NEW CASTLE COUNTY COUNCIL
LAND USE COMMITTEE MEETING

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

January 14, 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

REVISED AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-019: PLAN OF WALKER FARM INDUSTRIAL DEVELOPMENT; NEW CASTLE HUNDRED; SOUTH SIDE OF CHURCHMANS ROAD, 3578 FEET WEST OF CHRISTIANA ROAD (ROUTE 273); MAJOR LAND DEVELOPMENT PLAN AND TITLE SUBDIVISION PLAN THAT PROPOSES TWO WAREHOUSES TOTALING 837,600 SQUARE FEET AND TITLE SUBDIVIDES THE PROPERTY INTO FIVE (5) LOTS; I ZONING; APPLICATION NO. 2022-0335; COUNCIL DISTRICT 7
Prime Sponsor(s): Mr. Smiley

R25-020: (TO BE VOTED 1/28/25) PLAN OF CARTER FARM; PENCADER HUNDRED; SOUTH SIDE OF BETHEL CHURCH ROAD, 3000 FEET WEST OF CHOPTANK ROAD; MAJOR LAND DEVELOPMENT PLAN USING THE OPEN SPACE PLANNED DEVELOPMENT OPTION WITH THE INCLUSION OF 89 TDRS TO CREATE 189 LARGE SINGLE FAMILY LOTS, 32 SMALL SINGLE FAMILY LOTS, 32 LOT LINE LOTS, 36 TOWNHOME LOTS, 95 AGE-RESTRICTED VILLAGE LOTS, AND 240 APARTMENT UNITS; S ZONING; APPLICATION NO. 2021-0285; COUNCIL DISTRICT 6
Prime Sponsor(s): Mr. Carter

D. Review/Discussion of Ordinance(s)

°24-112: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 40 (“UNIFIED DEVELOPMENT CODE”), SECTION 40.26.430 (“COMMUNITY REDEVELOPMENT PLAN”) RELATING TO COMMUNITY DEVELOPMENT PLANS AND DESIGN GUIDELINES
Prime Sponsor(s): Ms. Durham

°23-007: (TO BE VOTED 1/28/25) REVISE ZONING MAP: PENCADER HUNDRED, SOUTH SIDE OF BETHEL CHURCH ROAD, APPROXIMATELY 1,850 FEET WEST OF CHOPTANK ROAD, 3500 FEET SOUTH OF BETHEL CHURCH ROAD; REZONE 2.08 + ACRES OF TAX PARCEL 11-061.00-005 FROM S (SUBURBAN) TO S (SUBURBAN) AND H (HISTORIC)

OVERLAY ZONE; COUNCIL DISTRICT 6
Prime Sponsor(s): Mr. Carter

E. Presentations

F. Other

G. Public Comment

H. Adjournment

REVISED AGENDA POSTED: January 13, 2025
AGENDA POSTED: JANUARY 7, 2025

*The revised agenda was posted less than (7) seven days in advance of the meeting to denote that R25-020 and 23-007 will not be voted on by Council until the 1/28/25 Council meeting. 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 zoom 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): Mr. Smiley
Requested by: Department of Land Use
Date of introduction: January 14, 2025

RESOLUTION NO. 25-019

PLAN OF WALKER FARM INDUSTRIAL DEVELOPMENT; NEW CASTLE HUNDRED; SOUTH SIDE OF CHURCHMANS ROAD, 3578 FEET WEST OF CHRISTIANA ROAD (ROUTE 273); MAJOR LAND DEVELOPMENT PLAN AND TITLE SUBDIVISION PLAN THAT PROPOSES TWO WAREHOUSES TOTALING 837,600 SQUARE FEET AND TITLE SUBDIVIDES THE PROPERTY INTO FIVE (5) LOTS; I ZONING; APPLICATION NO. 2022-0335; COUNCIL DISTRICT 7

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, Walker Farm Industrial (Application No. 2022-0335) 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.

WALKER FARM INDUSTRIAL
New Castle Hundred

Adopted by County Council of
New Castle County on:

_____
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.

MEMORANDUM

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

From: Charuni Patibanda

Re: Application No. 2022-0335
Walker Farm Industrial Development
Record Major Land Development Plan

Date: December 18, 2024

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 Walker Farm Industrial Development; New Castle Hundred; South side of Churchmans Road, 3578’ west of Christiana Road (Route 273); Major Land Development Plan and Title Subdivision Plan that proposes two warehouses totaling 837,600 SF and title subdivides the property into five (5) lots; I zoning.

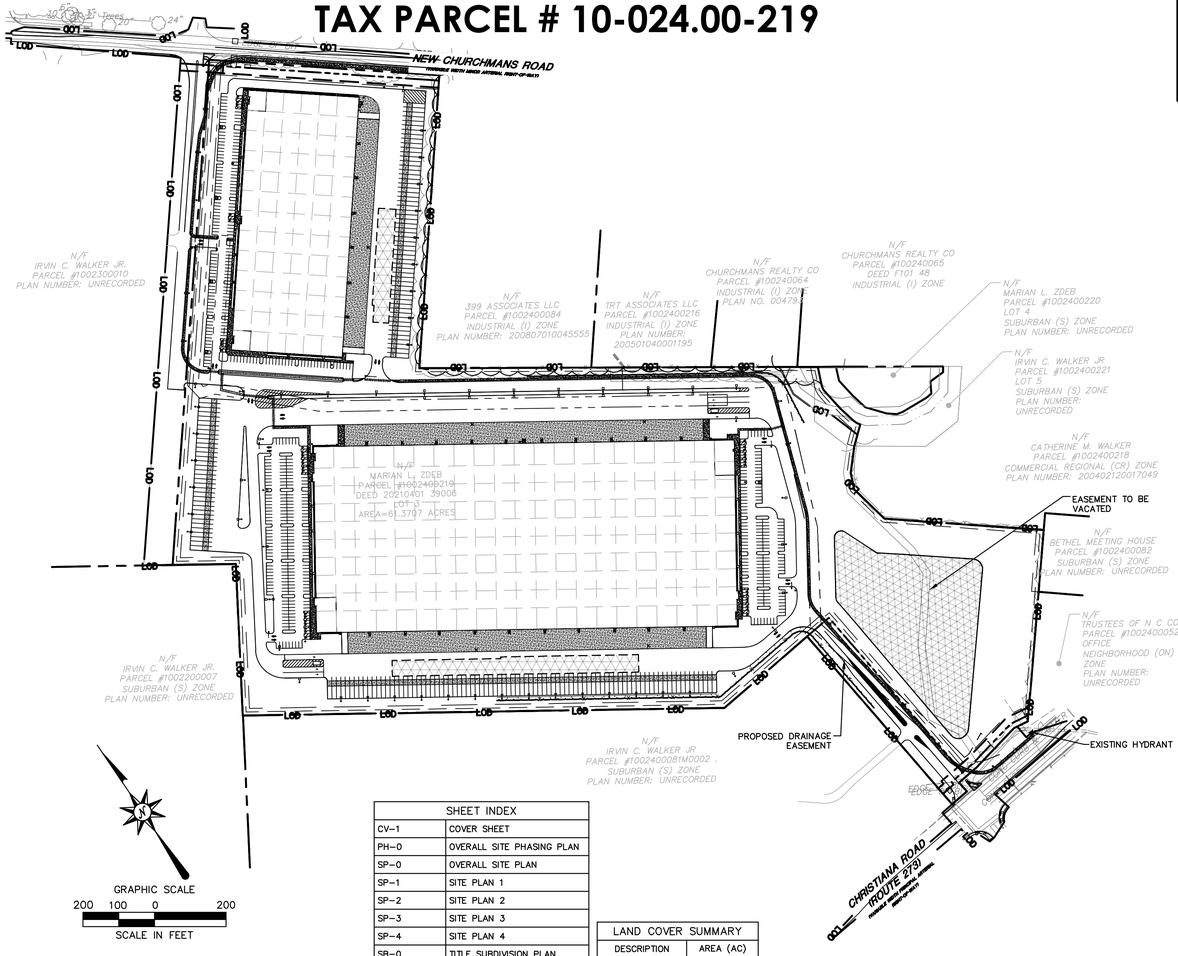
Synopsis: Same as title

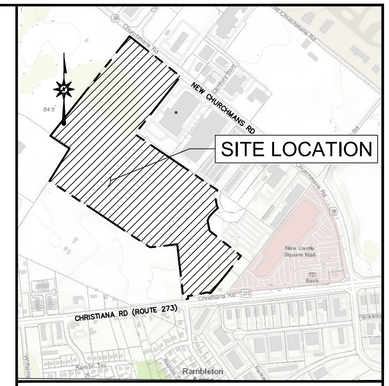
Fiscal Note: This will have no immediately discernible fiscal impact on the county but, if the parcel is developed in accordance with this record plan, there may be one or more fiscal effects on New Castle County government including, but not limited to, an increase in the assessed value of the property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

RECORD MAJOR LAND DEVELOPMENT AND TITLE SUBDIVISION PLAN
WALKER FARM
INDUSTRIAL DEVELOPMENT
0 CHRISTIANA ROAD
TAX PARCEL # 10-024.00-219

GENERAL NOTES

1. THE PURPOSE OF THIS PLAN IS TO TITLE SUBDIVIDE AND DEVELOP THE SUBJECT PARCEL 10-024.00-219 AS A WAREHOUSING FACILITY, TOTAL GROSS FLOOR AREA OF BUILDINGS AT 837,600 SF, WITH ASSOCIATED PARKING, UTILITIES, STORMWATER MANAGEMENT AND LANDSCAPING IMPROVEMENTS WITH A REZONING OF THE PARCEL 10-024.00-219 FROM CURRENT ZONING OF SUBURBAN (S) TO INDUSTRIAL (I) DISTRICT THROUGH REZONING ORDINANCE #22-143, DATED 9/26/2023.
2. THE TOPOGRAPHIC AND BOUNDARY INFORMATION DEPICTED ON THIS PLAN IS FROM SURVEY PREPARED BY BL COMPANIES TITLED ALTA /NSPS LAND TITLE SURVEY DATED 09/21/2021.
3. SOURCE OF TITLE: INSTRUMENT NO. 20210401-0039006
4. WATER SUPPLY IS AVAILABLE AND PROVIDED BY 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.
5. SEWER CAPACITY EXISTS FOR THE PROPOSED DEVELOPMENT OF BUILDING A (PARCEL 4) AND BUILDING B (PARCEL 3) FOR A CAPACITY OF 6,738 GALLONS PER DAY. THIS AMOUNT WAS DETERMINED BY THE PROPOSED USE AS A WAREHOUSE WITH APPROXIMATELY 539 TOTAL PARKING SPACES AT A RATE OF 12.5 GALLONS PER DAY (GPD)/SPACE. BUILDING A WILL HAVE 360 PARKING SPACES, WITH AN OUTPUT OF APPROXIMATELY 4,500 GPD. BUILDING B WILL HAVE 179 PARKING SPACES, WITH AN OUTPUT OF APPROXIMATELY 2,238 GPD. SEWER SERVICE IS AVAILABLE AT AN EXISTING TERMINAL MANHOLE LOCATED APPROXIMATELY 2,100 FEET FROM THE PROPERTY AT THE INTERSECTION OF AIRPORT ROAD AND CHURCHMANS ROAD. 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 OF THE TWO PROPOSED WAREHOUSE LOTS SHOWN OR CREATED BY THIS PLAN.
6. SANITARY SEWER SYSTEM LOCATED WITHIN NEW CHURCHMANS ROAD WILL BE PUBLIC AND ALL SANITARY SEWER ONSITE WILL BE PRIVATE.
7. A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
8. THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10003C0161L, EFFECTIVE 01/22/2020. ACCORDING TO DATA COMPILED BY DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, 2006, THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA.
9. ACCORDING TO NEW CASTLE COUNTY WATER RESOURCE PROTECTION AREA MAP 1, DATED 1987 AND LAST REVISED MARCH 2022, THIS SITE IS NOT WITHIN WATER RESOURCE PROTECTION AREA (WRPA).
10. A WETLANDS INVESTIGATION WAS CONDUCTED BY BL COMPANIES, DATED 8/09/2021. WETLANDS WERE FOUND ON THE SUBJECT PROPERTY ON THE EAST EDGE OF THE PROPERTY. NO DEVELOPMENT IS PROPOSED TO DISTURB THE WETLANDS. JURISDICTIONAL WETLANDS WERE DEFINED USING THE 1987 U.S. ARMY CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (ENVIRONMENTAL LABORATORY 1987).
11. DEED RESTRICTIONS ARE IDENTIFIED ON PLAN PREPARED BY BL COMPANIES TITLED ALTA /NSPS LAND TITLE SURVEY DATED 09/21/2021. EXISTING DEED RESTRICTIONS ARE NOTED ON THIS PLAN.
12. THIS PLAN SUPERSEDES, IN PART, THE PLAN OF RECORD REZONING LAND DEVELOPMENT PLAN DATED 8/15/03 AND RECORDED ON 2/12/04 IN THE RECORDER OF DEEDS IN AND FOR THE NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20040212017049.
13. THERE ARE NO WATERBODIES OR WATERCOURSES LOCATED ON THE SITE.
14. NO DEBRIS IS TO BE BURIED ON THIS SITE.
15. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND MAINTAINED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE PROTECTION REGULATIONS.
16. ALL COMMON FACILITIES, INCLUDING BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND/OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE. ALL ACTIVITIES CONCERNING THESE COMMON FACILITIES WILL ADHERE TO THE CROSS ACCESS AND MAINTENANCE AGREEMENT, INSTRUMENT NO. 20241004-0067089, DOCUMENT NO. 52406194.11, DATED 10/02/2024.
17. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DENDLAWARE, DEPARTMENT OF TRANSPORTATION (DELDOT) AND WILL BE SUBJECT TO ITS APPROVAL.
18. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, 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 ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
19. 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.
20. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
21. NO LANDSCAPING SHALL BE ALLOWED WITHIN RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT CORPORATION MANUAL.
22. A LANDSCAPE PLAN, PREPARED BY BL COMPANIES LAST DATED 11/17/2023 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
23. 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 IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
24. 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.
25. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 07/22/2024, AT INSTRUMENT NO. 20240722-0046971.
26. THE PROJECT WILL BE CONSTRUCTED IN TWO PHASES. PHASE 1 CONSTRUCTION WILL INCLUDE CONSTRUCTION OF BUILDING A, ACCESS ROADS, PARKING AREAS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, LANDSCAPING AND LIGHTING. PHASE 2 WILL INCLUDE CONSTRUCTION OF BUILDING B, PARKING AREAS, UTILITIES, STORMWATER MANAGEMENT FACILITIES, LANDSCAPING AND LIGHTING.
27. A TRAFFIC IMPACT STUDY (TIS), DATED 01/03/2023, WAS DONE FOR THIS PLAN BY TRAFFIC PLANNING & DESIGN, INC. DELDOT REVIEW THE TRAFFIC IMPACT STUDY, PROVIDING COMMENTS AND RECOMMENDATIONS IN A MEMORANDUM LAST REVISED 07/07/2023. THE TIS IMPROVEMENTS WILL BE CONSTRUCTED AND COMPLETED WITH BUILDING A ENTRANCE PERMIT.
    - 27.1. CONSTRUCT A SEPARATE LEFT TURN LANE AND RIGHT TURN ALONG THE EASTBOUND APPROACH OF THE SITE ENTRANCE ON NEW CHURCHMANS ROAD. THE APPLICANT SHALL CONSTRUCT AN UNSIGNALIZED FULL ACCESS TO THE SITE FROM NEW CHURCHMANS ROAD, OPPOSITE COUNTY ROAD AND INSTALL NORTHBOUND AND SOUTHBOUND NEW CHURCHMANS ROAD LEFT TURN LANES AS WELL AS SOUTHBOUND NEW CHURCHMANS ROAD RIGHT TURN LANE.
    - 27.2. THE APPLICANT SHALL CONSTRUCT A FULL UPGRADE OF ROUTE 273 AND CHURCHMANS ROAD ALONG THE SITE FRONTAGE.
    - 27.3. THE APPLICANT SHALL MAINTAIN THE SIGNALIZED FULL ACCESS FROM THE SITE ENTRANCE ALONG CHRISTIANA ROAD, OPPOSITE PRANGS LANE. A RIGHT TURN LANE ALONG THE DRIVEWAY TO CHRISTIANA ROAD SHALL BE CONSTRUCTED. A RIGHT TURN LANE SHALL BE PROVIDED ALONG THE WESTBOUND ROUTE 273 APPROACH TO THE SITE. THE EXISTING EASTBOUND ROUTE 273 LEFT TURN LANE APPROACHING THE SITE SHALL BE LENGTHEN TO 275 FEET.
    - 27.4. THE APPLICANT SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF DELAWARE ROUTE 273 WITH PRANGS LANE AND THE DRIVEWAY ENTRANCE TO CHRISTIANA ROAD.
    - 27.5. THE THE APPLICANT SHOULD ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF US ROUTE 13 WITH DELAWARE ROUTE 273 OR THE APPLICANT MAY CONTRIBUTE TO THE TRAFFIC SIGNAL REVOLVING FUNDING (TSRF) IN LIEU OF A TRAFFIC SIGNAL AGREEMENT.
    - 27.6. THE FOLLOWING BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS SHALL BE INCORPORATED INTO THE DESIGN:
        - 27.6.1. A 15 FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT- OF-WAY SHOULD BE DEDICATED TO DELDOT ALONG THE DELAWARE ROUTE 273 AND NEW CHURCHMANS ROAD SITE FRONTAGES. WITHIN THE EASEMENT ALONG NEW CHURCHMANS ROAD, THE APPLICANT SHALL CONSTRUCT A 10 FOOT WIDE SHARED-USE PATH (SUP). THE SUP SHOULD BE DESIGNED TO MEET CURRENT AASHTO AND ADA STANDARDS. A 5 FOOT SETBACK SHOULD BE MAINTAINED FROM THE EDGE OF THE PAVEMENT TO THE SUP. IF FEASIBLE, THE SUP SHOULD BE PLACED BEHIND UTILITY POLES AND STREET TREES SHOULD BE PROVIDED WITHIN THE BUFFER AREA.
        - 27.6.2. PEDESTRIAN ACCESS SHALL BE PROVIDED INTO THE SITE FROM THE FRONTAGE SUP ALONG NEW CHURCHMANS ROAD AND THE EXISTING SIDEWALK ALONG DELAWARE ROUTE 273.
        - 27.6.3. ADA COMPLIANT CURB RAMPS AND MARKED CROSSWALKS SHALL BE PROVIDED ALONG THE SITE ENTRANCES.
        - 27.6.4. A 5 FOOT WIDE BICYCLE LANE SHALL BE PROVIDED ALONG THE LIMITS OF THE RIGHT TURN LANE ALONG DELAWARE ROUTE 273 AT THE DRIVEWAY ENTRANCE. DUE TO THE WIDENING FOR THE BICYCLE LANE, THE EXISTING SIDEWALK WOULD NEED TO BE REMOVED AND RECONSTRUCTED TO CURRENT DELDOT STANDARDS AND REGULATIONS FROM THE DRIVEWAY ENTRANCE TO THE EXISTING RIGHTS-OUT ENTRANCE (APPROXIMATELY 440 FEET IN LENGTH).
        - 27.6.5. FIVE FOOT WIDE BICYCLE LANES SHALL BE INCORPORATED IN THE RIGHT TURN LANE AND SHOULDER ALONG THE NEW CHURCHMANS ROAD APPROACHES TO DRIVEWAY ENTRANCE.
        - 27.6.6. UTILITY COVERS SHALL BE MOVED OUTSIDE OF ANY DESIGNATED BICYCLE LANES AND ANY PROPOSED SIDEWALKS/SUP OR SHOULD BE FLUSH WITH THE PAVEMENT.
        - 27.6.7. TWO BUS STOPS SHALL BE PROVIDED ALONG DELAWARE ROUTE 273:
            - A TYPE 1 5'X8' BUS STOP PAD SHALL BE PROVIDED ON EASTBOUND DELAWARE ROUTE 273, PLACED FAR-SIDE OF PRANGS LANE AND JUST TO THE EAST OF THE DRAINAGE.
            - A TYPE 1 5'X8' BUS STOP PAD SHALL BE PROVIDED ON WESTBOUND DELAWARE ROUTE 273, PLACED AT LEAST 50 FEET FAR-SIDE OF THE ENTRANCE.
28. A SEPARATE BUILDING PERMIT IS REQUIRED FOR ALL RETAINING WALLS GREATER THAN 4 FEET.
29. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC §40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF $8,000 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.
30. 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 REASONABLE NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.
31. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES 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.





LOCATION MAP
SCALE: 1" = 800'

SHEET INDEX	
CV-1	COVER SHEET
PH-0	OVERALL SITE PHASING PLAN
SP-0	OVERALL SITE PLAN
SP-1	SITE PLAN 1
SP-2	SITE PLAN 2
SP-3	SITE PLAN 3
SP-4	SITE PLAN 4
SB-0	TITLE SUBDIVISION PLAN

SITE PROJECT NOTES

1.	APPLICATION NUMBER:	2022-0335
2.	TAX PARCEL NUMBER:	10-024.00-219
3.	SITE ADDRESS:	0 CHRISTIANA RD, NEW CASTLE, DE 19720
4.	LEGAL OWNERS:	ZDEB JOHN J & JESSICA N & CHRISTOPHER M TRUSTEES 1104 ROUTE 9P SARATOGA SPRINGS, NY 12866
5.	NUMBER OF LOTS:	1 EXISTING; 5 PROPOSED
6.	SITE ACREAGE:	10-024.00-219 (61.37 ACRES)
7.	ZONING:	EXISTING S-SUBURBAN; PROPOSED INDUSTRIAL
8.	DATUM:	HORIZONTAL NAD83; VERTICAL NAVD 1988
9.	BENCHMARK:	TRAV REBAR N=609014.44, E=599531.25, EL=79.02'
10.	MONUMENT:	PROPOSED IRON PINS AT END OF BOUNDARY SEGMENTS
11.	EXISTING SITE AREA:	2,673,277 SF (61.37 AC)
12.	PROPOSED SITE AREA:	2,673,277 SF (61.37 AC)
13.	EXISTING WETLAND AREA:	0.06 AC
14.	PLUS NUMBER:	2022-09-02
15.	WATERSHED:	SITE IS LOCATED WITHIN THE ARMY CREEK WATERSHED.
16.	LIMIT OF DISTURBANCE:	2,759,430 SF (63.35 AC) (INCLUDES OFF-SITE IMPROVEMENTS)
17.	PROPOSED GROSS FLOOR AREA (GFA):	BUILDING A WAREHOUSE SPACE-599,984 SF BUILDING A OFFICE SPACE-11,536 SF TOTAL BUILDING A GFA-611,520 SF BUILDING B WAREHOUSE SPACE-219,944 SF BUILDING B OFFICE SPACE-5,736 SF TOTAL BUILDING B GFA-225,680 SF GUARD HOUSE-400 SF TOTAL SITE GFA-837,600 SF

PARKING INFORMATION (BLDG A)

ITEM	REQUIREMENTS	PROPOSED
MINIMUM PARKING SPACES	5 + 0.5 SPACE PER 1,000 SF 5+(611,520/2,000) = 311	360
MINIMUM PARKING DIMENSIONS	9'X18'	9'X18'
INTERIOR DRIVE AISLE	24 FEET MIN.	24 FEET MIN.
MINIMUM REQUIRED ADA PARKING	8	14
MINIMUM BICYCLE PARKING	1 BICYCLE SPACE PER 10 PARKING SPACES; NO MORE THAN 20 FOR ONE FACILITY	20

PARKING INFORMATION (BLDG B)

ITEM	REQUIREMENTS	PROPOSED
MINIMUM PARKING SPACES	5 + 0.5 SPACE PER 1,000 SF 5+(225,680/2,000) = 118	179
MINIMUM PARKING DIMENSIONS	9'X18'	9'X18'
INTERIOR DRIVE AISLE	24 FEET MIN.	24 FEET MIN.
MINIMUM REQUIRED ADA PARKING	6	8
MINIMUM BICYCLE PARKING	1 BICYCLE SPACE PER 10 PARKING SPACES; NO MORE THAN 20 FOR ONE FACILITY	18

DEED RESTRICTIONS

RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
DB P VOL 51 PG 291	UTILITY AGREEMENT BETWEEN FREDERICK W. PICKARD AND JANE C. PICKARD AND DELAWARE POWER AND LIGHT COMPANY, DATED 10/1/1951,FILED FOR RECORD 10/08/1951	AFFECTS SUBJECT PROPERTY BLANKET
INST 20210111-0003493	CHANCERY COURT FINAL ORDER AND JUDGMENT, MARIAN L. ZDEB V. IRVIN C. WALKER, JR., FILED FOR RECORD 12/04/2020	AFFECTS SUBJECT PROPERTY, ACCESS TO LOT 4 OVER ADDITIONAL LEASED AREA PLOTTED
INST 20210401-0039006	SUPPLEMENTAL CHANCERY COURT ORDER ESTABLISHING PARCEL BOUNDARIES, MARIAN L. ZDEB V. IRVIN C. WALKER, JR., FILED FOR RECORD 04/01/2021	AFFECTS SUBJECT PROPERTY BLANKET
METES AND BOUNDS EXHIBIT	EIGHTY (80) FOOT WIDE PERMANENT ACCESS EASEMENT TO BENEFIT LOT #1 AND A EIGHTY (80) FOOT WIDE PERMANENT ACCESS EASEMENT	AFFECTS SUBJECT PROPERTY PLOTTED
DB N VOL 119 PG 55	STORM DRAIN EASEMENT AS RECORDED IN IN DEED BETWEEN IRVIN C. WALKER AND CATHERINE M. WALKER TO N.K.S. DISTRIBUTORS, INC., DATED 9/1/1982	AFFECTS SUBJECT PROPERTY PLOTTED
INST 20030924-0122452	CROSS ACCESS EASEMENT AGREEMENT BETWEEN CHURCHMANS'S C, LLC AND IRVIN C. WALKER, JR. AND MARIAN L. ZDEB. DATED 9/22/2003	DOES NOT AFFECT PARCEL
MICROFILM 6457	RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT	-----
MICROFILM 20040212-0017049	RESERVATIONS, RESTRICTIONS, COVENANTS, LIMITATIONS, EASEMENTS, AND/OR OTHER CONDITIONS AS SHOWN ON RECORDED PLAT	-----
NONE	TWENTY (20) FOOT WIDE STORM DRAINAGE EASEMENT THROUGH PORTION OF PREMISES.	AFFECTS SUBJECT PROPERTY PLOTTED
NONE	COMPANY ASSUMES NO LIABILITY FOR THE DESIGNATION OF THE PREMISES INSURED AS A WETLANDS AREA	

NATURAL RESOURCE PROTECTION

PROTECTED RESOURCES	TOTAL AREA	DISTURBED AREA	PROTECTED AREA	PROTECTION RATIO REQUIRED	PROTECTED RATIO PROVIDED
WETLANDS	0.06 AC	0.00 AC	0.06 AC	1.00	1.00
RIPARIAN BUFFER-ZONE 1	0.09 AC	0.00 AC	0.09 AC	1.00	1.00
RIPARIAN BUFFER-ZONE 2	0.13 AC	0.00 AC	0.13 AC	1.00	1.00
FOREST, TIER 3	0.98 AC	0.79 AC	0.19 AC	0.10	0.19
FOREST, TIER 2	0.41 AC	0.10 AC	0.31 AC	0.40	0.75

LAND COVER SUMMARY	
DESCRIPTION	AREA (AC)
TOTAL SITE AREA (GROSS)	61.37
PUBLIC STREET DEDICATION	3.72
TOTAL SITE AREA (NET)	57.65
BUILDING AREA	19.23 (33.4%)
PAVING & IMPERVIOUS COVERAGE (EXCL. BUILDINGS)	21.06 (36.5%)
LANDSCAPE & WETLAND AREA	12.85 (22.3%)
SWM FACILITIES	3.07 (5.3%)

TABLE 40.04.110 C. DISTRICT AND BULK STANDARDS

STORAGE AND COMMENTS	
EXTERIOR STORAGE:	NOTES
PERCENT OF LOT AREA	
INDUSTRIAL (I)	
50	*MINIMUM 20 FOOT SIDE YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS **MINIMUM 50 FOOT REAR YARD ADJACENT TO RESIDENTIAL USES OR DISTRICTS

TABLE 40.04.110 A. DISTRICT AND BULK STANDARDS

DISTRICT STANDARDS

ZONING DISTRICT & DEVELOPMENT TYPE	MINIMUM OSR/LSR	DENSITY		FLOOR AREA RATIO		UTILITIES (ONSITE, PUBLIC)	MINIMUM SITE AREA
		MAX. GROSS	MAX. NET	MAX. GROSS	MAX. NET		
INDUSTRIAL (I)							
INDUSTRIAL	0.15	N/A	N/A	0.48	0.57	P	1 ACRE

TABLE 40.04.110 B. DISTRICT AND BULK STANDARDS

LOT AND BUILDING STANDARDS

MINIMUM							MAXIMUM
LOT AREA	LOT WIDTH (FEET)	STREET YARD (FEET)	SIDE YARD (FEET)	REAR YARD (FEET)	PAVING STREET YARD/OTHER YARD (FEET)	UNIT MIX (%)	BUILDING HEIGHT (FEET)
INDUSTRIAL (I)							
1 ACRE	100	40	0*	0*	40/10	N/A	60

CERTIFICATION OF OWNERSHIP

I UNDERSIGNED HEREBY CERTIFY THAT WE (MARIAN L. ZDEB REVOCABLE TRUST AND JOHN J. ZDEB REVOCABLE TRUST) ARE THE OWNERS OF THE PROPERTY (0 CHRISTIANA ROAD) 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.

JOHN J. ZDEB AS TRUSTEE — 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 _____ 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.

JOSE LAZO, P.E. — DATE:
PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEER IN THE STATE OF DELAWARE

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RECORD MAJOR LAND DEVELOPMENT
WALKER FARM INDUSTRIAL DEVELOPMENT
0 CHRISTIANA ROAD
ARMY CREEK WATERSHED, NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

REVISIONS

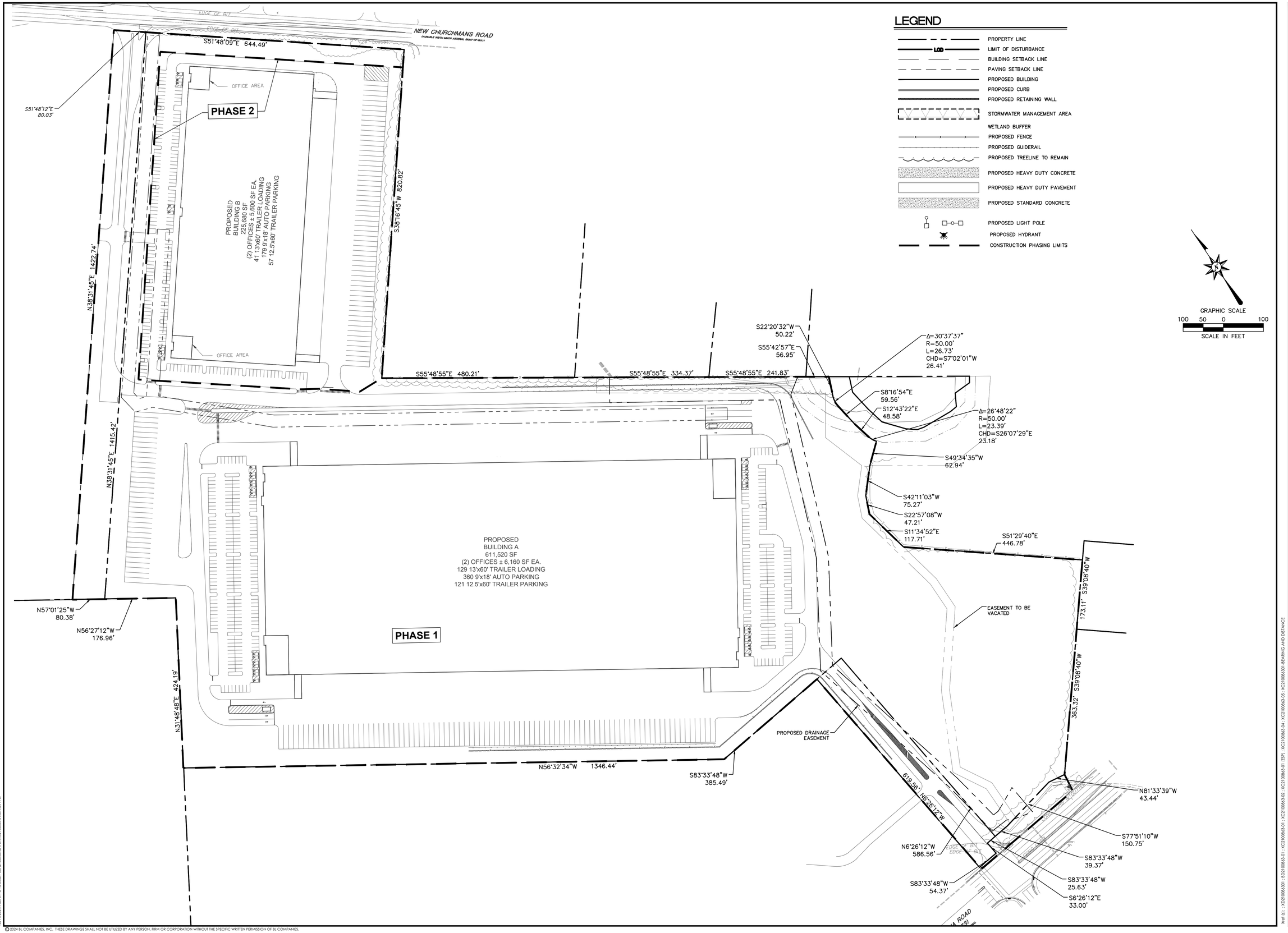
No.	Date	Description
1	02/09/24	REVISE PER NCC PLANNING REVIEW COMMENTS
2	04/08/24	REVISE PER NCC PLANNING REVIEW COMMENTS
3	07/25/24	REVISE PER NCC PLANNING REVIEW COMMENTS
4	09/16/24	REVISE PER NCC PLANNING REVIEW COMMENTS
5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed M.M.
Drawn A.T.D.
Reviewed A.J.B.
Scale 1"=200'
Project No. 2100863
Date 11/17/2023
CAD File: RC2100863-01

Title
COVER SHEET

Sheet No.
CV-1

Xref (s) : XC2100863-01 | BD2100863-01 | XC2100863-01 | XC2100863-02 | XC2100863-01 (EP) | XC2100863-04 | XC2100863-05 | BEARING AND DISTANCE



LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK LINE
- PAVING SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED RETAINING WALL
- STORMWATER MANAGEMENT AREA
- WETLAND BUFFER
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED TREELINE TO REMAIN
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED HYDRANT
- CONSTRUCTION PHASING LIMITS

N

GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

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RECORD MAJOR LAND DEVELOPMENT
WALKER FARM INDUSTRIAL DEVELOPMENT

0 CHRISTIANA ROAD
ARMY CREEK WATERSHED, NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

REVISIONS

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4	09/06/24	REVISE PER NCC PLANNING REVIEW COMMENTS
5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=100'
Project No.	2100863
Date	11/17/2023

CAD File: RC2100863-01

Title

OVERALL SITE PHASING PLAN

Sheet No.

PH-0

Xref (s) : XC2100863(X) | BD2100863-01 : XC2100863-01 | XC2100863-02 : XC2100863-01 [EBP] | XC2100863-04 : XC2100863-05 : XC2100863-30 -BEARING AND DISTANCE

10/11/2024, ADMIN, CS, V29321, \\BL-1\Jobs\XC\2100863\DWG\XC2100863-01.DWG, PH-0,

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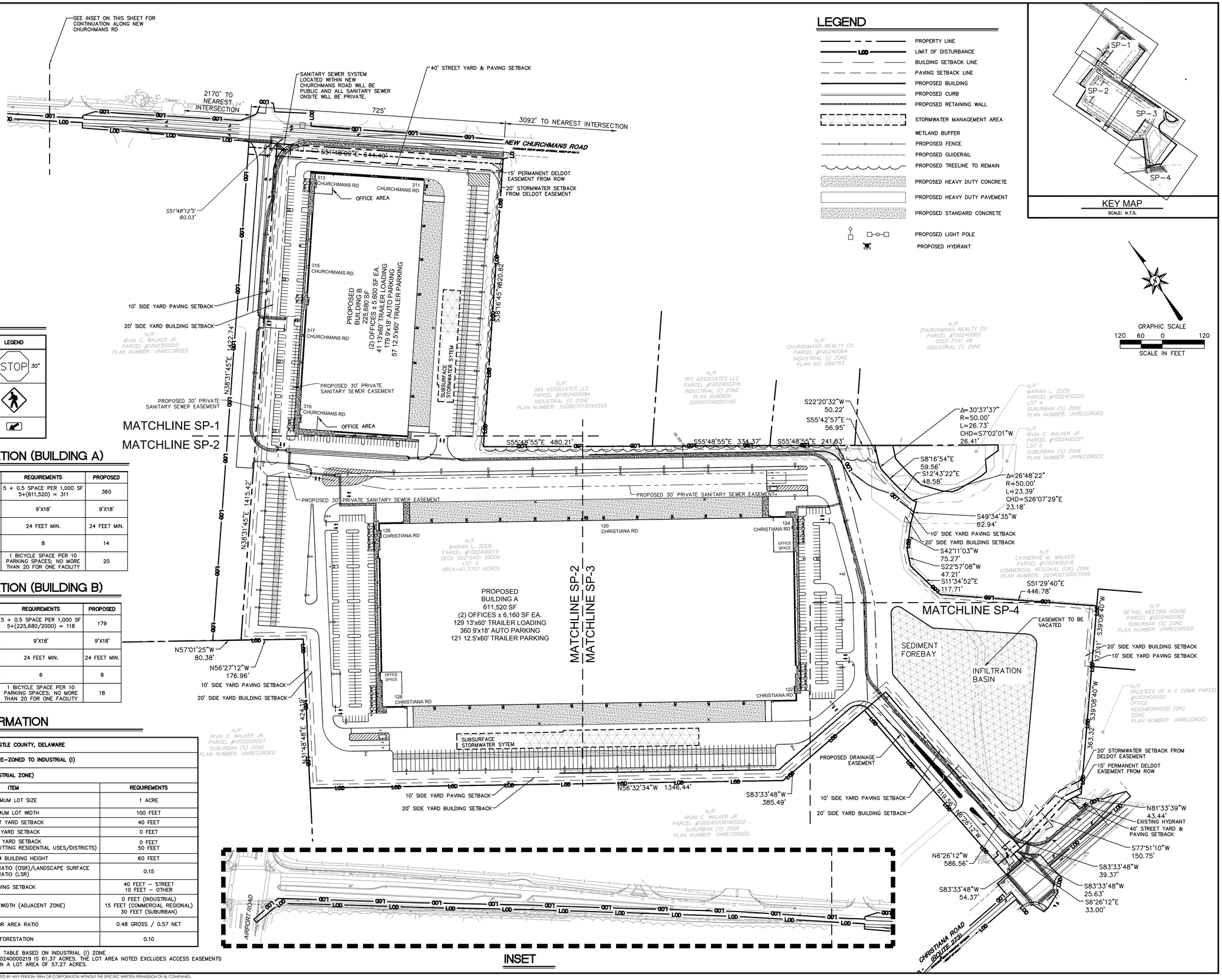

LEGEND

- PROPERTY LINE
- LIMIT OF DISTURBANCE
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- PROPOSED GUIDERAIL
- PROPOSED TREELINE TO REMAIN
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED HYDRANT

KEY MAP
SCALE: N.T.S.

GRAPHIC SCALE
120 60 0 120
SCALE IN FEET

SIGN LEGEND

SIGN NO.	MUTCD NO.	LEGEND
A	R1-1	STOP 30"
B	W11-2	
C	W16-7P	

PARKING INFORMATION (BUILDING A)

#	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM PARKING SPACES	5 + 0.5 SPACE PER 1,000 SF 5+(611,520) = 311	360
2	MINIMUM PARKING DIMENSIONS	9'X18'	9'X18'
3	INTERIOR DRIVE AISLE	24 FEET MIN.	24 FEET MIN.
4	MINIMUM REQUIRED ADA PARKING	8	14
5	MINIMUM BICYCLE PARKING	1 BICYCLE SPACE PER 10 PARKING SPACES; NO MORE THAN 20 FOR ONE FACILITY	20

PARKING INFORMATION (BUILDING B)

#	ITEM	REQUIREMENTS	PROPOSED
1	MINIMUM PARKING SPACES	5 + 0.5 SPACE PER 1,000 SF 5+(225,680/2000) = 118	179
2	MINIMUM PARKING DIMENSIONS	9'X18'	9'X18'
3	INTERIOR DRIVE AISLE	24 FEET MIN.	24 FEET MIN.
4	MINIMUM REQUIRED ADA PARKING	6	8
5	MINIMUM BICYCLE PARKING	1 BICYCLE SPACE PER 10 PARKING SPACES; NO MORE THAN 20 FOR ONE FACILITY	18

SITE ZONING INFORMATION

LOCATION: CHRISTIANA ROAD, NEW CASTLE COUNTY, DELAWARE

ZONES: SUBURBAN (S) ZONE, TO BE RE-ZONED TO INDUSTRIAL (I)

USE: WAREHOUSE (PERMITTED IN INDUSTRIAL ZONE)

ITEM #	ITEM	REQUIREMENTS
1	MINIMUM LOT SIZE	1 ACRE
2	MINIMUM LOT WIDTH	100 FEET
3	STREET YARD SETBACK	40 FEET
4	SIDE YARD SETBACK	0 FEET
5	REAR YARD SETBACK REAR YARD SETBACK (ABUTTING RESIDENTIAL USES/DISTRICTS)	0 FEET 50 FEET
6	MAXIMUM BUILDING HEIGHT	60 FEET
7	MINIMUM OPEN SPACE RATIO (OSR)/LANDSCAPE SURFACE RATIO (LSR)	0.15
8	PAVING SETBACK	40 FEET – STREET 10 FEET – OTHER
9	BUFFER YARD WIDTH (ADJACENT ZONE)	0 FEET (INDUSTRIAL) 15 FEET (COMMERCIAL REGIONAL) 30 FEET (SUBURBAN)
10	FLOOR AREA RATIO	0.48 GROSS / 0.57 NET
11	AFFORESTATION	0.10

NOTE: ZONING REQUIREMENTS LISTED IN TABLE BASED ON INDUSTRIAL (I) ZONE
* THE LOT AREA FOR PARCEL #1002400000219 IS 61.37 ACRES. THE LOT AREA NOTED EXCLUDES ACCESS EASEMENTS TOTALING 4.10 ACRES RESULTING IN A LOT AREA OF 57.27 ACRES.

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WALKER FARM INDUSTRIAL DEVELOPMENT

0 CHRISTIANA ROAD
ARMY CREEK WATERSHED, NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

REVISIONS

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4	09/04/24	REVISE PER NCC PLANNING REVIEW COMMENTS
5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=120'
Project No.	2100863
Date	11/17/2023
CAD File:	RC2100863-01

Title

OVERALL SITE PLAN

Sheet No.

SP-0

Xref (s) : XC2100863-01 | BD2100863-01 | XC2100863-02 | XC2100863-03 | ESP | XC2100863-04 | XC2100863-05 | BEARING AND DISTANCE

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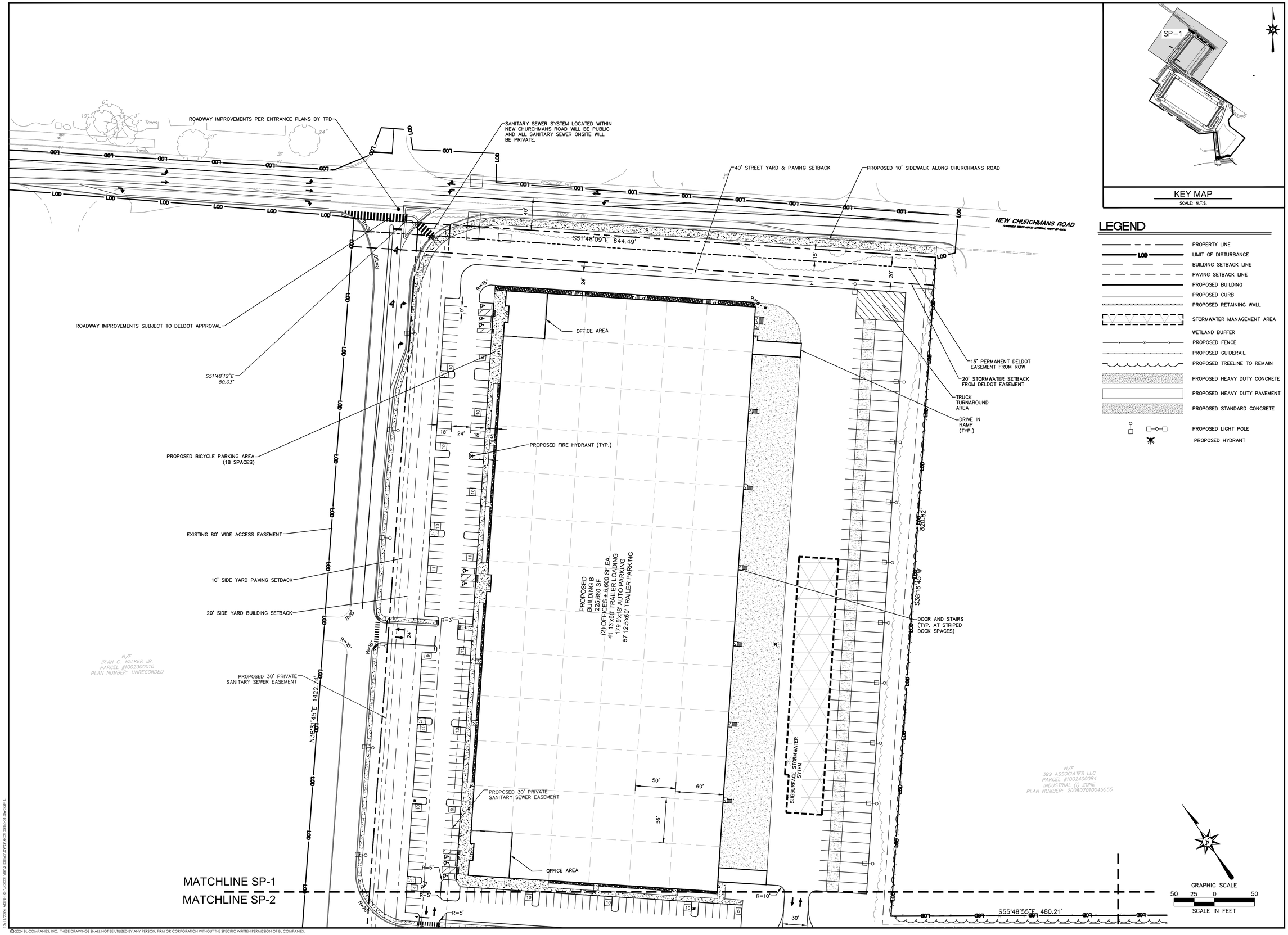

KEY MAP
SCALE: N.T.S.

LEGEND

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- LOD — LIMIT OF DISTURBANCE
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- PROPOSED TREELINE TO REMAIN
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- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED HYDRANT

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0 CHRISTIANA ROAD
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NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

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5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=50'
Project No.	2100863
Date	11/17/2023
CAD File: RC2100863-01	

Title

SITE PLAN 1

Sheet No.

SP-1

Xref (s): ...\XC2100863-01 | XC2100863-02 | XC2100863-03 | XC2100863-04 | XC2100863-05 | XC2100863-BEARING AND DISTANCE

11/17/2024, ADAM, G:\CIVIL\2021\XC\2100863\SHEETS\RC2100863-01 SHEET.DWG, SP-1,

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R25-019

MATCHLINE SP-1
MATCHLINE SP-2

OFFICE AREA

S55°48'55"E 480.21'

PROPOSED 30' PRIVATE SANITARY SEWER EASEMENT

N38°31'45"E 1415.42'

PROVIDE REMOTE TRAILER PARKING LOT FOR BUILDING A

N57°01'25"W 80.38'

N56°27'12"W 176.96'

10' SIDE YARD PAVING SETBACK

20' SIDE YARD BUILDING SETBACK

N/F
IRVIN C. WALKER JR.
PARCEL #1002200007
SUBURBAN (S) ZONE
PLAN NUMBER: UNRECORDED

N31°48'48"E 424.13'

Cultivated Field

PROPOSED BUILDING A
611,520 SF
(2) OFFICES ± 6,160 SF EA.
129 13'x60' TRAILER LOADING
360 9'x18' AUTO PARKING
121 12.5'x60' TRAILER PARKING

OFFICE SPACE

DOOR AND STAIRS (TYP. AT STRIPED DOCK SPACES)

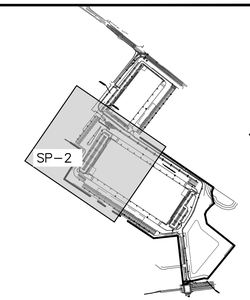
MATCHLINE SP-2
MATCHLINE SP-3

SUBSURFACE STORMWATER SYTEM

GUARDHOUSE LOCATION FOR BUILDING A
200 S.F.

10' SIDE YARD PAVING SETBACK

20' SIDE YARD BUILDING SETBACK



KEY MAP
SCALE: N.T.S.

LEGEND

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- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED HYDRANT

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

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RECORD MAJOR LAND DEVELOPMENT
WALKER FARM INDUSTRIAL DEVELOPMENT

0 CHRISTIANA ROAD
ARMY CREEK WATERSHED, NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

REVISIONS

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4	09/06/24	REVISE PER NCC PLANNING REVIEW COMMENTS
5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=50'
Project No.	2100863
Date	11/17/2023

CAD File: RC2100863-01

Title

SITE PLAN 2

Sheet No.

SP-2

Xref (s) : XC2100863-01 | BD2100863-01 | XC2100863-02 | XC2100863-03 | XC2100863-04 | XC2100863-05 | XC2100863-BEARING AND DISTANCE

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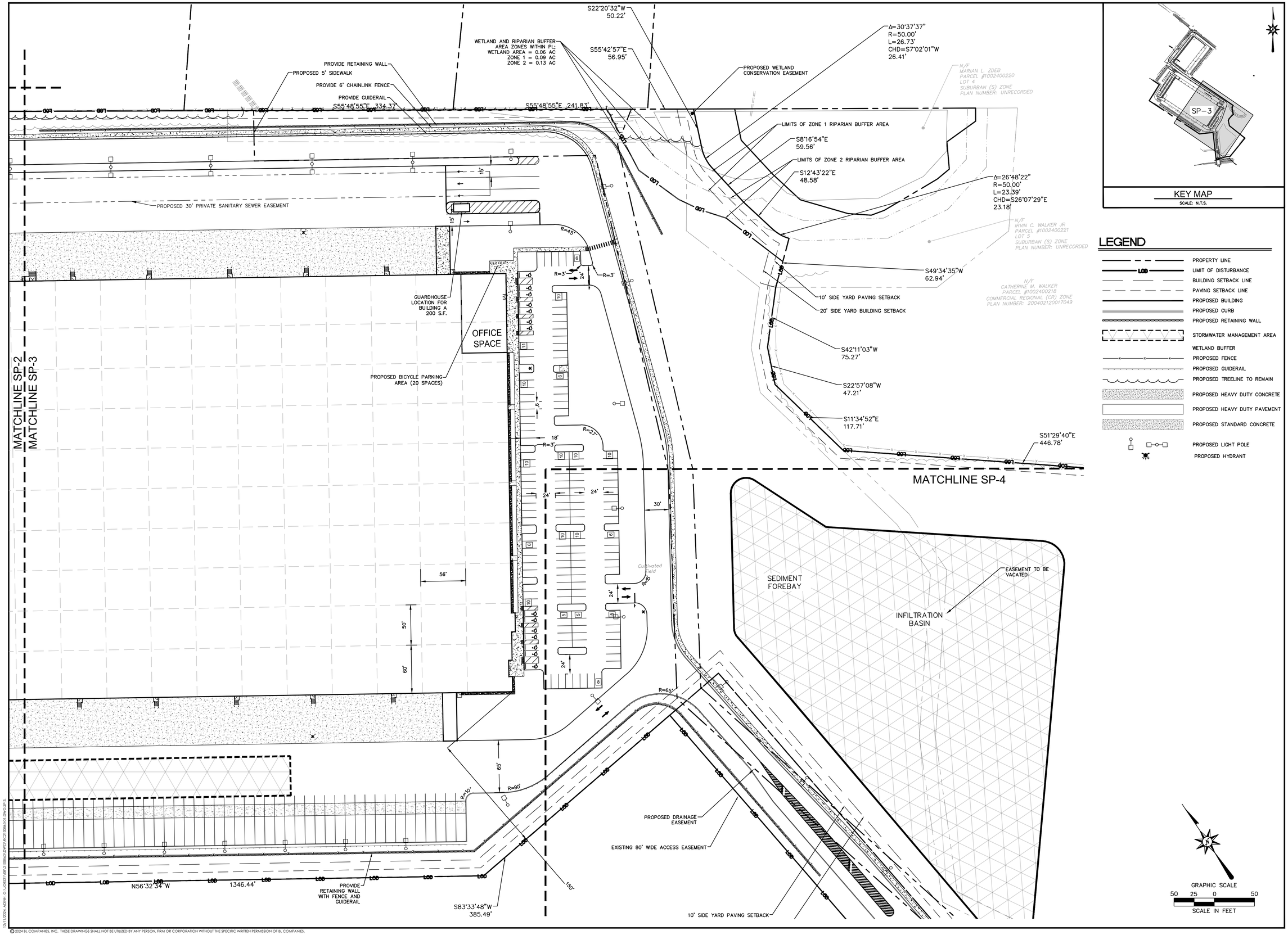

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RECORD MAJOR LAND DEVELOPMENT
WALKER FARM INDUSTRIAL DEVELOPMENT

0 CHRISTIANA ROAD
ARMY CREEK WATERSHED, NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

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4	09/04/24	REVISE PER NCC PLANNING REVIEW COMMENTS
5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=50'
Project No.	2100863
Date	11/17/2023
CAD File: RC2100863-01	

Title

SITE PLAN 3

Sheet No.

SP-3

Xref Ipt : XC2100863-01 | BD2100863-01 : XC2100863-01 : XC2100863-02 : XC2100863-01 [ESP] : XC2100863-04 : XC2100863-05 : XC2100863-01-BEARING AND DISTANCE

R25-019

S51°29'40"E
446.78'

N/F
BETHEL MEETING HOUSE
PARCEL #1002400082
SUBURBAN (S) ZONE
PLAN NUMBER: UNRECORDED

S39°08'40"W
173.11'

10' SIDE YARD PAVING SETBACK

20' SIDE YARD BUILDING SETBACK

EASEMENT TO BE VACATED

SEDIMENT FOREBAY

INFILTRATION BASIN

N/F
TRUSTEES OF N C COMM PARCEL #1002400052
OFFICE
NEIGHBORHOOD (ON)
ZONE
PLAN NUMBER: UNRECORDED

S39°08'40"W
363.32'

LIMIT OF DISTURBANCE SHALL BE THE PROPERTY LINE UNLESS OTHERWISE NOTED

20' STORMWATER SETBACK FROM DELDOT EASEMENT

15' PERMANENT DELDOT EASEMENT FROM ROW

N81°33'39"W
43.44'

EXISTING HYDRANT

40' STREET YARD & PAVING SETBACK

SAWCUT LIMIT (TYP.)

LIMIT OF DISTURBANCE

S77°51'10"W
150.75'

ROADWAY IMPROVEMENTS PER ENTRANCE PLANS BY TPD

S83°33'48"W
39.37'

ROADWAY IMPROVEMENTS SUBJECT TO DELDOT APPROVAL

S83°33'48"W
25.63'

S6°26'12"E
33.00'

EXISTING TRAFFIC SIGNAL AT INTERSECTION

0' TO THE NEAREST INTERSECTION

CHRISTIANA ROAD
(ROUTE 273)
PRINCIPAL ARTERIAL
PUBLIC ACCESS
PUBLIC ROAD

N6°26'12"W
586.56'

15' PERMANENT EASEMENT

S83°33'48"W
54.37'

619.56' N6°16'12"W

FUTURE INTERCONNECTION

10' SIDE YARD PAVING SETBACK

20' SIDE YARD BUILDING SETBACK

PROPOSED DRAINAGE EASEMENT

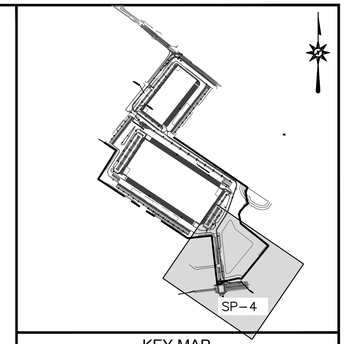
EXISTING 80' WIDE ACCESS EASEMENT

S83°33'48"W
385.49'

MATCHLINE SP-3
MATCHLINE SP-4

Cultivated Field

18'
R=3'
R=27'
24'
24'
30'
56'
24'
24'
R=65'
65'
R=90'
R=10'
150'



KEY MAP
SCALE: N.T.S.

LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK LINE
- PAVING SETBACK LINE
- PROPOSED BUILDING
- PROPOSED CURB
- PROPOSED RETAINING WALL
- STORMWATER MANAGEMENT AREA
- WETLAND BUFFER
- PROPOSED FENCE
- PROPOSED GUIDERAIL
- PROPOSED TREELINE TO REMAIN
- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE
- PROPOSED LIGHT POLE
- PROPOSED HYDRANT

GRAPHIC SCALE
50 25 0 50
SCALE IN FEET

Architecture
Engineering
Environmental
Land Surveying

BL Companies

1100 First Avenue, Suite 104
King of Prussia, PA 19406
(610) 337-3630
(610) 337-3642 Fax

RECORD MAJOR LAND DEVELOPMENT
WALKER FARM INDUSTRIAL DEVELOPMENT

0 CHRISTIANA ROAD
ARMY CREEK WATERSHED, NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE CITY, DELAWARE

REVISIONS

No.	Date	Desc.
1	02/09/24	REVISE PER NCC PLANNING REVIEW COMMENTS
2	04/08/24	REVISE PER NCC PLANNING REVIEW COMMENTS
3	07/25/24	REVISE PER NCC PLANNING REVIEW COMMENTS
4	09/04/24	REVISE PER NCC PLANNING REVIEW COMMENTS
5	12/11/24	REVISE PER NCC PLANNING REVIEW COMMENTS

Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=50'
Project No.	2100863
Date	11/17/2023
CAD File: RC2100863-01	

Title

SITE PLAN 4

Sheet No.

SP-4

Xref (s) : XV2100863(1) : BD2100863-01 : XC2100863-01 : XC2100863-02 : XC2100863-03 (EP) : XC2100863-04 : XC2100863-05 : XC2100863-301-BEARING AND DISTANCE

11/17/2024, ADMIN, CIVIL\PROJ\100-2100863\DWG\RC2100863-01 DWG\SP-4

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LEGEND

- PROPERTY LINE
- LOD — LIMIT OF DISTURBANCE
- BUILDING SETBACK LINE
- PAVING SETBACK LINE
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- PROPOSED HEAVY DUTY CONCRETE
- PROPOSED HEAVY DUTY PAVEMENT
- PROPOSED STANDARD CONCRETE

GRAPHIC SCALE
100 50 0 100
SCALE IN FEET

NEW CHURCHMANS ROAD
(VARIABLE WIDTH MINOR ARTERIAL RIGHT-OF-WAY)

PARCEL 1
2.61 AC

PARCEL 3
12.77 AC

PARCEL 4
36.17 AC

PARCEL 5
8.71 AC

PARCEL 2
1.12 AC

PROPOSED 30' PRIVATE SANITARY SEWER EASEMENT

EASEMENT TO BE VACATED

PROPOSED DRAINAGE EASEMENT

EXISTING HYDRANT

S51° 48' 08.62"E 80.02'
N51° 48' 08.62"W 644.49'
N38° 16' 45.38"E 820.62'
N38° 31' 45.38"E 863.24'
N51° 28' 14.62"W 29.70'
N54° 54' 38.14"W 186.98'
N51° 53' 17.05"W 382.05'
N55° 48' 54.62"W 480.21'
S38° 16' 45.38"W 27.82'
N56° 58' 12.40"W 50.03'
N38° 30' 35.49"E 1422.69'
S38° 31' 45.38"W 551.72'
N57° 01' 35.41"W 79.92'
N56° 27' 11.62"W 176.96'
N31° 48' 48.38"E 424.19'
N56° 32' 33.62"W 1346.44'
N55° 48' 54.62"W 334.37'
S22° 20' 32.38"W 50.22'
N55° 48' 54.62"W 56.89'
N55° 48' 54.62"W 241.75'
Δ=30°37'37"
R=50.00'
L=26.73'
CHD=S7°02'01"W
26.41'
S8° 16' 53.62"E 59.56'
S12° 43' 21.62"E 48.58'
Δ=26°48'22"
R=50.00'
L=23.39'
CHD=S26°07'29"E
23.18'
N39° 08' 40.38"E 128.10'
N33° 01' 47.60"E 250.33'
S49° 34' 35.38"W 62.94'
S42° 11' 03.38"W 75.27'
S11° 34' 51.62"E 117.71'
S51° 29' 39.62"E 446.78'
N39° 08' 40.38"E 173.11'
N39° 08' 40.38"E 363.32'
N6° 26' 11.62"W 49.47'
N83° 33' 48.38"E 80.00'
N83° 33' 48.38"E 305.49'
S6° 26' 11.62"E 586.56'
S6° 26' 12.56"E 618.28'
N81° 33' 38.62"W 43.44'
S77° 51' 10.38"W 150.75'
N83° 33' 48.38"E 39.37'
S83° 33' 48.38"W 25.63'
S6° 26' 11.62"E 33.00'
S83° 33' 48.38"W 54.37'

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RECORD MAJOR LAND DEVELOPMENT
WALKER FARM INDUSTRIAL DEVELOPMENT

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Designed	M.M.
Drawn	A.T.D.
Reviewed	A.J.B.
Scale	1"=100'
Project No.	2100863
Date	11/17/2023

CAD File: RC2100863-01

Title

TITLE SUBDIVISION PLAN

Sheet No.

SB-0

Xref (s) : XO2100863-01 | BO2100863-01 | XC2100863-01 | XC2100863-02 | XC2100863-01 (ESP) | XC2100863-04 | XC2100863-05 | XC2100863-BEARING AND DISTANCE

11/17/2024, ADAM, G:\CPROJECTS\RC\2100863\DWG\RC2100863-01.DWG, 24X36 (1)

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Prime Sponsor(s): Mr. Carter
Requested by: Department of Land Use
Date of introduction: January 14, 2025

RESOLUTION NO. 25-020

PLAN OF CARTER FARM; PENCADER HUNDRED; SOUTH SIDE OF BETHEL CHURCH ROAD, 3000 FEET WEST OF CHOPTANK ROAD; MAJOR LAND DEVELOPMENT PLAN USING THE OPEN SPACE PLANNED DEVELOPMENT OPTION WITH THE INCLUSION OF 89 TDRS TO CREATE 189 LARGE SINGLE FAMILY LOTS, 32 SMALL SINGLE FAMILY LOTS, 32 LOT LINE LOTS, 36 TOWNHOME LOTS, 95 AGE-RESTRICTED VILLAGE LOTS, AND 240 APARTMENT UNITS; S ZONING; APPLICATION NO. 2021-0285; COUNCIL DISTRICT 6

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, Carter Farm (Application No. 2021-0285) 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.

CARTER FARM
Pencader Hundred

Adopted by County Council of
New Castle County on:

_____
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.

MEMORANDUM

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

From: Charuni Patibanda

Re: Application No. 2021-0285
Carter Farm
Record Major Land Development Plan

Date: November 12, 2024

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 Carter Farm; Pencader Hundred; South side of Bethel Church Road, 3000’ west of Choptank Road; Major Land Development Plan using the open space planned development option with the inclusion of 89 TDRs to create 189 large single family lots, 32 small single family lots, 32 lot line lots, 36 townhome lots, 95 age-restricted village lots, and 240 apartment units; S 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.

LEGEND

ITEM	EXISTING	PROPOSED
SANITARY GRAVITY SEWER LINE (**S**) SIZE & FLOW DIRECTION	EX. 10"S	10" S
SANITARY SEWER FORCE MAIN (**F.M.**) SIZE & FLOW DIRECTION	EX. 10" F.M.	12" F.M.
SANITARY SEWER MANHOLE (**S.S.M.H.**)		
SANITARY SEWER CLEANOUT (**C.O.**)		
WATER MAIN & SIZE	EX. 10" W	12" W
FIRE HYDRANT (**F.H.**)	F.H.	F.H.
WATER VALVE (**W.V.**) OR METER (**W.M.**)	W.M. W.V.	W.M. W.V.
STORM DRAIN MANHOLE (**S.D.M.H.**)		
STORM DRAIN LINE (**CMP**, **RCP**, **HDPE**)		
CATCH BASIN (**C.B.**)		
UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (**O.T.**), ELECTRIC (**O.E.**)		
UNDERGROUND ELECTRIC (**U.E.**)	U.E.	U.E.
UNDERGROUND TELEPHONE (**U.T.**)	U.T.	U.T.
UNDERGROUND GAS MAIN (**G**)	EX. 2" G	2" G
CONCRETE CURB & GUTTER		
CONCRETE SIDEWALK, SLAB / PAVING		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT		
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A
WIRE FENCE	X X X	X X X
CHAINLINK FENCE		
STOCKADE FENCE		
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)		
DRAINAGE DITCH OR SWALE		
WETLAND BOUNDARY LINE	V V V	N/A
CONTOUR	49	55
ELEVATION SPOT SHOT	43.55	25.15 / 25.50 T.C. 25.00 B.C.
BENCH MARK		N/A
PROPERTY OR RIGHT-OF-WAY LINE		
CENTERLINE		
LIGHT POLE		

SURVEY LEGEND

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

NATURAL RESOURCES DATA TABLE

PROTECTED RESOURCE	PROTECTION RATIO PER CODE *	TOTAL AREA ON SITE	DISTURBED AREA	DISTURBED RATIO
FLOODPLAIN	1.00	23.02 AC.	0.42 AC.**	0.018
WETLAND	1.00	29.70 AC.	0.47 AC.**	0.016
RIPARIAN BUFFER	1.00	52.86 AC.	0.88 AC.	0.017
DRAINAGEWAYS	0.40	9.05 AC	0.31 AC.	0.034
WELLHEAD - WRPA CLASS A	1.00	2.10 AC	0.00 AC.	0.000
RECHARGE AREA - WRPA	0.50	63.06 AC	29.64 AC	0.470
STEEP SLOPES (15 - 25%)	0.50	0.65 AC.	0.00 AC.	0.000
FOREST - MATURE	0.70	40.87 AC.	1.63 AC.	0.040
FOREST - YOUNG	0.50	12.69 AC.	0.21 AC.	0.017

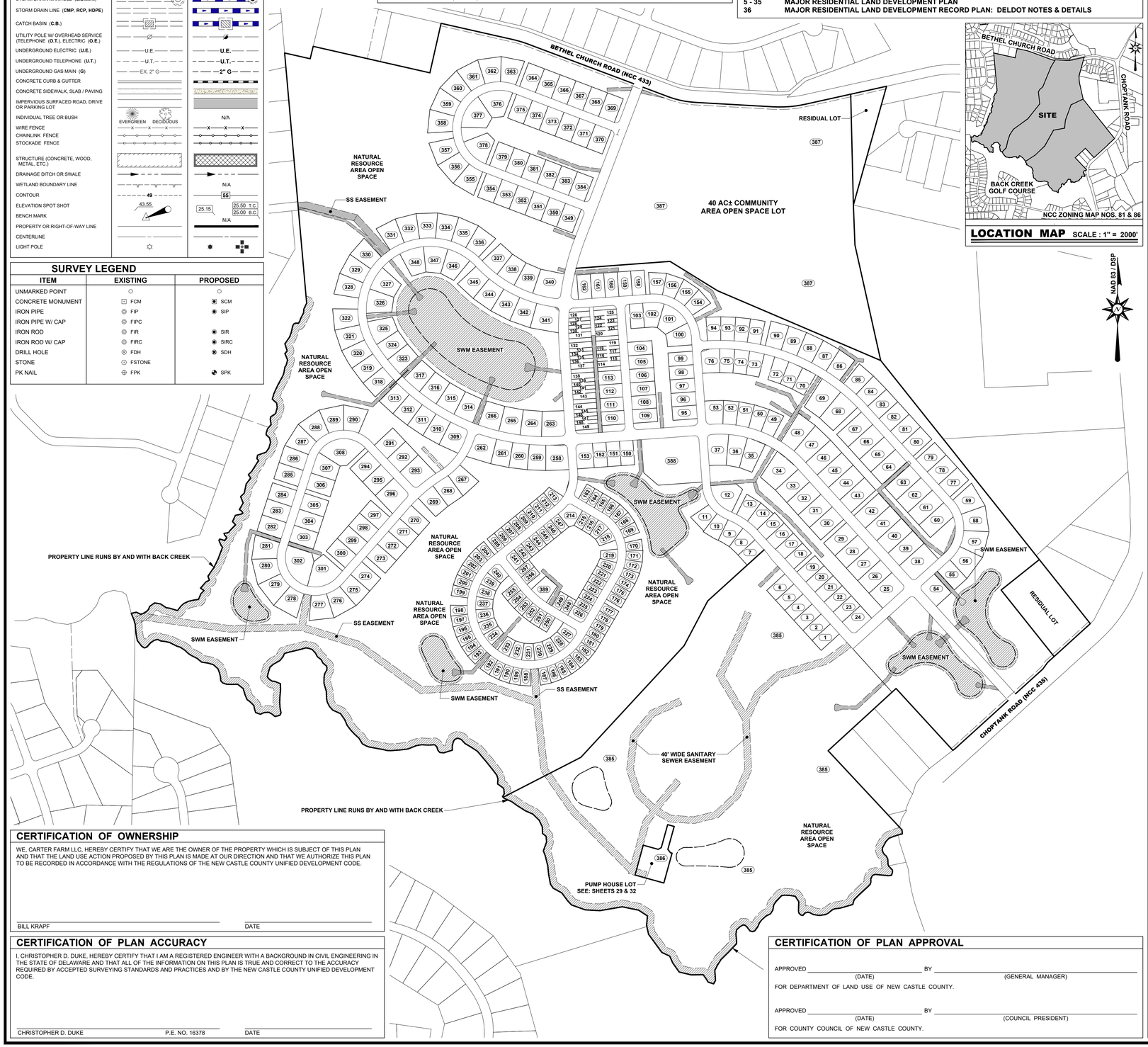
*BASED ON S DISTRICT
**DISTURBANCE OF FLOODPLAIN, WETLAND, AND RIPARIAN BUFFER WILL BE PER AN ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT.

PURPOSE OF PLAN

1. TO CONSOLIDATE PARCELS 11-061.00-001, 11-061.00-005, AND 11-061.00-008 INTO A SINGLE PARCEL.
2. TO SUBDIVIDE THE PROJECT PARCELS INTO AN OPEN SPACE PLANNED DEVELOPMENT PROVIDING 189 LARGE SINGLE FAMILY LOTS, 32 SMALL SINGLE FAMILY LOTS, 32 LOT LINE* SINGLE FAMILY LOTS, 36 TOWNHOUSE LOTS, 95 AGE-RESTRICTED SINGLE FAMILY VILLAGE LOTS, AND 240 MULTI-FAMILY APARTMENT UNITS WITH ASSOCIATED IMPROVEMENTS, INCLUDING PROPOSED CLUBHOUSES AND RECREATIONAL AREAS.
*LOT LINE LOTS IN VILLAGE MODE PER NCC UDC 40.26.240

SHEET INDEX

1	MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN: COVER SHEET
2	MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN: NOTES & TYPICAL LOT DETAILS
3	MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN: TABLES
4	MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN (OVERALL)
5 - 35	MAJOR RESIDENTIAL LAND DEVELOPMENT PLAN
36	MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN: DELDOT NOTES & DETAILS



LOCATION MAP SCALE : 1" = 2000'

CERTIFICATION OF OWNERSHIP

WE, CARTER FARM 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.

BILL KRAPF — 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 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.

CHRISTOPHER D. DUKE — P.E. NO. 16378 — DATE

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.

SITE DATA (CONT.)

1. OWNER OF RECORD: CARTER FARM, LLC, 105 FOULK RD, WILMINGTON, DE 19803
2. ENGINEER / SURVEYOR: BECKER MORGAN GROUP INC., 100 DISCOVERY BLVD, SUITE 102, NEWARK, DE 19713
3. TAX PARCEL NUMBERS: 11-061.00-001, 11-061.00-005, 11-061.00-008
4. EXISTING ADDRESSES:
   PARCEL 11-061.00-001: 1240 BETHEL CHURCH ROAD, MIDDLETOWN, DE 19709
   PARCEL 11-061.00-005: 1208 BETHEL CHURCH ROAD, MIDDLETOWN, DE 19709
   PARCEL 11-061.00-008: 1263 CHOPTANK ROAD, MIDDLETOWN, DE 19709
5. SOURCE OF TITLE:
   PARCEL 11-061.00-001: 20151019 0053268
   PARCEL 11-061.00-005: 20151019 0053268
   PARCEL 11-061.00-008: 20151019 0053268
6. TOTAL SITE AREA:
   PARCEL 11-061.00-001: 147.15 ACRES ±
   PARCEL 11-061.00-005: 130.08 ACRES ±
   PARCEL 11-061.00-008: 134.69 ACRES ±
   EX. TOTAL GROSS ACREAGE: 411.92 ACRES ±
   RESIDUAL LAND - 4.99 ACRES ±
   R.O.W. DEDICATION - 0.52 ACRES ±
   PR. TOTAL GROSS ACREAGE: 406.41 ACRES ±
   PR. NET ACREAGE: 203.21 ACRES ±
7. PRESENT USE: AGRICULTURE
8. PROPOSED USE: OPEN SPACE PLANNED SUBDIVISION
9. ZONING CLASSIFICATION: EXISTING: S - SUBURBAN / NEW CASTLE COUNTY; PROPOSED: S - SUBURBAN / NEW CASTLE COUNTY
10. BULK AREA STANDARDS:

SINGLE FAMILY LARGE:		SINGLE FAMILY SMALL:		SINGLE FAMILY LOT LINE*:	
STREET YARD:	25 FT.	STREET YARD:	25 FT.	STREET YARD:	20 FT.
SIDE YARD:	6 FT.	SIDE YARD:	6 FT.	SIDE YARD:	6 FT. MIN. (14 FT. TOTAL)
REAR YARD:	30 FT.	REAR YARD:	30 FT.	REAR YARD:	30 FT.
MIN. LOT AREA:	12,000 S.F.	MIN. LOT AREA:	10,000 S.F.	MIN. LOT AREA:	8,600 S.F.
MIN. LOT WIDTH:	85 FT.	MIN. LOT WIDTH:	80 FT.	MIN. LOT WIDTH:	70 FT.
MAX. HEIGHT:	36 FT.	MAX. HEIGHT:	36 FT.	MAX. HEIGHT:	36 FT.
				*IN VILLAGE MODE PER NCC UDC 40.26.240	
SINGLE FAMILY VILLAGE:		**TOWNHOUSES:**		**MULTI-FAMILY APARTMENTS:**	
STREET YARD:	12 FT.	STREET YARD:	15 FT.	STREET YARD:	25 FT.
PARKING YARD:	20 FT.	PARKING YARD:	20 FT.	PARKING YARD:	15 FT.
SIDE YARD:	6 FT.	SIDE YARD:	6 FT. (END UNIT)	SIDE YARD:	12 FT.
REAR YARD:	25 FT.	REAR YARD:	20 FT.	REAR YARD:	20 FT.
MIN. LOT AREA:	5,400 S.F.	MIN. LOT AREA:	2,200 S.F.	MIN. SITE AREA:	10,000 S.F.
MIN. LOT WIDTH:	54 FT.	MIN. LOT WIDTH:	22 FT.	MIN. LOT WIDTH:	100 FT.
MAX. HEIGHT:	36 FT.	MAX. HEIGHT:	40 FT.	MAX. HEIGHT:	50 FT.

11. NUMBER OF LOTS: EXISTING: 3 LOTS
    PROPOSED: SINGLE FAMILY = 384 LOTS; OPEN SPACE PARK = 1 LOT; PUMP STATION = 1 LOT; MULTI-FAMILY APARTMENTS = 1 LOT; HISTORIC STRUCTURE = 1 LOT; AGE-RESTRICTED CLUBHOUSE = 1 LOT; **TOTAL = 389 LOTS**
12. DWELLING UNIT MIX:

LOT TYPE	PROVIDED	MINIMUM	MAXIMUM
SINGLE FAMILY LARGE:	189 DU / 30.3%	32 DU / 5%	250 DU / 40%
SINGLE FAMILY SMALL:	32 DU / 5.1%	32 DU / 5%	250 DU / 40%
SINGLE FAMILY LOT LINE*:	32 DU / 5.1%	32 DU / 5%	250 DU / 40%
SINGLE FAMILY VILLAGE:	95 DU / 15.2%	32 DU / 5%	250 DU / 40%
TOWNHOUSES:	36 DU / 5.8%	32 DU / 5%	250 DU / 40%
MULT-FAMILY APARTMENTS:	240 DU / 38.5%	32 DU / 5%	250 DU / 40%
	TOTAL = 624 DU		

*IN VILLAGE MODE PER NCC UDC 40.26.240

13. DENSITY CALCULATIONS: MAXIMUM GROSS DENSITY = 1.86 DU / ACRE (PER NCC UDC TABLE 40.07.221); MAXIMUM NET DENSITY = 5.00 DU / ACRE (PER NCC UDC TABLE 40.07.221); PROPOSED GROSS DENSITY = 624 DU / 406.41 ACRES = 1.51 DU / ACRE; PROPOSED NET DENSITY = 624 DU / 203.21 ACRES = 3.07 DU / ACRE
14. TDR CALCULATIONS: MAXIMUM BASE YIELD: 535 DU; ADDITIONAL TDR ALLOTMENT: 89 DU (LOTS 163 - 251); TOTAL PROPOSED DWELLING UNIT: 624 DU
15. LINEAR FEET OF PUBLIC R.O.W.: TOTAL RIGHT-OF-WAY: 25,659 L.F. ±; 60' RIGHT-OF-WAY: 6,704 L.F. ±; 50' RIGHT-OF-WAY: 18,955 L.F. ±
16. AREA BREAKDOWN:

SINGLE FAMILY LOT AREA:	
PUBLIC R.O.W.:	29.22 ACRES ±
PRIVATE R.O.W.:	0.43 ACRES ±
LOT AREA:	109.87 ACRES ±
OPEN SPACE:	180.09 ACRES ± (EXCLUDING S.W.M AREAS)
S.W.M. AREA:	16.57 ACRES ±
R.O.W. DEDICATION:	0.52 ACRES ±
TOTAL AREA:	336.70 ACRES ±
MULTI-FAMILY APARTMENT LOT:	
IMPERVIOUS AREA:	8.77 ACRES ±
OPEN SPACE:	58.45 ACRES ± (EXCLUDING S.W.M AREAS)
S.W.M. AREA:	2.12 ACRES ±
TOTAL AREA:	69.34 ACRES ±
PUMP STATION LOT:	
IMPERVIOUS AREA:	0.79 ACRES ±
OPEN SPACE:	0.10 ACRES ±
TOTAL AREA:	0.89 ACRES ±
RESIDUAL LAND:	
PARCEL 1:	3.27 ACRES ±
PARCEL 2:	1.61 ACRES ±
R.O.W. DEDICATION:	0.11 ACRES ±
TOTAL AREA:	4.99 ACRES ±

17. OPEN SPACE: REQUIRED: 144.17 ACRES ±; PROVIDED: 257.74 ACRES ±
18. USABLE OPEN SPACE: REQUIRED: 1 ACRE / 100 DU = 6.24 ACRES; PROVIDED: 44.62 ACRES ±
19. TOTAL S.W.M. AREA: 18.69 ACRES ±
20. PROTECTED RESOURCES: TOTAL RESOURCE LAND: 253.78 ACRES ±; PROTECTED RESOURCE LAND: 89.72 ACRES ±
21. NET BUILDABLE SITE AREA: 205.96 ACRES ±
22. WRPA RECHARGE AREA INFO:
    RECHARGE AREA:
    TOTAL AREA WITHIN RECHARGE AREA: 63.06 ACRES ±
    PERMITTED IMPERVIOUS WITHIN RECHARGE AREA: 12.61 ACRES ± (20%)
    PROPOSED IMPERVIOUS WITHIN RECHARGE AREA: 12.05 ACRES ± (19.11%)
    ROAD & SIDEWALK IMPERVIOUS: 3.27 ACRES ± (5.19%)
    ON-LOT IMPERVIOUS (52 LOTS): 8.78 ACRES ± (13.92%)*
    *ACREAGE BASED ON A MAX. OF 7,500 S.F. OF IMPERVIOUS COVER PER LOT WITHIN THE WRPA RECHARGE AREA. SEE GENERAL NOTE 6.6.1 FOR MORE INFORMATION.
    PERMITTED DISTURBANCE WITHIN RECHARGE AREA: 31.53 ACRES ± (50%)
    PROPOSED DISTURBANCE WITHIN RECHARGE AREA: 29.30 ACRES ± (46.46%)
23. DISTURBED AREA: TOTAL DISTURBED AREA: 250.85 ACRES ±
24. IMPERVIOUS COVER: 62.74 ACRES ± = 15.4% COVERAGE
25. PARKING CALCULATIONS:
    REQUIRED PARKING:
    FOR OPEN SPACE PLANNED RESIDENTIAL: 2.25 PER DU
    2.25 x 289 DU = 651 SPACES REQUIRED
    FOR AGE RESTRICTED RESIDENTIAL DEVELOPMENTS: 1.50 PER DU
    1.50 x 95 DU = 143 SPACES REQUIRED
    FOR MULTI-FAMILY APARTMENTS: 1.5 PER 1 BEDROOM DU, 2 PER 2 OR 3 BEDROOM DU, 2.25 PER 4 BEDROOM DU, 2.5 PER 5+ BEDROOM DU; 1 ADD'L GUEST SPACE PER 5 DU
    1.5 x 70 1 BEDROOM DU = 105 SPACES REQUIRED
    2 x 170 2 OR 3 BEDROOM DU = 340 SPACES REQUIRED
    240 / 5 = 48 GUEST SPACES REQUIRED
    TOTAL REQUIRED: 1,287 SPACES
    PROVIDED PARKING:
    TOTAL PROVIDED: 1,292 SPACES
    (ASSUMES 2 ON-LOT FOR EACH NON-APARTMENT DU, PLUS APARTMENT AREA PARKING SPACES)
    APARTMENT AREA CLUBHOUSE PARKING:
    REQUIRED: 6 SPACES / 1,000 S.F. OF GROSS FLOOR AREA = 6 * (5,000 S.F. / 1,000 S.F.) = 30 SPACES REQUIRED
    PROVIDED: 30 SPACES
    REQUIRED BICYCLE SPACES: 1 SPACE / 10 VEHICLE PARKING SPACES = 30 SPACES / 10 = 3 SPACES REQUIRED
    PROVIDED BICYCLE SPACES: 4 SPACES
    AGE-RESTRICTED AREA CLUBHOUSE PARKING:
    REQUIRED: 6 SPACES / 1,000 S.F. OF GROSS FLOOR AREA = 6 * (2,000 S.F. / 1,000 S.F.) = 12 SPACES REQUIRED
    PROVIDED: 12 SPACES
    REQUIRED BICYCLE SPACES: 1 SPACE / 10 VEHICLE PARKING SPACES = 12 SPACES / 10 = 2 SPACES REQUIRED
    PROVIDED BICYCLE SPACES: 2 SPACES
    APARTMENT AREA BICYCLE PARKING:
    REQUIRED BICYCLE SPACES: 1 SPACE / 10 VEHICLE PARKING SPACES = 520 SPACES / 10 = 52 SPACES REQUIRED
    PROVIDED BICYCLE SPACES: 60 SPACES (6 PER BUILDING)
26. SURVEY DATUM: NGS MONUMENTS; VERTICAL: NAVD 88; HORIZONTAL: DE STATE PLANE NAD 83 (2011)
27. MONUMENTATION: EXISTING: AS SHOWN; PROPOSED: 19 TO BE SET (BOUNDARY), 151 TO BE SET (RIGHT-OF-WAY)
28. SOURCE OF WATER: ARTESIAN WATER COMPANY
29. SOURCE OF SEWER: NEW CASTLE COUNTY
30. SANITARY SEWER FLOWS: AVERAGE DAILY FLOW: 348 DETACHED DU'S * 300 GPD = 104,400 GPD; 36 ATTACHED DU'S * 250 GPD = 9,000 GPD; 240 APARTMENT DU'S * 200 GPD = 48,000 GPD; TOTAL = 161,400 GPD
    PEAK DAILY FLOW: 161,400 GPD * 4 = 645,600 GPD
31. INVESTMENT LEVEL AREA: LEVELS 2 & 3
32. DELDOT TID: OUTSIDE DELDOT TID'S

BECKER MORGAN GROUP

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ENGINEERING

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

COVER SHEET

0 150 300 600

SCALE: 1" = 300'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 1 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 300'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

SHEET
1 OF 35

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GENERAL NOTES

1. BOUNDARY SURVEY DATA SHOWN HEREON WAS PREPARED BY BECKER MORGAN GROUP, INC. DOVER, DE. IN SUMMER OF 2015. PROJECT VERTICAL DATUM IS BASED ON NAVD 88 AND PROJECT HORIZONTAL DATUM IS BASED ON DELAWARE STATE PLANE (NAD 83 2011), GPS DERIVED FROM N.G.S. CONTROL MONUMENTS.
2. THE BOUNDARY LINES PORTRAYED HEREON HAVE BEEN ESTABLISHED BASED SOLELY ON PHYSICAL EVIDENCE DISCOVERED IN THE FIELD IN CONJUNCTION WITH DETERMINATIONS DERIVED FROM SOURCE OF TITLE AND ADJACENT DEED RECORD INFORMATION.
3. TOPOGRAPHIC INFORMATION HAS BEEN GENERATED BY COOPER AERIAL SURVEYS COMPANY UTILIZING PHOTOGRAMMETRIC METHOD COMPILED ON DIGITAL STEREO WORKSTATION USING AERIAL PHOTOGRAPHY TAKEN ON MAY 3, 2015.
4. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT A PRIVATE UTILITY LOCATOR TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY LOCATIONS SHOWN HEREON, HE DOES SO AT HIS OWN RISK AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO TIME DELAYS FROM SAID RELIANCE.
5. FLOODPLAIN: THIS SITE IS LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN, BASED ON FIRM MAPS 10003C0225L, PANEL 225 OF 475, AND 10003C0240L, PANEL 240 OF 475, BOTH EFFECTIVE JANUARY 22, 2020. THIS SITE CONTAINS AREAS OF UNMAPPED "ZONE A" FLOODPLAIN; A FLOOD STUDY HAS BEEN PERFORMED BY BECKER MORGAN GROUP AND A LOMR HAS BEEN ACCEPTED AND PUBLISHED BY FEMA (CASE NO. 24-03-0197P, EFFECTIVE DATE _____) TO DELINEATE THE UNMAPPED "ZONE A" FLOODPLAIN AND UPDATE THE ASSOCIATED FIRM MAPS.
6. WRPA AREAS: THIS SITE CONTAINS WATER RESOURCE PROTECTION AREAS (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 2017.
   - 6.1. TOTAL CLASS A WELLHEAD AREA: ± 2.10 AC
   - 6.2. EXISTING IMPERVIOUS WITHIN CLASS A WELLHEAD AREA: ± 0.07 AC (2.5% OF WRPA AREA)
   - 6.3. PROPOSED IMPERVIOUS WITHIN CLASS A WELLHEAD AREA: ± 0.07 AC (2.5% OF WRPA AREA - NO PROPOSED IMPERVIOUS)
   - 6.4. TOTAL RECHARGE AREA: ± 63.06 AC
   - 6.5. EXISTING IMPERVIOUS WITHIN RECHARGE AREA: ± 0.03 AC (0.04% OF WRPA AREA)
   - 6.6. PROPOSED IMPERVIOUS WITHIN RECHARGE AREA: ± 12.05 AC (19.11% OF WRPA AREA)
     - 6.6.1. SINGLE FAMILY (LARGE) LOTS 265 - 266, 287 - 294, 308 - 338, 342 - 348, AND 355 - 357 SHALL BE LIMITED TO 7,500 S.F. OF ON-LOT IMPERVIOUS COVER TO SATISFY THE PROPOSED 19.11% IMPERVIOUS COVER WITHIN THE WRPA RECHARGE AREA SHOWN ABOVE.
7. WETLANDS: A WETLANDS DELINEATION WAS COMPLETED BY WATERSHED ECO, NEWARK, DELAWARE AND IS BASED ON A SITE DELINEATION PERFORMED IN FEBRUARY OF 2021 BY JIM MCCULLEY (PWS 471). THE DELINEATION DETERMINED THAT THERE ARE WETLANDS EXISTENT ON THE SITE.
8. CRITICAL NATURAL AREAS: NO PORTION OF THIS SITE CONTAINS CRITICAL NATURAL AREAS PER THE DELAWARE STATE INVENTORY OF NATURAL AREAS.
9. 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.
10. ALL HANDICAPPED PARKING DEMARCATION, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH DISABILITIES ACT".
11. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENT FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERETO APPURTENANT.
12. BEFORE THE CONTRACTOR CAN BEGIN CONSTRUCTION HE MUST OBTAIN THE PROPER PERMITS AND/OR APPROVALS FROM NEW CASTLE COUNTY (N.C.C.), DNREC, DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT), AND APPROPRIATE STATE AND COUNTY AGENCIES.
13. ALL CONSTRUCTION METHODS AND MATERIALS SHALL BE ACCORDING TO NEW CASTLE COUNTY AND THE STATE OF DELAWARE STANDARDS, NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS AND CONSTRUCTION SPECIFICATIONS.
14. 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.
15. SEWERAGE IS SUBJECT TO THE APPROVAL OF DNREC AND 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.
16. 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.
17. A LANDSCAPE PLAN, PREPARED BY BECKER MORGAN GROUP, INC. LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
18. 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 CONSTRUCTED WITHIN STREET RIGHT-OF-WAYS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
19. FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, STORMWATER MANAGEMENT AREAS, ETC. SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED MARCH 4, 2024, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20240304-0013323.
20. A SIX FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THIS 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.
21. SUBDIVISION STREETS AND STATE HIGHWAY ACCESS:
   - 21.1. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION AND WILL BE SUBJECT TO ITS APPROVAL.
   - 21.2. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
   - 21.3. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER 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.
   - 21.4. FOR ALL PROJECTS WITH PLANNED STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY"
   - 21.5. THE DEVELOPER OR ITS ASSIGNS SHALL, DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD, INSTALL A STREET SIGN TO PROVIDE NOTICE TO POTENTIAL PURCHASERS OF PROPERTY ALONG A PROPOSED STREET THAT SUCH INTERCONNECTION IS PLANNED OR PROPOSED. SUCH SIGNS 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," AS WELL AS REFERENCE "NEW CASTLE COUNTY DEPARTMENT OF LAND USE" AND THE RESPECTIVE "INSTRUMENT NUMBER" OF THE RECORDED PLAN DEPICTING THE INTERCONNECTION. FOR PROJECTS WHERE THE INTERCONNECTING STREET IS NOT CONSTRUCTED UNTIL FUTURE PHASES, THE DEVELOPER SHALL MOVE THE SIGN AS NECESSARY (TO BE DETERMINED BY THE DEPARTMENT) TO THE END OF THE STUB STREET AS CONSTRUCTION OCCURS. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS MADE. PHOTOGRAPHIC PROOF OF INSTALLATION AND A SIGNED AFFIDAVIT MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
   - 21.6. THE DEVELOPER AND/OR ITS ASSIGNS SHALL OBTAIN WRITTEN ACKNOWLEDGMENT AS A PART OF ANY AGREEMENT OF SALE FROM A PROSPECTIVE HOMEBUYER AS TO AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTION.
   - 21.7. THE DEVELOPER AND/OR ITS ASSIGNS SHALL APPEND A NOTIFICATION TO EVERY NEW DEED IN EVERY NEW SUBDIVISION STATING THE NAME OF THE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION, AND THE NAME OF EVERY STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED OR PLANNED.
   - 21.8. THE DEVELOPER AND/OR ITS ASSIGNS SHALL NOTE ON THE RECORD PLAN THE PLANNED OR POTENTIAL STREET INTERCONNECTIONS AND THE AFOREMENTIONED REQUIREMENTS TO POST SIGNAGE, TO OBTAIN WRITTEN ACKNOWLEDGMENT OF NOTICE OF THE PROPOSED CONNECTOR STREET, AND THE REQUIREMENT THAT THE DEVELOPER AND/OR ITS ASSIGNS FURNISH A COPY OF THE RECORD PLAN DEPICTING THE STREET INTERCONNECTION(S) TO EVERY HOMEBUYER IN THE SUBDIVISION.
22. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
23. ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENTS (LDIA'S), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA'S ARE RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MAY 2, 2024, AT INSTRUMENT NOS. 20240502-0027885 AND 20240502-0027886.
24. 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.
25. 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 SPECIAL SERVICES.
26. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
27. THIS DEVELOPMENT CONTAINS AGE RESTRICTED UNITS (LOTS 163 - 257) 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.
28. THIS PROJECT HAS ACQUIRED THE DEVELOPMENT RIGHTS OF 89 DWELLING UNITS FROM PARCELS #13-009.00-010 AND #13-009.00-013 AS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON OCTOBER 12, 2022, AT INSTRUMENT NO. 20221012-0097589.
29. 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 REASONABLE NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.
30. THIS PLAN SUPERSEDES, IN PART, THE PLAN OF "LANDS OF CARTER FARM LLC" DATED AND RECORDED ON IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20170907004603D AND MICROFILM NUMBERS 113B2 & 6197.
31. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF $ 6,400 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.
32. ALL CLOSED STORM SEWER SYSTEMS TO BE MAINTAINED BY THE MAINTENANCE CORPORATION REQUIRE VIDEO INSPECTION, TO BE REVIEWED BY A PROFESSIONAL ENGINEER. ALL DEFICIENCIES IDENTIFIED BY THE VIDEOTAPING OF THE STORM SEWER SYSTEMS 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.
33. EXISTING DOMESTIC WATER WELLS SHALL BE PLUGGED, AND EXISTING SEPTIC SYSTEMS REMOVED, IN ACCORDANCE WITH CURRENT DNREC STANDARDS AND REGULATIONS.
34. PURSUANT TO SECTION 40.27.310.B, THE FOLLOWING APPLIES TO THE DEVELOPMENT AND MAINTENANCE OF OPEN SPACE AND COMMON FACILITY IMPROVEMENTS:
   - 34.1. THE DEPARTMENT MAY NOT ISSUE MORE THAN FIFTY (50) PERCENT OF THE TOTAL DWELLING UNIT PERMITS WITHIN THE SUBDIVISION UNTIL ALL ACTIVE RECREATION AREAS AND STRUCTURED FACILITIES (CLUBHOUSES, PAVILIONS, HISTORICAL STRUCTURES ETC.) HAVE BEEN TURNED OVER TO THE COMMUNITY.
   - 34.2. THE DEVELOPER SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF SUCH OPEN SPACE AND FACILITIES UNTIL ALL OF THE CONDITIONS SET FORTH IN SECTION 40.27.510 ARE SATISFIED.
   - 34.3. OPEN SPACE AND COMMON FACILITIES SUCH AS SIDEWALK/WALKING PATHWALLEYS, CONVEYANCE SYSTEMS, LANDSCAPE, REFORESTATION, INVASIVE TREATMENTS, AND FINAL GRADING MUST BE OUTLINED ON THE CONSTRUCTION PLAN AND MUST BE COMPLETED PRIOR TO THE RELEASE OF ANY PERMIT WITHIN THE PHASE. OTHER THAN A PERMIT FOR A MODEL HOME. THE SEQUENCE OF CONSTRUCTION MUST OUTLINE HOW EACH OF THESE IS ADDRESSED DURING THE CONSTRUCTION OF THE PHASE. ANY EXTENSION REQUEST MUST BE SUBMITTED PRIOR TO THE SCHEDULING OF A POST BULK INSPECTION. AN EXTENSION MAY BE APPROVED BY THE DEPARTMENT WHEN WARRANTED FOR WEATHER CONDITIONS AND SOUND ENGINEERING PRACTICES.
   - 34.4. CONSTRUCTION OF AN ADDITIONAL PHASE WILL BE PROHIBITED IF THE SUBDIVISION OR LAND DEVELOPMENT IS NOT IN COMPLIANCE WITH ANY APPROVED PLAN OR THE COUNTY CODE.
   - 34.5. PERIMETER MONUMENTS MUST BE INSTALLED, AND DOCUMENTATION FROM A STATE-REGISTERED PROFESSIONAL LAND SURVEYOR PROVIDED TO THE DEPARTMENT PRIOR TO THE RELEASE OF DWELLING UNIT PERMITS OTHER THAN PERMITS FOR MODEL HOMES.
   - 34.6. THE DEPARTMENT MAY NOT ISSUE MORE THAN FIFTY (50) PERCENT OF THE TOTAL DWELLING UNIT PERMITS WITHIN THE SUBDIVISION UNTIL THE COMMUNITY ENTRANCE SIGNS HAVE BEEN INSTALLED.
   - 34.7. OPEN SPACE SHALL NOT BE UTILIZED FOR CONSTRUCTION ACCESS OR DISTURBED ONCE COMPLETED UNLESS MAINTENANCE IS NEEDED WITHIN THE OPEN SPACE
35. A TRAFFIC IMPACT STUDY (T.I.S.) LAST REVISED OCTOBER 2022 WAS COMPLETED FOR THIS PLAN BY BECKER MORGAN GROUP, INC. DELDOT REVIEWED AND ACCEPTED THE T.I.S. REVIEW COMMENTS AND RECOMMENDATIONS IN A LETTER DATED NOVEMBER 10, 2022. DELDOT'S APPROVAL OF THE T.I.S. REQUIRES THE DEVELOPER TO PROVIDE THE FOLLOWING IMPROVEMENTS PRIOR TO THE ISSUANCE OF A BUILDING PERMIT FOR THE PROJECT PHASE ASSOCIATED WITH SAID IMPROVEMENTS:
   - 35.1. IMPROVE BETHEL CHURCH ROAD AND CHOPTANK ROAD WITHIN THE LIMITS OF THE SITE FRONTAGE TO MEET MINOR COLLECTOR ROAD STANDARDS, INCLUDING BUT NOT LIMITED WIDENING TO INCLUDE 12-FOOT TRAVEL LANES AND 8-FOOT SHOULDERS.
   - 35.2. CONSTRUCT AN UNSIGNALIZED FULL ACCESS FOR THE PROPOSED SUBDIVISION ENTRANCE ALONG BETHEL CHURCH ROAD.
   - 35.3. CONSTRUCT AN UNSIGNALIZED FULL ACCESS FOR THE PROPOSED SUBDIVISION ENTRANCE ALONG CHOPTANK ROAD.
   - 35.4. CONSTRUCT AN INTERCONNECTION TO ADJACENT MILLWOOD SUBDIVISION.
   - 35.5. DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH DELDOT TO FUND AN EQUITABLE PORTION OF THE IMPROVEMENTS TO THE INTERSECTION OF SUMMIT BRIDGE ROAD AND BETHEL CHURCH ROAD AS PART OF THE *SR 896 AND BETHEL CHURCH ROAD INTERCHANGE* PROJECT (DELDOT CONTRACT NO. T200911305).
   - 35.6. DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF BOYDS CORNER ROAD AND RATLEDGE ROAD.
   - 35.7. DEVELOPER SHALL ENTER INTO AN AGREEMENT WITH DELDOT TO BUILD OR PARTICIPATE IN THE CONSTRUCTION OF A SINGLE LANE ROUNDABOUT AT THE INTERSECTION OF CHOPTANK ROAD AND ARMSTRONG CORNER ROAD.
   - 35.8. CONSTRUCT VARIOUS BICYCLE, PEDESTRIAN, AND TRANSIT IMPROVEMENTS PER THE APPROVED T.I.S.
36. 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.
37. A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND THE FOLLOWING LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT: LOT 55, 94, 97, 110, 120-125, 144-145, 163-166, 170-171, 196-205, 215-216, 230, 232-237, 248-249, 257, 261-262, 264-266, 291-293, 303, 342, AND 369 (52 TOTAL LOTS).
38. 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).
39. 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 INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF $224,000, 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 PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.
40. 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. THE AMOUNT SHALL BE $115,200 ($300 PER LOT) AS SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.
41. 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.
42. UNDER SEPARATE AGREEMENT, A DECLARATION OF EASEMENT FOR PURPOSE OF MAINTENANCE OF STORM DRAIN INFRASTRUCTURE AND STORMWATER MANAGEMENT FACILITIES ENCOMPASSING ENTIRETY OF LOT 385 TO BENEFIT THE CARTER FARM MAINTENANCE CORPORATION AS RECORDED IN NEW CASTLE COUNTY LAND RECORDS ON _____, AT INSTRUMENT NO. _____.
43. 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 LOCATED ON LOT 385 (MULTI-FAMILY APARTMENT LOT), 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.
44. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORK
45. RESIDUAL LAND PARCEL 1 (3.27 ACRES ±) AND RESIDUAL LAND PARCEL 2 (1.61 ACRES ±) ARE TO BE EXCLUDED FROM THE PROPOSED SUBDIVISION.
46. ANY CHANGES TO THE RECORDED PRESERVATION PLAN (INSTRUMENT NO. _____) MUST RECEIVE APPROVAL FROM THE HISTORIC REVIEW BOARD.
47. THE PROPOSED SANITARY SEWER TRUNK LINE CONNECTING THE PROPOSED NEW CASTLE COUNTY PUMP STATION TO THE EXISTING DRY SEWER SYSTEM WITHIN THE BACK CREEK II SUBDIVISION SHALL BE CONSTRUCTED DURING PHASE 1B OF THE PROJECT. SEE CONSTRUCTION PLANS FOR PROJECT PHASING.
48. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT SHOWN ON THE PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT WAS EXECUTED ON DECEMBER 20, 2023, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON FEBRUARY 20, 2024, AT MICROFILM NO. 20240220-0010491.

PRIVATE STREET / ALLEY NOTES:

1. MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
2. MAINTENANCE OF ALL STORM WATER SYSTEMS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION.
3. ALL PRIVATE STREETS/ALLEYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN.
4. DRIVEWAYS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS.
5. 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.
6. 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.
7. 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 SERVICED BY THE STORM SEWER (MULTI-RESIDENTIAL).
8. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE STREETS/

PARCEL LINE TABLE		
LINE	CHD. BEARING	LENGTH
L1	S4° 01' 00"E	23.37'
L2	S76° 18' 47"W	23.87'
L3	S71° 30' 03"W	29.07'
L4	S68° 33' 42"W	30.08'
L5	S43° 27' 41"W	26.17'
L6	S28° 56' 09"W	43.42'
L7	S4° 24' 29"W	13.04'
L8	S18° 25' 32"E	15.81'
L9	S36° 01' 05"E	13.60'
L10	S47° 43' 01"E	14.87'
L11	S26° 33' 20"E	20.12'
L12	S1° 53' 59"E	30.02'
L13	S19° 58' 25"E	11.70'
L14	S44° 59' 26"E	15.56'
L15	S42° 30' 04"E	16.28'
L16	S4° 45' 15"E	12.04'
L17	S17° 32' 06"W	19.92'
L18	S80° 00' 05"W	17.26'
L19	N84° 16' 48"W	50.25'
L20	N83° 39' 01"W	27.17'
L21	S75° 04' 41"W	15.52'
L22	S45° 00' 34"W	9.90'
L23	S22° 23' 22"W	18.82'
L24	S3° 34' 01"E	16.03'
L25	S15° 57' 17"W	14.56'
L26	S42° 43' 08"W	17.69'
L27	S47° 12' 43"W	73.59'
L28	S45° 00' 34"W	39.60'
L29	S23° 12' 29"W	15.23'
L30	S11° 19' 10"W	15.30'
L31	S73° 25' 20"W	49.04'
L32	S75° 04' 41"W	31.05'
L33	S82° 53' 04"W	32.25'
L34	S61° 56' 13"W	17.00'
L35	S51° 57' 45"W	29.21'
L36	S61° 56' 13"W	17.00'
L37	S82° 53' 04"W	16.12'
L38	S81° 28' 43"W	20.22'
L39	S80° 50' 50"W	31.40'
L40	S68° 12' 29"W	53.85'
L41	S82° 44' 04"W	47.38'
L42	S80° 31' 42"W	12.17'
L43	S74° 03' 51"W	14.56'
L44	S43° 02' 04"W	20.52'
L45	N79° 41' 09"W	11.18'
L46	N47° 43' 01"W	14.87'
L47	N19° 58' 25"W	11.70'
L48	N1° 59' 04"E	58.03'
L49	N33° 15' 56"W	38.28'
L50	N80° 31' 42"W	30.41'
L51	N86° 37' 27"W	34.06'
L52	S80° 00' 05"W	17.26'
L53	S43° 13' 10"W	45.28'
L54	S35° 32' 50"W	25.81'
L55	S10° 37' 45"W	32.56'
L56	S31° 46' 08"W	24.70'
L57	S62° 39' 34"W	32.65'
L58	S47° 29' 56"W	32.56'
L59	S36° 52' 46"W	20.00'
L60	S24° 47' 05"W	28.64'
L61	S36° 02' 13"W	27.20'
L62	S70° 21' 20"W	14.87'
L63	N75° 03' 33"W	15.52'
L64	N37° 33' 33"W	32.80'
L65	N51° 19' 51"W	12.81'
L66	N85° 13' 37"W	12.04'
L67	S59° 32' 38"W	19.72'
L68	S48° 01' 20"W	26.91'
L69	S9° 05' 59"W	25.32'
L70	S4° 57' 37"E	46.17'
L71	S4° 46' 23"W	12.04'
L72	S43° 16' 25"W	70.04'
L73	S45° 40' 05"W	61.52'
L74	S31° 52' 32"W	43.57'
L75	S25° 43' 10"W	29.97'
L76	S3° 52' 09"E	59.14'
L77	S28° 49' 13"W	22.83'
L78	N72° 38' 12"W	33.53'
L79	N33° 06' 07"W	27.46'
L80	N35° 31' 42"W	25.81'
L81	S89° 12' 09"W	71.01'
L82	N76° 31' 31"W	73.01'
L83	N35° 37' 49"W	65.22'
L84	N23° 41' 36"W	44.78'
L85	N64° 54' 25"W	51.89'
L86	N36° 04' 54"W	132.41'
L87	N12° 44' 53"W	54.34'
L88	N5° 06' 42"E	56.22'
L89	N56° 48' 43"W	62.13'
L90	N78° 20' 25"W	99.04'
L91	S80° 07' 31"W	133.99'
L92	N86° 48' 39"W	54.08'
L93	N86° 37' 27"W	34.06'
L94	N69° 51' 15"W	31.95'
L95	N70° 33' 02"W	54.08'
L96	N42° 36' 17"W	33.97'
L97	N36° 27' 35"W	57.20'
L98	N61° 13' 22"W	58.18'
L99	N33° 40' 50"W	28.84'
L100	N10° 33' 06"W	60.02'

PARCEL LINE TABLE		
LINE	CHD. BEARING	LENGTH
L101	N5° 49' 01"W	49.25'
L102	N14° 01' 36"W	61.85'
L103	N20° 45' 46"W	31.02'
L104	N20° 04' 51"E	55.36'
L105	N5° 01' 59"W	34.13'
L106	N50° 59' 58"W	27.02'
L107	N1° 29' 53"W	38.01'
L108	N24° 51' 15"W	45.19'
L109	N46° 32' 19"W	52.35'
L110	N66° 09' 07"W	47.01'
L111	N57° 59' 07"W	56.60'
L112	N54° 27' 10"W	43.01'
L113	N66° 47' 31"W	45.69'
L114	N44° 59' 26"W	15.56'
L115	N32° 00' 53"E	18.87'
L116	N4° 13' 37"W	27.07'
L117	N29° 02' 43"W	10.30'
L118	N54° 17' 02"W	39.41'
L119	N3° 49' 25"E	30.07'
L120	N17° 38' 26"W	23.09'
L121	N36° 51' 38"W	45.00'
L122	N38° 56' 47"W	60.44'
L123	N40° 16' 14"W	77.34'
L124	N57° 15' 19"W	49.93'
L125	N59° 50' 57"W	35.85'
L126	N42° 30' 04"W	32.56'
L127	N69° 08' 10"W	22.47'
L128	S67° 10' 33"W	20.62'
L129	S26° 34' 28"W	17.89'
L130	S14° 37' 49"W	23.77'
L131	S2° 22' 35"E	24.02'
L132	S72° 35' 29"W	53.45'
L133	N85° 01' 15"W	23.09'
L134	N40° 35' 31"W	18.44'
L135	N16° 41' 23"W	20.88'
L136	N47° 16' 52"W	17.69'
L137	S86° 44' 20"W	35.06'
L138	N87° 15' 51"W	42.05'
L139	S80° 50' 50"W	31.40'
L140	S68° 12' 29"W	53.85'
L141	S82° 44' 04"W	47.38'
L142	S85° 55' 26"W	56.14'
L143	N87° 30' 04"W	23.02'
L144	N72° 53' 16"W	13.60'
L145	N79° 31' 17"W	93.56'
L146	N69° 26' 04"W	17.09'
L147	N61° 22' 48"W	25.06'
L148	N31° 59' 45"W	18.87'
L149	N31° 25' 12"W	21.10'
L150	N47° 35' 35"W	31.14'
L151	N43° 52' 02"W	36.07'
L152	N37° 10' 31"W	36.40'
L153	N22° 58' 45"W	35.85'
L154	N34° 46' 06"W	43.83'
L155	N65° 22' 01"W	26.40'
L156	N65° 32' 48"W	24.17'
L157	N42° 07' 41"W	28.32'
L158	N27° 27' 54"W	28.18'
L159	N11° 18' 02"W	20.40'
L160	N2° 35' 35"W	22.02'
L161	N2° 35' 35"W	22.02'
L162	N15° 56' 09"W	50.96'
L163	N1° 31' 01"E	38.01'
L164	N9° 28' 18"E	18.25'
L165	N30° 04' 41"E	21.95'
L166	N15° 15' 52"E	11.40'
L167	N7° 35' 07"W	15.13'
L168	N50° 42' 04"W	28.43'
L169	N27° 38' 12"W	23.71'
L170	N52° 17' 47"W	27.80'
L171	N27° 38' 12"W	23.71'
L172	N42° 15' 51"W	29.73'
L173	N72° 20' 26"W	23.09'
L174	N82° 51' 56"W	16.12'
L175	S74° 18' 03"W	33.24'
L176	S76° 37' 01"W	64.76'
L177	S73° 49' 13"W	32.28'
L178	S22° 50' 35"W	20.62'
L179	S39° 34' 09"W	29.83'
L180	S60° 34' 55"W	44.78'
L181	S48° 01' 20"W	26.91'
L182	S16° 42' 31"W	31.32'
L183	S15° 04' 41"W	26.93'
L184	S40° 35' 31"E	18.44'
L185	S54° 46' 23"E	20.81'
L186	S86° 10' 35"E	15.03'
L187	S67° 36' 38"E	36.77'
L188	S1° 32' 19"E	37.01'
L189	S4° 58' 45"W	46.17'
L190	S1° 59' 04"W	29.02'
L191	S3° 40' 55"E	31.06'
L192	S11° 18' 02"E	30.59'
L193	S26° 34' 28"W	15.65'
L194	S76° 26' 20"W	29.83'
L195	N51° 19' 51"W	25.61'
L196	N62° 05' 36"W	19.24'
L197	S85° 55' 26"W	28.07'
L198	S64° 32' 46"W	23.26'
L199	N70° 20' 12"W	29.73'
L200	N17° 38' 26"W	23.09'

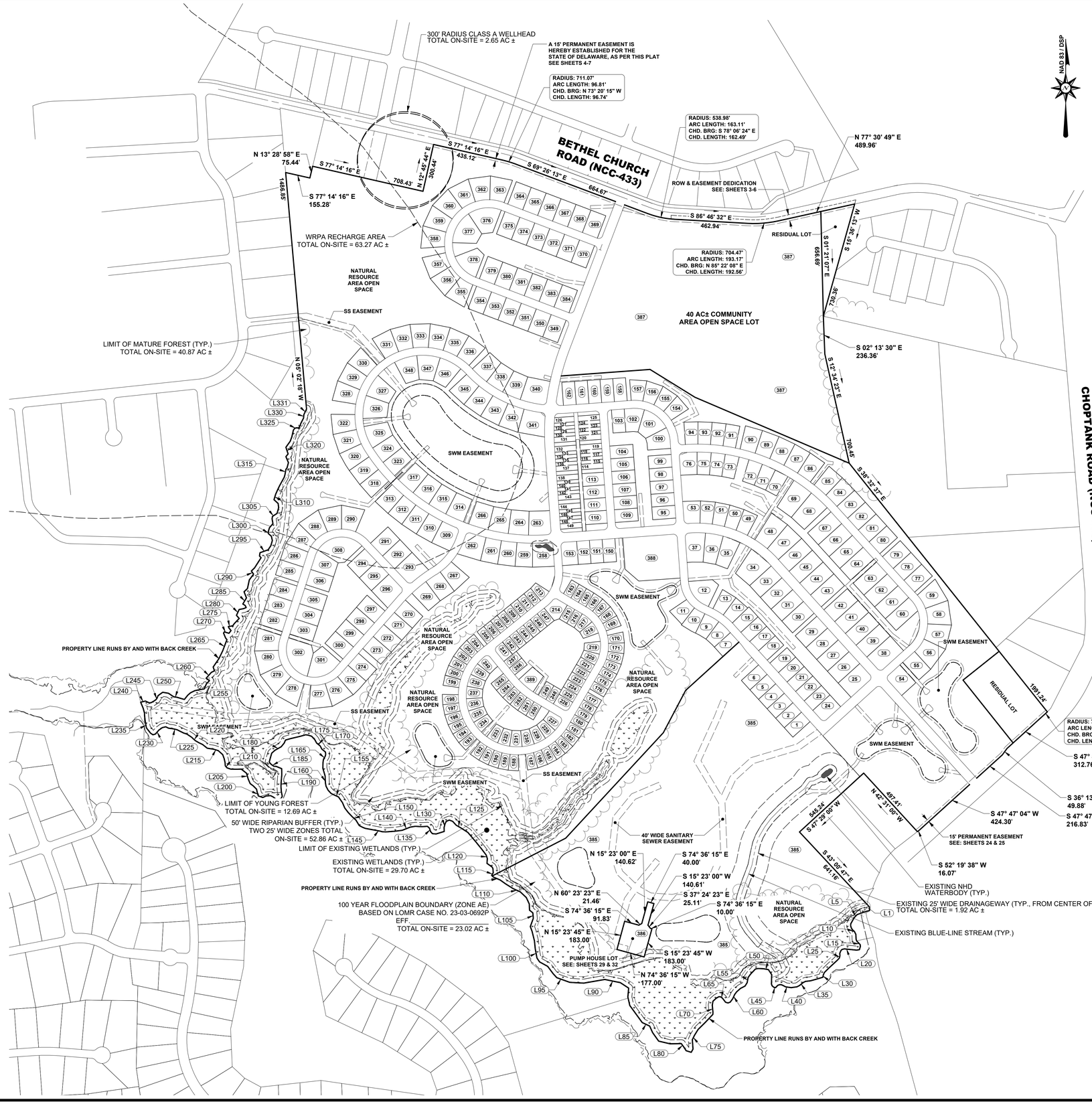
PARCEL LINE TABLE		
LINE	CHD. BEARING	LENGTH
L201	N11° 18' 02"W	20.40'
L202	N44° 59' 26"W	29.70'
L203	N53° 36' 22"W	23.60'
L204	N23° 11' 21"W	30.46'
L205	N16° 32' 51"W	38.60'
L206	N51° 45' 24"W	42.01'
L207	S88° 19' 29"W	34.01'
L208	N88° 12' 02"W	32.02'
L209	N70° 48' 42"W	24.35'
L210	N40° 13' 37"W	17.03'
L211	N3° 00' 12"W	19.03'
L212	N12° 59' 07"W	26.68'
L213	N19° 47' 22"W	26.57'
L214	N48° 13' 49"W	37.54'
L215	N73° 48' 05"W	32.28'
L216	N81° 01' 05"W	38.47'
L217	N51° 34' 21"W	37.01'
L218	N63° 25' 32"W	26.83'
L219	N60° 14' 44"W	24.19'
L220	N49° 04' 34"W	19.85'
L221	N44° 59' 26"W	11.31'
L222	N56° 18' 02"W	36.06'
L223	N71° 33' 20"W	22.14'
L224	N63° 25' 32"W	46.96'
L225	N76° 59' 45"W	26.68'
L226	N83° 24' 31"W	26.17'
L227	N63° 25' 32"W	20.12'
L228	S76° 37' 01"W	21.59'
L229	S53° 58' 55"W	27.20'
L230	S41° 11' 43"W	31.89'
L231	S72° 39' 20"W	16.76'
L232	N56° 18' 02"W	18.03'
L233	N37° 51' 56"W	34.21'
L234	N35° 31' 42"W	8.60'
L235	N10° 56' 41"W	31.58'
L236	N7° 06' 56"W	40.31'
L237	N2° 35' 35"W	22.02'
L238	N15° 24' 46"W	30.08'
L239	N22° 49' 27"W	41.23'
L240	N76° 52' 32"E	30.83'
L241	S65° 22' 01"E	26.40'
L242	N85° 14' 45"E	12.04'
L243	N59° 25' 49"E	25.55'
L244	N52° 08' 04"E	11.40'
L245	N33° 41' 58"E	10.82'
L246	N21° 48' 39"E	16.16'
L247	N54° 05' 59"E	35.81'
L248	S80° 31' 42"E	36.50'
L249	S56° 18' 02"E	39.66'
L250	S81° 27' 35"E	20.22'
L251	S73° 24' 12"E	49.04'
L252	N37° 53' 04"E	34.21'
L253	N48° 35' 09"E	22.67'
L254	N64° 17' 58"E	29.97'
L255	N77° 17' 06"E	31.78'
L256	N81° 52' 46"E	28.28'
L257	N22° 59' 53"E	35.85'
L258	N45° 00' 34"E	26.87'
L259	N54° 30' 34"W	25.55'
L260	N41° 13' 02"E	48.49'
L261	N62° 14' 57"E	22.57'
L262	N18° 29' 58"W	24.98'
L263	N34° 33' 40"E	63.10'
L264	N25° 36' 29"E	55.79'
L265	N20° 56' 29"E	55.38'
L266	N21° 04' 48"E	18.59'
L267	N40° 49' 17"W	13.11'
L268	N22° 14' 15"W	33.38'
L269	N29° 15' 54"E	8.82'
L270	S73° 35' 31"E	14.49'
L271	S72° 55' 38"E	15.91'
L272	N37° 12' 00"E	21.89'
L273	N40° 30' 52"W	20.34'
L274	N21° 51' 56"W	9.98'
L275	N80° 45' 32"E	14.60'
L276	N78° 25' 26"E	13.70'
L277	N34° 23' 29"E	15.38'
L278	N43° 37' 45"E	45.74'
L279	N41° 55' 28"W	25.92'
L280	N24° 37' 05"E	40.33'
L281	N78° 30' 38"E	29.67'
L282	N67° 00' 27"E	16.55'
L283	N26° 59' 56"W	14.36'
L284	N57° 28' 56"W	17.00'
L285	N30° 19' 40"E	44.56'
L286	N21° 26' 24"W	41.41'
L287	N47° 05' 40"E	28.89'
L288	N12° 15' 42"E	55.51'
L289	N36° 30' 41"E	44.95'
L290	N35° 24' 05"W	24.05'
L291	N45° 54' 55"E	28.14'
L292	N32° 22' 17"E	75.73'
L293	N41° 49' 04"W	14.74'
L294	N9° 09' 17"E	20.67'
L295	N70° 14' 13"E	54.11'
L296	N33° 40' 27"E	30.84'
L297	N15° 58' 04"E	33.43'
L298	N12° 17' 13"W	27.14'
L299	N48° 24' 59"W	26.27'
L300	N5° 36' 20"W	9.00'

CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	25.00'	39.69'	S14° 09' 01"E	35.65'
C2	25.00'	39.27'	S75° 21' 51"W	35.36'
C3	525.00'	188.36'	S49° 21' 28"E	187.35'
C4	475.00'	170.42'	N49° 21' 28"W	169.51'
C5	25.00'	39.27'	N5° 55' 13"E	35.36'
C6	25.00'	39.69'	S84° 33' 55"E	35.65'
C7	25.00'	35.08'	N80° 09' 40"E	32.27'
C8	25.00'	35.08'	N19° 25' 59"W	32.27'
C9	225.00'	216.43'	S23° 21' 51"W	208.18'
C10	275.00'	119.81'	N8° 17' 20"E	118.86'
C11	25.00'	39.27'	S49° 11' 32"E	35.36'
C12	25.00'	39.27'	N49° 11' 32"W	35.36'
C13	1250.00'	491.04'	S82° 56' 18"E	487.89'
C14	25.00'	38.29'	S64° 26' 21"W	34.66'
C15	25.00'	38.29'	S23° 18' 48"E	34.66'
C16	375.00'	243.95'	S39° 11' 57"W	239.67'
C17	425.00'	276.47'	N39° 11' 57"E	271.63'
C18	1200.00'	1282.59'	N63° 33' 35"W	1222.40'
C19	1025.00'	151.30'	S53° 36' 24"W	151.17'
C20	975.00'	283.03'	N49° 31' 10"E	282.04'
C21	25.00'	38.08'	N86° 59' 12"W	34.50'
C22	25.00'	38.08'	S0° 17' 02"W	34.50'
C23	1025.00'	48.59'	S42° 33' 40"W	48.58'
C24	175.00'	362.56'	N77° 17' 48"E	301.11'
C25	225.00'	466.15'	S77° 17' 48"W	387.14'
C26	175.00'	478.74'	N60° 25' 34"W	342.82'
C27	225.00'	615.52'	S60° 25' 34"E	440.76'
C28	25.00'	39.27'	S40° 48' 28"W	35.36'
C29	25.00'	39.27'	N49° 11' 32"W	35.36'
C30	25.00'	39.27'	N40° 48' 28"E	35.36'
C31	25.00'	39.27'	S49° 11' 32"E	35.36'
C32	775.00'	46.50'	N87° 31' 36"E	46.49'
C33	25.00'	37.25'	N46° 33' 18"E	33.90'
C34	25.00'	37.82'	S39° 31' 36"E	34.32'
C35	25.00'	39.20'	S52° 25' 18"W	35.31'
C36	25.00'	43.44'	N41° 55' 20"W	38.18'
C37	725.00'	31.47'	S87° 03' 05"W	31.47'
C38	1470.00'	332.51'	N14° 20' 27"E	331.80'
C39	1530.00'	355.63'	S14° 09' 44"W	354.83'
C40	25.00'	39.27'	S24° 10' 45"E	35.36'
C41	225.00'	706.86'	N20° 49' 15"E	450.00'
C42	275.00'	863.94'	S20° 49' 15"W	550.00'
C43	25.00'	39.27'	S65° 49' 15"W	35.36'
C44	25.00'	39.27'	S24° 10' 45"E	35.36'
C45	1530.00'	213.86'	S0° 11' 16"E	213.69'

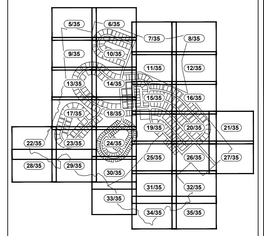
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C46	1470.00'	206.70'	N0° 09' 50"W	206.53'
C47	225.00'	353.43'	S49° 11' 32"E	318.20'
C48	275.00'	431.97'	N49° 11' 32"W	388.91'
C49	25.00'	39.27'	N49° 11' 32"W	35.36'
C50	25.00'	39.27'	N40° 48' 28"E	35.36'
C51	1175.00'	1065.91'	N68° 12' 14"W	1029.74'
C52	1125.00'	1020.56'	S68° 12' 14"E	985.92'
C53	250.00'	392.70'	N2° 47' 04"E	353.55'
C54	200.00'	314.16'	S2° 47' 04"W	282.84'
C55	25.00'	39.27'	N87° 12' 56"W	35.36'
C56	25.00'	39.27'	N2° 47' 04"E	35.36'
C57	25.00'	39.27'	S2° 47' 04"W	35.36'
C58	25.00'	39.27'	S87° 12' 56"E	35.36'
C59	275.00'	431.97'	N14° 38' 09"W	388.91'
C60	225.00'	353.43'	S14° 38' 09"E	318.20'
C61	320.00'	1109.27'	N49° 21' 28"W	631.58'
C62	370.00'	1295.14'	S49° 21' 28"E	728.13'
C63	1250.00'	747.21'	S50° 03' 53"E	736.13'
C64	725.00'	500.97'	N62° 51' 51"W	491.06'
C65	775.00'	538.36'	S62° 58' 09"E	527.60'
C66	375.00'	1111.81'	N51° 59' 45"E	747.07'
C67	425.00'	1260.05'	S51° 59' 45"W	846.68'
C68	175.00'	183.51'	N34° 13' 59"E	175.22'
C69	225.00'	235.94'	S34° 13' 59"E	225.28'
C70	400.00'	154.00'	S53° 14' 42"E	153.05'
C71	25.00'	39.27'	N87° 12' 56"W	35.36'
C72	25.00'	39.27'	N40° 48' 28"E	35.36'
C73	25.00'	39.28'	S40° 48' 52"W	35.36'
C74	620.00'	562.44'	S68° 12' 14"E	543.35'
C75	680.00'	616.87'	N68° 12' 14"W	595.93'
C76	25.00'	39.27'	N40° 48' 28"E	35.36'
C77	25.00'	39.27'	S49° 11' 32"E	35.36'
C78	25.00'	39.27'	N49° 11' 32"W	35.36'
C79	25.00'	39.27'	S40° 48' 28"W	35.36'
C80	450.00'	173.25'	N53° 14' 42"W	172.18'

SEASONAL HIGH GROUNDWATER TABLE EVALUATION

LOT #	EX. ELEV.	SHWT*	L.L. ELEV.	EVAL. REQ'D	LOT #	EX. ELEV.	SHWT*	L.L. ELEV.	EVAL. REQ'D	LOT #	EX. ELEV.	SHWT*	L.L. ELEV.	EVAL. REQ'D
1	46.2	36.2	41.6	NO	129	48.6	38.6	43.84	NO	257	46.9	36.9	39.85	**YES**
2	45.7	35.7	40.4	NO	130	48.6	38.6	43.67	NO	258	41.9	31.9	37.35	NO
3	45.1	35.1	39.85	NO	131	48.6	38.6	43.49	NO	259	41.2	31.2	36.75	NO
4	44.7	34.7	39.45	NO	132	47.7	37.7	44.03	NO	260	43.7	33.7	38.2	NO
5	43.6	33.6	39.05	NO	133	47.7	37.7	43.86	NO	261	47	37	39.6	**YES**
6	43.6	33.6	38.65	NO	134	47.7	37.7	43.68	NO	262	47.4	37.4	40.4	**YES**
7	37.8	27.8	36.05	NO	135	47.7	37.7	43.5	NO	263	43.5	33.5	38.8	NO
8	37.5	27.5	37.05	NO	136	47.7	37.7	43.33	NO	264	47.9	37.9	40.45	**YES**
9	39.5	29.5	38.65	NO	137	47.7	37.7	43.15	NO	265	50.3	40.3	42.35	**YES**
10	42.6	32.6	39.7	NO	138	45.7	35.7	39.98	NO	266	50.4	40.4	43.4	**YES**
11	46.1	36.1	40.7	NO	139	45.7	35.7	39.81	NO	267	43.1	33.1	37.25	NO
12	45.3	35.3	44.35	NO	140	45.7	35.7	39.63	NO	268	42.3	32.3	36.85	NO
13	40.2	30.2	41.04	NO	141	45.7	35.7	39.46	NO	269	42.8	32.8	37.45	NO
14	38.7	28.7	39.81	NO	142	45.7	35.7	39.28	NO	270	42.7	32.7	37.7	NO
15	39.5	29.5	38.71	NO	143	45.7	35.7	39.1	NO	271	41.8	31.8	37.4	NO
16	41.2	31.2	38.47	NO	144	45.5	35.5	38.18	**YES**	272	42.2	32.2	36.65	NO
17	43.4	33.4	38.8	NO	145	45.5	35.5	38.46	**YES**	273	41.8	31.8	35.9	NO
18	44.6	34.6	39.21	NO	146	45.5	35.5	38.88	NO	274	40.2	30.2	34.85	NO
19	44.8	34.8	39.73	NO	147	45.5	35.5	39.32	NO	275	38.8	28.8	34.2	NO
20	44.7	34.7	40.13	NO	148	45.5	35.5	39.76	NO	276	39.1	29.1	33.45	NO
21	45.1	35.1	40.53	NO	149	45.5	35.5	40.2	NO	277	39.1	29.1	32.85	NO
22	45.2	35.2	40.93	NO	150	51.1	41.1	45.05	NO	278	34.6	24.6	32	NO
23	45.8	35.8	41.88	NO	151	50.2	40.2	44.45	NO	279	35.1	25.1	31.35	NO
24	46.4	36.4	42.45	NO	152	49.6	39.6	43.55	NO	280	37.4	27.4	30.75	NO
25	50.1	40.1	46.19	NO	153	48.9	38.9	42.45	NO	281	36.9	26.9	30.1	NO
26	49.8	39.8	45.87	NO	154	53.1	43.1	47.97	NO	282	35.6	25.6	30.7	NO
27	49.4	39.4	46.37	NO	155	52	42	47.67	NO	283	35.6	25.6	32.2	NO
28	49.6	39.6	46.87	NO	156	50.3	40.3	47.3	NO	284	36.9	26.9	33.7	NO
29	49	39	47.24	NO	157	50.8	40.8	46.97	NO	285	40.2	30.2	35.55	NO
30	48.3	38.3	47.11	NO	158	50.9	40.9	47.2	NO	286	43.4	33.4	37.1	NO
31	48.6	38.6	45.7	NO	159	50.9	40.9	46.8	NO	287	42.1	32.1	38.25	NO
32	46.9	36.9	44.1	NO	160	50.7	40.7	46.4	NO	288	43.5	33.5	40.7	NO
33	42.8	32.8	42.5	NO	161	50.2	40.2	46	NO	289	46	36	41.05	NO
34	40.3	30.3	41.36	NO	162	50.1	40.1	45.6	NO	290	45.4	35.4	41.05	NO
35	46.1	36.1	40.88	NO	163	48.5	38.5	40.45	**YES**	291	48.6	38.6	40	**YES**
36	48.3	38.3	43.24	NO	164	49.4	39.4	40.55	**YES**	292	48.2	38.2	38.9	**YES**
37	50.5	40.5	46.2	NO	165	50	40	41.35	**YES**	293	46.9	36.9	37.9	**YES**
38	51.8	41.8	48.25	NO	166	49.8	39.8	42.05	**YES**	294	43.9	33.9	40.4	NO
39	52.3	42.3	48.57	NO	167	49.5	39.5	42.8	NO	295	44.7	34.7	39.3	NO
40	52.6	42.6	49.07	NO	168	49.7	39.7	43.45	NO	296	45.4	35.4	38.5	NO
41	51.9	41.9	49.57	NO	169	50.3	40.3	44.15	NO	297	43.7	33.7	38.3	NO
42	52.2	42.2	49.94	NO	170	50.8	40.8	43.75	**YES**	298	43.9	33.9	37.55	NO
43	50.8	40.8	49.01	NO	171	50.5	40.5	43.45	**YES**	299	43.3	33.3	36.8	NO
44	49.1	39.1	47.6	NO	172	49.2	39.2	42.8	NO	300	42.8	32.8	36.05	NO
45	47.9	37.9	46	NO	173	47.6	37.6	42.15	NO	301	40	30	37.2	NO
46	45.2	35.2	44.4	NO	174	46.8	36.8	41.45	NO	302	40.4	30.4	35.35	NO
47	43.6	33.6	42.88	NO	175	46.5	36.5	40.65	NO	303	40.3	30.3	33.15	**YES**
48	42.3	32.3	41.41	NO	176	45.7	35.7	39.85	NO	304	40.1	30.1	34.65	NO
49	44.5	34.5	42.57	NO	177	44.8	34.8	39.85	NO	305	41.6	31.6	36.15	NO
50	49	39	43.99	NO	178	43.8	33.8	39.05	NO	306	42.2	32.2	38	NO
51	51.1	41.1	45.48	NO	179	42.8	32.8	38.2	NO	307	42.8	32.8	40.35	NO
52	52	42	46.94	NO	180	42.2	32.2	37.4	NO	308	43.7	33.7	41.55	NO
53	52.5	42.5	47	NO	181	42.1	32.1	36.8	NO	309	48.3	38.3	43.3	NO
54	53	43	46.6	NO	182	41.9	31.9	36.6	NO	310	49.8	39.8	44	NO
55	54.9	44.9	47.9	**YES**	183	41.4	31.4	36.35	NO	311	51	41	44.7	NO
56	54.6	44.6	49.43	NO	184	41.4	31.4	36.1	NO	312	51.5	41.5	45.45	NO
57	55.7	45.7	50.77	NO	185	42.2	32.2	35.85	NO	313	51.2	41.2	46.1	NO
58	55.8	45.8	52.09	NO	186	42.7	32.7	35.65	YES	314	50.2	40.2	44.4	NO
59	58.3	48.3	53.05	NO	187	40.6	30.6	35.4	NO	315	50.4	40.4	45.35	NO
60	56.7	46.7	54.2	NO	188	38	28	33.8	NO	316	51.2	41.2	46.3	NO
61	57.1	47.1	54.17	NO	189	39.1	29.1	33.6	NO	317	51.7	41.7	47.2	NO
62	56.6	46.6	53.09	NO	190	38.6	28.6	33.35	NO	318	49.2	39.2	44.55	NO
63	55.4	45.4	51.59	NO	191	40	30	33.1	NO	319	48.1	38.1	43.6	NO
64	52.2	42.2	50.84	NO	192	38.8	28.8	32.85	NO	320	46.4	36.4	42.65	NO
65	51.3	41.3	51.34	NO	193	37.7	27.7	33.25	NO	321	44.4	34.4	41.75	NO
66	52.1	42.1	51.34	NO	194	38.3	28.3	33.75	NO	322	42.8	32.8	40.85	NO
67	52.5	42.5	51.16	NO	195	40	30	34.2	NO	323	51.2	41.2	45.75	NO
68	51.4	41.4	48.72	NO	196	42.7	32.7	34.7	**YES**	324	48.6	38.6	44.95	NO
69	49.7	39.7	45.95	NO	197	44	34	35.15	**YES**	325	45.7	35.7	43.65	NO
70	45.4	35.4	44.4	NO	198	43.5	33.5	35.65	**YES**	326	45.9	35.9	42.85	NO
71	47	37	45.76	NO	199	44.8	34.8	37	**YES**	327	46.5	36.5	43.65	NO
72	49.7	39.7	47.11	NO	200	45.3	35.3	37.45	**YES**	328	42.8	32.8	42.2	NO
73	53.7	43.7	49.04	NO	201	45.8	35.8	37.95	**YES**	329	44.7	34.7	42.3	NO
74	55.9	45.9	49	NO	202	46.4	36.4	38.45	**YES**	330	45.9	35.9	43.05	NO
75	54.9	44.9	48.11	NO	203	47	37	38.9	**YES**	331	47.1	37.1	44.95	NO
76	53.1	43.1	47.27	NO	204	47.3	37.3	39.55	**Y



KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

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. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN (OVERALL)

0 150 300 600

SCALE: 1" = 300'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 4 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 300'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

SHEET

4 OF 35

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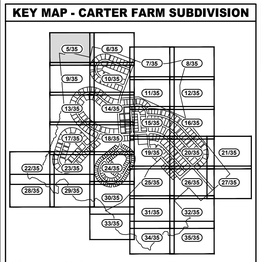
KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

BETHEL CHURCH ROAD (NCC 433)
RIGHT-OF-WAY WIDTH VARIES - "MINOR COLLECTOR"
DEDICATED TO PUBLIC USE

FAIRVIEW AVENUE
80' WIDE RIGHT-OF-WAY - "LOCAL ROAD"
DEDICATED TO PUBLIC USE

FIRC
FCM

LANDS N/F
RICHARD BEY & STEPHANIE BEY
T.P. 11-057.00-008
MICROFILM REF. 012034
ZONING - S

WRPA RECHARGE AREA

80' WIDE RESERVED FOR FUTURE ACCESS
PER PLAT MICROFILM 14121

FIR

LANDS N/F
MICHAEL BERCUTE, JANET M. BERCUTE,
NICHOLAS D. SANSONE & SOPHIA N. SANSONE
T.P. 11-057.00-244
DEED REF. 20190415-0026844
MICROFILM REF. 201709070046030
ZONING - S

EXISTING DWELLING

EXISTING GRAVEL DRIVEWAY

LANDS N/F
ARTESIAN WATER COMPANY INC
T.P. 11-057.00-228
MICROFILM REF. 014121
ZONING - S

EXISTING TANK

SIRC
S 77° 14' 16" E
N 13° 28' 56" E
75.44'
155.28'
FIRC
30' BUFFERYARD (0.3 OPACITY)

ZONING - S
ZONING - S

FIR DIST.

ZONING - S
ZONING - S

LANDS N/F
MARK A. BARANOWSKI
T.P. 11-057.00-223
MICROFILM REF. 014344
ZONING - NC-40

FIRC
S 77° 14' 16" E
1486.85'

FIP

FIRC

FIR

MILLWOOD DRIVE

LANDS N/F
MICHAEL D. CARDENTI & GLORIA D. CARDENTI
T.P. 11-057.00-224
MICROFILM REF. 014344
ZONING - NC-40

30' BUFFERYARD (0.2 OPACITY)

FIP

NATURAL RESOURCE
AREA OPEN SPACE

WRPA RECHARGE AREA

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
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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. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 5 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET

5 OF 35

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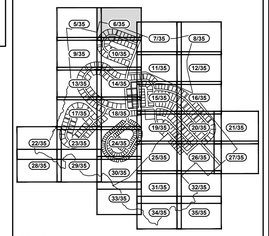
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

E STONEWALL DRIVE

BETHEL CHURCH ROAD (NCC 433)
RIGHT-OF-WAY WIDTH VARIES - "MINOR COLLECTOR"
DEDICATED TO PUBLIC USE

RADIUS: 711.07'
ARC LENGTH: 96.81'
CHD. BRG: N 73° 20' 15" W
CHD. LENGTH: 96.74'

S 77° 14' 16" E
300.44'
300' RADIUS CLASS A WELLHEAD
300' RADIUS CLASS A WELLHEAD
10' WIDE SHARED USE PATH
100' SCENIC CORRIDOR
70'
15'
435.12'
A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.
S 69° 26' 13" E
L.O.D.
LANDS N/F
ARTESIAN WATER COMPANY INC
T.P. 11-057.00-228
MICROFILM REF. 014121
ZONING - S
NATURAL RESOURCE AREA OPEN SPACE
5' WIDE ASPHALT PATH (TYP.)
30' BUFFERYARD (0.3 OPACITY)
N 82° 10' 23" E
141.01'
S 78° 43' 42" E
S 01° 43' 20" W
S 69° 10' 45" E
100.00'
664.67'
ZONING - S
ZONING - S
N 12° 45' 44" E
708.43'
FIR
N 63° 04' 28" E
S 17° 22' 34" E
S 36° 29' 29" E
30' REAR B.R.L. (TYP.)
6' SIDE B.R.L. (TYP.)
25' STREET B.R.L. (TYP.)
150.00'
S 20° 49' 15" W
N 20° 49' 15" E
WRPA RECHARGE AREA
N 45° 58' 33" E
S 85° 34' 24" E
N 24° 52' 39" E
S 74° 40' 19" E
L=91.67'
L=214.29'
625.00'
24'
50'
S 69° 10' 45" E
5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)
SUNFLOWER SEED DRIVE
50' R.O.W. (DEDICATED TO PUBLIC USE)
10' WIDE SHARED USE PATH
A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.

359	16946 S.F.± SFL
360	16946 S.F.± SFL
361	16946 S.F.± SFL
362	16946 S.F.± SFL
363	16945 S.F.± SFL
364	15000 S.F.± SFL
365	15000 S.F.± SFL
366	15000 S.F.± SFL
367	15000 S.F.± SFL
368	15000 S.F.± SFL
375	15000 S.F.± SFL
376	21814 S.F.± SFL

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302.369.3700

Maryland
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Salisbury, MD 21801
410.546.9100

North Carolina
3333 Jaeckle Drive, Suite 120
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910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 6 OF 35

PROJECT NO.:	2020245.00
DATE:	07/28/2023
SCALE:	1" = 40'
DRAWN BY: J.H.K.	PROJ. MGR.: T.D.G.

SHEET

6 OF 35

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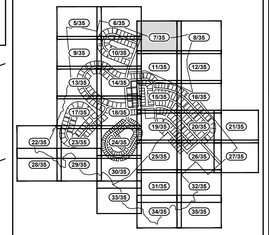
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
SFS = SINGLE FAMILY SMALL
LL = SINGLE FAMILY LOT LINE
VI = SINGLE FAMILY VILLAGE
TH = TOWNHOUSE

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

NAD 83 / DSP

E STONEWALL DRIVE

BETHEL CHURCH ROAD (NCC 433)
RIGHT-OF-WAY WIDTH VARIES - "MINOR COLLECTOR"
DEDICATED TO PUBLIC USE

APPLE ORCHARD LANE
60' R.O.W. (DEDICATED TO PUBLIC USE)

368
15000 S.F.±
SFL

369
15000 S.F.±
SFL

370
15000 S.F.±
SFL

387
40.00 AC. ±

10' WIDE SHARED USE PATH

A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (2,912 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (6,810 S.F. ±)

100' SCENIC CORRIDOR

664.67'
S 20° 49' 15" W
100.00'
600.00'
160.00'
910.16'
70'
60'
16'
10'
L.O.D.

RADIUS: 538.98'
ARC LENGTH: 163.11'
CHD. BRG: S 78° 06' 24" E
CHD. LENGTH: 162.49'

RADIUS: 515.48'
ARC LENGTH: 18.50'
CHD. BRG: S 85° 44' 51" E
CHD. LENGTH: 18.50'

FIRC
FIR
SIRC
N 00° 32' 00" E
23.58'
L=145.71'
L=17.39'
S 86° 46' 32" E
462.94'
462.94'
70'
15'
20'

5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 1-8 P.C.C CURB
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.

AN ADDITIONAL 23.5' OF RIGHT OF WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE PER THIS PLAT (2.27,426 S.F.)

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

RADIUS: 680.97'
ARC LENGTH: 186.73'
CHD. BRG: N 85° 22' 08" E
CHD. LENGTH: 186.14'

RADIUS: 704.47'
ARC LENGTH: 193.17'
CHD. BRG: N 85° 22' 08" E
CHD. LENGTH: 192.56'

COMMUNITY AREA OPEN SPACE (40.00 AC ±)

COMMUNITY AREA OPEN SPACE (2.81 AC. ±)

FUTURE PEDESTRIAN INTERCONNECTION

5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 1-8 P.C.C CURB
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

R=410'
N 30° 02' 05" E

C43
C44
C45
24'
60'
200.02'
N 69° 10' 45" W
150.00'
625.00'
S 20° 49' 15" W
100.00'
20.00'

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: FOR SI

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET
7 OF 35

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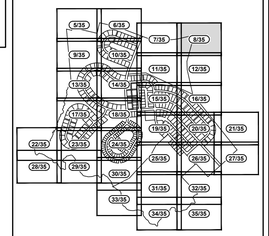
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

BETHEL CHURCH ROAD (NCC 433)
RIGHT-OF-WAY WIDTH VARIES - "MINOR COLLECTOR"
DEDICATED TO PUBLIC USE

AN ADDITIONAL 23.5' OF RIGHT OF WAY IS HEREBY DEDICATED TO THE STATE OF DELAWARE PER THIS PLAT (± 27,426 S.F.)

23.5'

N 77° 30' 49" E
272.88'
S 0° 12' 07" E
502.59'
S 15° 36' 13" W 26.64'
489.96'
S 15° 36' 13" W
217.08'

SIRC
FIR
FIRC
L.O.D.

A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.

RADIUS: 680.97'
ARC LENGTH: 186.73'
CHD. BRG: N 85° 22' 08" E
CHD. LENGTH: 186.14'

RADIUS: 704.47'
ARC LENGTH: 193.17'
CHD. BRG: N 85° 22' 08" E
CHD. LENGTH: 192.56'

LANDS N/F
BIGGS FARM MAINTENANCE CORPORATION
T.P. 11-057.00-229
MICROFILM REF. 201211300070374
ZONING - S

ZONING - S

RESIDUAL LAND PARCEL 2
1.61 AC ±

LANDS N/F
MICHAEL E. TREUT & STACEY S. TREUT
T.P. 11-057.00-233
MICROFILM REF. 201211300070374
ZONING - S

ZACHARY LANE
50' WIDE RIGHT-OF-WAY - "LOCAL ROAD"
DEDICATED TO PUBLIC USE

EXISTING DRIVEWAY (TYP.)
EXISTING DWELLING (TYP.)

LANDS N/F
JOSEPH B. CLARK JR. & ANNA M CLARK
T.P. 11-057.00-234
MICROFILM REF. 201211300070374
ZONING - S

LANDS N/F
BIGGS FARM MAINTENANCE CORPORATION
T.P. 11-061.00-045
MICROFILM REF. 201211300070374
ZONING - S

387
40.00 AC. ±

COMMUNITY AREA OPEN SPACE (40.00 AC ±)

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North Carolina
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910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 8 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

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8 OF 35

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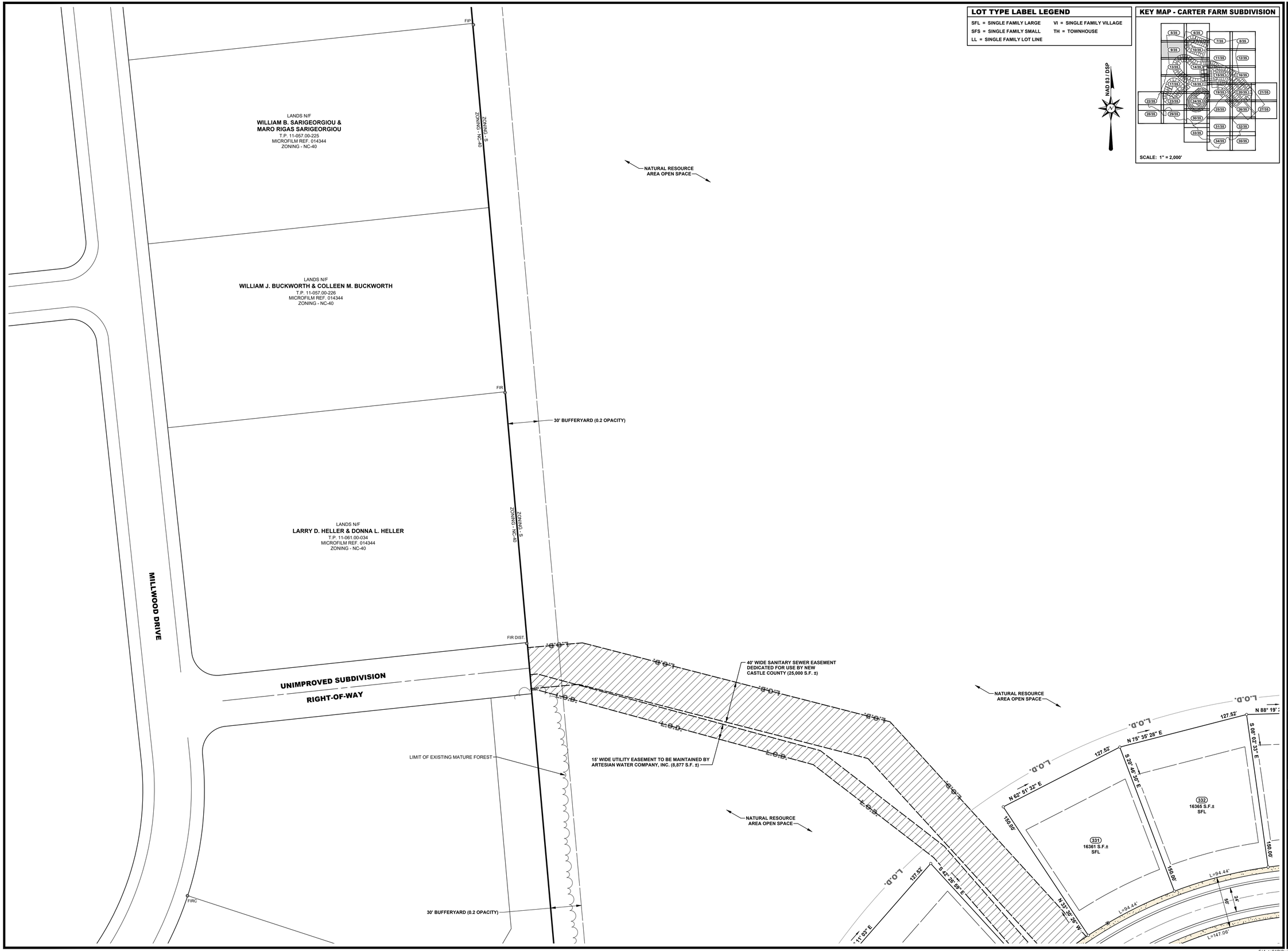

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: ALL ON

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

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9 OF 35

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LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
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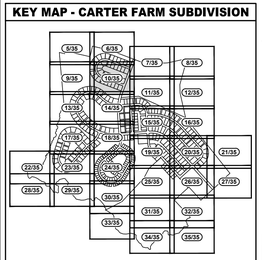
KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

NAD 83 / DSP

SUNFLOWER SEED DRIVE
50' R.O.W. (DEDICATED TO PUBLIC USE)

APPLE ORCHARD LANE
50' R.O.W. (DEDICATED TO PUBLIC USE)

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PROJECT TITLE

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PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

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0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
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1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LIVE/DATE: 5 OF 35

PROJECT NO.:	2020245.00
DATE:	07/28/2023
SCALE:	1" = 40'
DRAWN BY: T.D.G.	PROJ. MGR.: T.D.G.

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LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
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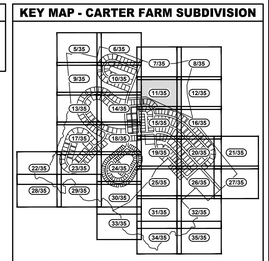
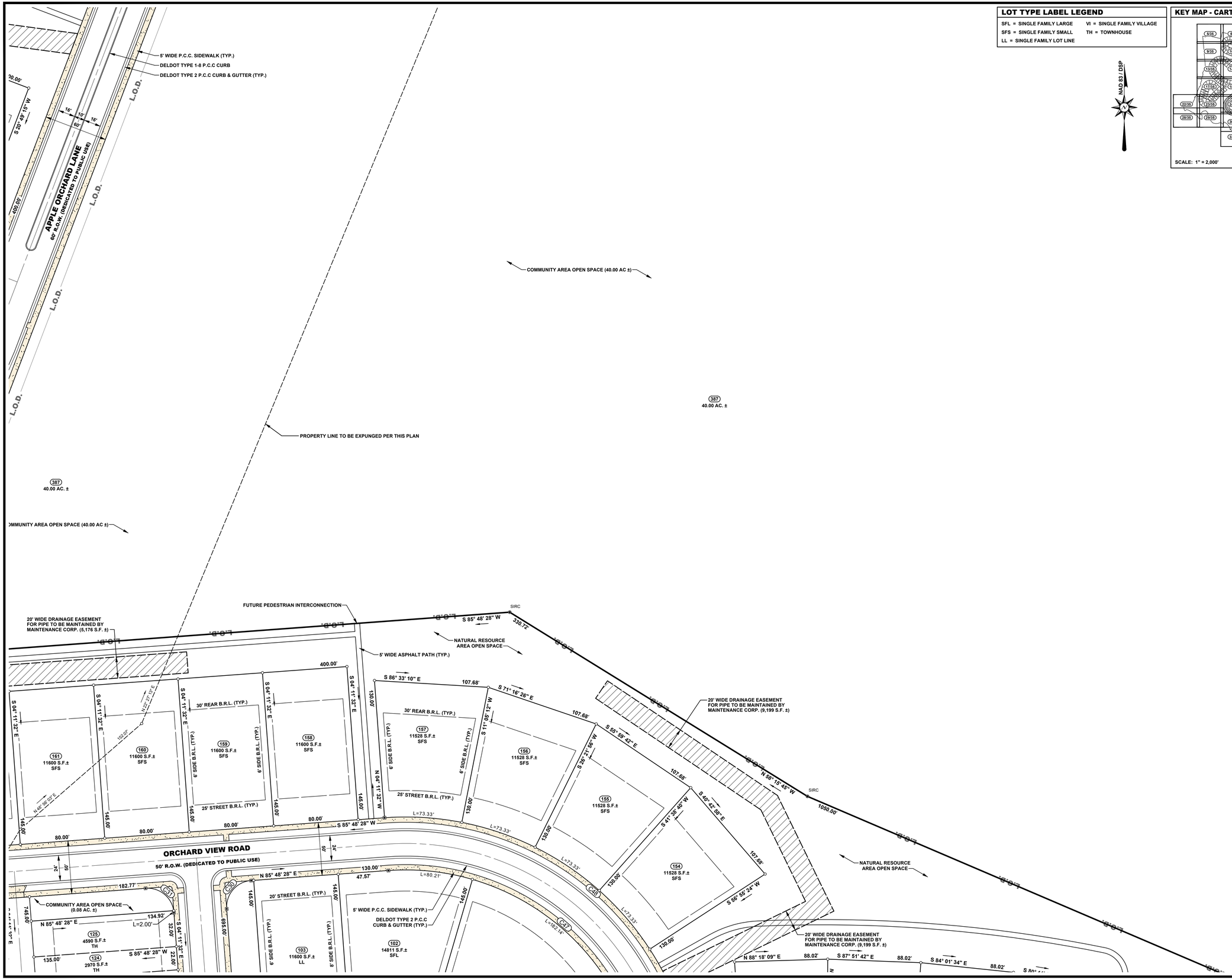
KEY MAP - CARTER FARM SUBDIVISION





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PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

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0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
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2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 11 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **T.D.G.**	PROJ. MGR.: **T.D.G.**

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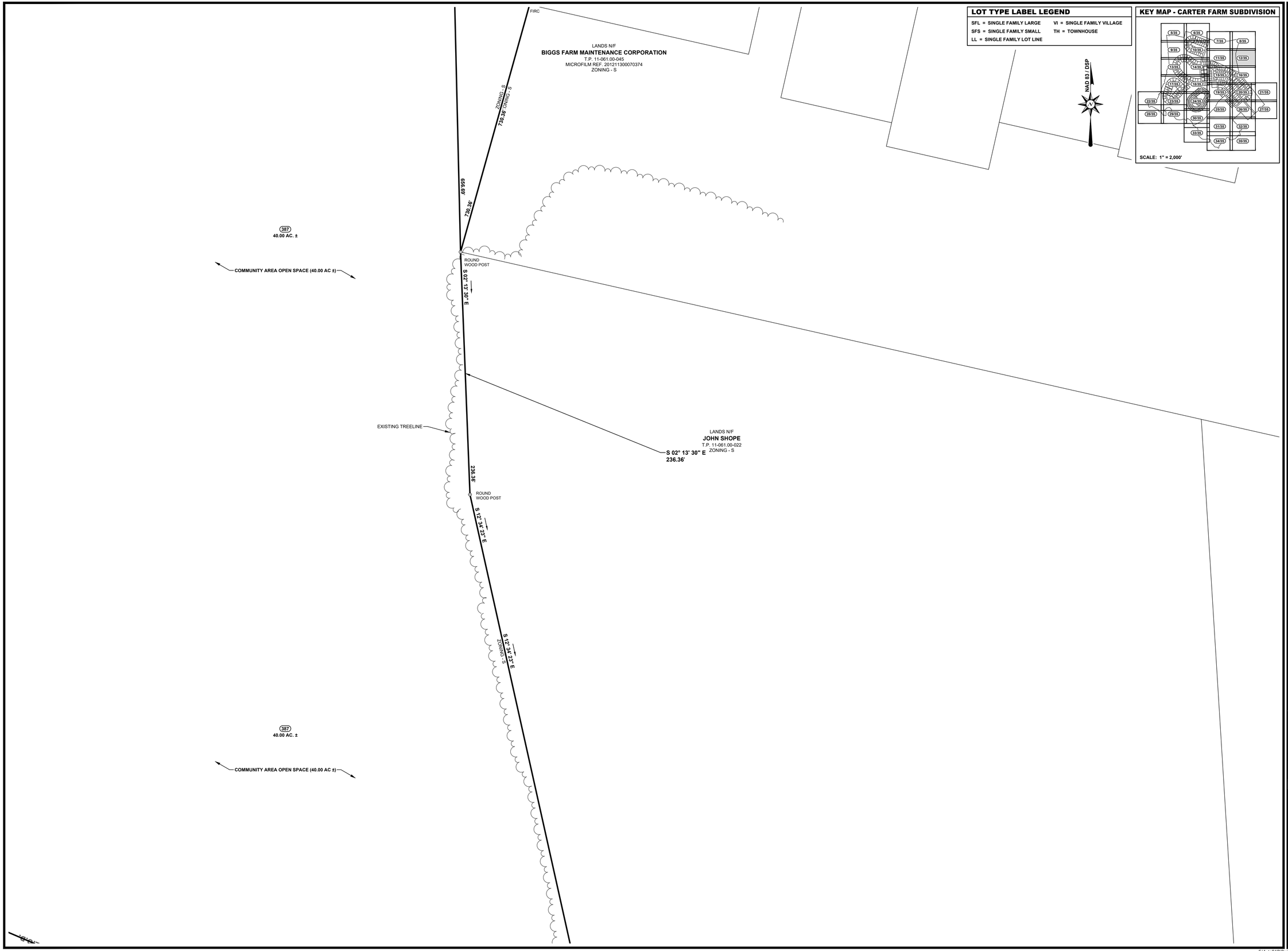

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
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2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION

LAYER/STATE: 12 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'

DRAWN BY: **T.D.G.** | PROJ. MGR.: **T.D.G.**

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MILLWOOD DRIVE

FIRC

30' BUFFERYARD (0.2 OPACITY)

NATURAL RESOURCE AREA OPEN SPACE

ZONING - S
ZONING - NC-40

PROPOSED TREELINE

EXISTING WETLANDS

LANDS N/F
MILLWOOD SERVICE CORPORATION
T P 11-060.00-074
MICROFILM REF. 014344
ZONING - NC-21 & NC-40

ZONE 1 25'
ZONE 2 25'

RIPARIAN BUFFER

25' WIDE DRAINAGEWAY

PROPERTY LINE RUNS WITH EXISTING BLUE-LINE STREAM

LIMIT OF EXISTING MATURE FOREST

LIMIT OF EXISTING WETLANDS

NATURAL RESOURCE AREA OPEN SPACE

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)

30' BUFFERYARD (0.2 OPACITY)

ZONING NC-21
ZONING S

L.O.D.

PUMPKIN PATCH PLACE - 50' R.O.W. (DEDICATED TO PUBLIC USE)

330 — 16361 S.F.± SFL
329 — 16365 S.F.± SFL
328 — 16365 S.F.± SFL
327 — 17900 S.F.± SFL
326 — 17900 S.F.± SFL
322 — 16365 S.F.± SFL
321 — 16365 S.F.± SFL
320 — 16187 S.F.± SFL
319 — 15509 S.F.± SFL
318 — 15509 S.F.± SFL
325 — 17863 S.F.± SFL
324 — 15698 S.F.± SFL
323 — 15698 S.F.± SFL
317 — 17285 S.F.± SFL
348 — 17900 S.F.± SFL

COMMUNITY AREA OPEN SPACE (12.52 AC. ±)

STORMWATER MANAGEMENT EASEMENT 387,307 S.F. ± (8.89 AC ±)

5' WIDE ASPHALT PATH (TYP.)

5' WIDE P.C.C. SIDEWALK (TYP.)

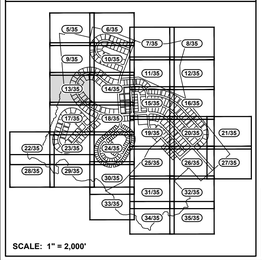
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (6,321 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (5,600 S.F. ±)

STORM DRAIN MANHOLE 74F AND PORTIONS OF STORM DRAIN PIPES SD-73F AND SD-74F WITHIN RIGHT OF WAY TO BE MAINTAINED BY MAINTENANCE CORP.

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

NAD 83 / DSP

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

BECKER MORGAN GROUP

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North Carolina
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910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 13 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

SHEET

13 OF 35

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LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

PUMPKIN PATCH PLACE
50' R.O.W. (DEDICATED TO PUBLIC USE)

APPLE ORCHARD LANE
60' R.O.W. (DEDICATED TO PUBLIC USE)

COUNTRY CHARM ALLEY
25' R.O.W. (PRIVATELY MAINTAINED)

STORMWATER MANAGEMENT AREA 8
174,683 S.F. ± (4.01 AC ±)

STORMWATER MANAGEMENT AREA 7
212,624 S.F. ± (4.88 AC ±)

STORMWATER MANAGEMENT EASEMENT
387,307 S.F. ± (8.89 AC ±)

NATURAL RESOURCE AREA OPEN SPACE

DELDOT STANDARD "MEDIAN ISLAND" TRAFFIC CALMING DEVICE / PEDESTRIAN REFUGE

DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

5' WIDE P.C.C. SIDEWALK (TYP.)

5' WIDE ASPHALT PATH (TYP.)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (6,321 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (5,600 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (2,700 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (656 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT & FOR STORMWATER ACCESS BY NCC (5,483 S.F. ±)

VARYING WIDTH DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (205 S.F. ±)

COMMUNITY AREA OPEN SPACE (12.52 AC. ±)

COMMUNITY AREA OPEN SPACE (0.05 AC. ±)

COMMUNITY AREA OPEN SPACE (0.07 AC. ±)

COMMUNITY AREA OPEN SPACE (0.09 AC. ±)

COMMUNITY AREA OPEN SPACE (0.09 AC. ±)

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
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4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 14 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

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14 OF 35

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LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

COMMUNITY AREA OPEN SPACE (0.08 AC. ±)

COUNTRY CHARM ALLEY
25' R.O.W. (PRIVATELY MAINTAINED)

ROOSTER RIDGE LANE
50' R.O.W. (DEDICATED TO PUBLIC USE)

ORCHARD VIEW ROAD
50' R.O.W. (DEDICATED TO PUBLIC USE)

HARVEST MOON LANE
60' R.O.W. (DEDICATED TO PUBLIC USE)

RUSTIC BARN ROAD
50' R.O.W. (DEDICATED TO PUBLIC USE)

COMMUNITY AREA OPEN SPACE (0.09 AC. ±)

COMMUNITY AREA OPEN SPACE (1.86 AC. ±)

COMMUNITY AREA OPEN SPACE (4.95 AC. ±)

COMMUNITY AREA OPEN SPACE (0.13 AC. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (11,520 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (9,199 S.F. ±)

VARYING WIDTH DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (237 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (6,508 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (4,200 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (6,022 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (2,966 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (9,597 S.F. ±)

VARYING WIDTH DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (177 S.F. ±)

DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

5' WIDE P.C.C. SIDEWALK (TYP.)

5' WIDE ASPHALT PATH (TYP.)

EXISTING HISTORIC STRUCTURE TO BE PRESERVED

90694 S.F.± HISTORIC STRUCTURE LOT

BECKER MORGAN GROUP

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www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 15 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
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15 OF 35

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KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

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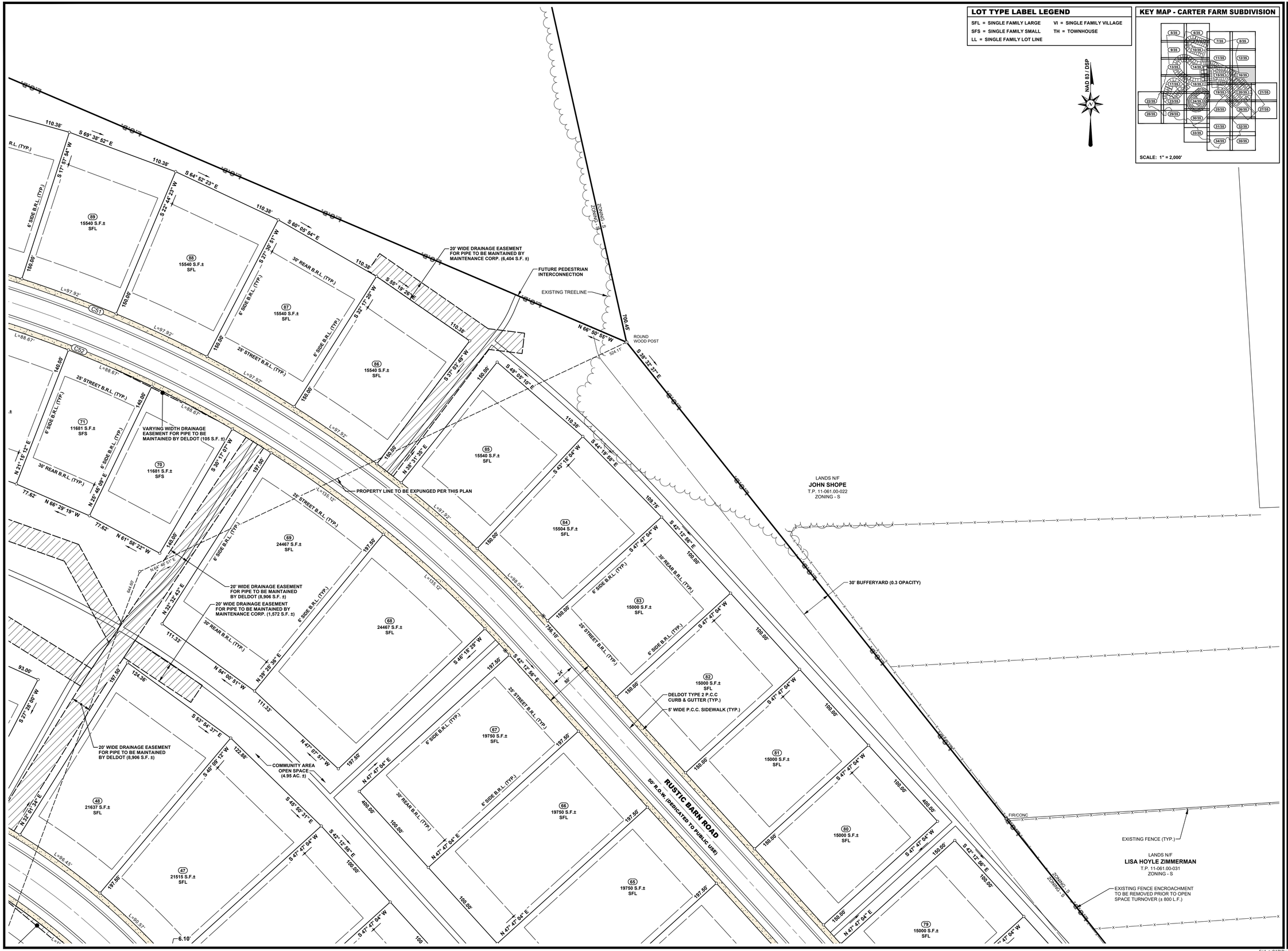
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'



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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
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2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 16 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
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16 OF 35

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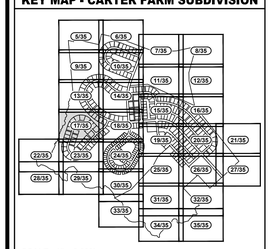
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
SFS = SINGLE FAMILY SMALL
LL = SINGLE FAMILY LOT LINE
VI = SINGLE FAMILY VILLAGE
TH = TOWNHOUSE

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

NAD 83 / DSP

30' BUFFERYARD (0.2 OPACITY)
ZONING - NC-21
ZONING - S
RIPARIAN BUFFER
PROPERTY LINE RUNS WITH EXISTING BLUE-LINE STREAM
WRPA RECHARGE AREA
ZONING - NC-40
ZONING - NC-21
ZONE 1 25'
ZONE 2 25'
LANDS N/F
MILLWOOD SERVICE CORPORATION
T.P. 11-060.00-074
MICROFILM REF. 014344
ZONING - NC-21 & NC-40
EXISTING WETLANDS
ZONING - NC-21
ZONING - S
LIMIT OF EXISTING WETLANDS
40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)
25' WIDE DRAINAGEWAY
PROPERTY LINE RUNS WITH EXISTING BLUE-LINE STREAM
30' BUFFERYARD (0.2 OPACITY)
LIMIT OF EXISTING MATURE FOREST
5' WIDE ASPHALT PATH (TYP.)
L.O.D.
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (10,385 S.F. ±)
NATURAL RESOURCE AREA OPEN SPACE
MAINTAINED BY MAINTENANCE CORP.
COMMUNITY AREA OPEN SPACE (2.43 AC. ±)
HAYSTACK WAY
50' R.O.W. (DEDICATED TO PUBLIC USE)
BETHEL CHURCH ROAD
WRPA RECHARGE AREA
N 19° 32' 34" E 20.92'
S 68° 51' 32" E
S 84° 33' 41" W 39.45'
S 25° 12' 34" W 6.32'
S 42° 09' 06" W 27.32'
N 72° 03' 20" W
S 72° 03' 20" E
N 17° 56' 40" E
S 17° 56' 40" W
N 57° 31' 32" W
S 78° 38' 41" E
N 78° 26' 13" E
S 00° 06' 14" E
S 23° 01' 20" E
S 22° 46' 52" W
N 55° 31' 07" E
S 45° 56' 26" E
N 12° 56' 01" E
N 00° 55' 23" W
S 46° 20' 45" W
N 41° 19' 26" W
N 45° 02' 16" E
S 40° 57' 37" E
N 47° 11' 34" W
N 40° 57' 37" E
S 36° 04' 00" E
N 51° 41' 11" W
N 36° 18' 49" W
S 43° 21' 05" E
N 46° 38' 55" E
S 46° 38' 55" W
N 43° 21' 05" W
S 47° 12' 11" W
S 46° 33' 59" E
S 48° 47' 49" E
N 48° 47' 49" E
N 41° 12' 11" E
S 41° 12' 11" W
N 43° 21' 05" W
S 43° 21' 05" E
N 46° 38' 55" E
S 46° 38' 55" W

286	15416 S.F.±	SFL
287	17256 S.F.±	SFL
288	17256 S.F.±	SFL
289	17256 S.F.±	SFL
290	17256 S.F.±	SFL
291	16500 S.F.±	SFL
292	16500 S.F.±	SFL
293	21217 S.F.±	SFL
294	16500 S.F.±	SFL
295	16500 S.F.±	SFL
296	21139 S.F.±	SFL
297	15000 S.F.±	SFL
298	15000 S.F.±	SFL
304	15000 S.F.±	SFL
305	15000 S.F.±	SFL
306	15000 S.F.±	SFL
307	16713 S.F.±	SFL
308	27538 S.F.±	SFL
310	15509 S.F.±	SFL
312	15509 S.F.±	SFL
313	15509 S.F.±	SFL
318	15509 S.F.±	SFL
270	15177 S.F.±	SFL
271	15000 S.F.±	
282	15000 S.F.±	SFL
283	15000 S.F.±	SFL
284	15000 S.F.±	SFL
285	15000 S.F.±	SFL

C21 L=52.26' R=575.32'
C22 L=122.22' R=525.00'
C23 L=98.04' R=525.00'
C24 L=318.18' R=375.00'
C25 L=90.00' R=60.00'

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80
SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 17 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. PROJ. MGR.: T.D.G.

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17 OF 35

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LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
SFS = SINGLE FAMILY SMALL
LL = SINGLE FAMILY LOT LINE
VI = SINGLE FAMILY VILLAGE
TH = TOWNHOUSE

STORMWATER MANAGEMENT AREA 8
174,683 S.F. ± (4.01 AC ±)

PUMPKIN PATCH PLACE
50' R.O.W. (DEDICATED TO PUBLIC USE)

APPLE ORCHARD LANE
60' R.O.W. (DEDICATED TO PUBLIC USE)

COUNTRY CHARM ALLEY
25' R.O.W. (PRIVATELY MAINTAINED)

SILO STREET
50' R.O.W. (DEDICATED TO PUBLIC USE)

BARNYARD WAY
50' R.O.W. (DEDICATED TO PUBLIC USE)

CORNFIELD COURT
50' R.O.W. (DEDICATED TO PUBLIC USE)

5' WIDE ASPHALT PATH (TYP.)
5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (1,347 S.F. ±)
STORMWATER MANAGEMENT EASEMENT 387,307 S.F. ± (8.89 AC ±)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (6,184 S.F. ±)
COMMUNITY AREA OPEN SPACE (12.52 AC. ±)
COMMUNITY AREA OPEN SPACE (0.07 AC. ±)
COMMUNITY AREA OPEN SPACE (0.06 AC. ±)
VARYING WIDTH DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (340 S.F. ±)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (11,520 S.F. ±)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (3,469 S.F. ±)
EXISTING NHD WATERBODY
25' WIDE DRAINAGEWAY TO BE EXTINGUISHED PER THIS PLAN
NATURAL RESOURCE AREA OPEN SPACE
PROPERTY LINE TO BE EXPUNGED PER THIS PLAN
VARYING WIDTH DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (122 S.F. ±)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT & FOR STORMWATER ACCESS BY NCC (4,846 S.F. ±)
LIMIT OF EXISTING YOUNG FOREST
EXISTING WETLANDS
RIPARIAN BUFFER
LIMIT OF EXISTING WETLANDS
WRPA RECHARGE AREA
L.O.D.

316 17285 S.F.± SFL
315 17285 S.F.± SFL
314 17285 S.F.± SFL
312 15509 S.F.± SFL
311 15509 S.F.± SFL
310 15509 S.F.± SFL
309 18304 S.F.± SFL
266 18080 S.F.± SFL
265 18080 S.F.± SFL
264 18080 S.F.± SFL
263 20256 S.F.± SFL
262 20012 S.F.± SFL
261 15509 S.F.± SFL
260 15509 S.F.± SFL
259 15509 S.F.± SFL
258 19539 S.F.± SFL
293 21217 S.F.± SFL
267 16365 S.F.± SFL
268 16106 S.F.± SFL
269 15880 S.F.± SFL
139 2970 S.F.± TH
140 2970 S.F.± TH
141 2970 S.F.± TH
142 2970 S.F.± TH
143 4590 S.F.± TH
144 4590 S.F.± TH
145 2970 S.F.± TH
146 2970 S.F.± TH
147 2970 S.F.± TH
148 2970 S.F.± TH
149 4590 S.F.± TH
153 14866 S.F.± SFL
152 12000 S.F.± LL
214 11197 S.F.± VI
213 6251 S.F.± VI
212 5400 S.F.± VI
211 5400 S.F.± VI
210 5400 S.F.± VI
209 5400 S.F.± VI
208 5400 S.F.± VI
207 5400 S.F.± VI
247 5600 S.F.± VI
246 5600 S.F.± VI
215 5400 S.F.± VI
216 5400 S.F.± VI
217 6299 S.F.± VI
163 5400 S.F.± VI
164 5400 S.F.± VI
165 5400 S.F.± VI

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

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PENCADER HUNDRED
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SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80
SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: SHEET

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET
18 OF 35

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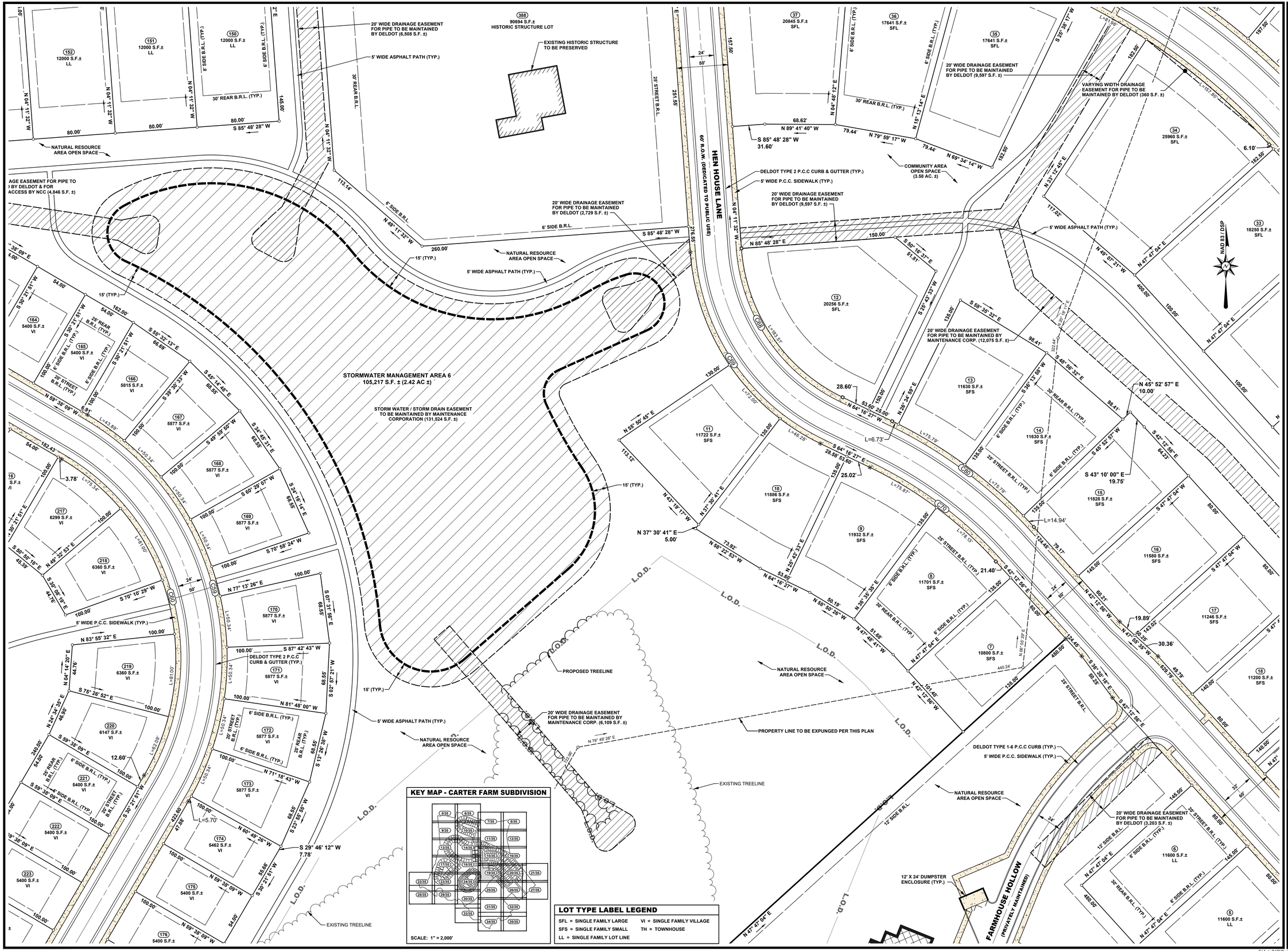

BECKER MORGAN GROUP

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ENGINEERING

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309 South Governors Avenue
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302.734.7950
The Tower at STAR Campus
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410.546.9100

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

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
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4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 70 OF 70

PROJECT NO.:	2020245.00
DATE:	07/28/2023
SCALE:	1" = 40'
DRAWN BY: J.H.K.	PROJ. MGR.: T.D.G.

SHEET
19 OF 35

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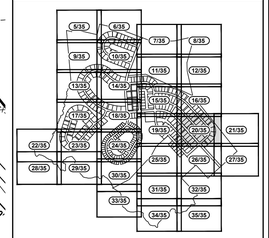
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 20 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET

20 OF 35

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Z ZIMMERMAN
061.00-031
IING - S

NCROACHMENT
RIOR TO OPEN
(± 800 L.F.)

D)
S.F.±
L

150.00'
S 10° 57' 56" E
156.07'
S 70° 17' 04" W
S 05° 27' 56" E
58
18343 S.F.±
SFL
156.07'
N 87° 12' 56" W
6' SIDE B.R.L. (TYP.)
S 14° 02' 04" W
57
18343 S.F.±
SFL
30' REAR B.R.L. (TYP.)
6' SIDE B.R.L. (TYP.)
N 64° 42' 56" W
156.07'
S 36° 32' 04" W
156.07'
15' (TYP.)

ROW
ROW
L.O.D.
L.O.D.
L.O.D.
L.O.D.

ZONING - S
ZONING - S

30' BUFFERYARD (0.3 OPACITY)
5' WIDE ASPHALT PATH (TYP.)
EXISTING FENCE ENCROACHMENT
TO BE REMOVED IN FUTURE (± 800 L.F.)
NATURAL RESOURCE
AREA OPEN SPACE
1805.93'
20' BUFFERYARD (0.3 OPACITY)
288.91'
N 51° 27' 23" E
15' (TYP.)
903.39'

LANDS N/F
LISA HOYLE ZIMMERMAN
T.P. 11-061.00-031
ZONING - S

SIRC
SIRC
S 38° 32' 37" E

(OUTPARCEL 3)
RESIDUAL LAND PARCEL 1
142,742 S.F. (3.28 AC. ±)

EXISTING FENCE (TYP.)
FIR DIST.
FIR DIST.
FCM
FCM
FCM

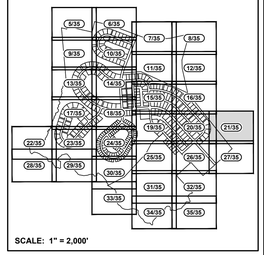
EXISTING DWELLING
EXISTING DRIVEWAY

LANDS N/F
ELIOTT KREMS
T.P. 11-061.00-013
MICROFILM REF. 008135
ZONING - S

CHOPTANK ROAD (NCC 435)
RIGHT-OF-WAY WIDTH VARIES - "MAJOR COLLECTOR"
DEDICATED TO PUBLIC USE

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

BECKER MORGAN GROUP

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North Carolina
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910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 21 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET
21 OF 35

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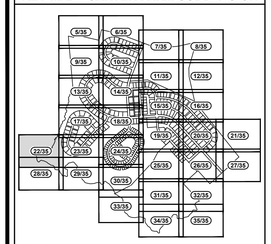
KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

LANDS N/F
MILLWOOD SERVICE CORPORATION
T.P. 11-060.00-074
MICROFILM REF. 014344
ZONING - NC-21 & NC-40

30' BUFFERYARD (0.2 OPACITY)

EXISTING WETLANDS

RIPARIAN BUFFER

LIMIT OF EXISTING MATURE FOREST

25' WIDE DRAINAGEWAY

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)

PROPERTY LINE RUNS WITH EXISTING BLUE-LINE STREAM

ZONING - NC-21
ZONING - S

ZONE 1 25'
ZONE 2 25'

PROPOSED TREELINE

25' WIDE WETLAND DISTURBANCE FOR SANITARY SEWER AERIAL CROSSING (SUBJECT TO US ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT, AREA = 18,480 S.F. / 0.42 AC.)

EXISTING BLANKET SANITARY SEWER EASEMENT WITHIN THE AREA OF PRIVATE OPEN SPACE FOR USE BY NEW CASTLE COUNTY AND ITS AGENTS FOR INSTALLATION OF SANITARY SEWER FACILITIES FOR FUTURE CONNECTION TO NEW CASTLE COUNTY PUBLIC SEWER SYSTEM OR EXTENSION OF SAME (PER AS-BUILT SANITARY SEWER PLAN (DRY SEWER) FOR BACK CREEK II - SECTION 2, DATED 11/30/2007)

40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (46,760 S.F. ±)

LIMIT OF EXISTING WETLANDS

PROPERTY LINE RUNS WITH BACK CREEK

25' WIDE DRAINAGEWAY

30' BUFFERYARD (0.2 OPACITY)

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)

LANDS N/F
BACK CREEK MAINTENANCE CORP
T.P. 11-060.00-076
MICROFILM REF. 200101250005363
ZONING - S

L.O.D.

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410.546.9100

North Carolina
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910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 22 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

SHEET

22 OF 35

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NAD 83 / DSP

30' BUFFERYARD (0.2 OPACITY)

EXISTING WETLANDS

LIMIT OF EXISTING MATURE FOREST

LIMIT OF EXISTING WETLANDS

RIPARIAN BUFFER

5' WIDE ASPHALT PATH (TYP.)

15' (TYP.)

STORMWATER MANAGEMENT AREA 9
28,822 S.F. ± (0.66 AC ±)

STORM WATER / STORM DRAIN EASEMENT TO BE MAINTAINED BY MAINTENANCE CORPORATION (39,521 S.F. ±)

ZONE 1 25' ZONE 2 25'

L.O.D.

282 15000 S.F.± SFL

281 17707 S.F.± SFL

280 17894 S.F.± SFL

279 17894 S.F.± SFL

278 17894 S.F.± SFL

277 17256 S.F.± SFL

276 17256 S.F.± SFL

275 16055 S.F.± SFL

274 15000 S.F.± SFL

273 15000 S.F.± SFL

272 15000 S.F.± SFL

271 15000 S.F.± SFL

304 15000 S.F.± SFL

303 15000 S.F.± SFL

302 27659 S.F.± SFL

301 24109 S.F.± SFL

300 15000 S.F.± SFL

299 15000 S.F.± SFL

298 15000 S.F.± SFL

N 17° 56' 40" E 18.73'

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT & FOR STORMWATER ACCESS BY NCC (11,638 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (4,077 S.F. ±)

DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

5' WIDE P.C.C. SIDEWALK (TYP.)

6' SIDE B.R.L. (TYP.)

30' REAR B.R.L. (TYP.)

25' STREET B.R.L. (TYP.)

COMMUNITY AREA OPEN SPACE (2.43 AC. ±)

HAYSTACK WAY
50' R.O.W. (DEDICATED TO PUBLIC USE)

S 42° 09' 06" W 27.32'

40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (46,760 S.F. ±)

40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (403,628 S.F. ±)

NATURAL RESOURCE AREA OPEN SPACE

LIMIT OF PRECAUTIONARY STEEP SLOPE AREA

LIMIT OF EXISTING YOUNG FOREST

EXISTING YOUNG FOREST / EXISTING MATURE FOREST

100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

25' WIDE DRAINAGEWAY

PROPERTY LINE RUNS WITH BACK CREEK

ZONING - S

ZONING - NC-21

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 20 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET

23 OF 35

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CORNFIELD COURT
50' R.O.W. (DEDICATED TO PUBLIC USE)

PASTURE LANE
50' R.O.W. (DEDICATED TO PUBLIC USE)

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

LIMIT OF EXISTING WETLANDS

LIMIT OF PRECAUTIONARY STEEP SLOPE AREA

LIMIT OF EXISTING YOUNG FOREST

L.O.D.

ZONE 1 / ZONE 2

COMMUNITY AREA OPEN SPACE (2.75 AC. ±)

COMMUNITY AREA OPEN SPACE (1.47 AC. ±)

PR CLUB HOUSE 2,000 S.F.±

BICYCLE PARKING (2 SPACES)

5' WIDE ASPHALT PATH (TYP.)

5' WIDE P.C.C. SIDEWALK (TYP.)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (5,420 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT & FOR STORMWATER ACCESS BY NCC (5,951 S.F. ±)

STORMWATER MANAGEMENT AREA 8
38,787 S.F. ± (0.89 AC ±)

STORM WATER / STORM DRAIN EASEMENT TO BE MAINTAINED BY MAINTENANCE CORPORATION (51,110 S.F. ±)

DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

PROPOSED TREELINE

NAD 83 / DSP

SCALE: 1" = 2,000'

KEY MAP - CARTER FARM SUBDIVISION

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

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PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

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0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
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3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 24 OF 35

PROJECT NO.: 2020245.00

DATE: 07/28/2023

SCALE: 1" = 40'

DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET

24 OF 35

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LOT TYPE LABEL LEGEND

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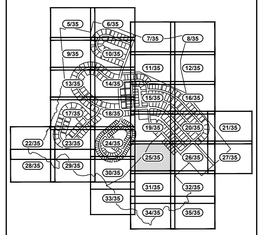
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

CORNFIELD COURT
50' R.O.W. (DEDICATED TO PUBLIC USE)

223 5400 S.F.± VI
175 5400 S.F.± VI
176 5400 S.F.± VI
177 5400 S.F.± VI
178 5400 S.F.± VI
179 5400 S.F.± VI
180 5400 S.F.± VI
81 S.F.± VI

EXISTING TREELINE
LIMIT OF EXISTING WETLANDS
EXISTING WETLANDS
PROPERTY LINE TO BE EXPUNGED PER THIS PLAN
PROPOSED TREELINE
25' WIDE DRAINAGEWAY
LIMIT OF EXISTING YOUNG FOREST
EXISTING BLUE-LINE STREAM
LIMIT OF EXISTING WETLANDS
LIMIT OF EXISTING YOUNG FOREST
RIPARIAN BUFFER
NATURAL RESOURCE AREA OPEN SPACE
NATURAL RESOURCE AREA OPEN SPACE
COMMUNITY AREA OPEN SPACE (11.14 AC. ±)
COMMUNITY AREA OPEN SPACE (11.14 AC. ±)

ZONE 1 25'
ZONE 2 25'

L.O.D.

SIRC

N 47° 47' 04" E 200.00'
N 27° 47' 04" E 900.00'
S 30° 21' 51" W 55.66'
N 59° 38' 09" W 54.00'
S 59° 38' 09" E 100.00'
S 30° 21' 51" W 156.66'
S 38° 29' 09" W 65.02'
S 12° 06' 29" W 34.07'
N 59° 38' 09" W 241.72'
N 28° 53' 43" W 501.96'
N 28° 53' 43" W 108.46'

20' STREET B.R.L. (TYP.)
6' SIDE B.R.L. (TYP.)
24' REAR B.R.L. (TYP.)
12' SIDE B.R.L.

FARMHOUSE HOLLOW
(PRIVATELY MAINTAINED)

PR. APT. BUILDING 10
24 UNITS
3 STORIES
10,681 S.F.

PR. APT. BUILDING 9
24 UNITS
3 STORIES
10,681 S.F.

PR. APT. BUILDING 8
24 UNITS
3 STORIES
10,681 S.F.

PR. APT. BUILDING 2
24 UNITS
3 STORIES
10,681 S.F.

5-CAR GARAGE

12' X 24' DUMPSTER ENCLOSURE (TYP.)
AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
BICYCLE PARKING (6 SPACES)
9' X 18' PARKING STALL (TYP.)
40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (190,522 S.F. ±)
DELDOT TYPE 1-6 P.C.C CURB (TYP.)
5' WIDE P.C.C. SIDEWALK (TYP.)

385 69.39 AC. ±

5 11600 S.F.± LL

30' REAR B.R.L. (TYP.)
5' SIDE B.R.L. (TYP.)
80.00'
400.00'
N 47° 47' 04" E

NAD 83 / DSP

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 25 OF 35

BECKER MORGAN GROUP

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410.546.9100

North Carolina
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www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET

25 OF 35

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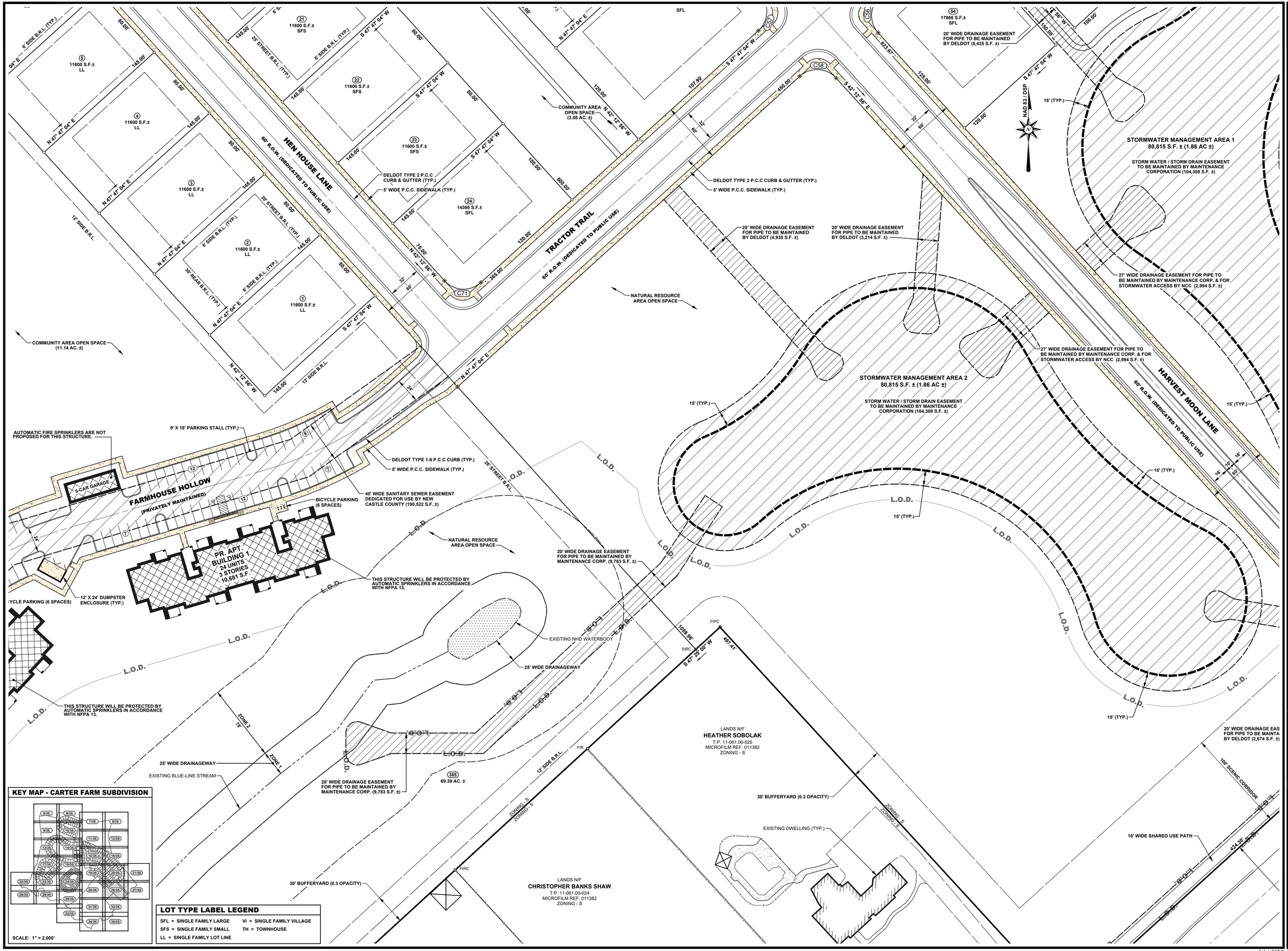

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

BECKER MORGAN GROUP

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www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 26 OF 35

PROJECT NO.:	2020245.00
DATE:	07/28/2023
SCALE:	1" = 40'
DRAWN BY: J.H.K.	PROJ. MGR.: T.D.G.

SHEET

26 OF 35

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(OUTPARCEL 3)
RESIDUAL LAND PARCEL 1
142,742 S.F. (3.28 AC. ±)

LANDS N/F
ELIOTT KREMS
T.P. 11-061.00-013
MICROFILM REF. 008135
ZONING - S

NAD 83 / DSP

,TER MANAGEMENT AREA 1
815 S.F. ± (1.86 AC ±)

,TER / STORM DRAIN EASEMENT
,AINTAINED BY MAINTENANCE
PORATION (104,308 S.F. ±)

,GE EASEMENT FOR PIPE TO
BY MAINTENANCE CORP. & FOR
CCESS BY NCC (2,994 S.F. ±)

20' BUFFERYARD (0.3 OPACITY)

NATURAL RESOURCE
AREA OPEN SPACE

HARVEST MOON LANE
EDICATED TO PUBLIC USE)

5' (TYP.)

15' (TYP.)

5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 1-8 P.C.C CURB
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)

10' WIDE SHARED USE PATH

100' SCENIC CORRIDOR

20' WIDE DRAINAGE EASEMENT
FOR PIPE TO BE MAINTAINED
BY DELDOT (2,674 S.F. ±)

SCM

L.O.D.

SIRC

FCM

903.35'

N 35° 32' 37" W

484.39'

RADIUS: 790.00'
ARC LENGTH: 28.15'
CHD. BRG: S 46° 45' 49" W
CHD. LENGTH: 28.14'

S 47° 47' 04" W

361.40'

110'

CHOPTANK ROAD (NCC 435)
RIGHT-OF-WAY WIDTH VARIES - "MAJOR COLLECTOR"
DEDICATED TO PUBLIC USE

51.36'
312.76'
S 36° 13' 11" W
49.88'
S 36°

216.83'

100'

N 42° 12' 56" W

616.67'

S 47° 47' 04" W

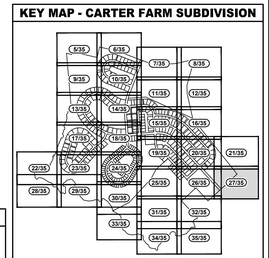
424.39'

100'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

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910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 27 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET
27 OF 35

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SYSTEM OR EXTENSION OF SAME (PER AS-BUILT SANITARY SEWER PLAN (DRY SEWER) FOR BACK CREEK II - SECTION 2, DATED 11/30/2007)

L.O.D.

LIMIT OF EXISTING WETLANDS

500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

LANDS N/F
BACK CREEK MAINTENANCE CORP
T.P. 11-060.00-076
MICROFILM REF. 20010125005363
ZONING - S

LANDS N/F
WAYNE DIPPOLD & ANDREA DIPPOLD
T.P. 11-060.00-093
MICROFILM REF. 20010125005363
ZONING - NC-21

20' WIDE SANITARY SEWER EASEMENT PER AS-BUILT SANITARY SEWER PLAN (DRY SEWER) FOR BACK CREEK II - SECTION 2, DATED 11/30/2007

BROOKS COURT
50' WIDE RIGHT-OF-WAY - "LOCAL ROAD"
DEDICATED TO PUBLIC USE

40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (46,760 S.F. ±)

EXISTING WETLANDS

LIMIT OF EXISTING WETLANDS

ZONING - S
ZONING - NC-21

PROPERTY LINE RUNS WITH BACK CREEK

25' WIDE DRAINAGEWAY

30' BUFFERYARD (0.2 OPACITY)

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)

100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-001
MICROFILM REF. 013273
ZONING - NC-21

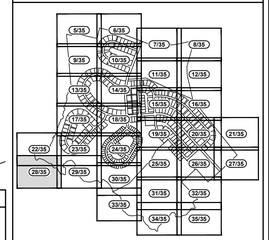
500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

NAD 83 / DSP

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

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North Carolina
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Wilmington, NC 28403
910.341.7600

www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LIVE/STATE_35 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET
28 OF 35

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L.O.D.
40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (46,760 S.F. ±)
LIMIT OF EXISTING MATURE FOREST
LIMIT OF EXISTING WETLANDS
NATURAL RESOURCE AREA OPEN SPACE
RIPARIAN BUFFER
S.B.L.
500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.
15' (TYP.)
EXISTING WETLANDS
ZONING - S
ZONING - NC-21
25' WIDE DRAINAGEWAY
100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.
40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)
PROPERTY LINE RUNS WITH BACK CREEK
30' BUFFERYARD (0.2 OPACITY)
EXISTING YOUNG FOREST
EXISTING MATURE FOREST
N 16° 54' 44" E 289.97'
N 12° 54' 16" E 255.00'
PROPERTY LINE TO BE EXPUNGED PER THIS PLAN
LIMIT OF EXISTING MATURI
N 45° 15' 16" E 289.97'
LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-001
MICROFILM REF. 013273
ZONING - NC-21
100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.
500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

NAD 83 / DSP

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

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www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 29 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

SHEET
29 OF 35

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STORMWATER MANAGEMENT AREA 8
38,787 S.F. ± (0.89 AC ±)

STORM WATER / STORM DRAIN EASEMENT TO BE MAINTAINED BY MAINTENANCE CORPORATION (51,110 S.F. ±)

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT & FOR STORMWATER ACCESS BY NCC (5,951 S.F. ±)

NATURAL RESOURCE AREA OPEN SPACE

5' WIDE ASPHALT PATH (TYP.)

15' (TYP.)

LIMIT OF EXISTING YOUNG FOREST

LIMIT OF EXISTING MATURE FOREST

PROPOSED TREELINE

RIPARIAN BUFFER

100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.

EXISTING WETLANDS

LIMIT OF EXISTING WETLANDS

ZONE 1 25' ZONE 2 25'

PROPERTY LINE RUNS WITH BACK CREEK

ZONING - S

ZONING - NC-21

30' BUFFERYARD (0.2 OPACITY)

25' WIDE DRAINAGEWAY

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,626 S.F. ±)

500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-001
MICROFILM REF. 013273
ZONING - NC-21

40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (190,522 S.F. ±)

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

NATURAL RESOURCE AREA OPEN SPACE

EXISTING TREELINE

25' WIDE DRAINAGEWAY

EXISTING BLUE-LINE STREAM

EXISTING YOUNG FOREST / EXISTING MATURE FOREST

12' SIDE B.R.L.

STORMWATER MANAGEMENT AREA 4
42,433 S.F. ± (0.97 AC ±)

385
69.39 AC. ±

517.25' SIRC

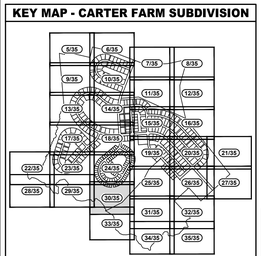
N 42° 47' 04" E

N 62° 47' 04" E

L.O.D.

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

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www.beckermorgan.com

PROJECT TITLE

APPLICATION NO. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80

SCALE: 1" = 40'

ISSUE BLOCK		
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
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4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 30 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET
30 OF 35

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BICYCLE PARKING (6 SPACES)
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
PR. APT. BUILDING 1 24 UNITS 3 STORIES 10,681 S.F.
24'
9' X 18' PARKING STALL (TYP.)
FARMHOUSE HOLLOW (PRIVATELY MAINTAINED)
RIPARIAN BUFFER
385 69.39 AC. ±
L.O.D.
12' X 24' DUMPSTER ENCLOSURE (TYP.)
COMMUNITY AREA OPEN SPACE (11.14 AC. ±)
DELDOT TYPE 1-6 P.C.C CURB (TYP.)
5' WIDE P.C.C. SIDEWALK (TYP.)
POOL
PR. CLUBHOUSE 5,000 S.F.
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
385 69.24 AC. ±
BICYCLE PARKING (4 SPACES)
9' X 18' PARKING STALL (TYP.)
BICYCLE PARKING (6 SPACES)
AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
6-CAR GARAGE
40' WIDE SANITARY SEWER DEDICATED FOR USE BY NEW CASTLE COUNTY (190,522 S.F. ±)
STORMWATER MANAGEMENT AREA 4 42,433 S.F. ± (0.97 AC ±)
PR. APT. BUILDING 6 24 UNITS 3 STORIES 10,681 S.F.
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
COMMUNITY AREA OPEN SPACE (11.14 AC. ±)
AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
6-CAR GARAGE
FARMHOUSE HOLLOW (PRIVATELY MAINTAINED)
BICYCLE PARKING (6 SPACES)
PR. APT. BUILDING 5 24 UNITS 3 STORIES 10,681 S.F.
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (190,522 S.F. ±)
L.O.D.
NATURAL RESOURCE AREA OPEN SPACE
40' WIDE SANITARY SEWER EASEMENT
500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.
100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF.
N 60° 23' 23" E 21.46'
S 74° 36' 15" E 91.83'
S 74° 36' 15" E 40.00'
S 15° 23' 00" W 140.62'
S 15° 23' 00" W 140.61'
S 37° 24' 23" E 25.11'
S 15° 23' 45" W 183.00'
N 15° 23' 45" E 177.00'
PRIVATE DRIVEWAY BY OTHERS
6' SIDE B.R.L.
25' STREET B.R.L.
40'
386 0.89 AC. ±
PR. PUMP STATION BUILDING
STORMWATER MANAGEMENT AREA 3 50,055 S.F. ± (1.15 AC ±)
30' REAR B.R.L.
SIRC
ZONE 1 25'
ZONE 2 25'
RIPARIAN BUFFER
LIMIT OF EXISTING YOUNG FOREST
NAD 83 / DSP
EXISTING BLUE-LINE STREAM
ZONE 1
ZONE 2 75'
25' WIDE DRAINAGEWAY

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
SFS = SINGLE FAMILY SMALL
LL = SINGLE FAMILY LOT LINE
VI = SINGLE FAMILY VILLAGE
TH = TOWNHOUSE

BECKER MORGAN GROUP

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

Maryland
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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. 2021-0285

CARTER FARM SUBDIVISION

MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 20 40 80
SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
9	06/06/24	AGENCY SUBMISSION
8	02/26/24	AGENCY SUBMISSION
7	12/08/23	AGENCY SUBMISSION
6	10/13/23	AGENCY SUBMISSION
5	7/28/23	AGENCY SUBMISSION
4	3/03/23	AGENCY SUBMISSION
3	1/20/23	AGENCY SUBMISSION
2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 31 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET
31 OF 35

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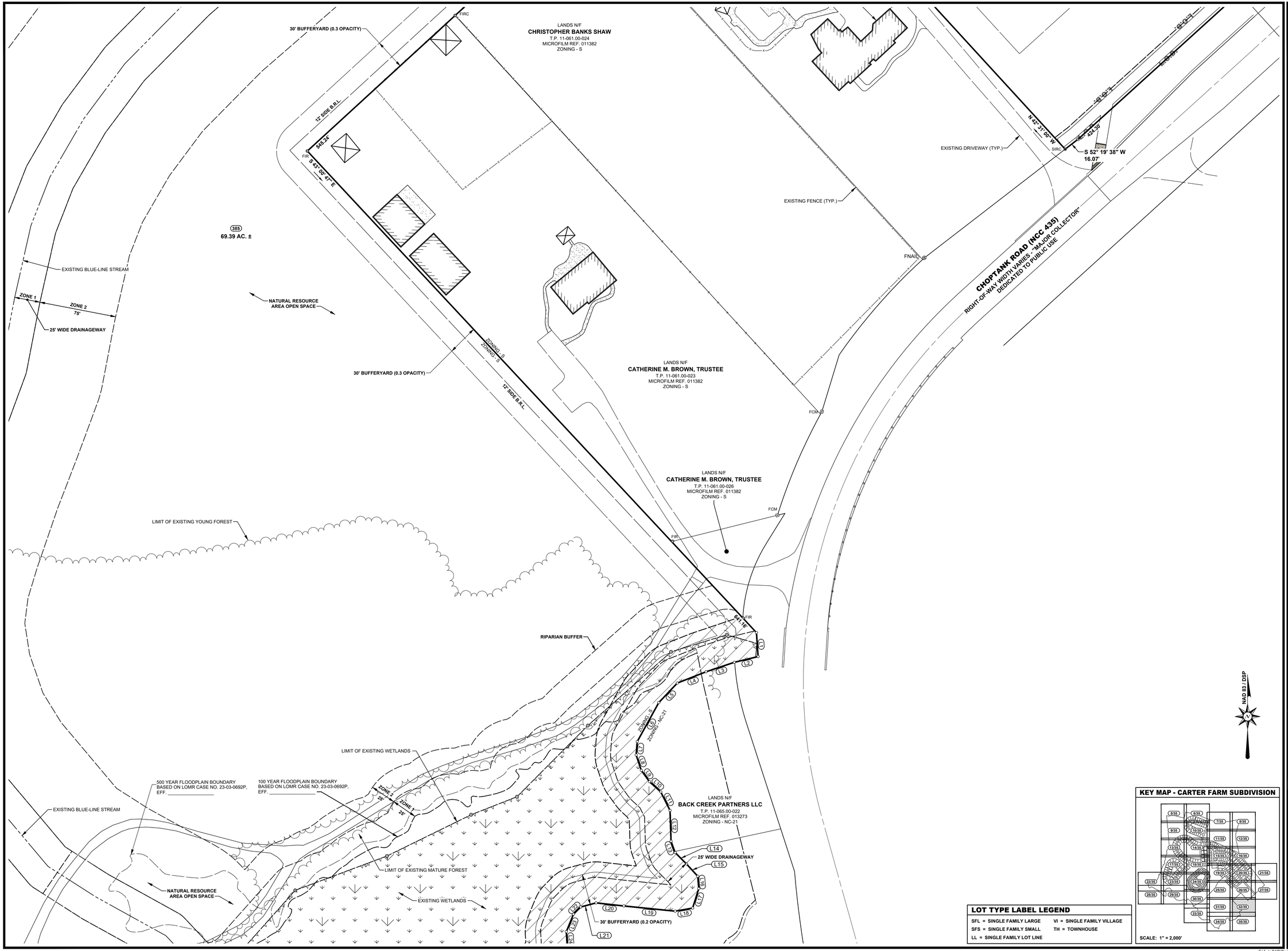

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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LAYER STATE: 32 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET

32 OF 35

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500 YEAR FLOODPLAIN BOUNDARY
BASED ON LOMR CASE NO. 23-03-0692P,
EFF. _____

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-001
MICROFILM REF. 013273
ZONING - NC-21

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

ZONE 1 25' | ZONE 2 25'

N 62° 47' 04" E

NATURAL RESOURCE AREA OPEN SPACE

STORMWATER MANAGEMENT AREA 4
42,433 S.F. ± (0.97 AC ±)

L.O.D.

PROPERTY LINE RUNS WITH BACK CREEK

LIMIT OF EXISTING MATURE FOREST

40' WIDE SANITARY SEWER EASEMENT DEDICATED FOR USE BY NEW CASTLE COUNTY (190,522 S.F. ±)

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)

30' BUFFERYARD (0.2 OPACITY)

LIMIT OF EXISTING WETLANDS

100 YEAR FLOODPLAIN BOUNDARY
BASED ON LOMR CASE NO. 23-03-0692P,
EFF. _____

500 YEAR FLOODPLAIN BOUNDARY
BASED ON LOMR CASE NO. 23-03-0692P,
EFF. _____

ZONING - NC-21
ZONING - S

25' WIDE DRAINAGEWAY

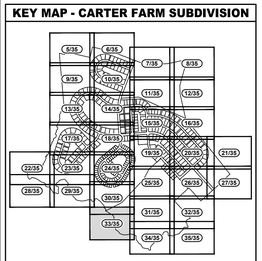
EXISTING WETLANDS

ZONE 1 25'

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-001
MICROFILM REF. 013273
ZONING - NC-21

PROPERTY LINE RUNS WITH BACK CREEK

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

NAD 83 / DSP

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
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LL = SINGLE FAMILY LOT LINE	

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PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

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0 20 40 80

SCALE: 1" = 40'

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LAYER STATE: 33 OF 35

PROJECT NO.: 2020245.00
DATE: 07/28/2023
SCALE: 1" = 40'
DRAWN BY: **J.H.K.** | PROJ. MGR.: **T.D.G.**

SHEET
33 OF 35

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STORMWATER MANAGEMENT AREA 3
50,055 S.F. ± (1.15 AC ±)

386
0.89 AC. ±

385
69.39 AC. ±

100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

PR. PUMP STATION BUILDING

6' SIDE B.R.L.

30' REAR B.R.L.

N 15° 23' 45" E 183.00'

S 15° 23' 45" W 183.00'

N 74° 36' 15" W 177.00'

91.83'

SIRC

L.O.D.

RIPARIAN BUFFER

ZONE 1 25'

ZONE 2 25'

LIMIT OF EXISTING MATURE FOREST

LIMIT OF EXISTING WETLANDS

EXISTING WETLANDS

NATURAL RESOURCE AREA OPEN SPACE

25' WIDE DRAINAGEWAY

30' BUFFERYARD (0.2 OPACITY)

40' WIDE WATERCOURSE DRAINAGE EASEMENT TO BE MAINTAINED BY NEW CASTLE COUNTY (403,628 S.F. ±)

PROPERTY LINE RUNS WITH BACK CREEK

LIMIT OF EXISTING YOUNG FOREST

EXISTING BLUE-LINE STREAM

ZONE 1 25'

ZONE 2 75'

ZONING - S
ZONING - NC-21

500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

100 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 13-011.20-018
MICROFILM REF. 013273
ZONING - NC-21

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

NAD 83 / DSP

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SHEET
34 OF 35

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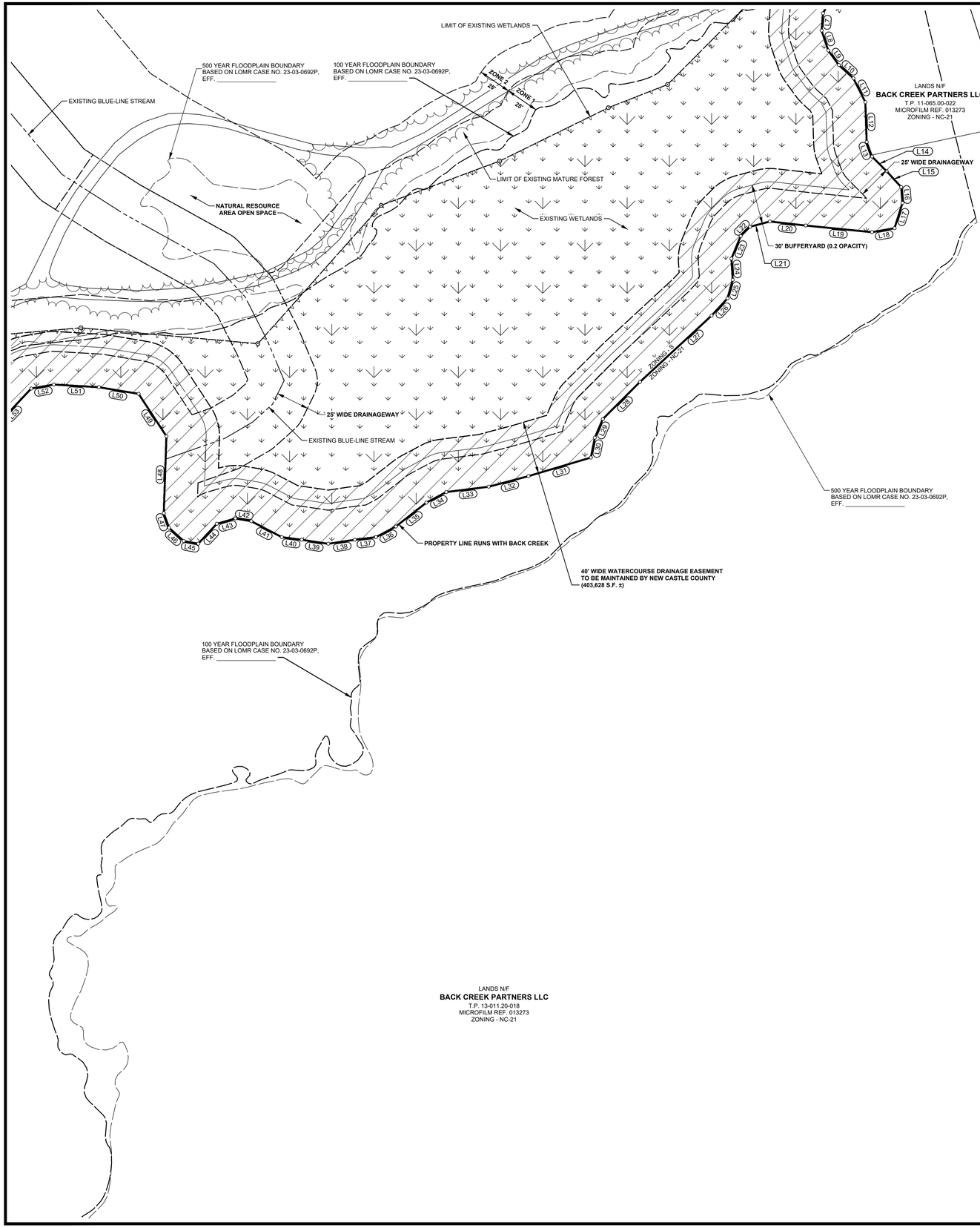

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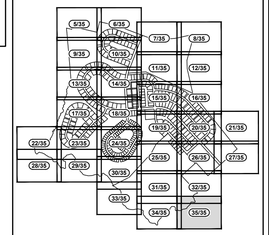

SCALE: 1" = 2,000'

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MARK	DATE	DESCRIPTION

LAYER STATE: 35 OF 35

PROJECT NO.:	**2020245.00**
DATE:	**07/28/2023**
SCALE:	**1" = 40'**
DRAWN BY: **J.H.K.**	PROJ. MGR.: **T.D.G.**

SHEET

35 OF 35

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Prime sponsor(s): Ms. Durham
Date of introduction: June 11, 2024

ORDINANCE NO. 24-112

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 40 ("UNIFIED DEVELOPMENT CODE"), SECTION 40.26.430 ("COMMUNITY REDEVELOPMENT PLAN") RELATING TO COMMUNITY DEVELOPMENT PLANS AND DESIGN GUIDELINES

WHEREAS, the Unified Development Code (Ch. 40) of the *New Castle County Code* provides for the establishment of a hometown overlay district; and

WHEREAS, this is in recognition that certain early settlement areas in New Castle County have a development pattern that does not fit within the suburban model found throughout much of the County; accordingly, the creation of a hometown overlay district allows for standards or design guidelines more suitable to a specific district, while still meeting the overall intent and protections of the UDC. Thus far, four communities in the County have been so designated; and

WHEREAS, the design guidelines are to be used by developers and their designers in the project design process; by residents, business owners, the local Design Review Advisory Committee (DRAC), and other community groups in their review of proposed projects; and by the New Castle County Department of Land Use, the Historic Review Board, the Planning Board, and, ultimately, County Council during the approval process; and

WHEREAS, in accordance with the provisions of the overlay districts, any exterior property improvement proposed within the overlay area is subject to review by the DRAC. To benefit from the special provisions of the UDC applicable to the overlay district, the design of a proposed development or improvement must be consistent with the design guidelines; and

WHEREAS, consistency with the guidelines is determined by the Department of Land Use, taking into consideration the recommendations of the DRAC. Moreover, the design review process must be in accordance with the provisions of the Hometown Overlay Ordinance, which includes formal application, DRAC review and recommendation, and the Department's review process; and

WHEREAS, it goes without saying that the process identified above is dependent upon and only functions as intended when the essential Design Review Advisory Committee is, in fact, viable; however, as has been discovered recently, the law, enacted years ago, is sorely in need of updating and finetuning; and

WHEREAS, County Council has determined that the provisions of this Ordinance substantially advance and are reasonably and rationally related to legitimate government interests, including promoting the public health, safety, welfare, and quality of life of present and future inhabitants of New Castle County.

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. *New Castle County Code* Chapter 40 ("Unified Development Code"), Section 40.26.430 ("Community Redevelopment Plan") is hereby amended by adding the material that is underlined and deleting the material with strikethroughs, as set forth below.

Sec. 40.26.420. Designation.

A. County Council may establish Hometown (HT) Overlay Zoning Districts, pursuant to process and standards for a zoning map amendment set forth in Article 31 of this Chapter.

B. The Hometown (HT) Overlay Zoning District ~~that~~ encompasses the boundaries of communities and neighborhoods that will be subject to a modification of dimensional standards as set forth herein and by an approved Community Redevelopment Plan.

~~B~~C. When the establishment ~~Adoption~~ of a Hometown Overlay District requires ~~shall~~ an amendment to the Comprehensive Development Plan, ~~to be consistent therewith~~ the County must amend the Comprehensive Plan consistent with State Code.

~~C~~D. The description and identification of these communities shall be through civic initiative and public input to determine the unique qualities, landscapes, land use, development patterns, amenities, road network and transit facilities, community uses, public spaces and other assets that define and characterize that community. The delineation of a community shall not be comprised of only one (1) land use type. Communities are composed of a variety of uses that include residential, commercial, employment, recreational and institutional uses. While not all communities have each of these categories, all communities do exhibit a variety of land uses that together contribute to the identity and function of the community.

~~D~~E. All proposed land use applications reviewed by the Department shall comply with a Community Redevelopment Plan and/or Design Guidelines adopted for a community.

Sec. 40.26.430. - Community redevelopment plan.

A. With adoption of the Hometown Overlay Zoning District Ordinance, County Council shall at the same time, by ~~resolution~~ ordinance, approve a Community Redevelopment Plan with design guidelines.

1. At a minimum, the Plan shall include a purpose, goals, and description of the land uses, community character, architectural or design themes, streetscape and landscape concepts, transportation objectives, considerations for building envelope, mixed use opportunities, parking/loading, and accessory uses.

2. The Community Redevelopment Plan must describe how development is intended to be compatible with the community character or in harmony with the existing community fabric. It should encourage maintaining the rhythm of the existing developed community by recognizing streetscape contexts involving building, scale, mass, door and window openings and spacing, building height, setbacks, materials, texture, and relief of facades. However, the Plan should not merely act to replicate architectural styles that would result in an unintended monotony and blandness or a contrived, artificial appearance.

3. The Community Redevelopment Plan shall identify those properties that warrant a different zoning designation and County Council shall consider these rezonings concurrently with the adoption of the overlay zone.

4. An illustrative plan and narrative report shall address proposed dimensional, character, design and other standards to supplant or supplement other provisions in ~~this~~ *County Code*. These standards and criteria may be incorporated in the Community Redevelopment Plan or within a separate "Design Guidelines" manual.

B. The Community Redevelopment Plan with guidelines shall result from no less than two public meetings scheduled by the Department to determine community goals and objectives, ~~(~~sometimes referred to as a visioning process~~)~~. It is imperative that these public meetings, held pursuant to the public notification process of Section 40.31.340, comprise broad-based support with representation by diverse community interests and bona fide community groups.

Subsequent to the public meetings, an application supporting the proposed Plan with design guidelines shall be submitted to the Department and scheduled to be heard by the Planning Board and, if historic resources are potentially involved, the Historic Review Board. Following the hearing(s), the Planning Board and the Department shall issue a joint recommendation regarding the application. Where applicable, the Historic Review Board shall issue a separate recommendation.

C. Amendment or revision to the Community Redevelopment Plan and/or the guidelines, may be initiated by the community, the Design Review Advisory Committee (DRAC), the District Council Member, or by the Department, and approved through an [~~resolution of County Council~~]ordinance pursuant to the standards and process for a text amendment set forth in Article 31 of this Chapter with the addition of a review and recommendation by the Design Review Advisory Committee (DRAC) if one exists.

D. An applicant seeking a variance~~(s)~~ ~~to~~ from the dimensional standards and/or design guidelines identified in the Community Redevelopment Plan or Design Guidelines manual shall apply to the Board of Adjustment. A recommendation from the DRAC and the Department (or the Department alone, if no DRAC exists) shall be submitted to the Board of Adjustment prior to consideration of the application by the Board ~~a decision~~.

Sec. 40.26.460. Land development reviews.

A. Any proposed land development application within a Hometown Overlay zone shall follow the procedures of Article 31 with the addition of a review by the Design Review Advisory Committee (DRAC). If no DRAC exists, the Planning Board will consider the application for consistency with the Community Redevelopment Plan at the public hearing for Major Land Development Plans by this Chapter.

B. The Department shall review all other land use applications located within any Hometown Overlay for consistency with the Community Redevelopment Plan and Design Guidelines. The Department may refer an application to the local DRAC for their recommendation if the Department determines that the proposed activity is not consistent with the Community Redevelopment Plan and/or Design Guidelines Manual.

~~B~~C. Upon submission of an application, the Department shall notify the appropriate DRAC of the application and schedule a public meeting for the next regularly scheduled monthly meeting in compliance with legal notice requirements. Both the applicant and the Department shall be responsible for public notification in accordance with Section 40.31.340.

~~C~~D. The Department shall prepare a preliminary report for the DRAC prior to the public meeting. The Department's preliminary report shall include a discussion of the appropriateness of the application in relation to the Community Redevelopment Plan and/or Design Guidelines manual and this Chapter.

~~D~~E. A public meeting for review of the application shall be held by the DRAC and the Department. The applicant shall be present to provide a brief description of the project and answer questions by the Committee and those in attendance. Based upon its public review, the DRAC shall provide a written recommendation to the Department within ten (10) days of the public meeting. If the DRAC fails to submit a recommendation within those ten (10) days, the Department shall proceed with its review of the application.

~~E~~F. The DRAC's written recommendation shall advise the Department of the project's conformance with the goals, objectives and standards of the Community Redevelopment Plan and/or Design Guidelines manual. The Committee may make suggestions or recommendations for desired revisions to further enhance the project or to correct deficiencies.

~~F~~G. Upon receipt of the DRAC recommendation, the Department shall issue a final report to the applicant. In doing so, the Department shall give due consideration to the public meeting comments and DRAC recommendation in determining conformance with the Community Redevelopment Plan and/or Design Guidelines manual. A revised exploratory plan or land development application may be required to incorporate the proposed changes identified in the final report. Architectural details, elevations and other design-related elements shall be shown on a landscape plan or on a separate plan. The Department will subsequently respond to the applicant as part of its review in accordance with this Code. Dimensional standards varied by this process and other Community

Redevelopment Plan and/or Design Guideline manual elements shall be noted and depicted on all subsequent plan and/or application submissions.

~~G~~H. The Department may refuse acceptance of plans that are in substantial noncompliance with this Chapter or Community Redevelopment Plan and/or Design Guidelines manual and may require subsequent reviews by the DRAC upon submission of revised plans.

~~H~~I. In the event that an applicant submits supplemental materials to the Department to contradict a recommendation from the DRAC, an additional DRAC meeting, following the notification process outlined in Section 40.26.460 B., shall be required to provide an opportunity for the DRAC to revisit its prior recommendation in light of any new materials including, but not limited to, all supplemental materials received by the Department from the applicant and the Department's official position. The DRAC shall then have ten (10) days from the date of the public meeting to provide a supplemental recommendation to the Department. If the DRAC fails to submit a supplemental recommendation within those ten (10) days, the Department shall proceed with its review of the application.

Section 2. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

_____
Karen Hartley-Nagle
President of County Council
of New Castle County

Approved on:

_____
Matthew Meyer
County Executive
of New Castle County

SYNOPSIS: This Ordinance amends *New Castle County Code*, Section 40.26.430 (Community Redevelopment Plan) to update and clarify the law covering community redevelopment plans and guidelines and any amendments thereto.

FISCAL NOTE: There is no discernible fiscal impact with the adoption of this Ordinance.

DEPARTMENT OF LAND USE
RECOMMENDATION REPORT

Ordinance No. 24-112
Application No. 2024-0417-T
Community Development Plans

October 15, 2024

Sponsor: Councilwoman Dee Durham (District 2)

Description: To amend New Castle County Code, Section 40.26.430 ("Community Redevelopment Plan") relating to community development plans and design guidelines.

EXECUTIVE SUMMARY

Ordinance 24-112 (Application 2024-0417-T) proposes changes to Sections 40.26.420, 40.26.430, and 40.26.460 of the New Castle County Code to clarify standards required for development within Hometown (HT) Overlay districts related to public meetings.

Based on the analysis below and the Standards included in **Section 40.31.420 *of the New Castle County Code,*** the Department of Land Use recommends **APPROVAL** of Ordinance 24-112 (Application 2024-0417-T) as written.

DESCRIPTION

Ordinance 24-112 proposes amendments to Article 26 (Modification of Standards) of the New Castle County Code, which governs Hometown Overlay districts. The amendments would clarify the process for updating community redevelopment plans and design guidelines. Additionally, they would clarify the application review process in the event that a Design Review Advisory Committee (DRAC) is not seated.

BACKGROUND

Ordinance 03-107 Hometown Overlay Zoning District

As part of the 2002 Comprehensive Plan Update, New Castle County assessed that its growth trajectory might not align with the most sustainable development pattern and that its existing unique communities are at risk of being fragmented or diluted. The

Comprehensive plan recommended several specific strategies to address this concern which served as the impetus for the establishment of Hometown Overlay zoning. Ordinance 03-107 was adopted in March of 2004, establishing the Hometown Overlay Zoning District (HT) and community redevelopment planning procedure. The ordinance mandated the preparation of a Community Plan and the concurrent adoption and approval of both the overlay zoning ordinance and the Community Plan. The New Castle County Department of Land Use pledged to provide professional and technical assistance to the local community, which might include the engagement of external planning and design consultants.

Upon the adoption of the community plan and overlay zoning ordinance, a Design Review Advisory Committee was established. This committee is comprised of individuals directly impacted by the overlay designation. The committee's primary responsibility is to scrutinize each land development application to ascertain its compliance with the community plan. Additionally, the committee provides guidance to the Department on the application's adherence to the community plan's goals, objectives, and standards. It is important to note that the initial standards only applied to land development plans.

Ordinance 06-031 Modification of Standards

Recognizing the potential impact of building and zoning permits on the achievement of community redevelopment goals, objectives, and strategies, County Council adopted Ordinance 06-031 (July 2006). This ordinance incorporated provisions requiring the Department to review all land use applications within the Hometown Overlay District for conformity with the Community Redevelopment Plan. If the Department determined that an application was inconsistent with the Community Redevelopment Plan, it would refer the application to the appropriate Development Review Advisory Committee (DRAC). The ordinance also included notification requirements for DRAC hearings and other minor amendments.

Ordinance 08-032 Design Review Advisory Committees

Ordinance 08-032 amended the Development Review Advisory Committee (DRAC) procedures in instances where the Department received documentation from the applicant that contradicted a recommendation from the DRAC. In such circumstances, the ordinance required an additional meeting of the DRAC. Additionally, the ordinance incorporated several minor amendments to the composition and operational framework of DRACs.

Ordinance 10-113 County Code Republication

In January of 2011, County Council adopted Ordinance 10-113, which was a republication of the complete County Code. The ordinance included minor revisions to Sections 40.26.420, 40.26.430, and 40.26.460.

Ordinance 24-112 Community Development Plans

The proposed ordinance mandates that alterations to the Community Redevelopment Plan/Design Guidelines be implemented through an ordinance and must be preceded by at least two public meetings. Typically, this entails a meeting with the Design Review Advisory Committee (DRAC), Planning Board, and County Council. In instances where the DRAC is not operational, the proposed amendments to the plan would be presented to the Planning Board and County Council. The Ordinance also stipulates that when a DRAC is not operational, permits be reviewed by the Department, and that land development plans be considered by the Planning Board to ensure consistency with the Community Redevelopment Plan.

PLUS REVIEW

The PLUS Report dated September 23, 2024, contained comments from State agencies. The Office of State Planning and Coordination (OSPC) had no concerns or objections to the proposed ordinance stating "OSPC has no comment on this ordinance. The changes proposed to the Unified Development Code continue to improve the code and its alignment to the Comprehensive Plan." There were no additional comments from other State agencies.

PLANNING BOARD PUBLIC HEARING – *October 1, 2024*

At the October 1, 2024, Planning Board Public Hearing, Councilwoman Durham presented Ordinance 24-112. During her presentation, Councilwoman Durham elucidated the current Design Review Advisory Committee (DRAC) process and the recent impetus for creating the proposed legislation, which was the recent events in the Centerville Hometown Overlay area. She requested that Matthew Rogers, Senior Planner for the Department of Land Use, assist in clarifying the affected sections of the Unified Development Code (UDC). Mr. Rogers provided an explanation of the current and proposed provisions for the code regarding amendments to Community Redevelopment Plans and the review process for land use applications when a DRAC is not seated.

Karen Peterson, Planning Board Chair inquired about the language "The Community Redevelopment Plan with guidelines shall result from no less than two public meetings scheduled by the Department…" in the proposed ordinance. She asked whose responsibility it is to conduct those two public meetings. Mr. Rogers responds stating that in circumstances where the DRAC is unseated but revisions to the Community Redevelopment Plans and Design Guidelines are proposed, the proposal would be heard by Planning Board and County Council.

Public Comment

There was no public comment.

Written Public Comment

There was no written public comment.

ANALYSIS

As stated in the background section of this report, the Hometown Overlay provisions in the UDC date back more than 20 years and there have been various procedural changes. Ordinance 24-112 includes important revisions to the code ensuring appropriate public hearing and considerations be given to revisions to Community Redevelopment Plans/Design Guidelines. Additionally, it includes provisions for reviewing permits and land development applications when a DRAC is not seated. The Department of Land Use concurs that the proposed legislation will correct an issue found in the current code and ensure that adequate public meeting opportunities are provided in circumstances where DRAC is not seated.

Standards of Review

Pursuant to **Section 40.31.420** ***of the New Castle County Code***, in determining whether a text amendment shall be recommended or approved, all of the following factors shall be considered:

A. *Implementation of a new portion of the Comprehensive Development Plan.*

   N/A

B. *Implementation and achievement of the Comprehensive Plan's goals and objectives.*

   N/A

C. *Consistency with the provisions of this Chapter and the standards for similar uses.*

   N/A

D. *Necessity to respond to State and/or Federal legislation.*

   N/A

E. *Flexibility in meeting the objectives of this Chapter.*

   N/A

F. Changes to conditions, interpretations, and/or clarifications to existing language for new uses.

N/A

G. Consideration of specific problems found in this Chapter.

Ordinance 24-112 seeks to address an issue where when a DRAC is not in operation, the residents located within HT Overlay Districts will be provided adequate public speaking opportunities regarding proposed changes to Community Plans & Design Guidelines.

DEPARTMENT OF LAND USE RECOMMENDATION

The Department of Land Use has considered the Standards for Text Amendment in Section 40.31.420 of the New Castle County Code and comments received from other agencies and the public. Based on this analysis, the Department recommends **APPROVAL** of Ordinance 24-112 (Application 2024-0417-T).

PLANNING BOARD RECOMMENDATION

At the business meeting held on October 15, 2024, the Planning Board considered the recommendation provided by the Department of Land Use as well as comments from outside agencies and the public.

On a motion made by Ruth Visvardis and seconded by Neal Cantrell, the Board voted to recommend **APPROVAL** of Ordinance 24-112 pursuant to the rationale of the Department of Land Use

The motion was adopted by a vote of 7-0-0-2 (In Favor: Peterson, Cahill-Krout, Cantrell, Drake, Gray, Snowden, Visvardis; In Opposition: None; Abstention: None; Absent: Cochran, Daigle).

Prior to the vote, the following discussion occurred:

Matthew Rogers read the Department of Land Use recommendation into the record. Charuni Patibanda, General Manager informed the Board that the Department has been in communication with DNREC throughout the process.

The Planning Board had no questions or comments.

STATUTORY GUIDELINES

In the phraseology of 9 Delaware Code Section 2603(a), the Department finds that this finds that this text amendment would promote the convenience, order, and welfare of the present and future inhabitants of this state.

11/5/2024

Charuni Patibanda Date
General Manager
Department of Land Use

11/1/2024

Karen Peterson Date
Chair
Planning Board

Prime Sponsor(s): Mr. Carter
Date of introduction: January 10, 2023

ORDINANCE NO. 23-007

REVISE ZONING MAP: PENCADER HUNDRED, SOUTH SIDE OF BETHEL CHURCH ROAD, APPROXIMATELY 1,850 FEET WEST OF CHOPTANK ROAD, 3500 FEET SOUTH OF BETHEL CHURCH ROAD; REZONE 2.08 ± ACRES OF TAX PARCEL 11-061.00-005 FROM S (SUBURBAN) TO S (SUBURBAN) AND H (HISTORIC) OVERLAY ZONE; COUNCIL DISTRICT 6

(The property owner is requesting the H (Historic) Overlay Zone for the subject parcel. App. **2021-0285-S**.)

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of New Castle Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated December 7, 2022, as set forth therein.

Section 2. This Ordinance shall become effective immediately upon passage by New Castle County Council and approval of the County Executive, or as otherwise provided in 9 *Del*. *C*. § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: Same as Title.

FISCAL IMPACT: This rezoning ordinance will have no immediate discernable fiscal impact on the County, but if the parcel(s) rezoned is (are) developed in accordance with the new rezoning, there may be one or more indirect fiscal effects on New Castle County government, including, but not limited to, an increase in the assessed value of the property with a resultant increase in taxes collectible thereon, and an increased demand for county services.

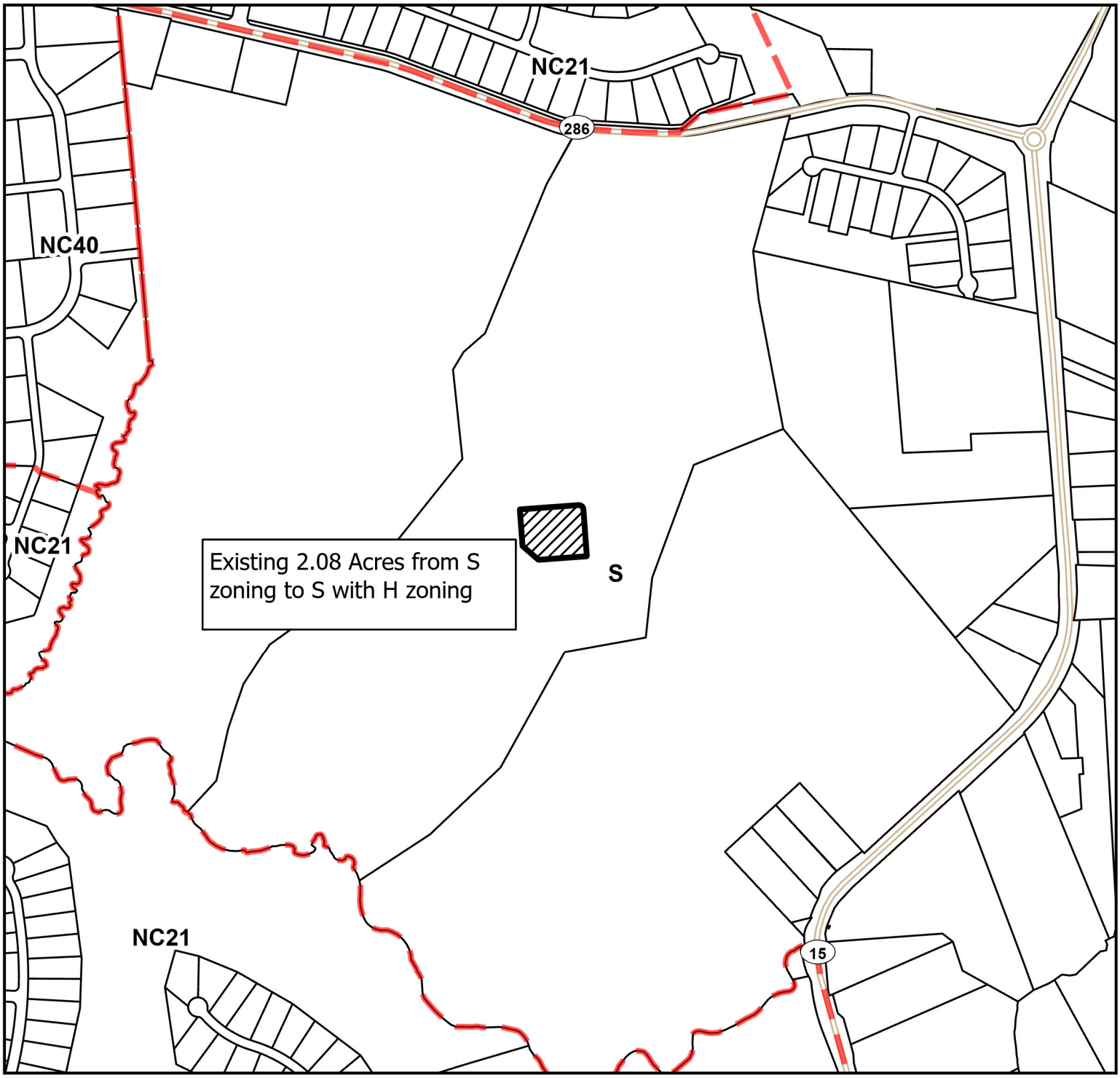
PROPERTY MAP

EXHIBIT "A"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: CARTER FARMS LLC
PROPOSED REZONING: EXISTING S ZONING TO S WITH H ZONING

APPLICATION NO. 2021-0285-S

TAX PARCEL NO. P/O 11-061.00-005



HUNDRED: PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

N

Scale: 1:9,000
Prepared by: property.munsaka
Date: 12/7/2022

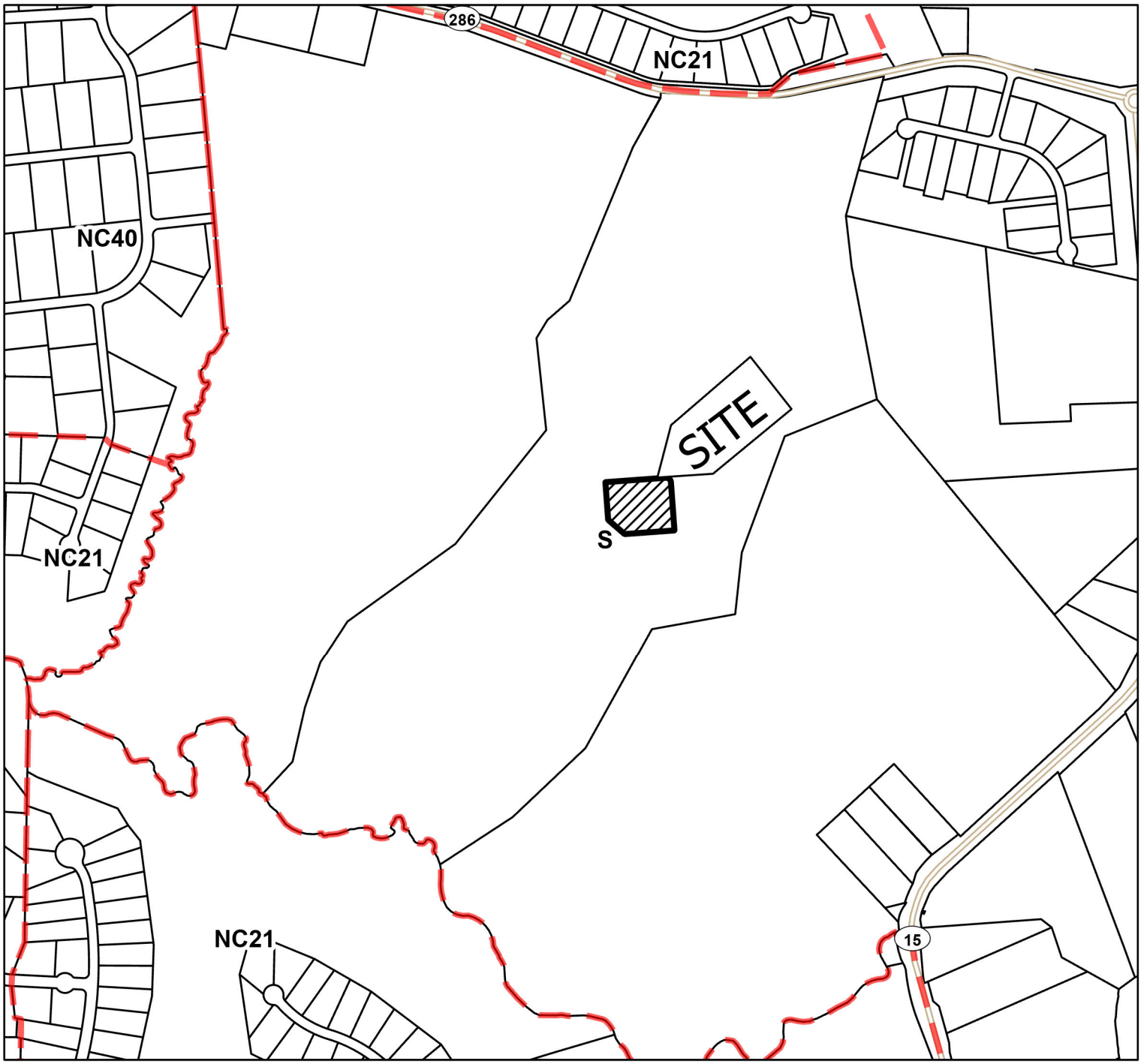
PERMANENT ORDINANCE NO. [redacted] 23-007
Date Adopted by County Council _____
Date Approved by County Executive _____

PROPERTY MAP

EXHIBIT "L"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: CARTER FARMS LLC
PROPOSED REZONING: EXISTING S ZONING TO S WITH H ZONING

APPLICATION NO. 2021-0285-S
TAX PARCEL NO. P/O 11-061.00-005



HUNDRED: PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:9,000
Prepared by: property.munsaka
Date: 12/7/2022

N

PERMANENT ORDINANCE NO. [redacted] 23-007
Date Adopted by County Council _____
Date Approved by County Executive _____

DEPARTMENT OF LAND USE
RECOMMENDATION REPORT

Ordinance 23-007
Application 2021-0285-S/Z
Major Land Development Plan for Carter Farm

March 21, 2023

Location: South side of Bethel Church Road, approximately 1,850 feet west of Choptank Road; West side of Choptank Road, 3500 feet south of Bethel Church Road

Sponsor: Councilman David Carter, District 6

Description: Open space planned development of 189 large single-family lots, 32 small single-family lots, 32 lot line single-family lots, 95 village lots, 36 townhouse lots, and 240 multi-family apartment units with associated improvements, including clubhouses and recreational areas; Rezone 2.08± acres of Tax Parcel 11-061.00-005 From S (Suburban) to S (Suburban) and H (Historic) overlay zone

Applicant: Carter Farm, LLC (c/o Bill Krapf)

EXECUTIVE SUMMARY

Situated between the south side of Bethel Church Road, the west side of Choptank Road, and the north side of Back Creek, the proposed major land development plan seeks to establish an open space planned development on the existing 412± acre, Carter Farm. The plan includes a variety of housing types; 189 large single-family lots, 32 small single-family lots, 32 lot line single-family lots, 95 village lots, 36 townhouse lots, and 240 multi-family apartment units. Located on the site is the Carter Farm House, which was determined to be historically significant and eligible for Historic overlay zoning thereby requiring rezoning approximately 2.08± acres of land (Lot 390) surrounding the historic, Carter Farm House (ca. 1780) pursuant to Section 40.15.310 *of the Unified Development Code*. The applicant is required to complete a Preservation Plan to accompany the rezoning outlining measures to be taken to complete the historic building's restoration and long-term maintenance.

The Department of Land Use has considered the Standards for Zoning Map Amendment in Section 40.31.410, A through E *of the Unified Development Code*, the proposed plan, the comments received from the Historic Review Board and outside agencies, and the comments received by the public. Based on this analysis, the Department is of the opinion that the standards are met by this proposal.

The Department of Land Use recommends **CONDITIONAL APPROVAL** of the rezoning with the following conditions:

1. The applicant develop a plan for archaeological investigation in conjunction with a Registered Professional Archaeologist and the Department of Land Use to ensure that any potentially significant archaeological resources are identified, documented, and avoided / mitigated prior to ground disturbance in accordance with **Section 40.15.221** ***of the Unified Development Code***. The final findings of archaeological work shall be summarized in the final draft of the preservation plan that is recorded and referenced on the land development plan.

2. Interpretive signage be provided along the walking path near the historic site regarding the history of the property. Such signage shall include a diagram of the former complex and relevant historic information regarding the site's historic occupations and significance to New Castle County.

3. A note be provided on the record plan requiring that any changes to the Preservation Plan must receive approval from the Historic Review Board.

DESCRIPTION

Situated on the south side of Bethel Church Road and the west side of Choptank Road (DE Rt 15), the Carter Farm is located about a mile south of the Chesapeake & Delaware Canal, northwest of the Town of Middletown. Application 2021-0285-S/Z, Carter Farm Subdivision, is a major land development plan proposed on the south side of Bethel Church Road. The proposed plan includes a total area of 412.47± acres across four parcels and is in accordance with the existing Suburban (S) zoning. The plan proposes to permit the construction of an OpenSpace Planned development containing 189 large single-family lots, 32 small single-family lots, 32 lot line single-family lots, 95 village lots, 36 townhouse lots, and 240 multi-family apartment units.

The application additionally proposes to rezone the Carter Farm House, constructed ca. 1780, and 2.08± acres of land surrounding the house to an Historic overlay zoning district in compliance with the requirements of Section 40.15.310 *of the Unified Development Code.* The Historic overlay rezoning request is accompanied by a Preservation Plan that includes detailed measures for the restoration, preservation, and treatment of the existing historic resources on the farm. The final draft of the Preservation Plan will be memorialized on the final record plan for the major land development.

ZONING & DEVELOPMENT PATTERN

Carter Farm is located just south of the Chesapeake and Delaware Canal and west of the Maryland State Line in an area of southern New Castle County that is largely characterized by a mix of agricultural lands and medium-density, residential development. Bethel Church Road serves as an east-west connection from Choptank Road to the nearby State of Maryland, while Choptank Road serves as a main route to the south, into the Town of Middletown and southern Delaware. The farm itself has been utilized for agricultural purposes for centuries, as deed research completed to date has indicated that the farm was once a functional plantation in the eighteenth century. Situated northwest of the Town of Middletown, the Carter Farm is located within the West Wing of the County, an area that has existing sewer infrastructure available to support residential development. Major subdivisions border Carter Farm to the north, west, and south and include Fairview Farm, Millwood, and Back Creek. Up until the late 1990s and early 2000s, unincorporated Southern New Castle County including lands north of the Town of Middletown were largely characterized by historic farmsteads and minor residential development. Following the development boom in the Town of Middletown and the construction of the US Route 301 through the southwestern part of the County, there has been an increased demand for residential development. As a result, there has been an increased loss of historically significant resources that had defined the character of landscape, and therefore just a scattering of historic resources remains.

The Carter Farm is located within an S (Suburban) zoning district that extends to Choptank Road (DE Rt 15) and extends east to the Delaware River. Directly to the north, west, and south are several developments that occurred under the Former Code, currently zoned Neighborhood Conservation (NC21 & NC40).[1] The nearest Historic overlay zoning district, the A. Eliason House, is located approximately 2.5 miles to the east along Summit Bridge Road.

BACKGROUND

Development of the Carter Farm has been contemplated since the late 1990's, with the earliest iteration of the plan dating to 1997. In addition, preservation of the Carter Farm House as an integral part of the residential development has long been contemplated and reviewed by both the New Castle County Historic Review Board and Planning Board respectively.[2] Currently before the Planning Board for recommendation is the Historic overlay rezoning request of the 2.08± acres surrounding the historic Carter Farm House, which was constructed ca. 1780 by William Clark. Ordinance 23-007 was introduced on January 10, 2023 and was sponsored by Councilman David

[1] The Former Code refers to the New Castle Zoning and Subdivision Codes prior to the Adoption of the UDC (December 31, 1997). These developments were developed under the Cluster Development options under the R-2 zoning designation.
[2] App. 2001-1068-S & App. 2008-0150-S

Carter following the recommendation by the Historic Review Board that the Carter Farm House meets the minimum Criteria for Designation for Historic overlay zoning. Given the historic value of the Carter Farm House, App. 2021-0285-S/Z is required to rezone the historic resource and take appropriate measures to ensure the long-term maintenance of the Carter Farm House prior to recordation.

As part of the Historic overlay rezoning, applicants are required to complete a Preservation Plan, a recorded document that describes existing conditions, measures to be taken for rehabilitation, restoration, and/or preservation, and a provide a performance guarantee. The proposed draft of the Preservation Plan is reviewed and approved by the Historic Review Board prior to the major land development application proceeding to the Planning Board and subsequently County Council. The final draft of the Preservation Plan is recorded at the Recorder of Deeds Office and is referenced on the record plan.

History of the Carter Farm House[3]

Centrally located among the agricultural fields of the Carter Farm, the Carter Farm House (formerly identified as the J.T. Bird House) is a two-and-a-half story, three-bay brick dwelling that has a deep, two-and-a-half story, rear ell. The house was originally constructed in the early 1780's by William Clark, a plantation owner and miller in Delaware during the late eighteenth century. According to the documentation completed by the University of Delaware's Center for Historic Architecture and Design (UD CHAD), a review of Clark's will indicates that the plantation included a dwelling and a mill, with the original dwelling comprising the modern day, rear ell portion of the house. Probate records note that there were seventeen enslaved persons on the plantation, a high number of individuals for a plantation within the State of Delaware. Clark's occupation of the Carter Farm aligns with the emergence of the "rural elites" between 1770 and 1830, a class of men who were able to take advantage of prosperous farming conditions in central Delaware and who often relied on rich agricultural lands, innovative farming methods, and enslaved labor. The brick construction of the house is an indicator of Clark's status as a prominent farmer and member of the rural elites in Pencader Hundred. Clark maintained extensive real estate holdings until the time of his death in 1785.

In 1800, U.S. Congressman James Ashton Bayard, Sr. acquired the property, beginning a new era for the farm in which several prominent, wealthy men utilized the property as an investment in agricultural tenancy. Agricultural tenancy of farms in Delaware was an integral part of the economy, society, and culture between the Revolutionary War and early 20th century, with almost half the farms in the Upper Peninsula Zone of Delaware being occupied by tenant farmers. During Bayard's ownership of the farm, a tenant named George Lewis managed the plantation and

[3] Note: This is a summary of the historical research and documentation completed by the University of Delaware's Center for Historic Architecture and Design, which is included in the draft Preservation Plan enclosed with this report.

continued the practice of enslavement through the early nineteenth century. The farm passed to Bayard's son, Richard, in 1815. Richard H. Bayard was the first mayor of the City of Wilmington as well as a US Congressman. While there is not a significant amount of documentation of the occupants of the farm under Richard H. Bayard's ownership through 1834, it can be surmised that agricultural tenancy continued on the plantation.

As noted in the UD CHAD documentation report, the Carter Farm House's period of significance occurred under the ownership of James T. Bird, who acquired the property in 1834. Another elite farmer in Delaware, Bird built a substantial fortune through investment in real estate and development. The farm remained in his ownership through 1885, until he passed it to his son Levi C. Bird. It was under Bird's ownership that major and architecturally significant additions were constructed on the house. The substantial changes to the house by James T. Bird established the Carter Farm House as a commodious, brick mansion for a tenant farmer while also reflecting the (at the time) new approach to organizing domestic spaces in southern New Castle County farms. The farm house's expansion was also indicative of building trends in southern New Castle County during the early nineteenth century, during which an architectural revolution occurred and many farm dwellings were enlarged or reconstructed.

For the first time, the Carter Farm became owner occupied in 1949, when Howard B. Carter, Jr. and his wife, Lilla Viola Carter, purchased the property. The farm stayed under the family's ownership through 2004. During the Carter era, additions were added to the house in order to meet the family's needs. Interior renovations appear to have been completed in the Early American style, a common design trend in American homes following World War II and would have been a nostalgic nod to the house's colonial history.

Historic Review Board Review

The Carter Farm House's eligibility for Historic overlay zoning was initially considered by the Historic Review Board in January of 2022. Upholding previous determinations by the Historic Review Board and Planning Board, the Historic Review Board determined that the Carter Farm House still met the Criteria for Designation pursuant to Section 40.15.110 *of the Unified Development Code* under Criteria B and D:[4]

B. Has significant character, interest, or value as an example of the development, heritage or cultural characteristics of the County, the State or the United States.

D. Exemplifies the cultural, political, economic, social or historical heritage of the community.

[4] Historic Review Board Notice of Decision – February 1, 2022

Due to the site's eligibility for Historic overlay zoning, App. 2021-0285-S/Z is therefore subject to the requirements of Section 40.15.310 *of the Unified Development Code*, which requires that any eligible historic resources be rezoned to an Historic overlay zone and an accompanying Preservation Plan be completed prior to recordation.

Following the February 1, 2022 Historic Review Board Business Meeting, the applicants and developer worked with the Department of Land Use to produce a draft Preservation Plan for the Carter Farm House. The Preservation Plan describes the existing conditions and acknowledges that that the dwelling is in poor condition; however, the main core of the brick house is structurally sound. The applicant is proposing to take a multifaceted approach in regard to repairing, restoring, and renovating the structure to bring it up to modern day living standards, including the installation of a cedar shingle roof, new historically compatible windows and doors, and construction of a garage addition.

The draft Preservation Plan was considered by the Historic Review Board at the November 1, 2022 business meeting and received CONDITIONAL APPROVAL with the following conditions:[5]

1. Pursuant to Section 40.15.221 *of the Unified Development Code*, the applicant develop a plan for archaeological investigation in conjunction with a Registered Professional Archaeologist and the Department of Land Use to ensure that any potentially significant archaeological resources are identified, documented, and avoided / mitigated prior to ground disturbance. The final findings of archaeological work shall be summarized in the final draft of the preservation plan that is recorded and referenced on the land development plan.

2. Interpretive signage be provided along the walking path near the historic site regarding the history of the property. Such signage shall include a diagram of the former complex and relevant historic information regarding the site's historic occupations and significance to New Castle County.

3. A note be provided on the record plan requiring that any changes to the Preservation Plan must receive approval from the Historic Review Board.

[5] Historic Review Board Notice of Decision – November 1, 2022

PRELIMINARY LAND USE SERVICE (PLUS) REVIEW

The subject application was reviewed at a PLUS meeting held on June 22, 2022. The PLUS Review Letter dated July 20, 2022, includes comments from various State agencies regarding the plan. The letter notes that the subject site is located within a State Investment Level 2 and 3. Investment Level 2 reflects areas where growth is anticipated by local, county, and state plans in the near-term future. Level 3 reflects areas where growth is anticipated by local, county, and state plans in the longer-term future, or areas that may have environmental or other constraints to development. The comments note that the farm contains environmental constraints and requests that the applicant work with the local jurisdiction and any applicable state agencies to ensure the design of the development is respectful to environmental resources and creates a more sustainable development.

The Delaware Department of Transportation (DelDOT) made comments that were general in nature to the Development Coordination Manual requirements and design / construction of the site entrances, shared use paths, stormwater facilities, auxiliary lanes, sight distance triangles, and utilities. DelDOT noted that a final Traffic Impact Study is currently under review. In their comments, DelDOT stated that it supports interconnections with the Millwood development. In their response letter, the applicant noted that the Millwood neighborhood maintenance corporation successfully petitioned the New Castle County Board of Adjustment to have the connection remain undeveloped.

The Delaware Department of Natural Resources and Environmental Control (DNREC) provided the requirements for the protection and buffering of environmental resources including, but not limited to, wetlands, water resource protection areas, stormwater management, and special flood hazard areas. DNREC noted that there is existing habitat for bog turtles, an endangered species, that will require protection. In their response, the applicant noted they are conducting the necessary bog turtle surveys and protections as part of the plan. In addition to environmental resource comments, DNREC noted the requirements for wastewater systems.

The State of Delaware Historic Preservation Office (SHPO) provided comments regarding the high possibility of archaeological resources on the farm, including but not limited to prehistoric and historic sites. The SHPO noted that due to the consistent use of the property as a farm, it is highly likely that intact archaeological deposits remain and recommended the developer hire an archaeological consultant to examine the farm for archaeological resources and unmarked human burials so that those sites may be avoided.

The Delaware State Fire Marshal provided comments on the proposed plan regarding State requirements including fire protection features (sprinklers and fire lanes), accessibility, and gas piping.

In addition to the specific comments on the proposal provided by the above State agencies, the following agencies provided general recommendations based on the agencies' expertise and subject area knowledge: DelDOT, DNREC, DEMA, DE State Fire Marshal and Delaware State Housing.

PLANNING BOARD PUBLIC HEARING – *February 7, 2023*
*Please note, the below is a summary. A recording and transcripts of the public hearing are available at the Department of Land Use.

John Tracey, the applicant's attorney, Mike Reimann, Chris Duke, and Tyler Gebhart, the engineers for the project, and Bill Krapf, representing the owner, presented on behalf of the application. Mr. Tracey noted that the proposed plan is an open space subdivision with an Historic overlay zoning. He noted that the subject parcel is largely farmed aside from lands impacted by Back Creek. He summarized the design of the proposed subdivision and described the layout of the varying housing types proposed, noting there was an age restricted component of the development. He stated that the subdivision is utilizing Transfer of Development rights to develop the subject site. Mr. Tracey described the various environmental impacts on the subject site, noting that the development avoids areas protected by the UDC and complies with the requirements of the UDC. He stated that there will be sidewalks and walking trails throughout the community providing various walking path connections. Mr. Tracey spoke to previous comments provided by the Delaware Department of Transportation, noting that they wanted to see an interconnection between the Cater Farm and the neighboring Millwood subdivision. He stated that several years ago there was a vote by the residents of the Millwood subdivision to not utilize the interconnection area to connect the two developments, therefore no vehicular interconnection is proposed. Mr. Tracey noted that the project includes a dedication of 40 acres of land to be dedicated to New Castle County as a regional park. He spoke to the Traffic Impact Study process completed and noted the improvements the development will be contributing to.

Mr. Tracey stated that the historic house, formerly known as the J.T. Bird House and now identified as the Carter Farm House, is located on the subject site. He noted that the Planning Board had considered the preservation of the building at one point before. He stated that the house had since fallen into disrepair due to lack of inhabitants and vandalism. Mr. Tracey stated that the property was considered by the Historic Review Board in 2022, noting the HRB found that the house did meet the minimum criteria for Historic overlay zoning; therefore the building's preservation is required as part of the land development process. He noted that the applicant hired Breckstone Architecture and the University of Delaware to document the structure and draft the required Preservation Plan, as well as worked with the Department of Land Use. He noted the HRB voted approval of the draft Preservation Plan with conditions. Mr. Tracey provided a description of the proposed lot on which the Carter Farm House would be preserved, as well as the landscaping and installation of a nearby historic marker on the walking path to be located behind the house. Finally, he stated that the applicant has been in contact with the Middletown-

Townsend-Odessa (MOT) Alliance and is having ongoing conversations with them regarding the proposed development application.

Chairwoman Peterson inquired what the use of the historic house would be. Mr. Tracey stated that the house would be sold as a single-family dwelling that would come with restrictions noting that the historic integrity would need to be maintained. Chairwoman Peterson noted in the PLUS review that there is a recommendation that renewable energy sources be utilized for community buildings and inquired if there was any plan to do so. Mr. Tracey stated that it was something that the owner is taking into consideration and noted that there were means to install renewable energy systems in buildings and dwellings. Chairwoman Peterson stated the PLUS report notes that it could be something that a buyer could incorporate into the anticipated cost of the dwelling. She noted that the DE State Housing Authority recommended that the age restricted component of the development be removed. Mr. Tracey stated that the state housing authority likes to recommend there be no age restriction on developments in order to open up housing to as many people as possible. He stated that they are unable to remove the age restriction component of the development, as some of the transfer of development rights units they are utilizing are age restricted. He stated that having an age restricted component does reduce impact on the schools.

Mr. McGlinchey inquired about the Transfer of Development rights and asked Mr. Tracey to elaborate on the age restriction component. Mr. Tracey stated that during the TDR project, the sending parcel had to look at the amount of units would be available to them, and then those units would be sent to the receiving parcel.

Ms. Cahill noted that under the PLUS review notes that there is potential for a bog turtle habitat. Mr. Tracey noted that a Phase II and III study were completed and there were no bog turtle habitats identified through the study. Ms. Cahill noted that State Historic Preservation Office recommended that there be archaeological work done due to the likely presence of archaeological resources. Mr. Tracey stated that archaeological work would be completed and incorporated as part of the preservation plan, as it was a recommendation of the Historic Review Board. He stated that the owner has engaged Wade Catts to begin working on archaeological investigations of the farm.

Chairwoman Peterson inquired about the proposed impervious surface coverage of 22%, noting the PLUS report recommended that impervious surface coverages be reduced due to the site's location in the Chesapeake Bay watershed. Mr. Tracey noted that they did revise original versions of the plan to reduce paving in the WRPA and the plan now is under the threshold of 20% required by the UDC.

Mr. Cochran inquired if there was age-restriction across the whole development. Mr. Tracey stated that there were 95 units of 624 units proposed to be age restricted. He noted the age restricted section is tucked between the fingers of the Back Creek to avoid traffic from other sections of the development.

There was no public testimony provided in favor of the application.

The following individuals spoke in opposition of the project:

Andrew Olenderski, MOT Alliance representative, noted that he was concerned about the proposed County park and that the impact fees are not high enough to provide the required support for the community. He noted that he was concerned there was not adequate representation of southern New Castle County on the Planning Board. Mr. Olenderski noted that he is concerned about the traffic the new development will generate and the lack of careful and responsible infrastructure planning.

Melissa Heller, MOT Alliance representative, stated that she believed that the Carter Farm development is irresponsible and does not meet the intent of the Comprehensive Plan. She noted that while there is affordable housing proposed. the development has lack of accessibility to basic services the community needs such as food and health services. She noted that there are not adequate services in regard to transportation, available grocery stores, and health institutions.

Harry Bridge, a resident of the Millwood neighborhood, stated his concerns regarding adequate facilities in place for fire protection and water supply. He stated that he did not believe the TIS adequately studied the impacts to the infrastructure and noted concerns about impacts to traffic and roads.

Shawn Dutton, a Millwood resident, noted that he shared the same concerns as expressed by Councilman Carter and the MOT Alliance. He stated he was surprised to see the proposed apartments and townhomes and did not believe it in character with the surrounding area.

Rease Griffith noted that he had the same concerns brought up by previous speakers. He inquired if the historic house would be connected to septic.

The following individuals provided general comment on the application:

Councilman David Carter noted that he was pleased about the work being done for the historic house. He noted that the application is different in nature because the plan is a result of a legal settlement and that he felt that his community was cut out of important conversations regarding the transfer of development rights and extension of the sewer. He stated that he has trouble getting volunteers for the fire company which is an issue. He noted his concerns with age restricted communities and the upcoming changes when the generations get older. He expressed concerns about the flooding of Back Creek and impervious surfaces. He noted that the settlement also included the land for the park, which is required to get access from the main road. He expressed his frustration with the legal settlement outcome that provided for the application and noted his concerns that there is not adequate infrastructure to support the development.

In the applicant rebuttal period, Mr. Tracey noted the historic house and all the new construction will be connected to public sewer.

ANALYSIS

The Carter Farm House has been determined by the New Castle County Historic Review Board to be historically significant and pursuant to Division 40.15.300 *of the Unified Development Code*, the proposed development requires a rezoning to an Historic Overlay and detailed Preservation Plan to preserve the historic resources as a part of the major land development process. Through the adoption of Division 40.15.300 of the Unified Development Code, the County recognized that preserving and enhancing historic resources such as the Carter Farm House is a critical part of the county's historic and cultural fabric. The subject legislation was adopted in 2021 and was a response to recent losses of historically significant resources, particularly in southern New Castle County. Division 40.15.300 *of the Unified Development Code* requires developers to address historic preservation up front while also providing incentives, such as impact fee credits and density bonuses, for historic preservation efforts to ensure the maintenance of the community's unique character and physical ties to the past.

The Carter Farm House was initially constructed ca. 1780, and has remained a tangible feature in the landscape representing southern New Castle County's rich agricultural past. The house evolved and expanded over the centuries as the needs of farmers changed with new technology. Almost completely constructed of brick, the house evokes the story of the wealthy, rural elite farmers who invested in large real estate holdings in the late eighteenth and early nineteenth centuries. Once preserved, residents will be able to learn more about past societal and cultural values in Pencader Hundred and southern New Castle County through an understanding of the house's architectural features, construction, and changes over time.

The house's preservation as part of the land development plan is appropriate in nature, as the house will be utilized as a single-family dwelling, which is consistent with the proposed surrounding development. In addition, the proposed Lot 390 is larger in size than the surrounding single-family lots, establishing adequate space around the house in harmony with its historic context. Additionally, the larger lot will provide an expanded view of the historic house as a main feature of the development. The design of the proposed development situates Lot 390 in a manner so that it is adjacent to community open space and a walking path. The applicant noted that they will install an historical marker to provide the community with information regarding the history of the Carter Farm.

Archaeological Component

Archival research has indicated a significant occupation of enslaved persons on the farm in the seventeenth and eighteenth centuries. While none of the supporting agricultural buildings for the

Carter Farm House remain, there is a high probability for significant archaeological resources relating to the various historic occupations on the Carter Farm. While the Carter Farm House is associated with the rural elite, the farm was also occupied by both tenant farmers and enslaved individuals who also had their own culture and lived experiences in the agricultural society at the time. Through the historic analysis and preservation process, we are able to understand the unique cultural and societal values of previously underrepresented peoples in history. Beyond the historical occupation of the site, it should be noted that there is also the possibility for pre-historic archaeological resources, particularly due to the proximity to Back Creek. As such, the Carter Farm House and history of Carter Farm provides a unique opportunity to understand and learn about all the past peoples who occupied the lands.

Michael J. Gall & Richard F. Veit described in *Archaeologies of African American Life in the Upper Mid-Atlantic*, the value of archeological preservation as follows:

> "…archaeology is unique in its ability to provide poorly documented groups a rare opportunity to intimately convey stories of lives once led through an examination and contextualization of the material with which they were once so personally connected.

Since most sites and cultural resources associated with lives of enslaved persons are archaeological in nature, an archaeological investigation of the Carter Farm is imperative to understand where potential significant archaeological sites associated with enslaved persons may be identified and carefully mitigated. Should any significant archaeological deposits be identified, those sites should be avoided or fully mitigated through a full archaeological excavation prior to construction / ground disturbance. The final findings of archaeological work will be included as part of the Preservation Plan prior to its final approval and recordation.

Standards for Zoning Map Amendment – Section 40.31.410 of the New Castle County Code

In accordance with Title 9, Chapter 26, Subchapter II, Section 2659 (The Quality of Life Act) of the Delaware Code, because this project was submitted prior to the adoption of the 2022 update to the New Castle County Comprehensive Plan, it is therefore required to be processed and evaluated under the 2012 update to the New Castle County Comprehensive Plan, which was in effect when the application was accepted for review.

Section 2659. Legal status of comprehensive plan.

> *(c) Any application for a development permit filed or submitted prior to adoption or amendment under this subchapter of a comprehensive plan or element thereof shall be processed under the comprehensive plan, ordinances, standards, and procedures existing at the time of such application…*

A. Consistency with the Comprehensive Development Plan and the purposes of this Chapter.

The New Castle Comprehensive Plan also views historic resources as significant contributors to community character, sustainable development, and livable communities. The plan encourages the use of Historic overlay zoning to promote the preservation of historic properties.

B. Consistency with the character of the neighborhood.

The historic Carter Farm House remains a physical feature on the landscape of the farm's agricultural past. Its architectural design is indicative of historic buildings and the character of southern New Castle County; therefore, its integration within the Carter Farm subdivision as a single-family dwelling will remain in character with the neighborhood.

C. Consistency with zoning and use of nearby properties.

The Carter Farm House, on Lot 390 of the proposed Carter Farm development, is proposed to be utilized as a single-family dwelling and will therefore be compatible with the surrounding uses proposed for the site. While Lot 390 is proposed to have an Historic overlay zoning district, the base zoning (S – Suburban) of the site will remain the same consistent with the surrounding properties.

D. Suitability of the property for the uses for which it has been proposed or restricted.

Pursuant to Section 40.15.110 of the New Castle County Code, the Historic Review Board has determined the subject property meets the Criteria for Designation as an Historic overlay zoning district. Based on these criteria, and the property's significance on the local level, the Carter Farm House site is suitable for Historic overlay zoning.

E. Effect on nearby properties.

Properties that are within the bounds of an Historic overlay zoning district are required to go through an additional design review process as prescribed in Article 15 of the New Castle County Code. Nearby properties will have minimal to no impact from this design review process. Additionally, the site is not proposed for adaptive reuse as permitted in Article 15 of the New Castle County Code.

DEPARTMENT OF LAND USE RECOMMENDATION

The Department of Land Use has considered the Standards for Zoning Map Amendment in Section 40.31.410, A through E, the proposed plan, and the comments received from the outside agencies and the public. Based on this analysis, the Department is of the opinion that the standards are met by this proposal.

The Department of Land Use recommends **CONDITIONAL APPROVAL** of the rezoning with the following conditions:

1. Pursuant to **Section 40.15.221** ***of the Unified Development Code***, the applicant develop a plan for archaeological investigation in conjunction with a Registered Professional Archaeologist and the Department of Land Use to ensure that any potentially significant archaeological resources are identified, documented, and avoided / mitigated prior to ground disturbance. The final findings of archaeological work shall be summarized in the final draft of the preservation plan that is recorded and referenced on the land development plan.

2. Interpretive signage be provided along the walking path near the historic site regarding the history of the property. Such signage shall include a diagram of the former complex and relevant historic information regarding the site's historic occupations and significance to New Castle County.

3. A note be provided on the record plan requiring that any changes to the Preservation Plan must receive approval from the Historic Review Board.

PLANNING BOARD RECOMMENDATION

At a business meeting held on March 21, 2023, the Planning Board considered the recommendation offered by the Department of Land Use. On a motion made by Mr. Snowden and seconded by Ms. Gray, the Board voted to recommend **CONDITIONAL APPROVAL** of Ord. 23-007 subject to the conditions recommended by the Department of Land Use.

The motion was adopted by a vote of 6-0-0-2 (In Favor: Cahill-Krout, Drake, Gray, Snowden, Visvardis, Peterson; In Opposition: None; Abstention: None; Absent: Cochran, Daigle).

Discussion preceding the vote included the following:

Ms. Drake noted the historic research completed found that there was a history of slavery on the site. She inquired if the farmhouse itself was associated specifically with the house. Ms. Hatch noted that the farm was occupied by enslaved persons; however there are no extant structures on the farm associated primarly with enslaved peoples and that those resources would be

archaeological in nature. Ms. Hatch noted that at the time of the house's construction on the farm, there were enslaved persons occupying the site.

Mr. Sekowski noted that the plan proposes for the Carter Farm House to be utilized as a single-family dwelling and asked if a future owner wanted to pursue adaptive reuse of the building, if they would have to go back before the Historic Review Board. Ms. Hatch noted that adaptive reuse is a resource available to buildings within an Historic overlay zone; however, any adaptive reuse would be subject to review and approval by the Historic Review Board. She stated that it was unclear if there were any deed restrictions imposed by the development that would also prevent the building from being utilized as an adaptive reuse.

Ms. Cahill-Krout thanked the Historic Review Board for being so thorough and most importantly for requiring the archaeological work to be completed, as she believed it was important.

No other questions or comments were made by the Board.

STATUTORY GUIDELINES

In the phraseology of 9 Delaware Code Section 2603 (a), the Department of Land Use finds that this rezoning would promote the convenience, order, and welfare of the present and future inhabitants of this state.

4-21-23

Richard E. Hall, AICP date
General Manager
Department of Land Use

4/21/2023

Karen Peterson date
Chair
Planning Board