

January 20, 2022 12:53 PM

PLUS ID: 2022-02-05 State Strategy Level: 2 and 3

PLUS Application Type - Subdivision

Title: Whitehall Hamlet 3 **County:** New Castle County Municipality: Unincorporated **Description of PLUS project/plan:** 249 lot subdivision w/ civic (clubhouse) area

Section I: Project Location

How many parcels are involved in this project? One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1300300002

Project Location: 801 Lorewood Grove Road, Middletown De 19709 / North of Town of Whitehall Village 1

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

New Orchard Whitehall 23, LLC 818 First State Boulevard Wilmington, DE 19804 Phone: (302) 999-9700 Email: rich@easternstatesdev.com Fax:

,

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? No

Phone: () -Email: Fax: () -

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes Becker Morgan Group, Inc. Ryan Musacchio Phone: (302) 369-3700 Email: rmusacchio@beckermorgan.com Fax: (302) 734-7965

Please designate a Primary Contact for this Project/Application. Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **62.55** Type of Development: **Residential** If Mixed Use, what types are included:

<u>Previous PLUS Information</u> Was this property a subject of a previous PLUS Review? **Yes** If Previous PLUS, what was the PLUS ID: **2018-05-04**

Zoning Information Present Zoning for this project area: **S** Proposed Zoning for this project: **S**

Land Use Information Present Use for this project area: Agriculture Proposed Use for this project: Hamlet Subdivision

Residential Development Information

Type of Residential: **Mixed Residential** If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: Ownership

Type of Homeownership: **Market rate** Total number of Homeownership units: **249**

Type of Rental Units: Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
249	65		184

<u>Commercial Development Information</u>

Type of Commercial: Type of Industrial: Institution Type: Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project? **No** If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **No**

If yes, please provide a contact name and phone number to schedule a site visit:

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility** Who is the Water Service Provider: **Other Artesian Water Company** Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility** Who is the Wastewater Service Provider: **Other New Castle County** Will a new public wastewater system be located at this site? **Yes**

Section V: Environmental Details

Forestland detail

Exi	isting Forested	Existing Forest	Will any forest be	Estimated Removed
	Area (Y/N)	(acres)	removed? (Y/N)	Forest (acres)
	Yes	14.8	Yes	0.51

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site? **Yes**

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Tidal Wetlands

Are there Tidal Wetlands? **No** If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Yes** If yes, estimated Acres of Non-Tidal Wetlands: **5.29**

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

No

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes** If delineated, has the U.S. Army Corps of Engineers signed off on the delineation? **Yes**

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)? **No**

Stormwater Management Details

List the proposed stormwater management practices for this site: **infiltration**, **detention**, **bioretention**

Open Space Details

Is there Open Space proposed for this project? **Yes** Estimated acres of Open Space proposed: **27.21** What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Wildlife Habitat** Please list the "other" type of Open Space: Will any land from this project be dedicated for community use (e.g. police, fire, school)? **No** Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? Yes

Please provide estimated vehicle trips this project will generate on an average weekday. **1,985**

What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? Yes

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.

Connection to Whitehall Village 1 as well as stub for future connection across wetland area

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?

No

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?

Yes

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? **Yes**

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	No	No
Type existing			
Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources? **No**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site. **Acknowledge**

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites? **Yes**

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

If yes, please provide details regarding known historic/cultural resources near the project site.

Adjacent property (1300300003) - National Register Places: Rebuilding St. Georges Hundred 1850--1880 Thematic Resources

Section IX: Signatures

Is the person completing this form the Property Owner? **No** If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Submitted By: Anonymous user PLUS ID: 2022-02-05

An Signature of Person completing form on behalf of the Property Owner

agos Meculio

As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature Acknowledge



Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: _____

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner

Signature of Additional Owner (if applicable)

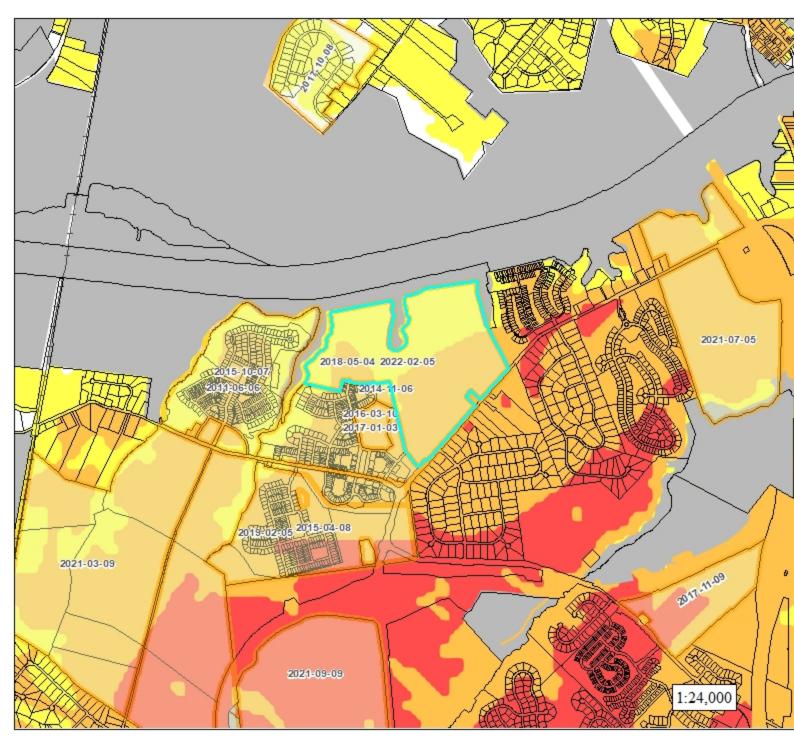
Date

1/24/2022

Date



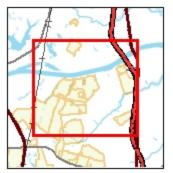
Preliminary Land Use Service (PLUS)



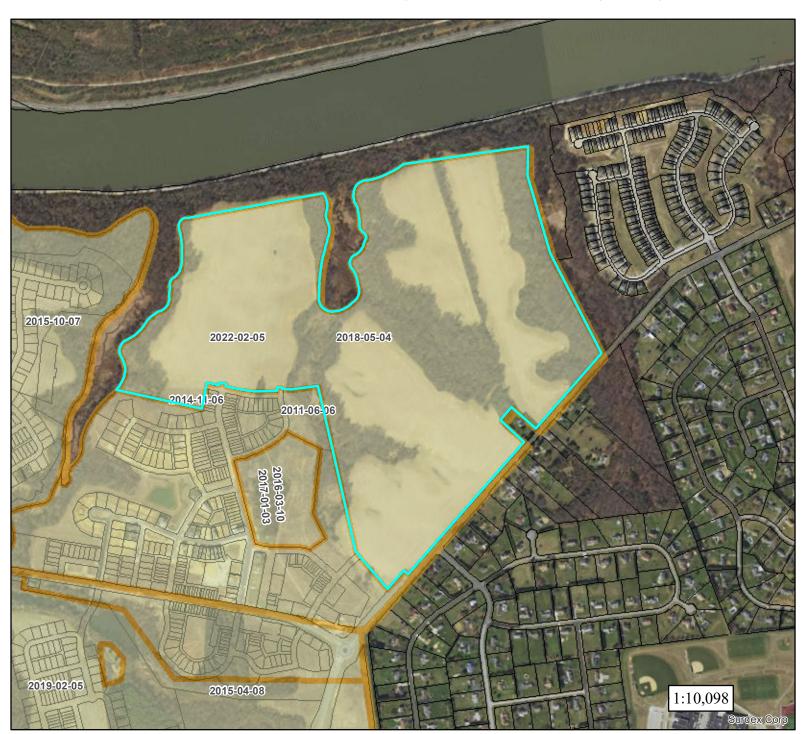
PLUS 2022-02-05 Whitehall Hamlet 3



Location Map



Preliminary Land Use Service (PLUS)



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PLUS 2022-02-05 Whitehall Hamlet 3



Location Map



GENERAL NOTES:				AREA SUMMA	RY
 BOUNDARY AND TOPOGRAPHIC BY VANDERMARK AND LYNCH PROJECT VERTICAL DATUM IS (NAD83). THE EXISTING UTILITIES SHOW PRIVATE UTILITY LOCATOR TO INCURRED TO ANY UTILITIES SI ON THE UTILITY LOCATIONS SH COMPENSATION DUE TO TIME I 3. FLOODPLAIN: THIS SITE DOES I 01/22/2020. THE SITE CONTAINS VANDERMARK & LYNCH, INC. IN DISTURBANCE TO THE FLOODF WRPA: THIS AREA OF DEVELOF OF "MAPPING OF WATER RESC COUNTY, DELAWARE" MAP 2 OI 5. WETLANDS: A WETLAND DELIN 	IN JUNE 2007 AND BOUNDA BASED ON NAVD 88 AND PF VERIFY THEIR EXACT LOC/ HALL BE REPAIRED IMMED HOWN HEREON, HE DOES S DELAYS FROM SAID RELIAN NOT LIE WITHIN THE 100 YE S NON-DELINEATED FLOOD N A FLOOD-STUDY DATED S JLAIN. PMENT IS NOT LOCATED WI DURCE PROTECTION AREA F 3, LAST REVISED MARCH EATION WAS ORIGINALLY F	RY SURVEY PERFORMED BY ROJECT HORIZONTAL DATUM BEST AVAILABLE RECORDS. ATION PRIOR TO THE START IATELY AT THE CONTRACTOF IO AT HIS OWN RISK AND WIL NCE. EAR FLOOD PLAIN AS SHOWN PLAINS. THE LIMITS OF THE EPTEMBER 22,2010. THIS PR THIN A WATER RESOURCE P S FOR CITY OF NEWARK, CIT 2017. PERFORMED BY JCM ENVIRO	CONVERTED INTO DELAWARE STATE PLANE (BECKER MORGAN GROUP, IN AUGUST 2021. 1 IS BASED ON DELAWARE STATE PLANE . THE CONTRACTOR SHALL CONTACT A OF ANY CONSTRUCTION. ANY DAMAGE RS EXPENSE. IF THE CONTRACTOR RELIES .L NOT BE ENTITLED TO ADDITIONAL N ON FIRM 10003C0241L, EFFECTIVE THESE FLOODPLAINS WAS CALCULATED BY OJECT DOES NOT PROPOSE ANY PROTECTION AREA (WRPA) BASED ON REVIEW Y OF WILMINGTON, AND NEW CASTLE INMENTAL, INC. THE WETLAND BOUNDARY . 2013 AND SURVEYED BY THE LANDMARK	T1 - NATURAL CIVIC SPACE T3 - EDGEYARD T4 - EDGEYARD T4 - SIDEYARD T4 - REARYARD T5 - REARYARD ROAD DEDICATION ALLEY DEDICATION WETLAND 100 YEAR FLOODPLAIN PROHIBITIVE STEEP SLOPE	25.49 ACRES ± 2.12 ACRES ± 5.63 ACRES ± 5.00 ACRES ± 2.91 ACRES ± 6.33 ACRES ± 1.99 ACRES ± 10.42 ACRES ± 2.30 ACRES ± 5.29 ACRES ± 0.81 ACRES ± 0.56 ACRES ± 1.08 ACRES ± 3.89 ACRES ± 0.51 ACRES ± 0.51 ACRES ± 0.00 ACRES ± 0.00 ACRES ±
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10. BEFORE THE CONTRACTOR CA CASTLE COUNTY (N.C.C.), DNR			ER PERMITS AND/OR APPROVALS FROM NEW ELDOT), AND APPROPRIATE STATE AND		
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PLAN. 28. ALL IMPROVEMENTS REQUIREI DEVELOPMENT IMPROVEMENT	NRITING BY THE DEPARTM D BY THIS PLAN AND THE N AGREEMENT (LDIA), AND T	ENT OF LAND USE, IS HEREB IEW CASTLE COUNTY CODE S THE PERFORMANCE GUARAN	Y CONSIDERED A PART OF THE RECORD		
AT INSTRUMENT NO 29. POSTAL BOXES SHALL BE INST SERVICE.	ALLED IN ACCORDANCE W	ITH THE RULES AND REGULA	ATIONS OF THE UNITED STATES POSTAL	UNITED STATES OF AMERICA T.P.: 1300200012 DEED #: NA ZONING: SR (SUBURBAN RESERVE) +	
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34. ALL RIGHTS-OF-WAY ARE INTE 35. SUBDIVISION STREETS CONST PLAN ARE TO BE MAINTAINED E THE STATE. THE STATE ASSUM STREETS HAVE BEEN ACCEPTE	RUCTED WITHIN THE LIMIT BY THE STATE OF DELAWAI IES NO MAINTENANCE RES ED BY THE STATE.	S OF THE RIGHT-OF-WAY DEI RE FOLLOWING COMPLETION PONSIBILITIES WITHIN THE D	DICATED TO PUBLIC USE SHOWN ON THIS N OF THE STREETS TO THE SATISFACTION OF DEDICATED STREET RIGHT-OF-WAY UNTIL THE FUTURE INTERCONNECTION TO ADJOINING		
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	LEGEND		
ITEM	EXISTING	PROPOSED]
SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	→ EX. 10"S	→10" S	
SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	→EX. 10" F.M.	►12" F.M	
SANITARY SEWER MANHOLE (S.M.H.)			
SANITARY SEWER CLEANOUT			
WATER MAIN & SIZE	——————————————————————————————————————	——————————————————————————————————————	
FIRE HYDRANT	Б.Н.	F.H.	
WATER VALVE (W.V.) OR METER (W.M.)		——⊕⊕—————————— W.M. W.V.	
STORM DRAIN MANHOLE (S.D.M.H.)			The The
STORM DRAIN LINE (CMP OR RCP)			Frank Harris
CATCH BASIN			
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UNDERGROUND TELEPHONE	U.T	U.T	
UNDERGROUND GAS MAIN	——————————————————————————————————————	2" G	
PAVEMENT TO BE REMOVED	N/A		
CONCRETE CURB & GUTTER			Í Í Si
CONCRETE SIDEWALK, SLAB / PAVING			
IMPERVIOUS SURFACED ROAD, DRIVE OR LOT			
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	
WIRE FENCE	<u> </u>	xxxxx	
CHAINLINK FENCE STOCKADE FENCE			
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			ITEM
DRAINAGE DITCH OR SWALE		-	UNMARKED POINT
EMBANKMENT SIDESLOPES (DOWN)			CONCRETE MONUME
CONTOUR	49	55	IRON PIPE
ELEVATION SPOT SHOT	43.55	25.15 25.50 T.C.	IRON PIPE W/ CAP
BENCH MARK		25.10 B.C. N/A	IRON ROD
PROPERTY OR RIGHT-OF-WAY LINE			IRON ROD W/ CAP
CENTERLINE			
LIGHT POLE	¢	* •	
CONSTRUCTION NOTE	N/A	-	PK NAIL
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				Level Contraction	
SUR	VEY LEGEND			A	
ITEM	EXISTING	PROPOSED			* * *
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RILL HOLE	⊗ FDH	🕱 SDH	(121)	(122)	
TONE	FSTONE				(123)
K NAIL	🕀 FPK	SPK			

AREA SUMMARY

Aug



*BASED ON S - SUBURBAN DISTRICT FOR HAMLET RESIDENTIAL SUBDIVISION. **THIS AREA IS MEASURED WITHOUT OVERLAP WITH OTHER RESOURCES, HIGHER PROTECTION AREA GOVERNS. **THIS AREA IS MEASURED WITH OVERLAP WITH OTHER RESOURCES.

SITE DATA 1. OWNER OF RECORD: NEW ORCHARD WHITEHALL 23, LLC	BECKER
818 FIRST STATE BOULEVARD WILMINGTON, DE 19804	
2. ENGINEER / SURVEYOR: 2. ENGINEER / SURVEYOR: 3. ENGINEER / SURVEYO	D2 MORGAN G R O U P
3. PROPERTY ADDRESS: 801 LOREWOOD GROVE ROAD MIDDLETOWN, DE 19709 (UNINCORPOR NEW CASTLE COUNTY, DE	AKCHIILCIUKE
4. PROPERTY MAP NUMBER: 1300300002 5. ZONING CLASSIFICATION: EXISTING: S (SUBURBAN) / AGF	
Image: Proposed: S (SUBURBAN) / HAN 6. MICROFILM No.: 201710310057076	309 South Governors Avenue
7. PRESENT USE: AGRICULTURE (CULTIVATED FIELD) 8. PROPOSED USE: RESIDENTIAL SUBDIVISION / HAMLET I	
9. TOTAL SITE AREA: ± 62.55 ACRES 10. NUMBER OF LOTS: EXISTING: 1 DEPENDENTI DEPENDENTI	The Tower at STAR Campus 100 Discovery Boulevard, Suite 102 Newark, DE 19713
2000' PROPOSED: 254 (249 RESIDENTI/ TRANSECT 3 SINGLE FAMILY DETACHE (LOTS 1-25 & 30-35) 2000' TRANSECT 4 SINGLE FAMILY DETACHE (LOTS 26-29, 36, 37, 42-55, 4 (LOTS 76-89, 110-117, 149-1) TRANSECT 4 TWIN HOUSE = 34 (LOTS 76-89, 110-117, 149-1) TRANSECT 4 TOWNHOUSE = 102	a. 10107 302.369.3700 ED HOUSE = 31 302.369.3700 ED HOUSE = 34 312 West Main Street, Suite 300 Salisbury, MD 21801 310.546.9100 North Carolina North Carolina
TRANSECT 5 TOWNHOUSE = 48 (LOTS 130-141, 155-166, & 1 12. COMPOSITION: (HAMLET) T1 NATURAL ZONE 25.49 A T3 SUBURBAN ZONE 9.38 AC T4 GENERAL URBAN ZONE 24.92 A	$\frac{87-210)}{25 \pm 100} = 10000000000000000000000000000000$
TOTAL AREA: 62.55 A TOTAL URBANIZED AREA (T3 + T4 + T5): 37.06 AC ± 4 + T5): 2.12 AC ± = 5.7% (5% MIN. REQ.)
PROPOSED = 31 DU'S / 9.38 ACRES = 3 T4 DENSITY PERMITTED = (12 DU'S / ACRE) = 12 * 2 PROPOSED = 170 DU'S / 24.92 ACRES = T5 DENSITY PERMITTED = (27 DU'S / ACRE) = 27 * 2 PROPOSED = 48 DU'S / 2.76 ACRES = 1	30 DU'S/ACRE 4.92 ACRES = 299 DU'S 5 6.82 DU'S/ACRE 76 ACRES = 74 DU'S
14. PARKING CALCULATIONS: T3 PARKING REQUIRED: 31 DU * 2.0 SPACES/DU = 6 PROVIDED: 62 SPACES (SEE GENERAL T4 PARKING REQUIRED: 170 DU * 1.5 SPACES/DU = PROVIDED: 340 SPACES (SEE GENERAL T5 PARKING	- NOTE #16) 255 SPACES AL NOTE #16)
15. BULK AREA STANDARDS: REQUIRED: 48 DU * 1.0 SPACES/DU = 4 PROVIDED: 96 SPACES (SEE GENERAL CIVIC AREA PROVIDED: 54 SPACES (3 HANDICAP TRANSECT ZONE 15. BULK AREA STANDARDS: TRANSECT ZONE	_ NOTE #16)
	A 6' MIN / 20'MAX 0' MIN / 20' MAX TAL 0' MIN 0' MIN / 24' MAX 3' MIN 3' MIN 3' MIN IN 60% MIN 80% MIN
16. SOURCE OF WATER:ARTESIAN WATER17. SOURCE OF SEWER:NEW CASTLE COUNTY - SOUTHERN SE18. SURVEY DATUM:SITE BENCHMARK: IRON PIPE VERTICAL:17. SOURCE OF SEWER:NORTHING:561422.7170' (NAD 83) EASTING:582214.4400' (NAD 83)	3 [2011])
* RESERVED 7 EDUs FOR 184 ATTAC	ED DU'S * 300 GPD = 19,500 GPD HED DU'S * 250 GPD = 46,000 GPD VIC) * 250 GPD = 1,750 GPD 67,250 GPD
	* 4 (PEAKING FACTOR) = 269,000 GPD 8,535.5 FEET 562.0 FEET 5,019.0 FEET WHITEHALL HAMLET 3
24. AREA BREAKDOWN: LONGITUDE: W75° 40' 53.87" - NAE 24. DOL AREA STREET R.O.W.: 10.42 ACRES ± LOT AREA: 24.92 ACRES ±	
25. FIRE HYDRANTS: EXISTING: 0 № PROPOSED: 9 № 26. TOTAL SITE AREA / NET AREA: ± 62.55 ACRES / ± 44.80 ACRES	ST. GEORGES HUNDRED 801 LOREWOOD GROVE ROAD
	MIDDLETOWN 19709 NEW CASTLE COUNTY, DE
SHEET INDEX 1 OF 11 COVER SHEET 2 OF 11 OVERALL SITE & NATURAL RESOURCE AREA	
3 - 8 OF 11 SITE PLAN 9 OF 11 PRE BULK GRADING EROSION & SEDIMENT (10 - 11 OF 11 PRE BULK GRADING EROSION & SEDIMENT (CONTROL PLAN (OVERALL)
PURPOSE OF PLAN 1. TO SUBDIVIDE TAX PARCEL 13-003.00-002 AND CONSTRUCT A RESIDENTIAL DEVEL RESIDENTIAL LOTS ACCORDING TO THE HAMLET DESIGN STANDARDS OF NEW CA	
TOWN OF WHITEHALL MASTER PLAN (APPROXIMATELY ± 62.55 ACRES	
CERTIFICATION OF PLAN APPROVAL APPROVED	AL MANAGER)
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.	ISSUE BLOCK
APPROVED BY (COUNC	L PRESIDENT)
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.	
CERTIFICATION OF OWNERSHIP	
WE, NEW ORCHARD WHITEHALL 23, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGU COUNTY UNIFIED DEVELOPMENT CODE.	S MADE AT OUR DIRECTION AND
NEW ORCHARD WHITEHALL 23, LLC	DATE MARK DATE DESCRIPTION LAYER STATE: C-001 PROJECT NO.: 2021088.00
CERTIFICATION OF PLAN ACCURACY	THIS PLAN IS TRUE AND CORRECT
CHRISTOPHER D. DUKE P.E. NO. 16378 DATE	1 OF 11

DE PLUS - PreCheck



National Register

2017 Wetlands (not regulatory)

2017 High Water Mark (not regulatory)

Class A Wellhead

Wetland mapping is supported with funding provided by the Environmental Protection Agency., New Castle County, Delaware FirstMap, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA, Esri, HERE

New Castle County, Delaware FirstMap, Esri, HERE, Garmin, INCREMENT P, Intermap, USGS, EPA | FEMA | Wetland mapping is supported with funding provided by the Environmental Protection



April 8, 2013

C2515

144

New Castle County Department of Land Use 87 Reads Way New Castle, Delaware 19720

Attn: Project Reviewer

SUBJECT: WETLAND INVESTIGATION FOR WHITEHALL VILLAGE I NEW CASTLE COUNTY

Dear Reviewer,

At the request of our client Whitehall Ventures, LLC, Landmark Science & Engineering (Landmark) re-evaluated the wetland boundary within Whitehall Village I. The northern portion of the property was originally investigated in 2008 by JCM Environmental, Inc. The southern portion of the property (south of Lorewood Grove Road) was delineated by Ten Bears Environmental, Inc. in 2010. This investigation was performed on March 28 and April 4, 2013 in accordance with the U.S. Army Corps of Engineers Wetland Delineation Manual (Technical Report Y-87-1) and the Regional Supplement to the Corps Wetland Delineation Manual: Atlantic and Gulf Coastal Region.

The subject property is located at 948 Lorewood Grove Road in New Castle County, Delaware. This study was limited to the portion of the proposed project identified as Phase One located north and south of Lorewood Grove Road. The property consisted primarily of large agricultural fields with areas of woodlands adjacent to drainageways. Three dwellings and an old farmstead are located within the study area. Wooded areas were located along the western and southwestern property boundaries. The subject property is bordered by lands owned by the U.S. Army Corps of Engineers for the Chesapeake and Delaware Canal to the north, the northeast, northwest, and south by additional lands of Whitehall Ventures, the southwest by Ratledge Road, and the southeast by Airmont residential subdivision.

The majority of the property consists of gently to steeply sloping lands according to the Saint Georges Quadrangle of the 7.5 Minute Series U.S. Geological Survey Map (see attached maps). The subject property drains generally in a northerly direction via three unnamed relatively permanent waterways (RPW). These RPWs drain northerly off-site into the C&D Canal, a traditional navigable waterway (TNW). Two open-water ponds are depicted in the southern portion of the property.

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Corporate Headquarters New Castle, DE 302.323.9377	Kent County Branch Dover, DE 302.734.9597	Sussex County Branch 302.854.9138	Maryland Branch Havre de Grace, MD 410.939.21

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Site hydrology appears to be the result of sheet flow runoff from agricultural areas and forested uplands, spring seeps, and soils exhibiting high groundwater tables within the property. Standing water, saturated soils, and water-stained leaves were observed within the wetlands at the time of the site investigation. Site hydrology appears to be constantly changing within the two RPWs due to beaver activity. Several active beaver dams and downed trees were observed during the site investigation.

Abrupt changes in vegetative communities clearly distinguished the wetland boundary along drainages with within the property boundary. The upland forest areas consisted of mixed deciduous forest cover. Common canopy species included White Oak, Northern Red Oak, Mockernut Hickory, American Beech, and Tulip Poplar. The shrub/herbaceous layer consisted of American Beech, Sassafras, Black Gum, Black Cherry, Hornbeam, Flowering Dogwood, Northern Arrowwood, Spicebush, Multiflora Rose, and Common Greenbrier. The forested wetland areas were dominated by Red Maple, Sweetgum, and Persimmon trees. Common shrub and herbaceous species included Silky Dogwood, Highbush Blueberry, Northern Arrowwood, Sensitive Fern, Spotted Touch-Me-Not, Skunk Cabbage, Woolgrass, Soft Rush, Elderberry, Winterberry, Spicebush, Common Reed, Tearthumb, and Common Greenbrier.

Symbol	Name	% Slope	Drainage Class	Hydric
FgA	Fallsington loam	0-2	PD	X
Lk	Lenape mucky peat	0-1	VPD	Х
Lo	Longmarsh & Indiantown soils	0-1	VPD	Х
MkB	Matapeake silt loam	2-5	WD	-
ReB	Reybold silt loam	2-5	WD	-
ReC	Reybold silt loam	2-5	WD	-
SaD	Sassafras sandy loam	10-15	WD	-
VzF	Urthodents	10-30	WD	-

According to the USDA Web Soil Survey, the site is underlain with the following soil types:

PD=Poorly Drained, VPD= Very Poorly Drained, WD=Well Drained, and X=Hydric

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The majority of the property is underlain with well-drained soils including the Matapeake, Reybold, and Sassafras series. These soils are located predominantly in the agricultural areas and steep slopes along the drainages. The Fallsington, Lenape, and Longmarsh and Indiantown series consist of poorly drained soils within or adjacent to the drainageways within the subject property. These soils exhibit high groundwater tables and are classified as hydric by the National Technical Committee on Hydric Soils. A typical soil boring in the uplands on the site consisted of 10YR4/3 sandy loam in the upper 5 inches followed by 10YR5/4 and10YR5/6 sandy loam to a depth of 18 inches. Soil profiles in the wetland areas exhibited saturated, mucky soils with gleyed or low chroma conditions and abundant mottling with a sulfidic odor.

The 2013 wetland investigation confirmed that three RPWs are located within the study area of Whitehall Village Phase I. These RPWs drain generally in northerly direction into C&D Canal, a TNW. Non-tidal forested and emergent wetlands abut portions of these drainages. The USACE regulates RPWs of TNWs and wetlands that abut them. Based on our March 2013 site investigation, it was determined that no discernable changes to the wetland boundary have occurred since the previous delineations in 2008 and 2010. Abrupt changes in plant communities and topography clearly define the jurisdictional wetland boundary. It is the professional opinion of Landmark that the wetland boundaries shown on the attached aerial photograph remains consistent with the USACE Regional Supplement to the Corps Wetland Delineation Manual: Atlantic and Gulf Coastal Region. Areas of State Subaqueous Lands regulated by Delaware Department of Natural Resources are located within the delineated wetland boundaries.

Should you require any additional information or have questions regarding this project, please feel free to contact me (302) 323-9377.

Sincerely,

Villin X.

William S. Twupack Environmental Scientist



Emergent wetlands along RPW in the northeastern portion of the property.



Flowing water within wetland in the east-central portion of the property.



Beaver dam within wetland in the east-central portion of the property.



Dense area of Phragmites within wetland in the eastcentral portion of the property.



Forested upland adjacent to RPW in the eastern portion of the property.



Forested wetland in the western portion of the property.



Forested upland in the northeastern portion of the property.



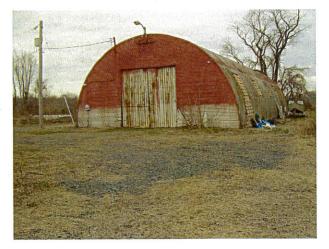
Typical hydric soil profile encountered within the subject property.



Typical soil boring within uplands within the subject property.



Beaver dam constructed within RPW in the westcentral portion of the property.



Barn structure located near old farmstead in the central portion of the property.



Large agricultural field in the eastern portion of the property.



Open water pond in the west-central portion of the property.



Open water pond in the central portion of the property.



Spring seep within forested wetland in the southeastern portion of the property.



Upland forest in the southeastern portion of the property.



View looking northwest across large agricultural field in the south- central portion of the property.



Forested wetland abutting RPW in the southwestern portion of the property.



RPW in the southwestern portion of the property.



Forested wetland in the west-central portion of the property.



Mature upland forest in the southwestern portion of the property.



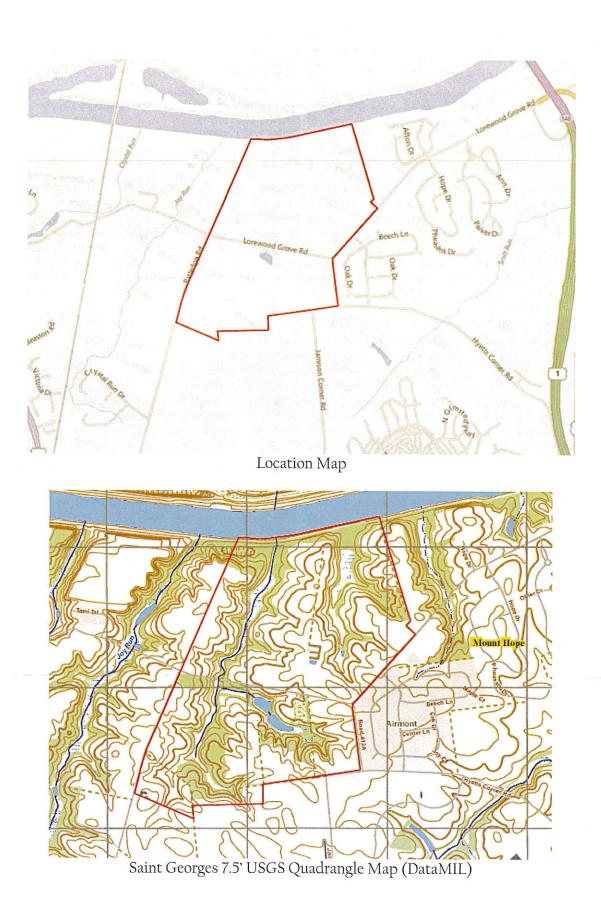
Emergent wetland in the southwestern portion of the property.



Steep slope along wetland/upland boundary in the western portion of the property.



Emergent wetland south of Lorewood Grove Road in the west-central portion of the property.





RPW in the southwestern portion of the property.



Forested wetland in the west-central portion of the property.



Mature upland forest in the southwestern portion of the property.



Emergent wetland in the southwestern portion of the property.



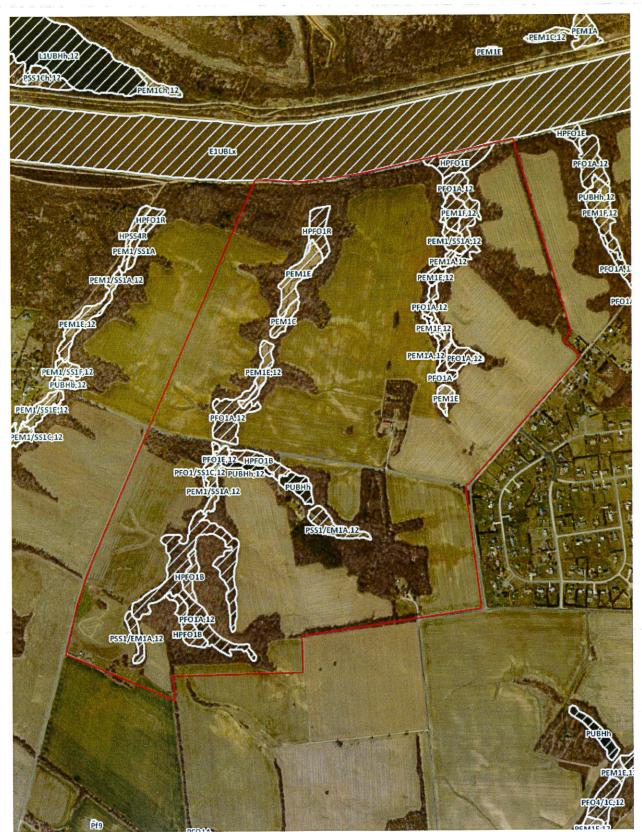
Steep slope along wetland/upland boundary in the western portion of the property.



Emergent wetland south of Lorewood Grove Road in the west-central portion of the property.



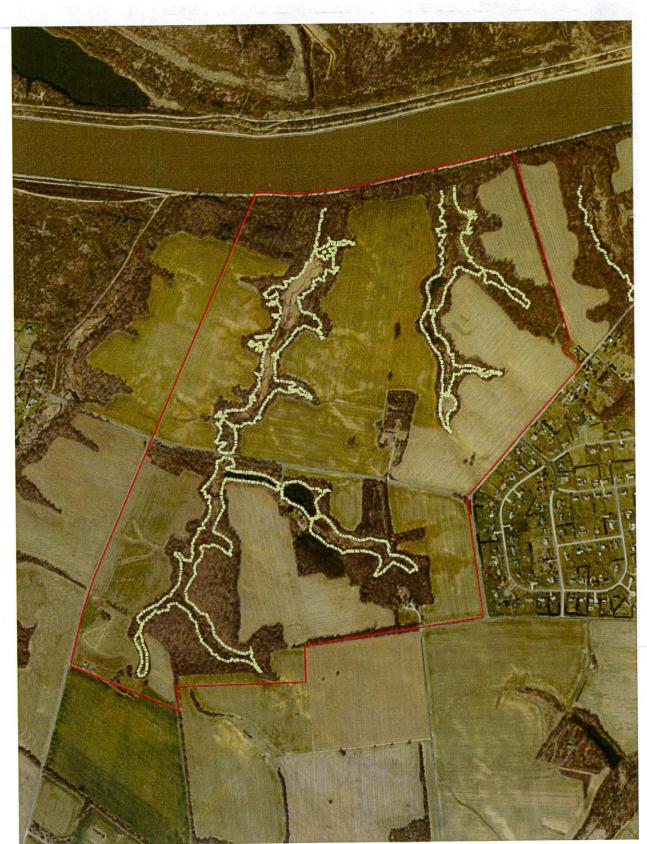
USDA Web Soil Survey



Federal and State Wetland Map



2010 Aerial Photograph



Jurisdictional Wetland Boundaries

GENERAL NOTES

- THIS SITE DOES NOT LIE WITHIN ANY CRITICAL NATURAL AREAS.
- THE SITE DOES NOT LIE WITHIN A 100-YEAR FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE MAP FOR NEW CASTLE COUNTY, DELAWARE, MAP NOS. 10003C0240J AND 10003C0245J, COMMUNITY NO. 105085, REVISED JANUARY 17, 2007. THE SITE CONTAINS NON-DELINEATED FLOOD-PLAINS. THE LIMITS OF THESE FLOOD-PLAINS WAS CALCULATED BY VANDEMARK & LYNCH, INC., IN A FLOOD-STUDY DATED SEPTEMBER OF 2010 AND APPROVED BY NEW CASTLE COUNTY WITH THE RECORDING OF THESE PLANS.
- THE PROPERTY SHOWN HEREON IS LOCATED WITHIN A RECHARGE WATER RESOURCE PROTECTION AREA AS SHOWN ON A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR NEW CASTLE COUNTY," MAP 2 OF 3, DATED 1987, LAST REVISED DECEMBER 2011 (WRPA RECHARGE AREA).
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 27 OF THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY 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, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY
- ALL STORMWATER MANAGEMENT, GRADING AND RELATED INSTALLATIONS SHALL UTILIZE GREEN TECHNOLOGY STORMWATER BEST MANAGEMENT PRACTICES (GTBMP's). NO DEBRIS SHALL BE BURIED ON THE SITE.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE RECORD PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE (SEE PLAN DETAILS FOR SPECIFIC SIDEWALK WIDTHS).
- D. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS.
- 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.
- 12. LENGTH OF PROPOSED STREETS DEDICATED TO PUBLIC USE (VILLAGE 1): 50' R.O.W ~ 7,425 FT. 60' R.O.W. - 6,268 FT
- 80' R.O.W. 1,095 FT. 13. FOR UNIT COUNTS, SEE PAGE 2 OF 35.
- 14. STANDARD PARKING SPACES SHALL BE 9' WIDE BY 18' LONG. HANDICAP PARKING SPACES SHALL BE 8' WIDE (MIN.) BY 18' LONG. VAN ACCESSIBLE SPACES SHALL BE 11' WIDE BY 18' LONG. AISLE WIDTH ADJACENT TO HANDICAP SPACES SHALL BE 5' (MIN.).
- 15. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNT CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL. 16. DRAINAGE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE
- WITH THE NEW CASTLE COUNTY DRAINAGE CODE. 17. DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES, DRAINAGE FACILITIES, AND UTILITIES AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAYS AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A
- RECURRENCE OF NATURAL VEGETATIVE COVER. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
- 19. THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, BRINGDOWN OR COMMITMENT
- 20. A LANDSCAPE PLAN PREPARED BY VANDEMARK & LYNCH, INC., LAST DATED 6-27-2014, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- TRANSPORTATION: CONCURRENCY IN ACCORDANCE WITH THE PROVISIONS OF: (A) THE INFRASTRUCTURE RECOUPMENT AGREEMENT BETWEEN DELDOT AND THE DEVELOPER; AND (B) SECTION 40.11.121.C OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTRIBUTING ITS PROPORTIONATE SHARE OF IMPROVEMENT COSTS TO THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION INVESTMENT DISTRICT FUND (SNCC TID FUND) AND DEDICATE THE REQUIRED RIGHT OF WAY FOR THIS PROJECT. 20140930-0043547
- 22. A WAIVER HAS BEEN GRANTED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE FOR THE FOLLOWIN A) TO THE MINIMUM FRONTAGE BUILD-OUT REQUIREMENT OF 60% SHOWN IN TABLE 14 G AND TABLE 15 B OF 40.25.140 FOR THE FOLLOWING LOTS: 61-62, 64-65, 68-69, 169-173, 208, 213-214, 245-246, 249-251, 253-255, 271-274, AND 309-310.
- 23. A STORM WATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORM WATER MANAGEMENT FACILITIES INCLUDING, STORM WATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORM WATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORM WATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS SUCH STORM WATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORM WATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORM WATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORM WATER MANAGEMENT FACILITES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE MANAGEMENT FACILITES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE MANAGEMENT FACILITES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- 4. THERE ARE 83.05 ACRES OF DELINEATED WATER RESOURCE PROTECTION AREA (WRPA) LANDS PRESENT WITHIN THE THERE ARE 35.05 ACRES OF DELINEATED WATER RESOURCE PROTECTION AREA (WAPA) LANDS PRESENT WITHIN THE TOWN OF WHITEHALL BOUNDARY. THE FULL BUILD-OUT OF VILLAGE 2, VILLAGE 5, AND VILLAGE 6 AS SHOWN WILL EXCEED DISTURBED AND IMPERVIOUS SURFACE AREA PERCENTAGES CURRENTLY ESTABLISHED FOR WRPA ZONES. THI DEVELOPER WILL PROVIDE DEED RESTRICTED WRPA LAND TO BALANCE ANY FUTURE WRPA DEVELOPMENT THAT EXCEEDS THE MAXIMUM APPLICABLE DISTURBANCE. THE FINAL DEED RESTRICTION WILL ACCOMPANY FUTURE DEVELOPMENT INITIATIVES THAT PRECISELY DEFINE THE AMOUNT OF WRPA AREA NEEDED FOR THE WRPA AREA STURBANCE PROPOSED.
- 25. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT/UNIT SHOWN ON THE PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT/UNIT HAS BEEN PAID.
- 26. A REPORT SHALL BE SUBMITTED TO NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOLLOWING EACH REQUIRED THIRD PARTY INSPECTION. ALL STORM-PIPE SYSTEMS OUTSIDE OF THE DELDOT RIGHT OF WAY SHALL BE VIDEOTAPED AND AS-BUILT AND SENT TO THE NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOR REVIEW. ALLEY WAY CONSTRUCTION SHALL BE INSPECTED DURING CONSTRUCTION PER DELDOT STANDARDS FOR LOCAL ROADS. ALL ALLEY WAYS SHALL BE INSPECTED AND THIRD PARTY TESTING SHALL BE PROVIDED.
- 7. THE DEVELOPER, AND/OR PRIVATE OWNERS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON THE NON-STATE MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE DELAWARE MUTCD.
- 28. REQUIRED MONUMENTS ARE TO BE PLACED ALONG ONE SIDE OF EACH STREET IN ACCORDANCE WITH DELDOT STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS PEL CHAPTER 3, SECTION 3.6.4- RIGHTS-OF-WAY MONUMENTS AND SECTION 40.20.520 OF NEW CASTLE COUNTY CODE.
- 29. 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 ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 30. 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.
- ALLEYWAYS SUBDIVISION ALLEYS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY (CONNECTION WITH STATE ROADS) ARE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE ALLEYS. THE STATE ASSUMES NO RESPONSIBILITY FOR ALLEYWAYS BEYOND THE LIMITS OF THE RIGHT OF WAY.
- 32. PUBLIC STREETS (NEW) 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 DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
- 33. SIDEWALK/PATH MAINTENANCE MULTI MODAL PATHS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS, OR BOTH WITHIN THIS SUBDIVISION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF SIDEWALKS AND/OR MULTI MODAL PATHS.

PLAN PURPOSE:

THE PURPOSE OF THIS PLAN IS TO RECORD N.C.C. SECTION 40.25.120 MASTER PLAN FOR THE TOWN OF WHITEHALL AND TO SUBDIVIDE 145.22 ACRES OF THE PARCEL INTO VILLAGE-1 AND THE ASSOCIATED IMPROVEMENTS.

CERTIFICATION OF PLAN ACCURACY

7-19-14

DATE

I, CHRISTOPHER M. O'KEEFE, 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.

CHRISTOPHER M. O'KEEFE, P.E

STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF STREET TREES.

- THE TWO SPECIMEN TREES LOCATED IN THE CIVIC AREA BETWEEN MAPLETON AVENUE AND PASHLEY STREET SHALL BE EVALUATED AT THE TIME OF CONSTRUCTION, PRIOR TO BULK GRADING, TO DETERMINE EACH TREE'S CURRENT STATE OF HEALTH AND VIABILITY OF BEING SAVED IN ACCORDANCE WITH SECTION 40.23.310 OF THE NEW CASTLE COUNTY CODE (NCCC). IF THE TREES CANNOT BE SAVED THEN SECTION AND TABLE 40.23.320 OF THE NCCC SHALL BE FOLLOWED FOR THE SPECIMEN TREE MITIGATION.
- 36. MONUMENTS: EXISTING ≈ 5 PROPOSED (VILLAGE 1) = 169
- 37. THE RECORDING OF THIS PLAN DOES NOT CONFER APPROVALS FOR OTHER RESOURCE DISTURBANCE. STREET RIGHT OF WAY LOCATION OR RELOCATION OR SPECIFIC COMPLIANCE WITH ANY OTHER REQUIREMENTS OF SECTION 40.25.120 FOR VILLAGE AND HAMLETS 2 THRU 7 UNTIL PLANS ARE REVIEWED AND APPROVED BY THE DEPARTMENT OF LAND USE AND COUNTY COUNCIL IN ACCORDANCE WITH CHAPTER 40 OF THE NEW CASTLE COUNTY CODE.
- 38. FOR MAINTENANCE OF COMMON FACILITIES INCLUDING CIVIC AREAS/SPACES, ALLEY WAYS AND STORMWATER MANAGEMENT AREAS SHOWN ON THIS PLAN, SEE THE MAINTENANCE DECLARATIONS BELOW: (SEE SHEET & FOR ADDITIONAL INFORMATION). 9-30-14
- 39. ARCHITECTURAL DESIGN THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE SHALL REVIEW TH ARCHITECTURAL GUIDELINES AND DESIGN CRITERIA FOR EACH VILLAGE OR HAMLET TO BE DEVELOPED PURSUAN TO THE RECORD MAJOR LAND DEVELOPMENT PLAN FOR THE TOWN OF WHITEHALL. THE REVIEW SHALL ASCERTAIN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODE'S DESIGN AND CHARACTER STANDARDS, ANTI-MONOTONY MEASURES AND STANDARDS, AND EXTERIOR MATERIAL REQUIREMENTS. THE ARCHITECTURAL AND DESIGN FEATURES MAY DIFFER THAN THOSE CONTAINED IN THE PATTERN BOOK FOR VILLAGE 1 DUE TO: (A) THE EVOLUTION OF BUILDING CODES, MATERIALS, AND INDUSTRY PRACTICES; AND, (B) THE SPECIFIC ARACTERISTICS OF EACH VILLAGE/HAMLET, SUCH AS ARCHITECTURAL STYLE, PROXIMITY TO THE URBAN CORE OF THE TOWN OF WHITEHALL, DEVELOPMENT MIX (E.G. RESIDENTIAL VS. MIXED USE), AND TOPOGRAPHY. HOWEVER, THE DEPARTMENT'S REVIEW SHALL ENSURE THAT BUILDING DESIGN, CHARACTER STANDARDS, AND USE OF QUALITY EXTERIOR MATERIALS OF ALL VILLAGES AND HAMLETS EXCEEDS, OR IS OF SIMILAR OVERALL QUALITY TO THOSE OF VILLAGE 1.
- 40. ON LOT PARKING SPACES IN FRONT OF GARAGES ALONG PUBLIC ROADS AND ALLEYWAYS SHALL BE BUILT TO ACCOMMODATE PARALLEL PARKING (MINIMUM 9' MDTH) OR PERPENDICULAR PARKING MINIMUM 20') TO ENSURE THAT PARKED VEHICLES DO NOT ENCROACH ON ALLEYWAYS, PEDESTRIAN FACILITIES. OR PUBLIC ROADWAYS.
- 41. NO BUILDING PERMIT FOR PERMANENT BUILDINGS LOCATED ON LOT 47 SHALL BE ISSUED UNTIL THE APPLICANT HAS DEMONSTRATED TO THE PLANNING SECTION THAT LOT 47 COMPLIES WITH NEW CASTLE COUNTY CODE SECTION 40.25.136. THE USE OF THE PROPERTY IS LIMITED BY THE ABILITY TO PROVIDE ADEQUATE PARKING.
- LONG TERM RESIDENTIAL STORMWATER MANAGEMENT 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 \$241,500.00, 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.
- 43. LONG TERM NON- RESIDENTIAL STORMWATER MANAGEMENT FEE: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED ANNUAL INSPECTIONS. AN AMOUNT OF \$12,800.00SHALL BE FUNDED PRIOR RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE
- MAINTENANCE ESCROW: PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE. THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. SEE MAINTENANCE ESCROW CALCULATION TABLE ON SHEET 6 FOR THE AMOUNT OF THE FUNDS. FUNDING SHALL COINCIDE WITH THE REAL ESTATE SETTLEMENT FOR EACH LOT AND SHALL BE VERIFIED PRIOR TO THE ISUANCE OF SEVENTY-FIVE (75)
- 45. PERMANENT EASEMENTS 1, 2, 7, AND 8, AS IDENTIFIED IN THAT CERTAIN STIPULATION AND ORDER OF JUDGMENT AND AWARD OF JUST COMPENSATION, C.A. NO. N12C-O3-O68, FILED WITH THE SUPERIOR COURT OF THE STATE OF DELAWARE IN AND FOR NEW CASTLE COUNTY IN C.A. NO. N12C-O3-O68, TO BE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, SHALL BE TERMINATED AND EXTINGUISHED ONCE THE CURBING ALONG LOREWOOD GROVE ROAD AND THE OTHER AGREED DEVELOPMENT IMPROVEMENTS TO BE MODIFIED OR RECONSTRUCTED BY WELFARE EQUINDENTIAL INCORPORTED (AND/OF ITS ASSIGNS AND SUCCESSORS IN FOUNDATION, INCORPORATED (AND/OR ITS ASSIGNS AND SUCCESSORS IN POUNLATION, INCORPORATED (AND/OR TIS ASSIGNS AND SUCCESSORS IN INTEREST) AS PART OF THIS PLAN HAVE BEEN COMPLETED AND ACCEPTED IN WRITING BY DELDOT. OWNERSHIP OF THOSE AREAS SHALL THEN REVERT BACK TO THE LEGAL OWNER. ALTHOUGH IT SHALL NOT BE NECESSARY TO DO SO, AT THAT TIME, THE PARTIES SHALL ALSO EXECUTE AND RECORD AN INSTRUMENT EVIDENCING SUCH TERMINATION AND EXTINGUISHMENT AND LEGAL OWNERSHIP OF THE AREAS WITHIN THESE PERMANENT EASEMENT AREAS SHALL REVERT TO THE PRESENT LEGAL OWNER, BUILDING PERMITS FOR LOTS 264,292,314 AND 315 SHALL NOT BE ISSUED UNTIL PROOF IS DEMONSTRATED THAT THE RIGHT OF WAY REVERTMENT AND AN EXTINGUISHMENT AGREEMENT HAS BEEN FILED.
- 46. ANY WETLANDS OR STREAM CROSSINGS SHOWN HERE FOR FUTURE VILLAGES AND HAMLETS ARE NOT APPROVED BY THIS PLAN. FUTURE LAND DEVELOPMENT PLANS SPECIFIC TO EACH VILLAGE OR HAMLET ARE REQUIRED TO OBTAIN THE APPROPRIATE APPROVALS.
- THE DEVELOPER SHALL MAKE A FINANCIAL CONTRIBUTION TO THE HOUSING TRUST FUND FOR ANY DWELLING UNIT THAT EXCEEDS THE PRICE LIMITS AS SET BY HUD FOR A MODERATE INCOME HOUSEHOLD IN OUR REGION. THE CONTRIBUTION SHALL BE TWELVE (\$12.00) DOLLARS PER THOUSAND (\$1,000.00) DOLLARS OF PERMIT CONSTRUCTION VALUATION OF THE DWELLING AND IS PAYABLE AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH DWELLING UNIT.
- 48. IN ACCORDANCE WITH NEW CASTLE COUNTY CODE 40.25.136 AND/OR THE "PARKING RATIONALE (T5)" TABLE SHOWN ON SHEET 6 OF THIS PLAN, THE DEVELOPER SHALL DEMONSTRATE ADEQUATE PARKING TO THE SATISFACTION OF THE PLANNING SECTION FOR EACH RESPECTIVE TS BUILDING(S) PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR SAID BUILDING(S). THE LOCATION OF THE PARKING TO SERVE THE TS BUILDING(S) SHALL BE DEPICTED ON A LINES AND GRADES PLAN, AND SHALL ALSO DEPICT LANDSCAPING TO BE INSTALLED IN THE DESIGNATED PARKING AREA.

INDEX OF SHEETS:

	1:	COVER
	2:	MASTER PLAN NOTES, TRANSED
·		BULK COVERAGES TABLE, AND
1	1	NATURAL RESOURCES TABLE
, 1	3-5:	MASTER PLAN FOR HAMLETS A
	6:	VILLAGE 1 OVERVIEW PLAN, PA
	· ·	RATIONALE, BULK AREA AND P
		NATURAL RESOURCES
7	-29:	VILLAGE 1
30-	-35:	SANITARY EASEMENT TO SCOTT
		STATION

CERTIFICATION OF OWNERSHIP

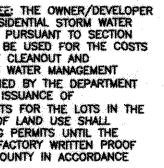
WW HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WHITEHALL SCOTT RUN LLC. PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE. Steve Martinenza 18

OWNER DATE CERTIFICATION OF OWNERSHIP

I. CHEREDY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WELFARE FOUNDATION, INCORPORATED. WHICH IS SUBJECT OF THIS PLAN AND THAT I AUTHORIZE THIS PLAN TO BE PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE. 9-18-2014

34. ALL STREET TREES ARE THE MAINTENANCE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION. THE

DATED 4-10-19 AND OF RECORD IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON 2-30-19 AT INSTRUMENT 2014220 - 0042548 DATED 9-30-14 AND OF RECORD IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON 2-30-19 AT INSTRUMENT 20140930-00 43549 DATED 9-30-19 AND OF RECORD IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON 9-30-14 AT INSTRUMENT 20140930 - 0043550



20

ECT AREAS. PROTECTED AND VILLAGES ARKING ROTECTED

RUN PUMP

PETER MORROW

APPLICATION NO.: 2011-0168-S RECORD MAJOR LAND DEVELOPMENT PLAN TOWN OF WHITEHALL LOREWOOD GROVE ROAD

ST. GEORGES HUNDRED NEW CASTLE COUNTY DELAWARE

711'16 W

LOREWOOD GROVE ROAD (ROAD 412)

HAMLET 7

T m PS-1

NITED STATES OF AMERICA (D.R. 8-69-590)

T.P. No. 13-002.00-013 ZONED: SR

_N24 52 47 E

114.00

~ S19'30'20'Y

S28'54'00'W

WELFARE FOUNDATION, INC.

D.R. 189-140 T.P. NO. 13-007.00-020

PS-4

NOT OF TOTTHERY WELFARE FOUNDATION, IN

(D.R. 20110502-002251) T.P. NO. 13-007.00-000

1827.42

N56'05'25'W

21.19

ZONED: S

N5'52'32"E.

N23'21'32'E

N75'21'14 W

NOW OR FORMERLY

ROBERT F. HAMBY

(D.R. 2414-5)

3-007.00-084

ZONED: NC40

CRYSTAL RUN FARM, SECTION 2

ZOMED: NC40

503.58

WARD E. & JUDY M. CISSEL SUBDIVISION (M.F. 7980) ZOWED: S

S26'00'20 W

NOW OR FORMERLY LFARE FOUNDATION, INC.

T.P. NO. 13-007.00-054

D.R. 149-140 N83'59'40"W_

N31 18'26'2

N7'38'16 W

OTHER LAND

NOW ON FORMERLY WELFARE FOUNDATION, INC

(D.R. 189-140) T.P. NO. 13-007.00-053

ZONED: S

N24'48'33'E

514.38

309.17

772.20'

.34.50

HAMLET

O.R. 180-140

T.P. NO. 13-003.00-001

VILLAGE

100 of formaty ANNA S. WOOLEYHAM, TRUSTEE (D.R. 20001025-0101386) T.P. NO. 13-007,00-046

BOYDS CORNER

CERTIFICATION OF PLAN APPROVAL

MONY

WARIABLE

WELFARE FOUNDATION

Q.R. 188-140

T.P. NO. 13-007.00-021

ZOMED: S

CHESAPEAKE AND DELAWARE CANAI

TIELONE

3/6.54

nfijkt.

HAMLET 3

WELFARE FOUNDATION. INC.

T.P. NO. 13-003.0

VILLAGE

NOW OF FORMERTY WELFARE FOUNDATION.

D.R. 189-140

T.P. NO. 13-008.00-001

ZONED: S

DEDICATED R.O.W. JAMISON CORNER ROAD

WELFARE FOUNDATION, INC.

0.R. 189-140 T.P. NO. 13-008.00-002

ZONED: S

now or formaty WELFARE FOUNDATION, INC. D.R. 189-140 T.P. NO. 13-008.00-003

DBERT L & SARAH I EMERSON

D.R. 1-105-255 T.P. NO. 13-008.00-004

FARM LAND HOLDING IL. LL.C.

DEED INSTR. NO. 20040524-0058320 7.P. NO. 13-013.00-002

ZONED: S

NOW OR FORMERLY

BERTHA M. HOBSON

T.P. NO. 13-013.00-065

(WR. 078650)

ZONED: S

N84'33 35 W

404.10

D.R. 188-140

TIELINE-N55'56'46'E -237.19

N67'58'30'E

396.4

130/14 , 2014 GENERAL MANAGER FOR THE DEPARTMENT OF LAND

COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CH=N41'52'43'W

