

## Preliminary Land Use Service (PLUS)

Delaware State Planning Coordination

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

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

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

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

1. Project Title/Name: ROCKWOOD PARCEL 1-A

2. Location ( please be specific): Rockwood Road and Pulaski Highway, New Castle County, Delaware 19702

3. Parcel Identification #: 10-043.00-022 and 011                      4. County or Local Jurisdiction Name: where project is located: New Castle County

5. If contiguous to a municipality, are you seeking annexation: N/A

6. Owner's Name: Queensbury Village, Inc.

Address: 234 North James Street

City: Newport	State: DE	Zip: 19804
Phone: 302-999-0708	Fax: 302-999-1634	Email: afinerosky@pettinaro.com

7. Equitable Owner/Developer (**This Person is required to attend the PLUS meeting**): Andrea Finerosky  
 Queensbury Village, Inc.

Address: 234 North James Street

City: Newport	State: DE	Zip: 19804
Phone: 302-999-0708	Fax: 302-999-1634	Email: afinerosky@pettinaro.com

8. Project Designer/Engineer: Monika B Sloan, PE, Northpoint Engineering

Address: 102 Larch Circle, Suite 203

City: Newport	State: DE	Zip: 19804
Phone: 302-992-9881 x 1	Fax: 302-998-7354	Email: msloan@northpoint-eng.com

9. **Please Designate a Contact Person, including phone number, for this Project:** Andrea Finerosky



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

25. Please estimate How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume peak season: 2,654

What percentage of those trips will be trucks, excluding vans and pick-up trucks? 10%

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. N/A

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

\*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

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.

*Andrea Finerosky, authorized agent*  
 Signature of property owner

*1/24/13*  
 Date

*[Signature]* PE  
 Signature of Person completing form  
 (If different than property owner)

*1/24/13*  
 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.

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. 20111003-005917.
2. 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.
3. NO DEBRIS WILL BE BURIED ON THIS SITE.
4. 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.
5. 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.
6. 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.
7. 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.

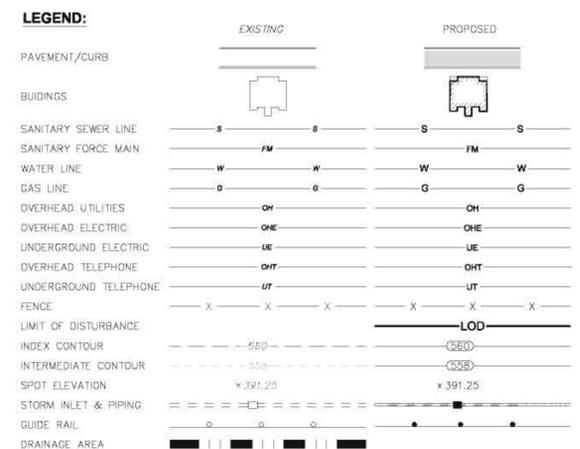
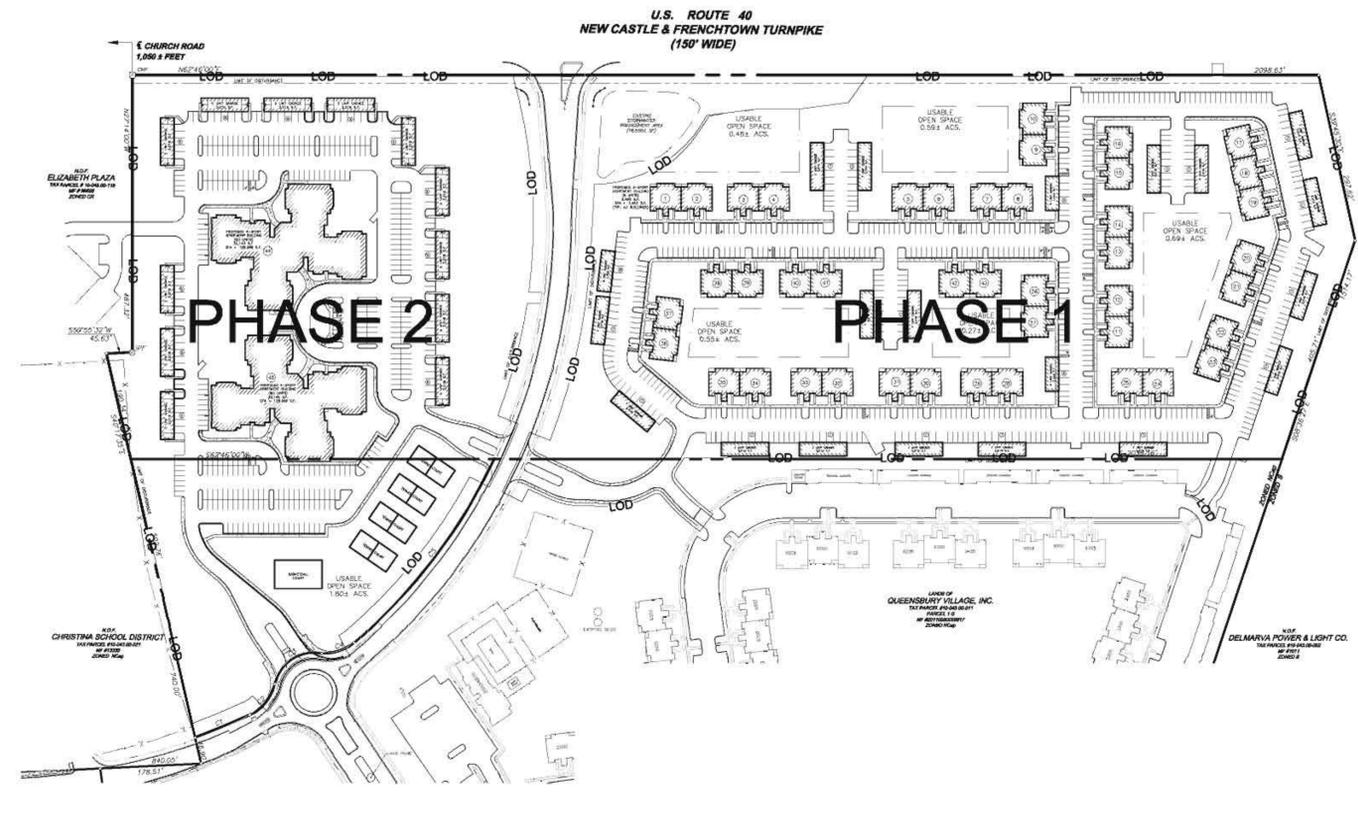
C. EASEMENTS, AGREEMENTS, AND RESTRICTIONS:

- 1. THE CONDITIONS NOTED IN THE WATER MANAGEMENT AGREEMENT BETWEEN CHRISTINA SCHOOL DISTRICT, ROCKWOOD V.L. CORP., AND NEW CASTLE COUNTY DATED JANUARY 21, 1998 AND RECORDED ON FEBRUARY 17, 1998 (DB 2389, PAGE 8) APPLY ON THIS PROJECT. THIS WATER MANAGEMENT AGREEMENT WAS REVISED IN INSTRUMENT # 20091210-007840, DATED 12/9/2009 AND RECORDED ON DECEMBER 10, 2009.
2. FOR EASEMENT TO QUEENSBURY VILLAGE INC., AS SHOWN ON THIS PLAN, SEE EASEMENT AGREEMENT DATED JANUARY 18, 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 20020111-0003592 AND 20050110-0003587 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 CURVE 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. RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE (RPATAC) NOTE.
6. 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.
7. 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 RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
8. 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.
1. TWENTY-FIVE (25) ACRES SHALL BE AVAILABLE FOR PURCHASE UNTIL JANUARY 1, 2006. ANY OF THE 25 ACS. NOT PURCHASED SHALL BE AVAILABLE FOR DEVELOPMENT BY THE DECLARANT.
2. DECLARANT SHALL BE RESPONSIBLE FOR RECONSTRUCTION OF A PORTION OF LEBANON CHURCH ROAD.
3. CONSTRUCTION SHALL BE PHASED.
A. PHASE 1 SHALL BE LIMITED TO 160 SINGLE-FAMILY D.U.'S. CONSTRUCTION SHALL NOT COMMENCE PRIOR TO JANUARY 1, 1997. NO IMPROVEMENTS TO LEBANON CHURCH ROAD SHALL BE REQUIRED, EXCEPT AS REQUIRED BY NCC PLANNING AND DELDOT DURING SUBDIVISION LAND DEVELOPMENT PROCESS.
B. PHASE 2 SHALL BE LIMITED TO 400 UNITS. NO CERTIFICATES OF OCCUPANCY SHALL BE ISSUED PRIOR TO JANUARY 1, 2000.
C. DECLARANT SHALL PAY PROPORTIONATE SHARE FOR IMPROVEMENTS TO INTERSECTION OF ROUTE 40 & WALTHER ROAD, AND ROUTE 40 SIGNALIZATION PROJECT (CONTRACT NO. 94-089-03)
D. NO LOTS SHALL BE DEVELOPED AFTER PHASE 2 UNTIL A STUDY IS DONE TO IDENTIFY TRANSIT SERVICES AND FACILITIES FOR ACCEPTABLE LEVELS OF SERVICE ON ROUTE 40 AFTER PROPOSED ADDITIONAL DEVELOPMENT. NO CO'S SHALL BE ISSUED AFTER PHASE 2 PRIOR TO JANUARY 1, 2006.
4. NO BUILDINGS SHALL BE CONSTRUCTED WHICH EXCEED 4 STORIES OR 50 FEET IN HEIGHT.
5. IF TOWNHOUSES ARE CONSTRUCTED ON SUBJECT LAND, NO MORE THAN 6 TOWNHOUSES SHALL BE CONNECTED IN ANY SINGLE GROUP OF TOWNHOUSES.
6. THESE COVENANTS SHALL NOT BE MODIFIED, AMENDED OR ALTERED IN WHOLE OR IN PART EXCEPT ON APPROVAL OF NCC COUNTY COUNCIL. ITS SUCCESSORS OR ASSIGNS.
9. 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.
10. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO.
11. 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 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.
12. 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.

SOIL INFORMATION TAKEN FROM USGS WEB SOIL SURVEY NEW CASTLE COUNTY, DELAWARE (DE003)

DR: GREENWICH LOAM, 2 TO 5 PERCENT SLOPES- HSG B
HB: INGLESDALE-HAMMONTON-FALLSINGTON COMPLEX, 0 TO 5 PERCENT SLOPES- HSG B
UJA: UNICORN LOAM, 0 TO 2 PERCENT SLOPES- HSG B
UIB: UNICORN LOAM, 0 TO 5 PERCENT SLOPES- HSG B
WGA: WOODSTOWN SANDY LOAM, 0 TO 2 PERCENT SLOPES- HSG C



SHEET INDEX:

- EX-100 COVER SHEET
EX-200 PHASE 1 SITE PLAN
EX-201 PHASE 2 SITE PLAN

THE PURPOSE OF THIS PLAN IS:

- A. TO DEVELOP TAX PARCELS 10-43.00-022 & 011 INTO 45 NEW APARTMENT BUILDINGS WITH 438 UNITS, 32 PARKING GARAGES, AND ALL NECESSARY PARKING, UTILITIES, ETC., AND TO CONSTRUCT THE SAME.
B. TO EXTINGUISH THE PROPERTY LINE BETWEEN TP #10-043.00-022 AND 10-043.00-011.

CURVE TABLE with columns: NUMBER, RADIUS, ARC, CHORD, CHORD LENGTH. Rows C1 through C5.

THE PERIMETER BOUNDARY IS BASED ON PLANS PREPARED BY HOWARD ROBERTSON ASSOCIATES.

CERTIFICATION OF OWNERSHIP

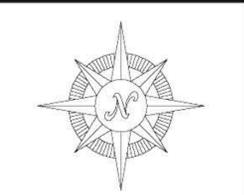
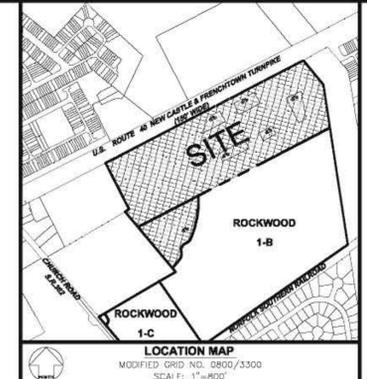
I, GREGORY PETTINARO, OF QUEENSBURY VILLAGE, INC., HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW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

GREGORY PETTINARO, PRESIDENT DATE

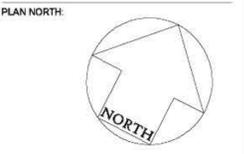
CERTIFICATION OF PLAN ACCURACY

I, MONIKA B SLOAN, 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 IS THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

MONIKA B SLOAN, P.E. REG. #10215 DATE

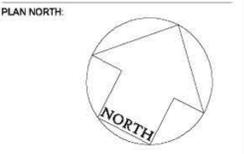


NORTHPOINT ENGINEERING
102 LARCH CIRCLE, SUITE 203
NEWPORT, DE 19804
TEL: 302-992-9881
FAX: 302-998-7354
EMAIL: npe@northpoint-eng.com



SITE DATA:

- 1. SITE: ROCKWOOD, PARCEL 1-A
2. OWNER: QUEENSBURY VILLAGE, INC.
C/O GREGORY PETTINARO
234 NORTH JAMES STREET
NEWPORT, DE 19804
(302) 998-0708
3. TAX PARCELS: 10-043.00-022 AND 10-43.00-011
4. SOURCE OF TITLE: DR 425-121
5. DATUM: N.G.V.D. 1988
6. BENCHMARK: U.S.G.S. BENCHMARK JU1917, ELEV. 79.09 FEET (NAD 83)
7. MONUMENTS: EXISTING = 0
PROPOSED = 13
8. TOTAL TRACT AREA: 37.128 +/- ACRES
9. ZONING: Ncap (APARTMENTS)
BULK AREA RESTRICTIONS:
MINIMUM LOT AREA: 1,080 S.F.
MINIMUM LOT WIDTH: 50'
MINIMUM STREET YARD: 40'
MINIMUM SIDE YARD: 10'
MINIMUM REAR YARD: 40'
MINIMUM PAVING STREET YARD/OTHER YARD: 297/10'
MAXIMUM BUILDING HEIGHT: 60'
\*\*THE DECLARATION OF RESTRICTION RECORDED IN DEED BOOK 236, PAGE 0291 LIMITS ANY PROPOSED BUILDING ON THE PROPERTY TO A MAXIMUM OF FOUR (4) STORES AND A MAXIMUM OF 50 FEET IN HEIGHT.
10. NO. OF UNITS: PHASE 1: 258 APARTMENT UNITS (43 BUILDINGS x 6 UNITS/BUILDING)
PHASE 2: 180 APARTMENT UNITS (2 BUILDINGS x 90 UNITS/BUILDING)
TOTAL: 438 APARTMENT UNITS (45 BUILDINGS)
11. LAND DEVELOPMENT DATA:
EXISTING BUILDING AREA: 0 S.F. 0 ACS.
PROPOSED BUILDING AREA: 209,804 S.F. 4.816 ACS.
TOTAL BUILDING AREA: 209,804 S.F. 4.816 ACS. 12.97%
EXISTING PAVED AREA: 28,320 S.F. 0.650 ACS.
PROPOSED PAVED AREA: 499,754 S.F. 11.473 ACS.
TOTAL PAVED AREA: 528,074 S.F. 12.123 ACS. 32.65%
EXISTING SWM AREA: 18,650 S.F. 0.428 ACS.
PROPOSED SWM AREA: 879,342 S.F. 20.187 ACS. 54.38%
REMAINING OPEN SPACE (INCLUDES SWM): 879,342 S.F. 20.187 ACS. 54.38%
TOTAL: 1,617,221 S.F. 37.126 ACS. 100%
EXISTING GROSS FLOOR AREA: 0 S.F.
PROPOSED GROSS FLOOR AREA: PHASE 1 319,920 S.F. PHASE 2 257,136 S.F.
APARTMENTS = 38,880 S.F. 24,192 S.F.
GARAGES/STORAGE = 38,880 S.F. 24,192 S.F.
TOTAL = 358,800 S.F. 281,328 S.F.
TOTAL GROSS FLOOR AREA: 639,992 S.F.
12. USABLE OPEN SPACE:
REQUIRED = 1 ACRE / 100 DWELLING UNITS
PHASE 1 = 1 ACRE / 100 DUS (258 DUS) = 2.58 ACRES
PHASE 2 = 1 ACRE / 100 DUS (180 DUS) = 1.80 ACRES
TOTAL REQUIRED = 4.38 ACRES
PROVIDED = 4.38 ACRES
13. PARKING RATIONALE: 2.25 SPACES PER UNIT
2.25 x 438 = 986 REQUIRED (1012 PROVIDED)
INCLUDES 27 ADA COMPLIANT HANDICAPPED SPACES OF WHICH 4 ARE VAN ACCESSIBLE
BICYCLE PARKING REQUIRED = 1 SPACE PER 10 PARKING SPACES (986) = 99 SPACES (20 MAX.)
BICYCLE PARKING PROVIDED: 20 SPACES
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. SEWER: PUBLIC - NEW CASTLE COUNTY
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES.
AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
438 APARTMENTS @ 200 GPD = 87,600 GPD AVERAGE FLOW
TOTAL AVG. DAILY FLOW 87,600 GPD
TOTAL PEAK FLOW 87,600 x 4 = 350,400 GPD
16. WETLANDS: THIS SITE HAS BEEN EXAMINED BY LANDMARK/JCM IN ACCORDANCE WITH THE PROCEDURE SET FORTH IN THE "FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS" DATED JANUARY 10, 1989, OR AS LATER AMENDED, AND NO WETLANDS WERE FOUND TO EXIST. SEE WETLAND INVESTIGATION REPORT "ROCKWOOD - PARCEL A", DATED MAY 27, 2011.
17. FLOOD ZONE: THIS PROPERTY IS NOT LOCATED IN A 100-YEAR FLOODPLAIN, BASED ON FIRM NO. 100030245J, EFFECTIVE DATE 1/17/07.
18. WRPA: THIS SITE LIES TOTALLY WITHIN IN A WATER RESOURCE PROTECTION AREA (WRPA) RECHARGE AREA, AS SHOWN ON MAP 2 OF 3, REVISED DECEMBER 2011.
19. SITE AREA WITHIN WRPA (100%):
IMPERVIOUS COVER: 18,939 ACS. (45.62%)
PERVIOUS COVER: 20,187 ACS. (54.38%)
TOTAL: 37,126 ACS. (100%)
20. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF NATURAL AREA HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
21. TOPOGRAPHIC AND PLANIMETRIC INFORMATION SHOWN ON THIS PLAN IS BASED ON A SURVEY PERFORMED BY NORTHPOINT ENGINEERING IN DECEMBER 2011. BASED ON THIS TOPOGRAPHY, NO STEEP SLOPES EXIST ON THE SITE.
22. LIMIT OF DISTURBANCE: 1,512,063 S.F. (34.7 ACRES)
23. POSTAL ADDRESS: 0 PULASKI HIGHWAY, NEWARK, DE 19702



PROJECT: APPLICATION NO. 2012-0935
ROCKWOOD PARCEL 1-A
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE

EXPLORATORY PLAN
RECORD MAJOR LAND DEVELOPMENT PLAN

COVER SHEET

NO. DATE REVISION

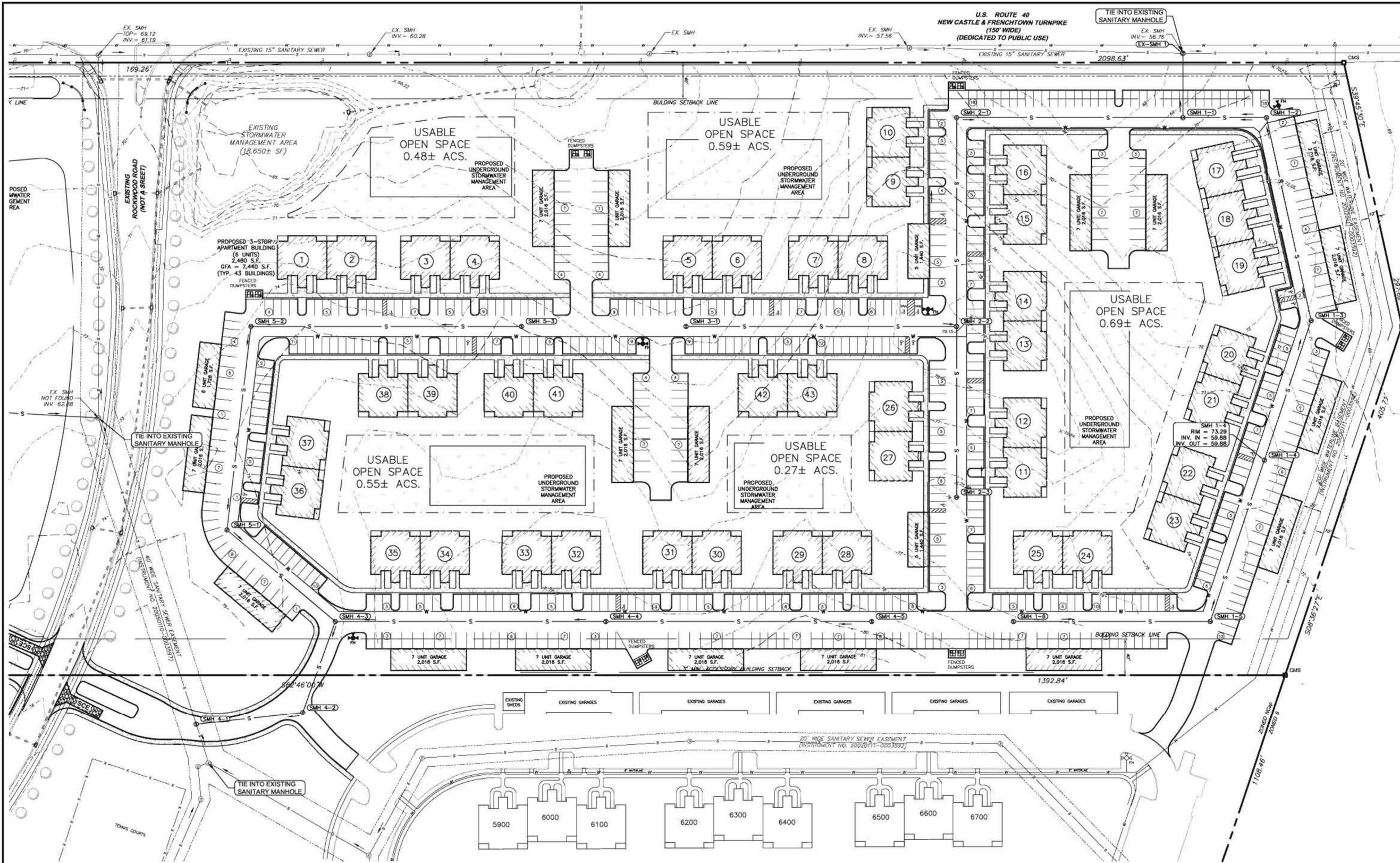
SCALE: 1" = 150'

DATE: DECEMBER 17, 2012

PROJECT: 10-004

SHEET: EX-100 SHEET 1 OF 3

W:\A\10-004\Draw\Explanatory\10-004-Exp-100-Cover-Sheet.dwg Plot Date: 02-16-2012 12:11:03 PM



**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. 2012-0935  
**ROCKWOOD PARCEL 1-A**  
 NEW CASTLE HUNDRED  
 NEW CASTLE COUNTY, DELAWARE

**EXPLORATORY PLAN**  
**RECORD MAJOR LAND DEVELOPMENT PLAN**

SHEET:  
**PHASE 1 SITE PLAN**

NO. DATE REVISION

SCALE: 1" = 50'

DATE: **DECEMBER 17, 2012**

PROJECT: **10-004**

SHEET: **EX-200**  
 SHEET 2 OF 3

**LEGEND:**

<b>PAVEMENT/CURB</b>		<b>EXISTING</b>		<b>LIMIT OF DISTURBANCE</b>		<b>INDEX CONTOUR</b>		<b>GAS VALVE (MAIN)</b>
<b>BUILDINGS</b>				<b>INTERMEDIATE CONTOUR</b>		<b>SEWER VENT</b>		<b>SEWER CLEAN OUT</b>
<b>SANITARY SEWER LINE</b>				<b>SPOT ELEVATION</b>		<b>ELECTRIC MANHOLE</b>		<b>STORM MANHOLE</b>
<b>SANITARY FORCE MAIN</b>				<b>STORM INLET &amp; PIPING</b>		<b>SANITARY MANHOLE</b>		<b>TELEPHONE MANHOLE</b>
<b>WATER LINE</b>				<b>GUIDE RAIL</b>		<b>CONCRETE MONUMENT</b>		<b>SIGN</b>
<b>GAS LINE</b>				<b>IRON PIN/PIPE</b>		<b>UTILITY POLE</b>		<b>MAIL BOX</b>
<b>OVERHEAD UTILITIES</b>				<b>LIGHT POLE</b>		<b>LIGHT</b>		
<b>UNDERGROUND ELECTRIC</b>				<b>WATER SHUT-OFF VALVE (SERVICE)</b>		<b>WATER VALVE (MAIN)</b>		
<b>OVERHEAD TELEPHONE</b>				<b>FIRE HYDRANT</b>		<b>GAS SHUT-OFF VALVE (SERVICE)</b>		
<b>UNDERGROUND TELEPHONE</b>								
<b>FENCE</b>								

W:\10110-004\DWG\Exploratory\10-004-SITE-EXPLO-001.dwg Date: 12/17/12 10:02AM



# Preliminary Land Use Service (PLUS)

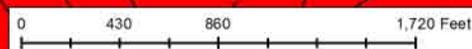
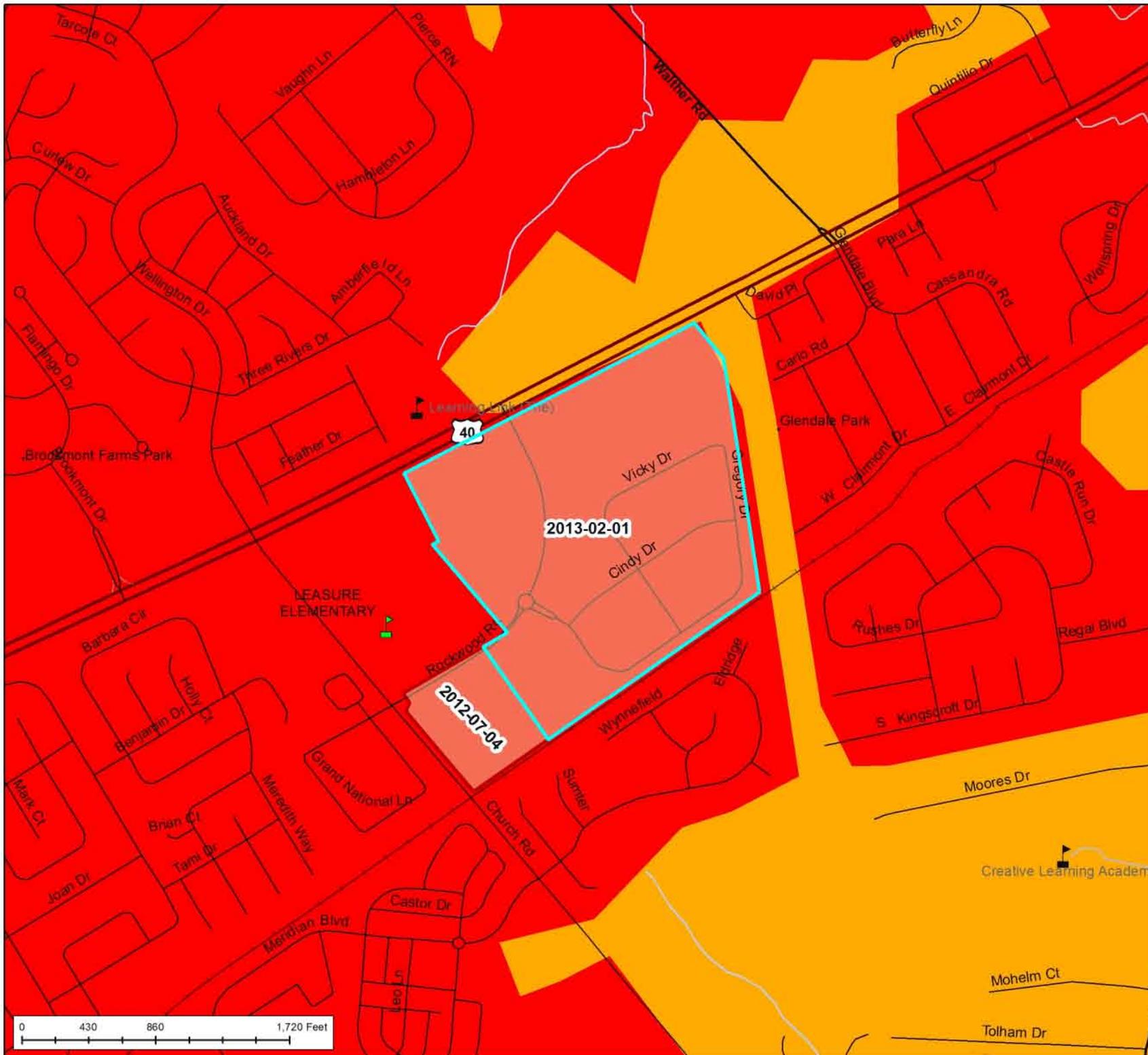
Rockwood Parcel 1-A  
2013-02-01

-  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

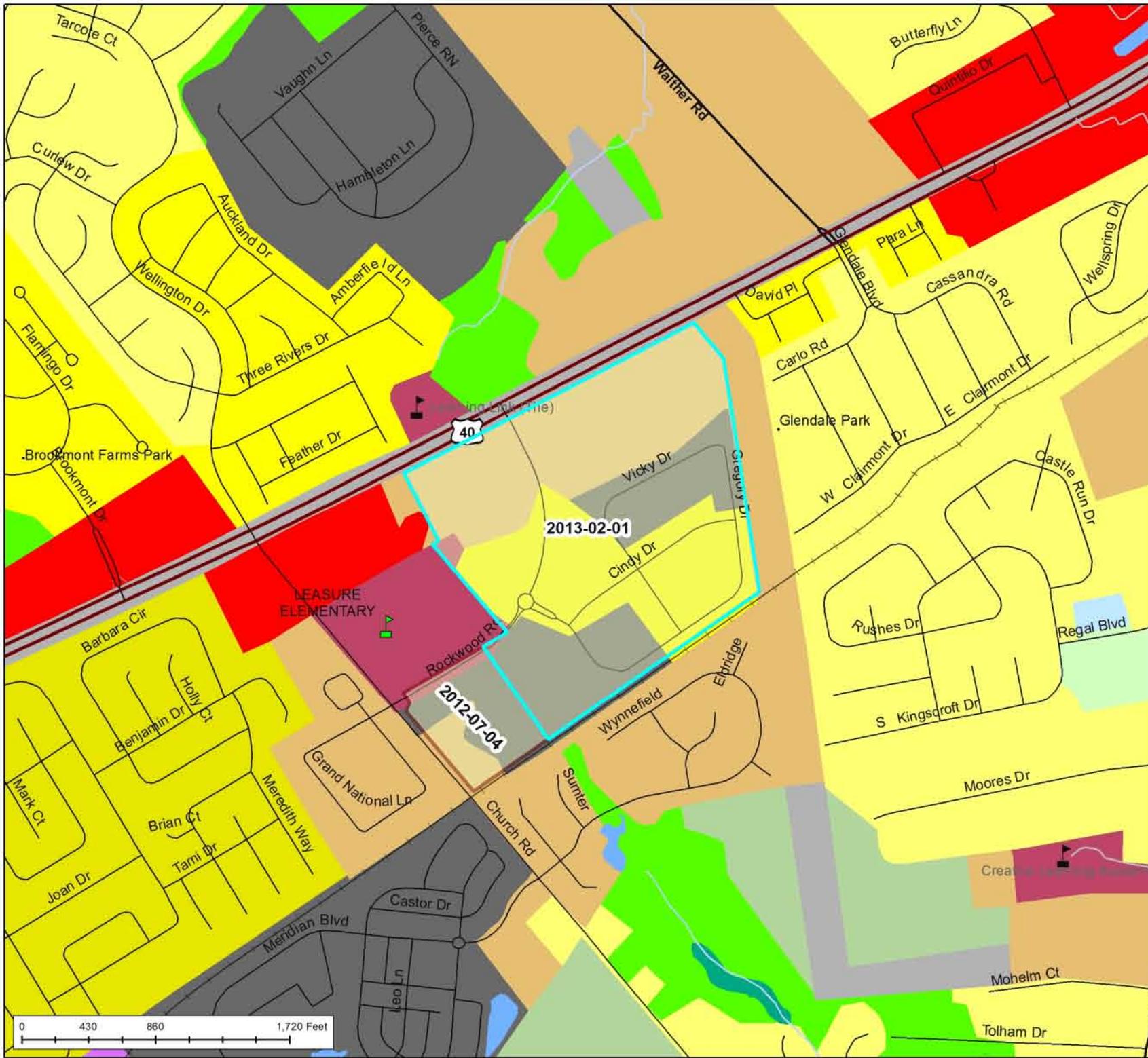


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State Planning Coordination  
[stateplanning.delaware.gov](http://stateplanning.delaware.gov)



# Preliminary Land Use Service (PLUS)

Rockwood Parcel 1-A  
2013-02-01

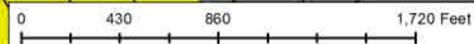


- Project Areas
- Municipalities
- Land Use/Land Cover**
- Single Family Dwellings
- Multi-Family Dwellings
- Mobile Home Parks/Courts
- Commercial
- Industrial
- Trans./Comm./Utilities
- Mixed Urban/Built-up
- Institutional/Governmental
- Recreational
- Farms, Pasture, Cropland
- CAFO
- Rangeland
-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



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



# Preliminary Land Use Service (PLUS)

Rockwood Parcel 1-A  
2013-02-01

-  Project Areas
-  Municipalities

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

1:4,359



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