CURVE TABLE	CHORD LENGTH	CURVE RADIUS LENGT	URVE TABLE	CHORD LENGTH			RVE TABLE CHORD BEARING			GEN	IERAL NO	ΓES
C1 28.00' 44.00' N10°09'13"E C2 25.00' 39.27' \$79°49'51"E	39.61' 35.36'	C90 25.00' 43.85' C91 361.00' 182.46'	S83°23'24"E N31°53'09"E	38.44' 180.53'	C179 38 C180 38	DIUS LENGTH 9.00' 63.98' 9.00' 70.61'	N53°59'00*E N44°04'18*E	CHORD LENGTH 63.91' 70.51'	1.	THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL	<u>A</u> 17.	AS A CONDITION OF APPRO COMMISSION REQUIRES FO
C3 98.00' 50.79' N49°40'43"W C4 25.00' 26.88' \$33°43'34"E C5 31.00' 48.77' N47°55'32"W	50.23' 25.60' 43.89'	C92 25.00' 37.09' C93 414.00' 127.15' C94 25.00' 35.99'	N70°10'03"E S36°27'45"W N04°01'29"E	33.78' 126.65' 32.96'	C182 38	9.03' 70.59' 9.00' 70.56' 9.00' 70.51'	N33°40'24"E N23°16'43"E N12°53'22"E	70.49' 70.46' 70.42'		MEASURE AS IT DEEMS NECESSARY AND RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSES OF PERIODIC SITE INSPECTION.		ASSOCIATION KNOWN AS: HOMEOWNER'S ASSOCIATION TO BE FUNDED ON THE BAS
C6 31.00' 7.95' N85°38'41"W C7 31.00' 48.77' S42°04'28"W C8 25.00' 26.88' N27°52'29"E	7.93' 43.89' 25.60'	C95 31.00' 48.69' C96 31.00' 48.69' C97 25.00' 35.87'	S07°47'19"W N82°12'41"W S78°19'03"E	43.84' 43.84' 32.87'	C185 87	9.00' 77.09' '.00' 3.67' 2.00' 56.98'	N02°01'09"E N74°25'59"E N10°03'41"E	76.96' 3.67' 56.36'	<u>4</u> 2.	SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE		OR LEASED LOT FOR POSS REQUIREMENTS. THE DEVE
C9 98.00' 47.56' S44°46'22"W C10 63.00' 120.03' N85°27'06"E	47.09' 102.68'	C98 414.00' 60.55' C99 25.00' 39.35'	S64°45'59"W N15°31'37"E	60.49' 35.41'	C187 11. C188 42	2.00' 59.26' 6.00' 31.93'	N19°40'18"W S53°01'20"W	58.58' 31.92'		RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION.	A 18.	ACCOUNT AT EACH REAL E
C11 87.00' 134.93' N84°23'56"W C12 87.00' 138.38' S05°36'04"W C13 25.00' 42.65' N08°54'22"E	121.81' 124.25' 37.66'	C100 87.00' 117.33' C101 624.00' 128.66' C102 25.00' 37.01'		108.64' 128.43' 33.72'	C190 42	6.00' 66.53' 6.00' 52.91' 9.00' 73.53'	S46°24'06"W S38°22'09"W N71°27'02"W	66.46' 52.87' 73.42'		FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF KENT COUNTY.	4	MAINTAINED BY THE VILLA ASSOCIATION, INC., A DEL
C14 389.00' 128.43' S48°19'15"W C15 25.00' 44.14' N89°26'53"E C16 87.00' 134.93' N84°23'56"W	127.84' 38.63' 121.81'	C103 31.00' 48.69' C104 31.00' 48.69' C105 25.00' 37.01'	N08°58'57"W N81°01'03"E S83°36'12"W	43.84' 43.84' 33.72'	C193 38	9.00' 85.85' 9.00' 87.15' 9.00' 63.46'	N83°11'18"W S84°04'14"W S72°58'42"W	85.68' 86.97' 63.39'	3.	MAXIMUM IMPERVIOUS COVERAGE FOR PHASE IA IS 35%. SEE NOTE 21 ON RP-6 FOR IMPERVIOUS COVERAGE TRACKING	19.	FOR ANY NEW SUBDIVISIO OR PART WITHIN 50 FEET (
C17 87.00' 138.38' S05°36'04"W C18 25.00' 35.54' N00°45'35"E	124.25' 32.62'	C106 624.00' 217.66' C107 25.00' 37.20'	N51°10'54"E S18°33'06"W	216.56' 33.86'	C195 87 C196 87	7.00' 27.78' 7.00' 69.46'	S49°06'46"E S81°07'55"E	27.66' 67.63'	4.	STORM WATER MANAGEMENT AREAS ARE NOT TO BE ALTERED IN ANY WAY EXCEPT FOR NORMAL GRASS MAINTENANCE WITHOUT PRIOR CONSENT FROM THE KENT CONSERVATION DISTRICT.		AGRICULTURAL PRESERVA
C19 25.00' 33.52' S78°22'26"E C20 87.00' 134.93' N84°23'56"W C21 87.00' 138.38' S05°36'04"W	31.06' 121.81' 124.25'	C108 88.00' 56.51' C109 88.00' 162.11' C110 488.00' 143.95'	·····	55.55' 140.14' 143.43'	C198 38	.00' 68.52' 6.00' 14.63' 9.00' 63.04'	N53°25'57"E N18°29'30"E S58°39'13"W	66.76' 14.63' 62.98'	<u> </u>	THERE IS A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT	4 20.	WITHIN 50 FEET OF SUCH
C22 25.00' 32.23' N03°01'54"W C23 389.00' 88.32' S27"23'56"W C24 361.00' 97.84' N28°41'34"E	30.05' 88.13' 97.54'	C111 63.00' 55.60' C112 25.00' 37.08' C113 386.00' 347.29'	N00°52'32"W N68°39'01"W S43°10'52"W	53.81' 33.78' 335.70'	C201 36	9.00' 65.61' 1.00' 67.81' 1.00' 97.39'	S49°10'44"W S39°53'41"E S53°00'16"E	65.53' 67.71' 97.10'		ACROSS THE FRONT OF ALL LOTS AND ALL OPEN SPACE, BOTH PUBLIC AND PRIVATE. THERE IS A 10-FOOT UTILITY AND DRAINAGE EASEMENT ACROSS THE REAR OF ALL LOTS. EACH LOT		PLAN DEPICTED ON THE R PERPETUITY BY THE VILLA ASSOCIATION, INC., A DEL
C25 25.00' 47.51' S89°06'17"E C26 412.00' 65.77' N39°13'46"W C27 25.00' 33.94' S04°54'17"E	40.67' 65.70' 31.40'	C114 389.00' 210.14' C115 25.00' 35.56' C116 25.00' 39.27'		207.60' 32.64' 35.36'	C204 36	1.00' 97.39' 1.00' 97.39' 1.00' 97.49'	S68°27'43"E S83°55'10"E N80°36'55"E	97.10' 97.10' 97.20'		HAS AN AN EASEMENT ALONG THE SIDE LINE FOR ALL LOTS AND IS EQUAL TO THE STATED BUILDING RESTRICTION LINE FOR EACH PARTICULAR LOT. THE DRAINAGE AND UTILITY EASEMENTS ARE	21.	DESIGN, FABRICATION AN
C28 40.00' 185.93' S80°49'38"W C29 388.00' 119.74' N43°29'50"W	58.35' 119.27'	C117 374.00' 125.73' C118 25.00' 38.28'	S45°32'19"W S07°58'45"E	125.14' 34.65'	C206 36 C207 59	1.00' 87.17' 9.00' 70.01'	N65°57'40"E N35°56'37"E	86.96' 69.97'		ALSO TO BE UTILIZED BY THE KENT CONSERVATION DISTRICT FOR THE PURPOSE OF INGRESS AND EGRESS TO THE STORM		SIGNING SHALL BE AS OU AND INSTALLATION OF TR
C30 25.00' 36.96' N07°40'59"E C31 25.00' 40.29' N83°47'40"W C32 389.00' 558.79' \$58°49'09"E	33.68' 36.07' 511.97'	C119 389.00' 256.55' C120 25.00' 44.16' C121 63.00' 44.09'		251.93' 38.64' 43.20'	C209 11	9.00' 82.98' 2.00' 13.64' 2.00' 56.71'	N43°15'37"E S57°22'26"E S39°22'42"E	82.91' 13.64' 56.10'		WATER MANAGEMENT AREAS FOR INSPECTION. EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR EQUIPMENT TO MAINTAIN STORM WATER MANAGEMENT AREAS WHEN NEEDED.	22.	A TRAFFIC IMPACT STUDY ASSOCIATES, INC DELDO RECOMMENDATIONS TO K
C33 389.00' 75.65' N64°12'08"E C34 25.00' 38.49' N77°15'27"W C35 112.00' 206.32' S85°55'12"E	75.53' 34.80' 178.36'	C122 88.00' 91.33' C123 360.64' 23.33' C124 31.00' 6.36'	N05°05'52"W S19°31'01"E S81°15'46"W	87.29' 23.32' 6.35'	C212 62	4.00' 13.00' 4.00' 13.00' 1.00' 107.73'	N68°18'31"E N68°18'31"E S48°28'00"W	13.00' 13.00' 105.46'	A 6.	OPEN SPACE, INCLUDING THE STORM WATER MANAGEMENT		CONTAINED IN THE TRAFF IMPLEMENTED BY THE OV
C36 512.00' 151.03' N32°51'20"E C37 87.00' 76.77' N00°52'32"W	150.48' 74.31'	C125 98.00' 5.93' C126 87.00' 15.73'	S32°36'11'W N45°08'42'W	5.93' 15.70'	C214 15 C215 59	1.00' 18.76' 9.00' 51.08'	S24°28'09"W N23°21'13"E	18.75' 51.07'	Land	AREAS, NOT DEDICATED TO KENT COUNTY, SHALL BE MAINTAINED BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, ITS	A 23	DISCRETION. DECLARANT HEREBY GRA
C38 25.00' 37.02' S16°16'10"W C39 389.00' 423.34' N27°31'07"E C40 25.00' 34.60' S35°59'32"W	33.73' 402.75' 31.91'	C127 87.00' 41.08' C128 87.00' 41.11' C129 87.00' 37.02'	S63°21'27"W	40.70' 40.73' 36.74'	C217 16	2.00' 15.13' 2.00' 63.07' 1.00' 105.10'	N58°07'42"W N44°17'57"W N38°01'29"E	15.13' 62.67' 104.73'		SUCCESSORS, HEIRS AND/OR ASSIGNS, AND IS RESPONSIBLE FOR ALL MAINTENANCE OF OPEN SPACE AND THE STORM WATER	<u>/4</u>	SUCCESSORS, THE RIGHT UPON SAID PREMISES AN
C41 87.00' 77.45' N50°08'20"E C42 112.00' 116.24' N05°05'52"W C43 25.00' 39.28' \$10°09'12"W	74.92' 111.09' 35.37'	C130 87.00' 40.67' C131 87.00' 41.25' C132 87.00' 41.27'	S37°46'36"W S10°48'01"W S16°22'23"E	40.30' 40.87' 40.88'	C220 16	1.00' 82.21' 2.00' 4.34' 2.00' 14.10'	N23°09'37"E S66°33'38"E S63°17'53"E	82.03' 4.34' 14.10'	7.	MANAGEMENT AREAS. PARKING SHALL BE PROHIBITED IN THE CUL-DE-SACS.		CONFORMITY WITH THE P AND WITH ALL CONDITION SUBDIVISION, MAINTENAN
C44 28.00' 43.98' N79°49'51"W C45 74.00' 147.62' \$88°01'11"W C46 87.00' 165.76' N85°27'06"E	39.60' 124.33' 141.60'	C133 87.00' 15.19' C134 389.00' 64.82' C135 389.00' 63.61'	S34°57'52"E	15.17' 64.74' 63.54'	C222 13 C223 13	3.00' 4.19' 3.00' 11.53' 4.00' 64.99'	S66°27'33"E S63°11'48"E S32°09'41"W	4.19' 11.52' 64.93'	<u>A</u> 8.	DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL		EXPENSES OF MAINTENAI NOBLE'S POND HOMEOWN CORPORATION, IN THE EV
C47 63.00' 97.71' N84°23'56"W C48 63.00' 100.21' S05°36'04"W	88.21' 89.97'	C136 87.00' 36.68' C137 87.00' 41.06'	N52°02'42"W N77°38'38"W	36.41' 40.68'	C225 41 C226 31	4.00' 62.16' .00' 24.35'	S40°57'35"W S14°42'41"E	62.10' 23.73'		AND WATER CONSERVATION SEDIMENT AND STORM WATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE		HOMEOWNERS ASSOCIAT
C49 25.00' 31.30' S75°49'52"E C50 389.00' 310.00' N88°51'55"W C51 25.00' 34.53' S74°23'16"W	29.29' 301.86' 31.86'	C138 87.00' 41.09' C139 87.00' 16.11' C140 87.00' 19.63'	S75°18'20"W S56°28'21"W S44°42'24"W	40.71' 16.08' 19.58'	C228 31	.00' 24.35' .00' 24.35' .00' 24.35'	S30°17'19"W S75°17'19"W N59°42'41"W	23.73' 23.73' 23.73'		AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORM WATER MANAGEMENT AREAS WITHIN STORM WATER MANAGEMENT EASEMENTS. IN THE EVENT THAT THE DELEGATED		STANDARDS OF THE KEN WITH THE APPROVED PLA REASONABLE NOTICE, DE
C52 426.00' 151.36' S44°59'25''W C53 25.00' 39.27' N10°10'09''E C54 25.00' 29.73' N05°54'03''W	150.57' 35.36' 28.01'	C141 87.00' 41.25' C142 87.00' 41.29' C143 87.00' 36.22'	S24°39'35"W S02°31'14"E S28°02'29"E	40.87' 40.90' 35.95'	C231 62	9.79' 14.48' 4.00' 49.42' 4.00' 79.24'	N67°49'51"E N21°18'04"E N27°12'28"E	14.48' 49.40' 79.19'		AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORM WATER MANAGEMENT AREAS, ALL EXPENSES OF		MAINTENANCE BE CORRE
C55 63.00' 97.71' N84°23'56"W C56 63.00' 100.21' S05°36'04"W	88.21' 89.97'	C144 386.00' 71.93' C145 386.00' 74.48'	N46°49'29"E N57°41'28"E	71.83' 74.37' 36.41'	C233 31 C234 31	.00' 24.35' .00' 24.35'	N31°28'57"W N13°31'03"E	23.73' 23.73'		MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, HEIRS		CHARGED TO THE VILLAC ASSOCIATION, INC., A DEL IS PURSUANT TO CHAPTE
C58 386.00' 80.30' N23°21'56"E C59 389.00' 73.05' S22°47'08"W	41.13' 80.15' 72.94'	C147 87.00' 41.06' C148 87.00' 41.09'		40.68' 40.71'	C236 31	.00' 24.35' .00' 24.35' 4.00' 59.40'	N58°31'03"E S76°28'57"E N43°54'58"E	23.73' 23.73' 59.38'	0	AND/OR ASSIGNS. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM		LAND DEVELOPMENT, OF
C60 25.00' 45.06' N11°39'54"E C61 63.00' 97.71' N84°23'56"W C62 63.00' 100.21' S05°36'04"W	39.20' 88.21' 89.97'	C149 87.00' 16.11' C150 87.00' 19.63' C151 87.00' 41.29'	S56°28'21"W S44°42'24"W S24°38'49"W	16.08' 19.58' 40.91'	C239 62	4.00' 93.63' 4.00' 64.63' 0.00' 66.00'	N50°56'30"E N58°12'26"E N22°11'01"E	93.54' 64.60' 65.96'	. .	INTERNAL SUBDIVISION STREETS ONLY.	24. 25.	
C63 25.00' 41.75' S87°48'35"E C64 389.00' 128.65' S53°49'19"W C65 25.00' 49.50' S78°05'44"E	37.07' 128.07' 41.80'	C152 87.00' 41.26' C153 87.00' 36.20' C154 361.00' 7.35'		40.87' 35.94' 7.35'	C241 60 C242 60	0.00' 87.04' 0.00' 87.04' 0.03' 87.04'	N29°29'26"E N37°48'09"E N46°06'51"E	86.96' 86.96' 86.96'	10.	ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.		AREA WITHIN THIS DEVEL IMPROVEMENTS HAVE BE PLACED FOR THE AREA F
C66 575.00' 243.54' N33°02'39"E C67 175.00' 146.59' S44°54'28"W	241.72' 142.34'	C155 412.00' 15.94' C156 40.00' 22.23'	N35°45'52"W N18°04'23"E	15.94' 21.94'	C244 60 C245 60	0.00' 87.04' 0.00' 87.04'	N54°25'33"E N62°44'16"E	86.96' 86.96'	11.	NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL EITHER		ISSUED IN A MANNER ACC STATE OF DELAWARE, OR
C68 600.00' 522.27' N43°58'08"E C69 63.00' 84.96' N19°36'12"W C70 25.00' 41.98' \$73°39'13"W	505.93' 78.67' 37.22'	C157 40.00' 91.44' C158 389.00' 3.98' C159 389.00' 70.57'	S17°57'36"E	72.79' 3.98' 70.47'	C247 17	5.00' 47.96' 5.00' 65.62' 5.00' 33.01'	S61°03'15"W S42°27'37"W S26°18'50"W	47.81' 65.24' 32.96'		ALL IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE CERTIFICATE OF OCCUPANCY IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE		PERFORMANCE BOND OR 150 PERCENT OF THE EST WITH THE COUNTY FOR A
C71 361.00' 51.29' S21°28'35"W C72 414.00' 372.48' N43°10'52"E C73 361.00' 302.83' S44°55'28"W	51.25' 360.05' 294.03'	C160 389.00' 70.57' C161 389.02' 70.57' C162 389.00' 70.57'		70.47' 70.47' 70.47'	C250 57	5.00' 38.97' 5.00' 87.65' 5.00' 116.91'	N22°51'08"E N29°09'39"E N39°21'11"E	38.96' 87.57' 116.71'		COUNTY AND THE STATE OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTY WITH THE COUNTY FOR AN UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER		STREET OR OTHER IMPRO
C74 389.00' 112.03' N29°10'39"E C75 25.00' 35.12' S02°48'46"E C76 114.00' 50.71' N30°18'38"W	111.64' 32.30' 50.29'	C163 389.00' 72.09' C164 389.00' 71.66' C165 389.00' 71.45'	S65°08'17"E S75°43'29"E	71.99' 71.56' 71.35'	C252 38 C253 38	9.00' 90.46' 9.00' 21.57' 1.00' 63.35'	N30°45'56"E N22°30'56"E S25°55'12"W	90.26' 21.56' 63.26'		REQUIRED IMPROVEMENT.	26.	ALL REQUIRED LANDSCAI TO ISSUANCE OF 50% BY OF OCCUPANCY AND MAI
C77 361.00' 544.65' S77°44'06"E C78 25.00' 40.23' N12°56'56"E	494.44' 36.02'	C166 389.00' 57.34' C167 389.00' 13.88'	N84°15'04"E N79°00'24"E	57.29' 13.87'	C255 36 C256 36	1.00' 97.39' 1.00' 97.39'	S38°40'32"W S54°07'59"W	97.10' 97.10'	12.	THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE		OF THE CERTIFICATES OF PROVIDED, HOWEVER, TH SHOULD BE CONDUCTED
C79 138.00' 66.62' N46"58'30"W C80 25.00' 37.79' S75"53'44"W C81 599.00' 152.99' N39"54'44"E	65.97' 34.29' 152.57'	C168 389.00' 70.95' C169 112.00' 5.33' C170 112.00' 53.01'	S34°30'30"E	70.86' 5.33' 52.51'	C258 41	1.00' 44.70' 4.00' 33.82' 4.00' 70.74'	S65°24'32"W N66°36'58"E N59°22'51"E	44.67' 33.81' 70.66'		HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE	27.	OPEN SPACE AREAS SHA
C82 25.00' 35.67' S06°21'28"W C83 25.00' 36.64' N25"20'46"W C84 162.00' 18.45' S64°03'59"E	32.72' 33.45' 18.44'	C171 112.00' 61.85' C172 112.00' 51.03' C173 112.00' 35.10'	N72°19'00"E	61.07' 50.59' 34.96'	C261 41	4.00' 70.76' 4.00' 70.78' 4.00' 70.79'	N49°35'20"E N39°47'42"E N29°59'57"E	70.67' 70.69' 70.70'		FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS		EQUAL TO OR GREATER COMPLETED EXCEPT TH/ SHALL BE COMPLETED PI
C85 112.00' 70.35' S42°52'09"E C86 25.00' 38.14' N68°34'51"W	69.20' 34.55'	C174 512.00' 36.53' C175 512.00' 71.38'	N39°15'44"E N33°13'29"E	36.52' 71.32'	C263 41 C264 31	4.00' 55.60' .00' 40.82'	N21°15'12"E N40°34'38"W	55.56' 37.93'	~	EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES OR ACTIVITIES.	\triangle	PERMITS FOR THE FINAL PROPOSED.
C87 151.00' 126.49' S44*54'28"W C88 25.00' 37.79' S17°30'13"E C89 162.00' 78.20' N46°58'30"W	122.82' 34.29' 77.44'	C176 512.00' 43.13' C177 87.00' 54.36' C178 87.00' 22.41'	N06"30'15"E	43.11' 53.48' 22.35'	C266 48	i.00' 30.10' 8.00' 17.42' 8.00' 43.13'	N27°35'39"W N40°17'01"E N26°56'14"E	29.95' 17.42' 43.12'	<u>/1</u> 13.	THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT OF	28.	NO REVISION OR RE-REC RECORDED SUBDIVISION
LINE TABLE	C RADIUS LENGTI	URVE TABLE	RD LENGTH							LAND DEPICTED HEREON IS IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND DNREC AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS	Â	WRITTEN APPROVAL OF A SHARE A COMMON BOUN ADDITION TO 75% OF THE
PL1 S34°49'51"E 8.45' C269 PL2 S87°04'28"W 25.00' C270	31.00' 42.41' 386.00' 65.67'	S36°11'41"W N24°27'04"E	39.18' 65.59'	VE RADIUS LENG		EARING CHOP	RD LENGTH 37.28'			AND/OR DNREC FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR	Λ	SUBDIVISION.
PL3 N87°04'28"E 4.93' C271 PL4 S11°42'13"W 27.82' C272 PL5 N87°04'28"E 25.00' C273	374.00' 93.79' 374.00' 31.94' 389.00' 69.99'	S52°43'23"W N46°41'22"W	93.55 31.93' MSC 69.89' MSC	27 87.00' 117.33 17 361.00' 709.44	3' N19°36'1 '' N10°21'3	2″W 5 3"E 6	108.64' 500.67'		A 14.	TO THE START OF CONSTRUCTION. A ONE-YEAR FULL-PRICE REPLACEMENT GUARANTEE ON ALL	29.	NO CERTIFICATE OF OCC ANY LOT UNTIL ALL STRE LEADING FROM THE ENTI
PL6 S02°55'32"E 45.37' C274 PL7 N02°55'32"W 45.37' C275 PL8 N08°09'48"W 34.20' C276	389.00' 87.32' 389.00' 99.24' 87.00' 73.78'	N21"21'54"W	87.14' MSC' 98.97' 71.59'	18 361.00' 604.04	" \$86°07'31	"W 5	536.00'		Glacen greckerygolf.	NEW TREES PLANTED WILL BE HELD BY THE DEVELOPER, AND AN ADDITIONAL ONE YEAR GUARANTEE ON REPLACEMENT PLANTS. THE VILLAGES OF NOBLE'S POND HOMEOWNERS		LOT FOR WHICH THE PER
PL9 S39°58'00"E 5.49' C278 PL10 N39°58'00"W 6.68' C279 PL11 S39°58'00"E 5.49' C280	386.00' 67.27' 386.00' 104.55' 386.00' 104.68'	S63°57'49"W S51°12'42"W	67.18' 104.23' 104.36'							ASSOCIATION, INC., A DELAWARE CORPORATION, IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING REGULAR WATERING ALL	30.	KENT COUNTY, IT'S SUCC GRANTED A PERMANENT THROUGH THE PRIVATE S
PL12 N39°58'00"W 6.68' C281 PL13 N11°28'20"W 36.55' C282	386.00' 70.80' 389.00' 9.42'	S22°39'37"W N18°06'00"E	70.70' 9.42'							PLANTS FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL FALLS BELOW ONE INCH PER WEEK.		POND, PHASE 1A, DEPICT PURPOSES NECESSARY SANITARY SEWER. KENT
PL14 N34°22'28"W 24.32' C283 PL15 S36"38'35"E 1.96' C284 PL16 S17°40'01"E 12.59' C285	389.00' 70.57' 389.00' 70.57' 389.00' 59.59'	N34°23'05"E	70.47' 70.47' 59.53'						15.	ALL FIRE LANES, FIRE HYDRANTS, EXITS, STAND PIPE, AND SPRINKLER CONNECTIONS SHALL BE MARKED IN		ASSIGNS, IS FURTHER GE EASEMENT EITHER SIDE
PL17 S72° 19'59"W 25.00' C286 PL18 N28°48'57"E 5.82' C287 PL19 N38°40'30"E 3.63' C288	488.00' 83.40' 386.00' 146.41' 361.00' 90.50'	N52°21'09"E	83.30' 145.54' 90.26'						16.	ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS. ALL LOTS HAVE A 15' FRONT SETBACK AND A 10-FOOT WIDE REAR	\triangle	STREETS FOR ALL PURPO MAINTAIN THE PUBLIC SA
PL20 N29°55'58"E 2.61' C289 PL21 S34°45'35"E 32.44' C290	328.00' 24.77' 408.65' 43.87'	N60°06'53"E N54°05'50"E	24.76' 43.85'							SETBACK EXCEPT FOR THOSE ABUTTING THE PERIMETER OF THE PROPERTY WHERE THE REAR SETBACK WILL BE 25-FEET. WITH REGARD TO THE SINGLE-FAMILY HOMES, SIDE LOT LINES	<u> 1</u> 31.	THE CLUBHOUSE SHALL & ENCLOSURE.
PL23 S81°01'03"W 47.66' C292 PL24 S23°19'32"E 25.95' C295	300.00' 22.06' 382.40' 40.17' 412.00' 49.83'	N40°20'15"W	22.05' 40.15' 49.80'							ARE A MINIMUM OF 5-FEET WITH A 15-FOOT AGGREGATE. WITH REGARD TO THE TWIN/DUPLEX LOTS, EACH OF THESE LOTS WILL	32.	A STREETLIGHT DISTRIC SUBDIVISION IN ACCORD
PL25 S07°47'19"W 41.55' C296 PL26 S52°47'19"W 5.00' C297 PL27 S52°47'19"W 2.50' C298	600.00' 21.07' 388.00' 143.35' 388.00' 62.46'		21.07' 142.54' 62.40'							HAVE ONE SIDE LOT LINE OF ZERO AND THE OTHER A MINIMUM OF 10-FEET.	\triangle	DEPARTMENT OF PUBLIC PLAT.
PL28 S52°47'19°W 2.50' C299 PL29 S82°12'41″E 26.11' C300 PL30 S53°20'29″E 25.40' C300	388.00' 88.47' 388.00' 31.27'		88.28' 31.26'								33.	A TRASH DISTRICT SHALL ACCORDANCE WITH THE
PL31 S33°08'45"E 8.76' PL32 S34°52'49"W 18.74'											<u> </u>	OF PUBLIC WORKS UPON
PL33 S34°52'49"W 10.37" PL34 S24°24'18"W 4.39' PL35 S30°52'13"W 6.28'											04.	EACH LOT SHALL REQUIR THE APPROVED LANDSCA
PL36 S00°29'20"W 6.34' PL37 N83°08'41"W 26.63' PL38 S30°52'13"W 20.20'	1	5'-0" <u>3'-0" 12'-0"</u>	<u>12'-0"</u>	12-0*		8	1'-0" <u>3'-0"</u>	<u>5'-0"</u>	6	5'-0" [3'-0" 12'-0" 12'-0" 12'-0"	<u>12'-0'</u>	INCLUDED THEREIN.
PL39 S34*49'51"E 10.97' PL40 N36*01'03"E 5.00' PL41 N36*01'03"E 2.50'		<u>2'-0"</u> % MAX		2-07	<u> </u>		2'-0"		20	6 MAX		
PL42 N36°01'03"E 2.50' PL43 N42°16'46"E 16.58' PL44 N34°40'00"W 56.15'	CONCRE	4% <u>1/4*/FT</u>		LANDSCAPED MEDIAN		Carlos and a second		CONCRETE SIDEWA	10%	E LANDSCAPED MEDIAN		
	SIDEWA	Ln .	TYPICAL ENT			4 52'			GIUERAN.	TYPICAL ENTRANCE ROAD		<u>A 60'</u>

\$

2

INTEGRAL PCC TYPE 2 CURB	
TYPICAL ENTRANCE ROAD SECTION-A 60'	

OVAL, THE KENT COUNTY PLANNING ORMATION OF A HOMEOWNER'S THE VILLAGES OF NOBLE'S POND TION, INC., A DELAWARE CORPORATION ASIS OF \$500.00 PER FEE SIMPLE AND SIBLE FUTURE MAINTENANCE /ELOPER SHALL FUND THIS ESCROW ESTATE SETTLEMENT ON A LOT.

THE GUARDHOUSE WILL BE AGES OF NOBLE'S POND HOMEOWNERS AWARE CORPORATION.

ON DEVELOPMENT LOCATED IN WHOLE OF THE BOUNDARY OF AN ATION DISTRICT, NO IMPROVEMENT APPROVAL SHALL BE CONSTRUCTED BOUNDARY.

AREA AND ANY OTHER LANDSCAPE RECORD PLAN SHALL BE MAINTAINED IN AGES OF NOBLE'S POND HOMEOWNERS AWARE CORPORATION.

D INSTALLATION OF ALL PERMANENT TLINED IN THE "GUIDE FOR FABRICATION RAFFIC CONTROL DEVICES."

WAS PERFORMED BY ORTH RODGERS OT HAS REVIEWED THE TIS AND SENT KENT COUNTY. THE IMPROVEMENTS FIC IMPACT STUDY SHALL BE /NER/APPLICANT PER DELDOT 'S

ANTS KENT COUNTY, ITS ASSIGNS AND , PRIVILEGE AND AUTHORITY TO ENTER D INSPECT ALL OPEN SPACES FOR PROVISIONS OF THE KENT COUNTY CODE IS OF APPROVAL IMPOSED UPON THIS NCE OF THE OPEN SPACES AND ALL NCE SHALL BE BY THE VILLAGES OF NERS ASSOCIATION, INC., A DELAWARE /ENT THE VILLAGES OF NOBLE'S POND ION, INC., A DELAWARE CORPORATION, PEN SPACE ACCORDING TO THE COUNTY CODE AND IN ACCORDANCE AN, THE COUNTY MAY, FOLLOWING MAND THAT THE DEFICIENCY OF CTED AND/OR ENTER THE OPEN SPACE COST OF SUCH MAINTENANCE SHALL BE GES OF NOBLE'S POND HOMEOWNERS AWARE CORPORATION. THE PROVISION ER 187, SEC. 187-70 SUBDIVISION AND THE KENT COUNTY CODE, AS AMENDED.

H BASINS MUST BE 60 KSI.

CUPANCY WILL BE ISSUED FOR ANY LOT OPMENT UNTIL ALL REQUIRED EN INSTALLED, CONSTRUCTED OR OR WHICH OCCUPANCY PERMIT IS TO BE CEPTABLE TO KENT COUNTY AND THE R UNTIL THE DEVELOPER FILES A ROTHER GUARANTEE IN THE AMOUNT OF IMATED COST OF THE IMPROVEMENTS NY UNCOMPLETED PUBLIC OR PRIVATE VEMENT.

PE BUFFERS SHALL BE PLANTED PRIOR BONDED PHASE OF THE CERTIFICATES VTAINED BY THE APPLICANT UNTIL ALL F OCCUPANCY HAVE BEEN ISSUED; HAT NO REQUIRED LANDSCAPE PLANTING BETWEEN MAY 15 AND SEPTEMBER 1.

LL BE COMPLETED IN A PROPORTION HAN THE RESIDENTIAL DWELLING UNITS T 100% OF THE RECREATION AREAS RIOR TO THE ISSUING OF BUILDING 20% OF THE DWELLING UNITS

ORDATION WILL BE MADE TO ANY IN KENT COUNTY WITHOUT THE ALL LOT OWNERS ADJACENT TO OR THAT DARY WITH THE PROPOSED REVISION IN LOT OWNERS WITHIN THE ENTIRE

UPANCY PERMITS WILL BE ISSUED FOR ET SIGNS ARE IN PLACE FOR STREETS ANCE TO THE DEVELOPMENT TO THE MIT IS TO BE ISSUED.

SSORS AND ASSIGNS, IS HEREBY EASEMENT OVER, UNDER, ACROSS AND STREETS OF THE VILLAGES OF NOBLE'S ED ON THIS RECORD PLAN FOR ALL TO OPERATE AND MAINTAIN THE PUBLIC COUNTY, IT'S SUCCESSORS AND RANTED A 25-FOOT WIDE PERMANENT OF THE CENTERLINE OF SAID PRIVATE DSES NECESSARY TO OPERATE AND NITARY SEWER.

SERVE AS THE ROOFED TRANSIT

SHALL BE CREATED FOR THIS NCE WITH THE REQUIREMENTS OF THE WORKS UPON RECORDATION OF THIS

BE CREATED FOR THIS SUBDIVISION IN REQUIREMENTS OF THE DEPARTMENT RECORDATION OF THIS PLAT.

A STREET TREE IN ACCORDANCE WITH PE PLAN TYPICAL LOT LAYOUT

3'-0" 5'-0"

2% MAX

SUBDIVISION STREETS AND COMMERCIAL CONSTRUCTION PLAN GENERAL NOTES				
CONSTRUCTION PLAN GENERAL NOTES	SUBDIVISION	STREETS	AND COM	MERCIAL
	CONSTRUCT	FION PLAN	GENERAL	NOTES

ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF

- DELAWARE STANDARDS AND SPECIFICATIONS DATED AUGUST 2001 AS UPDATED. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM),
- A 24-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO DELDOT'S PUBLIC WORKS ENGINEER PRIOR TO STARTING ENTRANCE CONSTRUCTION.

FERTILIZED AND SEEDED.

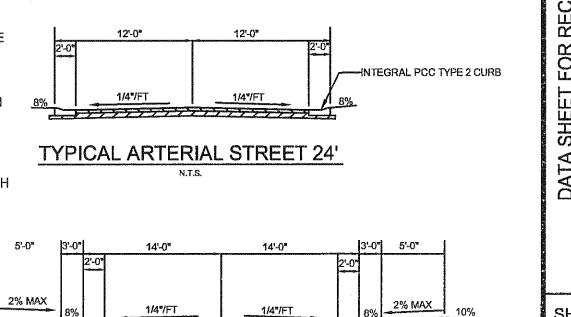
- MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE 5. CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROL FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION)
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT 6. SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E., SYMBOLS/LEGENDS.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (SEE NOTE #4).
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, AND SHALL BE NCHRP - 350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- 10. ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- 11. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE PUBLIC WORKS ENGINEER.
- 4 RE-RECORDATION NOTE:

THIS RECORD PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN IN PLOT BOOK 99, PAGE 24, DATED FEBRUARY 13, 2008, IN ITS ENTIRETY.

- THE PURPOSE OF THIS RE-RECORDATION IS AS FOLLOWS: 1. UPDATE OWNERSHIP AND CALL FOR ESTABLISHMENT OF "THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC."
- 2. UPDATE REVISIONS TO SQUARE FOOTAGE LOT AREAS OF LOTS 13, 37, 38, 48-50, 53-57, 158, 169, 170 AND 189. 3. REVISIONS TO SHARED LOT LINES BETWEEN LOTS
- 53-58 TO UPDATE MINIMUM LOT AREA OF LOT 57. 4. RIGHT-OF-WAY WIDENING ON POND'S EDGE WAY
- (PRIVATE ROAD), TO REFLECT CHANGES MADE BY THE APPROVED PHASE 2A RECORD PLAN, TO ALLOW FOR ACCESS TO LOT 422, PHASE 2A FROM POND'S EDGE WAY, PHASE 1A.

<u>NOTES:</u>

- 1) SEE SHEET RP-1 FOR EXISTING PROPERTY LINE TABLES.
- 2) SEE SHEET RP-1 AND RP-5 FOR GENERAL NOTES, PROPOSED ROADWAY CONSTRUCTION DETAILS AND PROPOSED LOT SITE DATA TABLES.



1/4"/FT

10%	10%
CONCRETE SIDEWALK	
	CONCRE SIDEWA

TYPICAL COLLECTOR STREET 28' N.T.S.

MINTEGRAL PCC TYPE 2 CURB

1/4"/FT

KENT COUNTY DEP I. 10/26/06. RE-RECORDATION. RE-RECORDATION. RE-RECORDATION. RE-RECORDATION. CORDATION NOTE #2 VERAGE TRACKING NOTE FOR FOR FOR FOR FOR COV TTER DAT TTER DAT TTER DAT VISIONS F VISIONS F VISIONS F VISIONS F VISIONS F 09/07 05/08 22/11 19/11 14/14 02/ 02/ 02/ <u>v v 4 n 0</u> ÷ 🚱

S S I $\circ \lor$ ۵. S D S L O $\mathsf{O}\mathsf{A}$ Ω Ω Ш (Ω) ō Ω O SHEET NO .: RP-5 FILE NO.:

D5050056-RECORD PLAN PH 1A.DWG

CONCRETE SIDEWA

SIT	E DATA:		
1.	APPLICANT: EDDIE EVANS FARM, LLC A DELAWARE LIMITED LI C/O HARRY D MILLER, III 96 EDDIE EVANS LANE DOVER, DE 19904 (302-736-5000)	ABILITY COMPANY	• •
2.	ENGINEER: McCRONE, INC 500 WEST LOOCKERMAN DOVER, DE 19904 (302) 730-4600 CONTACT: DANIEL S. SP	·	
<u></u> 3.	TAX PARCEL: LOTS 1- 210 TAX PARCEL NO.:		.00 THROUGH 95.00 .00 THROUGH 99.00
	DEED REFERENCE: CURRENT OWNER:	DEED BOOK 4223 EDDIE EVANS FAI	• • • • • • • •
	CLUBHOUSE AREA TAX PARCEL NO.: DEED REFERENCE: CURRENT OWNER:		
	ROADS TAX PARCEL NO.: DEED REFERENCE: CURRENT OWNER:		
4	PASSIVE OPEN SPACE, AREAS AND STORMWAT TAX PARCEL NO.:	ER MANAGEMENT	00
	DEED REFERENCE: CURRENT OWNER:	3-00-56.02-03-18.0 DEED BOOK 4223 EDDIE EVANS FAI	0 9, PAGE 268
4	CLUBHOUSE PROPERTY WETLAND AREAS AND S), WOODLAND PRE TORMWATER MAN	
	TOTAL AREA OF PHASE	IA: 70.10 ACRES	
4.	RELATION TO GROWTH 2	ZONE : INSIDE GRO	OWTH ZONE
5.	THE KENT COUNTY ZON DEVELOPMENT AS A CO DEVELOPMENT WITHIN OF THREE UNITS PER AC	ONAL USE UNDER ING ORDINANCE P NDITIONAL USE AN THE 2-MILE OVERL CRE. SITE TO BE D (2) OF THE KENT C	SECTIONS 205-64 AND 65 OF ERMITTING A PLANNED UNIT ND PERMITTING A VILLAGE AY ZONE WITH A DENSITY EVELOPED IN ACCORDANCE COUNTY ZONING ORDINANCE
6.		ZE FOR SINGLE-FA	MILY DWELLING-7100 S.F.
	 MINIMUM LOT WI MINIMUM LOT WI MINIMUM FRONT MINIMUM REAR Y 	DTH FOR SINGLE-/ DTH FOR DUPLEX/ YARD SETBACK- 1 (ARD SETBACK- 10	FT. FROM REAR OF
	SETBACK IS ADJ 7. PRIVATE STREET PERMITTED PRO TO THE DEPARTI	IS AS DEPICTED O VIDED SAID STREE MENT OF TRANSPO	TER TRACT BOUNDARY. IN THIS PLAN, ARE ETS ARE CONSTRUCTED
	8. SIDEWALKS ARE	NOT REQUIRED A	LONG ARTERIAL ROADS DAD).
7.	BUILDING SETBACKS (TO FRONT SETBACK:	15 FEET	TED WAIVERS):
\triangle	REAR SETBACK: REAR SETBACK FROM LO 25 FEET		O PERIMETER BOUNDARY:
	MINIMUM LOT WIDTH: MINIMUM LOT WIDTH: MINIMUM LOT AREA: MINIMUM LOT AREA: MINIMUM SIDE SETBACK AGGREGATE FOR SINGL MINIMUM SIDE SETBACK	53 FEET (TWIN O 7100 SQUARE FE 4929 SQUARE FE REQUIREMENT: 5 E LOTS	R DUPLEX) ET (SINGLE FAMILY) ET (TWIN OR DUPLEX) FEET WITH 15 FEET
6 . 8.	0 FEET ON COMMON LIN MAXIMUM BUILDING HEI MAXIMUM IMPERVIOUS (AREAS FOR PHASE IA:	GHT: 35 FEET	I OTHER LINE HASE IA: 35% SEE NOTE 21 PROPOSED
	••••••••••••••••••••••••••••••••••••••		
	LOT AREA: ACTIVE RECREATIONAL PASSIVE OPEN SPACE: STORM WATER MANAGE RIGHT-OF-WAY/STREET TOTAL SITE AREA:	MENT AREA:	39.58 ACRES± 6.23 ACRES± 16.55 ACRES± 3.34 ACRES± 7.74 ACRES± 70.10 ACRES±
	TOTAL OPEN SPACE: TOTAL WETLANDS: EXISTING WOODLANDS: WOODLANDS TO REMAIN		22.78 ACRES± 7.53 ACRES± 8.36 ACRES± 8.36 ACRES±
9.		7. 0.16 +/- ACRES (\$ T. 0.28 +/- ACRES (T. 0.315 +/- ACRES	ŚINGLE FAMILÝ) (DUPLEX/TWIN)
	DENSITY: PROPOSED LOT AVERAC 210 LOTS/70.10 ACRES:		X = 3.00 LOTS/AC)
11.	UTILITIES: WATER: SANITARY SEWER:	TIDEWATER UTIL KENT COUNTY	ITIES

SITE DATA:

12. FIRE LANES ALL FIRE LANES, FIRE HYDRANTS AND FIRE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE FIRE PREVENTION REGULATIONS.

13. FLOOD ZONE:

PER FEMA F.I.R.M. MAP PANEL #10001C0151H , EFFECTIVE DATE MAY 5, 2003. THE SUBJECT PROPERTY LIES WITHIN THE FOLLOWING FLOOD ZONES: ZONE A: SPECIAL FLOOD HAZARD AREAS SUBJECT TO

ZUNE A:	SPECIAL FLOOD HAZARD AREAS SUBJEC
	INUNDATION BY THE 0.1% ANNUAL CHANG
	(NO BASE FLOOD ELEVATION DETERMINE
ZONE AE:	SPECIAL FLOOD HAZARD AREAS SUBJEC
	INUNDATION BY THE 0.1% ANNUAL CHAN
	BASE ELEVATION DETERMINED)
ZONE X:	AREAS OF 0.2% ANNUAL CHANCE FLOOD.

- 14. TOPOGRAPHY REFERENCE:
- **DELAWARE STATE PLANE DATUM NAVD 88**

15. BOUNDARY:

THIS EXISTING BOUNDARY SHOWN HEREON IS BASED ON A RECORD PLAN PREPARED BY ESP DESIGN SERVICES, INC.. AND RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, DELAWARE IN PLAT BOOK 80, PAGE 27.

16. PERMANENT MONUMENTS: FOUND: 22 PLACED: 195

17. ROADWAY CLASSIFICATION: PRIVATE ROADS

18. PARKING:

- **UNITS REQUIRED 2 PER UNIT** CLUBHOUSE UNITS REQUIRED 146 SPACES / PROVIDED 152 (6 HANDICAP)
- 19. IN ADDITION TO EASEMENTS SHOWN ON THIS PLAN, A TEN FOOT STRIP IS HEREBY RESERVED AS AN EASEMENT FOR DRAINAGE AND UTILITIES ALONG ALL FRONT AND REAR LOT LINES. ALL DRAINAGE AND UTILITY EASEMENTS SHOWN ALONG SIDE LOT LINES ARE EITHER FIVE OR TEN FEET WIDE DEPENDING ON THE SETBACK SHOWN.
- 20. SLOPES; MAXIMUM: 33% MINIMUM: 0.5%

<u>/6</u>.

- 21. PROJECT IMPERVIOUS COVERAGE TRACKING PROCEDURE: 1. THE PROJECT IMPERVIOUS AREA WILL NOT EXCEED 35% AT THE COMPLETION OF THE PROJECT. a. TOTAL PROJECT AREA: 293.10 ACRES OR 12,767,436.00 S.F.
 - b. MAXIMUM PROJECT IMPERVIOUS AREA AT 35% = 102.585 ACRES OR 4,468,602.60 S.F. 2. THE MAXIMUM LOT IMPERVIOUS COVERAGE FOR THE VILLAGES OF NOBLE'S POND PROJECT WILL BE: a. DUPLEX/TWIN HOMES – 75% PER LOT

b. SINGLE FAMILY UNITS – 70% PER LOT 3. COMMENCING ON 4-01-13, ALL HOUSE BUILDING PERMITS SUBMITTED FOR NOBLE'S POND WILL INDICATE THE LOT IMPERVIOUS AREA FOR THAT BUILDING PERMIT. 4. BY JUNE 3, 2013, NOBLE'S POND DEVELOPER WILL PROVIDE THE IMPERVIOUS S.F. AREA CURRENTLY INSTALLED OR INCLUDED WITHIN APPROVED INFRASTRUCTURE CONSTRUCTION DRAWINGS (ROADS, COMMUNITY SIDEWALKS, PARKING LOTS, ETC.) AS OF MAY 1, 2013.

5. ON JUNE 3, 2013, NOBLE'S POND DEVELOPER WILL SUBMIT A DOCUMENT TO THE KENT COUNTY PLANNING DEPT. THAT SHOWS THE IMPERVIOUS AREA AS OF MAY 1, 2013 AND EACH BUILDING PERMIT THAT HAS BEEN SUBMITTED SINCE MAY 1, 2013.

6. EACH BUILDING PERMIT PACKAGE SUBMITTED AFTER JUNE 3, 2013 WILL INCLUDE INFORMATION FOR THAT LOT'S IMPERVIOUS AREA AND A RUNNING TOTAL OF THE IMPERVIOUS AREA AND CORRESPONDING PERCENTAGE FOR THE PROJECT TO DATE.

SUCH AS THE EXAMPLE BELOW:

______ % PROJECT IMPERVIOUS COVERAGE THIS PERMIT'S LOT IMPERVIOUS AREA-

(MUST BE BELOW - 75% DUPLEX/TWIN OR 70% SINGLE FAMILY HOMES) CURRENT PROJECT IMPERVIOUS COVERAGE INCLUDING THIS PERMIT ____S.F._____ % (MUST BE BELOW 35%)

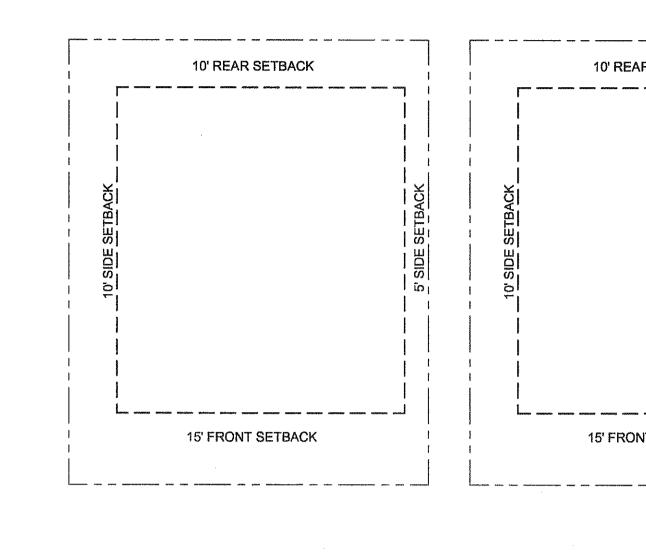
7. AS THE PROJECT PHASING PLANS FOR PHASES 2, 3 & 4 OF THE PROJECT ARE APPROVED FOR CONSTRUCTION, A DOCUMENT WILL BE SUBMITTED TO THE KENT COUNTY PLANNING DEPT. (WITHIN 30 DAYS FOLLOWING THE CONSTRUCTION APPROVAL) SHOWING THE INCREASE OF THE PROPOSED INFRASTRUCTURE IMPERVIOUS AREA THAT WILL BE BUILT IN THAT PHASE. THAT ADDITIONAL INFRASTRUCTURE IMPERVIOUS AREA WILL THEN BE INCLUDED IN ADJUSTING THE NEXT BUILDING PERMIT'S IMPERVIOUS PROJECT ACREAGE CALCULATION.

ICE FLOOD IED) CT TO

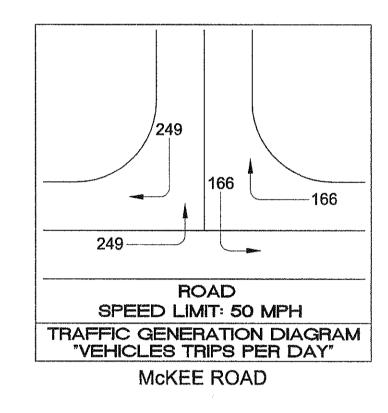
NCE FLOOD (

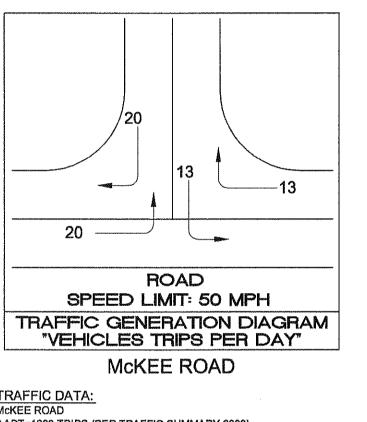
PREVIOUS LOTS & APPROVED CONSTRUCTIBLE INFRASTRUCTURE IMPERVIOUS AREA - ____ SF

_____ S.F. ____%

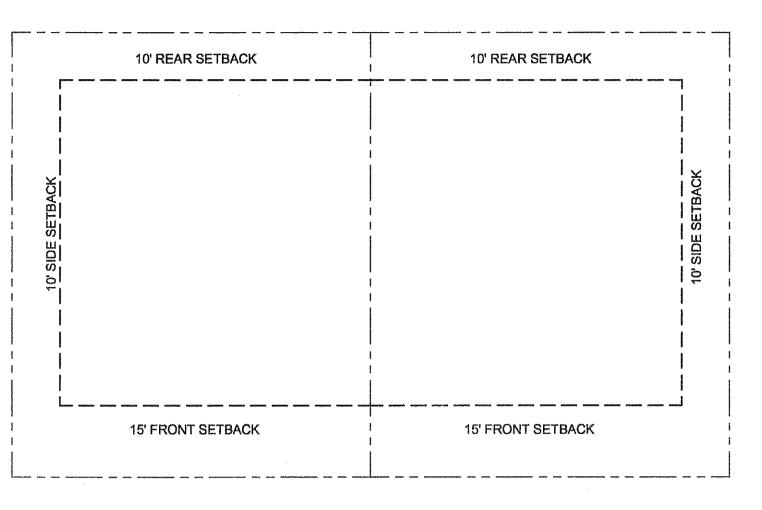


TYPICAL SINGLE FAMILY SETBACKS SCALE: 1"=20'





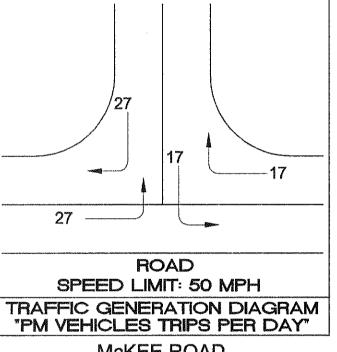
TRAFFIC DATA: McKEE ROAD AADT=1239 TRIPS (PER TRAFFIC SUMMARY 2003)



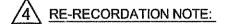
TYPICAL TWIN/DUPLEX SETBACKS

SCALE: 1"=20'

DIRECTIONAL SPLIT 60% FROM DOVER / 40% FROM THE NORTH



McKEE ROAD

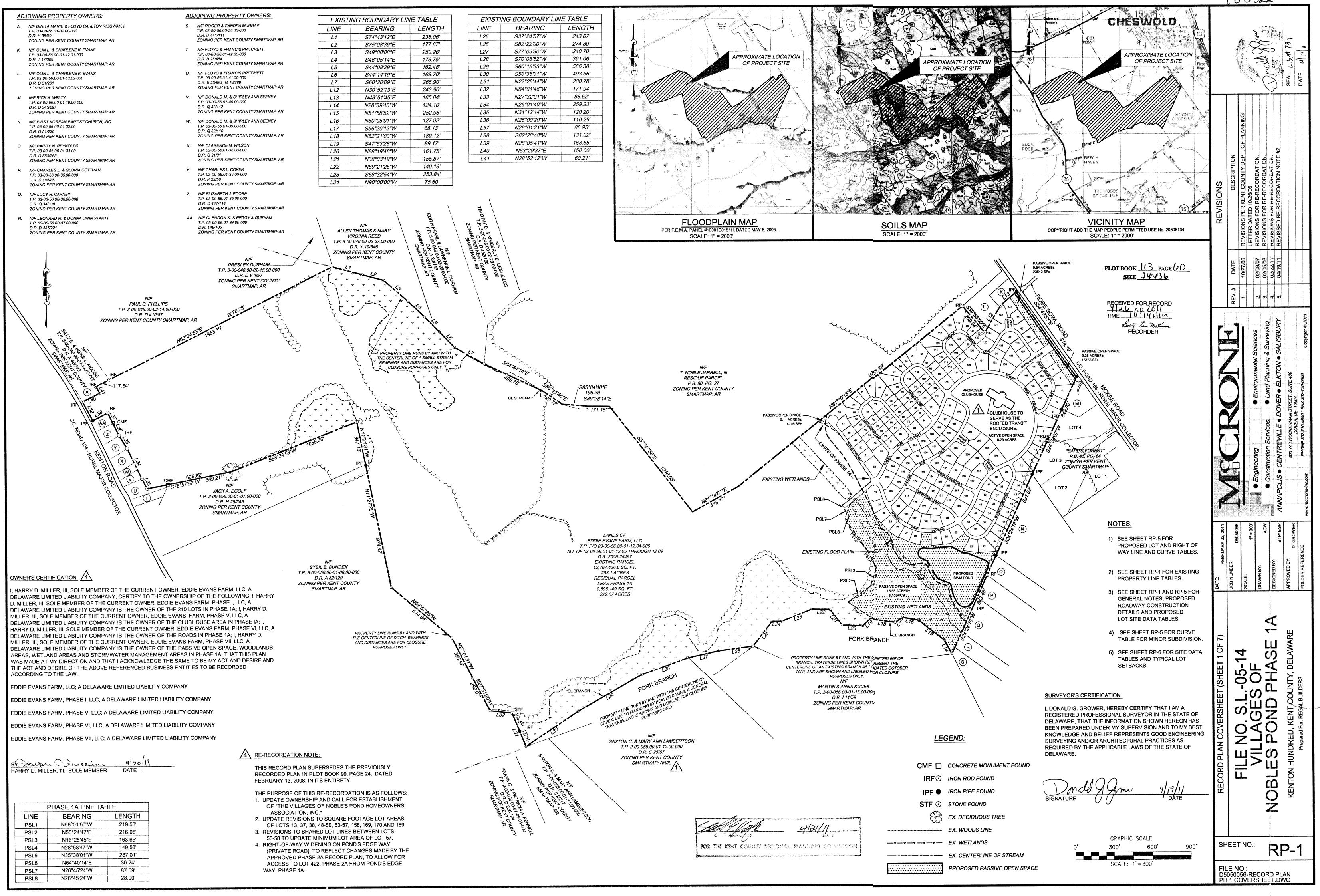


THIS RECORD PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN IN PLOT BOOK 99, PAGE 24, DATED FEBRUARY 13, 2008, IN ITS ENTIRETY.

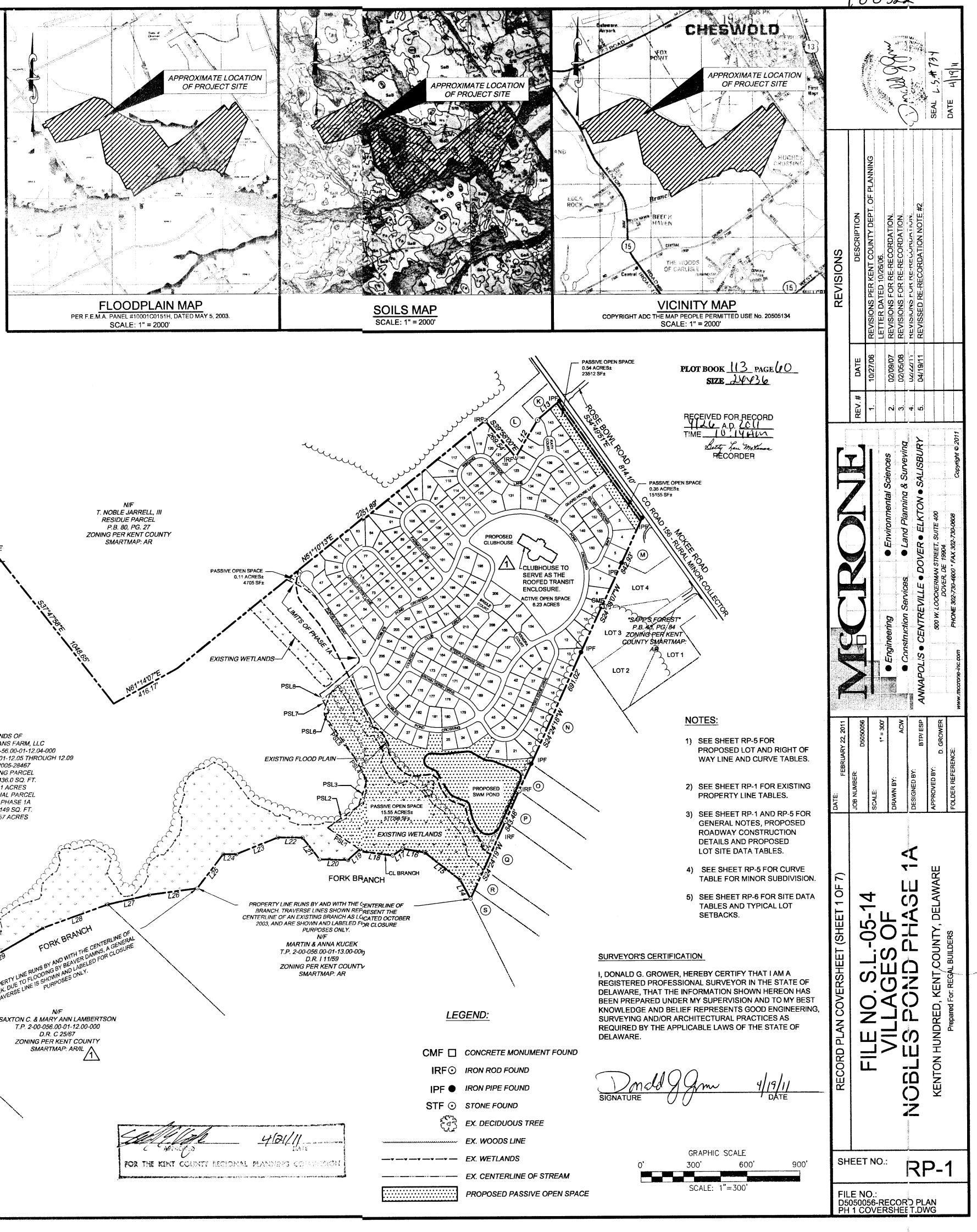
THE PURPOSE OF THIS RE-RECORDATION IS AS FOLLOWS: 1. UPDATE OWNERSHIP AND CALL FOR ESTABLISHMENT OF "THE VILLAGES OF NOBLE'S POND HOMEOWNERS

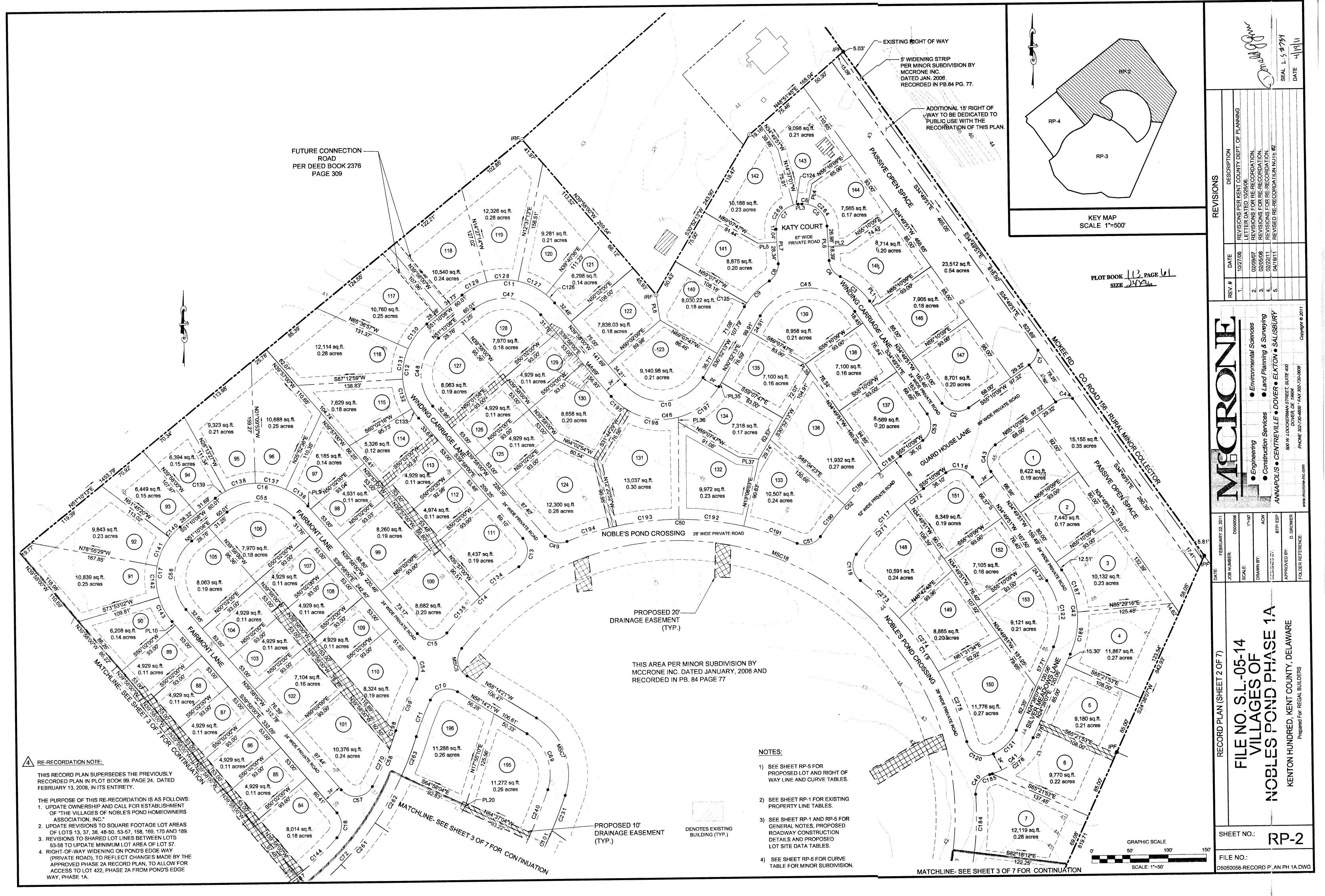
- ASSOCIATION, INC." 2. UPDATE REVISIONS TO SQUARE FOOTAGE LOT AREAS OF LOTS 13, 37, 38, 48-50, 53-57, 158, 169, 170 AND 189.
- 3. REVISIONS TO SHARED LOT LINES BETWEEN LOTS 53-58 TO UPDATE MINIMUM LOT AREA OF LOT 57.
- 4. RIGHT-OF-WAY WIDENING ON POND'S EDGE WAY (PRIVATE ROAD), TO REFLECT CHANGES MADE BY THE APPROVED PHASE 2A RECORD PLAN, TO ALLOW FOR ACCESS TO LOT 422, PHASE 2A FROM POND'S EDGE WAY, PHASE 1A.

Data sheet for RECORD PLAN (SHEET 6 OF 7) Date resenances Date resenances Date resenances Date resenances Date resenances REVISIONS REVISIONS PILE NO. S.L05-14 VILLAGES OF NODBLES POND PHASE 1A Job NUMBER, Deavine Brites Doto S.L05-14 Deavine Brites Doto S.L05-	DATE: FEBRUARY 22, 2011 EBRUARY 22, 2011 JOB NUMBER: JOB NUMBER: JOB NUMBER: DECONSIDIA JOB NUMBER: DECONSIDIA JOB NUMBER: DECONSIDIA SCALE: 1**-50 Italia Engineering DRAWN BY: ACW DESIGNED BY: Environmental Sciences DESIGNED BY: BIP/ ESP APPROVED BY: DOVER MAY STREET, SUTE 400 D. GROWER Engineering FOLDER REFERENCE: DOVER MAY STREET, SUTE 400			1	1							SEAL	DATE	l I
EET FOR RECORD PLAN (SHEET 6 OF 7) DATE FEBRUARY 22, 2011 EBRUARY 22, 2011 DATE FEBRUARY 22, 2011 EBRUARY 22, 2011 LE NO. S.L05-14 JOB NUMBER JERNER JOB NUMBER JOB NUMBE	DATE: FEBRUARY 22, 2011 Indext FEBRUARY 22, 2011 JOB NUMBER: DS050056 SCALE: 1"=50 Indext DS050056 SCALE: 1"=50 Indext DS050056 SCALE: 1"=50 Indext DESIGNED BY: Environmental Sciences Indext BTPI ESP Environmental Sciences Environmental Sciences Indext DESIGNED BY: Environmental Sciences Environmental Sciences Environmental Sciences Indext DESIGNED BY: BTPI ESP MMAPOL IS • CENTREVILLE • DOVER • ELKTON • SALISBURY E. FOLDER REFERENCE: DOVER • ELKTON • SALISBURY E. E. E.	REVISIONS	KEVISIONS	DESCRIPTION	REVISIONS PER KENT COUNTY DEPT. OF PLANNING	LETTER DATED 10/26/06.	REVISIONS FOR RE-RECORDATION.	REVISIONS FOR RE-RECORDATION.	REVISIONS FOR RE-RECORDATION.	REVISED RE-RECORDATION NOTE #2	ADDED NOTE #21			
EET FOR RECORD PLAN (SHEET 6 OF 7) DATE: FEBRUARY 22, 2011 DATE: FEBRUARY 22, 2011 DATE: FEBRUARY 22, 2011 LE NO. S.L05-14 LOB NUMBER: LE NO. S.L05-14 DESCORD SCLE: LOB NUMBER: DESCORD DESCORD SCLE: Two FEBRUARY 22, 2011 LE NO. S.L05-14 LOB NUMBER: SCLE: DESCORD SCLE: Two FEBRUARY 22, 2011 DESCORD FEBRUARY 22, 2011 DESCORD FEBRUARY 22, 2011 VILLAGES OF FEBRUARD DESCORD PLANE DESCORD PLANE Two FEBRUARY DESCORD PLANE DESCORD PLANE Propried For: REGAL BULDERS DESCORD PLANE DESCORD PLANE <thdencord plane<="" th=""> DESCORD PLANE <</thdencord>	DATE: FEBRUARY 22, 2011 JOB NUMBER: D5050056 JOB NUMBER: D5050056 JOB NUMBER: D5050056 SCALE: 1"=50 NARWN BY: 1"=50 DRAWN BY: 0 ESIGNED BY: BTPI ESP DESIGNED BY: 0 DRAWNER: D CONSTRUCTION Services DESIGNED BY: 0 DRAWNER: 0 DESIGNED BY: 0 D: GROWER 500 w LOOCKERMAN STREET, SUITE 400 D: GROWER 0 D: GLDER REFERENCE: 0 D: DOUER, DE FAX 302-730-0500 502-730-0500			DATE	10/27/06		02/09/07	02/05/08	02/22/11	04/19/11	06/05/13			
EET FOR RECORD PLAN (SHEET 6 OF 7) Date: Date: EBRUARY 22, 201 LEE NO. S.L05-14 JOB NUMBER: JOB NUMBER: DOB NUMBER: DOB NUMBER: LEE NO. S.L05-14 JOB NUMBER: JOB NUMBER: DOB NUMBER: DOB NUMBER: VILLAGES OF DEAWN BY: ACW Engineering Environmental SC VILLAGES OF DEAWN BY: ACW Engineering Environmental SC VILLAGES OF DEAWN BY: ACW Environmental SC Environmental SC VILLAGES OF DEAWN BY: ACW Environmental SC Environmental SC VILLAGES OF DEAWN BY: ACW Environmental SC Environmental SC VILLAGES OF DEAWN BY: ACW Environmental SC Environmental SC PHUNDRED, KENT COUNTY, DELAWARE BERIONED BY: BTP/ ESP Environmental SC Environmental SC Propared For: REGAL BULDERS PERIONED BY: D. GROWER Environmental SC Environmental SC Propared For: REGAL BULDERS PENNER BTP/ ESP Environmental SC Environmental SC Propared For: REGAL BULDERS PENNER BTP/ ESP Envinterretexc<	DATE: FEBRUARY 22, 2011 Tebruary 22, 2011 FEBRUARY 22, 2011 JOB NUMBER: D5050056 JOB NUMBER: D5050056 SCALE: 1*=50 DRAWN BY: ACW DESIGNED BY: Engineering A DESIGNED BY: DESIGNED BY: Engineering APPROVED BY: D. GROWER FOLDER REFERENCE: D. GROWER	and to all the state of the second		REV.#	1.		2.	3	4.	2	.9			
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EET FOR RECORD PLAN (SHEET 6 OF 7) DATE: FEBRUARY 22, LOB NUMBER: DATE TE NO. S.L05-14 LOB NUMBER: DATE TE NO. S.L05-14 LOB NUMBER: DATE NO. S.L05-14 LO	DATE: FEBRUARY 22, JOB NUMBER: D50: SCALE: D50: SCALE: D50: DRAWN BY: D50: DESIGNED BY: BTP APPROVED BY: D. GRO F2LDER REFERENCE:						ار در ارتباع ارتباع ارتباع ارتباع المان ارتباع ارتباع المان ارتباع ارتباع المان ارتباع ارتباع	Construction Services					preferences of statements of the service of the service statement of th	rccrone-inc.com
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EXISTI	NG BOUNDARY LI	NE TABLE
LINE	BEARING	LENGTH
L25	S37°24'57"W	243.67'
L26	S82°22'00"W	274.39'
L27	S77°09'30 " W	240.70'
L28	S70°08'52"W	391.06'
L29	S60°16'33"W	566.38'
L30	S56°35'31"W	493.56'
L31	N22°28'44"W	280.78'
L32	N84°01'46"W	171.94'
L33	N27°32'01''W	88.62'
L34	N26°01'40"W	259.23'
L35	N31°12'14"W	120.20'
L36	N26°00'20"W	110.29'
L37	N26°01'21"W	88.95'
L38	S62°28'48"W	131.02'
L39	N28°05'41"W	168.55'
L40	N63°29'37"E	150.00'
L41	N28°52'12"W	60.21'

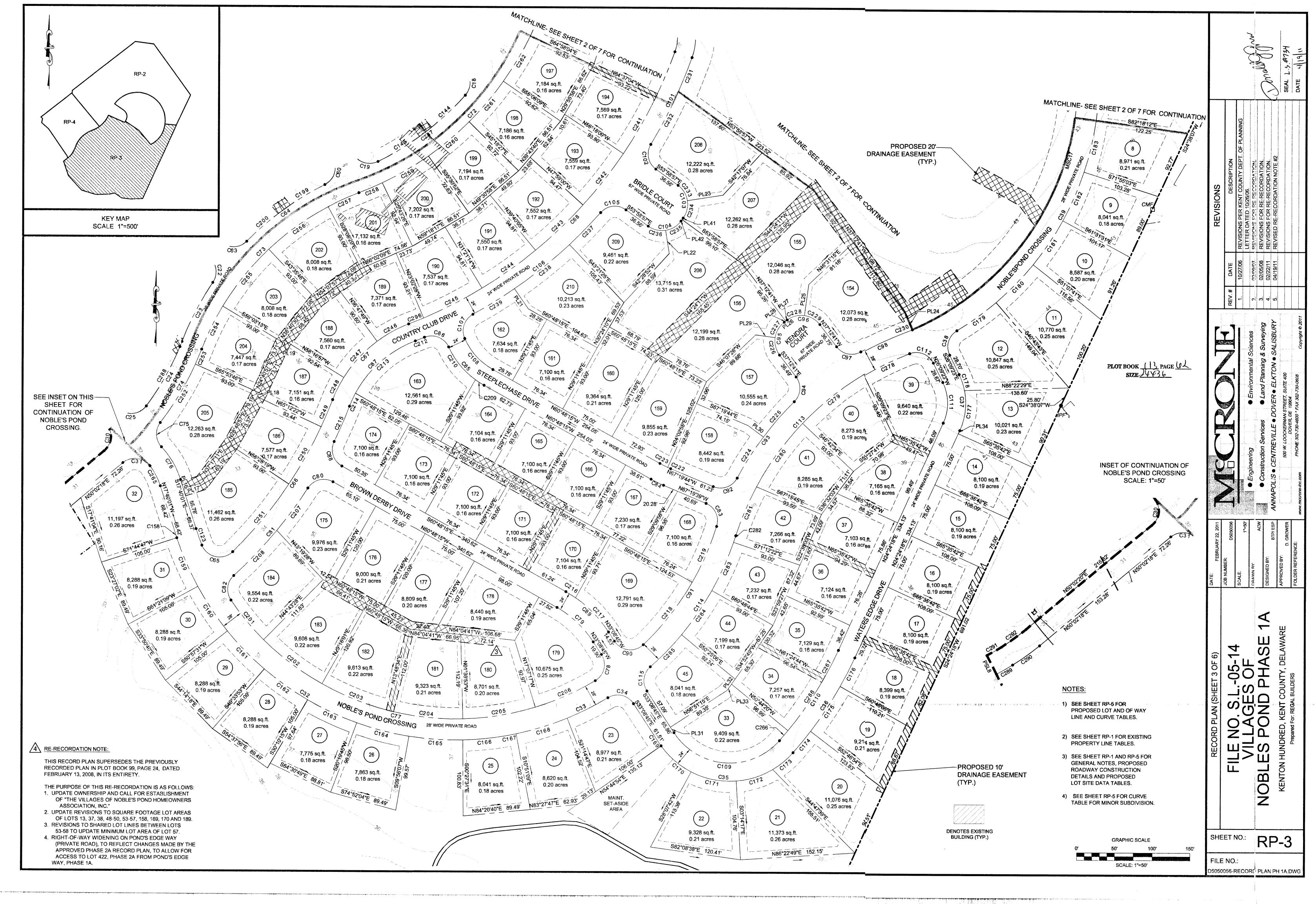


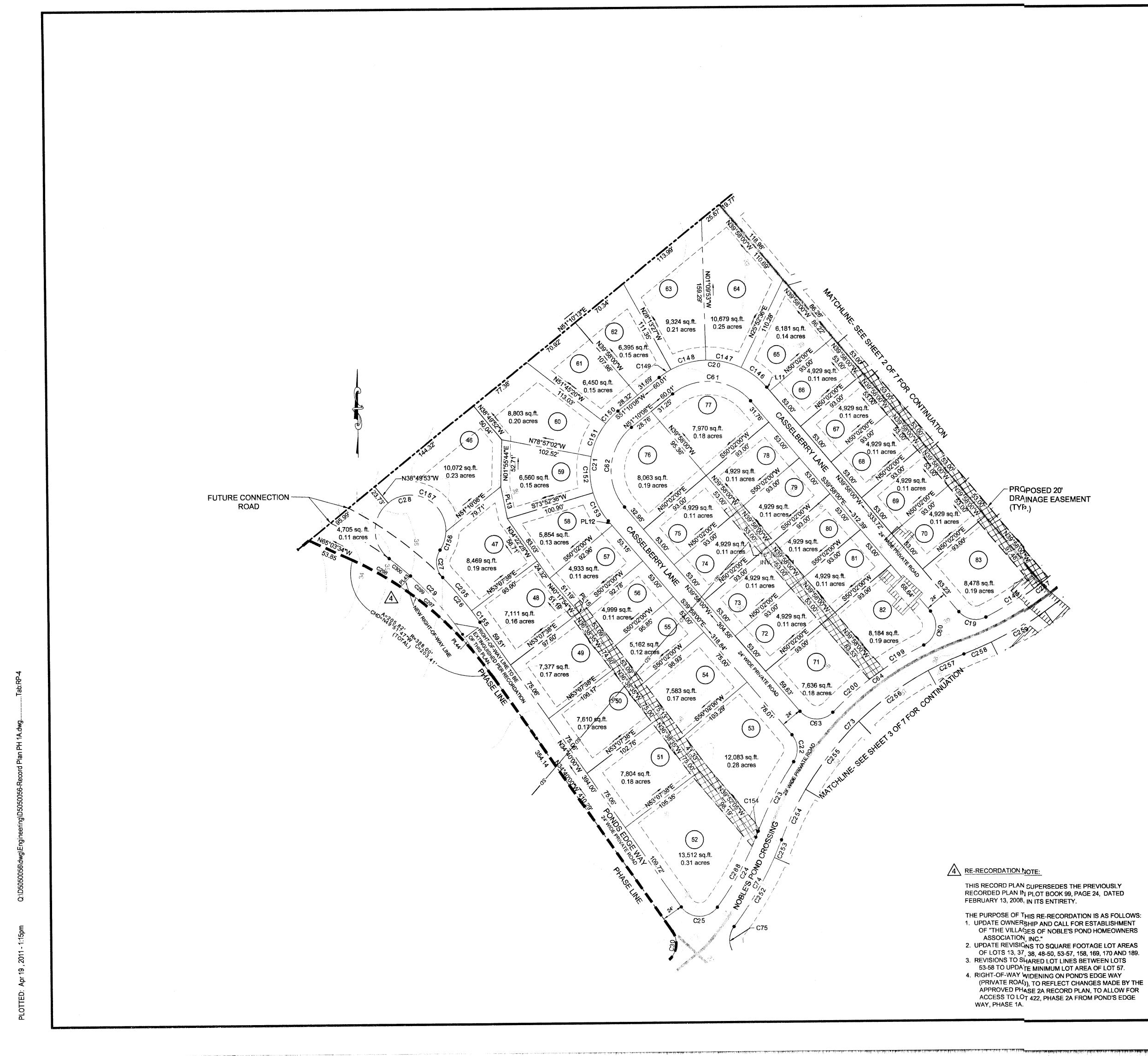


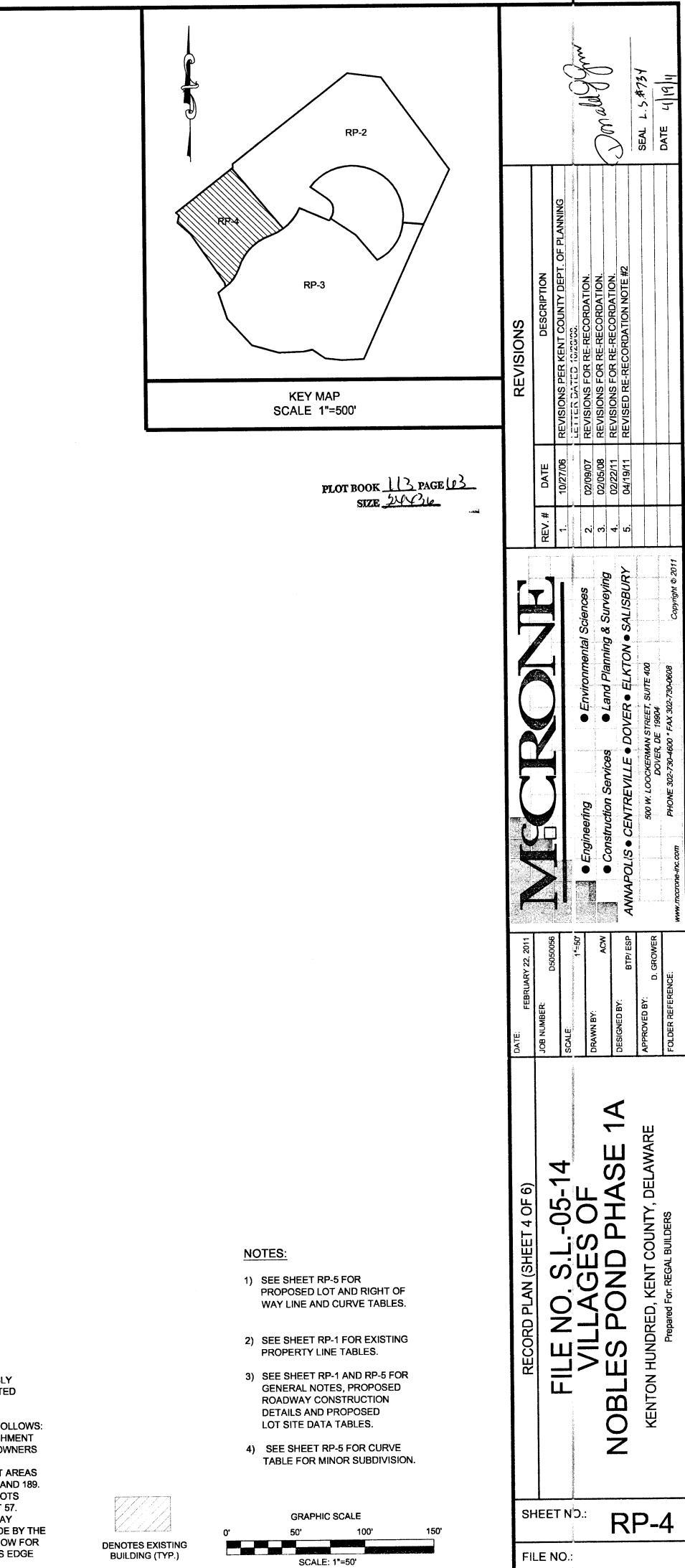
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D5050056-RECORD PLAN PH 1A.DWO

CURVE C1 C2	RADIUS 28.00'	LENGTH 44.00'	N10°09	BEARING 9'13"E	CHORD LI 39.61	1	CURVE C90	25.00'	LENGTH 43.85'	VE TABLE CHORD BEAR S83°23'24"E	38.	44'	CURVE C179	RAD 389.
C2 C3 C4 C5	25.00' 98.00' 25.00'	39.27' 50.79' 26.88'	S79°49 N49°40 S33°43)'43"W 3'34"E	35.36 50.23 25.60	3')'	C91 C92 C93	361.00' 25.00' 414.00'	182.46' 37.09' 127.15'	N31°53'09"E N70°10'03"E S36°27'45"W	33.	78' .65'	C180 C181 C182	389.0 389.0 389.0
C3 C6 C7 C8	31.00' 31.00' 31.00' 25.00'	48.77' 7.95' 48.77' 26.88'	N47°55 N85°38 S42°04 N27°52	'41 ''W '28 ''W	43.89 7.93 43.89 25.60)'	C94 C95 C96 C97	25.00' 31.00' 31.00' 25.00'	35.99' 48.69' 48.69' 35.87'	N04°01'29"E S07°47'19"W N82°12'41"W S78°19'03"E	43.	84' 84'	C183 C184 C185	389.0 389.0 87.0
C9 C10 C11	98.00' 63.00' 87.00'	47.56' 120.03' 134.93'	S44°46 N85°27 N84°23	'22"W 7'06"E	47.08 102.6 121.8	r B'	C98 C99 C100	25.00' 414.00' 25.00' 87.00'	60.55' 39.35' 117.33'	S64°45'59"W N15°31'37"E N19°36'12"W	60. 35.	49' 41'	C186 C187 C188 C189	112.0 112.0 426.0 426.0
C12 C13 C14	87.00' 25.00' 389.00'	138.38' 42.65' 128.43'	S05°36 N08°54 S48°19	1'22"E	124.2 37.66 127.8	j'	C101 C102 C103	624.00' 25.00' 31.00'	128.66' 37.01' 48.69'	N24°56'21"E S11°34'06"E N08°58'57"W	128 33.	.43' 72'	C190 C191 C192	426.0 389.0 389.0
C15 C16 C17	25.00' 87.00' 87.00'	44.14' 134.93' 138.38'	N89°26 N84°23 S05°36	'56"W '04"W	38.63 121.8 124.2	1' 5'	C104 C105 C106	31.00' 25.00' 624.00'	48.69' 37.01' 217.66'	N81°01'03"E S83°36'12"W N51°10'54"E	33. 216	7 2' .56'	C193 C194 C195	389.0 389.0 87.00
C18 C19 C20 C21	25.00' 25.00' 87.00' 87.00'	35.54' 33.52' 134.93' 138.38'	N00°45 S78°22 N84°23 S05°36	2'26"E '56"W	32.62 31.06 121.8 124.29	y 1'	C107 C108 C109 C110	25.00' 88.00' 88.00' 488.00'	37.20' 56.51' 162.11' 143.95'	S18°33'06"W S42°28'07"E S85°55'12"E	55. 140	55' .14'	C196 C197 C198	87.00 87.00 386.0
C22 C23 C24	25.00' 389.00' 361.00'	32.23' 88.32' 97.84'	N03°01 S27°23 N28°41	'54"W '56"W	30.05 88.13 97.54	y	C110 C111 C112 C113	63.00' 25.00' 386.00'	37.08' 347.29'	N32°51'20"E N00°52'32"W N68°39'01"W S43°10'52"W	33.	81' 78'	C199 C200 C201 C202	389.0 389.0 361.0 361.0
C25 C26 C27	25.00' 412.00' 25.00'	47.51' 65.77' 33.94'	\$89°06 N39°13 \$04°54	'46"W	40.67 65.70 31.40	<u>۲</u>	C114 C115 C116	389.00' 25.00' 25.00'	210.14' 35.56' 39.27'	N32°52'56"E S07°36'22"W N79°49'51"W	207 32.	.60' 64'	C203 C204 C205	361.0 361.0 361.0
C28 C29 C30 C31	40.00' 388.00' 25.00' 25.00'	185.93' 119.74' 36.96'	S80°49 N43°29 N07°40	'50 "W 0'59 "E	58.35 119.2 33.68	r;	C117 C118 C119	374.00' 25.00' 389.00'	125.73' 38.28' 256.55'	S45°32'19"W S07°58'45"E N32°57'00"W	34. 251	65' .93'	C206 C207 C208	361.0 599.0 599.0
C31 C32 C33 C34	25.00 389.00' 389.00' 25.00'	40.29' 558.79' 75.65' 38.49'	N83°47 S58°49 N64°12 N77°15	0'09*E 2'08*E	36.07 511.9 75.53 34.80	7 '	C120 C121 C122 C123	25.00' 63.00' 88.00' 360.64'	44.16' 44.09' 91.33' 23.33'	S64°39'42"E N44°41'03"E N05°05'52"W S19°31'01"E	38. 43. 87. 23.	20' 29'	C209 C210 C211 C212	112.0 112.0 624.0 624.0
C35 C36 C37	112.00' 512.00' 87.00'	206.32 ⁴ 151.03 ⁴ 76.77 ⁴	S85°55 N32°51 N00°52	0'12"E '20"E	178.30 150.40 74.31	6' 8'	C124 C125 C126	31.00' 98.00' 87.00'	6.36' 5.93' 15.73'	S13 51 51 61 E S81° 15'46"W S32° 36'11"W N45°08'42"W	6.3 5.9	35')3'	C212 C213 C214 C215	151.0 151.0 599.0
C38 C39 C40	25.00' 389.00' 25.00'	37.02 423.34' 34.60'	S16°16 N27°31 S35°59	'10 ''W '07 ' 'E	33.73 402.7 31.91	5'	C127 C128 C129	87.00' 87.00' 87.00'	41.08' 41.11' 37.02'	N63°51'06"W S89°05'00"W S63°21'27"W	40. 40.	70' 73'	C216 C217 C218	162.0 162.0 361.0
C41 C42 C43	87.00' 112.00' 25.00'	77.45' 116.24' 39.28'	N50°08 N05°05 S10°09	'52"W '12"W	74.92 111.00 35.37	9'	C130 C131 C132	87.00' 87.00' 87.00'	40.67' 41.25' 41.27'	S37°46'36"W S10°48'01"W S16°22'23"E	40. 40.	87' 88'	C219 C220 C221	361.0 162.0 162.0
C44 C45 C46 C47	28.00' 74.00' 87.00' 63.00'	43.98' 147.62' 165.76' 97.71'	N79°49 S88°01 N85°27 N84°23	'11"W ''06"E	39.60 124.3 141.8 88.21	3')'	C133 C134 C135 C136	87.00' 389.00' 389.00' 87.00'	15.19' 64.82' 63.61' 36.68'	S34°57'52"E S53°00'19"W S43°32'50"W N52°02'42"W	63.	74' 54'	C222 C223 C224 C225	138.0 138.0 414.0
C48 C49 C50	63.00' 63.00' 25.00' 389.00'	<u>100.21'</u> 31.30' 310.00'	S05°36 S75°49 N88°51	'04"W 0'52"E	89.97 29.29 301.8	·	C136 C137 C138 C139	87.00' 87.00' 87.00' 87.00'	41.06' 41.09' 16.11'	N52*02*42*W N77*38'38*W S75*18'20*W S56*28'21*W	40. 40.	68' 71'	C225 C226 C227 C228	414.0 31.0 31.0 31.0
C51 C52 C53	25.00' 426.00' 25.00'	34.53' 151.36' 39.27'	S74°23 S44°59 N10°10	'16"W '25"W	31.86 150.5 35.36	r	C140 C141 C142	87.00' 87.00' 87.00'	19.63' 41.25' 41.29'	S44°42'24"W S24°39'35"W S02°31'14"E	19. 40.	58' 87'	C229 C230 C231	31.00 379.7 624.0
C54 C55 C56	25.00' 63.00' 63.00'	29.73' 97.71' 100.21'	N05°54 N84°23 S05°36	'56"W '04 " W	28.01 88.21 89.97	,	C143 C144 C145	87.00' 386.00' 386.00'	36.22' 71.93' 74.48'	S28°02'29"E N46°49'29"E N57°41'28"E	71. 74.	83' 37'	C232 C233 C234	624.0 31.00 31.00
C57 C58 C59 C60	25.00' 386.00' 389.00' 25.00'	48.31' 80.30' 73.05' 45.06'	N84°40 N23°21 S22°47 N11°39	'56"E '08"W	41.13 80.15 72.94 39.20	,	C146 C147 C148 C149	87.00' 87.00' 87.00' 87.00'	36.68' 41.06' 41.09' 16.11'	N52°02'42"W N77°38'38"W S75°18'20"W	40. 40.	6 8' 71'	C235 C236 C237	31.00 31.00 624.0
C61 C62 C63	63.00' 63.00' 25.00'	97.71' 100.21' 41.75'	N84°23 S05°36 S87°48	'56"W '04 " W	88.21 89.97 37.07	•	C149 C150 C151 C152	87.00' 87.00' 87.00' 87.00'	19.63' 41.29' 41.26'	S56°28'21"W S44°42'24"W S24°38'49"W S02°32'13"E	19.	58' 91'	C238 C239 C240 C241	624.0 624.0 600.0 600.0
C64 C65 C66	389.00' 25.00' 575.00'	128.65' 49.50' 243.54'	S53°49 S78°05 N33°02	'19 "W 5'44"E	128.0 41.80 241.7	7' '	C153 C154 C155	87.00' 361.00' 412.00'	36.20' 7.35' 15.94'	S28°02'42"E N21°30'41"E N35°45'52"W	<u>35.</u> 7.3	94' 35'	C242 C243 C244	600.0 600.0 600.0
C67 C68 C69	175.00' 600.00' 63.00'	146.59' 522.27' 84.96'	S44°54 N43°58 N19°36	3'08"E '12"W	142.34 505.93 78.67	3'	C156 C157 C158	40.00' 40.00' 389.00'	22.23' 91.44' 3.98'	N18°04'23"E N63°20'21"W S17°57'36"E	3.9	79' 18'	C245 C246 C247	600.0 175.0 175.0
C70 C71 C72 C73	25.00' 361.00' 414.00' 361.00'	41.98' 51.29' 372.48' 302.83'	S73°39 S21°28 N43°10 S44°55	'35"W)'52"E	37.22 51.25 360.0 294.0	; 5'	C159 C160 C161 C162	389.00' 389.00' 389.02' 389.00'	70.57' 70.57' 70.57' 70.57'	S23°27'01"E S33°50'40"E S44°14'17"E S54°37'56"E	70 70 70 70 70	47 [.] 47 [.]	C248 C249 C250 C251	175.0 575.0 575.0 575.0
C74 C75 C76	389.00' 25.00' 114.00'	112.03' 35.12' 50.71'	N29°10 S02°48 N30°18)'39"E]'46"E	111.6 32.30 50.29	4' '	C163 C164 C165	389.00' 389.00' 389.00'	72.09' 71.66' 71.45'	S65°08'17"E S75°43'29"E S86°15'51"E	71. 71. 71.	99' 56'	C252 C252 C253 C254	389.0 389.0 389.0 361.0
C77 C78 C79	361.00' 25.00' 138.00'	544.65' 40.23' 66.62'	S77°44 N12°56 N46°58	56"E	494.44 36.02 65.97	<u>.</u>	C166 C167 C168	389.00' 389.00' 389.00'	57.34' 13.88' 70.95'	N84°15'04"E N79°00'24"E N72°45'33"E	57. 13. 70.	29' 87'	C255 C256 C257	361.0 361.0 361.0
C80 C81 C82	25.00' 599.00' 25.00'	37.79' 152.99' 35.67'	S75°53 N39°54 S06°21	'44"E '28"W	34.29 152.5 32.72	ľ.	C169 C170 C171	112.00' 112.00' 112.00'	5.33' 53.01' 61.85'	\$34°30'30"E \$49°25'45"E \$78°48'30"E	5.3 52. 61.	51' 07'	C258 C259 C260	414.0 414.0 414.0
C83 C84 C85 C86	25.00' 162.00' 112.00' 25.00'	36.64' 18.45' 70.35' 38.14'	N25°20 S64°03 S42°52 N68°34	1'59"E 2'09"E	33.45 18.44 69.20 34.55	• •	C172 C173 C174 C175	112.00' 112.00' 512.00' 512.00'	51.03' 35.10' 36.53' 71.38'	N72°19'00"E N50°17'04"E N39°15'44"E N33°13'29"E	50. 34. 36. 71.	96' 52'	C261 C262 C263 C264	414.0 414.0 414.0 31.00
C87 C88 C89	151.00' 25.00' 162.00'	126.49' 37.79' 78.20'	S44°54 S17°30 N46°58	'28"W)'13"E	122.82 34.29 77.44	2'	C176 C177 C178	512.00' 87.00' 87.00'	43.13' 54.36' 22.41'	N26°49'05"E N06°30'15"E N18°46'36"W	43. 53.	11' 48'	C265 C266 C267	86.00 488.0 488.0
LINE	LINE TA BEARI		LENGTH	CURVE	RADIUS	CL LENGTH		LE D BEARING	CHORD			NOR SUBDI		
PL1 PL2 PL3	S34°49'5 S87°04'2 N87°04'2	28"W 28"E	8.45' 25.00' 4.93'	C269 C270 C271	31.00' 386.00' 374.00'	42.41' 65.67' 93.79'	N24 S43	°11'41"W °27'04"E °05'33"W	65. 93	55'	CURVE RADIU MSC5 25.00' MSC7 87.00'	IS LENGTH 42.07'	H CHOF	RD BEA
PL4 PL5 PL6 PL7	S11°42'1 N87°04'2 S02°55'3 N02°55'3	28"E 32"E	27.82' 25.00' 45.37' 45.37'	C272 C273 C274 C275	374.00' 389.00' 389.00' 389.00'	31.94' 69.99' 87.32' 99.24'	N46 N35	°43'23"W °41'22"W °06'15"W °21'54"W	31. 69. 87. 98.	89' 14'	MSC17 361.00' MSC18 361.00'	709.44'	N1	0°21'33"E 6°07'31"W
PL8 PL9 PL10	N08°09'4 S39°58'0 N39°58'0	18"W 00"E 00"W	34.20' 5.49' 6.68'	C276 C278 C279	87.00' 386.00' 386.00'	73.78' 67.27' 104.55'	N48 S63	°55'46"E °57'49"W °12'42"W	71.	59'				
PL11 PL12 PL13 PL 14	S39°58'0 N39°58'0 N11°28'2 N34°22'2	00"W 20"W	5.49' 6.68' 36.55' 24.32'	C280 C281 C282	386.00' 386.00' 389.00'	104.68' 70.80' 9.42'	S35 S22 N18	°41'01"W °39'37"W 8°06'00"E	104 70. 9.4	.36' 70' 42'				
PL14 PL15 PL16 PL17	N34°22'2 S36°38'3 S17°40'0 S72°19'5	35"E 01"E	24.32' 1.96' 12.59' 25.00'	C283 C284 C285 C286	389.00' 389.00' 389.00' 488.00'	70.57' 70.57' 59.59' 83.40'	N34 N43	9°59'27"E 1°23'05"E 1°58'12"E	70.	47' 47' 53' 30'				
PL18 PL19 PL20	N28°48'5 N38°40'3 N29°55'5	57"E 30"E	5.82' 3.63' 2.61'	C286 C287 C288 C289	488.00' 386.00' 361.00' 328.00'	83.40' 146.41' 90.50' 24.77'	N52 N29	1°21'55"E 2°21'09"E 3°16'33"E 3°06'53"E						
PL21 PL22 PL23	S34°45'3 N08°58'5 S81°01'0	35"E 6"W 03"W	32.44' 31.19' 47.66'	C290 C291 C292	408.65' 300.00' 382.40'	43.87' 22.06' 40.17'	N54 N60	1°05'50"E 1°04'53"E 1°06'46"E	43 22					
PL24 PL25 PL26	S23°19'3 S07°47'1 S52°47'1	9"W	25.95' 41.55' 5.00'	C295 C296 C297	412.00' 600.00' 388.00'	49.83' 21.07' 143.35'	N40 N67 N45	°20'15 'W ′°53'58 "E °15'05 "W	49. 21. 142	80' 07' .54'				
PL27 PL28 PL29 PL30	\$52°47'1 \$52°47'1 \$82°12'4 \$53°20'2	9"W 41"E	2.50' 2.50' 26.11' 25.40'	C298 C299 C300	388.00' 388.00' 388.00'	62.46' 88.47' 31.27'	N41	°26'51"W °11'18"W °01'47"W	62. 88. 31.	28'				
PL30 PL31 PL32 PL33	S33°08'4 S34°52'4 S34°52'4	45"E 19 " W	25.40 [°] 8.76 [°] 18.74 [°] 10.37 [°]											
PL34 PL35 PL36	S24°24'1 S30°52'1 S00°29'2	8"W 3"W 20"W	4.39' 6.28' 6.34'											
PL37 PL38 PL39	N83°08'4 S30°52'1 S34°49'5	3"W 51"E	26.63' 20.20' 10.97'			5'	-0" 3'-0"	2'-0"	2'-0"	12'-0"	2'-0'	12'-0"	2'-0'	8'-0"
PL40 PL41 PL42 PL43	N36°01'0 N36°01'0 N36°01'0 N42°16'4	03"E 03"E	5.00' 2.50' 2.50' 16.58'				MAX 4%		/4"/FT					1/4"/FT
PL43	N34°40'0		56.15'			CONCRETE						ROAD S	E 2 CURB	
											N.	T.S.		

TTED: Apr 19, 2011 - 1:17pm Q:\D5050056\dwg\Engineering\D5050056-Record Plan PH 1A.dwg......Tab:

					:
<u> </u>	CU	RVE TABLE			
DIUS	LENGTH	CHORD BEARING	CHORD LENGTH		
9.00'	63.98'	N53°59'00"E	63.91'	1.	THE KE ADD, M
9.00' 9.00'	70.61'	N44°04'18"E N33°40'24"E	70.51' 70.49'		MEASU
9. 00'	70.56'	N23°16'43"E	70.46'		TO ENT
9.00'	70.51'	N12°53'22"E	70.42'		SITE IN
9.00' .00'	77.09' 3.67'	N02°01'09"E N74°25'59"E	76.96' 3.67'	4 2.	SUBDIV
2.00'	56.98*	N10°03'41"E	56.36'	<u> </u>	RIGHT-
2.00'	59.26'	N19°40'18"W	58.58'		PLAN A
5.00' 5.00'	31.93' 66.53'	S53°01'20"W S46°24'06"W	31.92' 66.46'		HOMEO FOLLOV
6. 00'	52.91'	S38°22'09"W	52.87'		TO THE
9.00' 9.00'	73.53	N71°27'02"W	73.42'		
9.00	85.85' 87.15'	N83°11'18"W S84°04'14"W	85.68' 86.97'	3.	MAXIMU
9.00'	63.46'	S72°58'42"W	63.39'	4.	STORM
.00' .00'	27.78	S49°06'46"E S81°07'55"E	27.66'	4.	ANY WA
.00'	69.46' 68.52'	N53°25'57"E	67.63' 66.76'		PRIOR (
3.00'	14.63'	N18°29'30"E	14.63'		TUEDE
9.00' 9.00'	63.04'	S58°39'13"W	62.98'	<u>/1</u> 5.	ACROS
1.00'	65.61' 67.81'	S49°10'44"W S39°53'41"E	65.53' 67.71'		PUBLIC
.00'	97.39'	S53°00'16"E	97.10'		DRAINA
1.00' 1.00'	97.39	S68°27'43"E	97.10'		HAS AN
1.00	97.39' 97.49'	S83°55'10"E N80°36'55"E	97.10' 97.20'		IS EQUA PARTIC
.00'	87.17	N65°57'40"E	86.96'		ALSO T
9.00'	70.01'	N35°56'37"E	69.97'		FOR TH
9.00' 2.00'	82.98' 13.64'	N43°15'37"E S57°22'26"E	82.91' 13.64'		WATER
2.00'	56.71'	S39°22'42"E	56.10'		ALSO T MAINTA
1.00'	13.00'	N68°18'31"E	13.00'		
1.00' 1.00'	13.00' 107.73'	N68°18'31"E S48°28'00"W	13.00' 105.46'	A 6.	OPEN S
1.00'	18.76'	S24°28'09"W	18.75'		AREAS,
9.00 ⁴	51.08'	N23°21'13"E	51.07'		BY THE ASSOCI
2.00' 2.00'	15.13' 63.07'	N58°07'42"W N44°17'57"W	15.13' 62.67'		SUCCES
1.00'	105.10	N38°01'29"E	104.73'		FOR AL
.00'	82.21'	N23°09'37"E	82.03'		MANAG
2.00' 2.00'	4.34' 14.10'	S66°33'38"E S63°17'53"E	4.34' 14.10'	7.	PARKIN
3.00 '	4.19'	S66°27'33"E	4.19'		
3. 00'	11.53'	S63°11'48"E	11.52'	4 8.	DECLAF
1.00' 1.00'	64.99' 62.16'	S32°09'41"W S40°57'35"W	<u>64.93'</u> 62.10'	<u> </u>	RESOUI
.00'	24.35	S14°42'41"E	23.73'		PROGR
.00'	24.35'	S30°17'19"W	23.73'		AND AU
.00' .00'	24.35' 24.35'	S75°17'19"W N59°42'41"W	23.73' 23.73'		STORM
9.79	14.48'	N67°49'51"E	14.48'		MANAG AGENC
1.00'	49.42	N21°18'04"E	49.40'		SAID ST
1.00' .00'	79.24' 24.35'	N27°12'28"E N31°28'57"W	79.19' 23.73'		MAINTE
.00'	24.35	N13°31'03"E	23.73'		OF NOB
.00'	24.35	N58°31'03"E	23.73'		AND/OF
.00' 1.00'	24.35' 59.40'	S76°28'57"E N43°54'58"E	23.73' 59.38'		
1.00'	93.63'	N50°56'30"E	93.54'	9 .	ALL LO
.00'	64.63'	N58°12'26"E	64.60'		INTERN
).00').00'	66.00' 87.04'	N22°11'01"E N29°29'26"E	65.96' 86.96'	10.	ALL EN
0.00	87.04	N37°48'09"E	86.96'		DEPAR
).0 0'	87.04'	N46°06'51"E	86.96'		APPRO
).00').00'	87.04' 87.04'	N54°25'33"E N62°44'16"E	86.96' 86.96'	11.	NO CER
5.00'	47.96'	S61°03'15"W	47.81'		ALL IMP
5. 00'	65.62'	S42°27'37"W	65.24'		PLACED
5.00' 5.00'	33.01' 38.97'	S26°18'50"W N22°51'08"E	32.96' 38.96'		OCCUP/
5.00 ⁴	38.97 87.65'	N22 5108 E	87.57'		PERFOR
5.00'	116.91'	N39°21'11"E	116.71'		FOR AN
9.00' 9.00'	90.46' 21.57'	N30°45'56"E N22°30'56"E	90.26' 21.56'		REQUIR
.00 1.00'	63.35 [*]	S25°55'12"W	63.26'	12.	THIS PF
.00'	97.39'	S38°40'32″W	97.10'	۱۷.	PRIMAR
.00' .00'	97.39' 44.70'	S54°07'59"W S65°24'32"W	97.10'		AGRICL
1.00	33.82 [*]	N66°36'58"E	<u>44.67'</u> 33.81'		HIGHES
1.00'	70.74'	N59°22'51"E	70.66'		AGRICL FUTURE
1.00" 1.00"	70.76' 70.78'	N49°35'20"E N39°47'42"E	70.67 [*] 70.69 [*]		USE OF
1.00"	70.78	N39*47*42*E N29°59'57*E	70.69		OPERA
1.00'	55.60'	N21°15'12"E	55.56'		EXPRES
.00' .00'	40.82	N40°34'38"W	37.93'	$\mathbf{\Lambda}$	OR INCO AGRICU
.00 [°] 3.00'	30.10' 17.42'	N27"35'39"W N40°17'01"E	29.95' 17.42'		
3. 00'	43.13'	N26°56'14"E	43.12'	13.	THE OW
					LAND D
	: 	_			AND IS
TABL					AND/OF
ARINO		RD LENGTH 37.28'			JURISD
) E) //		J7.20			TO THE

THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY AND RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSES OF PERIODIC SITE INSPECTION.

SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION. FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF KENT COUNTY.

MAXIMUM IMPERVIOUS COVERAGE FOR PHASE IA IS 35%.

. STORM WATER MANAGEMENT AREAS ARE NOT TO BE ALTERED IN ANY WAY EXCEPT FOR NORMAL GRASS MAINTENANCE WITHOUT PRIOR CONSENT FROM THE KENT CONSERVATION DISTRICT.

THERE IS A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT ACROSS THE FRONT OF ALL LOTS AND ALL OPEN SPACE, BOTH PUBLIC AND PRIVATE. THERE IS A 10-FOOT UTILITY AND DRAINAGE EASEMENT ACROSS THE REAR OF ALL LOTS. EACH LOT HAS AN AN EASEMENT ALONG THE SIDE LINE FOR ALL LOTS AND IS EQUAL TO THE STATED BUILDING RESTRICTION LINE FOR EACH PARTICULAR LOT. THE DRAINAGE AND UTILITY EASEMENTS ARE ALSO TO BE UTILIZED BY THE KENT CONSERVATION DISTRICT FOR THE PURPOSE OF INGRESS AND EGRESS TO THE STORM WATER MANAGEMENT AREAS FOR INSPECTION. EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR EQUIPMENT TO MAINTAIN STORM WATER MANAGEMENT AREAS WHEN NEEDED.

6. OPEN SPACE, INCLUDING THE STORM WATER MANAGEMENT AREAS, NOT DEDICATED TO KENT COUNTY, SHALL BE MAINTAINED BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, ITS SUCCESSORS, HEIRS AND/OR ASSIGNS, AND IS RESPONSIBLE FOR ALL MAINTENANCE OF OPEN SPACE AND THE STORM WATER MANAGEMENT AREAS.

PARKING SHALL BE PROHIBITED IN THE CUL-DE-SACS.

- 3. DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORM WATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORM WATER MANAGEMENT AREAS WITHIN STORM WATER MANAGEMENT EASEMENTS. IN THE EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORM WATER MANAGEMENT AREAS, ALL EXPENSES OF MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, HEIRS AND/OR ASSIGNS.
- 9. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY.
- 10. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
- 11. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED UNTIL EITHER ALL IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE CERTIFICATE OF OCCUPANCY IS TO BE ISSUED IN A MANNER ACCEPTABLE TO THE COUNTY AND THE STATE OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTY WITH THE COUNTY FOR AN UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER REQUIRED IMPROVEMENT.
- 2. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES OR ACTIVITIES.

THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT OF LAND DEPICTED HEREON IS IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND DNREC AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS AND/OR DNREC FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.

- 4 14. A ONE-YEAR FULL-PRICE REPLACEMENT GUARANTEE ON ALL NEW TREES PLANTED WILL BE HELD BY THE DEVELOPER, AND AN ADDITIONAL ONE YEAR GUARANTEE ON REPLACEMENT PLANTS. THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING REGULAR WATERING ALL PLANTS FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL FALLS BELOW ONE INCH PER WEEK.
- 15. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STAND PIPE, AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- 16. ALL LOTS HAVE A 15' FRONT SETBACK AND A 10-FOOT WIDE REAR SETBACK EXCEPT FOR THOSE ABUTTING THE PERIMETER OF THE PROPERTY WHERE THE REAR SETBACK WILL BE 25-FEET. WITH REGARD TO THE SINGLE-FAMILY HOMES, SIDE LOT LINES ARE A MINIMUM OF 5-FEET WITH A 15-FOOT AGGREGATE. WITH REGARD TO THE TWIN/DUPLEX LOTS, EACH OF THESE LOTS WILL HAVE ONE SIDE LOT LINE OF ZERO AND THE OTHER A MINIMUM OF 10-FEET.

AS A CONDITION OF APPROVAL COMMISSION REQUIRES FORM ASSOCIATION KNOWN AS: THE HOMEOWNER'S ASSOCIATION, TO BE FUNDED ON THE BASIS OR LEASED LOT FOR POSSIBLE REQUIREMENTS. THE DEVELOP ACCOUNT AT EACH REAL ESTA

GENERAL NOTES

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ALL PRIVATE ROADS AND THE GUARDHOUSE WILL BE MAINTAINED BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION.

19. FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR PART WITHIN 50 FEET OF THE BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, NO IMPROVEMENT REQUIRING OCCUPANCY APPROVAL SHALL BE CONSTRUCTED WITHIN 50 FEET OF SUCH BOUNDARY.

20. THE LANDSCA⁵E BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTE⁵ ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION.

21. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."

22. A TRAFFIC IMPACT STUDY WAS PERFORMED BY ORTH RODGERS ASSOCIATES, INC... DELDOT HAS REVIEWED THE TIS AND SENT RECOMMENDATIONS TO KENT COUNTY. THE IMPROVEMENTS CONTAINED IN THE TRAFFIC IMPACT STUDY SHALL BE IMPLEMENTED BY THE OWNER/APPLICANT PER DELDOT 'S DISCRETION.

DECLARANT HEREBY GRANTS KENT COUNTY, ITS ASSIGNS AND 4^{23} SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE KENT COUNTY CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, IN THE EVENT THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, FAILS TO MAIN TAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE KENT COUNTY CODE AND IN ACCORDANCE WITH THE APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE, DEMAND THAT THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION. THE PROVISION IS PURSUANT TO CHAPTER 187, SEC. 187-70 SUBDIVISION AND LAND DEVELOPMENT, OF THE KENT COUNTY CODE, AS AMENDED.

24. ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.

25. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED FOR ANY LOT AREA WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE AREA FOR WHICH OCCUPANCY PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE IN THE AMOUNT OF 150 PERCENT GF THE ESTIMATED COST OF THE IMPROVEMENTS WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER IMPROVEMENT.

26. ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED PRIOR TO ISSUANCE ()F 50% BY BONDED PHASE OF THE CERTIFICATES OF OCCUPANCY AND MAINTAINED BY THE APPLICANT UNTIL ALL OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED; PROVIDED, HOWEVER, THAT NO REQUIRED LANDSCAPE PLANTING SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1.

27. OPEN SPACE AREAS SHALL BE COMPLETED IN A PROPORTION EQUAL TO OR GREATER THAN THE RESIDENTIAL DWELLING UNITS COMPLETED EXCEPT THAT 100% OF THE RECREATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUING OF BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED.

28. NO REVISION OR RE-RECORDATION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL LOT OWNERS ADJACENT TO OR THAT SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.

29. NO CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.

30. KENT COUNTY, IT'S SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED A PERMANENT EASEMENT OVER, UNDER, ACROSS AND THROUGH THE PRIVATE STREETS OF THE VILLAGES OF NOBLE'S POND, PHASE 1A, DEPICTED ON THIS RECORD PLAN FOR ALL PURPOSES NECESSARY TO OPERATE AND MAINTAIN THE PUBLIC SANITARY SEWER. KENT COUNTY, IT'S SUCCESSORS AND ASSIGNS, IS FURTHER GRANTED A 25-FOOT WIDE PERMANENT EASEMENT EITHER SIDE OF THE CENTERLINE OF SAID PRIVATE STREETS FOR ALL PURPOSES NECESSARY TO OPERATE AND MAINTAIN THE PUBLIC SANITARY SEWER.

31. THE CLUBHOUSE SHALL SERVE AS THE ROOFED TRANSIT

32. A STREETLIGHT DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UPON RECORDATION OF THIS PLAT.

33. A TRASH DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UPON RECORDATION OF THIS PLAT.

STREET TREES: EACH LOT SHALL REQUIRE A STREET TREE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TYPICAL LOT LAYOUT INCLUDED THEREIN.

CONCRETE SIDEWALK CONCRETE J

2% MAX

1/4*/FT

3'-0" 5'-0"

2% MAX

TYPICAL ENTRANCE ROAD SECTION-A 60'

LANDSCAPED MEDIAN

12'-0"

52

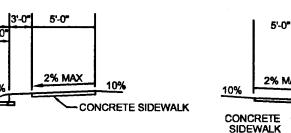
1/4"/FT

777777777777777

600.67'

536.00'

AL, THE KENT COUNTY PLANNING
MATION OF A HOMEOWNER'S
E VILLAGES OF NOBLE'S POND
, INC., A DELAWARE CORPORATION
OF \$500.00 PER FEE SIMPLE AND
E FUTURE MAINTENANCE
PER SHALL FUND THIS ESCROW
ATE SETTLEMENT ON A LOT.



- SUBDIVISION STREETS AND COMMERCIAL CONSTRUCTION PLAN GENERAL NOTES
- 1. ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS DATED AUGUST 2001 AS UPDATED.
- 2. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- 3. A 24-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO DELDOT'S PUBLIC WORKS ENGINEER PRIOR TO STARTING ENTRANCE CONSTRUCTION.
- 4. MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- 5. ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROL FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION)
- 6. DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- . FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E., SYMBOLS/LEGENDS.
- EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BES AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR **RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVE** IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL **BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS** IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE T THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AN COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (SEE NOTE #4).
- 9. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, AND SHALL BE NCHRP - 350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- 10. ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- 11. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE PUBLIC WORKS ENGINEER.

PLOT BOOK 113 PAGE 64 SIZE HYSL

A RE-RECORDATION NOTE:

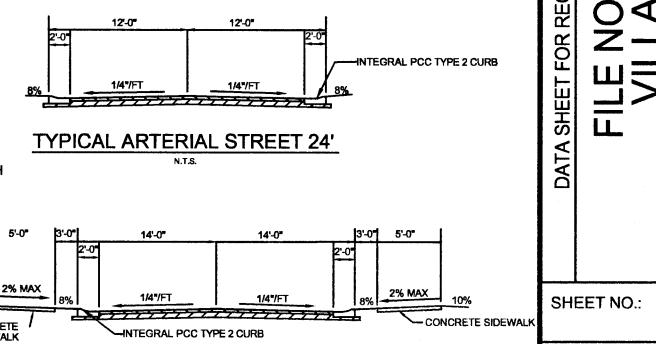
WAY, PHASE 1A.

THIS RECORD PLAN SUPERSEDES THE PREVIOUSLY RECORDED PLAN IN PLOT BOOK 99, PAGE 24, DATED FEBRUARY 13, 2008, IN ITS ENTIRETY.

- THE PURPOSE OF THIS RE-RECORDATION IS AS FOLLOWS: 1. UPDATE OWNERSHIP AND CALL FOR ESTABLISHMENT OF "THE VILLAGES OF NOBLE'S POND HOMEOWNERS ASSOCIATION, INC."
- UPDATE REVISIONS TO SQUARE FOOTAGE LOT AREAS OF LOTS 13, 37, 38, 48-50, 53-57, 158, 169, 170 AND 189.
 REVISIONS TO SHARED LOT LINES BETWEEN LOTS
- KEVISIONS TO SHARED LOT LINES BETWEEN LOTS 53-58 TO UPDATE MINIMUM LOT AREA OF LOT 57.
 RIGHT-OF-WAY WIDENING ON POND'S EDGE WAY (PRIVATE ROAD), TO REFLECT CHANGES MADE BY THE APPROVED PHASE 2A RECORD PLAN, TO ALLOW FOR ACCESS TO LOT 422, PHASE 2A FROM POND'S EDGE

NOTES:

- 1) SEE SHEET RP-1 FOR EXISTING PROPERTY LINE TABLES.
- 2) SEE SHEET RP-1 AND RP-5 FOR GENERAL NOTES, PROPOSED ROADWAY CONSTRUCTION DETAILS AND PROPOSED LOT SITE DATA TABLES.



TYPICAL COLLECTOR STREET 28'

DATA SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD PLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR RECORD FLAN (SHEET 5 OF 7) Data SHEET FOR SHEET 5 OF 7) Data SHEET FOR
Image: Book of the second plant (SHET 5 OF 7) Date: resultance 2 and reservice 2 and reservice 2 and resultance 2
The field for Record PLAN (SHEET 5 OF 7) Date: Relavery 22, 201 Datedeery 22, 201 Date: Relavery 22, 201
HEET FOR RECORD PLAN (SHEET 5 OF 7) Date: EBRUARY 22, 201 Date: D
Image: State in the image: State in the image in the
HEET FOR RECORD PLAN (SHEET 5 OF 7) DATE FERUARY 22, JOB NUMBER, DS0 5-14 JOB NUMBER, DS0 NUME
HEET FOR RECORD F FILE NO. S.I VILLAGE ES POND N HUNDRED, KENT C Prepared For: REGALE

FILE NO.:

D5050056-RECORD PLAN PH 1A.DWG

SIT	E DATA:		
1.	APPLICANT: EDDIE EVANS FARM, LLC A DELAWARE LIMITED LI C/O HARRY D MILLER, III 96 EDDIE EVANS LANE DOVER, DE 19904 (302-736-5000)	ABILITY COMPAN	Y
2.	ENGINEER: McCRONE, INC 500 WEST LOOCKERMAN DOVER, DE 19904 (302) 730-4600 CONTACT: DANIEL S. SP		
<u>3</u> .	TAX PARCEL: LOTS 1- 210 TAX PARCEL NO.:		1.00 THROUGH 95.00 1.00 THROUGH 99.00
•	DEED REFERENCE: CURRENT OWNER:	DEED BOOK 422 EDDIE EVANS FA	1.00 THROUGH 16.00 3, PAGE 252 ARM, PHASE I, LLC MITED LIABILITY COMPANY
4	CLUBHOUSE AREA TAX PARCEL NO.: DEED REFERENCE: CURRENT OWNER:		
4	ROADS TAX PARCEL NO.: DEED REFERENCE: CURRENT OWNER:		
	PASSIVE OPEN SPACE, AREAS AND STORMWAT TAX PARCEL NO.:		00
	DEED REFERENCE: CURRENT OWNER:	3-00-56.02-03-18. DEED BOOK 422 EDDIE EVANS FA	00
	CLUBHOUSE PROPERTY WETLAND AREAS AND S), WOODLAND PR TORMWATER MAI	
4.	TOTAL AREA OF PHASE RELATION TO GROWTH 2		
5.	ZONING:		
	THE KENT COUNTY ZON DEVELOPMENT AS A CO DEVELOPMENT WITHIN T OF THREE UNITS PER AC WITH SECTION 205-75 B	ONAL USE UNDER ING ORDINANCE F NDITIONAL USE A THE 2-MILE OVERI CRE. SITE TO BE D (2) OF THE KENT (AL RESIDENTIAL SECTIONS 205-64 AND 65 OF PERMITTING A PLANNED UNIT ND PERMITTING A VILLAGE LAY ZONE WITH A DENSITY DEVELOPED IN ACCORDANCE COUNTY ZONING ORDINANCE TH CENTRALIZED WATER
6.	 MINIMUM LOT SIZ MINIMUM LOT WII MINIMUM LOT WII MINIMUM LOT WII MINIMUM FRONT MINIMUM REAR Y BUILDING EXCEP SETBACK IS ADJA PRIVATE STREET PERMITTED PROV TO THE DEPARTM CONSTRUCTION THE COUNTY. 	ZE FOR SINGLE-FA ZE FOR DUPLEX/T DTH FOR DUPLEX DTH FOR DUPLEX YARD SETBACK- ARD SETBACK- 10 T 25 FT. WHERE F ACENT TO PERIME S AS DEPICTED O VIDED SAID STRE MENT OF TRANSP SPECIFICATIONS	AMILY DWELLING-7100 S.F. WIN DWELLING- 4929 S.F. FAMILY DWELLING- 70 FT. /TWIN DWELLING- 53 FT. 15 FT. 0 FT. FROM REAR OF REAR DWELLING ETER TRACT BOUNDARY. ON THIS PLAN, ARE ETS ARE CONSTRUCTED ORTATION AND ARE BONDED WITH
7.	BUILDING SETBACKS (TC FRONT SETBACK:	15 FEET	TTED WAIVERS):
	REAR SETBACK: REAR SETBACK FROM LC 25 FEET MINIMUM LOT WIDTH: MINIMUM LOT WIDTH: MINIMUM LOT AREA: MINIMUM LOT AREA: MINIMUM SIDE SETBACK AGGREGATE FOR SINGLI MINIMUM SIDE SETBACK 0 FEET ON COMMON LINI MAXIMUM BUILDING HEIC MAXIMUM IMPERVIOUS C	70 FEET (SINGLE 53 FEET (TWIN C 7100 SQUARE FE 4929 SQUARE FE REQUIREMENT: 5 E LOTS REQUIREMENT F E AND 10 FEET ON GHT: 35 FEET	ET (TWIN OR DUPLEX) 5 FEET WITH 15 FEET OR TWIN OR DUPLEX: NOTHER LINE
8.	AREAS FOR PHASE IA:		PROPOSED
	LOT AREA: ACTIVE RECREATIONAL PASSIVE OPEN SPACE: STORM WATER MANAGE RIGHT-OF-WAY/STREET TOTAL SITE AREA:	MENT AREA:	39.58 ACRES± 6.23 ACRES± 16.55 ACRES± 3.34 ACRES± 7.74 ACRES± 70.10 ACRES±
	TOTAL OPEN SPACE: TOTAL WETLANDS: EXISTING WOODLANDS: WOODLANDS TO REMAIN	J:	22.78 ACRES± 7.53 ACRES± 8.36 ACRES± 8.36 ACRES±
9.	MINIMUM: 7100 SQ.FT MAXIMUM: 12326 SQ.F MAXIMUM: 13715 SQ.F	. 0.11 +/- ACRES . 0.16 +/- ACRES (\$ T. 0.28 +/- ACRES (T. 0.315 +/- ACRES . 0.188+/- ACRES	SINGLE FAMILY)
10.	DENSITY: PROPOSED LOT AVERAG 210 LOTS/70.10 ACRES:		AX = 3.00 LOTS/AC)
11.	UTILITIES: WATER:	TIDEWATER UTIL KENT COUNTY	,

SIT	E DATA:	
	FIRE LANES: ALL FIRE LA	NES, FIRE HYDRANTS AND FIRE CONNECTIONS SHAI IN ACCORDANCE WITH DELAWARE FIRE PREVENTION
13.	MAY 5, 2003. FLOOD ZONI	.I.R.M. MAP PANEL #10001C0151H , EFFECTIVE DATE THE SUBJECT PROPERTY LIES WITHIN THE FOLLOW ES:
	ZONE A: ZONE AE:	INUNDATION BY THE 0.1% ANNUAL CHANCE FLOOD (NO BASE FLOOD ELEVATION DETERMINED)
	ZONE X:	BASE ELEVATION DETERMINED) AREAS OF 0.2% ANNUAL CHANCE FLOOD.
14.		<u>IY REFERENCE:</u> STATE PLANE DATUM NAVD 88
15.	RECORD PLA	NG BOUNDARY SHOWN HEREON IS BASED ON A AN PREPARED BY ESP DESIGN SERVICES, INC DED AMONG THE LAND RECORDS OF KENT COUNTY IN PLAT BOOK 80, PAGE 27.
16.	PERMANENT FOUND: 22 PLACED: 195	MONUMENTS:
17.	ROADWAY C	LASSIFICATION: ADS
18.		IRED 2 PER UNIT UNITS REQUIRED 146 SPACES / PROVIDED 152 (6
19.	STRIP IS HER UTILITIES AL AND UTILITY	TO EASEMENTS SHOWN ON THIS PLAN, A TEN FOOT REBY RESERVED AS AN EASEMENT FOR DRAINAGE A ONG ALL FRONT AND REAR LOT LINES. ALL DRAINAG EASEMENTS SHOWN ALONG SIDE LOT LINES ARE OR TEN FEET WIDE DEPENDING ON THE SETBACK
20.	<u>SLOPES;</u> MAXIMUM: 33 MINIMUM: 0.5	

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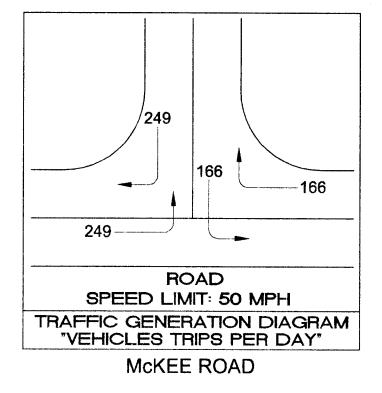
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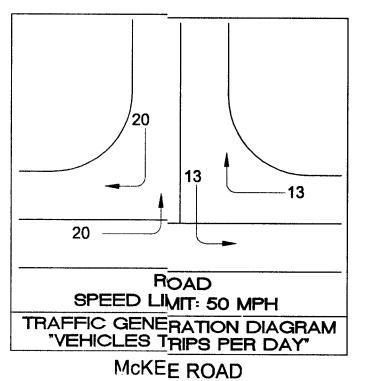
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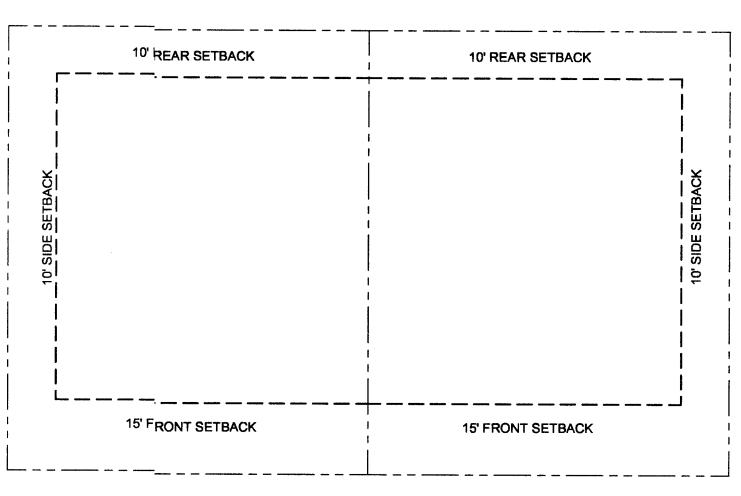
_____ 10' REAR SETBACK 10' REAR SETBACK 15' FRONT SETBACK 15' FRONT SETBACK

TYPICAL SINGLE FAMILY SETBACKS SCALE: 1"=20'





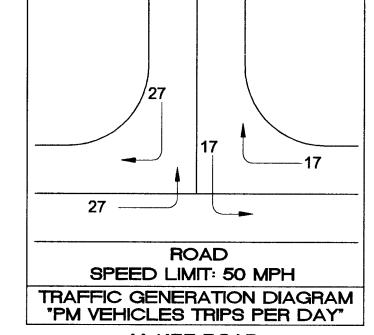
TRAFFIC DATA: McKEE ROAD AADT=1239 TRIPS (PER TRAFFIC; SUMMARY 2003) DIRECTIONAL SPLIT 60% FROM DOVER / 40% FROM THE NORTH



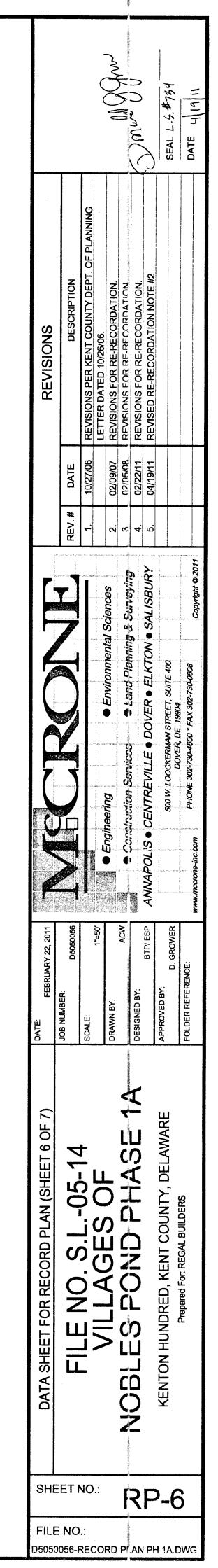
TYPICAL TWIN/DUPLEX SETBACKS

SCALE: 1"=20'

PLOT BOOK <u>113</u> PAGE <u>165</u> SIZE <u>20036</u>



McKEE ROAD

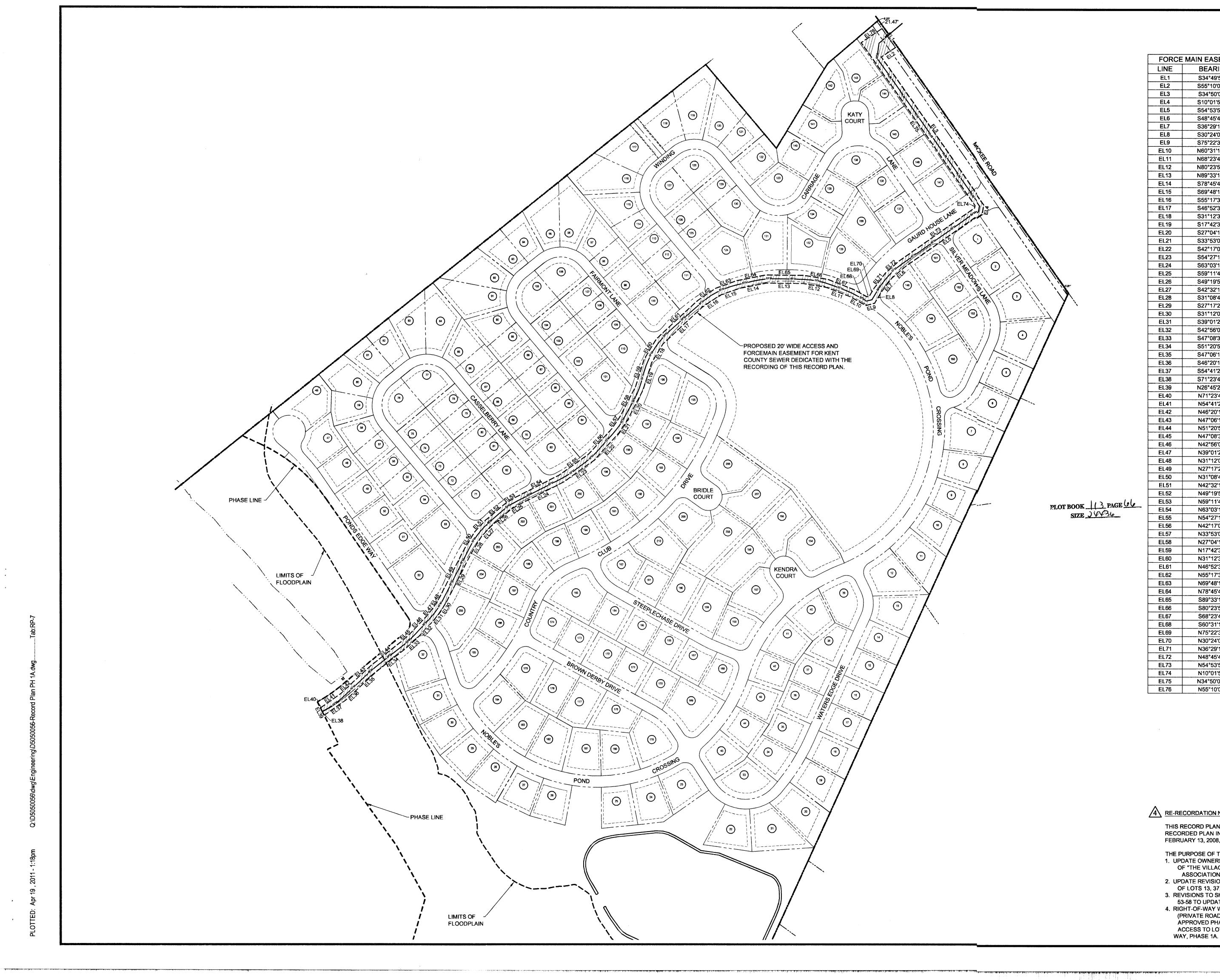


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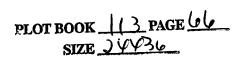
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- (PRIVATE ROAD), TO REFLECT CHANGES MADE BY THE APPROVED PHASE 2A RECORD PLAN, TO ALLOW FOR ACCESS TO LOT 422, PHASE 2A FROM POND'S EDGE WAY, PHASE 1A.



Т	MAIN EASEMENT	
	BEARING	LENGTH
EL1	S34°49'51"E	57.64'
EL2	S55°10'09"W	42.00'
EL3 EL4	S34°50'05"E S10°01'55"W	438.85' 22.43'
EL5	\$54°53'55''W	22.43
EL6	S48°45'40''W	43.29'
EL7	S36°29'11'W	43.30'
EL8	S30°24'09"W	30.84'
EL9	\$75°22'32"W	22.34'
EL10	N60°31'16"W	44.52'
EL11	N68°23'42"W	63.28'
EL12	N80°23'58''W	55.87'
EL13	N89°33'17"W	91.13'
EL14	S78°45'40"W	66.84'
EL15	S69°48'15"W	50.99'
EL16	S55°17'34"W	51.04'
	\$46°52'38"W	132.27
EL18	S31°12'34"W	<u>52.96'</u>
EL19 EL20	S17°42'31"W S27°04'10"W	69.13' 85.87'
EL20 EL21	S33°53'09''W	38.95'
EL21 EL22	S33 53 09 W S42°17'04"W	87.68'
EL22 EL23	S54°27'12''W	91.66'
EL24	S63°03'14"W	119.53
EL25	S59°11'44"W	27.06'
EL26	S49°19'53"W	62.25'
EL27	S42°32'18"W	35.62'
EL28	S31°08'48"W	47.68'
EL29	S27°17'27"W	131.45'
EL30	\$31°12'07"W	29.67'
EL31	S39°01'27"W	29.67
EL32	S42°56'07'W	56.02'
EL33 EL34	S47°08'33''W S51°20'59''W	<u>31.55'</u> 97.61'
EL34 EL35	S47°06'17"W	59.57
EL36	S46°20'17"W	42.32'
EL37	S54°41'25"W	63.21'
EL38	S71°23'41"W	2.68'
EL39	N26°45'24"W	20.20'
EL40	N71°23'41"E	2.60'
EL41	N54°41'25"E	58.81'
EL42	N46°20'17"E	40.99'
EL43	N47°06'17"E	60.44'
EL44	N51°20'59"E	97.62'
EL45	N47°08'33"E	30.08'
EL46	N42°56'07"E	54.60'
EL47	N39°01'27"E	27.62'
EL48 EL49	N31°12'07"E N27°17'27"E	27.62'
EL49 EL50	N31°08'48"E	50.35'
EL51	N42°32'18"E	38.80'
EL52	N49°19'53"E	65.17'
EL53	N59°11'44"E	29.46'
EL54	N63°03'14"E	118.70'
EL55	N54°27'12"E	88.02'
EL56	N42°17'04"E	84.08'
EL57	N33°53'09"E	36.29'
EL58	N27°04'10"E	83.04'
EL59	N17°42'31"E	69.86'
EL60	N31°12'34"E	58.08'
EL61	N46°52'38"E	136.49
EL62	N55°17'34"E	55.05'
EL63	<u>N69°48'15"E</u> N78°45'40"E	55.10'
EL64 EL65	S89°33'17"E	70.45' 94.78'
EL65	S80°23'58"E	<u>94.78</u> 59.57'
EL67	S68°23'42"E	66.76'
EL67		37.80'
EL69	N75°22'32"E	5.96'
EL70	N30°24'09"E	23.63'
EL71	N36°29'11"E	46.51'
EL72	N48°45'40"E	46.52'
EL73	N54°53'55"E	223.86'
EL74	N10°01'55"E	5.92'
EL75	N34°50'05''W	488.24'



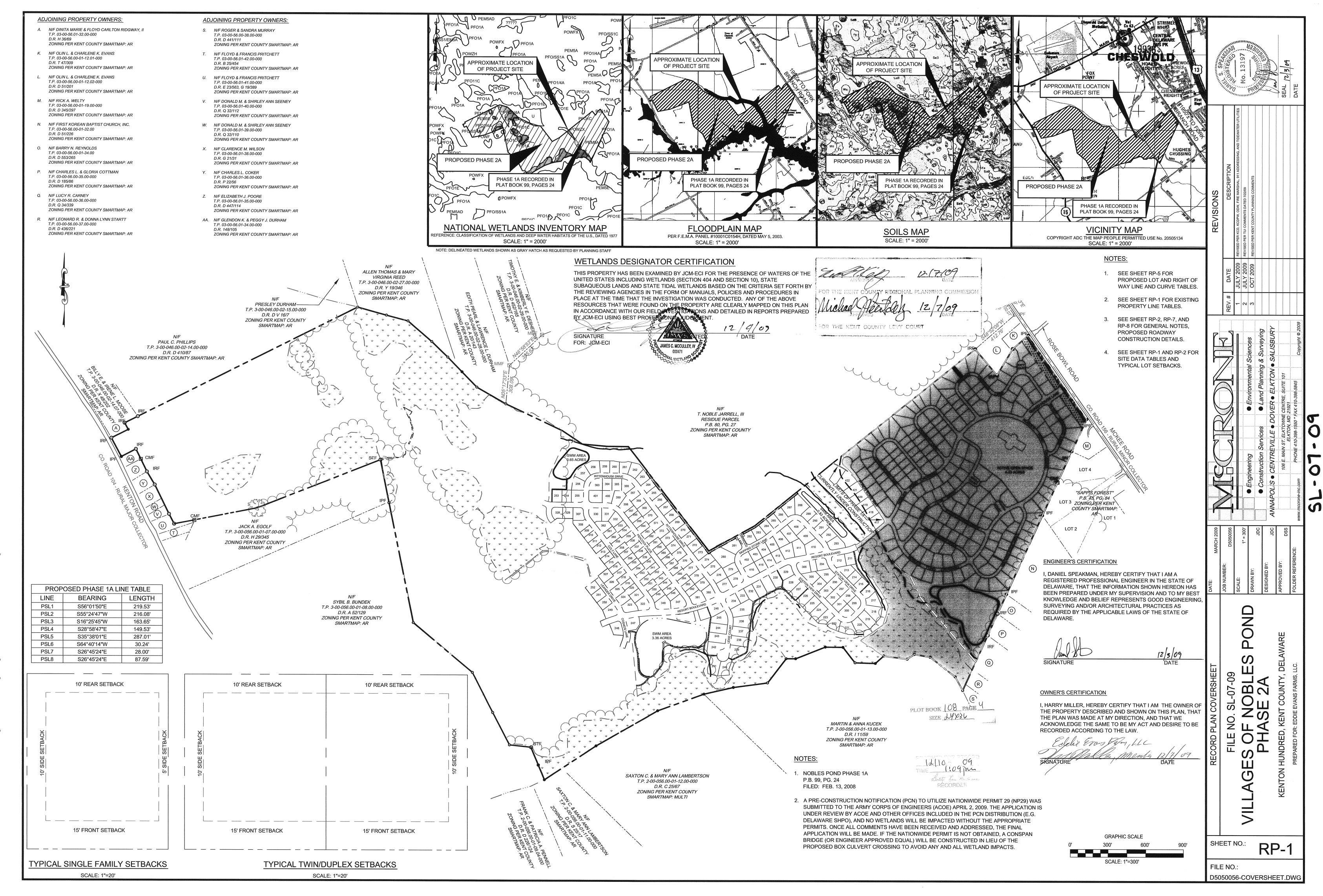
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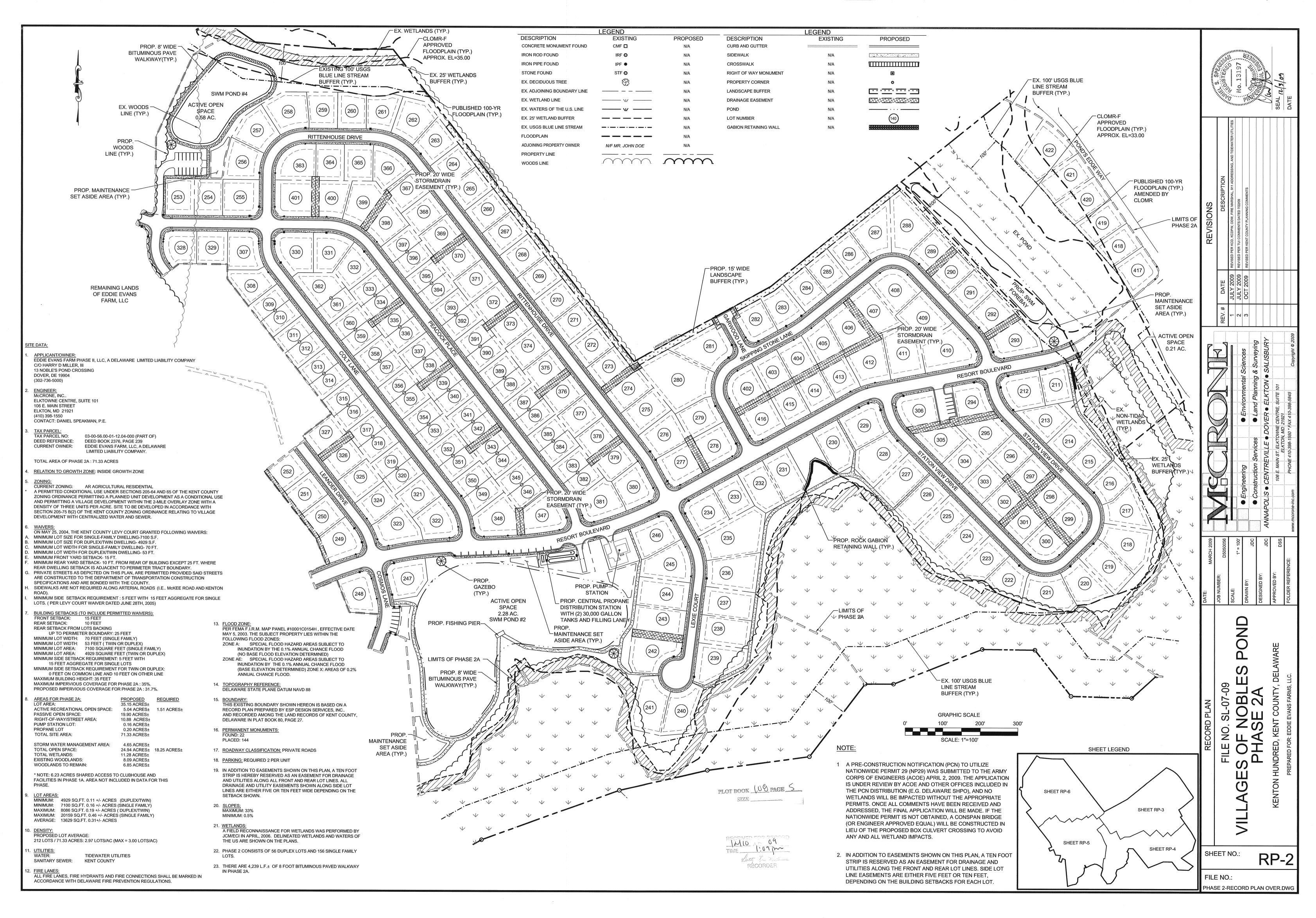
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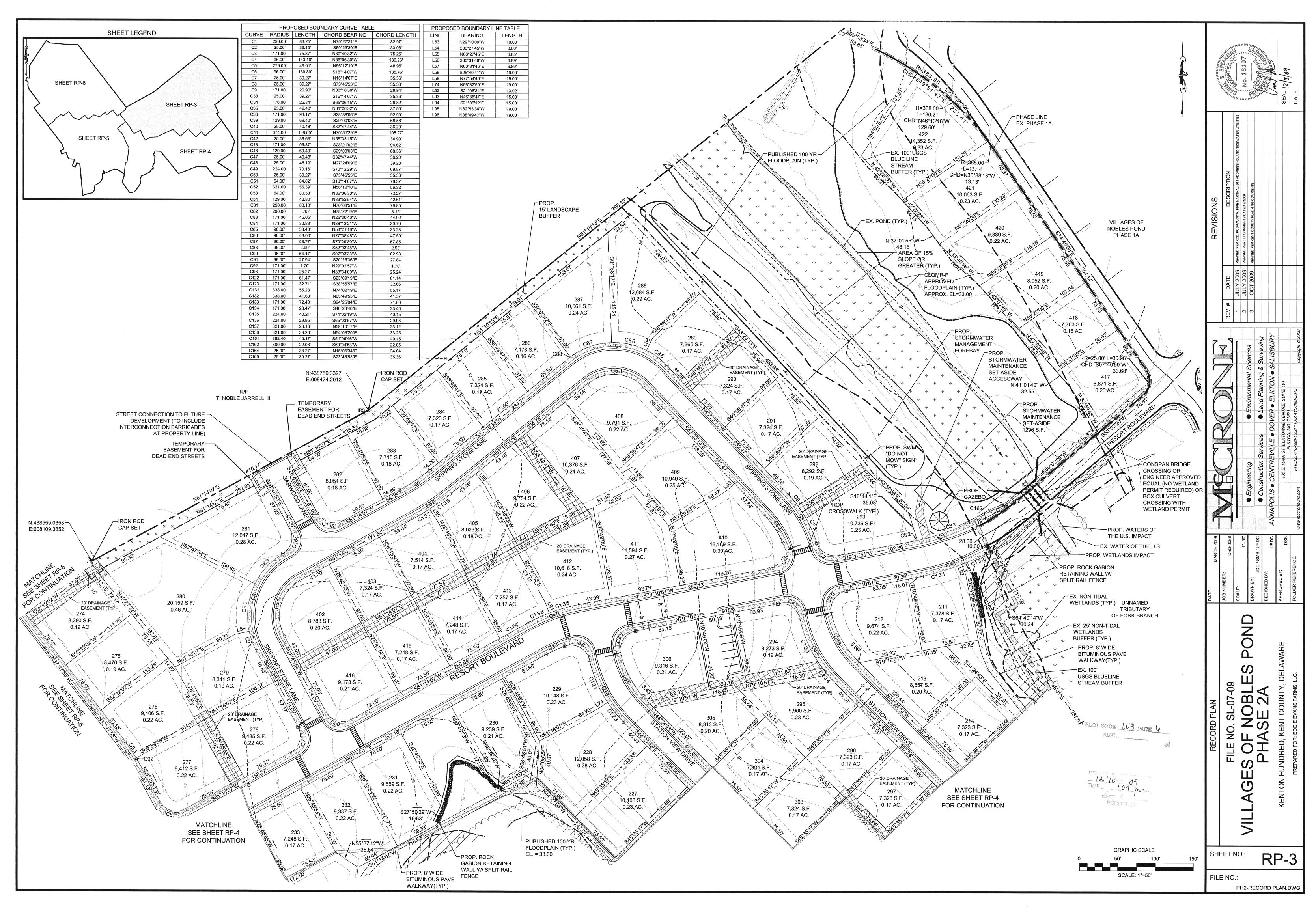
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ATF 11.01	REVISIONS DESCRIPTION DESCRIPTION REVISIONS PER KENT COUNTY DEPT. OF PLANNING LETTER DATED 10/26/06. REVISIONS FOR RE-RECORDATION. REVISIONS FOR RE-RECORDATION.	DATE 10/27/06 02/09/07 02/05/08 02/22/11 04/19/11	REV.# 1. 3. 3. 5.	Engineering Environmental Sciences Construction Services Land Planning & Surveying Soo W. LOOCKERMAN STREET, SUITE 40 DOVER, DE 19904 DOVER, DE 19904	DATE: FEBRUARY 22, 2011 JOB NUMBER: D5050056 SCALE: 1*= 100' DRAWN BY: 1*= 100' DRAWN BY: A*PPO'ED BY: BTP/ ESP APPROVED BY: D. GROWER FOLDER REFERENCE:	FORCE MAIN EASEMENT PLAN (SHEET 7 OF 7) FILE NO. S.L05-14 VILLAGES OF VILLAGES OF NOBLES POND PHASE 1A KENTON HUNDRED, KENT COUNTY, DELAWARE REPARED FOR BULDERS
DATE				NOHA	FOLDER REFERENCE:	
SEAL L. 5.#734				500 W. LOOCKERMAN STREET, SUITE 400 DOVER. DE 19904		KENTON HUNDRED, KENT COUNTY, DELAWARE
			ż			
Ĵ	REVISED RE-RECORDATION NOTE #2	04/19/11	Ω.	ANNAPOLIS	BTP/ESP	
	REVISIONS FOR RE-RECORDATION.	02/22/11	4.		DESIGNED BY:	
() () () ()	REVISIONS FOR RE-RECORDATION.	02/05/08	ы. С			
	REVISIONS FOR RE-RECORDATION.	02/09/07	2.		DRAWN BY:	
~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~~	LETTER DATED 10/26/06.				1" = 100'	
(	REVISIONS PER KENT COUNTY DEPT. OF PLANNING	10/27/06	<del>.</del> -		SCALE:	
	DESCRIPTION	DATE	REV.#	フノフト		
	REVISIONS					FORCE MAIN EASEMENT PLAN (SHEET 7 OF 7)

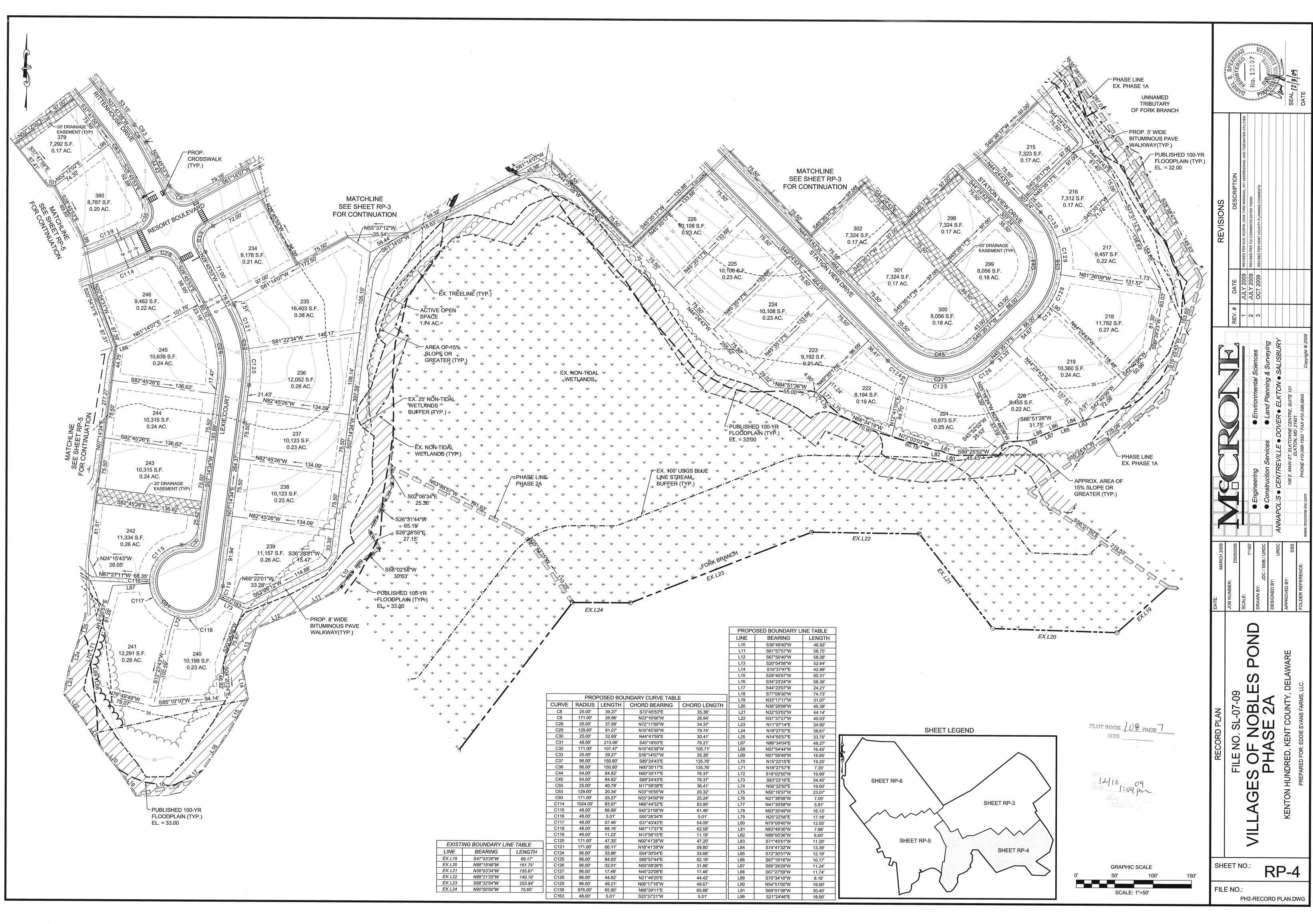
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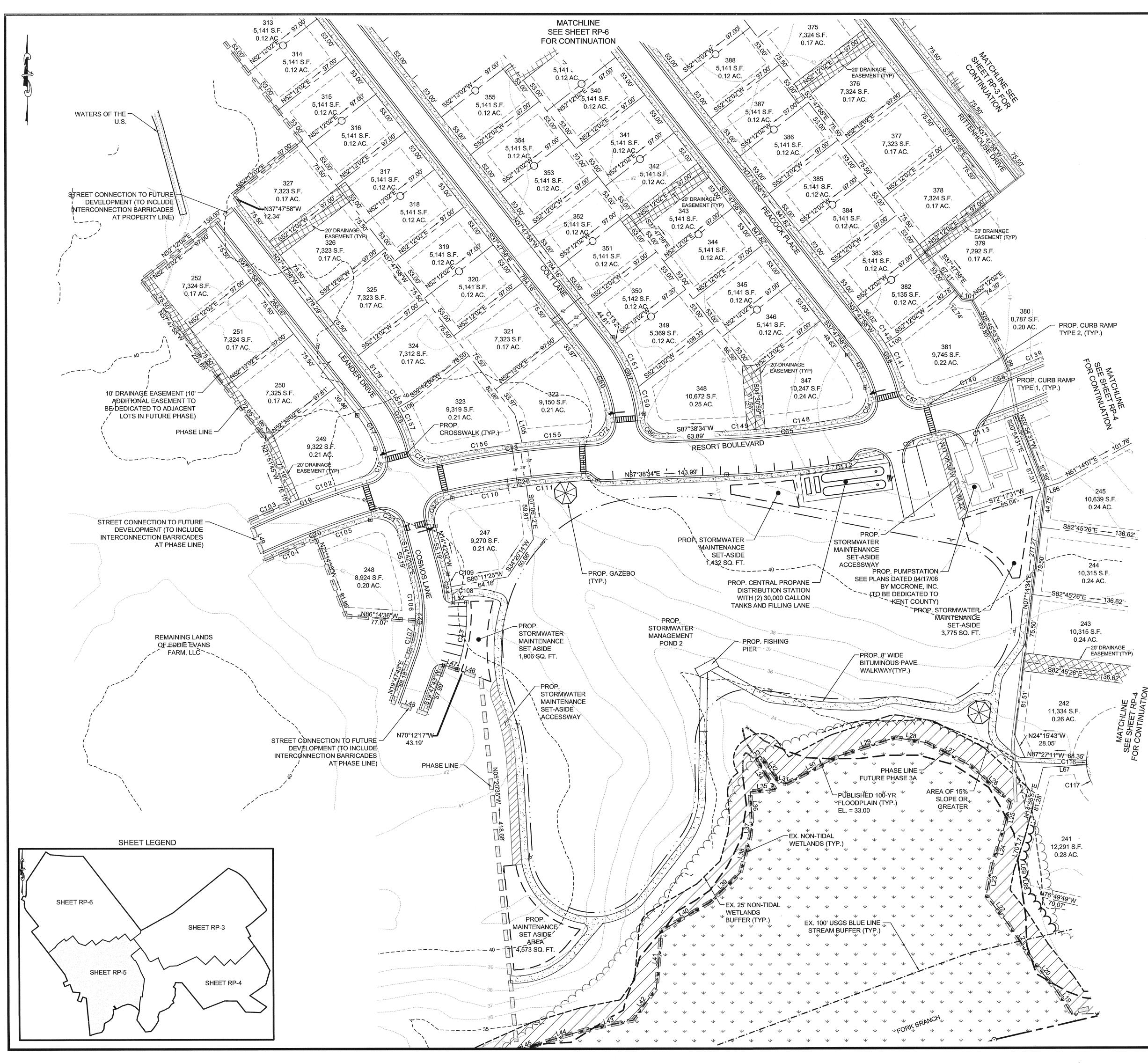






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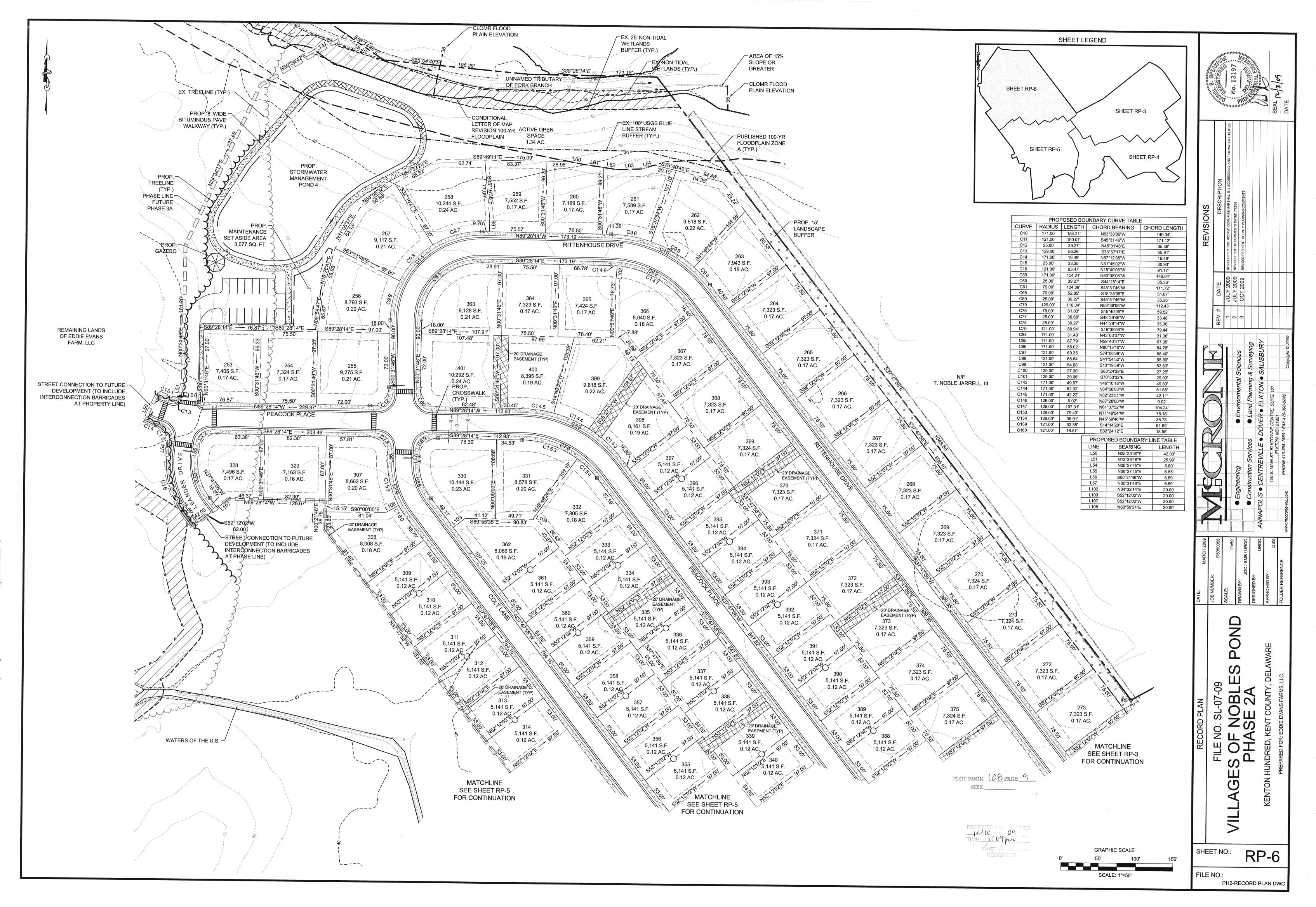


					9607997221041001010009704916882390	8						1
RADIUS 129.00'	LENGTH 42.22'		BEARING 25'24"W	CHOF	RD LENGTH 42.03'			00808444	1000			
25.00' 1024.00' 976.00'	40.06' 133.03' 125.20'	N26° S69°	51'41"E 02'54"W 51'08"W		35.91' 132.93' 125.12'	Contraction of the Contraction o	000000000		NEEP.	000000 00000 0000		
25.00' 186.00' 171.00'	40.48' 76.14' 32.95'	N61° N08°	05'12"W 04'05"E 10'47"W		36.20' 75.61' 32.90'	200000000	SISTER.	0.1319	R ANNAP		3/09	<b>-</b>
25.00' 976.00'	40.48' 163.03'	S31° S82°	41'09"W 51'27"W		36.20' 162.84'	1000000		ž	PROX		SEAL 12/3	Ш
976.00' 25.00' 171.00'	157.17' 39.05' 63.42'	S61° N27°	19'56"E 18'09"E 10'30"W		157.00' 35.20' 63.05'		«Øð,	, , , , , , , , , , , , , , , , , , ,	98000x,		SE/	DATE
25.00' 976.00' 25.00'	43.18' 138.58' 37.46'	N83°	01'28"E '34'31"E '25'47"E		38.01' 138.46' 34.05'			UTILITIES				
171.00' 129.00' 25.00'	93.41' 41.29' 42.37'	N28°	09'03"W 37'45"W '24'40"E		92.25' 41.12' 37.48'			DEWATER				
1024.00' 25.00'	163.79' 37.17'	S82° S59°	23'11"W '36'13"E		163.61' 33.84'			NG, AND TI				
171.00' 129.00' 1024.00' 1024.00'	62.04' 62.26' 82.79' 50.23'	N23° S70° N66°	24'19"W 58'22"W 27'13"W '43'56"E		61.70' 61.66' 82.77' 50.23'		NOIT	V, KCDPW, ODW, FIRE MARSHAL, 911 ADDRESSING, AND TIDEWATER UTILITIES COMMENTS DATED 7/22/09	ß			
976.00' 976.00' 129.00'	60.96' 64.24' 41.56'	S70°	58'00"W 38'30"W 28'19"W		60.95' 64.23' 41.38'	S	DESCRIPTION	MARSHAL, 22/09	COMMENT			
129.00' 171.00' 171.00'	36.11' 18.36' 14.60'	N06° N12°	246'34"E 44'04"W 15'18"W		35.99' 18.35' 14.59'	EVISIONS		, KCDPW, ODW, FIRE MARS COMMENTS DATED 7/22/09	IT COUNTY PLANNING COMMENTS			
976.00' 976.00' 1024.00'	83.66' 79.37' 261.89'	S85° N80°	31'40"W 18'47"W 218'58"E	· · · · · · · · · · · · · · · · · · ·	83.64' 79.35' 261.17'	REVI		CCD, KCDPV				
1024.00' 976.00' 976.00'	79.27' 65.90' 91.28'	N71° N66° N71°	'35'51"E '39'11"E '15'59"E		79.25' 65.88' 91.24'			REVISED PER KCD REVISED PER TUI	REVISED PER KEN			
171.00' 171.00' 976.00' 976.00'	47.79' 15.63' 103.20' 35.37'	N35° N82°	33'24"W 10'51"W '32'13"E '36'17"E		47.63' 15.62' 103.16' 35.37'			2009 REV 2009 REV				
171.00' 171.00' 171.00'	30.82' 54.39' 8.20'	N11° N25° N36°	39'58"W 56'28"W 25'34"W		30.78' 54.16' 8.20'		DATE	JULY 2	OCT 2(			
1024.00' 1024.00' 171.00' 171.00'	70.13' 93.66' 40.76' 21.28'	S80° N23°	00'24"W 25'28"W 50'24"W 14'03"W		70.12' 93.63' 40.66' 21.27'		REV.#	7 7	e			
			SED BOUND BEARIN							ing IRV		• © 2009
		L1NE L19 L20 L21	N33°17'17 N38°29'08 N32°53'02	"W "W	31.07' 45.39' 44.14'		Z		iences	Surveying ALISRLIRY		Copyright © 2009
	-  -  -	L21 L22 L23 L24	N32 53 02 N37°37'27 N11°07'14 N18°27'57	"W 1"E	44.14 40.03' 34.90' 38.61'		7		Ś	ning & S		
		L24 L25 L26 L27	N14°55'57 N47°29'34	/"E ."W	38.61' 33.75' 60.40' 55.72'	14	丸		onmer	Planning	UITE 101	5845
	-	L28 L29 L30	N62°13'53 N80°43'18 S72°00'23 S62°29'27	5"W 5"W 7"W	34.90' 65.28' 66.69'		),		• Envir	• Land Planning & Surveying	CENTRE, SUITE	ELKTON, MD 21921 PHONE 410-398-1550 * FAX 410-398-5845
		L31 L32 L33 L34	N78°13'54 N35°13'44 S54°11'10 S32°56'26	"W "W "W	8.45' 35.45' 6.35' 39.79'		Ź				P 2	ELKTON, MD 2 9-398-1550 * FA
	-	L34 L35 L36 L37	S32°56'26 S85°11'06 S03°53'37 S06°42'02	6"W 7"E	39.79' 28.54' 32.23' 17.62'	17				ction Service	E. MAIN ST. ELI	ELK VE 410-39t
		L38 L39	S15°38'54 S45°31'33	!"W }"W	41.80' 46.05'		J		ering	uction =NTDF	106 E. MAI	NOHd
	-	L40 L41 L42 L43	S59°44'05 S05°27'26 S36°01'02 S78°45'47	6"W 2"W	63.78' 64.10' 43.97' 53.94'				Engineering	Construction Services     ANNADOLIS CENTREVILLE		
	-	L44 L45	S73°31'24 S66°03'45	!"W 5"W	53.97' 26.81'				•		5	www.mccrone-inc.com
		L46 L47 L48 L49	N70°12'17 S70°12'17 N70°27'48 N21°38'07	7"E 3"W	28.19' 15.00' 42.00' 48.07'						nangada seconaria	WWW.TTC
		L52 L66 L67	S86°20'27 N72°17'31 N86°34'04	/"W 1"E	15.00' 17.70' 48.27'	MARCH 2009	D5050056	1"=50'				
	- - - -	L68 L69 L70	N07°54'44 N07°56'49 N15°23'15	4"W 9"W 5"E	16.45' 18.95' 19.25'	MARC			JUGIT AWS / JU		U.S.	ERENCE:
	-	L71 L99 L100 L101	N18°27'57 S21°24'46 S57°26'15 S81°22'09	6"E 5"W	7.35' 18.00' 15.00' 11.17'	Ξ	JOB NUMBER:	ALE:	DRAWN BY:	DESIGNED BY:	APPROVED BY:	FOLDER REFERENCE:
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ĨĒ		<u> </u>	RECORD			RECORD PLAN	FILE NO SI -07-00			PHASE 2A	KENTON HUNDRED, KENT COUNTY, DELAWARE	PREPARED FOR: EDDIE EVANS FARMS, LLC.
		C	GRAPHIC SCA	ALE		SH	EET	-	58745765030516310831	Þ	P	5
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# **GENERAL NOTES**

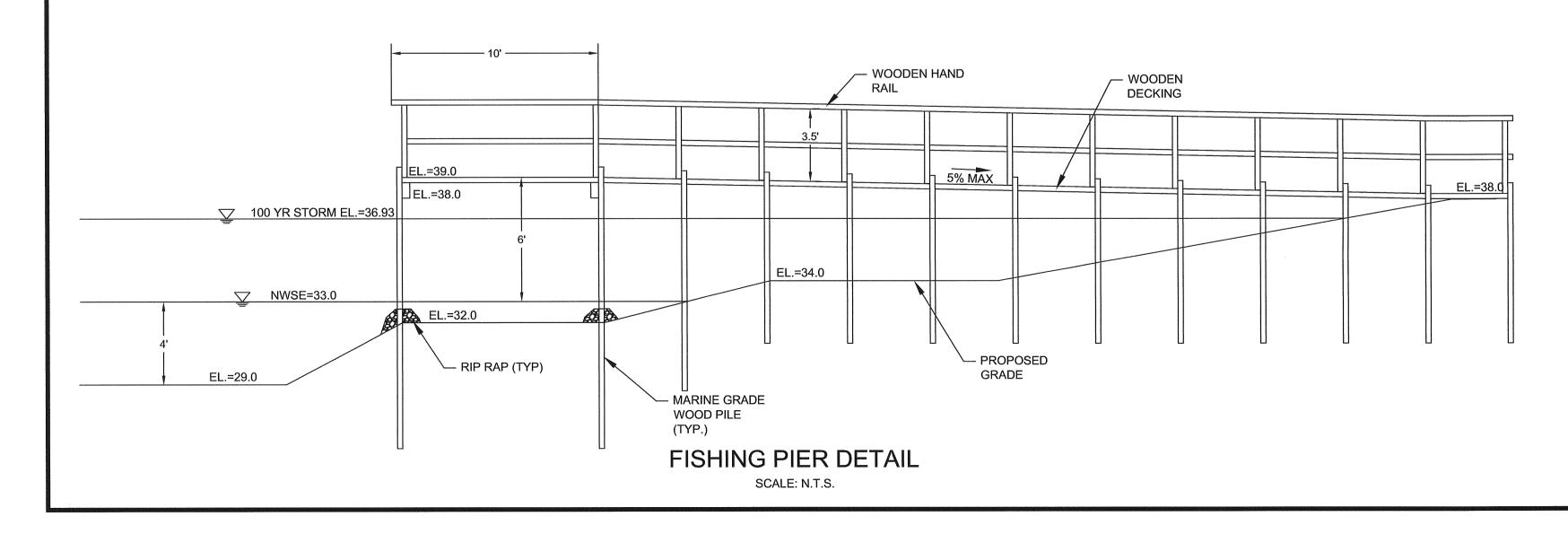
- THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURE AS IT DEEMS NECESSARY STORMWATER MANAGEMENT AREAS ARE NOT TO BE ALTERED IN ANY WAY EXCEPT FOR NORMAL GRASS MAINTENANCE WITHOUT PRIOR CONSENT FROM THE KENT CONSERVATION DISTRICT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR 3. PURPOSES OF PERIODIC SITE INSPECTION. 4. KCD RESERVES THE RIGHT TO WITHHOLD PERMITS AND LETTERS OF NO OBJECTION RELATED TO OBTAINING CERTIFICATES OF OCCUPANCY FROM THE LOCAL JURISDICTION FOR NON-COMPLIANCE WITH THE PLANS AND SPECIFICATION S FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL KENT COUNTY DEPARTMENT OF PLANNING SERVICES, DIVISION OF PLANNING NOTES: SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY EDDIE EVANS FARM PHASE VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF KENT COUNTY. SUBDIVISION STREETS ARE NOT THE RESPONSIBILITY OF DELDOT. MAXIMUM IMPERVIOUS COVERAGE FOR PHASE IIA IS 35%. STORM WATER MANAGEMENT AREAS ARE NOT TO BE ALTERED IN ANY WAY EXCEPT FOR NORMAL GRASS MAINTENANCE WITHOUT PRIOR CONSENT FROM THE KENT CONSERVATION DISTRICT. THERE IS A 10-FOOT WIDE UTILITY AND DRAINAGE EASEMENT ACROSS THE FRONT OF ALL LOTS AND ALL OPEN SPACE, BOTH PUBLIC AND PRIVATE. THERE IS A 10-FOOT UTILITY AND DRAINAGE EASEMENT ACROSS THE REAR OF ALL LOTS, EACH LOT HAS AN AN EASEMENT ALONG THE SIDE LINE FOR ALL LOTS AND IS EQUAL TO THE STATED BUILDING RESTRICTION LINE FOR EACH PARTICULAR LOT. THE DRAINAGE AND UTILITY EASEMENTS ARE ALSO TO BE UTILIZED BY THE KENT CONSERVATION DISTRICT FOR THE PURPOSE OF INGRESS AND FGRESS TO THE STORM WATER MANAGEMENT AREAS FOR INSPECTION, EASEMENTS ARE ALSO TO PROVIDE INGRESS AND EGRESS FOR EQUIPMENT TO MAINTAIN STORM WATER MANAGEMENT
- OPEN SPACE, INCLUDING THE STORM WATER MANAGEMENT AREAS, NOT DEDICATED TO KENT COUNTY, SHALL BE MAINTAINED BY THE EDDIE EVANS FARM PHASE XI, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, HEIRS AND/OR ASSIGNS, AND IS RESPONSIBLE FOR ALL MAINTENANCE OF OPEN SPACE AND THE STORM WATER MANAGEMENT AREAS.
- PARKING SHALL BE PROHIBITED IN THE CUL-DE-SACS.

AREAS WHEN NEEDED.

KENT CONSERVATION DISTRICT GENERAL NOTES

- DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SEDIMENT AND STORM WATER PROGRAM OR ITS DELEGATED AGENCY, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT STORMWATER MANAGEMENT AREAS WITHIN STORMWATER MANAGEMENT EASEMENTS. IN THE EVENT THAT THE DELEGATED AGENCY DETERMINES THAT MAINTENANCE IS REQUIRED WITHIN SAID STORMWATER MANAGEMENT AREAS, ALL EXPENSES OF MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE EDDIE EVANS FARM PHASE VII, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SUCCESSORS, HEIRS AND/OR ASSIGNS.
- ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO COUNTY ROADS FROM INDIVIDUAL LOTS IS PROHIBITED.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
- ANNOTATED BUFFERS MUST BE DEPICTED ON SALES BROCHURES, SITE MAPS AND APPLICABLE 10. DEEDS. POTENTIAL PURCHASERS OF LOTS AFFECTED BY BUFFERS MUST SIGN AN ACKNOWLEDGEMENT OF SAID BUFFERS PRIOR TO SETTLEMENT AND A COPY OF THIS SIGNED ACKNOWLEDGEMENT MUST BE SENT TO THE KENT COUNTY DEPARTMENT OF PLANNING SERVICES.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL 11. PURPOSES ON WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY USE STATUS. IT CAN BE ANTICIPATED THAT AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS, AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES OR ACTIVITIES.
- THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT OF LAND DEPICTED HEREON IS IMPACTED 12. BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND DNREC AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS AND/OR DNREC FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTIONAL DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
- 13. A ONE-YEAR FULL-PRICE REPLACEMENT GUARANTEE ON ALL NEW TREES PLANTED WILL BE HELD BY THE DEVELOPER, AND AN ADDITIONAL ONE YEAR GUARANTEE ON REPLACEMENT PLANTS. THE DEVELOPER IS EXPECTED TO MAINTAIN PLANTINGS, INCLUDING REGULAR WATERING ALL PLANTS FROM APRIL TO DECEMBER WHEN NATURAL RAINFALL FALLS BELOW ONE INCH PER WEEK.
- ALL FIRE LANES, FIRE HYDRANTS, EXITS, STAND PIPE, AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
- ALL LOTS HAVE A 15' FRONT SETBACK AND A 10-FOOT WIDE REAR SETBACK EXCEPT FOR THOSE 15. ABUTTING THE PERIMETER OF THE PROPERTY WHERE THE REAR SETBACK WILL BE 25-FEET. WITH REGARD TO THE SINGLE-FAMILY HOMES, SIDE LOT LINES ARE A MINIMUM OF 5-FEET WITH A 15-FOOT AGGREGATE. WITH REGARD TO THE TWIN/DUPLEX LOTS, EACH OF THESE LOTS WILL HAVE ONE SIDE LOT LINE OF ZERO AND THE OTHER A MINIMUM OF 10-FEET.
- AS A CONDITION OF APPROVAL, THE KENT COUNTY PLANNING COMMISSION REQUIRES FORMATION OF A HOMEOWNER'S ASSOCIATION KNOWN AS: THE VILLAGES OF NOBLE'S POND HOMEOWNER'S ASSOCIATION, INC. TO BE FUNDED ON THE BASIS OF \$300.00 PER LEASED LOT FOR POSSIBLE FUTURE MAINTENANCE REQUIREMENTS. LESSOR (DEVELOPER) INTENDS TO FUND EACH PAYMENT ITSELF AT EACH LEASEHOLD CLOSING.
- FOR ANY NEW SUBDIVISION DEVELOPMENT LOCATED IN WHOLE OR PART WITHIN 50 FEET OF THE 17. BOUNDARY OF AN AGRICULTURAL PRESERVATION DISTRICT, NO IMPROVEMENT REQUIRING OCCUPANCY APPROVAL SHALL BE CONSTRUCTED WITHIN 50 FEET OF SUCH BOUNDARY.
- THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE EDDIE EVANS FARM PHASE XI, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

- 19. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES."
- 20. A TRAFFIC IMPACT STUDY WAS PERFORMED BY ORTH RODGERS ASSOCIATES, INC.. DELDOT HAS REVIEWED THE TIS AND SENT RECOMMENDATIONS TO KENT COUNTY. THE IMPROVEMENTS CONTAINED IN THE TRAFFIC IMPACT STUDY SHALL BE IMPLEMENTED BY THE OWNER/APPLICANT PER DELDOT 'S DISCRETION.
- 21. DECLARANT HEREBY GRANTS KENT COUNTY, ITS ASSIGNS AND SUCCESSORS, THE RIGHT. PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE KENT COUNTY CODE AND WITH ALL CONDITIONS OF APPROVAL IMPOSED UPON THIS SUBDIVISION. MAINTENANCE OF THE OPEN SPACES AND ALL EXPENSES OF MAINTENANCE SHALL BE BY THE EDDIE EVANS FARM PHASE XI. LLC. A DELAWARE LIMITED LIABILITY COMPANY. IN THE EVENT THE EDDIE EVANS FARM PHASE XI. LLC, A DELAWARE LIMITED LIABILITY COMPANY, FAILS TO MAINTAIN THE OPEN SPACE ACCORDING TO THE STANDARDS OF THE KENT COUNTY CODE AND IN ACCORDANCE WITH THE RECORDED OR APPROVED PLAN, THE COUNTY MAY, FOLLOWING REASONABLE NOTICE, DEMAND THAT THE DEFICIENCY OF MAINTENANCE BE CORRECTED AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME. THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO EDDIE EVANS FARM PHASE XI, LLC, A DELAWARE LIMITED LIABILITY COMPANY. THE PROVISION IS PURSUANT TO CHAPTER 187, SUBDIVISION AND LAND DEVELOPMENT, OF THE KENT COUNTY CODE, AS AMENDED.
- 22. ALL STEEL USED IN CATCH BASINS MUST BE 60 KSI.
- 23. NO BUILDING PERMIT WILL BE ISSUED FOR ANY LOT WITHIN THIS DEVELOPMENT UNTIL ALL REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED, CONSTRUCTED OR PLACED FOR THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED IN A MANNER ACCEPTABLE TO KENT COUNTY AND THE STATE OF DELAWARE, OR UNTIL THE DEVELOPER FILES A PERFORMANCE BOND OR OTHER GUARANTEE IN THE AMOUNT OF 150 PERCENT OF THE ESTIMATED COST OF THE IMPROVEMENTS WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC OR PRIVATE STREET OR OTHER IMPROVEMENT.
- 24. ALL REQUIRED LANDSCAPE BUFFERS SHALL BE PLANTED PRIOR TO ISSUANCE OF 50% BY BONDED PHASE OF THE CERTIFICATES OF OCCUPANCY AND MAINTAINED BY THE APPLICANT UNTIL ALL OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. NO REQUIRED LANDSCAPE PLANTING SHOULD BE CONDUCTED BETWEEN MAY 15 AND SEPTEMBER 1. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE PLAN DEPICTED ON THE RECORD PLAN SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS' ASSOCIATION OR THE MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS' ASSOCIATION OR THE MAINTENANCE CORPORATION.
- 25. THE CONSTRUCTION/IMPROVEMENT OF OPEN SPACE AREAS SHALL BE COMPLETED IN A PROPORTION EQUAL TO OR GREATER THAN THE PROPORTION OF RESIDENTIAL DWELLING UNITS COMPLETED, EXCEPT THAT 100% OF THE RECREATION AREAS SHALL BE COMPLETED PRIOR TO THE ISSUING OF BUILDING PERMITS FOR THE FINAL 20% OF THE DWELLING UNITS PROPOSED, UNLESS A WRITTEN AGREEMENT IS IN PLACE BETWEEN THE APPLICANT AND THE PLANNING SERVICES DEPARTMENT.
- 26. NO REVISION OR RE-RECORDATION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL LOT OWNERS ADJACENT TO OR THAT SHARE A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ADDITION TO 75% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.
- 27. NO CERTIFICATE OF OCCUPANCY PERMITS WILL BE ISSUED FOR ANY LOT UNTIL ALL STREET SIGNS ARE IN PLACE FOR STREETS LEADING FROM THE ENTRANCE TO THE DEVELOPMENT TO THE LOT FOR WHICH THE PERMIT IS TO BE ISSUED.
- 28. KENT COUNTY, IT'S SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED A PERMANENT EASEMENT OVER, UNDER, ACROSS AND THROUGH THE PRIVATE STREETS OF THE VILLAGES OF NOBLE'S POND, PHASE 1A, DEPICTED ON THIS RECORD PLAN FOR ALL PURPOSES NECESSARY TO OPERATE AND MAINTAIN THE PUBLIC SANITARY SEWER. KENT COUNTY, IT'S SUCCESSORS AND ASSIGNS, IS FURTHER GRANTED A 25-FOOT WIDE PERMANENT EASEMENT EITHER SIDE OF THE CENTERLINE OF SAID PRIVATE STREETS FOR ALL PURPOSES NECESSARY TO OPERATE AND MAINTAIN THE PUBLIC SANITARY SEWER.
- 29. THE CLUBHOUSE SHALL SERVE AS THE ROOFED TRANSIT ENCLOSURE.
- 30. A STREETLIGHT DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UPON RECORDATION OF THIS PLAT. OUTDOOR LIGHTING AND STREETLIGHTS IN THE PROPOSED DEVELOPMENT SHALL BE FULL CUT-OFFTO REDUCE LIGHT POLLUTION.
- 31. A TRASH DISTRICT SHALL BE CREATED FOR THIS SUBDIVISION IN ACCORDANCE WITH THE REQUIREMENTS OF THE DEPARTMENT OF PUBLIC WORKS UPON RECORDATION OF THIS PLAT.
- 32. STREET TREES: EACH LOT SHALL REQUIRE A STREET TREE IN ACCORDANCE WITH THE APPROVED LANDSCAPE PLAN TYPICAL LOT LAYOUT INCLUDED THEREIN
- 33. DECLARANT HEREBY GRANTS KENT COUNTY, ITS ASSIGNS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL THE OPEN SPACES FOR CONFORMITY WITH THE PROVISIONS OF THE STAFF RECOMMENDATION REPORT AND THE DEED RESTRICTIONS AT THE EXPENSE OF THE OWNERS OF SAID LOTS. IN THE EVENT THAT KENT COUNTY DETERMINES MAINTENANCE OF THE OPEN SPACES, AS SET FORTH ABOVE IS REQUIRED, ALL EXPENSES OF MAINTENANCE SHALL BE COLLECTIBLE BY KENT COUNTY IN ACCORDANCE WITH PROCEDURES ESTABLISHED BY KENT COUNTY FOR THAT PURPOSE, OR IN THE MANNER SET FORTH ABOVE IN RELATION TO COLLECTION BY THE MAINTENANCE CORPORATION. ANY LIEN FOR SUCH EXPENSES UNDER THE PROVISIONS OF THE STAFF COMMENTS ASSERTED BY THE COUNTY AND FILED WITH THE RECORDER OF DEEDS SHALL BE A LIEN FROM THE TIME OF RECORDING AND SHALL HAVE PRIORITY IN RELATION TO OTHER LIENS, EITHER GENERAL OR SPECIAL, INCLUDING MORTGAGES AND OTHER LIENS ACCORDING TO THE TIME OF RECORDING OF SUCH LIENS.
- 34. WITHIN ONE YEAR OF INITIAL CONSTRUCTION OF ALL STORMWATER MANAGEMENT FACILITIES, WETLAND AND LANDSCAPE PLANTINGS SHALL BE INSTALLED AND PERMANENT METALLIC SIGNAGE SHALL BE PLACED AT THE SWM DETENTION AREA INDICATING: "WATER QUALITY MANAGEMENT AREA - - DO NOT MOW.
- 35. IN ORDER TO ALLOW THE FREE PASSAGE OF WATER UNDER FENCES IN THE PROXIMITY OF REAR YARD SWALES, A GAP OF FOUR INCHES (4") IS RECOMMENDED FROM THE UNDERSIDE OF THE FENCE TO THE GROUND ELEVATION UNDER THE FENCE.



1.

- SUBDIVISION STREETS AND COMMERCIAL CONSTRUCTION PLAN GENERAL NOTES ALL CONSTRUCTION AND MATERIALS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION DATED AUGUST 2001 AND ANY ADDENDA THERETO.
- ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOPSOILED (6" MINIMUM), FERTILIZED AND SEEDED.
- A 24-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO DELDOT'S PUBLIC WORKS ENGINEER PRIOR TO 3. STARTING ENTRANCE CONSTRUCTION.
- MISS UTILITY OF DELMARVA SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
- ALL SIGNING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN "TRAFFIC CONTROL FOR STREETS AND HIGHWAY CONSTRUCTION, MAINTENANCE, UTILITY AND EMERGENCY OPERATIONS" (LATEST EDITION)
- DESIGN, FABRICATION, AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED 6. IN THE "GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES." FOR FINAL PERMANENT PAVEMENT MARKINGS, EPOXY RESIN PAINT SHALL BE REQUIRED FOR

LONG LINE STRIPING AND THERMO WILL BE REQUIRED FOR SHORT LINE STRIPING, I.E.,

- SYMBOLS/LEGENDS. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. 8. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48 HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELMARVA (SEE NOTE #4).
- ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFURBISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, AND SHALL BE NCHRP - 350 APPROVED, AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
- ALL ENTRANCES SHALL CONFORM TO DELDOT'S STANDARDS AND REGULATIONS FOR SUBDIVISION STREETS AND STATE HIGHWAY ACCESS AND SHALL BE SUBJECT TO ITS APPROVAL.
- BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. 11. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE 12.

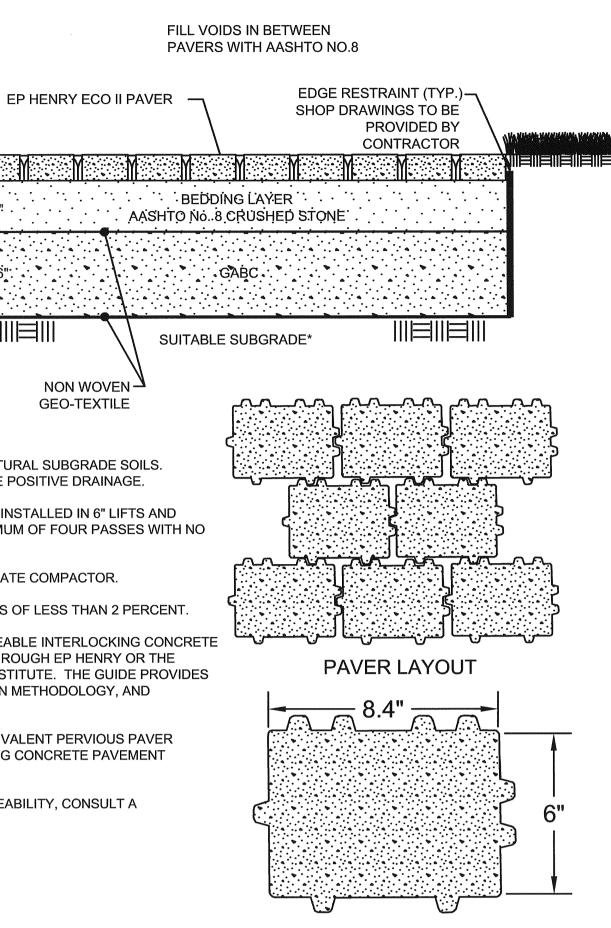
DIRECTED BY THE PUBLIC WORKS ENGINEER.

- **3 1/8**" €"∷
- 1. AVOID OVER COMPACTION OF THE NATURAL SUBGRADE SOILS. UNDERDRAINS MAY BE USED TO PROVIDE POSITIVE DRAINAGE.
- 2. OPEN GRADED BASE MATERIAL TO BE INSTALLED IN 6" LIFTS AND COMPACTED. THERE SHOULD BE A MINIMUM OF FOUR PASSES WITH NO VISIBLE MOVEMENT OF THE MATERIAL.
- 3. PAVERS TO BE SET USING 5000 LBF PLATE COMPACTOR.
- 4. FOR BEST RESULTS, MAINTAIN GRADES OF LESS THAN 2 PERCENT.
- 5. INSTALL IN ACCORDANCE WITH PERMEABLE INTERLOCKING CONCRETE PAVEMENTS, 2ND EDITION, AVAILABLE THROUGH EP HENRY OR THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE. THE GUIDE PROVIDES DESIGN SPECIFICATIONS, CONSTRUCTION METHODOLOGY, AND MAINTENANCE SUGGESTIONS.
- 6. USE EP HENRY ECO II PAVER OR EQUIVALENT PERVIOUS PAVER SYSTEM CERTIFIED BY THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE.
- *FOR SUBGRADE SOILS WITH LOW PERMEABILITY, CONSULT A GEOTECHNICAL ENGINEER.

PERMEABLE PAVEMENT SYSTEM DETAIL SCALE: N.T.S.



SHINGLES : ASPHALT

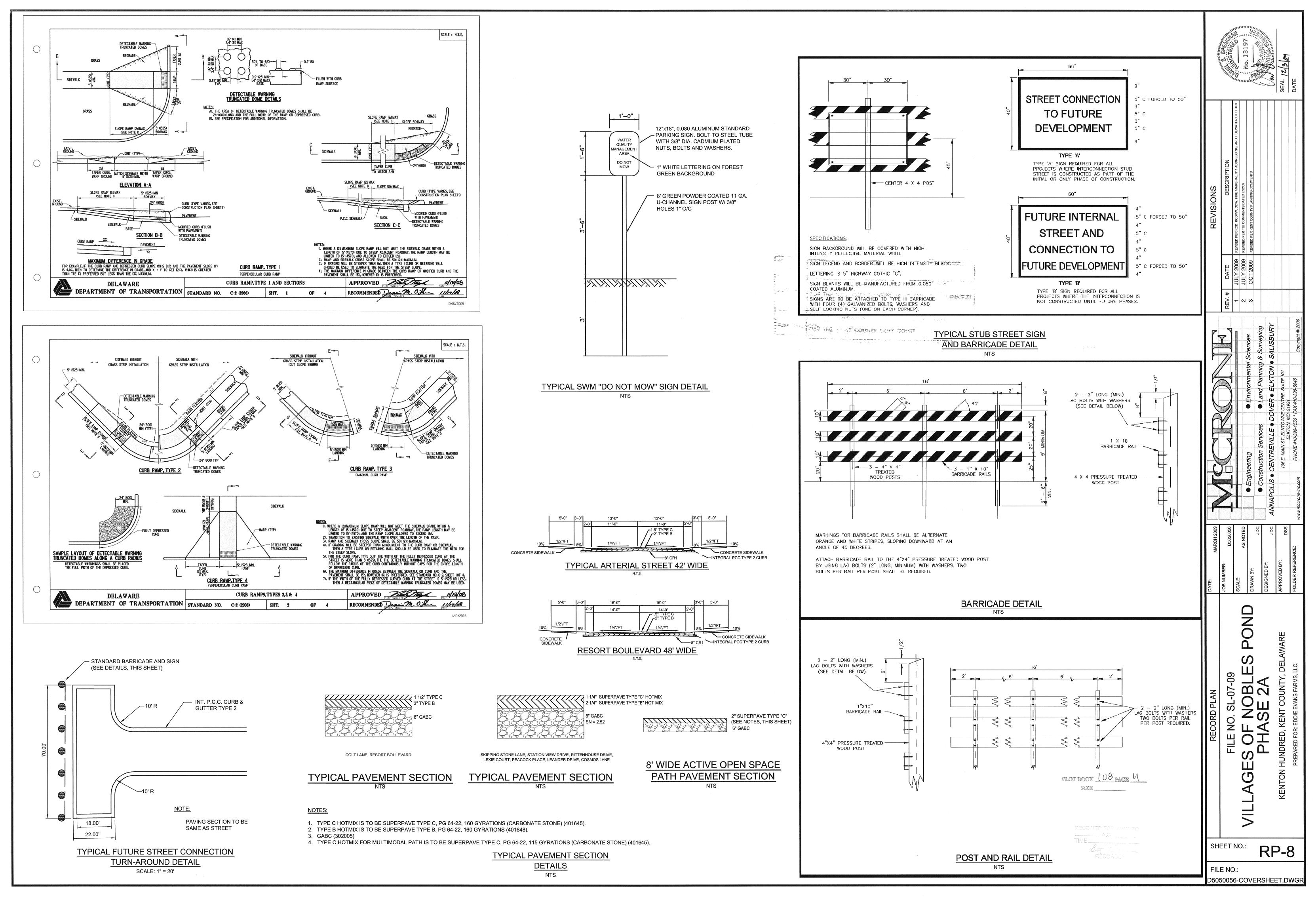


ELECTRICAL PKG. : NO **CORNICE : STRAIGHT BENCH SECTIONS : 4** BRACES : STANDARD CLEAR WOOD FINISH GAZEBO DETAIL

SCALE: N.T.S.

PLOT BOOK 108 PAGE 10 SIZE

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REVISIONS	DESCRIPTION	REVISED PER KCD, KCDPW, ODW, FIRE MARSHAL, 911 ADDRESSING, AND TIDEWATER U	REVISED PER TUI COMMENTS DATED 7/22/09	REVISED PER KENT COUNTY PLANNING COMMENTS						
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				Engineering	Construction Services		ANNAPOLIS • CENTREVILLE • DOVER • ELKTON • SALISBURY	106 F MAIN ST FI KTOWNF CENTRE SUITE 101		www.mccrone-inc.com PHONE 410:398-1550 * FAX 410-398-5845 Copyright © 2009
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RECORD PLAN	FILE NO SI -07-00							KENTON HINDRED KENT COUNTY DELAWARE		PREPARED FOR: EDDIE EVANS FARMS, LLC.
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