



Information Regarding Site:	
10. Type of Review: <input type="checkbox"/> Rezoning, if not in compliance with certified comprehensive plan <input type="checkbox"/> Site Plan Review	<input checked="" type="checkbox"/> Subdivision
11. Brief Explanation of Project being reviewed: <b>Resubdivision - Remove age restricted status and remove clubhouse</b>  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 +/-): <b>20.25</b>	Number of Residential Units: <b>51</b> Commercial square footage: <b>N/A</b>
13. Present Zoning: <b>ST</b>	14. Proposed Zoning: <b>ST</b>
15. Present Use: <b>Residential</b>	16. Proposed Use: <b>Residential</b>
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>Artesian Water Co.</b>  Will a new public well be located on the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
18. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: <b>New Castle County</b>  Will a new community wastewater system be located on this site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
19. If residential, describe style and market segment you plan to target (Example- Age restricted): <b>Townhouse Community - Non-Age Restricted</b>	
20. Environmental impacts: <b>none</b>  How many forested acres are presently on-site? <b>19 acres</b> How many forested acres will be removed? <b>7 acres</b> 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? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: <b>0.67</b>  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corps of Engineers signed off on the delineation? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", describe the impacts:  How close do you anticipate ground disturbance to wetlands, streams, wells, or waterbodies? <b>65 feet</b>	
21. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
22. List the proposed method(s) of stormwater management for the site: <b>Bio-Retention</b>	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? <b>14.3</b> Acres:  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)? <b>Stormwater Management and Community area</b>	
24. Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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: 358

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. none

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

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

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: ~~Tim Anderson~~ phone number: ~~(302) 369-2900~~

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.

Signature of property owner



Date

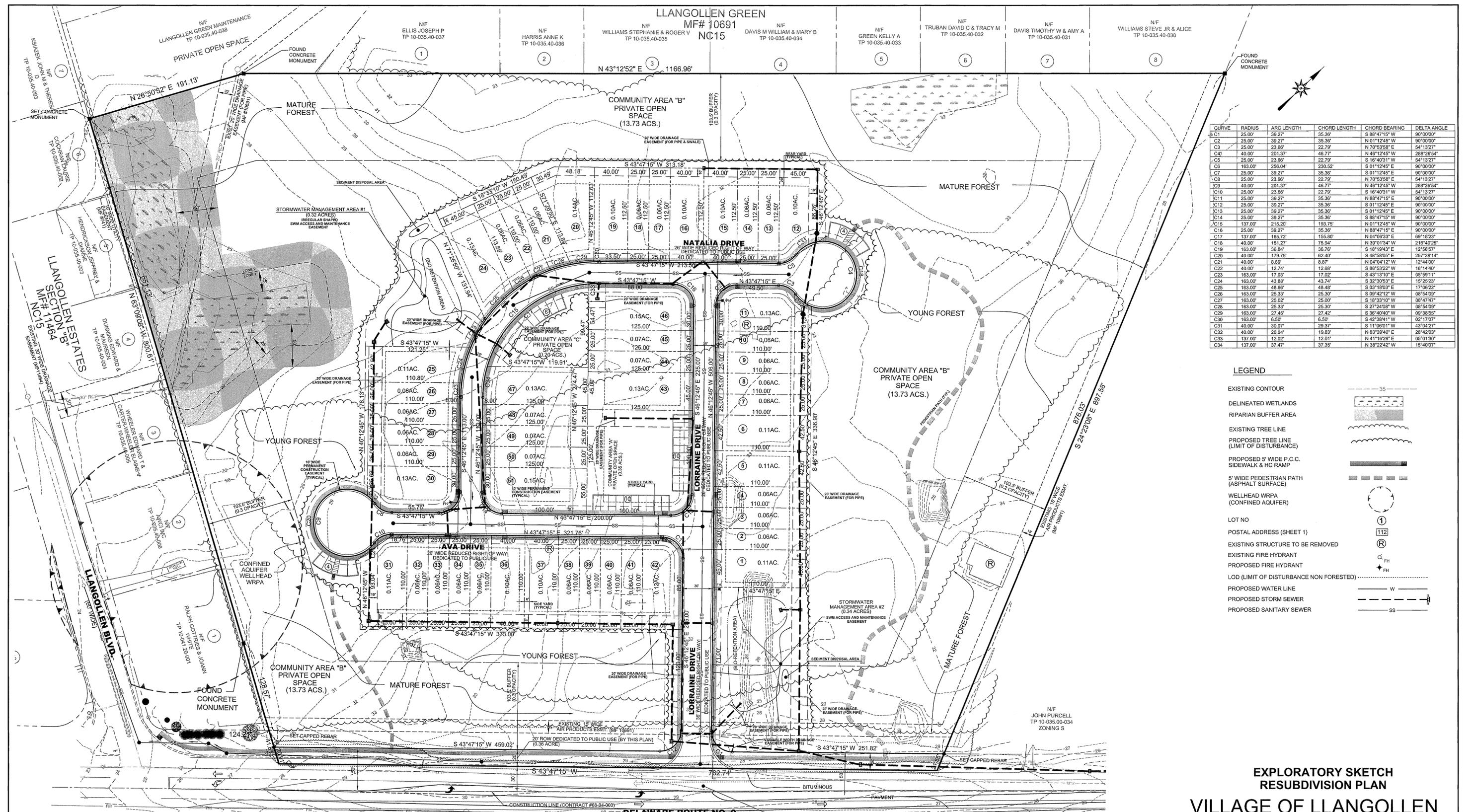
5/23/13

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](mailto: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.**

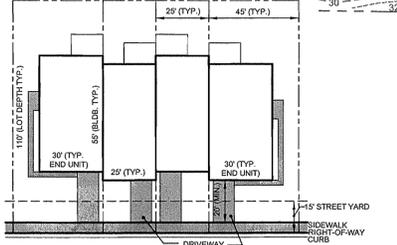


**LEGEND**

- EXISTING CONTOUR
- DELINEATED WETLANDS
- RIPARIAN BUFFER AREA
- EXISTING TREE LINE
- PROPOSED TREE LINE (LIMIT OF DISTURBANCE)
- PROPOSED 5' WIDE P.C.C. SIDEWALK & HC RAMP
- 5' WIDE PEDESTRIAN PATH (ASPHALT SURFACE)
- WELLHEAD WRPA (CONFINED AQUIFER)
- LOT NO
- POSTAL ADDRESS (SHEET 1)
- EXISTING STRUCTURE TO BE REMOVED
- EXISTING FIRE HYDRANT
- PROPOSED FIRE HYDRANT
- LOD (LIMIT OF DISTURBANCE NON FORESTED)
- PROPOSED WATER LINE
- PROPOSED STORM SEWER
- PROPOSED SANITARY SEWER

**EXPLORATORY SKETCH  
RESUBDIVISION PLAN  
VILLAGE OF LLANGOLLEN**

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE



**TYPICAL TOWNHOUSE (UDC - TOWNHOUSE)**  
NO SCALE

**DELAWARE ROUTE NO. 9  
(a.k.a. RIVER ROAD)  
(95' WIDE)  
DEDICATED PUBLIC STREET**

ENTRANCE IMPROVEMENTS (IF REQUIRED)  
INCLUDING RIGHT TURN LANES, LEFT TURN LANES,  
DECELERATION LANES AND ACCELERATION LANES  
SUBJECT TO DELDOT APPROVAL

DESIGNED BY: T.M.A.	APPROVED: _____ PROFESSIONAL ENGINEER
DRAWN BY: W.R.B.	SCALE: 1" = 50'
CHECKED BY: T.M.A.	DATE: 2-5-13 SHEET 2 OF 2
	DRAWING NO. 2076-A02-RESUB

DESCRIPTION OF EASEMENT	SHT. NO.	IN FAVOR OF	MAINTENANCE RESPONSIBILITY
IRREGULAR SHAPE SWM ACCESS & MAINTENANCE EASEMENT	2 (SWM AREA #1)	NEW CASTLE COUNTY	OUTLET STRUCTURE & PIPES, GROUND SURFACE / MAINTENANCE ORGANIZATION
SWMA ACCESS & MAINTENANCE EASEMENT	2 (SWM AREA #2)	NEW CASTLE COUNTY	OUTLET STRUCTURE & PIPES, GROUND SURFACE / MAINTENANCE ORGANIZATION
20' WIDE DRAINAGE ESMT. (FOR PIPE)	2 (SWM AREA #1)	DELDOT NEW CASTLE COUNTY	PIPE / DELDOT, GROUND SURFACE / MAINTENANCE ORGANIZATION
20' WIDE DRAINAGE ESMT. (FOR PIPE)	2 (SWM AREA #2)	DELDOT NEW CASTLE COUNTY	PIPE / DELDOT, GROUND SURFACE / MAINTENANCE ORGANIZATION
20' WIDE DRAINAGE ESMT. (FOR PIPE)	2 (OPEN SPACE)	DELDOT NEW CASTLE COUNTY	PIPE / DELDOT, GROUND SURFACE / MAINTENANCE ORGANIZATION
20' WIDE DRAINAGE ESMT. (FOR PIPE)	2 LOT 46 & COMMUNITY CENTER	DELDOT NEW CASTLE COUNTY	PIPE / DELDOT, GROUND SURFACE / MAINTENANCE ORGANIZATION
20' WIDE DRAINAGE ESMT. (FOR PIPE)	2 LOT 1-11, 25-42 & OPEN SPACE	DELDOT NEW CASTLE COUNTY	PIPE & GROUND SURFACE / MAINTENANCE ORGANIZATION
20' WIDE DRAINAGE ESMT. (FOR PIPE & SWALE)	2 LOT 12-24 & OPEN SPACE	DELDOT NEW CASTLE COUNTY	PIPE & GROUND SURFACE / MAINTENANCE ORGANIZATION
VARIABLE WIDTH DRAINAGE ESMT. (FOR PIPE)	2 (OPEN SPACE)	DELDOT NEW CASTLE COUNTY	PIPE / DELDOT, GROUND SURFACE / MAINTENANCE ORGANIZATION
PERMANENT CONSTRUCTION EASEMENT (LOTS)	2	DELDOT & UTILITY CO.	GROUND SURFACE / MAINTENANCE ORGANIZATION
PERMANENT CONSTRUCTION EASEMENT (POS)	2	DELDOT & UTILITY CO.	GROUND SURFACE / MAINTENANCE ORGANIZATION

38. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO 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. THE UNDISTURBED PORTIONS OF THE PRIVATE OPEN SPACE ARE CONSIDERED TO BE A CONSERVATION EASEMENT AND SHALL REMAIN IN ITS NATURAL STATE, EXCEPT AS PROVIDED FOR ON THIS PLAN AND THE LANDSCAPE PLAN.

39. PRIOR TO THE ISSUANCE OF EACH CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL PLACE \$478.00 INTO AN INTEREST BEARING ESCROW ACCOUNT, PURSUANT TO SECTION 27.220 OF THE UNIFIED DEVELOPMENT CODE, TO ESTABLISH AN INITIAL FUND FOR THE MAINTENANCE CORPORATION. PRIOR TO ISSUANCE OF BUILDING PERMITS FOR MORE THAN 38 LOTS (75% OF THE TOTAL LOTS), THE OPEN SPACE IS TO BE CONVEYED TO THE MAINTENANCE CORPORATION AND ESCROW MONEY INCLUDING INTEREST PLUS \$ 6,214.00 FOR 13 LOTS (25% OF THE TOTAL LOTS), SHALL BE TRANSFERRED TO THE MAINTENANCE CORPORATION FOR THEIR USE. HOWEVER, SUCH TIMEFRAME FOR THE OPEN SPACE TRANSFER SHALL BE IN ACCORDANCE WITH ANY SUBSEQUENT AMENDMENTS TO THE COUNTY CODE, IF APPLICABLE.

40. PRIOR TO RELEASE OF THE LDA SURETY, THE DEVELOPER SHALL PROVIDE TWO (2) YEARS OF POST CONSTRUCTION ASSESSMENTS FOR THE BIO-RETENTION AREAS TO VERIFY THAT THE STORMWATER FACILITIES ARE FUNCTIONING AS DESIGNED.

41. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 25.300 OF THE COUNTY CODE.

42. PRIOR PLAN APPROVALS:  
EXPLORATORY SKETCH PLAN: AUGUST 18, 2006  
PRELIMINARY PLAN: FEBRUARY 20, 2007

43. PRIOR TO ISSUANCE OF THE 1<sup>ST</sup> BUILDING PERMIT, THE DEVELOPER SHALL PROVIDE TO THE DEPARTMENT OF LAND USE WRITTEN VERIFICATION FROM DART THAT THE REQUIRED \$5000.00 CONTRIBUTION FOR BUS STOP IMPROVEMENTS HAS BEEN MADE.

44. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA) AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 7/23/08. AT INSTRUMENT NO. 200807230050500.

45. THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLE NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.

46. PRIOR TO ISSUANCE OF THE 1<sup>ST</sup> BUILDING PERMIT, THE DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH DELDOT TO PAY FOR HIS FAIR SHARE OF THE IMPROVEMENTS PROPOSED FOR THE INTERSECTION OF U.S. ROUTE 13 AND LLANGOLLEN BOULEVARD. THE IMPROVEMENTS PROPOSED BY DELDOT (IN CONCEPT STAGE AT THE TIME OF SUBMISSION OF THIS PLAN) INCLUDE AN ADDITIONAL APPROACH LANE ALONG LLANGOLLEN BOULEVARD, SIDEWALKS ALONG ROUTE 13, THE CONSTRUCTION OF A FOURTH LEG TO THE INTERSECTION AND SIGNAL PHASING CHANGES. THE DEVELOPERS SHARE OF THESE IMPROVEMENTS WILL BE BASED ON TRAFFIC GENERATED BY THE DEVELOPMENT THAT IS ASSIGNED TO THE INTERSECTION, AS A PERCENTAGE OF THE SUM OF TRAFFIC ASSIGNED BY PROPOSED PROJECTS IN THE AREA, THAT ARE ALSO REQUIRED TO CONTRIBUTE TO THE IMPROVEMENTS AT THIS INTERSECTION. THE AGREEMENT MAY INCLUDE PEDESTRIAN SIGNALS, CROSSWALKS, AND MISCELLANEOUS IMPROVEMENTS AT THE INTERSECTION AT DELDOT'S DISCRETION.

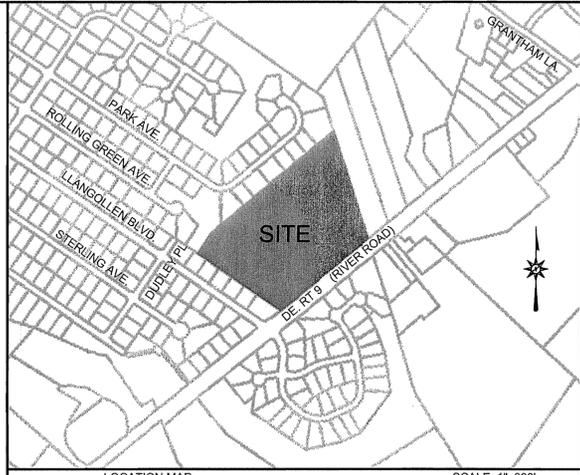
14. EASEMENTS:
- A) A SIX FOOT WIDE EASEMENT ON EACH SIDE AND REAR LOT LINE SHOWN ON THIS PLAN AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN, WITH THE EXCEPTION OF LOT LINES TRAVERSED BY COMMON WALLS OF ATTACHED UNITS, IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
  - B) A 10' WIDE PERMANENT CONSTRUCTION EASEMENT ALONG EACH SIDE OF EACH REDUCED RIGHT OF WAY IS HEREBY ESTABLISHED FOR THE CONSTRUCTION AND MAINTENANCE OF UTILITIES, PAVING, DRAINAGE STRUCTURES AND PIPES, AND FOR PEDESTRIAN SIDEWALK ACCESS.
  - C) UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF A PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT-OF-WAY.
15. SUBDIVISION STREETS:
- A) ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND WILL BE SUBJECT TO THEIR APPROVAL.
  - B) ALL RIGHTS-OF-WAY ARE DEDICATED TO PUBLIC USE.
  - C) SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO 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.
16. NO DEBRIS IS TO BE BURIED OR DISPOSED OF ON THIS SITE.
17. ALL PURCHASER'S SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY ACCESS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING AND/OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR, COMMENCING WITH THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
18. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
19. ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS, SPRINKLERS, STANDPIPE CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE FIRE PREVENTION RULES AND REGULATIONS, JUNE 2003. F.H. 6" MIN. MAIN SIZE CLASS "C" FIRE BARRIERS ARE REQUIRED BETWEEN ALL UNITS PER DSFPR, PART II, SECTION A-2.4. THE FIRE BARRIER SHALL BE LISTED AND APPROVED BY UNDERWRITERS LABORATORY, INC. OR FACTORY MUTUAL IN ACCORDANCE WITH PART 1, SECTION 5-3 OF THE DSFPR.
20. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
21. THE WETLAND BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS WETLANDS DELINEATION MANUAL, TECHNICAL REPORT Y-87-1. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN.
22. NO PORTION OF THIS SITE LIES WITHIN A 100-YEAR FLOODPLAIN PURSUANT TO FEMA MAP NO. 10003C04101, DATED JANUARY 17, 2007.
23. A PORTION OF THIS SITE LIES WITHIN WATER RESOURCE PROTECTION CLASS "A" WETLANDS PURSUANT TO WPPRA MAP FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DE MAP 2 OF 3, REVISED FEBRUARY 2006. THE ARTESIAN WATER COMPANY VERIFIED THAT THE WELL ON TAX PARCEL 10-035-40-006 DRAWS WATER FROM A "CONFINED AQUIFER."
24. FOR MAINTENANCE OF PRIVATE OPEN SPACE, LANDSCAPED AREAS WITHIN OPEN SPACE, SIDEWALKS WITHIN PRIVATE OPEN SPACE, OVERFLOW PARKING SPACES WITHIN PRIVATE OPEN SPACE, COMMUNITY CENTER AND STORMWATER MANAGEMENT AREAS, REFER TO MAINTENANCE DECLARATION, DATED 8/31/07 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE, STATE OF DELAWARE, INSTRUMENT NO. 20070906-0078998.
25. A LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN PREPARED BY DESIGNER, ETC. LAST DATED 10/05/07, OR AS LATER AMENDED AND APPROVED IN WRITING BY NEW CASTLE COUNTY, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
26. NO PORTION OF THIS SITE LIES WITHIN A CRITICAL NATURAL AREA PURSUANT TO THE STATE INVENTORY OF NATURAL AREAS.
27. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
28. THIS SITE IS BEING DEVELOPED PURSUANT TO ITS EXISTING "ST" ZONING USING THE FOLLOWING MIN. REQUIREMENTS FOR SINGLE FAMILY AGE RESTRICTED ATTACHED UNITS ARE TABULATED BELOW.

MIN. LOT AREA:	1,800 S.F.
MIN. LOT WIDTH:	18'
MIN. STREET YARD:	15'
MIN. REAR YARD:	20'
MIN. SIDE YARD:	0'/6" END UNIT
BLDG. SPACING:	10'
MAX. HEIGHT:	40'
TYPICAL LOT SIZE	25' x 110' (0.06 AC.)
INTERIOR UNITS	43' x 110' (0.11 AC.)
END UNITS	

\* 15' STREET YARD SETBACK PER UDC TABLE 4.112. DWELLINGS MUST BE SETBACK A MINIMUM OF 23' TO ACCOMMODATE THE 5' SIDEWALK PLUS THE 18' DEEP DRIVEWAY.

THIS SITE WAS REZONED ON FEBRUARY 20, 2007 FROM "S" TO "ST" BY NEW CASTLE COUNTY COUNCIL'S ADOPTION OF ORDINANCE NO. 06-132.

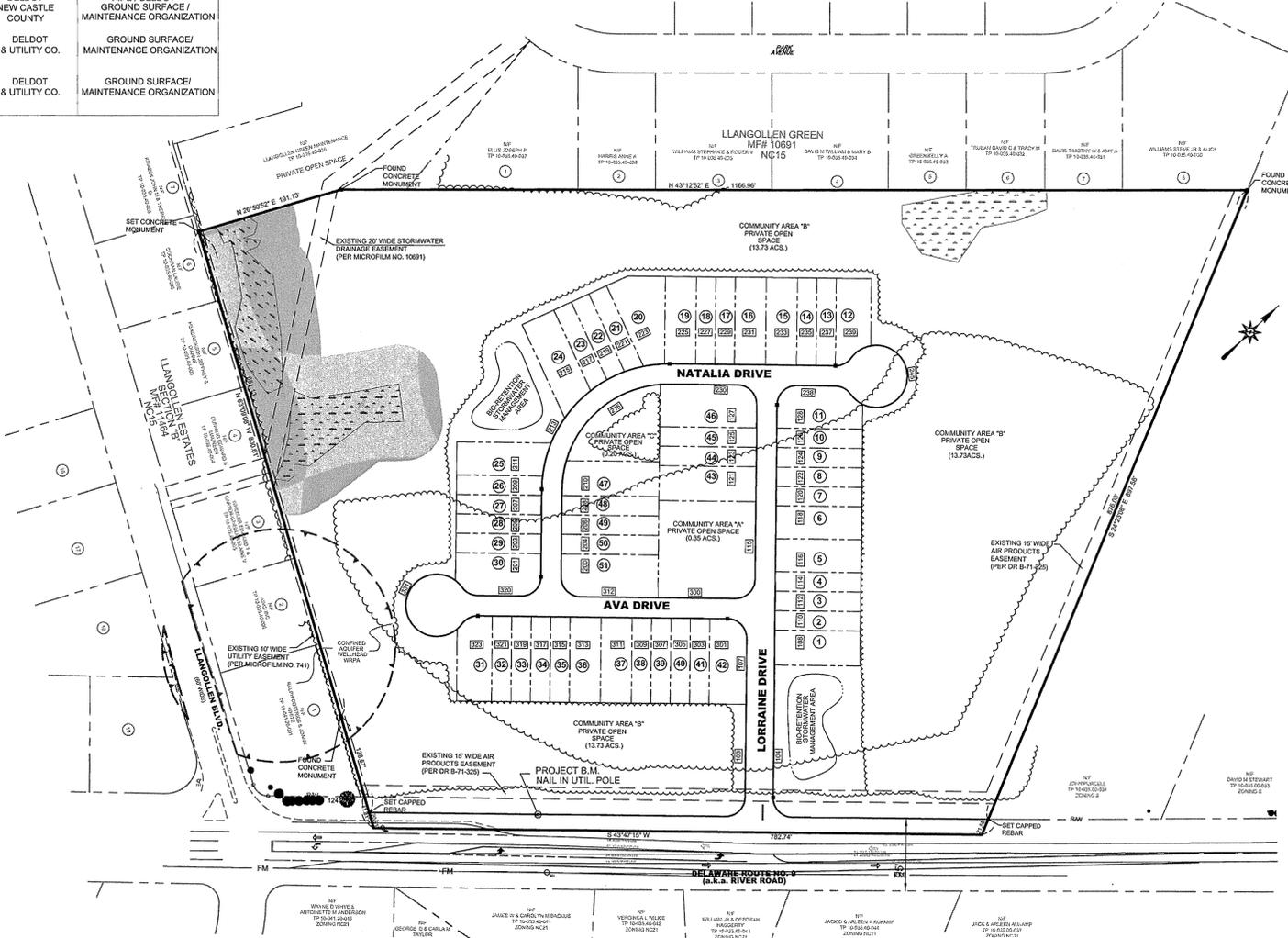
29. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, \$57,500 FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.21.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. THESE FUNDS SHALL BE PAID TO NCC PRIOR TO THE ISSUANCE OF MORE THAN 38 LOTS (75% OF TOTAL BUILDING PERMITS). THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THIS REQUIREMENT.



LOCATION MAP SCALE: 1"=800'

PLAN DATA

1. APPLICATION NUMBER
2. TAX PARCEL NUMBER 10-035-40-048 THRU 102
3. SOURCE OF TITLE DR Z088-395
4. EXISTING ZONING ST  
THIS SITE WAS REZONED ON FEBRUARY 20, 2007 FROM "S" TO "ST" BY NEW CASTLE COUNTY COUNCIL'S ADOPTION OF ORDINANCE NO. 06-132
5. SUBDIVISION DATA  
GROSS AREA 20.25 +/- ACS.  
AREA IN PUBLIC R/W DEDICATED ALONG ROUTE 9 0.36 +/- ACS.  
BASE SITE AREA 19.89 +/- ACS.  
AREA IN LOTS 4.38 +/- ACS.  
AREA IN PUBLIC R/W DEDICATED BY THIS PLAN 1.23 +/- ACS.  
AREA IN PRIVATE OPEN SPACE (75% OF TOTAL) 14.28 +/- ACS.  
(INCLUDES 0.68 ACS. FOR STORMWATER MANAGEMENT)  
TOTAL NUMBER OF LOTS 51
6. LENGTH OF PROPOSED STREETS (36' WIDE REDUCED R/W) 273 LF  
(26' WIDE REDUCED R/W) 1,404 LF
7. THE TOPOGRAPHY DEPICTED ON THIS PLAN WAS DERIVED FROM A FIELD SURVEY PERFORMED BY KARINS AND ASSOCIATES, OCTOBER 2005.
8. DATUM: NAVD88.  
BENCH MARK: NAIL IN UTILITY POLE #47067-39640 2' OFF GROUND (EL. 34.58)
9. POSTAL ADDRESSES: NEW CASTLE, DE 19720  
ASSIGNED BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE
10. WATER SUPPLY: ARTESIAN WATER CO.  
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE STATE DIVISION OF PUBLIC HEALTH.
11. SEWERAGE: NEW CASTLE COUNTY PUBLIC SEWER  
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 SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA) FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN.  
SANITARY SEWER FLOW DATA: (INCLUDES COMMUNITY CENTER)  
AVERAGE DAILY FLOW (LOTS: 51X250) = 12,750 GPD  
PEAK FLOW 4 X 12,750 = 51,000 GPD
12. PARKING CALCULATIONS  
REQUIRED BY DELDOT FOR REDUCED RIGHT-OF-WAY  
2 SPACE / UNIT X 51 UNITS = 102 SPACES (ON LOT)  
1 SPACE / 3 UNITS X 51 UNITS = 17 SPACES (OVERFLOW)  
REQUIRED OFF STREET PARKING PER U.D.C.  
2.25 SPACES / UNIT X 51 UNITS = 115 SPACES  
PROVIDED:  
2 SPACES / UNIT X 51 UNITS = 102 SPACES (ON LOT) \* INCLUDES GARAGES  
34 OVERFLOW SPACES  
138 TOTAL PARKING SPACES  
\*IN ORDER TO ACCOMMODATE THE PARKING REQUIREMENTS OF THIS DEVELOPMENT, GARAGES MAY NOT BE CONVERTED INTO LIVING SPACE.  
A WAIVER TO ALLOW THE USE OF GARAGES TO BE COUNTED AS PARKING SPACES WAS GRANTED BY THE NCC DEPARTMENT OF LAND USE ON 10-22-07.
13. MONUMENTS  
EXISTING 6  
PROPOSED 8



SUBDIVISION NATURAL RESOURCE PROTECTION TABLE

	GROSS AREA	PROTECTION REQUIRED	PROTECTION PROVIDED (VIA OPEN SPACE)	DISTURBANCE (ALLOWABLE BY U.D.C.)	AREA OF ACTUAL DISTURBANCE
WETLANDS	0.67 ACRES	0.67 ACRES (100%)	0.67 ACRES	0.00 ACRES	0.00 ACRES
MATURE FOREST	11.52 ACRES	8.06 ACRES (70%)	8.38 ACRES	3.46 ACRES	3.14 ACRES
YOUNG FOREST	7.79 ACRES	3.90 ACRES (50%)	3.90 ACRES	3.90 ACRES	3.90 ACRES
RIPARIAN BUFFER	1.41 ACRES	1.41 ACRES (100%)	1.41 ACRES	0.00 ACRES	0.00 ACRES
WELLHEAD WRPA	0.51 ACRES **	0.51 ACRES (100%)	0.51 ACRES	0.00 ACRES	0.00 ACRES

OPEN SPACE REQUIRED (25.0%) (19.89 x .25) = 4.97 ACRES  
 OPEN SPACE PROVIDED (72%) = 14.28± ACRES (P.O.S. "A"= 0.35 AC., P.O.S. "B"=13.73 ACS., P.O.S. "C"=0.20 AC.)  
 \*\* THE ARTESIAN WATER COMPANY'S PRODUCTION WELL ON TAX PARCEL 10-035-40-006 DRAWS WATER FROM A CONFINED AQUIFER AND THEREFORE GENERATED A CLASS "A" WELLHEAD RESOURCE PROTECTION AREA WITH A RADIUS OF 150 FEET FROM THE WELLHEAD.

PURPOSE PLAN NOTE:

THE PURPOSE OF THIS PLAN IS TO:  
 1. TO REMOVE THE AGE RESTRICTED STATUS AND REQUIREMENTS OF THE PLAN.  
 2. REMOVE THE COMMUNITY CENTER BUILDING FROM COMMUNITY AREA "A".

SUPERCEDES NOTE:

THIS PLAN SUPERCEDES IN PART THE RECORD MAJOR SUBDIVISION PLAN OF VILLAGE OF LLANGOLLEN INS. NO. 200809180063095 RECORDED IN THE RECORDER OF DEEDS OFFICE IN AND FOR NEW CASTLE COUNTY.

CERTIFICATION OF ACCURACY

I, TIM ANDERSON, 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.

REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING DATE

CERTIFICATION OF OWNERSHIP

I, VINCENT GREGGO, HEREBY CERTIFY THAT, PARKWAY GRAVEL, INC. IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE UDC.

OWNER DATE

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

APPROVED \_\_\_\_\_ BY \_\_\_\_\_  
DATE \_\_\_\_\_ GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

CERTIFICATION OF PLAN APPROVAL

EXPLORATORY SKETCH RESUBDIVISION PLAN VILLAGE OF LLANGOLLEN

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

OWNER/DEVELOPER	PARKWAY GRAVEL, INC. 4640 NEW CASTLE AVENUE NEW CASTLE, DE 19720 PHONE: (302) 658-5241
CONSULTING ENGINEERS	Karins CONSULTING ENGINEERS 17 POLLY DRUMMOND CENTER NEWARK, DELAWARE 19711 PHONE: (302) 368-2900 FAX: (302) 368-2975
SURVEY BY:	KARINS & ASSOCIATES
DESIGNED BY:	T.M.A.
DRAWN BY:	W.R.B.
CHECKED BY:	T.M.A.
APPROVED:	PROFESSIONAL ENGINEER
SCALE:	1" = 100'
DATE:	2-5-13
SHEET:	1 OF 2
DRAWING NO.:	2076-A01-RESUB

# Preliminary Land Use Service (PLUS)

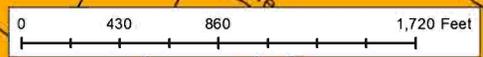
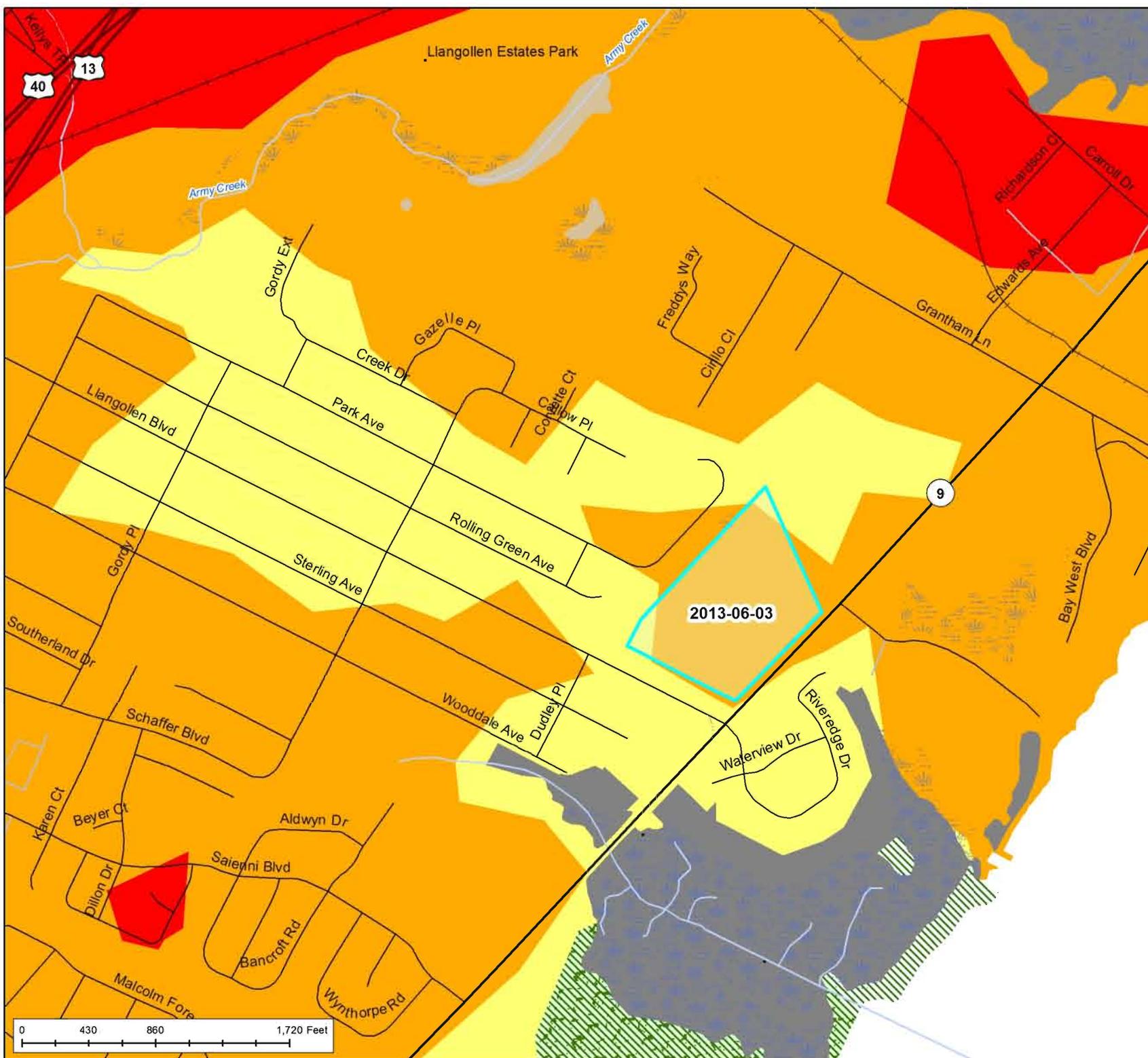
Village of Llangollen  
2013-06-03

-  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

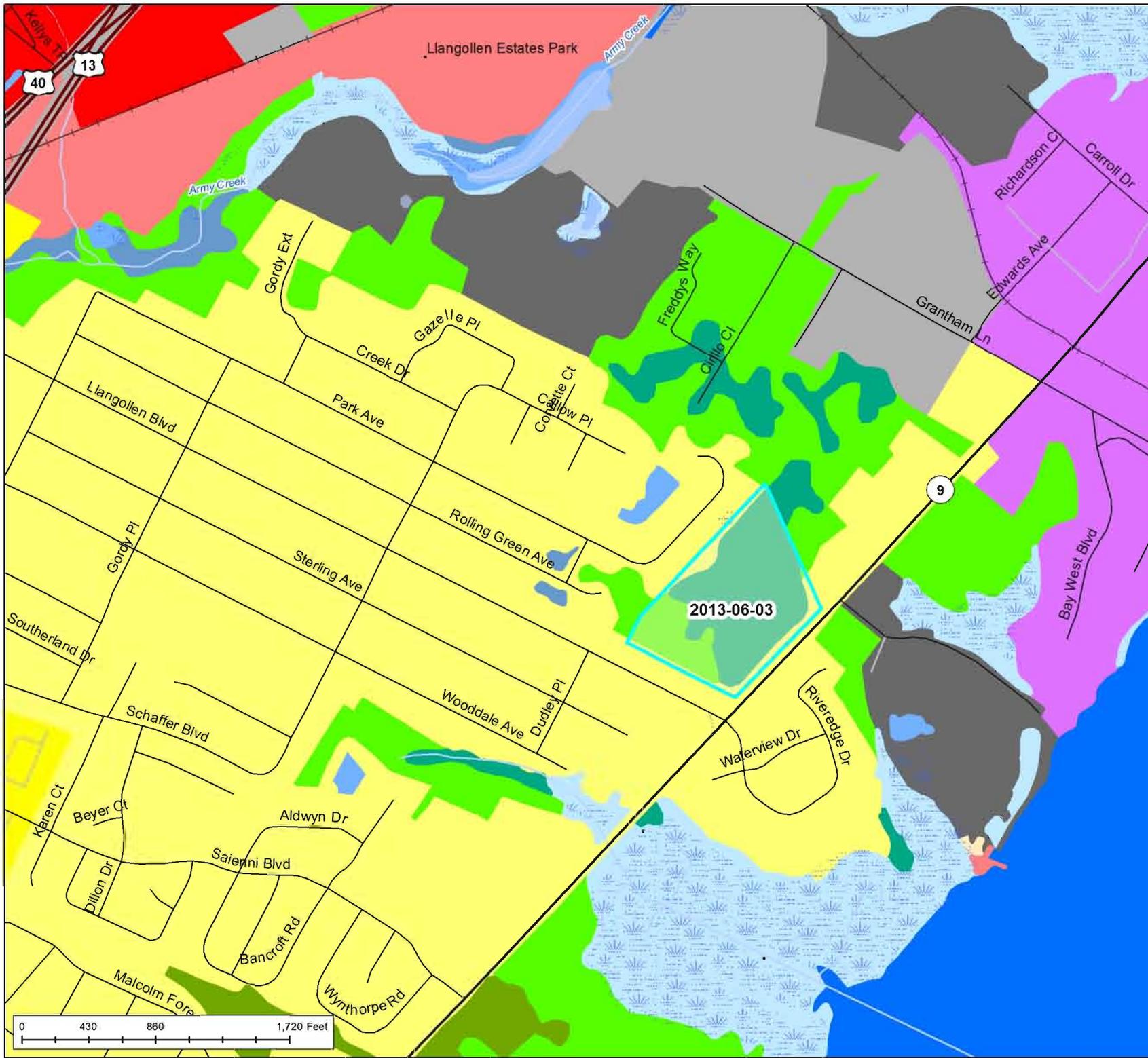


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State Planning Coordination.  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



# Preliminary Land Use Service (PLUS)

Village of Llangollen  
2013-06-03

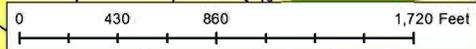


- Project Areas
- Municipalities
- Land Use/Land Cover**
  - Single Family Dwellings
  - Multi-Family Dwellings
  - Mobile Home Parks/Courts
  - Commercial
  - Industrial
  - Trans./Comm./Utilities
  - Mixed Urban/Built-up
  - Institutional/Governmental
  - Recreational
  - Farms, Pasture, Cropland
  - 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)

Village of Llangollen  
2013-06-03

-  Project Areas
-  Municipalities

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

1:2,238



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