

- PLAN DATA
1. TAX PARCEL NUMBER: 11-014.00-073
2. SOURCE OF TITLE: 20121101-0063190
3. EXISTING ZONING: ST (SUBURBAN TRANSITION) REZONED BY ORDINANCE 07-141 BY COUNTY COUNCIL 8/26/2008
- BULK AREA RESTRICTIONS
- | | TOWNHOUSE STANDARD | TOWNHOUSE WEAKLINK | SINGLE FAMILY DETACHED |
|-------------------------------|--------------------|--------------------|------------------------|
| LOT AREA: (MIN) | 2,200 S.F. | 3,600 S.F. | 12,000 S.F. |
| LOT WIDTH: (MIN) | 18' | 18' | 25' |
| STREET YARD SETBACK: (MIN) | 15' | 15' | 25' |
| SIDE YARD: (MIN) | 6'(END UNIT) | 6'(END UNIT) | 6' |
| REAR YARD: (MIN) | 20' | 20' | 30' |
| BUILDING SPACING: (MIN) | 10' | 10' | 12' |
| BUILDING HEIGHT: (MAX) | 40' | 40' | 35' |
| PARKING SPACE REQUIRED (MIN): | 2.25 | 2.25 | 2.25 |
- * AVERAGE ALL STANDARD TOWNHOUSE LOTS = 22'
4. DATUM: NAD 1929
CONVERSION NOTE: (NAD 1929 DATUM - 1.08 - NAD 1983 DATUM)
5. GROSS AREA: 164.59± ACRES
6. WATER SUPPLY: UNITED WATER DELAWARE
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
7. SANITARY SEWER: (GRAVITY) NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY DOES EXIST TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNEE, SHALL BE RESPONSIBLE FOR EXTENDING THE SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
- ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT:
209 TOWNHOUSE LOTS x 250 GPD + 1 SINGLE FAMILY LOT x 300 GPD = 52,550 GPD
PEAK FLOW: 52,550 GPD x 4 = 210,200 GPD (0.21 MGD)
8. NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
9. THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DELAWARE SHEET 2 OF 3, DATED 1993, REVISED DECEMBER 2011.
10. A. A 100-YEAR FLOOD PLAN EXISTS ON THIS PARCEL ALONG THE CHRISTINA CREEK, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0140J PANEL 140 OF 450 DATED JANUARY 17, 2007. THIS FLOOD PLAN IS SHOWN ON THE PLAN.
- B. A NON-DELETED 100 YEAR FLOOD PLAN LINE IS SHOWN ON THIS PLAN ALONG MUDDY RIVER WHICH IS BASED UPON THE "NON DELETED FLOOD STUDY FOR ELDER VILLAGE" PREPARED BY LANDMARK ENGINEERING, INC. DATED OCTOBER 2006.
11. THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND INDICATES THAT CRITICAL NATURAL AREAS DO EXIST ON THE SITE. THE SITE IS SUBJECT TO ALL THE PROVISIONS OF DIVISION 40.10.370 OF THE UNIFIED DEVELOPMENT CODE. A CRITICAL NATURAL AREA (CNA) REPORT, WAS PREPARED BY LANDMARK ENGINEERING FOR THIS SITE DATED OCTOBER 6, 2006 AND LAST REVISED 3/31/2008. A SUBSEQUENT MODIFICATION TO THE CNA LINE WAS BASED ON A REPORT PREPARED BY JCM ENVIRONMENTAL DATED MAY 6, 2008; REVISED SEPTEMBER 9, 2008 AND ADOPTED BY DAREC ON SEPTEMBER 23, 2008. REFER TO NOTE #37 FOR TYPES OF CNA'S ON-SITE.
12. TOPOGRAPHIC INFORMATION WAS GENERATED BY PROMAPS, INC. AND FIELD VERIFIED BY LANDMARK ENGINEERING, INC. IN MARCH/APRIL 2005. SITE BENCHMARK IS A FLANGE BOLT BETWEEN LETTERS "E" & "L" IN WORD MUELLER ON FIRE HYDRANT. ELEVATION 68.02
13. THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CODE OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT 167-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF WETLANDS AND THE WETLANDS FOUND TO EXIST ON THE SITE. TOTALING AN AREA 51.90 ACRES OF LAND, ARE SHOWN ON THIS PLAN. SEE TOTALING REPORT PREPARED BY ENVIRONMENTAL CONSULTANTS, INC. DATED JANUARY 26, 2006 FOR A DETAILED DESCRIPTION OF THESE WETLANDS. 0.84 ACRES NON-JURISDICTIONAL WETLAND DISTURBANCE IS PROPOSED BY THIS PLAN. THE CORPS OF ENGINEERS ISSUED THEIR "JURISDICTIONAL DETERMINATION LETTER" (CEM-02-00-200601350-00) ON FEBRUARY 27, 2006 FOR THE WETLANDS BOUNDARY SHOWN ON THIS PLAN. REFER TO NOTE #35 FOR CONDITIONS RELATING TO PROPOSED DISTURBANCE ON FILLING OF NON-JURISDICTIONAL WETLANDS.
14. SUBDIVISION DATA:
- | | TOWNHOUSE LOTS (STD) | TOWNHOUSE LOTS (WEAKLINK) | UTILITY LOT | DEDICATED RIGHT-OF-WAY (PRIVATE STREETS) | STORMWATER MANAGEMENT (PRIVATE OPEN SPACE) | PRIVATE OPEN SPACE | PUBLIC OPEN SPACE | CONNECT ROW (PRIVATE OPEN SPACE) | CONNECT ROW (PUBLIC OPEN SPACE) | LOT #210 |
|--|----------------------|---------------------------|-------------|--|--|--------------------|-------------------|----------------------------------|---------------------------------|----------|
| TOWNHOUSE LOTS (STD) | 10.86 ACS± | 6.60% | | | | | | | | |
| TOWNHOUSE LOTS (WEAKLINK) | 3.38 ACS± | 2.05% | | | | | | | | |
| UTILITY LOT | 0.30 ACS± | 0.18% | | | | | | | | |
| DEDICATED RIGHT-OF-WAY (PRIVATE STREETS) | 5.89 ACS± | 3.58% | | | | | | | | |
| STORMWATER MANAGEMENT (PRIVATE OPEN SPACE) | 3.14 ACS± | 1.94% | | | | | | | | |
| PRIVATE OPEN SPACE | 71.07 ACS± | 43.19% | | | | | | | | |
| PUBLIC OPEN SPACE | 33.74 ACS± | 20.50% | | | | | | | | |
| CONNECT ROW (PRIVATE OPEN SPACE) | 6.24 ACS± | 3.79% | | | | | | | | |
| CONNECT ROW (PUBLIC OPEN SPACE) | 19.56 ACS± | 11.89% | | | | | | | | |
| LOT #210 | 6.49 ACS± | 3.94% | | | | | | | | |
| TOTAL: | 164.59 ACS± | 100.00% | | | | | | | | |
15. A. A 40' SANITARY EASEMENT OR A 20' STORM DRAINAGE EASEMENT, 20' OR 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER A STORM OR SANITARY SEWER IS DESIGNED FOR USE IN UNIMPROVED AREAS. IF THE EASEMENT IS OUTSIDE OF THE DEDICATED PUBLIC RIGHT-OF-WAY, A 20' WIDE EASEMENT 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE SHALL BE CREATED WHERE A SANITARY SEWER IS DESIGNED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE REPLACEMENT AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
- B. 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.
- C. SANITARY SEWER SYSTEM IS PUBLIC.
16. A 3' FOOT WIDE EASEMENT IS HEREBY CREATED ON EACH SIDE OF EACH SIDE AND REAR LOT LINES SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN. OTHER THAN COMMON PROPERTY LINES FOR TOWNHOUSES IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY OR PEDESTRIAN USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED OR IS A COMMON WALL LINE IN ATTACHED UNITS, THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTENDED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT, REFER TO SHEET CR-11 FOR TYPICAL LAYOUT.
17. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD-TYPE FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
18. FIRE HYDRANTS
19. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
20. A LANDSCAPE/OPEN SPACE MANAGEMENT PLAN PREPARED BY DESIGNS, ETC., LAST DATED 2/14/13 REVISED 12/31/13, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
21. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE TO HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
22. 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 N.C.C. COUNCIL.
23. MONUMENTS:
- EXISTING GRANITE MONUMENT (1) EXISTING FIELD STONE (1)
EXISTING CONCRETE MONUMENT (9) EXISTING IRON PIPE (1)
PROPOSED MONUMENT (49)
- RIGHT-OF-WAY MONUMENTS SHALL BE SET AND/OR PLACED ALONG THE RIGHT-OF-WAY ON A MINIMUM ONE SIDE OF THE ROAD AT EVERY CHANGE IN THE RIGHT-OF-WAY ALIGNMENT, AND AT THE PROPERTY CORNERS BY A PROFESSIONAL LAND SURVEYOR (PLS) LICENSED IN DELAWARE.
- THE LOT PERMANENT MARKERS ARE SET PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY OF THE DWELLING ON THE PARTICULAR LOT. LOCATION TO BE DETERMINED IN FIELD BY SURVEYOR PLACING THEM.
24. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE SUBORDINATION AGREEMENT (LDA), THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON SEPTEMBER 5TH, 2013 AT INSTRUMENT # 20130805-0058564.
25. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THOSE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
26. FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, LANDSCAPING WITHIN WETLAND DRIVE MEDIAN, LANDSCAPE MATERIAL, STORMWATER MANAGEMENT FACILITIES, OVERFLOW PARKING SPACES, MULTIMODAL PATH AND SIDEWALKS ABUTTING PRIVATE OPEN SPACE SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED DECEMBER 18, 2013, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20131219-0078288. THE MULTIMODAL PATH SHALL BE CONSTRUCTED BY THE DEVELOPER, MAINTAINED BY THE MAINTENANCE CORPORATION WITHIN PRIVATE OPEN SPACE. (SEE ALSO NOTE 57.)
27. PRIOR PLAN APPROVAL: EXPLORATORY SKETCH PLAN APPROVAL: MARCH 8, 2010. PRELIMINARY PLAN APPROVAL: SEPTEMBER 20, 2012.
28. OPEN SPACE REQUIREMENT: PER SECTION 40.04.110 REQUIRED: 35% x 154.27 ACS. = 53.99 ACS± PROVIDED: 134.14 ACS±
29. PROPOSED STREET TREES ON LOT 210 SHALL BE PLANTED AND THE MULTIMODAL PATH ON LOT 210 SHALL BE CONSTRUCTED PRIOR TO THE TURNOVER OF THE PRIVATE OPEN SPACE TO THE MAINTENANCE CORPORATION.
30. THERE ARE NO DEED RESTRICTIONS FOR THIS PLAN.
31. THE LIMITS OF DISTURBANCE AS SHOWN ON THIS RECORD PLAN WILL BE FENCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBANCE ACTIVITY.
32. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
33. PER SECTION 40.02.225, 8.5 ACTIVE OPEN SPACE REQUIRED: 1 AC/100 D.U. x 209 D.U. = 2.09 ACS. ACTIVE OPEN SPACE PROVIDED: 2.23 ACS.
34. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR LOT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATE FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID IN ACCORDANCE WITH THE VOLUNTARY SCHOOL ASSESSMENT AGREEMENT RECORDED IN INSTRUMENT NO. 20080427-0024724.
35. THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT BY DECISION DATED DECEMBER 1, 2006 GRANTED THE AREA VARIANCE (APPLICATION 06-0728-A) FROM THE REQUIRED 100% PROTECTION LEVEL OF NON JURISDICTIONAL WETLANDS TO ALLOW DISTURBANCE OF 3.97 ACRES PROVIDED THE APPROPRIATE MITIGATION MEASURES NOTED IN THE ENVIRONMENTAL IMPACT ASSESSMENT REPORT ARE FOLLOWS.
- A. WETLAND MITIGATION IS PROPOSED, SHOWN AND DESCRIBED HEREON TO OFFSET THE ANTICIPATED IMPACT TO 0.84 AC OF ISOLATED, NON-JURISDICTIONAL WETLANDS ON THIS PARCEL. ACCORDINGLY MITIGATION IS PROPOSED TO OCCUR ON THE SOUTHERN HALF OF THE PARCEL AS REFERENCED AND SHOWN IN THE DECISION DOCUMENT FOR APPLICATION 06-0728-A. REFER TO NOTE 50, THIS SHEET, FOR ADDITIONAL WETLAND MITIGATION MEASURES AND REQUIREMENTS.
- B. ANIMALS ENCOUNTERED JUST PRIOR TO AND DURING CONSTRUCTION WITHIN THE ISOLATED, NON-JURISDICTIONAL WETLANDS WILL BE HUMANELY TRAPPED, COLLECTED AND RELOCATED TO WETLANDS SITUATED ON THE OTHER (SOUTHERN) SIDE OF REYBOLD ROAD.
- C. THIS VARIANCE WILL PERMIT A LARGER AMOUNT OF FORESTED UPLANDS (NON-WETLANDS) LOCATED ON THE PARCEL ON THE NORTHERN SIDE OF REYBOLD ROAD TO BE PRESERVED AS SHOWN AND DESCRIBED HEREON.
36. THE OWNER/DEVELOPER IS RESPONSIBLE FOR ENSURING COMPLIANCE WITH DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 23.300 OF THE COUNTY CODE.
37. PROTECTED RESOURCES: MATURE FOREST, YOUNG FOREST, RARE SPECIES AND OTHER CNA DISTURBANCE:
1. MATURE FOREST, YOUNG FOREST, RARE SPECIES AND OTHER CNA DISTURBANCE: PER SECTION 40.10.010
- | | EXISTING AREA (ACS) | REQUIRED PROTECTION(%) | REQUIRED PROTECTION(ACS) | ACTUAL PROTECTION(ACS) | ACTUAL PROTECTION(%) | ACREAGE DISTURBED(ACS) | PERCENT DISTURBED(%) |
|----------------------------------|---------------------|------------------------|--------------------------|------------------------|----------------------|------------------------|----------------------|
| A. YOUNG FOREST | 36.17 | 50 | 18.09 | 25.90 | 71.61 | 10.27 | 28.39 |
| B. CNA YOUNG FOREST | 26.86 | 60 | 16.12 | 23.74 | 88.39 | 3.12 | 11.61 |
| C. MATURE FOREST | 72.81 | 70 | 50.97 | 59.09 | 86.28 | 9.99 | 13.72 |
| D. CNA MATURE FOREST | 69.50 | 85 | 59.08 | 61.45 | 88.42 | 8.05 | 11.58 |
| E. OTHER CNA ALLOWED DISTURBANCE | 11.42 | 25 | 2.86 | 11.36 | 99.99 | 0.00 | 0.01 |
| F. CNA RARE SPECIES DISTURBANCE* | 2.83 | 100 | 2.83 | 2.83 | 100 | 0.00 | 0.00 |
- *RARE SPECIES: HYDROCHUS SPANGLER; SETH FOREST BEETLE
2. STEEP SLOPE DISTURBANCE:
- | | EXISTING AREA (ACS) | REQUIRED PROTECTION(%) | REQUIRED PROTECTION(ACS) | ACTUAL PROTECTION(ACS) | ACTUAL PROTECTION(%) | ACREAGE DISTURBED(ACS) | PERCENT DISTURBED(%) |
|-------------------------|---------------------|------------------------|--------------------------|------------------------|----------------------|------------------------|----------------------|
| A. STEEP SLOPE (15-25%) | 8.54 | 50 | 4.27 | 8.42 | 99 | 0.12 | 1.00 |
| B. STEEP SLOPE (25%) | 2.54 | 100 | 2.54 | 2.54 | 100 | 0 | 0 |
3. WETLANDS* 51.90 100% 51.90 51.06 98.38 0.84* 1.62
- *DISTURBANCE APPLIES ONLY TO NON-JURISDICTIONAL WETLANDS REFER TO NOTE #35 FOR NEW CASTLE COUNTY BOARD OF ADJUSTMENT DECISION FOR RELIEF OF 100% PROTECTION
4. RIPARIAN BUFFER* 38.64 100 38.64 36.36 94.10 2.28* 6.08
- *DISTURBANCE PER TABLE 10-210 IN ZONE-1 FOR STORMWATER FACILITIES AND AS REQUIRED FOR WETLANDS MITIGATION PURSUANT TO NOTE #35 FOR NEW CASTLE COUNTY BOARD OF ADJUSTMENT DECISION.)
5. 100 YEAR-FLOODPLAIN 29.54 100 29.54 29.54 100 0 0
38. AT THE TIME OF SETTLEMENT FOR THE CONVEYANCE OF EACH LOT THE DEVELOPER SHALL PLACE \$480.00 INTO AN INTEREST BEARING ESCROW ACCOUNT, PURSUANT TO CHAPTER 40, SECTION 27.220 OF THE UNIFIED DEVELOPMENT CODE. THE ESCROW ACCOUNT SHALL BE MAINTAINED BY THE MAINTENANCE CORPORATION, PRIOR TO ISSUANCE OF BUILDING PERMITS FOR MORE THAN 156 LOTS (75% OF THE TOTAL LOTS). IT MUST BE DEMONSTRATED THAT THE ESCROW ACCOUNT HAS BEEN FULLY FUNDED WITH \$100,320.00. THE ESCROW FUND PLUS INTEREST SHALL BE TURNED OVER TO THE MAINTENANCE CORPORATION AT THE TIME OF THE TURN OVER OF THE OPEN SPACE.
39. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY \$136,500.00 FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE 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 CONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. THE MONEY SHALL BE PAID TO THE OFFICE OF SPECIAL SERVICES PRIOR TO THE ISSUANCE OF MORE THAN 156 LOTS BUILDING PERMITS. 75% OF THE TOTAL AMOUNT OF LOT #210 OF THE SUBDIVISION. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE SHALL BE FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
40. ALL STORMWATER MANAGEMENT FACILITIES AND ON-SITE DRAINAGE EASEMENTS ARE TO BE OWNED AND MAINTAINED BY THE PROJECT'S MAINTENANCE CORPORATIONS, EXCEPT AS NOTED.
41. ALL PRIVATE OPEN SPACE AREAS WILL BE NATURAL RESOURCE AREA OPEN SPACE. EXCEPT FOR THE LANDSCAPE BUFFER AREAS AND THE ACTIVE OPEN SPACE SET-ASIDE AREAS.
42. ALL POSTAL ADDRESSES WERE ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.
43. TRAFFIC IMPACT STUDY: DELDOT APPROVED A MAY 2008 TRAFFIC IMPACT STUDY BY LANDMARK ENGINEERING IN THEIR JUNE 27, 2008 LETTER, IN WHICH THEY CONCUR THAT THE UDC CONFORMANCE REQUIREMENTS ARE MET WITH THE TRANSPORTATION IMPROVEMENTS, IDENTIFIED ON SHEET CR-11, ITEMS 1, 2, 3, 4, 5, 7.B, 7.C, & 7.D. MUST BE COMPLETED PRIOR TO ISSUANCE OF THE 1ST BUILDING PERMIT. ITEMS 6 & 7.A. MUST BE COMPLETED PRIOR TO 110TH BUILDING PERMIT. ITEMS 7.E & 7.F. ARE NOT TIED TO ANY PARTICULAR BUILDING PERMIT; RATHER, THEY ARE STANDARDS THAT MUST BE MET THROUGHOUT THE SUBDIVISION.
44. THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT BY DECISION DATED MAY 14, 2008 GRANTED THE AREA VARIANCE (APPLICATION 2008-0257-A) FROM THE FOUR (4) UNIT TYPES AS REQUIRED BY SECTION 40.04.130 TO TWO (2) UNIT TYPES
45. DEVELOPMENT HOUSING TYPE BREAKDOWN - SECTION 41.04.130
- | HOUSING TYPE | NUMBER OF UNITS | PERCENT OF UNIT TYPE |
|--------------------|-----------------|----------------------|
| TOWNHOUSE | 180 | 86.12 % |
| WEAKLINK TOWNHOUSE | 29 | 13.88 % |
| TOTAL: | 209 | 100.00 % |
46. AVERAGE TOWNHOUSE WIDTH (EXCLUDES WEAKLINK TOWNHOUSES)
- 20' WIDE UNITS = 86
24' WIDE UNITS = 94
AVERAGE WIDTH = (20'x86+24'x94) / 180 = 22.1'
- WEAKLINK TOWNHOUSES (29 UNITS), EACH A MINIMUM OF 36-FOOT WIDTH PURSUANT TO TABLE 40.04.112 OF THE UNIFIED DEVELOPMENT CODE.
47. LOT NO. 210 (6.49± AC. LOT RESIDUAL PARCEL) IS NOT A MEMBER OF THE MAINTENANCE CORPORATION.

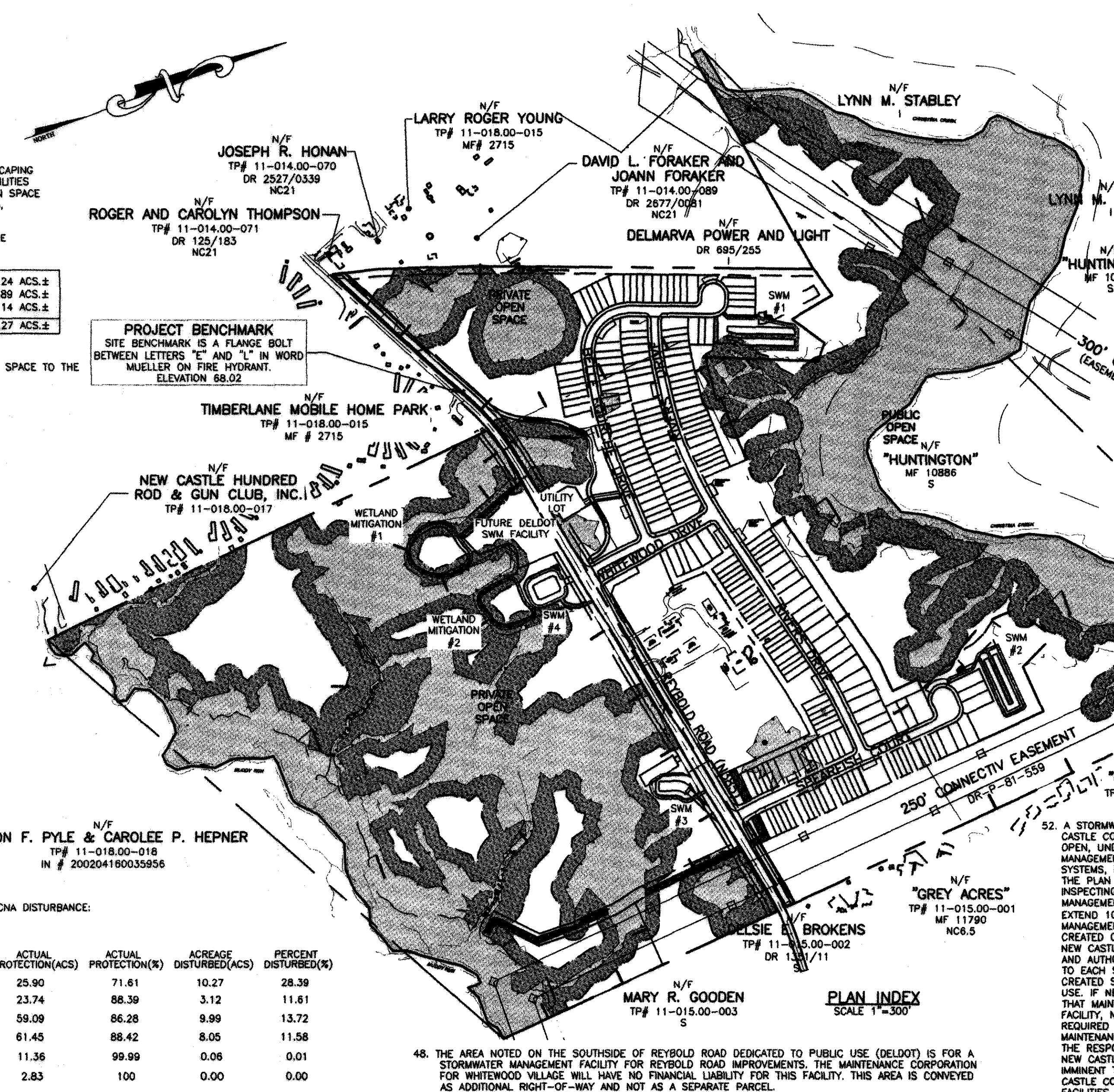
APPLICATION NO. 2009-0742 (S)

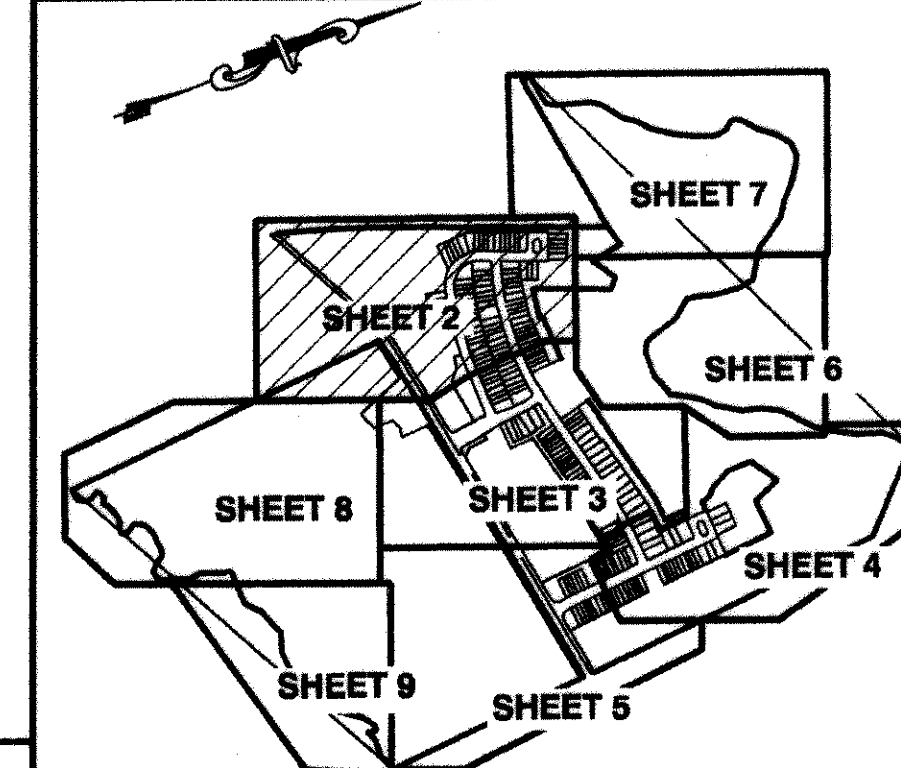
RECORD MAJOR SUBDIVISION PLAN

WHITEWOOD VILLAGE




PENCADER HUNDRED - NEW CASTLE COUNTY

DELAWARE

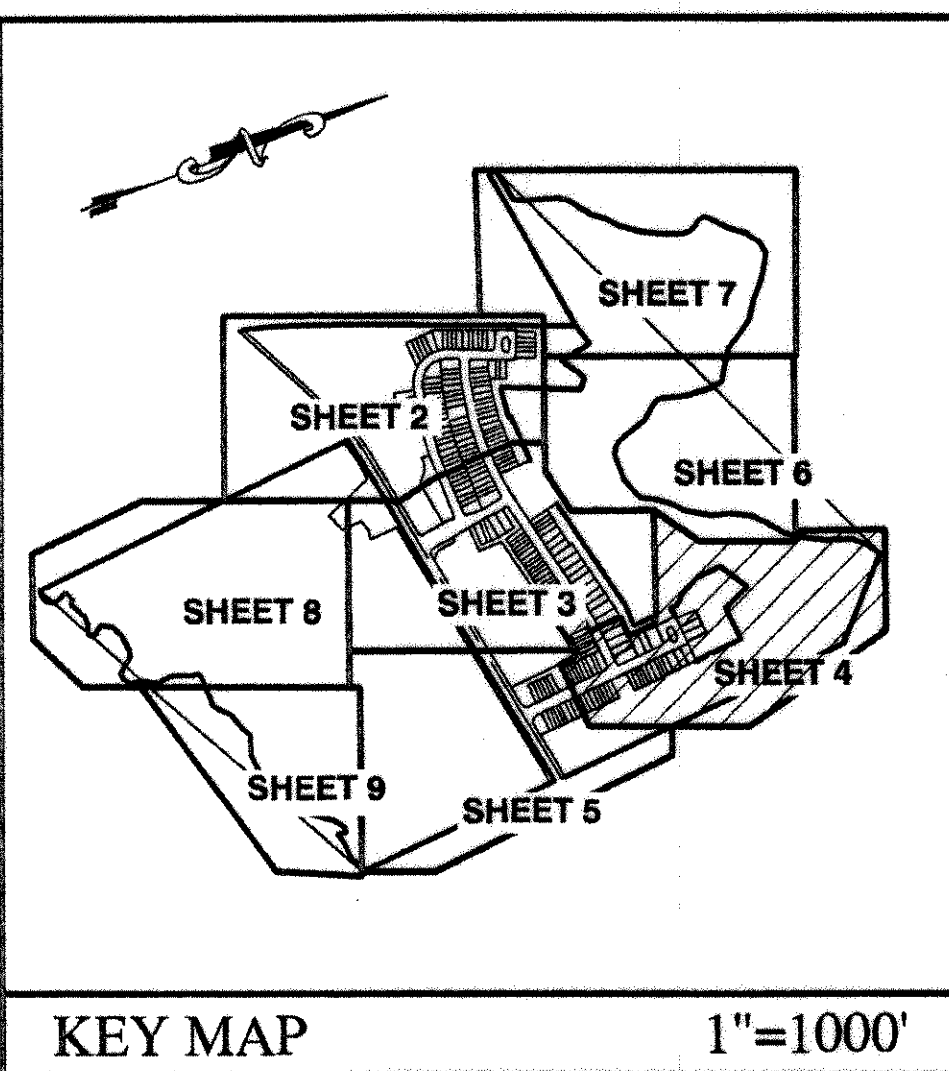



$$1'' = 1000'$$

**LIMIT OF DEVELOPMENT COINCIDES
WITH PROPOSED TREELINE OR
PARENT PARCEL BOUNDARY WHERE
NOT SHOWN SEPARATELY**

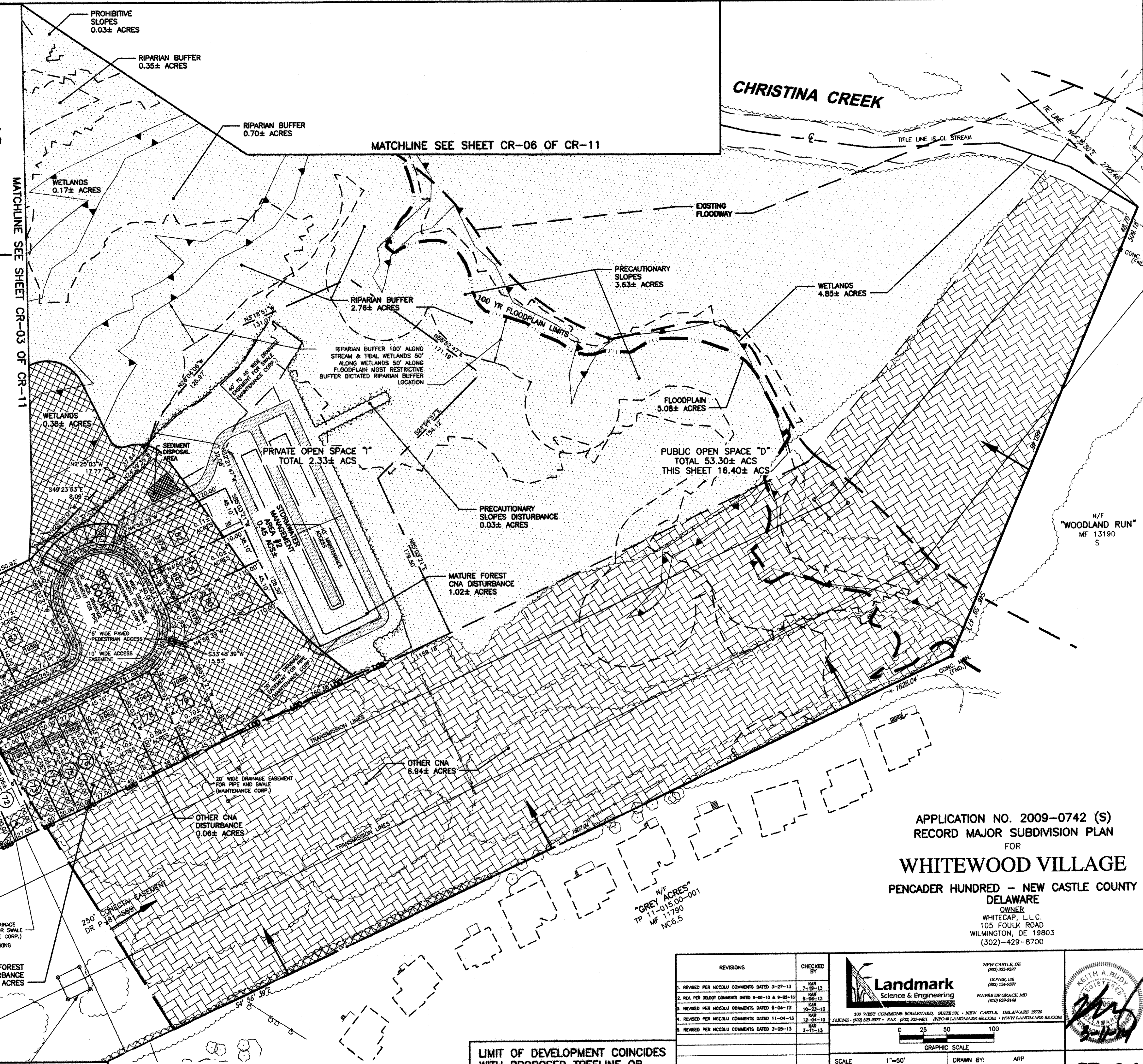
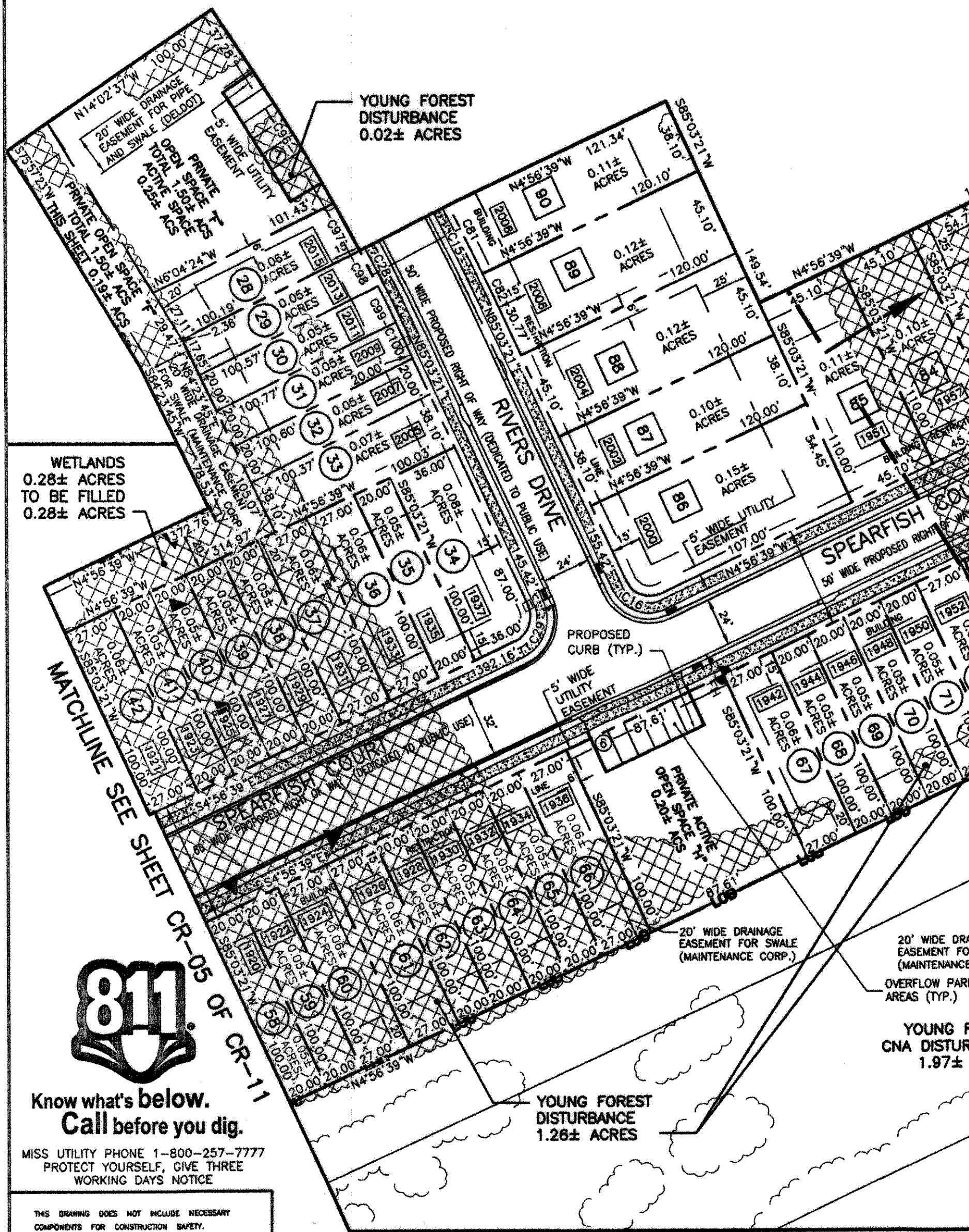
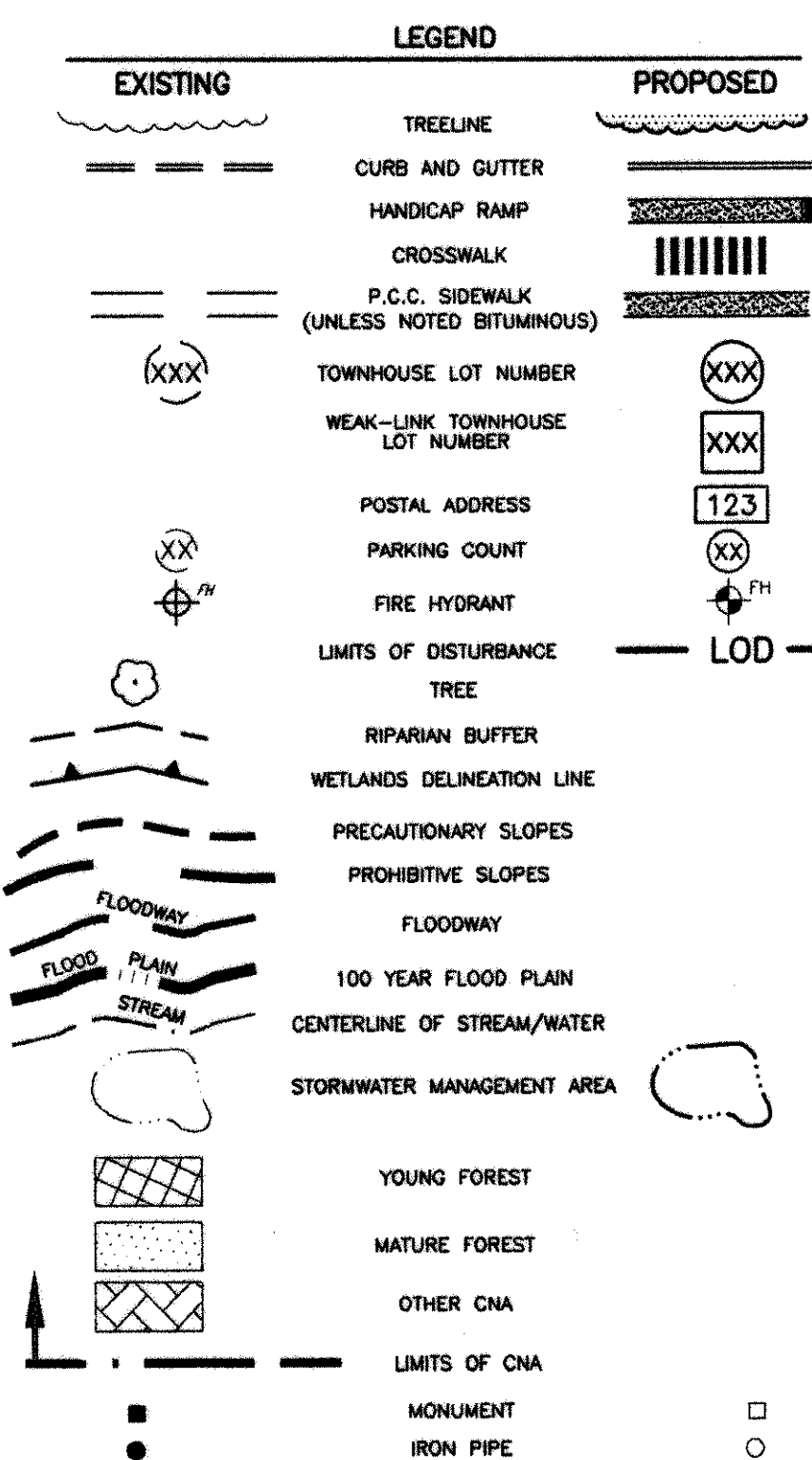
REVISIONS		CHECKED BY	 Landmark Science & Engineering		NEW CASTLE, DE (302) 323-9977			
1. REVISED PER NCCOLLI COMMENTS DATED 3-27-13		KJR 7-18-13	100 WEST COMMONS BOULEVARD, SUITE 301 • NEW CASTLE, DELAWARE 19720 PHONE: (302) 323-9977 • FAX: (302) 320-9461 • DVP@LANDMARK-SE.COM • WWW.LANDMARK-SE.COM		DOVER, DE (302) 734-9997			
2. REV. PER DELDOT COMMENTS DATED 8-06-13 & 8-06-13		KJR 08-06-13			HAYME DE GRACK, MD (410) 809-3244			
3. REVISED PER NCCOLLI COMMENTS DATED 9-04-13		KJR 10-23-13						
4. REVISED PER NCCOLLI COMMENTS DATED 11-04-13		KJR 12-04-13						
5. REVISED PER NCCOLLI COMMENTS DATED 3-05-13		KJR 3-11-13						
								
			GRAPHIC SCALE					
SCALE: 1"=50'			DRAWN BY: ARP					
DESIGNED BY: FTP			CHECKED BY: FTP		DRAWING NAME: RECORD.DWG			
DATE: 2-14-13			COMM NO.: C1718-2		FILE NO.: 002		SHEET NO.: CR-02 of 11	
							CR-02	

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NATURAL RESOURCES TABLE -- SHEET 4

NATURAL RESOURCES	TOTAL AREA	AREA DISTURBED
MATURE FOREST CNA	9.13 ACS	1.02 ACS
YOUNG FOREST	1.39 ACS	1.29 ACS
YOUNG FOREST CNA	2.30 ACS	1.97 ACS
PRECAUTIONARY SLOPES	3.63 ACS	0.03 ACS
PROHIBITIVE SLOPES	0.03 ACS	-
OTHER CNA	6.94 ACS	0.06 ACS
WETLANDS	5.68 ACS	0.28 ACS
RIPARIAN BUFFER	3.61 ACS	-
FLOODPLAIN	5.08 ACS	-



811
Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY.
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH
THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970
AND THE RULES AND REGULATIONS THEREOF APPROPRIATE

**LIMIT OF DEVELOPMENT COINCIDES
WITH PROPOSED TREELINE OR
PARENT PARCEL BOUNDARY WHERE
NOT SHOWN SEPARATELY**

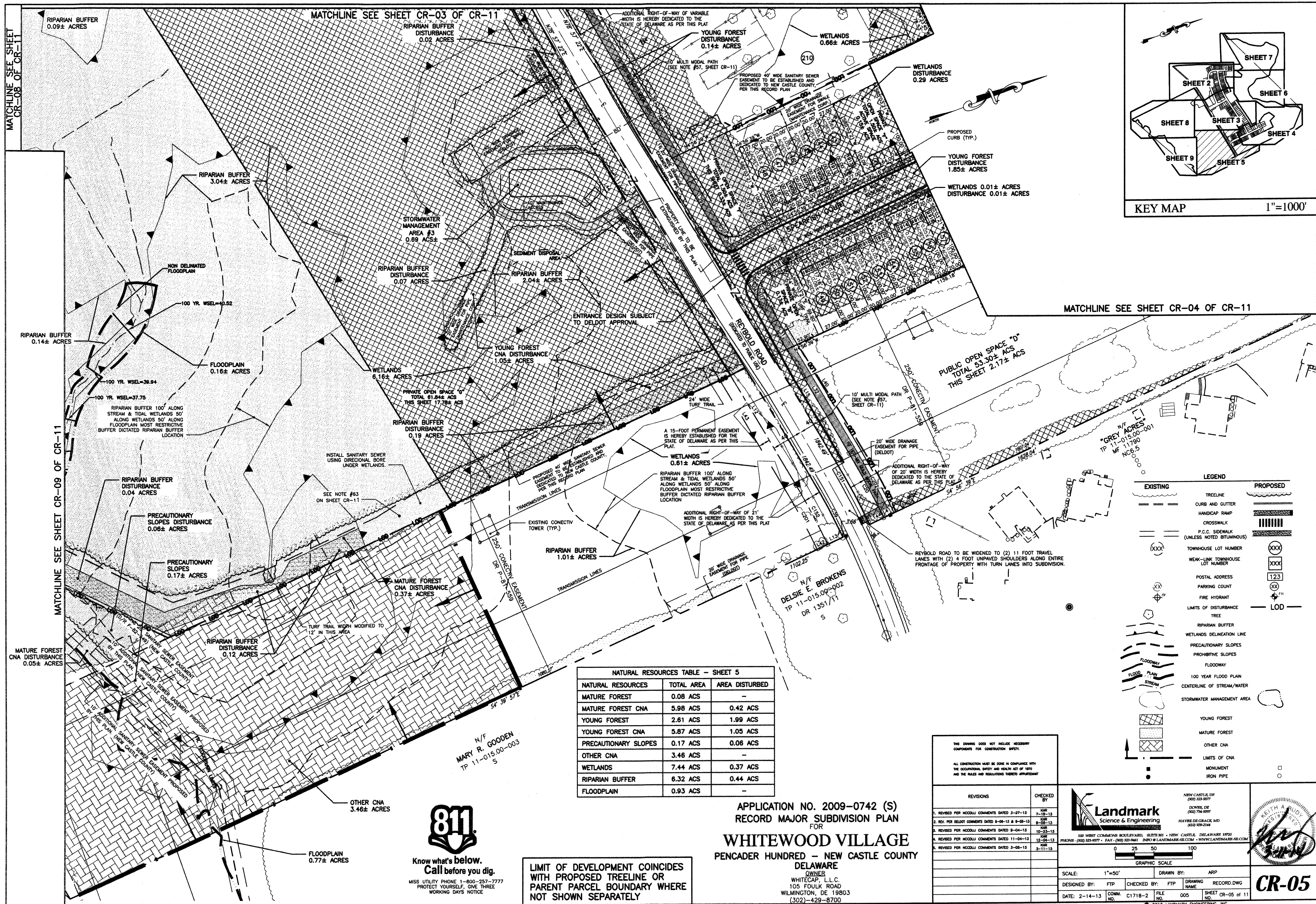
APPLICATION NO. 2009-0742 (S)
RECORD MAJOR SUBDIVISION PLAN
FOR
WHITEWOOD VILLAGE
PENCADER HUNDRED - NEW CASTLE COUNTY
DELAWARE
OWNER
WHITECAP, L.L.C.
105 FOULK ROAD
WILMINGTON, DE 19803
(302)-429-8700

REVISIONS	CHECKED BY	DATE
1. REVISED PER NCCOLU COMMENTS DATED 3-27-13	MAP	3-27-13
2. REV. PER GELDOT COMMENTS DATED 8-06-13 & 8-09-13	MAP	8-09-13
3. REVISED PER NCCOLU COMMENTS DATED 8-04-13	MAP	10-22-13
4. REVISED PER NCCOLU COMMENTS DATED 11-04-13	MAP	12-04-13
5. REVISED PER NCCOLU COMMENTS DATED 3-05-13	MAP	3-11-13

SCALE: 1"=50'	DRAWN BY: ARP
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DATE: 2-14-13	FILE NO. C1718-2
COMM. NO. 004	DRAWING NAME: RECORD.DWG
NO.	SHEET CR-04 of 11

0 25 50 100
GRAPHIC SCALE

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NATURAL RESOURCES TABLE - SHEET 5		
NATURAL RESOURCES	TOTAL AREA	AREA DISTURBED
MATURE FOREST	0.08 ACS	-
MATURE FOREST CNA	5.98 ACS	0.42 ACS
YOUNG FOREST	2.61 ACS	1.99 ACS
YOUNG FOREST CNA	5.87 ACS	1.05 ACS
PRECAUTIONARY SLOPES	0.17 ACS	0.06 ACS
OTHER CNA	3.46 ACS	-
WETLANDS	7.44 ACS	0.37 ACS
RIPARIAN BUFFER	6.32 ACS	0.44 ACS
FLOODPLAIN	0.93 ACS	-

APPLICATION NO. 2009-0742 (S)
RECORD MAJOR SUBDIVISION PLAN
FOR
WHITEWOOD VILLAGE
PENCADER HUNDRED - NEW CASTLE COUNTY
DELAWARE
OWNER
WHITECAP, L.L.C.
105 FOULK ROAD
WILMINGTON, DE 19803
(302)-429-8700



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LIMIT OF DEVELOPMENT COINCIDES
WITH PROPOSED TREELINE OR
PARENT PARCEL BOUNDARY WHERE
NOT SHOWN SEPARATELY

LEGEND	
EXISTING	PROPOSED
	TREELINE
	CURB AND GUTTER
	HANDICAP RAMP
	CROSSWALK
	P.C.S. SIDEWALK (UNLESS NOTED BITUMINOUS)
	TOWNHOUSE LOT NUMBER
	WEAK-LINK TOWNHOUSE LOT NUMBER
	POSTAL ADDRESS
	PARKING COUNT
	FIRE HYDRANT
	LIMITS OF DISTURBANCE
	TREE
	RIPARIAN BUFFER
	WETLANDS DELINEATION LINE
	PRECAUTIONARY SLOPES
	PROHIBITIVE SLOPES
	FLOODWAY
	100 YEAR FLOOD PLAIN
	CENTERLINE OF STREAM/WATER
	STORMWATER MANAGEMENT AREA
	YOUNG FOREST
	MATURE FOREST
	OTHER CNA
	LIMITS OF CNA
	MONUMENT
	IRON PIPE

REVISIONS		CHECKED BY
1. REVISED PER NOCDU COMMENTS DATED 3-27-13	DATE	DATE
2. REV. PER DELDOT COMMENTS DATED 8-08-13 & 9-05-13	DATE	DATE
3. REVISED PER NOCDU COMMENTS DATED 9-04-13	DATE	DATE
4. REVISED PER NOCDU COMMENTS DATED 11-04-13	DATE	DATE
5. REVISED PER NOCDU COMMENTS DATED 3-05-13	DATE	DATE

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Science & Engineering
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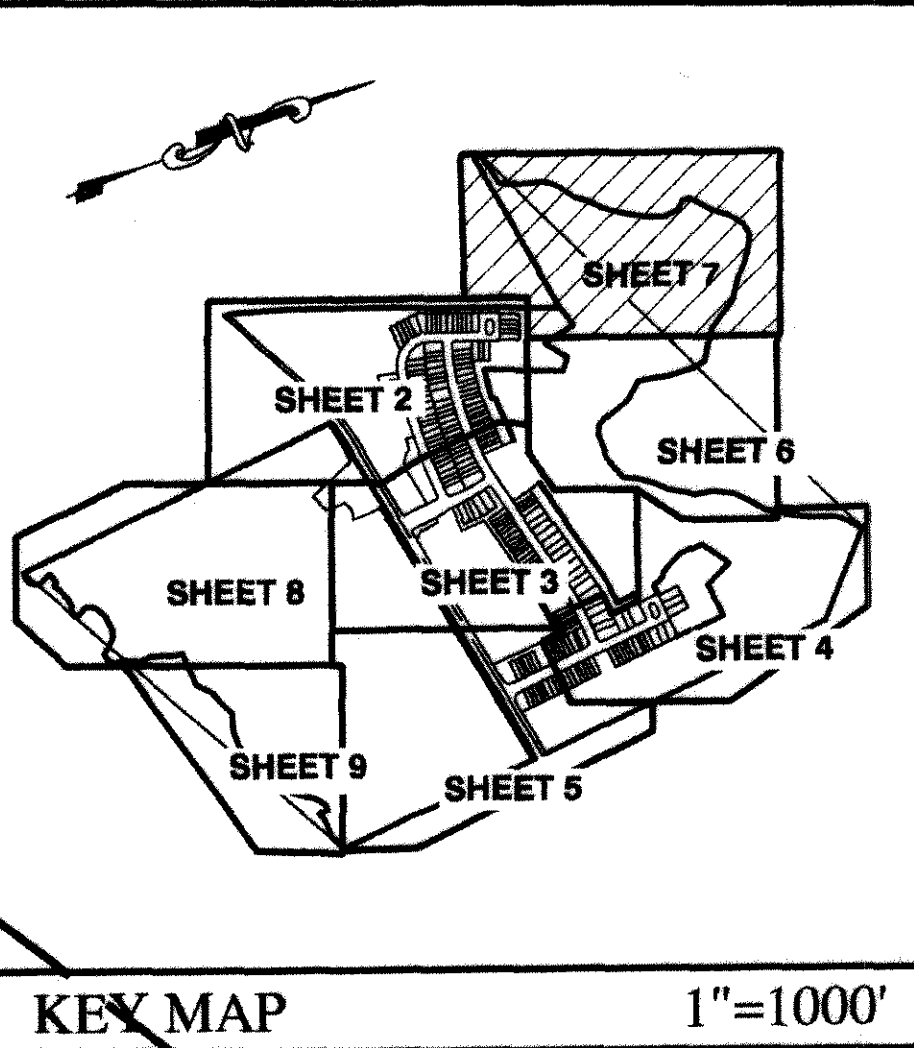
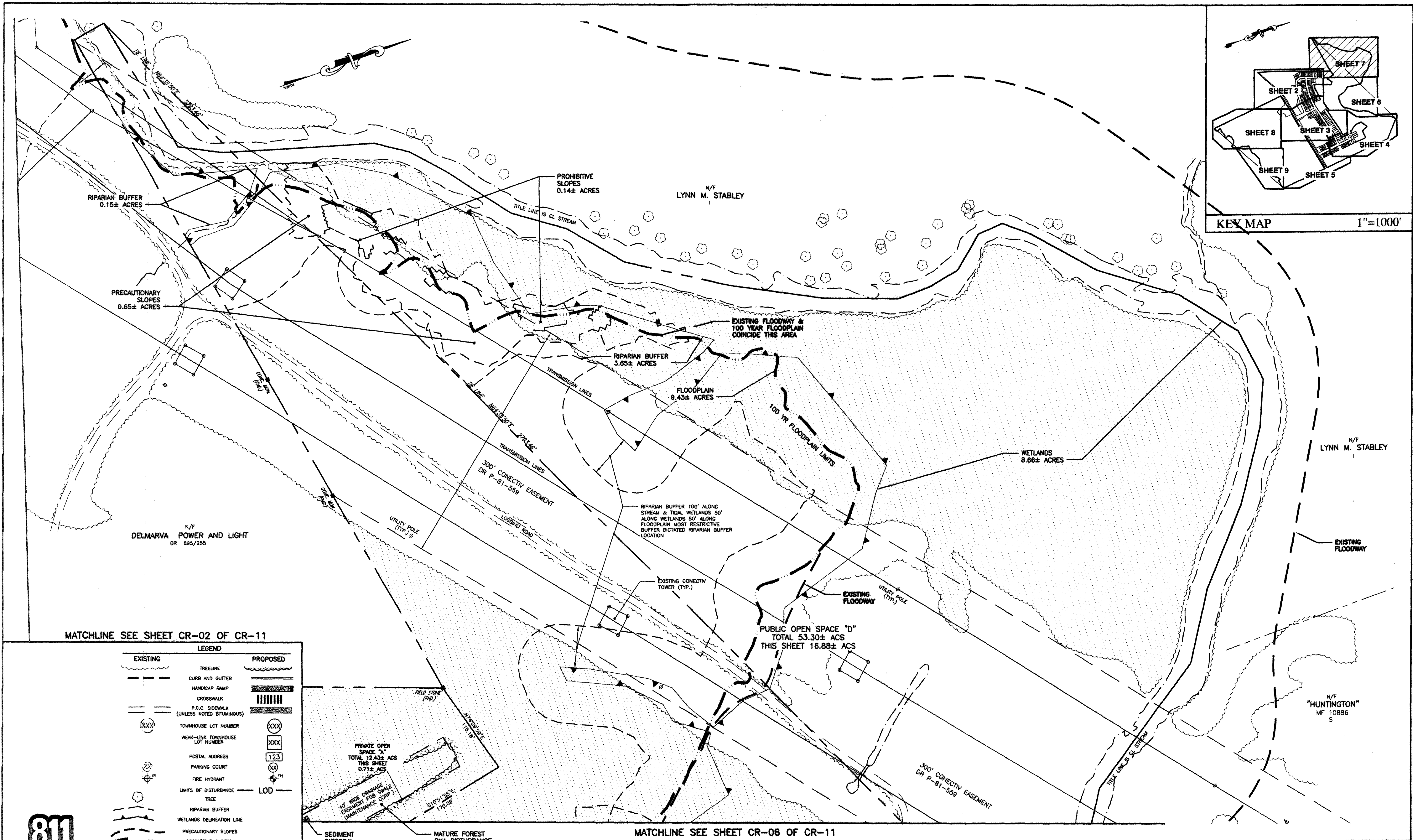
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SHEET CR-05 OF 11

CR-05

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MATCHLINE SEE SHEET CR-02 OF CR-11

EXISTING	LEGEND	PROPOSED
	TREELINE	
	CURB AND GUTTER	
	HANDICAP RAMP	
	CROSSWALK	
	P.C.C. SIDEWALK (UNLESS NOTED BITUMINOUS)	
	TOWNHOUSE LOT NUMBER	
	WEAK-LINK TOWNHOUSE LOT NUMBER	
	POSTAL ADDRESS	
	PARKING COUNT	
	FIRE HYDRANT	
	LIMITS OF DISTURBANCE	
	TREE	
	RIPIARIAN BUFFER	
	WETLANDS DELINEATION LINE	
	PRECAUTIONARY SLOPES	
	PROHIBITIVE SLOPES	
	FLOODWAY	
	100 YEAR FLOOD PLAN	
	CENTERLINE OF STREAM/WATER	
	STORMWATER MANAGEMENT AREA	
	YOUNG FOREST	
	MATURE FOREST	
	OTHER CNA	
	LIMITS OF CNA MONUMENT	
	IRON PIPE	

MATCHLINE SEE SHEET CR-06 OF CR-11

NATURAL RESOURCES TABLE - SHEET 7		
NATURAL RESOURCES	TOTAL AREA	AREA DISTURBED
MATURE FOREST CNA	8.12 ACS	0.15 ACS
PRECAUTIONARY SLOPES	0.65 ACS	-
PROHIBITIVE SLOPES	0.14 ACS	-
WETLANDS	8.66 ACS	-
RIPIARIAN BUFFER	3.80 ACS	-
FLOODPLAIN	9.43 ACS	-

LIMIT OF DEVELOPMENT COINCIDES WITH PROPOSED TREELINE OR PARENT PARCEL BOUNDARY WHERE NOT SHOWN SEPARATELY

APPLICATION NO. 2009-0742 (S)
RECORD MAJOR SUBDIVISION PLAN
FOR

WHITEWOOD VILLAGE
PENCADER HUNDRED - NEW CASTLE COUNTY
DELAWARE

OWNER
WHITECAP, L.L.C.
105 FOULK ROAD
WILMINGTON, DE 19803
(302)-429-8700

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2. REV. PER BELBOT COMMENTS DATED 8-08-13 & 8-09-13	MAP 8-08-13
3. REVISED PER NCCDLU COMMENTS DATED 9-04-13	MAP 10-23-13
4. REVISED PER NCCDLU COMMENTS DATED 11-04-13	MAP 12-04-13
5. REVISED PER NCCDLU COMMENTS DATED 3-05-13	MAP 3-11-13

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DATE: 2-14-13	COMM. NO. C1718-2	FILE NO. 007
SHEET CR-07 of 11		NO.

SCALE: 1"=50'

GRAPHIC SCALE

0 25 50 100

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CR-07

811
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WETLANDS 0.01± ACRES MATCHLINE SEE SHEET CR-08 OF CR-11

RIPIARIAN BUFFER 0.41± ACRES

RIPIARIAN BUFFER 2.19± ACRES

FLOODPLAIN 3.29± ACRES

100 YR FLOODPLAIN LIMITS

WETLANDS 5.46± ACRES

PRIVATE OPEN SPACE "G"
TOTAL 61.84± ACS
THIS SHEET 9.38± ACS

PRECAUTIONARY SLOPES 0.31± ACRES

100 YR. WSEL=36.32

100 YR. WSEL=35.17

100 YR. WSEL=34.12

100 YR. WSEL=32.53

100 YR. WSEL=31.41

100 YR. WSEL=29.77

100 YR. WSEL=28.75

10' ADDITIONAL SANITARY SEWER EASEMENT PROPOSED BY THIS PLAN (NEW CASTLE COUNTY)

EXISTING 20' SANITARY SEWER EASEMENT TO BE ESTABLISHED AND DEDICATED TO NEW CASTLE COUNTY PER THIS RECORD PLAN

10' ADDITIONAL SANITARY SEWER EASEMENT PROPOSED BY THIS PLAN (NEW CASTLE COUNTY)

24' WIDE TURF TRAIL

TITLE LINE IS CL STREAM

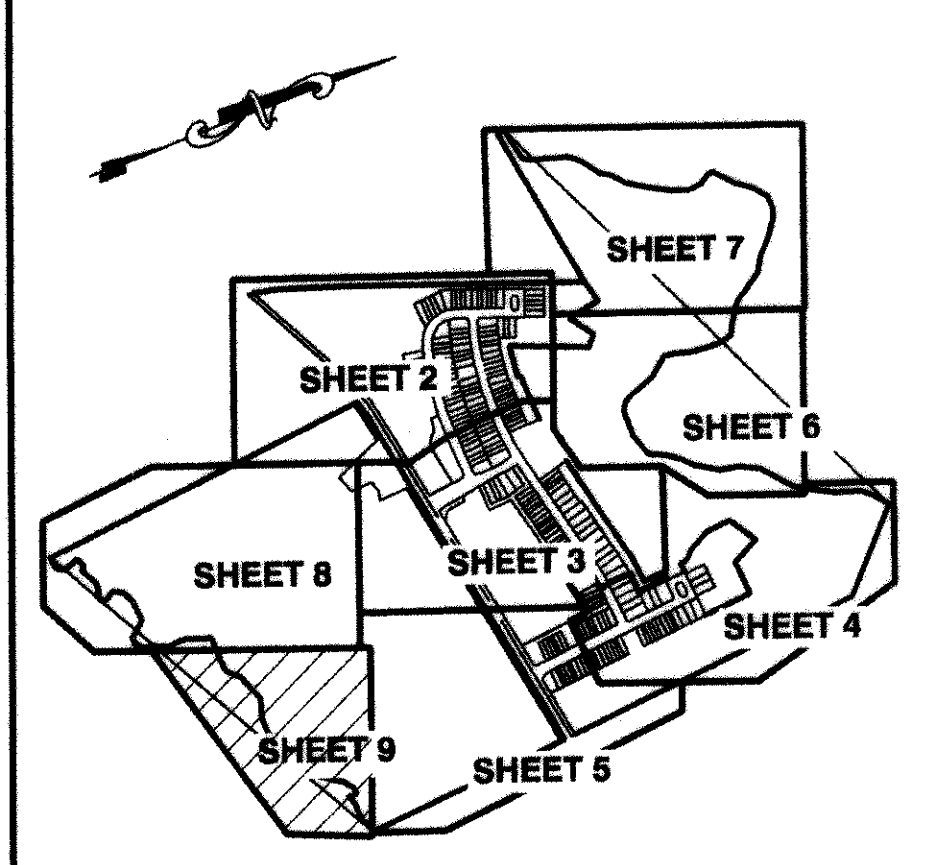
MUDDY RUN

WETLANDS 0.05± ACRES

RIPIARIAN BUFFER 100' ALONG STREAM & TIDAL WETLANDS 50' ALONG WETLANDS 50' ALONG FLOODPLAIN MOST RESTRICTIVE BUFFER DICTATED RIPIARIAN BUFFER LOCATION

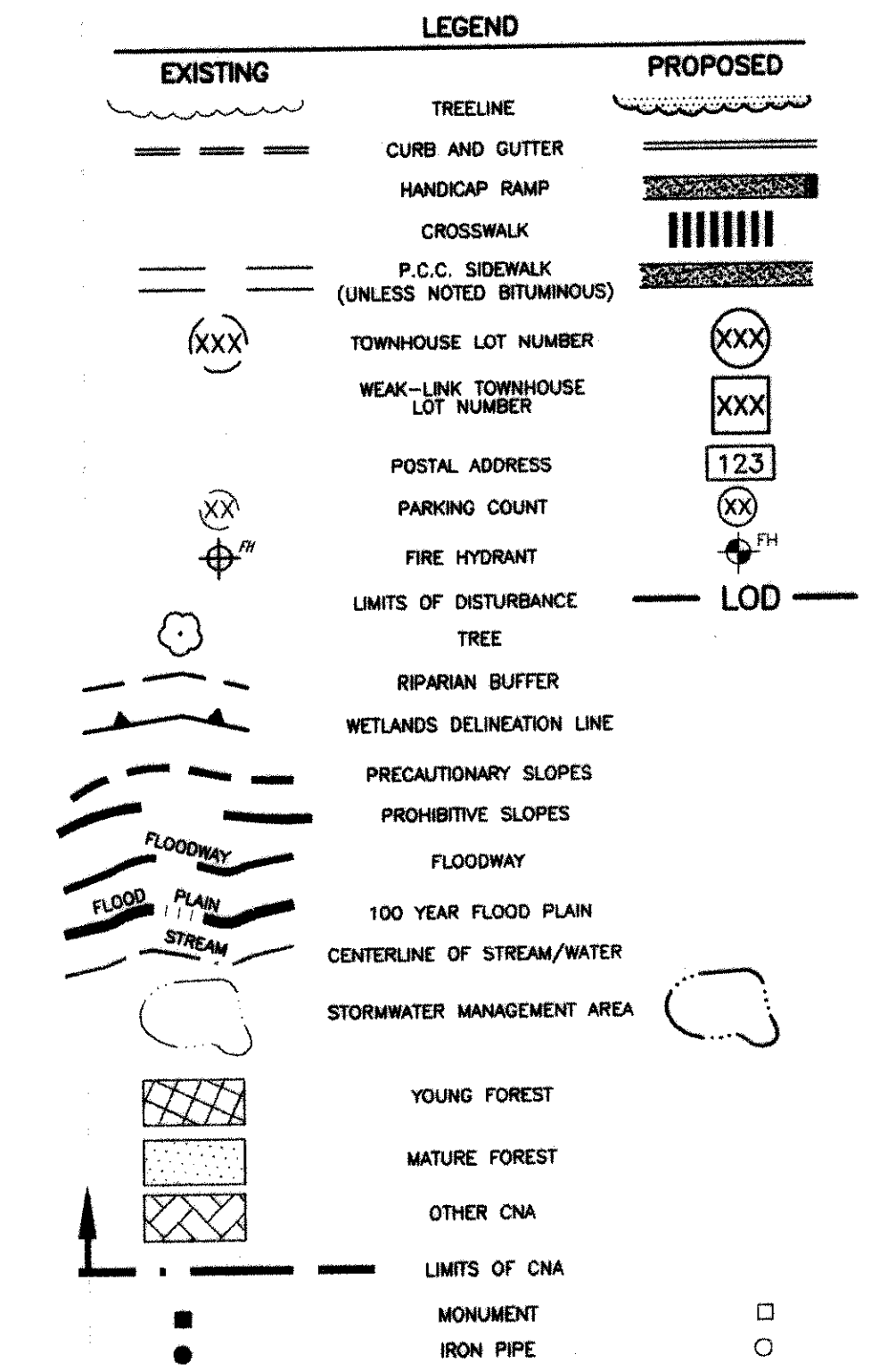
BURTON F. PYLE & CAROLEE P. HEPNER
TP 11-018.00-018
IN # 200204160035956

MATCHLINE SEE SHEET CR-05 OF CR-11



KEY MAP 1"=1000'

NATURAL RESOURCES TABLE - SHEET 9		
NATURAL RESOURCES	TOTAL AREA	AREA DISTURBED
MATURE FOREST CNA	8.05 ACS	0.17 ACS
PRECAUTIONARY SLOPES	0.31 ACS	0.01 ACS
OTHER CNA	0.30 ACS	-
WETLANDS	5.52 ACS	-
RIPIARIAN BUFFER	2.93 ACS	0.10 ACS
FLOODPLAIN	3.29 ACS	-



LIMIT OF DEVELOPMENT COINCIDES WITH PROPOSED TREELINE OR PARENT PARCEL BOUNDARY WHERE NOT SHOWN SEPARATELY

APPLICATION NO. 2009-0742 (S)
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FOR
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DELAWARE
OWNER
WHITECAP, L.L.C.
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WILMINGTON, DE 19803
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REVISIONS		CHECKED BY	NEW CASTLE, DE (302) 323-9977
1. REVISED PER MODCU COMMENTS DATED 8-27-13	7-18-13	KAR	DCVSR, DE (302) 784-8897
2. REV. PER DELDOT COMMENTS DATED 8-08-13 & 9-05-13	8-08-13	KAR	HAYNES DE GRACIA, MD (301) 509-2144
3. REVISED PER MODCU COMMENTS DATED 9-04-13	10-23-13	KAR	100 WEST COMMONS BOULEVARD, SUITE 301 • NEW CASTLE, DELAWARE 19720 PHONE: (302) 323-9977 • FAX: (302) 323-9962 INFO@LANDMARK-DE.COM • WWW.LANDMARK-DE.COM
4. REVISED PER MODCU COMMENTS DATED 11-04-13	12-04-13	KAR	
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DATE: 2-14-13		FILE NO: 009	
COMM. NO: C1718-2		SHEET CR-09 OF 11	



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RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	890.00'	270.07'	17°23'11"	N70°14'31"E	269.04'
C2	13.00'	20.40'	89°55'31"	N33°58'20"E	18.37'
C3	1044.00'	146.02'	8°00'48"	N6°59'01"W	145.90'
C4	475.00'	146.67'	17°41'31"	S3°29'55"E	146.09'
C5	13.00'	20.42'	90°00'00"	N47°58'37"W	18.38'
C6	1775.00'	477.59'	15°24'59"	N85°16'07"W	476.15'
C7	55.00'	9.95'	10°21'39"	N10°07'29"W	9.93'
C8	55.00'	39.25'	40°53'03"	N35°44'50"W	38.42'
C9	55.00'	37.20'	38°45'18"	N75°34'00"W	36.50'
C10	175.00'	299.47'	98°02'48"	N28°32'14"W	264.24'
C11	13.00'	20.42'	90°00'01"	N24°30'51"W	18.38'
C12	13.00'	20.46'	90°11'11"	S24°36'26"E	18.41'
C13	775.00'	164.91'	12°11'29"	S75°47'46"E	164.59'
C14	1475.00'	570.26'	22°09'06"	N87°01'56"E	566.72'
C15	1025.00'	162.78'	9°05'58"	N80°30'22"E	162.61'
C16	13.00'	20.42'	90°00'00"	N40°03'21"E	18.38'
C17	12.00'	18.85'	90°00'00"	S49°56'42"E	16.97'
C18	470.00'	42.49'	5°10'49"	S7°32'02"E	42.48'
C19	30.00'	47.55'	90°48'16"	S55°31'34"E	42.72'
C20	1090.00'	94.28'	4°57'22"	S81°32'58"W	94.25'

RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C61	775.00'	24.05'	1°46'42"	S73°21'09"E	24.05'
C62	775.00'	24.02'	1°46'32"	S75°07'46"E	24.02'
C63	775.00'	24.00'	1°46'28"	S76°54'16"E	24.00'
C64	775.00'	24.01'	1°46'30"	S78°40'44"E	24.01'
C65	775.00'	31.45'	2°19'31"	S80°43'45"E	31.45'
C66	1475.00'	21.54'	0°50'13"	S82°18'37"E	21.54'
C67	1475.00'	24.00'	0°55'56"	S83°11'42"E	24.00'
C68	1475.00'	24.00'	0°55'56"	S84°07'38"E	24.00'
C69	1475.00'	24.01'	0°55'57"	S85°03'35"E	24.00'
C70	1475.00'	33.51'	1°18'06"	S86°10'36"E	33.51'
C70A	1475.00'	32.08'	1°14'46"	S87°27'02"E	32.08'
C71	1475.00'	20.00'	0°46'37"	S88°27'43"E	20.00'
C71A	1475.00'	20.00'	0°46'37"	S89°14'20"E	20.00'
C72	1475.00'	20.00'	0°46'37"	N89°59'03"E	20.00'
C72A	1475.00'	20.00'	0°46'37"	N89°12'26"E	20.00'
C73	1475.00'	34.68'	1°20'50"	N88°08'42"E	34.68'
C73A	1475.00'	31.14'	1°12'35"	N86°52'00"E	31.14'
C74	1475.00'	20.00'	0°46'37"	N85°52'24"E	20.00'
C74A	1475.00'	20.01'	0°46'38"	N85°05'46"E	20.01'
C75	1475.00'	20.02'	0°46'40"	N84°19'06"E	20.02'

RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C21	30.00'	46.63'	89°02'54"	S34°09'51"W	42.07'
C22	13.00'	20.37'	89°45'57"	N55°52'24"W	18.35'
C23	956.00'	89.21'	5°20'48"	N8°19'01"W	89.18'
C24	504.00'	60.41'	6°52'03"	N9°04'39"W	60.37'
C25	500.00'	83.20'	9°32'04"	N7°44'39"W	83.11'
C26	525.00'	85.84'	9°22'04"	N7°39'39"W	85.74'
C27	13.00'	20.10'	88°35'03"	N31°56'51"E	18.16'
C28	975.00'	154.84'	9°05'58"	N80°30'22"E	154.68'
C29	13.00'	20.42'	90°00'00"	S49°56'39"E	18.38'
C30	13.00'	18.53'	81°40'33"	S46°11'07"W	17.00'
C31	1725.00'	464.14'	15°24'59"	S85°16'07"E	462.74'
C32	125.00'	213.90'	98°02'48"	S28°32'14"E	188.74'
C33	13.00'	20.38'	89°49'50"	S65°24'05"W	18.36'
C34	825.00'	175.79'	12°12'30"	N75°47'16"W	175.46'
C35	1525.00'	496.77'	18°39'52"	S88°46'34"W	494.58'
C36	13.00'	20.01'	88°12'42"	N56°27'01"W	18.10'
C37	55.00'	114.26'	119°01'52"	N9°59'54"W	94.79'
C38	752.40'	122.96'	9°21'50"	S74°16'29"W	122.83'
C39	1003.58'	87.15'	4°58'32"	S81°26'38"W	87.12'
C40	55.00'	23.76'	24°44'51"	N61°53'28"E	23.57'

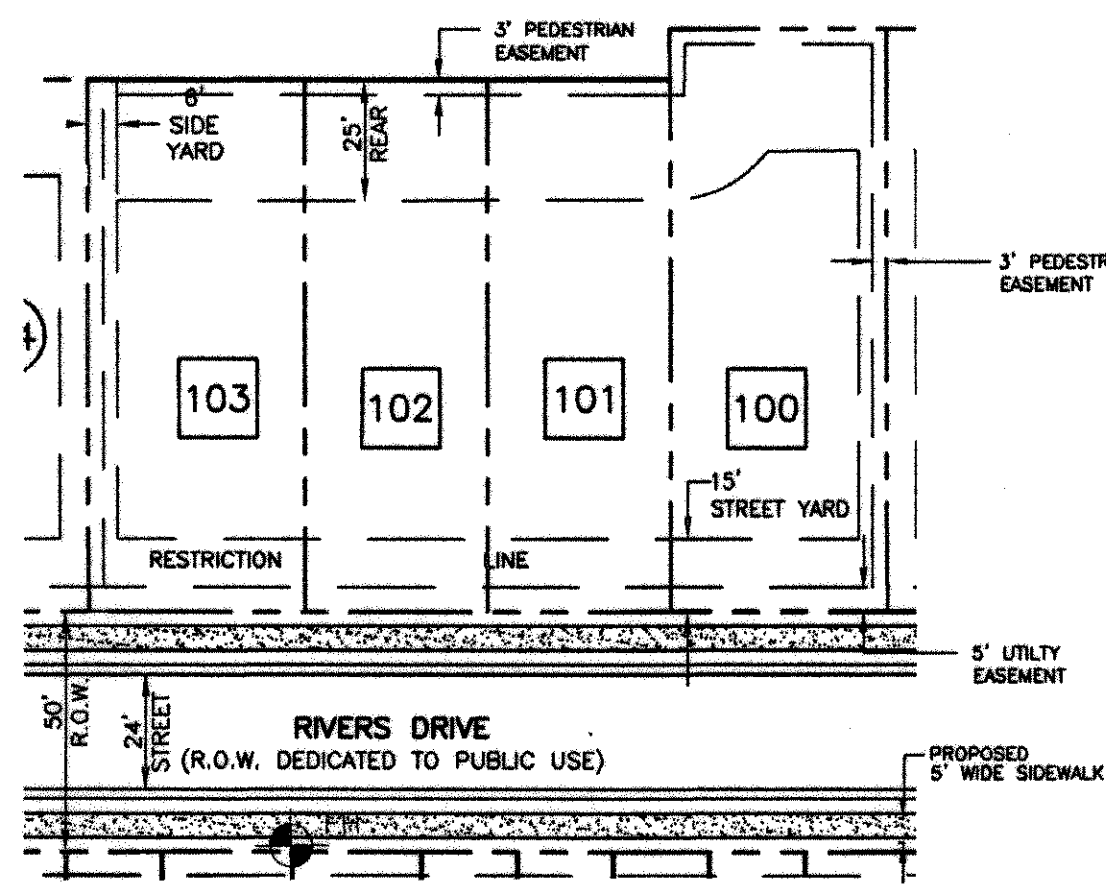
RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C76	1475.00'	27.05'	1°03'03"	N83°24'15"E	27.05'
C77	1475.00'	178.20'	6°55'20"	N79°25'03"E	178.09'
C78	1025.00'	20.50'	1°08'44"	S76°31'45"W	20.50'
C79	1025.00'	46.86'	2°37'10"	S78°24'43"W	46.86'
C80	1025.00'	42.97'	2°24'07"	S80°55'22"W	42.97'
C81	1025.00'	38.12'	2°07'52"	S83°11'22"W	38.12'
C82	1025.00'	14.33'	0°48'03"	S84°39'19"W	14.33'
C83	470.00'	9.85'	1°12'01"	S5°32'38"E	9.85'
C84	470.00'	32.65'	3°58'48"	S8°08'02"E	32.64'
C85	956.00'	89.21'	5°20'48"	N8°19'01"W	89.18'
C86	504.00'	15.28'	1°44'14"	N6°30'44"W	15.28'
C87	504.00'	45.13'	5°07'49"	N9°56'46"W	45.11'
C88	500.00'	14.47'	1°39'30"	N11°40'56"W	14.47'
C89	500.00'	25.16'	2°53'00"	N9°24'41"W	25.16'
C90	500.00'	33.05'	3°47'16"	N6°04'33"W	33.05'
C91	500.00'	10.52'	1°12'18"	N3°34'46"W	10.52'
C92	525.00'	24.96'	2°43'28"	N4°20'21"W	24.96'
C93	525.00'	45.13'	4°55'32"	N8°09'51"W	45.12'
C94	525.00'	15.74'	1°43'03"	N11°29'09"W	15.74'

RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C41	55.00'	26.24'	27°19'52"	N87°55'49"E	25.99'
C42	55.00'	8.53'	8°53'25"	S87°55'49"E	8.53'
C43	1775.00'	157.98'	5°05'58"	N86°25'04"W	157.93'
C44	1775.00'	31.33'	1°00'41"	N83°21'44"W	31.33'
C45	1775.00'	24.01'	0°46'30"	N82°28'09"W	24.00'
C46	1775.00'	24.00'	0°46'29"	N81°41'40"W	24.00'
C47	1775.00'	24.00'	0°46'29"	N80°55'11"W	24.00'
C48	1775.00'	24.01'	0°46'30"	N80°08'42"W	24.00'
C49	1775.00'	24.01'	0°46'31"	N79°22'12"W	24.01'
C50	1775.00'	31.13'	1°00'17"	N78°28'48"W	31.13'
C51	1775.00'	36.76'	2°25'01"	N77°46'09"W	12.92'
C52	175.00'	109.48'	35°50'35"	N59°38'20"W	107.70'
C53	175.00'	37.16'	12°10'02"	N35°38'02"W	37.09'
C54	175.00'	25.58'	8°22'31"	N25°21'46"W	25.56'
C55	175.00'	24.55'	8°02'13"	N17°09'24"W	24.53'
C56	175.00'	24.08'	7°52'57"	N9°11'49"W	24.06'
C57	175.00'	28.38'	9°17'25"	N0°36'38"W	28.34'
C58	175.00'	28.38'	9°17'33"	N8°40'52"E	28.35'
C59	175.00'	21.86'	7°09'31"	N16°54'24"E	21.85'
C60	775.00'	37.37'	2°45'46"	S71°04'55"E	37.37'

RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C95	55.00'	130.12'	135°32'47"	N27°10'16"W	101.83'
C95A	55.00'	42.67'	44°27'13"	N62°49'44"E	41.61'
C96	975.00'	76.83'	4°30'54"	S78°12'50"W	76.81'
C97	975.00'	27.03'	1°35'18"	S81°15'57"W	27.03'
C98	975.00'	20.01'	1°10'32"	S82°38'52"W	20.00'
C99	975.00'	20.00'	1°10'31"	S83°49'24"W	20.00'
C100	975.00'	10.97'	0°38'42"	S84°44'00"W	10.97'
C101	530.00'	9.84'	1°03'50"	S5°28'34"E	9.84'
C102	530.00'	40.26'	4°21'07"	S8°11'03"E	40.25'
C103	1725.00'	5.46'	0°10'53"	N87°06'50"E	5.46'
C104	1725.00'	34.92'	1°09'36"	N87°47'04"E	34.92'
C105	1725.00'	24.00'	0°47'50"	N88°45'47"E	24.00'
C106	1725.00'	24.00'	0°47'50"	N89°33'37"E	24.00'
C107	1725.00'	33.03'	1°05'50"	S89°29'33"E	33.03'
C108	1725.00'	32.88'	1°05'31"	S88°23'52"E	32.88'
C109	1725.00'	24.00'	0°47'50"	S87°27'12"E	24.00'
C110	1725.00'	24.00'	0°47'50"	S86°39'22"E	24.00'
C111	1725.00'	33.24'	1°06'14"	S85°42'20"E	33.24'
C112	1725.00'	39.54'	1°18'48"	S84°29'48"E	39.54'
C113	1725.00'	33.35'	1°06'28"	S83°17'10"E	33.35'

RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C114	1725.00'	24.00'	0°47'50"	S82°20'01"E	24.00'
C115	1725.00'	24.00'	0°47'50"	S81°32'11"E	24.00'
C116	1725.00'	33.67'	1°07'06"	S80°34'43"E	33.67'
C117	1725.00'	37.35'	1°14'27"	S79°23'57"E	37.35'
C118	1725.00'	24.04'	0°47'54"	S78°22'46"E	24.04'
C119	1725.00'	12.64'	0°25'11"	S77°46'13"E	12.64'
C120	125.00'	11.38'	5°12'58"	S74°57'09"E	11.38'
C121	125.00'	31.56'	14°28'02"	S65°06'38"E	31.48'
C122	125.00'	137.17'	62°52'23"	S26°26'26"E	130.39'
C123	125.00'	33.79'	15°29'24"	S12°44'28"W	33.69'
C124	825.00'	36.76'	2°33'10"	N70°57'36"W	36.76'
C125	825.00'	24.00'	1°40'01"	N73°04'11"W	24.00'
C126	825.00'	24.00'	1°40'01"	N74°44'13"W	24.00'
C127	825.00'	28.25'	1°57'43"	N76°33'05"W	28.25'
C128	825.00'	28.66'	1°59'26"	N78°31'40"W	28.66'
C129	825.00'	24.01'	1°40'02"	N80°21'24"W	24.00'
C130	825.00'	10.10'	0°42'06"	N81°32'28"W	10.10'
C131	1525.00'	59.71'	2°14'35"	N83°10'24"W	59.70'
C132	1525.00'	32.23'	1°12'39"	N84°54'01"W	32.23'
C133	1525.00'	24.00'	0°54'06"	N85°57'24"W	24.00'
C134	1525.00'	24.00'	0°54'06"	N86°51'30"W	24.00'
C135	1525.00'	29.71'	1°06'58"	N87°52'02"W	29.71'

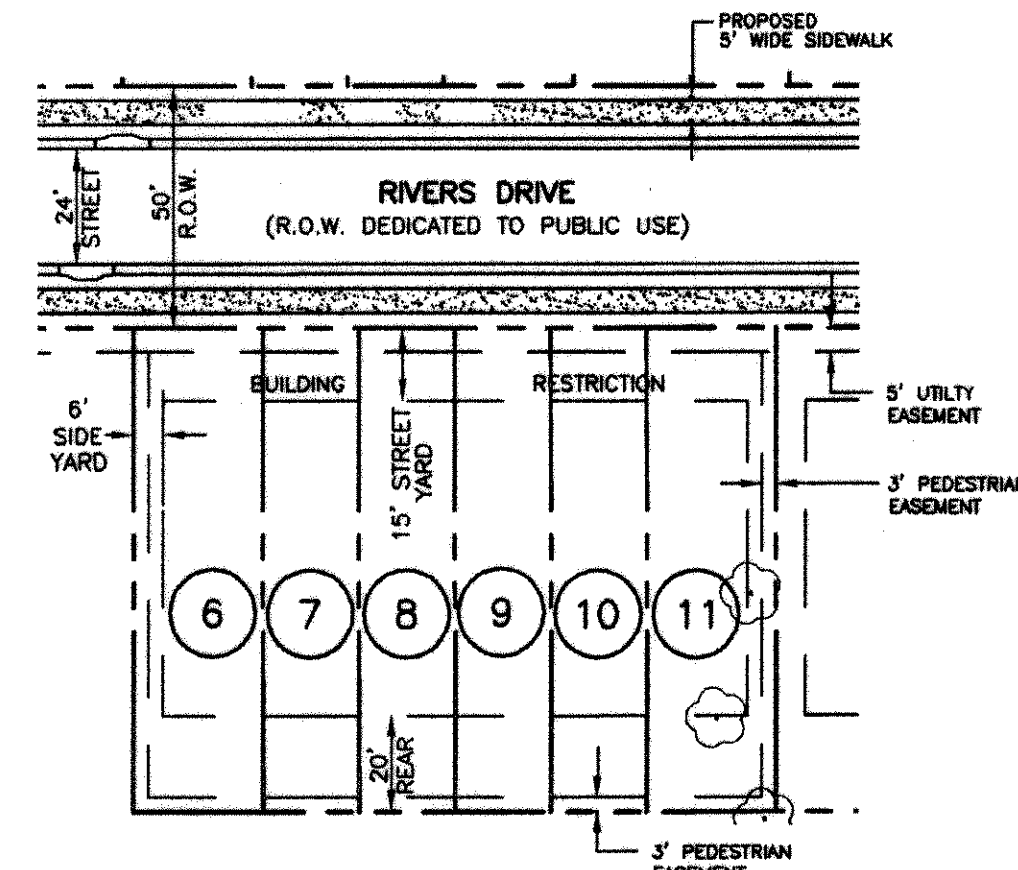
RIGHT OF WAY CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C136	1525.00'	31.00'	1°09'53"	N89°00'28"W	31.00'
C137	1525.00'	24.01'	0°54'07"	S89°57'32"W	24.01'
C138	1525.00'	24.02'	0°54'09"	S89°03'24"W	24.02'
C139	1525.00'	28.85'	1°05'02"	S88°03'48"W	28.85'
C140	1525.00'	31.00'	1°09'53"	S86°56'20"W	31.00'
C141	1525.00'	24.00'	0°54'07"	S85°54'20"W	24.00'
C142	1525.00'	24.01'	0°54'08"	S85°00'13"W	24.01'
C143	1525.00'	31.12'	1°10'10"	S83°58'04"W	31.12'
C144	1525.00'	31.08'	1°10'04"	S82°47'57"W	31.08'
C145	1525.00'	24.10'	0°54'20"	S81°45'45"W	24.10'
C146	1525.00'	24.14'	0°54'25"	S80°51'22"W	24.14'
C147	1525.00'	25.52'	0°57'32"	N79°55'24"E	25.52'
C148	475.00'	57.54'	6°56'27"	N8°52'27"W	57.51'
C149	475.00'	89.13'	10°45'04"	N0°01'42"W	89.00'
C150	530.00'	50.10'	5°24'57"	S7°39'07"E	50.08'
C151	1041.58'	91.37'	5°01'33"	S81°28'09"W	91.34'
C152	1010.00'	85.65'	4°51'32"	N81°30'03"E	85.63'
C153	1525.00'	4.25'	0°09'35"	N81°58'18"W	4.25'
C154	810.00'	135.14'	9°33'34"	N74°09'19"E	134.99'
C155	790.40'	239.01'	17°19'33"	S70°17'38"W	238.10'
C156	1525.00'	7.54'	0°16'59"	N76°05'53"E	7.54'
C157	55.00'	172.79'	180°00'00"	N20°29'10"E	110.00'



TYPICAL WEAK-LINK TOWNHOUSE LOTS
(TYPICAL BUILDING ENVELOPE = 75'D X 38.10'W)

MIN. LOT AREA:	3,600 S.F.
MIN. LOT WIDTH:	36'
MIN. STREET YARD SETBACK:	15'
MIN. SIDE YARD:	0', 6' (END UNITS)
MIN. REAR YARD:	25'
MIN. BUILDING SPACING:	10'
MAX. BUILDING HEIGHT:	40'

NOTE:
DRIVEWAY LENGTH AS MEASURED FROM R.O.W. TO THE GARAGE FACE SHALL BE A MINIMUM OF 36 FEET FOR STANDARD TOWNHOMES AND 20 FEET FOR WEAK-LINK TOWNHOMES.



TYPICAL STANDARD TOWNHOUSE LOTS
(TYPICAL BUILDING ENVELOPE = 44'D X 20-24'W)

MIN. LOT AREA:	2,200 S.F.
MIN. LOT WIDTH:	18'
MIN. STREET YARD SETBACK:	15'
MIN. SIDE YARD:	6' (END UNIT)
MIN. REAR YARD:	20'
MIN. BUILDING SPACING:	10'
MAX. BUILDING HEIGHT:	40'

EASEMENT TABLE		
DESCRIPTION OF EASEMENT	IN FAVOR OF	MAINTENANCE RESPONSIBILITY
40' WIDE SANITARY SEWER EASEMENT	NEW CASTLE COUNTY	SEWER LINE - NEW CASTLE COUNTY GROUND SURFACE - LOT OWNERS WHEN EASEMENT IS ON LOTS AND MAINTENANCE CORP. WHEN EASEMENT IS THROUGH PRIVATE OPEN SPACE.
20' WIDE DRAINAGE EASEMENT (FOR BIO-SWALE)	NEW CASTLE COUNTY	MAINTENANCE CORP.
20' WIDE DRAINAGE EASEMENT (FOR PIPE)	DELDOT	PIPE LINE - DELDOT GROUND SURFACE - LOT OWNERS WHEN EASEMENT IS ON LOTS AND MAINTENANCE CORP. WHEN EASEMENT IS THROUGH PRIVATE OPEN SPACE
IRREGULAR SHAPE SWM MAINTENANCE AND ACCESS EASEMENT	NEW CASTLE COUNTY	MAINTENANCE CORP.
5' WIDE UTILITY EASEMENT ALONG RIGHT-OF-WAY	VARIOUS UTILITY COMPANIES	UTILITY - UTILITY COMPANIES GROUND SURFACE - LOT OWNERS WHEN EASEMENT IS ON LOTS AND MAINTENANCE CORP. WHEN EASEMENT IS THROUGH PRIVATE OPEN SPACE
IRREGULAR SHAPE DRAINAGE EASEMENT (FOR SWALE)	NEW CASTLE COUNTY	MAINTENANCE CORP.
WATERCOURSE-CHRISTINA RIVER AND MUDDY RUN	UPSTREAM PROPERTY OWNER	MAINTENANCE CORP. - GROUND SURFACE/GENERAL MAINTENANCE. NEW CASTLE COUNTY - OPEN & FREE FLOWING
PRIVATE EASEMENT FOR UNDERGROUND PROPANE TANK FARM	UTILITY COMPANY	UTILITY COMPANY
STORMWATER MANAGEMENT ACCESS EASEMENT	NEW CASTLE COUNTY	MAINTENANCE CORP.
3' WIDE PEDESTRIAN EASEMENT (PEDESTRIAN EASEMENT TO BE LOCATED 3' FROM EACH ADJOINING LOT LINES)	RESIDENT ACCESS UTILITY COMPANY	INDIVIDUAL LOT OWNER
250' WIDE CONNECTV EASEMENT	UTILITY COMPANY	UTILITY COMPANY

56. 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 AND ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
57. THE MULTI-MODAL PATH SHALL BE CONSTRUCTED BY THE DEVELOPER AND BE MAINTAINED BY THE MAINTENANCE CORPORATION WITHIN THE PRIVATE OPEN SPACE WITHIN THIS SUBDIVISION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE MULTI-MODAL PATH. THE MAINTENANCE OF THE MULTI MODAL PATH SHALL BE THE RESPONSIBILITY OF:
 - A. THE MAINTENANCE CORPORATION WITHIN PRIVATE OPEN SPACE
 - B. THE OWNER OF LOT 210 ON LOT 210
 - C. NEW CASTLE COUNTY ON PUBLIC OPEN SPACE
 - D. THE UTILITY PARCEL OWNER ON UTILITY PARCEL
58. THE DEVELOPER IS TO ENTER INTO A SIGNAL AGREEMENT WITH DELDOT FOR THE REYBOLD ROAD AND ROUTE 72 INTERSECTION PRIOR TO ENTRANCE PLAN APPROVAL.
59. A PHASE 1 ARCHEOLOGICAL SURVEY WAS CONDUCTED AT THE SUBJECT PROPERTY IN THE VICINITY OF THE WETLAND MITIGATION AREAS. THE PURPOSE OF THIS STUDY WAS TO DETERMINE THE PRESENCE OR ABSENCE OF MATERIAL REMAINS OF AMERICAN INDIAN OR OTHER HISTORIC PERIOD OCCUPATION OF THIS AREA. THE RESULTS OF A FINAL REPORT DATED AUGUST 2012, PREPARED BY HEITE CONSULTING, INC. DID NOT FIND THE STUDY AREA TO BE A FOCAL POINT FOR SETTLEMENTS DURING ANY PERIODS OF HUMAN HABITATION. FURTHERMORE, NO AMERICANS INDIAN ARTIFACTS WERE OBSERVED ON-SITE DURING THE INVESTIGATION EFFORT DESCRIBED IN THE REPORT. THIS REPORT WAS APPROVED BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE ON SEPTEMBER 19, 2012.
60. THE INSTALLATION AND CONSTRUCTION OF ALL CLOSED DRAINAGE SYSTEMS TO BE MAINTAINED BY THE MAINTENANCE CORPORATION SHALL BE CERTIFIED BY A PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE. A VIDEOAPE INSPECTION OF THE PIPE SYSTEM SHALL BE SUBMITTED FOR ITS REVIEW UPON INSTALLATION AND PRIOR TO ACCEPTANCE OF THE OPEN SPACE PURSUANT TO SECTION 40.27.310 OF THE U.D.C.
61. RIGHT-OF-WAY MONUMENTS SHALL BE SET AND/OR PLACED ALONG THE RIGHT-OF-WAY ON A MINIMUM OF ONE SIDE OF THE ROAD AT EVERY CHANGE IN THE RIGHT-OF-WAY ALIGNMENT WITHIN THE SUBDIVISION AND AT THE OVERALL PROPERTY CORNERS OF THE SITE BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF DELAWARE.
62. THE DEVELOPER SHALL PROVIDE TO THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES (HEREINAFTER, THE DEPARTMENT) TEN (10) MATS WHICH ARE CAPABLE OF PROVIDING ADEQUATE SUPPORT FOR MAINTENANCE EQUIPMENT FOR THE CROSSING OF THE WETLANDS AREA, AS SHOWN ON THE ASSOCIATED SANITARY SEWER PLAN BETWEEN MANHOLES #186-4 AND #186-5. THE TYPE OF MAT IS TO BE DETERMINED BY THE DEPARTMENT AND SHALL BE DELIVERED PRIOR TO FINAL ACCEPTANCE OF SAID SEWER SYSTEM BY THE DEPARTMENT TO A LOCATION DETERMINED BY THE DEPARTMENT.
63. SUBSEQUENT TO APPROVAL OF THE CONDITION OF THE PUBLIC OPEN SPACE, PARCEL D, BY THE NEW CASTLE DEPARTMENT OF SPECIAL SERVICES IT SHALL BE CONVEYED TO NEW CASTLE COUNTY PRIOR TO THE ISSUANCE OF MORE THAN 156 (75%) OF THE BUILDING PERMITS.

CONTINUATION OF NOTE 43 FROM SHEET CR-01

TRAFFIC IMPACT STUDY: DELDOT APPROVED A MAY 2008 TRAFFIC IMPACT STUDY BY LANDMARK ENGINEERING IN THEIR JUNE 27, 2008 LETTER, IN WHICH THEY CONCUR THAT THE UDC CONFORMANCE REQUIREMENTS ARE MET WITH THE TRANSPORTATION IMPROVEMENTS, ITEMIZED BELOW. ITEMS 1, 2, 3, 4, 5, 7B, 7.C. & 7.D. MUST BE COMPLETED PRIOR TO ISSUANCE OF THE 1ST BUILDING PERMIT. ITEMS 6 & 7.A. MUST BE COMPLETED PRIOR TO 110TH BUILDING PERMIT. ITEMS 7.E & 7.F. ARE NOT TIED TO ANY PARTICULAR BUILDING PERMIT; RATHER, THEY ARE STANDARDS THAT MUST BE MET THROUGHOUT THE SUBDIVISION.

1. IN KEEPING WITH PREVIOUS PUBLIC PRESENTATIONS AND THE REYBOLD ROAD 72 TO SALEM CHURCH, THE DEVELOPER SHALL IMPROVE REYBOLD ROAD ALONG THE FRONTAGE TO PROVIDE TWO ELEVEN FOOT TRAVEL LANES, TWO FOUR-FOOT UNPAVED SHOULDERS, A TEN-FOOT MULTI-MODAL PATH SET BACK A MINIMUM OF SIXTEEN FEET FROM THE EDGE OF THE TRAVEL LANES, AND DRAINAGE IMPROVEMENTS. THE IMPROVEMENTS ALONG THE FRONTAGE SHALL ALSO INCLUDE FLATTENING THE TWO SHARP HORIZONTAL CURVES ALONG REYBOLD ROAD. THE DEVELOPER SHALL PROVIDE A BITUMINOUS CONCRETE OVERLAY TO THE EXISTING TRAVEL LANES PAVEMENT SECTION WITH A THICKNESS APPROVED BY DELDOT.
2. THE DEVELOPER SHALL CONSTRUCT THE WHITEWOOD DRIVE SITE ENTRANCE ON REYBOLD ROAD TO INCLUDE ONE SHARED THROUGH/LEFT-TURN LANE AND ONE BYPASS LANE ON THE EASTBOUND REYBOLD ROAD APPROACH AND A SEPARATE RIGHT-TURN LANE ON THE WESTBOUND REYBOLD ROAD APPROACH.
3. THE DEVELOPER SHALL CONSTRUCT THE SPEARFISH COURT SITE ENTRANCE ON REYBOLD ROAD TO INCLUDE ONE SHARED THROUGH/LEFT-TURN LANE AND ONE BYPASS LANE ON THE EASTBOUND REYBOLD ROAD APPROACH AND A SEPARATE RIGHT-TURN LANE ON THE WESTBOUND REYBOLD ROAD APPROACH.
4. THE DEVELOPER SHALL IMPROVE THE INTERSECTION OF DELAWARE ROUTE 72 AND REYBOLD ROAD. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

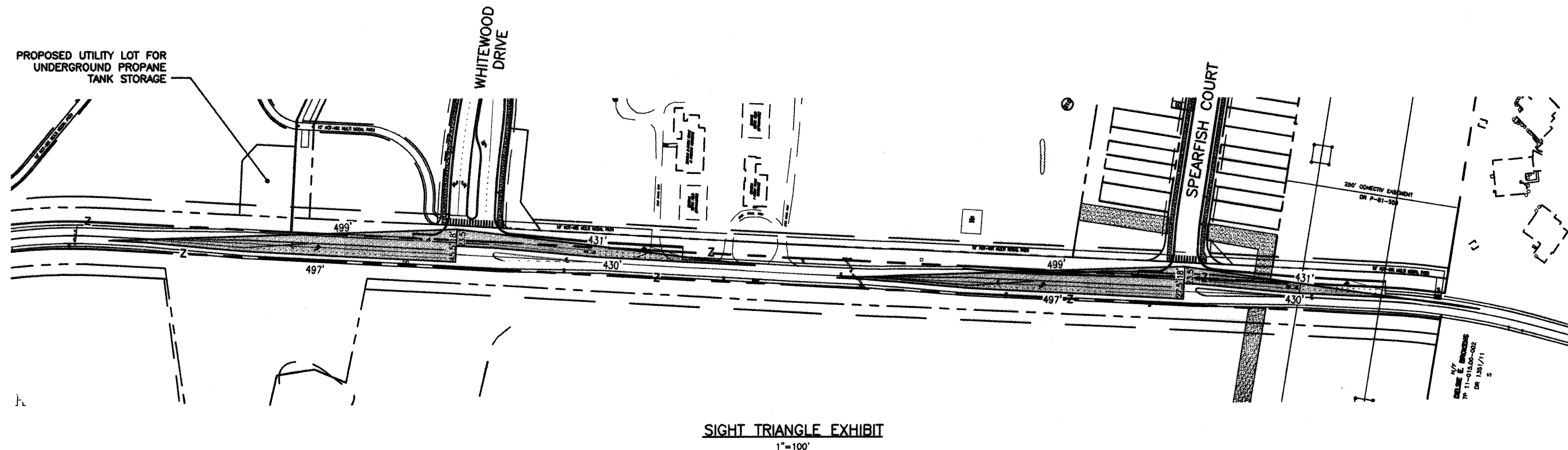
APPROACH	CURRENT CONFIGURATION	PROPOSED CONFIGURATION
NORTHBOUND DELAWARE ROUTE 72	ONE SHARED THROUGH/RIGHT-TURN LANE	ONE THROUGH LANE AND ONE RIGHT-TURN LANE
SOUTHBOUND DELAWARE ROUTE 72	ONE LEFT-TURN LANE AND ONE THROUGH LANE	ONE LEFT-TURN LANE AND ONE THROUGH LANE
WESTBOUND REYBOLD ROAD	ONE SHARED LEFT/RIGHT-TURN LANE	ONE LEFT-TURN LANE AND ONE RIGHT-TURN LANE

5. THE DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF DELAWARE ROUTE 72 AND REYBOLD ROAD. THE AGREEMENT SHALL INCLUDE PEDESTRIAN SIGNALS, CROSSWALKS, INTERCONNECTION, AND RAILROAD PREEMPTION AND OTHER UPGRADES TO THE NEARBY AT-GRADE RAIL CROSSING ON REYBOLD ROAD, WHICH WILL BE DETERMINED AT DELDOT'S DISCRETION.
6. THE DEVELOPER SHALL IMPROVE THE INTERSECTION OF SALEM CHURCH ROAD AND REYBOLD ROAD. THESE IMPROVEMENTS INCLUDE THE ADDITION OF A SEPARATE RIGHT-TURN LANE ON THE EASTBOUND REYBOLD ROAD APPROACH, SUCH THAT THE EASTBOUND APPROACH WOULD HAVE ONE LEFT-TURN LANE AND ONE RIGHT-TURN LANE. THE EASTBOUND RIGHT-TURN LANE SHALL BE A MINIMUM OF 100 FEET IN LENGTH (EXCLUDING TAPER). ADDITIONALLY, THE IMPROVEMENTS INCLUDE THE ADDITION OF A SEPARATE LEFT-TURN LANE ON THE NORTHBOUND SALEM CHURCH ROAD APPROACH, SUCH THAT THE NORTHBOUND APPROACH WOULD HAVE ONE LEFT-TURN LANE AND ONE THROUGH LANE.
7. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHALL BE INCLUDED.
 - A. A TEN-FOOT MULTI-MODAL PATH SHALL BE ADDED ALONG THE ENTIRE SITE FRONTAGE ON THE NORTH SIDE OF REYBOLD ROAD.
 - B. A RIGHT TURN YIELD TO BIKES SIGN (MUTCD R4-4) SHALL BE ADDED AT THE START OF EACH RIGHT-TURN LANE ADDED TO REYBOLD ROAD.
 - C. WHERE RIGHT-TURN LANES ARE ADDED TO REYBOLD ROAD, A MINIMUM OF A FIVE-FOOT BICYCLE LANE SHALL BE DEDICATED AND STRIPED WITH APPROPRIATE MARKINGS FOR BICYCLISTS THROUGH THE TURN LANE IN ORDER TO FACILITATE SAFE AND UNIMPED BICYCLE TRAVEL.
 - D. UTILITY COVERS SHALL BE MOVED OUTSIDE OF THE DESIGNATED BICYCLE LANE OR BE FLUSH WITH THE PAVEMENTS.
 - E. A.D.A. COMPLIANT CURB RAMPS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSINGS. TYPE 3 CURB RAMPS SHALL NOT BE USED.
 - F. INTERNAL SIDEWALKS TO PROMOTE WALKING AS A Viable TRANSPORTATION ALTERNATIVE SHALL BE CONSTRUCTED, INCLUDING SIDEWALKS CONNECTING THIS DEVELOPMENT TO ADJACENT DEVELOPMENTS. THESE INTERNAL SIDEWALKS SHALL BE CONNECTED TO THE FRONTAGE MULTI-MODAL PATH.

APPLICATION NO. 2009-0742 (S)
RECORD MAJOR SUBDIVISION PLAN
FOR

WHITEWOOD VILLAGE

PENCADER HUNDRED - NEW CASTLE COUNTY
DELAWARE
OWNER
WHITECAP, L.L.C.
105 FOULK ROAD
WILMINGTON, DE 19803
(302)-429-8700



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THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970
AND THE RULES AND REGULATIONS THEREOF APPROPRIATE

REVISIONS		CHECKED BY	NEW CASTLE, DE (302) 323-8577	
1.	REVISED PER NCCOLU COMMENTS DATED 3-27-13	WAR 7-18-13	 100 WEST COMBACONS BOULEVARD, SUITE 301 • NEW CASTLE, DELAWARE 19720 PHONE: (302) 323-8577 • FAX: (302) 323-8661 • INFO@LANDMARK-SE.COM • WWW.LANDMARK-SE.COM HAYDE DE GRACE, AID (410) 559-2144	
2.	REV. PER DELDOT COMMENTS DATED 8-06-13 & 9-05-13	WAR 8-06-13		
3.	REVISED PER NCCOLU COMMENTS DATED 9-04-13	WAR 10-23-13		
4.	REVISED PER NCCOLU COMMENTS DATED 11-04-13	WAR 12-04-13		
5.	REMOVED NOTE PER DELDOT	WAR 2-15-14		
6.	REVISED PER NCCOLU COMMENTS DATED 3-11-14	WAR 3-11-14		
SCALE: NO SCALE			DRAWN BY: ARP	
DESIGNED BY: FTP			DRAWING NAME: RECORD.DWG	
DATE: 2-14-13			FILE NO. 011	
COMM. NO. C1718-2			SHEET CR-11 of 11	

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