PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
May 2, 2025 3:31 PM

PLUS ID: 2025-06-01

State Strategy Level: 2

PLUS Application Type – Rezoning & Site Plan Review

Title: 1510 Paper Mill Road
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
Purpose is to rezone Parcel 08-030.00-015 from S to ST, Create Lot 1 and establish a Historic Overlay for the existing single-family dwelling, subdivide the remaining parcel into 31 age restricted single family attached townhome lots

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 08030.00015

Project Location: 1510 Paper Mill Road, Newark, DE 19711

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

1510 Paper Mill Road, LLC - Jim Nowland
2009 Ogletown Road
Newark, DE 19711
Phone: (302) 731-1333
Email: jim@nowlandassociates.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
McBride & Ziegler, Inc.
Mark Ziegler, PE
Phone: (302) 737-9138
Email: mziegler@mcbrideziegler.com
Fax: (302) 737-2610

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **6.27**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **S - Suburban**
Proposed Zoning for this project: **ST - Suburban Transition**

Land Use Information

Present Use for this project area: **Residential**
Proposed Use for this project: **Residential**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Age-restricted**
Total number of Homeownership units: **32**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
32	1		31

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Jim Nowland (302)731-1333

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Other Artesian Water Company**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Other New Castle County**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
No			

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated?
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
1 Bio-retention facility

Open Space Details

Is there Open Space proposed for this project? **Yes**

Estimated acres of Open Space proposed: **3.44**
What kind of Open Space? **Passive Recreation, Stormwater Management, Other**
Please list the "other" type of Open Space: **Community Area Open Space**
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
225
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
N/A

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
No

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

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	No	Yes	No
Type existing		Within Right-of-Way	

Proposed to add?	Yes	No	
Type proposed	Internal, Within Right-of-Way		

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.

If yes, please provide details regarding evaluation by a cultural resource professional.
Found photographic inventory from the Bureau of Archaeology and Historic Preservation on the CHRIS website. The plan is proposing to place a historic overlay on proposed Lot 1 which will contain the existing residential dwelling.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
Yes

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.

If yes, please provide details regarding known historic/cultural resources near the project site.
0.4+/- miles from the Dennison, Samuel, House.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: 1510 Paper Mill Road

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

Signature of Property Owner — Date: 05-30-25

James E. Nowland

Property Owner (Please Print)

Signature of Additional Owner (if applicable) — Date: 05-30-25

Jeffrey D Nowland — Date: 05-30-25

Gifford M. Nowland

Additional Owner (Please Print)

Published January 2022

PLAN DATA:

1. TAX PARCEL NO.: T.P.# 08-030.00-015
2. PROPERTY ADDRESS: 1510 PAPER MILL ROAD, NEWARK, DELAWARE 19711
3. OWNER: 1510 PAPER MILL ROAD LLC
4. SOURCE OF TITLE: INST.# 20121109-0066060
5. EXISTING ZONING: S (SUBURBAN)
   PROPOSED ZONING: ST (SUBURBAN TRANSITION)
   LOT 1 TO BE REZONED ST AND H (HISTORIC OVERLAY)
6. ZONING REQUIREMENTS: ST - AGE RESTRICTED OPEN SPACE PLANNED

   TOWNHOUSE:

MIN LOT AREA:	1,800 SF.
MIN LOT WIDTH:	18 FEET.
MAX BUILDING HEIGHT:	40 FEET.
STREET YARD SETBACK:	15 FEET. (20' SETBACK TO PARKING)
SIDE YARD SETBACK:	0 FEET. (6' END UNIT)
REAR YARD SETBACK:	20 FEET.
BUILDING SPACING:	10 FEET.
MAX UNITS IN A ROW:	8 UNITS

   SINGLE FAMILY DETACHED (10,000 SF.):

MIN LOT WIDTH:	80 FEET.
MIN LOT AREA:	10,000 SF.
MAX BUILDING HEIGHT:	40'
STREET YARD SETBACK:	25 FEET. (20' SETBACK TO PARKING)
SIDE YARD SETBACK:	6 FEET. (6' END UNIT)
REAR YARD SETBACK:	30 FEET.

7. GROSS AREA: 6.2678± ACRES
8. TOPOGRAPHY NOTE: TOPOGRAPHY INFORMATION WAS FIELD SHOT BY MCBRIDE & ZIEGLER, IN FEBRUARY/MARCH, 2023.
9. DATUM: DEED/N.A.V.D. 1988

   BENCHMARK: EXISTING SANITARY SEWER MANHOLE LOCATED ON THE NORTH SIDE OF PAPER MILL ROAD, WITHIN THE SHOULDER OF THE ROAD AND APPROXIMATELY 43 LF. NORTHEAST FROM THE EASTERLY END OF THE EXISTING GUARDRAIL LOCATED ON THE SOUTHERLY SIDE OF PAPER MILL ROAD.
10. 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 DEPARTMENT OF PUBLIC HEALTH.
11. SANITARY SEWER: PUBLIC - NEW CASTLE COUNTY

    SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS 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;

    EXISTING: 1 SINGLE FAMILY DETACHED HOUSE UNIT = 300 GPD
    PROPOSED: 31 SINGLE FAMILY ATTACHED HOUSE UNIT x 200 GPD = 6,200 GPD
    TOTAL: = 6,550 GPD
    PEAK FLOW: 6,550 GPD x 4 = 26,200 GPD
12. DEBRIS DISPOSAL: NO DEBRIS WILL BE DISPOSED OF ON THIS SITE.
13. WATER RESOURCE PROTECTION: THIS SITE LIES ENTIRELY WITHIN A COCKEYSVILLE FORMATION WRPA DRAINAGE AREA, PER WATER RESOURCE PROTECTION AREAS (WRPA) MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED MARCH, 2022.
14. NO 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP PANELS 10003C0040L AND 10003C0130L, DATED JANUARY 22, 2020.
15. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
16. 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 WETLANDS, AND WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY WATERSHED ECO, LLC, DATED JULY 19, 2024.
17. AREA BREAKDOWN:

PROPOSED LOT AREA (LOTS 1-32)		- 2.3207±AC.	37.03%
PROPOSED RIGHT OF WAY		- 0.5059±AC.	8.07%
COMMUNITY AREA OPEN SPACE:	PRIVATE	- 2.6890±AC.	42.90%
	SWM	- 0.4322±AC.	6.90%
	USABLE	- 0.3200±AC.	5.10%
TOTAL		- 6.2678±AC.	100.00%

    COMMUNITY AREA OPEN SPACE REQUIRED: 2.19± AC. - 35%
    COMMUNITY AREA OPEN SPACE PROVIDED: 3.44± AC. - 55%

    COMMUNITY AREA OPEN SPACE USABLE REQUIRED = 0.32 ACRES (32 LOTS/100)
    COMMUNITY AREA OPEN SPACE USABLE PROVIDED = 0.32 ACRES
18. PARKING DATA (PER SECTION 40.03.522, UDC) TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.

    PARKING REQUIRED: 44 SPACES

    AGE RESTRICTED RESIDENTIAL - 1.5 SPACES x 32 DWELLING UNITS = 48 SPACES

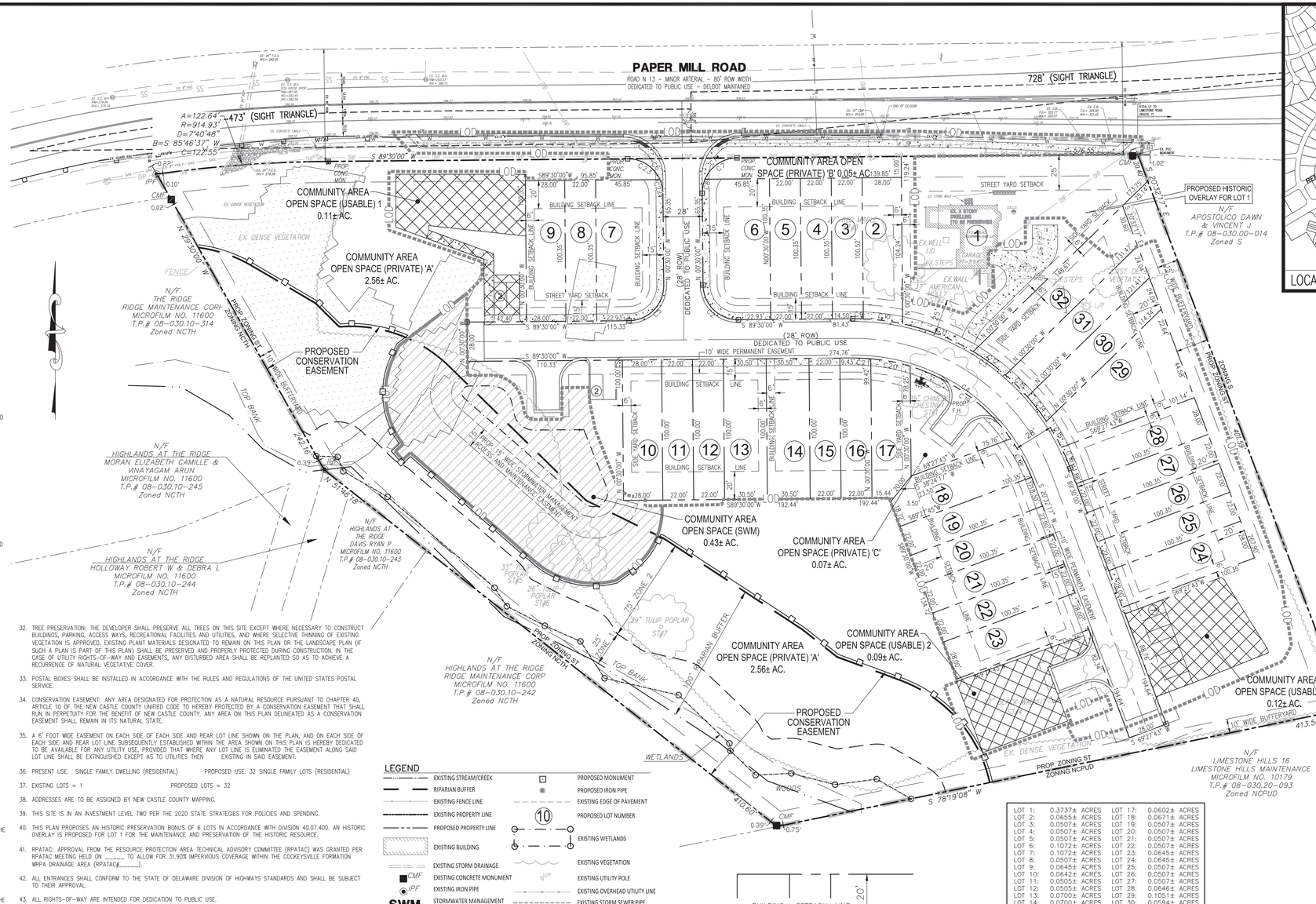
    PARKING PROVIDED:

AGE RESTRICTED RESIDENTIAL	- 64 SPACES
OVERFLOW	- 11 SPACES
TOTAL	- 75 SPACES

    *PARKING SPACES IN GARAGES ARE NOT INTENDED TO BE USED FOR REQUIRED PARKING
19. LENGTH OF PROPOSED RIGHT OF WAY: 28' REDUCED STREET RIGHT OF WAY - 782 LF.

    THIS SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 40.26.330 AS THE SHAPE OF THE PARCEL AND THE PHYSICAL FEATURES MAKE IT DIFFICULT TO CONNECT ADDITIONAL STREETS WITHOUT UNDESIRABLE INTRUSIONS INTO THE NATURAL RESOURCES ON THE PARCEL
20. FIRE PROTECTION: 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.

    FIRE HYDRANTS: EXISTING - 0 PROPOSED - 1
21. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
22. MONUMENTS: CMF EXISTING - 3 PROPOSED - 10
23. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
24. THERE ARE NO KNOWN DEED RESTRICTIONS ON ANY OF THE EXISTING LOTS.
25. IMPACT FEES: 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 N.C.C. COUNCIL.
26. PERFORMANCE SURETY: 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 , AT INSTRUMENT NO._____.
27. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, PRIVATE STREETS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THE 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 NUMBER _____.
28. SIDEWALKS: 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. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
29. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC §40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. 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 SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
30. A LANDSCAPE PLAN, PREPARED BY BURCHAM AND ASSOCIATES, LAST DATED _____, OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
31. 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. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY BUT, NOT PAST THE PROPERTY LINE. 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 DETERMINE 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.
32. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
33. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
34. CONSERVATION EASEMENT: 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.
35. A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN 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.
36. PRESENT USE: SINGLE FAMILY DWELLING (RESIDENTIAL) PROPOSED USE: 32 SINGLE FAMILY LOTS (RESIDENTIAL)
37. EXISTING LOTS = 1 PROPOSED LOTS = 32
38. ADDRESSES ARE TO BE ASSIGNED BY NEW CASTLE COUNTY MAPPING.
39. THIS SITE IS IN AN INVESTMENT LEVEL TWO PER THE 2020 STATE STRATEGIES FOR POLICIES AND SPENDING.
40. THIS PLAN PROPOSES AN HISTORIC PRESERVATION BONUS OF 6 LOTS IN ACCORDANCE WITH DIVISION 40.07.400. AN HISTORIC OVERLAY IS PROPOSED FOR LOT 1 FOR THE MAINTENANCE AND PRESERVATION OF THE HISTORIC RESOURCE.
41. RPATAC: APPROVAL FROM THE RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE (RPATAC) WAS GRANTED PER RPATAC MEETING HELD ON _____ TO ALLOW FOR 31.90% IMPERVIOUS COVERAGE WITHIN THE COCKEYSVILLE FORMATION WRPA DRAINAGE AREA (RPATA#_____).
42. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
43. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
44. 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 COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
45. THIS PLAN DOES NOT SUPERSEDE ANY OTHER PLAN SINCE THERE IS NO EXISTING RECORDED PLAN FOR THE PROPERTY.
46. 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.
47. 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 POPE, 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 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 BY MORE THAN 2.5' FROM THE DESIGN BUILDING LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
48. THIS DEVELOPMENT IS AN AGE RESTRICTED COMMUNITY SUBJECT TO DIVISION 40.07.700 AND TABLE 40.04.110.A OF THE NEW CASTLE COUNTY CODE AND THE HOUSING FOR OLDER PEOPLES ACT (HOPA) OF 1995 OF THE FEDERAL FAIR HOUSING ACT, 42 U.S.C. § 361 ET SEQ. ALL AGE RESTRICTED UNITS SHALL CONTAIN ALL NECESSARY LIVING ARRANGEMENTS ON THE FIRST FLOOR. THIS SHALL INCLUDE AT LEAST ONE (1) BEDROOM AND FULL SANITARY FACILITIES. THE DENSITY BONUS REFERENCED IN DIVISION 40.07.700 HAS BEEN APPLIED TO THE SITE CAPACITY FOR THE PROJECT.
49. PRIOR TO PLAN RECORDATION, THE DEVELOPER SHALL SIBMIT TO THE DEPARTMENT AND OFFICE OF LAW, FOR REVIEW AND APPROVAL, THE MAINTENANCE DECLARATION, CERTIFICATE OF INCORPORATION, AND BYLAWS (PER SECTION 40.27.130.C OF THE NCCC).
50. THE OWNER MUST PROVIDE MAINTENANCE ESCROW FOR THE RESIDENTIAL PRIVATE OPEN SPACE AND COMMON FACILITIES MAINTENANCE (PER SECTION 40.27.220 OF THE NCCC).
51. LOD = 2.83 ACRES* (45.14%)
    *EXCLUDES, PER SECTION 40.10.210 OF THE UDC, PERMISSIBLE USES IN REQUIRED OPEN SPACE.



LOCATION MAP (ZONING MAP 27) 1"=800'

CURVE TABLE					
CURVE #	ARC LENGTH	RADIUS	DELTA	CHORD LENGTH	CHORD DIRECTION
C1	39.27'	25.00'	90°00'00"	35.35'	N44°30'00"E
C2	39.27'	25.00'	90°00'00"	35.35'	N45°30'00"W
C3	200.25'	164.00'	69°57'43"	188.04'	N55°31'08"W
C4	166.06'	136.00'	69°57'43"	155.94'	N55°31'08"W
C5	39.27'	25.00'	90°00'00"	35.35'	N44°30'00"W
C6	39.27'	25.00'	90°00'00"	35.36'	S45°30'00"E
C7	28.98'	25.00'	66°25'19"	27.39'	S56°17'21"W
C8	10.29'	25.00'	23°34'41"	10.21'	N11°17'21"E
C9	7.51'	164.00'	02°37'20"	7.50'	N89°11'20"W
C10	28.28'	164.00'	09°52'49"	28.25'	N82°56'15"E
C11	54.29'	164.00'	18°58'05"	54.04'	N68°30'48"W
C12	28.44'	164.00'	09°56'15"	28.40'	N54°03'38"W
C13	22.02'	164.00'	07°41'34"	22.00'	N45°14'43"W
C14	22.17'	164.00'	07°44'47"	22.16'	N37°31'33"W
C15	21.40'	164.00'	07°28'33"	21.38'	N29°54'53"W
C16	16.14'	164.00'	05°38'19"	16.13'	N23°21'27"W
C17	3.70'	136.00'	01°33'28"	3.70'	S20°33'29"E
C18	31.22'	136.00'	13°09'17"	31.16'	S28°40'23"E
C19	89.95'	136.00'	37°53'36"	88.31'	N54°11'50"E
C20	28.61'	136.00'	12°03'10"	28.55'	S79°10'13"E
C21	12.59'	136.00'	05°18'12"	12.58'	S87°50'54"E
C22	10.29'	25.00'	23°34'41"	70.21'	S12°17'21"E
C23	28.98'	25.00'	66°25'19"	27.39'	S57°17'21"E

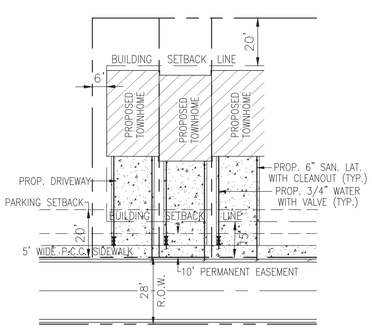
LEGEND

- EXISTING STREAM/CREEK
- RIPARIAN BUFFER
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING BUILDING
- EXISTING STORM DRAINAGE
- EXISTING CONCRETE MONUMENT (CMF)
- EXISTING IRON PIPE (IPF)
- STORMWATER MANAGEMENT AREA (SWM)
- PROPOSED INTEGRAL PCC CURB AND GUTTER TYPE 2
- EXISTING 1 FOOT CONTOUR
- EXISTING 5 FOOT CONTOUR
- SOIL DELINEATION LINE (GhB, GeB)
- EXISTING ROAD CENTERLINE
- PROPOSED SIDEWALK
- DISTURBANCE ASSOCIATED WITH STORMWATER MANAGEMENT
- LIMITS OF DISTURBANCE (LOD)
- SLOPES PRECAUTIONARY
- PROPOSED MONUMENT
- PROPOSED IRON PIPE
- EXISTING EDGE OF PAVEMENT
- PROPOSED LOT NUMBER
- EXISTING WETLANDS
- EXISTING VEGETATION
- EXISTING UTILITY POLE (UP)
- EXISTING OVERHEAD UTILITY LINE
- EXISTING STORM SEWER PIPE
- EXISTING CATCH BASIN (EX.CB)
- EXISTING STORM SEWER MANHOLE
- EXISTING STONE WALL
- EXISTING WELL (W)
- EXISTING SANITARY SEWER (SS)
- EXISTING GAS LINE (GAS)
- EXISTING WATERLINE (W)
- EXISTING GUARDRAIL
- PROPOSED 8" SANITARY SEWER MAIN WITH MANHOLE
- PROPOSED WATER SERVICE WITH WATER VALVE
- PROPOSED 6" SANITARY SEWER SERVICE WITH CLEANOUT
- PROPOSED FIRE HYDRANT
- CONSERVATION EASEMENT

SOILS:

GhB - GLENELG-WHEATON-URBAN LAND COMPLEX, 0 TO 8 PERCENT SLOPES, HYDROLOGIC SOILS GROUP B

GeB - GLENELG LOAM, 3 TO 8 PERCENT SLOPES, HYDROLOGIC SOILS GROUP B



TYPICAL TOWNHOUSE LOT DETAIL
SCALE: 1" = 30'

LOT 1:	0.3737± ACRES	LOT 17:	0.0602± ACRES
LOT 2:	0.0655± ACRES	LOT 18:	0.0671± ACRES
LOT 3:	0.0507± ACRES	LOT 19:	0.0507± ACRES
LOT 4:	0.0507± ACRES	LOT 20:	0.0507± ACRES
LOT 5:	0.0507± ACRES	LOT 21:	0.0507± ACRES
LOT 6:	0.1072± ACRES	LOT 22:	0.0507± ACRES
LOT 7:	0.1072± ACRES	LOT 23:	0.0645± ACRES
LOT 8:	0.0507± ACRES	LOT 24:	0.0645± ACRES
LOT 9:	0.0645± ACRES	LOT 25:	0.0507± ACRES
LOT 10:	0.0642± ACRES	LOT 26:	0.0507± ACRES
LOT 11:	0.0505± ACRES	LOT 27:	0.0507± ACRES
LOT 12:	0.0505± ACRES	LOT 28:	0.0646± ACRES
LOT 13:	0.0700± ACRES	LOT 29:	0.1051± ACRES
LOT 14:	0.0700± ACRES	LOT 30:	0.0594± ACRES
LOT 15:	0.0505± ACRES	LOT 31:	0.0637± ACRES
LOT 16:	0.0504± ACRES	LOT 32:	0.0897± ACRES

TOTAL LOT AREA: 2.3207± ACRES

THE PURPOSE OF THIS PLAN IS TO:

a. REZONE T.P. #08-030.00-015 FROM S (SUBURBAN) TO ST (SUBURBAN TRANSITION).
b. CREATE LOT 1 AND ESTABLISH A HISTORIC OVERLAY FOR THE EXISTING HISTORIC SINGLE-FAMILY DWELLING.
c. SUBDIVIDE THE REMAINING PARCEL AREA INTO 31 AGE RESTRICTED SINGLE FAMILY ATTACHED TOWNHOUSES.

NATURAL RESOURCE TABLE

RESOURCE	AREA	PROTECTION REQUIRED	PROTECTION PROVIDED
WETLAND	0.19± AC.	0.19± AC.(100%)	0.19±AC.(100%)
RIPARIAN BUFFER	1.26± AC.	1.26± AC.(100%)	1.26±AC.(100%)
PRECAUTIONARY SLOPES	0.48± AC.	0.24± AC.(50%)	0.39±AC.(81.25%)
*COCKEYSVILLE DRAINAGE BASIN	6.27± AC.	3.13± AC.(50%)	3.44±AC.(54.86%)

IMPERVIOUS TABLE

BUILDING	0.65 AC.
PAVING (IMPERVIOUS)	1.35 AC.
TOTAL	2.00 AC. (31.90%)

*IMPERVIOUS NUMBERS INDICATED IN THE ABOVE TABLE ALLOW FOR THE FUTURE CONSTRUCTION OF STEPS, SIDEWALK, PADS, ETC. AS NEEDED BY FUTURE HOME OWNERS.

APPLICATION NO. 2024-0502-S/Z

EXPLORATORY MAJOR SUBDIVISION PLAN WITH REZONING

OF

1510 PAPER MILL ROAD

PREPARED FOR

1510 PAPER MILL ROAD LLC

MILL CREEK HUNDRED, NEW CASTLE COUNTY, DELAWARE

OWNER
1510 PAPER MILL ROAD LLC
2009 OGLETOWN ROAD
NEWARK, DE 19711

20 0 20 40 80

CERTIFICATION OF OWNERSHIP

I, JIM NOWLAND, HEREBY CERTIFY THAT 1510 PAPER MILL ROAD LLC 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 NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

1510 PAPER MILL ROAD, LLC
JIM NOWLAND, MANAGING MEMBER
2009 OGLETOWN ROAD
NEWARK, DE 19711

DATE

CERTIFICATION OF ACCURACY

I, MARK ZIEGLER, 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.

MARK ZIEGLER, PE # 7602

STATE OF DELAWARE PROFESSIONAL ENGINEER LICENSE No. 7602

05-02-25
DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED: _____ BY: _____
DATE GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: _____ BY: _____
DATE COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

REV. NO.	DATE	REVISION
1.	5-02-25	REV. PER NCC COMENTS DATED 2-19-25

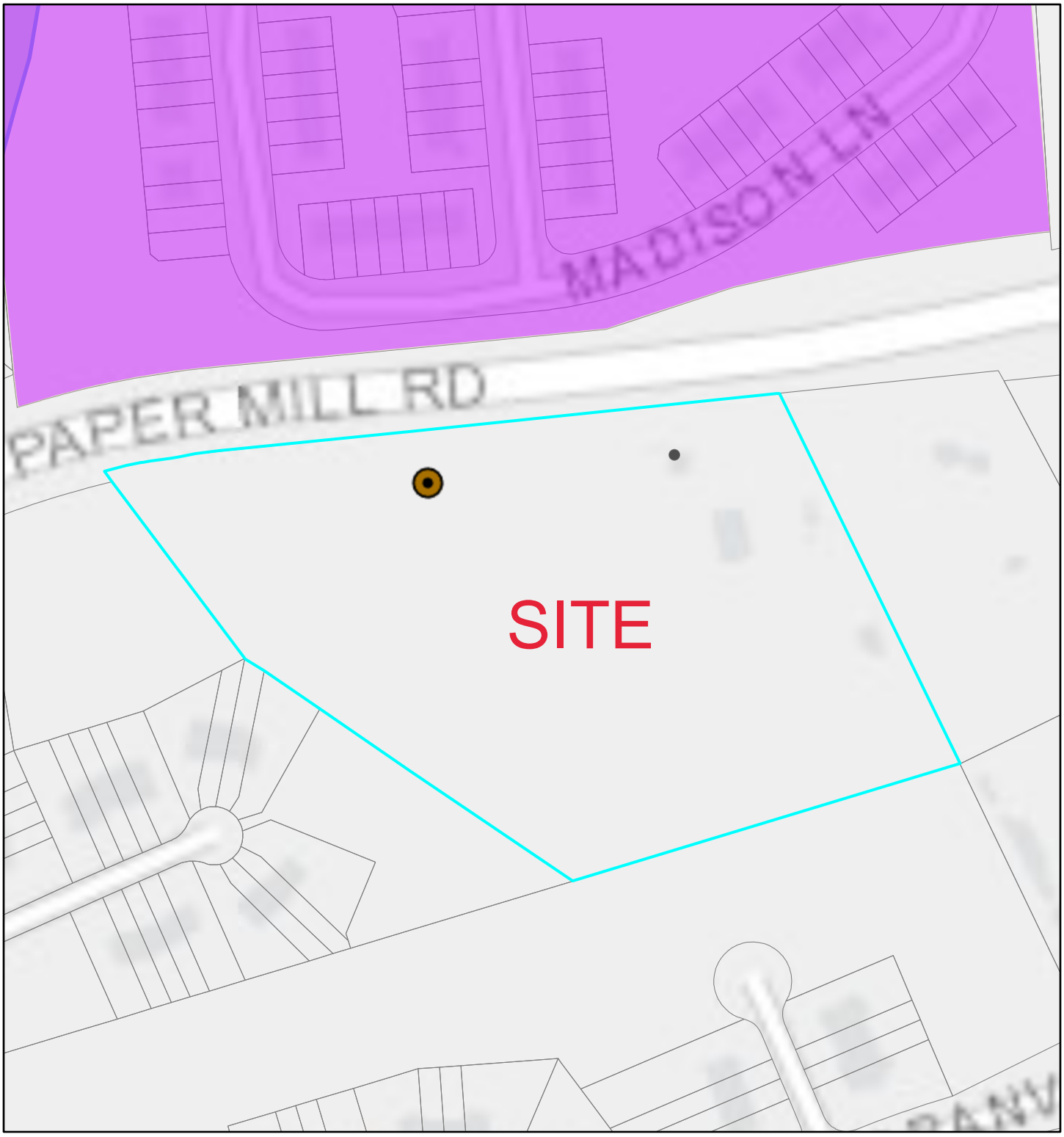
M&Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: _____
PROFESSIONAL ENGINEER / LAND SURVEYOR

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: TWF.	SCALE : 1" = 40'
DRAWN BY: TWF. AO	DATE : DECEMBER 12, 2024
DWG. NO. : 20225021	SHEET 1 of 1

DE PLUS - PreCheck - 1510 Paper Mill Road



4/17/2025, 12:16:46 PM

1:2,257

0 0.01 0.03 0.05 mi

0 0.02 0.04 0.09 km

DE_Boundaries - State and County Boundaries

DE PLUS Project Areas

DE_StateParcels - State Parcels

Underground Storage Tanks

Permitting_and_Monitoring - Wellhead Protection Areas

County of Chester, New Castle County, Delaware FirstMap, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

ArcGIS Web AppBuilder

County of Chester, New Castle County, Delaware FirstMap, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA | FEMA | Wetland mapping is supported with funding provided by the

PUBLIC PRE CHECK Results for State Parcel(s): 0803000015

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

DE FIRM: Issues Found

WRPA: No Issues Found

Well Head Protection Areas: No Issues Found

Tax Ditch Segments: No Issues Found

Tax Ditch ROWs: No Issues Found

Soils - Sussex County: No Issues Found

Soils - New Castle County: No Issues Found

Soils - Kent County: No Issues Found

Park Facilities: No Issues Found

Ocean Area No Build Points: No Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Delaware Ecological Network: No Issues Found

Aglands Preservation Districts: No Issues Found

Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 269,928.49 ft²

Jun 5 2025 10:54:20 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	269,928.49	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	1	N/A	N/A
Delaware Ecological Network	0	0	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	2	269,928.49	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	0	0	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	269,928.47	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	0803000015	6.20	269,928.49

Underground Storage Tanks

#	LOCID	Count
1	24,419	1

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Glenelg loam, 3 to 8 percent slopes	9,660.32
2	Glenelg-Wheaton-Urban land complex, 0 to 8 percent slopes	260,268.18

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	269,928.47

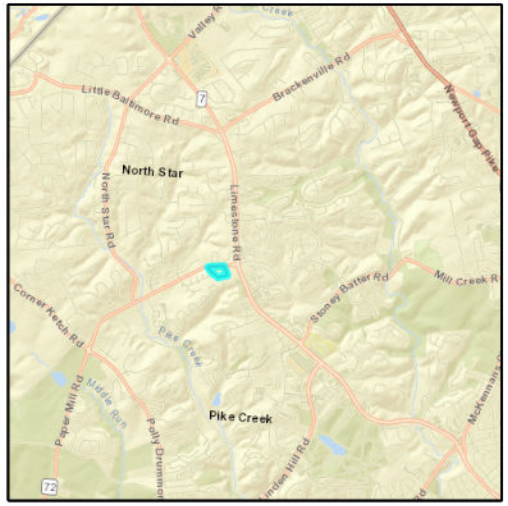
Preliminary Land Use Service (PLUS)

2025-06-01 1510 Paper Mill Road



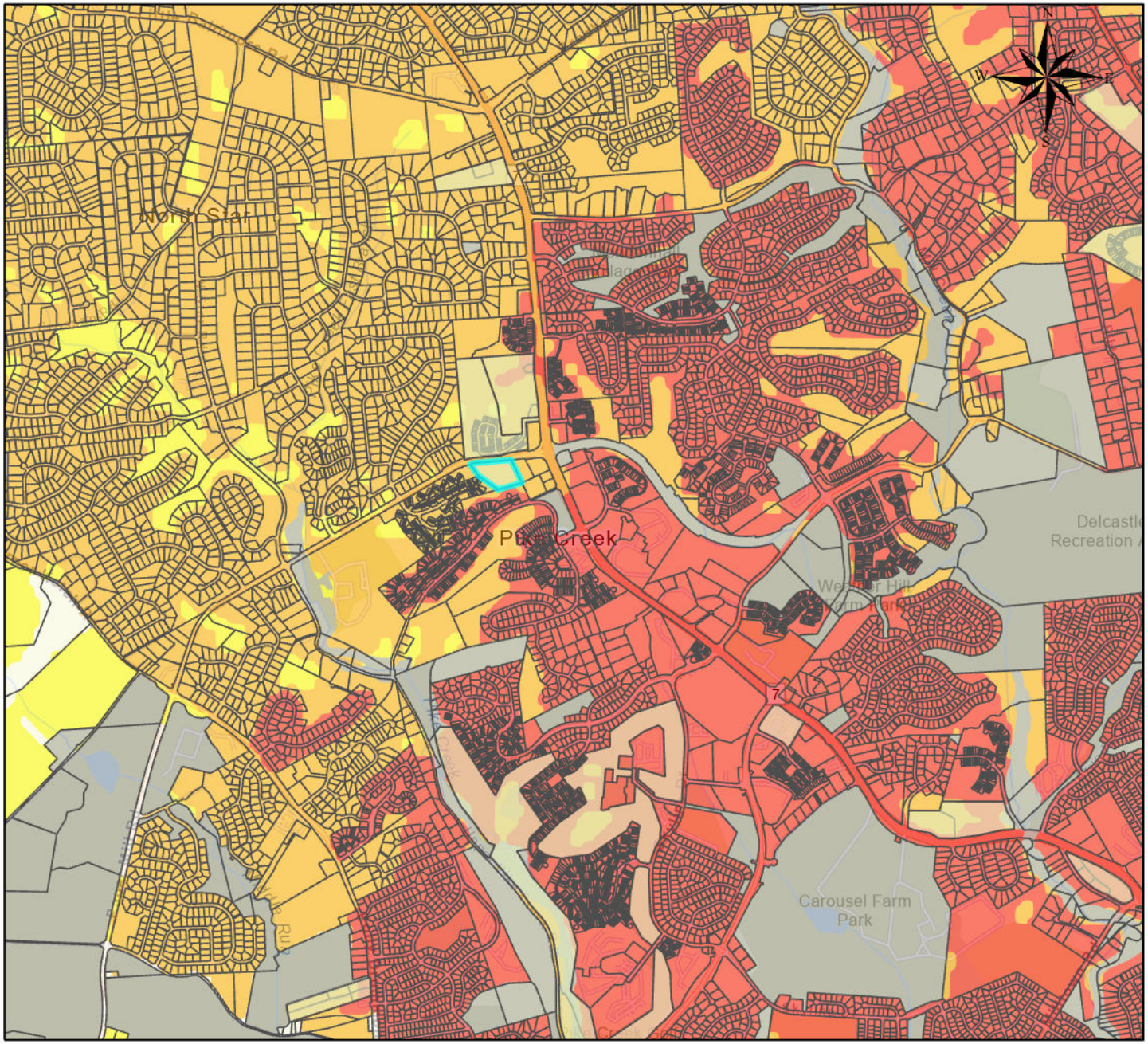
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

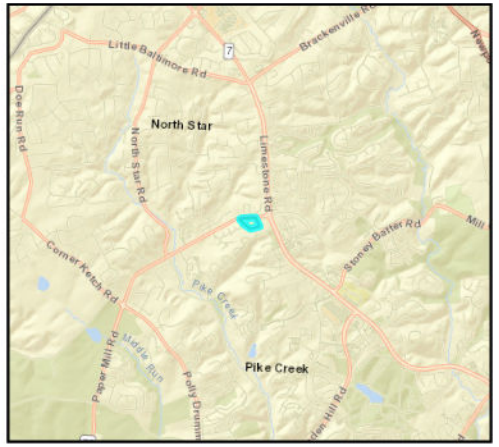
2025-06-01 1510 Paper Mill Road



Legend

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play



BERT JICHA

PHOTOGRAPHIC INVENTORY

BUREAU OF ARCHAEOLOGY AND HISTORIC PRESERVATION

Document 20-06/79/01/11

CRS Number N-10,161 Date 11/84 Contact Sheet # C-2795

Description DWLG CX 1510 Paper Mill Rd. - east & north elevations; north & west elevations.

Location (if other than Bureau collection) _____

Attach contact print



BEGIN

DWLGCX

1510 Paper Mill Rd.

Use black ink and completely fill each box. Entries above the ruled line will appear on fiche labels.

CRS N- 10,161 •

STATE OF DELAWARE
DIVISION OF HISTORICAL & CULTURAL AFFAIRS
HALL OF RECORDS • DOVER • 19901

FICHE TITLE FRAME

Date ordered:

Camera:

Date filmed:

Operator's Signature:

The images on this microfiche are unaltered photocopies of the material contained in the survey files, Bureau of Archaeology and Historic Preservation-

Inventory



STATE OF DELAWARE
DEPARTMENT OF STATE
DIVISION OF HISTORICAL AND CULTURAL AFFAIRS
BUREAU OF ARCHIVES AND RECORDS MANAGEMENT
HALL OF RECORDS
DOVER, DELAWARE 19901

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Joanne A. Mattern, Acting State Archivist
and Records Administrator

FORM CRS-3

CULTURAL RESOURCE SURVEY
LOCUS IDENTIFICATION FORM

DELAWARE BUREAU OF
ARCHAEOLOGY AND HISTORIC
PRESERVATION
HALL OF RECORDS
DOVER, DELAWARE 19901
(302) 678-5314

FOR OFFICE USE ONLY

CRS # N-10,161
Quad Kennett Square
SPO map # 06-07-36
Hundred Mill Creek
DOCUMENT 20-06/78/04/7

1. NAME OF LOCUS: DWCG Cx

2. STREET LOCATION: 1510 Paper Mill Rd.

3. OWNER'S NAME: _____ TEL. # _____

ADDRESS: _____

4. TYPE OF LOCUS: a) structure ✓ b) district _____ c) archaeological site _____

d) other _____

5. SURROUNDINGS OF LOCUS: (check more than one if necessary)

a) fallow field ✓ b) cultivated field ✓ c) woodland _____

d) scattered buildings ✓ e) densely built up _____ f) other _____

6. THREATS TO LOCUS: (check more than one if necessary)

a) none known ✓ b) zoning _____ c) roads _____ d) developers _____

e) deterioration _____ f) other _____

7. REPRESENTATION ON OTHER SURVEYS:

TITLE: _____ # _____

TITLE: _____ # _____

TITLE: _____ # _____

8. YOUR NAME: _____ TEL. # _____

YOUR ADDRESS: DEPARTMENT OF PLANNING

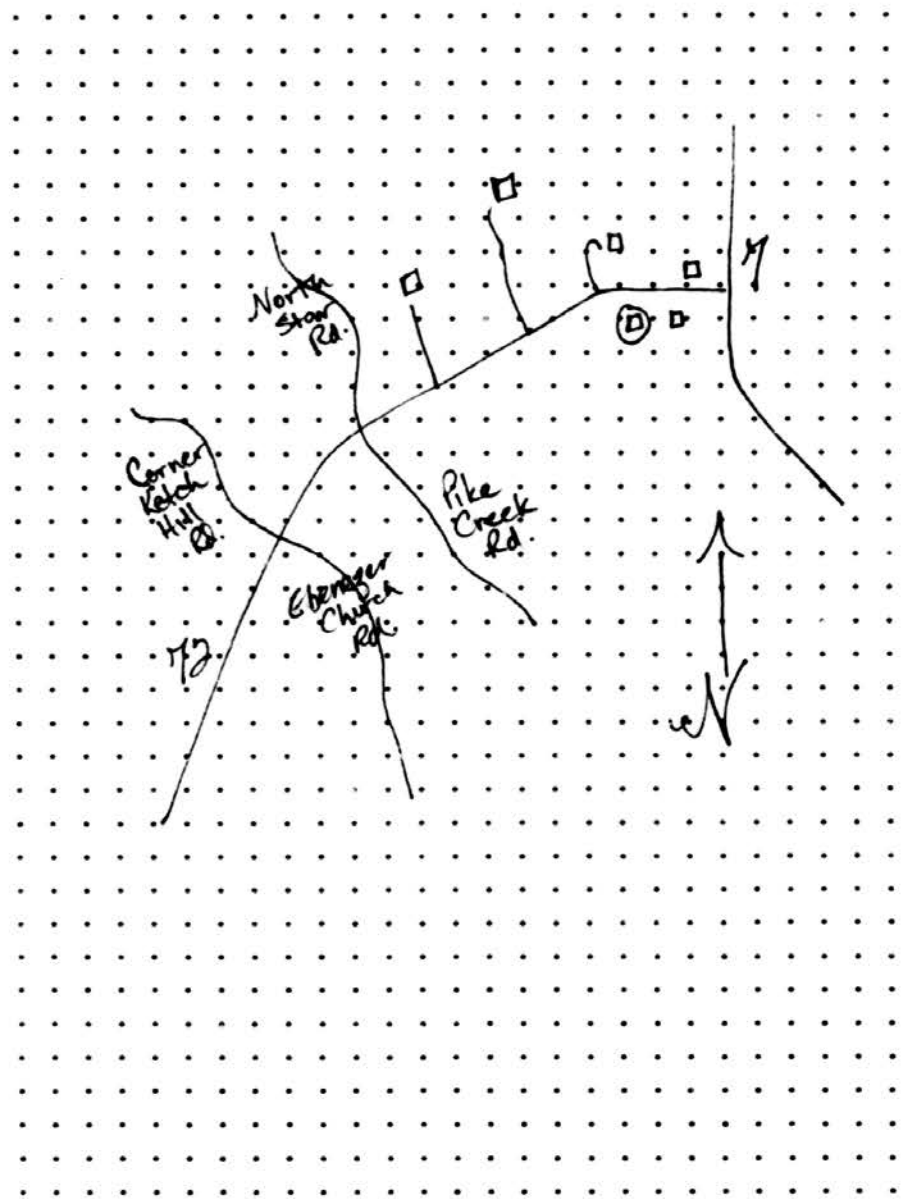
ORGANIZATION (if any) of New Castle County
County Engineering Building
2701 Capitol Trail
Newark, Delaware 19711

DATE: 11/28/84

USE BLACK INK ONLY

8. SKETCH MAP

Please indicate position of locus in relation to geographical landmarks such as streams and roads.



INDICATE NORTH ON SKETCH

USE BLACK INK ONLY

9. COMMENTS:

Consider the following:

a) relationship to setting
b) associated traditions or stories
c) noteworthy features
d) comparison with others in area

Heading west on 72 from 7,
2nd house on left.

Form CRS-1

FOR OFFICE USE ONLY

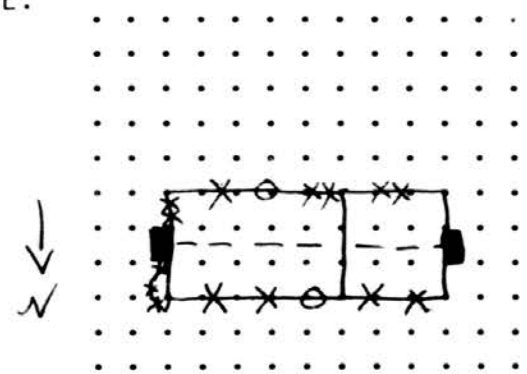
CRS # N-10,161
Quad Kennett Square
SPO map # 06-07-36
Hundred Mill Creek
DOCUMENT 20-06/78/08/14

CULTURAL RESOURCE SURVEY STRUCTURAL DATA FORM

DELAWARE BUREAU OF
ARCHAEOLOGY AND HISTORIC
PRESERVATION
HALL OF RECORDS
DOVER, DELAWARE 19901
(302) 736 - 5685

1. ADDRESS OF STRUCTURE : 1510 Paper Mill Rd.

2. DESCRIBE THE STRUCTURE AS COMPLETELY AS POSSIBLE:



SKETCH PLAN

a) Overall shape Rectangular; long facade
   stories 2 1/2
   bays 3
   wings 1

b) Structural system masonry

c) Foundation
   materials cut coursed stone
   basement

d) Exterior walls
   materials cut coursed stone.
   color(s) white trim.

e) Roof
   shape; materials medium gable; slate.
   cornice flush verge; box eaves. dentil frieze.
   dormers flush gable dormers, north slope of wing.
   chimney location(s) east gable end, exterior, stone.
   wing west gable end, exterior, stone.

f) Windows
   spacing 3 over 3.
   type sash double hung; 6/6
   trim plain architrave; ~~flat~~ stone sill.
   shutters

g) Door
   spacing west side north elevation.
   type 3 lights over 4 panels.
   trim fluted pilasters.

h) Porches
   location(s) gable portico, north elevation
   materials arched beaded tongues groove ceiling.
   supports 2 square posts.
   trim

i) Interior details (if **accessible**)

USE BLACK INK ONLY

3. CONDITION: good ✓ deteriorated _____

remarks: _____

4. INTEGRITY: a) original site ✓ b) moved _____

c) if moved, when and from where _____

d) list major alterations and dates (if known) bay window on north side, east elevation

5. DATE OF INITIAL CONSTRUCTION: 1930-40

6. ARCHITECT/BUILDER: _____

7. RELATED OUTBUILDINGS:

a) barn _____ b) carriage house _____ c) garage _____ d) privy _____

e) shed ✓ f) greenhouse _____ g) shop ✓ h) gardens _____

i) icehouse _____ j) springhouse _____ k) other _____

describe: shop - gable roof; weatherboard siding, flush verge.
garden shed - gable roof, portico.

8. BRIEFLY DISCUSS THE ORIGINAL AND SUBSEQUENT USES OF THE STRUCTURE. NOTE ANY ASSOCIATIONS WITH HISTORIC EVENTS OR PERSONS:

9. Primary References: (include location of reference).

10. Surveyor: Bert Jicha **Date of Form:** 11/28/84

USE BLACK INK ONLY