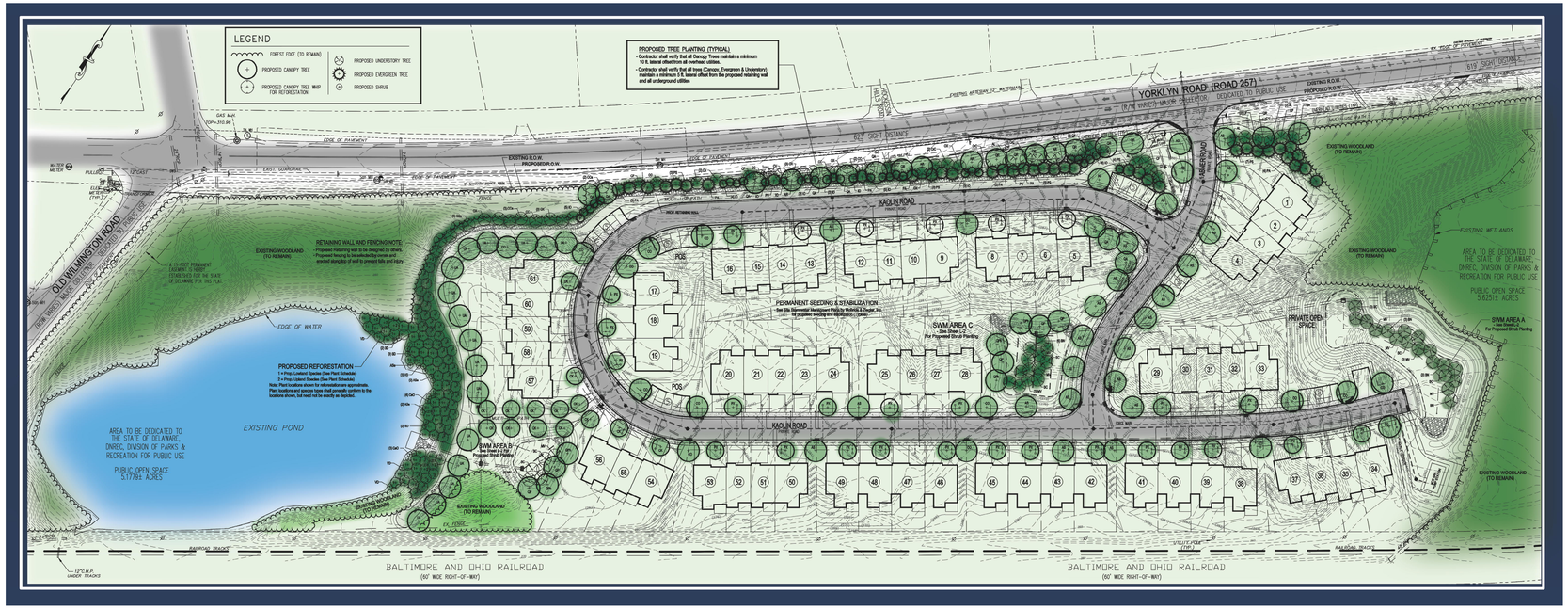
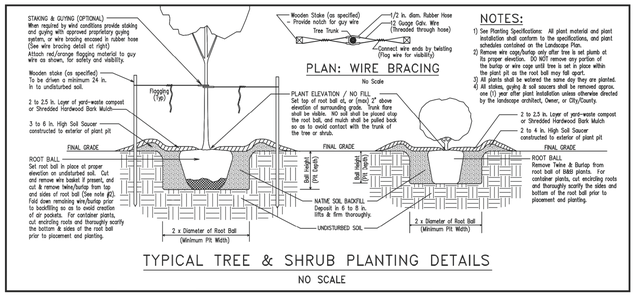
QUARRY WALK | MILL SIX | MILL'S EDGE

LANDSCAPING PLAN





TYPICAL TREE & SHRUB PLANTING DETAILS

NO SCALE

NOTES:

1) See Planting Specifications: All plant material and plant installation shall conform to the specifications, and plant schedules contained on the Landscape Plan.
2) Remove wire cage/burlap only after tree is set plumb at its proper elevation. DO NOT remove any portion of the burlap or wire cage until tree is set in place within the plant pit as the root ball may fall apart.
3) All plants shall be watered the same day they are planted.
4) All stakes, guying & soil saucers shall be removed approx. one (1) year after plant installation unless otherwise directed by the landscape architect, Owner, or City/County.

CONSTRUCTION NOTES & CONDITIONS:

1) Completeness or accuracy of location and depth of underground utilities or structures cannot be guaranteed. The Contractor must verify location and depth of all underground utilities and facilities prior to beginning construction. He shall also take necessary precautions to protect utilities during demolition and construction to maintain un-interrupted service. Any damage to existing utilities due to contractor's neglect shall be immediately repaired at the contractor's expense.

2) The contractor shall verify all dimensions and conditions prior to bidding. Commencement of work shall constitute acceptance of conditions. Landscape architect not responsible for existing conditions or the accurate measurement of same.

3) It is the responsibility of the Owner, Developer or Contractor to obtain any and all permits or approvals required for the construction or demolition shown on these plans. Any decisions made by the Owner, Developer or Contractor to circumvent the normal permitting process shall be at his sole risk.

4) The Landscape Plan is to be considered a part of the Site or Record Plan (by others). All information shown on the Site/Record Plan shall be strictly adhered to, and any discrepancies between the Site/Record Plan and Landscape Plan shall be brought to the attention of Landscape Architect or owner immediately.

5) No changes or deviation from these plans is permitted unless such have been approved by the Landscape Architect in writing. Changes made independently by the Owner, or Contractor shall release Landscape Architect from all liability related thereto.

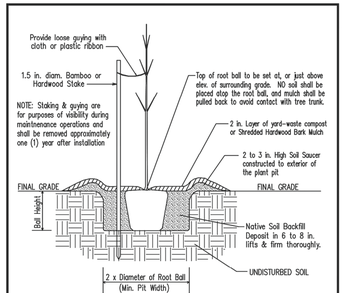
6) Owner or Contractor shall be responsible for all subsurface conditions and soil conditions. Landscape Architect makes no representations regarding subsurface conditions or soil conditions, including suitability for planting.

7) Landscape Architect shall not control or be responsible for another's means, methods, techniques, schedules, sequences or procedures, or for construction safety or any other related programs, or for another's failure to complete the work in accordance with the plans and specifications.

8) Landscape Architect maintains the right but not the duty to recommend that Owner reject work that does not appear to conform generally to the plans and specifications, and Landscape Architect shall not have any liability for recommendations made in good faith.

9) A lack of or improper maintenance in areas such as, but not limited to, paving & walkways, structures, facilities, signage, natural areas and landscaping, may result in damage to property or persons. Owner acknowledges and agrees that proper Project maintenance is required after the Project completion, that Owner is solely responsible for proper maintenance, and that Owner is solely responsible for the results of any lack of or improper maintenance.

10) NOT PUBLISHED! – ALL RIGHTS RESERVED: All instruments of professional service prepared by Landscape Architect including, but not limited to, drawings and specifications, are the property of the Landscape Architect. These documents shall not be reused on other projects without Landscape Architect's written permission. Landscape Architect retains all rights, including copyrights, in its documents. Landscape Architect grants Client a nonexclusive license to use Landscape Architect's documents as described in the Client–Landscape Architect Agreement, provided Client performs in accordance with the terms of the Agreement. Client or others cannot use Landscape Architect's documents to complete this Project with others unless Landscape Architect is found to have materially breached the Client–Landscape Architect Agreement.



TREE WHIP PLANTING DETAIL

NO SCALE

LIST OF PROPOSED PLANTS:

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CALIPER	ROOT	REMARKS
STREET & CANOPY TREES							
AR	Acer rubrum	Red Maple	4	12 to 14 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
AS	Acer saccharum 'Green Mountain'	Green Mountain Sugar Maple	26	10 to 12 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
CK	Cladrastis kentuckea	American Yellowwood	14	10 to 12 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
CO	Celtis occidentalis	Common Hackberry	17	10 to 12 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
PX	Prunus x incam 'Okame'	Okame Cherry	28	10 to 12 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
QA	Quercus alba	White Oak	8	10 to 12 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
QP	Quercus palustris	Pin Oak	5	12 to 14 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
QPh	Quercus phellos	Willow Oak	5	12 to 14 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
QR	Quercus rubra	Red Oak	9	12 to 14 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
UA	Ulmus americana 'Valley Forge'	Valley Forge American Elm	15	12 to 14 ft.	2 in. (min)	B&B	Branching to begin a min. 5 ft. above ground. NO wire baskets.
UNDERSTORY TREES							
AL	Amelanchier laevis	Allegheny Serviceberry	9	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
BN	Betula nigra 'Little King'	Little King River Birch	13	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
CCa	Carpinus caroliniana	Ironwood	10	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
CC	Cercis canadensis	Eastern Redbud	6	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
CF	Cornus florida	Flowering Dogwood	8	6 to 7 ft.	xxxxx	B&B	
CrC	Crataegus crusgalli var inermis	Thornless Cockspur Hawthorne	7	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
CV	Chionanthus virginicus	Fringe Tree	3	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
MV	Magnolia virginiana	Sweetbay Magnolia	15	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
OX	Oxydendrum arboreum	Sourwood	10	6 to 7 ft.	xxxxx	B&B	
SC	Sambucus canadensis	Common Elderberry	9	6 to 7 ft.	xxxxx	B&B	Single or multi-stem trees acceptable
EVERGREEN TREES							
IO	Ilex Opaca (Female cultivars)	American Holly (See remarks)	29	5 to 6 ft.	xxxxx	B&B	Acceptable cultivars = Angelica / Jersey Princess / Miss Helen / Wyetta
IO	Ilex Opaca 'Jersey Knight'	Jersey Knight American Holly	3	5 to 6 ft.	xxxxx	B&B	Distribute equally throughout holly plantings for pollenation
PA	Picea abies	Norway Spruce	13	5 to 6 ft.	xxxxx	B&B	
PS	Pinus strobus	Eastern White Pine	24	5 to 6 ft.	xxxxx	B&B	

PROPOSED REFORESTATION – LIST OF PROPOSED PLANTS:

–Canopy tree species to be randomly distributed throughout the zone indicated (upland or lowland) unless otherwise indicated below.
–Install Canopy tree species as isolated individuals, or in same species groupings of 2 to 3 trees unless otherwise indicated below.

KEY	BOTANICAL NAME	COMMON NAME	NO.	SIZE	CALIPER	ROOT	REMARKS
LOWLAND SPECIES – CANOPY TREE WHIPS							
1	Acer rubrum	Red Maple	10	4 to 6 ft.	xxxxx	Cont.	
1	Platanus occidentalis	Eastern Sycamore	5	4 to 6 ft.	xxxxx	Cont.	Install individually (no groupings), along the toe of slope.
1	Quercus bicolor	Swamp White Oak	10	4 to 6 ft.	xxxxx	Cont.	
1	Quercus palustris	Pin Oak	10	4 to 6 ft.	xxxxx	Cont.	
1	Salix nigra	Black Willow	10	4 to 6 ft.	xxxxx	Cont.	Install along edge of pond
LOWLAND SPECIES – UNDERSTORY TREES & SHRUBS							
ASe	Alnus serrulata	Smooth Alder	5	3 to 4 ft.	xxxxx	Cont.	
CxO	Cephalanthus occidentalis	Buttonbush	7	18 in. (min)	xxxxx	Cont.	
SD	Salix discolor	Pussy Willow	7	3 to 4 ft.	xxxxx	Cont.	
VD	Viburnum dentatum	Arrowwood Viburnum	6	18 in. (min)	xxxxx	Cont.	
UPLAND SPECIES – CANOPY TREE WHIPS							
2	Carya tomentosa	Mockernut Hickory	10	4 to 6 ft.	xxxxx	Cont.	
2	Fagus grandifolia	American Beech	5	4 to 6 ft.	xxxxx	Cont.	Install individually (no groupings)
2	Nyssa sylvatica	Black Gum	11	4 to 6 ft.	xxxxx	Cont.	
2	Quercus alba	White Oak	11	4 to 6 ft.	xxxxx	Cont.	
2	Quercus rubra	Northern Red Oak	11	4 to 6 ft.	xxxxx	Cont.	

PLANT MATERIAL ORDERING AND INSTALLATION NOTES:
- Contractor shall obtain approval of landscape architect for all substitutions. NO substitutions will be accepted without pre-approved, written permission of landscape architect
- All plants shall be certified to be the species, variety or cultivar specified. Contractor shall provide landscape architect with 'bill of lading' as proof of species/variety/cultivar provided.
- Trees to be ordered without wire baskets, or baskets shall be removed before installation. All plant installation shall conform to the planting details & specification contained on the plan.
- Plant caliper equals the diameter of a tree trunk as measured at six (6) inches above the root ball (or just above the trunk flare for trees >4 in. cal.).
- Unless otherwise noted, plant size refers to height of a plant as measured from the top of the root ball to the highest branch.
- Plants for which no variety or cultivar is specified shall be the straight species, or a cultivar that is typical of the species in both habit and size at maturity.
- Planting Bed Preparation & Mulching: Proposed planting beds shall be tilled to a min. depth of 8 inches. After tilling, incorporate yard waste compost in to the soil at the rate of 1 cu. yard compost per 150 s.f. of bed area. After bed preparation & planting, beds shall be mulched with a uniform 2 to 2.5 in. deep layer of compost, or shredded hardwood bark mulch.

EQUAL HOUSING OPPORTUNITY

Ryan Homes

QUARRY WALK

APPROVED LANDSCAPING
YORKLYN ROAD BUFFER

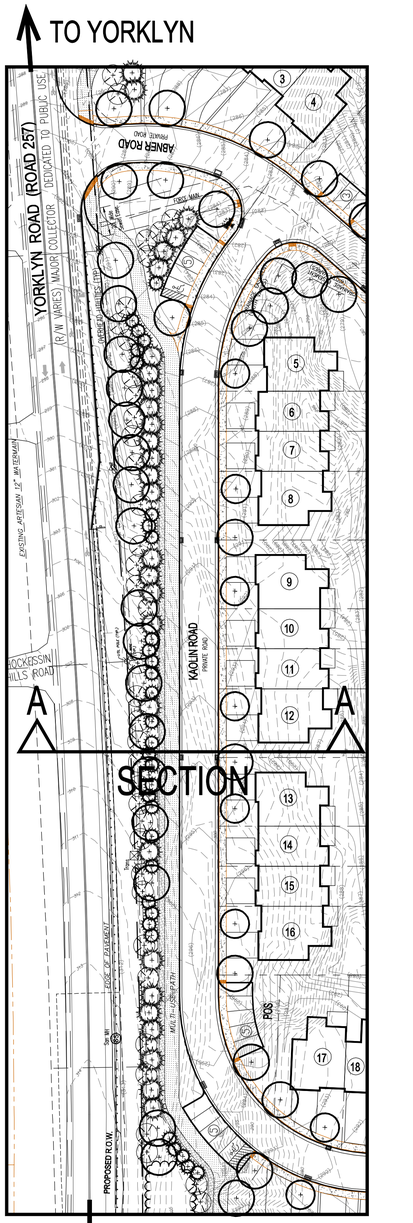
BUFFERYARD AREA = 15,828 s.f.
LENGTH OF R.O.W. = 684.66 ft.

AVE. BUFFERYARD WIDTH = 23.12 ft.

PROPOSED PLANTS	PLANTS PER 100 FT.
17 Canopy Trees	= 2.48 Canopy Trees / 100 FT.
36 Understory Trees	= 5.26 Understory Trees / 100 FT.
58 Evergreen Trees	= 8.47 Evergreen Trees / 100 FT.

REQUIRED PLANTING PER NCC ORDS. = 0.3 OPACITY*
PLANTING FOR PROJECT = 0.533 OPACITY

* Based on NCC Zoning (Suburban) + Yorklyn Road Functional Classification (Collector)

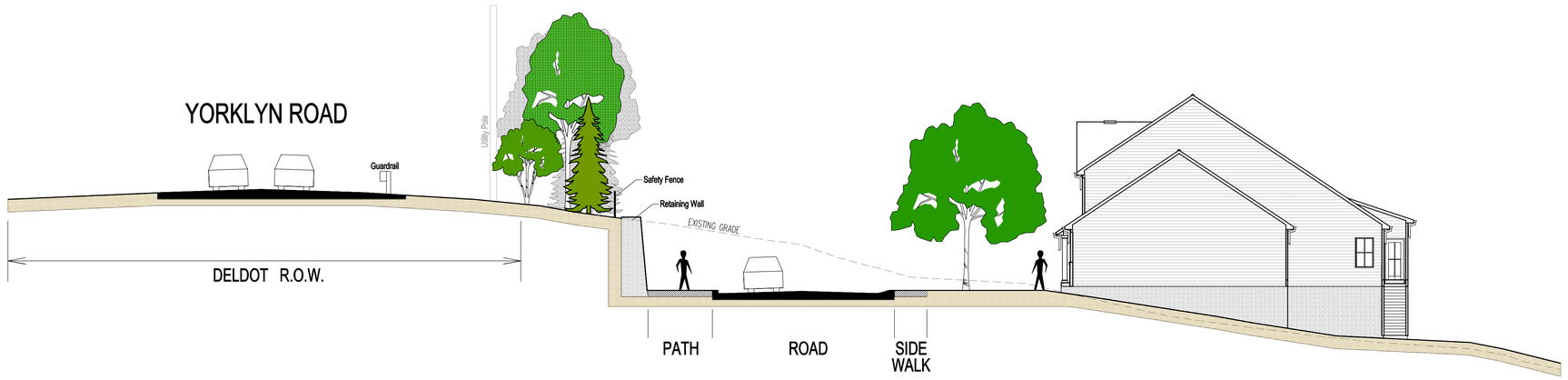


PARTIAL SITE PLAN

SCALE: 1" = 50 FT.

GRAPHIC SCALE: IN FEET

0 10 20 30 40 50 100 150 FT.



SECTION A-A: YORKLYN ROAD THROUGH PROPOSED LOT 12

SCALE: 1" = 10 FT.

GRAPHIC SCALE: IN FEET

0 2 4 6 8 10 20 30 FT.

BURCHAM & ASSOCIATES
LANDSCAPE ARCHITECTS & PLANNERS
311 South DuPont Road * Wilmington, DE 19805 * (302) 658-2827

REV. NO.	DATE	REVISION

LANDSCAPE EXHIBIT
PARTIAL SITE PLAN AND SECTIONAL VIEW OF
QUARRY WALK
PREPARED FOR
QUARRY WALK, LLC
MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

SURVEY BY: McBride & Ziegler, Inc.	SCALE: 1" = 50'
DESIGN BY: Gary L. Burcham	DATE: September 17, 2021
DRAWN BY: G.L.B.	SHEET NO. 1 OF 1
CHECKED BY: G.L.B.	

22″

27″

QUARRY WALK | MILL SIX | MILL'S EDGE

THE BETHANY



1-CAR GARAGE VILLA



2-CAR GARAGE VILLA

FEATURES

- Full size brick water table on fronts of all homes
- Hardie Plank Siding, alternating color per unit within a building
- Black/Dark Bronze Vinyl Ply Gem Windows
- Black/Dark Bronze Gutters, Downspouts, Soffit and Fascia, Exterior Trim (Synthetic Material), Light Fixtures
- Dark-Colored Garage Door with windows. Color will complement exterior trim.
- Sodded Yards
- Concrete Apron/Sidewalk/Stoop/Driveway

Ryan Homes

27″

QUARRY WALK | MILL SIX | MILL'S EDGE

INTERIORS





Ryan Homes

22″

QUARRY WALK | MILL SIX | MILL'S EDGE

THE McPHERSON



5-UNIT BUILDING

FEATURES

- Full size brick water table on fronts of all homes
- Hardie Plank Siding, alternating color per unit within a building
- Black/Dark Bronze Vinyl Ply Gem Windows
- Black/Dark Bronze Gutters, Downspouts, Soffit and Fascia, Exterior Trim (Synthetic Material), Light Fixtures
- Dark-Colored Garage Door with windows. Color will complement exterior trim.
- Sodded Yards
- Concrete Apron/Sidewalk/Stoop/Driveway

Ryan Homes

(3) S/F DISPLAY PRINTS

Produce to Deliver:
- (3) S/F 22″ X 27″ GATORBOARD DISPLAY PRINTS

Material:
- .25″ GATORBOARD

Graphics/Lettering:
- DIGITALLY PRINTED

Deliver to:
- MAIN OFFICE
  WRANGLE HILL ROAD
  SUITE 210
  BEAR, DE 19701

Builder:
RYAN HOMES

Community:
MAIN OFFICE

Designer:
PAUL

Quote #:
66122

Date:
9/9/21

Customer Approval:

X_____

We are pleased to respond to your request for layouts with the attached sketch. Help us avoid errors by checking that all details of the job such as sizes, colors, quantities and configurations of the sketches are what you intended. Please send your approval by e-mail and confirm by faxing the signed sketch to 703-550-2710. The timeliness of your approval may impact the installation date. Normal production turnaround for most jobs is 5 to 7 days from the date the sketch is approved. Additional fees may apply for rush charges, client-requested surveys and design time. New Home Media will not be held responsible for errors once the sketch is approved or for any delays caused by a late approval.

SERVING THE EAST COAST SINCE 1989
NEW HOME MEDIA
SIGNS, DISPLAYS & GRAPHICS

27″

22″



27″

22″



27″

22″



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SIGNS, DISPLAYS & GRAPHICS

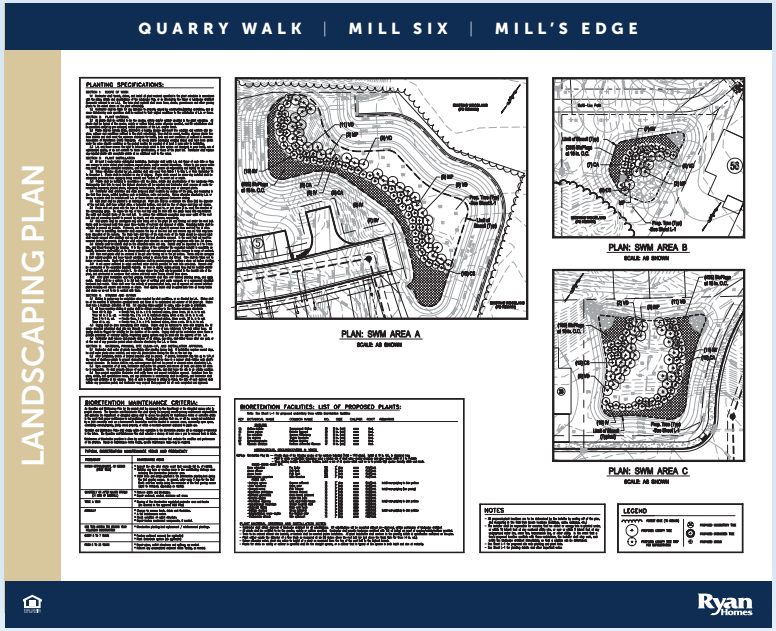
27″

22″



27″

22″



(2) S/F DISPLAY PRINTS

Produce to Deliver:
- (2) S/F 27″ X 22″ GATORBOARD DISPLAY PRINTS

Material:
- .25″ GATORBOARD

Graphics/Lettering:
- DIGITALLY PRINTED

Deliver to:
- MAIN OFFICE
  WRANGLE HILL ROAD
  SUITE 210
  BEAR, DE 19701

Builder:
RYAN HOMES

Community:
MAIN OFFICE

Designer:
PAUL

Quote #:
66122

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9/9/21

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SERVING THE EAST COAST SINCE 1989
NEW HOME MEDIA
SIGNS, DISPLAYS & GRAPHICS

PLAN DATA:

1. TAX PARCEL NUMBER: 08–008.00–023
2. SOURCE OF TITLE: INSTRUMENT NUMBER 20160525–0024556
3. GROSS AREA: 20.4490± ACRES
4. ZONING: AUBURN VALLEY MASTER PLAN:

   THIS PLAN AND ALL DEVELOPMENT DEPICTED HEREON IS EXEMPTED FROM THE NEW CASTLE COUNTY CODE AS PROVIDED IN SENATE BILL NO. 125, SECTION 80, DELAWARE STATE SENATE 149th GENERAL ASSEMBLY (2019). SPECIFICALLY, THE PROPERTY DEPICTED UPON THIS PLAN AND THE DEVELOPMENT PROPOSED HEREON IS NOT SUBJECT TO ANY OF THE REQUIREMENTS OF THE NEW CASTLE COUNTY ZONING, SUBDIVISION, LAND USE OR BUILDING CODES, ORDINANCES OR REGULATIONS PURSUANT TO SENATE BILL 125, SECTION 80.
5. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY HABITABLE STRUCTURE UPON THE PROPERTY IDENTIFIED UPON THIS PLAN UNTIL THE OWNER OBTAINS AN ENTRANCE PERMIT FROM THE DELAWARE DEPARTMENT OF TRANSPORTATION.
6. NO BUILDING PERMITS SHALL BE ISSUED FOR THE CONSTRUCTION OF ANY HABITABLE STRUCTURE UPON THE PROPERTY IDENTIFIED UPON THIS PLAN UNTIL THE OWNER OBTAINS APPROVAL FROM THE STATE OF DELAWARE FIRE MARSHAL'S OFFICE.
7. DATUM: HORIZONTAL – DEED SYSTEM. VERTICAL – N.A.V.D. (1988). BENCHMARK TOP OF SANITARY MANHOLE (EL. 311.84) LOCATED ALONG THE SOUTH SIDE OF YORKLYN ROAD BEHIND THE GUARDRAIL NEAR OLD WILMINGTON ROAD.
8. TOPOGRAPHY NOTE: TOPOGRAPHIC INFORMATION WAS FIELD SHOT BY McBRIDE & ZIEGLER, INC., IN NOVEMBER, 2016.
9. POSTAL ADDRESS: 838 YORKLYN ROAD, HOCKESSIN, DE 19707.
10. WATER SUPPLY: PUBLIC – ARTESIAN WATER COMPANY.

    WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
11. SANITARY SEWER: GRAVITY FLOW AND PUMP STATION TO NEW CASTLE COUNTY SEWER SYSTEM.

    SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS AND THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
12. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
13. NO 100–YEAR FEMA FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0045L, DATED JANUARY 22, 2020.
14. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
15. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE 1987 CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS AND WETLANDS WERE FOUND TO EXIST ON THIS SITE. SEE WETLANDS REPORT BY WATERSHED ECO, LLC. DATED OCTOBER 5, 2017.
16. A LANDSCAPE PLAN PREPARED BY BURCHAM AND ASSOCIATES, LAST DATED APRIL 2, 2019, OR AS LATER AMENDED AND APPROVED IN WRITING BY DNREC IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
17. SUBDIVISION DATA: 61 RESIDENTIAL TOWNHOUSE LOTS AND 1 SANITARY PUMP STATION LOT

AREA BREAKDOWN:

PRIVATE ROW:	1.4004± ACRES	6.85%
ROW DEDICATED TO STATE OF DELAWARE:	0.1960± ACRES	0.96%
LOT AREA:	6.3420± ACRES	31.01%
NEW CASTLE COUNTY PUMP STATION LOT:	0.1245± ACRES	0.61%
PRIVATE OPEN SPACE:	1.5831± ACRES	7.74%
PUBLIC OPEN SPACE DEDICATED TO STATE OF DELAWARE	10.8030± ACRES	52.83%
TOTAL	20.4490± ACRES	100.00%

TOTAL LENGTH OF 28' REDUCED ROW = 2,175 L.F.

PLAN DATA (CONTINUED):

18. PARKING: REQUIRED: 2 SPACES PER UNIT PLUS 1 SPACE PER 3 UNITS =
    61 UNITS X 2 + 61/3 = 122 + 21 = 143 SPACES

    PROVIDED: 2 SPACES IN DRIVEWAY PER UNIT + OUTSIDE ROW SPACES =
    61 X 2 = 122 SPACES + 29 SPACES = 151 SPACES.
19. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD–TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.

    FIRE HYDRANTS EXISTING (0) PROPOSED (3)
20. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK. THE OWNER SHALL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN.
21. SUPERSEDURE NOTE: THERE IS NO KNOWN PREVIOUS RECORD PLAN FOR THIS SITE.
22. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE OVERALL SITE DRAINAGE, GRADING STORMWATER MANAGEMENT OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
23. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OF DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECTED TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SANITARY SEWER EASEMENTS CREATED BY THIS PLAN.
24. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A STORM SEWER IS DESIGNATED FOR COMMUNITY OR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A COMMUNITY OR DEDICATED PUBLIC OR PRIVATE RIGHT–OF–WAY.
25. 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.
26. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
27. MONUMENTS: EXISTING 5 PROPOSED 24

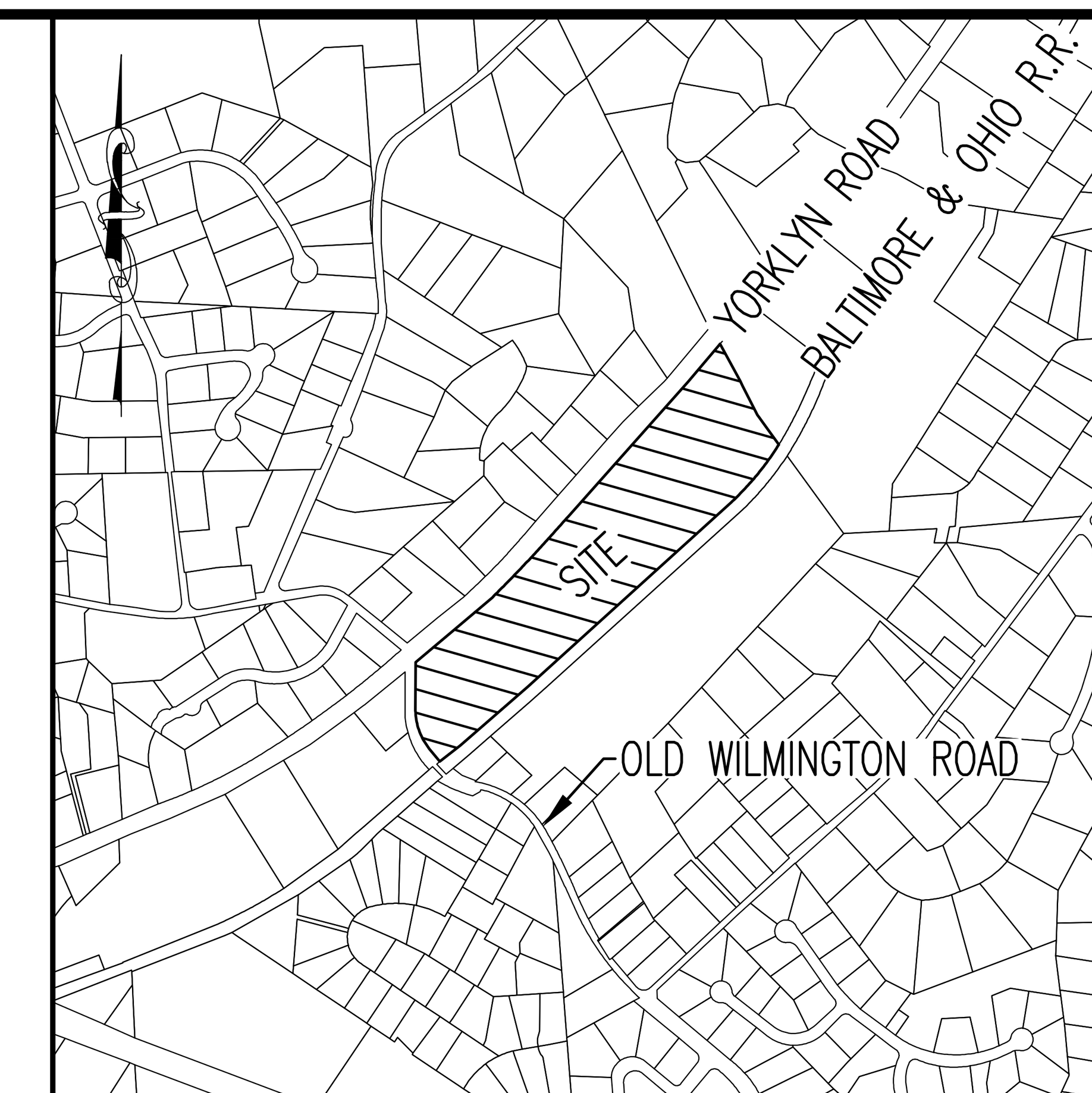
    THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT–OF–WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)–OF–WAY IN ACCORDANCE WITH DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREET AND HIGHWAY ACCESS AND REQUIREMENTS OF THE LAND USE AGENCY.
28. FOR MAINTENANCE OF STORMWATER MANAGEMENT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

PLAN DATA (CONTINUED):

31. NO BUILDING PERMIT SHALL BE ISSUED FOR ANY STRUCTURE UNTIL DNREC REVIEWS AND APPROVES RESTRICTIVE COVENANTS FOR THE PROPERTY REGARDING ALL BULK STANDARDS AND ARCHITECTURAL STANDARDS.
32. THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH. NO TITLE SEARCH WAS PROVIDED TO McBRIDE & ZIEGLER, INC.
33. AN 8' OR 10' WIDE PERMANENT EASEMENT AS DEPICTED ON THE PLAN FOR THE BENEFIT OF THE QUARRY WALK MAINTENANCE ASSOCIATION SHALL BE PROVIDED ALONG EACH SIDE OF THE SUBDIVISION PRIVATE STREETS TO ALLOW ROUTINE AND EMERGENCY MAINTENANCE WORK AND SHALL BE AVAILABLE FOR SIDEWALKS, UTILITY, AND CONSTRUCTION PURPOSES AND PERMANENT PLACEMENT OF SIGNS AND TRAFFIC CONTROL DEVICES. UTILITIES TO INCLUDES GAS, WATER, ELECTRIC, TELEPHONE, CABLE, ETC. SHOULD THE 28' WIDE RIGHT–OF–WAY BECOME PUBLIC RIGHT–OF–WAY THEN THIS EASEMENT SHALL BE FOR THE BENEFIT OF THE STATE OF DELAWARE. PARKING SPACES AND SHARED USE PATH BETWEEN KAOLIN ROAD AND YORKLYN ROAD WITHIN THE STATE OF DELAWARE PUBLIC OPEN SPACE SHALL BE MAINTAINED BY THE STATE OF DELAWARE (DNREC, DIVISION OF PARKS AND RECREATION).
34. PARCELS CREATED BY THIS PLAN SHALL COMPLY WITH THE FOLLOWING SECTIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, ADOPTED BY NEW CASTLE COUNTY AS OF THE EXECUTION DATE OF THE REDEVELOPMENT AGREEMENT BETWEEN OWNER AND DNREC: SECTIONS 40.03.410, 40.03.420, 40.04.110 AND 40.33.220. REFER TO BULK STANDARDS SHOWN ON THIS SHEET.
35. RESIDENTIAL USES SHALL BE PERMISSIBLE AS PROVIDED IN THE ST ZONING DISTRICT AS DEFINED IN THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, ADOPTED BY NEW CASTLE COUNTY AS OF THE EXECUTION DATE OF THE REDEVELOPMENT AGREEMENT BETWEEN OWNER AND DNREC, AS OUTLINED IN CHAPTER 40, ARTICLE 03 AND MUST MEET THE PARKING REQUIREMENTS OF SECTIONS 40.03.522 AND 40.22.613.
36. THIS PLAN IS SUBJECT TO CHAPTER 40, ARTICLE 33 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE, ADOPTED BY NEW CASTLE COUNTY AS OF THE EXECUTION DATE OF THE REDEVELOPMENT AGREEMENT BETWEEN OWNER AND DNREC, EXCEPT FOR THE FOLLOWING SECTIONS, ABBREVIATIONS AND DEFINITIONS.
    - SECTION 40.33.130 ABBREVIATIONS: LDIA
    - SECTION 40.33.210 AGRICULTURAL USES
    - SECTION 40.33.300 GENERAL DEFINITIONS: APARTMENTS; BUFFERYARD; BULK REQUIREMENTS; CONSERVATION DESIGN; DENSITY, GROSS (GD); DENSITY, NET (ND); DIVERSIFIED PLANNED UNIT DEVELOPMENT (DPUD); DWELLING, ATTACHED; DWELLING MULTI–FAMILY; DWELLING, QUADRUPLEX; DWELLING, SEMI–DETACHED; DWELLING, SINGLE–FAMILY DETACHED; FLAG LOT; FLOOR AREA, GROSS; FLOOR AREA RATIO (FAR); FLOOR AREA RATIO, GROSS (GFAR); FLOOR AREA RATIO, NET (NFAR); GARDEN APARTMENTS; GROSS FLOOR AREA (GFA); LAND DEVELOPMENT, MAJOR; LAND DEVELOPMENT, MINOR; LANDSCAPE SURFACE AREA; LANDSCAPE SURFACE RATIO (LSR); LOT, FLAG; LOT LINE HOUSE; MAJOR LAND DEVELOPMENT; MINOR LAND DEVELOPMENT; MOBILE HOME OR MOBILE DWELLING UNIT; OPEN SPACE SUBDIVISION; PATIO HOUSE; PLAN, EXPLORATORY SKETCH; PLAN, MAJOR LAND DEVELOPMENT; PLAN, MINOR LAND DEVELOPMENT; PLAN, PRELIMINARY; PLAN, RECORD; PLAN, RECORD CONVERSION; PLAN, RECORD STREET; PLANS, CONSTRUCTION; PLANS, SITE CONSTRUCTION; PLANNED DEVELOPMENT; RENAMING, EXISTING PUBLIC OR PRIVATE STREETS OR RECORDED LAND DEVELOPMENT OR SUBDIVISION PLAN; RESIDENTIAL DEVELOPMENT; RESUBDIVISION, REVERSE FRONTAGE LOT; SUBDIVISION; SUBDIVISION, MAJOR; SUBDIVISION, MINOR; SUBDIVISION REGULATIONS; TOWNHOUSE, WEAKLINK; TWIN HOUSE (DWELLING, SEMI–DETACHED); ZERO (0) LOT LINE; ZONING REGULATIONS.
37. PURSUANT TO THE AUBURN VALLEY MASTER PLAN, ALL RECORD PLANS SHALL BE APPROVED AND SIGNED BY THE DNREC DIRECTOR OF THE DIVISION OF PARKS AND RECREATION, THE DNREC DIRECTOR OF THE DIVISION OF WASTE AND HAZARDOUS SUBSTANCES, SITE INVESTIGATION AND RESTORATION SECTION, AND THE DNREC CHIEF OF PLANNING.
38. THIS PLAN IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE REDEVELOPMENT AGREEMENT DATED __________ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NUMBER ______________________________.
39. PRESENT USE: UNDEVELOPED PROPOSED USE: 61 LOT TOWNHOUSE SUBDIVISION.
40. A 28' WIDE SANITARY SEWER EASEMENT FOR THE ENTIRE LENGTH OF THE PRIVATE STREETS ON THIS PLAN SHALL BE DEDICATED TO NEW CASTLE COUNTY.
41. PUBLIC OPEN SPACE SHALL BE DEDICATED TO STATE OF DELAWARE, (DNREC, DIVISION OF PARKS & RECREATION).
42. ALL SHARED USE PATHS SHOWN ON THIS PLAN SHALL BE MAINTAINED BY STATE OF DELAWARE, (DNREC, DIVISION OF PARKS & RECREATION).
43. ALL SUBDIVISION STREET RIGHT–OF WAYS AND STREETS ARE TO BE PRIVATE AND TO BE MAINTAINED BY THE QUARRY WALK MAINTENANCE ASSOCIATION.
44. NEW CASTLE COUNTY AND DNREC HAVE THE RIGHT TO ENTER THE PRIVATE STREETS AND PRIVATE OPEN SPACE TO INSPECT ALL STORMWATER MANAGEMENT FACILITIES.

BULK STANDARDS:

MINIMUM LOT AREA:	2,800 S.F.
MINIMUM LOT WIDTH:	24'
STREET YARD:	24'
SIDE YARD:	0' (END UNIT 8')
REAR YARD:	20'
MAXIMUM BUILDING HEIGHT:	50'
MINIMUM BUILDING SPACING:	19'
MAXIMUM UNITS IN A ROW:	5
OPEN SPACE REQUIREMENT:	25.0%



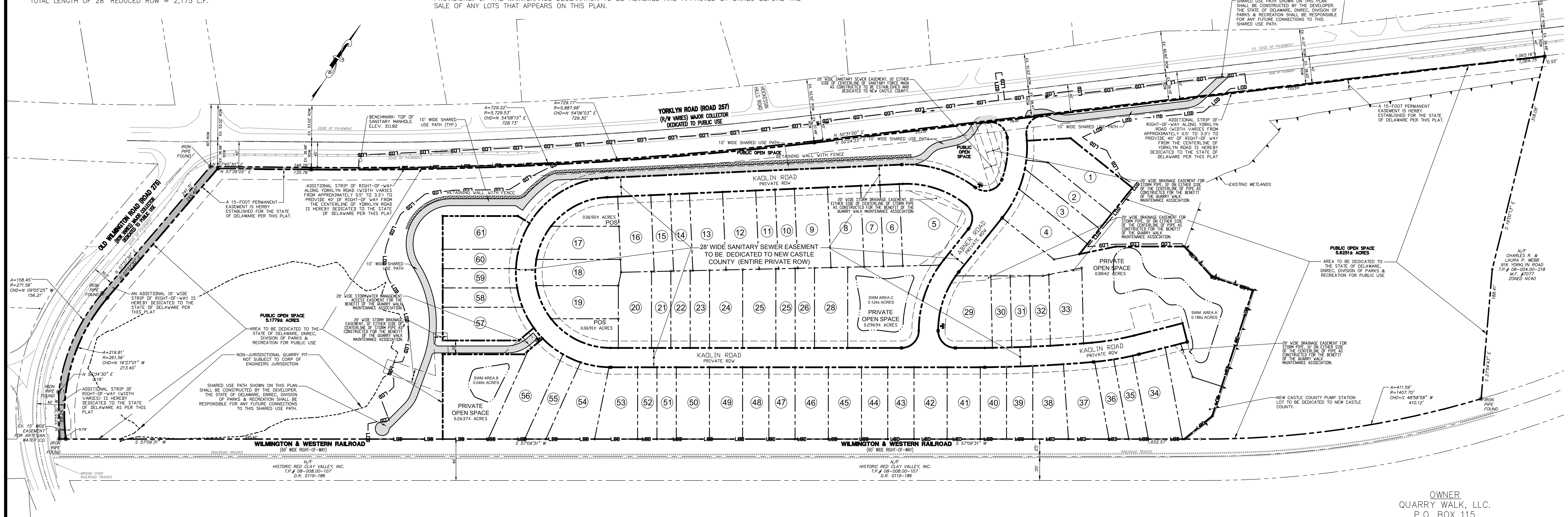
LOCATION MAP 1"=800'

LEGEND

- EXISTING ROW/PROPERTY LINE
- PROPOSED ROW LINE
- PROPERTY LINE
- EXISTING SANITARY SEWER AND MANHOLE
- EXISTING STORM DRAINAGE
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED SHARED USE PATH
- PROPOSED RETAINING WALL
- EXISTING FENCE LINE
- EXISTING SHRUB/TREE LINE
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED INTEGRAL PCC CURB AND GUTTER TYPE 2
- POS — PRIVATE OPEN SPACE
- ROW DEDICATION
- EXISTING WETLANDS
- LOD — LIMIT OF DISTURBANCE
- (22) — LOT NUMBER

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

1. 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.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE ROW UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
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, IN CONFORMANCE WITH DELDOT'S "SHARED–USE PATH AND/OR SIDEWALK TERMINATION POLICY".
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 SECTION 131). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION, THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
7. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREETS. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASINS LOCATIONS. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN THE DMC, CHAPTER 7. HORSED SHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING RESTRICTIONS AS DESCRIBED IN THE DCM, CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON–STREET PARKING, DRIVEWAYS AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT–OF–WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT–OF–WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE–ESTABLISHING THE RIGHT–OF–WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT–OF–WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE RIGHT–OF–WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT–OF–WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
10. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND ANY TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROL UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR AN ENTRANCE IN NEW CASTLE COUNTY UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DELDOT.
11. THIS SITE IS NOT WITH A DELDOT TRANSPORTATION IMPROVEMENT DISTRICT (TID)
12. THIS SITE IS IN AN INVESTMENT LEVEL MIX OF LEVEL TWO AND THREE PER THE 2015 STATE STRATEGIES FOR POLICIES AND SPENDING.



TRAFFIC GENERATION - YORKLYN ROAD

YORKLYN ROAD – N 257

207(328)[2,591] 2(5)[51] 328(207)[2,592] 4(12)[120] 11(8)[120] 5(3)[51] SITE ENTRANCE

YORKLYN ROAD 70% 30%

NOTE: DIRECTIONAL DISTRIBUTION 70% TO/FROM SOUTH 30% TO/FROM NORTH

DIST. DIAGRAM

ROAD TRAFFIC DATA – YORKLYN ROAD

FUNCTIONAL CLASSIFICATION – MAJOR COLLECTOR
POSTED SPEED LIMIT – 50 MPH
AADT = 4,468 TRIPS (FROM 2017 TRAFFIC COUNT)
10 YEAR PROJECTED AADT = 1.16 X 4,468 TRIPS = 5,183 TRIPS
10 YEAR PROJECTED AADT + SITE ADT = 5,525 TRIPS
TRAFFIC PATTERN GROUP – 3
AM PEAK HOUR = 328 EB/207 WB
PM PEAK HOUR = 207 EB/328 WB

SITE TRAFFIC DATA:

SOURCE: LAND USE: 221 MULTIFAMILY HOUSING (MID-RISE)
ITE TRIP GENERATION MANUAL – 10TH EDITION
PROPOSED 61 TOWNHOUSE DEVELOPMENT
ONE ENTRANCE – FULL
DESIGN VEHICLE – SU 30
WEEKDAY ADT = 330 TRIPS – IN/OUT = 165/165
WEEKDAY AM PEAK = 21 TRIPS – IN/OUT = 5/16
WEEKDAY PM PEAK = 28 TRIPS – IN/OUT = 17/11
DIRECTIONAL DISTRIBUTION: SEE DIAGRAM
TRUCK AND BUSES = 5% X 330 = 17

CERTIFICATION OF OWNERSHIP

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

DRAKE CATTERMOLE DATE
QUARRY WALK, LLC
P.O. BOX 115
YORKLYN, DE 19736

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 11.7 ACRES

CERTIFICATION OF ACCURACY

I, MARK ZIEGLER, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL.

MARK ZIEGLER, DE # 7502 DATE

CERTIFICATION OF PLAN APPROVAL

BY: DATE
DNREC DIRECTOR OF THE DIVISION OF PARK AND RECREATION

BY: DATE
DNREC DIRECTOR OF THE DIVISION OF WASTE AND HAZARDOUS SUBSTANCES, SITE INVESTIGATION AND RESTORATION SECTION

BY: DATE
DNREC CHIEF OF PLANNING

SANITARY SEWER DATA:

AVERAGE DAILY FLOW FOR SINGLE FAMILY ATTACHED HOMES:

PROPOSED: 61 TOWNHOUSES X 250 GPD = 15,250 GPD

PEAK FLOW: 15,250 GPD X 4 = 61,000 GPD

THE PURPOSE OF THIS PLAN IS TO SUBDIVIDE THIS PARCEL INTO 64 LOTS (61 LOTS FOR RESIDENTIAL TOWNHOUSES, 2 LOTS FOR STATE OF DELAWARE PUBLIC OPEN SPACE AND 1 LOT FOR A NEW CASTLE COUNTY SANITARY SEWER PUMP STATION) WITH PRIVATE STREETS, PRIVATE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AREAS. THE SITE IS CURRENTLY UNDEVELOPED.

RECORD PLAN
OF
QUARRY WALK
PREPARED FOR
QUARRY WALK, LLC
MILL CREEK HUNDRED NEW CASTLE COUNTY, DELAWARE

40 0 40 80 160

OWNER
QUARRY WALK, LLC.
P.O. BOX 115
YORKLYN, DE 19736
302–545–8575

REV. NO.	DATE	REVISION
3	3–16–20	PER DELDOT COMMENTS DATED JANUARY 23, 2020
2	6–26–19	ADDED PLAN DATA NOTES AND BULK STANDARDS
1	5–6–19	ADDED SANITARY SEWER EASEMENTS

M&Z
McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: ______ PROFESSIONAL ENGINEER

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: LEH	SCALE : 1" = 80'
DRAWN BY: LEH	DATE : FEBRUARY 19, 2019
DWG. NO. : 20144668–9379	SHEET 1 OF 3

F:_PROJECTS–2014\4668 – 838 Yorklyn Road\DWG\2017–CURRENT\RECORD CONSTRUCTION PLAN\4668_RECORD–CONSTRUCTION PLANS 5–22–20.dwg