Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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): 2017-03-06

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

1. Project Title/Name: Baymont Farms

2. Location (please be specific): North & South side of Vance Neck Road (Road# 37), West of Subdivision of High Hook Farms

3. Parcel Identification #: 13-019.13-001 – 072
4. 13-019.31-001 - 093

5. County or Local Jurisdiction Name: where project is located: New Castle County

6. If contiguous to a municipality, are you seeking annexation: N/A

7. Owner's Name: Baymont LLC

Address: 10 Adel Drive

City: Newark	State: De	Zip: 19702
Phone: 302-453-8286	Fax:	Email:

8. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):Baymont LLC (Barry Baker)

Address: 10 Adel Drive

City: Newark	State: DE	Zip: 19702
Phone: 302-453-8286	Fax: 302-453-9550	Email: bbaker@a-del.com

9. Project Designer/Engineer: John Mascari, PE

Address: 17 Polly Drummond Center

City: Newark	State: DE	Zip: 19711
Phone: (302) 369-2900	Fax: (302) 369-2975	Email: jmascari@karinsengineering.com

10. Please Designate a Contact Person, including phone number, for this Project: John Mascari, (302) 369-2900

Information Regarding Site:

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

12. Brief Explanation of Project being reviewed: 271 lot single family detached subdivision (Age restricted)

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. N/A no prior LUPA or Plus reviews

13. Area of Project (Acres +/-): 217.65 Number of Residential Units: 271 Commercial square footage: N/A

14. Present Zoning: S	15. Proposed Zoning: N/A
16. Present Use: Agricultural Use	17. Proposed Use: Residential Subdivision

18. Water: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: Tidewater Utilities Inc.

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

19. Wastewater: ☐ Central (Community system) ☐ Individual On-Site ☒ Public (Utility)
Service Provider Name: New Castle County

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): Age Restricted

20. Environmental impacts:

How many forested acres are presently on-site? 64.01 How many forested acres will be removed? 7.03

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: 29.1
☒ Non-tidal Acres: 16.4

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? As close as 25' for storm sewer installation otherwise 50' separation.

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: Bioretention infiltration ponds and bioswales

23. Is open space proposed? ☒ Yes ☐ No If "Yes," how much? 140.14 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 and passive recreation, undisturbed habitat and 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: 1150

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

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

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. N/A

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: 2/22/17

John M. Mascari

Signature of Person completing form
(If different than property owner) — Date: 2/22/2017

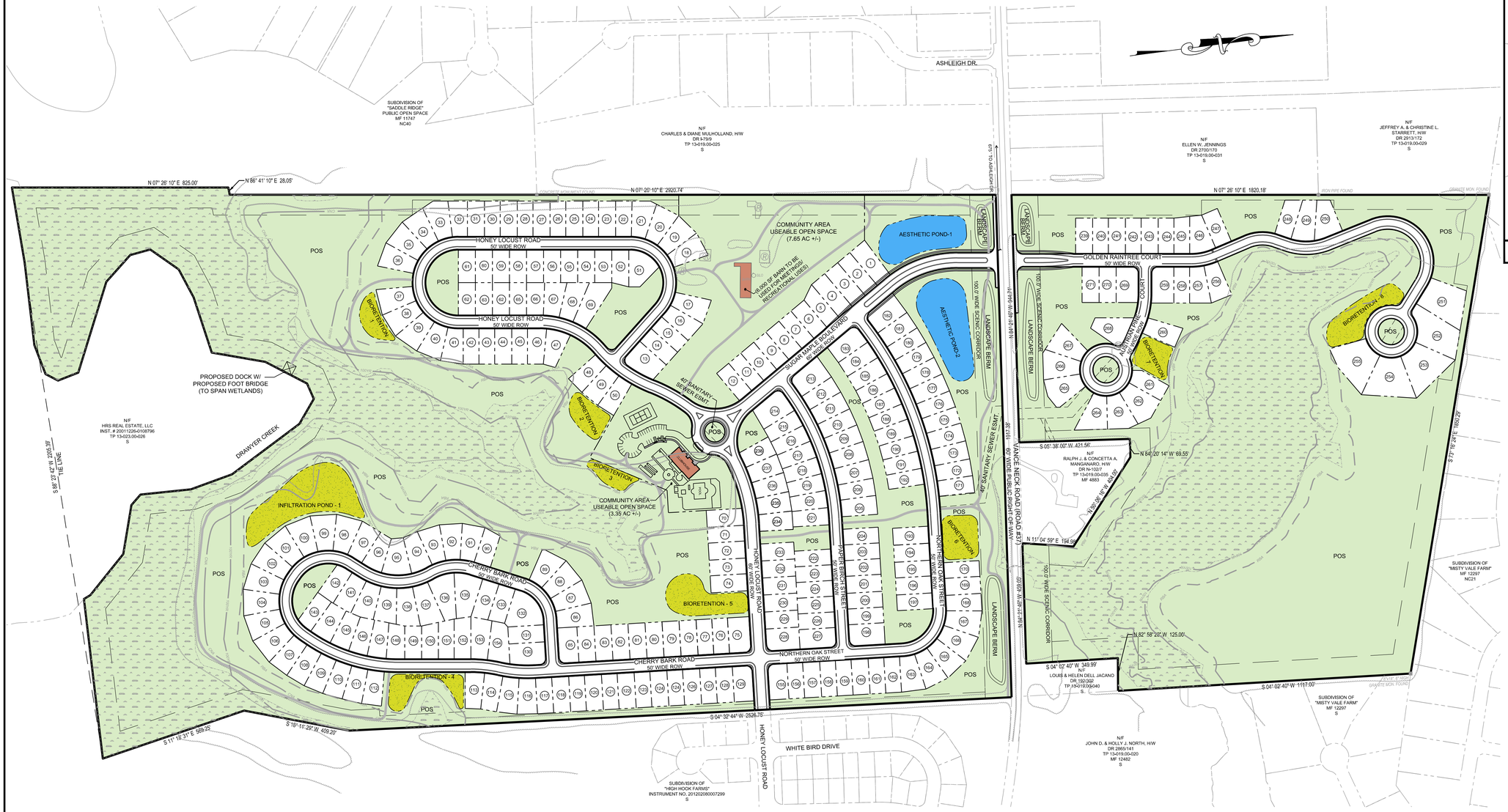
Signed application must be received before application is scheduled for PLUS review.

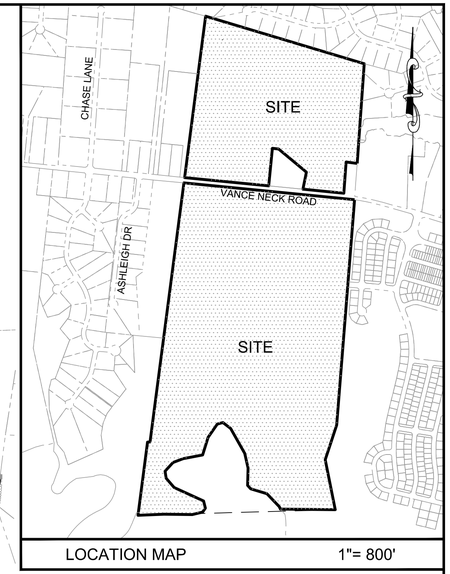
This form should be returned to the Office of State Planning **electronically** at Dorothy.morris@state.de.us **along with an electronic copy of any site plans and development plans for this site**. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. If electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions. A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. **Please be sure to note the contact person** so we may schedule your request in a timely manner.

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

BAYMONT FARMS

ST. GEORGES HUNDRED - NEW CASTLE COUNTY, DELAWARE





LOCATION MAP 1"= 800'

SEE SHEET 2 FOR LEGEND

PURPOSE NOTE:

1. TO EXTINGUISH PREVIOUSLY RECORDED SUBDIVISION LINES AND EASEMENTS AS RECORDED BY INSTRUMENT NUMBER 20081210-0078959. AND DEVELOP 271 SINGLE FAMILY LOTS, TO BE AGE RESTRICTED DWELLING UNITS, UNDER OPEN SPACE SUBDIVISION - OPTION 2 OF THE UNIFIED DEVELOPMENT CODE

INDEX OF SHEETS

SHEET 1	INDEX PLAN
SHEET 2	NOTES, DETAILS & LEGEND
SHEET 3	RECORD PLAN TO BE EXTINGUISHED
SHEET 4	EXISTING CONDITIONS PLAN
SHEET 5 - 11	PLAN SHEETS

APPLICATION NO: 2016-0806-S

INDEX PLAN

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR *BAYMONT FARMS*

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

CERTIFICATE OF PLAN ACCURACY (BOUNDARY ONLY)

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____ _____
PROFESSIONAL ENGINEER DATE

CERTIFICATE OF PLAN ACCURACY (INTERIOR ONLY)

I, _____, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE, AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____ _____
PROFESSIONAL ENGINEER DATE

CERTIFICATE OF OWNERSHIP

BAYMONT, LLC, HEREBY CERTIES THAT IT IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____ _____
OWNER - BAYMONT, LLC DATE
AUTHORIZED MEMBER

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____
DATE GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ BY _____
DATE COUNTY COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

Karins and Associates
ENGINEERS ♦ PLANNERS ♦ SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsengineering.com
17 POLLY DRUMMOND CENTER * SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

OWNER:
BAYMONT, LLC
10 ADEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

SURVEY BY:	LM	SCALE: 1" = 200'	
DESIGNED BY:	GC, DS, JG		
DRAWN BY:	GC, JG	DATE: 01-30-2017	SHEET: 1 OF 11
CHECKED BY:	DS	DRAWING NO.: 2725.01\ENG\ACAD\R01	

0 200 400

date | checked | revisions

NOTES:

1. **TAX PARCEL NUMBER(S):** 13-019.13-001 - 13-019.13-072; 13-019.31-001 - 13-019.31-093

2. **ZONING DISTRICT DESIGNATION**: S (OPEN SPACE OPTION 2)

3. **SOURCE OF TITLE**. 1862-47

4. **SURVEY DATUM**: NAVD88

5. **SITE GROSS ACREAGE:** 217.65 AC+/-
   SITE NET ACREAGE: 217.46 AC+/-

6. **WATER SUPPLIER**: TIDEWATER UTILITIES, INC
   WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

7. **SANITARY SEWER: NEW CASTLE COUNTY:** NEW CASTLE COUNTY
   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 THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

   PROPOSED SEWER FLOWS:
   SINGLE FAMILY DETACHED LOT: 300 GPD X 271 81,300 GPD (LOT NOS. 251-255 WILL BE SERVICED BY INDIVIDUAL ON-LOT GRINDER PUMPS CONNECTED TO A COMMON 2" FORCE MAIN)
   PEAK FLOW: (81,300 GPDX 4X1DAY/1440 MIN.) 225.8 GPM

8. *RESERVED*

9. **PROPERTY OWNER**:
   BAYMONT, LLC
   10 ADEL DRIVE
   NEWARK, DE 19702

10. **EXISTING LOTS AND/OR DWELLING UNITS:** 157 (INST. NO. 200801210-0078959)
    PROPOSED LOTS AND/OR DWELLING UNITS: 271 (AGE RESTRICTED DWELLING UNITS)

11. *RESERVED*

12. **PARKING RATIONALE**: 1.5 SPACES / DU (PROVIDED WITHIN DRIVEWAY AND/OR GARAGE)

13. **SUBBDIVISION / SITE DATA**:
    GROSS AREA: 217.65 AC+/-
    R.O.W. DEDICATED ALONG VANCE NECK ROAD: 0.19 AC+/-
    NET SITE AREA: 217.46 AC+/-
    AREA IN LOTS: 59.72 AC+/-
    AREA IN RIGHT-OF-WAY: 17.60 AC+/-
    AREA IN OPEN SPACE: 140.14 AC+/- (64.4%)
    (INCLUDES 7.50 AC SWM AREA AND 11.00 AC USEABLE OPEN SPACE)

14. **FLOODPLAIN:**
    A PORTION OF THE SITE LIES WITH THE 100-YEAR FLOODPLAIN. LIMITS OF THE 100-YEAR FLOOD PLAIN WERE TAKEN FROM THE FLOOD INSURANCE RATE MAP NO. 10003C0307K, DATED FEBRUARY 4, 2015

15. **WATER RESOURCE PROTECTION AREA (WRPA)**:
    NO PORTION OF THE SITE LIES WITHIN THE WRPA, AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 2 & 3 OF 3, REVISED DECEMBER 2011.

16. **WETLANDS:**
    THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION REPORT BY ENVIRONMENTAL CONSULTANTS, INC; DATED, MAY 2003.

17. **CRITICAL NATURAL AREAS**:
    THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND ARE SHOWN ON THIS PLAN. THE CRITCIAL NATURAL AREAS (CNA) BOUNDARY LINE WAS TAKEN FROM THE NEW CASTLE COUNTY "CRITICAL NATURAL AREAS MAP" AS UPDATED.
    LIMITS OF CRITICAL NATURAL AREAS ARE SHOWN ON THE PLANS.

18. **DEED RESTRICTIONS:**
    AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.

19. **SUPERSEDES NOTE:**
    THIS PLAN SUPERSEDES, IN PART, THE RECORD MAJOR LAND DEVELOPMENT PLAN OF BAYMONT FARMS DATED 6-5-06 AND RECORDED ON 12-10-2008 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO.200812100078959

20. **TRAFFIC IMPACT STUDY:**
    A TRAFFIC IMPACT STUDY WAS CONDUCTED BY LANDMARK ENGINEERING INC. AND APPROVED BY DELDOT LETTER DATED JAN. 7, 2005. THE AGE RESTRICTED COMMUNITY GENERATES LESS TRIPS THAN THAT PREVIOUSLY ANALYZED AND AUTHORIZED FOR THE CURRENT RECORDED PLAN. THE FOLLOWING CONDITIONS ARE REQUIRED:

A. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION, THE DEVELOPER SHALL ENTER INTO A RECODED AGREEMENT WITH DELDOT FOR THE DESIGN AND CONSTRUCTION OF THE INTERSECTION IMPROVEMENTS FOR THE INTERSECTION OF ROUTE 13/BAYVIEW ROAD/ GREYLAG ROAD.
B. THE DEVELOPER MUST ACCOMMODATE BICYCLISTS IN THE ENTRANCE DESIGN.
C. THE DEVELOPER SHALL CONSTRUCT A 10' WIDE SIDE PATH ALONG THE ENTIRE FRONTAGE OF VANCE NECK ROAD.
D. THE DEVELOPER SHALL CONSTRUCT A SECOND SOUTHBOUND LEFT TURN LANE ON U.S. ROUTE 13 AND CONVERT TO "YIELD CONDITION" THE NORTHBOUND RIGHT TURN LANE OFF U.S. ROUTE 13.
E. THE DEVELOPER SHALL BE REQUIRED TO IMPROVE VANCE NECK ROAD ALONG ITS SHARED NORTHERN AND SOUTHERN SITE FRONTAGE TO INCLUDE TWO 11-FOOT TRAVEL LANES AND TWO 5-FOOT SHOULDERS.
F. THE DEVELOPER SHALL ENTER INTO A RECOUPMENT AGREEMENT WITH DELDOT TO IMPROVE VANCE NECK ROAD FROM THE WESTERLY BOUNDARY OF THE GILL FARM TO THE EASTERLY BOUNDARY OF TAX PARCEL NO, 13-018.00-060.
G. PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR THE SUBDIVISION, THE DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF BAYVIEW ROAD AND U.S. ROUTE 13. THE AGREEMENT MAY INCLUDE PEDESTRIAN SIGNALS, ADDITIONAL SIGNAL HEADS, CROSSWALKS, AND INTERCONNECTION AT DELDOT'S DISCRETION.

21. **DEBRIS DISPOSAL**
    NO DEBRIS SHALL BE BURIED ON THE SITE.

22. **IMPACT FEES**
    THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.

23. **LANDSCAPE PLAN**
    A LANDSCAPE PLAN, PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

24. **SIDEWALKS**
    UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

25. **MAINTENANCE OF COMMON FACILITIES**
    FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, HIKER/BIKER TRAILS, CLUBHOUSE AREA, PARKING LOT, BOAT RAMP AND DOCK AS SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED _____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.

26. **UTILITY EASEMENTS**

A. A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
B. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' FEET ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS OUTSIDE OF A DEDICATED PUBLIC RIGHT OF WAY. A 20' WIDE PERMANENT EASEMENT, 10' FEET ON EACH SIDE OF THE CENTERLINE OF THE PIPE SHALL BE CREATED WHERE A SANITARY SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.

27. **TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS:**
    50' WIDE R/W: 11,402 +/- L.F.
    60' WIDE R/W: 2,461 +/- L.F.

28. **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 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.
    D. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY.

29. **EXISTING FIRE HYDRANTS:** 0
    PROPOSED FIRE HYDRANTS: 0

30. **COASTAL ZONE**
    THIS SITE LIES ENTIRELY OR PARTIALLY WITHIN DELAWARE'S COASTAL ZONE. ANY MANUFACTURING OR HEAVY INDUSTRIAL USE IS REGULATED BY THE COASTAL ZONE ACT AND SHALL REQUIRE A DECISION BY THE SECRETARY OF THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL PRIOR TO COMMENCING OPERATION.

31. *RESERVED*

32. **CONSERVATION EASEMENT**
    ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO 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.

33. *RESERVED*

34. **TOPOGRAPHY**
    TOPOGRAPHY DEPICTED ON THIS PLAN WAS DERIVED FROM AERIAL PHOTOGRAPHY AND FIELD VERIFIED BY LANDMARK ENGINEERING INC., IN FEBRUARY 2003. THE SITE BENCHMARK IS A CAPPED REBAR SET ON THE EASTERLY SIDE OF PROPERTY ON THE NORTHERLY SIDE OF VANCE NECK ROAD. ELEVATION 44.06

35. *RESERVED*

36. **LAND DEVELOPMENT IMPROVEMENT AGREEMENT**
    ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____, AT INSTRUMENT NO. _____."

37. **RIGHT OF ACCESS**
    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.

38. **NEW CASTLE COUNTY DRAINAGE CODE**
    DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

39. **RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE**
    THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES, AN AMOUNT OF _____, AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES. SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT 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.

40. **DELDOT**
    ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT CANAL DISTRICT PERMIT OFFICE.

41. **MISS UTILITY NOTE:**
    THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.

    UTILITY CONTACT INFORMATION IS AS FOLLOWS:
    MISS UTILITY 1-800-282–8555
    THE FOLLOWING TICKET NUMBERS APPLY:

    PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.

42. *RESERVED*

43. **OPEN SPACE ESCROW**
    PURSUANT TO CHAPTER 40, ARTICLE 27 OF THE NEW CASTLE COUNTY CODE, TITLE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD, THE AMOUNT SHALL BE THREE HUNDRED DOLLARS PER UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.

44. THIS SITE IS BEING DEVELOPED PURSUANT TO ITS "S" ZONING USING THE OPEN SPACE SUBDIVISION-OPTION 2 PROVISION.

45. ALL STRUCTURES SHALL HAVE THE LOWEST FLOOR, INCLUDING BASEMENT, ELEVATED NOT LESS THAN EIGHTEEN (18) INCHES ABOVE THE ONE-HUNDRED (100) YEAR FLOODPLAIN, ELEVATION 10.00 (NAVD88).

46. ALL DWELLING UNITS SHALL BE DEED RESTRICTED TO CONTAIN ALL NECESSARY LIVING ARRANGEMENTS ON THE FIRST FLOOR INCLUDING AT LEAST ONE BEDROOM AND FULL SANITARY/BATHROOM FACILITIES.

47. ALL LOTS SUBJECT TO THIS PLAN ARE SUBJECT TO THE HOUSING FOR OLDER PEOPLES ACT (HOPA) OF 1995 OF THE FEDERAL FAIR HOUSING ACT.

DELDOT NOTES

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.

2. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.

3. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".

4. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, AND THE REQUIREMENTS OF THE LAND USE AGENCY.

5. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE, AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCCO UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.

6. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.

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

8. THE DEPARTMENT WILL NOT ACCEPT ANY OF THE STREETS INTO THE STATE OF DELAWARE MAINTENANCE SYSTEM UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED WITHIN EACH PHASE FOR THIS DEVELOPMENT. IT WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO NOTIFY DELDOT WHEN 75% OF THE HOMES HAVE BEEN COMPLETELY CONSTRUCTED WITH CERTIFICATES OF OCCUPANCY ISSUED BY THE COUNTY.

9. THE FINAL OVERLAY OF WARM MIX ASPHALT (WMA) - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED WITHIN EACH PHASE. IF FINAL OVERLAY IS CONDUCTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER MILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.

10. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY DELDOT FOLLOWING THE ACCEPTANCE OF THE STREETS. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.

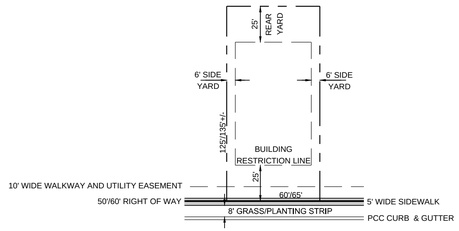
11. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.

12. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.

13. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.

14. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, AND THE REQUIREMENTS OF THE LAND USE AGENCY.

15. AN ADDITIONAL 10 FOOT WIDE STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAT.

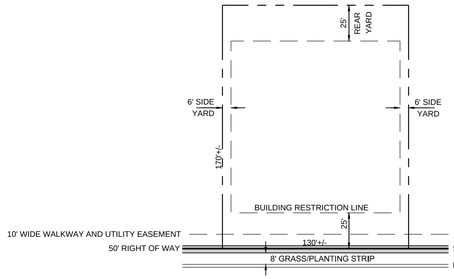


TYPICAL 6,500 SF TO 15,000 SF LOT
(LOT NOS. 1 - 250 & 256 - 271)

SCALE: 1'=50'

DISTRICT AND BULK STANDARDS

LOT AREA:	6,500-15,000 SF
LOT WIDTH:	60'
STREET YARD:	25'
SIDE YARD:	6'
REAR YARD:	25'
BLDG. HT.:	40' MAX.
UNIT MIX:	30% MIN.



TYPICAL >15,000 SF LOT
(LOT NOS. 251 - 255)

SCALE: 1'=50'

DISTRICT AND BULK STANDARDS

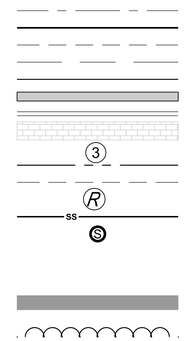
LOT AREA:	OVER 15,000 SF
LOT WIDTH:	80'
STREET YARD:	25'
SIDE YARD:	6'
REAR YARD:	25'
BLDG. HT.:	40' MAX.
UNIT MIX:	N/A

NATURAL RESOURCE PROTECTION TABLE

NATURAL RESOURCE	GROSS AREA	PROTECTION REQUIRED	PROTECTION PROVIDED	DISTURBANCE ALLOWED (UDC)	AREA OF DISTURBANCE
RIPARIAN BUFFER	69.85 AC+/-	69.85 (100%)	69.85	0.00	0.00 *
FLOODPLAIN	47.11 AC+/-	47.11 (100%)	47.11	0.00	0.00 **
WETLANDS	45.46 AC+/-	45.46 (100%)	45.46	0.00	0.00 ***
PROHIBITIVE SLOPE	3.24 AC+/-	3.24 (100%)	3.24	0.00	0.00
MATURE FOREST CNA	26.14 AC+/-	22.22 (85%)	26.14	3.92	0.00
YOUNG FOREST CNA	37.51 AC+/-	22.51 (60%)	29.76	15.00	7.03
YOUNG FOREST	0.36 AC+/-	0.18 (50%)	0.36	0.18	0.00
PRECAUTIONARY SLOPE	10.17 AC+/-	5.09 (50%)	7.90	5.09	2.27
DRAINAGE WAY	5.58 AC+/-	2.23 (40%)	3.94	3.35	1.64****
OTHER CNA	1.13 AC+/-	0.25 (25%)	0.41	0.88	0.72

* DISTURBANCE WITHIN ZONE 2 OF THE RIPARIAN BUFFER FOR STORMWATER MANAGEMENT PRACTICES (0.29 AC+/-) (NCC UDC TABLE 40.10.210, PERMITTED USE)
DISTURBANCE WITHIN ZONE 1 & 2 OF THE RIPARIAN BUFFER FOR RECREATION TRAILS (0.70 AC +/-) (NCC UDC TABLE 40.10.210, PERMITTED USE)
RAISED BOARDWALK CROSSING TO SPAN RBA TO BOAT DOCK (0.06 AC +/-)
** DISTURBANCE WITHIN FLOODPLAIN FOR RECREATION TRAILS((0.14 AC+/-) (NCC UDC TABLE 40.10.210, PERMITTED USE)
RAISED BOARDWALK CROSSING TO SPAN FLOOD PLAIN TO BOAT DOCK (0.04 AC +/-)
*** DISTURBANCE WITHIN WETLANDS FOR RECREATION TRAILS (0.00 AC) (NCC UDC TABLE 40.10.210, PERMITTED USE)
RAISED BOARDWALK CROSSING TO SPAN WETLANDS TO BOAT DOCK (0.02 AC+/-)
**** DISTURBANCE WITHIN DRAINAGE WAY FOR STORMWATER MANAGEMENT PRACTICES (1.37 AC+/-) (N.C.C UDC TABLE 40.10.210, PERMITTED USE)
& PUBLIC ROADS (0.62 AC+/-) (NCC UDC TABLE 40.10.210, PERMITTED USE)

PROPOSED



LEGEND

	EXISTING
BOUNDARY	
CENTERLINE	
RIGHT OF WAY	
EASEMENT	
BUFFERYARD	
LIMITS OF DISTURBANCE	
SIDEWALK	
CURB	
BRICK PAVING	
LOT NUMBER	
LOT LINES	
BUILDING RESTRICTION LINES	
EXISTING BUILDING TO BE REMOVED	
SANITARY SEWER LINE	
SANITARY MANHOLE	
SANITARY FORCE MAIN	FM
CONTOUR	79
INDEX CONTOUR	80
TRAIL	
DRAINAGEWAYS	
TREES / TREELINE	
100 YEAR FLOOD LINE	100YR
RIPARIAN BUFFER AREA BOUNDARY	RBA
CRITICAL NATURAL AREA BOUNDARY	CNA
WETLANDS BOUNDARY	
WETLANDS AREA	
PRECAUTIONARY STEEP SLOPES	
PROHIBITIVE STEEP SLOPES	

NOTES & DETAILS

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR

BAYMONT FARMS

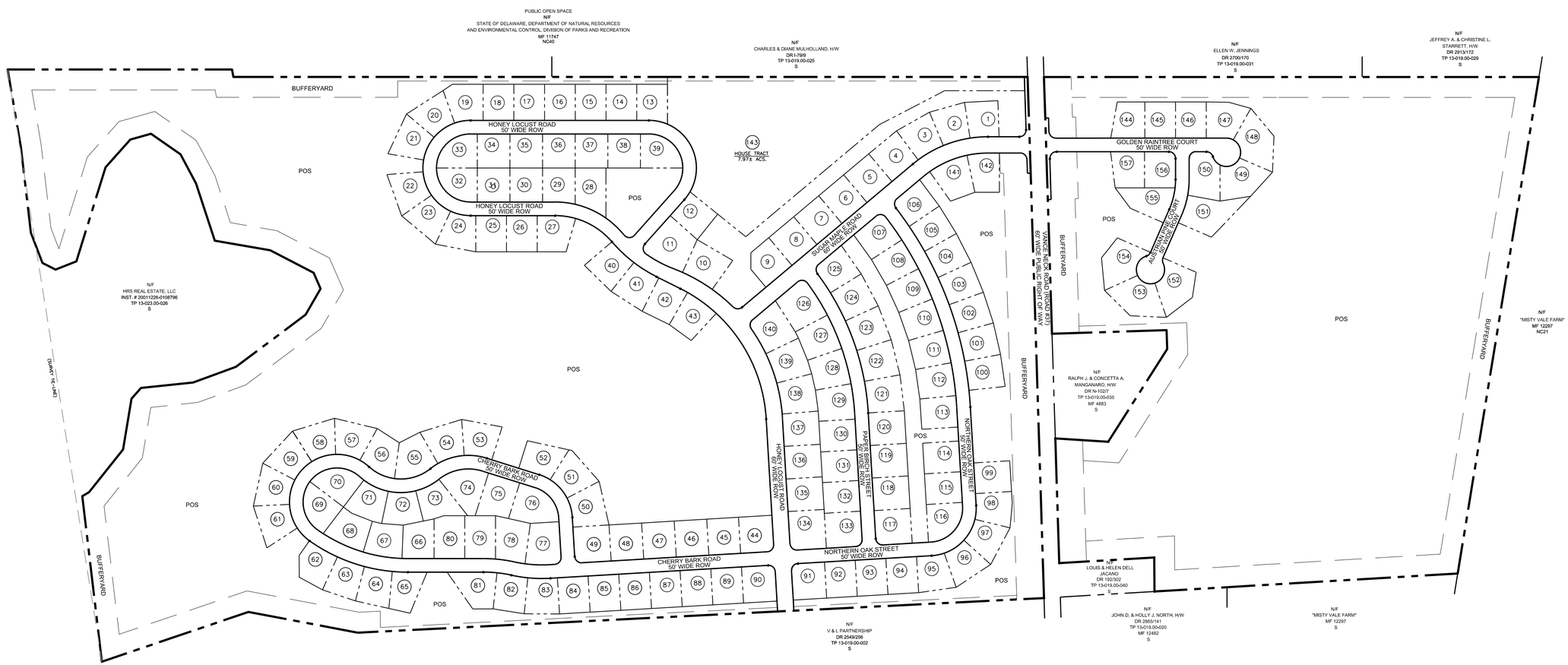
SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Karins and Associates
ENGINEERS ● PLANNERS ● SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsengineering.com
17 POLLY DRUMMOND CENTER * SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

date | checked | revisions

OWNER:
BAYMONT, LLC
10 ADEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

SURVEY BY:	LM	SCALE:	
DESIGNED BY:	GC, DS, JG		
DRAWN BY:	GC, JG	DATE: 01-30-2017	SHEET: 2 OF 11
CHECKED BY:	DS	DRAWING NO.: 2725.01\ENG\ACAD\R02	



CURRENT RECORDED SUBDIVISION PLAN OF 'BAYMONT FARMS' (INS. NO.: 20081210-0078959)

TO BE SUPERCEDED BY APPLICATION NO.: 2016-0806-S.
ALL RIGHT OF WAY, LOT LINES, AND OPEN SPACE TO BE EXTINGUISHED BY THIS PLAN.

CURRENT RECORDED PLAN

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR

BAYMONT FARMS

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

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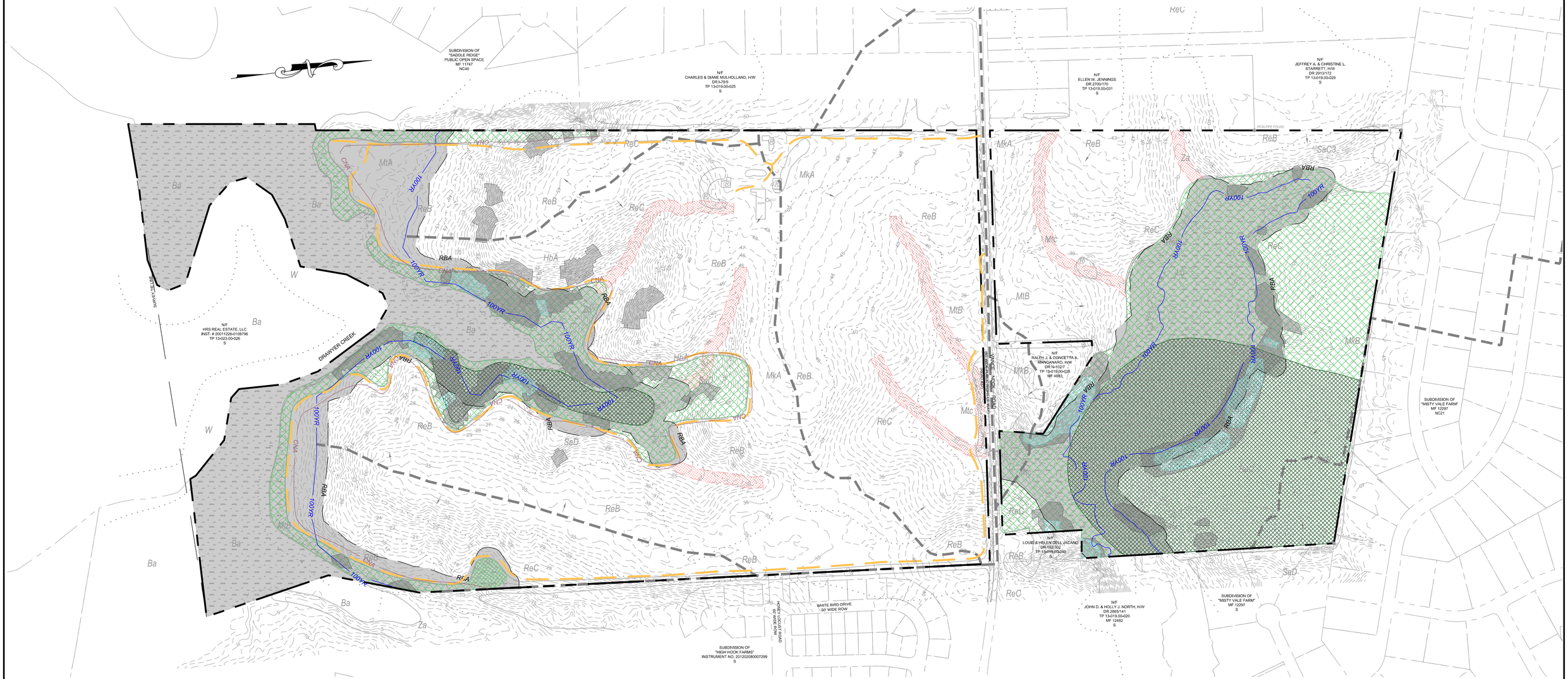
BAYMONT, LLC
10 ADEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

SURVEY BY:	LM	SCALE: 1" = 200' (0, 200, 400)	
DESIGNED BY:	GC, DS, JG		
DRAWN BY:	GC, JG	DATE: 01-30-2017	SHEET: 3 OF 11
CHECKED BY:	DS	DRAWING NO.: 2725.01\ENG\ACAD\R03	

revisions | checked | date



LEGEND

- EXISTING FARM TRAIL
- 100YR — FLOODPLAIN
- 26 — EXISTING CONTOUR
- MkA / ReB — SOIL BOUNDARY
- DRAINAGE BOUNDARY
- RBA — RIPARIAN BUFFER BOUNDARY
- CNA — OTHER CNA
- RIPARIAN BUFFER AREA
- WETLANDS
- PROHIBITIVE SLOPE
- MATURE FOREST CNA
- YOUNG FOREST CNA
- YOUNG FOREST
- PRECAUTIONARY SLOPE
- DRAINAGE WAY

EXISTING CONDITIONS/RESOURCES PLAN
EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR
BAYMONT FARMS

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DESIGNED BY:	GC, DS, JG		
DRAWN BY:	GC, JG	DATE: 01-30-2017	SHEET: 4 OF 11
CHECKED BY:	DS	DRAWING NO.: 2725.01\ENG\ACAD\R04	

revisions | checked | date

N/F
CHARLES & DIANE MULHOLLAND, H/W
DR I-79/9
TP 13-019.00-025
S

N/F
ELLEN W. JENNINGS
DR 2700/170
TP 13-019.00-031
S

77.5' BUFFERYARD

COMMUNITY AREA
USEABLE OPEN SPACE

PRIVATE
OPEN
SPACE

AESTHETIC POND - 1
1.00 AC.

100.0' WIDE SCENIC CORRIDOR

LANDSCAPE BERM

15' WIDE WALKWAY AND
UTILITY EASEMENT

COMMON DRIVEWAY
FOR LOTS 1-4

40' WIDE SHARED ACCESS AND MAINTENANCE
EASEMENT BENEFITTING LOTS 1-4

SS MH-19-5

SS MH-19-4

SS MH-19-3

SS MH-19-2

SS MH-19-1

SUGAR MAPLE ROAD
50' WIDE ROW

10' WIDE WALKWAY AND UTILITY EASEMENT

NORTHERN OAK STREET
50' WIDE ROW

AESTHETIC POND - 2
1.27 AC.

VANCE NECK ROAD (ROAD #37)
60' WIDE PUBLIC RIGHT OF WAY

FM

LOD

SS MH-25-1

GOLDEN RAINTREE COURT
50' WIDE ROW

SS MH-26

10' WIDE WALKWAY AND UTILITY EASEMENT

AUSTRIAN PINE COURT
50' WIDE ROW

SS MH-24-1

BIORETENTION - 7
0.38 AC.

PRIVATE
OPEN
SPACE

SS MH-22

SS MH-23

SS MH-24

40' WIDE SANITARY SEWER EASEMENT

15' WIDE SANITARY SEWER LATERAL EASEMENT FOR
ONE FUTURE PRIVATE LATERAL TO TP 13-019.00-035

40.0' BUFFERYARD

77.5' BUFFERYARD

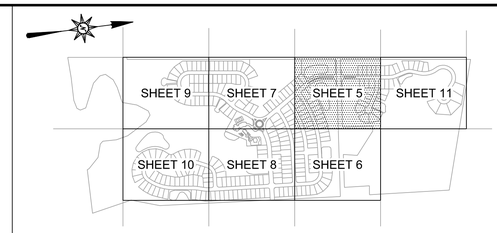
SS MH-21

N/F
RALPH J. & CONCETTA A. MANGANARO, H/W
DR N-102/7
TP 13-019.00-035
MF 4883

(FOR CONTINUATION SEE SHEET 7)

(FOR CONTINUATION SEE SHEET 6)

(FOR CONTINUATION SEE SHEET 11)



KEY MAP SCALE: 1" = 1000'

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR

BAYMONT FARMS

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

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OWNER:
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10 ADEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

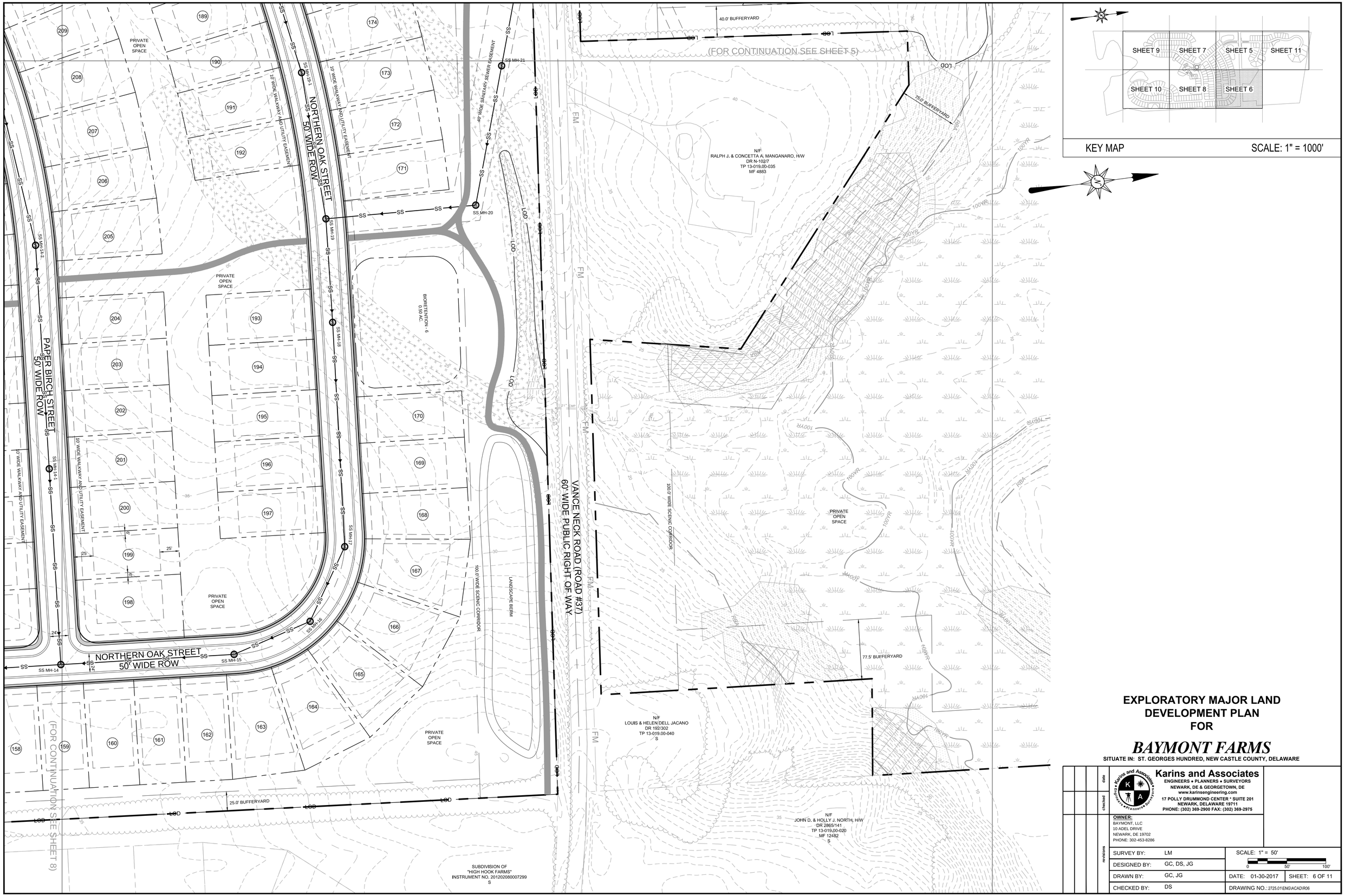
SURVEY BY:	LM
DESIGNED BY:	GC, DS, JG
DRAWN BY:	GC, JG
CHECKED BY:	DS

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

DATE: 01-30-2017 SHEET: 5 OF 11

DRAWING NO.: 2725.01\ENG\ACAD\R05

revisions | date | checked



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DATE: 01-30-2017 SHEET: 6 OF 11
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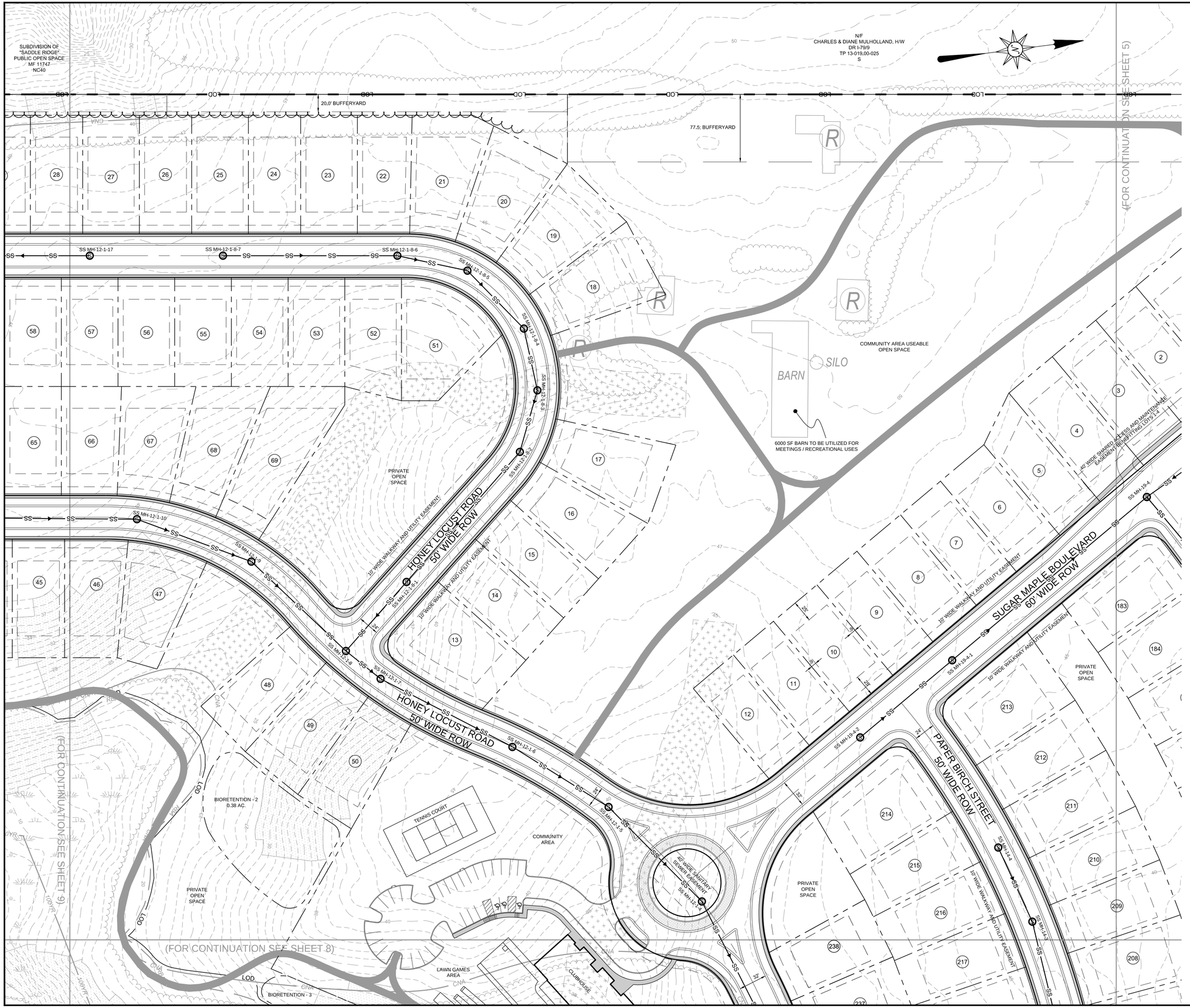

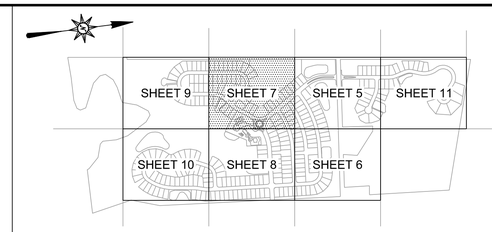

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BAYMONT FARMS

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CHECKED BY:	DS

SCALE: 1" = 50'
DATE: 01-30-2017 SHEET: 7 OF 11
DRAWING NO.: 2725.01\ENG\ACAD\R07

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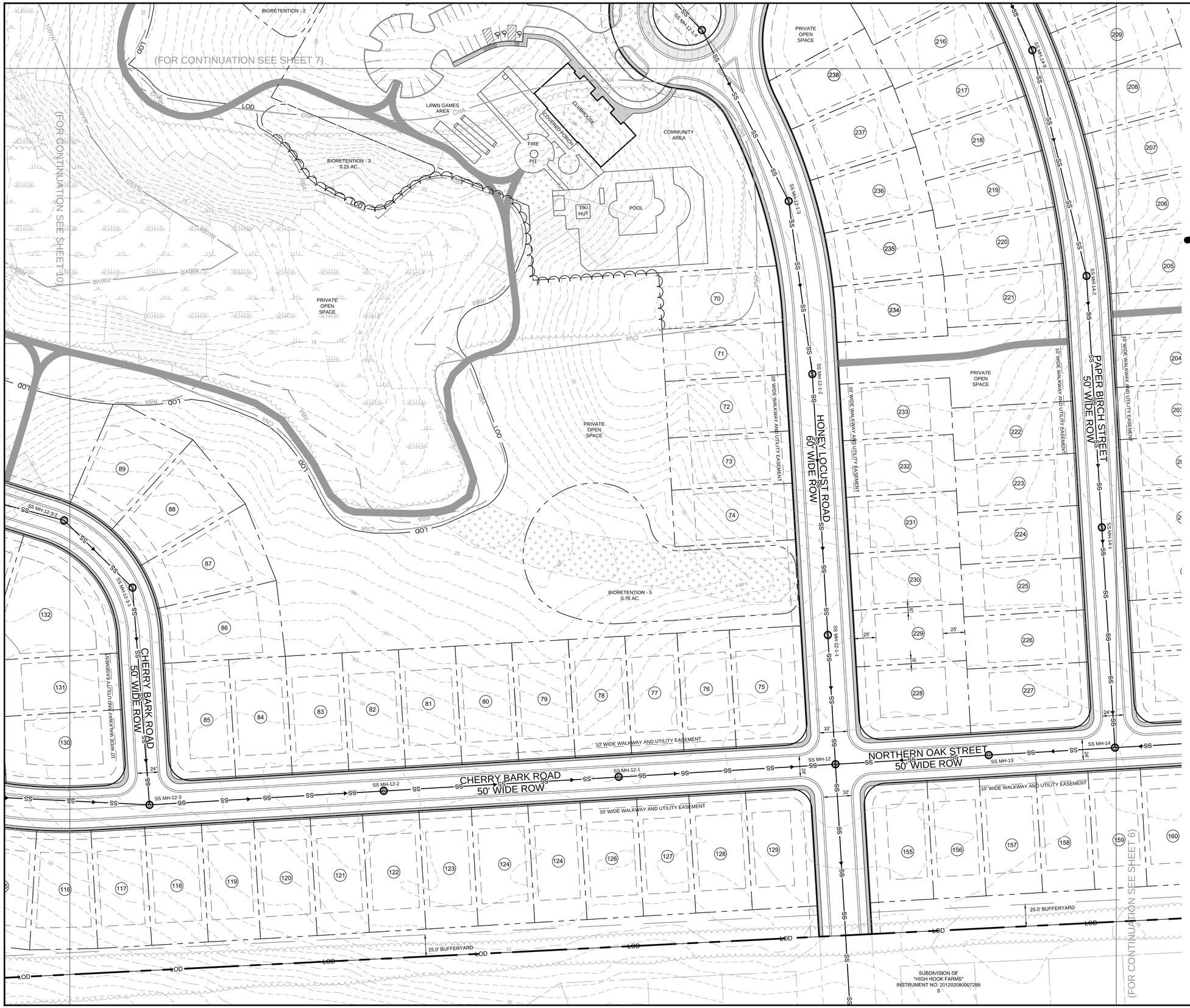

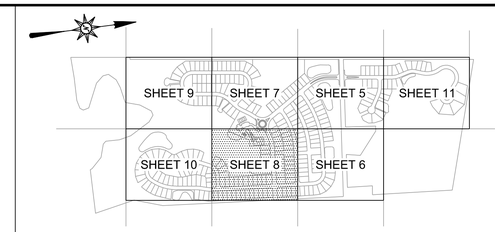

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SURVEY BY:	LM	SCALE: 1" = 50'	
DESIGNED BY:	GC, DS, JG		
DRAWN BY:	GC, JG	DATE: 01-30-2017	SHEET: 8 OF 11
CHECKED BY:	DS	DRAWING NO.: 2725.01\ENG\ACAD\R08	

revisions | checked | date

SUBDIVISION OF
"SADDLE RIDGE"
PUBLIC OPEN SPACE
MF 11747
NC40

77.5' BUFFERYARD

20.0' BUFFERYARD

N/F
CHARLES & DIANE BUS HOLLAND, WW
DR 1,000 PG 005
TP 13-019.00-005
S

HONEY LOCUST ROAD
50' WIDE ROW

10' WIDE WALKWAY AND UTILITY EASEMENT

SS MH-12-1-16
SS MH-12-1-17
SS MH-12-1-15
SS MH-12-1-14
SS MH-12-1-13
SS MH-12-1-12
SS MH-12-1-11

PRIVATE
OPEN
SPACE

BIORETENTION - 1
0.30 AC.

PROPOSED DOCK W/ PROPOSED FOOT BRIDGE (TO SPAN WETLANDS)

N/F
HRS REAL ESTATE, LLC
INST. # 20011226-0108796
TP 13-023.00-026
S

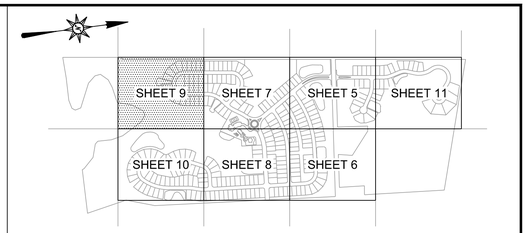
DRAWYER CREEK

INFILTRATION POND - 1

(FOR CONTINUATION SEE SHEET 10)

(FOR CONTINUATION SEE SHEET 7)

LOD
RBA
CNA
100YR
100YR/R



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NEWARK, DE 19702
PHONE: 302-453-8286

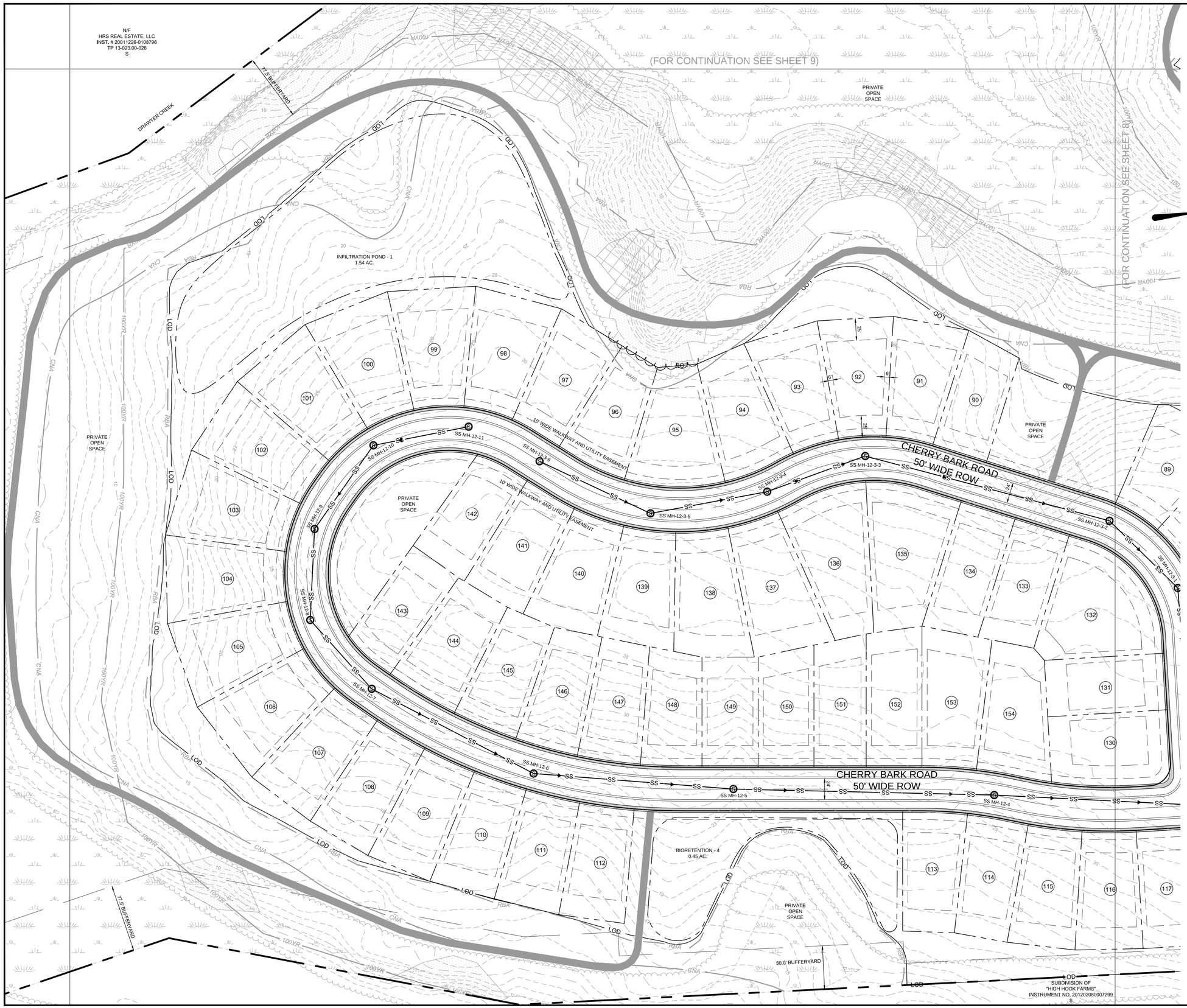
SURVEY BY:	LM
DESIGNED BY:	GC, DS, JG
DRAWN BY:	GC, JG
CHECKED BY:	DS

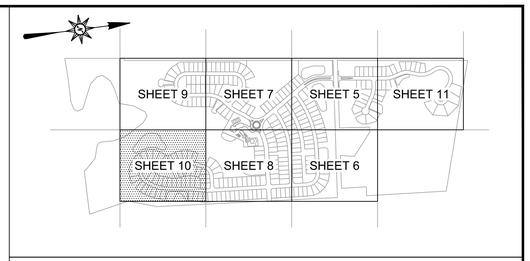
SCALE: 1" = 50'
0 50' 100'

DATE: 01-30-2017 SHEET: 9 OF 11

DRAWING NO.: 2725.01\ENG\ACAD\R09

revisions | checked | date





KEY MAP SCALE: 1" = 1000'

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN FOR

BAYMONT FARMS

SITUATE IN: ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsengineering.com
17 POLLY DRUMMOND CENTER * SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2900 FAX: (302) 369-2975

OWNER:
BAYMONT, LLC
10 ADEL DRIVE
NEWARK, DE 19702
PHONE: 302-453-8286

SURVEY BY:	LM	SCALE: 1" = 50'	
DESIGNED BY:	GC, DS, JG		
DRAWN BY:	GC, JG	DATE: 01-30-2017	SHEET: 10 OF 11
CHECKED BY:	DS	DRAWING NO.: 2725.01\ENG\ACAD\R10	

N/F
ELLEN W. JENNINGS
DR 2700/170
TP 13-019.00-031
S

N/F
JEFFREY A. & CHRISTINE L. STARRETT, H/W
DR 2913/172
TP 13-019.00-029
S

77.5' BUFFERYARD

20.0' BUFFERYARD

LOD

PRIVATE OPEN SPACE

GOLDEN RAINTREE COURT
50' WIDE ROW

AUSTRIAN PINE COURT
50' WIDE ROW

10' WIDE WALKWAY AND UTILITY EASEMENT

SS MH-26
SS MH-27
SS MH-28
SS MH-29
SS MH-30
SS MH-31
SS MH-32
SS MH-33
SS MH-34
SS MH-35

BIORETENTION - 7
0.38 AC.

BIORETENTION - 8
0.67 AC.

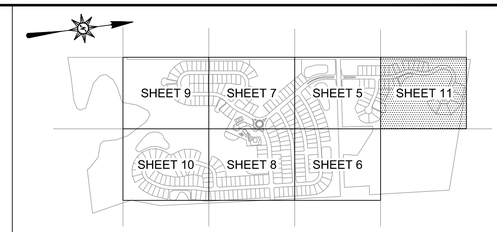
20' WIDE SANITARY SEWER EASEMENT

25.0' BUFFERYARD

77.5' BUFFERYARD

SUBDIVISION OF
"MISTY VALE FARM"
MF 12297
NC21

(FOR CONTINUATION SEE SHEET 5)



KEY MAP SCALE: 1" = 1000'

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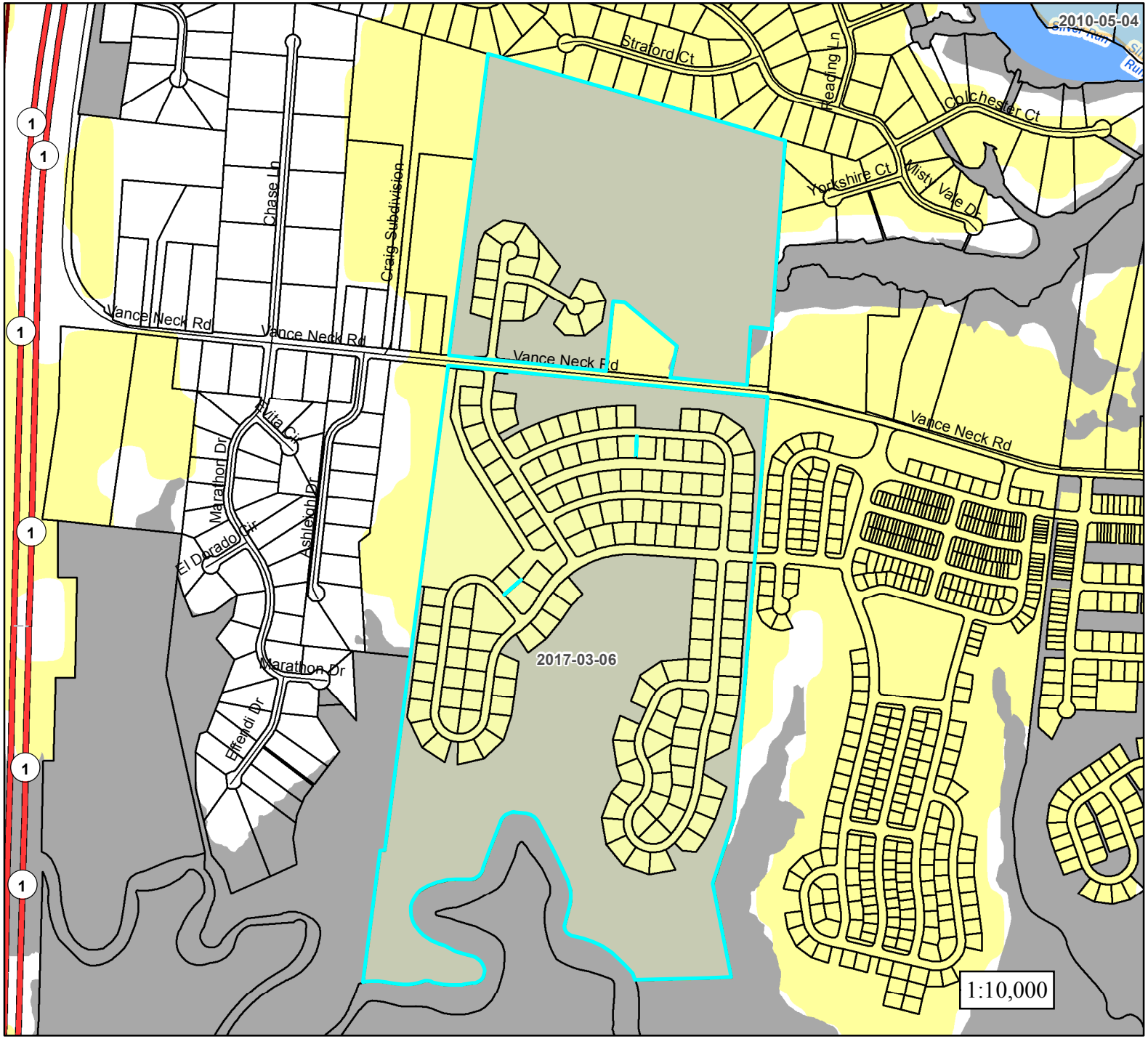
DRAWING NO.: 2725.01\ENG\ACAD\R11

revisions | checked | date

Preliminary Land Use Service (PLUS)



Baymont Farms
2017-03-06

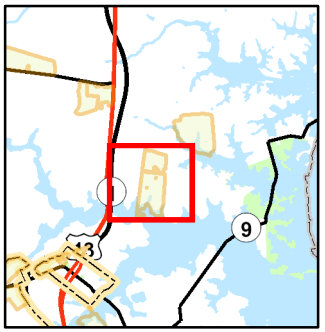
Legend

- PLUS Project Areas

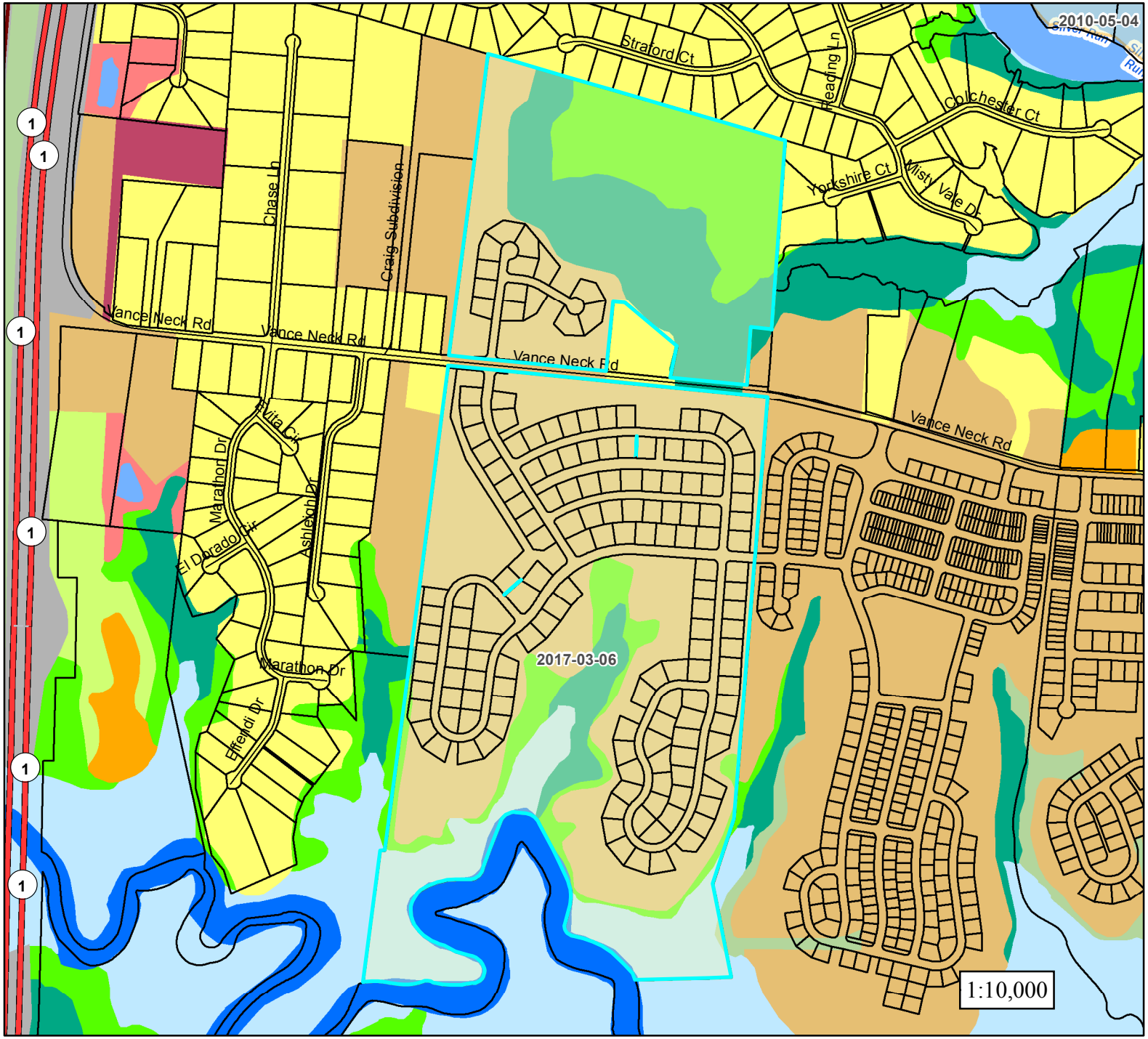
2015 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play

Location Map



Preliminary Land Use Service (PLUS)



Baymont Farms
2017-03-06

Legend

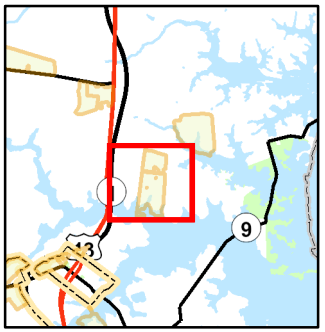
- PLUS Project Areas

2012 Land Use

LULC Category

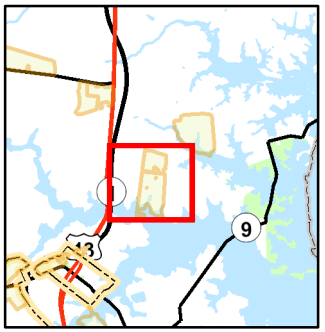
- 110
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Transportation/Communication/Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- Confined Animal Feeding Operations/Feedlots/Holding
- 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)

Baymont Farms
2017-03-06

Legend
PLUS Project Areas

Location Map