Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

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: Wagoner's ROW

2. Location (please be specific): Southeast corner of the intersection of Montchannin Road and Buck Road

3. Parcel Identification #: 07-027.00-22

4. County or Local Jurisdiction Name: where project is located: New Castle County

5. If contiguous to a municipality, are you seeking annexation: No

6. Owner's Name: RRM Carpenter, III, Trustee

Address: P.O. Box 732		
City: Montchannin	State: DE	Zip: 19710
Phone: 302-655-1344	Fax: 302-655-3318	Email: j.kaczmarczyk@grizinic.com

7. Equitable Owner/Developer **(This Person is required to attend the PLUS meeting)**: RRM Carpenter, III Trustee

Address: P.O. Box 732		
City: Montchannin	State: DE	Zip: 19710
Phone: 302-655-1344	Fax: 302-655-3318	Email: j.kaczmarczyk@grizinic.com

8. Project Designer/Engineer: Landmark Science & Engineering – Ted C. Williams, PE

Address: 100 W. Commons Boulevard, Suite 301		
City: New Castle	State: DE	Zip: 19720
Phone: 302-323-9377	Fax: 302-323-9461	Email: tedw@landmark-se.com

9. **Please Designate a Contact Person, including phone number, for this Project: Ted C. Williams – 302-323-9377**

Information Regarding Site:

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

11. Brief Explanation of Project being reviewed: Rezone 12 acre portion of property from SE (Suburban Estate) to S (Suburban) for development of 12 new single-family detached lots with the remaining 8.4 acres of the property being sub-divided into two lots for the existing dwelling units (3 units) on the property

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.

12. Area of Project (Acres +/-): 20.43 Number of Residential Units: 15 Commercial square footage:

13. Present Zoning: SE (Suburban Estate)	14. Proposed Zoning: SE (Suburban Estate) and S (Suburban)
15. Present Use: Two single-family detached dwelling units and garage apartment (accessory dwelling unit)	16. Proposed Use: 15 single-family detached dwelling units (2 principal existing units plus one garage apartment accessory dwelling unit)

17. Water: ☐ Central (Community system) ☐ Individual On-Site X Public (Utility)
Service Provider Name: City of Wilmington

Will a new public well be located on the site? ☐ Yes X No

18. Wastewater: ☐ Central (Community system) ☐ Individual On-Site X Public (Utility)
Service Provider Name: New Castle County

Will a new community wastewater system be located on this site? ☐ Yes X No

19. If residential, describe style and market segment you plan to target (Example- Age restricted):
High end, cape cod style single-family homes with ground floor master suites in a non-age restricted setting

20. Environmental impacts: No Environmental Impacts due to the development of the project

How many forested acres are presently on-site? 1.10 How many forested acres will be removed? 0.25
Site has 0.12 acres of mature forest with no disturbance and 0.98 acres of young forest with 0.25 acres of disturbance
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 X No

Are the wetlands: ☐ Tidal Acres:
☐ Non-tidal Acres:

If "Yes", have the wetlands been delineated? ☐ Yes X No

Has the Army Corp of Engineers signed off on the delineation? ☐ Yes X No

Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? ☐ Yes X No If "Yes", describe the impacts:

How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? N/A_____

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

22. List the proposed method(s) of stormwater management for the site: Bio-swales, filter strips, bio-retention facility and potential roof run-off infiltration practices

23. Is open space proposed? X Yes ☐ No If "Yes," how much? 6.28 Acres:

What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? Passive recreation, habitat and stormwater management

24. Are you considering dedicating any land for community use (e.g., police, fire, school)? ☐ Yes X 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: 149 Trips through new street access (12 lots) with access for the two existing homes and one accessory dwelling unit remaining on Buck Road

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 0.5%

26. Will the project connect to state maintained roads? X 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. None

28. Are there existing sidewalks? ☐ Yes x No; bike paths ☐ Yes X No
Are there proposed sidewalks? X Yes ☐ No; bike paths ☐ Yes X No
Internal sidewalks only
Is there an opportunity to connect to a larger bike, pedestrian, or transit network? X Yes No

29. To your knowledge, is this site in the vicinity of any known historic/cultural resources or sites? X Yes ☐ No
The Hagley Site is to the east of the adjacent subdivision on the side of the property
Has this site been evaluated for historic and/or cultural resources? ☐ Yes X No

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

30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? X Yes ☐ No
Person to contact to arrange visit: Jeff Kaczmarczyk phone number: _302-655-1344

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

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

Signature of property owner — Date 3/29/13

Signature of Person completing form (If different than property owner) — Date 4/2/13

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.

APPLICATION NO. 2013-0123(S)
EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
WAGONER'S ROW
CHRISTIANA HUNDRED - NEW CASTLE COUNTY
DELAWARE

GENERAL DATA

1. TAX PARCEL NUMBER: 07-027.00-022
2. SOURCE OF TITLE: 200409100100927 BOOK 652, PAGE 139
3. GROSS AREA: 20.43+/- ACRES
4. EXISTING ZONING: SE (SUBURBAN ESTATE)
   PROPOSED ZONING: S (SUBURBAN)

BULK AREA RESTRICTIONS	SE (SUBURBAN ESTATE)	S (SUBURBAN) OPEN SPACE-OPTION 2
STREET YARD SETBACK:	50'	25'
SIDE YARD:	40'	6'
REAR YARD:	40'	25'
LOT AREA:	2 ACRES	6,500 SF TO 15,000 SF
BUILDING HEIGHT:	40'	40'

5. TOPOGRAPHIC SURVEY:

A. FIELD SURVEY BY LANDMARK SCIENCE AND ENGINEERING FEBRUARY 2013 AND PHOTOGRAMMETRIC SURVEY BY PROMAPS FROM FLIGHT ON FEBRUARY 2013

B. DATUM: NAD 83/91

BENCHMARK: CROSS CUT ON FLANGE BOLT ON FIRE HYDRANT LOCATED ON MONTCHANIN ROAD.

ELEVATION: 281.25'

C. PERIMETER PROPERTY CORNER MARKERS:

● ■ EXISTING (2)

○ □ PROPOSED (0)

BASED ON THIS TOPOGRAPHY, THIS SITE CONTAINS A PRECAUTIONARY STEEP SLOPES DISTRICT, WHICH IS SHOWN ON THE PLAN.

6. WATER SUPPLY: CITY OF WILMINGTON

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

7. SANITARY SEWER: NEW CASTLE COUNTY (GRAVITY)

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 LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON 300 GPD/LOT x 12 LOTS 3,600 GPD. PEAK FLOW IS 3,600 x 4 = 14,400 GPD.

8. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
9. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3 , DATED 1987, REVISED 1993, MAY 2001 AND FEB 2006.
10. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0065J PANEL 65 OF 475, DATED JANUARY 17, 2007.
11. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
12. WETLANDS: 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 NO WETLANDS FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY LANDMARK SCIENCE AND ENGINEERING DATED FEBRUARY 2013.
13. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, ACCESSWAYS, AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN, OR THE LANDSCAPE PLAN, SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
14. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS 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.
15. LAND DEVELOPMENT DATA:

S (SUBURBAN)

LOT AREA		4.30± ACRES = 35.80%
PROPOSED RIGHT-OF-WAY		1.43± ACRES = 11.91%
PROPOSED OPEN SPACE		6.28± ACRES = 52.29%
	TOTAL	12.01± ACRES = 100.0%

SE (SUBURBAN ESTATE)

LOT #13		2.25± ACRES = 26.72%
LOT #14		6.17± ACRES = 73.28%
	TOTAL	8.42± ACRES = 100.0%

16. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS. A FIRE MARSHAL RECORD-TYPE PLAN, LAST DATED ______________, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE STATE FIRE MARSHAL, IS HEREBY CONSIDERED PART OF THIS PLAN.

FIRE HYDRANTS
FH (0) EXISTING
FH (0) PROPOSED

17. ENTRANCE/EXIT FACILITIES SHALL CONFORM TO STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL. THE DEVELOPER IS REQUIRED TO OBTAIN AN ENTRANCE PERMIT FROM THE DELDOT NORTH DISTRICT PERMIT OFFICE.
18. 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.

20. ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.
21. 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.".
22. FOR CROSS-ACCESS AND/OR SHARED PARKING SHOWN ON THIS PLAN, SEE AGREEMENT DATED ____________________, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. ________________.
23. ALL PRIVATE OPEN SPACE AREAS WILL BE NATURAL RESOURCE AREA OPEN SPACE, EXCEPT FOR THE LANDSCAPE/SCENIC BUFFER AREAS AND THE ACTIVE OPEN SPACE SET-ASIDE AREA.
24. OPEN SPACE REQUIREMENT:
    PER SECTION 40.04.110

    REQUIRED: = 50%
    PROVIDED PER PLAN: = 52.3%

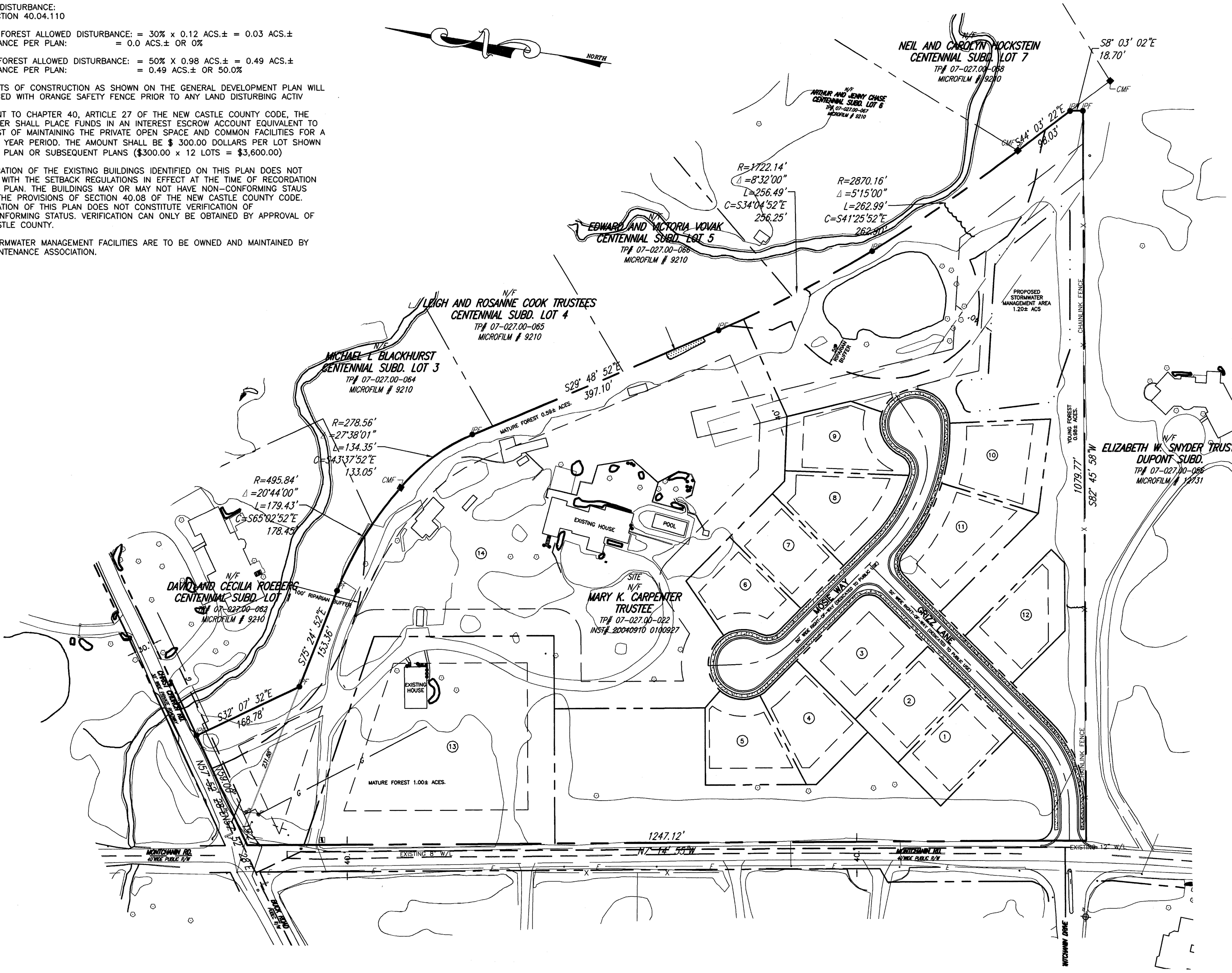
25. FOREST DISTURBANCE:
    PER SECTION 40.04.110

A. MATURE FOREST ALLOWED DISTURBANCE: = 30% x 0.12 ACS.± = 0.03 ACS.±
   DISTURBANCE PER PLAN: = 0.0 ACS.± OR 0%

B. YOUNG FOREST ALLOWED DISTURBANCE: = 50% X 0.98 ACS.± = 0.49 ACS.±
   DISTURBANCE PER PLAN: = 0.49 ACS.± OR 50.0%

25. THE LIMITS OF CONSTRUCTION AS SHOWN ON THE GENERAL DEVELOPMENT PLAN WILL BE FENCED WITH ORANGE SAFETY FENCE PRIOR TO ANY LAND DISTURBING ACTIV
26. PURSUANT TO CHAPTER 40, ARTICLE 27 OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE $ 300.00 DOLLARS PER LOT SHOWN ON THIS PLAN OR SUBSEQUENT PLANS ($300.00 x 12 LOTS = $3,600.00)
27. THE LOCATION OF THE EXISTING BUILDINGS IDENTIFIED ON THIS PLAN DOES NOT COMPLY WITH THE SETBACK REGULATIONS IN EFFECT AT THE TIME OF RECORDATION ON THIS PLAN. THE BUILDINGS MAY OR MAY NOT HAVE NON-CONFORMING STAUS UNDER THE PROVISIONS OF SECTION 40.08 OF THE NEW CASTLE COUNTY CODE. RECORDATION OF THIS PLAN DOES NOT CONSTITUTE VERIFICATION OF NON-CONFORMING STATUS. VERIFICATION CAN ONLY BE OBTAINED BY APPROVAL OF NEW CASTLE COUNTY.
28. ALL STORMWATER MANAGEMENT FACILITIES ARE TO BE OWNED AND MAINTAINED BY THE MAINTENANCE ASSOCIATION.

LOCATION MAP 1"=800'



LEGEND

⊕ FH	EXISTING FIRE HYDRANT
	PROPOSED HANDICAP RAMP
— LOD —	LIMITS OF DISTURBANCE
	EXISTING CURB
	PROPOSED CURB
	PROPOSED P.C.C. SIDEWALK
FH	PROPOSED FIRE HYDRANT
	PROPOSED FENCE
	LIMITS OF STORMWATER MANAGEMENT
	BUILDING/PARKING SETBACK
	PROPOSED STORM DRAINAGE
	PROPOSED SANITARY SEWER

THE PURPOSE OF THIS PLAN IS TO:

1. REZONE A PORTION OF THE EXISTING PARCEL FROM SE (SUBURBAN ESTATE) TO S (SUBURBAN)
2. CREATE A 14 LOT SUBDIVISION
3. EXTINGUISH AN EXISTING SANITARY SEWER EASEMENT

CERTIFICATION OF PLAN ACCURACY

I, TED C. WILLIAMS, P.E., HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING 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.

SIGNATURE ______________ DATE ______________

CERTIFICATION OF OWNER

I, ______________, HEREBY CERTIFY THAT I AM THE OWNER 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 I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

SIGNATURE ______________ 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

811
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REVISIONS

APPLICATION NO. 2013-0123(S)
EXPLORATORY SKETCH
MAJOR LAND DEVELOPMENT PLAN
WAGONER'S ROW
CHRISTIANA HUNDRED - NEW CASTLE COUNTY, DELAWARE

OWNER
RRM CARPENTER, III TRUSTEE
P.O. BOX 732
MONTCHANIN, DE 19710
302-655-1344
302-655-3318(F)

NEW CASTLE, DE (302) 323-9377
DOVER, DE (302) 734-9597
GEORGETOWN, DE (302) 854-9138
WAYNE, PA (610) 687-1976
HAVRE DE GRACE, MD (410) 939-2144

Landmark Science and Engineering
100 WEST COMMONS BOULEVARD, SUITE 301
NEW CASTLE, DELAWARE 19720
PHONE - (302) 323-9377 • FAX - (302) 323-9461
INFO@LANDMARKJCM.COM • WWW.LANDMARKJCM.COM

GRAPHIC SCALE 0 50 100 200

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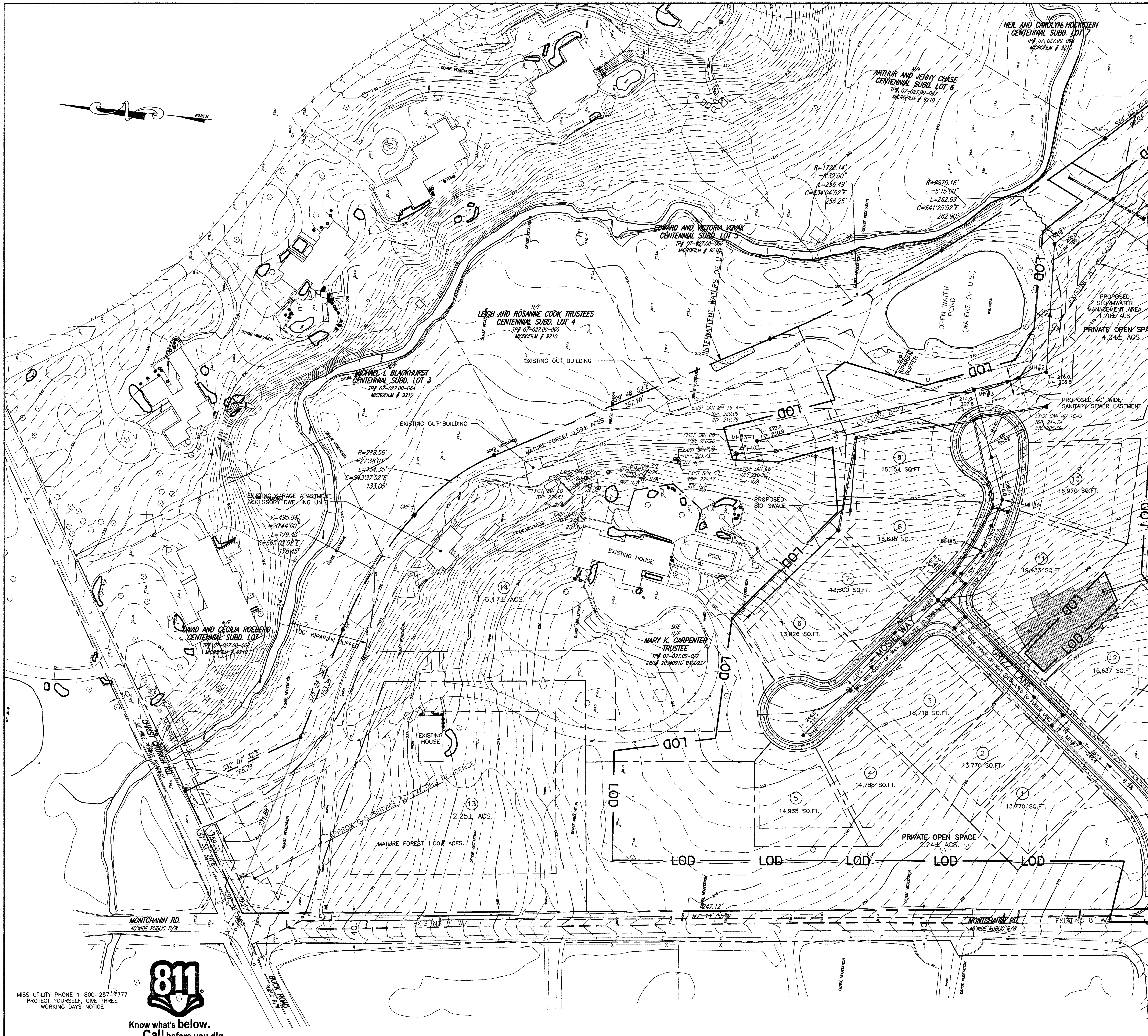
ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND THE RULES AND REGULATIONS THERETO APPURTENANT

DRAWN BY: MKB	SCALE: 1" = 100'
DESIGNED BY: MKB	DATE: 3/29/13
CHECKED BY: TCW	LAST MODIFIED 3/29/13
COMM. NO. C2487-1	FILE NO. 001
DRAWING NAME:	EXPLOR.DWG
CX-01	SHEET NO. 1 OF 3



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WAGONER'S ROW
CHRISTIANA HUNDRED – NEW CASTLE COUNTY, DELAWARE

OWNER
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DRAWN BY: MKB	SCALE: 1" = 60'		
DESIGNED BY: MKB	DATE 3/29/13		
CHECKED BY: TCW	LAST MODIFIED 3/29/13		
COMM. NO. C2487-1	FILE NO. 002		
DRAWING NAME:	EXPLOR.DWG		
CX-02	SHEET NO. 2 OF 3		

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EROSION LEGEND

- PROPOSED DRAINAGE BOUNDARY (PDB)
- SOIL STOCKPILE AREA
- SF — SILT FENCE
- RSF — REINFORCED SILT FENCE
- SSF — SUPER SILT FENCE
- LOD — LIMITS OF DISTURBANCE
- TB–(AX) — PROPOSED DIVERSION TEMPORARY BERM
- STABILIZED CONSTRUCTION ENTRANCE
- SOIL DELINEATION TYPE/LINE

MeA WsA

NORTH

DENSE VEGETATION

N/F NEIL AND CAROLYN HOCKSTEIN CENTENNIAL SUBD. LOT 7 TPI# 07-027.00-068 MICROFILM # 9210

N/F ARTHUR AND JENNY CHASE CENTENNIAL SUBD. LOT 6 TPI# 07-027.00-067 MICROFILM # 9210

N/F EDWARD AND VICTORIA VOYAK CENTENNIAL SUBD. LOT 5 TPI# 07-027.00-066 MICROFILM # 9210

N/F LEIGH AND ROSANNE COOK TRUSTEES CENTENNIAL SUBD. LOT 4 TPI# 07-027.00-065 MICROFILM # 9210

N/F MICHAEL L BLACKHURST CENTENNIAL SUBD. LOT 3 TPI# 07-027.00-064 MICROFILM # 9210

N/F DAVID AND CECILIA ROEBERG CENTENNIAL SUBD. LOT 1 TPI# 07-027.00-062 MICROFILM # 9210

SITE N/F MARY K. CARPENTER TRUSTEE TPI# 07-027.00-022 INST# 20040910-0100927

N/F ELIZABETH W. SNYDER TRUST DUPONT SUBD. TPI# 07-027.00-056 MICROFILM # 10731

Hw

NtC

NtB

S8° 03' 02"E 18.70'

S45° 01' 22"E 90.02'

R=1728.14' Δ=8°32'00" L=256.49' C=S34°04'52"E 256.25'

R=2870.16' Δ=5°15'00" L=262.99' C=S41°25'52"E 262.90'

R=278.56' Δ=27°38'01" L=134.35' C=S63°37'52"E 133.06'

R=495.84' Δ=20°44'00" L=179.45' C=S63°02'52"E 178.45'

S72° 24' 32"E 133.38'

S32° 07' 32"E 168.78'

N57° 52' 28"E 271.89'

S39° 45' 52"E 197.10'

N27° 45' 58"W 1079.77'

R247.12' N7° 14' 59"W

EXISTING 8"PVC

EXISTING 12" W/L

EXISTING 8" W/L

EXISTING HOUSE

POOL

OPEN WATER POND (WATERS OF U.S.)

INTERMITTENT WATERS OF U.S.

50' BUFFER

100' RIPARIAN BUFFER

PROPOSED TEMPORARY SEDIMENT BASIN

EXISTING TREE LINE TO REMAIN

CHAIN LINK FENCE

YOUNG FOREST 0.382± ACRES

MATURE FOREST 0.59± ACRES

MATURE FOREST 1.00± ACRES.

STEEP SLOPES (15–25%) 0.19± ACS.

APPROX. 6'Ø SERVICE TO EXISTING RESIDENCE

TOPSOIL STOCKPILE

EXIST SAN MH 16-4 TOP: 220.09 INV: 210.78

EXIST SAN MH 16-2 TOP: 225.87 INV: 197.87

EXIST SAN MH 16-3 TOP: 214.74 INV: 205.39

EXIST SAN CO TOP: 220.96 INV: N/A

EXIST SAN CO TOP: 224.17 INV: N/A

EXIST SAN CO TOP: 226.61 INV: N/A

EXIST SAN CO TOP: 220.96 INV: N/A

EXIST SAN CO TOP: 224.26 INV: N/A

EXIST SAN CO TOP: 222.73 INV: N/A

EXIST SAN CO TOP: 226.61 INV: N/A

EXIST SAN CO TOP: 220.96 INV: N/A

EXIST SAN CO TOP: 224.17 INV: N/A

EXIST SAN CO TOP: 226.61 INV: N/A

MONTCHANIN RD. 40' WIDE PUBLIC R/W

BUCK ROAD PUBLIC R/W

CHRIST CHURCH RD. 50' WIDE PUBLIC R/W

MONTCHANIN DRIVE

PROJECT BENCHMARK FLANGE BOLT ON FIRE HYDRANT ELEV. 291.29 SEE NOTE 12

MISS UTILITY PHONE 1-800-257-7777
PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE

811 Know what's below. Call before you dig.

APPLICATION NO. 2013-0123(S)
EXPLORATORY SKETCH
SCHEMATIC
PRE-BULK EROSION AND SEDIMENT CONTROL PLAN
WAGONER'S ROW
CHRISTIANA HUNDRED – NEW CASTLE COUNTY, DELAWARE

OWNER
RIM CAPRICORN TRUST III TRUSTEE
P.O. BOX 732
MONTCHANIN, DE. 19710
302-655-3318(F)

REVISIONS

CHECKED BY:

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DOVER, DE (302) 734-9599
GEORGETOWN, DE (302) 854-9138
WAYNE, PA (610) 687-2696
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NEW CASTLE, DELAWARE 19720
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INFO@LANDMARKCM.COM • WWW.LANDMARKCM.COM

GRAPHIC SCALE 0 30 60 120

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DRAWN BY:	MKB
DESIGNED BY:	MKB
CHECKED BY:	TCW
COMM. NO.	C2487-1
DRAWING NAME:	EXPLOR.DWG
SCALE:	1" = 60'
DATE:	3/29/13
LAST MODIFIED	3/29/13
FILE NO.	003
SHEET NO.	3 OF 3

CX-03

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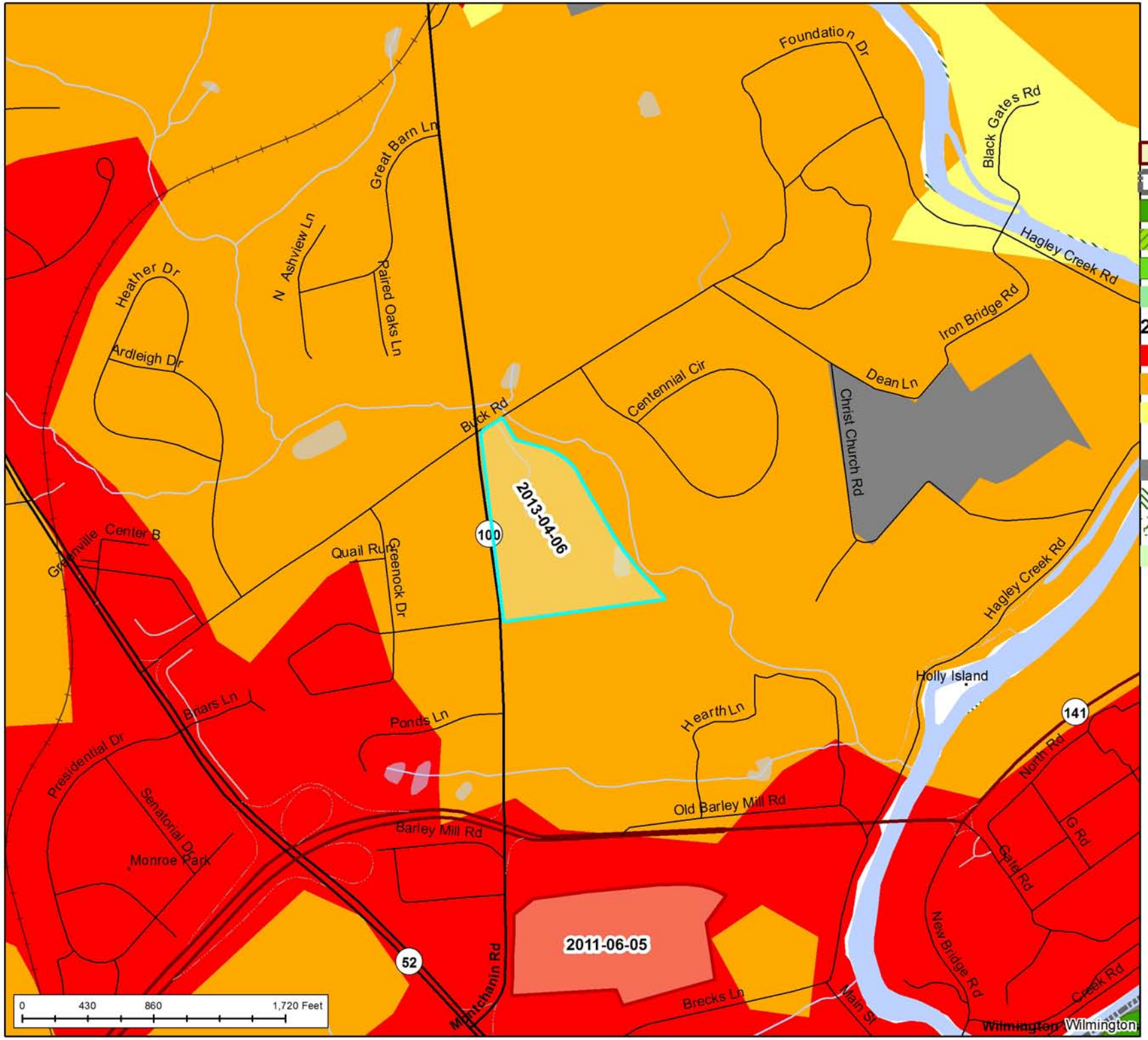

Preliminary Land Use Service (PLUS)

Wagoner's ROW
2013-04-06

- PLUS Project Areas
- Municipalities
- State Parks
- Forestry Easements
- Purchased Dev. Rights
- Ag District

2010 State Strategies

- Level 1
- Level 2
- Level 3
- Level 4
- Out of Play
- Nat. Res. & Rec. Priorities
- Working Forests
- Highest Value Agriculture

1:10,000

OSPC Delaware Office of State Planning Coordination

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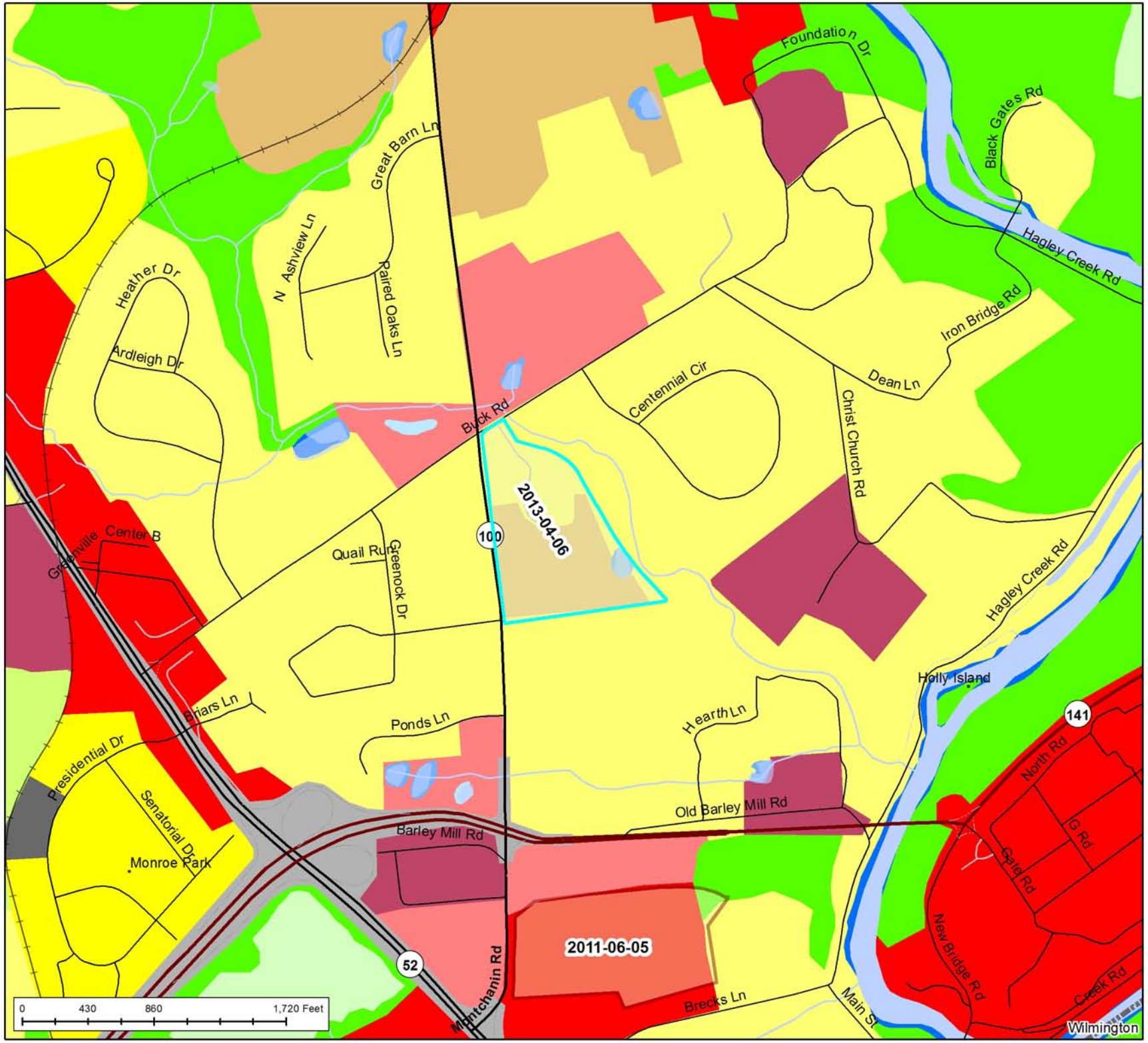

Preliminary Land Use Service (PLUS)

Wagoner's ROW
2013-04-06

- 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

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Preliminary Land Use Service (PLUS)

Wagoner's ROW
2013-04-06

Project Areas

Municipalities

2012 Aerial Photography: Provided by Delaware Office of Management and Budget

1:2,171

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