NEW CASTLE COUNTY COUNCIL
LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District
Co-Chair: Janet Kilpatrick, Third District

October 21, 2025
3:00 PM

VIRTUAL ZOOM WEBINAR MEETING &**
LOUIS L. REDDING CITY/COUNTY BUILDING
1ST FLOOR COUNCIL CHAMBERS
800 N. FRENCH STREET, WILMINGTON, DE 19801

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-__: PLAN OF SILVER VIEW FARM; ST. GEORGES HUNDRED; SOUTH SIDE OF VANCE NECK ROAD 4,319 FEET WEST OF SILVER RUN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT DEPICTS THE SUBDIVISION OF THE SUBJECT PARCEL (INCLUDING 42 UNITS OF TDR CAPACITY) INTO 192 BUILDING LOTS UTILIZING THE OPEN SPACE PLANNED OPTION WITH ASSOCIATED OPEN SPACE, RIGHTS OF WAY, AND A DEDICATED PUMP STATION; S ZONING; APPLICATION NO. 2022-0500; COUNCIL DISTRICT 12
Prime Sponsor(s): Mr. Caneco

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

G. Public Comment

H. Adjournment

AGENDA POSTED: October 14, 2025

*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing zoom Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : https://zoom.us/j/377322142 You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at https://www.nccde.org/2351/Agendas-and-Minutes Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Mr. Caneco
Requested by: Department of Land Use
Date of introduction: October 28, 2025

RESOLUTION NO. 25-

PLAN OF SILVER VIEW FARM; ST. GEORGES HUNDRED; SOUTH SIDE OF VANCE NECK ROAD 4,319 FEET WEST OF SILVER RUN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT DEPICTS THE SUBDIVISION OF THE SUBJECT PARCEL (INCLUDING 42 UNITS OF TDR CAPACITY) INTO 192 BUILDING LOTS UTILIZING THE OPEN SPACE PLANNED OPTION WITH ASSOCIATED OPEN SPACE, RIGHTS OF WAY, AND A DEDICATED PUMP STATION; S ZONING; APPLICATION NO. 2022-0500; COUNCIL DISTRICT 12

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County that County Council hereby approves the following major land development plan, Plan of Silver View Farm (Application No. 2022-0500) as heretofore approved by the Land Use Department, and the President of County Council is hereby authorized to endorse her approval upon the following plan.

SILVER VIEW FARM
St. George's Hundred

Adopted by County Council of
New Castle County on:

_____
Monique Williams-Johns
President of County Council
of New Castle County

SYNOPSIS: Same as title.

FISCAL IMPACT: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

Marcus A. Henry
County Executive

David M. Culver
General Manager

New Castle County Department of Land Use

MEMORANDUM

TO: Council President
Members of County Council
Counsel to Council
Clerk of County Council

FROM: David Culver

RE: Application Number 2022-0500-S
Silver View Farm
Record Major Land Development Plan

DATE: September 17, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Plan of Silver View Farm; St. Georges Hundred; South side of Vance Neck Road 4,319 feet west of Silver Run Road; Major Land Development Plan that depicts the subdivision of the subject parcel (including 42 units of TDR capacity) into 192 building lots utilizing the Open Space Planned option with associated open space, rights of way, and a dedicated pump station.; S zoning; Council District 12.

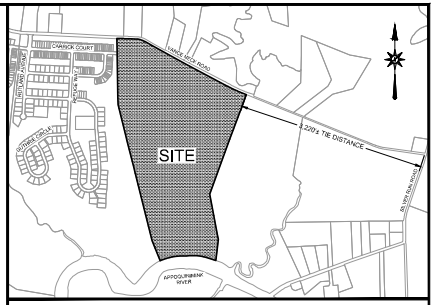
Synopsis: Same as title

Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

RECORD MAJOR LAND DEVELOPMENT PLAN
FOR

SILVER VIEW FARM

ST. GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE



LOCATION MAP NCC ZONING MAP NUMBER 95 SCALE: 1"= 1000'

Boundary Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	400.00	55.73	7°58'58"	S63° 14' 34"E	55.68
C2	380.00	117.25	17°40'14"	S70° 01' 35"E	116.79

Boundary Line Table		
Line #	Direction	Length
L1	S87° 14' 03"E	110.35
L2	N2° 30' 56"E	20.00
L3	S87° 14' 03"E	234.38
L4	S3° 27' 56"W	20.17
L5	S61° 11' 13"E	341.00
L6	S61° 11' 13"E	1070.49
L7	S60° 30' 53"E	195.80
L8	S65° 28' 17"E	140.28
L9	S69° 59' 15"E	155.60
L10	S67° 26' 55"E	29.42
L11	S20° 02' 18"W	1815.25
L12	S10° 52' 09"E	775.50

Boundary Line Table		
Line #	Direction	Length
L13	S8° 07' 50"W	377.40
L14	S88° 11' 10"W	12.00
L15	N67° 23' 56"W	32.46
L16	N60° 24' 46"W	65.54
L17	N52° 34' 34"W	36.86
L18	N83° 08' 42"W	107.32
L19	N88° 34' 35"W	261.45
L20	S88° 07' 08"W	310.57
L21	S70° 46' 45"W	155.75
L22	N21° 49' 19"W	361.00
L23	N14° 04' 19"W	2385.90
L24	N1° 04' 19"W	1130.47

PLAN DATA:

1. **TAX PARCEL NUMBER:** 13-019.00-005
   13-019.00-073 (TDR SENDING PARCEL)
2. **APPLICATION NUMBER:** 2022-0500
3. **SOURCE OF TITLE:** INS. NO. 20041207013182, 20140414001506 2 AND 20220721007356 4
4. **ZONING DISTRICT:**
   EXISTING: S - SUBURBAN
   PROPOSED: S - SUBURBAN (OPEN SPACE PLANNED)
5. **TOPOGRAPHY:**
   TOPOGRAPHY DERIVED FROM AERIAL LIDAR SURVEY, PERFORMED BY KARINS AND ASSOCIATES ON 11-28-2023, COMBINED WITH SUBSEQUENT GROUND RUN SURVEY COMPLETED 03-05-2024.
6. **SUBDIVISION DATA:**

GROSS AREA	122.84± ACS.
ADDITIONAL R/W (ALONG VANCE NECK ROAD)	2.17± ACS.
AREA IN EX. DP&L RIGHT-OF-WAY	1.95± ACS.
AREA IN WATERBODIES GREATER THAN 1 ACRE	2.72± ACS.
NET SITE AREA:	116.00± ACS.
AREA IN LOTS	25.16± ACS.
AREA IN PUBLIC R/W	5.68± ACS.
AREA IN PRIVATE OPEN SPACE	82.07± ACS.
NCC PUMP STATION	0.09± ACS.

PRIVATE OPEN SPACE BREAKDOWN (AREAS INCLUDED IN THE 82.07± LISTED ABOVE):

• COMMUNITY OPEN SPACE	12.38± ACS.
• USABLE OPEN SPACE	1.92± ACS. (1.92 ACS. REQUIRED)
• NATURAL RESOURCE OPEN SPACE	64.44± ACS.
• STORMWATER MANAGEMENT AREAS	3.35± ACS.

7. **EXISTING LOTS:** 1
   PROPOSED LOTS: 192 (150 PER SITE CAPACITY + 42 FROM TRANSFER OF DEVELOPMENT RIGHTS)
8. **HORIZONTAL DATUM:** DELAWARE STATE PLANE COORDINATES (NAD83)
   VERTICAL DATUM: NAVD88
   BENCH MARK: FOUND CONCRETE MONUMENT (V&L), LOCATED NORTHWEST PROPERTY CORNER ALONG VANCE NECK ROAD RIGHT OF WAY, AS SHOWN ON PLAN. ELEV.: 29.19
   EXISTING MONUMENTS: 9
   PROPOSED MONUMENTS: 64
9. **LENGTH OF PROPOSED STREETS:** (DEDICATED PUBLIC RIGHT-OF- WAY)
   60' WIDE R/W = 1,342 L.F.
   50' WIDE R/W = 5,423 L.F.
   40' WIDE R/W = 617 L.F.
10. **POSTAL ADDRESS:**
    994 VANCE NECK ROAD
    MIDDLETOWN, DELAWARE 19709
11. **WATER SUPPLY:** ARTESIAN WATER CO.
    WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCE AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
12. **SEWERAGE:** NEW CASTLE COUNTY
    SEWERAGE IS SUBJECT TO THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. 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.

    SANITARY SEWER FLOW DATA:
    AVERAGE DAILY FLOW: 90 DETACHED UNITS @ 300 GPD = 27,000 GPD
    102 ATTACHED UNITS @ 250 GPD = 25,500 GPD
    52,500 GPD
    PEAK FLOW: 4 X 52,500 GPD = 210,000 GPD/1,440 = 145.8 GPM

    a. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THE DEVELOPMENT, DEVELOPER IS TO PRESENT THE DEPARTMENT OF LAND USE WITH THE DEPARTMENT OF PUBLIC WORKS' ("PUBLIC WORKS") WRITTEN CONFIRMATION THAT THE MATERIALS AND EQUIPMENT FOR PONDS OF ODESSA PUMP STATION UPGRADE, AS LISTED IN THE LOIA, PART II, ITEM 4, SO THAT PUBLIC WORKS CAN ENSURE THAT SEWER CAPACITY WILL BE AVAILABLE FOR THE DEVELOPMENT. PUBLIC WORKS SHALL HAVE THE ABSOLUTE DISCRETION TO WITHHOLD BUILDING PERMITS TO THE POINT WHEN IT CAN REASONABLY DETERMINE THAT SEWER CAPACITY WILL BE AVAILABLE PRIOR TO THE APPLICATION FOR ANY CERTIFICATES OF OCCUPANCY FOR THE DEVELOPMENT.

    b. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF ANY INFRASTRUCTURE AND ALL COSTS RELATED TO THE 480V 3 PHASE POWER UPGRADE AT "PONDS OF ODESSA" SEWAGE PUMP STATION.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO DEPICT THE SUBDIVISION OF THE SUBJECT PARCEL (INCLUDING 42 UNITS OF TDR CAPACITY) INTO 192 BUILDING LOTS UTILIZING THE OPEN SPACE PLANNED OPTION; WITH ASSOCIATED OPEN SPACE, RIGHTS OF WAY AND A DEDICATED PUMP STATION.

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	NOTES
SHEET 3-8	PLAN
SHEET 9	LINE AND CURVE TABLES
SHEET 10	TDR SENDING PARCEL INFORMATION SHEET

UNIT TYPE KEY		
NUMBER OF UNITS	SYMBOL	UNIT TYPE
70 (36.5%)	(V)	VILLAGE LOT (UDC - VILLAGE)
20 (10.4%)	(LL)(LS)	LOTLINE LOT (UDC - LOTLINE)
26 (13.5%)	(SD)	TWIN LOT (UDC - TWIN)
76 (39.6%)	(TH)	TOWNHOUSE LOT (UDC - TOWNHOUSE)
192 (100%)		TOTAL

APPLICATION #2022-0500
TITLE SHEET
RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR

SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

CERTIFICATE OF PLAN ACCURACY

I, JOHN M. MASCARI, 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.

JOHN M. MASCARI — DATE
LICENSE #9186

CERTIFICATE OF OWNERSHIP

RIVERFIELDS ASSOCIATES L.P., HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

BY: RIVERFIELDS MANAGEMENT, LLC, ITS GENERAL PARTNER — DATE
BY: JOANNE V. DEAMER, MANAGING MEMBER

BY: RIVERFIELDS MANAGEMENT, LLC, ITS GENERAL PARTNER — DATE
BY: NANCY V. YOUNG, MANAGING MEMBER

CERTIFICATION OF PLAN APPROVAL

APPROVED _____ DATE — BY _____ GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

APPROVED _____ DATE — BY _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

revisions	checked	date
NCC COMMENTS 8/12/2025	JMM	8/12/2025
NCC COMMENTS 7/28/2025	JMM	7/30/2025
NCC COMMENTS DATED 4/29/2025	JMM	6/26/2025
NCC COMMENTS DATED 3/12/2025	JMM	4/30/2025
DELDOT COMMENTS DATED 2/10/2025	JMM	3/19/2025
NCC COMMENTS 12/27/24	JMM	2/14/2025
	JMM	1/17/2025

ATWELL
856.353.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
" KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC "

JOHN M. MASCARI LICENSE No. 9186 DELAWARE PROFESSIONAL ENGINEER

DEVELOPER:
SVF ASSOCIATES, LLC
19453 BLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
994 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 400' (0, 400', 800')
DESIGNED BY: D.S.	
DRAWN BY: F.D.S.	DATE: 11/27/2024 — SHEET: 1 OF 10
CHECKED BY: J.M.	DRAWING NO.: 2144.02 - A01

PLAN DATA AND NOTES

13. PROPERTY OWNER:
RIVERFIELDS ASSOCIATES L.P.
994 VANCE NECK ROAD
MIDDLETOWN, DE 19709

CONTACT:
RIVERFIELDS MANAGEMENT, LLC
123 GARWOOD DRIVE
BEAR, DE 19701

DEVELOPER/APPLICANT:
SVF ASSOCIATES, LLC
19653 ISLAND COURT
BOCA RATON, FL 33434

14. PARKING RATIONALE:
REQUIRED:
432 P.S. (2.25 P.S./D.U. x 192 D.U. = 432 P.S.)

PROVIDED:
576 P.S. (3 P.S./LOT x 192 LOTS : INCLUDES 2.0 P.S. IN DRIVEWAY AND 1.0 P.S. IN GARAGE)

15. FLOODPLAIN:
THIS SITE DOES LIE WITHIN A 100 YEAR FLOODPLAIN AS DEFINED IN THE FLOOD INSURANCE STUDY PREPARED FOR NEW CASTLE COUNTY BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), EFFECTIVE ON FEBRUARY 4, 2015 AND SHOWN ON THE FLOOD BOUNDARY AND FLOODWAY MAP AND FLOOD INSURANCE RATE MAP NOS. 10003C0326K AND 10003C0328K.

16. WATER RESOURCE PROTECTION AREA (WRPA):
THE PROPERTY SHOWN HEREON IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA AS SHOWN ON A MAP ENTITLED "WATER RESOURCE PROTECTION AREAS FOR NEW CASTLE COUNTY," MAP 2 OF 3 AND 3 OF 3, DATED 1993, LAST REVISED MARCH 2022.

17. WETLANDS:
A WETLANDS STUDY PREPARED BY WATERSHED ECO DATED JULY 2022 INDICATES THAT THERE ARE WETLANDS ON THIS SITE. THE SITE WAS INVESTIGATED FOR WETLANDS IN ACCORDANCE WITH THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1) WHICH INCLUDES INVESTIGATING SOILS, VEGETATION AND HYDROLOGY.

18. CRITICAL NATURAL AREAS:
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND CRITICAL NATURAL AREAS (CNA) EXISTS ON SITE AS SHOWN ON PLAN.

19. TRAFFIC STUDY:
A TRAFFIC IMPACT STUDY (TIS), DATED JULY, 2023 WAS COMPLETED FOR THIS PLAN BY JOHNSON, MIRMIRAN, AND THOMPSON. DELDOT REVIEWED THE TIS, PROVIDING COMMENTS AND RECOMMENDATIONS IN A LETTER DATED OCTOBER 18, 2023.

A. THE DEVELOPER SHALL IMPROVE VANCE NECK ROAD WITHIN THE LIMITS OF THEIR FRONTAGE TO MEET DELDOT'S STANDARDS FOR THEIR FUNCTIONAL CLASSIFICATION AS FOUND IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL AND ELSEWHERE THEREIN. THE IMPROVEMENTS SHALL INCLUDE BOTH DIRECTIONS OF TRAVEL, REGARDLESS OF WHETHER THE DEVELOPER'S LANDS ARE ON ONE OR BOTH SIDES OF THE ROAD.

B. THE DEVELOPER SHALL CONSTRUCT AN UNSIGNALIZED FULL ACCESS FOR THE PROPOSED SILVER VIEW FARM DEVELOPMENT ALONG VANCE NECK ROAD, APPROXIMATELY 2,700 FEET EAST OF THE SOUTHEAST POINT OF TANGENCY AT THE INTERSECTION WITH RUTLAND AVENUE. THE DESIGN OF THIS ACCESS SHALL INCLUDE PHYSICAL TRAFFIC CALMING MEASURES TO ADDRESS SPEEDING CONCERNS ALONG VANCE NECK ROAD.

C. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHALL BE INCLUDED:

1. A MINIMUM OF FIFTEEN-FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT-OF-WAY SHALL BE DEDICATED TO DELDOT ALONG VANCE NECK ROAD SITE FRONTAGE. WITHIN THE EASEMENT, THE DEVELOPER SHALL CONTINUE THE EXISTING TEN-FOOT WIDE SHARED-USE PATH (SUP) FROM THE WESTERN LIMITS OF THE SITE WITH AN ANGLED TERMINATION INTO THE SHOULDER TO THE EASTERN PROPERTY LIMITS.
2. PEDESTRIAN ACCESS SHALL BE PROVIDED INTO THE SITE FROM THE FRONTAGE SUP.
3. ADA COMPLIANT CURB RAMPS AND MARKED CROSSWALKS SHALL BE PROVIDED ALONG THE SITE ENTRANCE APPROACH TO VANCE NECK ROAD.
4. MINIMUM FIVE-FOOT WIDE BICYCLE LANES SHALL BE INCORPORATED IN THE RIGHT TURN LANE ALONG VANCE NECK ROAD APPROACH TO THE SITE ENTRANCE.
5. UTILITY COVERS SHALL BE MOVED OUTSIDE OF ANY DESIGNATED BICYCLE LANES AND ANY PROPOSED SIDEWALKS/SUP OR SHALL BE FLUSH WITH THE PAVEMENT

20. DEBRIS DISPOSAL:
NO DEBRIS SHALL BE BURIED ON THE SITE.

21. 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.

22. LANDSCAPE PLAN:
A LANDSCAPE PLAN, PREPARED BY DESIGNS, ETC. DATED 11/26/2024 REVISED THROUGH 5/19/2025 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

23. 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.

24. MAINTENANCE OF COMMON FACILITIES:
FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING (APPLICABLE COMMON FACILITIES SUCH AS PRIVATE OPEN SPACE,) SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED 7/28/2025, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20250729-0052746.

25. EASEMENTS:

A. 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.

B. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF THE DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE 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 LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

26. EXISTING FIRE HYDRANTS: 0
PROPOSED FIRE HYDRANTS: 9

27. COASTAL ZONE:
THIS SITE LIES WITHIN DELAWARE'S COASTAL ZONE.

28. 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.

29. COMMUNITY POSTAL BOXES:
POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.

30. 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 8/19/2025, AT INSTRUMENT NO. 20250819-0059262.'

31. 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.

32. 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 AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

33. 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 $128,000.00, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS, 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.

34. DEED RESTRICTIONS:

A. THERE ARE NO KNOWN DEED RESTRICTIONS TO WHICH NEW CASTLE COUNTY IS A PARTY ASSOCIATED WITH THE SUBJECT PROPERTY.

B. THE INDIVIDUAL LOT DEEDS SHALL RESTRICT CONVERSION OF THE GARAGE TO LIVING SPACE, UNLESS THE REQUIRED NUMBER OF PARKING SPACES IS PROVIDED ON THE LOT (PER SECTION 40.22.611.F).

35. ADDRESSES:
ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.

36. 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.

37. LIMIT OF DISTURBANCE:
THE LIMIT OF DISTURBANCE (LOD) AS SHOWN IS TO DELINEATE THE LIMIT OF THE INITIAL CONSTRUCTION, SO AS TO PRESERVE THE MAXIMUM AREA OF NATURAL RESOURCES. UPON ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT THE FINAL LOD WILL FOLLOW THE PROPERTY LINE.

38. VOLUNTARY SCHOOL ASSESSMENT:
THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 2661(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT AND IN AN AMOUNT DETERMINED PURSUANT TO TITLE 14 SECTION 103(C)OF THE DELAWARE CODE. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON 7/28/2025 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 7/28/2025, INSTRUMENT NO. 20250728-0052488.

39. FIRE MARSHAL NOTE:
ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS. IF APPLICABLE: TOWNHOUSE AND DUPLEX UNITS SHARING A COMMON WALL(PARTY WALL) WHICH ARE GROUPED BY THIS PLAN SHALL BE SEPARATED BY A FIRE BARRIER WALL THAT MEETS THE PROVISIONS OF NFPA221. FIRE WALLS AND FIRE BARRIER WALLS SHALL HAVE A TWO (2) HOUR FIRE RESISTANCE RATING.

40. MAINTENANCE ESCROW:
PURSUANT TO SECTION 40.27.220 OF THE 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, TO INCLUDE AN AMOUNT EQUAL TO TEN (10) PERCENT OF THE COST OF ACQUIRING AND INSTALLING THE LANDSCAPING. THE AMOUNT SHALL BE $1,459.00 PER LOT/UNIT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS. ($1,459.00 X 192 LOTS/UNITS = $280,128.00)

41. 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.

42. TRANSFER OF DEVELOPMENT RIGHTS:
IN ACCORDANCE WITH SECTION 40.07.210.D, THE OWNER OF TAX PARCEL13-019.00-073 (THE "TRANSFERRING PROPERTY"), RIVERFIELDS ASSOCIATES L.P., HAS ENTERED INTO AN AGREEMENT TO TRANSFER 42 BUILDABLE LOTS TO SILVER VIEW FARM AND PLACE A CONSERVATION EASEMENT ON THE TRANSFERRING PROPERTY GOVERNING IT'S FUTURE USE, ALL IN ACCORDANCE WITH THE "DECLARATION OF CONSERVATION EASEMENT" DATED 9/11/2025, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20250915-0066013. THE TRANSACTION AGREEMENT, "ASSIGNMENT OF PROPERTY DEVELOPMENT RIGHTS", IS DATED 9/15/2025, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20250915-0066247.

43. STREET CONNECTION:

A. THE DEVELOPER AND/OR ITS ASSIGNS SHALL, DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD, INSTALL A STREET SIGN TO PROVIDE NOTICE TO POTENTIAL PURCHASERS OF PROPERTY ALONG A PROPOSED OR PLANNED INTERCONNECTING STREET THAT SAID INTERCONNECTION IS PLANNED OR PROPOSED. SUCH SIGNS SHALL BE OF METAL DELDOT REGULATION STREET SIGN AND SHALL BE PLACED AT THE END OF THE STUB STREET IN THE RIGHT-OF-WAY. THE SIGN SHALL INDICATE "STREET CONNECTION TO FUTURE DEVELOPMENT." THE SIGN SHALL ALSO REFERENCE "NEW CASTLE COUNTY DEPARTMENT OF LAND USE" AND THE RESPECTIVE "INSTRUMENT NUMBER" OF THE RECORDED PLAN DEPICTING THE INTERCONNECTION. FOR PROJECTS WHERE THE INTERCONNECTING STREET IS NOT CONSTRUCTED UNTIL FUTURE PHASES, THE DEVELOPER SHALL MOVE THE SIGN AS NECESSARY (TO BE DETERMINED BY THE DEPARTMENT OF LAND USE) TO THE END OF THE STUB STREET AS CONSTRUCTION OCCURS. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS MADE. PHOTOGRAPHIC PROOF OF INSTALLATION AND A SIGNED AFFIDAVIT MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.

B. THE DEVELOPER AND/OR ITS ASSIGNS SHALL OBTAIN WRITTEN ACKNOWLEDGMENT AS A PART OF ANY AGREEMENT OF SALE FROM A PERSPECTIVE HOME BUYER AS TO AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTION.

C. THE DEVELOPER AND/OR ITS ASSIGNS SHALL APPEND A NOTIFICATION TO EVERY NEW DEED IN EVERY NEW SUBDIVISION STATING THE NAME 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.

D. THE DEVELOPER AND /OR ITS ASSIGNS SHALL NOTE ON THE RECORD PLAN THE PLANNED OR POTENTIAL STREET INTERCONNECTIONS AND THE AFOREMENTIONED REQUIREMENTS TO POST SIGNAGE, TO OBTAIN WRITTEN ACKNOWLEDGEMENT OF NOTICE OF THE PROPOSED CONNECTOR STREET, AND THE REQUIREMENT THAT THE DEVELOPER AND /OR ITS ASSIGNS FURNISH A COPY OF THE RECORD PLAN DEPICTING THE STREET INTERCONNECTION(S) TO EVERY HOME BUYER IN THE SUBDIVISION.

E. FAILURE TO IMPLEMENT ANY ACTION REQUIRED BY A RECORD PLAN NOTE SHALL BE DEEMED TO BE A VIOLATION OF THE RECORD PLAN, AND SHALL BE SUBJECT TO ALL PENALTIES AND REMEDIES CONTAINED IN DIVISION 40.31.900.

44. VARIANCES GRANTED:

THE NEW CASTLE COUNTY BOARD OF ADJUSTMENT GRANTED CONDITIONAL APPROVAL FOR APPLICATION NO. 2024-0523-A ON NOVEMBER 21, 2024 (DECISION FILED JANUARY 15, 2025) FOR THE FOLLOWING VARIANCES, SUBJECT TO THE CONDITION THAT THE APPLICATION SHALL PROVIDE LANDSCAPING IN GENERAL ACCORDANCE WITH THE RENDERINGS SUBMITTED INTO EVIDENCE:

A. TO PROVIDE 0.0 BUFFERYARD OPACITY ALONG THE VANCE NECK ROAD RIGHT-OF-WAY IN THE AREA OF THE DELMARVA POWER EASEMENT AREA (0.3 BUFFERYARD OPACITY REQUIRED), SEE UDC TABLE 40.04.111.A.

B. TO PROVIDE 0.0 BUFFERYARD OPACITY ALONG THE EASTERLY PROPERTY LINE (0.3 BUFFERYARD OPACITY REQUIRED), SEE UDC TABLE 40.04.111.B.

C. TO PROVIDE 0.0 BUFFERYARD OPACITY ALONG THE SOUTHERLY PROPERTY LINE (0.3 BUFFERYARD OPACITY REQUIRED), SEE UDC TABLE 40.04.111.B.

D. TO PROVIDE 0.0 BUFFERYARD OPACITY ALONG THE WESTERLY PROPERTY LINE (0.3 BUFFERYARD OPACITY REQUIRED), SEE UDC TABLE 40.04.111.B.

E. TO PROVIDE 0 STREET TREES ALONG THE VANCE NECK ROAD RIGHT-OF-WAY WITHIN THE AREA OF THE DELMARVA EASEMENT AREA (3 STREET TREES REQUIRED), SEE UDC TABLE 40.04.111.C.

F. TO PROVIDE 0 STREET TREES ALONG THE ROAD B (PRIAM DRIVE) RIGHT-OF-WAY IN THE AREA OF THE DELMARVA POWER EASEMENT AREA (3 STREET TREES REQUIRED), SEE UDC TABLE 40.04.111.C.

G. TO PROVIDE A 0 FOOT SCENIC CORRIDOR BUFFER WIDTH ALONG THE VANCE NECK ROAD RIGHT-OF-WAY IN THE AREA OF THE DELMARVA POWER EASEMENT AREA (100-FOOT MINIMUM SCENIC CORRIDOR BUFFER WIDTH REQUIRED), SEE UDC TABLE 40.04.240.

H. TO PROVIDE 0 PLANT UNITS WITHIN THE SCENIC CORRIDOR IN THE AREA OF THE DELMARVA POWER EASEMENT AREA (6-PLANT UNIT PER 100 LINEAR FEET OF STREET FRONTAGE REQUIRED FOR 100-FOOT SCENIC CORRIDOR BUFFER WIDTH), SEE UDC SECTION 40.04.240.

I. TO PROVIDE A 0.12 AFFORESTATION RATIO (MINIMUM 0.25 AFFORESTATION RATIO REQUIRED FOR AN OPEN SPACE PLANNED DEVELOPMENT OPTION IN THE S ZONING DISTRICT), SEE UDC SECTION 40.04.241.

45. GEOTECHNICAL EVALUATION:
A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND NO LOTS REQUIRED FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL STRUCTURES PROPOSED WITH THE LOWEST FLOOR WITHIN 3-FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (UDC 12.03.003), NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2-FEET OF THE ESTIMATED SHWT.

46. STORM SEWER VIDEO INSPECTION:
PER SECTION 40.27.340E, ALL STORM SEWERS WITHIN PRIVATE OPEN SPACE REQUIRE VIDEO INSPECTION. A THIRD-PARTY PROFESSIONAL MUST CERTIFY THAT THE PRIVATE STORM SEWER AND STREETS ARE CONSTRUCTED IN COMPLIANCE WITH DELDOT STANDARDS. THE DEPARTMENT MUST FIND THE REPORT, AS-BUILT PLAN AND PIPE VIDEO ACCEPTABLE PRIOR TO THE INSPECTION OF THE OPEN SPACE.

DELDOT NOTES (MARCH 21, 2019)

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).

2. 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.

3. 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.

4. 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".

5. 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 DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.

6. 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.

7. A. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.

B. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.

8. 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.

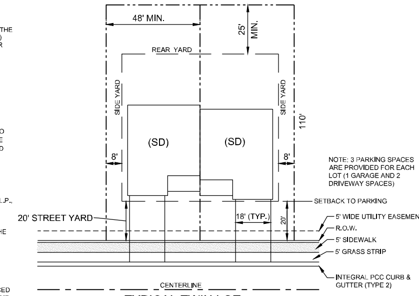
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.

10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

11. ONLY APPLICABLE TO NEW CASTLE COUNTY:

A. 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 PERIMETER 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 NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.

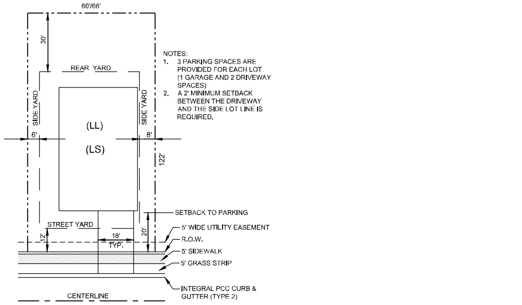
B. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.



TYPICAL TWIN LOT

SCALE: 1"=30'

MIN. LOT AREA:	4,500 S.F.
MIN. LOT WIDTH:	48'
MIN SIDE YARD:	1@8'
MIN. STREET YARD:	20'
MIN. REAR YARD:	25'
MAX. BUILDING HEIGHT:	36'
SETBACK TO PARKING/OTHER YARD:	20'/0'
MIN. BUILDING SPACING:	12'
TOTAL LOTS:	26 (14%)



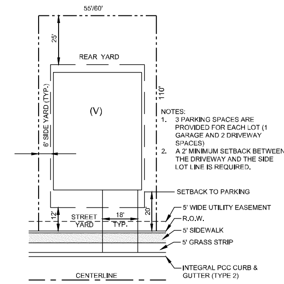
TYPICAL LOT LINE LOT

(IN VILLAGE MODE PER UDC SECTION 40.26.240(A)(1)

SCALE: 1"=30'

	(LL)	(Ls)
MIN. LOT AREA:	8,000 S.F.	7,300 S.F.
MIN. LOT WIDTH:	65'	60'
MIN. SIDE YARD:	6' MIN. (14' AGGREGATE)	6' MIN. (14' AGGREGATE)
MIN. STREET YARD:	12' (20' SETBACK FROM GARAGE TO SIDEWALK)	12' (20' SETBACK FROM GARAGE TO SIDEWALK)
MIN. REAR YARD:	30'	30'
SETBACK TO PARKING:	20'	20'
MAX. HEIGHT:	36'	36'
TOTAL LOTS:	16 (8%)	4 (2%)

NOTE: NO SIDE ENTRY GARAGES ARE PROPOSED



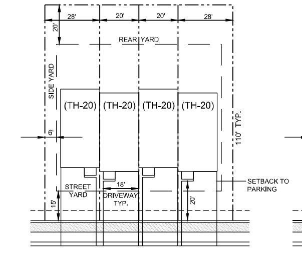
TYPICAL VILLAGE LOT*

SCALE: 1"=30'

MIN. LOT AREA:	4,800 S.F.
MIN. LOT WIDTH:	48'
MIN. SIDE YARD:	6'
MIN. STREET YARD:	12'
MIN. REAR YARD:	25'
MAX. HEIGHT:	36'
SETBACK TO PARKING/OTHER YARD	20'/2'
TOTAL LOTS:	70 (36%)

NOTE: NO SIDE ENTRY GARAGES ARE PROPOSED

*SECTION 40.03.334.C. IN RESIDENTIAL ZONING DISTRICTS, THE DISTRICT AND BULK STANDARDS IN TABLE 40.04.110 AND TABLE 40.04.111 FOR THE RESPECTIVE PERMITTED SINGLE-FAMILY DWELLINGS IN EACH RESIDENTIAL ZONING DISTRICT SHALL BE APPLIED TO ALL WATER DISTRIBUTION STATIONS AND PUMP HOUSES THAT ARE DESIGNED TO RESEMBLE SINGLE-FAMILY DWELLINGS AND ACCESSORY GARAGES IN EXTERNAL APPEARANCES.

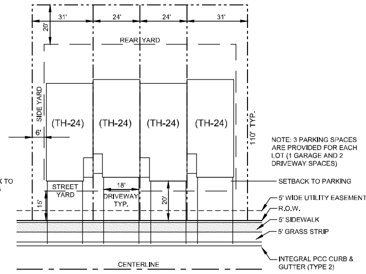


TYPICAL 20' WIDE TOWNHOUSE

(PER SECTION 40.04.121)

SCALE: 1"=30'

MIN. LOT AREA:	2,000 S.F.
MIN. LOT WIDTH:	20'
MIN. SIDE YARD:	0, 6' END UNIT
MIN. BUILDING SPACING:	10'
MIN. STREET YARD:	15'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
SETBACK TO PARKING/OTHER YARD:	20'/0'
TOTAL LOTS (20' WIDE):	42 (22%)
MAX. UNITS IN A ROW:	8



TYPICAL 24' WIDE TOWNHOUSE

(PER SECTION 40.04.121)

SCALE: 1"=30'

MIN. LOT AREA:	2,400 S.F.
MIN. LOT WIDTH:	24'
MIN. SIDE YARD:	0, 6' END UNIT
MIN. BUILDING SPACING:	10'
MIN. STREET YARD:	15'
MIN. REAR YARD:	20'
MAX. HEIGHT:	40'
SETBACK TO PARKING/OTHER YARD:	20'/0'
TOTAL LOTS (24' WIDE):	34 (18%)
MAX. UNITS IN A ROW:	8

NATURAL RESOURCE PROTECTION TABLE

NATURAL RESOURCE	TOTAL AREA	REQUIRED PROTECTION	DISTURBED AREA	PROVIDED PROTECTION
FLOODPLAIN	56.83 ACRES	100%	0± ACRES	100%
WETLANDS	41.92± ACRES	100%	0± ACRES	100%
OTHER CNA	42.08± ACRES	100%	0± ACRES	100%
RIPARIAN BUFFER	58.94± ACRES	100%	0± ACRES	100%
DRAINAGE WAY	1.98± ACRES	40%	0.77± ACRES	61%

EASEMENT TABLE

DESCRIPTION OF EASEMENT	IN FAVOR OF	MAINTENANCE RESPONSIBILITY
40' WIDE, 20' WIDE AND VARIABLE WIDTH SANITARY SEWER EASEMENT	NEW CASTLE COUNTY	SEWER LINE - NEW CASTLE COUNTY GROUNDS SURFACE - MAINTENANCE ORGANIZATION
TYPE A 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES AND/OR SWALES THAT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS THROUGH PRIVATE OPEN SPACE)	DELDOT	STORM PIPE - DELDOT GROUND SURFACE - MAINTENANCE ORGANIZATION
TYPE B 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES LOCATED IN PRIVATE OPEN SPACE OR PRIVATE PROPERTY THAT DO NOT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS)	NEW CASTLE COUNTY	MAINTENANCE ORGANIZATION
TYPE C IRREGULAR SHAPE SWM MAINTENANCE EASEMENT	NEW CASTLE COUNTY	MAINTENANCE ORGANIZATION
5', 10' & 15' WIDE UTILITY EASEMENT	DELDOT AND UTILITY COMPANIES	PIPES AND UTILITIES - DELDOT AND/OR UTILITY COMPANY AS APPLICABLE GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE
DRAINAGE EASEMENT FOR WATERCOURSE	NEW CASTLE COUNTY	MAINTENANCE ORGANIZATION

APPLICATION #2022-0500
NOTES
RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR

SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

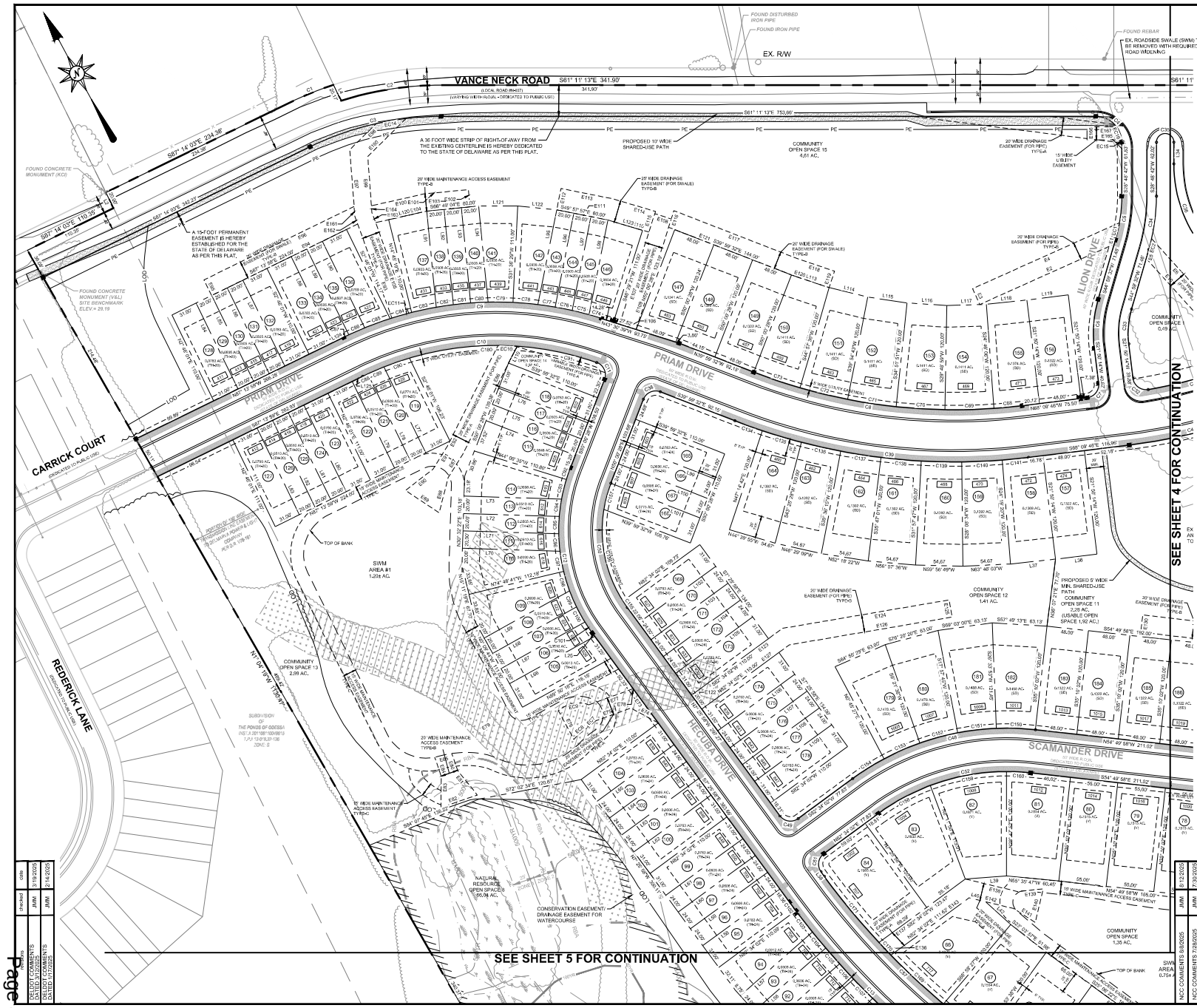
date	checked	revisions
9/15/2025	JMM	NCC COMMENTS 9/9/2025
8/12/2025	JMM	NCC COMMENTS 8/8/2025
7/30/2025	JMM	NCC COMMENTS 7/28/2025
6/26/2025	JMM	NCC COMMENTS DATED 6/16/2025
4/30/2025	JMM	NCC COMMENTS DATED 4/29/2025
3/19/2025	JMM	DELDOT COMMENTS DATED 3/12/2025
2/14/2025	JMM	DELDOT COMMENTS DATED 1/17/2025
1/17/2025	JMM	NCC COMMENTS 12/27/24

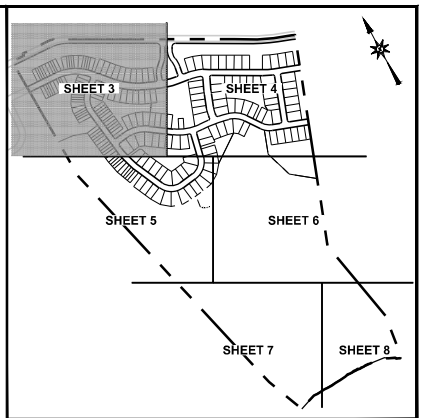
ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

DEVELOPER:
SVF ASSOCIATES, LLC
19653 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
994 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY: KARINS AND ASSOCIATES	SCALE: AS-SHOWN
DESIGNED BY: D.S.	
DRAWN BY: F.D.S.	DATE: 11/27/2024 SHEET: 2 OF 10
CHECKED BY: J.M.	DRAWING NO.: 2144.02 A02





KEY MAP SCALE: 1" = 500'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
159	LOT NUMBER	
	P.C.C. CURB	
	MONUMENT	
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	RIPARIAN BUFFER AREA	RBA
	100 YR FLOODPLAIN	100 YR
	500 YR FLOODPLAIN	500 YR
	CRITICAL NATURAL AREA	CNA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	DRAINAGE WAY	UNDISTURBED / DISTURBED / SWM DIS. / UNDIST.
	WATERBODY/WATERWAY	
LOD	CONSERVATION EASEMENT	

MONUMENT NOTE

MONUMENTS PROPOSED BY THIS PLAN ARE TO BE STEEL REINFORCED CONCRETE OR 30" #5 REBAR WITH 2" CAP AS APPROVED ON DELDOT STANDARD DETAIL M-2 (2025), PROPOSED MONUMENTS THAT FALL IN HOT-MIX OR CONCRETE, MAY BE INSTALLED AS MAG SPIKES OR DRILL HOLES.

RECORD MAJOR LAND DEVELOPMENT PLAN FOR *SILVER VIEW FARM*

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

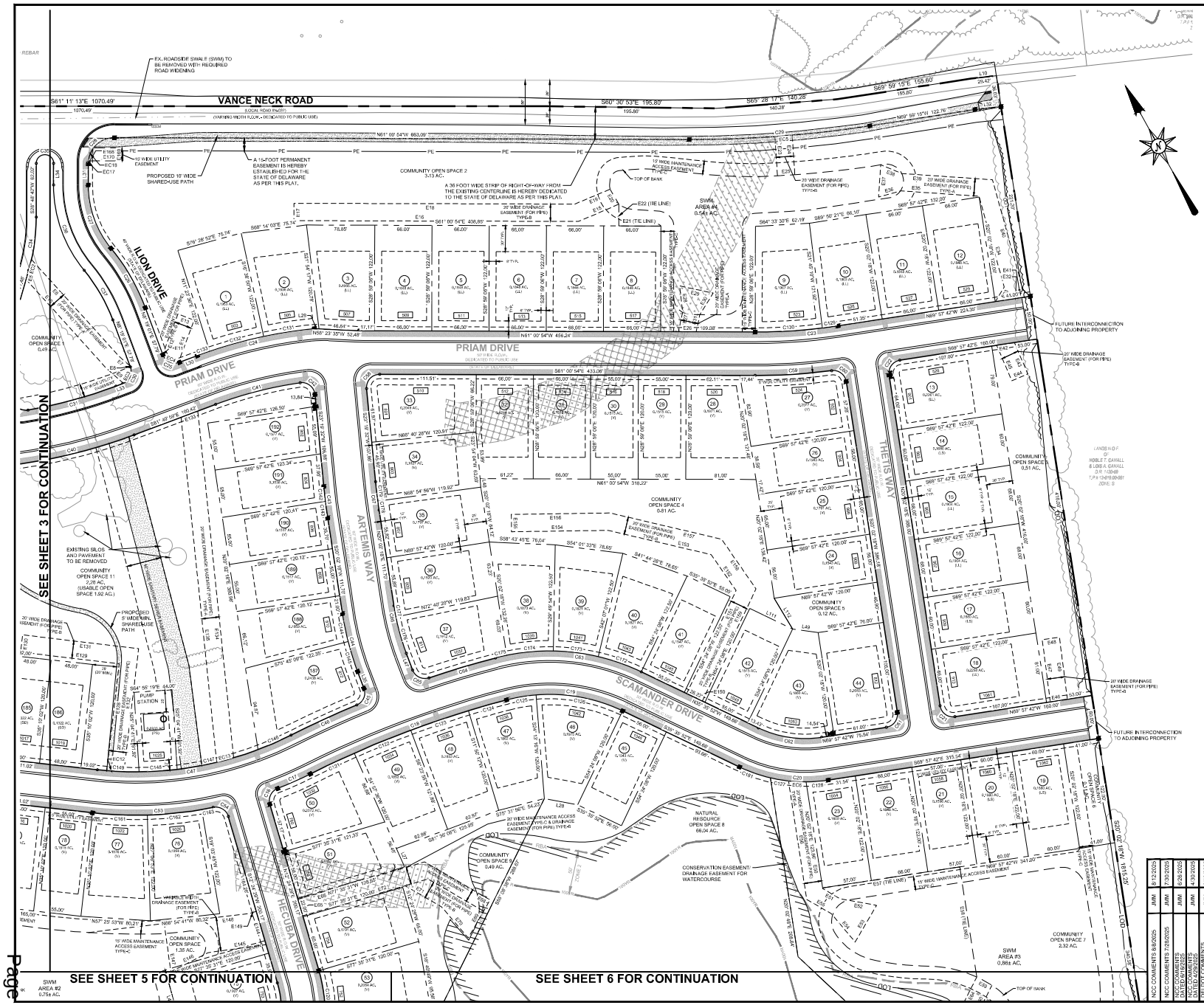
Revisions	Date	Checked	Drawn
DELDOT COMMENTS DATED 9/12/2025	2/14/2025	JWM	JWM
NCC COMMENTS DATED 11/17/2025	3/19/2025	JWM	JWM
NCC COMMENTS 8/8/2025	8/12/2025	JWM	JWM
NCC COMMENTS 7/28/2025	7/30/2025	JWM	JWM
NCC COMMENTS DATED 6/16/2025	6/26/2025	JWM	JWM
NCC COMMENTS 12/27/24	4/30/2025	JWM	JWM
	11/17/2025	JWM	JWM

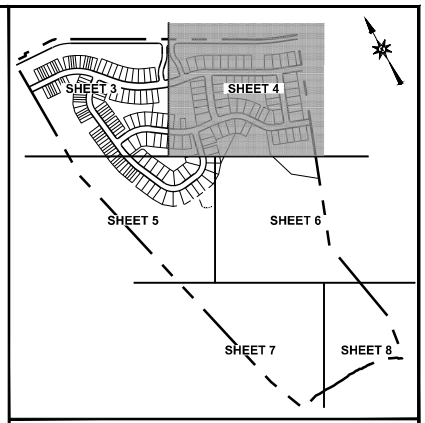
ATWELL
866.ESO.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

DEVELOPER:
SVP ASSOCIATES, LLC
19853 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
924 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 50' (0, 50', 100')
DESIGNED BY: D.S.	
DRAWN BY: F.D.S.	DATE: 11/27/2024 SHEET: 3 OF 10
CHECKED BY: J.M.	DRAWING NO.: 2144.02 A03





KEY MAP SCALE: 1" = 500'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
156	LOT NUMBER	
	P.C.C. CURB	
	MONUMENT	
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	RIPARIAN BUFFER AREA	RBA
	100 YR FLOODPLAIN	100 YR
	500 YR FLOODPLAIN	500 YR
	CRITICAL NATURAL AREA	CNA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	DRAINAGE WAY	UNDISTURBED / DISTURBED / SWM DIS/Used
	WATERBODY/WATERWAY	
LCE	CONSERVATION EASEMENT	

RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

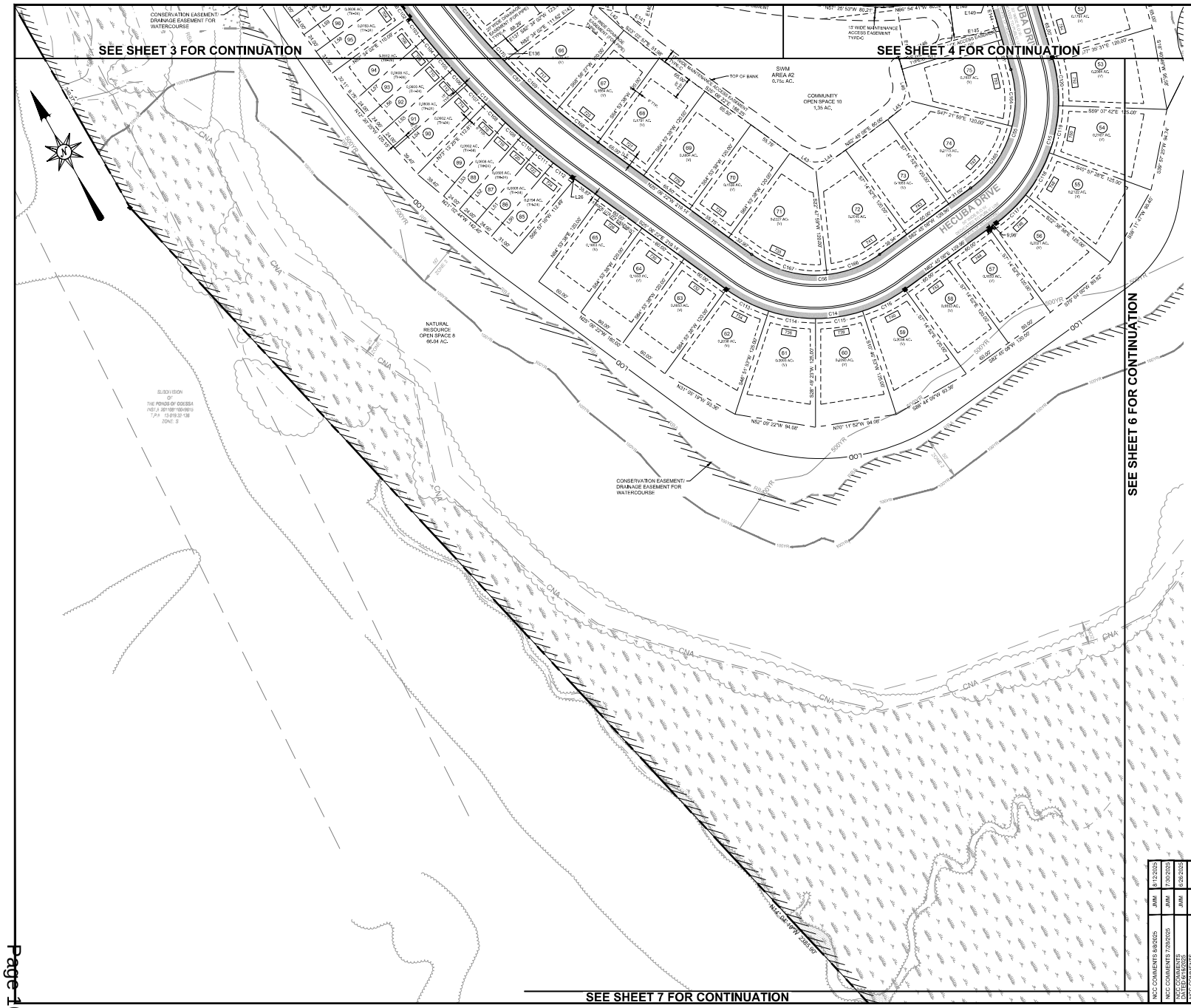
Revisions	Date	Drawn	Checked
NCC COMMENTS 8/8/2025	8/12/2025	JMM	JMM
NCC COMMENTS 7/28/2025	7/30/2025	JMM	JMM
NCC COMMENTS DATED 3/12/2025	6/26/2025	JMM	JMM
NCC COMMENTS DATED 4/29/2025	4/30/2025	JMM	JMM
DELDOT COMMENTS DATED 3/12/2025	3/19/2025	JMM	JMM
DELDOT COMMENTS DATED 1/17/2025	2/14/2025	JMM	JMM
NCC COMMENTS 12/27/24	1/17/2025	JMM	JMM

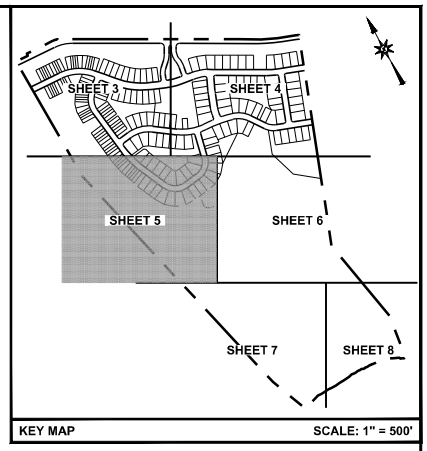
ATWELL
856.235.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

DEVELOPER:
SVF ASSOCIATES, LLC
19850 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
924 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 50' (0, 50', 100')		
DESIGNED BY: D.S.			
DRAWN BY: F.D.S.	DATE: 11/27/2024	SHEET: 4 OF 10	
CHECKED BY: J.M.	DRAWING NO.: 2144.02 A04		





LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
150	LOT NUMBER	
	P.C.C. CURB	
	MONUMENT	
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	RIPARIAN BUFFER AREA	RBA
	100 YR FLOODPLAIN	100 YR
	500 YR FLOODPLAIN	500 YR
	CRITICAL NATURAL AREA	CNA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	DRAINAGE WAY	UNDISTURBED / DISTURBED / SWM DISTURBED
	WATERBODY/WATERWAY	
LDE	CONSERVATION EASEMENT	

RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Revisions	Checked	Date
NCC COMMENTS 8/8/2025	JMM	8/12/2025
NCC COMMENTS 7/28/2025	JMM	7/30/2025
NCC COMMENTS DATED 5/12/2025	JMM	6/26/2025
NCC COMMENTS DATED 4/29/2025	JMM	4/30/2025
DELDOT COMMENTS DATED 3/12/2025	JMM	3/19/2025
DELDOT COMMENTS DATED 1/17/2025	JMM	2/14/2025
NCC COMMENTS 12/27/24	JMM	1/17/2025

ATWELL
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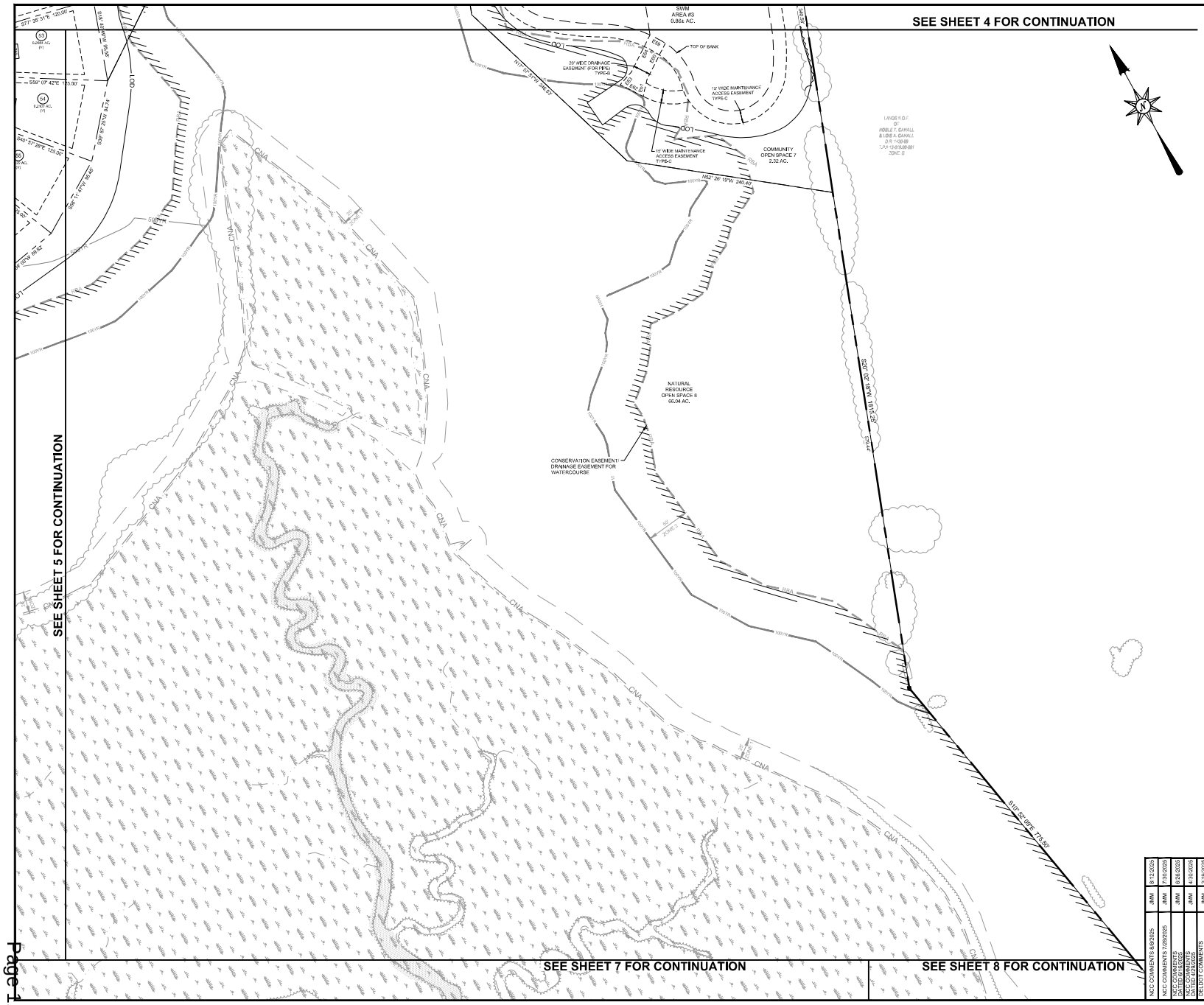
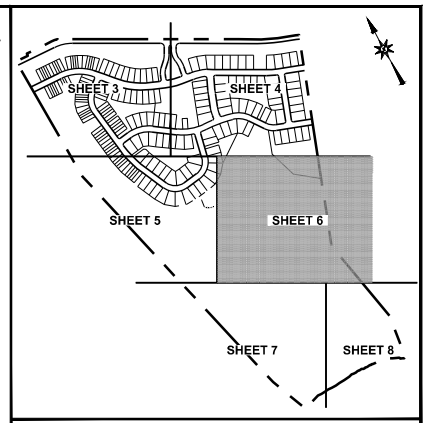
NEWARK, DE 19711
302.369.2900
" KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC "

DEVELOPER:
SVF ASSOCIATES, LLC
19850 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
994 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 50' (0 – 50' – 100')
DESIGNED BY: D.S.	
DRAWN BY: F.D.S.	DATE: 11/27/2024 — SHEET: 5 OF 10
CHECKED BY: J.M.	DRAWING NO.: 2144.02 A05





KEY MAP — SCALE: 1" = 500'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
150	LOT NUMBER	
	P.C.C. CURB	
	MONUMENT	
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	RIPARIAN BUFFER AREA	RBA
	100 YR FLOODPLAIN	100 YR
	500 YR FLOODPLAIN	500 YR
	CRITICAL NATURAL AREA	CNA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	DRAINAGE WAY	UNDISTURBED / DISTURBED / SWM DIS/Used
	WATERBODY/WATERWAY	
LSC	CONSERVATION EASEMENT	

RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

Revisions	Date	Checked	
NCC COMMENTS 8/8/2025	8/12/2025	JMM	JMM
NCC COMMENTS 7/28/2025	7/30/2025	JMM	JMM
NCC COMMENTS DATED 6/26/2025	6/26/2025	JMM	JMM
NCC COMMENTS DATED 4/29/2025	4/30/2025	JMM	JMM
NCC COMMENTS DATED 3/12/2025	3/19/2025	JMM	JMM
DELDOT COMMENTS DATED 1/10/2025	2/14/2025	JMM	JMM
NCC COMMENTS 12/27/24	1/17/2025	JMM	JMM

ATWELL
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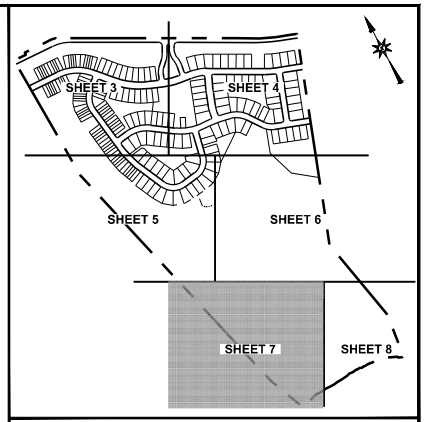
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC **

DEVELOPER:
SVP ASSOCIATES, LLC
19853 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
S/S VANCE NECK ROAD
MIDDLETOWN DE. 19709

SURVEY BY:	KARINS AND ASSOCIATES	SCALE: 1" = 50'	
DESIGNED BY:	D.S.		
DRAWN BY:	F.D.S.	DATE: 11/27/2024	SHEET: 6 OF 10
CHECKED BY:	J.M.	DRAWING NO.: 2144.02 A06	



KEY MAP SCALE: 1" = 500'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
150	LOT NUMBER	
	P.C.C. CURB	
	MONUMENT	
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	RIPARIAN BUFFER AREA	RBA
	100 YR FLOODPLAIN	100 YR
	500 YR FLOODPLAIN	500 YR
	CRITICAL NATURAL AREA	CNA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	DRAINAGE WAY	UNDISTURBED / DISTURBED / SWM DIS/Usied
	WATERBODY/WATERWAY	
LDE	CONSERVATION EASEMENT	

RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

revisions	checked	date
NCC COMMENTS 8/8/2025	JMM	8/12/2025
NCC COMMENTS 7/28/2025	JMM	7/30/2025
NCC COMMENTS DATED 6/26/2025	JMM	6/26/2025
NCC COMMENTS DATED 4/29/2025	JMM	4/30/2025
DELDOT COMMENTS DATED 3/12/2025	JMM	3/19/2025
DELDOT COMMENTS DATED 1/17/2025	JMM	2/14/2025
NCC COMMENTS 12/27/24	JMM	1/17/2025

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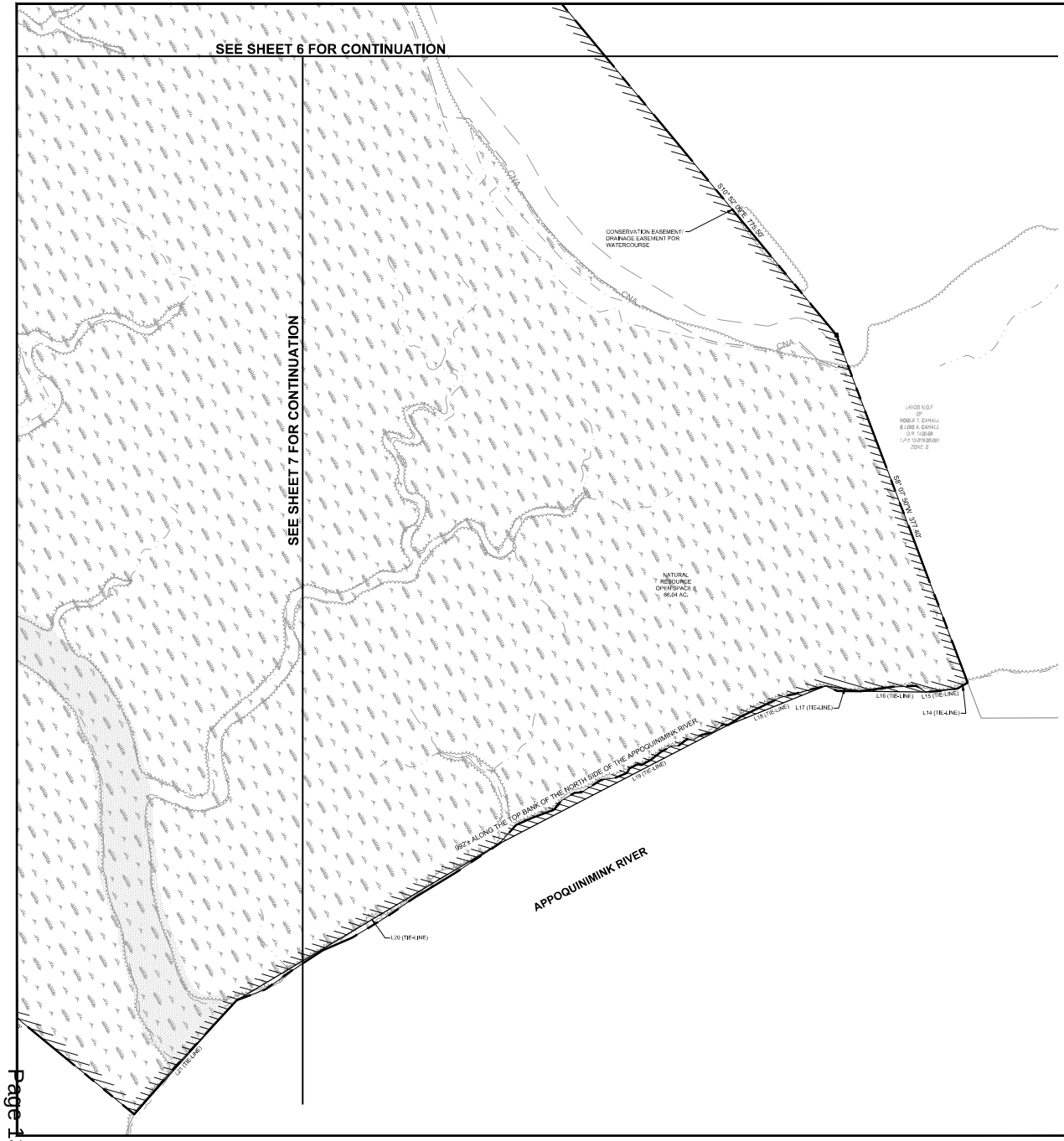
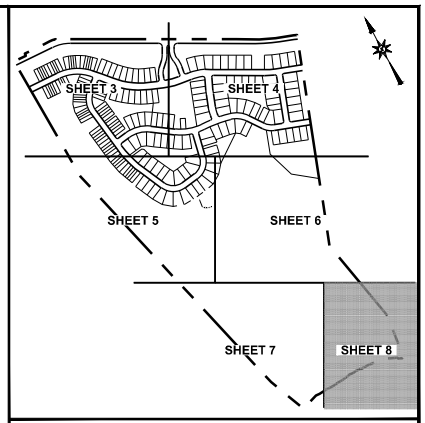
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
" KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC "

DEVELOPER:
SVP ASSOCIATES, LLC
19853 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
SR4 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY:	KARINS AND ASSOCIATES	SCALE: 1" = 50'	
DESIGNED BY:	D.S.		
DRAWN BY:	F.D.S.	DATE: 11/27/2024	SHEET: 7 OF 10
CHECKED BY:	J.M.	DRAWING NO.: 2144.02 A07	





KEY MAP SCALE: 1" = 500'

LEGEND

PROPOSED		EXISTING
	PROPERTY BOUNDARY	
	RIGHT OF WAY	
	LOT LINES	
	BUILDING RESTRICTION LINE	
	EASEMENT	
PE	PERMANENT EASEMENT	
156	LOT NUMBER	
	P.C.C. CURB	
	MONUMENT	
	5' WIDE P.C.C. SIDEWALK	
	SHARED-USE PATH	
	FIRE HYDRANT	
	RIPARIAN BUFFER AREA	RBA
	100 YR FLOODPLAIN	100 YR
	500 YR FLOODPLAIN	500 YR
	CRITICAL NATURAL AREA	CNA
	TREE LINE	
LOD	LIMIT OF DISTURBANCE	
	WETLANDS	
	DRAINAGE WAY	UNDISTURBED DISTURBED SWM DISTURBED
	WATERBODY/WATERWAY	
LDE CNA	CONSERVATION EASEMENT	

RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

revisions	checked	date
NCC COMMENTS 8/8/2025	JMM	8/12/2025
NCC COMMENTS 7/28/2025	JMM	7/30/2025
NCC COMMENTS DATED 7/15/2025	JMM	6/26/2025
NCC COMMENTS DATED 4/29/2025	JMM	4/30/2025
DELDOT COMMENTS DATED 3/12/2025	JMM	3/19/2025
DELDOT COMMENTS DATED 1/13/2025	JMM	2/14/2025
NCC COMMENTS 12/27/24	JMM	1/17/2025

ATWELL
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17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
" KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC "

DEVELOPER:
SVP ASSOCIATES, LLC
19850 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
SR4 VANCE NECK ROAD
MIDDLETOWN DE. 19709

SURVEY BY:	KARINS AND ASSOCIATES	SCALE: 1" = 50'	
DESIGNED BY:	D.S.		
DRAWN BY:	F.D.S.	DATE: 11/27/2024	SHEET: 8 OF 10
CHECKED BY:	J.M.	DRAWING NO.: 2144.02 A08	

Line Table

Line #	Direction	Length
L25	S7° 25' 58"E	4.73
L26	S25° 06' 22"E	3.28
L27	N4° 57' 36"E	23.36
L28	S50° 41' 18"E	39.05
L29	N58° 23' 35"W	5.64
L30	N81° 40' 59"W	21.93
L31	N28° 48' 42"E	24.48
L32	N67° 26' 55"W	30.20
L33	S81° 40' 59"E	8.48
L34	N28° 48' 42"E	24.90
L35	S8° 13' 32"W	20.75
L36	N68° 09' 46"W	48.00
L37	N67° 19' 07"W	52.34
L38	S7° 25' 58"E	6.39
L39	S65° 35' 05"E	47.64
L40	S47° 42' 54"E	19.53
L42	S19° 07' 45"E	38.86
L43	S27° 08' 38"E	36.27
L44	N83° 40' 52"E	41.45
L45	N80° 47' 05"E	34.26
L46	N13° 25' 18"E	38.43
L47	S8° 13' 32"W	20.75
L48	S23° 54' 04"W	9.70
L49	S53° 24' 41"E	29.68
L50	N68° 57' 16"E	110.72
L51	N68° 57' 16"E	110.08
L52	N68° 57' 16"E	110.08
L53	N68° 57' 16"E	110.72
L54	N77° 29' 35"E	110.72
L55	N77° 29' 35"E	110.08
L56	N77° 29' 35"E	110.08
L57	N77° 29' 35"E	110.72
L58	N82° 34' 02"E	110.00
L59	N82° 34' 02"E	110.00
L60	N82° 34' 02"E	110.00
L61	N82° 34' 02"E	110.00
L62	N82° 34' 02"E	110.00
L63	N82° 34' 02"E	110.00
L64	N82° 34' 02"E	110.00
L65	N82° 34' 02"E	110.00
L66	N89° 50' 16"E	112.21
L67	N89° 50' 16"E	110.25
L68	N89° 50' 16"E	110.25
L69	N89° 50' 16"E	112.26
L70	N59° 27' 38"W	112.26
L71	N59° 27' 38"W	110.25
L72	N59° 27' 38"W	110.25
L73	N59° 27' 38"W	112.26
L74	N39° 59' 32"W	110.00
L75	N39° 59' 32"W	110.00
L76	N39° 59' 32"W	110.00
L77	N2° 46' 01"E	109.99
L78	N2° 46' 01"E	110.94
L79	N2° 46' 01"E	111.00

Line Table

Line #	Direction	Length
L80	N2° 46' 01"E	111.00
L81	N2° 46' 01"E	111.00
L82	N2° 46' 01"E	111.00
L83	N2° 46' 01"E	111.00
L84	S2° 46' 01"W	110.00
L85	S2° 46' 01"W	110.00
L86	S2° 46' 01"W	110.00
L87	S2° 46' 01"W	110.00
L88	S2° 46' 01"W	110.00
L89	S2° 46' 01"W	110.05
L90	S2° 46' 01"W	110.89
L91	S23° 10' 54"W	111.13
L92	S23° 10' 54"W	110.13
L93	S23° 10' 54"W	110.12
L94	S23° 10' 54"W	111.13
L95	S40° 02' 03"W	111.13
L96	S40° 02' 03"W	110.13
L97	S40° 02' 03"W	110.13
L98	S40° 02' 03"W	111.13
L99	S39° 59' 32"E	110.00
L100	S39° 59' 32"E	110.00
L101	S39° 59' 32"E	110.00
L102	N82° 34' 02"E	110.00
L103	N82° 34' 02"E	110.00
L104	N82° 34' 02"E	110.00
L105	N82° 34' 02"E	110.00
L106	N82° 34' 02"E	110.00
L107	N82° 34' 02"E	110.00
L108	N82° 34' 02"E	110.00
L109	N82° 34' 02"E	110.00
L110	N56° 02' 56"E	21.90
L111	S35° 35' 52"E	55.00
L112	N1° 58' 52"W	41.47
L113	S42° 30' 58"E	45.80
L114	S47° 33' 50"E	45.80
L115	S52° 36' 43"E	45.80
L116	S57° 39' 35"E	45.80
L117	S62° 42' 27"E	45.80
L118	S67° 19' 42"E	46.72
L119	S68° 09' 46"E	48.00
L120	S73° 50' 04"E	45.07
L121	S61° 04' 20"E	45.11
L122	S55° 42' 42"E	45.11
L123	S44° 41' 24"E	41.82
L124	N87° 13' 59"W	13.39
L125	S87° 13' 59"E	13.39

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C3	344.00	156.39	26°02'50"	S74° 12' 38"E	155.04
C4	30.00	47.12	89°59'56"	S16° 11' 16"E	42.43
C5	180.00	50.83	16°10'50"	S36° 54' 07"W	50.66
C6	140.00	56.58	23°09'18"	S33° 24' 53"W	56.19
C7	15.00	23.56	90°00'00"	S66° 50' 14"W	21.21
C8	640.00	314.67	28°10'14"	N54° 04' 39"W	311.51
C9	400.00	305.24	43°43'20"	N65° 22' 19"W	297.89
C10	350.00	277.11	45°21'51"	S64° 33' 04"E	269.93
C11	15.00	24.05	91°52'37"	S04° 04' 10"W	21.56
C12	200.00	200.51	57°26'26"	S21° 17' 15"W	192.21
C13	900.00	277.61	17°40'24"	S16° 16' 10"E	276.51
C14	175.00	220.34	72°08'29"	S61° 10' 37"E	206.07
C15	175.00	214.85	70°20'39"	N47° 34' 49"E	201.61
C16	15.00	22.27	85°03'55"	N54° 56' 27"E	20.28
C17	450.00	41.31	5°15'36"	S85° 09' 24"E	41.30
C18	1170.00	242.23	11°51'44"	S81° 51' 20"E	241.80
C19	195.00	137.25	40°19'35"	S55° 45' 40"E	134.43
C20	175.00	104.96	34°21'50"	S52° 46' 47"E	103.39
C21	15.00	23.56	90°00'00"	S24° 57' 42"E	21.21
C22	15.00	23.56	90°00'00"	S65° 02' 18"W	21.21
C23	615.00	96.03	8°56'47"	N65° 29' 18"W	95.93
C24	530.00	138.67	14°59'28"	N74° 11' 15"W	138.28
C25	15.00	23.56	90°00'00"	N36° 40' 59"W	21.21
C26	240.00	79.51	18°58'56"	N01° 10' 27"W	79.15
C27	115.00	79.24	39°28'37"	N09° 04' 23"E	77.68
C28	30.00	47.21	90°10'24"	N73° 53' 54"E	42.49
C29	1336.00	209.22	8°58'21"	N65° 30' 05"W	209.00
C30	15.00	23.56	90°00'00"	N53° 19' 01"E	21.21
C31	570.00	105.18	10°34'20"	S76° 23' 49"E	105.03
C32	15.00	24.33	92°56'53"	S24° 38' 13"E	21.75
C33	100.00	40.41	23°09'18"	S33° 24' 53"W	40.14
C34	220.00	62.13	16°10'50"	S36° 54' 07"W	61.92
C35	10.00	31.42	180°00'00"	N61° 11' 18"W	20.00
C36	155.00	106.80	39°28'37"	N09° 04' 23"E	104.70
C37	200.00	66.26	18°58'56"	N01° 10' 27"W	65.96
C38	15.00	23.56	90°00'00"	S84° 59' 32"E	21.21
C39	700.00	344.17	28°10'14"	S54° 04' 39"E	340.71
C40	630.00	148.66	13°31'13"	S74° 55' 23"E	148.32
C41	470.00	100.83	12°17'31"	S75° 32' 14"E	100.64
C42	15.00	24.27	92°43'01"	S23° 01' 58"E	21.71
C43	635.00	36.43	3°17'14"	S21° 40' 55"W	36.43
C44	335.00	69.07	11°48'46"	S14° 07' 55"W	68.95
C45	15.00	23.02	87°54'43"	S52° 10' 54"W	20.82
C46	1220.00	83.56	3°55'27"	N85° 49' 28"W	83.54
C47	400.00	230.06	32°57'14"	N71° 18' 35"W	226.90
C48	300.00	223.05	42°36'00"	N76° 07' 58"W	217.95
C49	15.00	23.56	90°00'00"	N52° 25' 58"W	21.21
C50	150.00	150.38	57°26'26"	N21° 17' 15"E	144.16
C51	15.00	23.56	90°00'00"	S37° 34' 02"W	21.21
C52	250.00	185.88	42°36'00"	N76° 07' 58"W	181.63
C53	450.00	139.99	17°49'28"	N63° 44' 42"W	139.43
C54	15.00	22.27	85°03'55"	N30° 07' 28"W	20.28
C55	125.00	153.47	70°20'39"	N47° 34' 49"E	144.01
C56	125.00	157.39	72°08'29"	S61° 10' 37"E	147.20
C57	850.00	262.19	17°40'24"	S16° 16' 10"E	261.15
C58	15.00	25.04	95°39'33"	S71° 09' 19"W	22.23
C59	665.00	88.53	7°37'41"	N64° 49' 45"W	88.47
C60	15.00	23.22	88°40'54"	N24° 18' 09"W	20.97
C61	15.00	23.56	90°00'00"	N65° 02' 18"E	21.21
C62	125.00	74.97	34°21'50"	S52° 46' 47"E	73.85
C63	245.00	172.44	40°19'35"	S55° 45' 40"E	168.90
C64	1220.00	80.10	3°45'43"	S77° 48' 19"E	80.09
C65	15.00	23.02	87°54'43"	S35° 43' 49"E	20.82
C66	275.00	56.70	11°48'46"	S14° 07' 55"W	56.60
C67	575.00	32.99	3°17'14"	S21° 40' 55"W	32.99
C68	640.00	32.74	2°55'53"	N66° 41' 50"W	32.74
C69	640.00	56.39	5°02'52"	N62° 42' 27"W	56.37
C70	640.00	56.39	5°02'52"	N57° 39' 35"W	56.37
C71	640.00	56.39	5°02'52"	N52° 36' 43"W	56.37
C72	640.00	56.39	5°02'52"	N47° 33' 50"W	56.37
C73	640.00	56.39	5°02'52"	N42° 30' 58"W	56.37

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C74	400.00	15.04	2°09'13"	N44° 35' 16"W	15.03
C75	400.00	20.03	2°52'07"	N47° 05' 56"W	20.03
C76	400.00	20.00	2°51'54"	N49° 57' 57"W	20.00
C77	400.00	20.03	2°52'07"	N52° 49' 58"W	20.03
C78	400.00	28.80	4°07'29"	N56° 19' 46"W	28.79
C79	400.00	28.80	4°07'31"	N60° 27' 16"W	28.79
C80	400.00	20.03	2°52'07"	N63° 57' 05"W	20.03
C81	400.00	20.00	2°51'54"	N66° 49' 06"W	20.00
C82	400.00	20.03	2°52'07"	N69° 41' 06"W	20.03
C83	400.00	28.80	4°07'31"	N73° 10' 55"W	28.79
C84	400.00	25.88	3°42'28"	N77° 05' 55"W	25.88
C85	400.00	31.18	4°27'59"	N81° 11' 08"W	31.17
C86	400.00	20.02	2°52'03"	N84° 51' 09"W	20.02
C87	400.00	6.61	0°56'49"	N86° 45' 35"W	6.61
C88	350.00	6.61	1°04'56"	S86° 41' 32"E	6.61
C89	350.00	20.03	3°16'41"	S84° 30' 43"E	20.02
C90	350.00	31.24	5°06'49"	S80° 18' 58"E	31.23
C91	350.00	93.78	15°21'08"	S49° 32' 42"E	93.50
C92	200.00	14.37	4°07'03"	S47° 56' 56"W	14.37
C93	200.00	23.47	6°43'26"	S42° 31' 42"W	23.46
C94	200.00	20.11	5°45'39"	S36° 17' 09"W	20.10
C95	200.00	20.01	5°43'55"	S30° 32' 22"W	20.00
C96	200.00	20.11	5°45'39"	S24° 47' 34"W	20.10
C97	200.00	23.47	6°43'26"	S18° 33' 02"W	23.46
C98	200.00	23.47	6°43'26"	S11° 49' 36"W	23.46
C99	200.00	20.11	5°45'39"	S05° 35' 03"W	20.10
C100	200.00	20.01	5°43'55"	S00° 09' 44"E	20.00
C101	200.00	15.37	4°24'16"	S05° 13' 50"E	15.37
C102	900.00	12.64	0°48'18"	S07° 50' 07"E	12.64
C103	900.00	31.05	1°58'37"	S09° 13' 34"E	31.05
C104	900.00	24.01	1°31'43"	S10° 58' 44"E	24.01
C105	900.00	24.00	1°31'41"	S12° 30' 25"E	24.00
C106	900.00	24.01	1°31'43"	S14° 02' 07"E	24.01
C107	900.00	31.05	1°58'37"	S15° 47' 16"E	31.05
C108	900.00	31.05	1°58'37"	S17° 45' 53"E	31.05
C109	900.00	24.01	1°31'43"	S19° 31' 03"E	24.01
C110	900.00	24.00	1°31'41"	S21° 02' 44"E	24.00
C111	900.00	24.01	1°31'43"	S22° 34' 26"E	24.01
C112	900.00	27.77	1°46'05"	S24° 13' 20"E	27.77
C113	175.00	55.07	18°01'44"	S34° 07' 14"E	54.84
C114	175.00	55.11	18°02'30"	S52° 09' 22"E	54.88
C115	175.00	55.11	18°02'30"	S70° 11' 52"E	54.88
C116	175.00	55.07	18°01'44"	S88° 13' 59"E	54.84
C117	175.00	47.04	15°24'07"	N75° 03' 05"E	46.90
C118	175.00	55.92	18°18'30"	N58° 11' 47"E	55.68
C119	175.00	55.50	18°10'14"	N39° 57' 25"E	55.27
C120	175.00	56.39	18°27'48"	N21° 38' 23"E	56.15
C121	1170.00	56.09	2°44'48"	S86° 24' 48"E	56.08
C122	1170.00	70.22	3°26'19"	S83° 19' 15"E	70.21
C123	1170.00	70.21	3°26'18"	S79° 52' 56"E	70.20
C124	1170.00	45.72	2°14'20"	S77° 02' 38"E	45.72
C125	195.00	34.53	10°08'43"	S70° 51' 06"E	34.48
C126	195.00	102.72	30°10'52"	S50° 41' 18"E	101.53
C127	175.00	41.54	13°36'05"	S54° 47' 44"E	41.45
C128	175.00	25.55	8°21'55"	S65° 46' 44"E	25.53
C129	615.00	18.40	1°42'51"	N69° 06' 16"W	18.40
C130	615.00	77.63	7°13'56"	N64° 37' 52"W	77.58
C131	530.00	59.06	6°23'05"	N69° 53' 03"W	59.03
C132	530.00	64.60	6°59'00"	N76° 34' 05"W	64.56
C133	530.00	15.02	1°37'24"	N80° 52' 17"W	15.01
C134	700.00	33.76	2°45'46"	S41° 22' 25"E	33.75
C135	700.00	46.68	3°49'14"	S44° 39' 55"E	46.67
C136	700.00	46.68	3°49'14"	S48° 29' 09"E	46.67
C137	700.00	46.68	3°49'14"	S52° 18' 22"E	46.67
C138	700.00	46.68	3°49'14"	S56° 07' 36"E	46.67
C139	700.00	46.68	3°49'14"	S59° 56' 49"E	46.67
C140	700.00	46.68	3°49'14"	S63° 46' 03"E	46.67
C141	700.00	30.36	2°29'07"	S66° 55' 13"E	30.36
C142	635.00	17.13	1°32'44"	S22° 33' 10"W	17.13
C143	635.00	19.30	1°44'30"	S20° 54' 33"W	19.30
C144	335.00	32.82	5°36'48"	S17° 13' 54"W	32.81

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C145	335.00	36.25	6°11'58"	S11° 19' 31"W	36.23
C146	400.00	41.43	5°56'02"	N84° 49' 11"W	41.41
C147	400.00	96.19	13°46'40"	N74° 57' 50"W	95.96
C148	400.00	44.02	6°18'21"	N64° 55' 19"W	44.00
C149	400.00	48.43	6°56'11"	N58° 18' 03"W	48.40
C150	300.00	45.04	8°36'09"	N59° 08' 02"W	45.00
C151	300.00	45.04	8°36'09"	N67° 44' 11"W	45.00
C152	300.00	45.04	8°36'09"	N76° 20' 20"W	45.00
C153	300.00	45.04	8°36'09"	N84° 56' 29"W	45.00
C154	300.00	42.88	8°11'25"	S86° 39' 44"W	42.85
C155	150.00	8.94	3°24'59"	N05° 43' 29"W	8.94
C156	150.00	110.21	42°05'50"	N17° 01' 56"E	107.75
C157	150.00	31.23	11°55'37"	N44° 02' 39"E	31.17
C158	250.00	68.20	15°37'48"	N89° 37' 04"W	67.99
C159	250.00	89.89	20°36'01"	N71° 30' 09"W	89.40
C160	250.00	27.79	6°22'10"	N58° 01' 03"W	27.78
C161	450.00	63.24	8°03'09"	N58° 51' 32"W	63.19
C162	450.00	63.24	8°03'09"	N66° 54' 41"W	63.19
C163	450.00	13.51	1°43'10"	N71° 47' 50"W	13.50
C164	125.00	65.95	30°13'41"	N27° 31' 20"E	65.18
C165	125.00	87.52	40°06'59"	N62° 41' 39"E	85.74
C166	125.00	65.55	30°02'50"	S82° 13' 27"E	64.80
C167	125.00	91.84	42°05'39"	S46° 09' 12"E	89.78
C168	850.00	60.53	4°04'49"	S23° 03' 57"E	60.52
C169	850.00	82.66	5°34'18"	S18° 14' 24"E	82.63
C170	850.00	20.17	1°21'34"	S14° 46' 28"E	20.17
C171	850.00	98.83	6°39'43"	S10° 45' 49"E	98.78
C172	245.00	52.53	12°17'07"	S41° 44' 26"E	52.43
C173	245.00	52.53	12°17'07"	S54° 01' 33"E	52.43
C174	245.00	53.96	12°37'08"	S66° 28' 40"E	53.85
C175	245.00	13.41	3°08'14"	S74° 21' 21"E	13.41
C176	275.00	43.69	9°06'08"	S12° 46' 36"W	43.64
C177	275.00	13.01	2°42'38"	S18° 40' 59"W	13.01
C178	575.00	10.50	1°02'46"	S20° 33' 41"W	10.50
C179	575.00	22.49	2°14'28"	S22° 12' 18"W	22.49
C180	350.00	125.46	20°32'17"	S67° 29' 25"E	124.79
C181	175.00	37.86	12°23'49"	S41° 47' 47"E	37.79

Easement Line Table

Line #	Direction	Length
E1	N44° 59' 32"E	5.19
E2	S85° 21' 26"E	169.81
E3	S4° 38' 34"W	20.00
E4	N85° 21' 26"W	185.32
E5	N44° 59' 32"E	10.92
E6	N13° 18' 01"W	149.55
E7	N19° 36' 24"W	17.94
E8	N8° 19' 01"E	1.00
E9	N19° 36' 24"W	26.53
E10	N13° 18' 01"W	137.86
E11	S8° 19' 01"W	0.24
E12	N49° 23' 24"E	49.87
E13	S40° 36' 36"E	20.00
E14	S49° 23' 24"W	52.53
E15	S84° 20' 57"E	50.76
E16	S61° 00' 54"E	328.03
E17	S28° 59' 06"W	20.00
E18	N61° 00' 54"W	323.90
E19	N84° 20' 57"W	43.99
E20	S1° 51' 06"E	20.17
E21	S61° 00' 54"E	48.58
E22	S28° 59' 06"W	25.10
E23	N24° 58' 54"E	45.41
E24	N24° 58' 54"E	45.70
E25	N64° 50' 22"W	20.00
E26	N61° 00' 54"W	20.45
E27	N41° 00' 47"E	23.84
E28	N21° 43' 22"E	30.00
E29	S48° 59' 13"E	39.69
E30	S60° 18' 11"W	29.60
E31	S41° 00' 47"W	19.95
E32	N69° 57' 42"W	26.04
E33	S59° 50' 48"W	19.60
E34	S13° 19' 04"W	108.72
E35	S57° 18' 24"E	90.17
E36	S76° 16' 38"E	26.83
E37	S32° 41' 36"W	37.27
E38	N38° 20' 11"W	26.31
E39	N57° 18' 24"W	104.83
E40	N13° 19' 04"E	131.48
E41	N59° 50' 48"E	11.53
E42	S69° 57' 42"E	20.66
E43	S5° 32' 42"W	39.38
E44	N84° 27' 18"W	20.00
E45	N5° 32' 42"E	44.55
E46	N69° 57' 42"W	20.00
E47	S21° 25' 32"W	72.46
E48	N68° 48' 07"W	20.00
E49	N21° 25' 37"E	72.06
E50	S20° 02' 18"W	124.56
E51	S31° 02' 18"E	23.25
E52	S50° 53' 37"E	42.67
E53	S58° 57' 42"W	48.99
E54	N11° 11' 00"W	42.67
E55	N31° 02' 18"W	32.83
E56	N20° 02' 48"E	138.24
E57	N69° 57' 42"W	160.05
E58	N20° 02' 18"E	128.60
E59	S32° 35' 14"E	20.01
E60	S55° 35' 13"W	46.98

Easement Line Table

Line #	Direction	Length
E61	S41° 33' 03"W	19.82
E62	N34° 24' 47"W	29.62
E63	N69° 37' 24"E	19.82
E64	N55° 35' 13"E	47.62
E65	N12° 24' 29"E	20.00
E66	N77° 35' 31"W	152.35
E68	N31° 05' 33"W	87.46
E69	N58° 54' 27"E	50.59
E70	S11° 48' 09"E	47.21
E71	S31° 05' 33"E	48.54
E72	S77° 35' 31"E	123.07
E73	S7° 25' 58"E	47.60
E74	N32° 16' 49"W	35.67
E75	N81° 10' 17"W	44.59
E76	N0° 35' 17"E	37.21
E77	N81° 10' 17"W	53.43
E78	N32° 16' 49"W	1.58
E79	N85° 38' 59"E	97.31
E80	S9° 47' 44"W	20.49
E81	S9° 51' 30"E	36.38
E82	N80° 12' 16"W	44.38
E83	N29° 26' 58"E	36.10
E84	N9° 47' 44"E	23.10
E85	S73° 30' 41"E	20.14
E86	S55° 33' 41"W	139.27
E87	S60° 40' 34"W	31.67
E88	S43° 19' 54"W	41.65
E89	N27° 41' 52"W	46.52
E90	N81° 16' 21"E	40.05
E91	N60° 40' 34"E	31.71
E92	N55° 33' 41"E	129.22
E93	N8° 46' 33"E	124.72
E94	S87° 13' 59"E	187.20
E95	S2° 46' 01"W	20.00
E96	N87° 13' 59"W	192.37
E97	N24° 29' 42"E	76.75
E98	N74° 12' 22"E	42.91
E99	S24° 29' 42"W	64.72
E100	S73° 50' 04"E	61.99
E101	S66° 49' 04"E	51.32
E102	S23° 10' 56"W	20.00
E103	N66° 49' 04"W	50.09
E104	N73° 50' 04"W	60.31
E105	S8° 46' 33"W	123.37
E106	S43° 30' 39"E	20.00
E107	S46° 25' 51"W	133.48
E108	N43° 34' 09"W	20.00
E109	N46° 25' 51"E	133.51
E110	N44° 41' 24"W	49.29
E111	N49° 57' 57"W	60.00
E112	N40° 02' 03"E	25.00
E113	S49° 57' 57"E	61.15
E114	S44° 41' 24"E	50.93
E115	S46° 25' 51"W	25.00
E116	S46° 25' 51"W	20.04
E117	N39° 59' 32"W	152.45
E118	N42° 30' 58"W	45.36
E119	N47° 29' 02"E	20.00
E120	S42° 30' 58"E	45.80
E121	S39° 59' 32"E	151.64

Easement Line Table

Line #	Direction	Length
E122	N7° 25' 58"W	20.00
E123	N82° 34' 02"E	129.79
E124	S70° 52' 37"E	194.77
E125	S19° 07' 23"W	20.00
E126	N70° 52' 37"W	190.05
E127	S82° 34' 02"W	125.07
E128	S35° 37' 09"W	124.03
E129	S54° 22' 51"E	114.70
E130	S35° 37' 09"W	20.00
E131	N54° 22' 51"W	134.70
E132	N35° 37' 09"E	142.84
E133	S81° 40' 59"E	20.67
E134	N22° 55' 20"E	401.99
E135	N22° 55' 20"E	399.97
E136	N14° 46' 28"W	20.17
E137	N82° 34' 02"E	123.47
E138	N47° 42' 54"W	61.67
E139	N67° 00' 18"W	29.80
E140	N42° 17' 06"E	39.69
E141	S28° 25' 30"E	29.80
E142	S47° 42' 54"E	52.40
E143	S82° 34' 02"W	111.62
E144	S12° 24' 29"W	39.84
E145	S69° 03' 54"E	67.36
E146	S88° 21' 18"E	48.34
E147	S20° 56' 06"W	56.10
E148	N67° 54' 54"W	98.78
E149	N77° 35' 31"W	8.41
E150	N35° 35' 52"W	20.00
E151	N54° 24' 08"E	131.84
E152	N5° 55' 13"W	50.35
E153	N47° 54' 15"W	122.00
E154	N62° 02' 12"W	111.53
E155	N27° 57' 48"E	20.00
E156	S62° 02' 12"E	114.01
E157	S47° 54' 15"E	132.15
E158	S5° 55' 13"E	69.65
E159	S54° 24' 08"W	143.46
E160	N74° 12' 22"E	62.24
E161	S24° 29' 42"W	11.25
E162	S8° 46' 33"W	9.60
E163	S8° 46' 33"W	12.37
E164	S24° 29' 42"W	7.81
E165	S61° 11' 13"E	39.85
E166	S28° 48' 47"W	15.00
E167	N61° 11' 13"W	34.00
E168	N61° 11' 13"W	33.83
E169	N28° 48' 47"E	15.00
E170	S61° 11' 13"E	39.83

Curve Table

Curve #	Radius	Length	Delta	Chord Direction	Chord Length
EC1	180.00	20.14	6°24'38"	N41° 47' 13"E	20.13
EC2	220.00	12.83	3°20'26"	N43° 19' 19"E	12.82
EC3	15.00	22.73	86°48'47"	N51° 43' 25"E	20.62
EC4	15.00	21.89	83°35'42"	S33° 28' 50"E	19.99
EC5	1336.00	20.00	0°51'28"	S65° 41' 08"E	20.00
EC6	175.00	20.44	6°41'32"	N58° 15' 01"W	20.43
EC7	12.65	4.78	21°38'39"	N72° 44' 59"E	4.75
EC8	125.05	27.01	12°22'24"	S78° 39' 32"W	26.95
EC9	33.80	37.46	63°30'09"	N72° 22' 19"W	35.57
EC10	350.00	22.00	3°36'04"	S59° 01' 18"E	21.99
EC11	400.00	20.05	2°52'20"	S77° 12' 21"E	20.05
EC12	400.00	20.04	2°52'13"	S57° 48' 19"E	20.04
EC13	400.00	20.26	2°54'05"	S76° 08' 30"E	20.25
EC14	344.00	34.91	5°48'53"	N70° 49' 31"W	34.90
EC15	30.00	3.00	5°44'17"	N25° 56' 34"E	3.00
EC16	30.00	16.30	31°07'51"	N07° 30' 30"E	16.10
EC17	30.00	3.23	6°10'08"	S31° 53' 46"W	3.23
EC18	30.00	16.36	31°14'13"	S50° 35' 57"W	16.15

RECORD
MAJOR LAND DEVELOPMENT PLAN
FOR
SILVER VIEW FARM

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

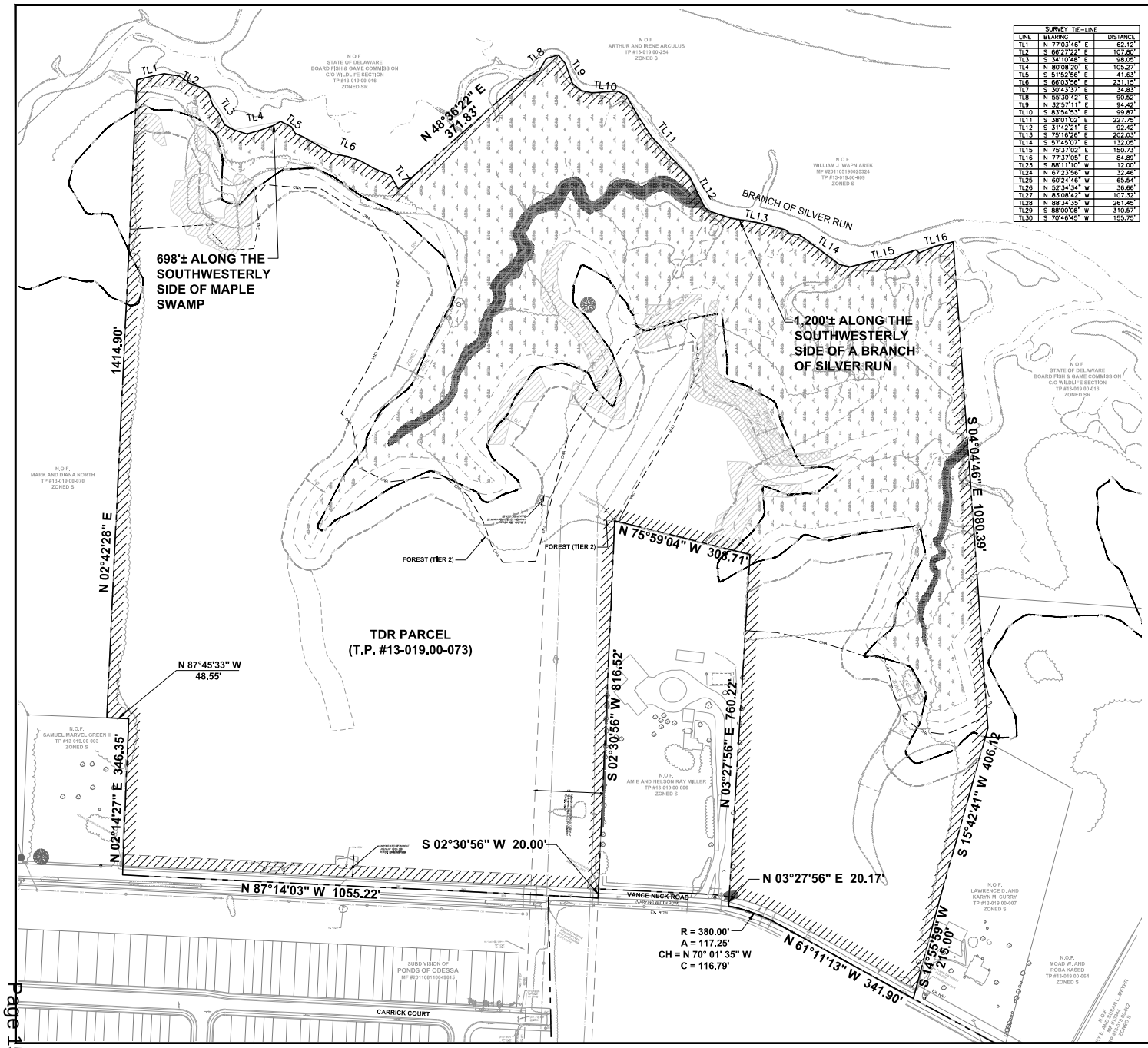
revisions	checked	date
NCC COMMENTS 12/27/24	JMM	1/17/2025
DELDOT COMMENTS DATED 1/17/2025	JMM	2/14/2025
DELDOT COMMENTS DATED 3/12/2025	JMM	3/19/2025
NCC COMMENTS DATED 4/29/2025	JMM	4/30/2025
NCC COMMENTS DATED 6/16/2025	JMM	6/26/2025
NCC COMMENTS 7/28/2025	JMM	7/30/2025
NCC COMMENTS 8/8/2025	JMM	8/12/2025

ATWELL
866.850.4200 www.atwell.com
17 POLLY DRUMMOND CENTER, SUITE 201
NEWARK, DE 19711
302.369.2900
*** KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC ***

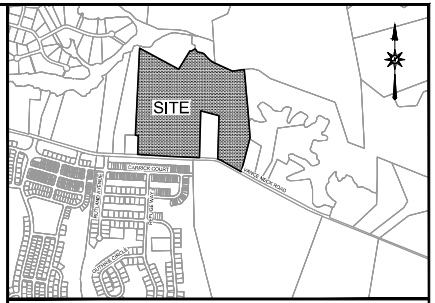
DEVELOPER:
SVF ASSOCIATES, LLC
19653 ISLAND COURT
BOCA RATON, FL 33434

PROPERTY ADDRESS:
994 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY: KARINS AND ASSOCIATES	SCALE: 1" = 50' (0, 50', 100')
DESIGNED BY: D.S.	
DRAWN BY: F.D.S.	DATE: 11/27/2024 / SHEET: 9 OF 10
CHECKED BY: J.M.	DRAWING NO.: 2144.02 A09



SURVEY TIE-LINE		
LINE	BEARING	DISTANCE
TL1	N 77°03'46" E	62.12'
TL2	S 66°27'22" E	107.80'
TL3	S 34°10'48" E	98.05'
TL4	N 80°08'20" E	105.27'
TL5	S 51°52'56" E	41.63'
TL6	S 66°03'56" E	231.15'
TL7	S 30°43'37" E	34.83'
TL8	N 55°30'42" E	90.52'
TL9	N 32°57'11" E	94.42'
TL10	S 83°54'53" E	99.87'
TL11	S 38°01'02" E	227.75'
TL12	S 31°42'21" E	92.42'
TL13	S 75°16'26" E	202.03'
TL14	S 57°45'07" E	132.05'
TL15	N 75°37'02" E	150.73'
TL16	N 77°37'05" E	84.89'
TL23	S 88°11'10" W	12.00'
TL24	N 67°23'56" W	32.46'
TL25	N 60°24'46" W	65.54'
TL26	N 52°34'34" W	36.66'
TL27	N 83°08'42" W	107.32'
TL28	N 88°34'35" W	261.45'
TL29	S 88°00'08" W	310.57'
TL30	S 70°46'45" W	155.75'



LOCATION MAP N.C.C. ZONING MAP #95 SCALE: 1"= 1000'

PLAN DATA

1. **TAX PARCEL NUMBER:** 13-019.00-073
2. **SOURCE OF TITLE:** INS. NO. 202207210073564
3. **EXISTING ZONING:** S - UDC - SUBURBAN
4. **SUBDIVISION DATA:**
   GROSS AREA 65.54 +/- ACS.
   ROAD R/W (ALONG VANCE NECK ROAD 0.70 +/- ACS.
   AREA IN EX. DP&L RIGHT-OF-WAY 5.28 +/- ACS.
   BASE SITE AREA: 59.56 +/- ACS.
5. **PROPERTY ADDRESS:** 935 VANCE NECK ROAD MIDDLETOWN, DE 19709
6. **TRANSFER OF DEVELOPMENT RIGHTS:**
   IN ACCORDANCE WITH SECTION 46.07.210.D, THE OWNER OF TAX PARCEL13-019.00-073 (THE "TRANSFERRING PROPERTY"), RIVERFIELDS ASSOCIATES L.P., HAS ENTERED INTO AN AGREEMENT TO TRANSFER 42 BUILDABLE LOTS TO SILVER VIEW FARM AND PLACE A CONSERVATION EASEMENT ON THE TRANSFERRING PROPERTY GOVERNING IT'S FUTURE USE, ALL IN ACCORDANCE WITH THE "DECLARATION OF CONSERVATION EASEMENT" DATED 9/11/2025, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 202509115-0066013. THE TRANSACTION AGREEMENT, "ASSIGNMENT OF PROPERTY DEVELOPMENT RIGHTS", IS DATED 9/15/2025, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 202509115-0066247.

TOTAL SITE CAPACITY OF TDR PARCEL = 77 D.U.'S

42 D.U.'S ARE BEING TRANSFERRED TO THE SILVER VIEW FARM PROJECT (APPLICATION #2020-0500)

35 D.U.'S SHALL REMAIN FOR FUTURE DEVELOPMENT WITH THIS PARCEL.

LEGEND

PROPERTY BOUNDARY	
RIGHT OF WAY	
CONTOUR	52
MONUMENT	
RIPARIAN BUFFER AREA	RBA
100 YR FLOODPLAIN	100 YR
500 YR FLOODPLAIN	500 YR
CRITICAL NATURAL AREA	CNA
TREE LINE	
WETLANDS	
WATERBODY/WATERWAY	
CONSERVATION EASEMENT	

TDR SENDING PARCEL INFORMATION SHEET (T.P. #13-019.00-073)

SITUATE IN: ST GEORGES HUNDRED, NEW CASTLE COUNTY, DELAWARE

date	checked	revisions
9/15/2025	JMM	NCC COMMENTS 9/8/2025
8/12/2025	JMM	NCC COMMENTS 8/5/2025
7/30/2025	JMM	NCC COMMENTS 7/28/2025
6/26/2025	JMM	NCC COMMENTS DATED 6/26/2025
4/07/2025	JMM	NCC COMMENTS DATED 3/12/2025
3/10/2025	JMM	DELDOT COMMENTS DATED 3/10/2025
2/14/2025	JMM	NCC COMMENTS 12/27/24
1/17/2025	JMM	NCC COMMENTS 12/27/24

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NEWARK, DE 19711
302.368.2000
" KARINS AND ASSOCIATES IS NOW OPERATING AS ATWELL, LLC "

OWNER:
RIVERFIELDS ASSOCIATES L.P.
994 VANCE NECK ROAD
MIDDLETOWN, DE 19702 &
123 GARWOOD DRIVE
BEAR, DE 19701

PROPERTY ADDRESS:
935 VANCE NECK ROAD
MIDDLETOWN DE, 19709

SURVEY BY:	KARINS AND ASSOCIATES	SCALE: 1" = 100'	
DESIGNED BY:	D.S.		
DRAWN BY:	G.C., F.D.S.	DATE: 3/27/2025	SHEET: 10 OF 10
CHECKED BY:	J.M.	DRAWING NO.: 2144.02 - A101	