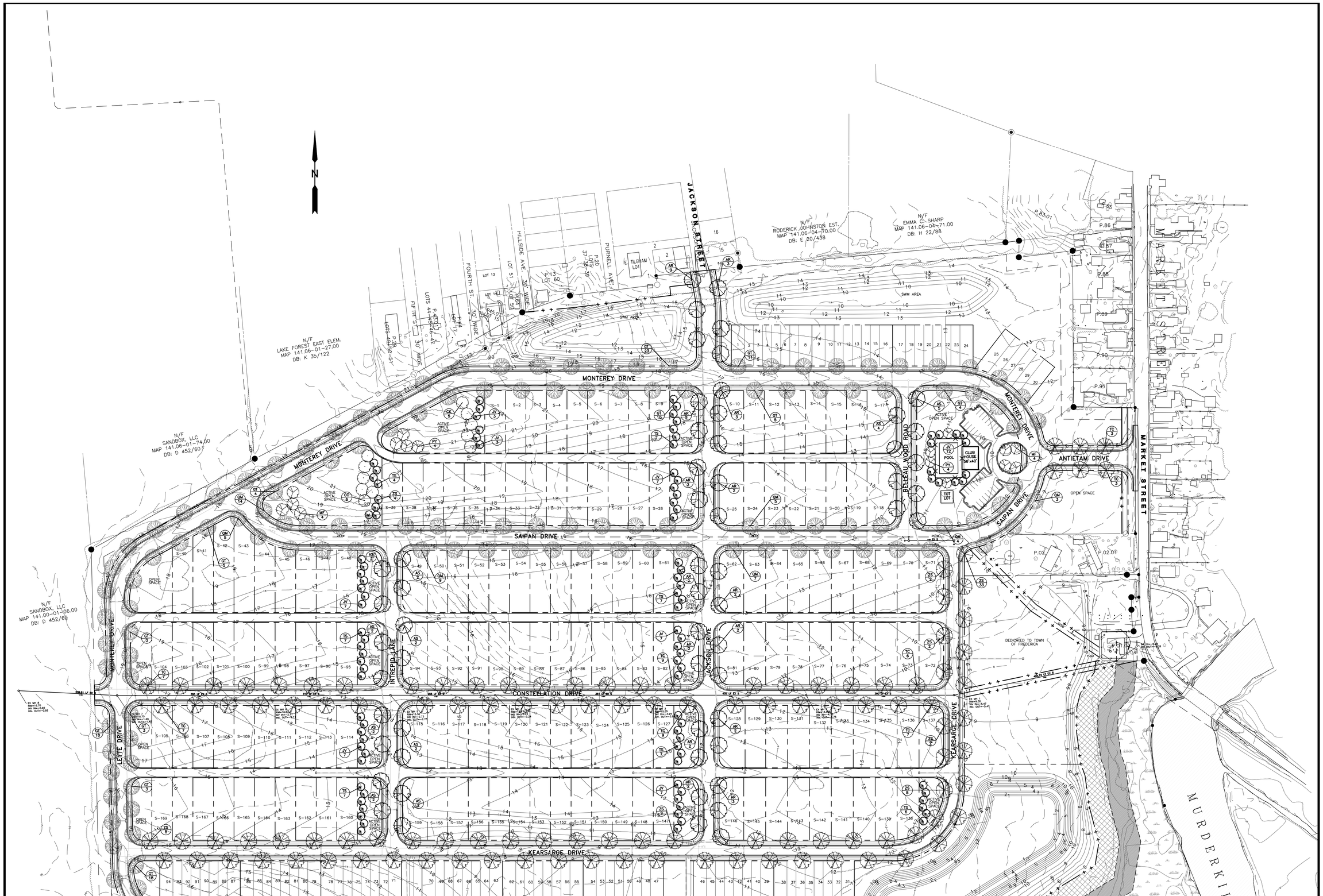

MATCHLINE SHEET 9

SITE PLAN

SCALE: 1" = 100'

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CONCEPT PLAN - LANDSCAPE PLAN

HARBOURTOWNE
SOUTH MURDERKILL HUNDRED
FREDERICA, KENT COUNTY, DELAWARE

Date:	6-30-2016
Scale:	1" = 100'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	8

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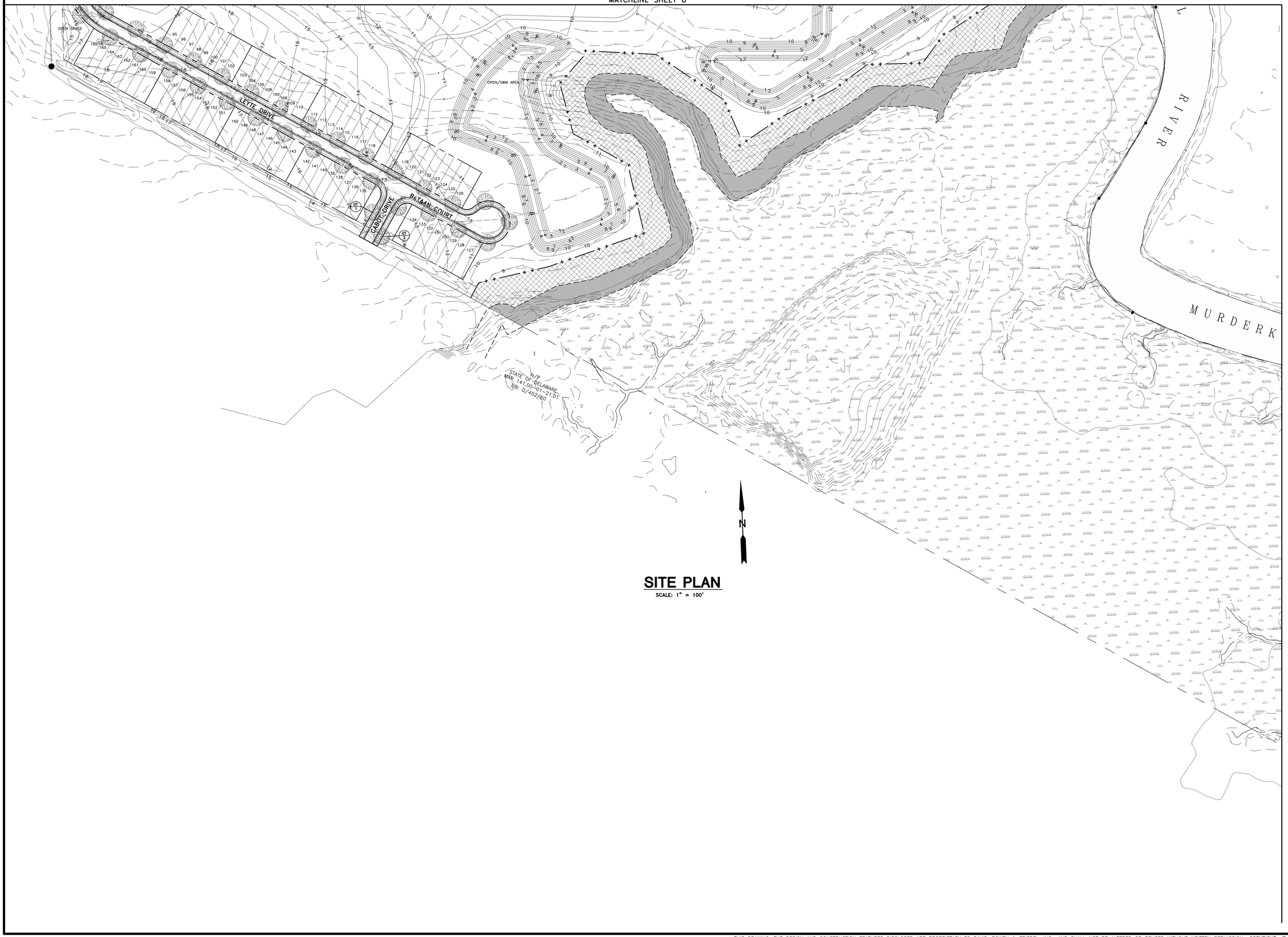
MATCHLINE SHEET 8



SITE PLAN

SCALE: 1" = 100'

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CONCEPT PLAN - LANDSCAPE PLAN

HARBOURTOWNE

SOUTH MURDERKILL HUNDRED

FREDERICA, KENT COUNTY, DELAWARE

Date:	6-30-2016
Scale:	1" = 100'
Dwn.By:	ACM
Proj.No.:	P2317A16.006
Dwg.No.:	9

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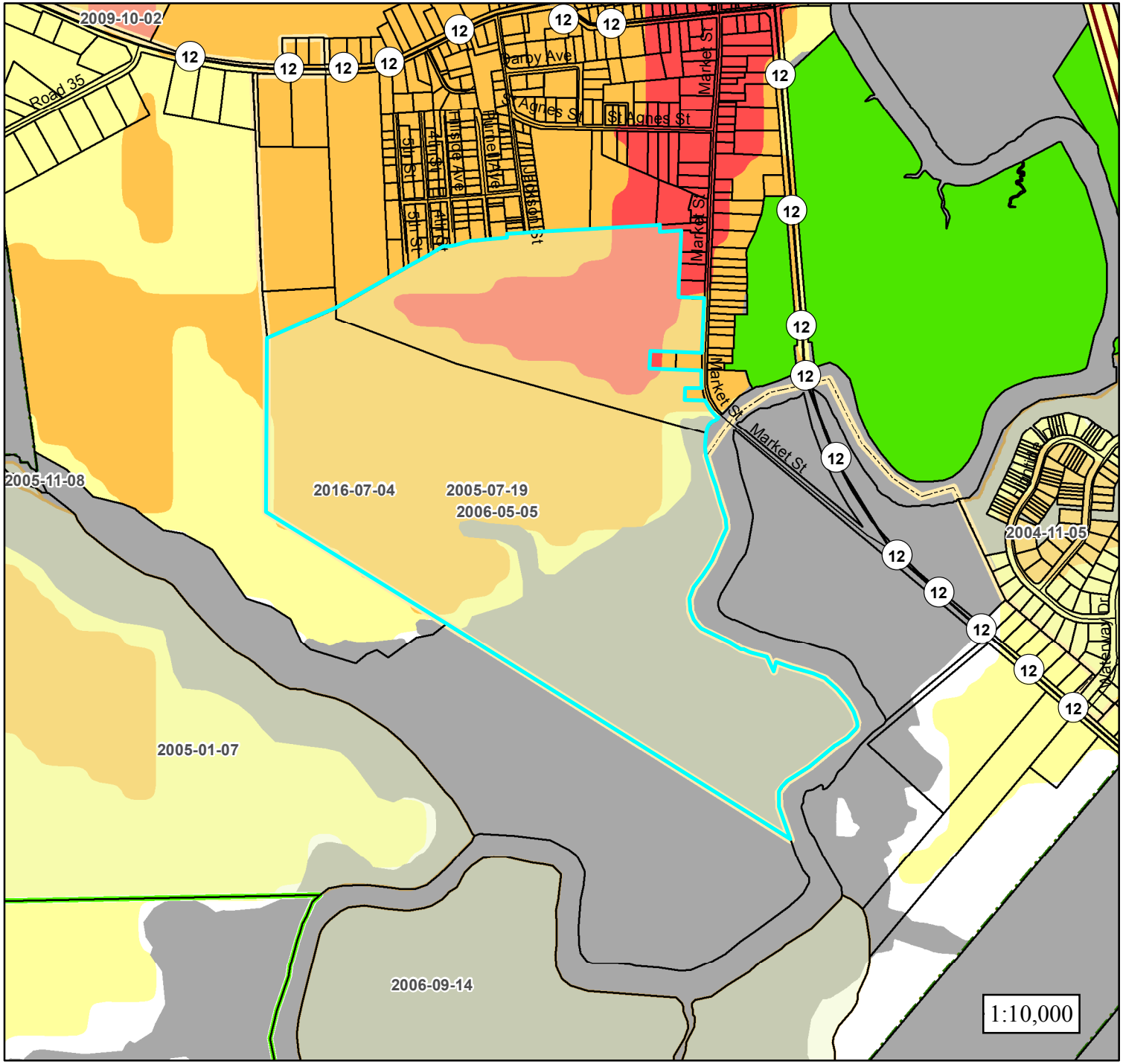
Preliminary Land Use Service (PLUS)



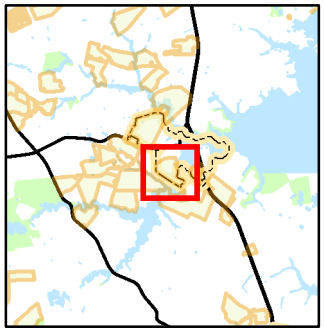
Harbourtowne
2016-07-04

Legend

2015 State Strategies

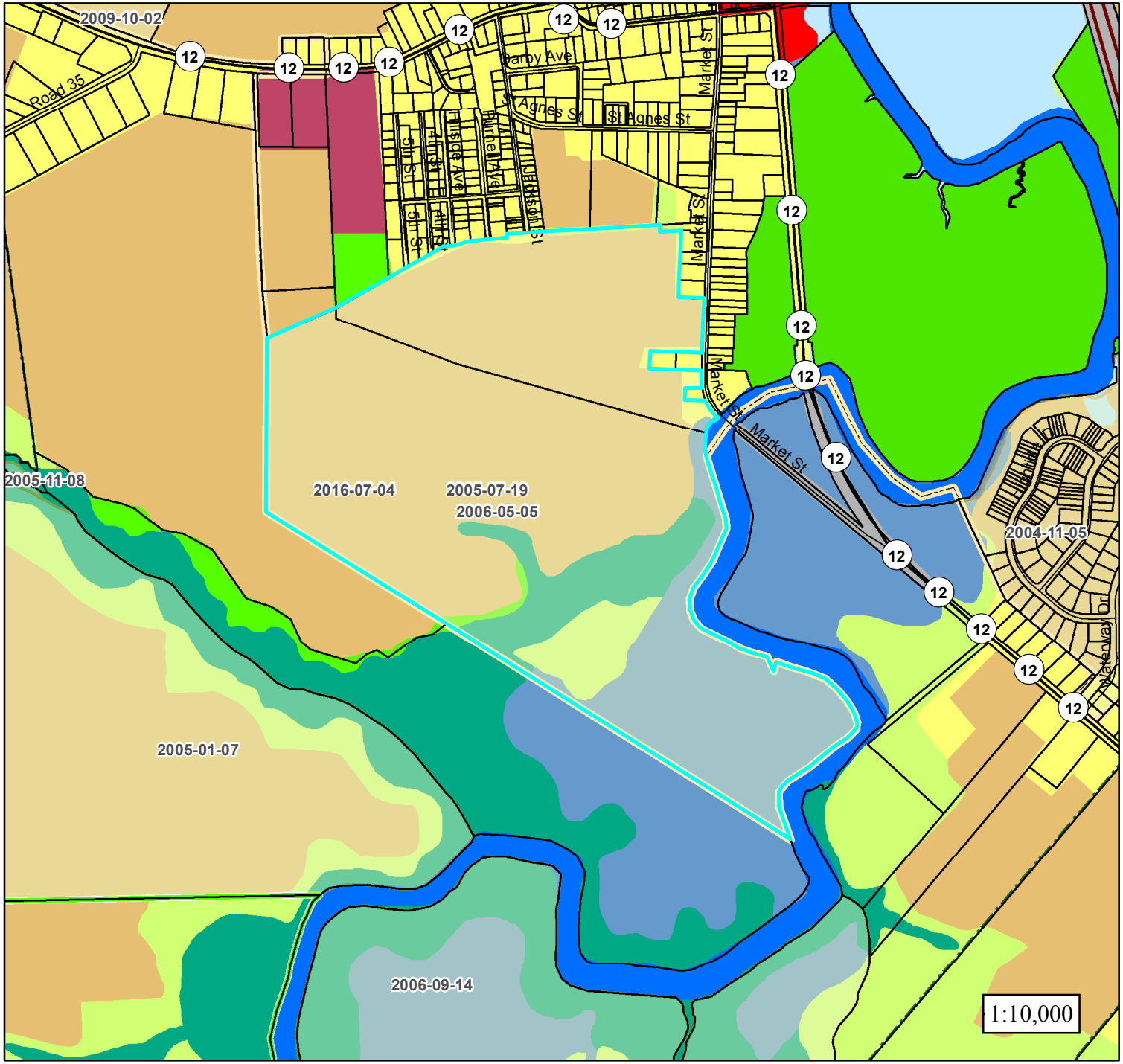
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- PLUS Project Areas

Location Map



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

Preliminary Land Use Service (PLUS)



Harbourtowne
2016-07-04

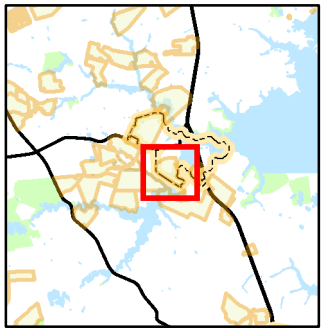
Legend

- PLUS Project Areas

2007 Land Use
LULC Category

- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- Rangeland
- Orchards/Nurseries/Horticulture
- Deciduous Forest
- Evergreen Forest
- Mixed Forest
- Shrub/Brush Rangeland
- Clear-cut
- Man-made Reservoirs and Impoundments
- Marinas/Port Facilities/Docks
- Open Water
- Emergent Wetlands - Tidal and Non-tidal
- Forested Wetlands - Tidal and Non-tidal
- Scrub/Shrub Wetlands - Tidal and Non-tidal
- Sandy Areas and Shoreline
- Extraction and Transitional

Location Map



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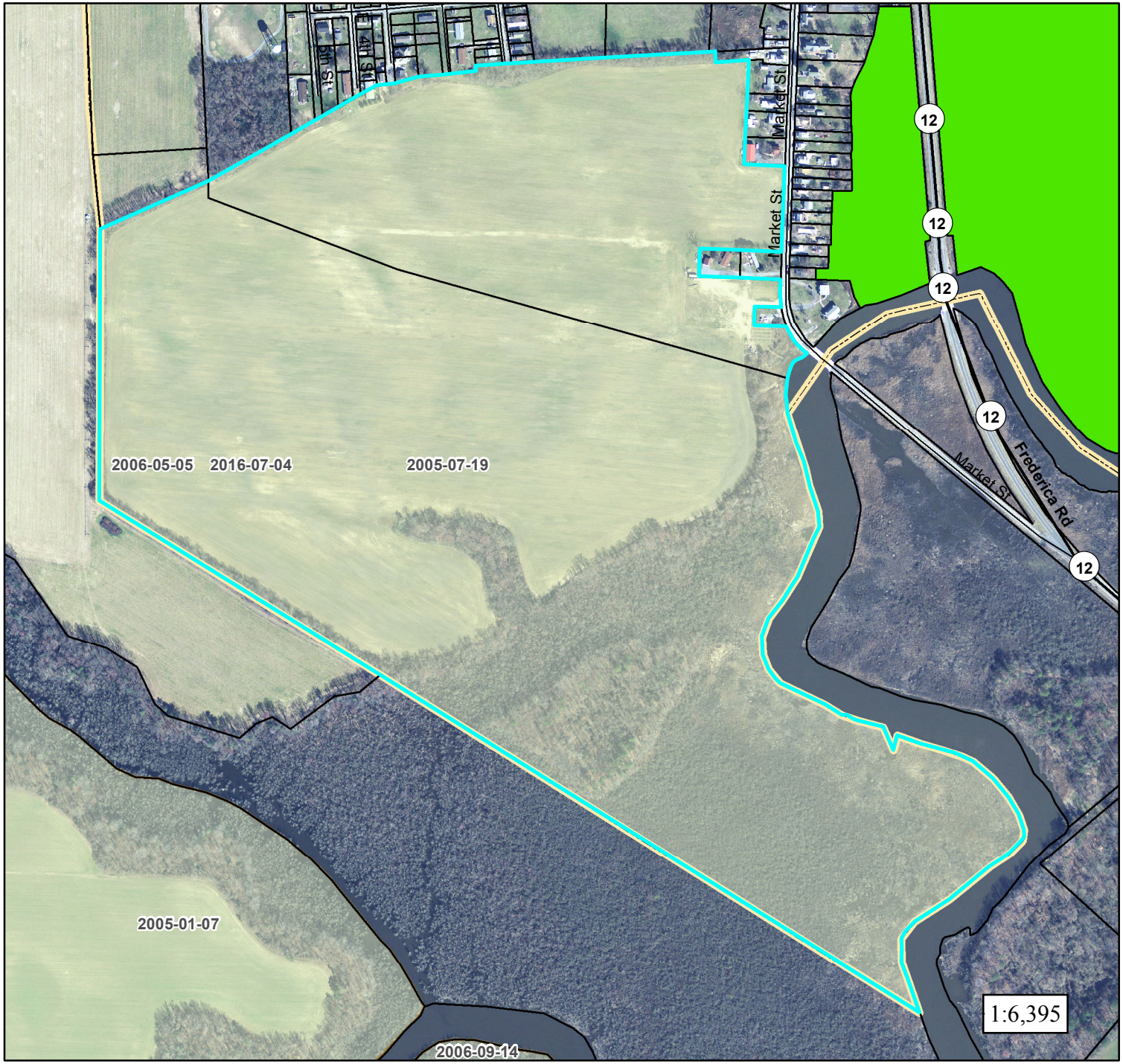
Preliminary Land Use Service (PLUS)

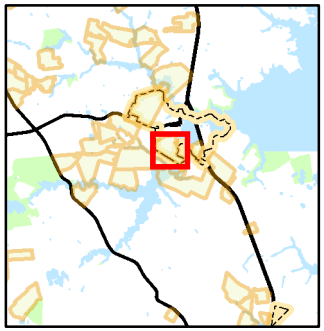


Harbourtowne
2016-07-04

Legend

PLUS Project Areas

Location Map



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