



## NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

Co-Chair: David Tackett, Eleventh District  
Co-Chair: Janet Kilpatrick, Third District

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September 2, 2025  
3:00 PM

**VIRTUAL ZOOM WEBINAR MEETING\*\* &  
LOUIS L. REDDING CITY/COUNTY BUILDING  
1ST FLOOR COUNCIL CHAMBERS  
800 N. FRENCH STREET, WILMINGTON, DE 19801**

### AGENDA

**A. Meeting Call to Order**

**B. Approval of Minutes**

**C. Review/Discussion of Resolution(s)**

R25- : PLAN OF THE MANOR AT 6060; MILL CREEK HUNDRED; WEST SIDE OF LIMESTONE ROAD, 865 FEET NORTH OF MENDENHALL MILL ROAD; CONSOLIDATE TWO PARCELS TO FACILITATE THE CONSTRUCTION OF A THREE-STORY, 83,050 SQUARE FOOT INSTITUTIONAL RESIDENTIAL TYPE 2 FACILITY WITH ASSOCIATED IMPROVEMENTS; NC21 ZONING; APPLICATION NO. [2023-0586-S](#); COUNCIL DISTRICT 3  
Prime Sponsor(s): Ms. Kilpatrick

**D. Review/Discussion of Ordinance(s)**

**E. Presentations**

**F. Other**

**G. Public Comment**

**H. Adjournment**

**AGENDA POSTED: August 26, 2025**

\*The agenda is posted (7) seven days in advance of the scheduled meeting in compliance with 29 *Del. C.* Section 10004(e)(2). The meeting may go into Executive Session to address issues that arise at the time of the meeting.

\*\*Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a

telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

Meeting materials, including a meeting agenda, legislation to be addressed during the meeting, and other materials related to the meeting are electronically accessible at <https://www.nccde.org/2351/Agendas-and-Minutes> Members of the public joining the meeting may be provided an opportunity to make comments in real time. A comment period will be administered by a moderator to ensure everyone may have an opportunity to comment.

If permitted to comment, you will not be able to speak until called upon by the moderator. For those appearing virtually, there are functions in the program that allow you to do this. Please see the link in the previous paragraph.

Prime Sponsor(s): Ms. Kilpatrick  
Requested by: Department of Land Use  
Date of introduction: September 9, 2025

**RESOLUTION NO. 25-**

**PLAN OF THE MANOR AT 6060; MILL CREEK HUNDRED;  
WEST SIDE OF LIMESTONE ROAD, 865 FEET NORTH OF MENDENHALL  
MILL ROAD; CONSOLIDATE TWO PARCELS TO FACILITATE THE  
CONSTRUCTION OF A THREE-STORY, 83,050 SQUARE FOOT INSTITUTIONAL  
RESIDENTIAL TYPE 2 FACILITY WITH ASSOCIATED IMPROVEMENTS;  
NC21 ZONING; APPLICATION NO. 2023-0586-S; COUNCIL DISTRICT 3**

1       **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New  
2 Castle County that County Council hereby approves the following major land  
3 development plan, The Manor at 6060 (Application No. 2023-0586-S) as heretofore  
4 approved by the Land Use Department, and the President of County Council is hereby  
5 authorized to endorse her approval upon the following plan.

**THE MANOR AT 6060  
Millcreek Hundred**

Adopted by County Council of  
New Castle County on:

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Monique Williams-Johns  
President of County Council  
of New Castle County

**SYNOPSIS:** Same as title.

**FISCAL IMPACT:** This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.



**New Castle County Department of Land Use**

**MEMORANDUM**

**TO:** Council President  
Members of County Council  
Counsel to Council  
Clerk of County Council

**FROM:** David M. Culver

**RE:** Application Number 2023-0586-S  
The Manor at 6060  
Record Major Land Development Plan

**DATE:** August 12, 2025

Enclosed for Council's review and consideration of approval are paper prints of the above-referenced plan. The Department has determined that this proposal complies with all applicable requirements of the New Castle County Code.

A suggested title and synopsis are attached.

**cc:** Marcus Henry, County Executive  
Mona Parikh, Chief Administrative Officer

Plan of The Manor at 6060; Mill Creek Hundred; West side of Limestone Road, 865 feet north of Mendenhall Mill Road. Consolidate two parcels to facilitate the construction of a three-story, 83,050 SF Institutional Residential Type 2 facility with associated improvements. NC21 Zoning. CD 3.

Synopsis: Same as title

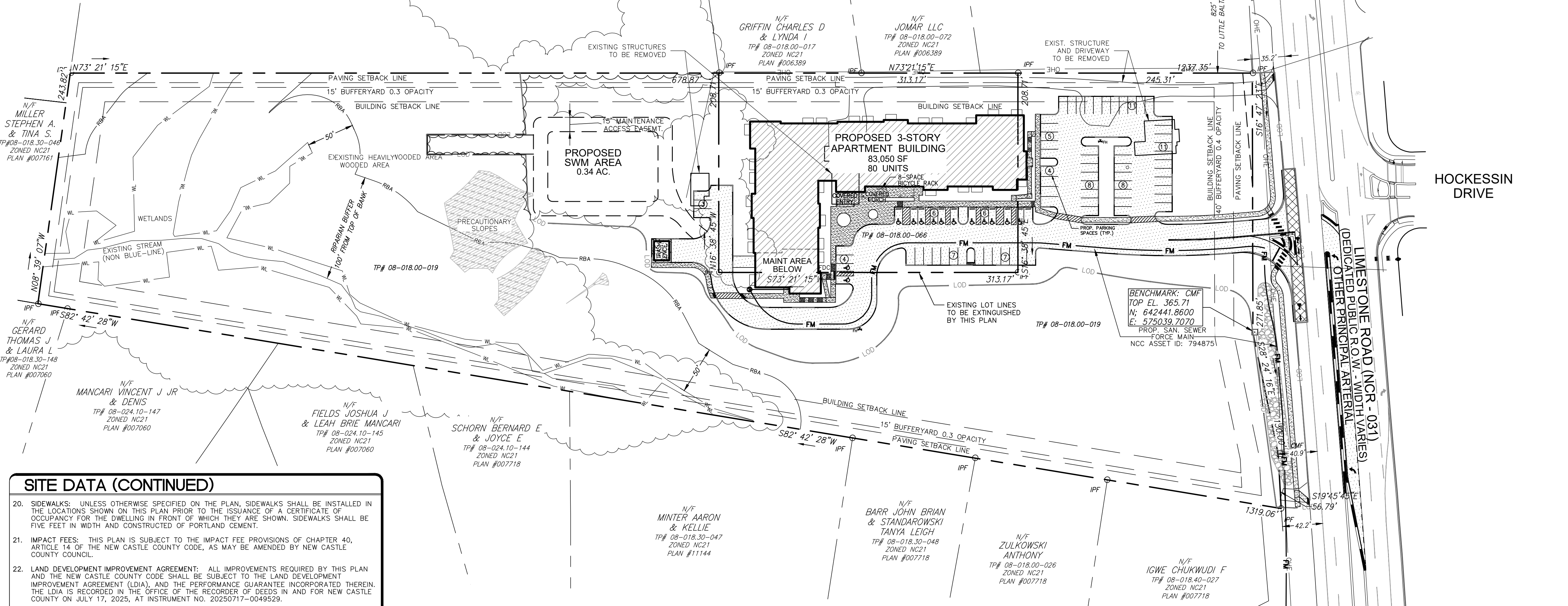
Fiscal Note: This will have no immediately discernible fiscal impact on the County but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property with the resultant increase in taxes collectible thereon and an increased demand for County services.

| PROTECTED RESOURCE TABLE - PARCEL 08-018.00-019 (8.59± ACRES) |                    |                        |                        |                           |                           |
|---------------------------------------------------------------|--------------------|------------------------|------------------------|---------------------------|---------------------------|
| PROTECTED RESOURCE                                            | TOTAL AREA (ACRES) | DISTURBED AREA (ACRES) | PROTECTED AREA (ACRES) | PROTECTION RATIO REQUIRED | PROTECTION RATIO PROVIDED |
| COCKEYSVILLE FORMATION DRAINAGE AREA                          | 10.09              | 4.60                   | 5.49                   | 0.50                      | 0.54                      |
| RIPARIAN BUFFER                                               | 3.16               | 0.00                   | 3.16                   | 1.00                      | 1.00                      |
| FOREST, TIER 2                                                | 4.45               | 0.86                   | 3.59                   | 0.60                      | 0.81                      |
| STEEP SLOPES 15-25%                                           | 0.19               | 0.01                   | 0.18                   | 0.50                      | 0.95                      |



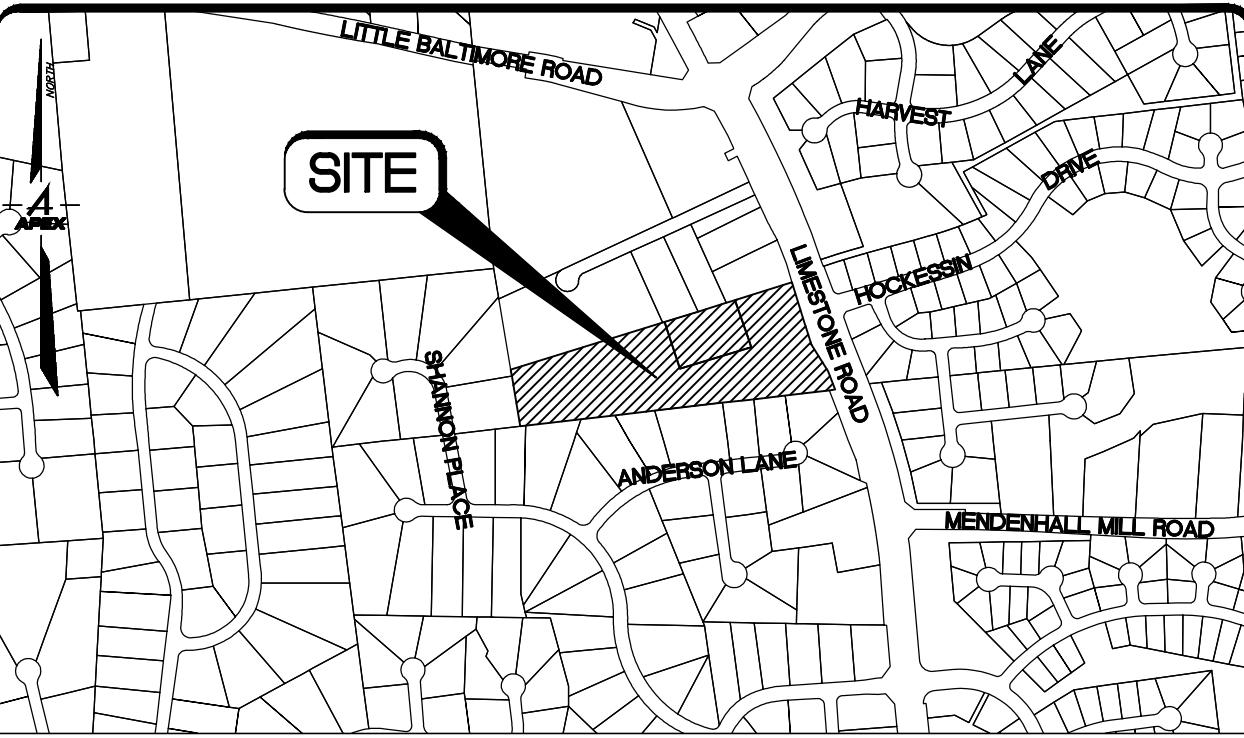
N/F  
RYDZEWSKI ADOLPH  
JOHN & JUNK  
TP# 08-018.30-045  
ZONED NC21  
PLAN #007161

N/F  
MONDRAGON REALTY LLC  
TP# 08-018.00-071  
ZONED NC21  
PLAN #006389



**PURPOSE OF PLAN**

THE PURPOSE OF THIS PLAN IS TO COMBINE THE TWO PARCELS AND TO PROVIDE FOR THE CONSTRUCTION OF A NEW 3-STORY 83,050 SQUARE FOOT AGE-RESTRICTED INSTITUTIONAL RESIDENTIAL TYPE 2 FACILITY ON THE PROPERTY AND ITS ASSOCIATED PARKING, ACCESS, UTILITY CONNECTIONS AND STORMWATER MANAGEMENT.



LOCATION MAP ZONING MAP 20 SCALE 1"= 800'

- SITE DATA (CONTINUED)**
20. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT.
  21. 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 NEW CASTLE COUNTY COUNCIL.
  22. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: 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 ON JULY 17, 2025, AT INSTRUMENT NO. 20250717-0049529.
  23. N.C.C. DRAINAGE CODE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
  24. BUILDING PERMITS: NO BUILDING PERMITS WILL BE ISSUED BY THE DEPARTMENT OF LAND USE UNTIL THE DEPARTMENT OF PUBLIC WORKS PROVIDES WRITTEN CONFIRMATION THAT THE PUMP STATION DESIGN HAS BEEN ACCEPTED.
  25. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY DESIGNS, ETC LAST DATED OCTOBER 9, 2024, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
  26. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
  27. LONG TERM SWM MAINTENANCE FEE: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE INSPECTION FUND PURSUANT TO UDC SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF \$4,800 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.
  28. SWM MAINTENANCE ACCESS: 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 FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER OR RESPONSIBLE PARTY. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.

- SITE DATA (CONTINUED)**
29. SEASONAL HIGH WATER TABLE: A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND NO LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THE LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
  30. SHWT CONSTRUCTION LIMITATIONS: ALL STRUCTURES PROPOSED WITH LOWEST FLOOR WITHIN 3 FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED. NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT.
  31. FIRE: ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE STATE OF DELAWARE STATE FIRE PREVENTION REGULATIONS.  
NUMBER OF FIRE HYDRANTS: 0 EXISTING (0) 2 PROPOSED (2)
  32. MONUMENTS: EXISTING: 11 PROPOSED: 0
  33. ADDRESSES: ADDRESSES ARE ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.
  34. FOREST HABITAT VALUE ASSESSMENT (FHVA): A FOREST HABITAT VALUE ASSESSMENT WAS CONDUCTED FOR THIS PROPERTY. SEE FHVA REPORT PREPARED BY DESIGNS, ETC., DATED OCTOBER 1, 2024.
  35. RETAINING WALLS: BUILDING PERMITS ARE REQUIRED FOR RETAINING WALLS GREATER THAN 4 FEET IN HEIGHT.

**CERTIFICATION OF OWNERSHIP**

I, MICHAEL CENSURATO, HEREBY CERTIFY THAT DESOLINA LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

*Michael Censurato* 7/18/2025  
SIGNATURE DATE

**CERTIFICATION OF OWNERSHIP**

I, MICHAEL CENSURATO, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

*Michael Censurato* 7/18/2025  
SIGNATURE 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

**CERTIFICATION OF PLAN ACCURACY**

I, STEPHEN G. DAVIES 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.

*Stephen G. Davies* 7/18/2025  
SIGNATURE DATE

STEPHEN G. DAVIES  
REGISTERED  
NO. 7690  
PROFESSIONAL ENGINEER  
DELAWARE

|      |            |                                               |         |
|------|------------|-----------------------------------------------|---------|
| 5    | 7/18/2025  | REV TO PROVIDE ADDL ACCESSIBLE PARKING SPACES | SGD     |
| 4    | 3/19/2025  | REV PER NCC COMMENTS DATED 10/23/2024         | SGD     |
| 3    | 10/09/2024 | REV PER NCC COMMENTS DATED 9/11/2024          | SGD     |
| 2    | 8/09/2024  | CHST PLAN SUBMITTAL TO NCC                    | SGD     |
| 1    | 5/23/2024  | REV PER DELDOT LORR 1 COMMENTS                | SGD     |
| REV. | DATE:      | COMMENT                                       | CHECKED |

- SITE DATA**
1. OWNER/PROPERTY INFORMATION:

| OWNER NAME & ADDRESS                         | PROPERTY ADDRESS                      | TAX PARCEL    | AREA       |
|----------------------------------------------|---------------------------------------|---------------|------------|
| CENSURATO MICHAEL & CATHERINE A TR OF NEW TR | 6060 LESTER RD<br>HOCKESSIN, DE 19707 | 08-018.00-066 | 1.50 ACRES |
| DESOLINA LLC                                 | 6042 LESTER RD<br>HOCKESSIN, DE 19707 | 08-018.00-019 | 8.59 ACRES |
  2. SOURCE OF TITLE: 08-018.00-066 20180216 0008041 08-018.00-019 20110601 0027208
  3. TOTAL NO. OF LOTS: EXISTING: 2 PROPOSED: 1
  4. ZONING/USE: NC21 - OTHER PERMITTED USE INSTITUTIONAL RESIDENTIAL TYPE 2

| BUILDING SETBACKS | STREET YARD         | 40' MIN. |
|-------------------|---------------------|----------|
| SIDE YARD         | 30' MIN.            |          |
| REAR YARD         | 40' MIN.            |          |
| PAVING SETBACK    | 20' FRONT/10' OTHER |          |
| BUILDING HEIGHT   | 45' MAX.            |          |
  5. PROPOSED LOT COVERAGE: BUILDING 0.620 AC. 6.2% IMPERVIOUS 1.163 AC. 11.5% OPEN AREA 8.303 AC. 82.3% TOTAL 10.086 AC. 100% \*INCL. 0.34 AC. STORMWATER MGT. AREA
  6. PARKING: AGE-RESTRICTED RESIDENTIAL INSTITUTIONAL USE REQUIRED: 80 1-BR UNITS x 0.75 SPACES/UNIT = 60 SPACES PROVIDED: 80 SPACES (INCL. 13 ACCESSIBLE SPACES vs 12 REQUIRED) BICYCLE PARKING REQUIRED: 1 BICYCLE SPACE/10 SPACES x 80 = 8 SPACES BICYCLE PARKING PROVIDED: 8 SPACES
  7. 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
  8. SANITARY SEWER: PRIVATE FORCE MAIN TO CONNECT TO NEW CASTLE COUNTY SEWER 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 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.  
AVG. DAILY FLOW = 80 APARTMENTS x 200 GPD/UNIT = 16,000 GPD  
PEAK FLOW = 16,000 GPD x 4 = 64,000 GPD
  9. DATUM / BENCHMARK: NAD 83 (HORIZONTAL) NAVD 88 (VERTICAL) BENCHMARK IS THE TOP OF THE CONCRETE MONUMENT ON EASTERN BORDER OF THE SUBJECT PARCEL AT ELEVATION 365.71 (SEE PLAN)  
N: 642441.8600, E: 575039.7070
  10. DATE OF SURVEY: JUNE 27, 2023 BY APEX ENGINEERING, INCORPORATED
  11. SUPERSEDURE NOTE: THIS PLAN SUPERSEDES IN PART THE RECORD MINOR SUBDIVISION PLAN FOR ERMIDO VALDRINI AND DESOLINA VALDRINI H/W, PREPARED BY BURNIE R. WASKI, INC., DATED MARCH 15, 1977, AND RECORDED APRIL 14, 1977, IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, DELAWARE, MICROFILM NUMBER 4432.
  12. FLOODPLAIN: THE SITE IS NOT WITHIN THE 100-YEAR FLOODPLAIN ACCORDING TO FEMA FIRM MAP #100030040L DATED JANUARY 22, 2020.
  13. WATER RESOURCE PROTECTION AREA (WRPA): THE SITE LIES ENTIRELY WITHIN THE COCKEYSVILLE FORMATION DRAINAGE AREA WRPA PER THE WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY, DELAWARE, MAP 1 OF 3 LATEST DATED MARCH 2022. PERCENTAGE OF IMPERVIOUS COVER WITHIN THE WRPA = 15.9%
  14. WETLANDS: WETLANDS ARE SHOWN ON THIS PLAN IN ACCORDANCE WITH THE WETLANDS INVESTIGATION AND DELINEATION REPORT PREPARED BY TEN BEARS ENVIRONMENTAL ASSOCIATES CO. DATED JUNE 2019.
  15. CRITICAL NATURAL AREA: THIS SITE IS NOT WITHIN A CRITICAL NATURAL AREA PER THE STATE INVENTORY OF NATURAL AREAS.
  16. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
  17. UTILITIES: EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH BEST AVAILABLE INFORMATION.
  18. INVESTMENT LEVEL AREA: THIS SITE IS LOCATED WITHIN INVESTMENT LEVEL AREA 2.
  19. VARIANCES: THE FOLLOWING VARIANCES WERE GRANTED BY THE BOARD OF ADJUSTMENT AT THE HEARING HELD ON JANUARY 26, 2024, AND BY WRITTEN DECISION DATED JANUARY 26, 2024, AND FILED MARCH 18, 2024, FOR APPROVAL OF MAP 1 OF 3 OF THE WRPA WITH THE CONDITION THAT THE BUILDING ELEVATIONS SHALL BE GENERALLY CONSISTENT WITH THE ARCHITECTURAL RENDERINGS ENTERED INTO EVIDENCE AT THE HEARING, AS MAY BE AMENDED BY THE DEPARTMENT.  
A. TO PERMIT A MAXIMUM NET FLOOR AREA RATIO OF 0.62 (0.46 REQUIRED). SEE UDC TABLE 40.04.110A.

APPLICATION NO. 2023-0586  
RECORD PLAN  
MAJOR LAND DEVELOPMENT  
FOR  
**THE MANOR AT 6060**

MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

**APEX ENGINEERING INCORPORATED**

27 W. MARKET STREET NEWPORT, DELAWARE 19804  
(302) 994-1900 (302) 994-9089 FAX

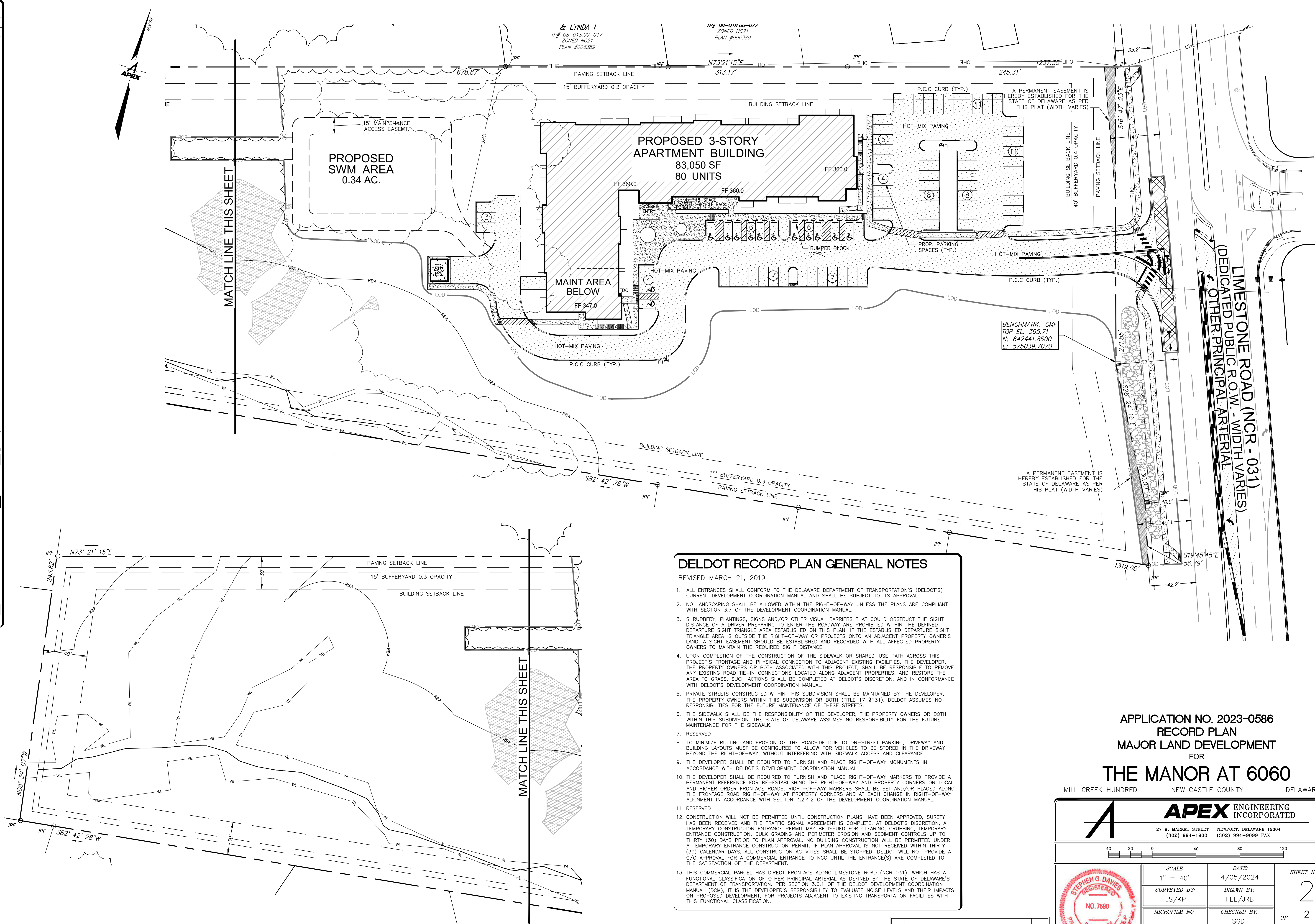
60 30 0 60 120 180

|                                           |                      |                |
|-------------------------------------------|----------------------|----------------|
| SCALE<br>1" = 60'                         | DATE<br>4/05/2024    | SHEET NO.<br>1 |
| SURVEYED BY:<br>JS/KP                     | DRAWN BY:<br>FEL/JRB | OF<br>2        |
| MICROFILM NO.                             | CHECKED BY:<br>SGD   | REVISION<br>5  |
| PROJECT / FILE NUMBER<br>23127000PLOT-REC |                      |                |

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2025

| EXISTING       |                                                    | PROPOSED        |
|----------------|----------------------------------------------------|-----------------|
| ----           | PROPERTY LINE                                      | ----            |
| -----          | CENTERLINE                                         | -----           |
| ○ IPS          | IRON PIPE                                          | ○ PS            |
| ○ IPF          | IRON PIPE                                          | ○ PF            |
| □ CMF          | CONCRETE MONUMENT                                  | □ CMS           |
| ○ DHF          | DRILL HOLE FOUND                                   | ○ DHS           |
| × NF           | SURVEY NAIL                                        | × NS            |
| —WL—           | WETLANDS BOUNDARY                                  | N/A             |
| 100'LY         | 100-YEAR FLOOD LINE                                | N/A             |
| N/A            | LIMIT OF DISTURBANCE                               | ==== LOD        |
| - - - 53 - - - | CONTOUR                                            | ===== 53 =====  |
| x50.00         | SPOT ELEVATION                                     | x 50.0          |
| SS             | SANITARY SEWER MANHOLE                             | SS              |
| SS             | SANITARY SEWER                                     | SS              |
| CO             | CLEAN-OUT                                          | CO              |
| == 15' P-T ==  | DRAINAGE PIPE w/ SIZE & TYPE                       | P-T             |
| [Pattern]      | CATCH BASIN                                        | [Pattern] CB #1 |
| [Pattern]      | DRAINAGE MANHOLE                                   | [Pattern] DS    |
| DS             | DOWNSPOUT                                          | DS              |
| FDH FM         | FIRE HYDRANT                                       | FDH FM          |
| WW             | WATER VALVE                                        | WW              |
| WM             | WATER METER                                        | WM              |
| ▼ FDC          | FIRE DEPARTMENT CONNECTION                         | ▼ FDC           |
| 6"W            | WATER LINE W/ SIZE                                 | 6"W             |
| OHE            | ELECTRIC LINE (OVERHEAD)                           | OHE             |
| UE             | ELECTRIC LINE (UNDERGROUND)                        | UE              |
| UP             | UTILITY POLE w/ GUY WIRE                           | UP              |
| EB             | ELECTRIC BOX                                       | EB              |
| EM             | ELECTRIC METER                                     | EM              |
| ★ LP           | LIGHT POLE                                         | ★ LP            |
| ETB            | ELECTRIC MANHOLE                                   | ETB             |
| TB             | TELEPHONE BOX                                      | TB              |
| TM             | TELEPHONE MANHOLE                                  | TM              |
| COM            | COMMUNICATIONS LINE<br>(CABLE, FIBER OPTIC, OTHER) | COM             |
| GM             | GAS METER                                          | GM              |
| GV             | GAS VALVE                                          | GV              |
| EVENT          | GAS VENT                                           | EVENT           |
| G              | GAS LINE                                           | G               |
| GB             | GAS MANHOLE                                        | GB              |
| X              | FENCE                                              | X               |
| [Symbol]       | EVERGREEN TREE                                     | [Symbol]        |
| [Symbol]       | DECIDUOUS TREE                                     | [Symbol]        |
| [Symbol]       | WOODS LINE                                         | [Symbol]        |
| [Symbol]       | STREAM                                             | N/A             |
| [Symbol]       | CURB & GUTTER                                      | [Symbol]        |
| [Symbol]       | CONCRETE SIDEWALK,<br>SLAB, PAVEMENT               | [Symbol]        |
| N/A            | IMPERVIOUS PAVEMENT<br>(MIL AND OVERLAY)           | [Symbol]        |
| [Symbol]       | IMPERVIOUS PAVEMENT<br>(FULL DEPTH)                | [Symbol]        |
| [Symbol]       | STRUCTURE/BUILDING                                 | [Symbol]        |
| SB             | SOIL BORING                                        | N/A             |
| TP             | TEST PIT                                           | N/A             |
| MW             | MONITORING WELL                                    | N/A             |
| [Symbol]       | SIGN                                               | [Symbol]        |
| TS             | TRAFFIC SIGNAL                                     | TS              |
| PB             | PULL BOX                                           | PB              |
| [Symbol]       | POSTAL ADDRESS                                     | [Symbol]        |
| 12             | PARKING STALL COUNT                                | 12              |
| MTB            | SOIL SURFACE TYPE                                  | N/A             |
| [Pattern]      | TRUNCATED DOME'S                                   | [Pattern]       |

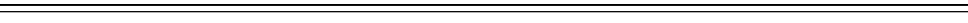


## REVISÉ MARCH 21, 2019

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT TRIANGLE OF A DRIVEWAY DESIGNED TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER LAND, A RIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, WITHIN THE SIGHT TRIANGLE AREA, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DELDOT DESIGN AND CONSTRUCTION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER. THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §1313). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK.
7. RESERVED
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE RIGHT-OF-WAY ROAD RIGHT-OF-WAY LINE AT EACH CORNER. DELDOT WILL BE REQUIRED TO WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. RESERVED
12. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE, AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION TEMPORARY TRAFFIC SIGNALS FOR CLEARING, GRADING, EMBANKMENT, EROSION CONTROL, SURFACE GRADING AND PERMITS REQUIRED AND SEVERITY CONTROL UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER TEMPORARY CONSTRUCTION PERMIT, IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) DAYS OF PLAN APPROVAL. CONSTRUCTION SHALL BE STOPPED IF DELDOT WILL BE REQUIRED TO WAY ALIGNMENT FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
13. THIS COMMERCIAL PARCEL HAS DIRECT FRONTAGE ALONG LIMESTONE ROAD (NCR 031), WHICH HAS A DESIGNATED CLASSIFICATION OF COMMERCIAL. THE TRAFFIC SIGNAL IS DEFINED BY THE STATE OF DELAWARE'S DEPARTMENT OF TRANSPORTATION, PER SECTION 3.6.1 OF THE DELDOT DEVELOPMENT COORDINATION MANUAL (DCOM). IT IS THE DEVELOPER'S RESPONSIBILITY TO EVALUATE NOISE LEVELS AND THEIR IMPACTS ON THE ADJACENT DEVELOPMENT FOR PROJECTS ADJACENT TO EXISTING TRANSPORTATION FACILITIES WITH THIS FUNCTIONAL CLASSIFICATION.

|      |            |                                                |         |
|------|------------|------------------------------------------------|---------|
|      |            |                                                |         |
| 5    | 7/18/2025  | REV TO PROVIDE ADD'L ACCESSIBLE PARKING SPACES | SGD     |
| 4    | 3/19/2025  | REV. PER NOC COMMENTS DATED 10/23/2024         | SGD     |
| 3    | 10/09/2024 | REV. PER NOC COMMENTS DATED 9/11/2024          | SGD     |
| 2    | 8/09/2024  | CONST PLAN SUBMITTAL TO NOC                    | SGD     |
| 1    | 5/23/2024  | REV. PER DELDOT LONOR 1 COMMENTS               | SGD     |
| REV. | DATE:      | COMMENT                                        | CHECKED |

APPLICATION NO. 2023-0586  
RECORD PLAN  
MAJOR LAND DEVELOPMENT  
FOR  
THE MANOR AT 6060  
MILL CREEK HUNDRED NEW CASTLE COUNTY DELAWARE

|                                                                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                           |                                                       |                                                                                                                                                                    |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|-------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                            | <h1 style="margin: 0;">APEX</h1> <h2 style="margin: 0;">ENGINEERING<br/>INCORPORATED</h2> |                                                       |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | <b>27 W. MARKET STREET<br/>(302) 994-1900</b>                                             | <b>NEWPORT, DELAWARE 19804<br/>(302) 994-9099 FAX</b> |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                            |                                                                                           |                                                       |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                            | SCALE                                                                                     | DATE                                                  | SHEET NO.<br><br><div style="font-size: 48pt; margin: 10px 0;">2</div> <div style="margin: 10px 0;">OF</div> <div style="font-size: 48pt; margin: 10px 0;">2</div> |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | 1" = 40'                                                                                  | 4/05/2024                                             |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | SURVEYED BY:<br>JS/KP                                                                     | DRAWN BY:<br>FEL/JRB                                  |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | MICROFILM NO.                                                                             | CHECKED BY:<br>SGD                                    |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | PROJECT / FILE NUMBER<br><b>23127000PLOT-REC</b>                                          |                                                       |                                                                                                                                                                    |
|                                                                                                                                                                                                                                                                                                                                                                                                                                 | REVISION<br><b>5</b>                                                                      |                                                       |                                                                                                                                                                    |
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