

JOCKEY HOLLOW



155 Single Family Detached Lots on 204+/- Acres
Town of Clayton, Kent County, Delaware

Property Description	Total	Unimproved	Improved	Typical Lot Size	Typical Building Setbacks (Front / Side / Rear)
Single Family Detached	155	127	28	23,000 Sq Ft	30' / 10' / 30'

Location: Town Of Smyrna, Kent County, DE
Zip code: 19938
School District: Smyrna School District
Approving Jurisdiction: Kent County
Approval Status: Approved / Recorded
Date Recorded: 4/28/2005
Improvement Status: Partially Improved
Sewer: On-Site Septic
Water: Artesian Water Company

Lot & Parcel Numbers: KH-00-026.00-01-09.00-000

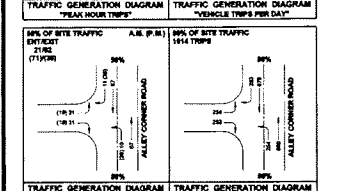
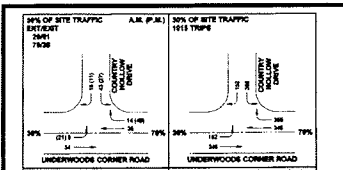
Property Description: This property consists of both improved and approved single family detached lots in the 211-lot Jockey Hollow subdivision. The site is located at the intersection of Underwoods Corner Road and Alley Corner Road (Route 15) just west of Smyrna, DE and is less than a ten minute drive to Exit 114 of Delaware Route 1.

Atlantic Five Realty

2301 E Evesham Rd., Building 800, Suite 113,
Voorhees, NJ 08043

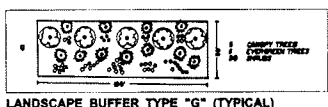
Contact Us: Office: (856) 772-0392 ~ Cell: (609) 605-7122

Email: david@atlanticfive.com

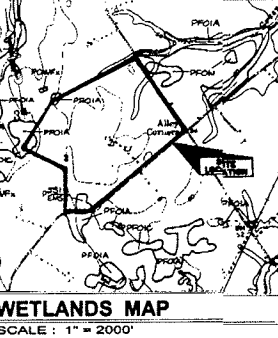


TRAFFIC DATA:
 UNDERWOODS CORNER ROAD (PLAN TRF) FROM 2000 DELDOT TRAFFIC SUMMARY
 ADCT: 882 (YEAR LAST COUNTED 2000)
 DIRECTIONAL SPLIT: 50% / 50%
 PEAK HOUR: 8 AM - 4 PM TRIPS OCCURS DURING PM PEAK HR
 ADCT % TRUCKS: 8.4% (+ 0.23M TRUCKS)
 PEAK HOUR TRUCKS: 5.4% (2 TRIPS)
 ALLEY CORNER ROAD (PLAN TRF) FROM 2000 DELDOT TRAFFIC SUMMARY
 ADCT: 1398 (YEAR LAST COUNTED 2000)
 DIRECTIONAL SPLIT: 50% / 50%
 PEAK HOUR: 8 AM - 4 PM TRIPS OCCURS DURING PM PEAK HR
 ADCT % TRUCKS: 8.4% (+ 0.23M TRUCKS)
 PEAK HOUR TRUCKS: 5.4% (2 TRIPS)

- SCHEDULE A**
1. DEVELOPER SHALL CLEAR ACTIVE RECREATION OPEN SPACE OF GRASS AND DAMPED DEBRIS, AND SHALL REFRAIN FROM BURNING ANY AND ALL DEBRIS IN THE NEIGHBORHOOD OPEN SPACE.
 2. DEVELOPER SHALL MAINTAIN ALL ACTIVE RECREATION OPEN SPACE WITHIN THE 100 FEET BUFFER FROM THE 100 FEET BOUNDARY SO THAT NO EXISTING WATER WILL REMAIN AFTER A MAJOR RAINFALL. AFTER A MAJOR RAINFALL, WATER SHALL NOT BE PERMITTED TO PERMANENTLY ACCUMULATE IN THE OPEN SPACE. THE DEVELOPER SHALL MAINTAIN THE OPEN SPACE WITHIN THE 100 FEET BUFFER FROM THE 100 FEET BOUNDARY WITH SUFFICIENT TOPSOIL FOR THE CONTINUOUS MAINTENANCE OF HEALTHY TURF GRASS AND HAVE A POSITIVE DRAINAGE OUTFALL.
 3. DEVELOPER SHALL MAINTAIN THE ACTIVE RECREATION OPEN SPACE IN A CONDITION SUITABLE FOR RECREATION USE. THIS SHALL INCLUDE THE ESTABLISHMENT AND MAINTENANCE OF A TURF SUITABLE FOR RECREATION USE ACCORDING TO STANDARDS INDICATED AFTER A COMPLETE SOIL TEST CONDUCTED BY THE UNIVERSITY OF DELAWARE.
 4. THERE IS NO TO BE COMPLETED PRIOR TO THE ASSUMPTION OF ANY MAINTENANCE AUTHORITY OR RESPONSIBILITY BY THE HOMEOWNERS ASSOCIATION.
 5. THE DECLARANT HEREBY AGREES TO THE ASSUMPTION OF ANY MAINTENANCE AUTHORITY OR RESPONSIBILITY BY THE HOMEOWNERS ASSOCIATION.
 6. EXAMPLE OF ACTIVE RECREATION OPEN SPACE MAINTENANCE:
 1. LAKE: 3 TONS PER ACRE (3 TONS PER ACRE IF PLANT FURNISHING ARE WITHIN 4 YEARS)
 2. FERTILIZER: (A) 500 LBS. PER ACRE OF 10-10-10 (B) 1000 LBS. PER ACRE IF PLANT FURNISHING ARE WITHIN 4 YEARS (C) LESS FERTILIZER BY LAND WAS PART FARMLAND ACTIVE IN THE LAST YEAR
 3. SPREAD LIME AND FERTILIZER AND DISC INTO TOPSOIL 3-4 INCHES
 4. SEED: 240 LBS. PER ACRE 25% VERTICILLIUM BLENDED (1 OR MORE VARIETIES) 80% TALL FESCUE (OR EQUIVALENT)
 5. PREFERABLE DATES: 3/15 - 5/30 OR 8/01 - 10/15
 7. MOWING NOT LESS THAN 2-1/2 INCHES IN HEIGHT, OFTEN ENOUGH SO AS NOT TO LEAVE Matted DEAD GRASS
 8. TOP DRESS ANNUALLY ACCORDING TO SOIL TESTS PERFORMED BY THE UNIVERSITY OF DELAWARE.



- GENERAL NOTES (CONT)**
21. A 24 HOUR ADVANCE NOTICE SHALL BE GIVEN TO THE DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
 22. WETLANDS SHALL BE IDENTIFIED THROUGH CONSECUTIVE WORKING DAYS PRIOR TO DEDICATION. AT 1:00 PM, THE CONTRACTOR SHALL NOTIFY THE DISTRICT PERMIT SUPERVISOR OF THE LOCATION OF THE WETLANDS AND SHALL FOLLOW THE GUIDELINES SHOWN IN TRAFFIC CONTROL DEVICES AND HIGHWAY CONSTRUCTION MAINTENANCE UTILITY AND EMERGENCY OPERATIONS (LATEST EDITION).
 23. ALL TRAFFIC CONTROL DEVICES SHALL BE IN NEW OR REBURNISHED CONDITION, SHALL COMPLY WITH THE TRAFFIC CONTROL MANUAL, SHALL BE CORPUS APPROVED AND SHALL BE APPROVED BY THE ENGINEER PRIOR TO INSTALLATION. TRAFFIC CONTROL DEVICES SHALL BE MAINTAINED IN GOOD CONDITION FOR DURATION OF USE.
 24. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE GUIDE FOR FABRICATION AND INSTALLATION OF TRAFFIC CONTROL DEVICES.
 25. PAVEMENT MARKING MATERIAL SHALL MEET EXISTING DURABLE MARKINGS (i.e. THEM, EPOXY) WILL BE REQUIRED FOR NEW STRIPING. IF THEY COST IN THE FIELD.
 26. ALL STEEL USED IN CATCH BASINS MUST BE #30.
 27. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
 28. NO REVISION OR RE-RECONSTRUCTION WILL BE MADE TO ANY RECORDED SUBDIVISION IN KENT COUNTY WITHOUT THE WRITTEN APPROVAL OF ALL LOT OWNERS ADJACENT TO OR SHARING A COMMON BOUNDARY WITH THE PROPOSED REVISION IN ACCORDANCE TO 70% OF THE LOT OWNERS WITHIN THE ENTIRE SUBDIVISION.
 29. THE CONTRACTOR SHALL UNDERSTAND THAT THE TRACT OF LAND DEPICTED HEREON IS IMPACTED BY WETLANDS REGULATED BY THE ARMY CORPS OF ENGINEERS AND IS ADVISED TO CONTACT THE ARMY CORPS OF ENGINEERS FOR INFORMATION AND GUIDANCE IN REGARD TO JURISDICTION, DETERMINATIONS AND FEDERAL PERMITS PRIOR TO THE START OF CONSTRUCTION.
 30. NO CERTIFICATE OF OCCUPANCY 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.
 31. ANNOTATED BUFFERS MUST BE DEPICTED ON SALES BROCHURES, SITE MAPS AND APPLICABLE DEEDS. POTENTIAL PURCHASERS OF AFFECTED LOTS WITH BUFFERS, MUST SIGN AN ACKNOWLEDGMENT OF SAID BUFFERS PRIOR TO SETTLEMENT AND A COPY OF THIS SIGNED ACKNOWLEDGMENT MUST BE SENT TO THE KENT COUNTY PLANNING DEPARTMENT.
 32. A TRAFFIC IMPACT STUDY WAS PERFORMED BY DELDOT AND SENT TO KENT COUNTY WITH RECOMMENDATIONS FOR IMPROVEMENTS. THE IMPROVEMENTS CONTAINED IN THE TRAFFIC IMPACT STUDY SHALL BE IMPLEMENTED BY THE CONTRACTOR AT THE DEVELOPER'S EXPENSE.
 33. THE DEVELOPER SHALL ENTER INTO A SIGNAL AGREEMENT WITH DELDOT TO ASSIST IN FUNDING THE COSTS OF TRAFFIC SIGNALS ALONG DELAWARE ROUTE 300 AT SCHOOL LANE AND BASSSET STREET. THESE TWO INTERSECTIONS WOULD OPERATE WITH ONE CONTROLLED WITH A CLEARANCE PHASE SO THAT TRAFFIC DOES NOT QUEUE ON THE (RAILROAD) TRACKS LOCATED BETWEEN INTERSECTIONS. THE TRAFFIC SIGNAL COST SHOULD INCLUDE PEDESTRIAN SIGNALS AND CROSSWALKS AND AN INTERSECTION WITH THE PARALLEL CROSSING GATE AND OTHER ADJACENT DELAWARE ROUTE 300 TRAFFIC SIGNALS AT DELDOT'S DISCRETION.



SITE DATA

OWNER OF RECORD: JOCKEY HOLLOW LAND LLC
 5621 NORTH DUPONT HIGHWAY
 BAYTON, DELAWARE 19817

DEVELOPER: JOCKEY HOLLOW LAND LLC
 5621 NORTH DUPONT HIGHWAY
 BAYTON, DELAWARE 19817

ENGINEER/SURVEYOR: BECKER MORGAN GROUP, INC.
 308 SOUTH GOVERNORS AVENUE
 DOVER, DE. 19904

TAX MAP NUMBER: 10-100-008-00-01-08-00-00-00
 ZONE: AC
 TOTAL AREA OF SUBDIVISION: 240.134 AC ± 10,480,300 S.F. ±
 TOTAL AREA OF LOTS: 127,292 AC ± 5,544,280 S.F. ±
 TOTAL AREA OF RIGHT OF WAY: 22.808 AC ± 992,331 S.F. ±
 TOTAL AREA OF OPEN SPACE: 90.579 AC ± 3,922,498 S.F. ±

NUMBER OF LOTS: 211
 AVERAGE LOT AREA: 0.922 AC ± 40,278 S.F. ±
 MINIMUM LOT AREA: 0.5114 AC ± 22,278 S.F. ±
 MAXIMUM LOT AREA: 1.197 AC ± 51,548 S.F. ±
 18 LOTS PER GROSS ACRE

SOURCE OF WATER SUPPLY: ARTERIAL WATER COMPANY
 ON-SITE SEWAGE DISPOSAL: SEWER SYSTEM
 PRESENT USE: RESIDENTIAL/AGRICULTURAL
 VILLAGE DEVELOPMENT (OUTSIDE DAYLAP ZONE)

PROPOSED LINE: 64' ±
 NUMBER OF CONTING ENCUMBRANCES: 4
 NUMBER OF PROPOSED ENCUMBRANCES: 4
 DATING: NATIONAL GEODETIC SURVEY (1929 DATUM)
 BUILDING CONSTRUCTION TYPE: MAXIMUM BUILDING HEIGHT: 35 FT.

- GENERAL 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 STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT OF WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
 2. ALL FIRE LINES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MAINTAINED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
 3. A HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED FOR, BUT NOT LIMITED TO, ALL FUTURE MAINTENANCE AND REPAIRS OF ALL STORMWATER MANAGEMENT FACILITIES, OPEN SPACE AREAS AND BUFFER AREAS WITHIN THIS SUBDIVISION.
 4. ALL SECURITY AND PROTECTION CONTROL FACILITIES SHALL CONFORM TO THE DELAWARE EPOCH AND SECURITY CONTROL HANDBOOK, 1998. MANAGERIAL RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY PROVISIONS AND SECURITY CONTROL FACILITIES AS NECESSARY.
 5. AFTER COMPLETION OF THE STREETS, BUT PRIOR TO ACTUAL LOT CONSTRUCTION, THE OWNER OR DEVELOPER SHALL BE NOTIFIED TO PROTECT THE STREETS AND ON CATCH BASINS FROM RUNOFF SEDIMENTATION COMING FROM THEIR LOTS.
 6. NO MORE THAN 20% OF ANY LOT SHOWING HEREON SHALL BE COVERED BY IMPERVIOUS SURFACES.
 7. ALL ELECTRIC AND TELEPHONE WIRES AND CABLES ARE TO BE PLACED UNDERGROUND.
 8. THIS SITE IS NOT AFFECTED BY THE 100 YEAR FLOOD PLAIN AS DEPICTED ON FEMA MAP COMMUNITY PANEL NUMBER 1000100404H AND NEARBY COMMUNITY PANEL NUMBER 1000100404H.
 9. A WETLANDS INVESTIGATION WAS CONDUCTED ON THIS SITE BY ENVIRONMENTAL CONSULTING SERVICES, INC. ON AUGUST 8, 2002. THE RESULTS OF THIS INVESTIGATION ARE SHOWN ON THIS SITE MAP.
 10. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS PREPARED BY THE BECKER MORGAN GROUP, INC., ARCHITECTS AND ENGINEERS, DATED OCTOBER 2002.
 11. NO BUILDING PERMITS WILL BE ISSUED UNTIL EVERY ALL REQUIRED 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 STATE AND THE COUNTY OF LINT. THE DEVELOPER FILLS A PERMITS BOND OR OTHER GUARANTEE WITH THE COUNTY FOR ANY UNCOMPLETED PUBLIC UTILITY STREET OR OTHER REQUIRED IMPROVEMENTS.
 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. PROPERTY USES AND ACTIVITIES THAT ARE NOT ANTICIPATED TO CONFORM TO PUBLIC PLANNING AND SAFETY SPECIFICATIONS AND ARE MAINTAINED BY THE HOMEOWNERS ASSOCIATION. THESE PROVISIONS MAY NOT BE WAIVED OR VACATED BY THE HOMEOWNERS ASSOCIATION OR THE MAINTENANCE CORPORATION.
 13. DECLARANT HEREBY GRANTS TO THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, DIVISION OF SOIL AND WATER CONSERVATION SUBDIVISION AND STORM WATER PROGRAM ON 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 MAINTENANCE CORPORATION.
 14. DECLARANT HEREBY GRANTS TO KENT COUNTY, ITS AGENTS AND SUCCESSORS, THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON SAID PREMISES AND INSPECT ALL THE OPEN SPACES FOR CONFORMANCE WITH THE PROVISIONS OF THIS DECLARATION AND THE DEED RESTRICTIONS AT THE EXPENSE OF THE OWNERS OF SAID LOTS. IN THE EVENT THAT KENT COUNTY DETERMINES THAT MAINTENANCE OF THE OPEN SPACES IS REQUIRED, AS SET FORTH ABOVE, IT 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 IN WRITING TO COLLECTION BY THE MAINTENANCE CORPORATION. ANY LITIGATION FOR SUCH PURPOSES UNDER THE PROVISIONS OF THIS DECLARATION ASSERTED BY THE COUNTY AND FILED WITH THE RECORDER OF DEEDS SHALL BE ALIEN 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.
 15. OPEN SPACE LANDSCAPING AND ZONING DISTRICT LANDSCAPE BUFFER AREAS: ALL REQUIRED LANDSCAPING AND ZONING DISTRICT LANDSCAPE BUFFER AREAS SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND MAINTAINED BY THE DEVELOPER UNTIL ALL OF THE CERTIFICATES OF OCCUPANCY HAVE BEEN ISSUED. THE LANDSCAPE BUFFER AREA AND ANY OTHER LANDSCAPING PLANTING SHALL BE MAINTAINED IN PERPETUITY BY THE HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION. THESE DEED RESTRICTIONS SHALL RUN WITH THE LAND AND MAY NOT BE VACATED BY THE HOMEOWNERS ASSOCIATION OR MAINTENANCE CORPORATION.
 16. THE EXISTING FARM HOUSE BROWN HERON SHALL BE PRESERVED AND INCORPORATED INTO LOT #43. ALL OTHER BUILDINGS AND THE EXISTING PAVED DRIVEWAY SHOWN ON THIS PLAN SHALL BE RESAVED.
 17. ALL MATERIALS AND WORKMANSHIP SHALL MEET THE STATE OF DELAWARE STANDARDS AND SPECIFICATIONS, DATED AUGUST 2001.
 18. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN PAVEMENT, SHALL BE TOPSOILED BY MINIMUM 2 INCHES AND SEED.

CERTIFICATION OF ACCURACY

I, GREGORY V. MOORE, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER IN THE STATE OF DELAWARE, THAT THE INFORMATION SHOWN HEREON HAS BEEN PREPARED UNDER MY SUPERVISION AND TO MY BEST KNOWLEDGE AND BELIEF, IT REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

RECEIVED FOR RECORD
 DATE 4/22/05
 TIME 3:30 PM
 RECORDER

SIGNATURE: Gregory V. Moore
 No. 9311
 STATE OF DELAWARE

CERTIFICATION OF OWNERSHIP

WE, JOCKEY HOLLOW LAND LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THE PLAN WAS MADE AT OUR DIRECTION, THAT ALL STREETS SHOWN HEREON AND NOT HERETOFORE DEDICATED ARE HEREBY DEDICATED TO THE PUBLIC USE AND THAT ALL PROPOSED ENCUMBRANCES AND MARKERS HEALTHY TURF AREAS FROM 3 TO 5 INCHES IN HEIGHT INDICATED, THAT WE ACKNOWLEDGE THE SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED ACCORDING TO LAW.

DATE 4/22/05
 SIGNATURE: Jockey Hollow Land LLC

ISSUED:

PRINTS ISSUED FOR:

- INFORMATION ONLY
- REVIEW
- APPROVAL
- PERMITS
- BIDDING
- CONSTRUCTION
- AS-BUILTS

NO. DATE ITEM

1. 04/20/05 REVISED PER J.L.T. COMMENTS DATE 04/20/05
 2. 04/20/05 REVISED PER J.L.T. COMMENTS DATE 04/20/05
 3. 04/20/05 COMMENTS DATE 04/20/05

REVISIONS

NO.	DATE	ITEM

BECKER MORGAN GROUP

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www.beckermorgan.com

JOCKEY HOLLOW SUBDIVISION

ALLEY CORNER ROAD AND UNDERWOODS CORNER ROAD
 KENTON HUNDRED, DELAWARE

SL - 03 - 16 RECORD PLAT

RECORD PLAN

LATEST UPDATE: 03/25/05

BMG: 2002135.01 DRAWN BY: R.P.H.
 SCALE: 1"=200' SHEET
 DATE: 03/11/03
 ACAD: V1.0298 **V1**