

Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-5661

Purpose of PLUS - The PLUS process is intended to provide consolidated State comments regarding the proposed project. The Applicant is encouraged to submit the application during the concept stages of planning as this process often offers recommendations for changes to the plan. The application should be submitted after the pre-application meeting with the local jurisdiction but before formal application is made.

Please complete this PLUS application in its entirety. All questions must be answered. If a question is unknown at this time or not applicable, please explain. Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090.

PLUS Number (to be completed by OSPC): _____
 Investment Level Per Strategies for State Policies and Spending (to be determined by OSPC): _____

1. Project Title/Name: VANTAGE POINT AT HOCKESSIN
 2. Location (please be specific): 5832 , 5840 , 5890 LIMESTONE RD. HOCKESSIN, DE 19707
 3. Parcel Identification #: 08 - 024 . 00 - 009 , 011 , 025 ⁴ County or Local Jurisdiction Name: where project is located: MILL CREEK HD. , NEW CASTLE CO.
 5. If contiguous to a municipality, are you seeking annexation: N/A
 6. Owner's Name: SEE ATTACHMENT #1
- | | | |
|----------|--------|--------|
| Address: | | |
| City: | State: | Zip: |
| Phone: | Fax: | Email: |
7. Equitable Owner/Developer (This Person is required to attend the PLUS meeting): GREG STEVENS, VANTAGE POINT RETIREMENT LIVING, INC.
- | | | |
|--|-----------------------|----------------------------------|
| Address: 707 EAGLEVIEW BLVD. , SUITE 107 | | |
| City: EXTON | State: PA | Zip: 19341 |
| Phone: 610 - 321 - 1977 | Fax: 610 - 321 - 1882 | Email: gstevens@vpretirement.com |
8. Project Designer/Engineer: THOMAS PRUSAK, LANDMARK JCM
- | | | |
|--|-----------------------|--------------------------------|
| Address: 100 COMMONS BLVD. , SUITE 301 | | |
| City: NEW CASTLE | State: DE | Zip: 19720 |
| Phone: 302 - 323 - 9377 | Fax: 302 - 323 - 9461 | Email: thomasp@landmarkjcm.com |
9. Please Designate a Contact Person, including phone number, for this Project: AMELIA REED, 302 - 323 - 9377

Information Regarding Site:

10. Type of Review: Rezoning, if not in compliance with certified comprehensive plan Site Plan Review
 Subdivision

11. Brief Explanation of Project being reviewed: PROPOSED INDEPENDENT LIVING/ASSISTED LIVING FACILITY
 If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications. N/A

12. Area of Project (Acres +/-): 21.36 Number of Residential Units: Commercial square footage: 228,036 SF
 91 Independent; 94 Assisted

13. Present Zoning: ST (Suburban Transition) 14. Proposed Zoning: N/A

15. Present Use: AGRICULTURAL, CONTRACTOR 16. Proposed Use: IL/AL FACILITY

17. Water: Central (Community system) Individual On-Site Public (Utility)
 Service Provider Name: ARTESIAN
 Will a new public well be located on the site? Yes No

18. Wastewater: Central (Community system) Individual On-Site Public (Utility) (Ex. on-site systems to be tied into public sewer.)
 Service Provider Name: NEW CASTLE COUNTY
 Will a new community wastewater system be located on this site? Yes No

19. If residential, describe style and market segment you plan to target (Example- Age restricted): N/A

20. Environmental impacts:
 How many forested acres are presently on-site? 0.37 How many forested acres will be removed? 0 AC.
 To your knowledge, are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? Yes No
 Are the wetlands: Tidal Acres:
 Non-tidal Acres: 0.28 AC.
 If "Yes", have the wetlands been delineated? Yes No
 Has the Army Corps of Engineers signed off on the delineation? Yes No
 Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? Yes No If "Yes", describe the impacts:
 How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? 30 FT.

21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? Yes No

22. List the proposed method(s) of stormwater management for the site: INFILTRATION, BIORETENTION, DETENTION BASINS

23. Is open space proposed? Yes No If "Yes," how much? Acres:
 (15+ AC. LANDSCAPE/OPEN AREA)
 What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?
 (REFORESTATION, PASSIVE REC., STORMWATER MANAGEMENT)

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? Yes No

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: Weekday: 538 trips

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 1%

26. Will the project connect to state maintained roads? Yes No

27. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. CARRIE DRIVE; ROW HAS ALREADY BEEN DEDICATED

28. Are there existing sidewalks? Yes No; bike paths Yes No
Are there proposed sidewalks? Yes No; bike paths Yes No

Is there an opportunity to connect to a larger bike, pedestrian, or transit network? Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? Yes No

Has this site been evaluated for historic and/or cultural resources? Yes No

SHPO PREVIOUSLY

Would you be open to a site evaluation by the State Historic Preservation Office? Yes No VISITED SITE

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No
Person to contact to arrange visit: GREG STEVENS phone number: 610-321-1977

31. Are any federal permits, licensing, or funding anticipated? Yes No

I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.

SEE ATTACHMENT #1

Signature of property owner

Amelia S. Reed

Date

12/21/11

Signature of Person completing form
(If different than property owner)

Date

Signed application must be received before application is scheduled for PLUS review.

This form should be returned to the Office of State Planning electronically at Dorothy.morris@state.de.us along with an electronic copy of any site plans and development plans for this site. Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. **if electronic copy of the plan is not available, contact Dorothy at (302) 739-3090 for further instructions.** A signed copy should be forwarded to the Office of State Planning, 122 William Penn Street, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. Please be sure to note the contact person so we may schedule your request in a timely manner.

ATTACHMENT NO. 1

Name of Legal Property Owner(s)

Tax Parcel No. 08-024.00-009

Raymond and Lynn B. Naudain
5840 Limestone Road
Hockessin, DE 19707

Telephone No. 239-6840


Raymond Naudain


Lynn B. Naudain

Name of Legal Property Owner

Tax Parcel No. 08.024.00-011

Raymond & Lynn B. Naudain
5832 Limestone Road
Hockessin, DE 19707

Telephone No. 239-6840


Raymond Naudain


Lynn B. Naudain


Name of Legal Property Owner(s)

Tax Parcel No. 08-024.00-025

John A. and Donna H. Malloy
5890 Limestone Road
Hockessin, DE 19707

Telephone No. 302-239-2489


John A. Malloy


Donna H. Malloy

PLAN DATA

- TAX PARCEL NUMBER: 08-024.00-025, 08-024.00-009, 08-024.00-011
- SOURCE OF TITLE: WR 123217, DR 101 PG. 5 AND DS S-98, PG. 343
- EXISTING ZONING: S - SUBURBAN
PROPOSED ZONING: ST - SUBURBAN TRANSITION
- SUBURBAN TRANSITION-OTHER PERMITTED USE

	MINIMUM	MAXIMUM
STREET YARD SETBACK:	40'	--
SIDE YARD:	15'	--
REAR YARD:	25'	--
LOT AREA:	1 ACRE	--
BUILDING HEIGHT:	--	40'
LOT WIDTH:	150'	--
PARKING SETBACK:	10'/10'	--
PARKING REQUIRED (INDEPENDENT LIVING UNITS)	1.5 SPACES/UNIT	--
PARKING REQUIRED (ASSISTED LIVING UNITS)	0.5 SPACES/UNIT	--
- VERTICAL DATUM: NAVD 1988, ANNOTATED IN U.S. SURVEY FEET
- GROSS AREA: 21.36 ACRES±
- WATER SUPPLY: ARTESIAN WATER COMPANY
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DIVISION OF PUBLIC HEALTH.
- SANITARY SEWER: GRAVITY NEW CASTLE COUNTY
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH STRUCTURE SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON 94 BED ASSISTED LIVING X 100 GPD/BED PLUS 91 ONE BEDROOM APARTMENTS X 200 GPD/APARTMENT IS 27,600 GPD.
- NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE
- NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0040J PANEL 40 OF 450, LAST REVISED JANUARY 17, 2007.
- THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
- TOPOGRAPHIC INFORMATION WAS GENERATED BY PROMAPS, INC. APRIL 2007 AND WAS FIELD VERIFIED BY LANDMARK ENGINEERING, INC. APRIL 2007. SITE BENCHMARK.
TOP CONCRETE MONUMENT FOUND IN THE WESTERLY LINE OF LIMESTONE ROAD LOCATED BY THE SAID WESTERLY LINE N 02° 21' 03" E 168.95' FROM AN IRON PIPE FOUND AT THE NORTHEAST CORNER OF THE PROPERTY. ELEVATION: 342.45
- THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS AND THE WETLANDS FOUND TO EXIST ON THE SITE, TOTALING IN AREA 0.28 ACRES OF LAND, ARE SHOWN ON THIS PLAN. SEE WETLAND REPORTS PREPARED BY ATLANTIC HYDROLOGIC INC., DATED, SEPTEMBER 8, 2007 FOR TP NO. 08-024.00-025, 009, AND 011 FOR METES AND BOUNDS DESCRIPTION OF THESE WETLANDS. NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.
- LAND DEVELOPMENT DATA:

A. EXISTING BUILDINGS AND PAVING	PROPOSED BUILDINGS	TOTAL:
1.610 ACRES±	0.167 ACRES±	1.777 ACRES±
17.7%	0.8%	18.5%
14.673 ACRES±	3.775 ACRES±	18.448 ACRES±
68.7%	17.7%	86.4%
0.535 ACRES±	0.353 ACRES±	0.888 ACRES±
2.5%	2.8%	5.3%
0.600 ACRES±	0.600 ACRES±	1.200 ACRES±
2.8%	2.8%	5.6%
21.360 ACRES±	100.0%	21.360 ACRES±
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.
F.H. (0) EXISTING
F.H. (4) PROPOSED
- THE ENTIRE PROPERTY IS LOCATED WITHIN A COCKEYSVILLE FORMATION DRAINAGE AREA WATER RESOURCE PROTECTION AREA (WRPA), SEE WRPA MAP FOR NEW CASTLE COUNTY, DE SHEET 1 OF 3 DATED 1993, REVISED MAY 2003.
- PARKING DATA (PER SECTION 40.03.522, UDC)

A. PROPOSED USE	INDEPENDENT/ASSISTED LIVING	TOTAL
1.5 SPACES / UNIT X 91 UNITS	137 SPACES	137 SPACES
0.5 SPACES / UNIT X 94 UNITS	47 SPACES	184 SPACES
ADDITIONAL PARKING SPACES PROVIDED (INCLUDING 7 HANDICAPPED PARKING SPACES)	40 SPACES	224 SPACES
- DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL COMPLY WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.
- A LANDSCAPE PLAN PREPARED BY DESIGNS, ETC. LAST DATED OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED TO BE PART OF THIS PLAN.
- THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISION OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C. COUNCIL.
- MONUMENTS:
 - EXISTING IRON PIPE (9)
 - EXISTING (0)
 - PROPOSED (0)
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO. _____

- UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
- ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
- PRIOR PLAN APPROVALS:
EXPLORATORY SKETCH PLAN APPROVAL: _____
- ON-SITE SANITARY SEWER AND STORM DRAINAGE SYSTEMS ARE PRIVATE.
- ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED CODE TO HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
- PRIVATE WELLS AND SEPTIC SYSTEMS THAT EXIST WITHIN THIS DEVELOPMENT WILL BE ABANDONED IN ACCORDANCE WITH THE CURRENT STATE OF DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL REGULATIONS.
- LANDSCAPE SURFACE AREA:
PER SECTION 40.04.110
REQUIRED: = 40%
PROVIDED PER PLAN: = 71.2%
- FOREST DISTURBANCE:
PER SECTION 40.10.010
MATURE FOREST
(1) ALLOWED DISTURBANCE: 30% X 0.37± ACS. = 0.111± ACS.
(2) DISTURBANCE PER PLAN: 0.0± ACS. OR 0.0%
- THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GENERAL DEVELOPMENT PLAN SHALL BE FENCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBING ACTIVITY.
- COCKEYSVILLE FORMATION DRAINAGE AREAS WILL BE REFORESTED PER SECTION 40.10.384.B.
A. REQUIRED: 15.935 ACS. X 25% = 3.984 ACS.±
B. PROVIDED: 3.990 ACS.±
- ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY OWNER OF THE DEVELOPMENT.
- THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR SUBDIVISION PLAN FOR WARNER W. NAUDIN & CARRIE L. H/W, DATED DECEMBER 18, 1984 AND RECORDED JANUARY 23, 1985 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MICROFILM NO. 7448, THE RECORD MINOR SUBDIVISION PLAN FOR RAYMOND W. NAUDAIN & LYNN B. NAUDAIN, DATED JANUARY 13, 1978 AND RECORDED MAY 5, 1978 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MICROFILM NO. 4794, THE RECORD MINOR SUBDIVISION PLAN FOR WARNER W. NAUDIN & CARRIE L. H/W DATED MARCH 28, 1984 AND RECORDED MAY 15, 1984 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MICROFILM NO. 7138 AND THE RECORD MAJOR SUBDIVISION PLAN FOR TRADITIONS AT PIKE CREEK, DATED NOVEMBER 9, 2009 AND RECORDED MAY 27, 2010 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON INSTRUMENT NO. 20100527-0026195.
- WATER RESOURCE PROTECTION STANDARDS - SECTION 40.10.384 & 40.10.380.A.
A. COCKEYSVILLE FORMATION DRAINAGE AREA
1. DISTURBANCE ALLOWED = 50% OR 10.68 ACS.±
2. PROPOSED DISTURBANCE PER PLAN = 27.7% OR 5.81 ACS.±
B. PERCENT IMPERVIOUS COVERAGE
1. COVERAGE ALLOWED AS MATTER OF RIGHT = 20% OR 4.272 ACS.±
2. PROPOSED COVERAGE PER PLAN
(A) EXISTING BUILDINGS / PAVING 0.167 ACS.±
(B) PROPOSED BUILDINGS / PAVING 5.385 ACS.±
TOTAL: 5.552 ACS.± OR 25.99%*
* SEE NOTE NO. 37
- A VARIANCE WAS ISSUED BY THE BOARD OF ADJUSTMENT ON MAY 8, 2008 FROM THE MAXIMUM HEIGHT LIMITATION OF FORTY (40) FEET WAS GRANTED TO PERMIT THE CONSTRUCTION OF A BUILDING RANGING IN HEIGHT FROM 51 FEET TO 62 FEET, UPON CONDITION THAT THE ST ZONING IS APPROVED FOR THIS SITE.
- A RECOMMENDATION WAS ISSUED BY THE RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE ON JUNE 18, 2008 IN FAVOR OF ALLOWING UP TO 26% IMPERVIOUS COVER WITHIN THE COCKEYSVILLE FORMATION DRAINAGE AREA WATER RESOURCE PROTECTION AREA FOR THIS SITE.
- ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
- STREET LIGHTS WILL BE REQUIRED ALONG STATE ROUTE 7/NCR 31 (LIMESTONE ROAD) ALONG THE PROPERTY FRONTAGE.
- A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 10' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
- IN ACCORDANCE WITH NEW CASTLE COUNTY SITE CAPACITY CALCULATIONS, A MAXIMUM OF 228,036 SF OF GROSS FLOOR AREA IS PERMITTED.

THE PURPOSE OF THIS PLAN IS TO CONSTRUCT AN ELDERLY CARE FACILITY WITH 94 ASSISTED LIVING UNITS AND 91 INDEPENDENT LIVING UNITS.

CERTIFICATION OF PLAN APPROVAL

I, ARVIL E. COTTRELL III, PLS. HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

ARVIL E. COTTRELL III, PLS DATE
LIC. NO. # 568

CERTIFICATION OF OWNER

TP #08-024.00-009 and #08-024.00-011
I, RAYMOND NAUDAIN AND LYNN B. NAUDAIN, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF UNIFIED DEVELOPMENT CODE.

RAYMOND NAUDAIN DATE
LYNN B. NAUDAIN DATE

CERTIFICATION OF OWNER

TP #08-024.00-025
I, JOHN A. MALLOY AND DONNA H. MALLOY, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF UNIFIED DEVELOPMENT CODE.

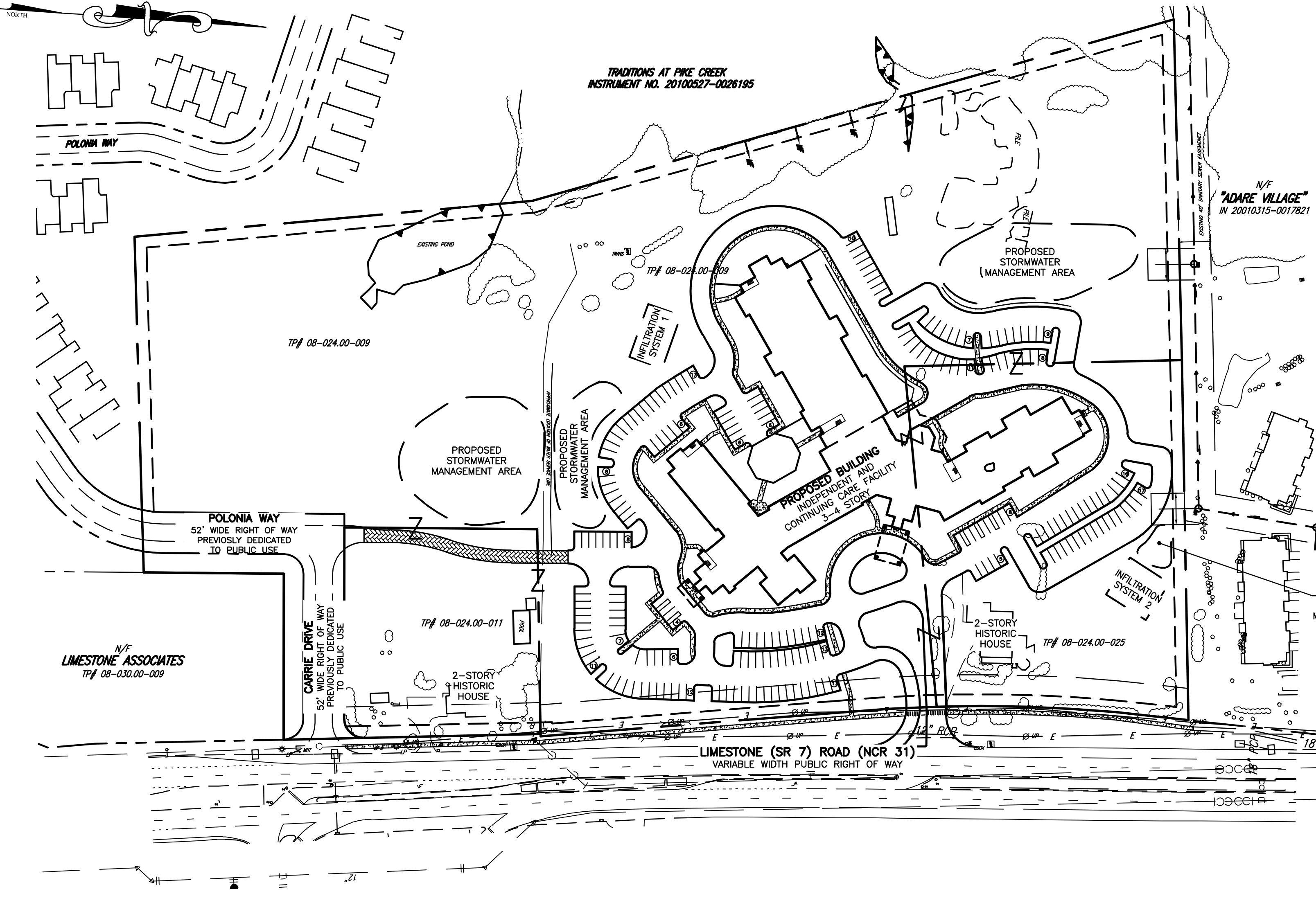
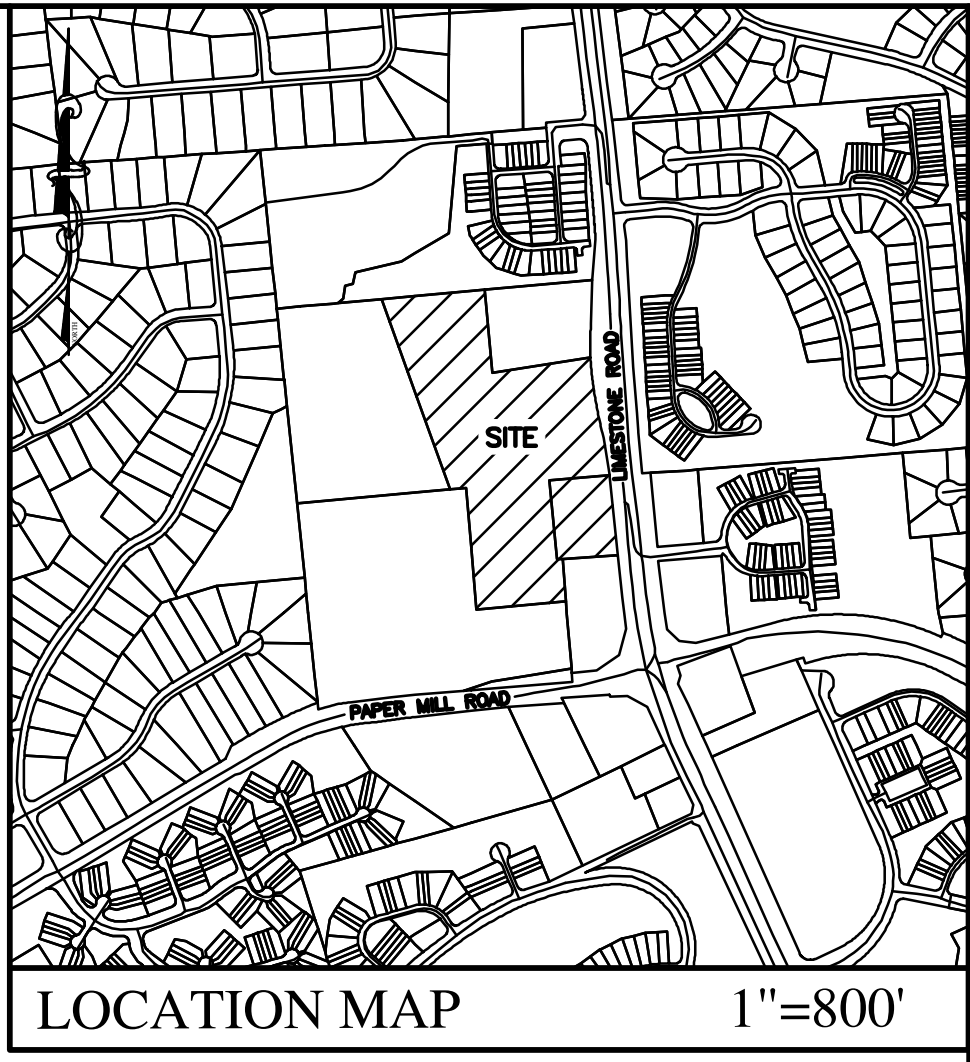
JOHN A. MALLOY DATE
DONNA H. MALLOY DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED: _____ DATE _____ BY: _____ GENERAL MANAGER
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

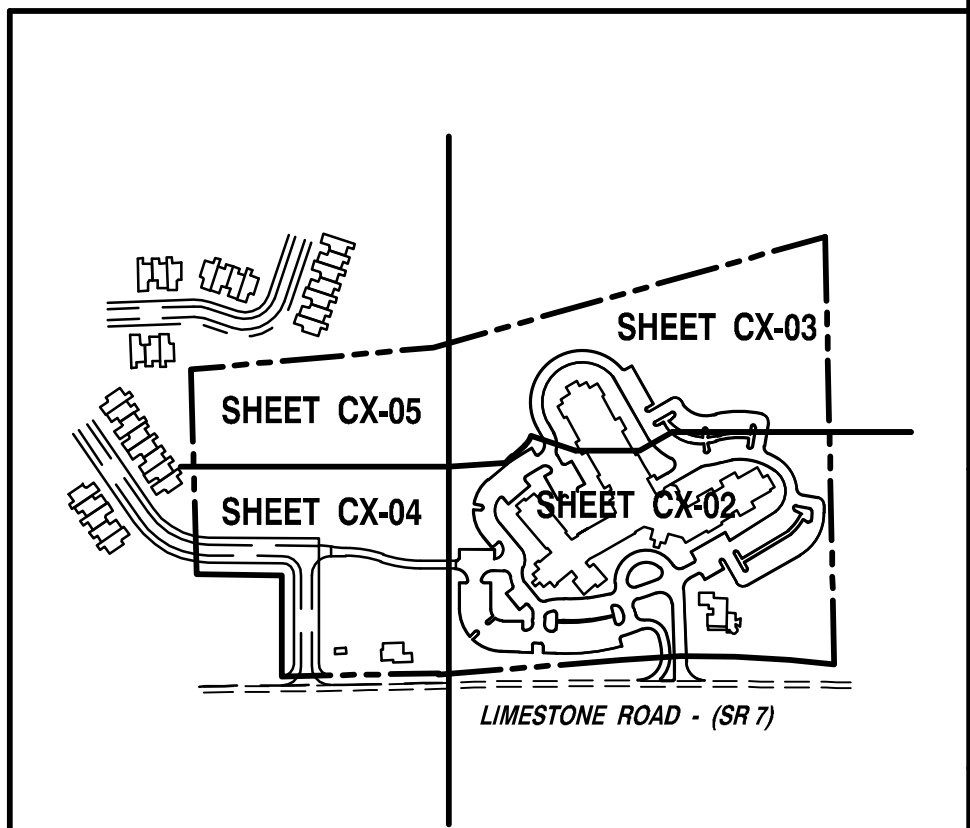
APPROVED: _____ DATE _____ BY: _____ PRESIDENT OF COUNCIL
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

APPLICATION NO. ##### (S)
EXPLORATORY SKETCH
FOR
VANTAGE POINT AT HOCKESSIN
MILL CREEK HUNDRED - NEW CASTLE COUNTY
DELAWARE



LEGEND

- 24 --- EXISTING 1 FOOT CONTOUR
- 25 --- EXISTING 5 FOOT CONTOUR
- +340.3 PROPOSED SPOT GRADE
- SOIL DELINEATION/TYPE
- RIPARIAN BUFFER
- WETLANDS DELINEATION LINE
- PROPOSED P.C.C. CURB, TYPE 1
- EXISTING TREELINE
- PROPOSED HANDICAP RAMP
- PROPOSED 5' WIDE P.C.C. SIDEWALK
- PROPOSED FIRE HYDRANT
- REFORESTATION AREA
- IMPERVIOUS AREA (TO BE REMOVED)
- PROPOSED SANITARY SEWER SYSTEM
- EXISTING SANITARY SEWER SYSTEM
- PROPOSED PARKING COUNT
- PROPOSED CROSSWALK
- PROPOSED ROOF DRAIN COLLECTION
- PROPOSED STORM SEWER



Know what's below.
Call before you dig.
MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

SOIL INFORMATION

SOIL TYPE	SOIL NAME	SOIL GROUP
ChA	CHESTER	B
ChB2	CHESTER	B
ChC2	CHESTER	B
ChC3	CHESTER	B

APPLICATION NO. ##### (S)
EXPLORATORY SKETCH
FOR
VANTAGE POINT AT HOCKESSIN
MILL CREEK HUNDRED - NEW CASTLE COUNTY, DELAWARE

NEW CASTLE, DE (302) 323-9377
DOVER, DE (302) 734-9597
GEORGETOWN, DE (410) 854-9158
WYOMING, DE (302) 854-9158
WAYNE, PA (610) 685-1976
HARRISBURG, PA (717) 939-2144

LandmarkCM
Science and Engineering
100 WEST COMMONS BOULEVARD, SUITE 301
NEW CASTLE, DELAWARE 19720
PHONE: (302) 323-9377 • FAX: (302) 323-9461
WWW.LANDMARKCM.COM

SCALE: 1"=100'
GRAPHIC SCALE
DRAWN BY: ARP
DESIGNED BY: ASR
CHECKED BY: FTP
COMM. DIS: C2419
DATE: 12/22/11
FILE NO: 001
DRAWING NAME: EXPLOR.DWG
SHEET NO. CX-01 OF 05

Preliminary Land Use Service (PLUS)

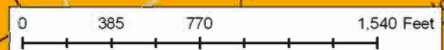
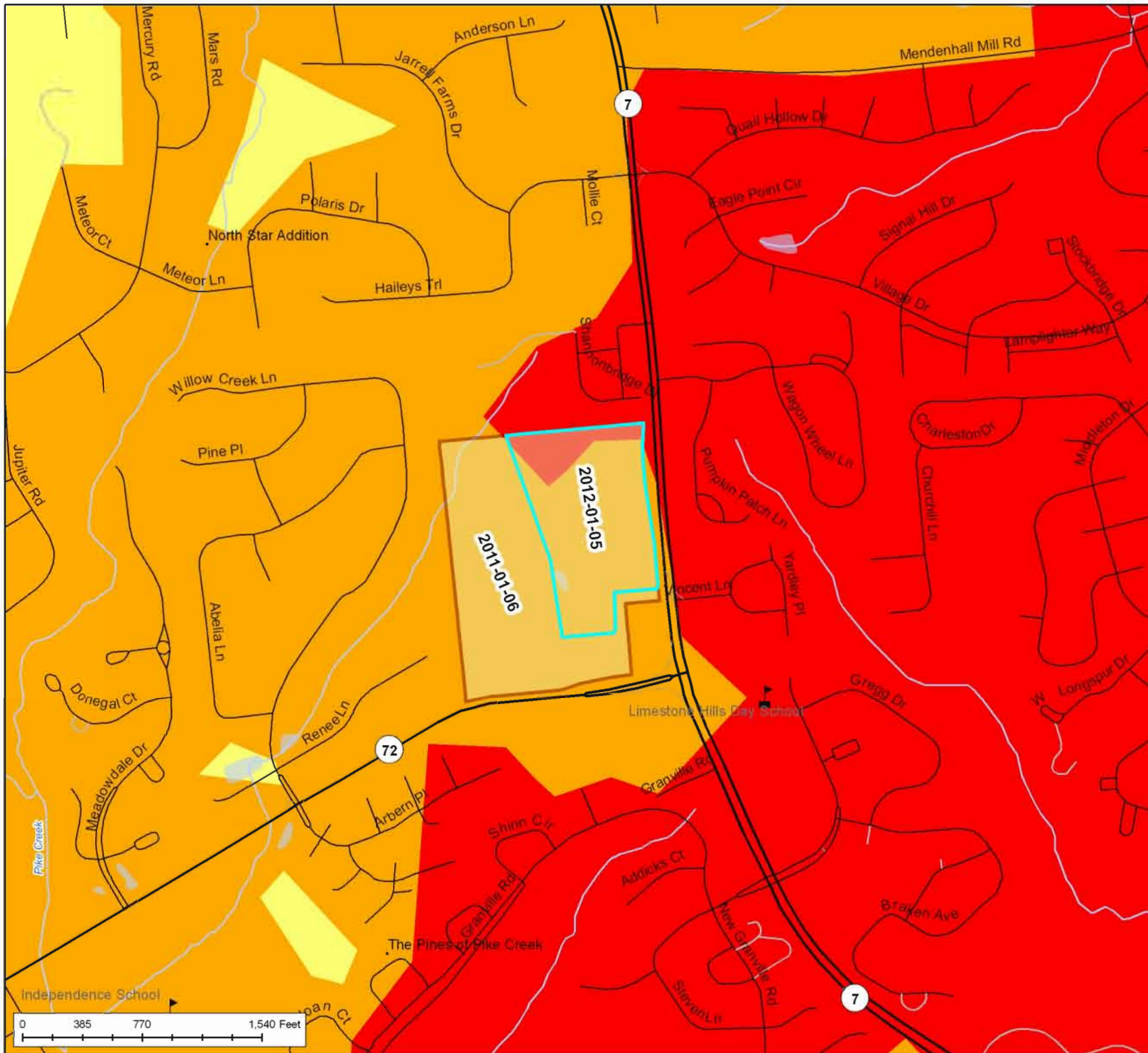
Vantage Point
at Hockessin
2012-01-05

-  PLUS Project Areas
-  Municipalities
-  State Parks
-  Forestry Easements
-  Purchased Dev. Rights
-  Ag District
-  Nat. Res. & Rec. Priorities
-  Working Forests
-  Highest Value Agriculture
- 2010 State Strategies**
-  Level 1
-  Level 2
-  Level 3
-  Level 4
-  Out of Play

1:10,000



Produced by the Delaware Office of State Planning Coordination.
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

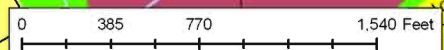
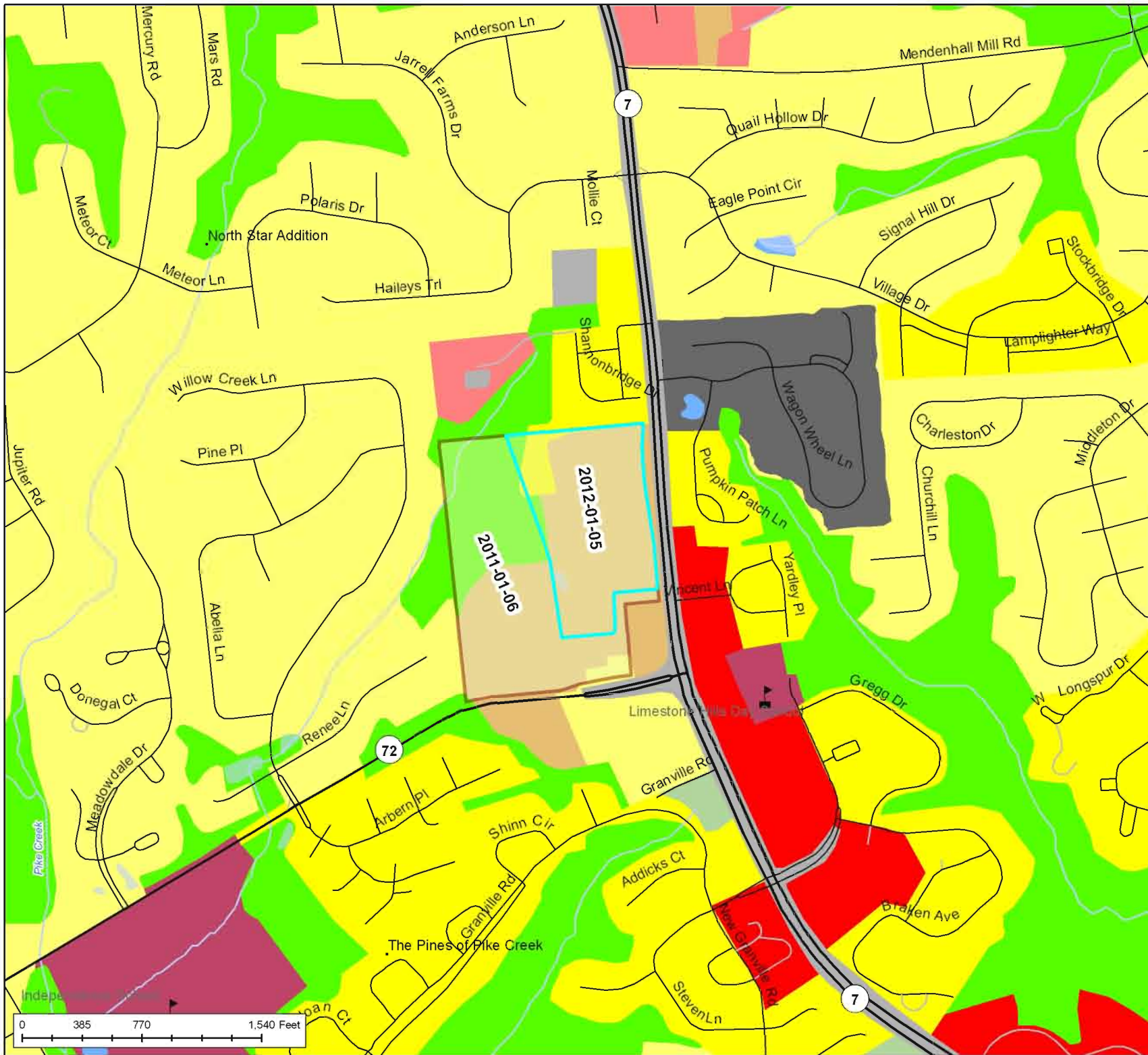
Vantage Point
at Hockessin
2012-01-05

-  Project Areas
-  Municipalities
- Land Use/Land Cover**
-  Single Family Dwellings
-  Multi-Family Dwellings
-  Mobile Home Parks/Courts
-  Commercial
-  Industrial
-  Trans./Comm./Utilities
-  Mixed Urban/Built-up
-  Institutional/Governmental
-  Recreational
-  Farms, Pasture, Cropland
-  CAFO
-  Rangeland
-  Orchards/Nurseries
-  Deciduous Forest
-  Evergreen Forest
-  Mixed Forest
-  Shrub/Brush Rangeland
-  Clear-cut
-  Reservoirs and Impoundments
-  Marinas/Ports/Docks
-  Open Water
-  Emergent Wetlands
-  Forested Wetlands
-  Scrub/Shrub Wetlands
-  Sandy Areas
-  Extraction/Transition

1:10,000



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Preliminary Land Use Service (PLUS)

Vantage Point
at Hockessin
2012-01-05

-  Project Areas
-  Municipalities

2007 Aerial Photography:
Provided by Delaware
Office of Management
and Budget



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