

<h2 style="margin: 0;">Preliminary Land Use Service (PLUS)</h2> <p style="margin: 0;">Delaware State Planning Coordination 122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661</p>		
<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>2016-09-04</u> Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): <u>2/3</u></p>		
1. Project Title/Name:		
2. Location (please be specific):		
3. Parcel Identification #: <u>07-031.00-001, 07-031.00-014, 08-027.00-001, and 08-027.00-007</u>		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: <u>afinerosky@pettinaro.com</u>
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email: <u>afinerosky@pettinaro.com</u>
8. Project Designer/Engineer:		
Address:		
City:	State:	Zip:
Phone:	Fax:	Email:
9. Please Designate a Contact Person, including phone number, for this Project:		

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: 2,300

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 areas that can connect are the parcel on the west of Hercules Road could connect to land near Canterbury Hills. The cul-de-sac (Spyglass) could be connected to the Ashland Research Center but additional land would need to be obtained. The applicant is willing to talk about any logical connections.

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

Are there proposed sidewalks? Yes No; bike paths Yes No
could be connected to the Ashland Research Center but additional land would need to be obtained. The applicant is willing to talk about any logical connections.
 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: Andrea Finerosky phone number: (302) 000-0708

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.

Andrea Finerosky, AUTH AGENT
 Signature of property owner

8/30/16
 Date

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

8/30/16
 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.

NOTES:

- THIS PLAN DEPICTS THE SUBDIVISION OF 205.27 AC. INTO 262 NEW SINGLE-FAMILY DETACHED AND TOWNHOUSE DWELLING UNITS IN THE S (SUBURBAN) ZONING DISTRICT USING OPEN SPACE PLANNED SUBDIVISION.
- TRACT EXISTS IN FOUR (4) PARCELS:
(5) TMP: 07-031.00-001, 07-031.00-014, 08-027.00-001, 08-027.00-007
ADDRESS: CHRISTIANA/MILL CREEK HUNDREDS
NEW CASTLE, DE
OWNER: GOLF COURSE ASSOC., LLC
234 NORTH JAMES STREET
NEWPORT, DE 19804
- FLOODPLAIN LINES TAKEN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM FLOOD INSURANCE RATE MAP FOR NEW CASTLE COUNTY, DE. MAP NUMBER 1000300454, REVISED JANUARY 17, 2007. THE LINES WERE TRANSFERRED TO THE BASE FLOOD ELEVATIONS. FLOOD STUDY FOR NON DELINEATED FLOODPLAIN REPORT FOR DELAWARE NATIONAL PREPARED BY VAN DEMARK & LYNCH, INC., DATED FEBRUARY 2012 FOR FLOODPLAIN ALONG "BLUE LINE STREAMS".
- THE WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL DATED JANUARY 1987 OR AS LATER AMENDED, FOR A METES AND BOUNDS DESCRIPTION OF THE WETLANDS, SEE THE WETLANDS REPORT PREPARED BY A.D. MARBLE DATED MARCH 2010. NO WETLAND DISTURBANCE IS PROPOSED BY THIS PLAN.
- PLANIMETRIC AND TOPOGRAPHIC FEATURES WERE COMPILED BY PHOTOGRAMMETRIC METHODS FROM AERIAL PHOTOGRAPHY AND SUPPLEMENTAL FIELD VERIFICATION PERFORMED BY E.S.E. CONSULTANTS, INC. IN JANUARY 2010. AERIAL PHOTOGRAPHY PERFORMED BY KEYSTONE AERIAL SURVEYS ON DECEMBER 18, 2009 WITH A PHOTO SCALE OF 1" = 300'.
- OUTBOUND INFORMATION TAKEN FROM A PLAN ENTITLED, "HERCULES, PARCELS 2, 3, 4 AND 9, ALSO KNOWN AS HERCULES RESEARCH CENTER & COUNTRY CLUB, BOUNDARY SURVEY", DATED MARCH 30, 2010, PREPARED BY TETRA TECH ARCHITECTS & ENGINEERS, NEWARK, DELAWARE.
- THE HORIZONTAL DATUM IS NAD83 (2007) AND WAS ESTABLISHED FROM NGS MONUMENT "GPS NC 3". THE VERTICAL DATUM IS NAVD83 (USFT) AND WAS ESTABLISHED FROM "GPS NC 3", ELEVATION 177.21.
- SOURCE OF TITLE: PARCEL NOS. 07-031.00-001, 07-031.00-014, 08-027.00-001, 08-027.00-007, GOLF COURSE ASSOCIATES LLC, DEED INSTRUMENT #20090317-0015143.
- WRPA: NO PORTION OF THE SITE FALLS WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) "FLOOD PLAIN/EROSION PRONE SLOPES" AS SHOWN ON WRPA MAP 1 OF 3, DATED 1987, REVISED FEBRUARY 2006 AS PREPARED BY UNIVERSITY OF DELAWARE WATER RESOURCES AGENCY.
- WATER SUPPLY: ARTESIAN WATER COMPANY
- COUNCILMANIC DISTRICT: 3
- DENSITY/BULK REQUIREMENTS
TOTAL BUILDABLE SITE 205.27 ACRES
REQUIRED PROVIDED
MIN. OSR/LSR 50% 65%
MAX. GROSS DENSITY 1.3 1.28
MAX. NET DENSITY 5.2 2.6
MIN. SITE AREA (AC) 205.27
MIN. LOT AREA AREA (SF) VARIES VARIES (SEE TYP.)
MIN. LOT WIDTH (FT) VARIES VARIES (SEE TYP.)
MIN. FRONT YARD (FT) VARIES VARIES (SEE TYP.)
MIN. SIDE YARD (FT) VARIES VARIES (SEE TYP.)
MIN. REAR YARD (FT) VARIES VARIES (SEE TYP.)
MAX. BUILDING HEIGHT (FT) VARIES VARIES (SEE TYP.)
- SUBDIVISION COVERAGE AREA AS FOLLOWS:
GROSS SITE AREA 205.27 AC
LAND CUT OFF FROM USE BY RAILROAD, HIGHWAY OR WATERBODY (OPEN SPACE "G") 2.12 AC
ULTIMATE ROW (HERCULES ROAD) 0.00 AC
ULTIMATE ROW (LANCASTER PIKE) 0.58 AC
ULTIMATE ROW (PENN OAK DRIVE) 0.00 AC
BASE SITE AREA 202.57 AC
TOTAL R.O.W. COVERAGE (INTERIOR ROADS) 16.57 AC
TOTAL AREA OF PROPOSED LOTS 53.07 AC
TOTAL USABLE OPEN SPACE (2.63 AC REQUIRED) 2.90* AC
TOTAL NATURAL RESOURCE PRIVATE OPEN SPACE (30.4%) 61.68 AC
TOTAL AREA OF STORMWATER MANAGEMENT AREAS 7.87 AC
TOTAL LENGTH OF PROPOSED STREETS 13,524 LF
- * +/-11,700 SF OF EXISTING OR PROPOSED WALKPATH IS TO BE USED AS ADDITIONAL USABLE OPEN SPACE (NCC CODE SECTION 20.225.B.9.e).
- ALL PROPOSED STREETS ARE 50' ROW UNLESS NOTED OTHERWISE
COBBS CREEK WAY ROW (50' ROW) 635 LF 0.790 AC
CALUSA PINES WAY ROW (50' ROW) 1,391 LF 1.660 AC
MERION DRIVE ROW (50' ROW) 524 LF 0.596 AC
MUIRFIELD WAY ROW (60' ROW) 858 LF 0.906 AC
MUIRFIELD WAY ROW (50' ROW) 868 LF 1.026 AC
SPYGLASS HILL WAY ROW (50' ROW) 3,890 LF 4.522 AC
BETHPAGE DRIVE ROW (50' ROW) 310 LF 0.371 AC
ROLLING OAKS WAY ROW (60' ROW) 1,500 LF 1.988 AC
ROLLING OAKS WAY ROW (50' ROW) 900 LF 1.113 AC
SAWGRASS COURT ROW (50' ROW) 707 LF 0.873 AC
PRAIRIE DUNES DRIVE ROW (50' ROW) 860 LF 1.001 AC
SHINNECOCK DRIVE ROW (60' ROW) 930 LF 1.271 AC
PHALEN COURT ROW (50' ROW) 351 LF 0.458 AC
TOTAL LENGTH OF 50' ROW 10,438 LF
TOTAL LENGTH OF 60' ROW 3,088 LF
TOTAL R.O.W. AREA: 16.574 AC
- NATURAL RESOURCE PROTECTION
PROTECTION RATIO RESOURCE AREA REQUIRED PROPOSED PROTECTION
AC. % AC. AC.
FLOODPLAIN 100 24.95 24.95 24.95 (100%)
WETLANDS 100 7.82 7.82 7.82 (100%)
RIPARIAN BUFFER* 100 55.05 55.05 55.05 (100%)
DRAINAGEWAYS 40 1.48 0.59 1.13 (76%)
STEEP SLOPES
> 25% 100 10.65 10.65 10.65 (100%)
15-25% 50 28.38 14.19 17.71 (62%)
FORESTS
MATURE 70 28.53 19.86 23.58 (83%)
* RBA PORTION IS INCLUSIVE OF THE WETLANDS AND FLOODPLAINS AREAS.
- THIS PLAN ACCURATELY REFLECTS SITE CONDITIONS AND THE PROPOSED DEVELOPMENT AND IS IN COMPLIANCE WITH THE RECORD PLAN AND THE NCC DRAINAGE CODE.
- ALL FORESTS HAVE BEEN CONSIDERED MATURE FOR THE PURPOSES OF NATURAL RESOURCE CALCULATIONS.
- ALL RIPARIAN BUFFER AREAS SHALL BE REVEGETATED AS PER SECTION 10.331 OF THE UDC AND SHOWN IN THE LANDSCAPE PLAN.
- THE DEVELOPER AND/OR ITS ASSIGNS SHALL, DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD, INSTALL A STREET SIGN TO PROVIDE NOTICE TO POTENTIAL PURCHASERS THAT A INTERCONNECTION IS PLANNED VIA THE EXTENSION OF MERION DRIVE TO THE EAST IN THE EVENT THE ADJOINING PROPERTY IS DEVELOPED IN THE FUTURE OR PROPOSED. SUCH SIGN SHALL BE OF A METAL DELDOT REGULATION STREET SIGN AND SHALL BE PLACED AT THE END OF THE STUB STREET IN THE RIGHT-OF-WAY. THE SIGN SHALL INDICATE STREET CONNECTION TO FUTURE DEVELOPMENT. THE SIGN SHALL ALSO REFERENCE NEW CASTLE COUNTY DEPARTMENT OF LAND USE AND THE RESPECTIVE INSTRUMENT NUMBER OF THIS RECORD PLAN. IN THE EVENT WHERE MERION DRIVE IS NOT CONSTRUCTED UNTIL FUTURE PHASES, THE DEVELOPER SHALL MOVE THE SIGN AS NECESSARY (TO BE DETERMINED BY THE DEPARTMENT OF LAND USE) TO THE END OF THE STUB STREET AS CONSTRUCTION OCCURS. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS MADE.
- THE DEVELOPER AND/OR ITS ASSIGNS SHALL OBTAIN WRITTEN ACKNOWLEDGEMENT AS A PART OF ANY AGREEMENT OF SALE FROM A PROSPECTIVE HOMEBUYER AS TO AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTION.
- THE DEVELOPER AND/OR ITS ASSIGNS SHALL APPEND A NOTIFICATION TO EVERY NEW DEED IN DELAWARE NATIONAL STATING THE NAME OF THE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION, AND THE NAME OF EVERY STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED OR PLANNED.
- SEQUENCE OF CONSTRUCTION FOR BIORETENTION AREAS:
1.1. FACILITY LOCATION STAKED IN FIELD WITH ORANGE FENCING.
1.2. INSTALLATION OF ANY SWM AREA SHALL BE PROHIBITED UNLESS ALL RUNOFF IS DIRECTED TO AN ADEQUATE SEDIMENT CONTROL PRACTICE OR ALL UPSTREAM DRAINAGE AREAS ARE PERMANENTLY STABILIZED.
1.3. EXCAVATE FACILITY FROM SIDE TO PREVENT COMPACTION (PROHIBIT EQUIPMENT IN BOTTOM)
1.4. SCARIFY BOTTOM AND SIDES PRIOR TO PLACEMENT OF SYSTEM COMPONENTS.
1.5. PRE-SOAK PLANTING MEDIA IN ONE FOOT LIFTS DURING INSTALLATION TO LIMIT POST-CONSTRUCTION SETTLEMENT.
1.6. MEDIA MUST BE SUPPLIED BY A DNREC APPROVED SUPPLIER.
1.7. PLANT LANDSCAPING.
1.8. TOP DRESS WITH 3-INCHES OF TRIPLE SHREDDED HARDWOOD MULCH.
- INSPECTION AND MAINTENANCE (FOR ALL BIORETENTION AREAS):
1.1. SEMI ANNUAL INSPECTION.
1.2. INSPECTION AFTER 2-INCH RAINFALL EVENT OR GREATER.
1.3. PRUNE HERBACEOUS PLANTS IN SPRING.
1.4. SELECTIVELY APPLY HERBICIDE TO CONTROL INVASIVE PLANT SPECIES.
1.5. PRUNE TREES AND SHRUBS AS PRESCRIBED ON LANDSCAPE PLAN.
1.6. RAKE MULCH YEARLY TO LOOSEN AND PROMOTE INFILTRATION. ADD TRIPLE SHREDDED MULCH AS NEEDED TO MAINTAIN 3 INCH MULCH LAYER, AS DESIRED.
1.7. FOR ADDITIONAL REQUIREMENTS/SPECIFICATIONS/NOTES, REFER TO THE OPEN SPACE MANAGEMENT PLANS, SHEET 20.
- SEQUENCE OF CONSTRUCTION FOR BIO-SWALES:
1.1. FACILITY LOCATION STAKED IN FIELD WITH ORANGE FENCING.
1.2. DRAINAGE AREA STABILIZED OR TEMPORARILY DIVERTED PRIOR TO INSTALLATION.
1.3. INSTALL UNDERDRAINS, AS APPLICABLE.
1.4. SCARIFY BOTTOM AND SIDES PRIOR TO PLACEMENT OF SYSTEM COMPONENTS.
1.5. ROTO-TILL TOPSOIL INTO SUB-SOIL AND FINAL GRADE.
1.6. PLANT SPECIFIED TURF OR NATIVE GRASSES.
1.7. ALLOW SUFFICIENT TIME FOR ESTABLISHMENT OF VEGETATION PRIOR TO ACCEPTANCE OF FLOWS.
- INSPECTION AND MAINTENANCE (FOR ALL BIO-SWALES):
1.1. SEMI ANNUAL INSPECTION.
1.2. INSPECTION AFTER 2-INCH RAINFALL EVENT OR GREATER.
1.3. STABILIZE ERODED AREAS WITH APPROPRIATE MATTING AND REPLANT.
1.4. IF TURF GRASS, MULCH MOW TO TWICE THE WATER QUALITY STORM EVENT HEIGHT. SPECIFY WATER QUALITY FLOW DEPTH ON PLAN.
1.5. IF NATIVE GRASSES USED, STANDING STALKS SHALL BE CUT TO 12-INCHES IN THE SPRING.
1.6. SELECTIVELY APPLY HERBICIDE TO CONTROL INVASIVE PLANT SPECIES.
1.7. FOR ADDITIONAL REQUIREMENTS/SPECIFICATIONS/NOTES, REFER TO THE OPEN SPACE MANAGEMENT PLANS, SHEET 20.
- NOTES AND SPECIFICATIONS (FOR ALL BIORETENTION FACILITIES (BOTH INFILTRATING AND NON-INFILTRATING)):
1. UNDERDRAIN PIPE TO BE FILTER-WRAPPED 4" OR 6" PERFORATED SDR 35 PVC PIPE WITH THREE ROWS OF 5/8" PERFORATIONS ON 6" CENTERS. THE GASKETS SHALL BE COMPATIBLE WITH PVC SCHEDULE-40K, STAR SEAL OR EQUIVALENT.
2. THE WOVEN GEOTEXTILE SEPARATION SHALL BE INSTALLED ON TOP OF THE STONE DRAINAGE LAYER AND SHALL BE SYNTHETIC INDUSTRIES GEOTEX 111F, MIRAFI FW 402 OR AN APPROVED EQUIVALENT.
3. A CCR IS REQUIRED TO MONITOR AND APPROVE THE CONSTRUCTION OF THE BIORETENTION AREA. AT A MINIMUM THE CCR SHALL REVIEW AND APPROVE THE BOTTOM OF THE EXCAVATION, THE PLACEMENT OF THE DRAINAGE PIPE AND STONE, THE PLACEMENT OF THE PLANTING SOIL, THE INSTALLATION OF THE PLANTINGS, AND THE FINAL STABILIZATION. CERTIFICATION OF THE PLANTING MIX IS REQUIRED TO BE SUBMITTED TO THE ENGINEER PRIOR TO PLACING ANY PLANTING SOIL.
4. INSTALLATION OF ANY SWM AREA SHALL BE PROHIBITED UNLESS ALL RUNOFF IS DIRECTED TO AN ADEQUATE SEDIMENT CONTROL PRACTICE OR ALL UPSTREAM DRAINAGE AREAS ARE PERMANENTLY STABILIZED.
5. PLANTING SOIL MIX MUST BE PROVIDED BY A DNREC APPROVED SUPPLIER (SELECT SOILS - AVON GROVE, PA OR KAYE CONSTRUCTION - SEAFORD, DE.)
- INSPECTION & MAINTENANCE (FOR ALL DRY PONDS):
1.1. SEMI ANNUAL INSPECTION.
1.2. INSPECTIONS AFTER A 2-INCH RAINFALL EVENT OR GREATER.
1.3. MAINTENANCE IN ACCORDANCE WITH NEW CASTLE COUNTY DRAINAGE CODE (NCCC CHAPTER 12.06.001.B1).
- INSPECTION & MAINTENANCE (FOR ALL INFILTRATION BASINS):
1.1. SEMI ANNUAL INSPECTION.
1.2. INSPECTIONS AFTER 2-INCH RAINFALL EVENT OR GREATER.
1.3. REMOVE SEDIMENT IN FORE BAY WHEN FULL HALF.
- CONSTRUCTION SEQUENCE (FOR ALL INFILTRATION BASINS):
1.1. FACILITY LOCATION STAKED IN FIELD WITH ORANGE SAFETY FENCING.
1.2. DRAINAGE AREA STABILIZED OR TEMPORARILY DIVERTED PRIOR TO INSTALLATION.
1.3. EXCAVATE FACILITY FROM SIDE TO PREVENT COMPACTION.
1.4. USE OF LOW PRESSURE EQUIPMENT (<4-PSI) TO PREVENT COMPACTION (BASINS).
1.5. SCARIFY BOTTOM AND SIDES PRIOR TO PLACEMENT OF SYSTEM COMPONENTS.
- A LANDSCAPE & OPEN SPACE MANAGEMENT PLAN, PREPARED BY ESE CONSULTANTS, INC. LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- DRAINAGE EASEMENTS SHOWN HEREIN SHALL RUN IN FAVOR OF THE ENTITY IDENTIFIED THEREWITH. THESE EASEMENTS ARE FOR THE CONVEYANCE OF STORMWATER RUNOFF THROUGH PRIVATE LANDS BY STORM SEWERS OR SURFACE FLOW. MAINTENANCE OF THESE FACILITIES SHALL BE THE RESPONSIBILITY OF THE IDENTIFIED ENTITY.
- MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES AND SEDIMENT DISPOSAL AREAS SHOWN HEREIN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY WITHIN ANY STREAM (INCLUDING ROAD AND/OR UTILITY CROSSING), A SUBAQUEOUS LANDS PERMIT, IF REQUIRED, MUST BE SECURED FROM THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT SHALL BE EXECUTED AND RECORDED AND THE FEE PER 9 DEL. C. §2661 (c) (1) SHALL BE PAID PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN.
- THIS PROPERTY DOES NOT INCLUDE CRITICAL NATURAL AREA (CNA) AS DEFINED IN THE STATE INVENTORY OF NATURAL AREAS, SHOWN ON MAP IV-2 "CRITICAL NATURAL AREAS" BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, OCTOBER 2006.
- WATER WILL BE SUPPLIED BY ARTESIAN WATER COMPANY. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DEPARTMENT OF PUBLIC HEALTH.
- PUBLIC SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THE PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. SANITARY SEWER FLOW DATA AVERAGE DAILY FLOW = 292 LOTS = 73,400 GPD. PEAK FLOW = 4 X 73,400 GPD = 293,600 GPD. ALL FLOWS WILL BE DIRECTED TO THE RED GLAY CREEK INTERCEPTOR SECTION 4 AND DIRECTED TO THE WESTMINSTER-CANTERBURY HILLS SANITARY SEWER TRUNK LINE.
- NO DEBRIS SHALL BE BURIED OR DISPOSED OF ON THIS SITE.
- 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.
- THE LIMITS OF DISTURBANCE SHALL BE FENCED PRIOR TO ANY LAND DISTURBING ACTIVITY.
- ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY ACCESS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING AND/OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR, COMMENCING WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE. NO WAIVER OR VARIANCE FROM THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS IS COMTEMPLATED AT THIS TIME.
- ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION RULES AND REGULATIONS. WATER MAIN SHALL BE MINIMUM 8" IN DIAMETER.
- FOR RESTRICTIONS BINDING THE LOTS ON THIS PLAN REFER TO DECLARATION OF RESTRICTIONS BY _____ DATED _____ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON DEED RECORD NO. _____.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE 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.
- CONCRETE SCHOOL BUS PADS SHALL BE PROVIDED WITHIN THE STREET ROW AND IN LOCATIONS BY THE SCHOOL DISTRICT BY DEVELOPER IN ACCORDANCE WITH SCHOOL DISTRICT NEEDS WHEN REQUESTED BY THE SCHOOL DISTRICT.
- TIS DATED _____ APPROVED BY DELDOT _____.
- 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.
- FOR MAINTENANCE OF THE COMMON FACILITIES SHOWN ON THIS 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, ON _____ AT INSTRUMENT NO. _____.
- A 6-FOOT WIDE UTILITY EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THIS PLAN AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON SAID PLAN, IS HEREBY DEDICATED TO ANY UTILITY USE PROVIDED THAT WHERE ANY LOT LINE IS SUBSEQUENTLY ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT AND EXCEPT FOR TOWNHOUSES ALONG LOT LINES TRAVERSING PARTY WALLS.
- 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 CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF \$243,500, AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT 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.
- 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, STATE OF DELAWARE, AT INSTRUMENT NO. _____.
- SUBDIVISION STREETS
A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
B. ALL RIGHTS-OF-WAY ARE HEREBY DEDICATED 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.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 25.300 OF THE COUNTY CODE.
- THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN OF HERCULES RESEARCH CENTER, RECORDED ON INSTRUMENT NUMBER 20070611-0051840.
- SPECIAL LANDSCAPING FOR VILLAGE LOTS AS SHOWN IN 40.23.121 OF THE UDC MUST BE INSTALLED.
- AREAS WITH GRADES IN ACCESS OF 3:1 HAVE BEEN GRADED TO INCLUDE BENCHING IN ACCORDANCE WITH DESCH 3.4.2. ALL AREAS STEEPER THAN 2:1 ARE LOCATED IN OPEN SPACE AND ARE STABILIZED AND SEEDED. SEEDING REQUIREMENTS CAN BE FOUND ON THE LANDSCAPING PLAN REFERENCED IN NOTE 29 ON THIS SHEET.
- ANY PROPOSED OPEN CHANNEL THAT CONTINUES TO DISCHARGE WATER UPON CONSTRUCTION WILL BE FITTED WITH AN UNDERDRAIN.
- THE STREET ADDRESSES HAVE BEEN ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.

AREA TABULATION - DELAWARE NATIONAL

TOTAL SITE AREA:	8,941,909 SQ. FT.	OR	205.279 ACRES
PROPOSED 262 LOTS:	2,308,899 SQ. FT.	OR	53.005 ACRES
LANCASTER ROAD DEDICATED ROW:	25,339 SQ. FT.	OR	0.582 ACRES
COBBS CREEK WAY ROW AREA:	34,403 SQ. FT.	OR	0.790 ACRES
CALUSA PINES WAY ROW AREA:	72,296 SQ. FT.	OR	1.660 ACRES
MERION DRIVE ROW AREA:	25,979 SQ. FT.	OR	0.596 ACRES
MUIRFIELD WAY ROW AREA:	39,451 SQ. FT.	OR	0.906 ACRES
MUIRFIELD WAY ROW AREA:	44,675 SQ. FT.	OR	1.026 ACRES
SPYGLASS HILL WAY ROW AREA:	200,273 SQ. FT.	OR	4.597 ACRES
BETHPAGE DRIVE ROW AREA:	16,170 SQ. FT.	OR	0.371 ACRES
ROLLING OAKS WAY ROW AREA:	135,065 SQ. FT.	OR	3.101 ACRES
SAWGRASS COURT ROW AREA:	38,035 SQ. FT.	OR	0.873 ACRES
PRAIRIE DUNES DRIVE ROW AREA:	43,585 SQ. FT.	OR	1.001 ACRES
SHINNECOCK DRIVE ROW AREA:	55,371 SQ. FT.	OR	1.271 ACRES
PHALEN COURT ROW AREA:	19,927 SQ. FT.	OR	0.458 ACRES
TOTAL STREET AREA:	750,969 SQ. FT.	OR	17.232 ACRES
PRIVATE OPEN SPACE A AREA:	247,859 SQ. FT.	OR	5.690 ACRES
PRIVATE OPEN SPACE B AREA:	648,813 SQ. FT.	OR	14.895 ACRES
PRIVATE OPEN SPACE C AREA:	1,083,153 SQ. FT.	OR	24.866 ACRES
PRIVATE OPEN SPACE D AREA:	289,175 SQ. FT.	OR	6.179 ACRES
PRIVATE OPEN SPACE E AREA:	2,881,632 SQ. FT.	OR	66.153 ACRES
PRIVATE OPEN SPACE F AREA:	50,156 SQ. FT.	OR	1.151 ACRES
PRIVATE OPEN SPACE G AREA:	92,121 SQ. FT.	OR	2.115 ACRES
PRIVATE OPEN SPACE H AREA:	609,530 SQ. FT.	OR	13.993 ACRES
TOTAL PRIVATE OPEN SPACE AREA:	5,882,440 SQ. FT.	OR	135.042 ACRES

PARKING SPACE CHART

UDC CODE SECTION 40.03.110 REQUIRES 2.25 SPACES PER DWELLING IN OPEN SPACE PLANNED ZONING.

- ESTATE LOTS HOMES-SFD 12,000 SF+
3.0 PARKING SPACES PROVIDED IN GARAGE AND DRIVEWAY
- EXECUTIVE HOMES-SFD 10,000 SF+
3.0 PARKING SPACES PROVIDED IN GARAGE AND DRIVEWAY
- CAROLINA HOMES - VILLAGE LOT 6,000 SF+
3.0 PARKING SPACES PROVIDED IN GARAGE AND DRIVEWAY
- TOWNHOMES (24' WIDE)
2.25 PARKING SPACES REQUIRED IN DRIVEWAY AND OFF STREET OVERFLOW PARKING
2 SPACES PROVIDED IN END UNIT TOWNHOMES (46 UNITS)
1 SPACE PROVIDED IN CENTER UNIT TOWNHOMES (59 UNITS)
ADDITIONAL SPACES NEEDED OFF STREET:
0.25 PER END UNIT (46 UNITS) = 11.5 SPACES NEEDED
1.25 PER CENTER UNIT (59 UNITS) = 72.5 SPACES NEEDED
PARKING SPACES PROVIDED OFF STREET = 89 SPACES

USABLE OPEN SPACE CHART*

OPEN SPACE AREA REQUIRED - 2.63 AC
OPEN SPACE AREA PROVIDED - 2.745 AC
AREA 'A' - RESERVED
AREA 'B' - 0.098 AC
AREA 'C' - 0.129 AC
AREA 'D' - 0.110 AC
AREA 'E' - 0.096 AC
AREA 'F' - 0.165 AC
AREA 'G' - 0.523 AC
AREA 'H' - 0.522 AC
AREA 'I' - 0.104 AC
AREA 'J' - 0.719 AC
AREA 'K' - 0.112 AC
AREA 'L' - 0.167 AC
* +/-11,700 SF OF EXISTING OR PROPOSED WALKPATH IS TO BE USED AS ADDITIONAL USABLE OPEN SPACE (NCC CODE SECTION 20.225.B.9.e).

APPLICATION NO. XXXX-XXXX

GENERAL NOTES PLAN

DELAWARE NATIONAL

CHRISTIANA/MILL CREEK HUNDREDS, NEW CASTLE, DE.

DATE: 06/17/16 SCALE: AS NOTED

DESIGN: JMM DRAWN: EJS

JOB NO.: 3009 FILE NAME: S-GD-NOTES

REF. NO.: **SD02.01**

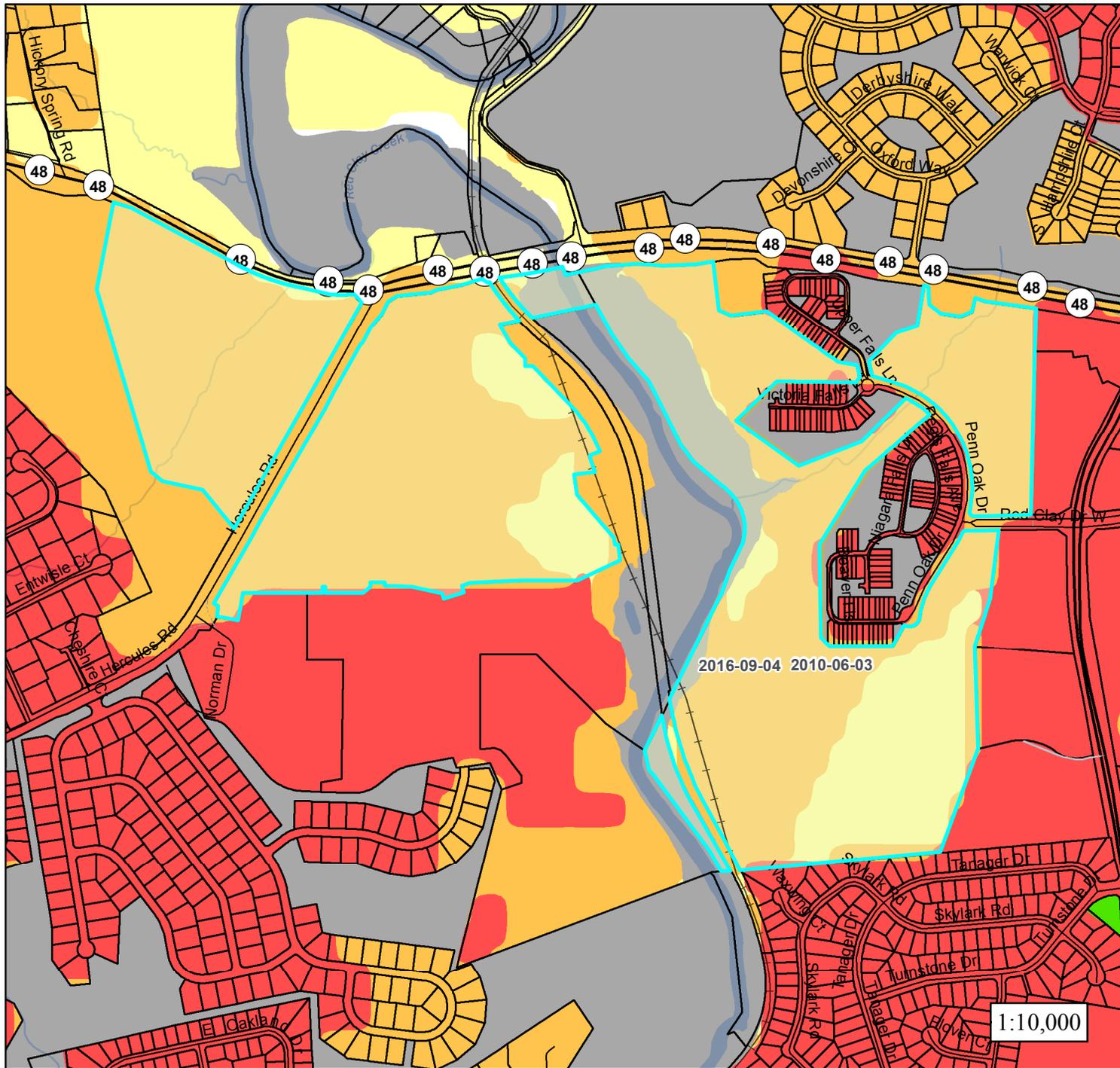
SHEET NO.: **2** OF **90**

ESE Consultants, Inc.
250 Gibraltar Road,
Suite 2E
Horsesham, PA 19044
TEL: 215-914-2050
FAX: 215-293-5488
www.esecorp.com

ESE
Land Planning
Engineering
Land Surveying

JEFFREY M. MADDEN
PROFESSIONAL ENGINEER
DELAWARE LICENSE NO. 15869

Preliminary Land Use Service (PLUS)

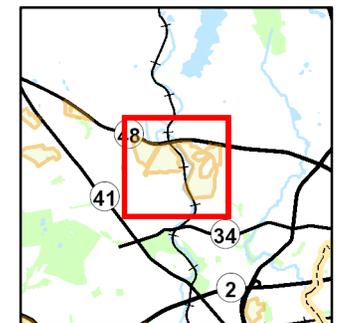


**Delaware National
2016-09-04**

Legend

- PLUS Project Areas
- 2015 State Strategies**
- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

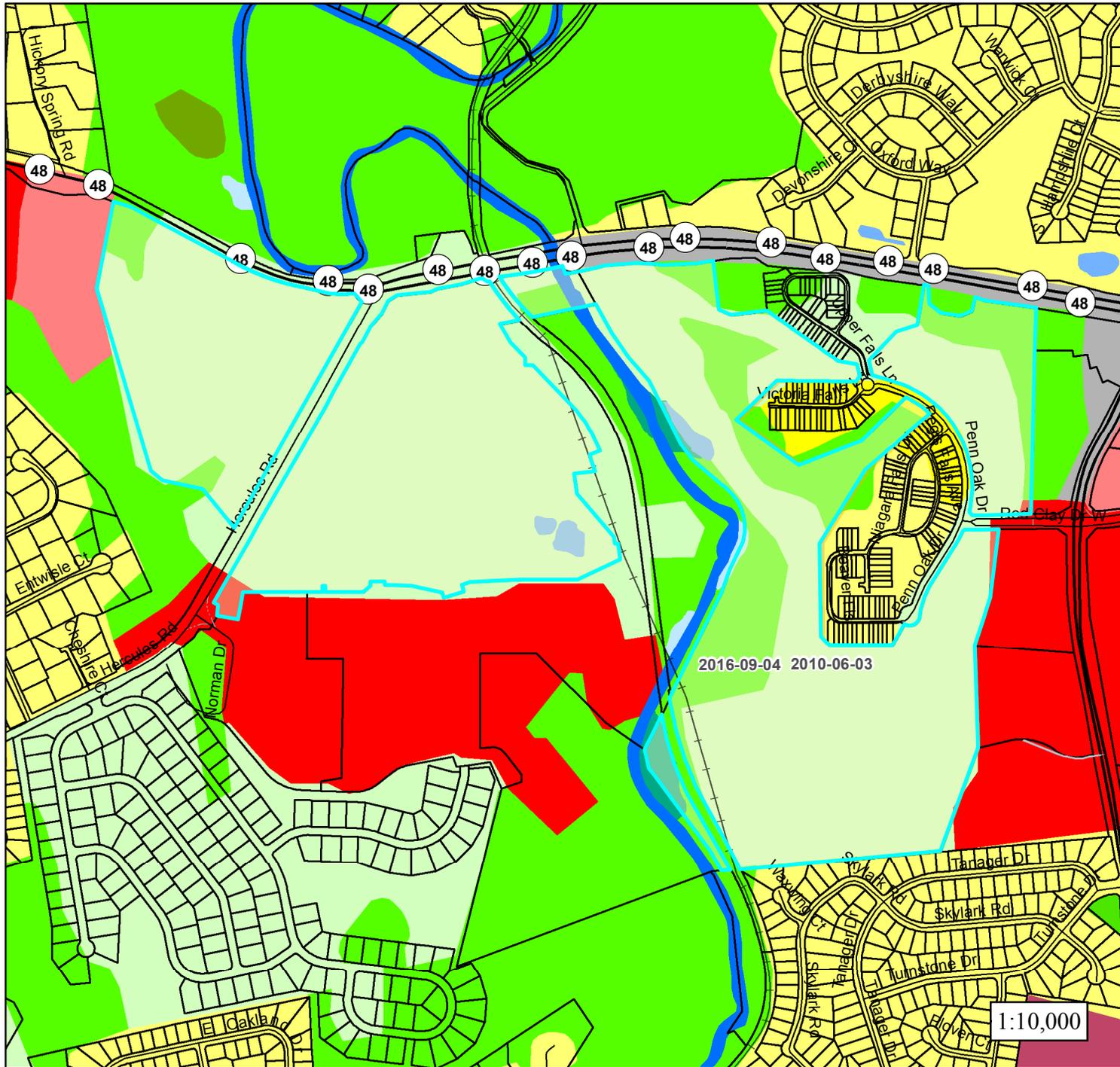
Location Map



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

Preliminary Land Use Service (PLUS)

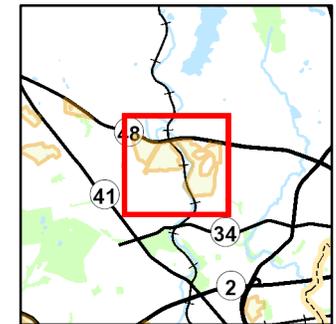
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2016-09-04



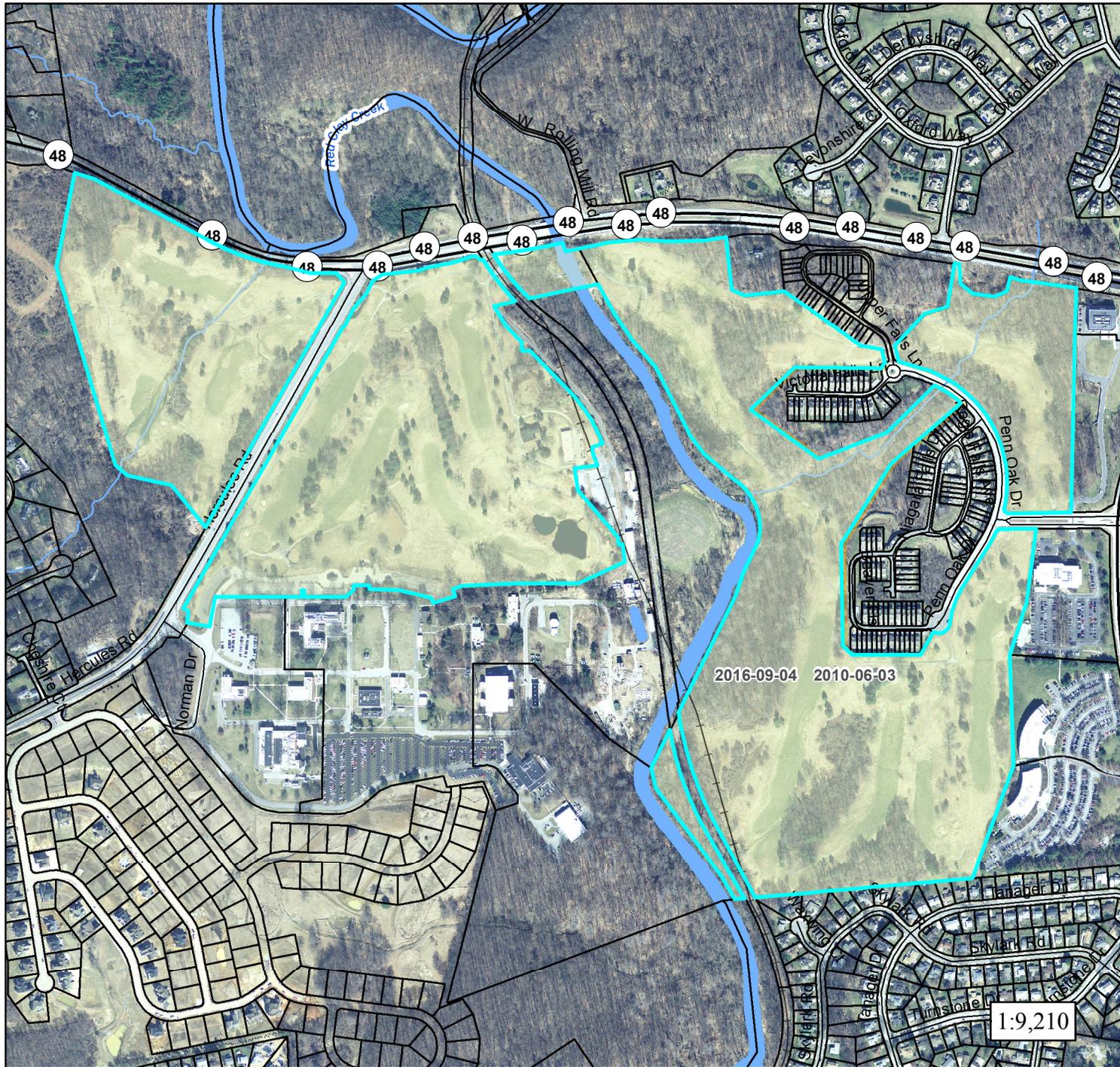
Legend

- 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



Preliminary Land Use Service (PLUS)

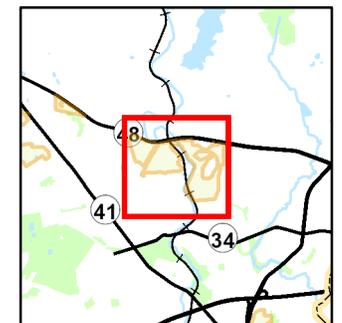


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2016-09-04

Legend

 PLUS Project Areas

Location Map



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