

# **APEX ENGINEERING INCORPORATED**

27 WEST MARKET STREET  
(302) 994-1900

NEWPORT, DE 19804  
(302) 994-9099 FAX

www.apexengineeringinc.com

March 24, 2011

Apex Project #96186.023

New Castle County  
Department of Land Use  
87 Reads Way  
New Castle, DE 19720

**Re: 20 Montchanin Road**

Dear Planner:

We hereby submit an application for the property located at 20 Montchanin Road. You may recall that the an application had previously been submitted to the Department (Application No. 2008-0273(S)), however, that Application expired. This new Application is being submitted as part of the Compromise Agreement executed by the Stoltz organization and Citizens for Responsible Growth of New Castle County, Inc. dated as of December 31, 2010. Per that Agreement, certain changes have been made to the plan to address the concerns of the community while at the same time accommodating the needs of the Applicant to develop the property. This Application also includes a Deed Restriction Amendment.

Highlights of the Agreement between Stoltz and CRG pertaining to this Application include:

- Reduction of square footage of new building proposed from 36,500 square feet to 6,000 square feet
- Propose to rezone approximately 2 acres of the approximately 19.9 acre site as shown on the plan, from "OR" to "CN" to accommodate the proposed 6,000 square foot building.
- Total building footprint not to exceed 1.792 acres.
- Height of proposed 6,000 square foot building not to exceed 25 feet, plus rooftop mechanical equipment not to exceed 10 additional feet.

New Castle County  
March 24, 2011

20 Montchanin Road  
Exploratory Plan Submission

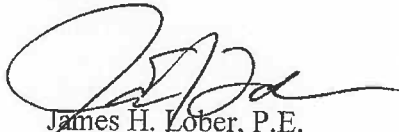
- Height of any future expansion to existing 138,193 square foot building shall not materially exceed the present height of that portion of the building being expanded.
- Height of any future building not to exceed either two stories or 40 feet, exclusive of basement, plus rooftop mechanical equipment not exceeding an additional 10 feet in height.
- New 6,000 square foot building to be set back 90 feet from right of way line for Montchanin Road.
- No new access points to the property off of Montchanin Road.

In addition to the plan, the following documents are also enclosed:

1. A completed New Castle County Department of Land Use Application for Plan Review;
2. 20 Montchanin Assoc. LLC check #100001553 for \$1,500.00 for the Planning and Engineering Land Development Review and Processing Fee;
3. Fifteen (15) Folded paper prints of the Exploratory Sketch Plan;
4. One (1) copy of the deed restrictions on the property;
5. One (1) copy of the wetlands report;
6. One (1) copy of the previous recorded land development plan;
7. One (1) copy of the site capacity calculations; and,
8. One (1) copy of the Engineering Section Exploratory Plan Checklist.

Thank you for your assistance with this project. If you have any questions or need anything further please let me know.

Regards,



James H. Lober, P.E.  
Project Engineer

Enclosures

Cc: Keith Stoltz                      Stoltz Management  
Pamela Scott                      Saul Ewing

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**NEW CASTLE COUNTY DEPARTMENT OF LAND USE**  
**SLD-1 Form**  
**(Application for Plan Review)**

<b>Level of Plan Submission</b>	<b>Plan Type</b>	<b>For New Castle County Use Only</b>
<input checked="" type="checkbox"/> Pre-App. / Exp. Sketch Plan	<input type="checkbox"/> Major Land Development Plan	Date Received _____
<input type="checkbox"/> Preliminary Plan	<input checked="" type="checkbox"/> Minor Land Development Plan	Application Number _____
<input type="checkbox"/> Check Print	<input type="checkbox"/> Resubdivision	Assigned Planner _____
<input type="checkbox"/> Record Plan	<input type="checkbox"/> Site	Assigned Engineer _____
<input type="checkbox"/> Revised Plan	<input type="checkbox"/> Utility	
	<input type="checkbox"/> Parking	
<input type="checkbox"/> Engineering Section Submission Only	<input type="checkbox"/> Sanitary Sewer	
	<input type="checkbox"/> Grading/E&S/Stormwater	
	<input type="checkbox"/> Floodplain	
	<input type="checkbox"/> General Permit	

- 1) Name of Plan 20 Montchanin ROAD  
Former Plan Name or Alias n/a  
Tax Parcel Number(s) 07-030.10-015
- 2) Name of Legal Property Owner(s) 20 Montchanin Associates L.L.C. c/o Stoltz Real Estate Partners  
Address 725 Conshohocken State Road  
City Bala Cynwyd State PA Zip 19004  
Phone Number (610) 667-5800 Fax (610) 664-1976  
Contact Person Steve Lewis
- 3) Name of Applicant(s) 20 Montchanin Associates L.L.C. c/o Stoltz Real Estate Partners  
Address 725 Conshohocken State Road  
City Bala Cynwyd State PA Zip 19004  
Phone Number (610) 667-5800 Fax (610) 664-1976  
Contact Person Steve Lewis
- 4) Firm Responsible for Plan Prep. Apex Engineering Incorporated  
Address 27 West Market Street  
City Newport State Delaware Zip 19804  
Phone Number (302) 994-1900 Fax (302) 994-9099  
Contact Person Stephen G. Davies  
E-Mail sdavies@apexengineeringinc.com
- 5) Existing Zoning OR Proposed Zoning (if applicable) n/a

6) Also submitted are the following applicable fees as indicated: (See Appendix 2 for Details)

Exploratory Sketch Plan Submission	Amount
<input checked="" type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee	\$750.00
<input checked="" type="checkbox"/> Engineering Review and Processing Fee	\$750.00
<b>Preliminary Plan Submission</b>	
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee	
<input type="checkbox"/> Engineering Review and Processing Fee	
<b>Record Plan Submission</b>	
<input type="checkbox"/> Planning Check Print Filing Fee	
<input type="checkbox"/> Planning Land Development &/or Rezoning Review and Processing Fee	
<input type="checkbox"/> Engineering Review and Processing Fee	
<input type="checkbox"/> Recorder of Deeds Fee	
<input type="checkbox"/> Delaware Document Account Fee	

7) Other Items: (See Appendix 1 for Details)

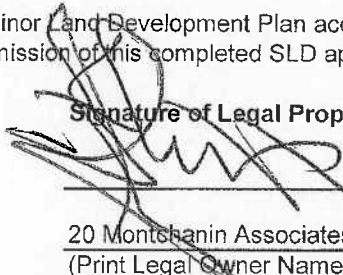
8) It is required that the applicant notify the Federal Aviation Administration on their Form 7460-1, available at the New Castle County Airport Manager's Office if proposed construction, or crane operation will exceed 200 feet above ground level, or will penetrate a slope of 100:1 outward and upward from the nearest point of the nearest runway for a distance of 20,000 feet. For construction, or crane operations in closer proximity to any other airport or heliport in New Castle County, the obstruction/height criteria may vary. Clarification should be made by contacting the New Castle County Airport Manager's Office.

I certify that, to the best of my knowledge, all information listed above and all information and statements contained in any documents or plans submitted with this application are true, correct and complete and the legal owner of the land agrees with the filing of this application. I understand that any person who falsifies any information on any application made with the Department shall be subject to criminal proceedings under Title 11 of the Delaware Code.

I certify that I will post an application notice for this Major / Minor Land Development Plan according to New Castle County Code Chapter 40 (UDC) 31.320(F)(2) within 10 days of submission of this completed SLD application.

MANDATORY PLAN SUBMISSION DATA	
<input type="checkbox"/> Residential	<input checked="" type="checkbox"/> Non-Residential
Site Acreage: <u>19.857</u>	
Disturbed Acreage: <u>1</u>	
Number of Lots: <u>1</u>	
Est. Number of Pumps: <u>0</u>	
Est. Sanitary Sewer Flow: <u>600 gpd</u>	
Proposed GFA: <u>6,000 s.f.</u>	
Building Footprint: <u>6,000 s.f.</u>	
Sewer: <u>New Castle County</u>	
Water: <u>City of Wilmington</u>	

Signature of Legal Property Owner



3/22/11  
Date

20 Montchanin Associates L.L.C. - Steve Lewis  
(Print Legal Owner Name)

*Authorized Person*

Signature of Legal Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Print Legal Owner Name)

Signature of Legal Property Owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
(Print Legal Owner Name)

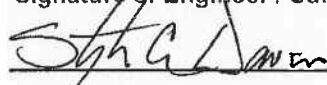
Signature of Applicant

\_\_\_\_\_  
Date

Same as Owner

\_\_\_\_\_  
(Print Applicant Name)

Signature of Engineer / Surveyor



3-24-11  
Date

Stephen G. Davies

\_\_\_\_\_  
(Print Engineer / Surveyor Name)

Ent	Name	Acct No	Invoice	Date	Reference	Amount
08015	20 Montchanin Associates, LL	1334-00	07-030.10-015	3/22/2011	Engineering Rev & Proc Fee	1,500.00

Vendor: **New Castle County** MO0598 Date **3/22/2011** Check No. **100001553** Check Amount **1,500.00**  
 NEWCOU PO Box 15359 Wilmington DE 198865359

Retain this statement for your records

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND-NOT A WHITE BACKGROUND

**20 Montchanin Associates, LLC**  
**c/o Stoltz Management of DE, Inc**  
**725 Conshohocken State Road**  
**Bala Cynwyd, PA 19004**

Firsttrust Bank  
 555 City Line Avenue  
 Bala Cynwyd, PA 19004

Date **3/22/2011** Check No. **100001553** Check Amount **1,500.00**

**One Thousand Five Hundred AND 00/100 Dollars**

Pay to the order of:

**New Castle County**

**PO Box 15359**  
**Wilmington, DE 19886-5359**

VOID IF NOT CASHED WITHIN DAYS WITHIN DATE OF ISSUE



AUTHORIZED SIGNATURE

Details on back  
 Security Features Included

THIS DOCUMENT CONTAINS A WATERMARK THAT IS VISIBLE WHEN HELD TO THE LIGHT

⑈ 100001553 ⑈ ⑆031975984⑆ 701910598 ⑈

REV-81 JUN 1988

NOW, THEREFORE, in consideration of one (\$1.00) dollar and for other good and valuable consideration in hand paid by parties of the first part to party of the second part, receipt of which is hereby acknowledged, and for the mutual covenants and undertakings herein expressed, it is agreed as follows:

1. These restrictions shall become effective upon their filing in the Office of the Recorder of Deeds of New Castle County. These restrictions shall remain in effect as long as the land is zoned O-2 or its equivalent as the same may be constituted from time to time in the Zoning Code of New Castle County and as long as there shall be no additional restraint imposed upon such O-2 use except as provided herein.
2. The terms hereinafter referred to in these restrictions shall be the same as defined in the Code as of the effective date of these restrictions.
3. Notwithstanding any provision in the Code, no use shall be permitted on the land except an office building and accessory uses thereto; provided, however, nothing contained herein shall prohibit temporary buildings and temporary storage of materials during construction and vending machines inside the enclosed building for the convenience of the occupants thereof.
4. In addition to other restrictions and limitations imposed by the Code, the following restrictions shall be applied to the land:
  - (a) The minimum lot size shall be the entire acreage of the land (less any portion thereof which may at any time be condemned or acquired by public authority).
  - (b) The total ground floor area of the building shall not exceed 1.7 acres.
  - (c) The height of the building shall not exceed (exclusive of basement) either two stories or forty feet.

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5. These restrictions shall be covenants running with the land, they are for the benefit of New Castle County, The Kennett Pike Association, Inc., a Delaware Corporation, and the lands and tenements of Elizabeth Mills-Hogley Foundation, Inc., a Delaware Corporation, adjacent to the lands to which these restrictions apply. Such restrictions may be enforced by any one of the foregoing. No modification, revision or amendment of any of the foregoing restrictions may be made except with the approval of the beneficial owner of the land and the New Castle County Council after public notice and public hearing; provided, however, nothing contained herein shall be construed to require the approval of any other party for such modification, revision or amendment. Nothing contained herein shall preclude a rezoning of the land to another zoning classification in accordance with the then prevailing procedures for such rezoning, and in the event of any such rezoning these restrictions shall become void and of no further force and effect.

IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 17<sup>th</sup> day of January, 1969.

Signed, Sealed and Delivered in the presence of

*[Signature]*  
*[Signature]*

*[Signature]* (SEAL)  
Dorcas Van Dyke Farquhar

*[Signature]* (SEAL)  
Donald K. Farquhar

*[Signature]*

COLUMBIA GAS SYSTEM SERVICE CORPORATION

By: *[Signature]* President

Attest: *[Signature]* Secretary



NOT-81 No. 158

STATE OF DELAWARE :  
COUNTY OF NEW CASTLE : SS.:

BE IT REMEMBERED, that on this 15<sup>th</sup> day of January, A.D. 1969,  
personally came before me, the Subscriber, a Notary Public for the State  
and County aforesaid, DONALD K. FARQUHAR and DORGAS VAN DYKE  
FARQUHAR, his wife, parties to the foregoing instrument of writing,  
personally known to me to be such, and acknowledged this instrument  
to be their deed.

GIVEN under my hand and seal of office, the day and year aforesaid.

*E. Norman*  
Notary Public

A circular notary seal for E. Norman, Notary Public. The seal contains the text "NOTARY PUBLIC" and "STATE OF DELAWARE" around the perimeter. The name "E. Norman" is written across the seal in cursive.



STATE OF NEW YORK :  
: SS.:  
COUNTY OF NEW YORK :

NY-81 INC 159

BE IT REMEMBERED, that on this 17th day of January, A.D. 1969, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, John W. Partridge, President of COLUMBIA GAS SYSTEM SERVICE CORPORATION, a corporation existing under the laws of the state of Delaware, party to this instrument, known to me personally to be such, and acknowledged this instrument to be the act and deed of said corporation, that the signature of the President thereto is in his own proper handwriting and the seal affixed is the common and corporate seal of said corporation, and that his act of sealing, executing, acknowledging and delivering said instrument was duly authorized by a resolution of the Board of Directors of said corporation.

GIVEN under my Hand and Seal of office, the day and year aforesaid.

*John W. Partridge*  
Notary Public

STATE & COUNTY  
Notary Public, to be in the State  
of New York  
Qualified in New York County  
Expiration Date: March 25, 1970



ncv-81 ml.160



ncv-81 rpt.224

VAN DENMARK & LYNCH, INC.

Project No. 10208

CONSULTING ENGINEERS - PLANNERS - SURVEYORS

Phone 638-3213

Plan No. 10934-B

311 WEST 12TH STREET  
WILMINGTON, DELAWARE 19801

Code 302

January 16, 1968

Description of Parcel 2, of property of Dorcas Van Dyke Farquhar known as "Rokoby", New Barley Mill Road and Montchanin Road, Christiana Hundred, New Castle County, Delaware...

BEGINNING at an iron pipe set on the southeasterly side of

Montchanin (or Center) Road (at 70 feet wide), at a corner for lands now or formerly of William F. Reskob; thence from said point of Beginning and along the said southeasterly side of Montchanin Road, North 05°-34'-52" East, 856.93 feet to an iron pipe; thence diagonally crossing the corner formed by the intersection of said Montchanin (or Center) Road and the New Barley Mill Road, North 55°-22'-00" East, 174.00 feet to an iron pipe set in the southwesterly right of way line of said New Barley Mill Road, distant southwesterly 60 feet from the center line thereof measured at right angles thereto; thence continuing along the said southwesterly right of way line of the New Barley Mill Road the three following described courses and distances: (1) South 86°-37'-56" East, parallel with said center line and distant southwesterly 60 feet therefrom measured at right angles thereto 1050.00 feet to an iron pipe; (2) South 05°-22'-04" West, (measured at right angles to said center line) 40.00 feet to an iron pipe distant southwesterly 100 feet therefrom measured at right angles thereto; and (3) South 86°-37'-56" East, parallel with said center line and distant southwesterly 100 feet therefrom measured at right angles thereto, 817.00 feet to an iron pipe, a corner for lands now or formerly of Alice DuPont Buck; thence thereby the two following described courses and distances: (1) South 16°-50'-40" East, 180.58 feet to an iron pipe; and (2) South 17°-00'-00" West, 258.00 feet to an iron pipe set in the northeasterly corner of Parcel No. 1; thence along the northeasterly, northwesterly and southwesterly lines of said Parcel No. 1 the three following described

Exhibit A

Cont'd next page

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Proj. 10806

-2-

January 16, 1968

courses and distances: (1) North  $75^{\circ}-43'-55''$  West, 595.99 feet to a 24 inch Tulip Poplar tree; (2) South  $42^{\circ}-51'-50''$  West, 216.02 feet to an iron pipe; and (3) South  $02^{\circ}-44'-00''$  East, 366.59 feet to an iron pipe set in the northwesterly line of lands now or formerly of Jessé Ball du Pont; thence thereby, South  $79^{\circ}-36'-06''$  West, 627.16 feet to a point in the northeasterly line of said lands now or formerly of William F. Raskob; thence thereby the two following described courses and distances: (1) North  $16^{\circ}-47'-30''$  West, 115.40 feet to a concrete monument; and (2) North  $87^{\circ}-42'-30''$  West, 691.19 feet to said iron pipe set in the southeasterly right of way line of Montchanin (or Center) Road and to the point and place of BEGINNING. CONTAINING within said described metes and bounds, 35.595 acres of land be the same more or less...

CJL/bg

Checked by: \_\_\_\_\_

REV FOR RECORD <sup>24</sup> *January 17, 1968* LFO I. BURAN, L. RECORDED.

NY-81 155

AGREEMENT DECLARING RESTRICTIONS

THIS AGREEMENT by and between Dorcas Van Dyke Farquhar (former) and Donald K. Farquhar, her husband, parties of the first part and Columbia Gas System Service Corporation, a Delaware corporation (Columbia) party of the second part;

**WITNESSETH:**

WHEREAS owner holds fee simple title to a certain parcel of land located in Christians Hundred, New Castle County, Delaware consisting of 35.395 acres more or less (hereinafter referred to as "the land", a legal description of which is attached hereto and made a part hereof as Exhibit A);

WHEREAS the land is the subject matter of a certain option agreement under which owner is the optionor and Columbia is the beneficial optionee, and under which Columbia has an option to purchase the land provided, among other conditions, that there shall be a final rezoning of the land to a zoning classification suitable for Columbia's proposed use of the land;

WHEREAS Columbia presently intends to use the land for the foreseeable future as the executive headquarters office building of Columbia Gas System with open landscaping;

WHEREAS Columbia wishes, so far as is practicable, to maintain the area immediately surrounding the land as primarily low density residential land;

WHEREAS owner and Columbia desire voluntarily to place upon the land the restrictions hereinafter contained to be covenants running with the land, upon the effective date hereof as the same is hereinafter defined.



Project Name 20 Montchanin Road  
 Project Number 96-186.023 Zoning OR  
 Project Manager SGD Date 3/26/08

**Table 40.05.420  
 Calculation for Total Protected Land**

Step 1	<b>Enter Gross Site Area as determined by actual survey</b>			19.86	
	Subtract land within existing roads' ultimate rights of way; or land within major utilities' rights of way (minimum 50 ft. width within subject property)				
	Subtract land cut off from use by railroad, highway or waterbody				
	Subtract all waterbodies having an area greater than one (1) acre				
	Subtract land previously dedicated as open space				
	<b>Equals Base Site Area</b>			19.86	
Step 2	Measure all natural resources in the base site area and enter in the Acres Measured Column 2. If resources overlap, measure only that resource with the highest resource protection ratio. These numbers provide each resource's area of land. Multiply by Resource Protection Ratio for the district Columns 3 or 4, and insert result in column 5				
	Natural Resources	Area Measured Column 2	Multiply Column 2 by Resource Protection Ratio		Protected Land Column 5
			CN, CR, ON, OR, BP, I, HI Districts Column 3	All other districts Column 4	
	Floodplain / Floodway		1.00	1.00	0.00
	Wetland (see section 10.320)		1.00	1.00	0.00
	Riparian Buffer		1.00	1.00	0.00
	Drainageways		0.00	0.40	0.00
	Cockeysville Formation - WRPA		0.50	0.50	0.00
	Cockeysville Formation - Drainage Area - WRPA		0.50	0.50	0.00
	Sinkhole		1.00	1.00	0.00
	Wellhead - WRPA Class A		1.00	1.00	0.00
	Wellhead - WRPA Class B & C		0.50	0.50	0.00
	Recharge Areas - WRPA		0.50	0.50	0.00
	Slope or Geologic Sites - CNA		0.90	1.00	0.00
	Steep Slopes (>25%)		1.00	1.00	0.00
	Steep Slopes (15-25%)		0.25	0.50	0.00
	Rare Species Site - CNA		1.00	1.00	0.00
	Forests, Mature - CNA**		0.70	0.85	0.00
	Forests, Mature**	0.44	0.50	0.70	0.22
	Forests, Young - CNA**		0.40	0.60	0.00
	Forests, Young**		0.20	0.50	0.00
	Other CNA		0.25	0.25	0.00
	Historic		See Article 15		
Step 3	Total Resource Land	0.44			
Step 4				Total Protected Resource Land	0.22
Notes	* There are other standards of protection, which include mandatory mitigation or construction in Article 10				
	** Any future developer shall be required to use the original forest cover as set forth in Sections 40.03.301 C and E				

Comments: \_\_\_\_\_

(Amended September 22, 1998 Ordinance 98-080; amended December 14, 1999 Ordinance 99-075; amended March 12, 2002 Ordinance 01-112)



Project Name 20 Montchanin Road  
 Project Number 96-186.023 Zoning OR  
 Project Manager SGD Date 3/26/08  
 Proposed Use Office

Table 40.05.422 Nonresidential Capacity Calculation		
Step 1	Enter <b>Base Site Area</b> (Table 40.05.420 Step 1)	19.86
	Subtract <b>Total Protected Resource Land</b> (Table 40.05.420 Step 4)	0.22
	Equals <b>Buildable Land, Site</b>	19.64
Step 2	Enter <b>Base Site Area</b> (Table 40.05.420 Step 1)	19.86
	Multiply by <b>Minimum Landscape Surface Ratio</b> (Table 40.04.110)	0.30
	Equals <b>Minimum Landscaped Area</b>	5.96
Step 3	Enter <b>Base Site Area</b> (Table 40.05.420 Step 1)	19.86
	Subtract <b>Minimum Landscaped Area</b>	5.96
	Equals <b>Buildable Land, District</b>	13.90
Step 4	Enter Step 1 or 3, whichever is less	13.90
	Multiply by <b>Maximum Net Floor Area Ratio</b> (Table 40.04.110)	0.83
	Equals <b>Floor Area</b>	11.54
Step 5	Enter <b>Base Site Area</b> (Table 40.05.420 Step 1)	19.86
	Multiply by <b>Maximum Gross Floor Area Ratio</b> (Table 40.04.110)	0.50
	Equals <b>Floor Area</b>	9.93
Step 6	Maximum <b>Gross Floor Area</b> (Step 4 or 5, whichever is less) (sq. ft.)	432485
Step 7	Minimum <b>Landscaped Surface</b> (Total Protected Resource Land or Minimum Landscaped Area (Step 2), whichever is greater) (acres)	5.96

Comments: 0  
 \_\_\_\_\_  
 0  
 \_\_\_\_\_  
 \_\_\_\_\_

(Amended September 22, 1998 Ordinance 98-062)



DEPARTMENT OF LAND USE

## EXPLORATORY PLAN ENGINEERING CHECKLIST

Project Name: 20 MONTCHANIN ROAD

*For Office Use Only*

Application Number:

### SUBMISSION REQUIREMENTS

- A)  One completed copy of the Exploratory Plan Engineering Checklist signed, sealed and dated by a Delaware P.E./P.L.S.
- B)  One copy of the exploratory plan prepared in accordance with the Engineering Checklist for the Exploratory Plan, Plan Requirements.
- C)  One copy of the Exploratory Stormwater Management Report signed, sealed and dated by a Delaware P.E./P.L.S. prepared in accordance with the Engineering Checklist for the Exploratory Plan, Report Requirements.
- D)  Review fees as listed in Appendix 2 of the New Castle County Code Chapter 40. (checks payable to New Castle County)

### PLAN REQUIREMENTS

- A)  All exploratory plan items as required by Chapter 40 Appendix 1.2.A of the New Castle County Code.
- B)  Field verified topography, when necessary to delineate the extent of any Article 10 resources (e.g. floodplain, steep slopes, etc.). If field verified topography is not required, topography shall be provided from one of the following sources in the subsequent order: (a) Topography established under a previous application, (b) Any other source of existing topography (i.e. LIDAR) that is more precise than the USGS Quadrangle Map topography; (c) USGS Quadrangle Map.
- C)  One (1) copy of the schematic pre-bulk erosion and sediment control plan for the project site.

## REPORT REQUIREMENTS

- A)  One (1) copy of the appropriate USGS Quadrangle Map that includes the following information:
- 1)  The location of the project parcel(s) within the watershed.
  - 2)  Delineation and identification of the watershed in which the application parcel(s) are located as defined by the confluence of a watercourse to which the project parcel(s) contributes runoff to the nearest blue-line stream.
  - 3)  Identification of all watercourse(s) adjacent to and/or downstream of the application necessary to establish the analysis point for downstream impacts in accordance with Chapter 12 of the New Castle County Code and the Delaware Sediment and Stormwater Regulations 10.3.8.
- B)  One (1) copy of the appropriate USDA Soil Survey that superimposes the property site limits and identifies the predominant soil types over the extent of the application site from the USDA Soil Survey including the following information based upon best available documentation and site inspection:
- 1)  Estimated depth to the seasonal high water table.
  - 2)  The anticipated soil infiltration rate (i.e. permeability) for each soil type.
  - 3)  Erosion potential and soils problematic to filter during construction. (e.g. high clay content)
- C)  One (1) copy of the Designated Watershed study, and/or the stream segment pollutant or stressor from the EPA 303(d) list, and/or the Pollution Control Strategy for the TMDL program from DNREC that governs the watershed in which the project site is located.
- D)  Identification of any hydrologic and hydraulic studies from any current or approved applications (upstream or downstream) that may include or be used by this application to demonstrate compliance with stormwater management and/or stormwater conveyance.
- E)  Statement whether a flood study and/or floodplain delineation is required.
- F)  Pre-development stormwater computational analysis that provides the following:
- 1)  Identification of the methodology used for computing peaks. (TR-55 or TR-20)
  - 2)  Computations for determining CN values for each drainage area.
  - 3)  Computations for determining the Tc flow path time for each drainage area.
  - 4)  Identification of any natural runoff detention/retention features. (sumps/swamps, etc.)
  - 5)  Pre-developed discharge rates and volumes at all points of interest, site discharge points and points of analysis.
- G)  One (1) copy of the pre-development drainage plan that includes the following information:
- 1)  Delineation of drainage areas contributing stormwater runoff through the project site and the appropriate sizing criteria for all conveyances.
  - 2)  Depiction of all drainage areas, points of analysis, site discharge points and points of analysis.
  - 3)  Labeling of the area, composite CN value and Tc flow path for each drainage area.
  - 4)  Labeling of the current means of conveyance (characteristics of flow) to each site discharge point.
  - 5)  Delineation of detention/retention features (sumps/swamps, etc.) with the extent of ponding and outlet defined.
  - 6)  Labeling of the cross-section(s) to define reach(es), if any.
  - 7)  Identification of points of interest within the site, with respect to the location of all natural resources. (as defined by Chapter 40 Section 40.10.010 of the New Castle County Code)

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- 8)  Identification of off-site areas sensitive to stormwater impacts not related to a watercourse. (e.g. steep slopes, wetlands and existing development)
- 9)  Identification and delineation of areas suitable for the conservation of stormwater management by passive infiltration and filtration.
- H)  Narrative discussing the potential for the implementation of conservation design practices and Green Technology Best Management Practices for managing the quality, quantity and volume of post-developed stormwater runoff. The narrative shall also address the following:
- 1)  What field testing (i.e. soils borings, infiltration testing, etc.) is required to demonstrate stormwater management design feasibility?
  - 2)  How will the hydrology on the project parcel(s) be affected by the developed land use condition when compared to existing conditions?
    - a)  Describe how the site will be designed to maximize the open space or landscaping to maximize infiltration, runoff volume control and filtering of stormwater runoff to compliance with the applicable regulations (e.g. reforestation, disconnection into landscaped areas)
    - b)  Describe how GTBMP's are integrated into the site design (e.g. bio-retention in landscape beds, native grass vegetated filter strips, rainwater harvesting, green roof, etc.) for total site stormwater management compliance
    - c)  Provide justification for stormwater basins and/or underground storage, if additional quantity management is required.
  - 3)  What is the physical condition of the conveyance systems on and down gradient of the application parcel(s) including the site discharge point(s)?
    - a)  Identify where and to what degree points of interest and project discharge points are vulnerable to erosion and what steps may be implemented to address the erosion potential.
    - b)  Document the current function of the existing on and off-site conveyance systems (e.g. clogged, eroded, broken, etc.)
    - c)  Describe how downstream properties, if any, are impacted by post-developed stormwater discharge and identification of downstream constraints (to the nearest watercourse), if any, that limit the peak rate discharge from the proposed development and the erosion potential of the receiving watercourse. Provide specific descriptions to address constraints.
    - d)  Identify any offsite drainage easements that may be required to convey run-off from the site to a point of outfall with adequate capacity for the post-developed stormwater runoff.
  - 4)  What unusual or nonstandard maintenance implications are associated with the stormwater practices proposed? Be sure to also identify the entity which will assume maintenance responsibility (private ownership, maintenance corporation or third party agreement) for the stormwater features proposed and the nature of their associated maintenance.
  - 5)  Statement whether a request for a waiver or variance from the Delaware Sediment and Stormwater Regulations is contemplated.

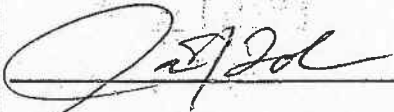
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**SANITARY REQUIREMENTS**

- A) ✓ Provide an estimation of the proposed sewer flows (include both average and peak daily flows with rationale for the estimates) in addition to a plan view of the entire proposed sewer system to tie-in to the existing system including all proposed manholes, pump stations and force-mains. Show all existing and proposed sewer easements, the location of any proposed Commercial Food Establishments and 1000 gallon grease traps. Note: All sanitary sewer easements to be dedicated to New Castle County shall be a minimum of forty (40) feet wide in unpaved areas and twenty (20) feet wide in paved areas. There shall be at least 150 parcels to be connected to any proposed pump station.
  
- B) N/A If septic proposed, provide a soil feasibility/site evaluation (show boring locations, proposed and existing wells, primary dual and single fields and replacement system location, and any nearby existing systems) in accordance with the provisions of the New Castle County Code, Chapter 40. Show approved test locations on the exploratory plan. Depict area(s) suitable for septic disposal field(s) on record plan.
  
- C) N/A Submit pervious area calculations to verify sufficient pervious area exists on the parcel to support the proposed septic system. (per Section 40.22.360 (C) of the New Castle County Code)

**CERTIFICATION OF PROFESSIONAL ENGINEER / LAND SURVEYOR:**

**I, the undersigned, hereby certify that I am a Professional Engineer / Land Surveyor registered in the State of Delaware and that it is my professional opinion that, to the best of my knowledge, each element of this checklist was considered and addressed in accordance with all applicable regulations, codes, standards, guidelines and policies.**



Signature and Seal of Applicant

3/29/11

Date