



**Application Form**  
**Submitted By: Anonymous user**  
**Submitted Time:**  
**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](mailto: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:

#### Previous PLUS Information

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

### Commercial Development Information

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

<b>Existing Forested Area (Y/N)</b>	<b>Existing Forest (acres)</b>	<b>Will any forest be removed? (Y/N)</b>	<b>Estimated Removed Forest (acres)</b>
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**

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

	<b>Sidewalks</b>	<b>Bike Paths</b>	<b>Bus Stops</b>
<b>Currently exist?</b>	No	No	No
<b>Type existing</b>			
<b>Proposed to add?</b>	Yes	No	
<b>Type proposed</b>	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.**

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

*Ayon Mercedes*

**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

1/24/2022  
\_\_\_\_\_

Date

\_\_\_\_\_

Signature of Additional Owner (if applicable)

\_\_\_\_\_

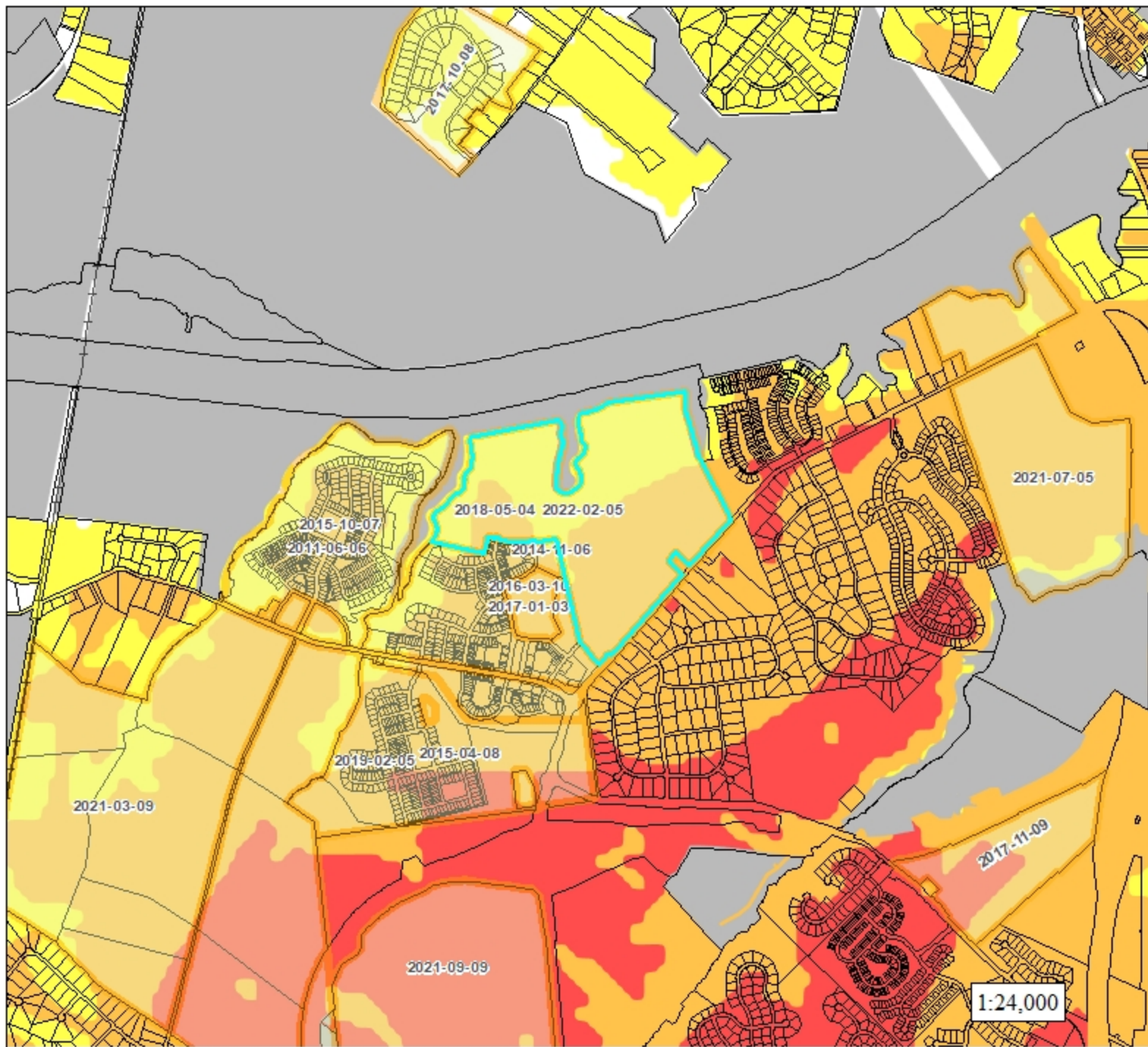
Date





# Preliminary Land Use Service (PLUS)

PLUS 2022-02-05  
Whitehall Hamlet 3

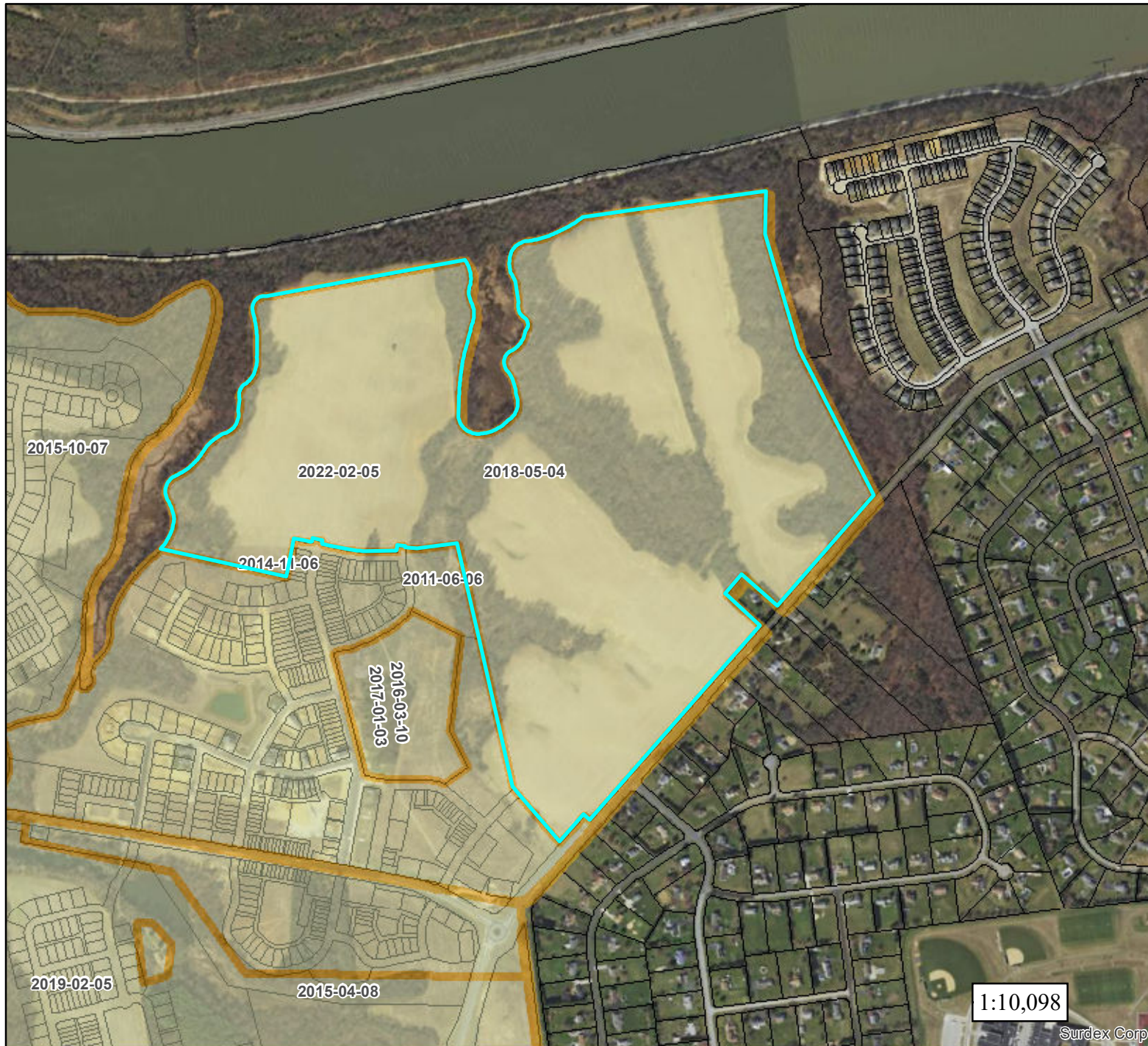


## Location Map



# Preliminary Land Use Service (PLUS)

PLUS 2022-02-05  
Whitehall Hamlet 3



**Legend**

**PLUS Project Areas**

- Comp Plans
- All Other PLUS Reviews

## Location Map



GENERAL NOTES:

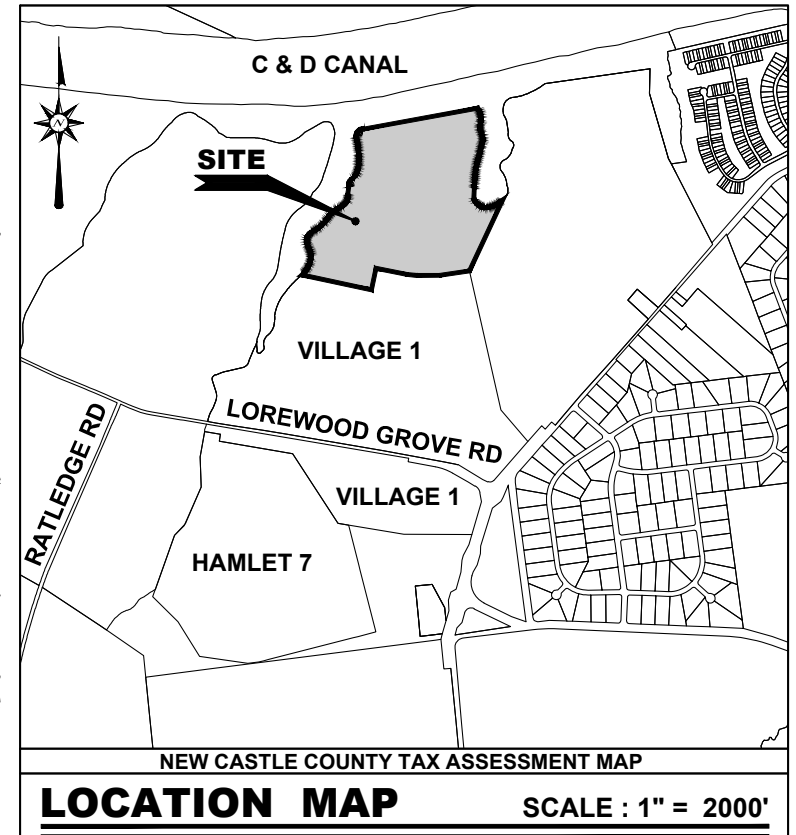
- 1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS COMPILED AND CONVERTED INTO DELAWARE STATE PLANE BY VANDERMARK AND LYNCH IN JUNE 2007 AND BOUNDARY SURVEY BY BECKER MORGAN GROUP IN AUGUST 2021. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83).

AREA SUMMARY

Table with 2 columns: Feature Name and Area. Includes T1 - NATURAL CIVIC SPACE (25.49 ACRES ±), T3 - EDGEYARD (5.85 ACRES ±), T4 - SIDYARD (5.00 ACRES ±), T4 - SIDYARD (2.91 ACRES ±), T4 - REARYARD (6.33 ACRES ±), T5 - REARYARD (1.99 ACRES ±), ROAD DEDICATION (10.42 ACRES ±), ALLEY DEDICATION (2.30 ACRES ±), WETLAND (5.29 ACRES ±), 100 YEAR FLOODPLAIN (0.81 ACRES ±), PROHIBITIVE STEEP SLOPE (0.56 ACRES ±), PRECAUTIONARY STEEP SLOPE (1.08 ACRES ±), MATURE FOREST AREA (3.89 ACRES ±), MATURE FOREST DEMO AREA (0.51 ACRES ±), YOUNG FOREST AREA (0.00 ACRES ±), YOUNG FOREST DEMO AREA (1.73 ACRES ±), OPEN INFILTRATION AREA (0.00 ACRES ±), UNDERGROUND INFILTRATION AREA (0.16 ACRES ±).

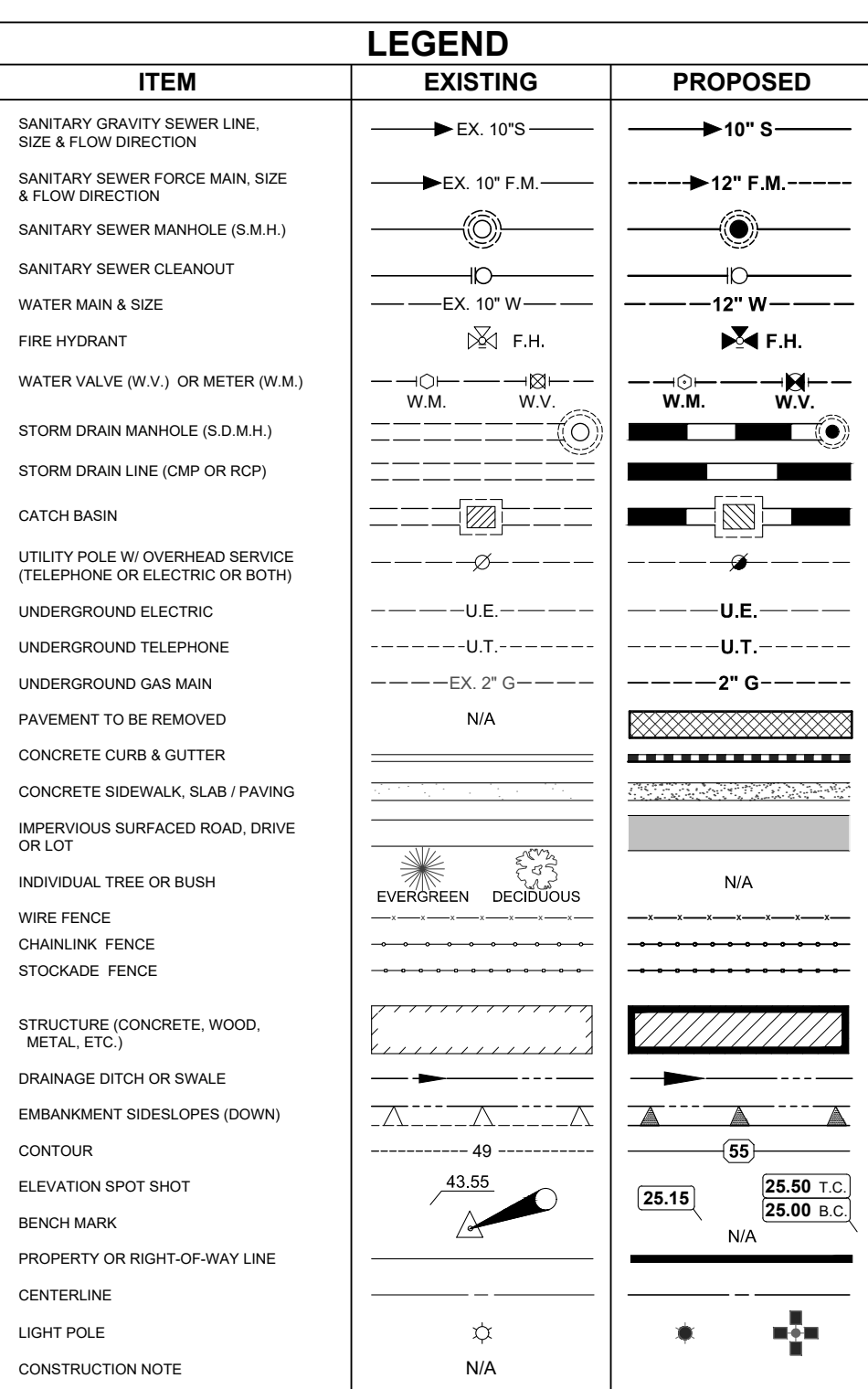
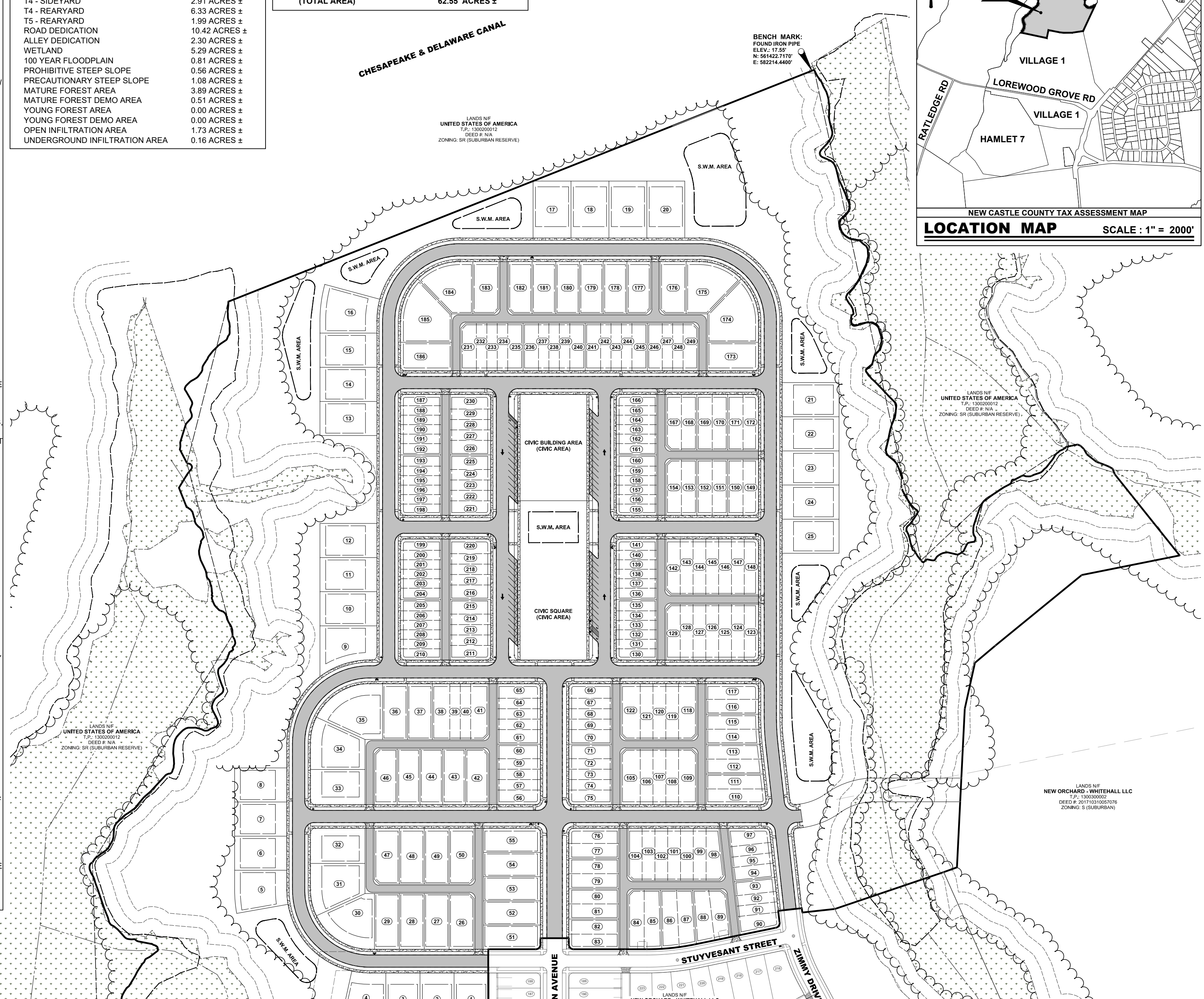
PHASING AREA SUMMARY

Table with 2 columns: Phase Name and Area. Includes PHASE 1 AREA (19.14 ACRES ±), PHASE 2 AREA (15.73 ACRES ±), PHASE 3 AREA (9.84 ACRES ±), UNDISTURBED AREA (17.84 ACRES ±), (TOTAL AREA) 62.55 ACRES ±.



SITE DATA

- 1. OWNER OF RECORD: NEW ORCHARD WHITEHALL 23, LLC, 818 FIRST STATE BOULEVARD, WILMINGTON, DE 19804, (302) 999-9700.
- 2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC., THE TOWER AT STAR CAMPUS, 100 DISCOVERY BOULEVARD, SUITE 102, NEWARK, DE 19713, (302) 369-3700.
- 3. PROPERTY ADDRESS: 801 LOREWOOD GROVE ROAD, MIDDLETOWN, DE 19709 (UNINCORPORATED), NEW CASTLE COUNTY, DE.
- 4. PROPERTY MAP NUMBER: 130030002.
- 5. ZONING CLASSIFICATION: EXISTING: S (SUBURBAN) / AGRICULTURE; PROPOSED: S (SUBURBAN) / HAMLET.
- 6. MICROFILM No.: 201710310507076.
- 7. PRESENT USE: AGRICULTURE (CULTIVATED FIELD).
- 8. PROPOSED USE: RESIDENTIAL SUBDIVISION / HAMLET DESIGN.
- 9. TOTAL SITE AREA: ± 62.55 ACRES.
- 10. NUMBER OF LOTS: EXISTING: 1; PROPOSED: 254 (249 RESIDENTIAL LOTS).
- 11. LOT BREAKDOWN: TRANSECT 3 SINGLE FAMILY DETACHED HOUSE = 31 (LOTS 1-25 & 30-35); TRANSECT 4 SINGLE FAMILY DETACHED HOUSE = 34 (LOTS 26-29, 36, 37, 42-55, & 173-186); TRANSECT 4 TWIN HOUSE = 34 (LOTS 76-89, 110-117, 149-154, & 167-172); TRANSECT 4 TOWNHOUSE = 102 (LOTS 38-41, 56-75, 90-109, 118-129, 142-148, & 211-249); TRANSECT 5 TOWNHOUSE = 48 (LOTS 130-141, 155-166, & 187-210).
- 12. COMPOSITION: (HAMLET) T1 NATURAL ZONE (25.49 AC ± 40.75% (35% MIN. REQ.)); T3 SUBURBAN ZONE (9.84 AC ± 15% (10-30% MIN. REQ.)); T4 GENERAL URBAN ZONE (24.92 AC ± 39.84% (20-40% MIN. REQ.)); T5 URBAN CENTER ZONE (2.76 AC ± 4.41% (0-5% MIN. REQ.)). TOTAL AREA: 62.55 AC ±.
- 13. DENSITY CALCULATIONS: T3 DENSITY PERMITTED = (6 DU'S / ACRE) = 6 \* 9.38 ACRES = 56 DU'S; THIS PROPOSED = 31 DU'S / 9.38 ACRES = 3.30 DU'S/ACRE; T4 DENSITY PERMITTED = (12 DU'S / ACRE) = 12 \* 24.92 ACRES = 299 DU'S; PROPOSED = 170 DU'S / 24.92 ACRES = 6.82 DU'S/ACRE; T5 DENSITY PERMITTED = (27 DU'S / ACRE) = 27 \* 2.76 ACRES = 74 DU'S; PROPOSED = 48 DU'S / 2.76 ACRES = 17.39 DU'S/ACRE.
- 14. PARKING CALCULATIONS: T3 PARKING REQUIRED: 31 DU \* 2.0 SPACES/DU = 62 SPACES; PROVIDED: 62 SPACES (SEE GENERAL NOTE #16); T4 PARKING REQUIRED: 170 DU \* 1.5 SPACES/DU = 255 SPACES; PROVIDED: 340 SPACES (SEE GENERAL NOTE #16); T5 PARKING REQUIRED: 48 DU \* 1.0 SPACES/DU = 48 SPACES; PROVIDED: 98 SPACES (SEE GENERAL NOTE #16).
- 15. BULK AREA STANDARDS: TRANSECT ZONE T1 T3 T4 T5; FRONT SETBACK (PRINCIPAL): N/A, 24 MIN, 6' MIN / 20 MAX, 0' MIN / 20 MAX; FRONT SETBACK (SECONDARY): N/A, 16 MIN, 6' MIN / 20 MAX, 0' MIN / 20 MAX; SIDE SETBACK: N/A, 10' TOTAL, 0' MIN, 0' MIN / 24 MAX; REAR SETBACK: N/A, 12 MIN, 3' MIN, 3' MIN; FRONTAGE BUILDOUT: N/A, 40% MIN, 60% MIN, 80% MIN; LOT WIDTH: N/A, 72' - 120', 18 MIN / 96 MAX, 15 MIN / 180 MAX; BUILDING COVERAGE: N/A, 60% MAX, 70% MAX, 80% MAX.
- 16. SOURCE OF WATER: ARTESIAN WATER.
- 17. SOURCE OF SEWER: NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA.
- 18. SURVEY DATUM: SITE BENCHMARK: IRON PIPE; VERTICAL: 17.55' (NAVD 88); NORTHING: 581422.7170' (NAD 83 (2011)); EASTING: 582214.4400' (NAD 83 (2011)).
- 19. SURVEY CLASSIFICATION: SUBURBAN SURVEY.
- 20. TOTAL DISTURBED AREA: ± 44.71 ACRES.
- 21. SANITARY SEWER FLOW: AVERAGE DAILY FLOW: 65 DETACHED DUS \* 300 GPD = 19,500 GPD; 164 ATTACHED DUS \* 250 GPD = 40,000 GPD; 7 EDUS (CIVIC) \* 250 GPD = 1,750 GPD; TOTAL: 67,250 GPD; PEAK DAILY FLOW: 67,250 GPD \* 4 (PEAKING FACTOR) = 269,000 GPD.
- 22. LENGTH OF ROAD: 50 FOOT R.O.W. (PUBLIC) 8,535.5 FEET; 80 FOOT R.O.W. (PUBLIC) 250.0 FEET; 20 FOOT R.O.W. (PRIVATE - ALLEY) 5,019.0 FEET.
- 23. PROPERTY LOCATION: LATITUDE: N39° 32' 17.29" - NAD83 (2011); LONGITUDE: W75° 40' 53.87" - NAD83 (2011).
- 24. AREA BREAKDOWN: STREET R.O.W.: 10.42 ACRES ±; LOT AREA: 24.92 ACRES ±; OPEN SPACE: 25.32 ACRES ± (EXCLUDING S.W.M. AREAS); S.W.M. AREA: 1.89 ACRES ±; TOTAL AREA: 62.55 ACRES ±.
- 25. FIRE HYDRANTS: EXISTING: 0; PROPOSED: 9.
- 26. TOTAL SITE AREA / NET AREA: ± 62.55 ACRES / ± 44.80 ACRES.



SURVEY LEGEND table with columns: ITEM, EXISTING, PROPOSED. Includes UNMARKED POINT, CONCRETE MONUMENT, IRON PIPE, IRON ROD, IRON ROD W/ CAP, DRILL HOLE, STONE, PK NAIL, etc.

NATURAL RESOURCES DATA TABLE with columns: PROTECTED RESOURCE, PROTECTION RATIO PER CODE, RESOURCE AREA, TOTAL AREA ON SITE, DISTURBED AREA, PROTECTED AREA RATIO PROVIDED. Includes WETLANDS, FLOODPLAIN / FLOODWAY, RIPARIAN BUFFER, PROHIBITIVE STEEP SLOPES, PRECAUTIONARY STEEP SLOPES, FOREST - MATURE, FOREST - YOUNG, RECHARGE AREAS - WRPA.

SHEET INDEX

- 1 OF 11 COVER SHEET
- 2 OF 11 OVERALL SITE & NATURAL RESOURCE AREAS
- 3 - 8 OF 11 SITE PLAN
- 9 OF 11 PRE BULK GRADING EROSION & SEDIMENT CONTROL PLAN (OVERALL)
- 10 - 11 OF 11 PRE BULK GRADING EROSION & SEDIMENT CONTROL PLAN

PURPOSE OF PLAN

1. TO SUBDIVIDE TAX PARCEL 13-003.00-002 AND CONSTRUCT A RESIDENTIAL DEVELOPMENT CONSISTING OF 249 RESIDENTIAL LOTS ACCORDING TO THE HAMLET DESIGN STANDARDS OF NEW CASTLE COUNTY IN ACCORDANCE WITH TOWN OF WHITEHALL MASTER PLAN (APPROXIMATELY ± 62.55 ACRES)

CERTIFICATION OF PLAN APPROVAL

Approval form with fields for APPROVED (DATE), BY (GENERAL MANAGER), FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY, APPROVED (DATE), BY (COUNCIL PRESIDENT), FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF OWNERSHIP

WE, NEW ORCHARD WHITEHALL 23, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

CERTIFICATION OF PLAN ACCURACY

I, CHRISTOPHER D. DUKE, HEREBY CERTIFY THAT I AM A REGISTERED 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.

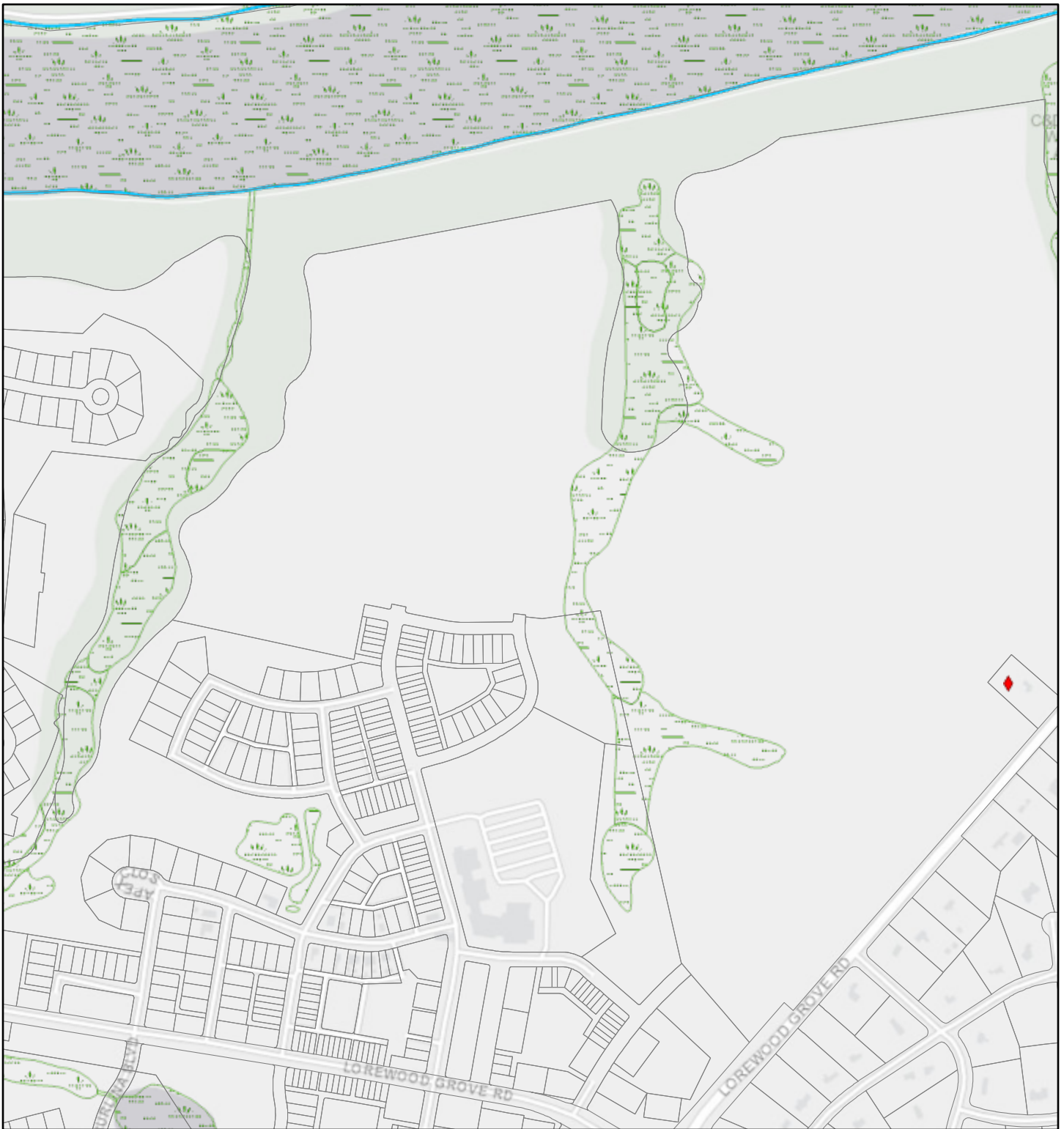
CHRISTOPHER D. DUKE P.E. NO. 16378 DATE

BECKER MORGAN GROUP ARCHITECTURE ENGINEERING Delaware 309 South Governors Avenue Dover, DE 19904 302.734.7950 The Tower at STAR Campus 100 Discovery Boulevard, Suite 102 Newark, DE 19713 302.369.3700 Maryland 312 West Main Street, Suite 300 Salisbury, MD 21801 410.546.9100 North Carolina 3333 Jaeckle Drive, Suite 120 Wilmington, NC 28403 910.341.7600 www.beckermorgan.com

PROJECT TITLE APPLICATION No. WHITEHALL HAMLET 3 MAJOR SUBDIVISION PLAN ST. GEORGES HUNDRED 801 LOREWOOD GROVE ROAD MIDDLETOWN 19709 NEW CASTLE COUNTY, DE SHEET TITLE COVER SHEET

Scale: 1" = 150'. Issue Block table with columns: MARK, DATE, DESCRIPTION. Includes PROJECT NO.: 2021088.00, DATE: 10/07/2021, SCALE: 1" = 150', DRAWN BY: R.J.M., PROJ. MGR.: R.J.M., SHEET 1 OF 11, COPYRIGHT 2021.

# DE PLUS - PreCheck




1/20/2022, 9:14:21 AM

1:9,028

 DE\_StateParcels - State Parcels

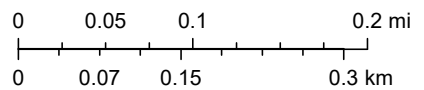
National Register Places

 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



April 8, 2013

C2515

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.

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.

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

Symbol	Name	% Slope	Drainage Class	Hydric
FgA	Fallsington loam	0-2	PD	X
Lk	Lenape mucky peat	0-1	VPD	X
Lo	Longmarsh & Indiantown soils	0-1	VPD	X
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	-

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

C2515  
New Castle County  
April 8, 2013  
Page Three

The majority of the property is underlain with well-drained soils including the Matapeake, Reybold, and Sassafra 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 and 10YR5/6 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,

A handwritten signature in black ink, appearing to read "William S. Twupack", with a long horizontal flourish extending to the right.

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 east-central 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 west-central 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.



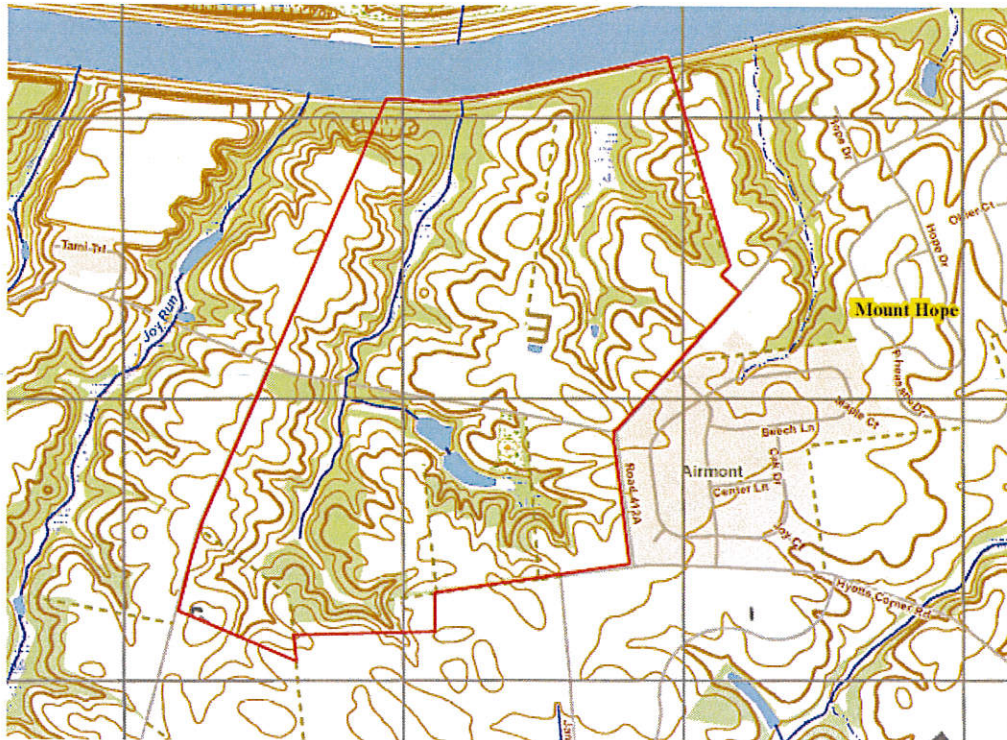
Steep slope along wetland/upland boundary in the western portion of the property.



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



Location Map



Saint Georges 7.5' USGS Quadrangle Map (DataMIL)



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. 1000302040 AND 1000302045, COMMUNITY NO. 100505, REVISED JANUARY 17, 2007. THE SHOWN FLOODPLAINS ARE THE LIMITS OF THE FLOOD PLANS WAS CALCULATED BY VANDEMARK & LYNCH, INC. IN A FLOOD-STUDY DATED SEPTEMBER 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 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 7-19-14 AT INSTRUMENT NO. 20140930-0043547.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER, WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 7-19-14 AT INSTRUMENT NO. 20140930-0043547.
- 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 DESIGNATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
- ALL STORMWATER MANAGEMENT, GRADING AND RELATED INSTALLATIONS SHALL UTILIZE GREEN TECHNOLOGY STORMWATER BEST MANAGEMENT PRACTICES (GTMP).
- 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).
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED 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.
- 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.
- FOR UNIT COUNTS, SEE PAGE 2 OF 35.
- 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.).
- 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.
- DRAINAGE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- 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 PRUNING OF EXISTING TREES IS REQUIRED FOR THE PROPOSED DEVELOPMENT. TREES TO BE REMOVED 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 REGENERATION 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.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, BRINDSON OR COMMITMENT.
- A LANDSCAPE PLAN PREPARED BY VANDEMARK & LYNCH, INC. LATEST DATED 4-27-2014, 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 RECOMPACT AGREEMENT BETWEEN DELDOT AND THE DEVELOPER; AND (B) SECTION 40.11.21.1 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 (SNIC TDC FUND) AND DEDICATE THE REQUIRED RIGHT OF WAY FOR THIS PROJECT. 20140930-0043547
- A WAIVER HAS BEEN GRANTED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE FOR THE FOLLOWING:  
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: 81-82, 84-85, 86-89, 169-173, 208, 213-214, 245-246, 249-251, 253-255, 271-274, AND 302-310.
- 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 FUTURE CONSTRUCTION, MAINTENANCE AND REPAIR OF 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 THE PROPERTY SHOWN ON THIS PLAN AND 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 OR ITS AGENTS 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 MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORM WATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- THERE ARE 63.05 ACRES OF DELINEATED WATER RESOURCE PROTECTION AREA (WRPA) 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. THE DEVELOPER WILL PROVIDE 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 DISTURBANCE PROPOSED.
- 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 STATE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT/UNIT HAS BEEN PAID.
- A REPORT SHALL BE SUBMITTED TO NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOLLOWING EACH REQUIRED THIRD PARTY INSPECTION. ALL STORM-WATER SYSTEMS OUTSIDE OF THE DELDOT RIGHT OF WAY SHALL BE VIDEO-TAPED 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.
- 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 MUTED.
- REQUIRED MONUMENTS ARE TO BE PLACED ALONG ONE SIDE OF EACH STREET IN ACCORDANCE WITH DELDOT STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAYS ACCESS PER CHAPTER 3, SECTION 3.6.4 - RIGHTS-OF-WAY MONUMENTS AND SECTION 40.20.520 OF NEW CASTLE COUNTY CODE.
- 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 SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ON ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 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 ALLEYS BEYOND THE LIMITS OF THE RIGHT OF WAY.
- 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 (DEDOT) 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.
- SIDEWALK/PATH MAINTENANCE - MULTI MODAL PATHS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS, OR THE 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**

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. THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

DATE: 7-19-14  
CHRISTOPHER M. O'KEEFE, P.E.

**INDEX OF SHEETS:**

- COVER
- MASTER PLAN NOTES, TRANSECT AREAS, BULK COMBINATION TABLE, AND PROTECTED NATURAL RESOURCES TABLE
- MASTER PLAN FOR HAMLETS AND VILLAGES
- VILLAGE 1 OVERVIEW PLAN, PARKING RATIONALE, BULK AREA AND PROTECTED NATURAL RESOURCES
- VILLAGE 1
- SANITARY EASEMENT TO SCOTT RUN PUMP STATION

**CERTIFICATION OF OWNERSHIP**

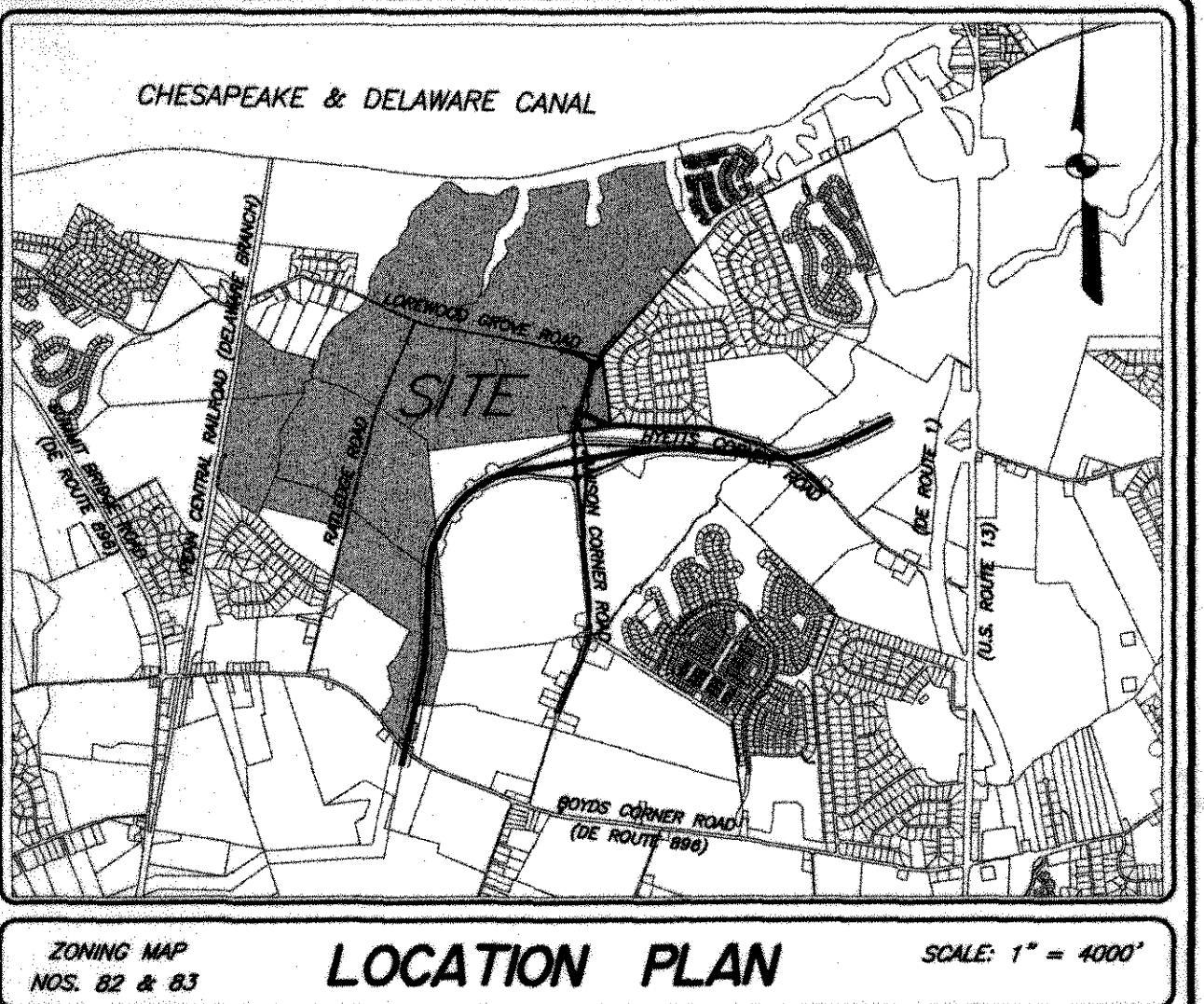
I, Steve Martinenza, HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WHITEHALL SCOTT RUN LLC. PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE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

DATE: 9-18-2014  
OWNER: Steve Martinenza

I, Peter Morrow, HEREBY CERTIFY THAT I AM AN AUTHORIZED AGENT OF WELFARE FOUNDATION, INCORPORATED, 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.

DATE: 9-18-2014  
OWNER: 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



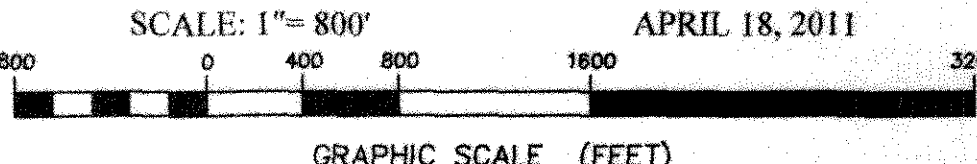
**GENERAL DATA:**

- OWNER: WELFARE FOUNDATION, INC. 100 W. 10TH STREET, SUITE 1109 WILMINGTON, DE 19801
  - TAX PARCEL NUMBER: 13-003-00-01, 13-003-00-02, 13-007-00-02, 13-007-00-01, 13-008-00-01 & 13-008-00-02
  - SOURCE OF TITLE: D.R. 189-140 DEED INSTRUMENT NO. 20030703-0079816
  - AREA: 912.05 ACRES (TO BE DEVELOPED BY THIS SUBMISSION) 7.77 ACRES (DEDICATED R.O.W. JAMISON CORNER RD.) 72.86 ACRES (US-501 RIGHT OF WAY) 108.84 ACRES (UNDEVELOPED BY THIS SUBMISSION) 110.82 ACRES (TOTAL PROPERTY)
  - ZONING: S (SUBURBAN) - HAMLET AND VILLAGE
- | TRANSECT ZONE                              | T1  | T3        | T4              | T5                     |
|--|-----|-----------|-----------------|------------------------|
| -RESIDENTIAL DENSITY (UNITS/ACREAGE GROSS) | N/A | 4         | 12              | 27                     |
| -FRONT SETBACK (PRINCIPAL)                 | N/A | 24' MIN.  | 0' MIN./20' MAX | 0' MIN./20' MAX        |
| -FRONT SETBACK (SECONDARY)                 | N/A | 16' MIN.  | 0' MIN./20' MAX | 0' MIN./20' MAX        |
| -SIDE SETBACK                              | N/A | 10' TOTAL | 0' MIN.         | 3' MIN.                |
| -REAR SETBACK                              | N/A | 12' MIN.  | 3' MIN.         | 3' MIN.                |
| -FRONTAGE BUILDOUT                         | N/A | 40% MIN.  | 60% MIN.        | 60% MIN.               |
| -LOT WIDTH                                 | N/A | 72'-120'  | 15'-96'         | 15'-180'               |
| -BUILDING COVERAGE                         | N/A | 60% MAX   | 70% MAX         | 80% MAX                |
| -SETBACK TO PARKING                        |     |           |                 | (SEE GENERAL NOTE #40) |
- MODIFIED GRID: 070/304, 074/304, 074/308
  - COUNCILMANIC DISTRICT: 12
  - SOURCE OF TOPOGRAPHY: THE TOPOGRAPHIC PLAN WAS COMPILED IN JANUARY 1987 BY RAMESH C. BATTIA ASSOCIATES, P.A., BY ESTABLISHING A NETWORK OF HORIZONTAL AND VERTICAL CONTROL AND TOPOGRAPHIC FEATURES WERE OBTAINED BY AERIAL TECHNIQUES. THE PLAN WAS CONVERTED INTO DELAWARE STATE PLANE (N.A.D. 1983) AND N.A.V.D. 1988 BY VANDEMARK & LYNCH, INC. IN JUNE 2007.
  - HORIZONTAL DATUM: DELAWARE STATE PLANE, COORDINATES DERIVED FROM GPS OBSERVATION REFERENCED TO N.A.D. 1983
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - 1988  
SEE NOTE ON CONCRETE CULVERT ELEVATION = 32.34
  - WETLANDS LOCATION: THE WETLANDS SHOWN HEREON WERE DELINEATED BY JAMES C. MCCULLY IV, ENVIRONMENTAL CONSULTANTS, INC., AND TEN BEARS ENVIRONMENTAL, L.L.C., AND FIELD SURVEYED BY VANDEMARK & LYNCH, INC. IN BETWEEN AUGUST 2, 2007 AND SEPTEMBER 13, 2007. THE WETLAND BOUNDARY WAS RE-EVALUATED BY LANDMARK ENGINEERING, INC. IN BETWEEN MARCH 28 AND APRIL 4, 2013.
  - WATER: ARTESIAN WATER COMPANY, 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.
  - SEWER: NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA 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 FLOW 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. NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES HAS APPROVED SEWER CAPACITY AND SEWER CONSTRUCTION PLAN FOR VILLAGE-1 IN CONJUNCTION WITH THIS RECORD PLAN.

**PROPOSED SANITARY SEWER FLOW (VILLAGE 1):**

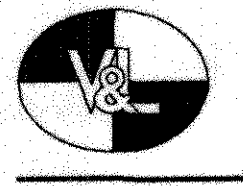
RESIDENTIAL		
140 DETACHED HOUSES x 300 GPD/HSE.	=	42,000 GPD (AVERAGE)
143 ATTACHED HOUSES x 250 GPD/HSE.	=	35,750 GPD (AVERAGE)
218 STACKED FLAT UNITS x 200 GPD/UNIT	=	43,500 GPD (AVERAGE)
NON-RESIDENTIAL		
80,900 S.F. NON-RESIDENTIAL x 0.1 GPD/S.F.	=	8,090 GPD (AVERAGE)
<b>TOTAL</b>		<b>129,440 GPD (AVERAGE)</b>
		129,440 x 4 = 517,760 GPD (PEAK)

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Page: 35 of 80  
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Chael E. Kozlowski  
New Castle Recorder MJJR



NO.	DATE	REVISION	BY	APPROVED
4	9/20/14	GENERAL COMMENTS	WJL	OCB
3	8/12/14	GENERAL COMMENTS	WJL	OCB
2	6/27/14	PER NCCO COMMENTS (6/11/2014)	WJL	OCB
1	7/22/13	PER NCCO COMMENTS	WJL	OCB

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY MODIFICATION MADE TO THIS PLAN AND/OR CADD FILE WITHOUT ITS WRITTEN AUTHORIZATION.



**VANDEMARK & LYNCH, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
4305 MILLER ROAD  
WILMINGTON, DE 19802/(302) 764-7635  
WWW.VANDEMARKLYNCH.COM

SURVEYED BY:	C. COBAUGH	FILE NAME:	20968.00-RECORD-C1	REVISION:	4	SHEET:	1 of 35
COMPUTED BY:	C. O'KEEFE	PERMANENT FILE:	074/304, 074/308	QA REVIEW:		SIZE:	L
PROJECT MANAGER:	C. O'KEEFE	DATE:	07/18/14	APPROVED BY:			

**CERTIFICATION OF PLAN APPROVAL**

APPROVED 9/30/14, 2014 BY Eden P. Johnson  
GENERAL MANAGER FOR THE DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED 10/14/14, 2014 BY Chris Bullock  
COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.