



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

May 23, 2023
3:30 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)

R23-094: PLAN OF WINCHELSEA; ST. GEORGES HUNDRED; EAST SIDE OF JAMISON CORNER ROAD, 2550 FEET NORTH OF BOYDS CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE THE PROPERTY INTO 336 AGE-RESTRICTED LOTS WITH ASSOCIATED IMPROVEMENTS; ST ZONING; [APPLICATION NO. 2020-0577](#); COUNCIL DISTRICT 12 Introduced by: Mr. Bell

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

Hiring of Legislative Aide--Council President

G. Public Comment

H. Adjournment

AGENDA POSTED: May 16, 2023

*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.nccode.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.

Introduced by: Mr. Bell
Date of introduction: May 23, 2023

RESOLUTION NO. 23-094

**PLAN OF WINCHELSEA; ST. GEORGES HUNDRED; EAST SIDE OF JAMISON
CORNER ROAD, 2550 FEET NORTH OF BOYDS CORNER ROAD; MAJOR LAND
DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE THE PROPERTY INTO 336
AGE-RESTRICTED LOTS WITH ASSOCIATED IMPROVEMENTS; ST ZONING;
APPLICATION NO. 2020-0577; COUNCIL DISTRICT 12**

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County that County Council hereby approves the following major land development plan, Plan of Winchelsea (Application No. 2020-0577), as heretofore approved by the Land Use Department, and the President of County Council is hereby authorized to endorse her approval upon the following plan.

**PLAN OF WINCHELSEA
St. Georges Hundred**

Adopted by County Council of
New Castle County on: 5/23/23

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.

MEMORANDUM

To: Council President
Members of County Council
Council to Council
Clerk of County Council

From: Richard Hall

Re: Application No. 2020-0577
Winchelsea
Record Major Land Development Plan

Date: May 3, 2023

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.

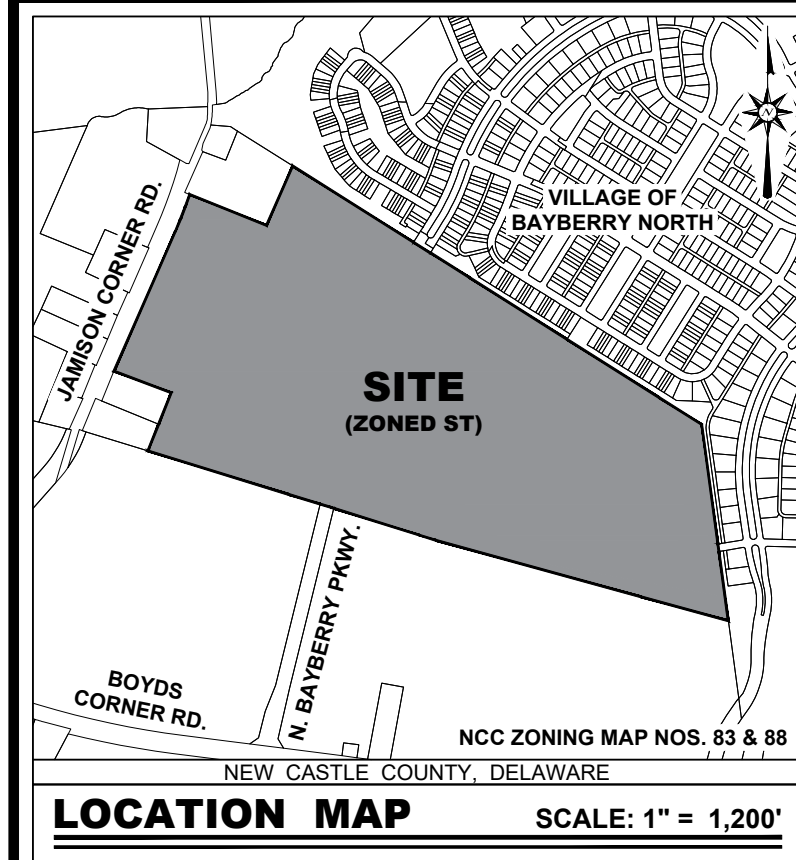
A suggested title, synopsis, and fiscal note are attached.

cc: Matthew Meyer, County Executive
Vanessa Phillips, Chief Administrative Officer
Brian Boyle, Senior Policy Director

Plan of Winchelsea; St. Georges Hundred; East side of Jamison Corner Road, 2550' north of Boyds Corner Road; Major Land Development Plan that proposes to rezone the parcel from Suburban (S) to Suburban Transition (ST) to subdivide the property into 336 age-restricted lots with associated improvements; ST zoning.

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.



SHEET INDEX

1	COVER SHEET & OVERALL LAYOUT
2	NOTES & TYPICAL LOT DETAILS
3 - 8	MAJOR LAND DEVELOPMENT PLAN

SITE DATA

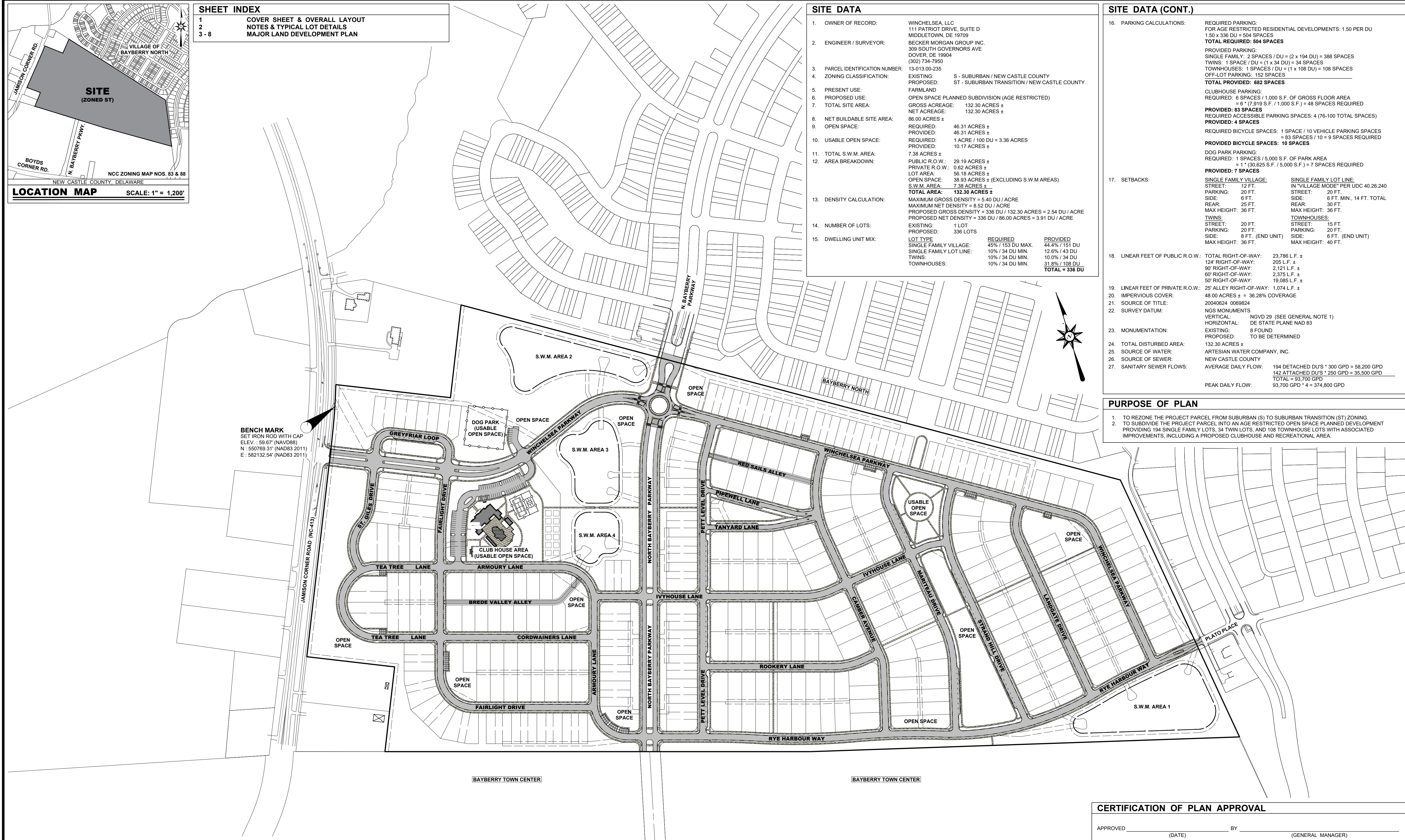
1. OWNER OF RECORD:	WINCHELSEA, LLC 111 PATRIOT DRIVE, SUITE D MIDDLETOWN, DE 19708
2. ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. 309 SOUTH GOVERNORS AVE DOVER, DE 19904 (302) 734-7950
3. PARCEL IDENTIFICATION NUMBER:	13-013-00-235
4. ZONING CLASSIFICATION:	EXISTING: S - SUBURBAN / NEW CASTLE COUNTY PROPOSED: ST - SUBURBAN TRANSITION / NEW CASTLE COUNTY
5. PRESENT USE:	FARMLAND
6. PROPOSED USE:	OPEN SPACE PLANNED SUBDIVISION (AGE RESTRICTED)
7. TOTAL SITE AREA:	GROSS ACREAGE: 132.30 ACRES ± NET ACREAGE: 132.30 ACRES ±
8. NET BUILDABLE SITE AREA:	86.00 ACRES ±
9. OPEN SPACE:	REQUIRED: 46.31 ACRES ± PROVIDED: 46.31 ACRES ±
10. USABLE OPEN SPACE:	REQUIRED: 1 ACRE / 100 DU = 3.36 ACRES PROVIDED: 10.17 ACRES ±
11. TOTAL S.W.M. AREA:	7.38 ACRES ±
12. AREA BREAKDOWN:	PUBLIC R.O.W.: 29.19 ACRES ± PRIVATE R.O.W.: 0.62 ACRES ± LOT AREA: 56.18 ACRES ± OPEN SPACE: 36.93 ACRES ± (EXCLUDING S.W.M. AREAS) S.W.M. AREA: 7.38 ACRES ± TOTAL AREA: 132.30 ACRES ±
13. DENSITY CALCULATION:	MAXIMUM GROSS DENSITY = 5.40 DU / ACRE MAXIMUM NET DENSITY = 6.52 DU / ACRE PROPOSED GROSS DENSITY = 336 DU / 132.30 ACRES = 2.54 DU / ACRE PROPOSED NET DENSITY = 336 DU / 86.00 ACRES = 3.91 DU / ACRE
14. NUMBER OF LOTS:	EXISTING: 1 LOT PROPOSED: 336 LOTS
15. DWELLING UNIT MIX:	LOT TYPE SINGLE FAMILY VILLAGE: 45% / 153 DU MAX. SINGLE FAMILY LOT LINE: 10% / 34 DU MIN. TWIN: 10% / 34 DU MIN. TOWNHOUSE: 31.5% / 108 DU

SITE DATA (CONT.)

16. PARKING CALCULATIONS:	REQUIRED PARKING: FOR AGE RESTRICTED RESIDENTIAL DEVELOPMENTS: 1.50 PER DU 150 x 336 DU = 504 SPACES TOTAL REQUIRED: 504 SPACES PROVIDED PARKING: SINGLE FAMILY: 2 SPACES / DU = (2 x 194 DU) = 388 SPACES TWIN: 1 SPACE / DU = (1 x 34 DU) = 34 SPACES TOWNHOUSE: 1 SPACES / DU = (1 x 108 DU) = 108 SPACES OFF-LOT PARKING: 152 SPACES TOTAL PROVIDED: 682 SPACES CLUBHOUSE PARKING: REQUIRED: 6 SPACES / 1,000 S.F. OF GROSS FLOOR AREA = 6 * (7,919 S.F. / 1,000 S.F.) = 48 SPACES REQUIRED PROVIDED: 83 SPACES REQUIRED ACCESSIBLE PARKING SPACES: 4 (76-100 TOTAL SPACES) PROVIDED: 4 SPACES REQUIRED BICYCLE SPACES: 1 SPACE / 10 VEHICLE PARKING SPACES = 83 SPACES / 10 = 9 SPACES REQUIRED PROVIDED BICYCLE SPACES: 10 SPACES DOG PARK PARKING: REQUIRED: 1 SPACES / 5,000 S.F. OF PARK AREA = 1 * (50,825 S.F. / 5,000 S.F.) = 7 SPACES REQUIRED PROVIDED: 7 SPACES
17. SETBACKS:	SINGLE FAMILY VILLAGE: STREET: 12 FT. PARKING: 20 FT. SIDE: 6 FT. REAR: 25 FT. MAX HEIGHT: 36 FT. TWIN: 20 FT. STREET: 20 FT. PARKING: 20 FT. SIDE: 8 FT. (END UNIT) MAX HEIGHT: 36 FT. SINGLE FAMILY LOT LINE: IN "VILLAGE MODE" PER UDC 40.26.240 STREET: 20 FT. SIDE: 6 FT. MIN., 14 FT. TOTAL REAR: 30 FT. MAX HEIGHT: 36 FT. TOWNHOUSE: 15 FT. STREET: 20 FT. PARKING: 20 FT. SIDE: 6 FT. (END UNIT) MAX HEIGHT: 40 FT.
18. LINEAR FEET OF PUBLIC R.O.W.:	TOTAL RIGHT-OF-WAY: 23,786 L.F. ± 124' RIGHT-OF-WAY: 205 L.F. ± 90' RIGHT-OF-WAY: 2,121 L.F. ± 60' RIGHT-OF-WAY: 2,375 L.F. ± 50' RIGHT-OF-WAY: 19,085 L.F. ±
19. LINEAR FEET OF PRIVATE R.O.W.:	25' ALLEY RIGHT-OF-WAY: 1,074 L.F. ±
20. IMPERVIOUS COVER:	48.00 ACRES ± = 36.28% COVERAGE
21. SOURCE OF TITLE:	20040624 0069824
22. SURVEY DATUM:	NGS MONUMENTS VERTICAL: NGVD 29 (SEE GENERAL NOTE 1) HORIZONTAL: DE STATE PLANE NAD 83
23. MONUMENTATION:	EXISTING: 8 FOUND PROPOSED: TO BE DETERMINED
24. TOTAL DISTURBED AREA:	132.30 ACRES ±
25. SOURCE OF WATER:	ARTESIAN WATER COMPANY, INC.
26. SOURCE OF SEWER:	NEW CASTLE COUNTY
27. SANITARY SEWER FLOWS:	AVERAGE DAILY FLOW: 194 DETACHED DU'S * 300 GPD = 58,200 GPD 142 ATTACHED DU'S * 250 GPD = 35,500 GPD TOTAL = 93,700 GPD PEAK DAILY FLOW: 93,700 GPD * 4 = 374,800 GPD

PURPOSE OF PLAN

1.	TO REZONE THE PROJECT PARCEL FROM SUBURBAN (S) TO SUBURBAN TRANSITION (ST) ZONING.
2.	TO SUBDIVIDE THE PROJECT PARCEL INTO AN AGE RESTRICTED OPEN SPACE PLANNED DEVELOPMENT PROVIDING 194 SINGLE FAMILY LOTS, 34 TWIN LOTS, AND 108 TOWNHOUSE LOTS WITH ASSOCIATED IMPROVEMENTS, INCLUDING A PROPOSED CLUBHOUSE AND RECREATIONAL AREA.



LEGEND

ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE, SIZE & FLOW DIRECTION	→ EX. 10" S	→ 10" S
CONCRETE SIDEWALK, SLAB / PAVING			SANITARY SEWER FORCE MAIN, SIZE & FLOW DIRECTION	→ EX. 10" F.M.	→ 12" F.M.
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER MANHOLE (S.M.H.)		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SANITARY SEWER CLEANOUT	→ EX. 10" W	→ 12" W
WIRE FENCE			WATER MAIN & SIZE	→ EX. 10" W	→ 12" W
CHAINLINK FENCE			FIRE HYDRANT	→ F.H.	→ F.H.
STOCKADE FENCE			WATER VALVE (W.V.) OR METER (W.M.)	→ W.M.	→ W.V.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			STORM DRAIN MANHOLE (S.D.M.H.)		
DRAINAGE DITCH OR SWALE			STORM DRAIN LINE (CMP OR RCP)		
EMBANKMENT SIDESLOPES (DOWN)			CATCH BASIN		
CONTOUR	43.55 25.15 25.50 T.C. 25.00 B.C.	55 25.50 T.C. 25.00 B.C.	UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE OR ELECTRIC OR BOTH)	→ U.E.	→ U.E.
ELEVATION SPOT SHOT			UNDERGROUND ELECTRIC	→ U.T.	→ U.T.
BENCHMARK			UNDERGROUND TELEPHONE	→ U.T.	→ U.T.
PROPERTY OR RIGHT-OF-WAY LINE			UNDERGROUND GAS MAIN	→ U.T.	→ U.T.
CENTERLINE			PAVEMENT TO BE REMOVED	N/A	
LIGHT POLE					
LIMIT OF DISTURBANCE (LOD)					

SURVEY LEGEND

ITEM	EXISTING	PROPOSED
UNMARKED POINT	○	○
CONCRETE MONUMENT	⊠ FCM	⊠ SCM
IRON PIPE	⊠ FIP	⊠ SIP
IRON PIPE W/ CAP	⊠ FIPC	⊠ SIPC
IRON ROD	⊠ FIR	⊠ SIR
IRON ROD W/ CAP	⊠ FIRC	⊠ SIRC
DRILL HOLE	⊠ FDH	⊠ SDH
STONE	⊠ FSTONE	⊠
PK NAIL	⊠ FPK	⊠ SPK

CERTIFICATION OF PLAN APPROVAL

APPROVED	(DATE)	BY	(GENERAL MANAGER)
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.			
APPROVED	(DATE)	BY	(COUNCIL PRESIDENT)
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.			

CERTIFICATION OF OWNERSHIP

WE, WINCHELSEA LLC, HEREBY CERTIFY THAT WE ARE THE OWNER 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.	
Keith Adams	5-2-2023
WINCHELSEA LLC	DATE

CERTIFICATION OF PLAN ACCURACY

I, CHRISTOPHER D. DUKE, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT 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.	
Christopher D. Duke	05-02-2023
CHRISTOPHER D. DUKE	DATE

BECKER MORGAN GROUP

ARCHITECTURE ENGINEERING

Delaware

309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland

312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina

3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2020-0577-S/Z

WINCHELSEA SUBDIVISION

JAMISON CORNER ROAD
ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR LAND DEVELOPMENT RECORD PLAN

COVER SHEET

0 100 200 400

SCALE: 1" = 200'

ISSUE	BLOCK	REVISION
12	05/02/23	REVISED PER AGENCY COMMENTS
11	03/31/23	REVISED PER AGENCY COMMENTS
10	01/23/23	REVISED PER AGENCY COMMENTS
9	10/26/22	REVISED PER AGENCY COMMENTS
8	09/01/22	REVISED PER AGENCY COMMENTS
7	07/07/22	REVISED PER AGENCY COMMENTS
6	04/08/22	REVISED PER AGENCY COMMENTS
5	02/03/22	REVISED PER AGENCY COMMENTS
4	12/08/21	REVISED PER AGENCY COMMENTS
3	11/12/21	REVISED PER AGENCY COMMENTS
2	07/23/21	AGENCY SUBMISSION
1	07/09/21	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION
LAYER/STATE: 1/01		
PROJECT NO.: 2019202.02		
DATE: 08/16/2020		
SCALE: 1" = 200'		
DRAWN BY: T.D.G. PROJ. MGR.: C.D.D.		
SHEET		
1 OF 8		
COPYRIGHT: 2020		

GENERAL NOTES

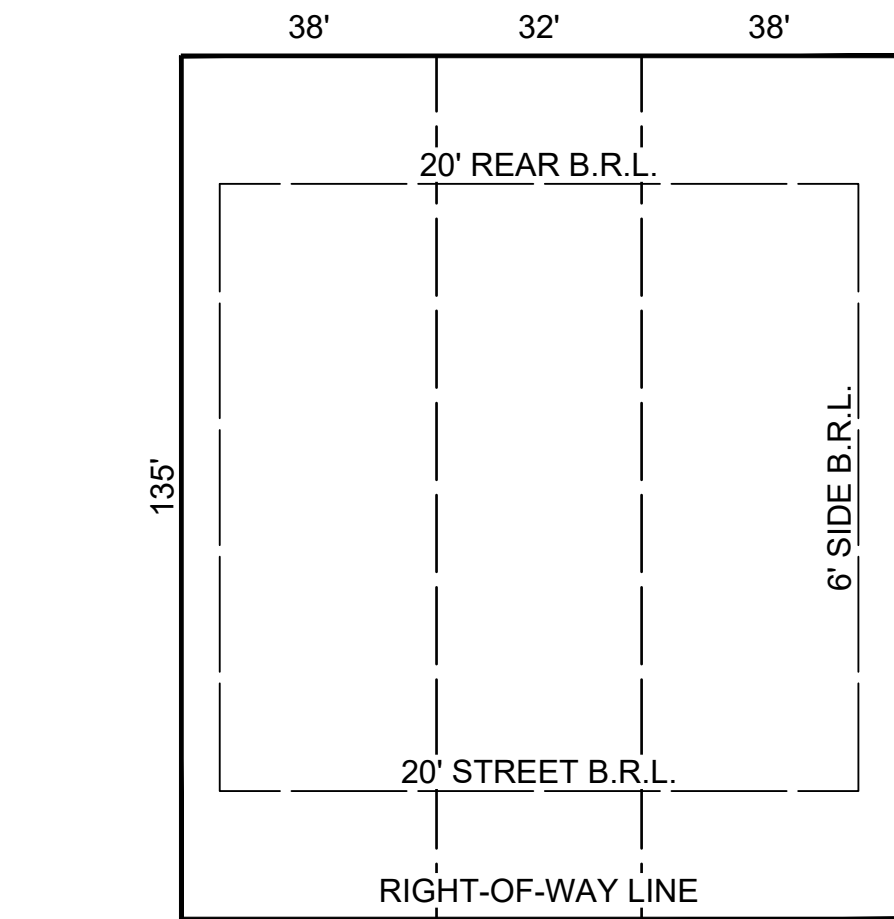
- BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS COMPILED FROM A FIELD SURVEY PERFORMED BY BECKER MORGAN GROUP, INC. DOVER, DE. IN NOVEMBER 2019. PROJECT VERTICAL DATUM IS BASED ON NAVD 83 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD83), GPR DERIVED FROM N.G.S. CONTROL MONUMENTS.
- THIS AREA OF DEVELOPMENT IS NOT IMPACTED BY THE 100 YEAR FLOOD PLAIN AS SHOWN ON FEMA FLOOD INSURANCE RATE MAP (FIRM) 10003C0243L, EFFECTIVE 01/22/2020.
- THIS AREA OF DEVELOPMENT IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) BASED ON REVIEW OF "MAPPING OF WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON, AND NEW CASTLE COUNTY, DELAWARE" MAP 2 OF 3, LAST REVISED MARCH 2022.
- NO PORTION OF THIS SITE CONTAINS WETLANDS AS DETERMINED BY AN INVESTIGATION CONDUCTED 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. THIS SITE HAS BEEN EXAMINED BY JAMES C. MCCULLEY ENVIRONMENTAL CONSULTANTS, INC. DATED OCTOBER 5, 2007, AND NO WETLANDS WERE FOUND TO EXIST.
- NO PORTION OF THIS SITE CONTAINS CRITICAL NATURAL AREAS PER THE DELAWARE INVENTORY OF NATURAL AREAS.
- DELAWARE REGULATIONS PROHIBIT THE BURIAL OF CONSTRUCTION DEMOLITION DEBRIS, INCLUDING TREES AND STUMPS ON CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
- ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICANS WITH DISABILITIES ACT".
- WATER SUPPLY IS SUBJECT TO THE APPROVAL OF ARTESIAN WATER COMPANY, INC., THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
- SEWERAGE IS SUBJECT TO THE APPROVAL OF DNREC AND 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, ITS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.
- ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, DATED DECEMBER 12, 2018.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING 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 OWNERS LAND, A SIGHT EASEMENT SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE SANITARY SEWER EASEMENT OR A 20' STORM DRAINAGE EASEMENT, 20' AND 10' RESPECTIVELY, ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT-OF-WAY. A 20' WIDE EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROPERTY MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
- 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.
- ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESSWAYS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANTINGS AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR ITS ASSIGNS TEMPORARY TRESPASS UPON THE LOT OR LOTS OF SUCH PURCHASERS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
- DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE NEW CASTLE COUNTY DRAINAGE CODE.
- THE DEVELOPER/OWNER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS, RECREATIONAL FACILITIES, UTILITIES, AND WERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED. EXISTING PLANT MATERIAL IS DESIGNATED TO REMAIN ON THIS PLAN OR ON THE LANDSCAPE PLAN SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHT-OF-WAYS AND EASEMENTS, ANY DISTURBED AREAS SHALL BE REPLANTED TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
- A SIX FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED, THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
- NO PORTIONS OF THIS SITE CONTAIN PRECAUTIONARY OR PROHIBITIVE STEEP SLOPES AS DEFINED BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
- A DECLARATION OF RESTRICTIONS DATED MAY 2, 2023 WAS RECORDED ON _____ IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT # _____, WHICH RESTRICTIONS CONCERN THE ARCHITECTURAL DESIGN AND BUILDING MATERIALS OF THE HOMES TO BE CONSTRUCTED ON THE LOTS.
- FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE (NATURAL AREA OPEN SPACE, COMMUNITY OPEN SPACE), PRIVATE ALLEYS, STORMWATER MANAGEMENT AREAS, ETC. SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED AUGUST 22, 2022, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20220825-006421.
- 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.
- 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.
- A LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN, PREPARED BY BECKER MORGAN GROUP INC., LAST DATED MARCH 30, 2023 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
- ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON SEPTEMBER 19, 2022, AT INSTRUMENT NO. 20220919-0091041.
- SUBDIVISION STREETS AND STATE HIGHWAY ACCESS:
 - ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAY STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
 - ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
 - SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
 - THE DEVELOPER/OWNER DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD SHALL INSTALL A STREET SIGN TO PROVIDE NOTICE TO POTENTIAL PURCHASERS OF PROPERTY ALONG A PROPOSED OR PLANNED INTERCONNECTING STREETS WITH AN ADJACENT DEVELOPMENT, THAT SAID INTERCONNECTION IS PLANNED OR PROPOSED. SUCH SIGN SHALL BE OF A METAL DELDOT REGULATION STREET SIGN AND SHALL BE PLACED AT THE END OF THE STUB STREET IN THE RIGHT-OF-WAY. THE SIGN SHALL INDICATE "STREET CONNECTION TO FUTURE DEVELOPMENT". THE SIGN SHALL ALSO REFERENCE "NEW CASTLE COUNTY DEPARTMENT OF LAND USE" AND THE RESPECTIVE "INSTRUMENT NUMBER" OF THE RECORDED PLAN DEPICTING THE INTERCONNECTIONS. THE SIGN SHALL BE MOVED AS NEEDED AND REMOVED UPON COMPLETION OF THE STREET CONNECTION. DEVELOPER SHALL PROVIDE PHOTOGRAPHIC PROOF OF SIGN INSTALLATION AND SIGNED AFFIDAVIT TO THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT.
 - THE DEVELOPER/OWNER SHALL OBTAIN WRITTEN ACKNOWLEDGEMENT AS A PART OF ANY AGREEMENT OF SALE ENTERED INTO WITH A PROSPECTIVE HOMEBUYER AS TO THEIR AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTIONS.
 - THE DEVELOPER/OWNER SHALL APPEND A COPY OF THE INSTRUMENT STATING THE NAME OF THE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION AND NAME OF EVERY STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED OR PLANNED.
 - THE DEVELOPER/OWNER SHALL FURNISH A COPY OF THE RECORD PLAN DEPICTING THE STREET INTERCONNECTIONS TO EVERY HOMEBUYER IN THE SUBDIVISION.
 - ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET. EACH LOT WILL BE PERMITTED TO HAVE ONLY ONE ACCESS POINT TO SERVE THE ENTIRE PARCEL. HORSESHOE DRIVEWAYS WILL NOT BE PERMITTED.
- POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
- THIS PROPERTY IS LOCATED IN THE VICINITY OF AN ESTABLISHED AGRICULTURAL DISTRICT IN WHICH NORMAL AGRICULTURAL USES AND ACTIVITIES HAVE BEEN AFFORDED THE HIGHEST PRIORITY OF USE STATUS. IT CAN BE ANTICIPATED THAT SUCH AGRICULTURAL USES AND ACTIVITIES MAY NOW OR IN THE FUTURE INVOLVE NOISE, DUST, MANURE AND OTHER ODORS, THE USE OF AGRICULTURAL CHEMICALS AND NIGHTTIME FARM OPERATIONS. THE USE AND ENJOYMENT OF THIS PROPERTY IS EXPRESSLY CONDITIONED ON ACCEPTANCE OF ANY ANNOYANCE OR INCONVENIENCE WHICH MAY RESULT FROM SUCH NORMAL AGRICULTURAL USES AND ACTIVITIES.
- THIS PROJECT LIES WITHIN THE SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT ("SNCC-TID"). THE TRIP GENERATION BY THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE TRAFFIC ASSUMPTIONS UPON WHICH THE ROADWAY IMPROVEMENTS HAVE BEEN PLANNED FOR THE SNCC-TID AREA. AS A RESULT, NEW CASTLE COUNTY DEPARTMENT OF LAND USE, WITH INPUT FROM DELDOT, ISSUES A WAIVER OF THE REQUIREMENT FOR A TRAFFIC IMPACT STUDY (TIS).
- THE DEVELOPER/OWNER, WINCHELSEA LLC, HAS ENTERED INTO A SOUTHERN NEW CASTLE COUNTY TRANSPORTATION IMPROVEMENT DISTRICT INFRASTRUCTURE RECOUPMENT AGREEMENT WITH NEW CASTLE COUNTY AND THE DELAWARE DEPARTMENT OF TRANSPORTATION, DATED AUGUST 22, 2014 AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20150320-012892 WHEREBY THE DEVELOPER/OWNER WILL CONTRIBUTE AN EQUIVALENT PORTION FOR VARIOUS ROAD, BICYCLE, PEDESTRIAN, TRANSIT AND INTERSECTION IMPROVEMENTS WITHIN THE SNCC-TID AREA BASED ON A PER UNIT BASIS. THE DEVELOPMENT CONTRIBUTION MAY BE IN THE FORM OF AN AGREED PORTION OF THE IMPROVEMENTS, A MONETARY CONTRIBUTION OR A COMBINATION OF BOTH.
- THE ENTRANCE FROM THE WINCHELSEA PROJECT FROM JAMISON CORNER ROAD WAS DESIGNED BY DELDOT BASED ON THE PLANNED DEVELOPMENT FOR WINCHELSEA, AS PROVIDED ON THESE PLANS. THE ENTRANCE IMPROVEMENTS ARE EXISTING AND WERE CONSTRUCTED AS PART OF THE STATE OF THE DELAWARE DEPARTMENT OF TRANSPORTATION PROJECT 27-120-03, JAMISON CORNER ROAD FROM BOYD'S CORNER ROAD TO HYETT'S CORNER ROAD. NO OTHER CHANGES TO THE ENTRANCE ARE REQUIRED DUE TO RECONSTRUCTION OF THIS PLAN. ADDITIONALLY, THE REQUIRED RIGHT OF WAY ALONG JAMISON CORNER ROAD FOR PROJECT 27-120-03 WAS CONVEYED TO DELDOT PRIOR TO THIS PLAN BEING RECORDED. NO FURTHER RIGHT OF WAY DEDICATION ALONG JAMISON CORNER ROAD IS REQUIRED BY THIS PLAN.
- THIS DEVELOPMENT IS AN AGE RESTRICTED COMMUNITY SUBJECT TO DIVISION 40.07.700 AND TABLE 40.04.110.A OF THE NEW CASTLE COUNTY CODE AND THE HOUSING FOR OLDER PERSONS ACT (HOPA) OF 1995 OF THE FEDERAL FAIR HOUSING ACT 42 U.S.C. 3601 ET. SEQ. AGE RESTRICTED UNITS SHALL CONTAIN ALL NECESSARY LIVING ARRANGEMENTS ON THE FIRST FLOOR.
- THIS PLAN SUPERSEDES, IN PART, THE PLAN OF WINCHELSEA OPEN SPACE PLANNED SUBDIVISION DATED FEBRUARY 26, 2015 AND RECORDED ON MAY 14, 2015 IN THE RECORDED OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20150514-0022881, WHICH HAS SUNSET. THIS PLAN ALSO SUPERSEDES MF 11908, WHICH SUBDIVIDED PARCELS FROM THE CURRENT SITE.
- THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AND AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLY NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.
- ARTESIAN WATER COMPANY, INC. HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING, AND REPAIRING THE WATER SUPPLY LINES CONTAINED WITHIN THE UTILITY EASEMENTS SHOWN ON THIS PLAN.
- A CONTRIBUTION SHALL BE MADE FOR ALL DWELLING UNITS THAT ARE NOT DESIGNATED AS MPDUS ON ALL TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM PLANS. THE CONTRIBUTION SHALL BE TWELVE (\$12.00) DOLLARS PER ONE THOUSAND (\$1,000) DOLLARS OF PERMIT CONSTRUCTION VALUATION AND SHALL BE PAYABLE AT THE TIME OF ISSUANCE OF A CERTIFICATE OF OCCUPANCY. ALL MONIES SHALL BE DEPOSITED IN THE HOUSING TRUST FUND.
- PURSUANT TO SECTION 40.07.510 OF THE UDC AND THAT CERTAIN MASTER DEVELOPMENT AGREEMENT RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE IN INSTRUMENT NUMBER 20221025-0101755, TEN PERCENT (10%) OF THE 536 DWELLING UNITS CREATED BY THIS RECORD MAJOR LAND DEVELOPMENT PLAN, OR 34 DWELLING UNITS, SHALL BE MODERATELY PRICED DWELLING UNITS.
- PURSUANT TO SECTION 40.07.541 OF THE UDC, A STAGING PLAN, DATED JANUARY 23, 2023, AS AMENDED, PREPARED BY BECKER MORGAN GROUP AND APPROVED BY THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE, AS MAY BE AMENDED FROM TIME TO TIME ADMINISTRATIVELY PURSUANT TO SECTION 40.07.541.B OF THE UDC, IS HEREBY CONSIDERED A PART OF THIS RECORD MAJOR LAND DEVELOPMENT PLAN.
- PURSUANT TO SECTION 40.07.542 OF THE UDC, OFF-SITE MODERATELY PRICED DWELLING UNITS MAY BE PROVIDED IN THE FUTURE, IF ANY SUCH OFF-SITE MODERATELY PRICED DWELLING UNITS ARE APPROVED PURSUANT TO SECTION 40.07.542 OF THE UDC, THE MASTER DEVELOPMENT AGREEMENT AND STAGING PLAN FOR THIS SUBDIVISION SHALL BE AMENDED.
- PURSUANT TO SECTIONS 40.07.543 AND 40.07.540.B OF THE UDC, AND FURTHER SUBJECT TO THE AUTHORITY AND DISCRETION OF THE DEPARTMENT OF COMMUNITY SERVICES UNDER SECTION 40.07.543.C., THE ISSUANCE OF BUILDING PERMITS FOR MARKET RATE DWELLINGS SHALL BE STOPPED AT THE LEVELS AS SET FORTH BELOW:
 - 25% PENDING THE ISSUANCE OF 25 PERCENT OF BUILDING PERMITS FOR MPDUS;
 - 50% PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR 25% OF THE MPDUS;
 - 75% PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR 50% OF THE MPDUS; AND,
 - 90% PENDING THE ISSUANCE OF 100% OF BUILDING PERMITS FOR MPDUS.
- THE ADDITIONAL PROVISIONS REGARDING MPDUS IN THE LANDSCAPE AND OPEN SPACE MANAGEMENT PLAN, PREPARED BY BECKER MORGAN GROUP INC. LAST DATED MARCH 30, 2023, OR AS MAY BE HEREAFTER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF COMMUNITY SERVICES ARE INCORPORATED BY REFERENCE.
- PURSUANT TO SECTION 40.07.552.A.2 OF THE UDC, THE DEVELOPER/OWNER MAY DESIGNATE UP TO FIFTY (50%) PERCENT OF THE TOTAL MPDUS AS RENTAL.
- PURSUANT TO SECTION 40.07.562 OF THE UDC, PRIOR TO THE CONVEYANCE OF A MODERATELY PRICED DWELLING UNIT, THE BUYER SHALL EXECUTE A BUYER'S AGREEMENT WITH NEW CASTLE COUNTY, ACKNOWLEDGING THE BUYER'S ACCEPTANCE AND UNDERSTANDING OF THE TERMS AND CONDITIONS OF OWNERSHIP SUBJECT TO THE TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM PLAN.
- PURSUANT TO SECTION 40.07.563 OF THE UDC, RESTRICTIONS TO ENSURE THE CONTINUED AFFORDABILITY OF MODERATELY PRICED DWELLING UNITS SHALL BE CONTAINED IN LEGALLY BINDING COVENANTS AND RESTRICTIONS RUNNING WITH THE MPDU PROPERTY. SAID COVENANTS AND RESTRICTIONS SHALL BE RECORDED ONLY AGAINST THE MPDU PROPERTY AND UPON APPROVAL BY NEW CASTLE COUNTY PRIOR TO THE CONVEYANCE OF AN MPDU PROPERTY.
- PURSUANT TO SECTION 40.07.564 OF THE UDC, A WRITTEN AGREEMENT DELINEATING THE TERMS AND CONDITIONS OF THE SALE OR RENTAL SHALL BE REQUIRED FOR EVERY SALE OR RENTAL OF A MODERATELY PRICED DWELLING UNIT UNLESS APPROVED IN WRITING BY NEW CASTLE COUNTY. EACH SALE OR RENTAL AGREEMENT SHALL BE RECORDED AGAINST THE DWELLING UNIT AS A MODERATELY PRICED DWELLING UNIT AND SUBJECT TO THE AFFORDABILITY CONTROLS CONTAINED IN DIVISION 40.07.500 OF THE UDC. ALL SALES AND RENTAL AGREEMENTS FOR MODERATELY PRICED DWELLING UNITS SHALL BE FORWARDED TO THE DEPARTMENT OF COMMUNITY SERVICES WITHIN THIRTY (30) DAYS OF EXECUTION FOR AS LONG AS THE AFFORDABILITY PERIOD APPLIES TO THE MODERATELY PRICED DWELLING UNIT.
- ALL PROPOSED LOTS THAT FRONT PRIVATE ALLEYS SHALL TAKE ACCESS FROM SAID ALLEYS.
- ALL CLOSED CONVEYANCE REQUIRE VIDEO INSPECTION TO BE REVIEWED BY THE CONTRACTOR. ALL DEFICIENCIES IDENTIFIED BY THE VIDEO TAPINGS OF THE PROPOSED STORM SEWER SYSTEM SHALL BE CORRECTED OR REPAIRED BY THE CONTRACTOR BY ACCEPTABLE METHODS TO MEET DELDOT STANDARDS PRIOR TO SUBMISSION TO NCC AND TRANSFER TO THE MAINTENANCE CORPORATION THEREAFTER. THE SUBMISSION SHALL BE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF DELAWARE.
- THE DEVELOPER SHALL HAVE ACCESS TO A PRIVATE LOT FOR A PERIOD OF AT LEAST ONE YEAR AFTER SAID LOT HAS BEEN SOLD FOR THE PURPOSE OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
- 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 THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.
- DOCUMENT ANY CONSTRUCTION LIMITATIONS BASED ON THE GEOTECHNICAL EVALUATION OF THE SHWT ELEVATION(S) PRIOR TO BUILDING PERMIT ISSUANCE. ALL STRUCTURES PROPOSED WITH LOWEST FLOOR WITHIN 3 FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (UDC 40.22.130). NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT (40.22.220).
- THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES, AN AMOUNT OF \$200,000, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION, OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN RECEIVED AND NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS OF THE UDC.
- PURSUANT TO UDC 40.27.220, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE, PRIVATE ALLEYS, AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD, PLUS 10% OF THE COST OF LANDSCAPING MATERIAL ACQUISITION AND INSTALLATION. THE AMOUNT SHALL BE \$155,666.25 (\$463.29 PER LOT OR \$3,361.40 PER ACRE OF OPEN SPACE) AS SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.
- ALL ACTIVE RECREATION AREAS AND RECREATIONAL FACILITIES (CLUBHOUSES, PAVILIONS, ETC.) SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF FIFTY (50) PERCENT OF THE TOTAL BUILDING PERMITS WITHIN THE SUBDIVISION.

PRIVATE STREET / ALLEY NOTES:

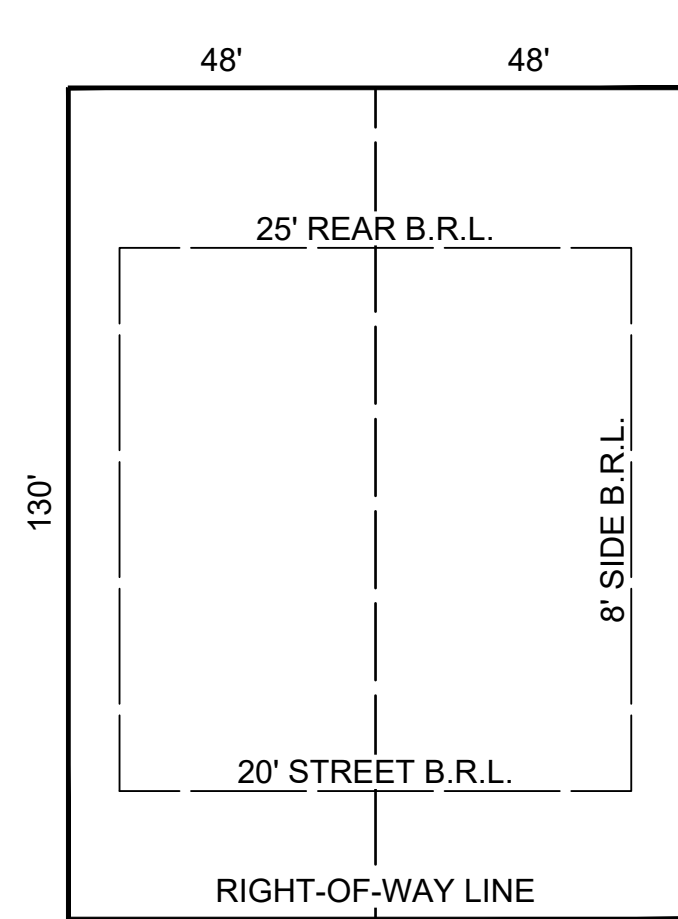
- MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
- MAINTENANCE OF ALL STORM WATER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
- ALL PRIVATE STREETS/ALLEYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN.
- DRIVEWAYS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS.
- A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO DEPARTMENT OF LAND USE SUMMARIZING INSPECTIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN STATE OF DELAWARE.
- ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING.
- VIDEO VERIFYING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF THE OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS DEVELOPED BY THE STORM SEWER (MULTI-RESIDENTIAL).
- THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/ALLEYS UNTIL ACCEPTANCE AT OPEN SPACE TURNOVER/RECORD COMPLIANCE INSPECTION.

DELDOT RECORD PLAN NOTES:

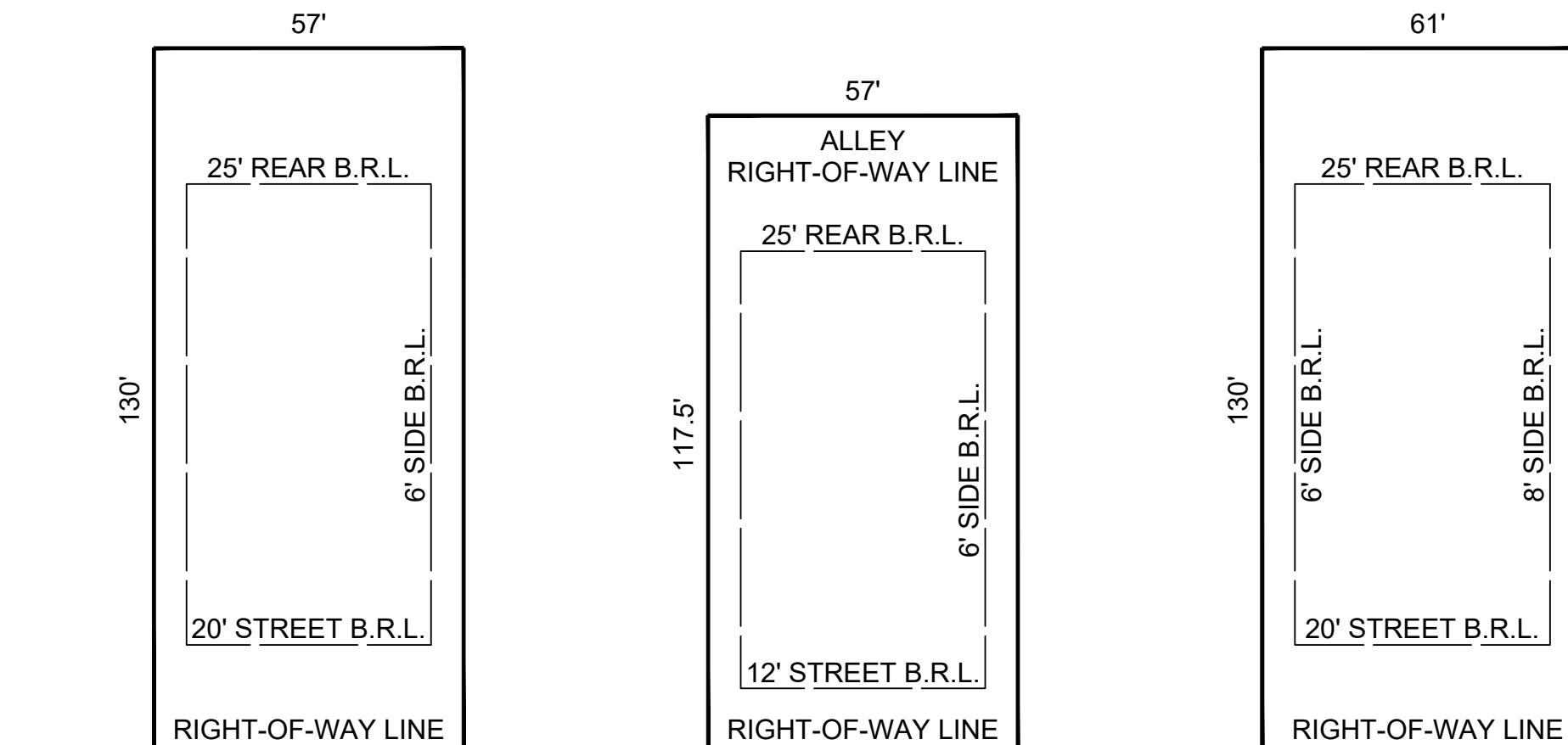
- ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
- NO LANDSCAPING SHALL BE ALLOWED WITHIN THE RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
- SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING 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 OWNERS LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
- 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, THE PROPERTY OWNERS, OR BOTH ASSOCIATED WITH THIS PROJECT, 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 DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
- 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 FOR THE SIDEWALK.
- INCLUDE ALL THAT APPLY:
 - ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
 - DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
 - LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING. RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
- 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.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
- THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
- 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 ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERMITTER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (30) DAYS PRIOR TO PLAN APPROVAL. NO BUILDING OR CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A CIO APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.



TRIPLEXES - 108
TYP. LOT SIZE - **4,320 S.F. (6,130 S.F. END UNIT)**



TWIN - 34
TYP. LOT SIZE - **6,240 S.F.**



SINGLE FAMILY VILLAGE - 122
TYP. LOT SIZE - **7,410 S.F.**

SINGLE FAMILY VILLAGE (ALLEY ACCESS) - 29
TYP. LOT SIZE - **6,697 S.F.**

SINGLE FAMILY LOT LINE* - 43
TYP. LOT SIZE - **7,930 S.F.**
*IN VILLAGE MODE PER NCC UDC 40.26.240

TRIPLEXES - 108
TWIN LOTS - 34
SF VILLAGE LOTS - 122
SF VILLAGE ALLEY LOTS - 29
+ SF LOT LINE* LOTS - 43
TOTAL UNITS - 336

TYPICAL LOT TYPES AND DIMENSIONS

SCALE: 1" = 30'

R23-094



ARCHITECTURE ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950

The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700

Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaekle Drive, Suite 120
Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2020-0577-S/Z

WINCHELSEA SUBDIVISION

JAMISON CORNER ROAD
ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

NOTES & TYPICAL LOT DETAILS

ISSUE	BLOCK	REVISED PER AGENCY COMMENTS
12	05/02/23	REVISED PER AGENCY COMMENTS
11	03/31/23	REVISED PER AGENCY COMMENTS
10	01/23/23	REVISED PER AGENCY COMMENTS
9	10/26/22	REVISED PER AGENCY COMMENTS
8	09/01/22	REVISED PER AGENCY COMMENTS
7	07/07/22	REVISED PER AGENCY COMMENTS
6	04/08/22	REVISED PER AGENCY COMMENTS
5	02/03/22	REVISED PER AGENCY COMMENTS
4	12/08/21	REVISED PER AGENCY COMMENTS
3	11/12/21	REVISED PER AGENCY COMMENTS
2	07/23/21	AGENCY SUBMISSION
1	07/09/21	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION
LAYER STATE: 2 OF 8		
PROJECT NO.:		2019202.02
DATE:		08/16/2020
SCALE:		AS SHOWN
DRAWN BY:		T.D.G. PROJ. MGR.: C.D.D.
SHEET		
2 OF 8		
COPYRIGHT: 2020		

Delaware

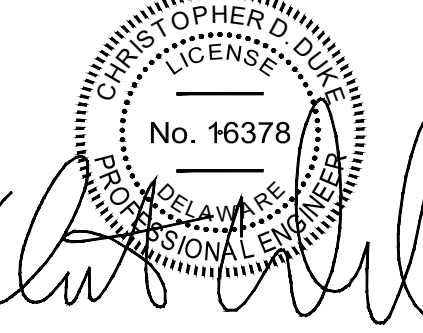
The Tower at STAR Campus
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Maryland

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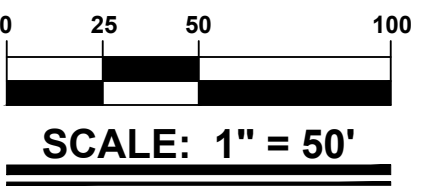
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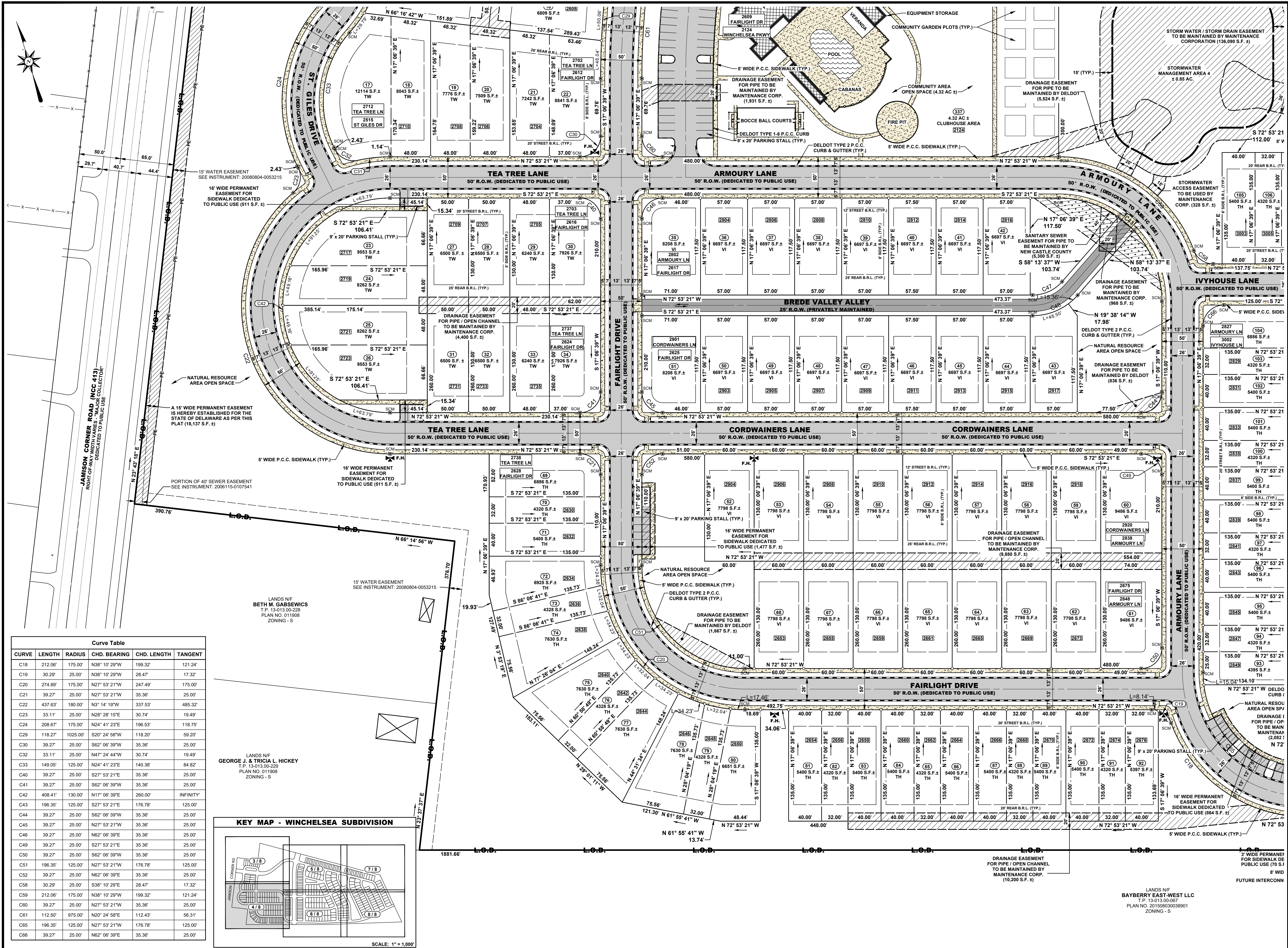


WINCHELSEA SUBDIVISION

MAJOR LAND DEVELOPMENT PLAN

3 OF 8

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BECKER
MORGAN
GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
Newark, DE 19713
302.369.3700
Maryland
312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100
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3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
910.341.7600
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PROJECT TITLE
APPLICATION NO. 2020-0577-S/Z
**WINCHELSEA
SUBDIVISION**
EXPLORATORY MAJOR LAND
DEVELOPMENT PLAN

JAMISON CORNER ROAD
ST. GEORGES HUNDRD
NEW CASTLE COUNTY, DE

SHEET TITLE
**MAJOR LAND
DEVELOPMENT
PLAN**

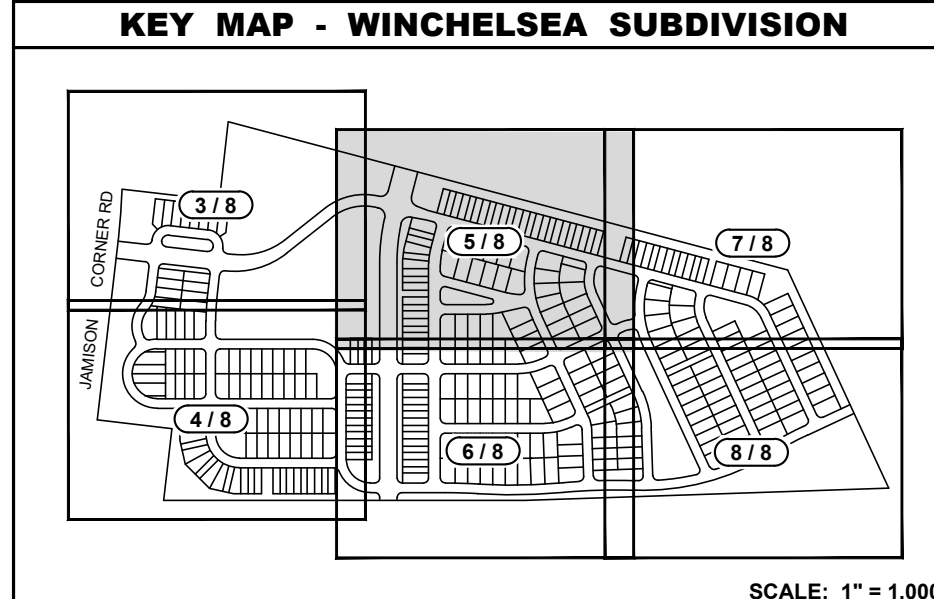
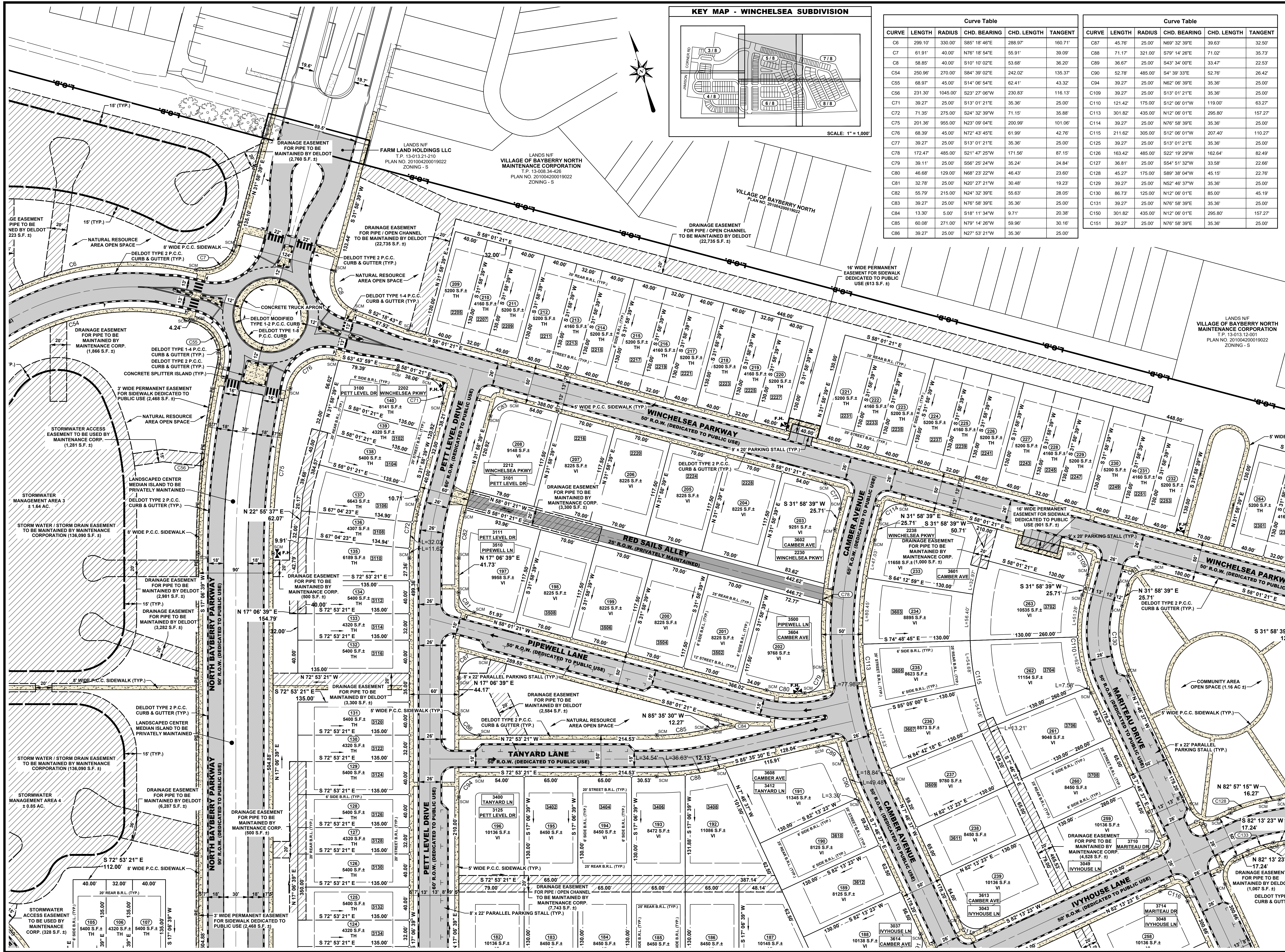
0 25 50 100
SCALE: 1" = 50'

ISSUE	BLOCK	REVISED PER AGENCY COMMENTS
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8	09/01/22	REVISED PER AGENCY COMMENTS
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6	04/08/22	REVISED PER AGENCY COMMENTS
5	02/03/22	REVISED PER AGENCY COMMENTS
4	12/08/21	REVISED PER COUNTY COMMENTS
3	11/12/21	REVISED PER AGENCY COMMENTS
2	07/23/21	AGENCY SUBMISSION
1	07/09/21	AGENCY SUBMISSION

PROJECT NO.: 2019202.02
DATE: 08/16/2020
SCALE: 1" = 50'
DRAWN BY: T.D.G. PROJ. MGR.: C.D.D.
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Page 9 of 13



Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C6	299.10'	330.00'	S85° 18' 46"E	288.97'	160.71'
C7	61.91'	40.00'	N76° 18' 54"E	55.91'	39.09'
C8	58.85'	40.00'	S10° 10' 02"E	53.68'	36.20'
C54	250.96'	270.00'	S84° 39' 02"E	242.02'	135.37'
C55	68.97'	45.00'	S14° 06' 54"E	62.41'	43.32'
C56	231.30'	1045.00'	S23° 27' 06"W	230.83'	116.13'
C71	39.27'	25.00'	S13° 01' 21"E	35.36'	25.00'
C72	71.35'	275.00'	S24° 32' 39"W	71.15'	35.88'
C75	201.36'	955.00'	N23° 09' 04"E	200.99'	101.06'
C76	68.39'	45.00'	N72° 43' 45"E	61.99'	42.76'
C77	39.27'	25.00'	S13° 01' 21"E	35.36'	25.00'
C78	172.47'	485.00'	S21° 47' 25"W	171.56'	87.15'
C79	39.11'	25.00'	S56° 25' 24"W	35.24'	24.84'
C80	46.88'	129.00'	N68° 23' 22"W	46.43'	23.60'
C81	32.78'	25.00'	N20° 27' 21"W	30.48'	19.23'
C82	55.79'	215.00'	N24° 32' 39"W	55.63'	28.05'
C83	39.27'	25.00'	N76° 58' 39"E	35.36'	25.00'
C84	13.30'	5.00'	S18° 11' 34"W	9.71'	20.38'
C85	60.08'	271.00'	N78° 14' 26"W	59.96'	30.16'
C86	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C87	45.76'	25.00'	N69° 32' 39"E	39.63'	32.50'
C88	71.17'	321.00'	S79° 14' 26"E	71.02'	35.73'
C89	36.67'	25.00'	S43° 34' 00"E	33.47'	22.53'
C90	52.78'	485.00'	S4° 39' 33"E	52.76'	26.42'
C94	39.27'	25.00'	N62° 06' 39"E	35.36'	25.00'
C109	39.27'	25.00'	S13° 01' 21"E	35.36'	25.00'
C110	121.42'	175.00'	S12° 06' 01"W	119.00'	63.27'
C113	301.82'	435.00'	N12° 06' 01"E	295.80'	157.27'
C114	39.27'	25.00'	N76° 58' 39"E	35.36'	25.00'
C115	211.62'	305.00'	S12° 06' 01"W	207.40'	110.27'
C125	39.27'	25.00'	S13° 01' 21"E	35.36'	25.00'
C126	163.42'	485.00'	S22° 19' 29"W	162.64'	82.49'
C127	36.81'	25.00'	S54° 51' 32"W	33.58'	22.66'
C128	45.27'	175.00'	S89° 38' 04"W	45.15'	22.76'
C129	39.27'	25.00'	N52° 48' 37"W	35.36'	25.00'
C130	86.73'	125.00'	N12° 06' 01"E	85.39'	45.19'
C131	39.27'	25.00'	N76° 58' 39"E	35.36'	25.00'
C150	301.82'	435.00'	N12° 06' 01"E	295.80'	157.27'
C151	39.27'	25.00'	N76° 58' 39"E	35.36'	25.00'

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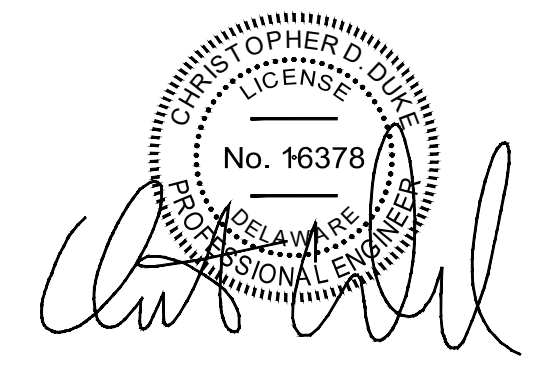
Maryland

312 West Main Street, Suite 300
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410.546.9100

North Carolina

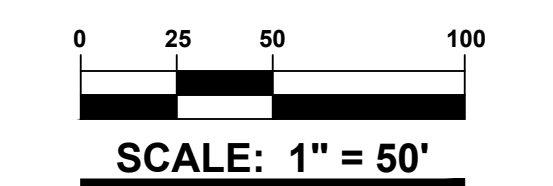
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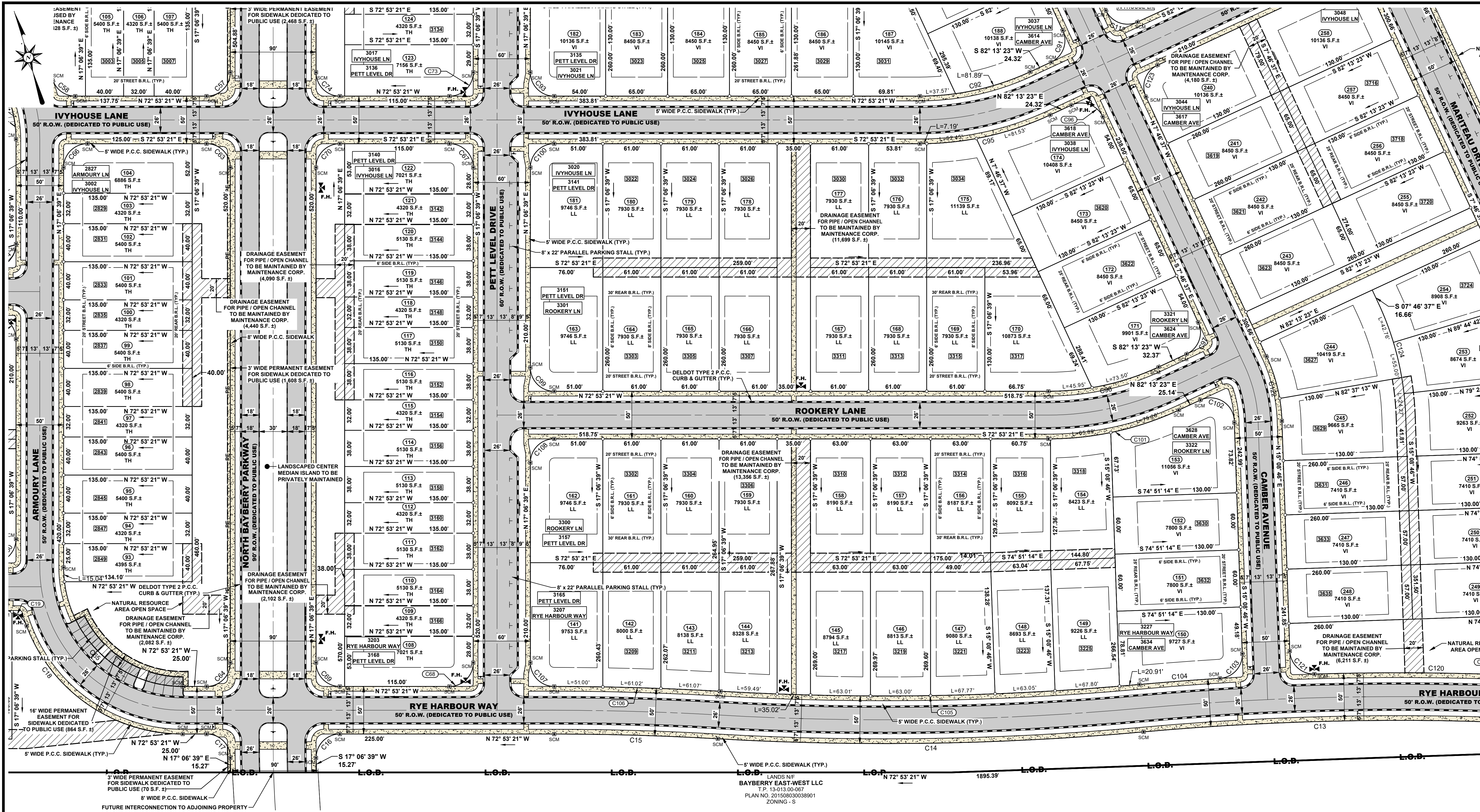
PROJECT TITLE
APPLICATION NO. 2020-0577-S/Z
**WINCHELSEA
SUBDIVISION**
EXPLORATORY MAJOR LAND
DEVELOPMENT PLAN
JAMISON CORNER ROAD
ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE
**MAJOR LAND
DEVELOPMENT
PLAN**



ISSUE	BLOCK	REVISION	PER AGENCY COMMENTS
12	05/02/23	REVISED PER AGENCY COMMENTS	
11	03/31/23	REVISED PER AGENCY COMMENTS	
10	01/23/23	REVISED PER AGENCY COMMENTS	
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2	07/23/21	AGENCY SUBMISSION	
1	07/09/21	AGENCY SUBMISSION	
MARK	DATE	DESCRIPTION	
LAYER	STATE	SOF 8	

PROJECT NO.: 2019202.02
DATE: 08/16/2020
SCALE: 1" = 50'
DRAWN BY: T.D.G. PROJ. MGR.: C.D.D.
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Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C13	370.63	2975.00'	N74° 29' 12"W	370.39'	185.56'
C14	447.44'	3025.00'	N73° 49' 06"W	447.03'	224.13'
C15	171.79'	2975.00'	N71° 14' 06"W	171.76'	85.92'
C16	39.27'	25.00'	S62° 06' 39"W	35.36'	25.00'
C17	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C18	212.06'	175.00'	N38° 10' 29"W	199.32'	121.24'
C57	39.27'	25.00'	S62° 06' 39"W	35.36'	25.00'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C63	39.27'	25.00'	S27° 53' 21"E	35.36'	25.00'
C64	39.27'	25.00'	S62° 06' 39"W	35.36'	25.00'
C65	196.35'	125.00'	N27° 53' 21"W	176.78'	125.00'
C67	39.27'	25.00'	S27° 53' 21"E	35.36'	25.00'
C68	39.27'	25.00'	S62° 06' 39"W	35.36'	25.00'
C69	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C70	39.27'	25.00'	N62° 06' 39"E	35.36'	25.00'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C73	39.27'	25.00'	S62° 06' 39"W	35.36'	25.00'
C74	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C85	60.08'	271.00'	N79° 14' 26"W	59.96'	30.16'
C86	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C88	71.17'	321.00'	S79° 14' 26"E	71.02'	35.73'
C89	36.67'	25.00'	S43° 34' 00"E	33.47'	22.53'
C90	52.78'	485.00'	S4° 39' 33"E	52.76'	26.42'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C91	39.27'	25.00'	S27° 53' 21"E	35.36'	25.00'
C92	119.45'	275.00'	S85° 19' 59"E	118.52'	60.68'
C93	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C94	39.27'	25.00'	N62° 06' 39"E	35.36'	25.00'
C95	141.17'	325.23'	S85° 19' 59"E	140.06'	71.71'
C96	39.27'	25.00'	S52° 46' 37"E	35.36'	25.00'
C97	39.27'	25.00'	S37° 13' 23"W	35.36'	25.00'

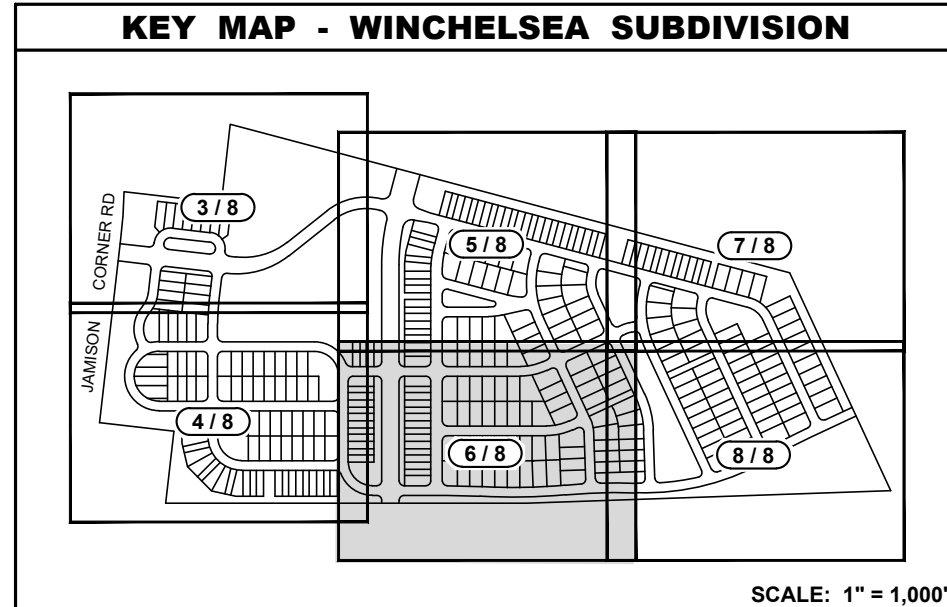
Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C98	119.45'	275.00'	N85° 19' 59"W	118.52'	60.68'
C99	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C100	39.27'	25.00'	N52° 06' 39"E	35.36'	25.00'
C102	48.84'	25.00'	S41° 48' 50"E	41.43'	37.01'
C103	38.57'	25.00'	S59° 20' 57"W	35.66'	24.31'
C104	84.89'	3025.00'	N77° 15' 06"W	84.89'	42.45'
C105	440.05'	2975.00'	N73° 49' 06"W	439.65'	220.43'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C106	174.67'	3025.00'	N71° 14' 06"W	174.65'	87.36'
C107	39.27'	25.00'	N27° 53' 21"W	35.36'	25.00'
C108	39.27'	25.00'	N52° 06' 39"E	35.36'	25.00'
C111	39.27'	25.00'	N52° 46' 37"W	35.36'	25.00'
C112	39.27'	25.00'	N52° 46' 37"W	35.36'	25.00'
C113	301.82'	435.00'	N12° 06' 01"E	295.80'	157.27'
C115	211.62'	305.00'	S12° 06' 01"W	207.40'	110.27'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C116	39.27'	25.00'	S52° 46' 37"E	35.36'	25.00'
C117	174.04'	435.00'	S3° 41' 04"W	172.88'	88.20'
C118	40.66'	25.00'	S61° 44' 11"W	36.32'	26.43'
C119	16.15'	1225.00'	N71° 17' 44"W	16.15'	8.08'
C121	39.15'	25.00'	N29° 42' 41"W	35.27'	24.88'
C122	70.01'	175.00'	S3° 41' 04"W	69.55'	35.48'
C123	39.27'	25.00'	N37° 13' 23"E	35.36'	25.00'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C124	122.03'	305.00'	S3° 41' 04"W	121.21'	61.84'
C126	163.42'	485.00'	S22° 19' 29"W	162.64'	82.49'
C127	36.81'	25.00'	S54° 51' 32"W	33.58'	22.66'
C129	39.27'	25.00'	N52° 46' 37"W	35.36'	25.00'
C133	32.34'	125.00'	N89° 38' 04"E	32.25'	16.26'
C135	36.81'	25.00'	S40° 46' 02"E	33.58'	22.66'
C136	77.85'	485.00'	S3° 10' 43"E	77.76'	39.01'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C140	39.97'	25.00'	N30° 39' 07"W	35.84'	25.71'
C142	194.04'	485.00'	N3° 41' 04"E	192.75'	98.34'
C144	39.27'	25.00'	N37° 13' 23"E	35.36'	25.00'



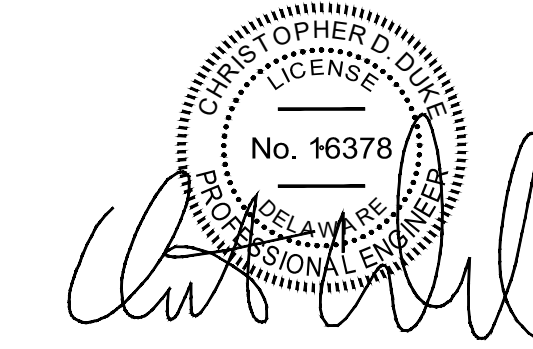
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PROJECT TITLE
APPLICATION NO. 2020-0577-S/Z

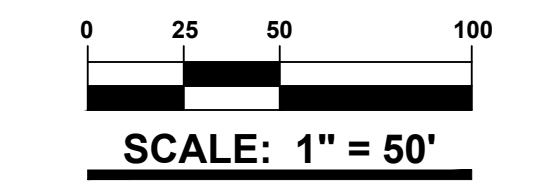
WINCHELSEA SUBDIVISION

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

JAMISON CORNER ROAD
ST. GEORGES HUNDRD
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR LAND DEVELOPMENT PLAN



ISSUE	BLOCK	REVISION	PER AGENCY COMMENTS
12	05/02/23		REVISED PER AGENCY COMMENTS
11	03/31/23		REVISED PER AGENCY COMMENTS
10	01/23/23		REVISED PER AGENCY COMMENTS
9	10/26/22		REVISED PER AGENCY COMMENTS
8	09/01/22		REVISED PER AGENCY COMMENTS
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4	12/08/21		REVISED PER COUNTY COMMENTS
3	11/12/21		REVISED PER AGENCY COMMENTS
2	07/23/21		AGENCY SUBMISSION
1	07/09/21		AGENCY SUBMISSION
MARK	DATE	DESCRIPTION	
LAYER	STATE	E.O.P.#	
PROJECT NO.:		2019202.02	
DATE:		08/16/2020	
SCALE:		1" = 50'	
DRAWN BY: T.D.G.		PROJ. MGR.: C.D.D.	
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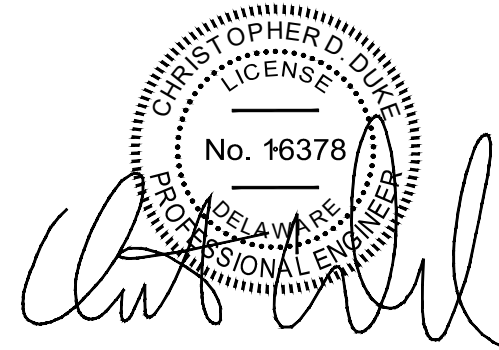
Maryland

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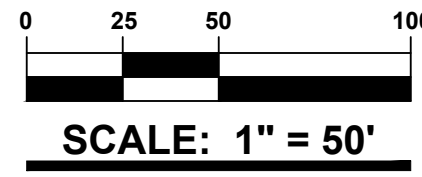
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EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

JAMISON CORNER ROAD
ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR LAND DEVELOPMENT PLAN



ISSUE	BLOCK	
12	05/02/23	REVISED PER AGENCY COMMENTS
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2	07/23/21	AGENCY SUBMISSION
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MARK	DATE	DESCRIPTION

PROJECT NO.: 2019202.0

DATE: 08/16/2023

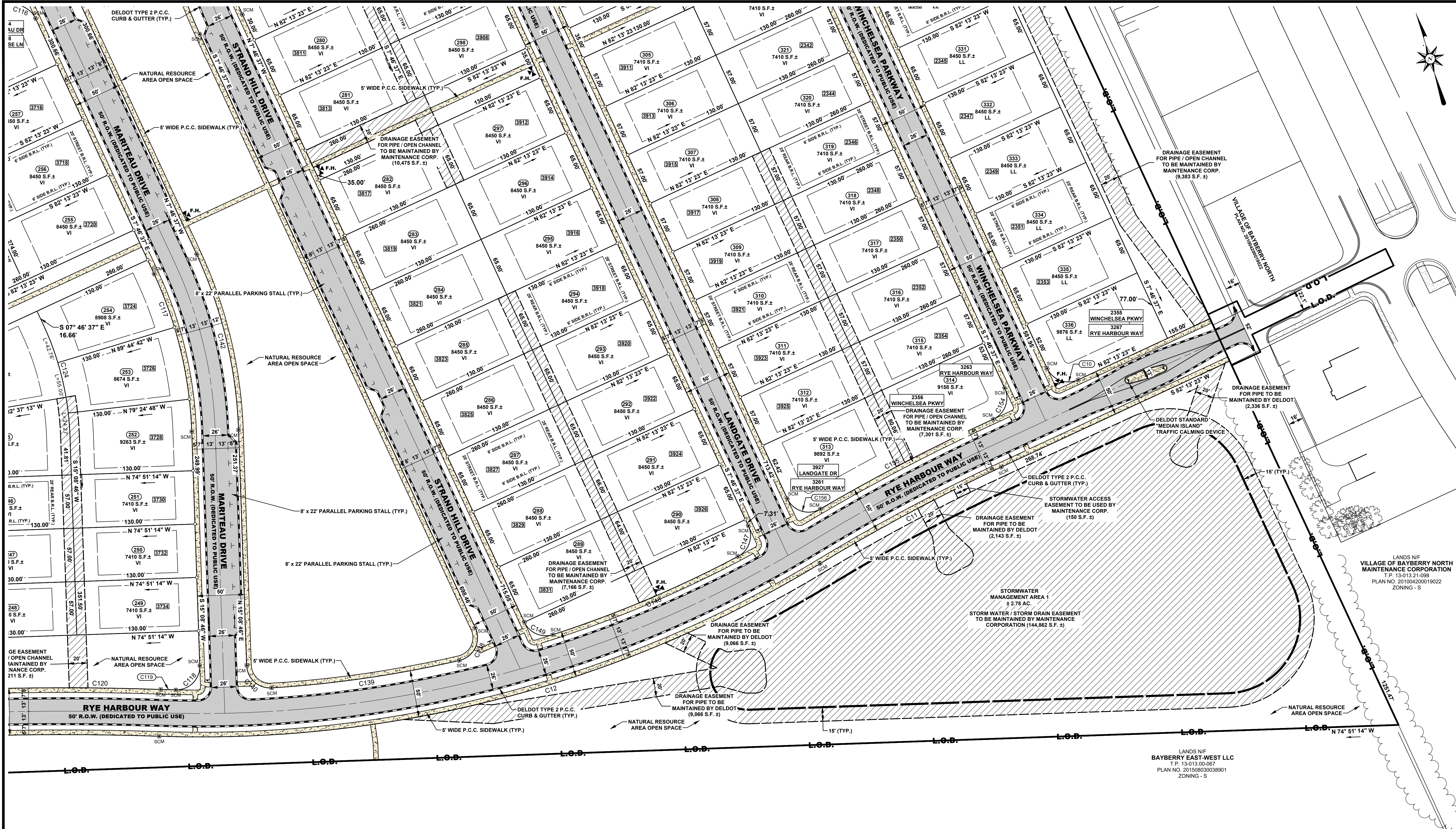
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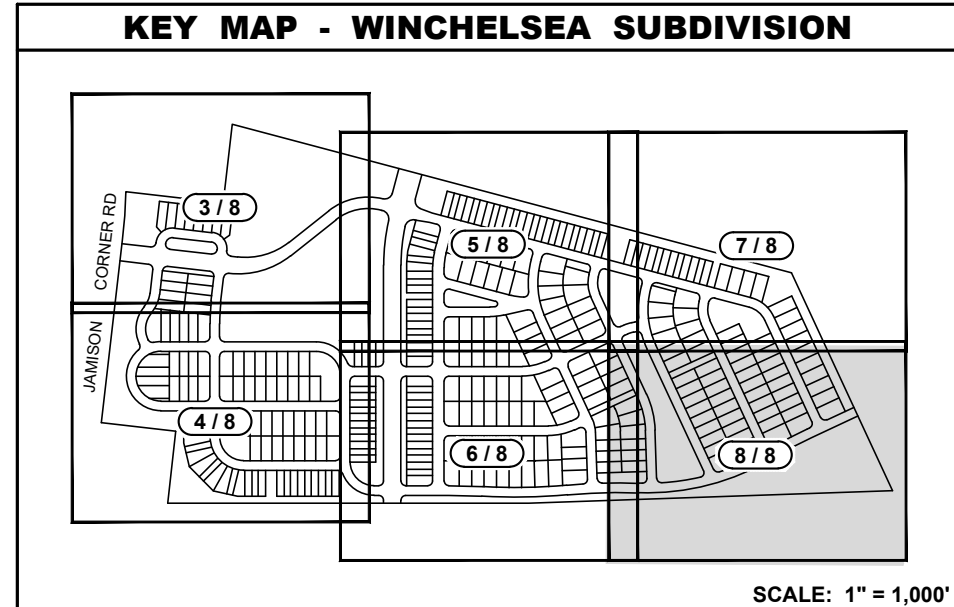
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T.P. 13-013.00-067
PLAN NO. 201508030038901
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Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C9	153.47'	175.00'	S32° 53' 59"E	148.60'	82.06'
C10	39.27'	25.00'	S52° 46' 37"E	35.36'	25.00'
C11	219.22'	1975.00'	S79° 02' 35"W	219.11'	109.72'
C12	739.22'	1275.00'	N87° 31' 38"W	728.91'	380.32'
C118	40.66'	25.00'	S61° 44' 11"W	36.32'	26.43'
C138	44.44'	25.00'	S43° 08' 39"W	38.81'	30.79'
C139	202.80'	1225.00'	N81° 11' 32"W	202.56'	101.63'
C140	39.97'	25.00'	N30° 39' 07"W	35.84'	25.71'
C146	121.42'	175.00'	S12° 06' 01"W	119.00'	63.27'
C147	37.94'	25.00'	S35° 42' 02"W	34.40'	23.71'
C149	36.22'	25.00'	N49° 16' 36"W	33.13'	22.12'
C150	301.82'	435.00'	N12° 06' 01"E	295.80'	157.27'
C152	211.62'	305.00'	S12° 06' 01"W	207.40'	110.27'
C153	109.62'	125.00'	S32° 53' 59"E	106.14'	58.61'
C154	39.27'	25.00'	S37° 13' 23"W	35.36'	25.00'
C155	194.16'	2025.00'	S79° 28' 34"W	194.09'	97.16'
C156	41.67'	25.00'	N55° 31' 26"W	37.01'	27.52'
C157	86.73'	125.00'	N12° 06' 01"E	85.00'	45.19'

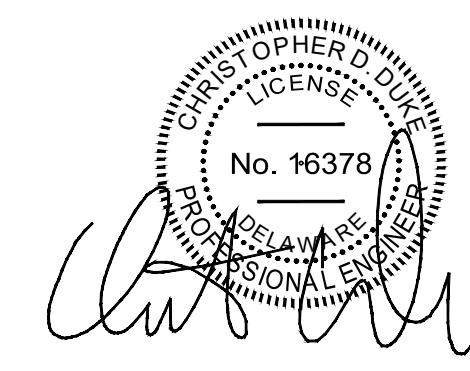


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PROJECT TITLE

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**WINCHELSEA
SUBDIVISION**

EXPLORATORY MAJOR LAND
DEVELOPMENT PLAN

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ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

**MAJOR LAND
DEVELOPMENT
PLAN**



ISSUE	BLOCK	REVISION	DESCRIPTION
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1	07/09/21	AGENCY SUBMISSION	
MARK	DATE	DESCRIPTION	
LAYER/STATE	R.O.F.		

PROJECT NO.: 2019202.02

DATE: 08/16/2020

SCALE: 1" = 50'

DRAWN BY: T.D.G. PROJ. MGR.: C.D.D.

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