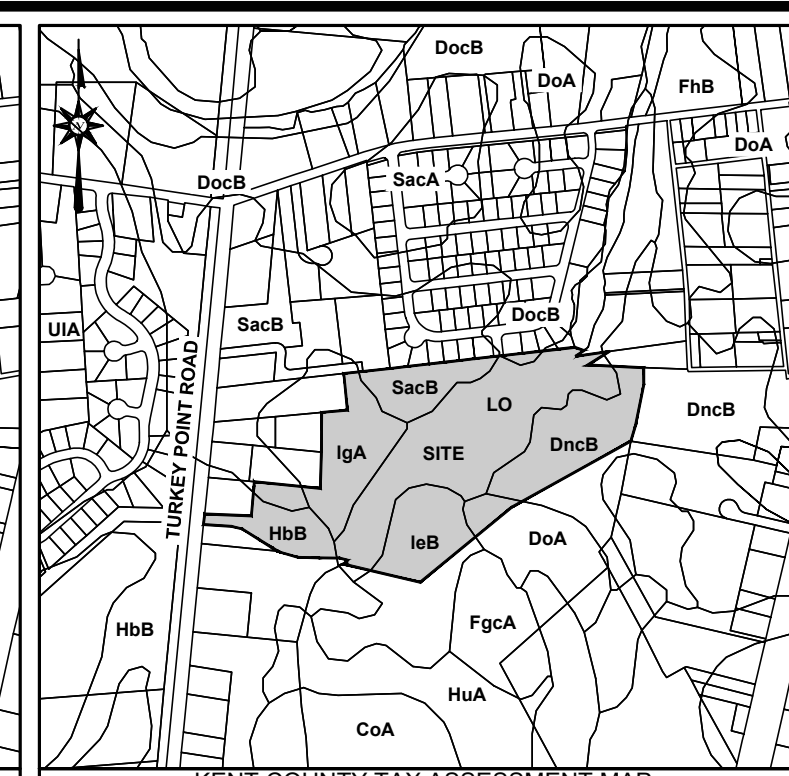
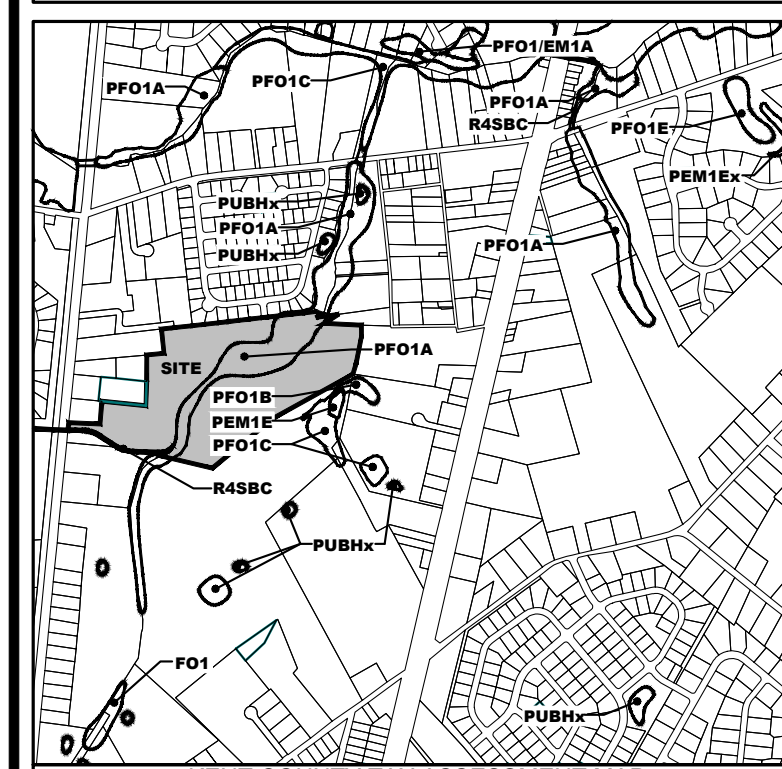


**VICINITY MAP** SCALE: 1" = 1000'

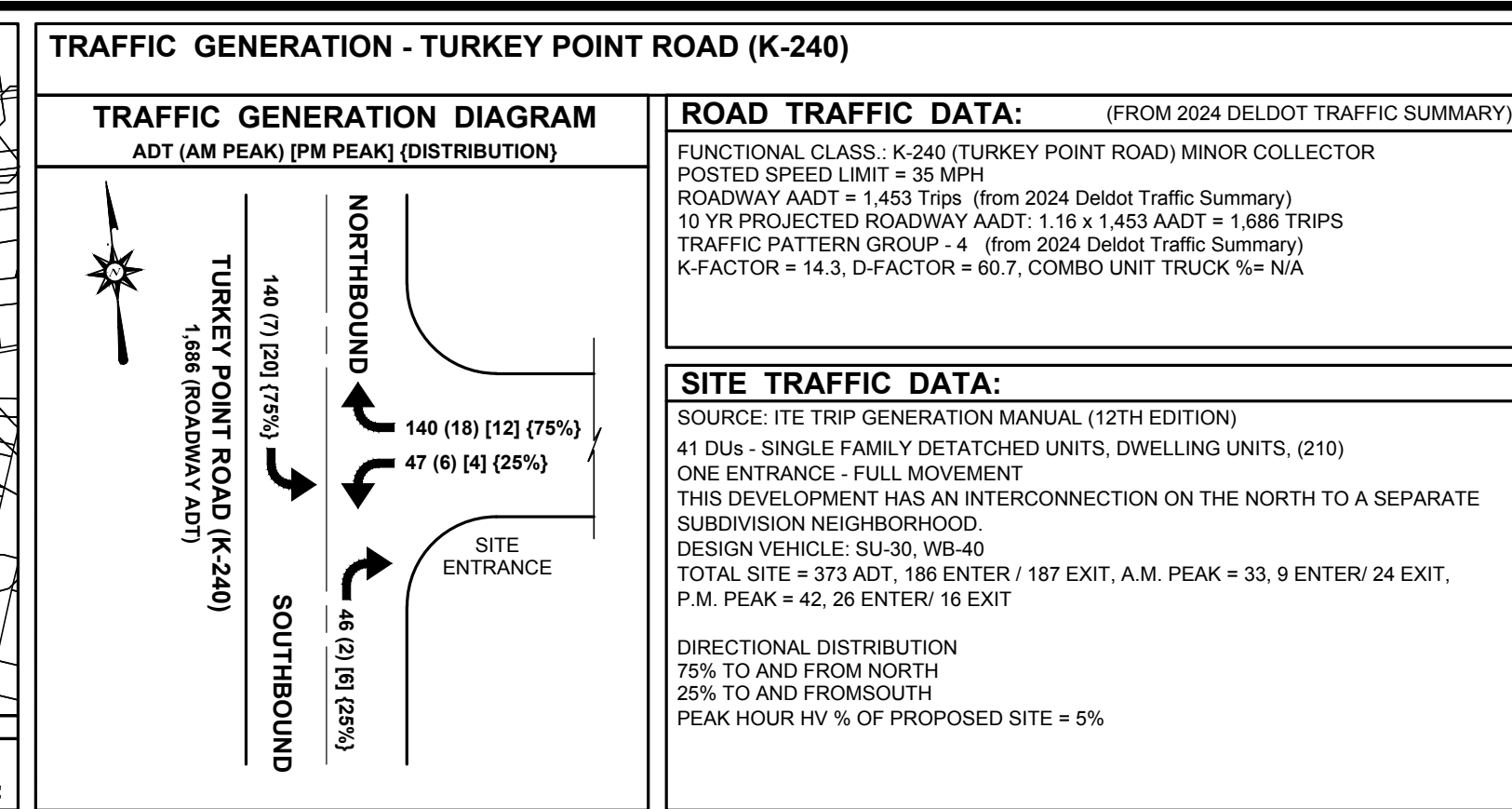


**SOILS MAP** SCALE: 1" = 1000'



**WETLANDS MAP** SCALE: 1" = 1,500'

**SOIL MAP TAKEN FROM ONLINE "WEB SOIL SURVEY" (HTTPS://WEB.SOILSURVEY.SC.EGAT.USDA.GOV)**  
 DocB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN (A SOIL)  
 DncB: DOWNER SANDY LOAM, 2 TO 5 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN (A SOIL)  
 DoA: DOWNER SANDY LOAM, 0 TO 2 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN (A SOIL)  
 HbB: HAMBROOK SANDY LOAM, 2 TO 5 PERCENT SLOPES (B SOIL)  
 IgB: INGLESIDE LOAMY SAND, 2 TO 5 PERCENT SLOPES (A SOIL)  
 IgA: INGLESIDE LOAMY SAND, 0 TO 2 PERCENT SLOPES (A SOIL)  
 LO: LONGMARSH AND INDIANTOWN SOILS, 0 TO 1 PERCENT SLOPES, FREQUENTLY FLOODED (B SOIL S)  
 SacB: SASSAFRAS SANDY LOAM, 2 TO 5 PERCENT SLOPES, MID-ATLANTIC COASTAL PLAIN (B SOILS)



**TRAFFIC GENERATION - TURKEY POINT ROAD (K-240)**

**TRAFFIC GENERATION DIAGRAM**  
 ADT (AM PEAK) [PM PEAK] (DISTRIBUTION)

**ROAD TRAFFIC DATA:** (FROM 2024 DELDOT TRAFFIC SUMMARY)  
 FUNCTIONAL CLASS: K-240 (TURKEY POINT ROAD) MINOR COLLECTOR  
 POSTED SPEED LIMIT = 35 MPH  
 ROADWAY ADT = 1,453 Trips (from 2024 Deldot Traffic Summary)  
 10 YR PROJECTED ROADWAY ADT: 1,16 x 1,453 ADT = 1,686 TRIPS  
 TRAFFIC PATTERN GROUP - 4 (from 2024 Deldot Traffic Summary)  
 K-FACTOR = 14.3, D-FACTOR = 60.7, COMBO UNIT TRUCK % = N/A

**SITE TRAFFIC DATA:**  
 SOURCE: ITE TRIP GENERATION MANUAL (12TH EDITION)  
 41 DUs - SINGLE FAMILY DETACHED UNITS, DWELLING UNITS, (210)  
 ONE ENTRANCE - FULL MOVEMENT  
 THIS DEVELOPMENT HAS AN INTERCONNECTION ON THE NORTH TO A SEPARATE SUBDIVISION NEIGHBORHOOD.  
 DESIGN VEHICLE: SU-30, WB-40  
 TOTAL SITE = 373 ADT, 186 ENTER / 187 EXIT, A.M. PEAK = 33, 9 ENTER/ 24 EXIT, P.M. PEAK = 42, 26 ENTER/ 16 EXIT

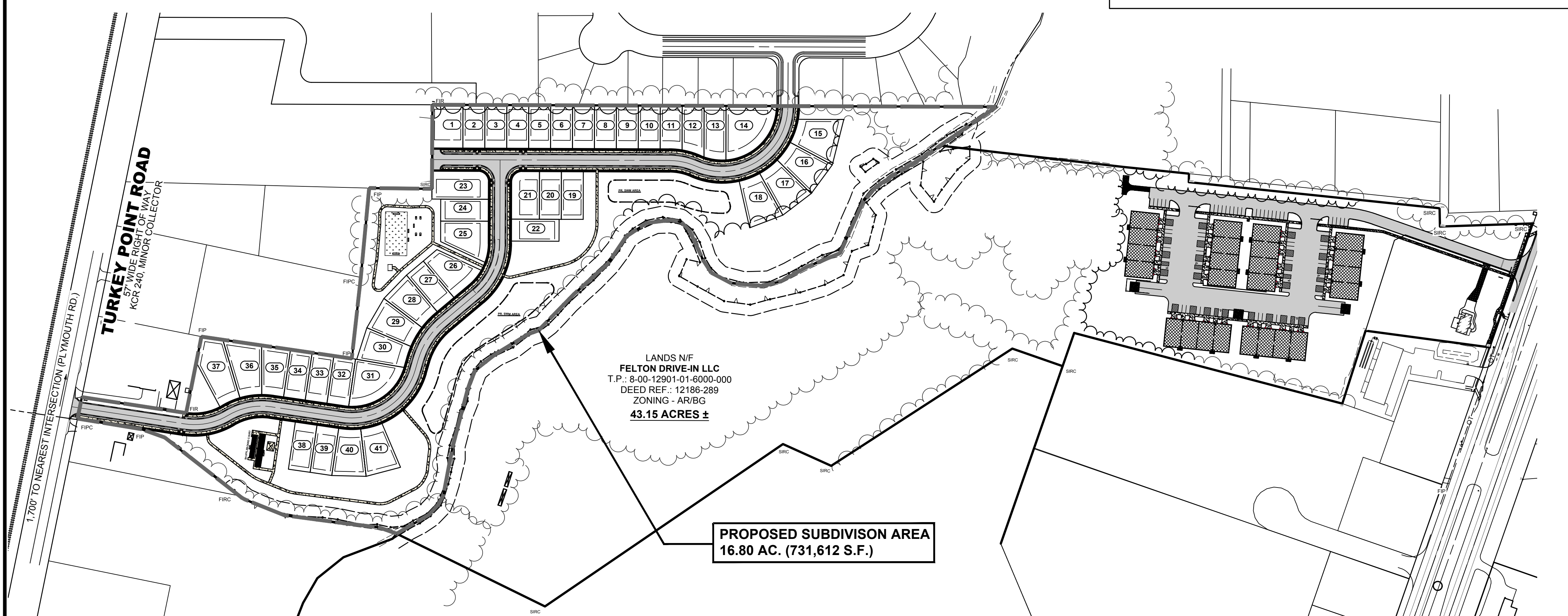
DIRECTIONAL DISTRIBUTION  
 75% TO AND FROM NORTH  
 25% TO AND FROM SOUTH  
 PEAK HOUR HV % OF PROPOSED SITE = 5%

**SITE DATA**

- OWNER OF RECORD/APPLICANT: FELTON DRIVE IN LLC, 19413 JINGLE SHELL WAY LEWES, DE 19958
- ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC., 309 S. GOVERNORS AVENUE DOVER, DE 19904 (302)734-7950
- PROPERTY LOCATIONS: 9758 DUPONT HWY., FELTON, DE 19943  
 LATITUDE N39° 01' 46.11" GR580 - NAD83 (2011)  
 LONGITUDE W75° 34' 09.22" GR580 - NAD83 (2011)  
 8-00-12900-01-6000-000  
 P. 14 - 2273-14
- PARCEL NUMBER: AR - AGRICULTURAL RESIDENTIAL
- DEED REFERENCES: AR - AGRICULTURAL RESIDENTIAL
- ZONING: FRONT YARD: 20 FEET  
 SIDE YARD: 5 FEET  
 REAR YARD: 10 FEET
- SETBACKS: AR - AGRICULTURAL RESIDENTIAL
- BULK STANDARDS: MINIMUM LOT WIDTH: 50 FEET  
 MAX IMPERVIOUS COVERAGE: N/A  
 MINIMUM ROAD FRONTAGE: 50 FEET
- USE: EXISTING: VACANT LOT  
 PROPOSED: SINGLE FAMILY RESIDENTIAL
- AREA CALCS: TOTAL ACREAGE: 16.80 AC.  
 TOTAL STREET ACREAGE: 2.60 AC.  
 TOTAL ACTIVE SPACE: 0.73 AC. (0.50 AC. MIN.)  
 TOTAL PASSIVE SPACE ACREAGE: 7.73 AC. (46.0%)  
 TOTAL SWM ACREAGE: 0.81 AC.  
 TOTAL WETLANDS ACREAGE: 0.28 AC.
- LOTS: EXISTING: 1  
 PROPOSED: 41 (SINGLE FAMILY) (41 UNITS)
- DWELLING UNITS: MINIMUM: 5,000 S.F.  
 MAXIMUM: 11,144 S.F.  
 AVERAGE: 6,403 S.F.
- LOT AREA: EXISTING: 4.77 AC.  
 PROPOSED: 2.94 AC.  
 TOTAL PRESERVED: 61.6%
- WOODLAND PRESERVATION: 13.2%
- IMPERVIOUS COVER: 43% - 45%
- SLOPES (MIN. - MAX.): WATER - TIDewater UTILITIES  
 SEWER - KENT COUNTY  
 ELECTRIC - DELAWARE ELECTRIC COOPERATIVE  
 GAS - CHESAPEAKE UTILITIES
- UTILITIES: PARCEL WITHIN GROWTH ZONE  
 NGS MONUMENTS
- GROWTH ZONE: VERTICAL: NAVD 88 - CORS  
 HORIZONTAL: NAD 83 (2011) DSP - CORS
- SURVEY DATUM: LINEAR: US SURVEY FOOT  
 ANGULAR: DEGREES MINUTES SECONDS (DMS)  
 COORDINATE TYPE: GROUND
- MONUMENTATION: 16 FOUND / 6 SET

**GENERAL NOTES:**

- BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY BECKER MORGAN GROUP, DOVER, DE., IN APRIL 2023.
- THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD, IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
- PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD, PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
- PARCEL IS LOCATED WITHIN ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN BASED ON KENT COUNTY FIRM MAP 10001C0240J, EFFECTIVE DATE 07/07/2014.
- WETLANDS SHOWN HEREON WERE DELINEATED BY WATERSHED ECO, INC. IN MARCH 2023 AND FIELD LOCATED BY BECKER MORGAN GROUP IN APRIL 2023.
- PART OF THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USE ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODDORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHT TIME FARMING OPERATIONS.
- THIS PROPERTY IS IMPACTED BY WETLANDS. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF WETLANDS AND THE DEVELOPER IS ADVISED TO CONSULT WITH THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL TO DETERMINE IMPACT TO PARCELS.
- THIS PROPERTY IS IMPACTED BY STREAMS, DITCHES, PONDS OR LAKES. KENT COUNTY HAS REGULATIONS REGARDING THE PRESERVATION OF STREAMS, DITCHES, PONDS OR LAKES, AND THE DEVELOPER IS ADVISED TO CONSULT WITH KENT COUNTY PLANNING SERVICES TO DETERMINE THE SETBACKS FROM STREAMS, DITCHES, PONDS OR LAKES.
- ALL UNDERGROUND UTILITIES SHOWN HEREON ARE DEPICTED BASED ON SURFACE EVIDENCE COLLECTED FROM TOPOGRAPHIC SURVEY. THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (1-800-282-8555) AND ENGAGE A PRIVATE UTILITY LOCATOR TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT" AND ANSI A117.1-1998 "ACCESSIBLE AND USABLE BUILDINGS AND FACILITIES"
- THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANCE.
- BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM KENT COUNTY, DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC), DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), KENT CONSERVATION DISTRICT (KCD) AND ALL APPROPRIATE STATE AND COUNTY AGENCIES.
- ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO KENT COUNTY AND THE STATE OF DELAWARE (DELDOT) STANDARDS AND CONSTRUCTION SPECIFICATIONS.
- ALL FIRE LINES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE "STATE FIRE PREVENTION REGULATIONS"
- ALL WORK WITHIN STATE MAINTAINED ROAD RIGHT-OF-WAYS SHALL MEET THE REQUIREMENTS AS SET FORTH IN THE CURRENT REVISION OF THE STANDARD SPECIFICATION FOR ROAD AND BRIDGE CONSTRUCTION BY THE DELAWARE DEPARTMENT OF TRANSPORTATION.
- TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS.
- CONTRACTOR SHALL REFER TO ARCHITECTURAL/STRUCTURAL DRAWINGS OF PROPOSED STRUCTURES FOR ALL DIMENSIONS OF BUILDINGS AND FOUNDATIONS. PROPOSED BUILDING FOOTPRINTS, AS SHOWN ON SITE PLAN, SHOULD ONLY BE USED AS A REFERENCE TO THE ABOVE MENTIONED PLANS.
- STORMWATER MANAGEMENT AND SEDIMENT / EROSION CONTROL SHALL BE IN ACCORDANCE WITH THE CURRENT VERSION OF THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.
- PART II, CHAPTER 180, ARTICLE III, SECTION 180-10 OF THE CODE OF KENT COUNTY REQUIRES THAT "NO PERSON SHALL DISCHARGE OR CAUSE TO BE DISCHARGED ANY STORMWATER, SURFACE WATER, UNCONTAMINATED GROUNDWATER, ROOF RUNOFF, SUBSURFACE DRAINAGE, UNCONTAMINATED NONCONTACT COOLING WATER, CONDENSATE, OR UNPOLLUTED INDUSTRIAL PROCESS WATERS TO ANY SANITARY SEWER". THE CONTRACTOR/DEVELOPER SHALL ENSURE DURING CONSTRUCTION THAT NO ILLEGAL DISCHARGES TO THE SANITARY SEWER SYSTEM ARE CREATED WITH THE SITE IMPROVEMENTS.
- ALL WATER UTILITY COMPONENTS MUST MEET THE STANDARDS AND SPECIFICATIONS OF TIDewater UTILITIES INC.
- ALL SEWER UTILITY COMPONENTS MUST MEET THE STANDARDS AND SPECIFICATIONS OF THE KENT COUNTY PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ENGAGING A DNREC CERTIFIED/APPROVED THIRD PARTY CCR AND COORDINATING CCR VISIT PER REQUIREMENTS.
- ALL REQUIRED LANDSCAPING SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% OF THE CERTIFICATES OF OCCUPANCY BY BONDED PHASE AND MAINTAINED BY THE APPLICANT UNTIL ALL CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTINGS SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1. THE LANDSCAPE BUFFER AREAS AND ANY OTHER LANDSCAPE AREAS DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OR MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS' ASSOCIATION OR MAINTENANCE CORPORATION.
- THE HOMEOWNERS' ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE, INSURANCE, TAXES, FEES, AND OTHER BURDENS CUSTOMARY TO THE OWNERSHIP OF REAL PROPERTY AND ALL IMPROVEMENTS AND CONSTRUCTIONS THEREON, INCLUDING BUT NOT LIMITED TO ALL RECREATION AMENITIES, WALKWAYS, LANDSCAPING, AND SANITARY SEWER AND OTHER UTILITIES NOT OWNED BY KENT COUNTY. IN ACCORDANCE WITH SECTION 187-70(E) THE DEVELOPER SHALL PLACE \$300 PER LOT OR UNIT WITHIN THE SUBDIVISION IN AN INTEREST-BEARING ACCOUNT. ALL PRINCIPAL AND INTEREST THAT ACCRUES IN THIS ACCOUNT SHALL BE TURNED OVER TO THE HOMEOWNERS' ASSOCIATION AS SET FORTH BELOW.
  - A DEPOSIT OF \$300 SHALL BE MADE TO THE ESCROW ACCOUNT WITH EACH INITIAL REAL ESTATE SETTLEMENT AND SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF BUILDING PERMITS FOR CONSTRUCTION OF UNITS BEYOND THE INITIAL 80% OF THE LOTS OR UNITS WITHIN THE SUBDIVISION. THE BALANCE OF THE ESCROW ACCOUNT SHALL BE REFLECTED ON THE FINANCIAL STATEMENT.
  - THE DEVELOPER MUST DEMONSTRATE THAT THE FUNDS HAVE BEEN PLACED IN AN INDEPENDENT ESCROW ACCOUNT SEPARATE FROM THE OPERATING FUND OF THE DEVELOPER.
  - THE ESCROW FUNDS SHALL NOT BE WITHDRAWN BY THE DEVELOPER OR ANY PERSON ACTING ON BEHALF OF THE DEVELOPER.
  - AT THE TIME GOVERNANCE OF THE HOMEOWNERS' ASSOCIATION IS TRANSFERRED TO THE RESIDENTS, THE ESCROW COLLECTED TO DATE PLUS ANY INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION.
  - THE BALANCE OF THE MAINTENANCE ESCROW COLLECTED AFTER TRANSFER OF ASSOCIATION GOVERNANCE TO THE RESIDENTS SHALL BE PROVIDED TO THE HOMEOWNERS' ASSOCIATION PRIOR TO FINAL INSPECTION OF THE SUBDIVISION AND/OR RELEASE OF ANY COUNTY-HELD SURETY BONDS OR LETTER OF CREDIT.
- ONE-HUNDRED PERCENT OF THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS SHALL BE COMPLETED PRIOR TO ISSUING BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED OR PRIOR TO SUCH TIME AS THE DEVELOPER TRANSFERS THE MAINTENANCE RESPONSIBILITIES FOR THE ACTIVE RECREATION AND PASSIVE OPEN SPACE AREAS TO THE HOMEOWNERS' ASSOCIATION.
- CONSTRUCTION PHASING - OPEN SPACE SHALL BE COMPLETED IN PROPORTION EQUAL TO OR GREATER THAN THE PROPORTION OF RES. DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF RECREATION AREAS SHALL BE COMPLETED PRIOR TO ISSUANCE OF THE 80% PERMIT.
- ALL PURCHASES SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASERS LOT OR LOTS TO COMPLETE GRADING, LANDSCAPING, OR OTHER WORK AS REQUIRED BY THE APPROVED PLANS OR NECESSARY.
- INCLUSION WITHIN THE STORMWATER DISTRICT AUTOMATIC.
  - INCLUSION WITHIN THE STORMWATER MAINTENANCE DISTRICT SHALL BE AUTOMATIC AS A CONDITION FOR PRELIMINARY PLAN APPROVAL AND SHALL BE MEMORIALIZED ON THE FINAL AND/OR RECORD PLAN.
  - PERPETUAL EASEMENTS GRANTING THE DISTRICT ACCESS FOR THE INSPECTION AND MAINTENANCE OF STORMWATER INFRASTRUCTURE SHALL BE SHOWN ON THE RECORD PLAN. A SEPARATE RECORDED EASEMENT AGREEMENT IN A FORM DETERMINED BY KENT COUNTY SHALL ALSO BE REQUIRED.
  - THE DISTRICT SHALL NOT ASSUME RESPONSIBILITY FOR THE STORMWATER FACILITIES AND INFRASTRUCTURE UNTIL THE SUBDIVISION IS OPEN AND DEVELOPMENT, OR PHASE THEREOF, IS SUBSTANTIALLY COMPLETE AND THE KENT CONSERVATION DISTRICT HAS PROVIDED FINAL APPROVAL OF CONSTRUCTION.
  - FEES SHALL NOT BE ASSESSED TO PROPERTY OWNERS UNTIL THE DISTRICT ASSUMES RESPONSIBILITY FOR MAINTENANCE. ONCE THE DISTRICT ASSUMES RESPONSIBILITY, THE UNITS WITHIN THE SUBDIVISION OR LAND DEVELOPMENT, OR PHASE THEREOF, SHALL BE SUBJECT TO ANNUAL BILLING.



**LEGEND**

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER	[Symbol]	[Symbol]	SANITARY GRAVITY SEWER LINE (S) SIZE & FLOW DIRECTION	EX. 10" S	10" S
CONCRETE SIDEWALK, SLAB / PAVING	[Symbol]	[Symbol]	SANITARY SEWER FORCE MAIN (F.M.) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT	[Symbol]	[Symbol]	SANITARY SEWER MANHOLE (S.S.M.H.)	[Symbol]	[Symbol]
INDIVIDUAL TREE OR BUSH	[Symbol]	[Symbol]	SANITARY SEWER CLEANOUT (C.O.)	EX. 10" W	12" W
WIRE FENCE	[Symbol]	[Symbol]	FIRE HYDRANT (F.H.)	[Symbol]	[Symbol]
CHAINLINK FENCE	[Symbol]	[Symbol]	WATER MAIN & SIZE	W.M.	W.W.
STOCKADE FENCE	[Symbol]	[Symbol]	STORM DRAIN MANHOLE (S.D.M.H.)	[Symbol]	[Symbol]
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)	[Symbol]	[Symbol]	STORM DRAIN LINE (CMP, RCP, HDPE)	[Symbol]	[Symbol]
DRAINAGE DITCH OR SWALE	[Symbol]	[Symbol]	CATCH BASIN (C.B.)	[Symbol]	[Symbol]
WETLAND BOUNDARY LINE	[Symbol]	[Symbol]	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))	[Symbol]	[Symbol]
CONTOUR	[Symbol]	[Symbol]	UNDERGROUND ELECTRIC (U.E.)	[Symbol]	[Symbol]
ELEVATION SPOT SHOT	[Symbol]	[Symbol]	UNDERGROUND TELEPHONE (U.T.)	[Symbol]	[Symbol]
BENCH MARK	[Symbol]	[Symbol]	UNDERGROUND GAS MAIN (G)	[Symbol]	[Symbol]
PROPERTY OR RIGHT-OF-WAY LINE	[Symbol]	[Symbol]			
CENTERLINE	[Symbol]	[Symbol]			
LIGHT POLE	[Symbol]	[Symbol]			

**WETLAND CERTIFICATION**

THESE PROPERTIES, TAX MAP # 8-00-12901-01-6000-0001 AND 8-00-12900-01-1400-0001, HAS BEEN EXAMINED BY WATERSHED ECO, LLC FOR THE PRESENCE OF SUBAQUEOUS LANDS AND STATE REGULATED WETLANDS AS ESTABLISHED BY THE REVIEWING AGENCIES IN THE FORM OF MANUALS, POLICIES AND PROCEDURES IN PLACE AT THE TIME THAT THE INVESTIGATION WAS CONDUCTED. THE WETLAND INFORMATION CONTAINED IN THIS PLAN SET IS IN ACCORDANCE WITH THIS CRITERIA.

JAMES C. MCCULLLEY, IV, PWS \_\_\_\_\_ DATE \_\_\_\_\_

**OWNERS CERTIFICATION**

WE, FELTON DRIVE IN LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

JEFFREY GARRISON, MEMBER \_\_\_\_\_ DATE \_\_\_\_\_

**ENGINEERS CERTIFICATION**

I, J. MICHAEL RIEMANN, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

\_\_\_\_\_ DATE \_\_\_\_\_  
 P.E. NO. 13772

**BECKER MORGAN GROUP**

ARCHITECTURE ENGINEERING

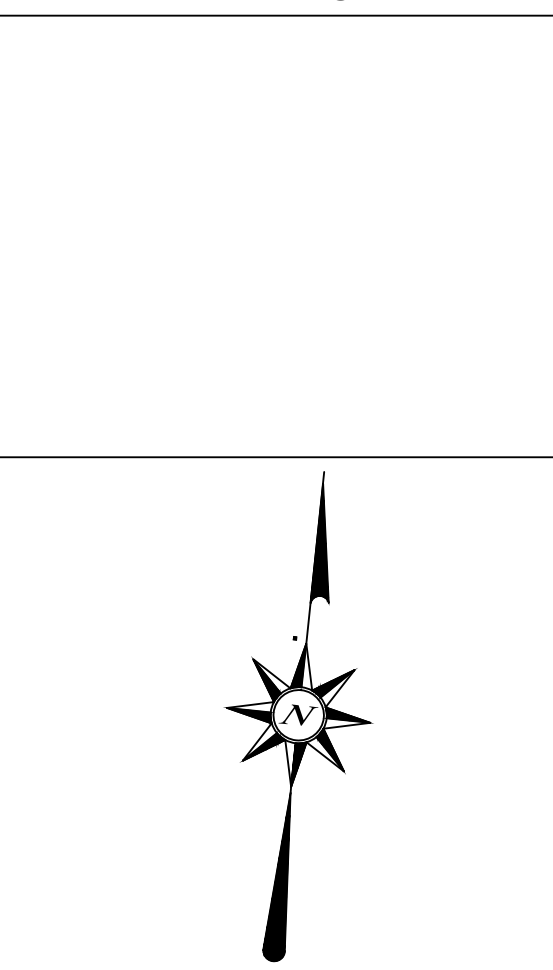
Delaware  
 309 South Governors Avenue  
 Dover, DE 19904  
 302.734.7950

The Tower at STAR Campus  
 100 Discovery Boulevard, Suite 102  
 Newark, DE 19713  
 302.369.3700

Maryland  
 312 West Main Street, Suite 300  
 Salisbury, MD 21801  
 410.546.9100

North Carolina  
 3333 Jaeckle Drive, Suite 120  
 Wilmington, NC 28403  
 910.341.7600

www.beckermorgan.com



PROJECT TITLE

**CARTER'S CREEK**

9758 S DUPONT HWY  
 SOUTH MURDERKILL HUNDRED  
 KENT COUNTY, DELAWARE

SHEET TITLE

**COVER SHEET**

SCALE: 1" = 150'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
1		

PROJECT NO.: 2022198.02  
 DATE: 4-8-26  
 SCALE: 1" = 150'  
 DRAWN BY: A.J.S. / PROJ. MGR.: M.J.H.

SHEET

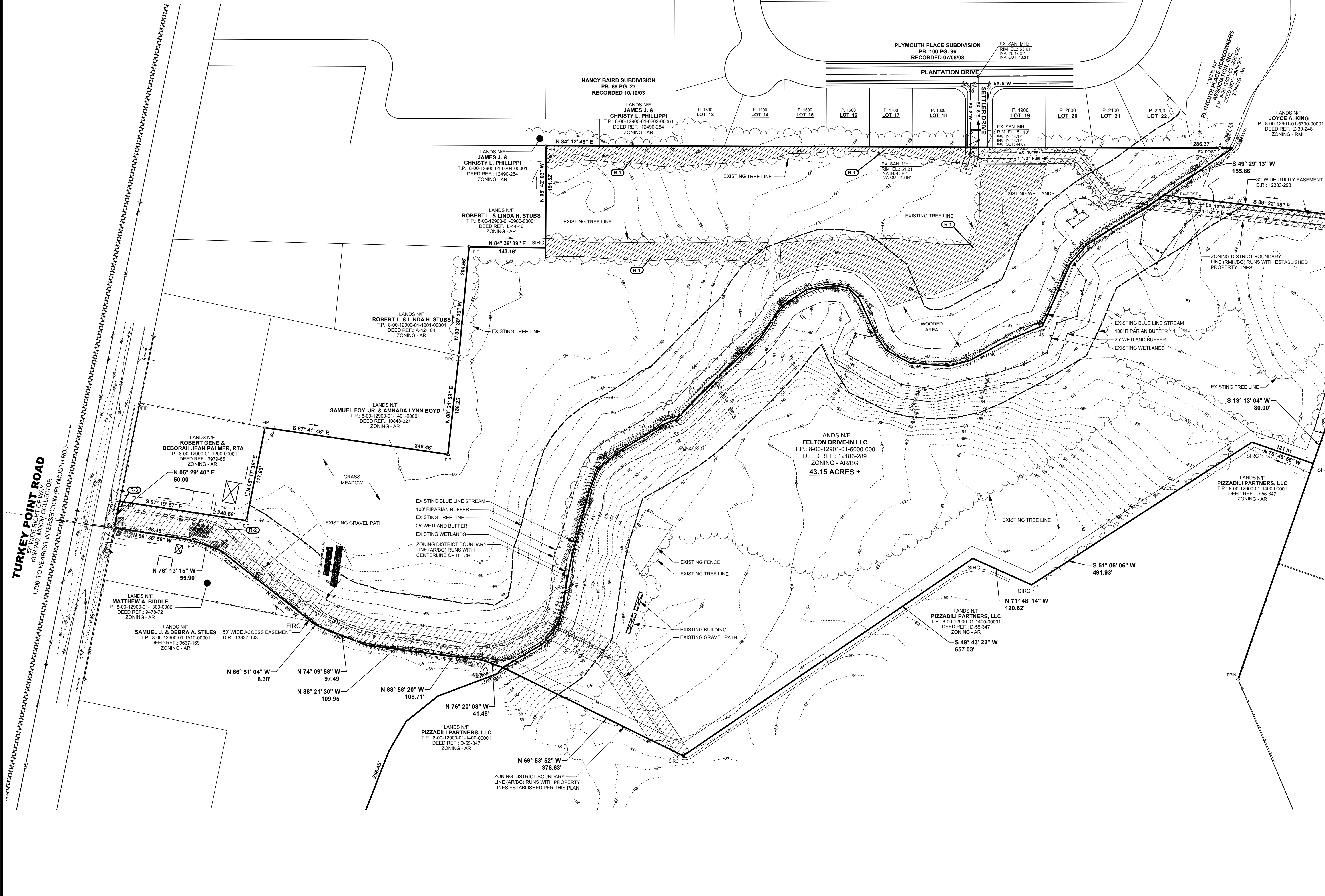
**C-001**  
 COPYRIGHT: 2026

TAX PARCEL NO.	LANDS NOW OR FORMERLY OF	DEED REF.	ZONE
8-00-12901-08-1300	D R HORTON INC - NEW JERSEY	13023-127	AR
8-00-12901-08-1400	D R HORTON INC - NEW JERSEY	13023-127	AR
8-00-12901-08-1500	DEBRA LYNN GRAVES	13205-096	AR
8-00-12901-08-1600	DREWERY CLARENCE MARVIN	13245-325	AR
8-00-12901-08-1700	D R HORTON INC - NEW JERSEY	13023-127	AR
8-00-12901-08-1800	CARL DEPUTY & SON BUILDERS LLC	10944-332	AR
8-00-12901-08-1900	CARL DEPUTY & SON BUILDERS LLC	10944-332	AR
8-00-12901-08-2000	KEVIN J. & CELESTE R. CAMPBELL	11831-287	AR
8-00-12901-08-2100	CARL DEPUTY & SON BUILDERS LLC	10944-332	AR
8-00-12901-08-2200	JOSEPH J. & TERRI L. COCO	11399-096	AR

**DEMOLITION CONSTRUCTION NOTES**

R-1 EXISTING WOODED AREA TREES AND VEGETATION TO BE REMOVED.  
R-2 REMOVE EXISTING GRAVEL PATHWAY.  
R-3 REMOVE EXISTING PAVEMENT.  
X TREE TO BE REMOVED (NOTED BY SYMBOL SHOWN).

NOTES:  
1. PROPERLY DISPOSE OF ALL DEMOLITION MATERIAL IN ACCORDANCE WITH ALL COUNTY, STATE AND FEDERAL REGULATIONS.  
2. CONTRACTOR TO FIELD VERIFY LOCATIONS OF UNDERGROUND UTILITIES PRIOR TO START OF CONSTRUCTION. CONTACT ENGINEER CONCERNING POSSIBLE CONFLICTS.



**BECKER MORGAN GROUP**

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

PROJECT TITLE  
**CARTER'S CREEK**

9758 S DUPONT HWY  
SOUTH MURDERKILL HUNDRED  
KENT COUNTY, DELAWARE

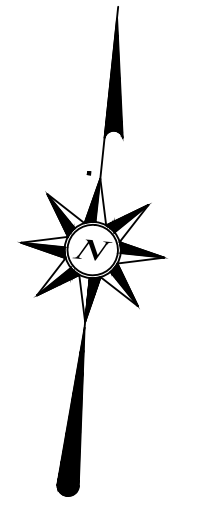
SHEET TITLE  
**EXISTING CONDITIONS & DEMOLITION PLAN**

SCALE: 1" = 80'

MARK	DATE	DESCRIPTION
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PROJECT NO.: 2022198.02		
DATE: 4-8-26		
SCALE: 1" = 80'		
DRAWN BY: A.J.S.   PROJ. MGR.: M.J.H.		
SHEET		
<b>C-101</b>		
COPYRIGHT 2026		

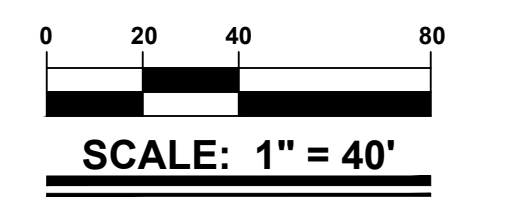






PROJECT TITLE  
**CARTER'S CREEK**  
 9758 S DUPONT HWY  
 SOUTH MURDERKILL HUNDRED  
 KENT COUNTY, DELAWARE

SHEET TITLE  
**UTILITY AND GRADING PLAN**

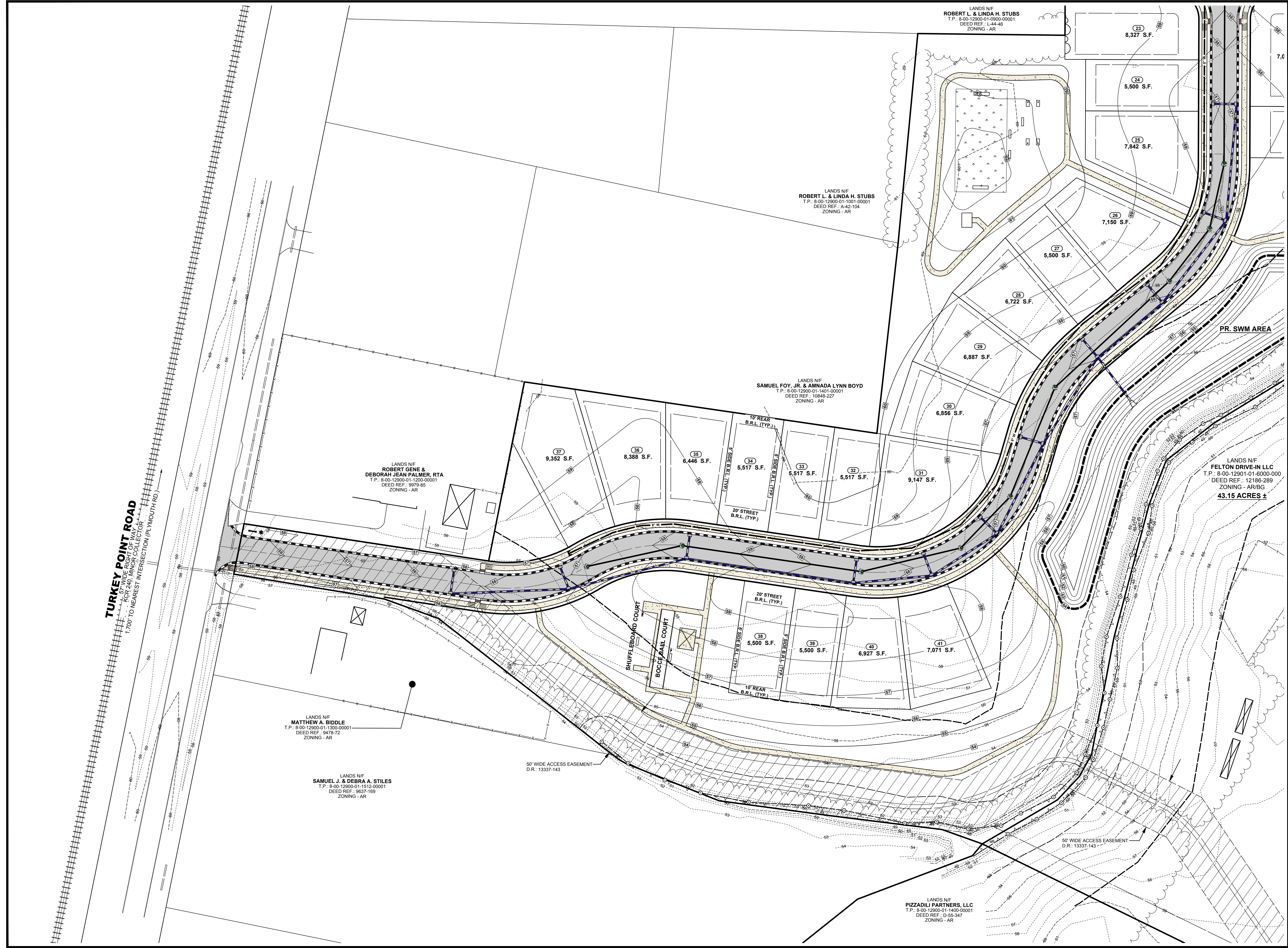


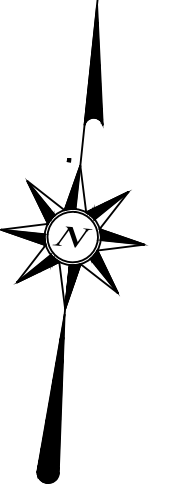
ISSUE BLOCK

NO.	DATE	DESCRIPTION
1		

MARK DATE DESCRIPTION  
 LAYER STATE C-301

PROJECT NO.: 2022198.02  
 DATE: 4-8-26  
 SCALE: 1" = 40'  
 DRAWN BY: A.J.S. PROJ. MGR.: M.J.H.  
 SHEET  
**C-301**  
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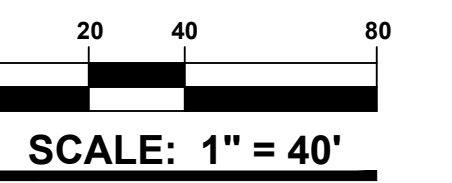
PROJECT TITLE

**CARTER'S  
CREEK**

9758 S DUPONT HWY  
SOUTH MURDERKILL HUNDRED  
KENT COUNTY, DELAWARE

SHEET TITLE

**UTILITY AND  
GRADING PLAN**



ISSUE BLOCK

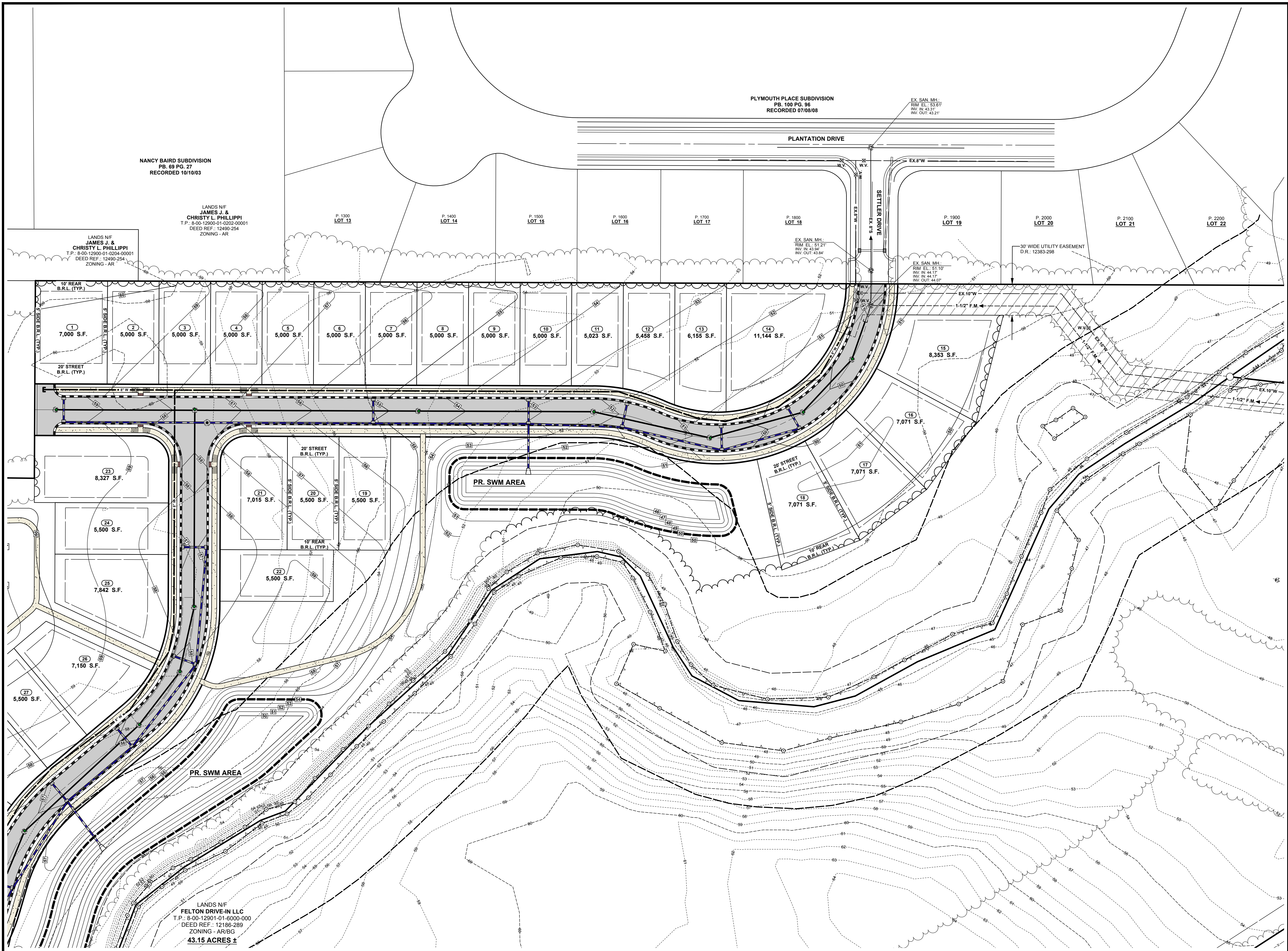
MARK	DATE	DESCRIPTION
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PROJECT NO.: 2022198.02  
DATE: 4-8-26  
SCALE: 1" = 40'

DRAWN BY: A.J.S. | PROJ. MGR.: M.J.H.

SHEET  
**C-302**

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NANCY BAIRD SUBDIVISION  
PB. 69 PG. 27  
RECORDED 10/10/03

LANDS N/F  
JAMES J. &  
CHRISTY L. PHILLIPPI  
T.P.: 8-00-12900-01-0202-00001  
DEED REF.: 12490-254  
ZONING - AR

LANDS N/F  
JAMES J. &  
CHRISTY L. PHILLIPPI  
T.P.: 8-00-12900-01-0204-00001  
DEED REF.: 12490-254  
ZONING - AR

PLYMOUTH PLACE SUBDIVISION  
PB. 100 PG. 96  
RECORDED 07/08/08

LANDS N/F  
FELTON DRIVE-IN LLC  
T.P.: 8-00-12901-01-6000-000  
DEED REF.: 12186-289  
ZONING - AR/BG  
43.15 ACRES ±

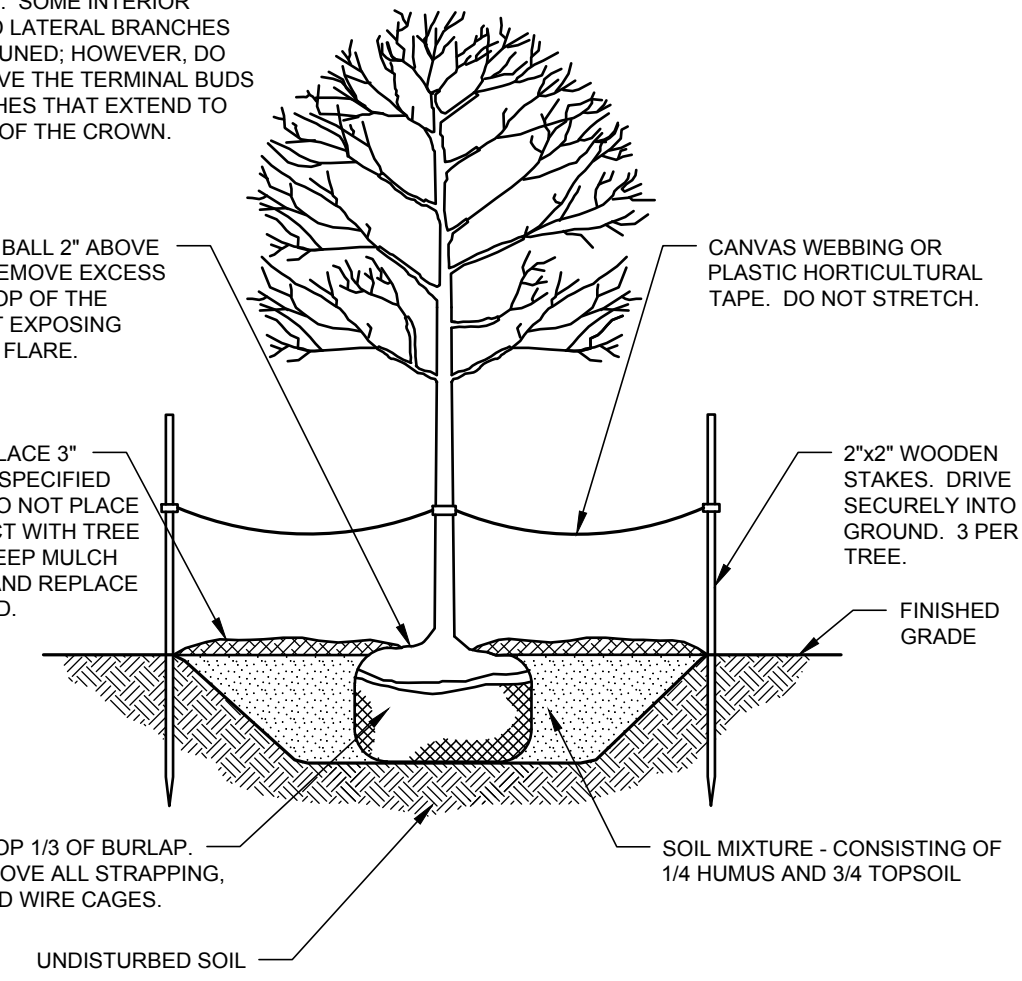
PLANT LIST						
KEY	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
UNDERSTORY TREES						
CF	10	CORNUS FLORIDA	WHITE FLOWERING DOGWOOD	1 1/2" CAL	B&B	FHV
CR	8	CORNUS RUBRUM	PINK FLOWERING DOGWOOD	1 1/2" CAL	B&B	FHV
MG	19	MAGNOLIA GRANDIFLORA	SOUTHERN MAGNOLIA	1 1/2" CAL	B&B	FHV
EVERGREEN TREES						
TG	24	THUJA 'GREEN GIANT'	GREEN GIANT ARBORVITAE	5' - 6' HGT	B&B	
TOTAL: 37 UNDERSTORY TREES, 24 EVERGREEN TREES (61 TREES TOTAL)						

NOTE:  
DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS, AND BROKEN OR DEAD BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED; HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

SET ROOT BALL 2" ABOVE GRADE. REMOVE EXCESS SOIL ON TOP OF THE BALL, JUST EXPOSING THE ROOT FLARE.

MULCH - PLACE 3" LAYER OF SPECIFIED MULCH. DO NOT PLACE IN CONTACT WITH TREE TRUNK. KEEP MULCH WEEDS AND REPLACE AS NEEDED.

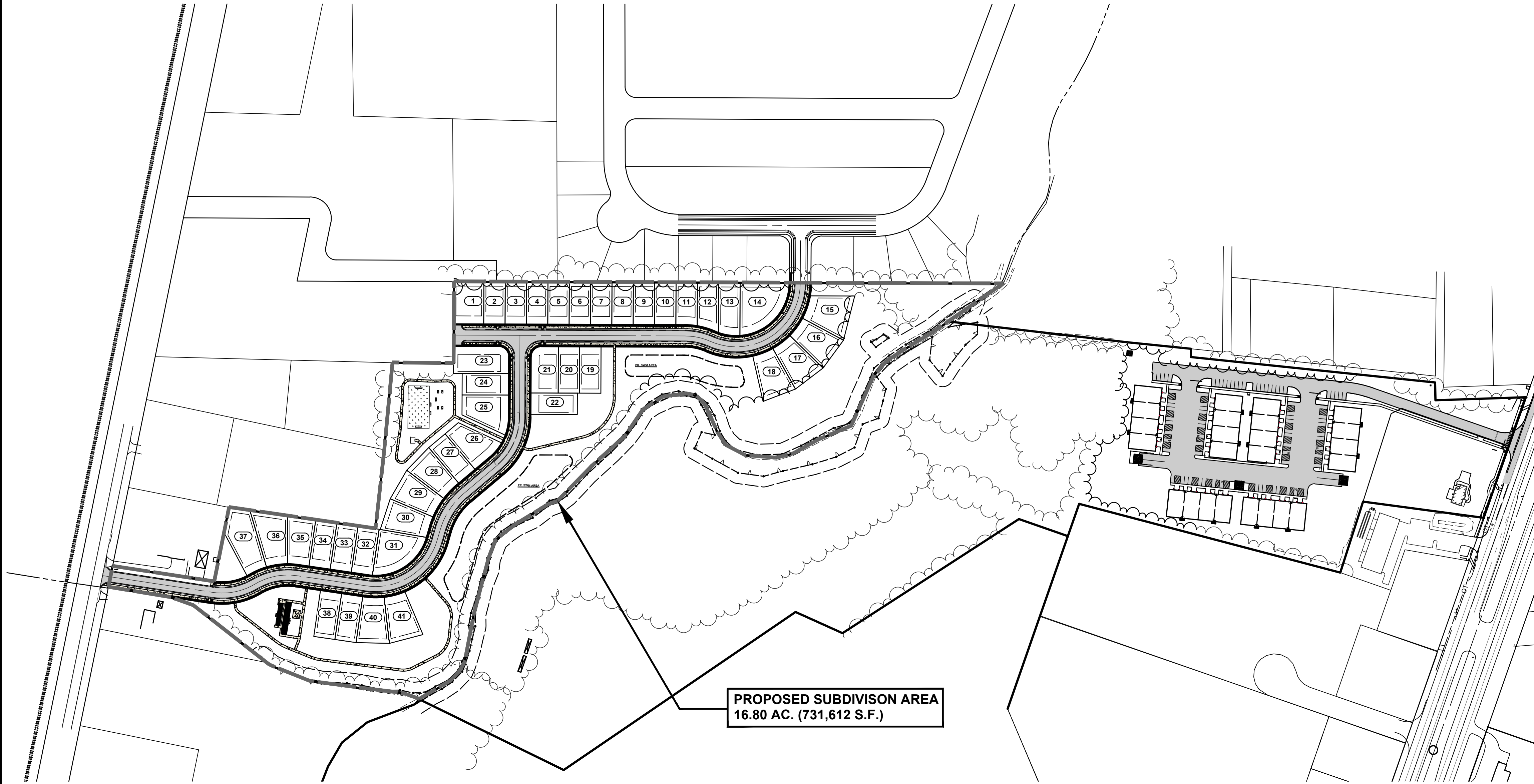
REMOVE TOP 1/3 OF BURLAP. CUT & REMOVE ALL STRAPPING, ROPES, AND WIRE CAGES.



**DECIDUOUS TREE PLANTING DETAIL**

NO SCALE

BMG NO. - L-01



TREE PRESERVATION & DENSITY REQUIREMENTS	
1. EXISTING WOODLAND AREA :	207,619 S.F.
2. WOODLANDS TO BE CLEARED :	79,760 S.F.
3. TOTAL WOODLANDS REMAINING :	127,859 S.F.
4. TOTAL NON-WOODLAND AREA :	603,753 S.F.
5. DENSITY : 1 TREE PER 10,000 S.F. OF LOT AREA FOR RESIDENTIAL 603,753 / 10,000 S.F. / TREE = 60.38	61 TREES REQUIRED
6. EXISTING TREES TO BE RETAINED :	0
7. PROPOSED TREES :	61
8. TOTAL TREES :	61

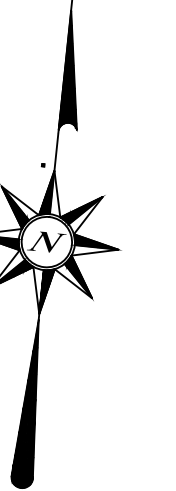
**GENERAL LANDSCAPE NOTES :**

- QUALITY AND SIZE OF PLANTS, SPREAD OF ROOTS, AND SIZE OF BALLS SHALL BE IN ACCORDANCE WITH THE CURRENT STANDARDS OF THE AMERICAN ASSOCIATION OF NURSERYMEN "AMERICAN STANDARDS FOR NURSERY STOCK."  
EVERGREEN TREES SHALL HAVE A FULL, WELL-BRANCHED, CONICAL FORM TYPICAL OF THE SPECIES.  
ALL DECIDUOUS SHADE TREES SHALL BRANCH A MINIMUM OF 7'-6" ABOVE GROUND LEVEL. TREES SHALL BE PLANTED AND STAKED IN ACCORDANCE WITH THE DETAIL SHOWN.  
PLANT MATERIALS DELIVERED TO THE SITE IN UNCOVERED TRUCKS WILL BE REJECTED.  
UNACCEPTABLE PLANT MATERIALS: MATERIALS WHICH HAVE DAMAGED OR CROOKED LEADERS, DEFORMED GROWTH HABIT, ABRASIONS OF THE BARK, SUN SCALD, WINDBURN, DISFIGURING NOT COMPLETELY CALLEDUS WILL BE REJECTED. IN ADDITION, TREES HAVING THEIR CENTRAL LEADERS HEADED BACK WILL ALSO BE REJECTED. PLANTS WITH LOOSE OR CRACKED ROOT BALL OR CONTAINERS WILL BE REJECTED.
- ALL PLANTS SHALL BE PLANTED IN TOPSOIL THAT IS THOROUGHLY WATERED AND TAMPED AS BACKFILLING PROGRESSES. NOTHING BUT SUITABLE TOPSOIL, FREE OF DRY SOD, STIFF CLAY, LITTER, STONES IN EXCESS OF ONE (1) INCH DIAMETER, ETC. SHALL BE USED FOR PLANTING.  
MULCH FOR PLANTING BEDS SHALL BE SHREDDED HARDWOOD BARK MULCH UNLESS OTHERWISE SPECIFIED ON THE PLANS AND SHALL HAVE NO LEAVES, YOUNG GREEN GROWTH, BRANCHES, TWIGS, GREATER IN DIAMETER OF 3/4", WEEDS, SHAVINGS OR FOREIGN MATERIAL SUCH AS STONES, ETC. SHALL BE MIXED WITH THE MULCH. ALL SHRUB MASSES SHALL BE PLANTED IN CONTINUOUS MULCHED BEDS WITH A LIGHTLY COMPACTED DEPTH OF THREE (3) INCHES. ALL CONTAINER PLANTS ARE TO HAVE ROOTS CUT ON FOUR SIDES AND/OR SPREAD OUT IN NEW SOIL MIXTURE.
- ALL AREAS NOT STABILIZED IN PAVING OR PLANT MATERIALS SHOULD BE SEEDED AND MULCHED. (SEE EROSION & SEDIMENT CONTROL PLAN AND NOTES).
- LANDSCAPE BEDS NOT DEFINED BY CURBS, SIDEWALKS, WALLS OR OTHER STRUCTURES SHALL BE ENCLOSED BY ALUMINUM EDGING UNLESS OTHERWISE INDICATED.
- AREAS DISTURBED BY LANDSCAPE OPERATIONS SHALL BE GRADED TO MATCH EXISTING TOPSOIL AND SEED OR SOD AS REQUIRED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO UTILITIES AND MAY MAKE MINOR ADJUSTMENTS IN SPACING AND/OR LOCATION OF PLANT MATERIALS. CONTRACTOR TO VERIFY "AS BUILT" LOCATION OF ALL UTILITIES.
- NO PLANT, EXCEPT GROUNDCOVERS, SHALL BE WITHIN THREE (3) FEET FROM SIDEWALKS.
- NO TREE SHALL BE PLANTED CLOSER THAN TEN (10) FEET FROM ANY STRUCTURE OR BUILDING.
- NO TREE SHALL BE PLANTED WITHIN TEN (10) FEET OF UNDERGROUND UTILITIES OR FIRE HYDRANTS.
- ONLY TREES THAT REACH A HEIGHT AND SIZE AT MATURITY OF SMALL TO MEDIUM SHALL BE PLANTED UNDER POWER LINES.
- THE CONTRACTOR SHALL WATER ALL PLANTS THOROUGHLY TWICE DURING THE FIRST 24-HOUR PERIOD AFTER PLANTING, AND THEN WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON, UNLESS THE OWNER AGREES TO MAINTAIN AND WATER THEM.
- TREES TO REMAIN ON-SITE SHALL BE PROTECTED WITH SNOW FENCE DURING CONSTRUCTION (SEE DETAIL). SNOW FENCING TO BE MAINTAINED DURING CONSTRUCTION BY CONTRACTOR.
- THE PLANTING PLAN SHALL TAKE PRECEDENCE OVER THE PLANT SCHEDULE SHOULD ANY PLANT QUANTITY DISCREPANCIES OCCUR.
- NO SUBSTITUTIONS SHALL BE MADE WITHOUT APPROVAL OF THE OWNER AND/OR THE LANDSCAPE ARCHITECT.
- ALL NEW TREES SHALL BE GUARANTEED TO SURVIVE FOR ONE FULL YEAR AFTER INSTALLATION (FULL COST). ALL STAKES AND GUYS SHALL BE REMOVED FROM TREES AND SITE AS EARLY AS THREE (3) MONTHS, BUT NO LONGER THAN ONE (1) YEAR AFTER PLANTING.

**DELAWARE LANDSCAPE ARCHITECTS CERTIFICATION**

I, CHAD D. CARTER, RLA, ASLA, HEREBY CERTIFY THAT I AM A LANDSCAPE ARCHITECT IN THE STATE OF DELAWARE, THAT THE LANDSCAPING INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, REPRESENTS GOOD LANDSCAPING PRACTICES.

CHAD D. CARTER, RLA, ASLA S1-499 DATE



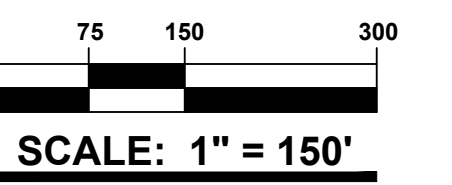
PROJECT TITLE

**CARTER'S CREEK**

9758 S DUPONT HWY  
SOUTH MURDERKILL HUNDRED  
KENT COUNTY, DELAWARE

SHEET TITLE

**LANDSCAPE COVER SHEET**



ISSUE BLOCK

MARK	DATE	DESCRIPTION
LAYER STATE	L-001	

PROJECT NO.: 2022198.02

DATE: 04/08/2026

SCALE: 1" = 150'

DRAWN BY: A.J.D. PROJ. MGR.: M.J.H.

SHEET

**L-001**

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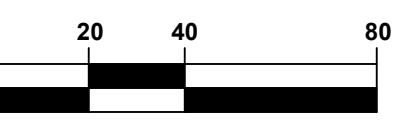
PROJECT TITLE

**CARTER'S  
CREEK**

9758 S DUPONT HWY  
SOUTH MURDERKILL HUNDRED  
KENT COUNTY, DELAWARE

SHEET TITLE

**LANDSCAPE PLAN**



SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION

MARK DATE DESCRIPTION

PROJECT NO.: 2022198.02

DATE: 04/08/2026

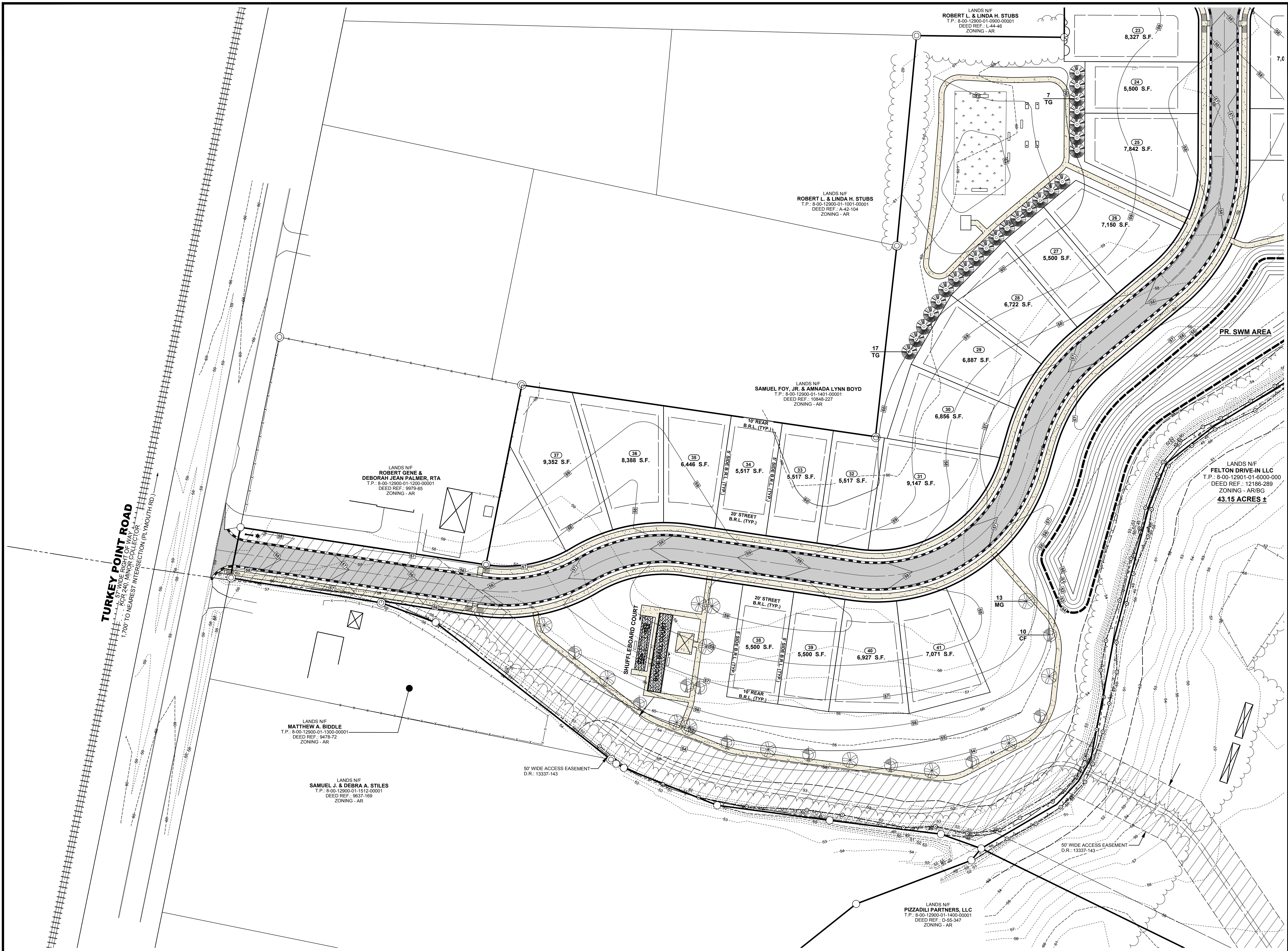
SCALE: 1" = 40'

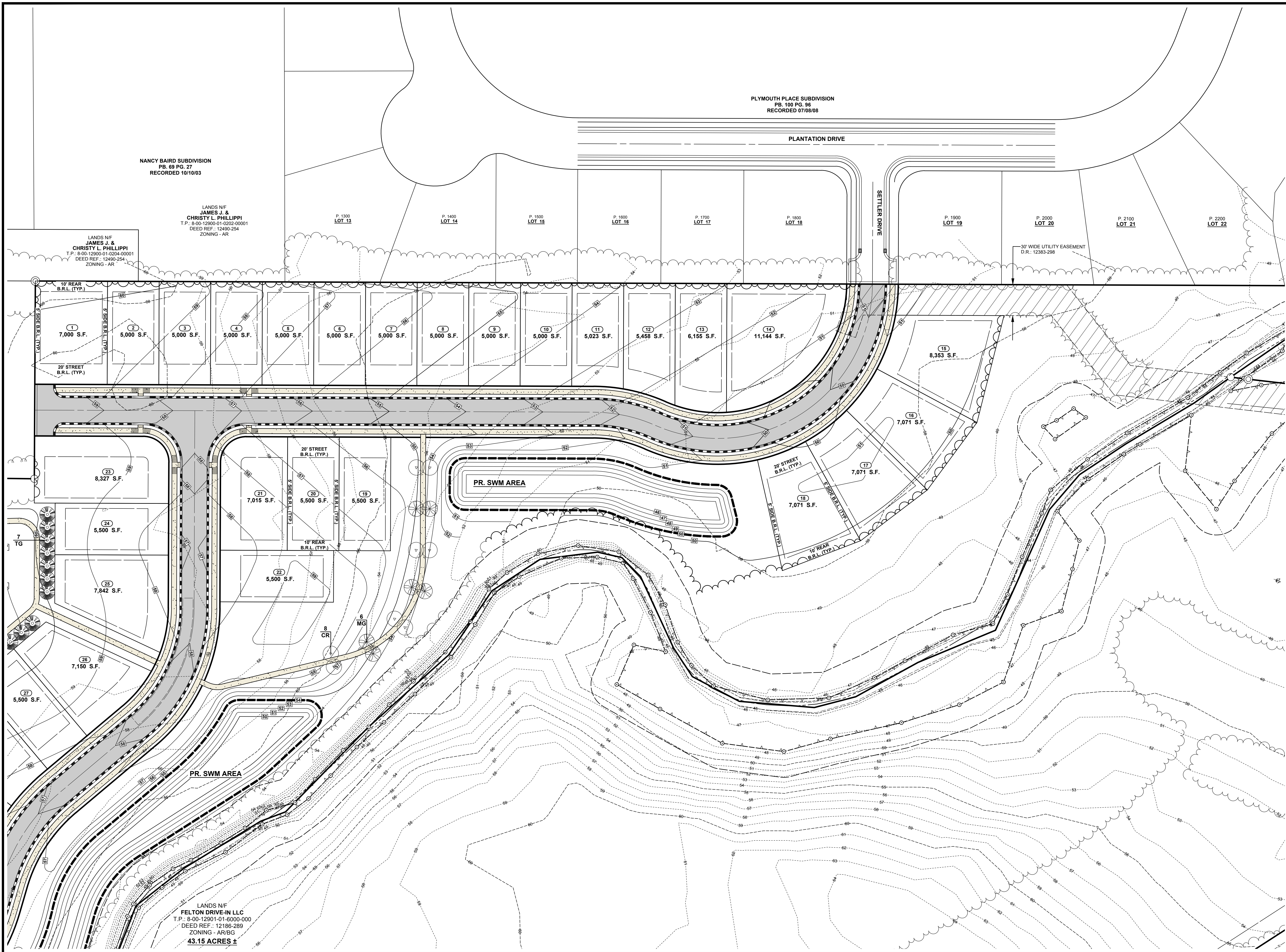
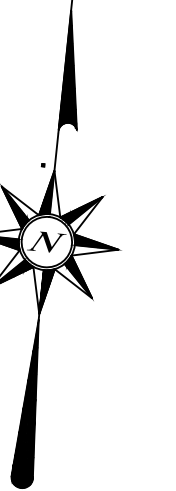
DRAWN BY: A.J.D. PROJ. MGR.: M.J.H.

SHEET

**L-101**

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NANCY BAIRD SUBDIVISION  
PB. 69 PG. 27  
RECORDED 10/10/03

LANDS N/F  
JAMES J. &  
CHRISTY L. PHILLIPPI  
T.P.: 8-00-12900-01-0202-00001  
DEED REF.: 12490-254  
ZONING - AR

LANDS N/F  
JAMES J. &  
CHRISTY L. PHILLIPPI  
T.P.: 8-00-12900-01-0204-00001  
DEED REF.: 12490-254  
ZONING - AR

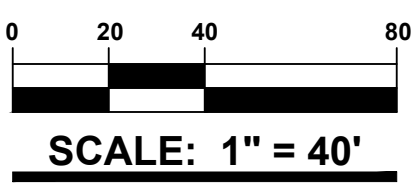
PLYMOUTH PLACE SUBDIVISION  
PB. 100 PG. 96  
RECORDED 07/08/08

LANDS N/F  
FELTON DRIVE-IN LLC  
T.P.: 8-00-12901-01-6000-000  
DEED REF.: 12186-289  
ZONING - AR/BG  
43.15 ACRES ±

PROJECT TITLE  
**CARTER'S  
CREEK**

9758 S DUPONT HWY  
SOUTH MURDERKILL HUNDRED  
KENT COUNTY, DELAWARE

SHEET TITLE  
**LANDSCAPE PLAN**



MARK	DATE	DESCRIPTION
L-100	2022198.02	PROJECT NO.:
	04/08/2026	DATE:
	1" = 40'	SCALE:
A.J.D.	PROJ. MGR.: M.J.H.	DRAWN BY:
		SHEET

**L-102**  
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