

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: To develop and construct one new apartment building consisting of 90 dwelling units 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 +/-): 10 . 77 Number of Residential Units: 90 Commercial square footage: N/A	
13. Present Zoning: NCap	14. Proposed Zoning: NCap
15. Present Use: undeveloped	16. Proposed Use: Apartments
17. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: 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: 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):	
20. Environmental impacts: How many forested acres are presently on-site? 0 How many forested acres will be removed? 0 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 type="checkbox"/> Yes <input checked="" type="checkbox"/> No Are the wetlands: <input type="checkbox"/> Tidal Acres: <input type="checkbox"/> Non-tidal Acres: If "Yes", have the wetlands been delineated? <input type="checkbox"/> Yes <input type="checkbox"/> No Has the Army Corps of Engineers signed off on the delineation? <input 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? _____	
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: DETENTION POND AND UNDERGROUND RECHARGE	
23. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes," how much? 2 . 0 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	
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:

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

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.

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

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

*Please contact Andrea Finerosky at 302-999-0708 if a site visit is sought

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

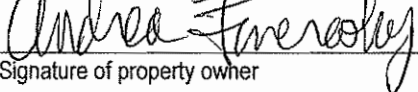
30. To promote an accurate review of your parcel's features, would you permit a State agency site visit? Yes No

Person to contact to arrange visit: Andrea Finerosky phone number: 302-999-0708

* Subject to review and written approval from owner as to purpose and scope prior to entry upon the property.

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

6/20/12
Date

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.**

NOTES:

A. GENERAL:

- 1. THIS PLAN SUPERSEDES (IN PART) THE RECORD MAJOR LAND DEVELOPMENT PLAN OF ROCKWOOD DATED JUNE 4, 2007 AND RECORDED IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20111003-0059917.
2. THE PURPOSE OF THIS PLAN IS:
a. TO DEVELOP TAX PARCEL 10-48-00-043 (10.77 ACRES) WITH 1 NEW APARTMENT BUILDING WITH 90 UNITS, 4 NEW PARKING GARAGE/STORAGE BUILDINGS, AND ALL NECESSARY PARKING, UTILITIES, ETC. TO CONSTRUCT THE SAME.
b. TO REMOVE A PORTION OF A 20' WIDE SANITARY SEWER EASEMENT ESTABLISHED BY D.B. 2510, P. 0335.
3. THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES, AND UTILITIES. IN THE CASE OF UTILITY RIGHTS OF WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATION.
4. NO DEBRIS WILL BE BURIED ON THIS SITE.
5. ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALKS, 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 CHAPTER 7 OF THE NEW CASTLE COUNTY CODE.
6. THIS PLAN IS SUBJECT TO THE IMPACT PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
7. 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.
8. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

B. FIRE MARSHAL:

- 1. ALL FIRE LANES, FIRE HYDRANTS, STANDPIPES, SPRINKLER CONNECTIONS, ETC. SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS 2006, AUGUST 10, 2006, OR AS MAY HAVE BEEN SUBSEQUENTLY AMENDED.
2. ALL BUILDINGS SHALL BE FULLY SPRINKLERED IN ACCORDANCE WITH THE NATIONAL FIRE PROTECTION ASSOCIATION 13 (NFPA 13), 1996 EDITION, OR MOST THE RECENT REVISION ADOPTED BY NEW CASTLE COUNTY.
3. SPRINKLER PROTECTION SHALL BE PROVIDED THROUGHOUT EACH UNIT, INCLUDING ATTIC SPACE.
4. FIRE LANES SHALL NOT BE LOCATED FURTHER THAN 40 FEET FROM AN EXTERIOR WALL.

C. EASEMENTS, AGREEMENTS, AND RESTRICTIONS:

- 1. THE CONDITIONS NOTED IN THE WATER MANAGEMENT AGREEMENT BETWEEN CHRISTINA SCHOOL DISTRICT, ROCKWOOD V.I. CORP., AND NEW CASTLE COUNTY DATED JANUARY 21, 1998 AND RECORDED ON FEBRUARY 17, 1998 (DB. 2389, PAGE 80) APPLY ON THIS PROJECT. THIS WATER MANAGEMENT AGREEMENT WAS REVISED IN INSTRUMENT # 20091210-007840, DATED 12/29/2009 AND RECORDED ON DECEMBER 10, 2009.
2. FOR EASEMENT TO QUEENSBURY VILLAGE INC., AS SHOWN ON THIS PLAN, SEE EASEMENT AGREEMENT DATED JANUARY 19, 2001 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20010201-0007463.
3. THIS PROPERTY IS SUBJECT TO THE NON-EXCLUSIVE PEDESTRIAN AND VEHICULAR CROSS ACCESS EASEMENT, MORE PARTICULARLY KNOWN AS 'ROCKWOOD ROAD', CONNECTING US ROUTE 40 TO CHURCH ROAD AND WHICH IS ALSO DEPICTED AS A POTENTIAL FUTURE ROAD UPON INSTRUMENT NUMBERS 10020111-0003592 AND 20050110-0003597 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE. THIS NON-EXCLUSIVE EASEMENT WAS ESTABLISHED WITHIN THE ENTIRE LENGTH AND WIDTH OF ROCKWOOD ROAD FROM US RT 40 TO CHURCH ROAD AND WAS CREATED FOR THE BENEFIT OF ROCKWOOD LOT 1A (BEING 32.84+- ACRES), ROCKWOOD LOT 1B (BEING 48.46+- ACRES), AND ROCKWOOD LOT 1-C (BEING 10.25+- ACRES). WIDTH OF THE ACCESS EASEMENT IS NOMINALLY 40 FEET WIDE (VARIES AT CIRCLE AND ENTRANCE).
4. ROCKWOOD ROAD IS A PRIVATE DRIVE FOR ITS ENTIRE LENGTH (NOT A STREET). MAINTENANCE OF THIS PRIVATE DRIVE IS THE RESPONSIBILITY OF THE OWNER. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR FUTURE MAINTENANCE OF THIS PRIVATE DRIVE.
5. BASED ON THE RECOMMENDATION OF THE RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE (RPATAC) AT THEIR JULY 16, 2008 MEETING, THE IMPERVIOUS COVER LIMITATION FOR A WRPA WAS RAISED FROM 20% TO 50% FOR PARCEL 1-C.
6. A SIX (6) FOOT WIDE EASEMENT ALONG THE SIDE AND REAR PROPERTY LINES OF LOT 1-C AND ON THE SIDE AND REAR LOTS LINES OF ANY LOT SUBSEQUENTLY ESTABLISHED WITHIN THE AREA ON THE PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY UTILITY LINE IS ELIMINATED, THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
7. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
8. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A REVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
9. THIS PROPERTY IS SUBJECT TO A DECLARATION OF RESTRICTIONS DATED JULY 9, 1996, RECORDED AT THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY DELAWARE IN DEED BOOK 2136, PAGE 291.
10. FOR THE MAINTENANCE OF THE COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE, AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN, SEE THE MAINTENANCE DECLARATION DATED _____, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. _____.
11. 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, STATE OF DELAWARE, INSTRUMENT NO. _____.
12. A STORMWATER MANAGEMENT ACCESS AGREEMENT 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 PURPOSES 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 ACCESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
13. THE OWNER/DEVELOPER SHALL PAY TO NEW CASTLE COUNTY FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40-27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH THE FACILITY MAINTENANCE AND INSPECTION. AN AMOUNT OF _____ SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY 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 THE AGREEMENT.

D. LANDSCAPE:

- 1. A LANDSCAPE PLAN PREPARED BY BURCHAM & ASSOCIATES, LAST DATED _____ OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE IS HEREBY CONSIDERED A PART OF THIS PLAN.

E. TRAFFIC:

- 1. TRAFFIC IMPACT STUDY WAIVER: NEW CASTLE COUNTY DEPARTMENT OF LAND USE AND DELDOT APPROVED A TRAFFIC IMPACT STUDY (TIS) WAIVER FOR THIS PROJECT IN ACCORDANCE WITH SECTION 40-11.121(C) OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE. AS PART OF THE GRANTING OF THE TIS WAIVER, THE PROJECT IS SUBJECT TO THE FOLLOWING REQUIREMENTS AS IT RELATES TO TRANSPORTATION IMPROVEMENTS:
A. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL INSTALL FENCING ALONG THE ENTIRE PROPERTY OF THE NORFOLK AND SOUTHERN RAILROAD RIGHT-OF-WAY.
B. PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY, THE DEVELOPER SHALL ENTER INTO A SIGNED AGREEMENT WITH DELDOT FOR THE INTERSECTION OF CHURCH ROAD AND ROCKWOOD ROAD.
C. THE DEVELOPER SHALL ENTER INTO AGREEMENTS WITH DELDOT WHEREBY THEY WOULD CONTRIBUTE THEIR PROPORTIONAL SHARE (BASED UPON THEIR CONTRIBUTION TO OVERALL TRAFFIC) OF THE COSTS OF THE FOLLOWING IMPROVEMENTS:
1) THE LONG-TERM IMPROVEMENTS AT THE INTERSECTION OF US ROUTE 40 AND WALTHER ROAD.
2) THE WIDENING OF US ROUTE 40 BETWEEN WALTHER ROAD AND CHURCH ROAD FROM FOUR LANES TO SIX LANES.
3) THE UPGRADE OF CHURCH ROAD FROM WYNNFIELD TO DELAWARE ROUTE 71.
THE DATE AND AMOUNT OF THE CONTRIBUTIONS AND THEIR CALCULATION AND MANNER OF PAYMENT SHALL BE SUBJECT TO DELDOT REVIEW AND APPROVAL.

BULK AND AREA REQUIREMENTS:

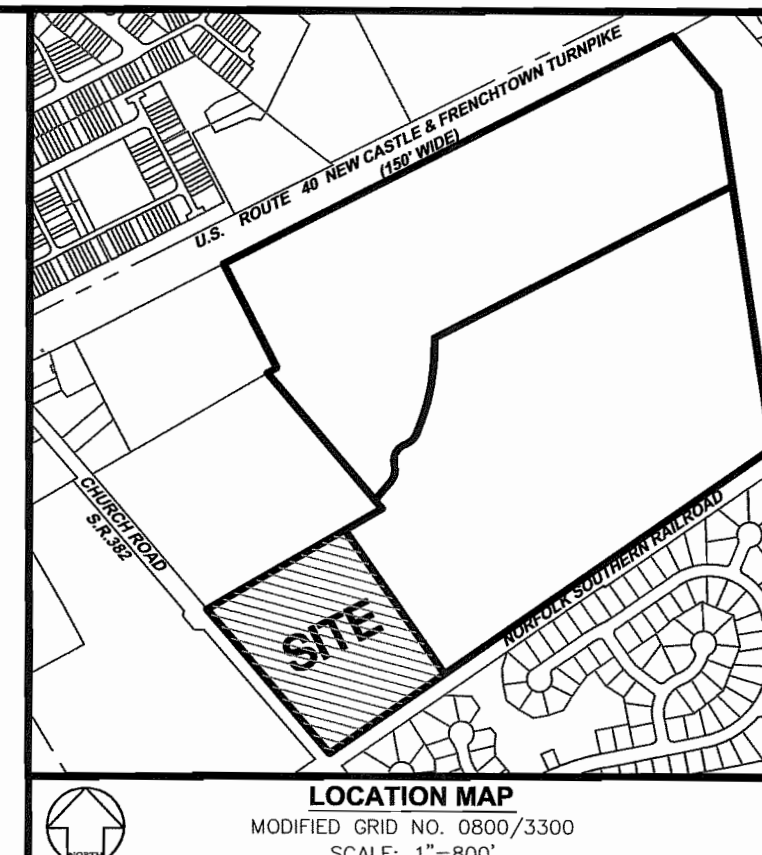
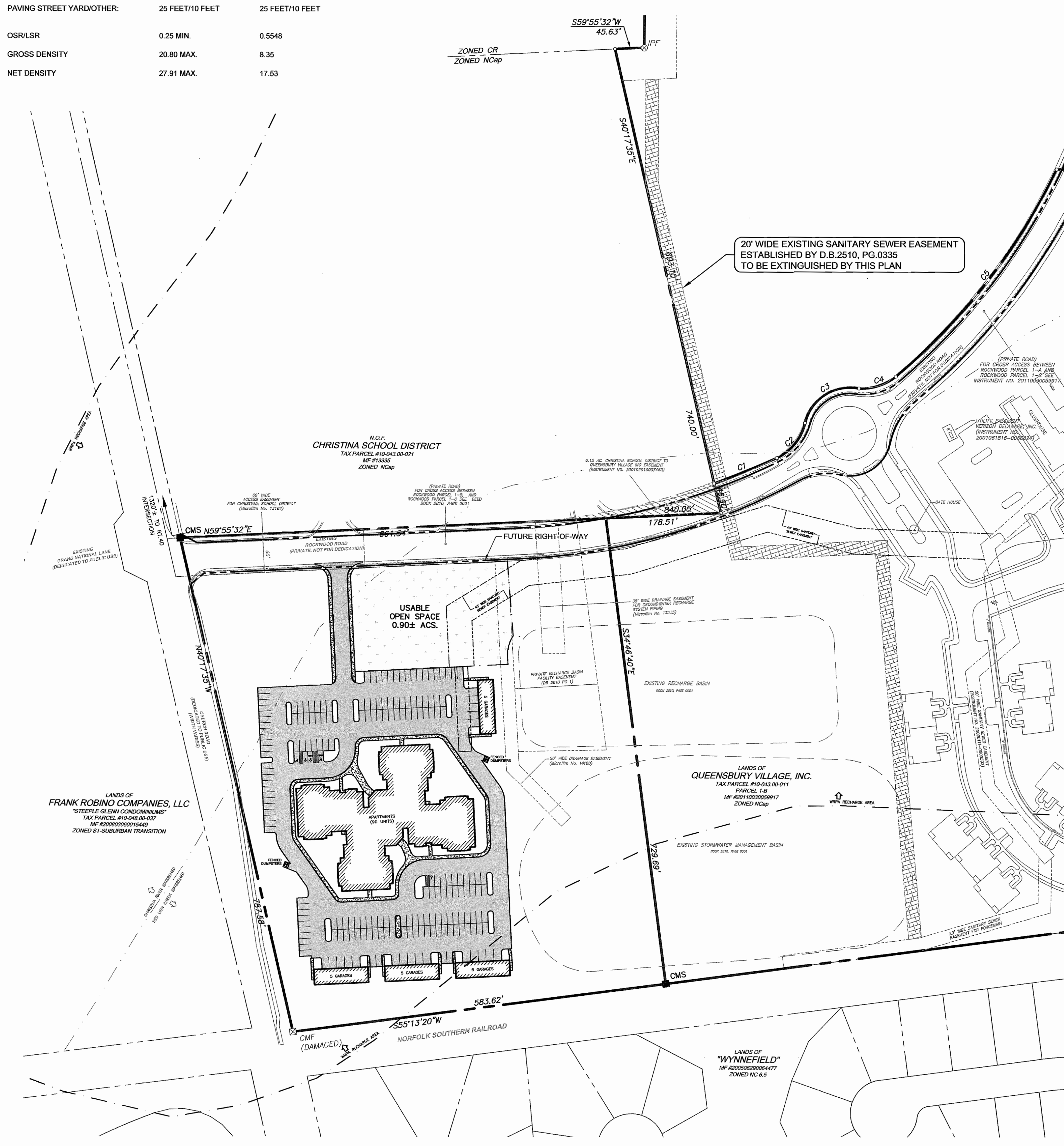
Table with columns: ZONED NCap (APARTMENTS), REQUIRED, PROVIDED. Rows include Lot Area, Lot Width, Front Setback, Side Setback, Rear Yard, Accessory Bldg. Setback, Building Height, Paving Street Yard/Other, OSV/LSR, Gross Density, Net Density.

SITE AREA WITHIN WRPA:

Table with columns: IMPERVIOUS COVER, APARTMENT BUILDING COVER (32,142 SF), GARAGES AND STORAGE (7,010 SF), PARKING, ROADWAY, SIDEWALKS, STORMWATER MANAGEMENT AREA, PERVIOUS COVER (INCLUDES RECHARGE AREA), TOTAL. Includes percentages for each category.

PARKING RATIONALE:

Table with columns: BUILDINGS, APARTMENTS, PARKING REQUIRED, PARKING SPACES PROVIDED, GARAGE SPACES PROVIDED, TOTAL PARKING PROVIDED. Values: 1, 90, 203, 183, 20, 203.



SITE DATA:

- 1. SITE: ROCKWOOD SECTION C
2. OWNER: QUEENSBURY VILLAGE, INC.
3. TAX PARCEL NO.: 10-048-00-043
4. COUNCILMANIC DISTRICT: 6
5. SOURCE OF TITLE: INSTRUMENT NO. 20020806-0075305
6. DATUM: N.G.V.D. 1988
7. BENCHMARK: U.S.G.S. BENCHMARK JU1917, ELEV. 79.09 FEET (MAD 83)
8. MODIFIED GRID: 0800/3300
9. MONUMENTS: EXISTING = 1, PROPOSED = 2
10. TOTAL TRACT AREA: 10.774 +- ACRES
11. ZONING: NCap (APARTMENTS)
12. NO. OF UNITS: 1 PROPOSED BUILDING WITH 90 PROPOSED APARTMENT UNITS
13. PARKING: 2.25 SPACES PER UNIT, 2.25 x 90 = 203 REQUIRED (203 PROVIDED). INCLUDES 5 ADA COMPLIANT HANDICAPPED SPACES OF WHICH 2 ARE VAN ACCESSIBLE.
14. WATER: PUBLIC - ARTESIAN WATER COMPANY. WATER IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE DEPARTMENT OF HEALTH.
15. SANITARY SEWER: PUBLIC - NEW CASTLE COUNTY SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES.
16. WETLANDS: THIS SITE HAS BEEN EXAMINED BY JCM ENVIRONMENTAL IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE 'FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS' DATED JANUARY 10, 1988, OR AS LATER AMENDED, AND NO WETLANDS WERE FOUND TO EXIST. SEE WETLAND INVESTIGATION REPORT TITLED 'ROCKWOOD - PARCEL 1C', DATED MARCH 2007.
17. FLOOD ZONE DESIGNATION: THIS PROPERTY IS LOCATED IN ZONE X (AREAS THAT ARE OUTSIDE OF THE 100-YEAR AND 500-YEAR FLOODPLAINS), BASED ON FIRM NO. 1000002951, EFFECTIVE DATE 11/17/07.
18. WRPA: 9.827+- ACRES OF THE SITE LIES WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) RECHARGE AREA, AS SHOWN ON MAP 2 OF 3, REVISED MAY 2001.
19. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
20. STEEP SLOPES: THERE ARE NO STEEP SLOPES ON THIS SITE, AS DEFINED BY SECTION 10.340 OF THE UNIFIED DEVELOPMENT CODE.
21. MATURE FOREST AREA: 0.0 ACRES
22. USABLE OPEN SPACE: 0.9 ACRES REQUIRED, 0.9 ACRES PROVIDED
23. PROPOSED POSTAL ADDRESSES:

THE PURPOSE OF THIS PLAN IS:

- A. TO DEVELOP TAX PARCEL 10-48-00-043 (10.77 ACRES) WITH 1 NEW APARTMENT BUILDING WITH 90 UNITS, 4 NEW PARKING GARAGE/STORAGE BUILDINGS, AND ALL NECESSARY PARKING, UTILITIES, ETC. TO CONSTRUCT THE SAME.
B. TO REMOVE A PORTION OF A 20' WIDE SANITARY SEWER EASEMENT ESTABLISHED BY D.B. 2510, P. 0335.

CERTIFICATION OF OWNERSHIP

I, GREGORY PETTINARO, PRESIDENT, OF QUEENSBURY VILLAGE, INC., HEREBY CERTIFY THAT I AM THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

GREGORY PETTINARO, DATE 5-8-12

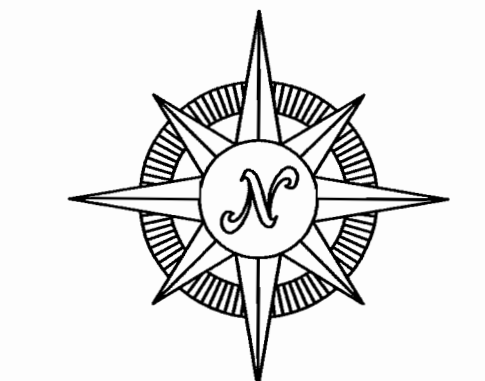
CERTIFICATION OF PLAN ACCURACY

I, LAURA R. SWISKI, 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.

LAURA R. SWISKI, P.E., DATE 5/7/12

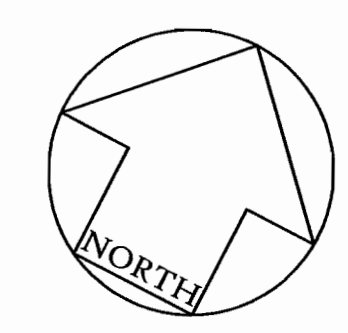
CERTIFICATION OF PLAN APPROVAL

APPROVED _____ BY _____ GENERAL MANAGER FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY
APPROVED _____ BY _____ COUNCIL PRESIDENT FOR COUNTY COUNCIL OF NEW CASTLE COUNTY



NORTHPOINT ENGINEERING
102 LARCH CIRCLE, SUITE 203
NEWPORT, DE 19804
TEL: 302-992-9881
FAX: 302-998-7354
EMAIL: npe@northpoint-eng.com

PLAN NORTH:



KEY MAP:

SEAL:



PROJECT:

APPLICATION NO. _____
ROCKWOOD PARCEL 1-C
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE

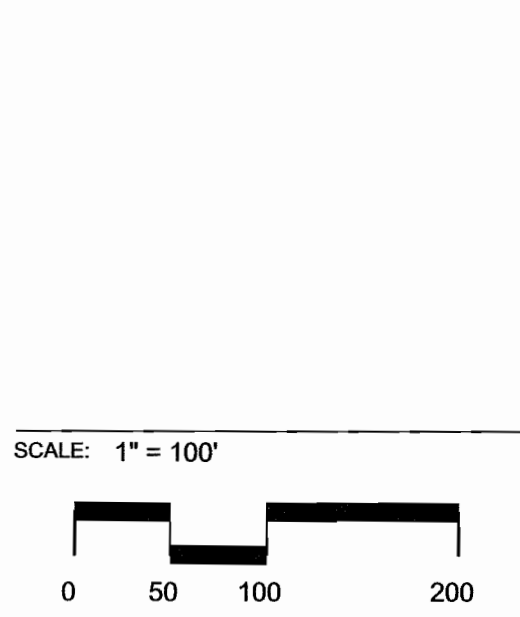
EXPLORATORY PLAN

SHEET:

COVER SHEET

NO. DATE REVISION

SCALE: 1" = 100'



DATE:

JANUARY 23, 2012

PROJECT:

10-007

SHEET:

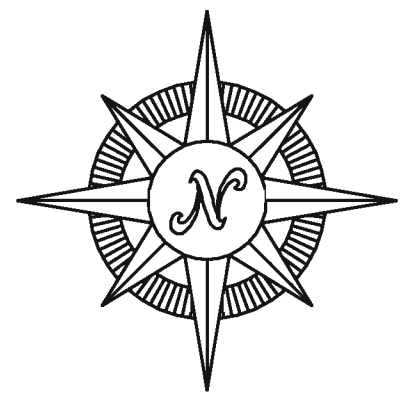
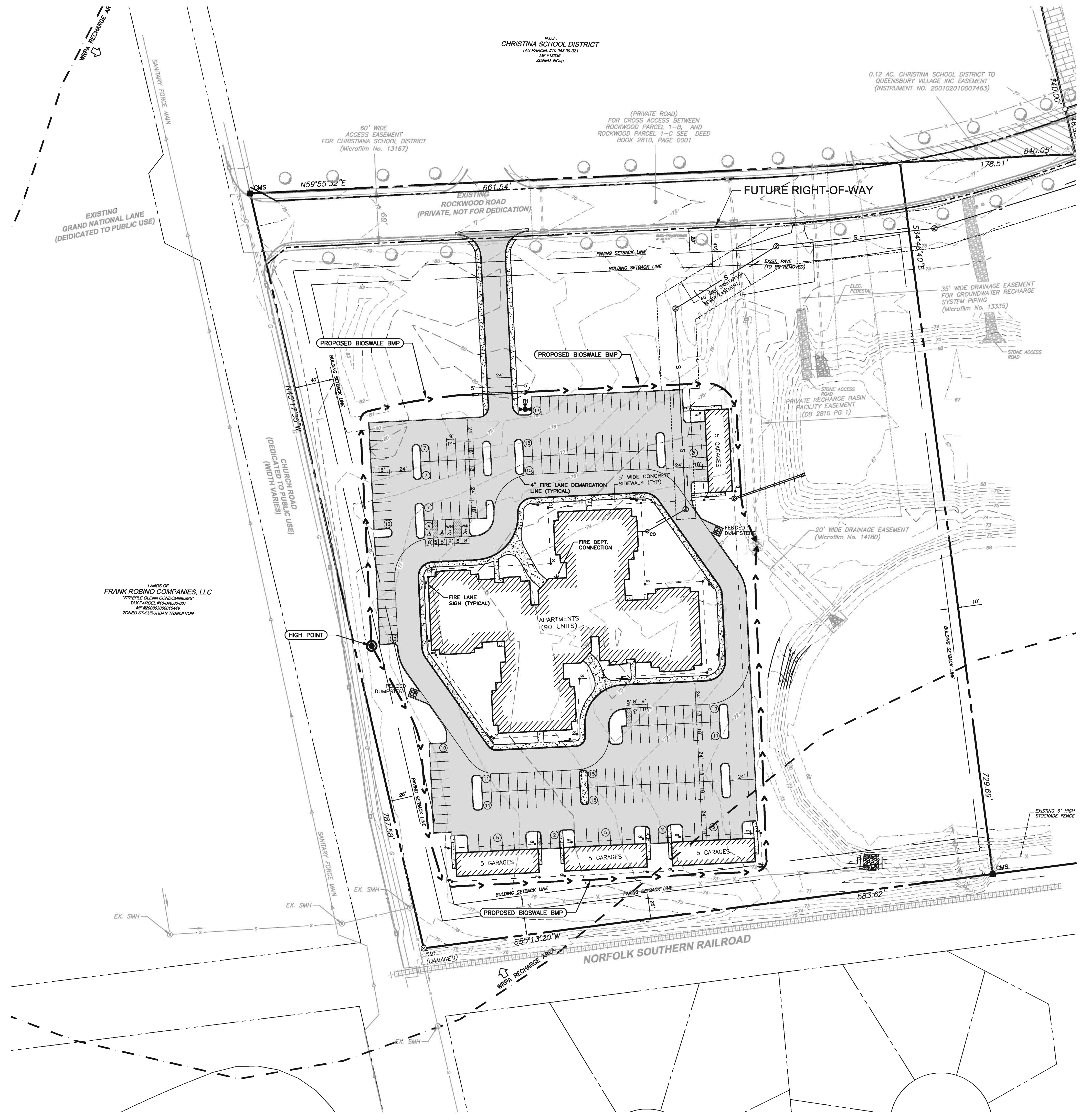
EX100

LEGEND:

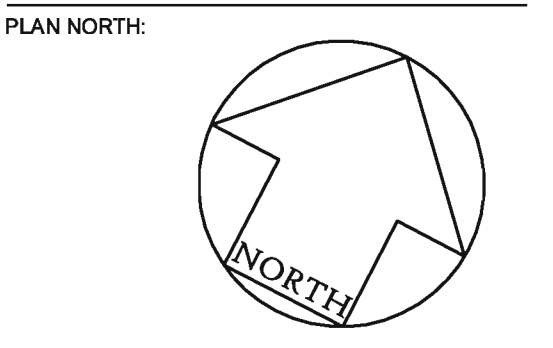
	EXISTING	PROPOSED
SANITARY SEWER LINE		
SANITARY FORCE MAIN		
WATER LINE		
GAS LINE		
OVERHEAD UTILITIES		
OVERHEAD ELECTRIC		
UNDERGROUND ELECTRIC		
OVERHEAD TELEPHONE		
UNDERGROUND TELEPHONE		
FENCE		
LIMIT OF DISTURBANCE		
INDEX CONTOUR		
INTERMEDIATE CONTOUR		
SPOT ELEVATION		
STORM INLET & PIPING		
GUIDE RAIL		
DRAINAGE AREA		
DRAINAGE FLOW		
SOILS LINE/TYPE		

UIA

CONCRETE MONUMENT	
IRON PIN/PIPE	
UTILITY POLE	
LIGHT POLE	
LIGHT	
WATER SHUT-OFF VALVE (SERVICE)	
WATER VALVE (MAIN)	
FIRE HYDRANT	
GAS SHUT-OFF VALVE (SERVICE)	
GAS VALVE (MAIN)	
SEWER VENT	
SEWER CLEAN OUT	
ELECTRIC MANHOLE	
STORM MANHOLE	
SANITARY MANHOLE	
TELEPHONE MANHOLE	
SIGN	



NORTHPOINT ENGINEERING
 102 LARCH CIRCLE, SUITE 203
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 EMAIL: npe@northpoint-eng.com



PLAN NORTH:
 KEY MAP:

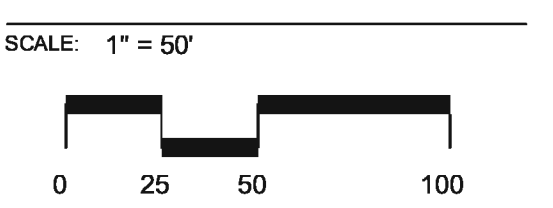
SEAL:

PROJECT:
 APPLICATION NO. _____
ROCKWOOD PARCEL 1-C
 NEW CASTLE HUNDRED
 NEW CASTLE COUNTY, DELAWARE

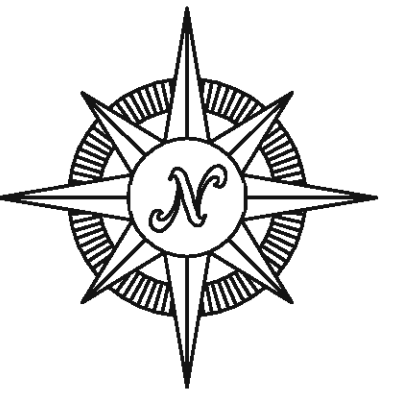
EXPLORATORY PLAN

SHEET:
SITE PLAN

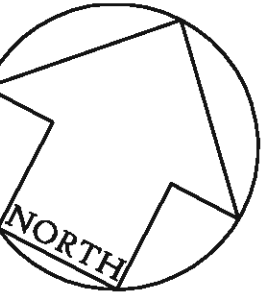
NO. DATE REVISION



DATE:
JANUARY 23, 2012
 PROJECT:
 10-007
 SHEET:
EX300



NORTHPOINT ENGINEERING
 102 LARCH CIRCLE, SUITE 203
 NEWPORT, DE 19804
 TEL: 302-992-9881
 FAX: 302-998-7354
 EMAIL: npe@northpoint-eng.com



PLAN NORTH:

KEY MAP:

SEAL:

PROJECT:

APPLICATION NO. _____

**ROCKWOOD
 PARCEL 1-C**

NEW CASTLE HUNDRED
 NEW CASTLE COUNTY, DELAWARE

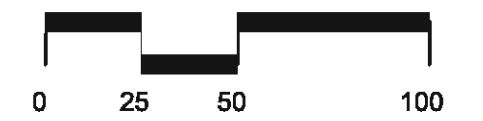
**EXPLORATORY
 PLAN**

SHEET:

UTILITIES PLAN

NO. DATE REVISION

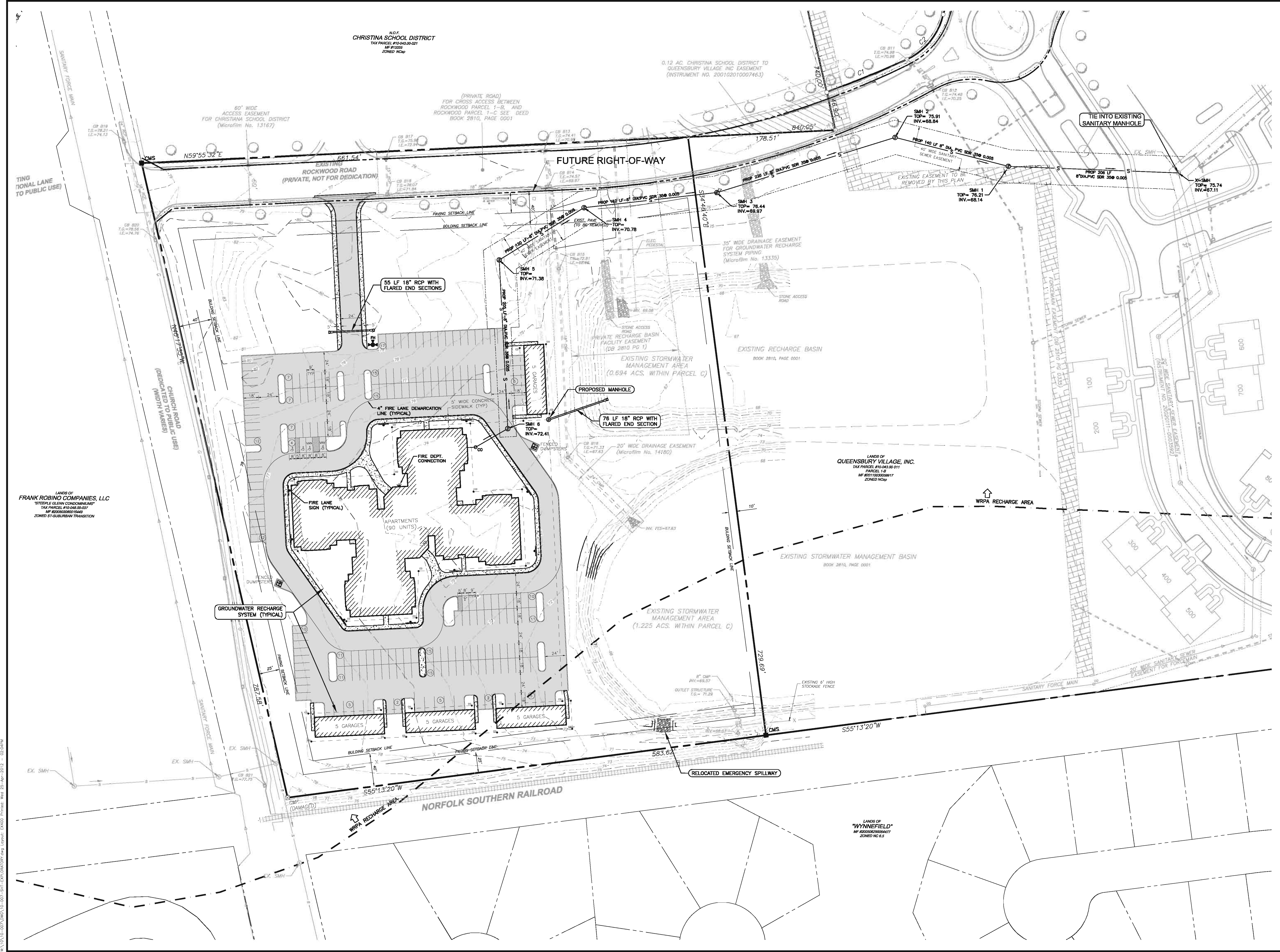
SCALE: 1" = 50'



DATE: **JANUARY 23, 2012**

PROJECT: **10-007**

SHEET: **EX400**



N.O.F.
CHRISTINA SCHOOL DISTRICT
 TAX PARCEL #10493.00-021
 MF #1335
 ZONED NC4p

0.12 AC. CHRISTINA SCHOOL DISTRICT TO
 QUEENSBURY VILLAGE INC EASEMENT
 (INSTRUMENT NO. 200102010007483)

60' WIDE
 ACCESS EASEMENT
 FOR CHRISTIANA SCHOOL DISTRICT
 (Microfilm No. 13167)

(PRIVATE ROAD)
 FOR CROSS ACCESS BETWEEN
 ROCKWOOD PARCEL 1-B AND
 ROCKWOOD PARCEL 1-C SEE DEED
 BOOK 2810, PAGE 0001

FUTURE RIGHT-OF-WAY

EXISTING
ROCKWOOD ROAD
 (PRIVATE, NOT FOR DEDICATION)

55 LF 18" RCP WITH
 FLARED END SECTIONS

PROPOSED MANHOLE

78 LF 18" RCP WITH
 FLARED END SECTION

EXISTING STORMWATER
 MANAGEMENT AREA
 (0.694 ACS. WITHIN PARCEL C)

EXISTING RECHARGE BASIN
 BOOK 2810, PAGE 0001

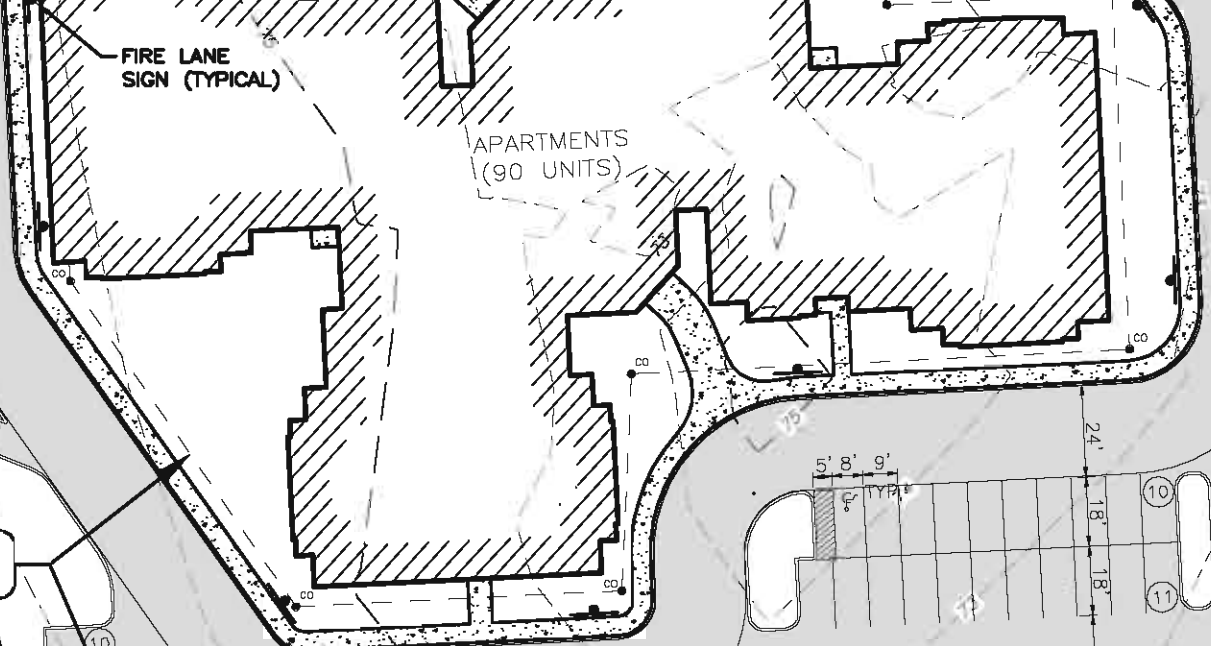
LANDS OF
QUEENSBURY VILLAGE, INC.
 TAX PARCEL #10493.00-011
 MF #01103008817
 ZONED NC4p

EXISTING STORMWATER MANAGEMENT BASIN
 BOOK 2810, PAGE 0001

EXISTING STORMWATER
 MANAGEMENT AREA
 (1.225 ACS. WITHIN PARCEL C)

WRPA RECHARGE AREA

LANDS OF
FRANK ROBINO COMPANIES, LLC
 "STEPHLE GLEN CONDOMINIUMS"
 TAX PARCEL #10493.00-037
 MF #0000000015449
 ZONED S1-SUBURBAN TRANSITION



GROUNDWATER RECHARGE
 SYSTEM (TYPICAL)

5' WIDE CONCRETE
 SIDEWALK (TYP)

4" FIRE LANE DEMARCATION
 LINE (TYPICAL)

FIRE LANE
 SIGN (TYPICAL)

APARTMENTS
 (90 UNITS)

FIRE DEPT.
 CONNECTION

FENCED
 DUMPSTERS

5 GARAGES

5 GARAGES

5 GARAGES

OUTLET STRUCTURE
 T.G. = 71.28

EXISTING 6' HIGH
 STOCKADE FENCE

RELOCATED EMERGENCY SPILLWAY

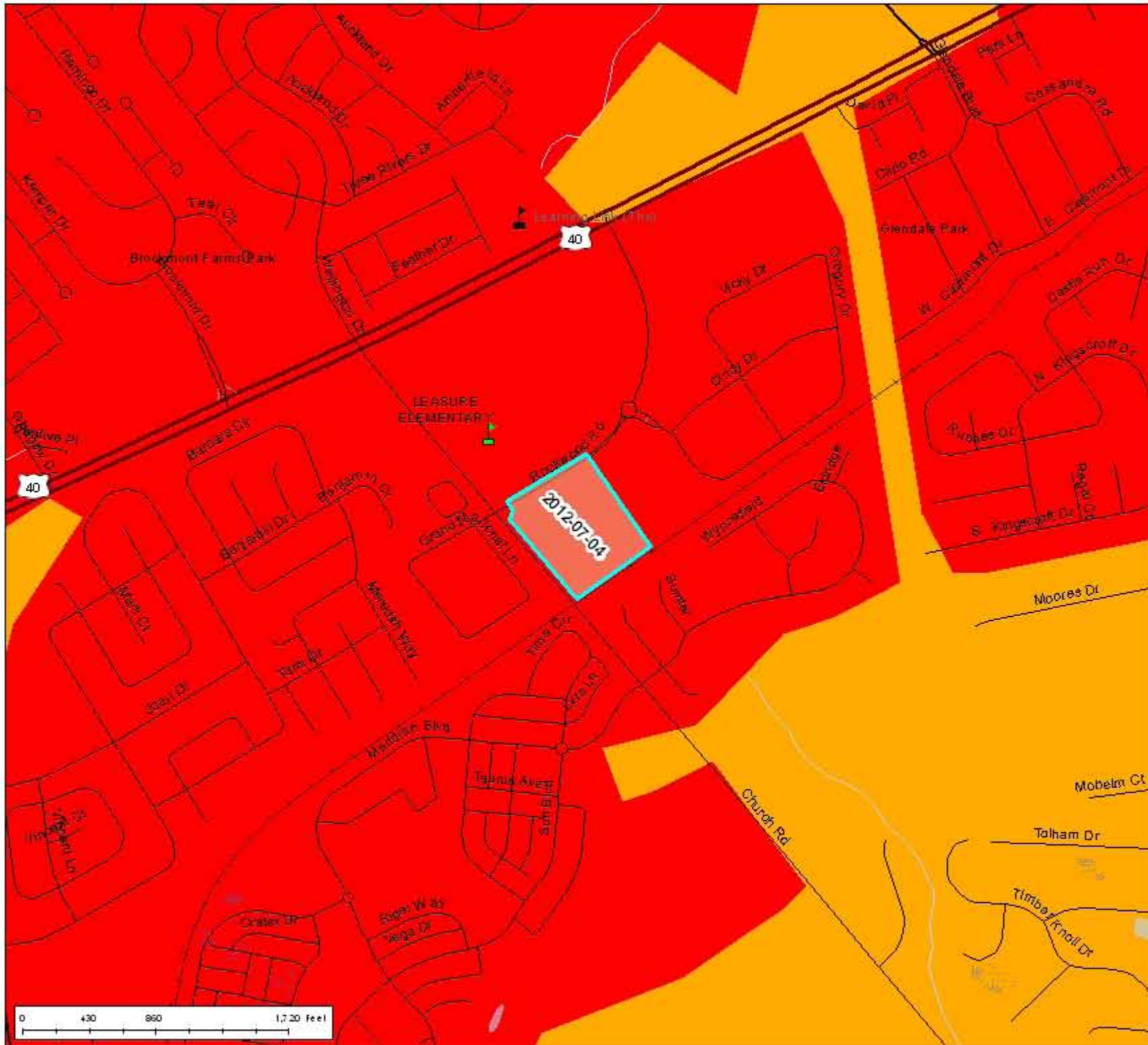
LANDS OF
WYNNEFIELD
 MF #00000000447
 ZONED NC 8.5

W:\10\10-007\DWG\10-007-SM1-EXP\UTILITIES.dwg Layout: EX400 Printed: Wed, 20-Apr-2012 10:02:04 AM

Preliminary Land Use Service (PLUS)

Rockwood
2012-07-04

-  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

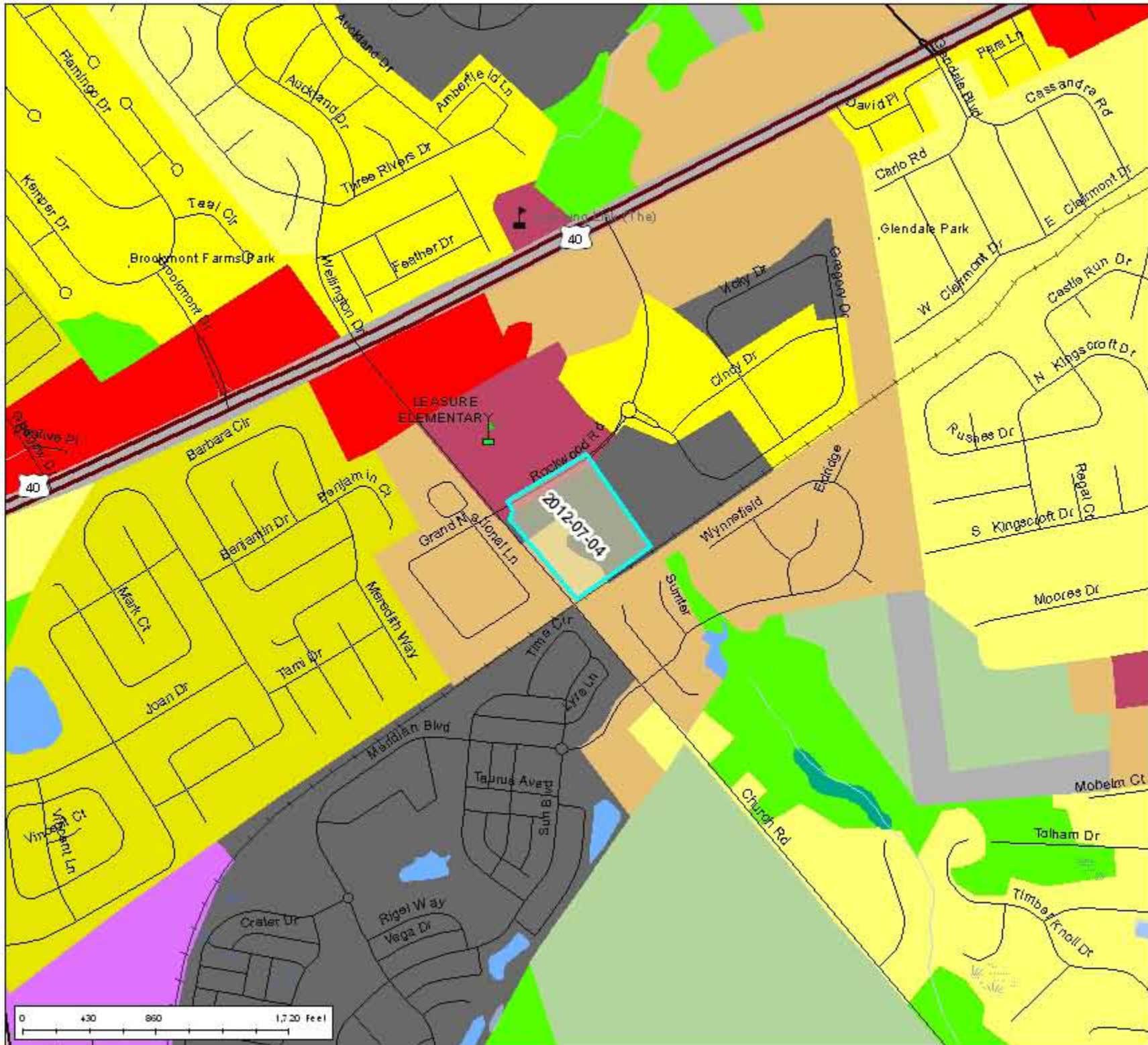


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State Planning Coordination
stateplanning.delaware.gov



Preliminary Land Use Service (PLUS)

Rockwood
2012-07-04

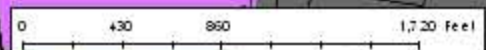


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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



Preliminary Land Use Service (PLUS)

Rockwood
2012-07-04

-  Project Areas
-  Municipalities

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



2012-07-04

1:3,000



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State Planning Coordination
stateplanning.delaware.gov

