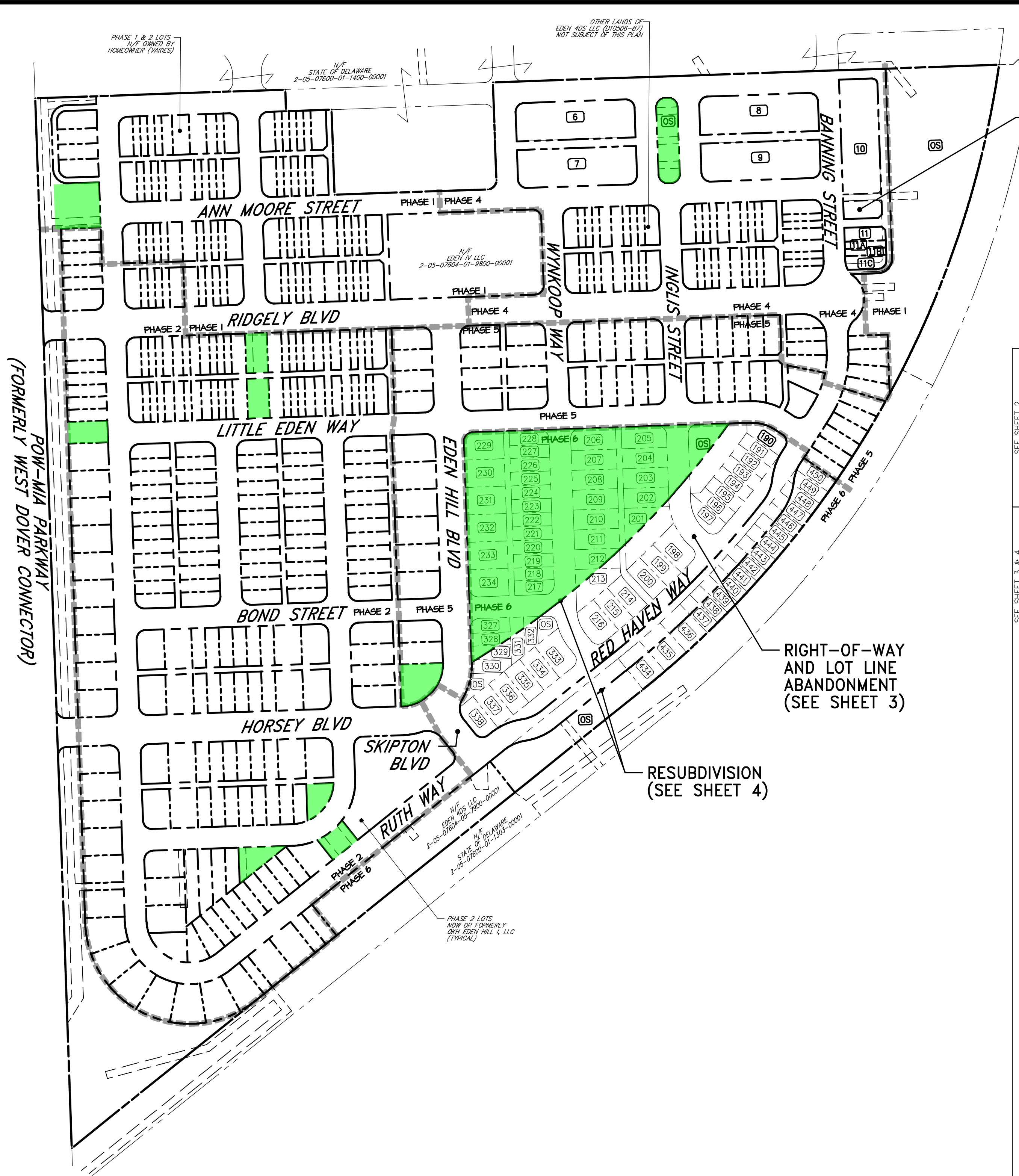
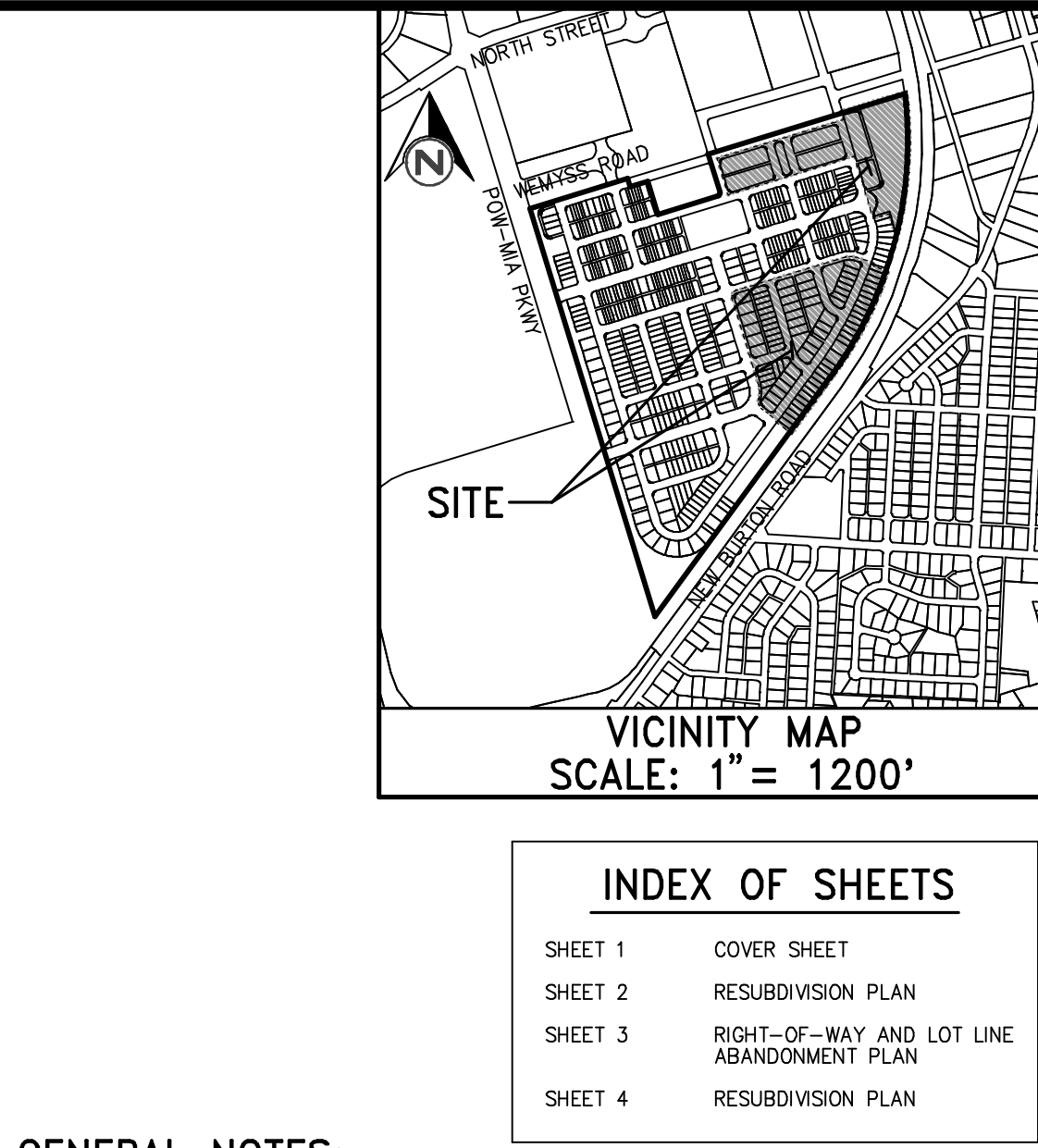




EDEN HILL FARM ALLEY STREET NAMES	
ALLEY	NAME
ALLEY A	RUTH WAY ALLEY
ALLEY B	S. GREENBERRY LANE SOUTH ALLEY
ALLEY C	S. GREENBERRY LANE SOUTH ALLEY
ALLEY D	LYOYD STREET EAST ALLEY
ALLEY E	S. GREENBERRY LANE SOUTH ALLEY
ALLEY F	S. GREENBERRY LANE SOUTH ALLEY
ALLEY G	ANN MOORE STREET SOUTH ALLEY
ALLEY H	ANN MOORE STREET SOUTH ALLEY
ALLEY I	LYOYD STREET EAST ALLEY
ALLEY J	ANN MOORE STREET SOUTH ALLEY
ALLEY K	ANN MOORE STREET SOUTH ALLEY
ALLEY L	BANNING STREET WEST ALLEY
ALLEY M	BANK BARN WAY EAST ALLEY
ALLEY N	ANN MOORE STREET EAST ALLEY
ALLEY O	LITTLE EDEN WAY NORTH ALLEY
ALLEY P	EDEN HILL BOULEVARD WEST ALLEY
ALLEY Q	WYNKOOP WAY WEST ALLEY
ALLEY R	LITTLE EDEN WAY NORTH ALLEY
ALLEY S	LITTLE EDEN WAY NORTH ALLEY
ALLEY T	RED HAVEN WAY WEST ALLEY
ALLEY U	RUTH WAY EAST ALLEY
ALLEY V	BANK BARN WAY EAST ALLEY
ALLEY W	EDEN HILL BOULEVARD WEST ALLEY
ALLEY X	WYNKOOP WAY WEST ALLEY
ALLEY Y	INGLS STREET WEST ALLEY
ALLEY Z	BOND STREET SOUTH ALLEY
ALLEY AA	EDEN HILL BOULEVARD WEST ALLEY
ALLEY BB	NICKERJACK WAY NORTH ALLEY

TAX PARCELS IMPACTED BY THIS PLAN				
LOT No.	EXISTING TAX PARCEL No.	IMPACT	EXISTING LOT AREA	PROPOSED LOT AREA
6	2-05-07604-01-0600-00001	REVISE LOT AREA	0.79 AC	0.80 AC
7	2-05-07604-01-0700-00001	REVISE LOT AREA	0.80 AC	0.80 AC
OS	2-05-07604-01-0700-00001	NO CHANGE	0.31 AC	0.31 AC
8	2-05-07604-01-0800-00001	REVISE LOT AREA	0.79 AC	0.80 AC
9	2-05-07604-01-0900-00001	REVISE LOT AREA	0.80 AC	0.80 AC
10	2-05-07604-01-1000-00001	REVISE LOT AREA	0.77 AC	0.94 AC
11	2-05-07604-01-1100-00001	TYPE CHANGE (TOWNHOUSE)	0.42 AC	0.10 AC
11A	TBD	NEW LOT (TOWNHOUSE)	-	0.05 AC
11B	TBD	NEW LOT (TOWNHOUSE)	-	0.05 AC
11C	TBD	NEW LOT (TOWNHOUSE)	-	0.10 AC
OS	2-05-07604-01-9600-00001	REVISE LOT AREA	4.18 AC	4.15 AC
190	2-05-07604-02-9500-00001	CONSOLIDATE LOTS & TYPE CHANGE (MULTI-FAMILY WITH OPEN SPACE)	0.13 AC	5.28 AC
191	2-05-07604-02-9600-00001	ELIMINATED	0.10 AC	-
192	2-05-07604-02-9700-00001	ELIMINATED	0.10 AC	-
193	2-05-07604-03-0100-00001	ELIMINATED	0.10 AC	-
194	2-05-07604-03-0200-00001	ELIMINATED	0.10 AC	-
195	2-05-07604-03-0300-00001	ELIMINATED	0.10 AC	-
196	2-05-07604-03-0400-00001	ELIMINATED	0.10 AC	-
197	2-05-07604-03-0500-00001	ELIMINATED	0.12 AC	-
198	2-05-07604-03-0600-00001	ELIMINATED	0.20 AC	-
199	2-05-07604-03-0700-00001	ELIMINATED	0.12 AC	-
200	2-05-07604-03-0800-00001	ELIMINATED	0.12 AC	-
201	2-05-07604-03-0900-00001	ELIMINATED	0.34 AC	-
202	2-05-07604-03-1000-00001	ELIMINATED	0.16 AC	-
203	2-05-07604-03-1100-00001	ELIMINATED	0.16 AC	-
204	2-05-07604-03-1200-00001	ELIMINATED	0.16 AC	-
205	2-05-07604-03-1300-00001	ELIMINATED	0.17 AC	-
206	2-05-07604-03-1400-00001	ELIMINATED	0.17 AC	-
207	2-05-07604-03-1500-00001	ELIMINATED	0.16 AC	-
208	2-05-07604-03-1600-00001	ELIMINATED	0.16 AC	-
209	2-05-07604-03-1700-00001	ELIMINATED	0.16 AC	-
210	2-05-07604-03-1800-00001	ELIMINATED	0.16 AC	-
211	2-05-07604-03-1900-00001	ELIMINATED	0.16 AC	-
212	2-05-07604-03-2000-00001	ELIMINATED	0.16 AC	-
213	2-05-07604-03-2100-00001	ELIMINATED	0.21 AC	-
214	2-05-07604-03-2200-00001	ELIMINATED	0.13 AC	-
215	2-05-07604-03-2300-00001	ELIMINATED	0.13 AC	-
216	2-05-07604-03-2400-00001	ELIMINATED	0.18 AC	-
217	2-05-07604-03-2500-00001	ELIMINATED	0.10 AC	-
218	2-05-07604-03-2600-00001	ELIMINATED	0.09 AC	-
219	2-05-07604-03-2700-00001	ELIMINATED	0.10 AC	-
220	2-05-07604-03-2800-00001	ELIMINATED	0.10 AC	-
221	2-05-07604-03-2900-00001	ELIMINATED	0.10 AC	-
222	2-05-07604-03-3000-00001	ELIMINATED	0.10 AC	-
223	2-05-07604-03-3100-00001	ELIMINATED	0.10 AC	-
224	2-05-07604-03-3200-00001	ELIMINATED	0.10 AC	-
225	2-05-07604-03-3300-00001	ELIMINATED	0.10 AC	-
226	2-05-07604-03-3400-00001	ELIMINATED	0.10 AC	-
227	2-05-07604-03-3500-00001	ELIMINATED	0.09 AC	-
228	2-05-07604-03-3600-00001	ELIMINATED	0.10 AC	-
229	2-05-07604-03-3700-00001	ELIMINATED	0.19 AC	-
230	2-05-07604-03-3800-00001	ELIMINATED	0.19 AC	-
231	2-05-07604-03-3900-00001	ELIMINATED	0.19 AC	-
232	2-05-07604-03-4000-00001	ELIMINATED	0.19 AC	-
233	2-05-07604-03-4100-00001	ELIMINATED	0.19 AC	-
234	2-05-07604-03-4200-00001	ELIMINATED	0.19 AC	-
OS	2-05-07604-03-9900-00001	REVISE LOT AREA	0.46 AC	6.12 AC
327	2-05-07604-04-3700-00001	ELIMINATED	0.10 AC	-
328	2-05-07604-04-3800-00001	ELIMINATED	0.09 AC	-
329	2-05-07604-04-3900-00001	ELIMINATED	0.10 AC	-
330	2-05-07604-04-4000-00001	ELIMINATED	0.09 AC	-
OS	2-05-07604-04-9700-00001	ELIMINATED	0.09 AC	-
331	2-05-07604-04-4100-00001	ELIMINATED	0.10 AC	-
332	2-05-07604-04-4200-00001	ELIMINATED	0.08 AC	-
OS	2-05-07604-04-9800-00001	ELIMINATED	0.07 AC	-
333	2-05-07604-04-4300-00001	ELIMINATED	0.18 AC	-
334	2-05-07604-04-4400-00001	ELIMINATED	0.14 AC	-
335	2-05-07604-04-4500-00001	ELIMINATED	0.14 AC	-
336	2-05-07604-04-4600-00001	ELIMINATED	0.14 AC	-
337	2-05-07604-04-4700-00001	ELIMINATED	0.14 AC	-
338	2-05-07604-04-4800-00001	ELIMINATED	0.15 AC	-
OS	2-05-07604-05-5000-00001	REVISE LOT AREA	1.15 AC	2.18 AC
434	2-05-07604-05-5200-00001	ELIMINATED	0.20 AC	-
435	2-05-07604-05-5300-00001	ELIMINATED	0.20 AC	-
436	2-05-07604-05-5400-00001	ELIMINATED	0.20 AC	-
437	2-05-07604-05-5500-00001	ELIMINATED	0.10 AC	-
438	2-05-07604-05-5600-00001	ELIMINATED	0.10 AC	-
439	2-05-07604-05-5700-00001	ELIMINATED	0.10 AC	-
440	2-05-07604-05-5800-00001	ELIMINATED	0.10 AC	-
441	2-05-07604-05-5900-00001	ELIMINATED	0.10 AC	-
442	2-05-07604-05-6000-00001	ELIMINATED	0.10 AC	-
443	2-05-07604-05-6100-00001	ELIMINATED	0.10 AC	-
444	2-05-07604-05-6200-00001	ELIMINATED	0.10 AC	-
445	2-05-07604-05-6300-00001	ELIMINATED	0.10 AC	-
446	2-05-07604-05-6400-00001	ELIMINATED	0.10 AC	-
447	2-05-07604-05-6500-00001	ELIMINATED	0.10 AC	-
448	2-05-07604-05-6600-00001	ELIMINATED	0.10 AC	-
449	2-05-07604-05-6700-00001	ELIMINATED	0.10 AC	-
450	2-05-07604-05-6800-00001	ELIMINATED	0.10 AC	-



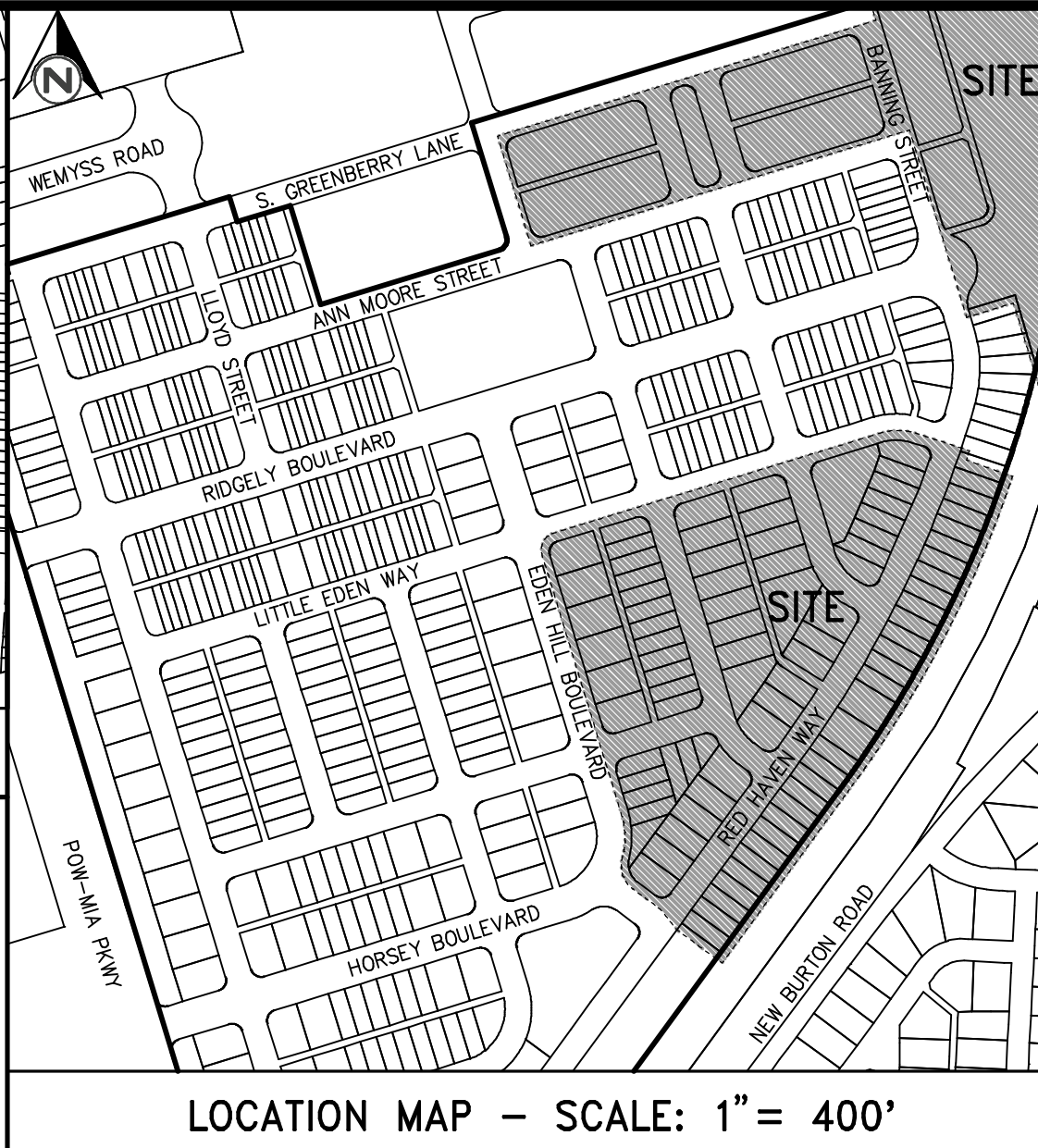
- GENERAL NOTES:**
- TOPOGRAPHIC AND BOUNDARY SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC. DOVER DE IN MARCH 2005. THE HORIZONTAL DATUM FOR THE PROJECT IS DELAWARE STATE PLANE (NAD 83). GPS DERIVED FROM NGS HORIZONTAL CONTROL MONUMENTS. THE VERTICAL DATUM FOR THE PROJECT IS NAVD 88 BASED ON NGS VERTICAL CONTROL MONUMENTS (M34 - EL. 322.77').
 - THIS SITE IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, BASED ON FIRM MAP #1000C0168H, DATED MAY 5, 2003.
 - BASED ON THE BECKER MORGAN INC SURVEY IN MARCH 2005, NO FRESH WATER WETLANDS WERE FOUND TO EXIST WITHIN THE AREA OF DEVELOPMENT.
 - NO TITLE EXAMINATION FURNISHED TO OR PERFORMED BY THE PREPARERS HEREOF. PROPERTY SHOWN HEREON IS SUBJECT TO ANY RIGHT-OF-WAY, EASEMENTS, RESTRICTIONS, ETC. AS MAY BE SHOWN OR NOTED IN ANY RECORD - PUBLIC OR OTHERWISE, OR ANY REQUIREMENT OR REGULATION OF ANY PUBLIC AGENCY.
 - THIS SITE WILL BE CONSTRUCTED WITH STANDARD CURB AND GUTTERS, SIDEWALKS AND STREET LIGHTING, PUBLIC STREETS, WATER DISTRIBUTION, SANITARY SEWER COLLECTION AND STORM SEWER COLLECTION SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CURRENT CITY OF DOVER STANDARDS AND CONSTRUCTION SPECIFICATIONS.
 - SUBDIVISION STREETS AND ALLEYS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE CITY OF DOVER FOLLOWING THE COMPLETION OF THE STREETS AND ALLEYS BY THE DEVELOPER TO THE SATISFACTION OF THE CITY OF DOVER. THIS EXCLUDES THE LANDSCAPED MEDIANS WITHIN THE LIMITS OF THE RIGHT-OF-WAY OF RIDGELY BOULEVARD, HORSEY BOULEVARD, EDEN HILL BOULEVARD, AND SKIPTON BOULEVARD. THE HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTENANCE OF THE LANDSCAPED MEDIANS WITHIN THESE SPECIFIC STREETS. THE CITY ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET AND ALLEY RIGHT-OF-WAY UNTIL STREETS AND ALLEYS HAVE BEEN ACCEPTED BY THE CITY.
 - A 10 FOOT WIDE UTILITY EASEMENT IS HEREBY ESTABLISHED BEHIND ALL ROAD RIGHT-OF-WAY LINES SHOWN ON THE SUBDIVISION PLAT FOR THE INSTALLATION AND FUTURE MAINTENANCE OF ELECTRIC CABLE, COMMUNICATION CABLE, TELEVISION CABLE, AND ASSOCIATED EQUIPMENT.
 - A 7.5 FOOT WIDE PUBLIC UTILITY EASEMENT IS RETAINED ALONG ALL SIDE AND REAR LOT LINES TO BE UNOCCUPIED BY BUILDINGS, EXCEPT WHERE LOTS ARE DIVIDED FOR ANY REASON WHATSOEVER. SAID EASEMENTS SHALL FALL ALONG THE ACTUAL SIDE AND REAR LOT LINES AS CONVEYED. SIDE YARD EASEMENTS ARE NOT RETAINED BETWEEN ATTACHED AND SEMI-DETACHED UNITS, WHERE UNITS SHARE A COMMON WALL WHERE THIS EASEMENT ENCRONES ON THE BUILDING RESTRICTION LINE, THE EASEMENT SHALL BE REDUCED TO THE BUILDING RESTRICTION LINE.
 - A 15 FOOT WIDE UTILITY EASEMENT IS RETAINED ALONG ALL REAR LINES OF LOTS ABUTTING THE PROJECT BOUNDARY AND OTHER OPEN SPACES.
 - ALL STORM DRAINAGE PIPES, WATER MAINS OR SEWER MAINS OUTSIDE THE PUBLIC RIGHT-OF-WAY OR CITY MAINTAINED OPEN SPACES SHALL HAVE A 20 FOOT WIDE PERMANENT EASEMENT, 10 FEET EACH SIDE OF THE CENTERLINE, FOR MAINTENANCE BY THE CITY OF DOVER.
 - STREET LIGHTS WILL BE INSTALLED AT LOCATIONS DIRECTED BY THE CITY OF DOVER. ELECTRIC DEPARTMENT STREET LIGHT PLACEMENT WILL ALSO BE IN COMPLIANCE WITH THE COMPREHENSIVE DEVELOPMENT STANDARDS MANUAL (PATTERN BOOK).
 - FINAL CONCRETE MONUMENT LOCATIONS ARE SHOWN ON THE FINAL PLAT PLAN AND ARE POSITIONED TO ADEQUATELY ESTABLISH STREET CONTROL IN ACCORDANCE WITH ESTABLISHED SURVEYING PRACTICES. ADDITIONAL PERMANENT MONUMENTS SHALL BE PLACED ON EACH CORNER OF ALL BUILDING LOTS ALONG THE SUBDIVISION BOUNDARY, THE ROAD RIGHT-OF-WAY AND ALL TANGENT POINTS BY THE DEVELOPER PRIOR TO FINAL SETTLEMENT ON EACH PROPERTY.
 - A HOMEOWNER'S ASSOCIATION WILL BE ESTABLISHED FOR THE OWNERSHIP AND MAINTENANCE OF THE OPEN SPACES. OPEN SPACE SHALL INCLUDE ACTIVE AND PASSIVE RECREATION AREAS AND ALL STORMWATER MANAGEMENT FACILITIES LOCATED OUTSIDE OF THE PUBLIC RIGHT-OF-WAY. THE OPEN SPACES SHALL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS APPLICABLE, IN PERPETUITY.
 - ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
 - THE MAINTENANCE OF THE STORMWATER MANAGEMENT FACILITIES, INCLUDING DITCHES, SWALES, ETC. WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE DEVELOPER UNTIL TRANSFERRED OVER TO THE HOMEOWNER'S ASSOCIATION. THE HOMEOWNER'S ASSOCIATION AGREEMENT OUTLINES THE MAINTENANCE SCHEDULE FOR THE POND AND WAS RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON JULY 31, 2007 IN DEED BOOK 9951, PAGE 80.
 - EASEMENTS ASSOCIATED WITH STORMWATER MANAGEMENT, DRAINAGE, UTILITIES, SIGNAGE, ETC., AS REFERENCED IN AN INFRASTRUCTURE IMPROVEMENT AGREEMENT DATED JUNE 27, 2007, ARE SHOWN ON THIS PLAN AND A PLAN ENTITLED "LANDS OF STATE OF DELAWARE, LOT 1 & 16, RIGHT-OF-WAY DEDICATION AND EASEMENT RECORD PLAT" DATED JANUARY 24, 2007, PREPARED BY BECKER MORGAN GROUP INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 10, 2009 IN PLAT BOOK 96, PAGE 3.
 - AN OVERALL UNIT COUNT OF 665 UNITS WAS APPROVED FOR THE RESIDENTIAL DISTRICT OF THE EDEN HILL FARM AND MASTER PLAN BY THE PLANNING COMMISSION JUNE 19, 2006. THE UNIT TYPES INCLUDE MULTI-FAMILY, TOWNHOUSES, DUPLEXES, AND SINGLE-FAMILY-DETACHED UNITS. SINGLE FAMILY DETACHED CONSISTS OF COURTYARD, COTTAGE, AND CARRIAGE HOUSE LOTS. THE PLANNING COMMISSION APPROVED A COUNT OF 665 UNITS WITH REVISED IMPLEMENTATION PLAN S-18-26 ON JANUARY 21, 2020.

SUMMARY OF UNIT TYPES		
	ORIGINAL PLAN BK 96 PG 5	THIS PLAN PROPOSED
MULTI-FAMILY UNITS	216	300
TOWNHOUSES	160	187
DUPLEXES	184	170
COURTYARDS	64	59
COTTAGES	37	18
CARRIAGES	4	2
TOTAL	665	725

ENGINEER CERTIFICATION:

I, UNDERSIGNED, 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 THE BEST OF MY KNOWLEDGE AND BELIEF REPRESENTS GOOD ENGINEERING PRACTICES AS REQUIRED BY THE APPLICABLE LAWS OF THE STATE OF DELAWARE.

Colin M. Krauchunas 4-26-2023
COLIN M. KRAUCHUNAS, P.E.
DELAWARE LICENSE #14308



- SITE DATA COLUMN:**
- TAX PARCEL: (NOTE: ALL PARCELS IN EAST DOVER 2-05-07604-##-####-00001):
-01-0600- to -01-1100-; -01-9600- to -01-9700-;
-01-9800- to -02-9700-; -03-0100- to -03-4200-; -03-9900-;
-04-3700- to -04-4800-; -04-9700- to -04-9800-; and
-05-5000- to -05-6800-
(SEE TABLE "TAX PARCELS IMPACTED BY THIS PLAN")
 - DEED REFERENCE & OWNER: D10506-144 EDEN HILL APARTMENTS ACQUISITION CO. LLC
300 DELAWARE AVE STE 1370
WILMINGTON, DE 19801
D10506-87 EDEN 4DS, LLC
20408 SILVER LAKE BLVD UNIT 1
REHOBOTH BEACH, DE 19971
 - RECORDED PLAN: PLOT BOOK 149 PAGE 50
EDEN HILL FARM RESIDENTIAL DISTRICT
 - GROSS ACREAGE: OVERALL RESIDENTIAL DISTRICT: ± 109.034 AC
 - ZONING DISTRICT: TND
STREET, SIDEWALK, BLOCK, LOT AND DEVELOPMENT DESIGN
STANDARDS SHALL BE GOVERNED BY THE APPROVED
COMPREHENSIVE DEVELOPMENT STANDARDS MANUAL (PATTERN BOOK)
AND SHALL SUPERSEDE STANDARDS FOUND IN DOVER CODE OF
ORDINANCES, APPENDIX A, LAND SUBDIVISION REGULATIONS AND
APPENDIX B, ZONING ORDINANCE.

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:

- CORRECT LOTS 6, 7, 8, AND 9 SO ALL FOUR LOTS HAVE EQUAL ACREAGE.
- REVISE LOT 10, LOT 11, ALLEY M, ALLEY N, AND ADJOINING OPEN SPACE TO ADJUST ALLEYS AND CONVERT LOT 11 INTO FOUR TOWNHOUSE LOTS.
- CONSOLIDATE LOTS 190 TO 234, 327 TO 338, AND OPEN SPACE LOTS TO INCREASE "SIGNERS PARK" FROM 0.46 ACRES TO 6.12 ACRES AND CREATE ONE 5.28 ACRE MULTI-FAMILY PARCEL.
- CONSOLIDATE LOTS 434 TO 450 AND OPEN SPACE TO INCREASE OPEN SPACE PARCEL FROM 1.15 ACRES TO 2.18 ACRES.
- ABANDON PORTIONS OF RIGHT-OF-WAY FOR BOND STREET, WYNKOOP WAY, INGLS STREET, ALLEY X, AND ALLEY Y WITHIN THE AREA OF LOT CONSOLIDATION.
- ADJUST THE ALIGNMENT OF RED HAVEN WAY AND ASSOCIATED RIGHT-OF-WAY.
- INCREASE TOTAL UNIT COUNT FROM 665 TO 725 (SEE TABLE "SUMMARY OF UNIT TYPES") AND INCREASE TOTAL OPEN SPACE BY 5.21 ACRES.
- REVISE THE PHASE LINE BETWEEN PHASE 5 AND PHASE 6.

SUPERSEDES NOTE:

- THIS PLAT SUPERSEDES, IN PART, THE FOLLOWING:
THE RECORD PLAT TITLED "EDEN HILL FARM - RESIDENTIAL DISTRICT" DATED MARCH 25, 2021, LAST REVISED DECEMBER 16, 2022, AS PREPARED BY HILLCREST ASSOCIATES INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON JANUARY 18, 2023 IN PLOT BOOK 149, PAGE 50.
THE RECORD PLAT TITLED "PHASE 2 EDEN HILL FARM RESIDENTIAL DISTRICT" DATED AUGUST 31, 2010, LAST REVISED JUNE 28, 2011, AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON MARCH 1, 2012 IN PLOT BOOK 116, PAGE 90.
THE MINOR LOT LINE ADJUSTMENT PLAN TITLED "LOTS 2F, 2G & 2H - EDEN HILL FARM", DATED JANUARY 25, 2010, LAST REVISED MARCH 1, 2010, AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON MARCH 5, 2010 IN PLOTS BOOK 109, PAGE 25.
THE RECORD PLAT TITLED "LOTS 4 & 5 EDEN HILL FARM RESIDENTIAL DISTRICT", DATED JULY 8, 2009, LAST REVISED SEPTEMBER 17, 2009, AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON NOVEMBER 3, 2009 IN PLOTS BOOK 107, PAGE 75.
THE RECORD PLAT TITLED "EDEN HILL FARM RESIDENTIAL DISTRICT - LOT 1", DATED NOVEMBER 3, 2008, LAST REVISED DECEMBER 23, 2008 AS PREPARED BY NORTHPOINT ENGINEERING AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON FEBRUARY 10, 2009 IN PLAT BOOK 104, PAGE 60.
THE RECORD PLAT FOR "EDEN HILL FARM RESIDENTIAL DISTRICT" DATED MAY 27, 2008, LAST REVISED JULY 11, 2008 AS PREPARED BY BECKER MORGAN GROUP INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON JULY 31, 2008 IN PLAT BOOK 101, PAGE 94.
THE RECORD PLAT FOR "EDEN HILL FARM RESIDENTIAL DISTRICT" DATED DECEMBER 7, 2006, LAST REVISED AUGUST 31, 2007 AS PREPARED BY BECKER MORGAN GROUP INC. AND RECORDED IN THE KENT COUNTY RECORDER OF DEEDS OFFICE ON SEPTEMBER 10, 2007 IN PLAT BOOK 96, PAGE 5.

OWNER/DEVELOPER CERTIFICATION:

I, UNDERSIGNED, HEREBY CERTIFY THAT EDEN HILL APARTMENTS ACQUISITION CO. LLC IS THE OWNER OF THE PROPERTY DESCRIBED AND SHOWN ON THIS PLAN, THAT THIS PLAN WAS MADE AT OUR DIRECTION, AND THAT WE ACKNOWLEDGE THAT SAME TO BE OUR ACT AND DESIRE THE PLAN TO BE RECORDED AS SHOWN IN ACCORDANCE WITH ALL APPLICABLE LAWS AND REGULATIONS.

NAME: MICHAEL SCALI
TITLE: AUTHORIZED SIGNATORY
FOR: EDEN HILL APARTMENTS ACQUISITION CO. LLC

REV PER CITY OF DOVER CMK 4-26-23
AJH

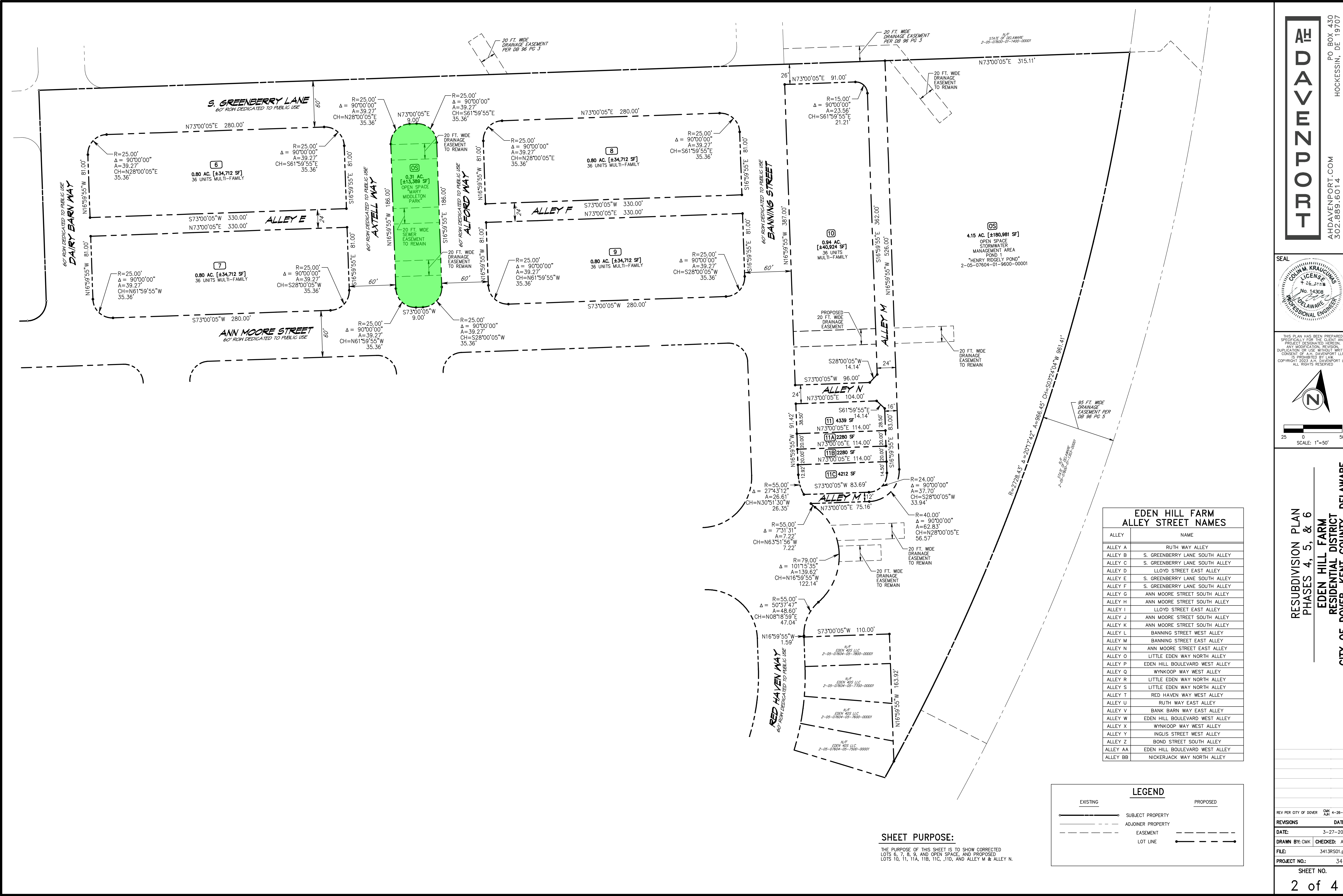
REVISIONS	DATE
DATE:	3-27-2023
DRAWN BY: CMK	CHECKED: AJH
FILE:	3413R501.pro
PROJECT NO.:	3413
SHEET NO.	1 of 4

AH DAVENPORT
PO BOX 430
HOCKESSIN, DE 19707
AHDVAVENTPORT.COM
302.889.6014

**COVER SHEET
RESUBDIVISION PLAN
PHASES 4, 5, & 6
EDEN HILL FARM
RESIDENTIAL DISTRICT
CITY OF DOVER, KENT COUNTY, DELAWARE**

SEAL

THIS PLAN HAS BEEN PREPARED SPECIFICALLY FOR THE CLIENT AND PROJECT DESIGNATED HEREON. NO REUSE, REPRODUCTION, REPLICATION OR USE WITHOUT WRITTEN CONSENT OF A.H. DAVENPORT LLC IS PROHIBITED BY LAW. COPYRIGHT 2023 A.H. DAVENPORT LLC. ALL RIGHTS RESERVED.



SHEET PURPOSE:
THE PURPOSE OF THIS SHEET IS TO SHOW CORRECTED LOTS 6, 7, 8, 9, AND OPEN SPACE, AND PROPOSED LOTS 10, 11, 11A, 11B, 11C, 11D, AND ALLEY M & ALLEY N.

EXISTING

PROPOSED

SUBJECT PROPERTY

ADJOINER PROPERTY

EASEMENT

LOT LINE

EDEN HILL FARM ALLEY STREET NAMES	
ALLEY	NAME
ALLEY A	RUTH WAY ALLEY
ALLEY B	S. GREENBERRY LANE SOUTH ALLEY
ALLEY C	S. GREENBERRY LANE SOUTH ALLEY
ALLEY D	LLOYD STREET EAST ALLEY
ALLEY E	S. GREENBERRY LANE SOUTH ALLEY
ALLEY F	S. GREENBERRY LANE SOUTH ALLEY
ALLEY G	ANN MOORE STREET SOUTH ALLEY
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ALLEY U	RUTH WAY EAST ALLEY
ALLEY V	BANK BARN WAY EAST ALLEY
ALLEY W	EDEN HILL BOULEVARD WEST ALLEY
ALLEY X	WYNKOOP WAY WEST ALLEY
ALLEY Y	INGLIS STREET WEST ALLEY
ALLEY Z	BOND STREET SOUTH ALLEY
ALLEY AA	EDEN HILL BOULEVARD WEST ALLEY
ALLEY BB	NICKERJACK WAY NORTH ALLEY

AH
DAVENPORT

PO BOX 430
HOCKESSIN, DE 19707

SEAL

COMMONWEALTH OF DELAWARE
PROFESSIONAL ENGINEER
No. 14308
J. M. KRAUCH

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N

25 0 50

SCALE: 1"=50'

RESUBDIVISION PLAN
PHASES 4, 5, & 6

EDEN HILL FARM
RESIDENTIAL DISTRICT
CITY OF DOVER, KENT COUNTY, DELAWARE

REV PER CITY OF DOVER

CMK
AJH

4-28-23

REVISIONS

DATE

DATE:

3-27-2023

DRAWN BY: CMK

CHECKED: AJH

FILE:

3413R501.pro

PROJECT NO.:

3413

SHEET NO.

4



SHEET PURPOSE:

THE PURPOSE OF THIS SHEET IS TO SHOW LOTS, EASEMENTS, AND RIGHT-OF-WAY TO BE ABANDONED. APPROXIMATELY 3.01 ACRES OF RIGHT-OF-WAY ARE BEING ABANDONED AND 0.94 ACRES OF RIGHT-OF-WAY ARE BEING ADDED TO RED HAVEN WAY.

EDEN HILL FARM ALLEY STREET NAMES	
ALLEY	NAME
ALLEY A	RUTH WAY ALLEY
ALLEY B	S. GREENBERRY LANE SOUTH ALLEY
ALLEY C	S. GREENBERRY LANE SOUTH ALLEY
ALLEY D	LLOYD STREET EAST ALLEY
ALLEY E	S. GREENBERRY LANE SOUTH ALLEY
ALLEY F	S. GREENBERRY LANE SOUTH ALLEY
ALLEY G	ANN MOORE STREET SOUTH ALLEY
ALLEY H	ANN MOORE STREET SOUTH ALLEY
ALLEY I	LLOYD STREET EAST ALLEY
ALLEY J	ANN MOORE STREET SOUTH ALLEY
ALLEY K	ANN MOORE STREET SOUTH ALLEY
ALLEY L	BANNING STREET WEST ALLEY
ALLEY M	BANNING STREET EAST ALLEY
ALLEY N	ANN MOORE STREET EAST ALLEY
ALLEY O	LITTLE EDEN WAY NORTH ALLEY
ALLEY P	EDEN HILL BOULEVARD WEST ALLEY
ALLEY Q	WYNKOOP WAY WEST ALLEY
ALLEY R	LITTLE EDEN WAY NORTH ALLEY
ALLEY S	LITTLE EDEN WAY NORTH ALLEY
ALLEY T	RED HAVEN WAY WEST ALLEY
ALLEY U	RUTH WAY EAST ALLEY
ALLEY V	BANK BARN WAY EAST ALLEY
ALLEY W	EDEN HILL BOULEVARD WEST ALLEY
ALLEY X	WYNKOOP WAY WEST ALLEY
ALLEY Y	INGLIS STREET WEST ALLEY
ALLEY Z	BOND STREET SOUTH ALLEY
ALLEY AA	EDEN HILL BOULEVARD WEST ALLEY
ALLEY BB	NICKERJACK WAY NORTH ALLEY

LEGEND

EXISTING

PROPOSED

SUBJECT PROPERTY

ADJOINER PROPERTY

EASEMENT

LOT LINE

RIGHT-OF-WAY TO BE ABANDONED

(TO BE ABANDONED)

RIGHT-OF-WAY AND LOT LINE
ABANDONMENT PLAN
PHASES 4, 5, & 6
EDEN HILL FARM
RESIDENTIAL DISTRICT
CITY OF DOVER, KENT COUNTY, DELAWARE

AH DAVENPORT

AHDAVENPORT.COM
302.889.6014
PO BOX 430
HOCKESSIN, DE 19707

SEAL

COLMAN W. KRAUCUNGS
LICENSED PROFESSIONAL ENGINEER
No. 14308
DELAWARE
4-26-2023

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N

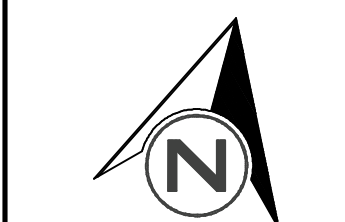
25 0 50
SCALE: 1"=50'

REV PER CITY OF DOVER	CMK	4-28-23
DATE:	3-27-2023	DATE
DRAWN BY: CMK	CHECKED: AJH	
FILE:	3413R501.pro	
PROJECT NO.:	3413	
SHEET NO.	3 of 4	

SEARCH



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RESUBDIVISION PLAN
PHASES 4, 5, & 6

EDEN HILL FARM
RESIDENTIAL DISTRICT
CITY OF DOVER, KENT COUNTY, DELAWARE

EDEN HILL FARM ALLEY STREET NAMES	
ALLEY	NAME
ALLEY A	RUTH WAY ALLEY
ALLEY B	S. GREENBERRY LANE SOUTH ALLEY
ALLEY C	S. GREENBERRY LANE SOUTH ALLEY
ALLEY D	LLOYD STREET EAST ALLEY
ALLEY E	S. GREENBERRY LANE SOUTH ALLEY
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ALLEY T	RED HAVEN WAY WEST ALLEY
ALLEY U	RUTH WAY EAST ALLEY
ALLEY V	BANK BARN WAY EAST ALLEY
ALLEY W	EDEN HILL BOULEVARD WEST ALLEY
ALLEY X	WYNKOOP WAY WEST ALLEY
ALLEY Y	INGUS STREET WEST ALLEY
ALLEY Z	BOND STREET SOUTH ALLEY
ALLEY AA	EDEN HILL BOULEVARD WEST ALLEY
ALLEY BB	NICKERJACK WAY NORTH ALLEY

REV PER CITY OF DOVER CMK 4-28-

REVISIONS	DATE
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DATE: 3-27-20

DRAWN BY: CMK	CHECKED: A
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FILE: 3413RS01.c

PROJECT NO.: 34

SHEET NO.

DATE: 1981

4 of 4

SHEET PURPOSE:

THE PURPOSE OF THIS SHEET IS TO SHOW THE EXPANDED
OPEN SPACE PARCELS, PROPOSED MULTI-FAMILY LOT 190
AND PROPOSED RED HAVEN WAY RIGHT-OF-WAY.

LEGEND

