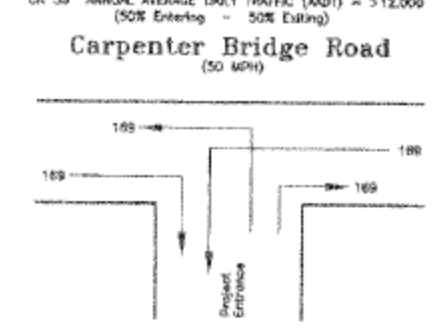
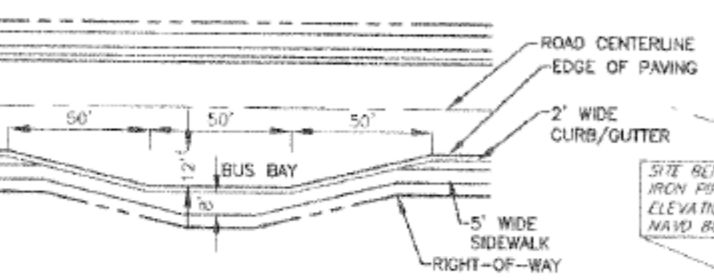


TRAFFIC FLOW DISTRIBUTION



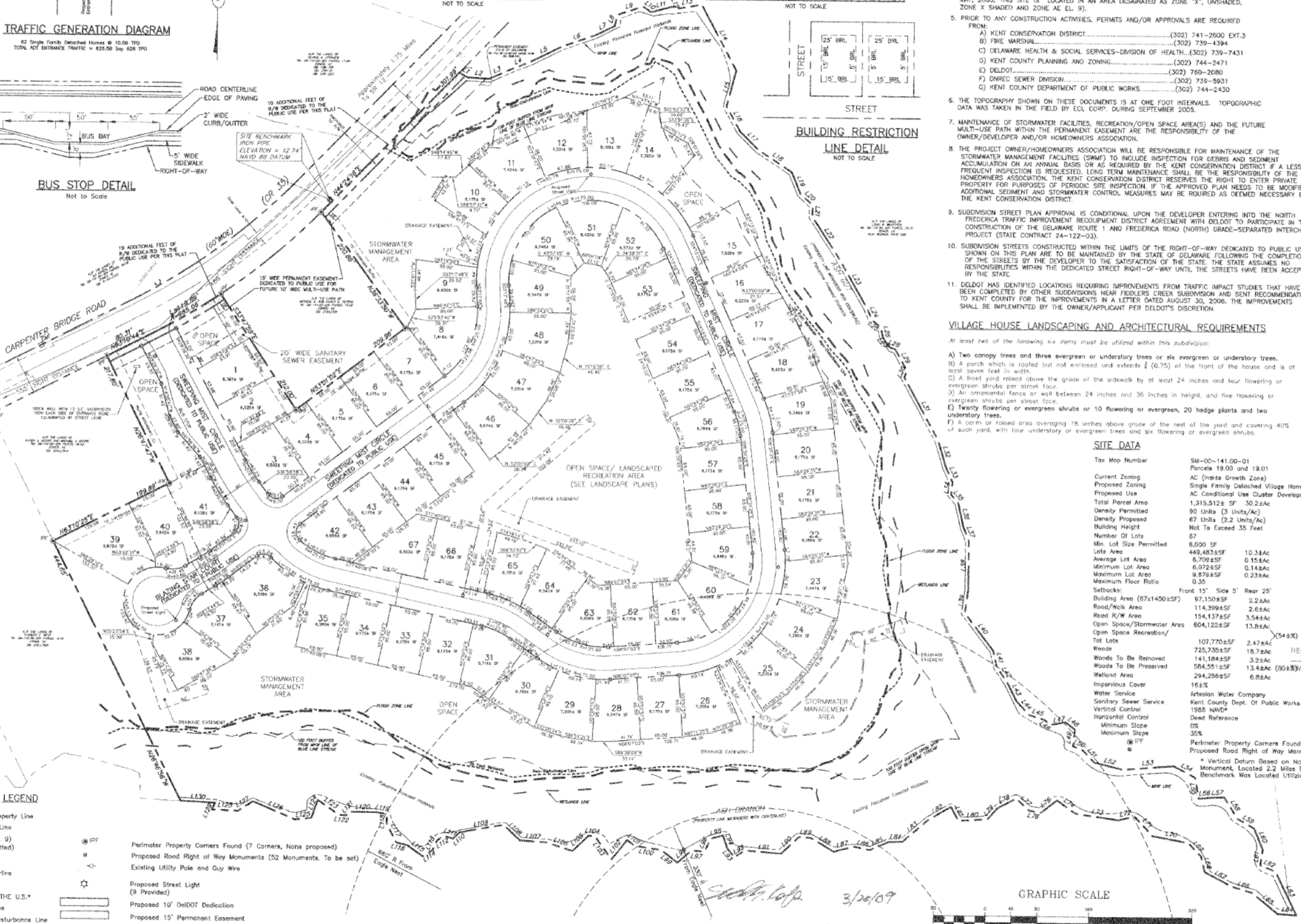
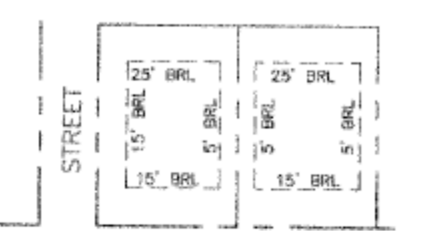
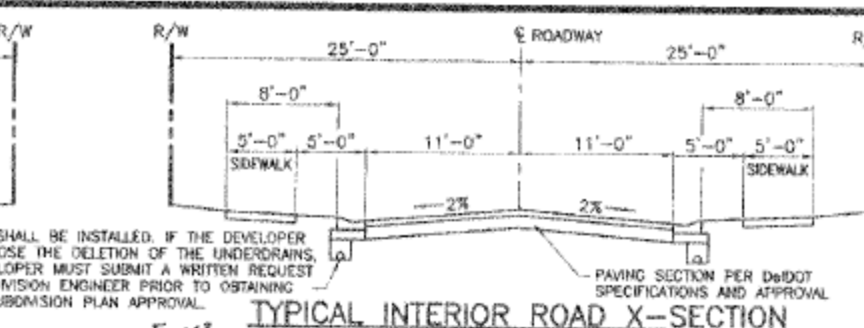
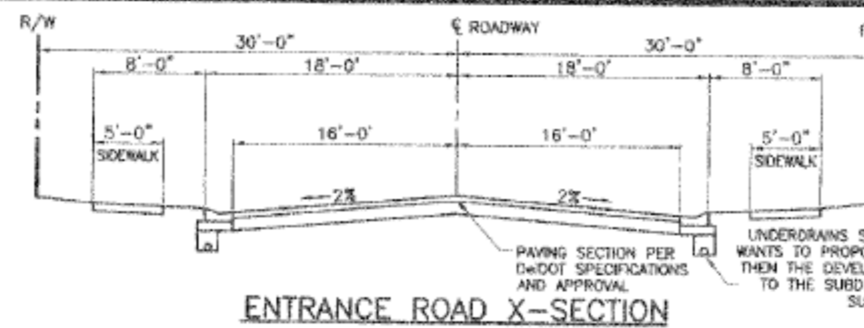
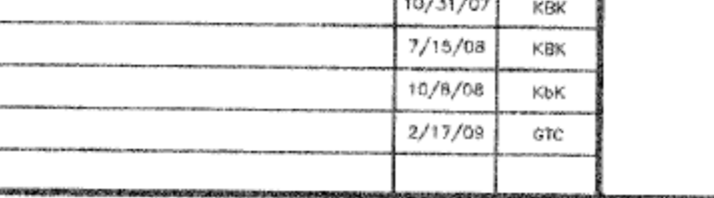
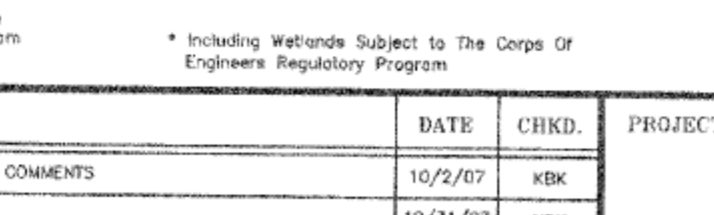
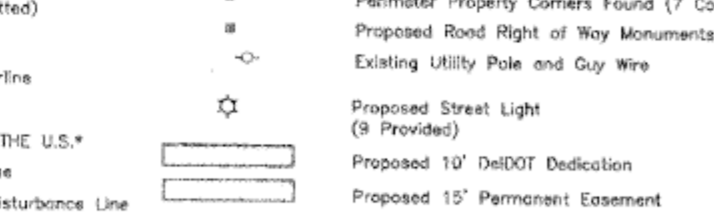
TRAFFIC GENERATION DIAGRAM

82 Single Family Detached Homes @ 10.09 TPD
 TOTAL ADT ENTRANCE TRAFFIC = 825.50 Sign 825 TPD



BUS STOP DETAIL

Not to Scale



LEGEND

- Perimeter Property Line
- Restriction Line
- Line (E.L. 9) submitted
- Edge
- Centerline
- Strip
- Center of the U.S.*
- Water Line
- Non-Disturbance Line
- Water Line
- Blue Stream

REVISION

NO.	DATE	CHKD.	PROJECT
1	10/2/07	KBK	
2	10/31/07	KBK	
3	7/15/08	KBK	
4	10/8/08	KBK	
5	2/17/09	GTC	

DICKINSON CREEK
SOUTH MURDERKILL HUNDRED
KENT COUNTY, DELAWARE
 TAX MAP SM-00-141.00-01 PARCEL 19.00 AND 19.01
 KENT COUNTY CS-06-21

TITLE
FINAL RECORD PLAN

GRAPHIC SCALE
 1 inch = 80 ft

- GENERAL PROJECT**
- OWNER/DEVELOPER
 CARPENTER BRIDGE PROPERTIES, LLC
 257 E. CAMDEN-WYOMING AVENUE
 CAMDEN, DE 19834
 PHONE: (302) 698-1091
 FAX: (302) 698-1092
 - CONV./SITE ENGINEER
 ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORPORATION (ECI)
 P.O. BOX 820 • 220 REHOBOTH AVE.
 REHOBOTH BEACH, DE 19971
 PHONE: (302) 226-2844
 FAX: (302) 226-2939
 C/O: Gary Cuppels, P.L.S., P.P.
 - THE PROJECT IS LOCATED ON CARPENTER BRIDGE ROAD (CO RD 35), APPROX. 1.75 MILES SOUTH OF INTERSECTION WITH SR 12 (JOHNNYCAKE LANDING ROAD) IN SOUTH MURDERKILL HUNDRED, KENT COUNTY, DELAWARE
 - BASED UPON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 10001C0283 F DATED MAY, 2003, THIS SITE IS LOCATED IN AN AREA DESIGNATED AS ZONE "X", UNSHADED, ZONE X SHADED AND ZONE AE EL. 9).
 - PRIOR TO ANY CONSTRUCTION ACTIVITIES, PERMITS AND/OR APPROVALS ARE REQUIRED FROM:
 - A) KENT CONSERVATION DISTRICT.....(302) 741-2600 EXT.3
 - B) FIRE MARSHAL.....(302) 739-4394
 - C) DELAWARE HEALTH & SOCIAL SERVICES-DIVISION OF HEALTH.....(302) 739-7431
 - D) KENT COUNTY PLANNING AND ZONING.....(302) 744-2471
 - E) DELDOT.....(302) 760-2080
 - F) DNREC SEWER DIVISION.....(302) 739-5931
 - G) KENT COUNTY DEPARTMENT OF PUBLIC WORKS.....(302) 744-2430
 - THE TOPOGRAPHY SHOWN ON THESE DOCUMENTS IS AT ONE FOOT INTERVALS. TOPOGRAPHIC DATA WAS TAKEN IN THE FIELD BY ECI CORP. DURING SEPTEMBER 2005.
 - MAINTENANCE OF STORMWATER FACILITIES, RECREATION/OPEN SPACE AREA(S) AND THE FUTURE MULTI-USE PATH WITHIN THE PERMANENT EASEMENT ARE THE RESPONSIBILITY OF THE OWNER/DEVELOPER AND/OR HOMEOWNERS ASSOCIATION.
 - THE PROJECT OWNER/HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES (SWMF) TO INCLUDE INSPECTION FOR DEBRIS AND SEDIMENT ACCUMULATION ON AN ANNUAL BASIS OR AS REQUIRED BY THE KENT CONSERVATION DISTRICT IF A LESS FREQUENT INSPECTION IS REQUESTED. LONG TERM MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR PURPOSES OF PERIODIC SITE INSPECTION. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DETERMINED NECESSARY BY THE KENT CONSERVATION DISTRICT.
 - SUBDIVISION STREET PLAN APPROVAL IS CONDITIONAL UPON THE DEVELOPER ENTERING INTO THE NORTH-FREDERICA TRAFFIC IMPROVEMENT RECUPMENT DISTRICT AGREEMENT WITH DELDOT TO PARTICIPATE IN THE CONSTRUCTION OF THE DELAWARE ROUTE 1 AND FREDERICA ROAD (NORTH) GRADE-SEPARATED INTERCHANGE PROJECT (STATE CONTRACT 24-122-03).
 - 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 THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
 - DEDOT HAS IDENTIFIED LOCATIONS REQUIRING IMPROVEMENTS FROM TRAFFIC IMPACT STUDIES THAT HAVE BEEN COMPLETED BY OTHER SUBDIVISIONS NEAR FIDDLERS CREEK SUBDIVISION AND SENT RECOMMENDATIONS TO KENT COUNTY FOR THE IMPROVEMENTS IN A LETTER DATED AUGUST 30, 2006. THE IMPROVEMENTS SHALL BE IMPLEMENTED BY THE OWNER/APPLICANT PER DELDOT'S DISCRETION.

- VILLAGE HOUSE LANDSCAPING AND ARCHITECTURAL REQUIREMENTS**
- At least two of the following six items must be utilized within this subdivision:
- Two canopy trees and three evergreen or understorey trees or six evergreen or understorey trees.
 - A porch which is roofed but not enclosed and extends 1/2 (0.75) of the front of the house and is at least seven feet in width.
 - A front yard raised above the grade of the sidewalk by at least 24 inches and four flowering or evergreen shrubs per street face.
 - An ornamental fence or wall between 24 inches and 36 inches in height and five flowering or evergreen shrubs per street face.
 - Twenty flowering or evergreen shrubs or 10 flowering or evergreen, 20 hedge plants and two understorey trees.
 - A berm or raised area averaging 18 inches above grade of the rest of the yard and covering 40% of such yard, with four understorey or evergreen trees and six flowering or evergreen shrubs.

SITE DATA

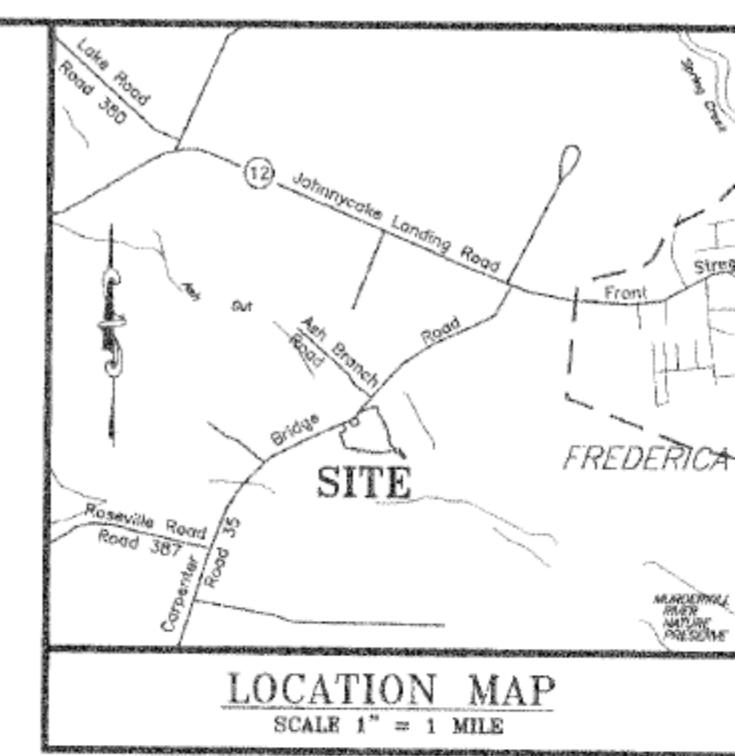
Tax Map Number	SM-00-141.00-01
Current Zoning	Parcel 19.00 and 19.01
Proposed Zoning	AC (Inside Growth Zone)
Proposed Use	Single Family Detached Village Homes
Total Parcel Area	AC Conditional Use Cluster Development
Density Permitted	1,315,512± SF 30.2±Ac
Density Proposed	90 Units (3 Units/Ac)
Building Height	67 Units (2.2 Units/Ac)
Number Of Lots	Not To Exceed 35 Feet
Min. Lot Size Permitted	67
Lot Area	6,000 SF
Average Lot Area	449,483±SF 10.3±Ac
Minimum Lot Area	6,708±SF 0.15±Ac
Maximum Lot Area	6,072±SF 0.14±Ac
Maximum Floor Ratio	9,878±SF 0.23±Ac
Setbacks:	0.35
Building Area (67x1450±SF)	Front 15' Side 5' Rear 25'
Road/Walk Area	97,150±SF 2.2±Ac
Road R/W Area	114,399±SF 2.6±Ac
Open Space/Stormwater Area	154,137±SF 3.5±Ac
Open Space Recreation/ Tot Lots	604,122±SF 13.8±Ac
Woods	107,770±SF 2.47±Ac
Woods To Be Removed	725,735±SF 16.7±Ac
Woods To Be Preserved	141,184±SF 3.2±Ac
Impervious Cover	594,551±SF 13.4±Ac
Water Service	294,286±SF 6.8±Ac
Sanitary Sewer Service	16±%
Vertical Control	Artesian Water Company
Horizontal Control	Kent County Dept. Of Public Works
Minimum Slope	1985 NAVD
Maximum Slope	Dead Reference
	0%
	35%

IMPERVIOUS AREA CALCULATION

Roads/Walks 114,399±SF 2.6±Ac
 Buildings (67x1,450 s.f./ea.) 97,150±SF 2.2±Ac
 211,549±SF 4.9±Ac

Impervious Cover = Impervious Area/Total Area
 = 4.9 Ac/30.2 Ac = 16%

American Consulting Engineers Council Member
 Supporting Excellence in Engineering



OWNER/ DEVELOPER CERTIFICATION

I HEREBY CERTIFY THAT I AM THE OWNER/ DEVELOPER OF THE PROPERTY SHOWN ON THIS PLAN. THAT THE PLAN WAS MADE AT MY DIRECTION, THAT I ACKNOWLEDGE THE SAME TO BE IN MY ACT, AND DESIRE THE PLAN TO BE DEVELOPED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

Paul Jones 3/13/09 (DATE)
 PAUL JONES
 CARPENTER BRIDGE PROPERTIES, LLC
 257 E. CAMDEN WYOMING AVE.
 CAMDEN WYOMING, DE 19934
 (302) 698-1091

SURVEYORS CERTIFICATION

I, GARY T. CUPPELS, HEREBY CERTIFY THAT I AM A REGISTERED SURVEYOR IN THE STATE OF DELAWARE, AND THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD SURVEYING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Gary T. Cuppels 3/5/09 (DATE)
 GARY T. CUPPELS, P.L.S., P.P.
 ENVIRONMENTAL CONSULTANTS INTERNATIONAL CORP.
 PO BOX 820 • 220 REHOBOTH AVENUE
 REHOBOTH BEACH, DE 19971
 (302) 226-2844

WETLAND STATEMENT

I, Edward M. Launoy, PWS, STATE THAT THE BOUNDARIES OF WATERS OF THE UNITED STATES INCLUDING WETLANDS SUBJECT TO THE CORPS OF ENGINEERS REGULATORY PROGRAM DELINEATED UPON THIS PLAN HAVE BEEN DETERMINED USING MY PROFESSIONAL JUDGMENT IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, REGULATIONS AND SUPPLEMENTAL GUIDANCE (33 CFR 328.3(a)(8)), Waters of the U.S. Definition/CECW-OR, 10-7-1991, Questions and Answers on the 1987 CCE Manual/CECW-OR, 9-28-1990, RGL 90-7/CECW-OR, 3-6-1992, Clarification and Interpretation of the 1987 Manual). THIS DELINEATION HAS NOT BEEN CONDUCTED FOR USDA PROGRAM OR AGRICULTURAL PURPOSES.

Edward M. Launoy 3/5/09 (DATE)
 EDWARD M. LAUNOY, PWS No. 875
 SOCIETY OF WETLANDS SCIENTISTS
 CORPS OF ENGINEERS, CERTIFIED WETLAND DELINEATOR
 WDCPS3M00510036B

RECEIVED FOR RECORD
 3/13/09
 PLOT BOOK 105 PAGE 2
 SIZE 36x48

ECI ENGINEERING CONSULTANTS INTERNATIONAL, LLC
 ENGINEERING, SURVEYING, PLANNING, AND MANAGEMENT CONSULTANTS
 220 REHOBOTH AVENUE • P.O. BOX 820
 REHOBOTH BEACH, DELAWARE 19971
 (302) 226-2844 • FAX (302) 226-2939

DESIGNED BY: ECI PREPARED BY: ECI JOB # 05-052
 DRAWN BY: KBK DATE: March 2006
 CHECKED BY: GTC SCALE: 1" = 80' SHEET F-1