

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-1 to C-31.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-33 to C-54.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-55 to C-76.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-77 to C-122.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-123 to C-151.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-152 to C-176.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-177 to C-221.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-222 to C-249.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-250 to C-271.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-272 to C-288.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-289 to C-310.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-311 to C-337.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-338 to C-357.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-358 to C-385.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-386 to C-408.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-409 to C-428.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-429 to C-458.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-459 to C-478.

CURVE TABLE with columns: CURVE, CHORD BEARING, CHORD LENGTH, ARC LENGTH, RADIUS. Rows C-479 to C-483.

LINE TABLE with columns: LINE, BEARING, DISTANCE. Rows L-1 to L-4.

De/DOT NO OBJECTION TO RECORDATION IAN 0 8 20W DATE



REVISIONS table with columns: REV #, DATE, DESCRIPTION. Includes a description of the project: ADDRESSING KENT COUNTY PLANNING COMMENTS.

McCRONE logo and company information: ENGINEERS SURVEYORS PLANNERS. ANNAPOLIS CENTREVILLE ELKTON SALISBURY WILMINGTON.

DATE, JOB NUMBER, SCALE, DRAWN BY, DESIGNED BY, APPROVED BY, FOLDER REFERENCE table.

VILLAGES OF NOBLES POND PHASES 3A & 4A KENTON HUNDRED, KENT COUNTY, DELAWARE FOR: EDDIE EVANS FARMS, LLC

January 06, 2014, 2:33pm User: c:\csw_30 Projects\1446\0006-FINAL SITE LAYOUT PLAN.dwg

GENERAL NOTES

PLOT BOOK 123 PAGE 31
 SIZE 24x36

KENT CONSERVATION DISTRICT GENERAL NOTES

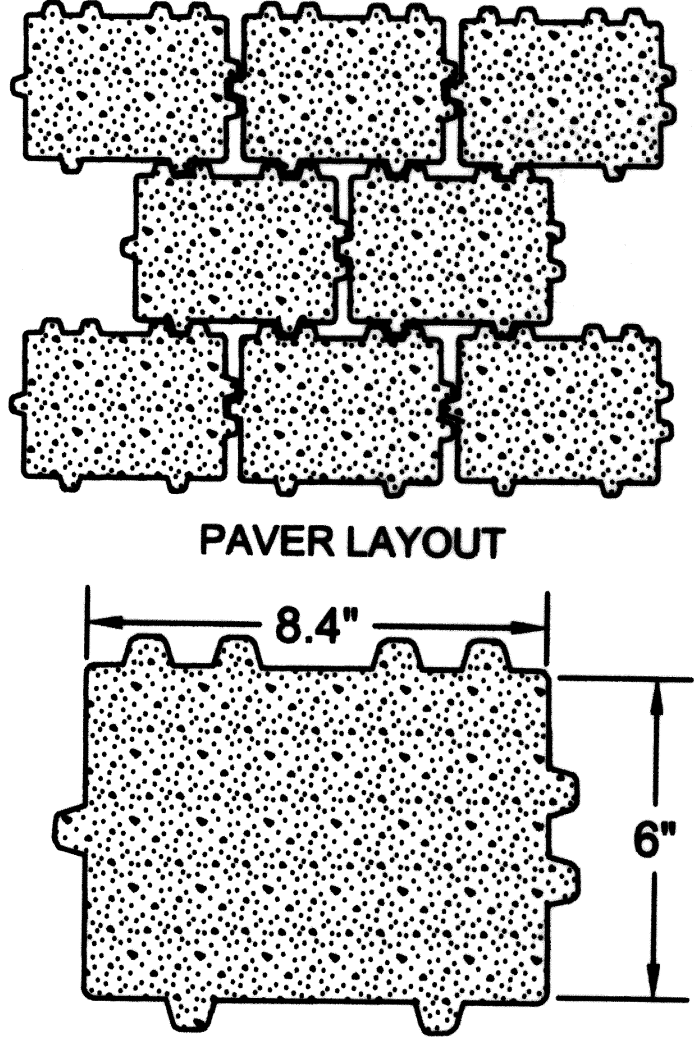
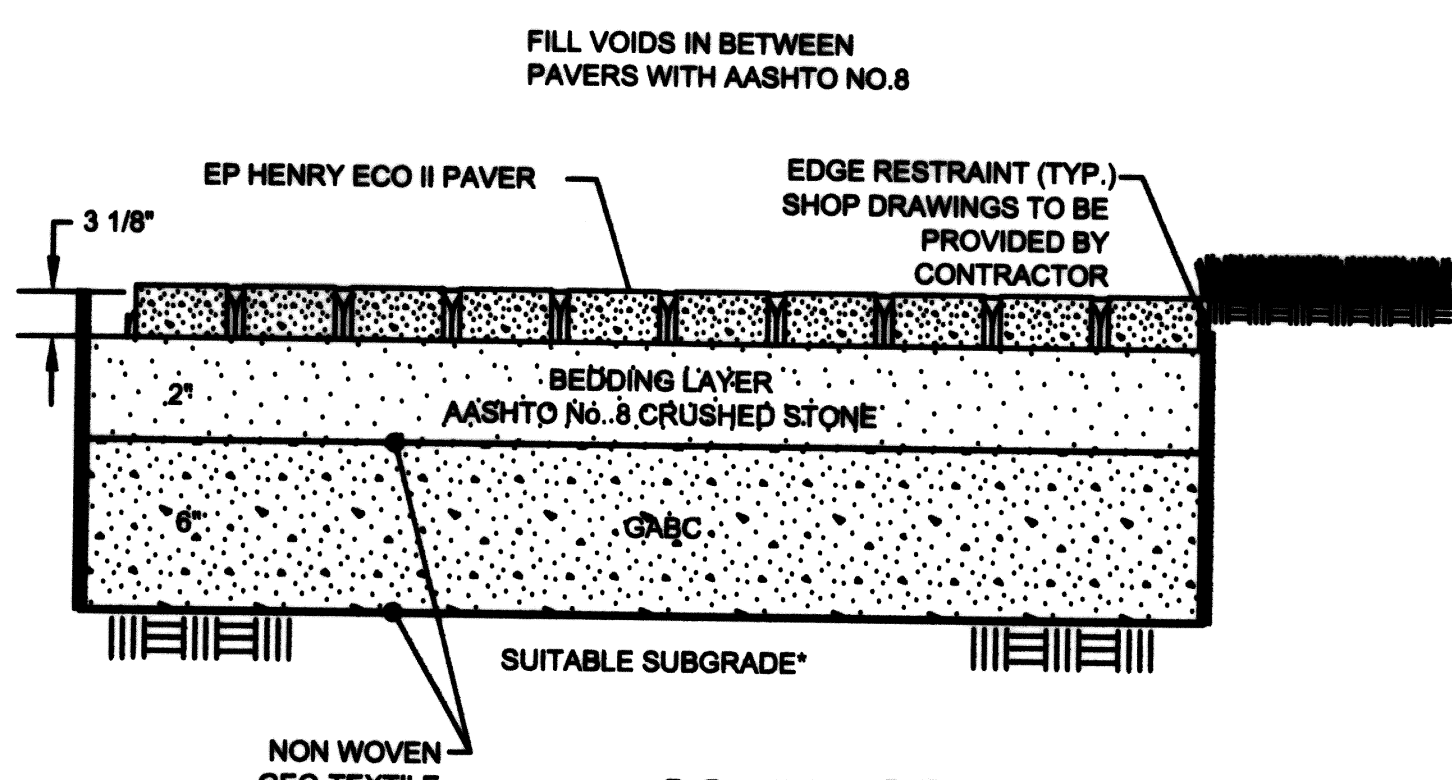
1. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.
2. STORMWATER MANAGEMENT AREAS ARE NOT TO BE ALTERED IN ANY WAY EXCEPT FOR NORMAL GRASS MAINTENANCE WITHOUT PRIOR CONSENT FROM THE KENT CONSERVATION DISTRICT. THE OWNER/DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL STORMWATER MANAGEMENT FACILITIES.
3. THE KENT CONSERVATION DISTRICT RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR 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 SPECIFICATIONS FOR STORMWATER MANAGEMENT AND EROSION AND SEDIMENT CONTROL.
5. IF THE APPROVED PLAN NEEDS TO BE MODIFIED, ADDITIONAL SEDIMENT AND STORMWATER CONTROL MEASURES MAY BE REQUIRED AS DEEMED NECESSARY BY THE KENT CONSERVATION DISTRICT.

KENT COUNTY DEPARTMENT OF PLANNING SERVICES, DIVISION OF PLANNING NOTES:

1. 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 NOBLES POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, FOLLOWING COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF KENT COUNTY. SUBDIVISION STREETS ARE NOT THE RESPONSIBILITY OF DELDOT.
2. PROJECT IMPERVIOUS COVERAGE TRACKING PROCEDURE:
 1. THE PROJECT IMPERVIOUS AREA WILL NOT EXCEED 30% AT THE COMPLETION OF THE PROJECT.
 a. TOTAL PROJECT AREA: 283.10 ACRES OR 12,787,438.00 S.F.
 b. MAXIMUM PROJECT IMPERVIOUS AREA AT 30% = 102,585 ACRES OR 4,488,802.80 S.F.
 2. THE MAXIMUM LOT IMPERVIOUS COVERAGE FOR THE VILLAGES OF NOBLES POND PROJECT WILL BE:
 a. CARRIAGE HOMES / TOWN HOMES - 75% PER LOT
 b. SINGLE FAMILY LOTS - 70% PER LOT
 3. COMMENCING ON 4-01-13, ALL HOUSE BUILDING PERMITS SUBMITTED FOR NOBLES POND WILL INDICATE THE LOT IMPERVIOUS AREA FOR THAT BUILDING PERMIT.
 4. BY JUNE 3, 2013, NOBLES 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, NOBLES 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 LOTS IMPERVIOUS AREA AND A RUNNING TOTAL OF THE IMPERVIOUS AREA AND CORRESPONDING PERCENTAGE FOR THE PROJECT TO DATE.
 SUCH AS THE EXAMPLE BELOW:
 PREVIOUS LOTS & APPROVED CONSTRUCTIBLE INFRASTRUCTURE IMPERVIOUS AREA - 5% PROJECT IMPERVIOUS COVERAGE
 THIS PERMITS LOT IMPERVIOUS AREA - 5% PROJECT IMPERVIOUS COVERAGE
 (MUST BE BELOW - 75% CARRIAGE/TOWN OR 70% SINGLE FAMILY HOMES)
 CURRENT PROJECT IMPERVIOUS COVERAGE INCLUDING THIS PERMIT - 5% (MUST BE BELOW 30%)
 7. AS THE PROJECT PHASING PLANS FOR PHASES 3A & 4 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 CREAGE CALCULATION.
3. 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.
4. 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 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.
5. OPEN SPACE, INCLUDING BUT NOT LIMITED TO THE STORM WATER MANAGEMENT AREAS, NOT TO BE DEDICATED TO KENT COUNTY, SHALL BE MAINTAINED BY THE VILLAGES OF NOBLES 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 AREAS FACILITIES WHEN NEEDED.
6. PARKING SHALL BE PROHIBITED IN THE CUL-DE-SACS.
7. 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 VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, ITS SUCCESSORS, HEIRS AND/OR ASSIGNS.
8. ALL LOTS WITHIN THIS DEVELOPMENT SHALL HAVE ACCESS FROM INTERNAL SUBDIVISION STREETS ONLY. DIRECT ACCESS TO COUNTY ROADS FROM INDIVIDUAL LOTS IS PROHIBITED.
9. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
10. ANNOTATED BUFFERS MUST BE DEPICTED ON SALES BROCHURES, SITE MAPS AND APPLICABLE 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.
11. THIS PROPERTY IS LOCATED IN THE VICINITY OF LAND USED PRIMARILY FOR AGRICULTURAL PURPOSES OF 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 ODOORS, 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.
12. THE OWNER/DEVELOPER UNDERSTANDS THAT THE TRACT OF LAND DEPICTED HEREON IS IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND DNRPC AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS AND/OR DNRPC 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 VILLAGES OF NOBLES 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.
14. ALL FIRE LANES, FIRE HYDRANTS, EXITS, STAND PIPE, AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH STATE FIRE PREVENTION REGULATIONS.
15. 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 TOWNHOUSE LOTS, EACH OF THESE LOTS WILL HAVE ONE SIDE LOT LINE OF ZERO AND THE OTHER A MINIMUM OF 10-FEET.
16. AS A CONDITION OF APPROVAL, THE KENT COUNTY PLANNING COMMISSION REQUIRES FORMATION OF A HOMEOWNERS ASSOCIATION KNOWN AS: THE VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC. TO BE FUNDED ON THE BASIS OF \$500.00 PER FEE SIMPLE AND/OR LEASED LOT FOR POSSIBLE FUTURE MAINTENANCE REQUIREMENTS. THE DEVELOPER SHALL FUND THIS ESCROW ACCOUNT AT EACH REAL ESTATE OR LEASE SETTLEMENT ON A LOT. ALL ACCRUED INTEREST SHALL BE TURNED OVER TO THE HOMEOWNERS ASSOCIATION. THE FUNDING OF THE ACCOUNT SHALL COINCIDE WITH THE REAL ESTATE SETTLEMENT FOR EACH LOT AND SHALL BE COMPLETED ON OR BEFORE ISSUANCE OF SEVENTY-FIVE PERCENT (75%) OF BUILDING PERMITS WITHIN THE SUBDIVISION. AGREEMENT SHALL PROVIDE THAT THE FUNDS SHALL NOT BE WITHDRAWN BY THE DEVELOPER OR ANY PERSON ACTING ON BEHALF OF THE DEVELOPER AT THE TIME THE HOMEOWNERS ASSUME CONTROL OF THE HOMEOWNERS ASSOCIATION AND ELECT A BOARD OF DIRECTORS, THE ESCROW AMOUNT PLUS ANY INTEREST SHALL BE TRANSFERRED TO THE ASSOCIATION; HOWEVER, SUCH TRANSFER SHALL NOT OCCUR WITHOUT THE APPROVAL OF THE DEPARTMENT OF PLANNING.
17. 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 WITH THE EXCEPTION OF INSTANCES WHERE THE SUBDIVISION MADE APPLICATION PRIOR TO THE CREATION OF THE AGRICULTURE PRESERVATION DISTRICT. THIS SUBDIVISION'S APPLICATION WAS APPROVED PRIOR TO THE EGOUL LANDS ENTERING INTO A PDR AGREEMENT.
18. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPE AREAS SHOWN ON APPROVED LANDSCAPE PLANS SHALL BE MAINTAINED IN PERPETUITY BY THE VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION.

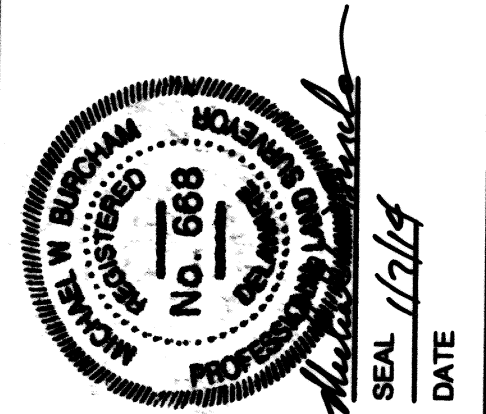
SUBDIVISION STREETS AND COMMERCIAL CONSTRUCTION PLAN GENERAL NOTES

1. 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.
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."
7. 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.
8. 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).
9. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REFINISHED 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. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS.
12. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE PUBLIC WORKS ENGINEER.
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 VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, IN THE EVENT THE VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC., A DELAWARE CORPORATION, FAILS TO MAINTAIN THE OPEN SPACE AREA TO MAINTAIN SAME, THE COST OF SUCH MAINTENANCE AND/OR ENTER THE OPEN SPACE AREA TO MAINTAIN SAME, THE COST OF SUCH MAINTENANCE SHALL BE CHARGED TO THE VILLAGES OF NOBLES 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.
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 VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE VILLAGES OF NOBLES POND HOMEOWNERS ASSOCIATION, INC..
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 OPEN SPACE 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, ITS SUCCESSORS AND ASSIGNS, IS HEREBY GRANTED A PERMANENT EASEMENT OVER, UNDER, ACROSS AND THROUGH THE PRIVATE STREETS OF THE VILLAGES OF NOBLES POND, PHASES 3A & 4A, DEPICTED ON THIS RECORD PLAN FOR ALL PURPOSES NECESSARY TO OPERATE AND MAINTAIN A PUBLIC SANITARY SEWER. KENT COUNTY, ITS SUCCESSORS AND ASSIGNS, IS FURTHER GRANTED A 25-FOOT WIDE PERMANENT EASEMENT FROM 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 RECORDEATION OF THIS PLAN. OUTDOOR LIGHTING AND STREETLIGHTS IN THE PROPOSED DEVELOPMENT SHALL BE FULL CUT-OFF TO 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 RECORDEATION OF THIS PLAN.
32. LANDSCAPING:
 CANOPY TREES WILL BE PROVIDED (BASED ON THE REQUIREMENT OF 1 TREE PER LOT) PLEASE SEE THE LANDSCAPE PLAN FOR LAYOUT, NUMBER AND SPECIES.
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 APPROVED RECORD AND LANDSCAPE PLANS AND THE APPLICABLE PROVISIONS OF THE KENT COUNTY CODE 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 HOMEOWNERS ASSOCIATION. 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 SWIM 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.
36. BASEMENTS SHALL BE PROHIBITED THROUGHOUT THIS SUBDIVISION. HOMES SHALL BE CONSTRUCTED USING SLAB ON GRADE OR ON CRAWL SPACES THAT INCLUDE A SLUMP PUMP AND A MOISTURE VAPOR BARRIER COMPOSED OF VINYL MATERIAL, A MINIMUM OF 6 MIL THICKNESS.
37. A LINES AND GRADES PLAN MUST BE SUBMITTED PRIOR TO BUILDING PERMIT ISSUANCE FOR EACH LOT. PRIOR TO APPROVAL OF CLOSE-IN INSPECTION, THE BUILDER SHALL SUPPLY A SURVEY BY A QUALIFIED SURVEYOR OR ENGINEER DEMONSTRATING COMPLIANCE WITH THE LINES AND GRADES PLAN.
38. REAR YARD CATCH BASINS HAVE BEEN SPECIFIED SUCH THAT NO MORE THAN SIX (6) LOTS DRAIN TO A GIVEN SWALE. IF A SWALE IS LOCATED IN SUCH LOCATION, IT MAY BE POSSIBLE FOR TWELVE (12) LOTS TO DRAIN TO THE INLET (6X ON ONE SIDE OF THE INLET AND SIX APPROACHING THE OPPOSITE SIDE OF THE INLET).
39. ALL SIDEWALKS, CURB RAMPS, AND OPEN SPACE PATHS SHALL BE HARD SURFACED AND A.D.A. ACCESSIBLE.
40. ALL NON-TIDAL WETLANDS AND THEIR 25' BUFFERS ARE HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY. AREAS IN CONSERVATION EASEMENTS SHALL REMAIN IN THEIR NATURAL STATE TO THE EXTENTS PRACTICAL.



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 PAVES OR EQUIVALENT PERVIOUS PAVES SYSTEM CERTIFIED BY THE INTERLOCKING CONCRETE PAVEMENT INSTITUTE.
- *FOR SUBGRADE SOILS WITH LOW PERMEABILITY, CONSULT A GEOTECHNICAL ENGINEER.
- PERMEABLE PAVEMENT MAINTENANCE REQUIREMENTS:**
- 4 TIMES A YEAR THE SURFACE MUST BE VACUUMED AND LIGHTLY PRESSURE WASHED TO REMOVE ACCUMULATED GRIT AND SEDIMENTS.
 - ONCE PER YEAR SURFACE SHALL BE INSPECTED FOR DAMAGE AND VEGETATION REMOVAL.
 - TAKE CARE DURING SNOW / ICE REMOVAL OPERATIONS. DO NOT USE SAND OR OTHER GRITTY MATERIALS FOR TRACTION.
 - IMMEDIATELY REMOVE ANY TRACKED SEDIMENTS FROM PERMEABLE PAVEMENT AREAS.

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



REV.#	DATE	DESCRIPTION
1	DEC. 2013	ADDRESSING KENT COUNTY PLANNING COMMENTS

McCRONE
 Celebrating 75 Years of Quality Services and Innovation

ENGINEERS • SURVEYORS • PLANNERS
 ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • WILMINGTON

106 EAST MAIN STREET, SUITE 101
 ELKTON, MARYLAND 21921
 (410) 398-1500
 www.mccrone.com

DATE	JOB NUMBER	DATE	DATE
FEBRUARY 2013	DOB0012	DOB0012	DOB0012
	SCALE:	AS NOTED	CAC
	DRAWN BY:		DBS
	DESIGNED BY:		DBS
	APPROVED BY:		DBS
	FOLDER REFERENCE:		DOB0012

RECORD PLAN NOTES

FILE NO. SL-11-01

**VILLAGES OF NOBLES POND
 PHASES 3A & 4A**

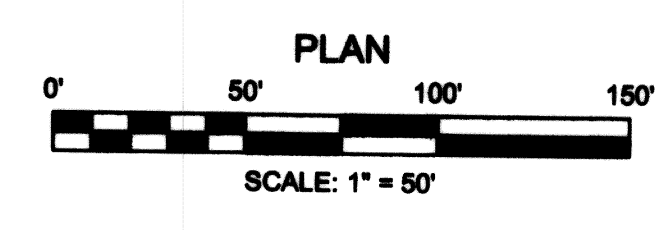
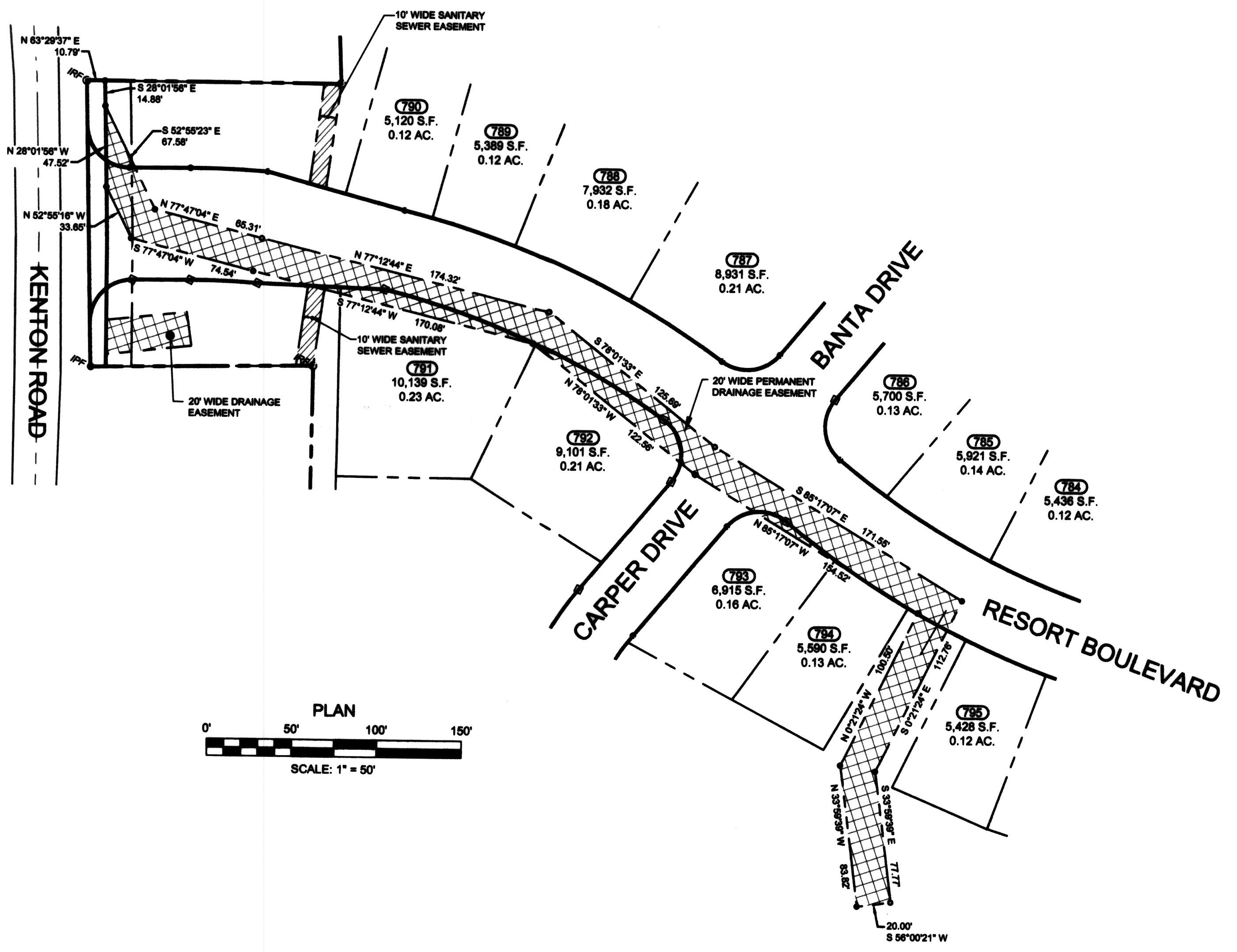
KENTON HUNDRED, KENT COUNTY, DELAWARE

FOR: EDDIE EVANS FARMS, LLC

DeDOT
 NO OBJECTION TO
 RECORDEATION
 JAN 08 2014
 DATE

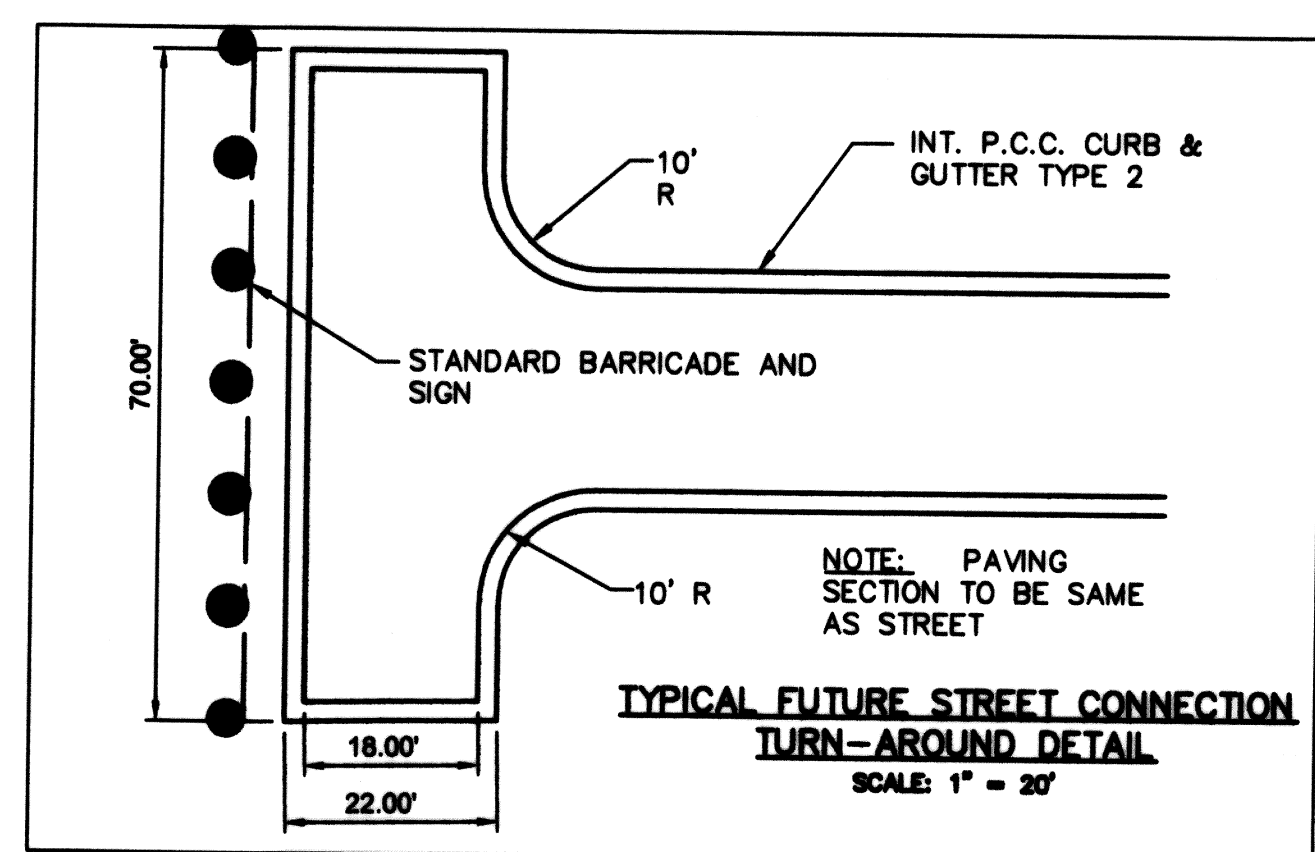
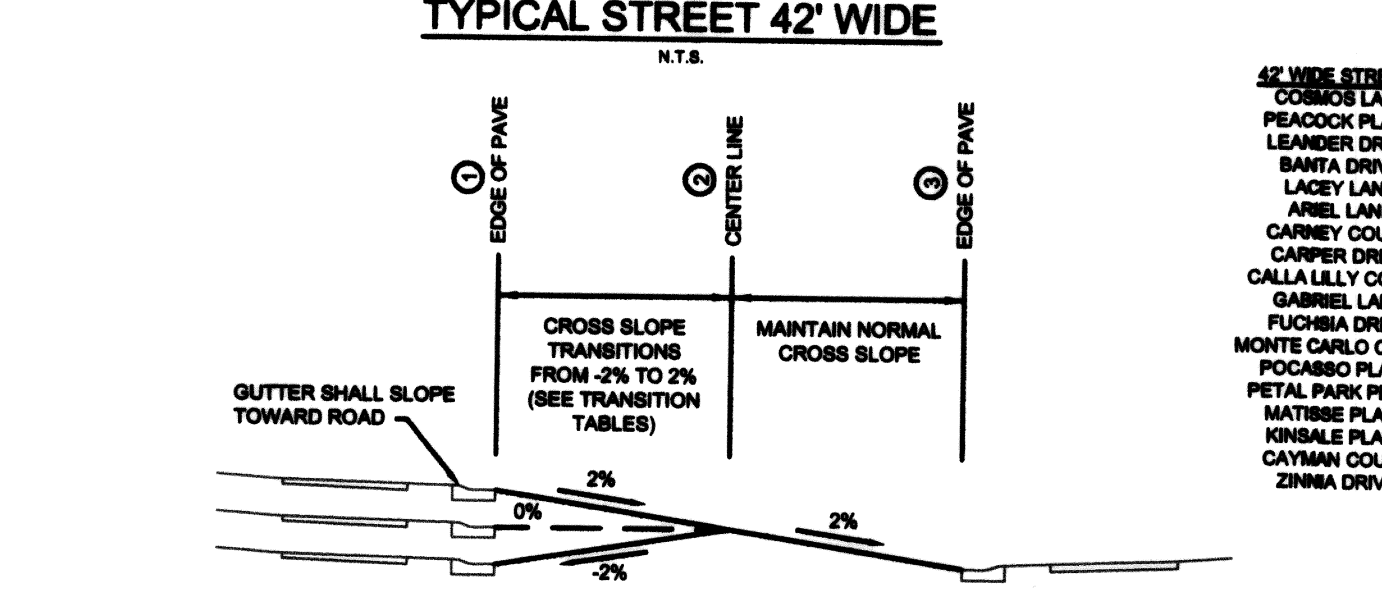
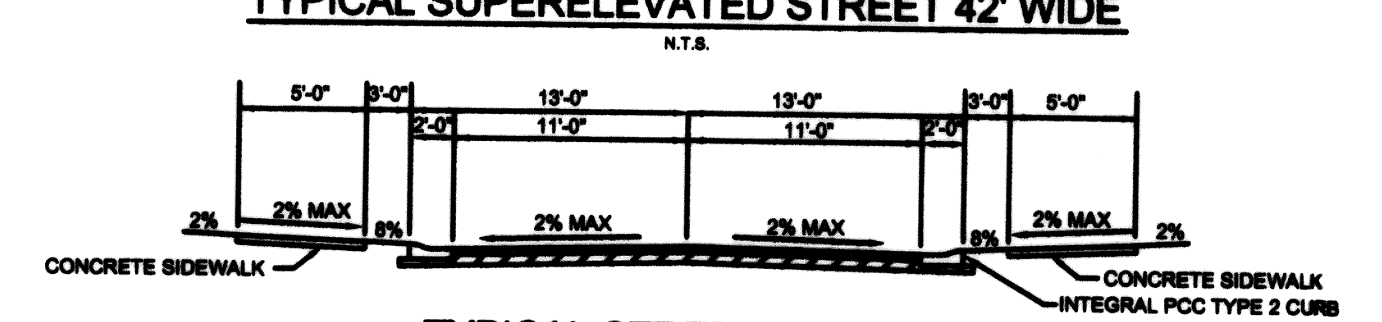
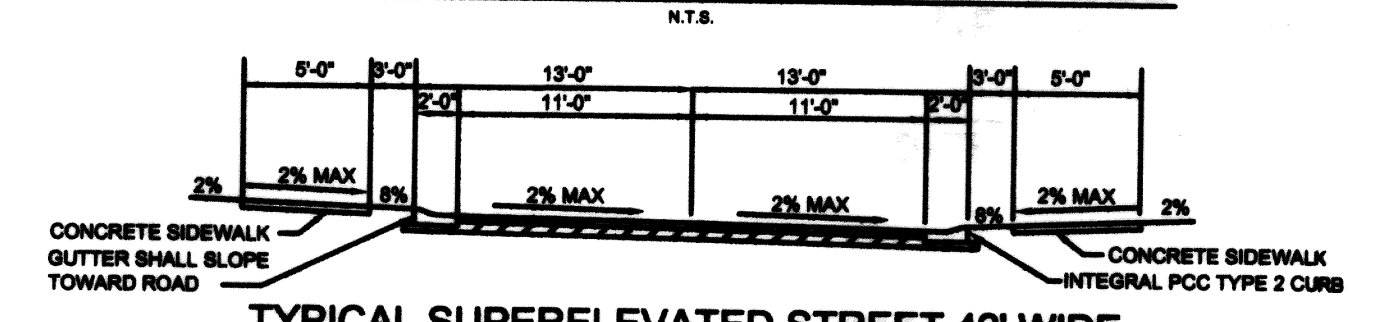
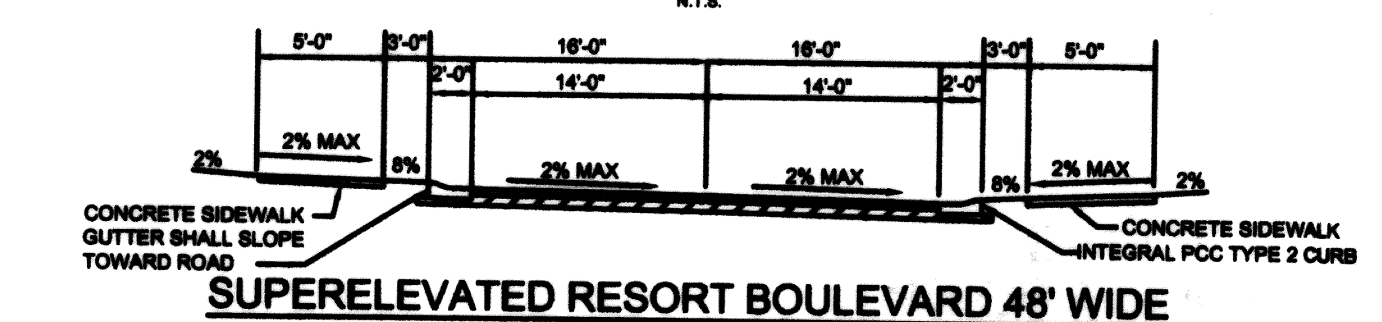
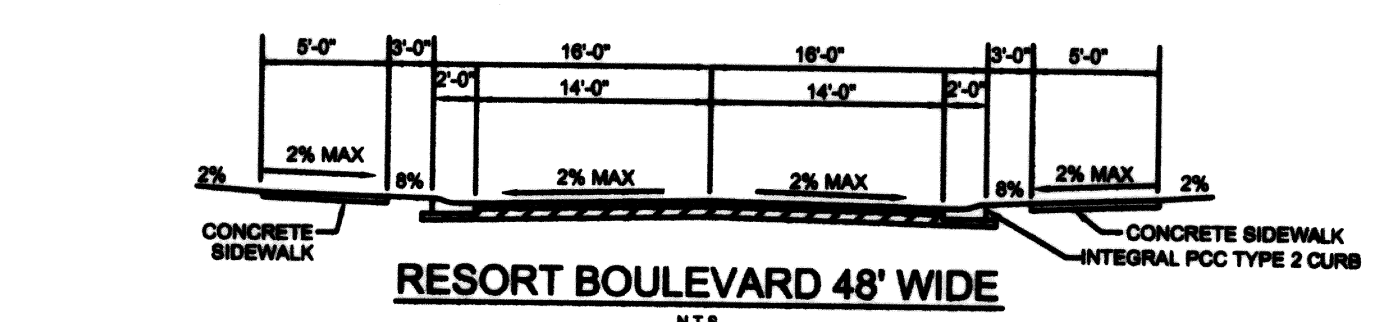
SHEET NO.: RP-11
 FILE NO.: 1446-B

PLOT BOOK 123 PAGE 32
 SIZE 24x36

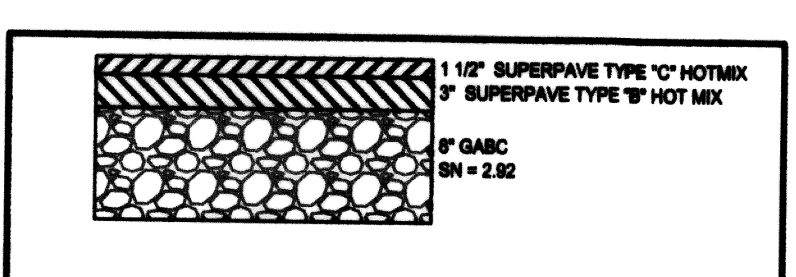
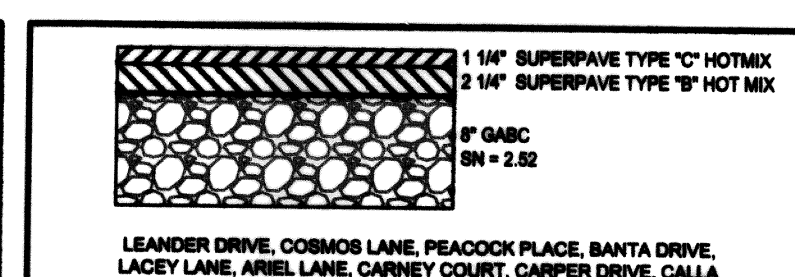
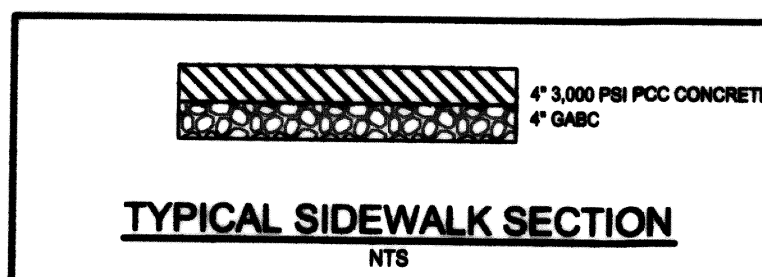
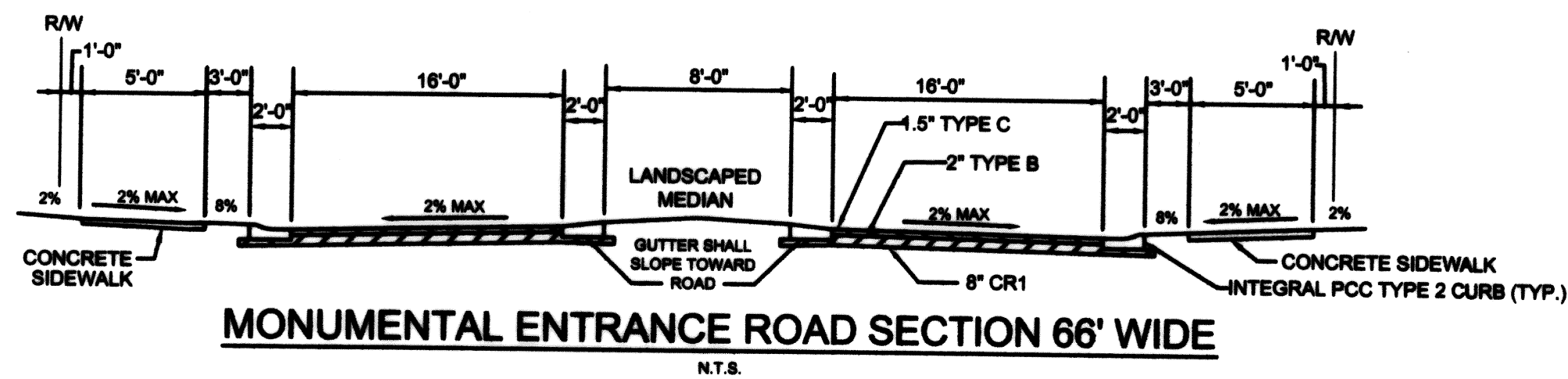


DRAINAGE EASEMENT DETAIL

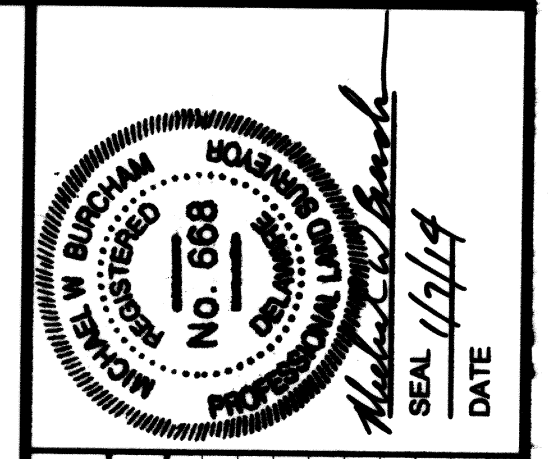
DelDOT
 NO OBJECTION TO
 RECORDATION
 JAN 08 2014
 DATE



SIDEWALKS AND CURB RAMPS ARE TO BE ADA COMPLIANT



- NOTES:
- TYPE C HOTMIX IS TO BE SUPERPAVE TYPE C, PG 64-22, 180 GYRATIONS (CARBONATE STONE) (401646).
 - TYPE B HOTMIX IS TO BE SUPERPAVE TYPE B, PG 64-22, 180 GYRATIONS (401646).
 - GABC (33006).
 - TYPE C HOTMIX FOR MULTIMODAL PATH IS TO BE SUPERPAVE TYPE C, PG 64-22, 115 GYRATIONS (CARBONATE STONE) (401646).



REV. #	DATE	DESCRIPTION
1	DEC. 2013	ADDRESSING KENT COUNTY PLANNING COMMENTS

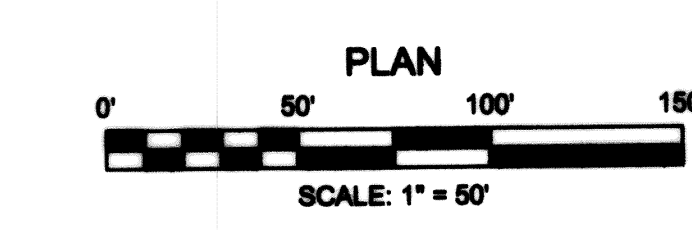
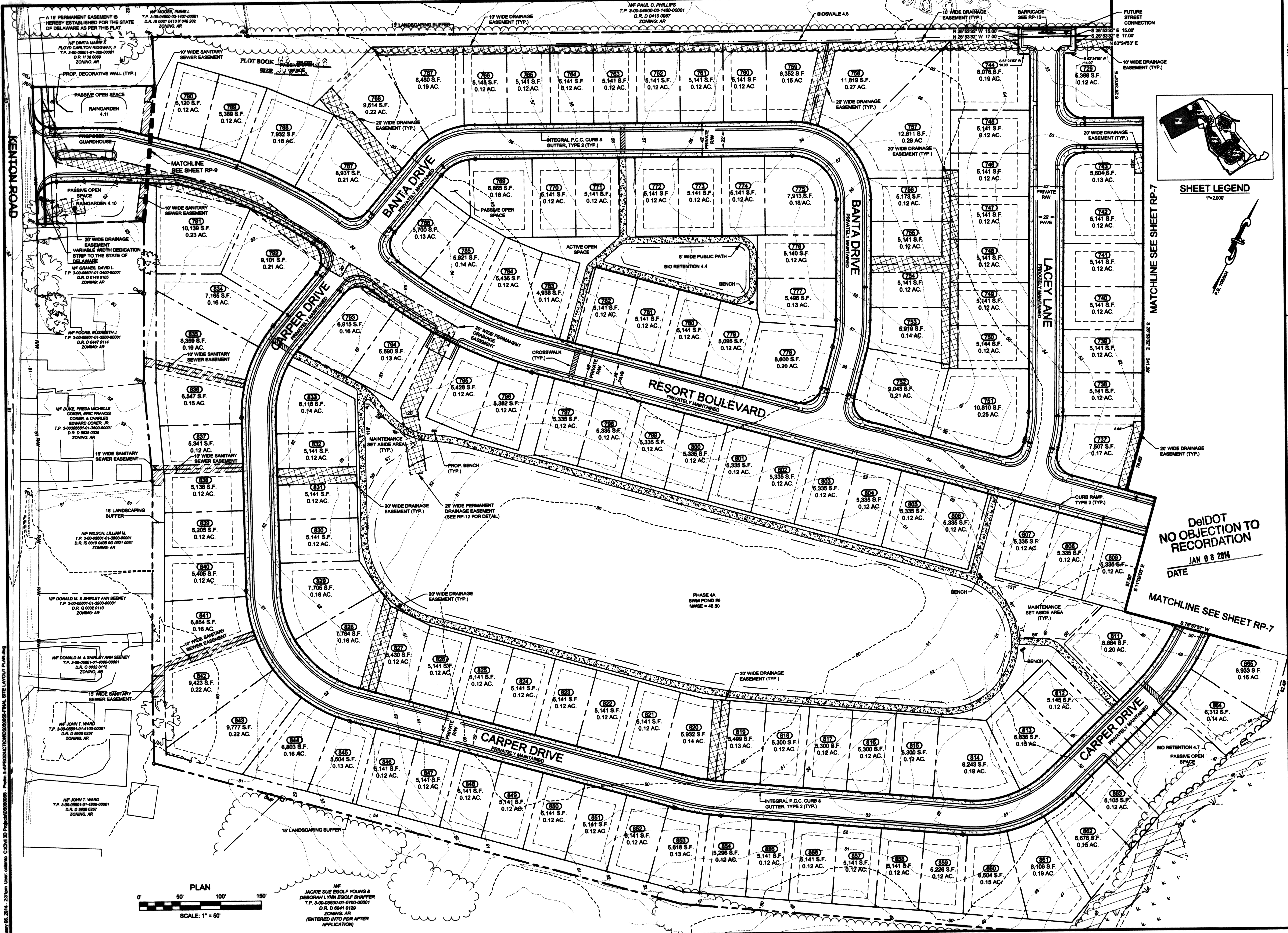
McCrone
 Celebrating 75 Years of Quality Service and Innovation
 ENGINEERS • SURVEYORS • PLANNERS
 ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • WILMINGTON
 100 EAST MAIN STREET, SUITE 101
 ELKTON, MARYLAND 21921
 (410) 396-1150
 www.mccrone-inc.com
 Copyright © 2012

DATE:	FEBRUARY 2013
JOB NUMBER:	D000012
SCALE:	AS NOTED
DRAWN BY:	CHC
DESIGNED BY:	DSB
APPROVED BY:	DSB
FOLDER REFERENCE:	F-0300012

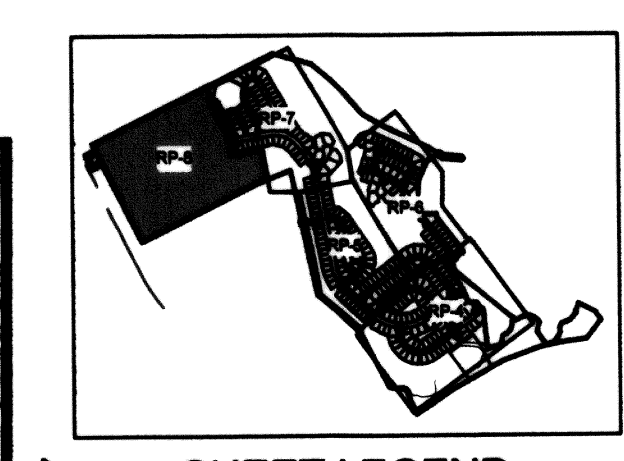
RECORD PLAN SITE DETAILS
 FILE NO. SL-11-01
**VILLAGES OF NOBLES POND
 PHASES 3A & 4A**
 KENTON HUNDRED, KENT COUNTY, DELAWARE
 FOR: EDDIE EVANS FARMS, LLC

SHEET NO.: RP-12
 FILE NO.: 1446-B

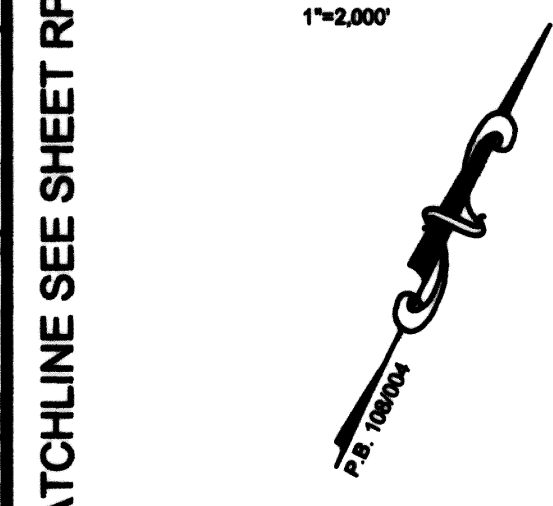
January 08, 2014 - 2:30pm User: colombo C:\DWG\3D Projects\123\123.dwg P:\123\123.dwg PLOT BOOK 123 PAGE 32



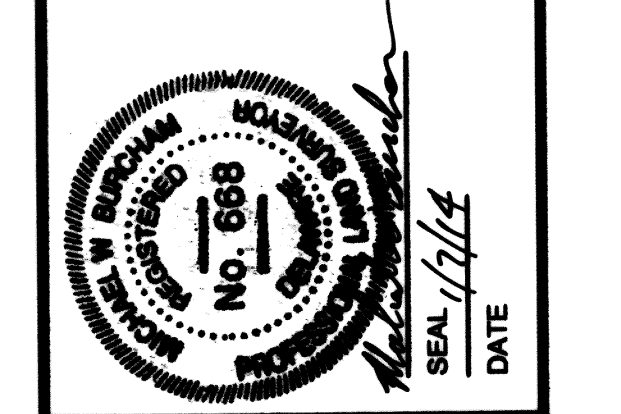
NP JACKIE SUE EGOLF YOUNG & DEBORAH LYNN EGOLF SHAFFER
T.P. 3-00-0800-01-0700-00001
D.R. D 8041 0128
ZONING: AR
(ENTERED INTO PDR AFTER APPLICATION)



SHEET LEGEND
1"=2,000'



DelDOT
NO OBJECTION TO
RECORDATION
JAN 08 2014
DATE



REV #	DATE	DESCRIPTION
1	DEC. 2013	ADDRESSING KENT COUNTY PLANNING COMMENTS

McCRONE
Celebrating 75 Years of Quality Services and Innovation

ENGINEERS • SURVEYORS • PLANNERS
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • WILMINGTON

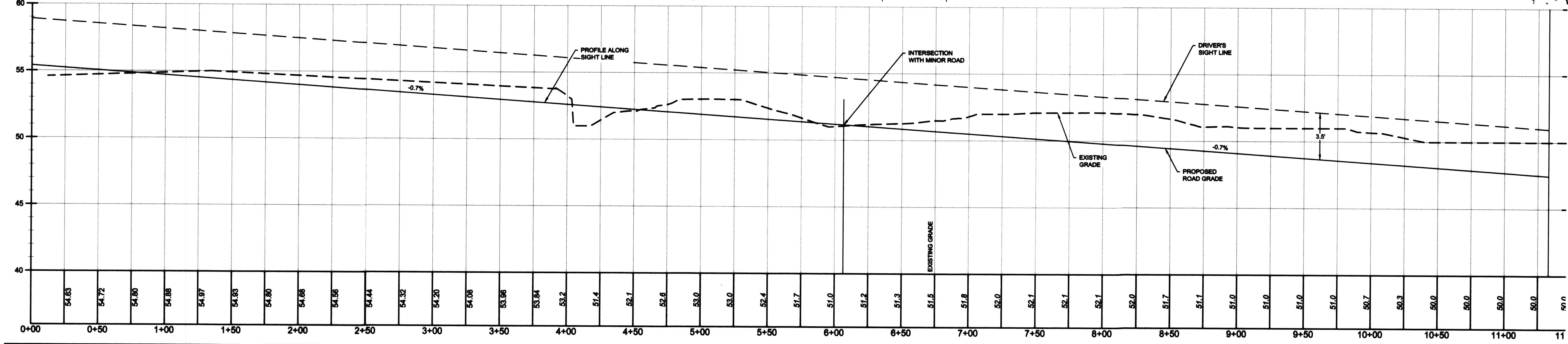
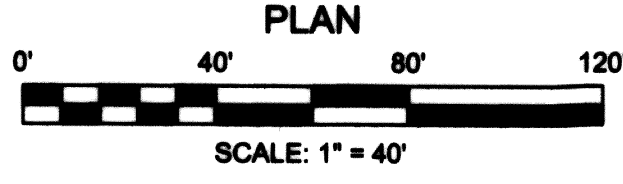
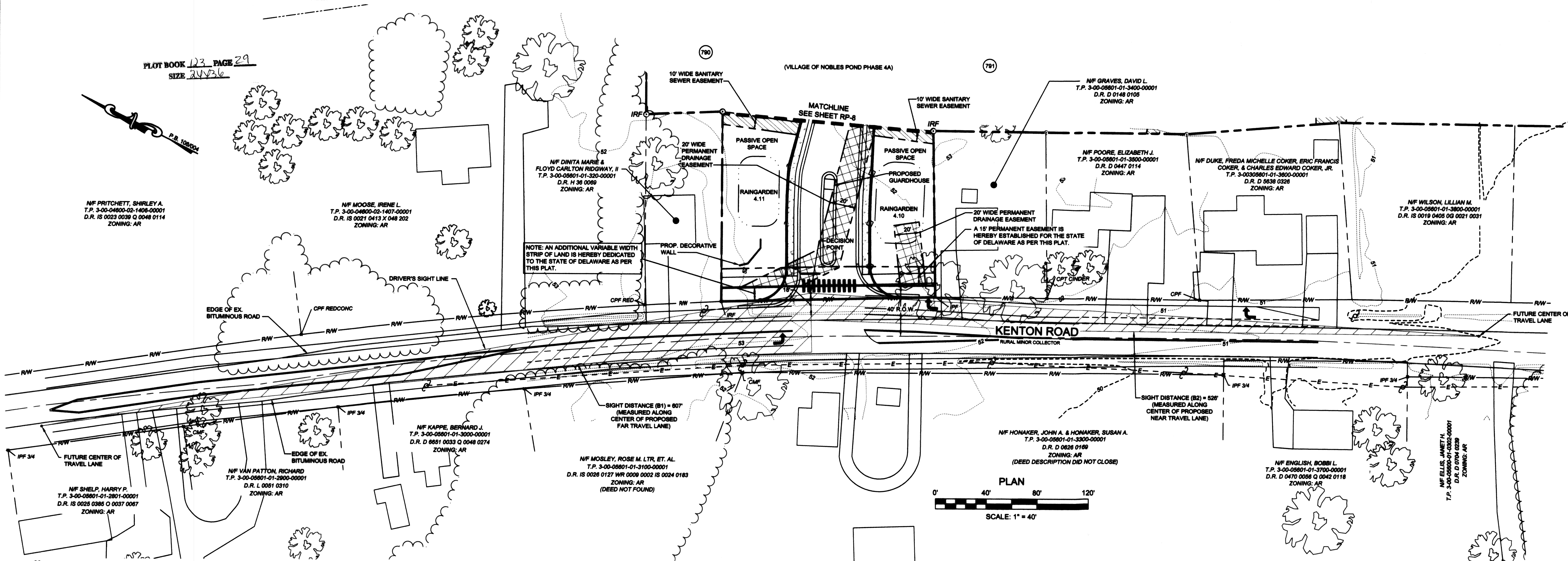
FOR: EDIE EVANS FARRIS, LLC
100 EAST MAIN STREET, SUITE 101
ELKTON, MARYLAND 21921
(410) 396-1056
Copyright © 2012

DATE	JOB NUMBER	SCALE	DRAWN BY	DESIGNED BY	APPROVED BY	FOLDER REFERENCE
FEBRUARY 2013	D080102	1"=50'	CHC	CS	DBS	PC080102

RECORD PLAN
FILE NO. SL-11-01
**VILLAGES OF NOBLES POND
PHASES 3A & 4A**
KENTON HUNDRED, KENT COUNTY, DELAWARE
FOR: EDIE EVANS FARRIS, LLC

SHEET NO.: **RP-8**
FILE NO.: **1446-B**

PLOT BOOK 123 PAGE 29
SIZE 24x36



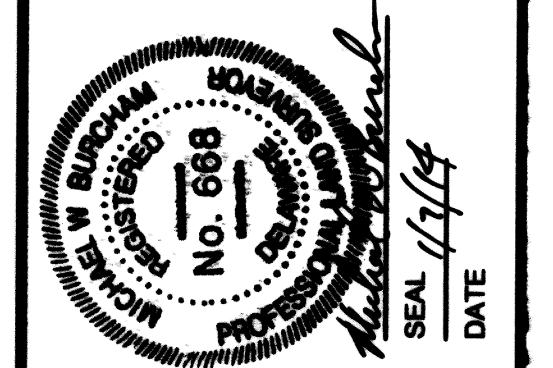
Villages of Noble's Pond
DelDOT Off Site Improvements
Agreement #RKG010 - Dated September 27, 2012

- Improvement A** (Contributing Member - CASH PAYMENT)
LOCATION: The intersection of Kenton Road (RCR 104) and DE Route 42 (RCR 45, Seven Histories Road)
SCOPE: Modifying the intersection geometry to prohibit left turns from westbound DE Route 42, removing the existing storage area for the westbound left-turn movement, installing a concrete island designed to prevent westbound left-turns at the intersection, pavement modifications, drainage and utility relocations, signing, re-striping and any associated work or incidents necessary for the completed construction.
- Improvement B** (Managing Member - ENGINEERING & CONSTRUCTION)
LOCATION: The intersection of Kenton Road (RCR 104) and Central Church Road (RCR 165)
SCOPE: Pavement modifications, drainage and utility relocations, signing, re-striping and any associated work or incidents necessary for the completed construction of a single lane roundabout.
- Improvement C** (Managing Member - ENGINEERING & CONSTRUCTION)
LOCATION: The intersection of Kenton Road (RCR 104) and Parsons Corner Road (RCR 101)
SCOPE: Pavement modifications, drainage and utility relocations, signing, re-striping and any associated work or incidents necessary for the completed construction of a single lane roundabout.
- Improvement D** (Managing Member - ENGINEERING & CONSTRUCTION)
LOCATION: Intersection of US Route 13 and Fork Branch Road (RCR 163/Dyke Branch Road (RCR 331)
SCOPE: Extension of the existing left-turn lane on the northbound approach of US Route 13 to a total length of 750 feet including pavement modifications, drainage and utility relocations, signing, re-striping and any associated work or incidents necessary for the completed construction.
- Improvement E** (Managing Member - ENGINEERING & CONSTRUCTION)
LOCATION: Kenton Road (RCR 104) for 1,000 feet in each direction from the near Project Site Entrance.
SCOPE: The limits of the auxiliary lanes at the site entrance on Kenton Road including pavement modifications, drainage and utility relocations, signing, re-striping and any associated work or incidents necessary for the completed construction.
- Signal Agreement #1** (Contributing Member - CASH PAYMENT)
LOCATION: Intersection of Main Street (DE 42) and Commerce Street/Morton Road (RCR 62).
SCOPE: The signal agreement should include pedestrian signals, crosswalks, and interconnections (including roundabout).
- Signal Agreement #2** (Contributing Member - CASH PAYMENT)
LOCATION: Intersection of McKee Road (RCR 166) and Scarborough Road (294).
SCOPE: The signal agreement should include pedestrian signals, crosswalks, and interconnections (including roundabout).

- GENERAL NOTES:**
(Last revised June 28, 2013)
- All entrances shall conform to the Delaware Department of Transportation's (DelDOT's) current Standards and Regulations for Subdivision Streets and State Highway Access and shall be subject to its approval.
 - Shrubbery, plantings, signs and/or other visual barriers that could obstruct the sight distance of a driver preparing to enter the roadway are prohibited within the defined departure sight triangle area established on this plan. If the established departure sight triangle area is outside the right-of-way or projects onto an adjacent property owner's land, a sight assessment shall be established and recorded with all affected property owners to maintain the required sight distance.
 - Upon completion of the construction of the sidewalk or multi-use path across this project's frontage and physical connection to adjacent existing facilities, the developer, the property owners or both associated with the project, shall be responsible to remove any existing road tie-in connections located along adjacent properties, and restore the area to grass. Such actions shall be completed, in accordance with DelDOT's "Slowest/Multi-Use Path Termination Policy".
 - Subdivision streets constructed within the limits of the right-of-way are private as shown on this plan and are to be maintained by the Developer, property owners or both. The State of Delaware assumes no maintenance responsibilities for the future maintenance of these streets.
 - The multi-modal path shall be the responsibility of the developer, the property owners or both within this subdivision. The State of Delaware assumes no responsibility for the future maintenance of the multi-modal path.
 - All lots shall have access from the internal subdivision street. Each lot will be permitted to have only one access point to serve the entire parcel. Horse-drawn vehicles will not be permitted. Drives will not be permitted to be placed to catch back locations.
- Note: Conceptual/Preliminary Entrance Plan submitted to DelDOT on or about 7/29/13. It is the developer's responsibility to provide a final entrance design that is acceptable to DelDOT within the existing right of way or acquire the necessary right of way for construction of the auxiliary (left and right turn) lanes. If either of these items cannot be achieved by the developer, entrance movement restrictions (e.g. right-of-way out only) may be necessary to reduce the need for the proposed auxiliary lanes. An alteration of the auxiliary lanes to the entrance configuration would require a new application for a letter of no objection to recordation and subsequently, a new record plan.

- DATA**
- NO. OF TRAVEL LANES= 2
 - NO. OF NEAR TRAVEL LANES= 1
 - MEDIAN & TURNING LANE WIDTH= 8'-12"
 - POSTED SPEED LIMIT= 50 MPH
 - DESIGN SPEED= 55 MPH
 - HIGHWAY GRADE MOVING LEFT TO RIGHT= -0.7%
 - MINOR ROAD APPROACH GRADE= 2.0%
- NOTES**
- GROSS ACREAGE OF PROPERTY= 293.1 AC.
 - ZONING: AR
 - PRESENT USE: AGRICULTURAL
 - PROPOSED USE: RESIDENTIAL
 - SEWER PROVIDER: KENT COUNTY
 - WATER PROVIDER: TIDEWATER UTILITIES
 - TAX PARCEL NUMBER: 3-00-05801-01-1204-0001
 - TOTAL NUMBER OF LOTS= 679
- DELDOT'S NO OBJECTION TO RECORDATION FOR THE VILLAGE OF NOBLES POND'S RECORD PLAN IS CONTINGENT ON THE COMPLETE DESIGN AND APPROVAL OF ALL ENTRANCE-RELATED IMPROVEMENTS ON KENTON ROAD. IT IS THE DEVELOPER'S RESPONSIBILITY TO ACQUIRE ALL RIGHT-OF-WAY AND/OR EASEMENTS NECESSARY FOR CONSTRUCTION OF THE ENTRANCE IMPROVEMENTS ASSOCIATED WITH THE VILLAGE OF NOBLES POND, WHICH WILL BE SHOWN ON THE FUTURE APPROVED ENTRANCE PLANS. THESE ENTRANCE RELATED IMPROVEMENTS INCLUDE PROPOSED RIGHT AND LEFT-TURN LANES AT THE SITE ENTRANCE, SIDE-LANES, ROADWAY SHOULDER, DRAINAGE IMPROVEMENTS AND UTILITY RELOCATIONS NECESSARY TO CONSTRUCT THE ENTRANCE. IF THE NECESSARY RIGHT-OF-WAY AND/OR EASEMENTS CANNOT BE ACQUIRED BY THE DEVELOPER, ENTRANCE MOVEMENT RESTRICTIONS (E.G. RIGHT-TO-LEFTS-OUT ONLY) AND/OR A REDUCTION IN THE NUMBER OF UNITS ASSOCIATED WITH THE DEVELOPMENT MAY BE NECESSARY TO ALLOW CONSTRUCTION OF ALL ENTRANCE-RELATED IMPROVEMENTS TO OCCUR WITHIN THE AVAILABLE RIGHT OF WAY. SUCH CHANGES TO ENTRANCE CONFIGURATION WOULD REQUIRE A NEW APPLICATION FOR A LETTER OF NO OBJECTION TO RECORDATION AND SUBSEQUENTLY, A NEW RECORD PLAN.

DelDOT
NO OBJECTION TO
RECORDATION
DATE JAN 08 2014



REV. #	DATE	DESCRIPTION
1	DEC. 2013	ADDRESSING KENT COUNTY PLANNING COMMENTS

McCrone
Celebrating 75 Years of Quality Service and Innovation
ENGINEERS • SURVEYORS • PLANNERS
ANNAPOLIS • CENTREVILLE • ELKTON • SALISBURY • WILMINGTON
100 EAST MAIN STREET, SUITE 101
ELKTON, MARYLAND 21921
(410) 398-1250
Copyright © 2012

DATE:	FEBRUARY 2013
JOB NUMBER:	D0300182
SCALE:	1" = 40'
DRAWN BY:	CHC
DESIGNED BY:	DBS
APPROVED BY:	DBS
FOLDER REFERENCE:	F-D0300182

KENTON ROAD ENTRANCE PLAN
FILE NO. SL-11-01
VILLAGES OF NOBLES POND
PHASES 3A & 4A
KENTON HUNDRED, KENT COUNTY, DELAWARE
FOR: EDDIE EVANS FARMS, LLC

SHEET NO.: **RP-9**
FILE NO.: **1446-B**

January 05, 2014, 2:25pm User: c:\dms\3d\Projects\1446\1446-000005-FINAL SITE LAYOUT PLAN.dwg