

### Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - -The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): \_\_\_\_\_  
Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): \_\_\_\_\_

1. Project Title/Name:

2. Location ( please be specific):

3. Parcel Identification #:

4. County or Local Jurisdiction Name: where project is located:

5. If contiguous to a municipality, are you seeking annexation:

6. Owner's Name:

Address:

City: State: Zip:

Phone: Fax: Email:

7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting):

Address:

City: State: Zip:

Phone: Fax: Email:

8. Project Designer/Engineer:

Address:

City: State: Zip:

Phone: Fax: Email:

9. Please Designate a Contact Person, including phone number, for this Project:

.com



25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 707

What percentage of those trips will be trucks, excluding vans and pick-up trucks? < 1%

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

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. Mansion Farms (existing) & Cornerstone Church (future)

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

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?  Yes  No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites?  Yes  No

Has this site been evaluated for historic and/or cultural resources?  Yes  No

Would you be open to a site evaluation by the State Historic Preservation Office?  Yes  No

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit?  Yes  No

Person to contact to arrange visit: Chris Giffen phone number: 610-891-1700

31. Are any federal permits, licensing, or funding anticipated?  Yes  No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.



Signature of property owner

James Curran,  
PE  
Digitally signed by James Curran, PE  
DN: cn=James Curran, PE, o=Kane &  
Associates, ou=Engineering Division,  
email=jcurran@kaneassociates.com, c=US  
Date: 2016.01.28 15:10:31 -0500

2.24.16

Date

2/24/16

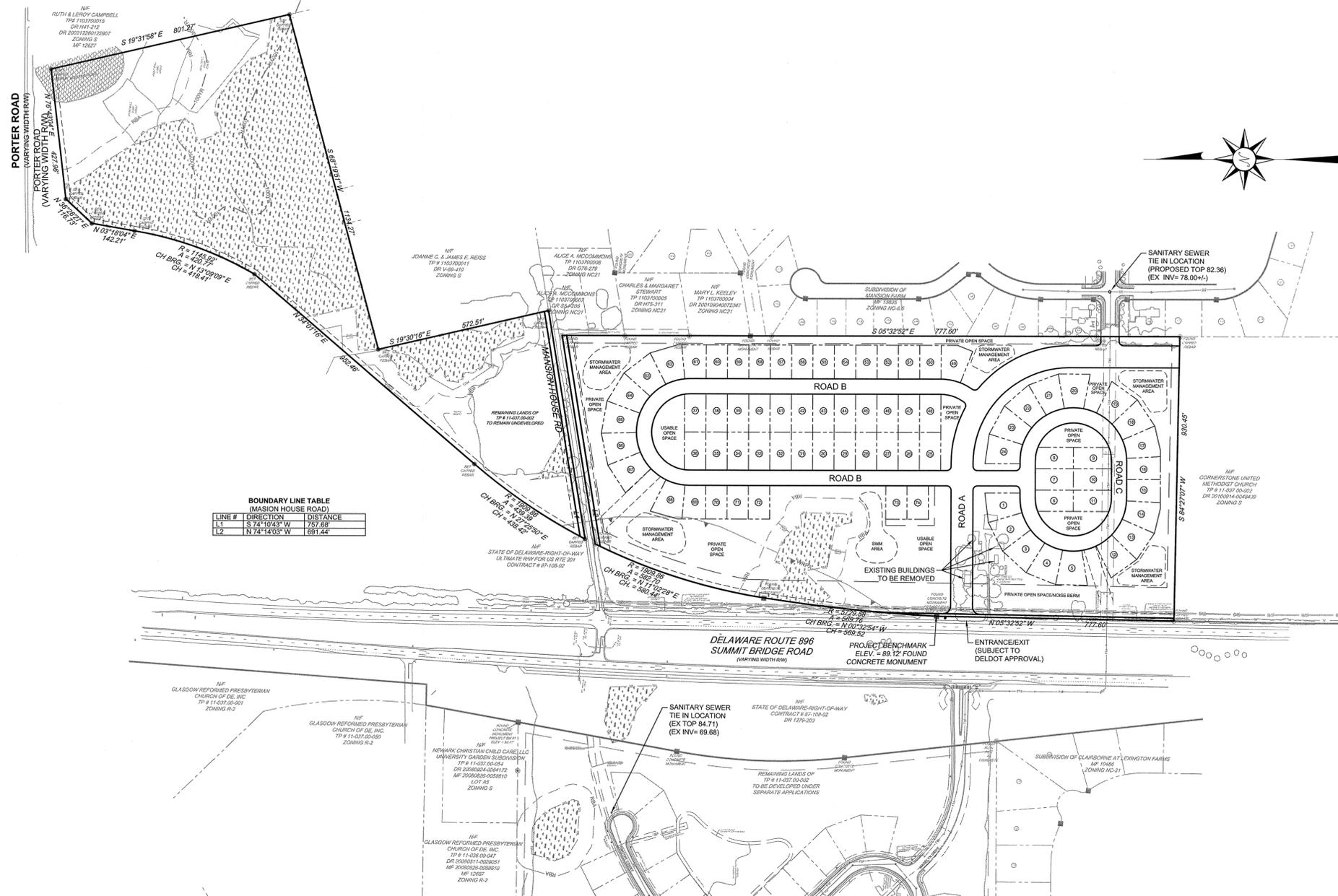
Date

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

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

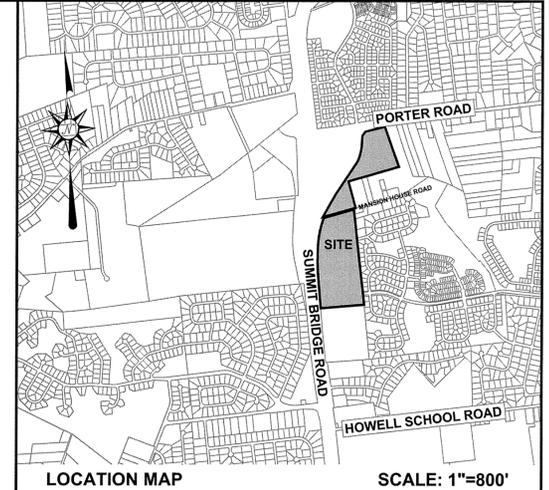
This form should be returned to the Office of State Planning electronically at PLUS@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data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

EXPLORATORY MAJOR SUBDIVISION PLAN  
FOR  
**THE COLONY AT SUMMIT BRIDGE-EAST**  
PENCADER HUNDRED - NEW CASTLE COUNTY, DELAWARE



**BOUNDARY LINE TABLE  
(MASON HOUSE ROAD)**

LINE #	DIRECTION	DISTANCE
L1	S 74°10'25" W	781.58'
L2	N 74°14'03" W	691.44'



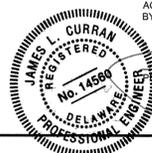
**PURPOSE NOTE:**  
TO SUBDIVIDE TP# 11-037-00-002 INTO 74 SINGLE FAMILY DETACHED LOTS AS SHOWN WITH THE ASSOCIATED SITE IMPROVEMENTS, UTILIZING THE PRIVATE OPEN SPACE SUBDIVISION - OPTION 2 UNDER THE CURRENT SUBURBAN (S) ZONING.

**INDEX OF SHEETS**

SHEET 1	INDEX SHEET
SHEET 2	NOTES
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APPLICATION NO.: 2016-0073  
**INDEX SHEET**  
EXPLORATORY MAJOR SUBDIVISION PLAN  
FOR  
**THE COLONY AT  
SUMMIT BRIDGE - EAST**  
SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

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



2/10/16  
DATE

**CERTIFICATE OF OWNERSHIP**  
I, \_\_\_\_\_, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND 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

**CERTIFICATION OF PLAN APPROVAL**

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

APPROVED \_\_\_\_\_ DATE \_\_\_\_\_ BY \_\_\_\_\_  
COUNTY COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

date	02-08-2016	checked	J.L.C.	<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER * SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975			
	OWNER:		DEVELOPER:				
revision				OWNER:	THOMAS HARRISON 91 SHERMAN STREETS #6 CAMBRIDGE, MA 02140	DEVELOPER:	CALATLANTIC HOMES 610 E. BALTIMORE PIKE MEDIA, PA 19063 PHONE: (610) 891-1700
				SURVEY BY:	KARINS AND ASSOCIATES	SCALE:	1" = 200'
				DESIGNED BY:	J.L., J.L.C.		
				DRAWN BY:	J.L.	DATE:	01-06-2016
PER NCC PLANNING COMMENTS				CHECKED BY:	J.L.C.	DRAWING NO.:	2492.02 - R01

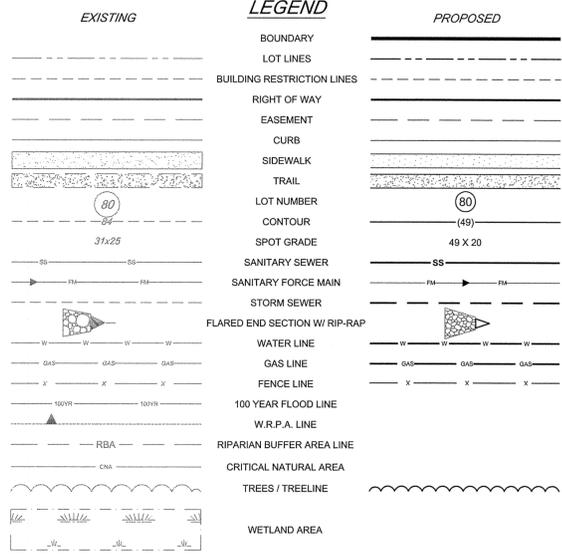
**PLAN DATA AND NOTES**

- TAX PARCEL NUMBER:** 11-037.00-002
- ZONING DISTRICT DESIGNATION:** S - SUBURBAN  
SITE TO BE DEVELOPED PURSUANT TO ITS EXISTING ZONING UTILIZING THE OPEN SPACE SUBDIVISION - OPTION 2.
- SOURCE OF TITLE:** WR149309
- SURVEY DATUM:** NAVD 88  
**LOCAL BENCHMARK:** DELAWARE ROUTE 896 SUMMIT BRIDGE ROAD, ELEV. 89.12
- NUMBER OF EXISTING MONUMENTS:** 3  
**NUMBER OF PROPOSED MONUMENTS:** 0
- SITE GROSS ACREAGE:** 60.328 ACRES  
**SITE NET ACREAGE:** 59.660 ACRES
- WATER SUPPLIER:** ARTESIAN WATER  
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.
- SANITARY SEWER:** NEW CASTLE COUNTY  
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.  
**PROPOSED SEWER FLOWS:**  
SINGLE FAMILY DETACHED: 74 LOTS x 300 GPD = 22,200 GPD  
PEAK FLOW: 22,200 GPD x 4 x 1D(V)140 MIN. = 61,967 GPM
- PROPERTY OWNER:** THOMAS HARRISON  
91 SHERMAN STREETS #6  
CAMBRIDGE, MA 02140
- EXISTING LOTS AND/OR DWELLING UNITS:** 1  
**PROPOSED LOTS AND/OR DWELLING UNITS:** 74 SINGLE FAMILY HOMES
- INTENTIONALLY LEFT BLANK**
- PARKING RATIONALE**  
**DETACHED HOUSING, OPEN SPACE SUBDIVISION - OPTION 2**  
PARKING REQUIRED: 2 SPUNT X 74 UNITS = 148 SPACES  
DRIVEWAY SPACES PROVIDED: 2 SPUNT X 74 UNITS = 148 SPACES
- SUBDIVISION / SITE DATA**  
GROSS AREA: 60.328 ACRES  
AREA IN ADDITIONAL DEDICATED R.O.W. (ROUTE 896): 0.668 ACRES  
NET SITE AREA: 59.660 ACRES  
AREA IN PROPOSED 72' WIDE R.O.W.: 2.237 ACRES  
AREA IN PROPOSED 60' WIDE R.O.W.: 0.043 ACRES  
AREA IN PROPOSED 50' WIDE R.O.W.: 4.133 ACRES  
AREA IN PROPOSED LOTS: 14.747 ACRES  
AREA IN OPEN SPACE (S ZONE, 50% REQUIRED): 38.408 ACRES (64.38%)\*  
\*INCLUDES 1.342 ACRES USEABLE & 2.040 ACRES OF STORMWATER MANAGEMENT AREA)
- FLOODPLAIN**  
A PORTION OF THE SITE LIES WITH THE 100-YEAR FLOODPLAIN LIMITS OF THE 100-YEAR FLOOD PLAN WERE TAKEN FROM THE FLOOD INSURANCE RATE MAP NO. 1000302230K, DATED FEBRUARY 4, 2015.
- WATER RESOURCE PROTECTION AREA (WRPA)**  
AS PER THE "WATER RESOURCE PROTECTION AREAS FOR NEW CASTLE COUNTY DELAWARE" MAP 2 OF 3, REVISED DECEMBER 2011, A PORTION OF THE SITE IS LOCATED IN A RECHARGE WATER RESOURCE PROTECTION AREA (WRPA).  
**WRPA SUMMARY:**  
TOTAL AREA IN WRPA = 3.153 AC.  
DISTURBED AREA = 0.007 AC. (0.22%) (DOES NOT INCLUDE ALLOWABLE DISTURBANCE FOR STORMWATER MANAGEMENT)  
**IMPERVIOUS SUMMARY:**  
20% IMPERVIOUS ALLOWABLE = 0.631 AC.  
0.0% IMPERVIOUS PROPOSED = 0.000 AC.
- WETLANDS**  
THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE TAKEN FROM A WETLAND DELINEATION REPORT BY DELVAL SOIL AND ENVIRONMENTAL CONSULTANTS INC. DATED JANUARY 2012
- CRITICAL NATURAL AREAS**  
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.
- DEED RESTRICTIONS**  
AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.
- SUPERSEDES NOTE**  
NO PREVIOUS PLAN HAS BEEN RECORDED FOR THIS PARCEL.
- TRAFFIC IMPACTS AND ENTRANCE IMPROVEMENTS:**  
ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE. AS PER THE DELDOT TRAFFIC IMPACT STUDY (TIS) REVIEW LETTER FOR THE COLONY AT SUMMIT BRIDGE WEST SUBDIVISION (COLONY-WEST) AND THE COLONY AT SUMMIT BRIDGE EAST SUBDIVISION (COLONY-EAST) DATED 10/10/14, THE FOLLOWING ITEMS SHALL BE INCORPORATED INTO THE SITE DESIGN:  
A. THE DEVELOPER SHOULD PROVIDE A CONNECTION TO THE MANSION FARMS SUBDIVISION VIA THE CONNECTION TO THE EXISTING MANSION FARM DRIVE SUB STREET AND REMOVAL OF THE EXISTING BARRICADE. THIS SITE ACCESS AND CONNECTION SHOULD BE CONSTRUCTED IN THE EARLY STAGES OF SITE CONSTRUCTION, AS AGREED UPON BY THE DEVELOPER AND DELDOT. FOR THE PURPOSE OF PROVIDING ALTERNATE ACCESS DURING CONSTRUCTION OF THE HOWELL SCHOOL ROAD, SR 896 TO SR 71 IMPROVEMENTS PROJECT (CONTRACT # T20050411 0), THE SITE ACCESS AND CONNECTION SHOULD REMAIN OPEN TO TRAFFIC FOLLOWING THE COMPLETION OF THE HOWELL SCHOOL ROAD PROJECT.  
B. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO FUND AN EQUITABLE PORTION OF THE IMPROVEMENTS PLANNED AS PART OF THE SR 896 AND PORTER ROAD INTERSECTION IMPROVEMENTS PROJECT (CONTRACT # T201201010). THE PROPOSED CONFIGURATION AT THE REALIGNED HOWELL SCHOOL ROAD AND DENNY ROAD INTERSECTION WITH DELDOT ON THE IMPLEMENTATION AND EQUITABLE COST SHARING OF THESE IMPROVEMENTS.  
C. THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT WITH DELDOT TO FUND AN EQUITABLE PORTION OF THE IMPROVEMENTS PLANNED AS PART OF THE HOWELL SCHOOL ROAD, SR 896 TO SR 71 IMPROVEMENTS PROJECT (CONTRACT # T20054110). THE PROPOSED CONFIGURATION AT THE REALIGNED HOWELL SCHOOL ROAD AND DENNY ROAD INTERSECTION WITH SUMMIT BRIDGE ROAD IS SHOWN IN THE TABLE ON PAGE 8 OF THE REFERENCED TIS LETTER. THE DEVELOPER SHOULD COORDINATE WITH DELDOT ON THE IMPLEMENTATION AND EQUITABLE COST SHARING OF THESE IMPROVEMENTS.  
D. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHOULD BE INCLUDED:  
a. THE DEVELOPER SHOULD CONSTRUCT A TEN-FOOT WIDE MULTI-USE PATH THAT MEETS CURRENT AASHTO AND ADA STANDARDS ALONG BOTH THE WEST AND EAST SIDES OF SUMMIT BRIDGE ROAD. ON THE EAST SIDE, THE PATH SHALL BE FLAGGED FROM THE INTERSECTION OF SUMMIT BRIDGE ROAD AND MANSION HOUSE ROAD TO THE SOUTHERN FRONTAGE LIMITS OF COLONY-EAST, PARALLEL TO SUMMIT BRIDGE ROAD. THE PATH SHOULD PROVIDE CONNECTION TO THE INTERNAL SUBDIVISION STREET NETWORKS OF COLONY-EAST. GIVEN THE HIGH TRAFFIC VOLUMES AND VEHICLE SPEEDS ALONG SUMMIT BRIDGE ROAD, IT IS RECOMMENDED THAT THE PATH ALONG THE EASTERN SIDE BE CONSTRUCTED BEHIND THE EXISTING TREE LINE. AT AN APPROXIMATE DISTANCE OF 50 FEET TO 60 FEET FROM THE TRAVELED WAY, ALL PATHS SHOULD BE CONTAINED WITHIN A DEDICATED PERMANENT EASEMENT TO DELDOT AND/OR STATE RIGHT-OF-WAY. THE DEVELOPER SHOULD COORDINATE WITH DELDOT SUBDIVISION SECTION DURING THE PLAN REVIEW PROCESS TO IDENTIFY THE EXACT LOCATION OF PROPOSED PATHWAYS AND FUTURE CONNECTION POINTS.  
b. MULTI-USE PATHS, AS DESCRIBED IN F.A. ABOVE, SHALL BE CONNECTED THROUGH A CROSSING AT THE COLONY-WEST SITE ENTRANCE.  
c. ALL INTERNAL STREETS TO BE BUILT WITH THIS DEVELOPMENT SHOULD INCLUDE FIVE-FOOT WIDE ADA COMPLIANT SIDEWALKS ON BOTH SIDES OF THE ROADWAY SET BACK FIVE FEET FROM THE ROADWAY. THESE SIDEWALKS SHOULD BE CONSTRUCTED TO CONNECT TO THE MULTI-USE PATH LOCATED ALONG THE PROPERTY FRONTAGE.  
d. THE DEVELOPER SHOULD COORDINATE WITH THE LOCAL SCHOOL DISTRICT TO PROVIDE A COVERED BUS STOP, INSTALLED ON A CONCRETE PAD. INTERNAL SIDEWALKS SHOULD BE CONNECTED TO THIS STOP AND BICYCLE PARKING FACILITIES SHOULD BE INCLUDED AS PART OF THIS INSTALLATION.  
e. ADA COMPLIANT CURB RAMPS AND MARKED CROSSWALKS SHOULD BE PROVIDED AT THE SITE ENTRANCE. THE USE OF TYPE 3 CURB RAMPS IS DISCOURAGED.  
f. UTILITY COVERS SHOULD BE MOVED OUTSIDE OF ANY DESIGNATED BICYCLE LANES OR SHOULD BE FLUSH WITH THE PAVEMENT.  
g. THE DEVELOPER SHOULD COORDINATE WITH DART TO DETERMINE SUITABLE LOCATIONS FOR BUS STOP AMENITIES (BUS PAD, SHELTER, ETC.) ALONG NORTHBOUND AND SOUTHBOUND SUMMIT BRIDGE ROAD AT THE INTERSECTION OF MANSION HOUSE ROAD AND AT THE COMBINED ENTRANCE FOR COLONY-EAST AND COLONY WEST. IF PLANNED BUS ROUTES HAVE NOT BEEN FINALIZED AT THE TIME OF ENTRANCE PLAN REVIEW, THE DEVELOPER SHOULD BE REQUIRED TO CONSTRUCT THESE FACILITIES WITHIN A DEDICATED EASEMENT TO DELDOT OR STATE RIGHT-OF-WAY WITH ADA COMPLIANT CONNECTIONS TO THE MULTI-USE PATHWAY NETWORK. IF PLANNED BUS ROUTES HAVE NOT BEEN FINALIZED AT THE TIME OF THE ENTRANCE PLAN REVIEW, THE DEVELOPER SHOULD ENTER INTO AN AGREEMENT TO CONTRIBUTE TO THE FUTURE CONSTRUCTION OF THESE AMENITIES.
- DEBRIS DISPOSAL**  
NO DEBRIS SHALL BE BURIED ON THE SITE.
- IMPACT FEES**  
THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE. AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
- LANDSCAPE PLAN**  
A LANDSCAPE PLAN, PREPARED BY \_\_\_\_\_ LAST DATED \_\_\_\_\_ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- SIDEWALKS**  
UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- MAINTENANCE OF COMMON FACILITIES**  
FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING (LIST APPLICABLE COMMON FACILITIES SUCH AS PRIVATE OPEN SPACE, PRIVATE STREETS, ETC.) SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED \_\_\_\_\_ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. \_\_\_\_\_.
- UTILITY EASEMENTS**  
A F' 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.
- TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS:**  
PROPOSED 72' WIDE R.O.W. 1,380 L.F.  
PROPOSED 60' WIDE R.O.W. 30 L.F.  
PROPOSED 50' WIDE R.O.W. 3,619 L.F.

- SUBDIVISION STREETS:**  
A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.  
B. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.  
C. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.  
D. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY".
- FIRE HYDRANTS:**  
EXISTING: 0 (0)  
PROPOSED: 0 (0)  
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
- COASTAL ZONE:**  
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
- AVIATION RESTRICTIONS:**  
THE U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLE NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.
- CONSERVATION EASEMENT**  
ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- NONCONFORMITIES:** NOT APPLICABLE
- TOPOGRAPHY**  
TOPOGRAPHY DEPICTED ON THIS PLAN WAS DERIVED FROM A FIELD SURVEY PERFORMED BY KARINS AND ASSOCIATES IN AUGUST 2011.
- COMMUNITY POSTAL BOXES**  
POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- LAND DEVELOPMENT IMPROVEMENT AGREEMENT**  
ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON \_\_\_\_\_ AT INSTRUMENT NO. \_\_\_\_\_.
- RIGHT OF ACCESS**  
NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
- NEW CASTLE COUNTY DRAINAGE CODE**  
DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
- RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE**  
THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF \_\_\_\_\_ AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
- DELDOT**  
ENTRANCE/EXIT FACILITIES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO DELDOT APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN A PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
- MISS UTILITY NOTE:**  
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.  
  
UTILITY CONTACT INFORMATION IS AS FOLLOWS:  
MISS UTILITY 1-800-282-8555  
THE FOLLOWING TICKET NUMBERS APPLY:  
  
PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION. IF, AFTER UNCOVERING OF THE UTILITY, THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.
- ADDRESSES:**  
ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.
- PROVISION FOR TRESPASSING:**  
THE DEVELOPER SHALL BE PERMITTED TO TRESPASS ON ANY LOT FOR A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR THE PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
- RETAINING WALLS:**  
CONSTRUCTION PLANS AND SEPARATE BUILDING PERMITS ARE REQUIRED FOR ALL RETAINING WALLS WITH HEIGHT IN EXCESS OF FOUR (4) FEET IN ACCORDANCE WITH NCCDC 12.03.003 A.5.

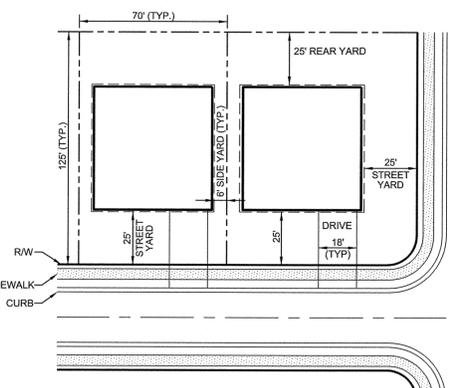
**DELDOT NOTES**

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATIONS (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, AND THE REQUIREMENTS OF THE LAND USE AGENCY.
- CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERMETER EROSION AND SEDIMENT CONTROLS UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCCO UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
- AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
- THE DEPARTMENT WILL NOT ACCEPT ANY OF THE STREETS INTO THE STATE OF DELAWARE MAINTENANCE SYSTEM UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED FOR THIS DEVELOPMENT. IT WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO NOTIFY DELDOT WHEN 75% OR 112.5 HOMES HAVE BEEN COMPLETELY CONSTRUCTED WITH CERTIFICATES OF OCCUPANCY ISSUED BY THE COUNTY.
- THE FINAL OVERLAY OF WARM MIX ASPHALT (WMA) - TYPE C FOR ALL STREETS WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OR 112.5 HOMES ARE COMPLETELY CONSTRUCTED. IF FINAL OVERLAY IS CONDUCTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER MILL AND OVERLAY, WITH ALL COSTS BEING PAID FOR BY THE DEVELOPER.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY DELDOT FOLLOWING THE ACCEPTANCE OF THE STREET. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
- THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS, AND THE REQUIREMENTS OF THE LAND USE AGENCY.
- A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAN.
- ENSURE THAT ANY LABELS OR PLAN REFERENCES FOR RESERVATIONS OR DEDICATIONS FOR RIGHT-OF-WAY MATCH THE APPLICABLE LANGUAGE BELOW:  
A. IF THE EXISTING RIGHT-OF-WAY DOES NOT MEET THE MINIMUM STANDARDS SHOWN IN (FIGURE 3-3 & 3-4) PROVIDE THE FOLLOWING LANGUAGE ON THE PLANS: "A X-FOOT WIDE STRIP IS HEREBY RESERVED FOR THE STATE OF DELAWARE AS PER THIS PLAN. FOR FUTURE RIGHT-OF-WAY NEEDS."  
B. IF RIGHT-OF-WAY FOR THE STATE-MAINTAINED ROADWAY WAS ACQUIRED IN FEE (BUT CURRENTLY EXISTS IN EASEMENT FORM) PROVIDE THE FOLLOWING LANGUAGE ON THE PLANS: "AN ADDITIONAL X-FOOT WIDE STRIP OF RIGHT-OF-WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAN."  
C. IF RIGHT-OF-WAY FOR THE STATE-MAINTAINED ROADWAY WAS NOT ACQUIRED IN FEE (BUT CURRENTLY EXISTS IN EASEMENT FORM) PROVIDE THE FOLLOWING LANGUAGE ON THE PLANS: "A X-FOOT WIDE STRIP OF RIGHT-OF-WAY FROM CENTERLINE IS HEREBY DEDICATED TO THE STATE OF DELAWARE AS PER THIS PLAN."



**NATURAL RESOURCE PROTECTION TABLE**

NATURAL RESOURCE	TOTAL AREA	REQUIRED PROTECTED %	DISTURBED	PROVIDED PROTECTED %
YOUNG FOREST	1.52± ACRES	50%	0± ACRES	100%
WRPA (RECHARGE AREA)	3.16± ACRES	50%	0.007± ACRES	99.78%
FLOOD PLAIN	1.46± ACRES	100%	0± ACRES	100%
WETLAND AREA	13.76± ACRES	100%	0± ACRES	100%
RIPARIAN BUFFER	4.79± ACRES	100%	0± ACRES	100%



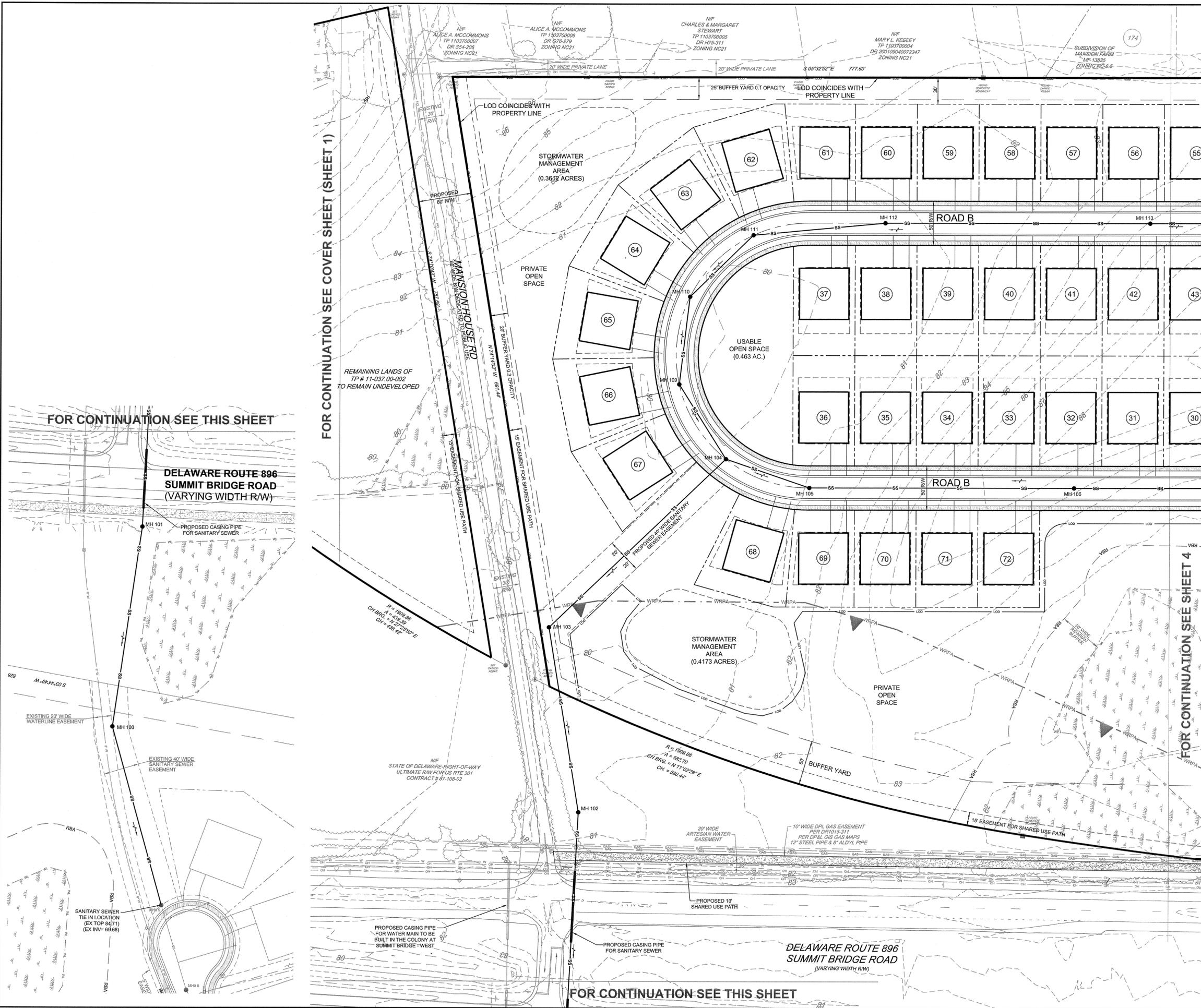
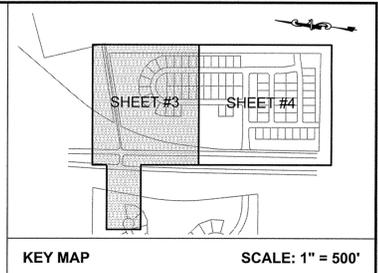
**TYPICAL LOT (SCALE: 1"=40')**

**BULK STANDARDS**

MIN. LOT AREA	6,500 S.F.
MAX. LOT AREA	15,000 S.F.
MIN. LOT WIDTH	60'
MIN. SIDE YARD	5'
MIN. STREET YARD	25'
MIN. REAR YARD	25'
MAX. HEIGHT	40'
PARKING REQUIRED:	2 SPACES/LOT
ON-SITE PARKING PROVIDED:	2 GARAGE SPACES/LOT 2 DRIVEWAY SPACES/LOT

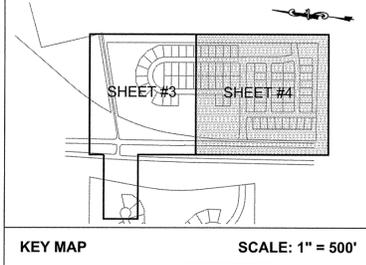
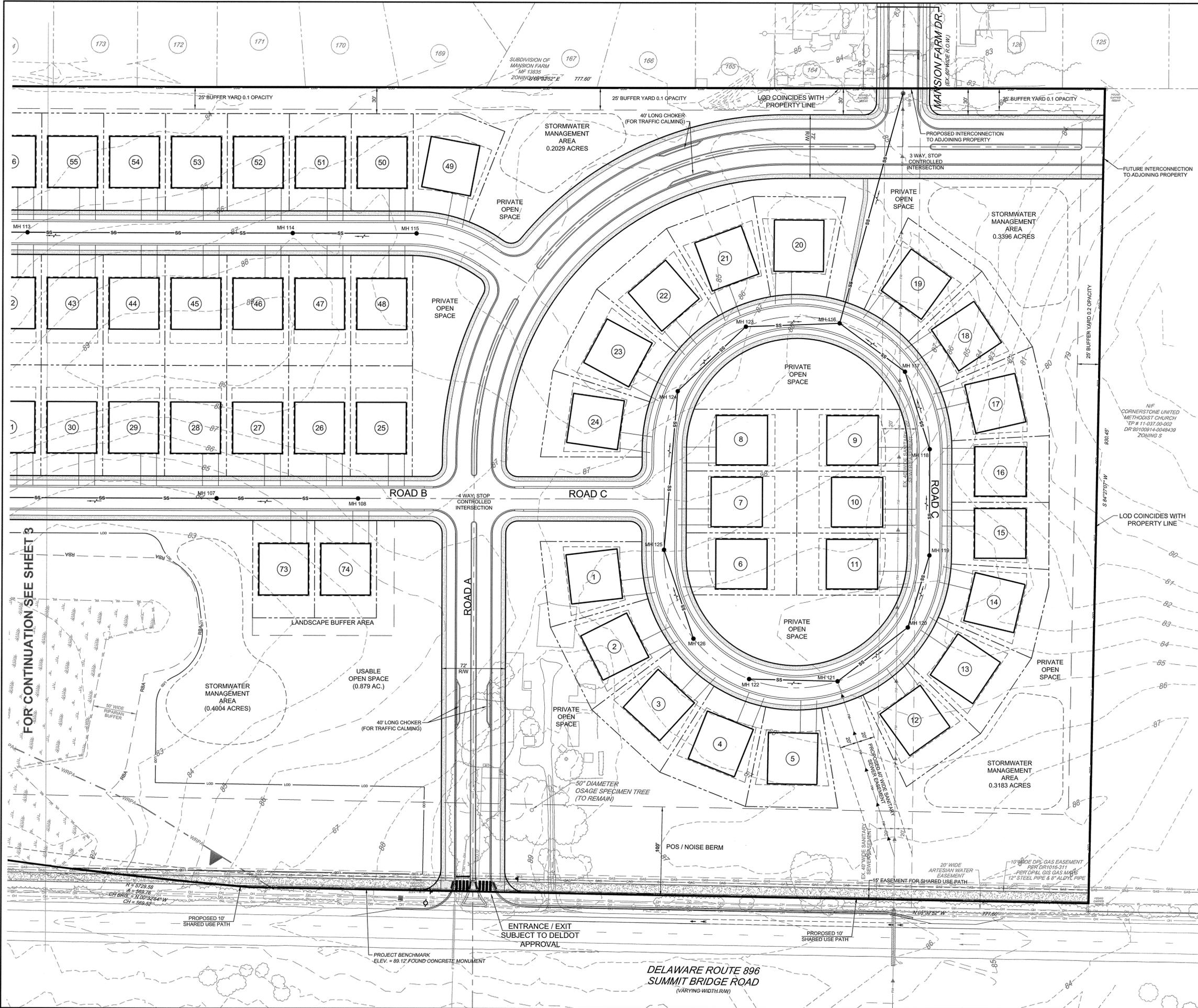
**NOTES AND DETAIL**  
**EXPLORATORY MAJOR SUBDIVISION PLAN**  
**FOR**  
**THE COLONY AT**  
**SUMMIT BRIDGE - EAST**  
SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

02-08-2016	date	<p><b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE &amp; GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER / SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975</p>	
J.L.C.	checked		
PER NCC PLANNING COMMENTS	revisions	OWNER: THOMAS HARRISON 91 SHERMAN STREETS #6 CAMBRIDGE, MA 02140	DEVELOPER: CALATLANTIC HOMES 610 E. BALTIMORE PIKE MEDIA, PA 19063 PHONE: (610) 891-1700
		SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 50'
		DESIGNED BY: J.L., J.L.C.	
		DRAWN BY: J.L.	DATE: 01-06-2016 SHEET: 2 OF 4
	CHECKED BY: J.L.C.	DRAWING NO.: 2492.02 - R02	



**EXPLORATORY MAJOR SUBDIVISION PLAN  
FOR  
THE COLONY AT  
SUMMIT BRIDGE - EAST**  
SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

PER I.C. PLANNING COMMENTS J.L.C. checked 02-08-2016 date		<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER • SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975	
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SURVEY BY: KARINS AND ASSOCIATES DESIGNED BY: J.L., J.L.C. DRAWN BY: J.L. CHECKED BY: J.L.C.	SCALE: 1" = 50' 	DATE: 01-06-2016 SHEET: 3 OF 4 DRAWING NO.: 2492.02 - R03	



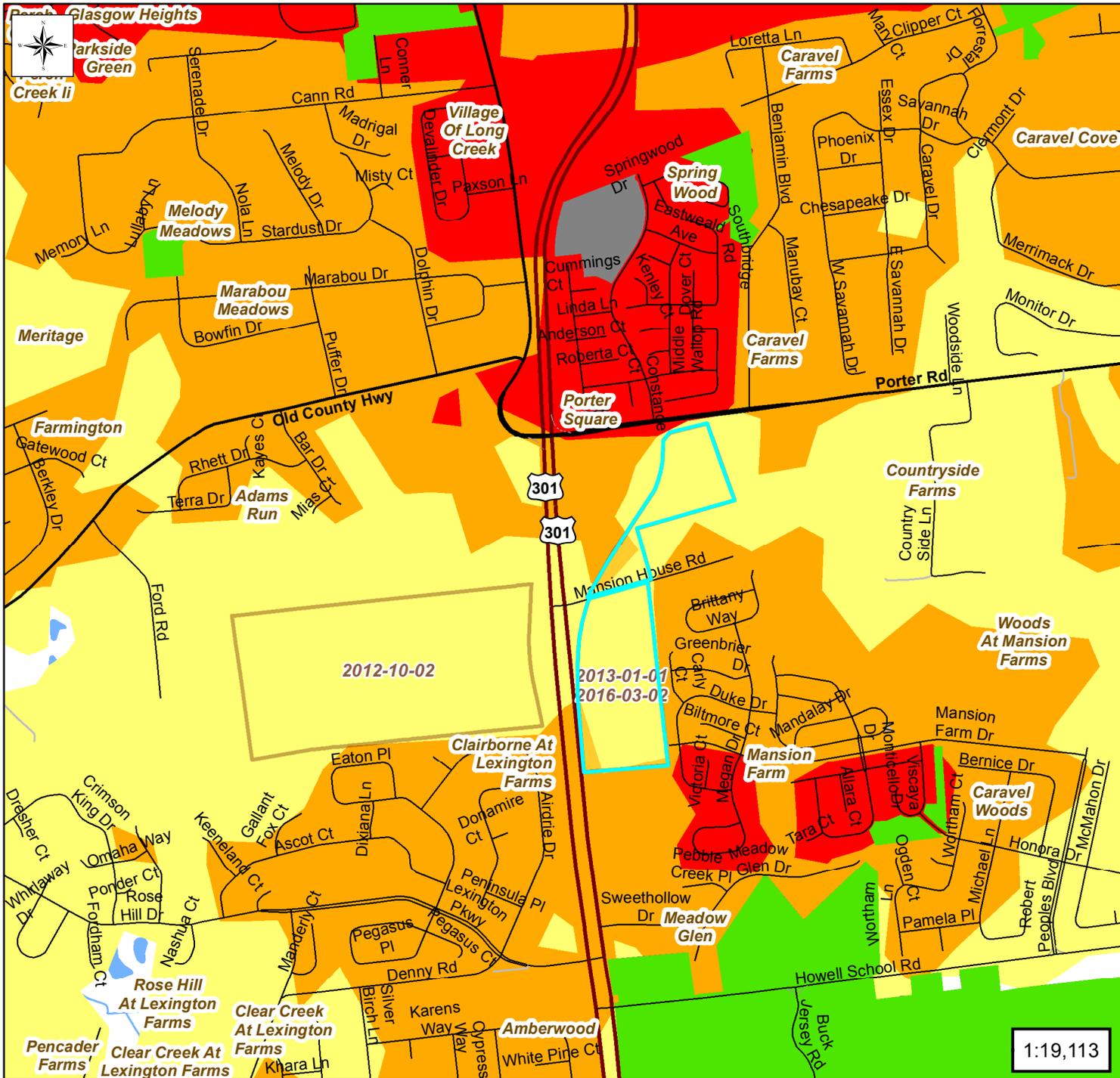
FOR CONTINUATION SEE SHEET 3

**EXPLORATORY MAJOR SUBDIVISION PLAN  
FOR  
THE COLONY AT  
SUMMIT BRIDGE - EAST**  
SITUATE IN: PENCADER HUNDRED, NEW CASTLE COUNTY, DELAWARE

PER NCC PLANNING COMMENTS J.L.C. checked 02-08-2016 date		<b>Karins and Associates</b> ENGINEERS • PLANNERS • SURVEYORS NEWARK, DE & GEORGETOWN, DE www.karinsengineering.com 17 POLLY DRUMMOND CENTER SUITE 201 NEWARK, DELAWARE 19711 PHONE: (302) 369-2900 FAX: (302) 369-2975		
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SURVEY BY: KARINS AND ASSOCIATES DESIGNED BY: J.L., J.L.C. DRAWN BY: J.L. CHECKED BY: J.L.C.		DATE: 01-06-2016 SHEET: 4 OF 4 DRAWING NO.: 2492.02 - R04		

DELAWARE ROUTE 896  
SUMMIT BRIDGE ROAD  
(VARYING WIDTH R/W)

# Preliminary Land Use Service (PLUS)



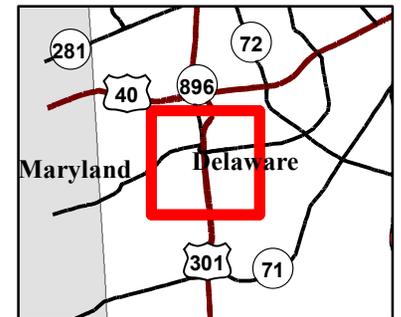
Colony at Summit Bridge East  
2016-03-02

**Legend**

**2010 State Strategies Strategy Level**

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Publicly Accessible Lands
- PLUS Project Areas

## Location Map



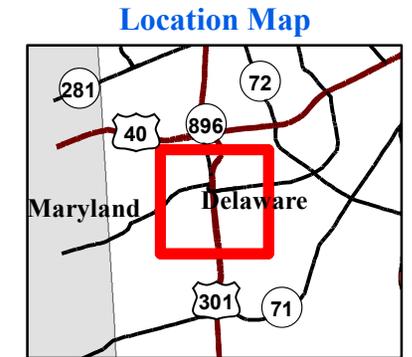
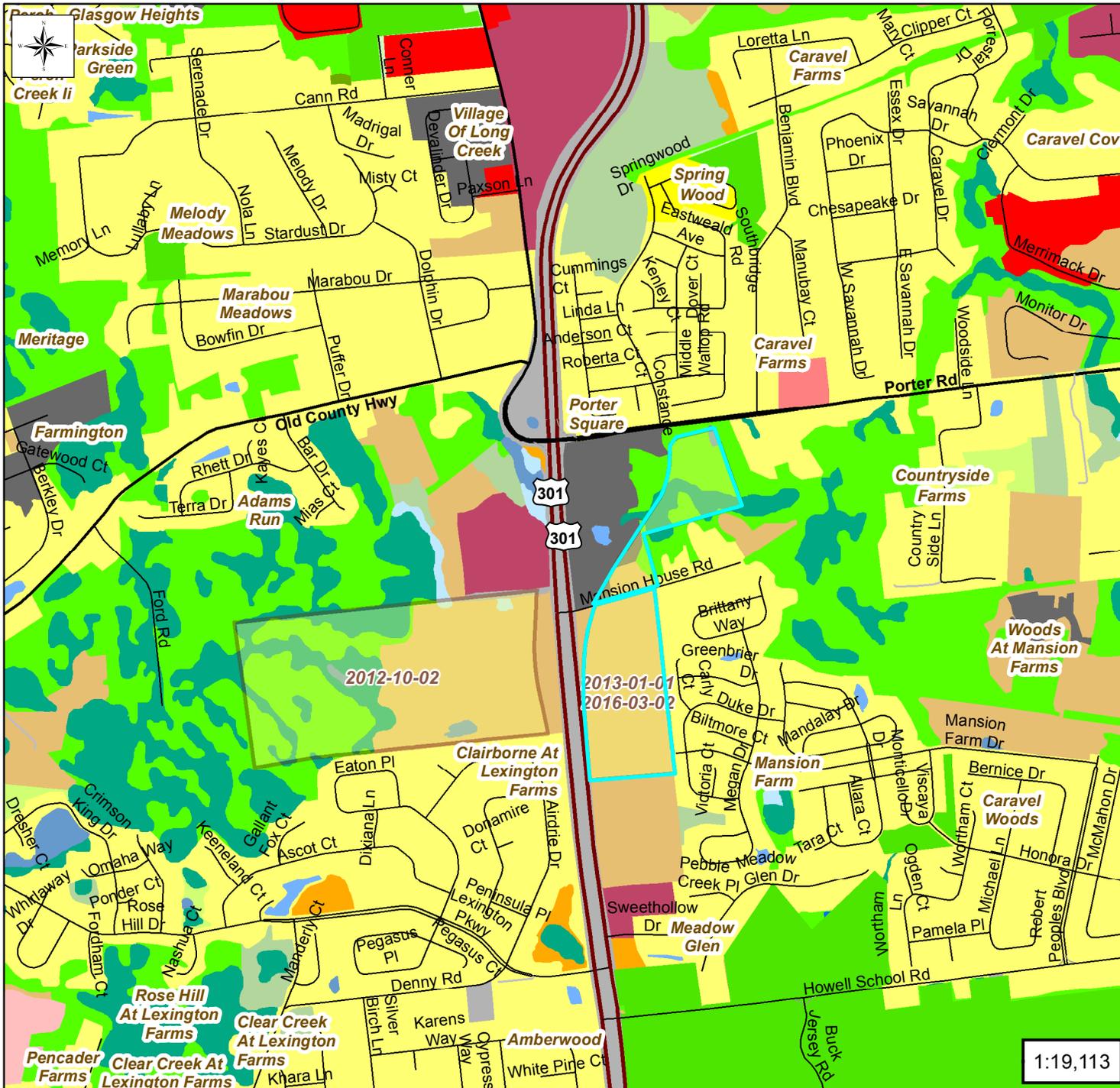
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Mapping provided by the Delaware Office of State Planning Coordination  
www.stateplanning.delaware.gov

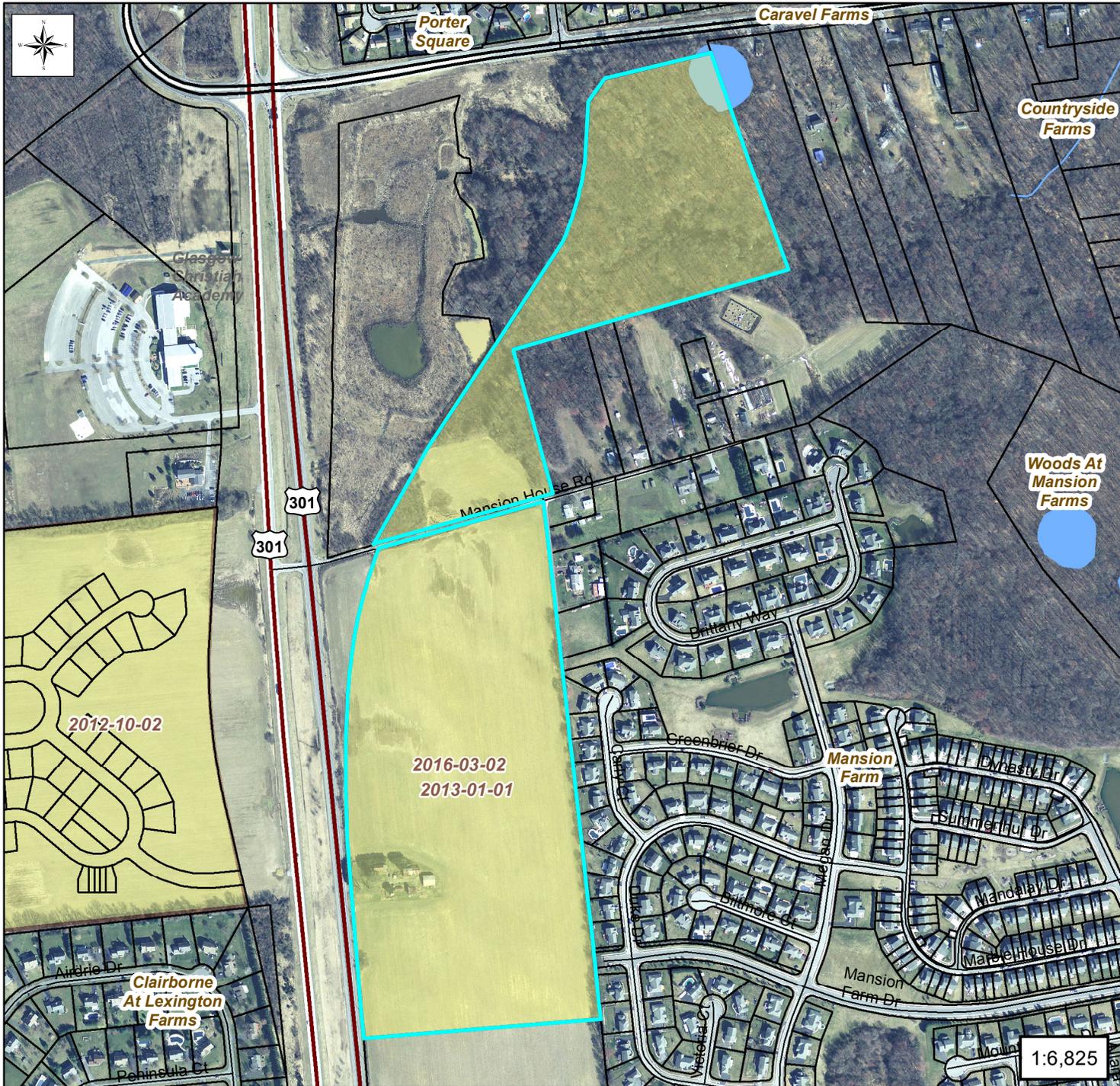
# Preliminary Land Use Service (PLUS)

Colony at Summit Bridge East  
2016-03-02



# Preliminary Land Use Service (PLUS)

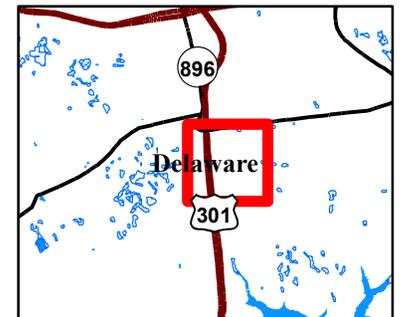
Colony at Summit Bridge East  
2016-03-02



**Legend**

- PLUS Project Areas

## Location Map



Mapping provided by the Delaware  
Office of State Planning Coordination  
[www.stateplanning.delaware.gov](http://www.stateplanning.delaware.gov)