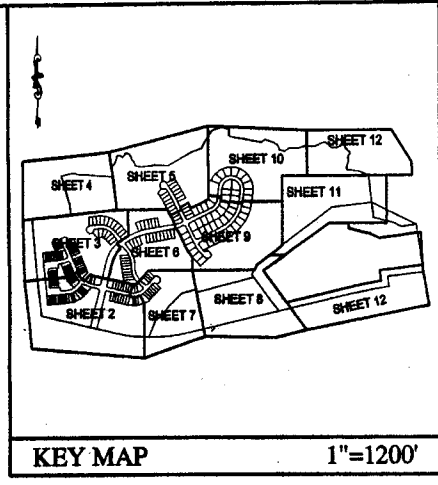
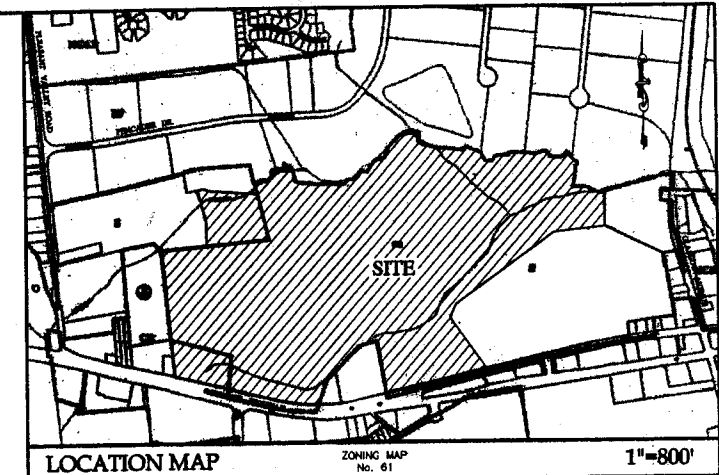


APPLICATION NO. 2005-1045(S) RECORD MAJOR SUBDIVISION PLAN LA GRANGE PENCADER HUNDRED - NEW CASTLE COUNTY DELAWARE



PLAN DATA

- TAX PARCEL NUMBER: 11-026.00-039 AND 11-021.00-003
- SOURCE OF TITLE: 20051114-0116678 & 20081010-0095654
- EXISTING ZONING: S-SUBURBAN AND OR-COMMERCIAL REGIONAL WITH H-HISTORIC OVERLAY ON ENTIRE PARCEL.
- RESIDENTIAL-SUBURBAN-OPEN SPACE PLANNED

SINGLE FAMILY MINIMUM	MAXIMUM
STREET YARD SETBACK:	25'
SIDE YARD:	5'
REAR YARD:	25'
LOT AREA:	10,000 SF
BUILDING HEIGHT:	34'
LOT WIDTH:	80'
PARKING REQUIRED:	2.25 SPACES

TOWN MINIMUM	MAXIMUM
STREET YARD SETBACK:	20'
SIDE YARD:	1 @ 8'
REAR YARD:	25'
LOT AREA:	4,500 SF
BUILDING HEIGHT:	34'
LOT WIDTH:	48'
PARKING REQUIRED:	2.25 SPACES
BUILDING SPACING:	12'

TOWNHOUSE MINIMUM	MAXIMUM
STREET YARD SETBACK:	15'
SIDE YARD:	0', 6" END UNIT
REAR YARD:	20'
LOT AREA:	2,200 SF AVG.
BUILDING HEIGHT:	40'
LOT WIDTH:	22' AVG.
PARKING REQUIRED:	2.25 SPACES
BUILDING SPACING:	10'

WEAR-LINK TOWNHOUSE MINIMUM	MAXIMUM
STREET YARD SETBACK:	15'
SIDE YARD:	0', 6" END UNIT
REAR YARD:	25'
LOT AREA:	3,400 SF
BUILDING HEIGHT:	40'
LOT WIDTH:	36'
PARKING REQUIRED:	2.25 SPACES
BUILDING SPACING:	10'

PER SECTION 40.03.023 & 40.22.011F, THE GARAGE SHALL BE SET A MINIMUM OF 24 FEET OFF RIGHT-OF-WAY LINE TO PROVIDE 2-9'x18' SPACES ON LOT.

- VERTICAL DATUM: NAVD 1988, ANNOTATED IN U.S. SURVEY FEET
- GROSS AREA: 81.03± ACRES
- WATER SUPPLY: ARTESIAN WATER COMPANY
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.
- SANITARY SEWERS: GRABY NEW CASTLE COUNTY
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. THE USE 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 IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON 83 LOTS X 300 GPD/LOT+174 LOTS X 280 GPD/LOT IS 59,400 GPD.
- NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE
- PORTION OF THIS PROPERTY IS LOCATED WITHIN A FLOODPLAIN, EROSION PRONE SLOPES AND REQUIRE AREA WATER RESOURCE PROTECTION AREA (WRA). SEE WRA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 10/2004, REVISED FEBRUARY 2008.
- THE 100 YEAR FLOODPLAIN LINE SHOWN IS BASED ON THE 100 YEAR FLOOD PLAN STUDY GENERATED FOR LA GRANGE BY LANDMARK ENGINEERING, INC. DATED MAY 2008 AND APPROVED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE ON DECEMBER 10, 2008. FEMA HAS APPROVED LOMR (CASE NO. 07-03-0213P) ON APRIL 27, 2007.
- THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND ON THE SITE.
- TOPOGRAPHIC INFORMATION WAS GENERATED BY WINGS AERIAL MAPPING CO. IN SPRING 2008, VERIFIED BY L.E.I.
SITE BENCHMARK, DISC NOS 0-40 1971 ELEV. 61.87
IS LOCATED ON THE TOP OF A CONCRETE BEARING OF A BOX CULVERT ON THE MEDIAN SIDE OF THE WEST-BOUND LANE OF U.S. ROUTE 40, 2300' WEST OF THE INTERSECTION OF RT. 40 AND GALLOWAY AVE.
- THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CODES OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS AND THE WETLANDS BEING TO EXIST ON THE SITE. TOTALS IN AREA 41.31 ACRES OF LAND, ARE SHOWN ON THIS PLAN. SEE WETLAND REPORTS PREPARED BY ENVIRONMENTAL CONTROL'S WETLANDS DIVISION ON 11-021.00-003 AND DATED 10/2004 FOR TP NO. 11-021.00-003 FOR A METERS AND SOUNDS DESCRIPTION OF THESE WETLANDS. NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.
- LAND DEVELOPMENT DATA:

A. RESIDENTIAL		
LOT AREA (27 LOTS):	32.31 ACRES±	16.4%
R.O.W. AREA:	13.17 ACRES±	7.5%
OPEN SPACE AREA:	12.28 ACRES±	72.3%
STORMWATER MANAGEMENT AREA:	3.10 ACRES±	1.8%
TOTAL:	178.81 ACRES±	100.0% 81.67%
- PARCEL A: 6.28 ACRES± 2.7%
- PARCEL B: 10.27 ACRES± 5.8%
- TOTAL: 161.03 ACRES± 100.0%

- ALL FIRE LINES, FIRE HYDRANTS, SPRINKLERS, STAIRWELLS, CONDUITS AND FIRE EXITS SHALL BE MAINTAINED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL'S REPORT FOR THE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
F.H. (0) EXISTING
F.H. (18) PROPOSED
- SUBDIVISION STREETS:

A. ALL DRIVEWAYS 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 DESIGNATION TO PUBLIC USE AND 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 RIGHTS-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
C. LENGTH OF STREETS GREATER THAN 60' R.O.W.: 1,281 LF 60' R.O.W.: 847 LF 50' R.O.W.: 7,787 LF
E. PLAN LOCATIONS AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DISTRICT PERMIT SUPERVISOR.
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
- A LANDSCAPE PLAN PREPARED BY DESIGNERS, ETC. LAST DATED OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE PART OF THIS PLAN.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY R.L.C.C. COUNCIL.
- MONUMENTS:

EXISTING (10)
PROPOSED (74)

THE LOT PERMANENT MARKERS ARE SET AT CERTIFICATE OF OCCUPANCY TIME AND LOCATION DETERMINED BY FIELD SURVEYOR PLACING THEM.

NO SHOWN DOES NOT RELIEVE NECESSARY COMPLIANCE WITH THE CONSTRUCTION SPECIFICATIONS.

ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE CONSTRUCTION SPECIFICATIONS AND HEALTH ACT OF 1978 AND THE RULES AND REGULATIONS THEREOF APPROVED.

- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON MARCH 31, 2008, AT INSTRUMENT NO. 20080408-003267.
- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN FROM TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING LANDSCAPE MATERIALS, STORMWATER MANAGEMENT FACILITIES AND PRIVATE OPEN SPACE SHOWN ON PLAN SEE THE MAINTENANCE DECLARATION DATED FEBRUARY 28, 2008 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20080225-0012368.
- PRIOR PLAN APPROVALS:

EXPLORATORY SKETCH PLAN APPROVAL: 10-30-06
PRELIMINARY PLAN APPROVAL: 10-28-07
- 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 DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND 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 PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS.
- NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OBTAINING A PERMIT FOR RESOLUTIONS OF SANITARY SEWER LINES WITHIN THE PERMANENT SEWER EASEMENTS ESTABLISHED PER THIS RECORD PLAN AND DEDICATED TO NEW CASTLE COUNTY.
- 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 SHOWN ON THIS PLAN OTHER THAN COMMON PROPERTY LINES FOR TOWNHOUSES AND LOTS 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 EXTENDED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED CODE TO HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY, ANY AREA ON AN ADJACENT DELAWARE AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- PRIVATE WELLS AND SEPTIC SYSTEMS THAT EXIST WITHIN THIS DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL REGULATIONS.
- ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY RE-ENTRY UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING AND LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- OPEN SPACE REQUIREMENT:

PER SECTION 40.04.110	REQUIRED: 50%	87.78 ACRES ±
PROVIDED PER PLAN: 74.1%		128.87 ACRES ±
- FOREST DISTURBANCE:

PER SECTION 40.10.10		
A. MATURE FOREST	30% X 123.18± ACS. = 36.95± ACS.	
(1) ALLOWED DISTURBANCE:		
(2) DISTURBANCE PER PLAN:	27.28± ACS. OR 22.1%	
B. YOUNG FOREST	50% X 0.38± ACS. = 0.19± ACS.	
(1) ALLOWED DISTURBANCE:		
(2) DISTURBANCE PER PLAN:	0.11± ACS. OR 30.8%	
- DEVELOPMENT LOT TYPE BREAKDOWN:

REQUIRED PER TABLE 40.04.130		
AGE MAXIMUM AND 10% MINIMUM FOR ANY TYPE		
1. PER PLAN		
SINGLE FAMILY	83 LOTS OR 23.30%	
TOWNHOUSES	54 LOTS OR 16.15%	
TOWNHOUSES	78 LOTS OR 34.32%	
WEAR-LINK TOWNHOUSES	42 LOTS OR 18.20%	
TOTAL:	227 LOTS	
- THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GENERAL DEVELOPMENT PLAN WILL BE FORCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBING ACTIVITY.
- PER SECTION 40.20.025, B.5
ACTIVE OPEN SPACE REQUIRED: 1 AC/100 D.U. X 227 D.U. = 2.27 ACS. ±
ACTIVE OPEN SPACE PROVIDED: 2.48 ACS. ±
- 3.61 ACS. OF BUFFER AREAS WILL BE REFORRESTED PER SECTION 40.10.331
- 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 AREA.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN STANDARDS OF CHAPTER 40, DIVISION 2.00 OF THE COUNTY CODE.
- PURSUANT TO CHAPTER 40, ARTICLE 27 OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST BEARING ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE \$800 DOLLARS PER LOT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS 8000 X 227 LOTS = \$204,300.
- THE OWNER/DEVELOPER SHALL PAY TO NEW CASTLE COUNTY FUNDS FOR RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.030 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH THE LOW-IMPACT DEVELOPMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT SHALL BE DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES UPON ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY FUTURE 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 OF THIS PLAN.
- ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE PROJECT'S MAINTENANCE CORPORATION FOR THE RESIDENTIAL DEVELOPMENT.
- STEEP SLOPE DISTURBANCE:

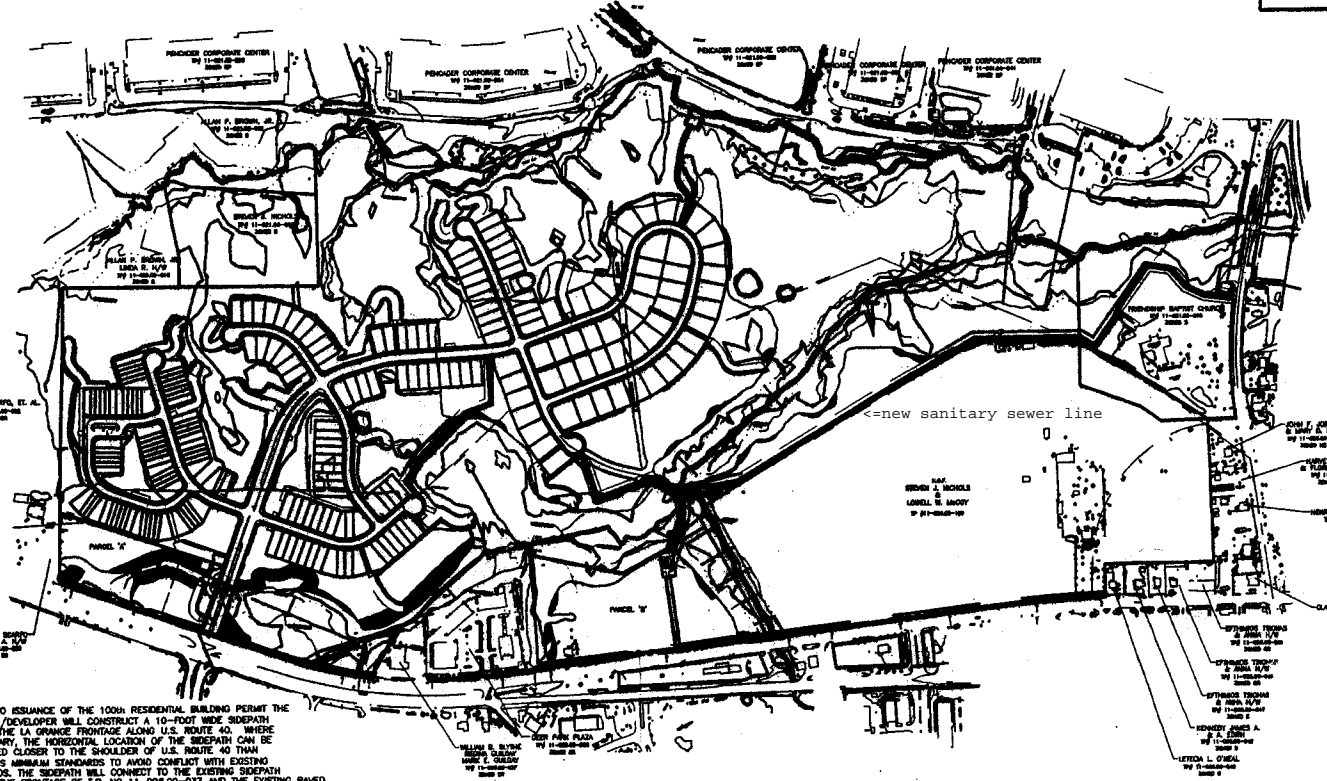
PER SECTION 40.10.10		
STEEP SLOPE (16-25%) ALLOWED DISTURBANCE:	= 0.00 ACS. X 508 = 0.00 ACS.	
DISTURBANCE PER PLAN:	= 0 ACS. = 0%	
STEEP SLOPE (26-33%) ALLOWED DISTURBANCE:	= 0.11 ACS. X 05 = 0.00 ACS.	
DISTURBANCE PER PLAN:	= 0 ACS. = 0%	
- TRAFFIC IMPACT REQUIREMENTS:

DELDOT AND NEW CASTLE COUNTY HAVE APPROVED A TRAFFIC IMPACT STUDY NUMBER IN THEIR JANUARY 31, 2007 AND JANUARY 23, 2007 LETTERS RESPECTIVELY. IN THEIR LETTER DELDOT CONCURS THAT THE UDC CONFORMANCE REQUIREMENT IS MET WITH THE FOLLOWING TRANSPORTATION IMPROVEMENTS:
A. PRIOR TO ISSUANCE OF FIRST RESIDENTIAL BUILDING PERMIT, THE OWNER/DEVELOPER SHALL ENTER INTO A SEWER EASEMENT WITH DELDOT FOR THE SIGNAL IMPROVEMENTS FOR THE SITE ENTRANCE ONTO US ROUTE 40.
B. PRIOR TO ISSUANCE OF FIRST RESIDENTIAL BUILDING PERMIT, OTHER THAN THE MODEL HOMER, THE OWNER/DEVELOPER WILL EXPAND THE EXISTING SIGNAL (ADD A FOURTH LED), INCLUDING PEDESTRIAN ASPECTS (PEDESTRIAN SIGNALS, CROSSWALKS, ETC.), AT THE INTERSECTION OF U.S. ROUTE 40/ROCK CREEK DRIVE.
C. PRIOR TO ISSUANCE OF THE 100th RESIDENTIAL BUILDING PERMIT THE OWNER/DEVELOPER WILL FUND THE INSTALLATION AND/OR CONSTRUCTION A PEDESTRIAN SIGNAL FOR THE EXISTING TRAFFIC SIGNAL AT THE INTERSECTION OF U.S. ROUTE 40/PROVIDER PLAZA.
D. THE OWNER/DEVELOPER WILL PROVIDE AN EASEMENT RESERVATION FOR ANY LOT OR LOTS SHOWN ON THIS PLAN TO BE CONSTRUCTED BY OTHERS. A FUTURE VEHICULAR ACCESS TO BE CONSTRUCTED BY OTHERS BETWEEN THE PROPOSED RESIDENTIAL PORTION OF THE DEVELOPMENT AND THE 4.8± ACRE PARCEL TO THE EAST WHICH CONTAINS THE HISTORIC HOUSE.
- NO LANDSCAPING SHALL BE PERMITTED WITHIN THE DELDOT RIGHT-OF-WAY, EXCEPT FOR THE ENTRANCE DIVISION ISLAND, WHICH WILL BE AS MENTIONED BY THE DEVELOPMENT MAINTENANCE ASSOCIATION. PROPOSED STREET TREES WITHIN THE 15' EASEMENT ALONG US 40 SHALL BE RELOCATED BY THE DEVELOPER IN THE FIVE (5) YEAR PERIOD FOLLOWING RECORDATION OF THE PLAN IF DELDOT ADVISES A CONTRACT TO RECONSTRUCT THE PATH WITHIN THE EASEMENT.
- LOTS WITH RETAINING WALLS:

LOT NO. 121 & 122

- PRIOR TO ISSUANCE OF BUILDING PERMITS FOR LOTS 121 THROUGH 122, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE COSTS OF THE CONSTRUCTION OF THE RETAINING WALLS. INFORMATION ADDRESSING THE DESIGN OF THE CONSTRUCTION SHALL BE IN ACCORDANCE WITH NEW CASTLE COUNTY SPECIFICATIONS FOR CONSTRUCTION OF RETAINING WALLS. IN ACCORDANCE WITH NEW CASTLE COUNTY SPECIFICATIONS FOR CONSTRUCTION OF RETAINING WALLS, THE DEVELOPER SHALL PROVIDE OTHER LOTS THE CONTIGUOUS ADJACENT TO THE RETAINING WALLS WITHIN THE CONSTRUCTION, SO THAT APPROPRIATE PROTECTION MEASURES CAN BE TAKEN.
- PRIOR TO ISSUANCE OF THE 100th RESIDENTIAL BUILDING PERMIT THE OWNER/DEVELOPER SHALL PROVIDE WALKING TRAILS CONNECTING THE RESIDENTIAL PORTION OF THE PROJECT TO PARCEL B. OF THE PROJECT, THE OWNER/DEVELOPER WILL ALSO PROVIDE A WALKING TRAIL IN THE AREA SHOWN ON THE PLANS SUBMITTED TO DELDOT FROM THE RESIDENTIAL PORTION TO THE NORTHERN LIMIT OF WETLANDS ALONG THE BOUNDARY LINE BETWEEN LANDS OF THE DEPARTMENT OF SPECIAL SERVICES UPON ISSUANCE OF EASEMENT FOR FUTURE EXTENSION BY OTHERS OF THE WALKING TRAIL THROUGH THE WETLANDS TO THE PROPERTY LINE OF LANDS OF PROVIDER CORPORATE CENTER.
- THE DEVELOPER AND/OR ITS ASSIGNS SHALL, DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD, INSTALL A STREET SIGN TO PROVIDE NOTICE OF THE PROJECT AND THE DEPARTMENT OF LAND USE SHALL PROVIDE A SOUTH AND/OR NORTH ARROW SIGN TO INDICATE THE DIRECTION OF TRAVEL. SUCH SIGN SHALL BE OF A METAL DELDOT REGULATORY STREET SIGN AND SHALL BE PLACED AT THE END OF THE SIDE STREET IN THE RIGHT-OF-WAY. THE SIGN SHALL INDICATE STREET CONNECTION TO FUTURE DEVELOPMENT. THE SIGN SHALL ALSO REFER TO NEW CASTLE COUNTY DEPARTMENT OF LAND USE AND THE RESPECTIVE INSTRUMENT NUMBER OF THE RECORD PLAN DENOTING THE INTERCONNECTION. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS MADE.
- THE DEVELOPER AND/OR ITS ASSIGNS SHALL APPEND A NOTIFICATION TO EVERY NEW DEED IN THE LA GRANGE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION, AND THE NAME OF EVERY STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED OR PLANNED.
- THE DEVELOPER AND/OR ITS ASSIGNS SHALL OBTAIN WRITTEN ACKNOWLEDGEMENT AS A PART OF ANY AGREEMENT OF SALE FROM A PROSPECTIVE HOME BUYER AS TO AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTION. A COPY OF THE RECORD PLAN WILL BE FURNISHED TO EACH PURCHASER OF A LOT IN THE DEVELOPMENT AT TIME OF SETTLEMENT.
- NO BUILDING PERMITS WILL BE ISSUED UNTIL THE HISTORIC REVIEW BOARD HAS REVIEWED AND APPROVED EXTERIOR RESIDENTIAL DESIGN GUIDELINES.
- LOTS HAVING TWO UNIT TOWNHOUSES:

LOT NO. 1, 7, 8, 11, 12, 18, 19, 22, 23, 25, 28, 32, 33, 37, 38, 42, 43, 47, 48, 53, 54, 59, 60, 63, 64, 69, 70, 75, 76, 81, 82, 87, 88, 89, 95, 100, 101, 105, 106, 108, 109, 113, 114, 120
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- PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR LOTS SHOWN ON THIS PLAN, THE DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSIGNMENT FOR THAT LOT OR LOTS (K-223) HAS BEEN PAID. PURSUANT TO THE VOLUNTARY SCHOOL ASSIGNMENT DATED 2-27-08, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON INSTRUMENT NO. 20080303-0014243.



NOTE:

- 6' PEDESTRIAN TRAIL TO BE BITUMINOUS CONCRETE SURFACE.
- POSTAL ADDRESSES ASSIGNED BY NEW CASTLE COUNTY DEPARTMENT OF LAND USE.
- REFER TO SHEET CR-13 FOR LEGEND.

THE PURPOSE OF THIS PLAN IS:

- CREATE A 227 LOT OPEN SPACE PLANNED DEVELOPMENT.
- CREATE A 10.27± AC. PARCEL TO BE RETAINED BY LA GRANGE COMMUNITIES, LLC.
- CREATE A 5.25± AC. PARCEL LOCATED IN THE SOUTHWEST CORNER TO BE RETAINED BY LA GRANGE COMMUNITIES, LLC.
- COMBINE TP NO. 11-021.00-003 WITH TP NO. 11-026.00-039.

FOHG Note: See preliminary plan posting on FOHG web site for explanation of features in drawing, other than the sanitary sewer line, which is only shown here.

APPLICATION NO. 2005-1045(S) RECORD MAJOR SUBDIVISION PLAN FOR LA GRANGE PENCADER HUNDRED - NEW CASTLE COUNTY DELAWARE

OWNER/DEVELOPER
LA GRANGE COMMUNITIES
2742 PULASKI HIGHWAY
NEWARK, DE 19702
302-834-2426
302-836-8426

LANDMARK ENGINEERING
CIVIL AND SITE ENGINEERING SPECIALISTS
ONE CORPORATE COMMONS • SUITE 201 • NEW CASTLE, DELAWARE
PHONE: (302) 833-8877 • FAX: (302) 833-8861
INFO @ LANDMARKENGINEERING.COM • WWW.LANDMARKENGINEERING.COM

REVISIONS	CHECKED BY
1. REVISED PER NCCU COMMENTS DATED 2-12-08	2-12-08
2. REVISED PER NCCU COMMENTS DATED 3-5-08	3-11-08
3. REVISED PER DELDOT COMMENTS DATED 5-30-08	6-23-08
4. REVISED PER NCCU COMMENTS DATED 3-6-08	6-19-08

CERTIFICATION OF PLAN APPROVAL

APPROVED: 7/9/08 DATE BY: [Signature] GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: _____ DATE BY: _____ PRESIDENT OF COUNCIL

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN APPROVAL

I, ARNOLD C. COTTRELL III, PLS, HEREBY CERTIFY THAT I AM THE REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIREMENTS OF THE SURVEYING STANDARDS AND PRACTICES AND BY THE COUNTY UNIFIED DEVELOPMENT CODE.

[Signature] DATE: 6/24/08
ARNOLD C. COTTRELL III, PLS. LIC. NO. 568

CERTIFICATION OF OWNER-DEVELOPER

I, STEVEN J. NICHOLS, HEREBY CERTIFY THAT LA GRANGE COMMUNITIES, LLC IS THE OWNER OF THE 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 UNIFIED DEVELOPMENT CODE.

[Signature] DATE: 6/24/08
STEVEN J. NICHOLS, MANAGING PARTNER

CERTIFICATION OF OWNER-DEVELOPER

I, STEVEN J. NICHOLS, HEREBY CERTIFY THAT I AM THE OWNER OF THE 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 UNIFIED DEVELOPMENT CODE.

[Signature] DATE: 6/24/08
STEVEN J. NICHOLS

CR-01