

PLAN DATA:

- TAX PARCEL NUMBER: 08-004.00-194
- SOURCE OF TITLE: INSTRUMENT NUMBER 20210129-0013174
RECORD PLAN: M.F. 1766
- GROSS AREA: 4.5814± ACRES
- ZONING: AUBURN VALLEY MASTER PLAN:

THIS PLAN AND ALL DEVELOPMENT DEPICTED HEREON IS EXEMPTED FROM THE NEW CASTLE COUNTY CODE AS PROVIDED IN SENATE BILL NO. 125, SECTION 80, DELAWARE STATE SENATE 149th GENERAL ASSEMBLY (2019). SPECIFICALLY, THE PROPERTY DEPICTED UPON THIS PLAN AND THE DEVELOPMENT PROPOSED HEREON IS NOT SUBJECT TO ANY OF THE REQUIREMENTS OF THE NEW CASTLE COUNTY ZONING, SUBDIVISION, LAND USE OR BUILDING CODES, ORDINANCES OR REGULATIONS PURSUANT TO SENATE BILL 125, SECTION 80.
- NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY HABITABLE STRUCTURE UPON THE PROPERTY IDENTIFIED UPON THIS PLAN UNTIL THE OWNER OBTAINS AN ENTRANCE PERMIT FROM THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY HABITABLE STRUCTURE UPON THE PROPERTY IDENTIFIED UPON THIS PLAN UNTIL THE OWNER OBTAINS APPROVAL FROM THE STATE OF DELAWARE FIRE MARSHAL'S OFFICE.
- DATUM: HORIZONTAL - DEED SYSTEM, VERTICAL - N.A.V.D. (1988)
SITE BENCHMARK TOP OF EXISTING SANITARY MANHOLE LOCATED IN YORKLYN ROAD NEAR THE NORTH CORNER OF THE PROPERTY AT ELEVATION 188.85.
- TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION WAS FIELD SHOT BY McBRIDE AND ZIEGLER, INC., IN NOVEMBER, 2017.
- POSTAL ADDRESS: 0 YORKLYN ROAD, HOCKESSIN, DE 19077.
- WATER SUPPLY: PUBLIC - ARTESIAN WATER COMPANY.

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: GRAVITY FLOW TO NEW CASTLE COUNTY SEWER SYSTEM SUBJECT TO FINAL APPROVAL BY THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS.

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL 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.

- DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
- NO 100-YEAR FEMA FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 1000300045K, DATED JANUARY 22, 2020.
- CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
- WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS AND WETLANDS WERE FOUND TO EXIST ON THIS SITE. SEE WETLANDS REPORT BY WATERSHED ECO, LLC, DATED APRIL 1, 2019.
- A LANDSCAPE PLAN PREPARED BY BURCHAM AND ASSOCIATES, LATED MAY 2, 2019, OR AS LATER AMENDEO AND APPROVED IN WRITING IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
- SUBDIVISION DATA: 27 TOWNHOUSE UNITS
AREA BREAKDOWN:
RESIDENTIAL LOT AREA: 2.2098± ACRES 48.23%
ROW DEDICATED TO STATE OF DELAWARE: 0.1099± ACRES 2.40%
PRIVATE ROW 0.6756± ACRES 14.75%
PRIVATE OPEN SPACE: 1.5861± ACRES 34.62%
TOTAL 4.5814± ACRES 100.00%

TOTAL LENGTH OF 28' REDUCED ROW = 1,044 LF.
- PARKING:

REQUIRED: (TOWNHOUSES): 2 SPACES PER UNIT PLUS 1 SPACE PER 3 UNITS =
27 UNITS X 2 + 27/3 = 54 + 9 = 63 SPACES

PROVIDED: (TOWNHOUSES): 2 SPACES IN DRIVEWAY PER UNIT + OUTSIDE ROW SPACES =
27 X 2 = 54 SPACES + 9 SPACES = 63 SPACES.
- FIRE PROTECTION: 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 PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.

FIRE HYDRANTS EXISTING (0) PROPOSED (2)
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK. THE MILLS EDGE MAINTENANCE ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN.
- SUPERSEURE NOTE: THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN OF SAMUEL COOPER GREGG, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE ON 6/16/71 AT MICROFILM NO. 1766.
- ALL PURCHASERS OF RESIDENTIAL LOTS 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.
- UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. 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 SANITARY SEWER EASEMENTS CREATED BY THIS PLAN.
- UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 10' WIDE PERMANENT EASEMENT, 5' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT-OF-WAY.
- A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO 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 (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- MONUMENTS: EXISTING 0 PROPOSED 20

THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREETS RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREET AND HIGHWAY ACCESS AND REQUIREMENTS OF THE LAND USE AGENCY.
- FOR MAINTENANCE OF STORMWATER MANAGEMENT FACILITIES, SEE THE SITE CONSTRUCTION PLANS PREPARED BY McBRIDE & ZIEGLER, INC. AND THE MAINTENANCE DECLARATION FOR THE PROPERTY.
- POSTAL ADDRESSES ARE TO BE ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.
- COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE MAINTENANCE DECLARATION TO BE REVIEWED AND APPROVED BY DNREC BEFORE THE SALE OF ANY LOTS THAT APPEARS ON THIS PLAN.

PLAN DATA (CONT.):

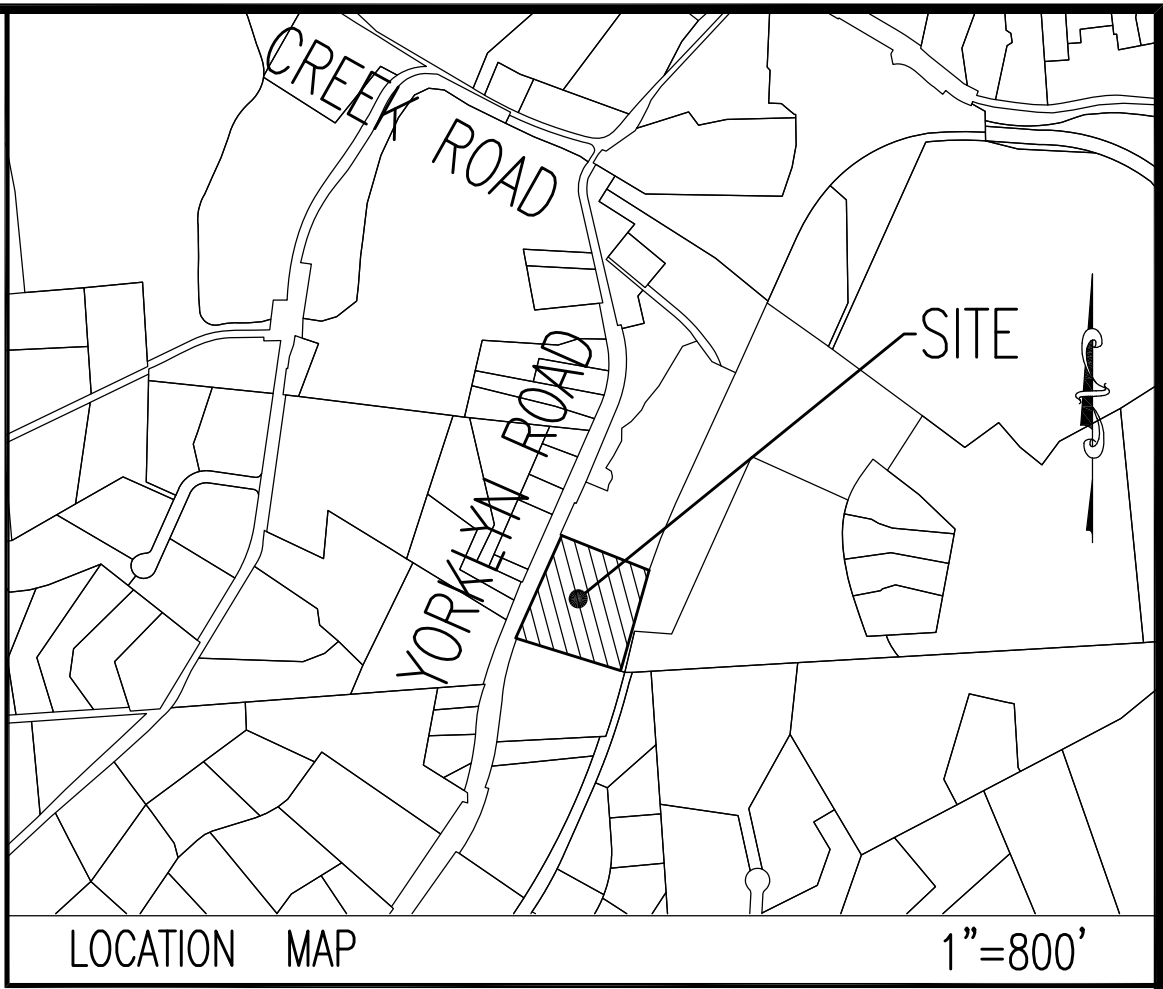
- NO BUILDING PERMIT SHALL BE ISSUED FOR ANY STRUCTURE UNTIL DNREC REVIEWS AND APPROVES RESTRICTIVE COVENANTS FOR THE PROPERTY REGARDING ALL BULK STANDARDS AND ARCHITECTURAL STANDARDS.
- THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO McBRIDE & ZIEGLER, INC.
- A 10' WIDE PERMANENT EASEMENT AS DEPICTED ON THE PLAN FOR THE BENEFIT OF THE MILLS EDGE MAINTENANCE ASSOCIATION SHALL BE PROVIDED ALONG EACH SIDE OF THE SUBDIVISION PRIVATE STREETS TO ALLOW ROUTINE AND EMERGENCY MAINTENANCE WORK AND SHALL BE AVAILABLE FOR SIDEWALKS, UTILITY, AND CONSTRUCTION PURPOSES AND PERMANENT PLACEMENT OF SIGNS AND TRAFFIC CONTROL DEVICES. UTILITIES TO INCLUDE GAS, WATER, ELECTRIC, TELEPHONE, CABLE, ETC. SHOULD THE 28' WIDE RIGHT-OF-WAY BECOME PUBLIC RIGHT-OF-WAY THEN THIS EASEMENT SHALL BE FOR THE BENEFIT OF THE STATE OF DELAWARE.
- PARCELS CREATED BY THIS PLAN SHALL COMPLY WITH THE FOLLOWING SECTIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, ADOPTED BY NEW CASTLE COUNTY AS OF THE EXECUTION DATE OF THE REDEVELOPMENT AGREEMENT BETWEEN OWNER AND DNREC, SECTION 40.03.410, 40.03.420, 40.04.110 AND 40.33.220. REFER TO BULK STANDARDS SHOWN ON THIS SHEET.
- RESIDENTIAL USES SHALL BE PERMISSIBLE AS PROVIDED IN THE ST ZONING DISTRICT AS DEFINED IN THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, ADOPTED BY NEW CASTLE COUNTY AS OF THE EXECUTION DATE OF THE REDEVELOPMENT AGREEMENT BETWEEN OWNER AND DNREC, AS OUTLINED IN CHAPTER 40, ARTICLE 03 AND MUST MEET THE PARKING REQUIREMENTS OF SECTIONS 40.03.522 AND 40.22.613.

PLAN DATA (CONT.):

- THIS PLAN IS SUBJECT TO CHAPTER 40, ARTICLE 33 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, ADOPTED BY NEW CASTLE COUNTY AS OF THE EXECUTION DATE OF THE REDEVELOPMENT AGREEMENT BETWEEN OWNER AND DNREC, EXCEPT FOR THE FOLLOWING SECTIONS, ABBREVIATIONS AND DEFINITIONS.
 - SECTION 40.33.130 ABBREVIATIONS: LDIA
 - SECTION 40.33.210 AGRICULTURAL USES
 - SECTION 40.33.300 GENERAL DEFINITIONS: APARTMENTS; BUFFERYARD; BULK REQUIREMENTS; CONSERVATION DESIGN; DENSITY, GROSS (GD); DENSITY, NET (ND); DIVERSIFIED PLANNED UNIT DEVELOPMENT (DPUD); DWELLING, ATTACHED; DWELLING MULTI-FAMILY; DWELLING, QUADRUPEX; DWELLING, SEMI-DETACHED; DWELLING, SINGLE-FAMILY DETACHED; FLAG LOT; FLOOR AREA, GROSS; FLOOR AREA RATIO (FAR); FLOOR AREA RATIO, GROSS (GFAR); FLOOR AREA RATIO, NET (NFAR); GARDEN APARTMENTS; GROSS FLOOR AREA (GFA); LAND DEVELOPMENT, MAJOR; LAND DEVELOPMENT, MINOR; LANDSCAPE SURFACE AREA; LANDSCAPE SURFACE RATIO (LSR); LOT, FLAG; LOT LINE HOUSE; MAJOR LAND DEVELOPMENT; MINOR LAND DEVELOPMENT; MOBILE HOME OR MOBILE DWELLING UNIT; OPEN SPACE SUBDIVISION; PATIO HOUSE; PLAN, EXPLORATORY SKETCH; PLAN, MAJOR LAND DEVELOPMENT; PLAN, MINOR LAND DEVELOPMENT; PLAN, PRELIMINARY; PLAN, RECORD; PLAN, RECORD CONVERSION; PLAN, RECORD STREET; PLANS, CONSTRUCTION; PLANS, SITE CONSTRUCTION; PLANNED DEVELOPMENT; RENAMING, EXISTING PUBLIC OR PRIVATE STREETS OR RECORDED LAND DEVELOPMENT OR SUBDIVISION PLAN; RESIDENTIAL DEVELOPMENT; RESUBDIVISION, REVERSE FRONTAGE LOT; SUBDIVISION; SUBDIVISION, MAJOR; SUBDIVISION, MINOR; SUBDIVISION REGULATIONS; TOWNHOUSE, WEAKLINK; TWIN HOUSE (DWELLING, SEMI-DETACHED); ZERO (0) LOT LINE; ZONING REGULATIONS.
- PURSUANT TO THE AUBURN VALLEY MASTER PLAN, ALL RECORD PLANS SHALL BE APPROVED AND SIGNED BY THE DNREC CABINET SECRETARY.
- THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE AUBURN VALLEY REDEVELOPMENT AGREEMENT DATED DECEMBER 30, 2020 A MEMORANDUM OF WHICH IS OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN INSTRUMENT NUMBER 20210625-0074136.

PLAN DATA (CONT.):

- PRESENT USE: UNDEVELOPED PROPOSED USE: 27 LOT TOWNHOUSE SUBDIVISION.
 - A 28' WIDE SANITARY SEWER EASEMENT FOR THE ENTIRE LENGTH OF THE PRIVATE STREETS ON THIS PLAN SHALL BE DEDICATED TO NEW CASTLE COUNTY.
 - THE SHARED USE PATH SHOWN ON THIS PLAN SHALL BE MAINTAINED BY DELDOT.
 - ALL SUBDIVISION STREET RIGHT-OF-WAYS AND STREETS ARE TO BE PRIVATE AND TO BE MAINTAINED BY THE MILLS EDGE MAINTENANCE ASSOCIATION.
 - NEW CASTLE COUNTY AND DNREC HAVE THE RIGHT ENTER THE PRIVATE STREETS AND PRIVATE OPEN SPACE TO INSPECT ALL STORMWATER MANAGEMENT FACILITIES.
- SANITARY SEWER DATA:**
- AVERAGE DAILY FLOW FOR SINGLE FAMILY ATTACHED PER THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES "SEWER USE DESIGN FLOWS":
- PROPOSED: 27 TOWNHOUSES X 250 GPD = 6,750 GPD
- PEAK FLOW: 6,750 GPD X 4 = 27,000 GPD



GENERAL NOTES FOR DELDOT (LATEST REVISION 3/21/2019)

- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE ROW UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
- 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, IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
- PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 SECTION 131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
- THE SIDEWALK 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.
- ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREETS. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASINS LOCATIONS. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN THE DMC, CHAPTER 7. HORSED SHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING RESTRICTIONS AS DESCRIBED IN THE DCM, CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAYS 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 MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
- CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND ANY 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 PERIMETER EROSION AND SEDIMENT CONTROL 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 DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR AN ENTRANCE IN NEW CASTLE COUNTY UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DELDOT.
- THIS SITE IS NOT WITH A DELDOT TRANSPORTATION IMPROVEMENT DISTRICT (TID)
- THIS SITE IS IN AN INVESTMENT LEVEL MIX OF LEVEL TWO AND THREE PER THE 2015 STATE STRATEGIES FOR POLICIES AND SPENDING.

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THIS PARCEL INTO 27 LOTS FOR TOWNHOUSES WITH SWM, OPEN SPACE AREAS AND PRIVATE STREETS.

THE "RECORD PLAN OF MILLS EDGE ", APPROVED BY THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, STATE OF DELAWARE, ON OR ABOUT DECEMBER 30, 2020, IS HEREIN RESTATED AND IS SUPERSEDED, IN PART, AS MORE FULLY SET FORTH IN THIS PURPOSE NOTE AND DEPICTED UPON THIS PLAN CONSISTENT THEREWITH AS FOLLOWS:

- THE DOUBLE LOT LINES THAT APPEAR ON THE ORIGINAL RECORD PLAN HAVE BEEN CORRECTED.
- SETBACK LINES ARE DEPICTED UPON THIS PLAN.
- AN ADDITIONAL PLAN SHEET IS INCLUDED WHICH PROVIDES METES AND BOUNDS AND INFORMATION AT A LARGER SCALE THAN THE ORIGINAL PLAN.
- ADDED SIDEWALK HANDICAP RAMPS.
- ADJUST SHARED USE PATH LOCATION.
- ADDED ADDITIONAL RETAINING WALLS IN SWM AREAS.
- REVISED THE LEGEND.

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 4.34± ACRES

RECORD PLAN

OF

MILLS EDGE

PREPARED FOR

MILLS EDGE, LLC

MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

20 40 80

McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY:

PROFESSIONAL ENGINEER

SURVEY BY: M&Z

CHECKED BY: M.Z.

DESIGN BY: L.E.H.

SCALE: 1" = 40'

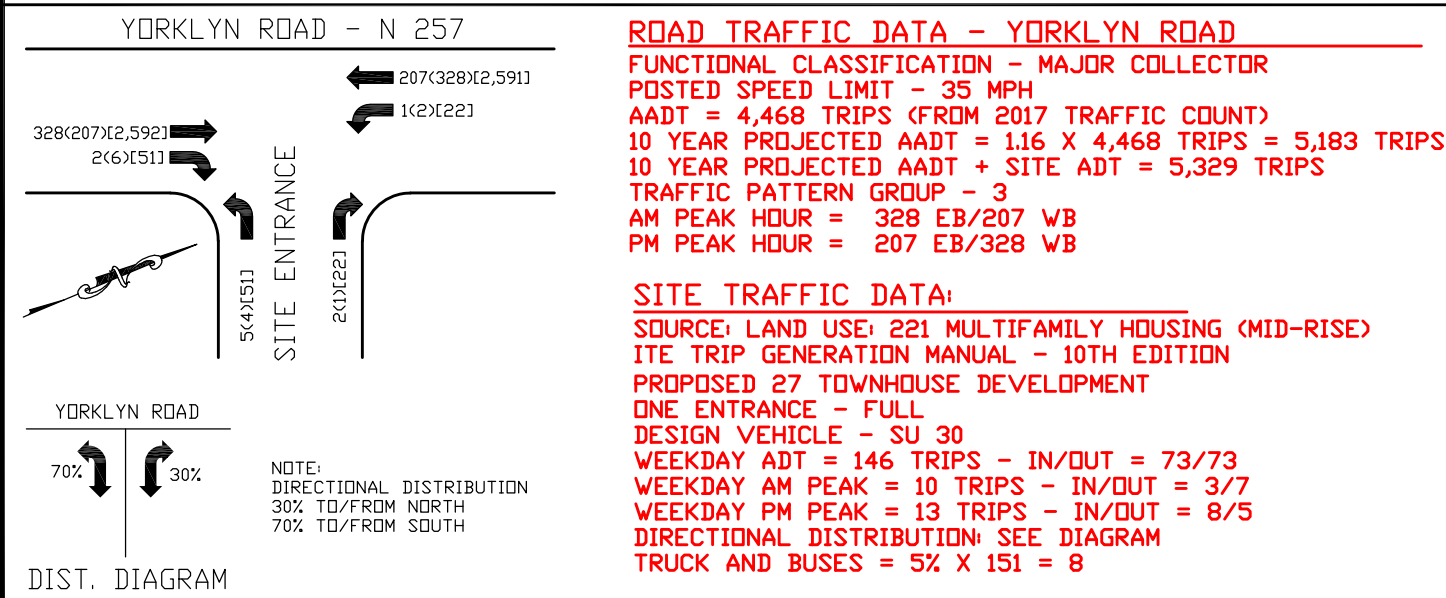
DRAWN BY: L.E.H.

DATE: MARCH 2, 2019

DWG. NO.: 20174835-9420

SHEET 1 of 2

TRAFFIC GENERATION - YORKLYN ROAD



CERTIFICATION OF OWNERSHIP

I, DRAKE CATTERMOLLE, HEREBY CERTIFY THAT MILLS EDGE, LLC IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE APPROVED PURSUANT TO THE RECORD PLAN IN ACCORDANCE WITH THE REGULATIONS OF DELAWARE DEPARTMENT NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.

DRAKE CATTERMOLLE
MILLS EDGE, LLC
P.O. BOX 732
MONTCHANIN, DE 19710

3-8-22

DATE

CERTIFICATION OF ACCURACY

I, MARK ZIEGLER, 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 DELAWARE DEPARTMENT NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.

MARK ZIEGLER, DE # 7502



3-8-22

DATE

CERTIFICATION OF PLAN APPROVAL

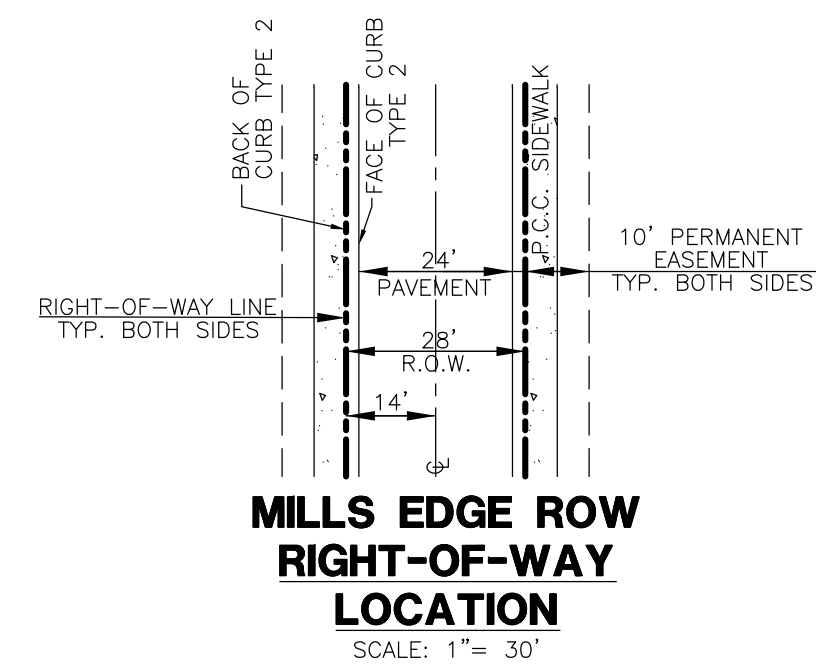
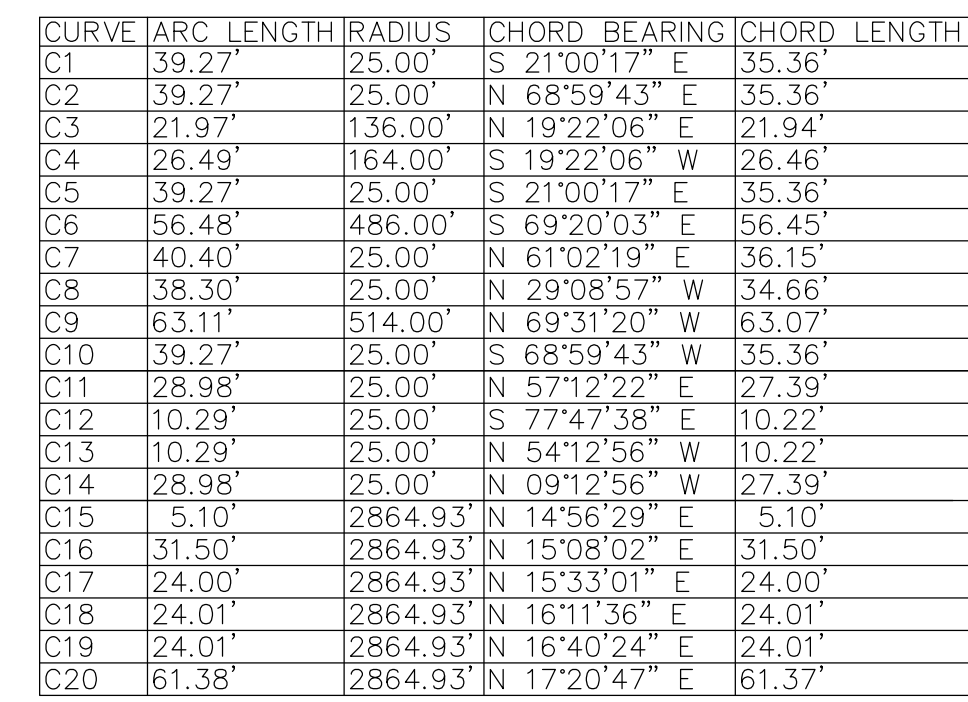
BY:
DNREC, CABINET SECRETARY
SHAWN M. GARVIN

DATE

REV. NO.	DATE	REVISION
4	2-17-22	GENERAL REVISIONS
3	6-26-19	ADDED PLAN DATA NOTES AND BULK STANDARDS
2	5-13-19	ADDED SANITARY SEWER EASEMENTS
1	4-22-19	REVISED TOWNHOUSE COUNT TO 27

OWNER:

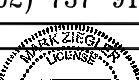
MILLS EDGE, LLC.
P.O. BOX 732
MONTCHANIN, DE 19710
(302) 545-8575



RECORD PLAN
OF
MILLS EDGE
PREPARED FOR
MILLS EDGE, LLC
MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

A graphic scale bar is located at the bottom of the page. It consists of a horizontal line with alternating black and white segments. Below the line, numerical markers are placed at 0, 15, 30, and 60, representing feet. The total length of the bar is 60 feet.

4	2-17-22	GENERAL REVISIONS
3	6-26-19	ADDED PLAN DATA NOTES AND BULK STANDARDS
2	5-13-19	ADDED SANITARY SEWER EASEMENTS
1	4-22-19	REVISED TOWNHOUSE COUNT TO 27
REV. NO.	DATE	REVISION

M & Z	McBRIDE & ZIEGLER, INC. LAND SURVEYORS • PLANNERS • ENGINEERS 2607 EASTBURN CENTER, NEWARK, DELAWARE 19711 PHONE (302) 737-9138 • FAX (302) 737-2610	
	APPROVED BY:  <i>David J. Ziegler</i>	
	3-8-22	
	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 5px;"> SURVEY BY: M&Z DESIGN BY: L.E.H. DRAWN BY: L.E.H. DWG. NO. : 20174835-9420 </td> <td style="width: 50%; padding: 5px;"> CHECKED BY: M.Z. SCALE : 1" = 30' DATE : MARCH 2, 2019 SHEET 2 of 2 </td> </tr> </table>	SURVEY BY: M&Z DESIGN BY: L.E.H. DRAWN BY: L.E.H. DWG. NO. : 20174835-9420
SURVEY BY: M&Z DESIGN BY: L.E.H. DRAWN BY: L.E.H. DWG. NO. : 20174835-9420	CHECKED BY: M.Z. SCALE : 1" = 30' DATE : MARCH 2, 2019 SHEET 2 of 2	