NEW CASTLE COUNTY COUNCIL
COUNCIL MEETING

January 28, 2025
6:30 PM

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

AGENDA

A. Call to Order

- **Moment of Silence**
- **Pledge of Allegiance**
- **Roll Call**

B. Approval of Minutes

C. Announcements

D. Introduction of Ordinances

°25-015: AMEND THE GRANTS BUDGET: APPROPRIATE ANTICIPATED PROGRAM INCOME OF $600,000 TO THE NEIGHBORHOOD STABILIZATION PROGRAM II GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-016: TO AMEND THE PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES REPRESESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607, AMEND THE PAY PLANS AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES, AMEND CLASS SPECIFICATIONS AND ADOPT NEW CLASS SPECIFICATIONS FOR LAND USE LICENSING/CODE ENFORCEMENT AND ADMINISTATION RELATED POSITIONS
Prime Sponsor(s): Ms. Williams-Johns

E. Reports from Select and Special Committees

F. Consent Calendar

R25-025: CONGRATULATING AND COMMENDING PARAMEDIC SENIOR LIEUTENANT JOSEPH J. DUDLEY ON HIS RETIREMENT FROM THE NEW CASTLE COUNTY EMERGENCY MEDICAL SERVICES DIVISION
Prime Sponsor(s): Mr. Toole, Mr. Caneco

R25-026: CONGRATULATING AND COMMENDING PARAMEDIC SENIOR LIEUTENANT MICHAEL A. MCCOLLEY ON HIS RETIREMENT FROM THE NEW CASTLE COUNTY EMERGENCY MEDICAL SERVICES DIVISION
Prime Sponsor(s): Mr. Toole, Mr. Caneco

R25-027: REAPPOINTING TERRELL WILLIAMS TO THE NEW CASTLE COUNTY DIVERSITY COMMISSION
Prime Sponsor(s): Mr. Caneco

R25-028: REAPPOINTING WILLIAM McDUFFIE TO THE NEW CASTLE COUNTY DIVERSITY COMMISSION
Prime Sponsor(s): Mr. Caneco

R25-029: APPOINTING ERIC ZIPPE TO THE NEW CASTLE COUNTY PUBLIC ARTS COMMISSION
Prime Sponsor(s): Mr. Cartier

NOTE: If an item on the Consent Calendar is objected to by a Council member, or a member of the public wishes to obtain additional information about the candidate or proposed legislation, or if a Councilmember intends to offer an amendment to a resolution, seek additional information, or state a conflict, it shall be removed from the Consent Calendar and voted upon separately.

G. Presentations

H. Consideration of Resolutions Removed from the Consent Calendar and Other Resolutions

R25-030: CONSENTING TO THE APPOINTMENT OF D. DUSTY BLAKEY, Ed.D., TO THE POSITION OF CHIEF HUMAN RESOURCES OFFICER
Prime Sponsor(s): Mr. Hollins, Ms. Williams-Johns

R25-031: CONSENTING TO THE APPOINTMENT OF DAVID M. CULVER TO THE POSITION OF GENERAL MANAGER OF THE DEPARTMENT OF LAND USE
Prime Sponsor(s): Mr. Hollins, Ms. Williams-Johns

R25-032: CONSENTING TO THE APPOINTMENT OF DAVID DEL GRANDE TO THE POSITION OF CHIEF OF TECHNOLOGY & ADMINISTRATIVE SERVICES
Prime Sponsor(s): Mr. Hollins, Ms. Williams-Johns

R25-033: AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A SEWER AGREEMENT WITH THE CITY OF NEWARK
Prime Sponsor(s): Mr. Sheldon, Mr. Carter

R25-014: (STATUS: TABLED) CONSENTING TO THE APPOINTMENT OF CLEON L. CAULEY, SR., ESQ. FOR THE POSITION OF GENERAL MANAGER OF THE DEPARTMENT OF PUBLIC WORKS
Prime Sponsor(s): Mr. Hollins, Mr. Smiley

R25-015: (STATUS: TABLED) CONSENTING TO THE APPOINTMENT OF JILL FLOORE TO THE POSITION OF CHIEF FINANCIAL OFFICER
Prime Sponsor(s): Mr. Hollins, Mr. Smiley

R25-016: (STATUS: TABLED) CONSENTING TO THE APPOINTMENT OF AARON GOLDSTEIN TO THE POSITION OF COUNTY ATTORNEY
Prime Sponsor(s): Mr. Hollins, Mr. Smiley

R25-017: (STATUS: TABLED) CONSENTING TO THE APPOINTMENT OF CAPTAIN JAMES J. LEONARD, III TO THE POSITION OF CHIEF OF POLICE
Prime Sponsor(s): Mr. Hollins, Mr. Smiley

R25-018: (STATUS: TABLED) CONSENTING TO THE APPOINTMENT OF ELMER M. SETTING TO THE POSITION OF DIRECTOR OF PUBLIC SAFETY
Prime Sponsor(s): Mr. Hollins, Mr. Smiley

R25-020: (STATUS: TABLED) 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

I. Consideration of Ordinances

°25-002: AMEND THE GRANTS BUDGET: APPROPRIATE FEDERAL FUNDS OF $556,302.63 FROM THE CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY PASSED THROUGH THE DELAWARE EMERGENCY MANAGEMENT AGENCY TO THE PERIMETER FIREWALLS REPLACEMENT (SLCGP) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY AND ADMINISTRATIVE SERVICES
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-003: AMEND THE GRANTS BUDGET: APPROPRIATE FEDERAL FUNDS OF $103,632.00 FROM THE CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY PASSED THROUGH THE DELAWARE EMERGENCY MANAGEMENT AGENCY TO THE REBLAZE RENEWAL (SLCGP) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY AND ADMINISTRATIVE SERVICES
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-004: AMEND THE GRANTS BUDGET: APPROPRIATE FEDERAL FUNDS OF $100,283.68 FROM THE CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY PASSED THROUGH THE DELAWARE EMERGENCY MANAGEMENT AGENCY TO THE NETSKOPE RENEWAL (SLCGP) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY AND ADMINISTRATIVE SERVICES
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-005: AMEND THE GRANTS BUDGET: AUTHORIZE THE COUNTY EXECUTIVE TO SIGN AN AGREEMENT AND APPROPRIATE $84,396.50 FROM THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION TO THE CHRISTIANA FIRE COMPANY COMMAND VEHICLE AND BOAT TRAILER GRANT FOR THE DEPARTMENT OF PUBLIC SAFETY
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-006: AMEND THE GRANTS BUDGET: APPROPRIATE $145,140.19 IN FEDERAL FUNDING FROM THE DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE PURCHASE AND RECEIPT OF EQUIPMENT FOR THE DEPARTMENT OF PUBLIC SAFETY
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-007: AMEND THE GRANTS BUDGET: APPROPRIATE $105,744.14 IN FEDERAL FUNDING FROM THE DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TRAINING AND THE PURCHASE AND RECEIPT OF EQUIPMENT FOR THE DEPARTMENT OF PUBLIC SAFETY
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-008: AMEND THE GRANTS BUDGET: APPROPRIATE FEDERAL FUNDING OF $163,814.00 TO THE JUSTICE ASSISTANCE GRANT (JAG) 2024 GRANT FOR THE NEW

CASTLE COUNTY DEPARTMENT OF PUBLIC SAFETY, DIVISION OF POLICE
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-009: AMEND THE GRANTS BUDGET: APPROPRIATE $1,000,000.00 IN FEDERAL PASS THROUGH FUNDING FROM THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION THROUGH THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION (DELDOT) TO THE COMMONS BOULEVARD PATHWAY PHASE 2 GRANT FOR THE DEPARTMENT OF PUBLIC WORKS
Prime Sponsor(s): Mr. Sheldon, Mr. Carter

°25-010: AMEND THE GRANTS BUDGET: FOR FY2025, APPROPRIATE $51,001.12 IN REVENUE DERIVED FROM PRIVATE DONATIONS TO THE ROCKWOOD MUSEUM GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-011: AMEND THE GRANTS BUDGET: APPROPRIATE $13,188.85 IN ACTUAL PROGRAM INCOME TO THE NCC FARMER'S MARKET GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-012: AMEND THE GRANTS BUDGET: APPROPRIATE $1,000,000 IN FUNDING FROM THE STATE OF DELAWARE, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, DIVISION OF PUBLIC HEALTH TO THE NO LEAD PROGRAM GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-013: AMEND THE FY2025 APPROVED OPERATING BUDGET: TRANSFER FUNDS FROM THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF COUNTY COUNCIL TO THE CONTRACTUAL SERVICES BUDGET LINE ITEM FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF PARKS
Prime Sponsor(s): Mr. Cartier

°25-014: TO AMEND THE PAY PLANS AND RATES OF PAY FOR MEMBERS OF THE BOARD OF ASSESSMENT REVIEW, TO AUTHORIZE APPOINTMENT OF REFEREES TO HEAR APPEALS OF PROPERTY ASSESSMENTS AND TO PROVIDE FOR BOARD MEMBERS' AND REFEREES' COMPENSATION FOR REASSESSMENT APPEALS
Prime Sponsor(s): Mr. Smiley, Ms. Kilpatrick
Co-sponsor(s): Mr. Cartier

°23-007: (STATUS: TABLED) 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

J. Time Sensitive Congratulatory/Honorary Resolutions

R25-034:CELEBRATING AND HONORING THOMAS DiCRISTOFARO FOR HIS 50 YEARS OF SERVICE TO THE CLAYMONT FIRE COMPANY
Prime Sponsor(s): Mr. Cartier

R25-035: OBSERVING HOLOCAUST REMEMBRANCE DAY AND COMMEMORATING THE 80TH ANNIVERSARY OF THE END OF THE HOLOCAUST
Prime Sponsor(s): Mr. Toole

K. Introduction/Consideration of Emergency Ordinances

L. Public Comment/Other

M. Motion to Adjourn

AGENDA POSTED: January 21, 2025

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

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing 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. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: January 28, 2025

ORDINANCE NO. 25-015

**AMEND THE GRANTS BUDGET:
APPROPRIATE ANTICIPATED PROGRAM INCOME OF $600,000 TO THE NEIGHBORHOOD STABILIZATION PROGRAM II GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES**

WHEREAS, authorization is being sought for the appropriation of anticipated federal program income funds of $600,000 within the Neighborhood Stabilization Program II Grant, which is administered by the Department of Community Services; and

WHEREAS, this grant provides resources to address the foreclosure problem in New Castle County's hardest hit communities; and

WHEREAS, the appropriation of funding will be used for purchase, rehabilitation, and eventual sale of foreclosed and vacant properties in New Castle County; and

WHEREAS, the County Executive has determined that funds received from the sale of Neighborhood Stabilization Program II homes is sufficient to cover the rehabilitation and sale expenses within the Grants Budget as hereinafter amended; and

WHEREAS, County Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by deleting the material bracketed and stricken and by adding the material underscored on the attached Exhibit "A."

Section 2. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 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: This Ordinance, if approved, will appropriate $600,000 in anticipated federal program income funds within the Neighborhood Stabilization Program II (NSP2) Grant, which is administered by the Department of Community Services.

The funding for this program is provided by the U.S. Department of Housing and Urban Development (HUD) via the American Recovery and Reinvestment Act of 2009 (ARRA). Although the federal expenditure deadline for NSP2 was met by the State in February 2013, per HUD regulation, New Castle County can continue to draw 100 percent of the original NSP2 grant award allocated to New Castle County.

This appropriation of funding will be used for the purchase, rehabilitation, and eventual sale of foreclosed and vacant properties in New Castle County.

FISCAL NOTE: This Ordinance, if approved, will appropriate $600,000 in federal program income funds within the Neighborhood Stabilization Program II (NSP2) Grant, which is administered by the Department of Community Services.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $600,000. This increase will affect FY2025 and beyond since the program is now ongoing, without an expiration date. This grant will continue until the entire grant award, plus program income, has been expended.

Acknowledged by the Chief Financial Officer January 15, 2025.

DEPARTMENT: Community Services **EXHIBIT:** **"A"**

GRANT TITLE: Neighborhood Stabilization Program II **Ordinance No.** 25-015

PROGRAM TITLE: Neighborhood Stabilization Program II

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	~~$ 1,105,917.72~~	$ 600,000.00	$ 1,705,917.72
Other	$ -	$ -	$ -
Total	~~$ 1,105,917.72~~	$ 600,000.00	$ 1,705,917.72

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 921.65	$ -	$ 921.65
Communication/Utilities	$ 12,291.46	$ -	$ 12,291.46
Materials/Supplies	$ -	$ -	$ -
Contractual Services	~~$ 874,993.33~~	$ 600,000.00	$ 1,474,993.33
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ 217,556.53	$ -	$ 217,556.53
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ 154.75	$ -	$ 154.75
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 1,105,917.72~~	$ 600,000.00	$ 1,705,917.72

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 2/11/2010

Estimated Program Completion: ongoing

The Local Match:

Found in (ORG):

Ordinance Passed:

10-106	13-084
11-090	14-092
11-114	16-084
12-056	19-031
12-011	21-069
13-029	

Date Revised:

1/13/2011	11/27/2013
10/7/2011	10/7/2014
12/15/2011	9/12/2016
5/23/2012	3/26/2016
11/14/2012	4/26/2021
5/6/2013	

PROGRAM DESCRIPTION:

The New Castle County Neighborhood Stabilization Program II (NSP2) works with community partners to directly acquire foreclosed and/or vacant properties. New Castle County and/or it's partners resell, rehabilitate and/or develop such properties for homeownership, rental and/or public facility use. Partners reimburse New Castle County with the sale proceeds of the property once the property is successfully reintegrated into the market as an owner occupied or as a rental unit.

~~4/29/2021~~ 1/28/2025

Primary Sponsor(s): Ms. Williams-Johns
Requested by: Administration/HR
Date of Introduction: January 28, 2025

ORDINANCE NO. 25-016

TO AMEND THE PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES REPRESESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607, AMEND THE PAY PLANS AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES, AMEND CLASS SPECIFICATIONS AND ADOPT NEW CLASS SPECIFICATIONS FOR LAND USE LICENSING/CODE ENFORCEMENT AND ADMINISTATION RELATED POSITIONS

WHEREAS, the Department of Land Use has determined that it is necessary to make organizational changes to operate most effectively and to continue to deliver high quality customer service to the residents and businesses of New Castle County;

WHEREAS, the Department of Land Use has submitted a new class specification for a Senior Certified Property Maintenance and Housing Inspector (Exhibit “A”), Pay Grade 25 (Exhibits “D-F”), that requires at least five (5) years of experience as a Certified Property Maintenance and Housing Inspector with New Castle County, obtaining ICC certification Accessibility Inspector/Plans Examiner 21, and the two (2) consecutive years of overall satisfactory performance evaluations or above in the year applying for the promotion; and

WHEREAS, the Department of Land Use has submitted a new class specification for a Senior Staff Engineer (Exhibit “B”), Pay Grade 25 (Exhibits “D-F”), that requires at least five (5) years of experience as a Staff Engineer with New Castle County, and two (2) consecutive years of overall satisfactory performance evaluations or above in the year applying for the promotion and active credentials from two (2) complementary nationally accredited certification programs; and

WHEREAS, the Department of Land Use has submitted a new class specification for a Land Use Services Administrator, Employee Engagement and Hiring Support (Exhibit “C”), Pay Grade 28 (Exhibits “G-I”), that requires At least five (5) years' of experience performing human resource services in a local government or regional land use department, and possession of a Bachelor's Degree from an accredited college or university; and

WHEREAS, the Department of Land Use has determined the class specification for the Chief Field Supervisor needs to be changed from a Pay Grade 25 to Pay Grade 26 (Exhibits “D-F”) to reflect the work currently being performed; and

WHEREAS, in accordance with *New Castle County* Code Section 26.03.103, the Human Resources Advisory Board (HRAB) at their meeting on December 11, 2024, reviewed and recommended the new and amended class specifications and respective changes to pay plans for these Land Use Licensing related positions; and

WHEREAS, the Acting Chief Human Resources Officer concurs with the recommendation of the Human Resources Advisory Board.

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

Section 1. The new Class Specifications for Senior Certified Property Maintenance and Housing Inspector, Senior Staff Engineer, and Land Use Services Administrator, Employee Engagement and Hiring Support, are adopted as set forth in Exhibit "A-C".

Section 2. The Pay Plan and Rates of Pay for Classified Service 35-Hour Workweek Employees Represented by the Delaware Public Employees Council 81, AFSCME, AFL-CIO, Affiliate Local 1607, for the period July 1, 2024 through June 30, 2025 as set forth in Exhibit "D", is hereby amended by adding the material that is underscored and deleting the material that is stricken.

Section 3. The Pay Plan and Rates of Pay for Classified Service 35-Hour Workweek Employees Represented by the Delaware Public Employees Council 81, AFSCME, AFL-CIO, Affiliate Local 1607, for the period July 1, 2025 through June 30, 2026 as set forth in Exhibit "E", is hereby amended by adding the material that is underscored and deleting the material that is stricken.

Section 4. The Pay Plan and Rates of Pay for Classified Service 35-Hour Workweek Employees Represented by the Delaware Public Employees Council 81, AFSCME, AFL-CIO, Affiliate Local 1607, effective July 1, 2026 as set forth in Exhibit "F", is hereby amended by adding the material that is underscored and deleting the material that is stricken.

Section 5. The Pay Plan and Rates of Pay for Non-Union Classified Service Employees, for the period July 1, 2024 through June 30, 2025 as set forth in Exhibit "G", is hereby amended by adding the material that is underscored and deleting the material that is stricken.

Section 6. The Pay Plan and Rates of Pay for Non-Union Classified Service Employees, for the period July 1, 2025 through June 30, 2026 as set forth in Exhibit "H", is hereby amended by adding the material that is underscored and deleting the material that is stricken.

Section 7. The Pay Plan and Rates of Pay for Non-Union Classified Service Employees, effective July 1, 2026 as set forth in Exhibit "I", is hereby amended by adding the material that is underscored and deleting the material that is stricken.

Section 8. 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:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, amends or creates the class specifications for Classified Service 35-Hour Workweek Employees Represented by the Delaware Public Employees Council 81, AFSCME, AFL-CIO, Affiliate Local 1607 and Non-Union Classified Service Employees and updates the pay plans as follows:

- Creates class specification for Senior Certified Property Maintenance and Housing Inspector (Pay Grade 25)
- Creates class specification for Senior Staff Engineer (Pay Grade 25)
- Creates class specification for Land Use Services Administrator, Employee Engagement and Hiring Support (Pay Grade 28)
- Amends the class specification of the Chief Field Supervisor to (Pay Grade from 25 to Pay Grade 26)

The HRAB reviewed and recommended the amendments and additions on December 11, 2024, and the Chief Human Resource Officer concurs with recommendations of the HRAB.

FISCAL IMPACT: This Ordinance, if approved, changes the Pay Grades for the position title of Chief Field Supervisor from Pay Grade 25 to Pay Grade 26 on the Pay Plan and Rates of Pay for Classified Service 35-Hour Workweek Employees Represented by the Delaware Public Employees Council 81, AFSCME, AFL-CIO, Affiliate Local 1607. All other changes are creating new classifications.

There are currently four filled positions with the title of Chief Field Supervisor. The estimated fiscal impact (Salaries/Wages and Benefits) of reclassifying the four employees currently in these positions is $10,770 in FY2025, $28,808 in FY2026 and $29,524 in FY2027.

Acknowledged by the Chief Financial Officer January 15, 2025.

NEW CASTLE COUNTY GOVERNMENT

	Number XXXX
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CLASS SPECIFICATION	**Date** DRAFT
Title: SENIOR CERTIFIED PROPERTY MAINTENANCE AND HOUSING INSPECTOR	**Approved:**

GENERAL STATEMENT OF DUTIES: Recognition, appreciation and volunteerism; Leads or performs management training on New Castle County polices or procedures as necessary.

DISTINGUISHING FEATURES OF THE CLASS: An employee in this class is responsible for training new Code Enforcement Officers and Certified Property Maintenance and Housing Inspectors. Additionally, the employee will assist Code Enforcement Officers and Certified Property Maintenance and Housing Inspectors with difficult cases and work closely with Complaints Specialists and their managers to bring cases to resolution. The employee is also responsible for conducting investigations and ensuring compliance with all County codes and related ordinances. The employee is responsible to appear in court to testify, when necessary, regarding violations that have been issued. An employee in this class will be appointed a Code Enforcement Constable pursuant to State law to make actions legally effective. Depending on the needs of the Department, this employee may be required to work extended hours such as early mornings, nights, weekends and holidays. This employee deals with confidential matters and works under general supervision.

EXAMPLES OF WORK: (Illustrative only)

- Trains new Code Enforcement Officers and Certified Maintenance and Housing Inspectors;
- Performs field investigations and prepares related reports;
- Researches codes and ordinances in regard to alleged violations; Notifies violators of code violations and code provisions;
- Confers with violators, attorneys, judges and other governmental agencies;
- Follows up on code violations to ensure correction and compliance;
- Collects evidence for files that will be presented in court;
- Testifies as a witness when necessary;
- Prepares and issues summonses to appear in court; Serves summonses on violators when necessary; Obtains, compiles, and organizes data;
- Answers inquiries regarding code violations and provides advice on code compliance;
- Posts stop work orders and condemnation notices when necessary;
- Maintains a daily log of all work performed;
- Maintains records and makes reports as required;
- Promotes an ongoing attitude of dedication to excellent public service and ensures that external and internal customers are provided with the highest quality of service;
- Operates a personal computer and other related equipment in the course of the work.

NEW CASTLE COUNTY GOVERNMENT	**Number** XXXX
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CLASS SPECIFICATION	**Date** DRAFT
Title: SENIOR CERTIFIED PROPERTY MAINTENANCE AND HOUSING INSPECTOR	**Approved:**

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES: Ability to perform investigations and appropriate code research to ensure conformance to codes; ability to maintain current knowledge of technical developments in the construction field by maintaining the required ICC certifications; ability to make accurate and articulate presentations in administrative hearings and Magistrate Court; ability to communicate courteously and effectively, both verbally and in writing; ability to maintain effective working relationships with County employees, the public, government officials, attorneys, outside agencies, organizations and individuals; ability to recognize the sensitivity of issues and assignments and to maintain confidentiality; ability to prepare reports and keep appropriate records; excellent ethical standards; integrity.

MINIMUM QUALIFICATIONS: Possession of a high school diploma or GED; or an equivalent combination of education, experience or training directly related to the required knowledge, skills, and abilities. At least five (5) years' experience as a Certified Property Maintenance and Housing Inspector, two (2) consecutive years of overall satisfactory performance evaluations and an overall performance rating of satisfactory or above in the year applying for the promotion. Any record of discipline that resulted in a suspension during the twelve (12) months preceding the application for promotion shall be reviewed to determine eligibility for promotion.

ADDITIONAL REQUIREMENTS: Must pass a Class lll County physical examination and background check. Possession of a valid Delaware Class D driver's license or its equivalent is required; must meet all requirements of the State law and/or regulations to be appointed a Code Enforcement Constable; must pass a security check; verification of successful completion of the Accessibility Inspector/Plans Examiner ICC certification. All certifications must remain valid as a condition of employment. All costs associated with the certifications, verification, and subsequent maintenance of current status in such examination areas shall be borne by the employee or the applicant.

REQUIRED DISCIPLINES: (in addition to the CPMHI certifications):
Accessibility Inspector/Plans Examiner 21

HISTORY OF REVISIONS:
Established: DRAFT

NEW CASTLE COUNTY GOVERNMENT	Number XXXX
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CLASS SPECIFICATION	Date DRAFT
Title: SENIOR STAFF ENGINEER	**Approved:**

GENERAL STATEMENT OF DUTIES: Performs basic level engineering and technical work; does related work as required.

DISTINGUISHING FEATURES OF THE CLASS: An employee in this class works on a variety of engineering projects or tasks under the supervision of a civil engineer. Work includes review of site construction documents, and the design, planning construction, and maintenance of sanitary sewer systems and drainage protective work or improvements. An employee in this class may serve as a trainer to new hires and provide peer-to-peer assistance on challenging cases and inspections. This employee exercises independent judgment, initiative, and discretion and must keep abreast of new technical developments and engineered systems in the construction field. Depending upon the needs of the department, this employee may be required to work extended hours such as early mornings, nights, and weekends. This employee deals with confidential matters and works under general supervision.

EXAMPLES OF WORK: (Illustrative only)

- Reviews engineering plans and documents for compliance with Code requirements and accepted design standards:
  - Grading plans
  - Erosion and sediment control plans
  - Storm sewer plans
  - Open Space Management plans
  - Stormwater Management as-built plans, and
  - Sanitary sewer plans
- Gives information and advice to drafting technicians on construction projects;
- Inspects sanitary sewer system and customers' facilities for fats, oils and grease (FOG) or other maintenance issues, coordinates solutions with other sections;
- Performs site inspections and enforcement actions to ensure compliance with approved plans and codes;
- Provides technical engineering support to investigate and resolve drainage concerns, including coordination with other Divisions when necessary;
- Develops feasibility studies, plans, and specifications for review by an engineer;
- Creates and coordinates execution of technical agreements;
- Coordinates sanitary sewer flow monitoring, environmental and lab testing and other field investigations and programs;
- Assists in the preparation of civil, structural, electrical, and mechanical design documents;

NEW CASTLE COUNTY GOVERNMENT	**Number** XXXX
	Page 2 of 2
CLASS SPECIFICATION	**Date** DRAFT
Title: SENIOR STAFF ENGINEER	**Approved:**

- Collects and enters data into information systems, makes periodic reports and special reports as required;
- Attends engineering courses and training sessions to improve technical competence;
- Provides training to newly hired Staff Engineers;
- Assists management by providing peer-to-peer assistance in the field on cases and inspections;
- Promotes an ongoing attitude of dedication to excellent public service and ensures that external and internal customers are provided with the highest quality of service;
- Operates a personal computer and other related equipment in the course of the work.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES: Education or experience in modern principles and procedures of civil, mechanical, or electrical engineering as applied to the design and construction of civil, mechanical, or electrical projects; ability to learn difficult engineering tasks related to operations; ability to learn to perform engineering tasks on an independent basis; ability to communicate courteously and effectively, both verbally and in writing; ability to pass a Class III County physical examination. At least five (5) years of experience as a Staff Engineer with New Castle County and the two (2) most current annual performance evaluations must be rated with an overall performance rating of satisfactory or above. Any record of discipline that resulted in a suspension during the twelve (12) months preceding the application for promotion shall be reviewed to determine eligibility for promotion. Additionally, active credentials from two (2) complementary nationally accredited certification programs in project management, stormwater management, wastewater management, stormwater conveyance, or erosion & sediment control (certificate programs require prior approval from management).

ACCEPTABLE EXPERIENCE AND TRAINING: Possession of an Associate's Degree from an accredited college or university with major course work in engineering; or any equivalent combination of experience and training which provides the required knowledge, skills, and abilities.

PREFERRED TRAINING: Proficiency in AutoCAD

HISTORY OF REVISIONS:
Established: DRAFT

NEW CASTLE COUNTY GOVERNMENT	**Number** XXXX
	Page 1 of 2
CLASS SPECIFICATION	**Date** DRAFT
Title: LAND USE SERVICES ADMINISTRATOR – EMPLOYEE ENGAGEMENT AND HIRING SUPPORT	**Approved:**

GENERAL STATEMENT OF DUTIES: Manages, performs and coordinates the delivery of human resource services in support of the Land Use General Manager; does related work as required.

DISTINGUISHING FEATURES OF THE CLASS: An employee in this class performs a variety of managerial, administrative, supervisory, and technical work as required to consolidate the delivery of human resource services for land use staff. Services are varied and include recruitment, workforce compliance of policies and procedures, talent management, inquiries/requests for information, identifying, recommending and implementing process improvements, and employee engagement and recognition. This is a confidential position dealing with employee affairs. The employee must have knowledge of land use functions. Work involves exercise of judgement in the application of policies and procedures, and works with considerable independence in planning, organizing and performing responsibilities. Supervision is exercised over administrative staff in support of the General Manager's Office. The employee works under the general supervision of the Land Use General Manager or their designee.

EXAMPLES OF WORK: (Illustrative only)

- Manages requisition tracking, coordinates employment offers and new employee onboarding;
- Performs varied supervisory tasks to ensure consistent application of policies and procedures;
- Collaborates with Office of Human Resources on recruitment;
- Consults with subject matter experts to develop testing examinations and interview boards;
- Performs research on complaints and grievances, and makes appropriate recommendations; and provides direction to management when necessary to solve issues;
- Serves as a liaison to employees or to other departments;
- Leads, develops and coordinates employee engagement function including recognition, appreciation and volunteerism;
- Leads or performs management training on New Castle County polices or procedures as necessary;

NEW CASTLE COUNTY GOVERNMENT	**Number** XXXX
	Page 2 of 2
CLASS SPECIFICATION	**Date** DRAFT
Title: LAND USE SERVICES ADMINISTRATOR – EMPLOYEE ENGAGEMENT AND HIRING SUPPORT	**Approved:**

- Manages processing of performance evaluations and performance plans, makes recommendations as necessary;
- Assists with EEO diversity reporting;
- Ability to plan, coordinate or supervise the work of support staff;
- Maintains personnel files;
- Performs assignments as defined by the Land Use General Manager;
- Operates a personal computer, and other related equipment in the course of the work.

REQUIRED KNOWLEDGE, SKILLS, AND ABILITIES: Good knowledge of the New Castle County Code pertaining to human resource administration; Ability to comprehend, interpret and apply a wide range of policies and procedures to perform interrelated functions; Ability to draw valid conclusions and prioritize tasks effectively; Ability to establish and maintain effective working relationships with department managers, interdepartmental staff, and the general public; Ability to communicate courteously and effectively, both verbally and in writing.

ACCEPTABLE EXPERIENCE AND TRAINING: At least five (5) years of experience performing human resource services in a local government or regional land use department, and possession of a Bachelor's Degree from an accredited college or university.

HISTORY OF REVISIONS:
Established: DRAFT

PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES
REPRESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
CLERK	12	28,739	30,175	31,684	33,267	34,928	36,676	38,509	40,434	42,457	44,580	46,810
SURVEYOR ASSISTANT	12											
ADMINISTRATIVE SERVICES TECHNICIAN	14	31,684	33,267	34,928	36,676	38,509	40,434	42,457	44,580	46,809	49,149	51,607
AUTOMOTIVE PARTS CLERK	14											
CLERK TYPIST	14											
COMPUTER OPERATOR I	14											
JUNIOR ADMINISTRATIVE AIDE	14											
KEY OPERATOR	14											
MICROFILM TECHNICIAN	14											
PUBLIC SAFETY AIDE	14											
ACCOUNT CLERK I	15	33,267	34,928	36,676	38,509	40,434	42,457	44,580	46,809	49,149	51,608	54,188
CUSTOMER SERVICES COORDINATOR	15											
DRAFTING TECHNICIAN I	15											
INTERLIBRARY LOAN ASSISTANT	15											
LIBRARY ASSISTANT	15											
COMPUTER OPERATOR II	16	34,928	36,676	38,509	40,434	42,457	44,580	46,809	49,149	51,608	54,189	56,898
SURVEY INSTRUMENT OPERATOR	16											
ACCOUNT CLERK II	17	36,676	38,509	40,434	42,457	44,580	46,809	49,149	51,608	54,189	56,899	59,744
COURT CLERK	17											
DEPUTY I	17											
PRINCIPAL LIBRARY ASSISTANT	17											
SECRETARY	17											
STOREKEEPER	17											
PUBLIC WORKS DATA TECHNICIAN	17											
DISPATCHER	18	38,509	40,434	42,457	44,580	46,809	49,149	51,608	54,189	56,899	59,743	62,730
GRAPHIC ARTS DESIGNER	18											
MAINTENANCE PROGRAM TECHNICIAN	18											
RADIO COMMUNICATOR	18											
SANITARY MAINTENANCE TECHNICIAN	18											
TREASURY CUSTOMER SERVICE REPRESENTATIVE	18											
ACCOUNT CLERK III	19	40,434	42,457	44,580	46,809	49,149	51,608	54,189	56,899	59,743	62,730	65,867
ADMINISTRATIVE AIDE	19											
ASSESSMENT TECHNICIAN	19											
ASSESSOR I	19											
BUDGET OFFICE ASSISTANT	19											
LIBRARY SPECIALIST	19											
PARTY CHIEF	19											
CERTIFIED ASSESSOR I	20	42,457	44,580	46,809	49,149	51,608	54,189	56,899	59,743	62,730	65,868	69,161
COMMUNITY DEVELOPMENT HOUSING INSPECTOR	20											
CUSTOMER INFORMATION & ASSISTANCE SPECIALIST	20											
CUSTOMER SERVICE AND INFORMATION TECHNICIAN	20											
DELINQUENT ACCOUNT COLLECTOR	20											
DEPUTY II	20											
DRAFTING TECHNICIAN II	20											
GRAPHIC ARTS DESIGNER II	20											
HOUSING PROGRAM ASSISTANT	20											
MAINTENANCE OFFICE ADMINISTRATOR	20											
PAYROLL ASSISTANT I	20											
PERMIT PROCESS TECHNICIAN	20											
PUBLIC WORKS INSPECTOR	20											
SANITARY SEWER INFORMATION SPECIALIST	20											
SENIOR OFFICE ASSISTANT	20											
SENIOR SANITARY MAINTENANCE TECHNICIAN	20											
VICTIM'S ASSISTANCE OFFICER	20											
ASSISTANT PROCUREMENT AGENT	21	44,580	46,809	49,149	51,608	54,189	56,899	59,743	62,730	65,868	69,161	72,619
BUILDING AND SITE INSPECTOR	21											
CERTIFIED PERMIT PROCESS TECHNICIAN	21											
CODE ENFORCEMENT OFFICER	21											
CONSTRUCTION INSPECTOR	21											
DRAFTING TECHNICIAN III	21											
ENVIRONMENTAL ANALYST	21											
PLAN EXAMINER	21											
PLUMBING AND MECHANICAL CODE SUPERVISOR	21											
PLUMBING AND MECHANICAL PLAN EXAMINER	21											
RIGHT-OF-WAY AGENT	21											
SENIOR CUSTOMER SERVICES & INFORMATION TECHNICIAN	21											
SENIOR PERMIT PROCESS TECHNICIAN	21											

PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES
REPRESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
ACCOUNTANT I	22	46,809	49,149	51,608	54,189	56,899	59,743	62,730	65,868	69,161	72,621	76,253
ASSESSOR II	22											
GEOGRAPHIC INFORMATION SYSTEMS TECHNICIAN	22											
HOUSING REHABILITATION SPECIALIST I	22											
OPERATIONS SPECIALIST	22											
ACCOUNTING OPERATIONS ASSISTANT	23	49,149	51,608	54,189	56,899	59,743	62,730	65,868	69,161	72,621	76,251	80,064
CENTRAL RECEIVING SUPERVISOR	23											
CENTRAL SERVICES TECHNICIAN	23											
CERTIFIED ASSESSOR II	23											
CERTIFIED BUILDING AND SITE INSPECTOR	23											
CERTIFIED PLAN EXAMINER	23											
CERTIFIED PLUMBING & MECHANICAL PLAN EXAMINER	23											
CERTIFIED PROPERTY MAINTENANCE & HOUSING INSPECTOR	23											
COMPLAINTS SPECIALIST	23											
CONSTRUCTION INSPECTION SUPERVISOR	23											
EQUESTRIAN PROGRAM COORDINATOR	23											
HOUSING REHABILITATION SPECIALIST II	23											
SENIOR CERTIFIED PERMIT PROCESS TECHNICIAN	23											
SURVEY PARTIES SUPERVISOR	23											
TREASURY ASSOCIATE	23											
CHIEF RIGHT-OF-WAY AGENT	24	51,608	54,189	56,899	59,743	62,730	65,868	69,161	72,621	76,251	80,064	84,067
CUSTOMER SERVICES SPECIALIST	24											
GEOGRAPHIC INFORMATION SYSTEMS SPECIALIST	24											
PUBLIC WORKS CONTRACTS OFFICER	24											
SCHOOL CROSSING GUARD SUPERVISOR	24											
SITE INSPECTIONS SUPERVISOR	24											
STAFF ENGINEER	24											
ACCOUNTANT II	25	54,189	56,899	59,743	62,730	65,868	69,161	72,621	76,251	80,064	84,065	88,269
CHIEF CONSTRUCTION INSPECTOR	25											
~~CHIEF FIELD SUPERVISOR~~	~~25~~											
EQUESTRIAN PROGRAM SUPERVISOR	25											
PROCUREMENT AGENT	25											
SENIOR CERTIFIED BUILDING AND SITE INSPECTOR	25											
SENIOR CERTIFIED PLAN EXAMINER	25											
SENIOR CERTIFIED PLUMBING AND MECHANICAL PLAN EXAMINER	25											
SENIOR CERTIFIED PROPERTY MAINTENANCE AND HOUSING INSPECTOR	25											
SENIOR STAFF ENGINEER	25											
SUPERINTENDENT OF WASTEWATER TREATMENT	25											
CHIEF FIELD SUPERVISOR	26	56,899	59,743	62,730	65,868	69,161	72,621	76,251	80,064	84,065	88,270	92,684
CIVIL ENGINEER I	26											
DRAFTING AND DESIGN SUPERVISOR	26											
ENVIRONMENTAL PROGRAM MANAGER I	26											
GEOGRAPHIC INFORMATION SYSTEMS ANALYST	26											
PAYROLL ASSISTANT II	26											
PROGRAMMER ANALYST	26											
ARCHITECT	28	62,730	65,868	69,161	72,621	76,251	80,064	84,065	88,270	92,683	97,317	102,182
CIVIL ENGINEER II	28											
ENVIRONMENTAL PROGRAM MANAGER II	28											
SENIOR PROCUREMENT AGENT	28											
SEWER MANAGEMENT ENGINEER	28											
SENIOR APPLICATION ENGINEER	28											
CHIEF OF FACILITY MAINTENANCE	30	69,161	72,621	76,251	80,064	84,065	88,270	92,683	97,317	102,184	107,295	112,660
CHIEF OF PROJECT MANAGEMENT	30											
CIVIL ENGINEER III	30											
ENVIRONMENTAL PROGRAM MANAGER III	30											
PUBLIC WORKS PROJECT ADMINISTRATOR	30											
CHIEF OF DRAINAGE OPERATIONS	32	76,251	80,064	84,065	88,270	92,683	97,317	102,184	107,295	112,660	118,292	124,206
CHIEF OF SITE MANAGEMENT	32											

Effective: 07/01/2024 (Ordinance 24-089)
Revised: 12/19/2024 (Ordinance 24-177)
Revised: xx/xx/2024 (Ordinance 24-179) ***Includes changes approved at 11/7/2024 HRAB meeting; approved by Council 1/14/2025; pending signature.***
Revised: xx/xx/2024 (Ordinance 25-xxx)

PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES
REPRESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
CLERK	12	29,457	30,929	32,476	34,099	35,801	37,593	39,472	41,445	43,518	45,695	47,980
SURVEYOR ASSISTANT	12											
ADMINISTRATIVE SERVICES TECHNICIAN	14	32,476	34,099	35,801	37,593	39,472	41,445	43,518	45,695	47,979	50,378	52,897
AUTOMOTIVE PARTS CLERK	14											
CLERK TYPIST	14											
COMPUTER OPERATOR I	14											
JUNIOR ADMINISTRATIVE AIDE	14											
KEY OPERATOR	14											
MICROFILM TECHNICIAN	14											
PUBLIC SAFETY AIDE	14											
ACCOUNT CLERK I	15	34,099	35,801	37,593	39,472	41,445	43,518	45,695	47,979	50,378	52,898	55,543
CUSTOMER SERVICES COORDINATOR	15											
DRAFTING TECHNICIAN I	15											
INTERLIBRARY LOAN ASSISTANT	15											
LIBRARY ASSISTANT	15											
COMPUTER OPERATOR II	16	35,801	37,593	39,472	41,445	43,518	45,695	47,979	50,378	52,898	55,544	58,320
SURVEY INSTRUMENT OPERATOR	16											
ACCOUNT CLERK II	17	37,593	39,472	41,445	43,518	45,695	47,979	50,378	52,898	55,544	58,321	61,238
COURT CLERK	17											
DEPUTY I	17											
PRINCIPAL LIBRARY ASSISTANT	17											
SECRETARY	17											
STOREKEEPER	17											
PUBLIC WORKS DATA TECHNICIAN	17											
DISPATCHER	18	39,472	41,445	43,518	45,695	47,979	50,378	52,898	55,544	58,321	61,237	64,298
GRAPHIC ARTS DESIGNER	18											
MAINTENANCE PROGRAM TECHNICIAN	18											
RADIO COMMUNICATOR	18											
SANITARY MAINTENANCE TECHNICIAN	18											
TREASURY CUSTOMER SERVICE REPRESENTATIVE	18											
ACCOUNT CLERK III	19	41,445	43,518	45,695	47,979	50,378	52,898	55,544	58,321	61,237	64,298	67,514
ADMINISTRATIVE AIDE	19											
ASSESSMENT TECHNICIAN	19											
ASSESSOR I	19											
BUDGET OFFICE ASSISTANT	19											
LIBRARY SPECIALIST	19											
PARTY CHIEF	19											
CERTIFIED ASSESSOR I	20	43,518	45,695	47,979	50,378	52,898	55,544	58,321	61,237	64,298	67,515	70,890
COMMUNITY DEVELOPMENT HOUSING INSPECTOR	20											
CUSTOMER INFORMATION & ASSISTANCE SPECIALIST	20											
CUSTOMER SERVICE AND INFORMATION TECHNICIAN	20											
DELINQUENT ACCOUNT COLLECTOR	20											
DEPUTY II	20											
DRAFTING TECHNICIAN II	20											
GRAPHIC ARTS DESIGNER II	20											
HOUSING PROGRAM ASSISTANT	20											
MAINTENANCE OFFICE ADMINISTRATOR	20											
PAYROLL ASSISTANT I	20											
PERMIT PROCESS TECHNICIAN	20											
PUBLIC WORKS INSPECTOR	20											
SANITARY SEWER INFORMATION SPECIALIST	20											
SENIOR OFFICE ASSISTANT	20											
SENIOR SANITARY MAINTENANCE TECHNICIAN	20											
VICTIM'S ASSISTANCE OFFICER	20											
ASSISTANT PROCUREMENT AGENT	21	45,695	47,979	50,378	52,898	55,544	58,321	61,237	64,298	67,515	70,890	74,434
BUILDING AND SITE INSPECTOR	21											
CERTIFIED PERMIT PROCESS TECHNICIAN	21											
CODE ENFORCEMENT OFFICER	21											
CONSTRUCTION INSPECTOR	21											
DRAFTING TECHNICIAN III	21											
ENVIRONMENTAL ANALYST	21											
PLAN EXAMINER	21											
PLUMBING AND MECHANICAL CODE SUPERVISOR	21											
PLUMBING AND MECHANICAL PLAN EXAMINER	21											
RIGHT-OF-WAY AGENT	21											
SENIOR CUSTOMER SERVICES & INFORMATION TECHNICIAN	21											
SENIOR PERMIT PROCESS TECHNICIAN	21											

PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES
REPRESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
ACCOUNTANT I	22	47,979	50,378	52,898	55,544	58,321	61,237	64,298	67,515	70,890	74,437	78,159
ASSESSOR II	22											
GEOGRAPHIC INFORMATION SYSTEMS TECHNICIAN	22											
HOUSING REHABILITATION SPECIALIST I	22											
OPERATIONS SPECIALIST	22											
ACCOUNTING OPERATIONS ASSISTANT	23	50,378	52,898	55,544	58,321	61,237	64,298	67,515	70,890	74,437	78,157	82,066
CENTRAL RECEIVING SUPERVISOR	23											
CENTRAL SERVICES TECHNICIAN	23											
CERTIFIED ASSESSOR II	23											
CERTIFIED BUILDING AND SITE INSPECTOR	23											
CERTIFIED PLAN EXAMINER	23											
CERTIFIED PLUMBING & MECHANICAL PLAN EXAMINER	23											
CERTIFIED PROPERTY MAINTENANCE & HOUSING INSPECTOR	23											
COMPLAINTS SPECIALIST	23											
CONSTRUCTION INSPECTION SUPERVISOR	23											
EQUESTRIAN PROGRAM COORDINATOR	23											
HOUSING REHABILITATION SPECIALIST II	23											
SENIOR CERTIFIED PERMIT PROCESS TECHNICIAN	23											
SURVEY PARTIES SUPERVISOR	23											
TREASURY ASSOCIATE	23											
CHIEF RIGHT-OF-WAY AGENT	24	52,898	55,544	58,321	61,237	64,298	67,515	70,890	74,437	78,157	82,066	86,169
CUSTOMER SERVICES SPECIALIST	24											
GEOGRAPHIC INFORMATION SYSTEMS SPECIALIST	24											
PUBLIC WORKS CONTRACTS OFFICER	24											
SCHOOL CROSSING GUARD SUPERVISOR	24											
SITE INSPECTIONS SUPERVISOR	24											
STAFF ENGINEER	24											
ACCOUNTANT II	25	55,544	58,321	61,237	64,298	67,515	70,890	74,437	78,157	82,066	86,167	90,476
CHIEF CONSTRUCTION INSPECTOR	25											
~~CHIEF FIELD SUPERVISOR~~	~~25~~											
EQUESTRIAN PROGRAM SUPERVISOR	25											
PROCUREMENT AGENT	25											
SENIOR CERTIFIED BUILDING AND SITE INSPECTOR	25											
SENIOR CERTIFIED PLAN EXAMINER	25											
SENIOR CERTIFIED PLUMBING AND MECHANICAL PLAN EXAMINER	25											
SENIOR CERTIFIED PROPERTY MAINTENANCE AND HOUSING INSPECTOR	25											
SENIOR STAFF ENGINEER	25											
SUPERINTENDENT OF WASTEWATER TREATMENT	25											
CHIEF FIELD SUPERVISOR	26	58,321	61,237	64,298	67,515	70,890	74,437	78,157	82,066	86,167	90,477	95,001
CIVIL ENGINEER I	26											
DRAFTING AND DESIGN SUPERVISOR	26											
ENVIRONMENTAL PROGRAM MANAGER I	26											
GEOGRAPHIC INFORMATION SYSTEMS ANALYST	26											
PAYROLL ASSISTANT II	26											
PROGRAMMER ANALYST	26											
ARCHITECT	28	64,298	67,515	70,890	74,437	78,157	82,066	86,167	90,477	95,000	99,750	104,737
CIVIL ENGINEER II	28											
ENVIRONMENTAL PROGRAM MANAGER II	28											
SENIOR PROCUREMENT AGENT	28											
SEWER MANAGEMENT ENGINEER	28											
SENIOR APPLICATION ENGINEER	28											
CHIEF OF FACILITY MAINTENANCE	30	70,890	74,437	78,157	82,066	86,167	90,477	95,000	99,750	104,739	109,977	115,477
CHIEF OF PROJECT MANAGEMENT	30											
CIVIL ENGINEER III	30											
ENVIRONMENTAL PROGRAM MANAGER III	30											
PUBLIC WORKS PROJECT ADMINISTRATOR	30											
CHIEF OF DRAINAGE OPERATIONS	32	78,157	82,066	86,167	90,477	95,000	99,750	104,739	109,977	115,477	121,249	127,311
CHIEF OF SITE MANAGEMENT	32											

Effective: 07/01/2025 (Ordinance 24-089)
Revised: 12/19/2024 (Ordinance 24-177)
Revised: xx/xx/2024 (Ordinance 24-179) ***Includes changes approved at 11/7/2024 HRAB meeting; approved by Council 1/14/2025; pending signature.***
Revised: xx/xx/2024 (Ordinance 25-xxx)

PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES
REPRESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
CLERK	12	30,193	31,702	33,288	34,951	36,696	38,533	40,459	42,481	44,606	46,837	49,180
SURVEYOR ASSISTANT	12											
ADMINISTRATIVE SERVICES TECHNICIAN	14	33,288	34,951	36,696	38,533	40,459	42,481	44,606	46,837	49,178	51,637	54,219
AUTOMOTIVE PARTS CLERK	14											
CLERK TYPIST	14											
COMPUTER OPERATOR I	14											
JUNIOR ADMINISTRATIVE AIDE	14											
KEY OPERATOR	14											
MICROFILM TECHNICIAN	14											
PUBLIC SAFETY AIDE	14											
ACCOUNT CLERK I	15	34,951	36,696	38,533	40,459	42,481	44,606	46,837	49,178	51,637	54,220	56,932
CUSTOMER SERVICES COORDINATOR	15											
DRAFTING TECHNICIAN I	15											
INTERLIBRARY LOAN ASSISTANT	15											
LIBRARY ASSISTANT	15											
COMPUTER OPERATOR II	16	36,696	38,533	40,459	42,481	44,606	46,837	49,178	51,637	54,220	56,933	59,778
SURVEY INSTRUMENT OPERATOR	16											
ACCOUNT CLERK II	17	38,533	40,459	42,481	44,606	46,837	49,178	51,637	54,220	56,933	59,779	62,769
COURT CLERK	17											
DEPUTY I	17											
PRINCIPAL LIBRARY ASSISTANT	17											
SECRETARY	17											
STOREKEEPER	17											
PUBLIC WORKS DATA TECHNICIAN	17											
DISPATCHER	18	40,459	42,481	44,606	46,837	49,178	51,637	54,220	56,933	59,779	62,768	65,905
GRAPHIC ARTS DESIGNER	18											
MAINTENANCE PROGRAM TECHNICIAN	18											
RADIO COMMUNICATOR	18											
SANITARY MAINTENANCE TECHNICIAN	18											
TREASURY CUSTOMER SERVICE REPRESENTATIVE	18											
ACCOUNT CLERK III	19	42,481	44,606	46,837	49,178	51,637	54,220	56,933	59,779	62,768	65,905	69,202
ADMINISTRATIVE AIDE	19											
ASSESSMENT TECHNICIAN	19											
ASSESSOR I	19											
BUDGET OFFICE ASSISTANT	19											
LIBRARY SPECIALIST	19											
PARTY CHIEF	19											
CERTIFIED ASSESSOR I	20	44,606	46,837	49,178	51,637	54,220	56,933	59,779	62,768	65,905	69,203	72,662
COMMUNITY DEVELOPMENT HOUSING INSPECTOR	20											
CUSTOMER INFORMATION & ASSISTANCE SPECIALIST	20											
CUSTOMER SERVICE AND INFORMATION TECHNICIAN	20											
DELINQUENT ACCOUNT COLLECTOR	20											
DEPUTY II	20											
DRAFTING TECHNICIAN II	20											
GRAPHIC ARTS DESIGNER II	20											
HOUSING PROGRAM ASSISTANT	20											
MAINTENANCE OFFICE ADMINISTRATOR	20											
PAYROLL ASSISTANT I	20											
PERMIT PROCESS TECHNICIAN	20											
PUBLIC WORKS INSPECTOR	20											
SANITARY SEWER INFORMATION SPECIALIST	20											
SENIOR OFFICE ASSISTANT	20											
SENIOR SANITARY MAINTENANCE TECHNICIAN	20											
VICTIM'S ASSISTANCE OFFICER	20											
ASSISTANT PROCUREMENT AGENT	21	46,837	49,178	51,637	54,220	56,933	59,779	62,768	65,905	69,203	72,662	76,295
BUILDING AND SITE INSPECTOR	21											
CERTIFIED PERMIT PROCESS TECHNICIAN	21											
CODE ENFORCEMENT OFFICER	21											
CONSTRUCTION INSPECTOR	21											
DRAFTING TECHNICIAN III	21											
ENVIRONMENTAL ANALYST	21											
PLAN EXAMINER	21											
PLUMBING AND MECHANICAL CODE SUPERVISOR	21											
PLUMBING AND MECHANICAL PLAN EXAMINER	21											
RIGHT-OF-WAY AGENT	21											
SENIOR CUSTOMER SERVICES & INFORMATION TECHNICIAN	21											
SENIOR PERMIT PROCESS TECHNICIAN	21											

PAY PLANS AND RATES OF PAY FOR CLASSIFIED SERVICE 35-HOUR WORKWEEK EMPLOYEES
REPRESENTED BY THE DELAWARE PUBLIC EMPLOYEES COUNCIL 81, AFSCME, AFL-CIO, AFFILIATE LOCAL 1607

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
ACCOUNTANT I	22	49,178	51,637	54,220	56,933	59,779	62,768	65,905	69,203	72,662	76,298	80,113
ASSESSOR II	22											
GEOGRAPHIC INFORMATION SYSTEMS TECHNICIAN	22											
HOUSING REHABILITATION SPECIALIST I	22											
OPERATIONS SPECIALIST	22											
ACCOUNTING OPERATIONS ASSISTANT	23	51,637	54,220	56,933	59,779	62,768	65,905	69,203	72,662	76,298	80,111	84,118
CENTRAL RECEIVING SUPERVISOR	23											
CENTRAL SERVICES TECHNICIAN	23											
CERTIFIED ASSESSOR II	23											
CERTIFIED BUILDING AND SITE INSPECTOR	23											
CERTIFIED PLAN EXAMINER	23											
CERTIFIED PLUMBING & MECHANICAL PLAN EXAMINER	23											
CERTIFIED PROPERTY MAINTENANCE & HOUSING INSPECTOR	23											
COMPLAINTS SPECIALIST	23											
CONSTRUCTION INSPECTION SUPERVISOR	23											
EQUESTRIAN PROGRAM COORDINATOR	23											
HOUSING REHABILITATION SPECIALIST II	23											
SENIOR CERTIFIED PERMIT PROCESS TECHNICIAN	23											
SURVEY PARTIES SUPERVISOR	23											
TREASURY ASSOCIATE	23											
CHIEF RIGHT-OF-WAY AGENT	24	54,220	56,933	59,779	62,768	65,905	69,203	72,662	76,298	80,111	84,118	88,323
CUSTOMER SERVICES SPECIALIST	24											
GEOGRAPHIC INFORMATION SYSTEMS SPECIALIST	24											
PUBLIC WORKS CONTRACTS OFFICER	24											
SCHOOL CROSSING GUARD SUPERVISOR	24											
SITE INSPECTIONS SUPERVISOR	24											
STAFF ENGINEER	24											
ACCOUNTANT II	25	56,933	59,779	62,768	65,905	69,203	72,662	76,298	80,111	84,118	88,321	92,738
CHIEF CONSTRUCTION INSPECTOR	25											
~~CHIEF FIELD SUPERVISOR~~	~~25~~											
EQUESTRIAN PROGRAM SUPERVISOR	25											
PROCUREMENT AGENT	25											
SENIOR CERTIFIED BUILDING AND SITE INSPECTOR	25											
SENIOR CERTIFIED PLAN EXAMINER	25											
SENIOR CERTIFIED PLUMBING AND MECHANICAL PLAN EXAMINER	25											
SENIOR CERTIFIED PROPERTY MAINTENANCE AND HOUSING INSPECTOR	25											
SENIOR STAFF ENGINEER	25											
SUPERINTENDENT OF WASTEWATER TREATMENT	25											
CHIEF FIELD SUPERVISOR	26	59,779	62,768	65,905	69,203	72,662	76,298	80,111	84,118	88,321	92,739	97,376
CIVIL ENGINEER I	26											
DRAFTING AND DESIGN SUPERVISOR	26											
ENVIRONMENTAL PROGRAM MANAGER I	26											
GEOGRAPHIC INFORMATION SYSTEMS ANALYST	26											
PAYROLL ASSISTANT II	26											
PROGRAMMER ANALYST	26											
ARCHITECT	28	65,905	69,203	72,662	76,298	80,111	84,118	88,321	92,739	97,375	102,244	107,355
CIVIL ENGINEER II	28											
ENVIRONMENTAL PROGRAM MANAGER II	28											
SENIOR PROCUREMENT AGENT	28											
SEWER MANAGEMENT ENGINEER	28											
SENIOR APPLICATION ENGINEER	28											
CHIEF OF FACILITY MAINTENANCE	30	72,662	76,298	80,111	84,118	88,321	92,739	97,375	102,244	107,357	112,726	118,364
CHIEF OF PROJECT MANAGEMENT	30											
CIVIL ENGINEER III	30											
ENVIRONMENTAL PROGRAM MANAGER III	30											
PUBLIC WORKS PROJECT ADMINISTRATOR	30											
CHIEF OF DRAINAGE OPERATIONS	32	80,111	84,118	88,321	92,739	97,375	102,244	107,357	112,726	118,364	124,280	130,494
CHIEF OF SITE MANAGEMENT	32											

Effective: 07/01/2026 (Ordinance 24-089)
Revised: 12/19/2024 (Ordinance 24-177)
Revised: xx/xx/2024 (Ordinance 24-179) ***Includes changes approved at 11/7/2024 HRAB meeting; approved by Council 1/14/2025; pending signature.***
Revised: xx/xx/2024 (Ordinance 25-xxx)

PAY PLAN AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
SENIOR SERVICES TRANS. PROGRAM COORD.	16	34,929	36,675	38,509	40,435	42,456	44,578	46,806	49,147	51,604	54,185	56,894
INSURANCE CLAIMS ASSISTANT	17	36,676	38,510	40,436	42,457	44,580	46,809	49,150	51,607	54,188	56,897	59,742
SENIOR SERVICES CENTER DIRECTOR	18	38,511	40,437	42,458	44,581	46,810	49,151	51,609	54,189	56,898	59,744	62,731
CONFIDENTIAL ASSISTANT HUMAN RESOURCES ASSISTANT	20	42,458	44,581	46,810	49,151	51,609	54,189	56,898	59,744	62,730	65,867	69,160
FINANCE INFORMATION SPECIALIST FIRE/MEDICAL COMMUNICATIONS SUPERVISOR POLICE COMMUNICATIONS SUPERVISOR VICTIM'S ASSISTANCE OFFICE COORDINATOR	22	46,809	49,150	51,607	54,188	56,897	59,743	62,729	65,866	69,159	72,617	76,248
REGISTER IN CHANCERY OFFICE ADMINISTRATOR STORMWATER INSPECTION SUPERVISOR	23	49,149	51,606	54,187	56,896	59,742	62,728	65,865	69,158	72,616	76,247	80,059
CRIME ANALYST LAND USE PARALEGAL PUBLIC INFORMATION SPECIALIST REAL ESTATE COORDINATOR	24	51,609	54,189	56,898	59,744	62,730	65,867	69,160	72,618	76,249	80,062	84,065
CUSTOMER INFO. AND ASSISTANCE SUPV. POLICE ACCREDITATION COORDINATOR	25	54,190	56,899	59,745	62,732	65,868	69,161	72,619	76,250	80,063	84,066	88,269
ASSISTANT COMMUNITY SERVICES ADMIN. ASSISTANT LAND USE ADMINISTRATOR ENVIRONMENTAL ENGINEER I HUMAN RESOURCES TECHNICIAN INSURANCE ADMINISTRATOR LAW OFFICE ADMINISTRATOR	26	56,899	59,745	62,732	65,868	69,161	72,619	76,250	80,063	84,066	88,269	92,682
COMMUNITY GOVERNING ADMINISTRATOR SPORTS AND ATHLETICS ADMINISTRATOR	27	59,744	62,730	65,867	69,160	72,618	76,249	80,062	84,065	88,268	92,682	97,316
ENVIRONMENTAL ADMINISTRATOR FACILITIES PROJECT MANAGER FISCAL AND POLICY ANALYST LAND USE SERVICES ADMINISTRATOR LAND USE SERVICES ADMINISTRATOR, EMPLOYEE ENGAGEMENT AND HIRING SUPPORT PUBLIC WORKS PROGRAM MANAGER STORMWATER PROGRAM COORDINATOR	28	62,730	65,867	69,160	72,618	76,249	80,062	84,065	88,268	92,682	97,316	102,182
PAYROLL SUPERVISOR	29	65,869	69,162	72,620	76,251	80,064	84,067	88,270	92,684	97,318	102,184	107,293
COMMUNITY SERVICES ADMINISTRATOR EMPLOYEE RELATIONS SPECIALIST HUMAN RESOURCES ADMINISTRATOR LAND USE ADMINISTRATOR OPERATIONS SERVICES MANAGER PARKS DEVELOPMENT PLANNER PENSION AND BENEFITS ADMINISTRATOR SENIOR FISCAL AND POLICY ANALYST TRANSPORTATION PLANNER	30	69,161	72,619	76,250	80,063	84,066	88,269	92,683	97,317	102,183	107,292	112,657
DEVELOPMENT FACILITATOR PROPERTY ASSESSMENT SERVICES MANAGER	31	72,623	76,253	80,066	84,069	88,272	92,686	97,320	102,187	107,296	112,660	118,293
DEPARTMENT FINANCE OFFICER INFORMATION SYSTEMS ASSISTANT MANAGER LICENSING MANAGER MANAGEMENT AND PRODUCTIVITY MANAGER PLANNING MANAGER SENIOR FINANCIAL OFFICER	32	76,252	80,065	84,068	88,271	92,685	97,319	102,185	107,294	112,658	118,291	124,206

PAY PLAN AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
ACCOUNTING AND FISCAL MANAGER ASSISTANT LAND USE MANAGER CHIEF OF SPECIAL PROJECTS COMMUNITY SERVICES MANAGER ENGINEERING SERVICES MANAGER INFORMATION SYSTEMS MANAGER INSURANCE AND LOSS CONTROL MANAGER INTERNAL SERVICES MANAGER PARKS DIVISION MANAGER PENSION PROGRAM MANAGER SEWER OPERATIONS MANAGER STORMWATER & ENVIRONMENTAL PROGS. MGR TREASURY MANAGER	34	84,067	88,270	92,684	97,318	102,184	107,293	112,657	118,290	124,204	130,414	136,935
FINANCE LEGAL OFFICER HUMAN RESOURCES MANAGER	35	88,271	92,685	97,319	102,185	107,294	112,658	118,291	124,206	130,416	136,937	143,784
DEPUTY CHIEF FINANCIAL OFFICER FIRST ASSISTANT COUNTY ATTORNEY PUBLIC WORKS SENIOR MANAGER DEPUTY CHIEF OF TECHNOLOGY	36	92,684	97,318	102,184	107,293	112,657	118,290	124,204	130,414	136,934	143,781	150,970

NON-UNION CLASSIFIED SERVICE EMPLOYEES OF EMERGENCY COMMUNICATIONS AND EMERGENCY MEDICAL SERVICES

ASSISTANT CHIEF OF EMERG. COMMUNICATIONS	32	81,115	84,927	88,931	93,135	97,547	102,182	107,048	112,157	117,521	123,155	129,312
CHIEF OF EMERGENCY COMMUNICATIONS	36	97,097	101,731	106,596	111,706	117,070	122,702	128,616	134,827	141,347	148,194	155,604
CHIEF OF EMERGENCY MEDICAL SERVICES	38	109,539	114,649	120,013	125,645	131,560	137,771	144,292	151,139	158,328	165,877	174,171

Effective: 07/01/2024 (Ordinance 23-063)
Revised: 07/01/2024 (Ordinance 23-086)
Revised: 08/29/2023 (Ordinance 23-097)
Revised: 08/01/2023 (Ordinance 23-126)
Revised: 07/07/2023 (Ordinance 24-013)
Revised: 10/8/2024 (Ordinance 24-148 and Ordinance 24-149)
Revised: 10/8/2024 (Ordinance 24-151) - Add Step 11 (Incumbents in Step 10 on 6/30/24, move to Step 11 upon reaching anniversary date following 7/1/24)
Revised: 11/19/2024 (Ordinance 24-160)
Revised: xx/xx/2025 (Ordinance 25-xxx)

PAY PLAN AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
SENIOR SERVICES TRANS. PROGRAM COORD.	16	35,803	37,592	39,472	41,446	43,518	45,693	47,977	50,376	52,895	55,540	58,317
INSURANCE CLAIMS ASSISTANT	17	37,593	39,473	41,447	43,519	45,695	47,980	50,379	52,898	55,543	58,320	61,236
SENIOR SERVICES CENTER DIRECTOR	18	39,474	41,448	43,520	45,696	47,981	50,380	52,900	55,544	58,321	61,238	64,300
CONFIDENTIAL ASSISTANT HUMAN RESOURCES ASSISTANT	20	43,520	45,696	47,981	50,380	52,900	55,544	58,321	61,238	64,299	67,514	70,889
FINANCE INFORMATION SPECIALIST FIRE/MEDICAL COMMUNICATIONS SUPERVISOR POLICE COMMUNICATIONS SUPERVISOR VICTIM'S ASSISTANCE OFFICE COORDINATOR	22	47,980	50,379	52,898	55,543	58,320	61,237	64,298	67,513	70,888	74,433	78,155
REGISTER IN CHANCERY OFFICE ADMINISTRATOR STORMWATER INSPECTION SUPERVISOR	23	50,378	52,897	55,542	58,319	61,236	64,297	67,512	70,887	74,432	78,154	82,061
CRIME ANALYST LAND USE PARALEGAL PUBLIC INFORMATION SPECIALIST REAL ESTATE COORDINATOR	24	52,900	55,544	58,321	61,238	64,299	67,514	70,889	74,434	78,156	82,064	86,167
CUSTOMER INFO. AND ASSISTANCE SUPV. POLICE ACCREDITATION COORDINATOR	25	55,545	58,322	61,239	64,301	67,515	70,891	74,435	78,157	82,065	86,168	90,476
ASSISTANT COMMUNITY SERVICES ADMIN. ASSISTANT LAND USE ADMINISTRATOR ENVIRONMENTAL ENGINEER I HUMAN RESOURCES TECHNICIAN INSURANCE ADMINISTRATOR LAW OFFICE ADMINISTRATOR	26	58,322	61,239	64,301	67,515	70,891	74,435	78,157	82,065	86,168	90,476	95,000
COMMUNITY GOVERNING ADMINISTRATOR SPORTS AND ATHLETICS ADMINISTRATOR	27	61,238	64,299	67,514	70,889	74,434	78,156	82,064	86,167	90,475	95,000	99,749
ENVIRONMENTAL ADMINISTRATOR FACILITIES PROJECT MANAGER FISCAL AND POLICY ANALYST LAND USE SERVICES ADMINISTRATOR LAND USE SERVICES ADMINISTRATOR, EMPLOYEE ENGAGEMENT AND HIRING SUPPORT PUBLIC WORKS PROGRAM MANAGER STORMWATER PROGRAM COORDINATOR	28	64,299	67,514	70,889	74,434	78,156	82,064	86,167	90,475	95,000	99,749	104,737
PAYROLL SUPERVISOR	29	67,516	70,892	74,436	78,158	82,066	86,169	90,477	95,002	99,751	104,739	109,976
COMMUNITY SERVICES ADMINISTRATOR EMPLOYEE RELATIONS SPECIALIST HUMAN RESOURCES ADMINISTRATOR LAND USE ADMINISTRATOR OPERATIONS SERVICES MANAGER PARKS DEVELOPMENT PLANNER PENSION AND BENEFITS ADMINISTRATOR SENIOR FISCAL AND POLICY ANALYST TRANSPORTATION PLANNER	30	70,891	74,435	78,157	82,065	86,168	90,476	95,001	99,750	104,738	109,975	115,474
DEVELOPMENT FACILITATOR PROPERTY ASSESSMENT SERVICES MANAGER	31	74,439	78,160	82,068	86,171	90,479	95,004	99,753	104,742	109,979	115,477	121,251
DEPARTMENT FINANCE OFFICER INFORMATION SYSTEMS ASSISTANT MANAGER LICENSING MANAGER MANAGEMENT AND PRODUCTIVITY MANAGER PLANNING MANAGER SENIOR FINANCIAL OFFICER	32	78,159	82,067	86,170	90,478	95,003	99,752	104,740	109,977	115,475	121,249	127,312

PAY PLAN AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
ACCOUNTING AND FISCAL MANAGER ASSISTANT LAND USE MANAGER CHIEF OF SPECIAL PROJECTS COMMUNITY SERVICES MANAGER ENGINEERING SERVICES MANAGER INFORMATION SYSTEMS MANAGER INSURANCE AND LOSS CONTROL MANAGER INTERNAL SERVICES MANAGER PARKS DIVISION MANAGER PENSION PROGRAM MANAGER SEWER OPERATIONS MANAGER STORMWATER & ENVIRONMENTAL PROGS. MGR TREASURY MANAGER	34	86,169	90,477	95,002	99,751	104,739	109,976	115,474	121,248	127,310	133,675	140,359
FINANCE LEGAL OFFICER HUMAN RESOURCES MANAGER	35	90,478	95,003	99,752	104,740	109,977	115,475	121,249	127,312	133,677	140,361	147,379
DEPUTY CHIEF FINANCIAL OFFICER FIRST ASSISTANT COUNTY ATTORNEY PUBLIC WORKS SENIOR MANAGER DEPUTY CHIEF OF TECHNOLOGY	36	95,002	99,751	104,739	109,976	115,474	121,248	127,310	133,675	140,358	147,376	154,745

NON-UNION CLASSIFIED SERVICE EMPLOYEES OF EMERGENCY COMMUNICATIONS AND EMERGENCY MEDICAL SERVICES

ASSISTANT CHIEF OF EMERG. COMMUNICATIONS	32	83,144	87,050	91,155	95,463	99,986	104,738	109,725	114,962	120,459	126,234	132,546
CHIEF OF EMERGENCY COMMUNICATIONS	36	99,525	104,275	109,261	114,499	119,997	125,770	131,832	138,198	144,881	151,899	159,495
CHIEF OF EMERGENCY MEDICAL SERVICES	38	112,278	117,516	123,014	128,787	134,849	141,216	147,900	154,918	162,287	170,024	178,526

Effective: 07/01/2025 (Ordinance 23-063)
Revised: 07/01/2025 (Ordinance 23-086)
Revised: 08/29/2023 (Ordinance 23-097)
Revised: 08/01/2023 (Ordinance 23-126)
Revised: 07/07/2022 (Ordinance 24-013)
Revised: 10/8/2024 (Ordinance 24-148 and Ordinance 24-149)
Revised: 10/8/2024 (Ordinance 24-151) - Add Step 11
Revised: 11/19/2024 (Ordinance 24-160)
Revised: xx/xx/2025 (Ordinance 25-xxx)

PAY PLAN AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
SENIOR SERVICES TRANS. PROGRAM COORD.	16	36,699	38,532	40,459	42,483	44,606	46,836	49,177	51,636	54,218	56,929	59,775
INSURANCE CLAIMS ASSISTANT	17	38,533	40,460	42,484	44,607	46,838	49,180	51,639	54,221	56,932	59,778	62,767
SENIOR SERVICES CENTER DIRECTOR	18	40,461	42,485	44,608	46,839	49,181	51,640	54,223	56,933	59,780	62,769	65,908
CONFIDENTIAL ASSISTANT HUMAN RESOURCES ASSISTANT	20	44,608	46,839	49,181	51,640	54,223	56,933	59,780	62,769	65,907	69,202	72,662
FINANCE INFORMATION SPECIALIST FIRE/MEDICAL COMMUNICATIONS SUPERVISOR POLICE COMMUNICATIONS SUPERVISOR VICTIM'S ASSISTANCE OFFICE COORDINATOR	22	49,180	51,639	54,221	56,932	59,778	62,768	65,906	69,201	72,661	76,294	80,109
REGISTER IN CHANCERY OFFICE ADMINISTRATOR STORMWATER INSPECTION SUPERVISOR	23	51,638	54,220	56,931	59,777	62,767	65,905	69,200	72,660	76,293	80,108	84,113
CRIME ANALYST LAND USE PARALEGAL PUBLIC INFORMATION SPECIALIST REAL ESTATE COORDINATOR	24	54,223	56,933	59,780	62,769	65,907	69,202	72,662	76,295	80,110	84,116	88,322
CUSTOMER INFO. AND ASSISTANCE SUPV. POLICE ACCREDITATION COORDINATOR	25	56,934	59,781	62,770	65,909	69,203	72,664	76,296	80,111	84,117	88,323	92,738
ASSISTANT COMMUNITY SERVICES ADMIN. ASSISTANT LAND USE ADMINISTRATOR ENVIRONMENTAL ENGINEER I HUMAN RESOURCES TECHNICIAN INSURANCE ADMINISTRATOR LAW OFFICE ADMINISTRATOR	26	59,781	62,770	65,909	69,203	72,664	76,296	80,111	84,117	88,323	92,738	97,375
COMMUNITY GOVERNING ADMINISTRATOR SPORTS AND ATHLETICS ADMINISTRATOR	27	62,769	65,907	69,202	72,662	76,295	80,110	84,116	88,322	92,737	97,375	102,243
ENVIRONMENTAL ADMINISTRATOR FACILITIES PROJECT MANAGER FISCAL AND POLICY ANALYST LAND USE SERVICES ADMINISTRATOR LAND USE SERVICES ADMINISTRATOR, EMPLOYEE ENGAGEMENT AND HIRING SUPPORT PUBLIC WORKS PROGRAM MANAGER STORMWATER PROGRAM COORDINATOR	28	65,907	69,202	72,662	76,295	80,110	84,116	88,322	92,737	97,375	102,243	107,356
PAYROLL SUPERVISOR	29	69,204	72,665	76,297	80,112	84,118	88,324	92,739	97,378	102,245	107,358	112,726
COMMUNITY SERVICES ADMINISTRATOR EMPLOYEE RELATIONS SPECIALIST HUMAN RESOURCES ADMINISTRATOR LAND USE ADMINISTRATOR OPERATIONS SERVICES MANAGER PARKS DEVELOPMENT PLANNER PENSION AND BENEFITS ADMINISTRATOR SENIOR FISCAL AND POLICY ANALYST TRANSPORTATION PLANNER	30	72,664	76,296	80,111	84,117	88,323	92,738	97,377	102,244	107,357	112,725	118,361
DEVELOPMENT FACILITATOR PROPERTY ASSESSMENT SERVICES MANAGER	31	76,300	80,114	84,120	88,326	92,741	97,380	102,247	107,361	112,729	118,364	124,283
DEPARTMENT FINANCE OFFICER INFORMATION SYSTEMS ASSISTANT MANAGER LICENSING MANAGER MANAGEMENT AND PRODUCTIVITY MANAGER PLANNING MANAGER SENIOR FINANCIAL OFFICER	32	80,113	84,119	88,325	92,740	97,379	102,246	107,359	112,727	118,362	124,281	130,495

PAY PLAN AND RATES OF PAY FOR NON-UNION CLASSIFIED SERVICE EMPLOYEES

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
ACCOUNTING AND FISCAL MANAGER ASSISTANT LAND USE MANAGER CHIEF OF SPECIAL PROJECTS COMMUNITY SERVICES MANAGER ENGINEERING SERVICES MANAGER INFORMATION SYSTEMS MANAGER INSURANCE AND LOSS CONTROL MANAGER INTERNAL SERVICES MANAGER PARKS DIVISION MANAGER PENSION PROGRAM MANAGER SEWER OPERATIONS MANAGER STORMWATER & ENVIRONMENTAL PROGS. MGR TREASURY MANAGER	34	88,324	92,739	97,378	102,245	107,358	112,726	118,361	124,280	130,493	137,017	143,868
FINANCE LEGAL OFFICER HUMAN RESOURCES MANAGER	35	92,740	97,379	102,246	107,359	112,727	118,362	124,281	130,495	137,019	143,871	151,064
DEPUTY CHIEF FINANCIAL OFFICER FIRST ASSISTANT COUNTY ATTORNEY PUBLIC WORKS SENIOR MANAGER DEPUTY CHIEF OF TECHNOLOGY	36	97,378	102,245	107,358	112,726	118,361	124,280	130,493	137,017	143,867	151,061	158,614
NON-UNION CLASSIFIED SERVICE EMPLOYEES OF EMERGENCY COMMUNICATIONS AND EMERGENCY MEDICAL SERVICES												
ASSISTANT CHIEF OF EMERG. COMMUNICATIONS	32	85,223	89,226	93,434	97,850	102,486	107,356	112,469	117,836	123,471	129,391	135,860
CHIEF OF EMERGENCY COMMUNICATIONS	36	102,014	106,882	111,993	117,362	122,997	128,915	135,128	141,653	148,504	155,697	163,483
CHIEF OF EMERGENCY MEDICAL SERVICES	38	115,085	120,454	126,090	132,007	138,221	144,747	151,598	158,791	166,345	174,275	182,990

Effective: 07/01/2026 (Ordinance 23-063)
Revised: 07/01/2026 (Ordinance 23-086)
Revised: 08/29/2023 (Ordinance 23-097)
Revised: 08/01/2023 (Ordinance 23-126)
Revised: 07/07/2022 (Ordinance 24-013)
Revised: 10/8/2024 (Ordinance 24-148 and Ordinance 24-149)
Revised: 10/8/2024 (Ordinance 24-151) - Add Step 11
Revised: 11/19/2024 (Ordinance 24-160)
Revised: xx/xx/2025 (Ordinance 25-xxx)

Prime Sponsor(s): Mr. Toole, Mr. Caneco
Date of introduction: January 28, 2025

RESOLUTION NO. 25-025

CONGRATULATING AND COMMENDING PARAMEDIC SENIOR LIEUTENANT JOSEPH J. DUDLEY ON HIS RETIREMENT FROM THE NEW CASTLE COUNTY EMERGENCY MEDICAL SERVICES DIVISION

WHEREAS, Paramedic Senior Lieutenant Joseph J. Dudley retired from the New Castle County Emergency Medical Services (EMS) Division on January 23, 2025 after 41 years of service; and

WHEREAS, Joe was born in Philadelphia, Pennsylvania and was raised in the South Philadelphia area where he attended elementary and middle school before moving to North Wilmington where he attended and graduated from Salesianum High School in 1977; and

WHEREAS, on January 23, 1984, Joe began his career with New Castle County as an Emergency Medical Technician, obtaining his Cardiac Rescue Technician in April of that same year. Joe later obtained his paramedic certification through the Medical Center of Delaware in April of 1987, as a Nationally Registered Paramedic; and

WHEREAS, throughout his career, Joe has been assigned to Tech 2, Tech 3, and Medic 1 in the City of Wilmington, and Medic 5 in Middletown; and

WHEREAS, Joe was promoted to the rank of Lieutenant in July 1995 and Senior Lieutenant in April 2006. As a Lieutenant, Joe has supervised EMS Platoons 1, 2, 3 and 4, has served as Executive Officer, Coordinator of the Office of Quality Improvement, Supervisor of Support Services, and was in charge of the Office of Recruitment, Applicant Processing, and Paramedic Academy; and

WHEREAS, Joe has participated in many specialized groups in New Castle County EMS including charter member of the EMS Division Bike Team, Child Safety Seat Technician, EMS Division Honor Guard, Public Safety Pipes and Drum, Yearbook Committee, Building Design Committees, State of Delaware Protocol Committees, and State of Delaware Training & Exercise subcommittees; and

WHEREAS, Joe has obtained multiple certifications during his career including American Heart Association CPR/First Aid Instructor, Pre-Hospital Trauma Life Support (PHTLS) Instructor; and driver training instructor; and

WHEREAS, Joe has been involved with multiple initiatives including designing and obtaining EMS Division all-terrain (ATV) vehicles, leading the initiative to obtain accreditation through the Committee on Accreditation of Ambulance Services (CAAS), overseeing special event coordination to include the design and drafting of multiple special operations orders; and

WHEREAS, throughout his career in New Castle County, Joe received a Commendation of Bravery for a June 2006 rescue at Ocean Port Industries in Claymont, a Commendation of Merit for a 1994 motor vehicle collision resulting in nine critically injured patients, six Distinguished Unit Citations, two Letters of Commendation, ten Unit Letters of Commendation, three Sudden Cardiac Arrest Save Citations, three Certificates of Appreciation, and eighty-six complimentary letters from the public; and

WHEREAS, Joe was recognized as the Wilmington Kiwanis Club “Paramedic of the Quarter” for the 2nd quarter of 2013 and Wilmington Kiwanis Club “Paramedic of the Year” for the year 2013 for his efforts in coordinating the medical operation of the Wilmington Courthouse shooting; and

WHEREAS, Joe received a Sons of the American Revolution Award in 2010, Claymont Fire Company Unit Citation in 2006, and a Wilmington Police Department Outstanding Service Award in 1995 for preventing a suicidal subject from jumping off a bridge into the Christina River; and

WHEREAS, Joe graduated from the Delaware Technical and Community College in 1998 with an Associate Degree in in Management of Emergency Services, Wilmington University in 2013 with a Bachelor Degree in Business Administration, Wilmington University in 2015 with a Master Degree in Information Assurance. Joe also graduated from the New Jersey State Association of Chief of Police Command and Leadership Academy in 2015; and

WHEREAS, Joe has remained active in his local community as a life member serving 47 years with the Talleyville Fire Company, currently serving in the role of Chief Engineer, adjunct instructor at Wilmington University, and adjunct instructor at Delaware Technical and Community College; and

WHEREAS, Joe resides in North Wilmington with his wife, Mary, daughter Sarah, and son Patrick.

NOW, THEREFORE, BE IT RESOLVED that County Council of New Castle County hereby congratulates and commends Paramedic Senior Lieutenant Joseph J. Dudley on his retirement from the New Castle County Emergency Medical Services Division, thank him for his 41 years of outstanding service to the citizens of New Castle County and wishes him continued success in his retirement and future endeavors.

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: There is no discernible fiscal impact with the adoption of this resolution.

Prime Sponsor(s): Mr. Toole, Mr. Caneco
Date of introduction: January 28, 2025

RESOLUTION NO. 25-026

CONGRATULATING AND COMMENDING PARAMEDIC SENIOR LIEUTENANT MICHAEL A. MCCOLLEY ON HIS RETIREMENT FROM THE NEW CASTLE COUNTY EMERGENCY MEDICAL SERVICES DIVISION

WHEREAS, Paramedic Senior Lieutenant Michael A. McColley retired from the New Castle County Emergency Medical Services (EMS) Division on February 2, 2025 after over 35 years of service; and

WHEREAS, Mike was born in Milford, Delaware, and raised in the Harrington area, where he graduated from Lake Forest High School in 1985. He joined the Harrington Fire Company at the age of 16, obtaining his Ambulance Attendant certification from the Delaware State Fire School and graduated from Delaware Technical and Community College with an associate degree of Applied Science in 2009; and

WHEREAS, on July 24, 1989, Mike began his career with New Castle County obtaining his paramedic certification through the Medical Center of Delaware in 1990, as a Nationally Registered Paramedic; and

WHEREAS, Mike was assigned to Paramedic Station 5 in Middletown, Paramedic Station 6 in Glasgow, and ended his field assignments at Paramedic Station 9 in the City of Newark; and

WHEREAS, Mike was promoted to the rank of Corporal in 2004, Sergeant in July 2013, Lieutenant in December 2015, Senior Lieutenant in June 2021, he oversaw Platoon 4 in field operations and finished his career in the Office of Recruitment, Applicant Processing and Paramedic Academy; and

WHEREAS, Mike has participated in many specialized groups in New Castle County EMS, including serving in roles of Field Training Officer (FTO), Public Information Officer (PIO), First Aid Instructor, and Paramedic Academy Coordinator; and

WHEREAS, Mike obtained multiple certifications during his career including American Heart Association CPR/First Aid Instructor, Advanced Cardiac Life Support (ACLS) Instructor, and Pre-Hospital Trauma Life Support (PHTLS) Instructor; and

WHEREAS, throughout his career in New Castle County, Mike has received two unit letters of commendation, two letters of commendation, five distinguished unit citations, five sudden cardiac arrest save citations, one Phoenix Club award, one Chief of EMS commendation, two commendations of merit including actions during a farm machinery rescue, and over thirty complimentary letters from the public; and

WHEREAS, Mike was recognized as the Wilmington Kiwanis Club “Paramedic of the Quarter” for the 4th quarter of 2017 and Wilmington Kiwanis Club “Paramedic of the Year” for the year 2017; and

WHEREAS, Mike graduated from the National Fire Academy’s Management of Emergency Medical Services Program and graduated from the New Jersey State Association of Chiefs of Police Command and Leadership Academy in 2015; and

WHEREAS, Mike remained active in his local community by serving as the Cavalry Christian Academy High School Soccer Coach from 2010-2015, Wesleyan Christian School Assistant Soccer Coach from 2008-2009, founding member of the Kent & Sussex Youth Soccer League, Harrington Parks & Recreation Soccer Coach, mentor for his local 4-H club, member of Delaware Ducks Unlimited, and member of the Harrington Volunteer Fire company.

NOW, THEREFORE, BE IT RESOLVED that County Council of New Castle County hereby congratulates and commends Paramedic Senior Lieutenant Michael A. McColley on his retirement from the New Castle County Emergency Medical Services Division, thank him for his 35 years of outstanding service to the citizens of New Castle County and wishes him continued success in his retirement and future endeavors.

Adopted by County council of
New Castle County on: 1/28/25

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

SYNOPSIS: Same as title.

FISCAL IMPACT: There is no discernible fiscal impact with the adoption of this resolution.

Prime Sponsor(s): Mr. Caneco
Date of introduction: January 28, 2025

RESOLUTION NO. 25-027

REAPPOINTING TERRELL WILLIAMS TO THE NEW CASTLE COUNTY DIVERSITY COMMISSION

WHEREAS, pursuant to *New Castle County Code* § 2.05.510, the Diversity Commission is vested with the responsibility of monitoring the County's policies to promote and encourage business opportunities for small, minority, and women-owned businesses, to ensure that all human resources activities are conducted in a manner to provide opportunity for all and ensure that the workforce is representative of the community which it serves; and

WHEREAS, *New Castle County Code* § 2.05.509, provides that the Diversity Commission shall consist of seven (7) members. County Council shall appoint four (4) members with the advice and consent of the County Executive, who shall serve for terms of two (2) years, except that members shall continue to serve until their successors are appointed and qualified; provided, however, that no member shall hold over more than six (6) months after the end of his or her term; and

WHEREAS, Mr. Williams has earned his Juris Doctorate degree, Master's degree in Public Administration and Bachelor's degree in Criminal Justice. He is a veteran of the United States Army, with more than 20 years of service in the National Guard. He has worked for several non-profit organizations and currently works for the Philadelphia Census Bureau (Department of Commerce); and

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of Terrell Williams as a member of the New Castle County Diversity Commission for a term to begin immediately upon the adoption of this resolution and to expire on January 28, 2027.

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 NOTE: There is no discernible impact with the adoption of this resolution.

Prime Sponsor(s): Mr. Caneco
Date of introduction: January 28, 2025

RESOLUTION NO. 25-028

REAPPOINTING WILLIAM McDUFFIE TO THE NEW CASTLE COUNTY DIVERSITY COMMISSION

WHEREAS, pursuant to New Castle County Code § 2.05.510, the Diversity Commission is vested with the responsibility of monitoring the County's policies to promote and encourage business opportunities for small, minority, and women-owned businesses, to ensure that all human resources activities are conducted in a manner to provide opportunity for all and ensure that the workforce is representative of the community which it serves; and

WHEREAS, *New Castle County Code* § 2.05.509 provides that the Diversity Commission shall consist of seven (7) members. County Council shall appoint four (4) members with the advice and consent of the County Executive, who shall serve for terms of two (2) years, except that members shall continue to serve until their successors are appointed and qualified; provided, however, that no member shall hold over more than six (6) months after the end of his or her term; and

WHEREAS, the term of Mr. McDuffie's appointment to the Diversity Commission is expiring and it has been recommended that he be reappointed for another term.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby approves the reappointment of William McDuffie as a member of the New Castle County Diversity Commission for a term to begin on January 28, 2025 and to expire on January 28, 2027.

Adopted by the County Council of
New Castle County on

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

SYNOPSIS: Same as title.

FISCAL NOTE: There is no discernible fiscal impact upon the adoption of this legislation.

Prime Sponsor(s): Mr. Cartier
Date of introduction: January 28, 2025

RESOLUTION NO. 25-029

APPOINTING ERIC ZIPPE TO THE NEW CASTLE COUNTY PUBLIC ARTS COMMISSION

WHEREAS, pursuant to New Castle County Code Chapter 2 ("Administration"), Article 5 Sec.2.05.516. The Public Arts Commission has the responsibility of looking at public art holistically. They will engage the public, promote, and advocate for permanent or semi-permanent public visual arts projects that reflect the cultural, natural, and historical diversity of New Castle County. The Public Arts Commission also has the responsibility to advise and update the Department of Community Services, the County Executive, and County Council on public arts in New Castle County; and

WHEREAS, New Castle County code 2.05.516 provides New Castle County Public Arts Commission ("Commission") shall consist of nine (9) members including the Chair. The County Council shall appoint five (5) members, including ex officio designees, with the advice and consent of the County Executive. The County Executive shall appoint four (4) members with the advice and consent of County Council. The County Executive, with the advice and consent of County Council, shall appoint one member from the nine nominated members as Chairperson who shall serve at the pleasure of the County Executive. Recommendations for membership will be sought from local visual arts organizations, educational institutions, and community leaders in the visual arts field. Except for certain initial appointments as identified below, all Commission members other than the Chair and ex officio positions shall serve 4-year terms, which may be renewed; and

WHEREAS, membership of the Commission shall consist of at least 1 representative from visual arts organizations, including art museums, that are located or operate within the County; at least 2 County residents who are visual artists (including but not limited to a sculptor and painter) or who have a demonstrated involvement in public art; at least 1 representative from the faculty or governing body of an educational institution with art or architecture programs; at least 1 representative from a non-profit organization engaged in supporting the visual arts; at least 1 registered landscape architect; the Director of the Delaware Art Museum [ex officio] or their designee; and

WHEREAS, the Department of Community Services shall provide the administrative and community support required by the Commission in the performance of its official duties. The Department of Public Works shall provide technical and project management support for the public art installations directed by the Commission. The Commission may engage with other County departments in the performance of its official duties; and

WHEREAS, the initial appointments of the members of the Commission shall be 2 or 4 years to stagger the terms so that approximately half the members will be up for reappointment every 2 years; and

WHEREAS, Eric Zippe is a resident of New Castle County and a professional photographer, video editor, and graphic designer working in the Wilmington area. Mr. Zippe is an adjunct instructor in the visual communications department at Delaware Technical Community College, teaching students photography and digital imaging skills. He operates a photography and design service company which has produced work for clients such as Fila shoes, Budweiser, Mercedes Benz, World Trade Center of Delaware, and the State of Delaware.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council, with the consent of the County Executive, hereby appoints Eric Zippe the New Castle County Public Arts Commission for a 4-year term to begin on January 21, 2025.

Adopted by the County Council of
New Castle County on

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

SYNOPSIS: Same as title.

FISCAL NOTE: There is no discernible fiscal impact upon the adoption of this legislation.

Prime Sponsor(s): Mr. Hollins, Ms. Williams-Johns
Requested by: Executive Office
Date of introduction: January 28, 2025

RESOLUTION NO. 25-030

CONSENTING TO THE APPOINTMENT OF D. DUSTY BLAKEY, Ed.D., TO THE POSITION OF CHIEF HUMAN RESOURCES OFFICER

WHEREAS, pursuant to 9 *Del. C.* § 1120(b), the County Executive, upon the advice and consent of New Castle County Council, shall appoint a Chief Human Resources Officer, who shall serve at the pleasure of the County Executive; and

WHEREAS, the County Executive has nominated D. Dusty Blakey, Ed.D., to serve as Chief Human Resources Officer for New Castle County; and

WHEREAS, Dr. Blakey has served as Superintendent of Schools for both the Kennett Consolidated School District in Pennsylvania and the Colonial School District in Delaware, where his leadership improved student outcomes, expanded early learning programs, and implemented innovative staff development systems; and

WHEREAS, Dr. Blakey has held various leadership and administrative roles, including Human Resources Director and Director of Schools, in which he increased achievement results and staff retention; and

WHEREAS, New Castle County Council has given due consideration to the qualifications and professional accomplishments of Dr. Blakey and finds him well suited to serve as Chief Human Resources Officer.

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County, that County Council hereby consents to the appointment of D. Dusty Blakey, Ed.D. to the position of Chief Human Resources Officer for New Castle County.

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 NOTE: There will be no discernible fiscal impact upon the adoption of this Resolution.

Prime Sponsor(s): Mr. Hollins, Ms. Williams-Johns
Requested by: Executive Office
Date of introduction: January 28, 2025

RESOLUTION NO. 25-031

CONSENTING TO THE APPOINTMENT OF DAVID M. CULVER TO THE POSITION OF GENERAL MANAGER OF THE DEPARTMENT OF LAND USE

WHEREAS, pursuant to 9 *Del. C.* § 1120(b), the County Executive, upon the advice and consent of New Castle County Council, shall appoint a General Manager of the Department of Land Use, who shall serve at the pleasure of the County Executive; and

WHEREAS, the County Executive has nominated David M. Culver to serve as the General Manager of the Department of Land Use for New Castle County; and

WHEREAS, Mr. Culver has over 30 years of expertise in land use planning and public service, including his prior experience as General Manager of the New Castle County Department of Land Use from 2008 to 2013, where he oversaw comprehensive planning, zoning, licensing, and inspections; and

WHEREAS, Mr. Culver has worked for various municipalities performing a wide range of functions in administration including Town Administrator for the Town of Perryville, Maryland, and County Administrator for Cecil County, Maryland; and

WHEREAS, New Castle County Council has given due consideration to the qualifications and professional accomplishments of Mr. Culver and finds him well suited to serve as the General Manager of the Department of Land Use.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of David M. Culver as the General Manager of the Department of Land Use for New Castle County.

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 NOTE: There will be no discernible fiscal impact up on the adoption of this resolution.

Prime Sponsor(s): Mr. Hollins, Ms. Williams-Johns
Requested by: Executive Office
Date of introduction: January 28, 2025

RESOLUTION NO. 25-032

CONSENTING TO THE APPOINTMENT OF DAVID DEL GRANDE TO THE POSITION OF CHIEF OF TECHNOLOGY & ADMINISTRATIVE SERVICES

WHEREAS, pursuant to 9 *Del. C.* § 1120(b), the County Executive, upon the advice and the consent of the County Council, shall appoint a Chief of Technology & Administrative Services, who shall serve at the pleasure of the County Executive; and

WHEREAS, the County Executive has nominated David Del Grande to serve as the Chief of Technology & Administrative Services for New Castle County; and

WHEREAS, Mr. Del Grande brings over 30 years of extensive experience in government and financial management, including his tenure as Finance Director for the City of Newark, where he successfully oversaw budgeting, accounting, utility billing, and information technology operations; and

WHEREAS, Mr. Del Grande has previously served New Castle County as a Senior Budget & Procedures Analyst, Senior Financial Officer, and Accounting and Fiscal Manager; and

WHEREAS, New Castle County Council has given due consideration to the qualifications and professional accomplishments of Mr. Del Grande and finds him well suited to serve as the Chief of Technology & Administrative Services.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of David Del Grande as the Chief of Technology & Administrative Services for New Castle County.

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 NOTE: There will be no discernible fiscal impact upon the adoption of this resolution.

Prime Sponsor(s): Mr. Sheldon, Mr. Carter
Requested by: Public Works
Date of Introduction: January 28, 2025

RESOLUTION NO. 25-033

AUTHORIZING THE COUNTY EXECUTIVE TO EXECUTE A SEWER AGREEMENT WITH THE CITY OF NEWARK

WHEREAS, the City of Newark ("City") owns, operates and maintains a sanitary sewerage collection system within the City limits; and

WHEREAS, throughout the years, New Castle County ("County") and the City have entered into agreements pertaining to the County's acceptance of wastewater from the City; and

WHEREAS, the current agreement between the County and the City dates to March 1, 1979 with amendments issuing later in 1979 and 2020 (collectively known as "1979 Agreement"); and

WHEREAS, the Parties agree that the 1979 Agreement should be replaced to reflect current practices; and

WHEREAS, the County and the City recognize the need for close cooperation to minimize the overall cost of service and improve efficiencies in serving County and City customers to the greatest extent possible; and

WHEREAS, the County Executive has presented the Sewer Agreement listed below to County Council for approval prior to the County Executive's signature; and

WHEREAS, County Council has determined that the purpose of the Sewer Agreement listed below is to substantially advance, and is reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby authorizes the County Executive to sign the following contract:

Sanitary Sewer Agreement between New Castle County and the City of Newark, as attached. Pursuant to the terms of this Agreement, the City will be billed quarterly based on metered sewage flow, Biochemical Oxygen Demand ("BOD") and Suspended Solids ("SS"). The County will deduct from the City's quarterly invoice the County parcels that flow into the City's sanitary sewer system. Likewise, the County will add to the City's quarterly invoice the parcels from the City that flow into the County without passing through a meter. This Agreement provides discharge flow limits for the City and requires the City to maintain programs to control hydrogen sulfide and Fats, Oils and Greases ("FOG") within its sanitary sewer system. This is a ten-year agreement during which time the Parties agree to meet quarterly to ensure good communication and coordination on wastewater issues. The Parties agree to enter into the Multijurisdictional

Agreement attached as an exhibit to the Sewer Agreement to coordinate each Party's responsibilities with respect to the City's Industrial Pretreatment Program.

Adopted by County Council of
New Castle County on:

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

SYNOPSIS: This Resolution allows the County Executive to sign the attached Sanitary Sewer Agreement with the City of Newark including the related Multijurisdictional Agreement on industrial pretreatment issues attached thereto.

FISCAL IMPACT: The attached Sanitary Sewer Agreement between New Castle County and the City of Newark requires the County to bill Newark on actual metered sewage flow in place of the current billing method, which is based on consumption. Metered flow is a more precise measure for billing purposes.

Acknowledged by the Chief Financial Officer January 15, 2025.

SANITARY SEWER AGREEMENT
BETWEEN
NEW CASTLE COUNTY
AND
CITY OF NEWARK

RECITALS

THIS AGREEMENT ("Agreement") made this _____ day of _____, 2025, between NEW CASTLE COUNTY, a political subdivision of the State of Delaware (the "County") and CITY OF NEWARK, a municipal corporation of the State of Delaware (the "City" or "Newark") (each a "Party" and collectively known as the "Parties").

WHEREAS, the City owns, operates and maintains a sanitary sewage collection and transmission system within the City limits (the "Newark System"); and

WHEREAS, the County owns, operates and maintains a major public sanitary sewage collection, transmission and treatment system within the unincorporated areas of the County (the "County System") and for many decades has received wastewater from the Newark System and transmitted it for treatment to the City of Wilmington Wastewater Treatment Plant (the "Plant"); and

WHEREAS, throughout the years, the County and the City have entered into agreements pertaining to the County's acceptance of wastewater from the Newark System; and

WHEREAS, the current written agreement between the County and the City dates to March 1, 1979 with amendments issuing later in 1979 and 2020 (collectively known as "1979 Agreement"); and

WHEREAS, simultaneous with the execution of this Agreement, the Parties will enter into a separate Multijurisdictional Agreement ("MJA") to outline each Party's responsibilities with respect to the City's Industrial Pretreatment Program; and

WHEREAS, the County and the City recognize the need for close cooperation to minimize the overall cost of service and improve efficiencies in serving County and City customers to the greatest extent possible; and

WHEREAS, the Parties agree that the 1979 Agreement should be replaced to reflect current conditions; and

NOW THEREFORE, the City and the County, in consideration of the mutual promises and covenants set forth in this Agreement, agree that the usage by the City of the County System shall be governed by and in accordance with the terms and conditions set forth in this Agreement.

ARTICLE I
STANDARDS AND REGULATIONS

1. The Recitals set forth above are incorporated into and made a part of this Agreement.

2. The County agrees to receive into the County System wastewater discharged from the Newark System at two locations known as "WCNN" (fka "Old Capital Trail") and "WCNS" (fka "Brookside") and to thereafter transmit this wastewater for treatment subject to the terms and conditions stated in this Agreement. The Parties acknowledge some minor exceptions to these two locations as described in greater detail in Article I, Paragraphs 5 and 6. The locations of WCNN and WCNS, as well as the minor exceptions to those two locations, are depicted in Exhibits A through J. These exhibits may be updated from time to time upon mutual written agreement by both Parties.

3. In no event shall the City discharge wastewater into the County System from any other locations, nor shall the City exceed the following discharge limits without the County's prior written approval. Values are expressed in million gallons per day ("MGD").

Average Annual Flow Limits										
Location	**Yr 1**	**Yr 2**	**Yr 3**	**Yr 4**	**Yr 5**	**Yr 6**	**Yr 7**	**Yr 8**	**Yr 9**	**Yr 10**
WCNN	1.700	1.717	1.734	1.752	1.769	1.787	1.805	1.823	1.841	1.859
WCNS	2.800	2.828	2.856	2.885	2.914	2.943	2.972	3.002	3.032	3.062

The instantaneous peak flow for WCNN shall be 4.500 MGD. The instantaneous peak flow for WCNS shall be 7.400 MGD.

In no event shall the City exceed the limits for either WCNN or WCNS as stated above without the County's prior written approval to do so. If the City exceeds the values listed above, it shall investigate and determine the cause of the exceedance(s) within ten (10) business days of notification of the exceedance. If the County believes that further analysis is warranted, the County may require the City to complete a formal study of the Newark System. If the City refuses to complete a formal study, the County may do so at the City's expense. Any improvements to the Newark System that the investigation and/or study recommends to prevent a future exceedance shall be undertaken and paid for by the City. Should the County need to undertake an improvement within the County System to mitigate against the risks posed by an exceedance from the City, the City agrees to pay for the improvement.

4. Should the City request an increase to the annual average flow limits above to accommodate anticipated land development, the County will review the request. If the County approves the request, it will then determine if a capital improvement is required to accommodate the City's new capacity limit. The County's Department of Public Works will request the appropriate funding in the capital improvement program. The capacity limit will not change until the completion of the capital improvement. There is no guarantee of a schedule for the completion of the capital improvement.

5. The Parties acknowledge that there are County sewer customers that flow into the Newark System from the County System before the flow is ultimately transmitted back into the County System at WCNS. The County shall notify the City in advance if it anticipates any such County customer's sewer flow to significantly increase at any point or if a new connection that would flow through the Newark System has been requested. The City reserves the right to prohibit the new connection or increased flow but agrees to continue to receive any existing flow into the Newark System.

6. The Parties acknowledge that there are City sewer customers that flow directly to the County System without passing through WCNN or WCNS. The City shall notify the County in advance if it anticipates that a new City sewer customer will flow to the County System such that its flows will not pass through either WCNN or WCNS or if any such existing City sewer customer's flow will significantly increase. The County reserves the right to prohibit the new connection or increased flow but agrees to continue to receive any existing flow.

7. As depicted in Exhibits A through J, the County shall, at its own cost and expense, maintain and operate the County System and the City shall, at its own cost and expense, maintain and operate the Newark System. The Parties agree to continue to coordinate maintenance and responses to emergencies as appropriate.

8. Should a property owner outside the corporate limits of the City make a request to the City that it be allowed to connect directly to the City's sanitary sewer system, the City shall first determine whether it wishes to allow the property to connect to its sanitary sewer system. Should the City wish to allow the connection, the City shall then obtain the approval of the County's Department of Public Works prior to granting the request. The County's Department of Public Works may approve or deny the City's request in its sole discretion. If the Department of Public Works approves the request, the City shall operate and maintain any public sewer infrastructure that it or a private contractor has constructed to provide sewer service to the property in accordance with the City's Water and Wastewater Standards and Specifications. As set forth in Article II, for any property outside of the corporate limits of the City directly connected to the City System, the City shall bill the property directly and charge an out of City rate for collection, transmission and treatment.

9. The City shall not receive sanitary sewage, industrial wastewater, or other matter into its sewer system from (A) any jurisdiction outside of the State of Delaware; or (B) outside of the Delaware River Basin unless permitted by the rules and regulations of the Delaware River Basin Commission. This provision is not intended to apply to sanitary sewer connections located in service areas within the City or County but outside of the Delaware River Basin.

10. The City previously adopted New Castle County Code, Chapter 38 pertaining to the regulation of non-domestic discharges to the sanitary sewer system. The City agrees to continue to ensure that the quality of the wastewater entering the County's System will meet the requirements of New Castle County Code, Chapter 38, the County's Pretreatment Regulations and any and all applicable municipal, state and federal laws and regulations for wastewater and will formulate and enforce necessary rules and regulations in order to do so. To that end, should the County have reason to believe that a sewer user within the

incorporated boundary of the City, other than a sewer user operating pursuant to a County-issued industrial wastewater discharge permit, is discharging a prohibited substance into the Newark System or the County System, the City agrees to investigate and take appropriate enforcement action.

11. Simultaneous with the execution of this Agreement, the City and the County will enter into the MJA, attached hereto as Exhibit K, delineating each Party's responsibilities with respect to the City's Industrial Pretreatment Program. The Parties agree to update the MJA from time to time as stated therein.

12. In addition to mitigating any wet-weather flows, the City shall maintain programs to control hydrogen sulfide and Fats, Oils and Grease ("FOG") within its sanitary sewer system. The County may monitor and analyze hydrogen sulfide and FOG levels from the City to determine the City's general maintenance of its system. The City agrees to conduct additional investigations of hydrogen sulfide and FOG based on the results of the County's investigations. In addition, should the County determine that additional measures need to be taken by the City to control hydrogen sulfide and/or FOG, the City agrees to work with the County to address the concerns, including implementing projects within the Newark System that reduce hydrogen sulfide and/or FOG to a level that does not impact the County System.

13. If wet-weather flows or a failure of the Newark System causes an overflow in the County System, the City will be responsible for any damages to private property or to the County System, including any fines levied against the County as a result of the overflow. The City agrees to reimburse the County for the costs it incurs in responding to the overflow. In accordance with Paragraph 3 above, if wet-weather flows persist, the City shall initiate appropriate studies and investigations to identify and correct the issue.

14. In the event that mandatory requirements imposed upon the County by statute or regulation enforceable by the State or a federal agency renders performance by the County impossible, the City agrees to accept, abide by and undertake its proportionate share of any additional expense or flow limitations or other applicable limitations. In the event of significant destruction or disablement of the County System, the County shall be relieved of its obligations under this agreement and may cancel the Agreement upon seven (7) days' notice.

15. Should any federal or state grant funding be or become available under which the County would be the intended recipient, the City agrees to cooperate with the County in the collection and compilation of any information needed to apply for said grants and, if required, to make the submittal applications. The City agrees to transfer any money received from said grants, less administrative expenses, to the County.

16. To ensure good communication and coordination on wastewater issues, the Parties shall meet on a quarterly basis to review, discuss and share information regarding the status of capacity, projects and studies, invoice adjustments described in Article II, flow and strength readings, system operations, Capital Recovery Fees paid, updates to their respective geographic information systems, land development planning and regulatory concerns.

17. The City shall accept responsibility for any and all damages, fines and costs to the County System and the Plant and/or its processes or to any third parties (including any contractors, consultants or employees at the Plant) that 1.) arise out of the City's breach of this Agreement or 2.) arise out of the City's negligence in proportion to the extent that such damages, fines and costs are caused by releases, spills or discharges of industrial waste or toxic pollutants discharged by Industrial Users in the City or from the discharge from any industry serviced by the City. This provision shall survive termination of this agreement.

ARTICLE II
BILLING AND PAYMENT

1. The County shall invoice the City as set forth herein and based on the contract user rate ("Rate") established each year by New Castle County Council including any charges and fees related thereto as may be set forth herein or in New Castle County Code.

2. The County shall invoice the City quarterly based on the sewage flow measured for the most recently available three-month period, Biochemical Oxygen Demand ("BOD") and Suspended Solids ("SS") entering the County System from the Newark System at the WCNN and WCNS locations. Payment to the County will be at a rate per 1,000 gallons of metered flow, at a rate per sampled pound of BOD, and at a rate per sampled pound of SS. The Rate for flow, BOD, and SS shall be as set by County Council each County fiscal year. In April of each year, the Ordinance containing the proposed sewer service charges for the following fiscal year is available from the County's website https://www3.newcastlede.gov/legislation/search.

3. In order to measure sewer flow, BOD, and SS, the County shall maintain sewage meters and samplers at WCNN and WCNS. The County shall maintain the flow meters and samplers in good order and repair. Meter calibration and repair records are available upon request. The flow meters shall be calibrated at least once each calendar year.

4. The quarterly invoice shall be determined by multiplying the measured sewage flow, BOD and SS by the respective sewer flow, BOD, and SS rates in effect for the applicable time period as described below. Adjustments to the quarterly invoice are also described below and shall be clearly depicted on each invoice. The data needed for the adjustments described in Paragraphs b, d and e below shall be provided annually by the applicable party no later than May 1 and applied to the next four quarterly invoices issued thereafter.

    a. The County shall provide the City a split sample from WCNN and WCNS when sampling for billing purposes. Pounds of BOD and SS used for billing shall be the average pounds of the City's and County's testing results.

    b. In recognition that wastewater enters the Newark System from the County System, the County agrees to deduct from the City's quarterly invoice the annual water consumption restated in gallons per day and multiplied by the number of days in the billing period and associated BOD and SS for each County parcel that flows into the

Newark System. The list of County parcels that flow into the Newark System is provided in Exhibit L. The County shall provide Newark the water consumption data.

c. Actual sewage flow, BOD and SS recorded by the County from County Tax Parcel No. 1100400001, or any future subdivision of this tax parcel, which enters the Newark System, shall be deducted from the City's quarterly invoice. This parcel shall not be included in the deductions described in paragraph b above.

d. In recognition that some wastewater flow from the Newark System does not pass through a metered location set forth in Article I, Paragraph 2, but otherwise enters the County System, the City agrees that the County shall add the annual water consumption restated in gallons per day and multiplied by the number of days in the billing period and associated BOD and SS for each City parcel that does not pass through a metered location to the City's quarterly invoice. The list of City parcels that flow into the County System unmetered is provided in Exhibit M. The City shall provide the County water consumption data.

e. In recognition of the City managing their own stormwater flows, the County agrees to deduct from the City's quarterly invoice the percentage of County costs budgeted to the County's management of stormwater relative to the County's sewer budget as a whole at the time of a sewer rate increase. The initial percentage is 8.6%. Should the County's sewer rate change during the term of this Agreement, the County will update the percentage based on the year the rate is changed and provide the City with the new percentage.

f. Associated BOD and SS referenced in Paragraphs 4b and 4d above is the average BOD and SS at WCNN and WCNS used for billing for that particular billing quarter and is determined in accordance with paragraph 4(a).

5. For calendar quarters ending March 31st, June 30th, September 30th and December 31st, the County shall bill the City by emailing a quarterly invoice to the City's Department of Public Works and Water Resources with a copy to the City's Department of Finance by the first day of May, August, November and February. The City shall pay each quarterly invoice by the last day of May, August, November and February via ACH directly to the County's account according to the instructions provided by the County. The City shall provide the email addresses where the invoices should be sent. Any changes to the email addresses provided will be communicated by the City as needed.

6. In the event the City fails to pay on the due date the sums due and owing to the County for any quarter during the term of this Agreement, the City shall pay to the County a penalty on such unpaid sums at the rate established in Section 38.02.503.G.3 of New Castle County Code, or if no such rate is established in New Castle County Code, at six (6) percent of the delinquent charge for the first month and one (1) percent of the unpaid principal balance as of the first day of every month thereafter.

7. If the City disputes any quarterly invoice received from the County, it shall notify the County in writing fifteen (15) days prior to the printed due date, as to the amount that is disputed and the basis of the dispute. To the extent the City disputes any quarterly invoice received from the County, the City shall, during the pendency of such dispute, pay the full amount due. Amounts determined to be overpayments after resolution of the dispute shall be credited toward future invoices and not refunded to the City.

8. The County shall continue to directly bill any parcel located within incorporated Newark that currently receives a sewer bill from the County, including but not limited to, Tax Parcel Nos. 1802100196, 1802100199, 1802100172, 1802100217, and 1802100218. Any future subdivision of these parcels would also continue to receive a sewer bill from the County unless this Agreement is revised.

9. The County shall establish, and provide the City with, the Capital Recovery Fee and any other sanitary sewer development fees or charges as determined by the County. At the time of contract execution, the Capital Recovery Fee to be paid by the City is $2.90 per gallon of sewer flow per day. The Capital Recovery Fee is subject to change at a frequency to be determined by the County. The City will be notified of the change and the effective date of the change at least thirty (30) days in advance. Gallons of sewer flow per day shall be determined using the County's Design Flow Requirements, which is available on the County's website. The City shall charge the applicable fee or charges to any new connections to the Newark System. Within thirty (30) days of the close of each quarter, the City shall forward to the County all fees and charges collected that quarter via ACH directly to the County's account according to the instructions provided by the County.

10. As set forth in the MJA, the County shall charge industrial users within the City a permit fee that shall be set by the County.

ARTICLE III
ANNEXATION

1. Any proposed annexation shall be done in accordance with the procedures set forth in Law. Should the City annex any lands from the County, the City agrees to pay the County the cost of any existing sewer infrastructure, including any outstanding debt service, and to install, at its own cost and expense, any flowmeters, samplers or other equipment that the County deems necessary for the continuation of sewer service or for billing purposes. The specifications for said flowmeters and the installations thereof shall be approved by the County's Department of Public Works prior to installation. Any such meters or samplers installed will be maintained by the City in good order and repair and calibrated at least once each calendar year.

ARTICLE IV
GENERAL PROVISIONS

1. Effective Date

This Agreement shall become effective upon execution by the County and the City and shall remain in effect until June 30, 2035. The Parties shall begin negotiating the terms of a new Agreement by July 1, 2034. Unless the Parties agree to further extend the date, in the event the City and the County have not entered into a new agreement by January 31, 2035, they agree to engage in mediation. If mediation is not successful, they agree to proceed with binding arbitration in accordance with the provisions of Article IV, Paragraph 6. Unless provided otherwise for herein, the provisions of this Agreement shall survive termination until replaced by the terms of the next sewer agreement.

2. Entire Agreement and Modification

This Agreement and the MJA contain the full and complete understanding between the County and the City with respect to the subject matter set forth therein and supersedes any and all previous agreements, amendments, and proposals, whether oral or written. If there is any conflict between this Agreement and the MJA, this Agreement shall control. With the exception of modification in the manner set forth elsewhere in this Agreement, this Agreement may not be modified except by a written and duly executed amendatory agreement of the Parties hereto.

3. Headings

Any headings used herein are for convenience of reference only and shall not affect the construction of or be taken into consideration in interpreting this Agreement.

4. Assignment or Transfer of Agreement

Neither Party shall assign, subcontract, or otherwise transfer this Agreement or any portion thereof without the express written consent of the other Party.

5. Enforceability

If one or more of the provisions in this Agreement is held to be invalid, illegal or unenforceable in any respect for any reason, such invalidity, illegality or unenforceability shall not affect any other provision of the Agreement, and the Agreement shall be construed as if the invalid, illegal or unenforceable provision had never been included.

6. Arbitration

All claims, disputes and other matters in question between the Parties, arising out of or relating to this Agreement or the breach thereof, shall be decided by arbitration in accordance with the rules of the American Arbitration Association ("AAA"), unless the Parties mutually agree otherwise. To be clear, the County's sewer rates are not a matter subject to arbitration. No arbitration, arising out of or relating to this Agreement shall include by consolidation, joinder or in any other manner, any

additional party not a party to this Agreement except by written consent containing a specified reference to this Agreement and signed by the Parties hereto. Any consent to arbitration involving an additional party or parties shall not constitute consent to arbitration of any dispute not described therein or with any party not named or described therein. This Agreement to arbitrate and any agreement to arbitrate with an additional party or parties duly consented to by the Parties hereto shall be specifically enforceable under the prevailing arbitration law. The demand for arbitration shall be filed in writing with the other party to this Agreement and with the AAA. The demand shall be made within a reasonable time after the claim, dispute or other matter in question has arisen. In no event shall the demand for arbitration be made after the date when the institution of legal or equitable proceedings based on such claim, dispute or other matter in question would be barred by the applicable statute of limitations or repose. The award rendered by the arbitrator shall be final, and judgment may be entered upon it in accordance with the applicable law in any court having jurisdiction thereof. The costs of arbitration shall be split equally, provided, however, that each party shall bear its own attorneys' fees and costs of preparing for and participating in any arbitration.

7. Cooperation and Information

The Parties agree to cooperate in all matters pertinent to this Agreement to the fullest extent possible and will work in good faith in carrying out its provisions The City and the County agree to provide each other with reasonable information as requested.

8. Governing Law

This Agreement shall be governed by the laws of the State of Delaware.

9. Notice

Any notice, demand, request, consent, approval or communication required by this Agreement shall be in writing, addressed to the other party at the addresses set forth below:

(a) If to the County, to:	(b) If to the City, to:
General Manager Department of Public Works New Castle County 187-A Old Churchmans Road New Castle, Delaware 19720	Director Public Works and Water Resources Department City of Newark 220 South Main Street Newark, Delaware 19711

[Signature Page Follows]

IN WITNESS WHEREOF, the County and the City hereto have duly executed this Agreement on the day and year aforesaid.

NEW CASTLE COUNTY

By: _____

County Executive

Approved as to form

_____
County Attorney

CITY OF NEWARK

By: _____
City Manager

Approved as to form

_____
Assistant City Solicitor

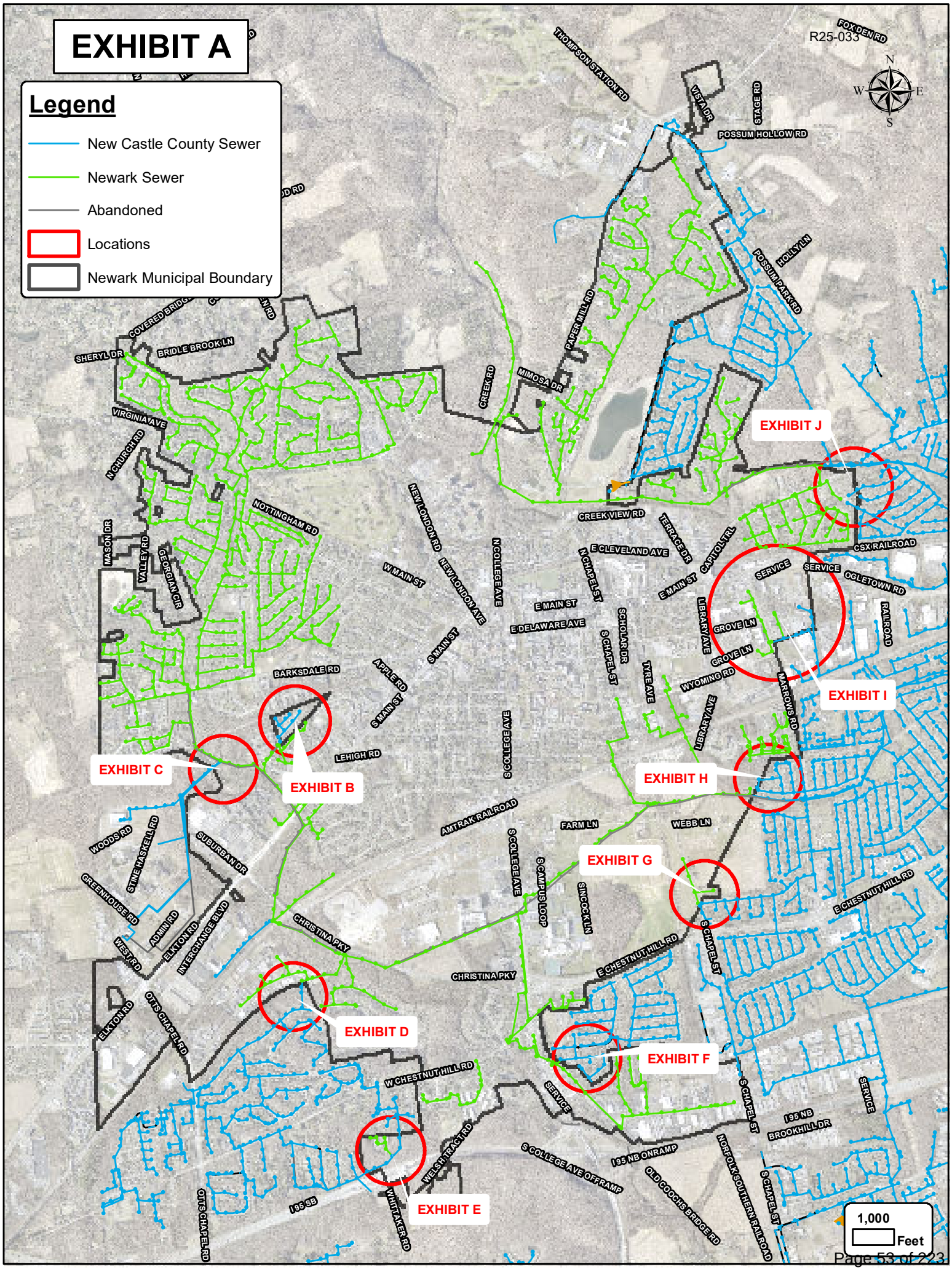
EXHIBIT A
Legend
New Castle County Sewer
Newark Sewer
Abandoned
Locations
Newark Municipal Boundary
R25-033
N
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S
EXHIBIT J
EXHIBIT I
EXHIBIT C
EXHIBIT B
EXHIBIT H
EXHIBIT G
EXHIBIT D
EXHIBIT F
EXHIBIT E
THOMPSON STATION RD
FOX DEN RD
VISTA DR
STAGE RD
POSSUM HOLLOW RD
HOLLY LN
POSSUM PARK RD
PAPER MILL RD
MIMOSA DR
CREEK RD
COVERED BRIDGE
SHERYL DR
BRIDLE BROOK LN
VIRGINIA AVE
N CHURCH RD
NOTTINGHAM RD
MASON DR
VALLEY RD
GEORGIAN CIR
NEW LONDON RD
W MAIN ST
N COLLEGE AVE
CREEK VIEW RD
TERRACE DR
E CLEVELAND AVE
N CHAPEL ST
CAPITOL TRL
CSX RAILROAD
SERVICE
E MAIN ST
OGLETOWN RD
RAILROAD
LIBRARY AVE
GROVE LN
E DELAWARE AVE
S CHAPEL ST
SCHOLAR DR
IVREAVE
WYOMING RD
MARROWS RD
S MAIN ST
APPLE RD
BARKSDALE RD
LEHIGH RD
S COLLEGE AVE
AMTRAK RAILROAD
FARM LN
WEBB LN
WOODS RD
SUBURBAN DR
STINE HASKELL RD
GREENHOUSE RD
ADMIN RD
ELKTON RD
INTERCHANGE BLVD
WEST RD
CHRISTINA PKY
S CAMPUS LOOP
SINCOCK LN
E CHESTNUT HILL RD
OTTS CHAPEL RD
W CHESTNUT HILL RD
WELSH TRACT RD
I 95 SB
WHITTAKER RD
I 95 NB ON RAMP
S COLLEGE AVE OFF RAMP
OLD COOCHS BRIDGE RD
NORFOLK SOUTHERN RAILROAD
I 95 NB
BROOKHILL DR
1,000
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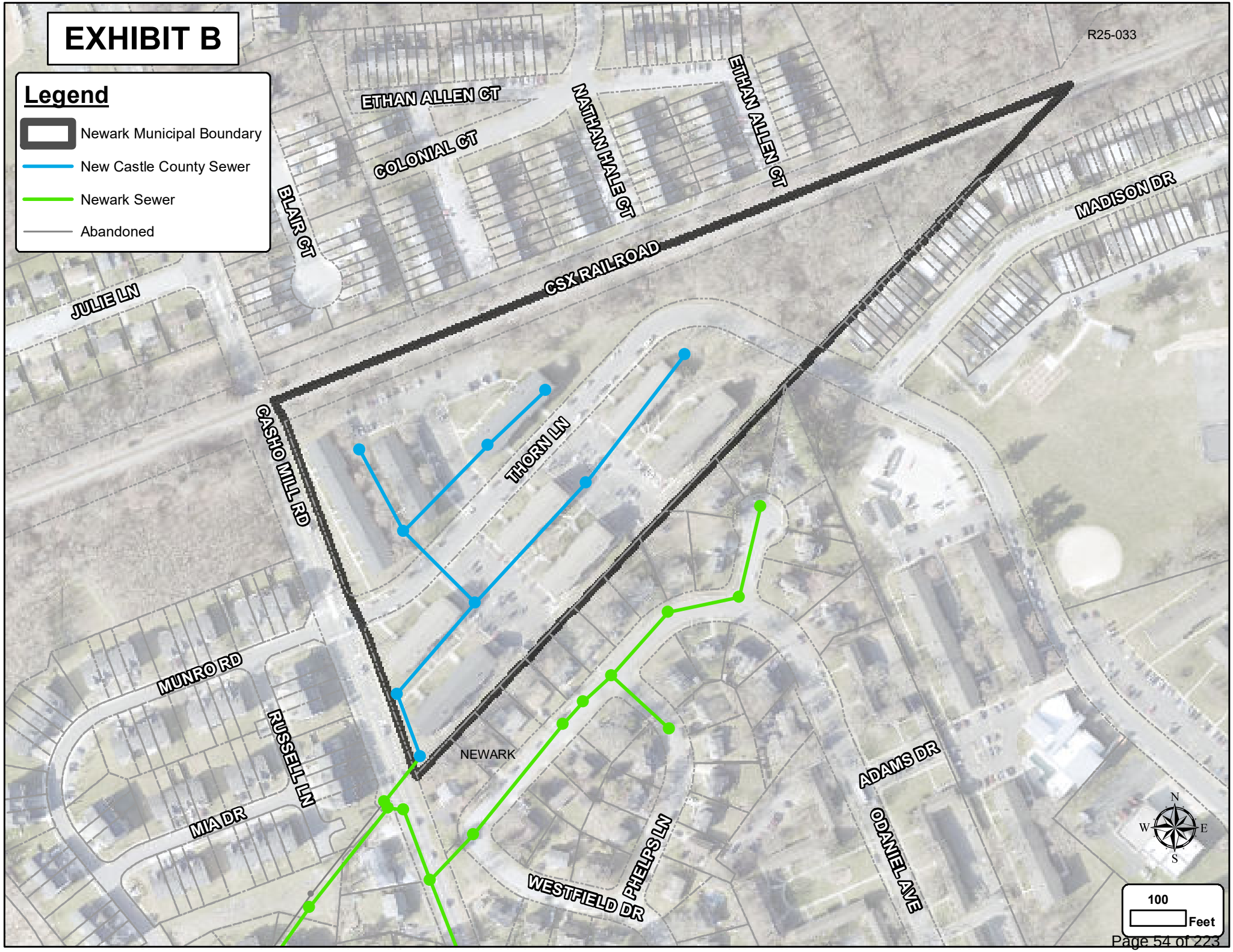
EXHIBIT B
R25-033
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
Abandoned
ETHAN ALLEN CT
COLONIAL CT
NATHAN HALE CT
ETHAN ALLEN CT
BLAIR CT
MADISON DR
JULIE LN
CSX RAILROAD
CASHO MILL RD
THORN LN
MUNRO RD
RUSSELL LN
MIA DR
NEWARK
ADAMS DR
ODANIEL AVE
WESTFIELD DR
PHELPS LN
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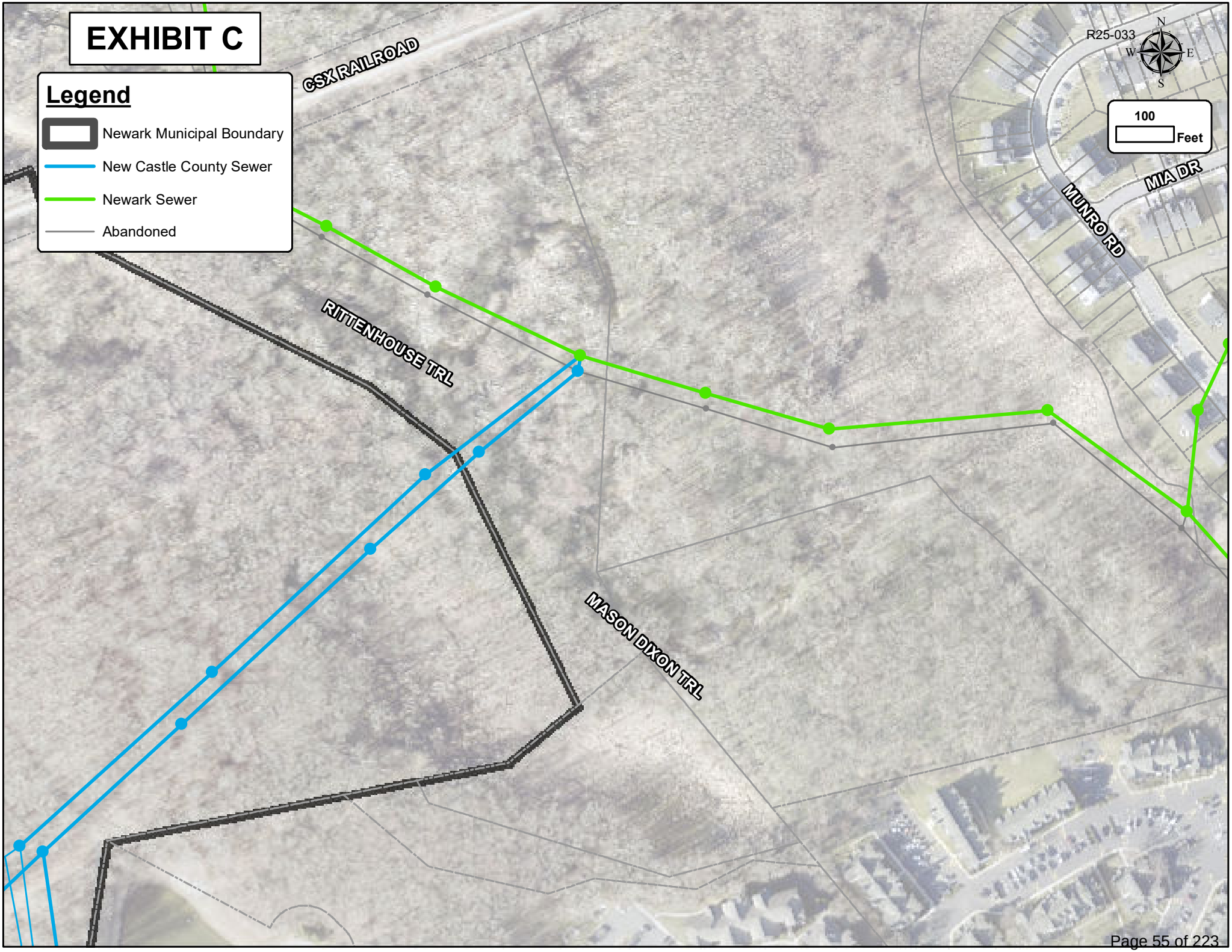
EXHIBIT C
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
Abandoned
CSX RAILROAD
RITTENHOUSE TRL
MASON DIXON TRL
MUNRO RD
MIA DR
R25-033
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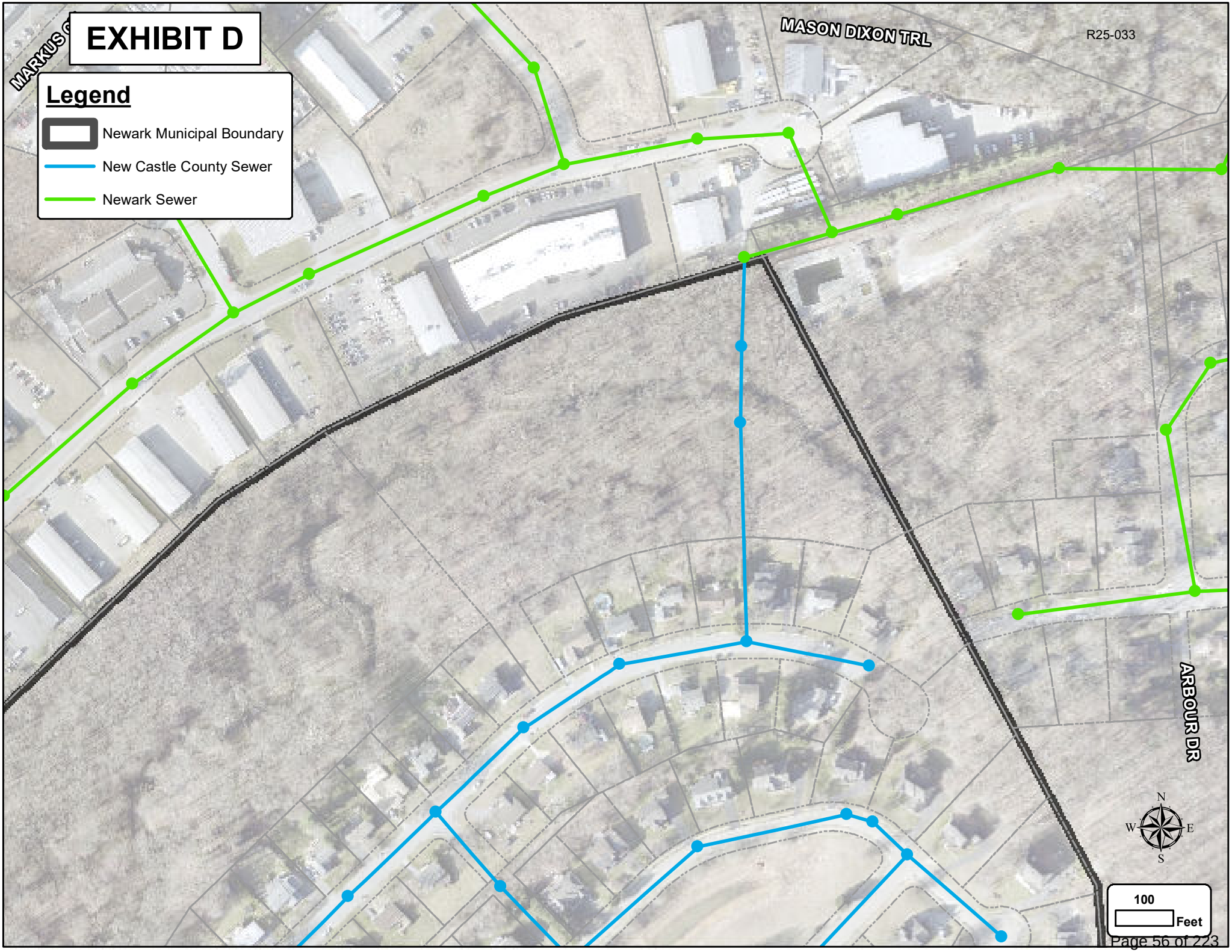
EXHIBIT D
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
MASON DIXON TRL
R25-033
ARBOUR DR
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Feet

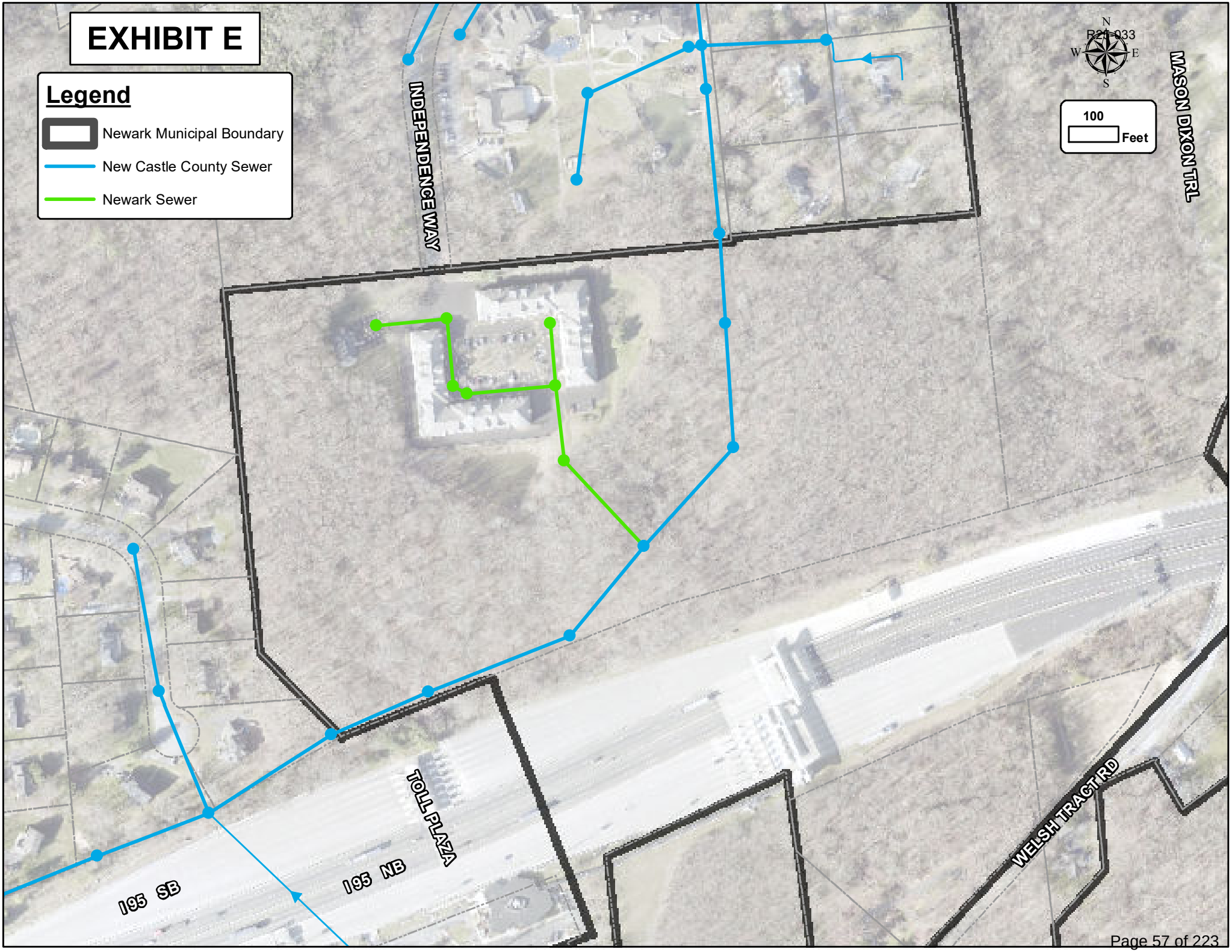
EXHIBIT E
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
N
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100
Feet
INDEPENDENCE WAY
MASON DIXON TRL
TOLL PLAZA
I95 SB
I95 NB
WELSH TRACT RD

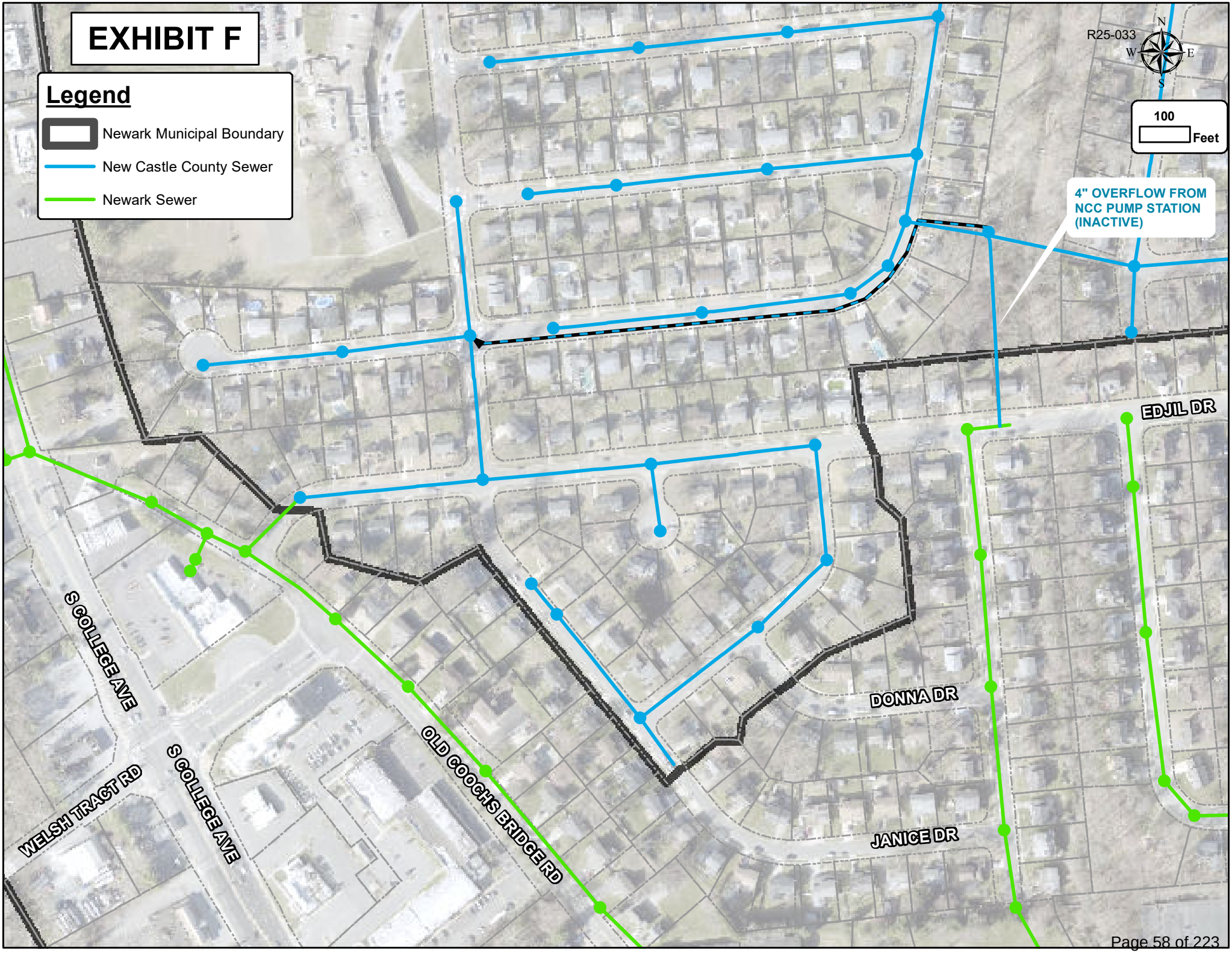
EXHIBIT F
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
R25-033
N
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S
100
Feet
4" OVERFLOW FROM NCC PUMP STATION (INACTIVE)
EDJIL DR
DONNA DR
JANICE DR
S COLLEGE AVE
S COLLEGE AVE
WELSH TRACT RD
OLD COOCH'S BRIDGE RD

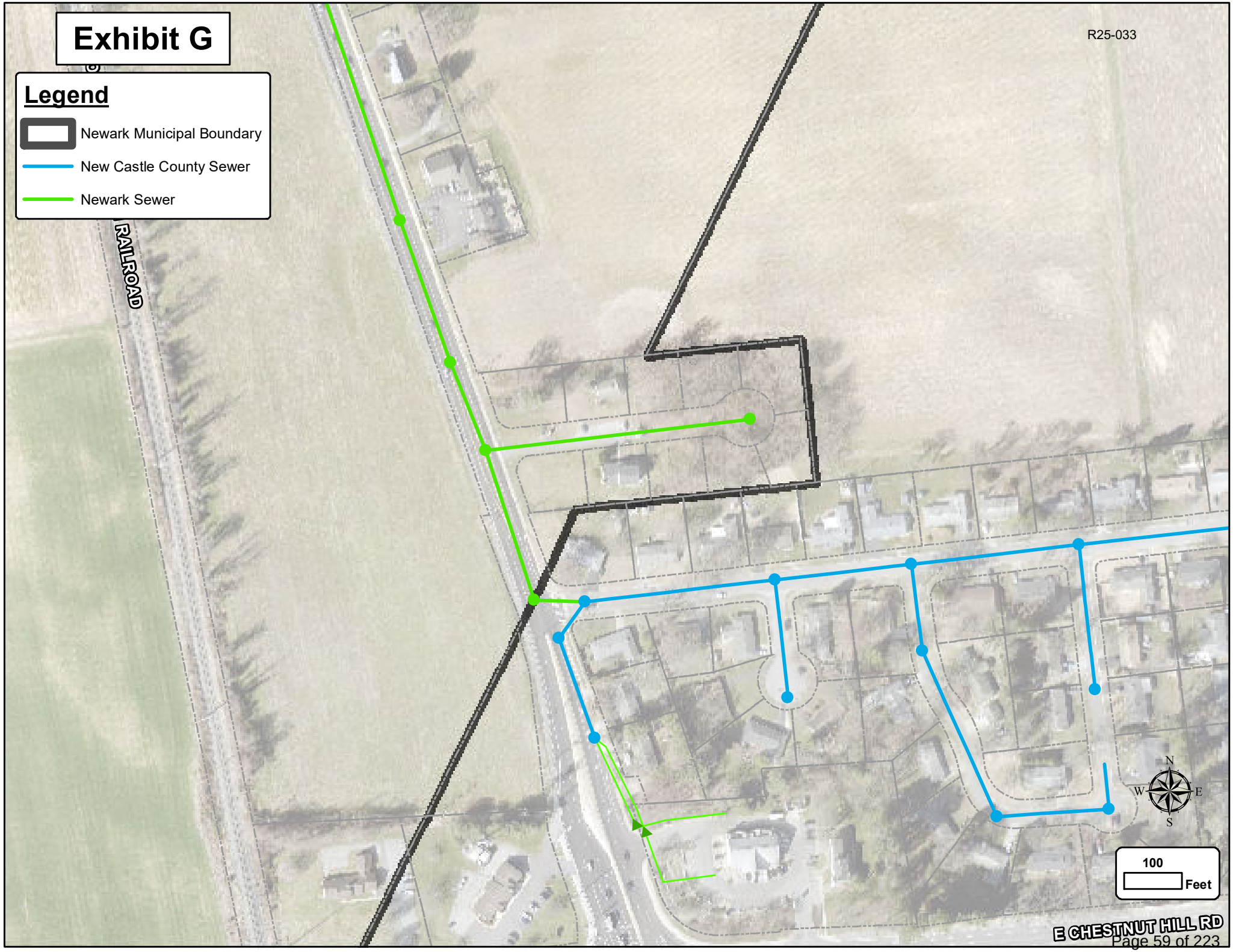
Exhibit G
R25-033
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
RAILROAD
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Feet
E CHESTNUT HILL RD

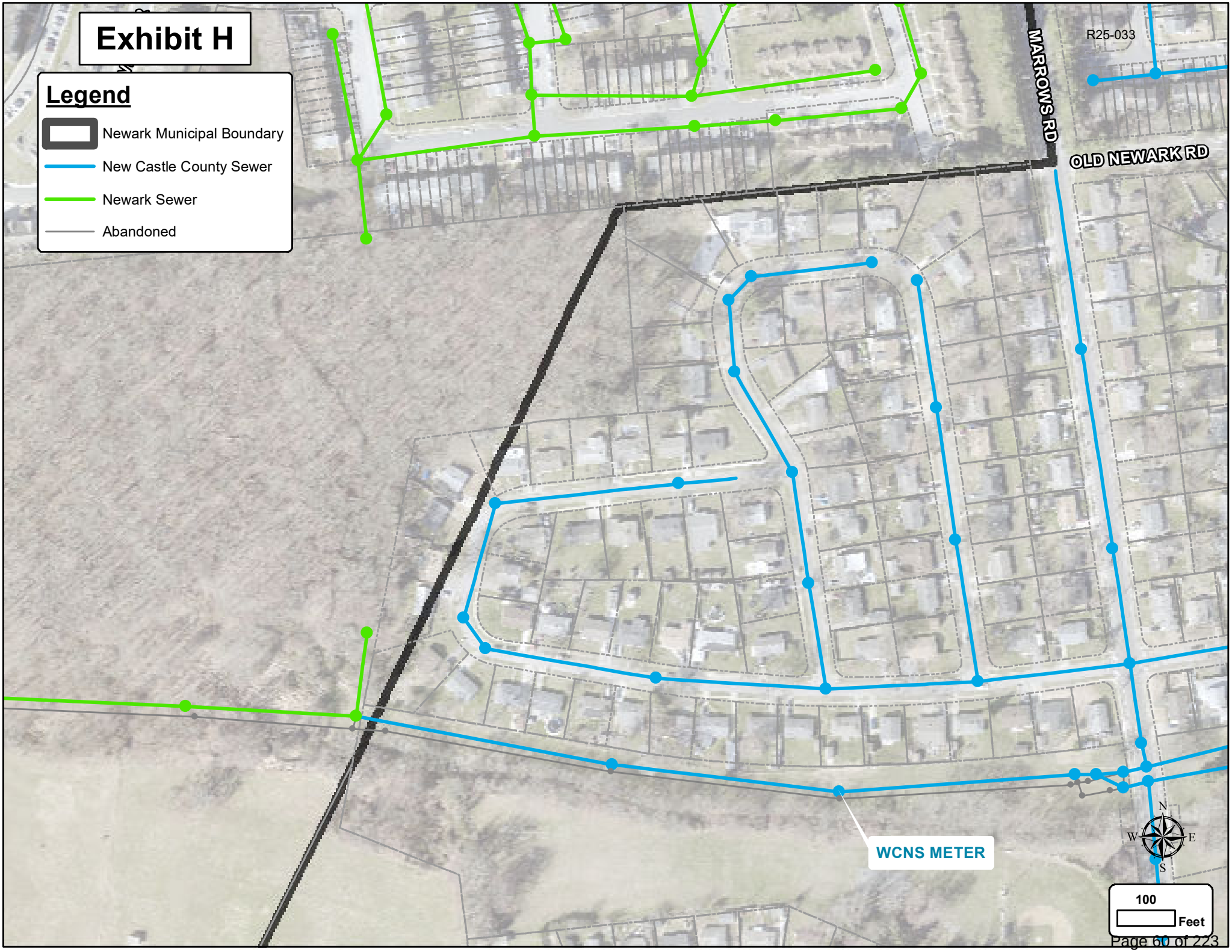
Exhibit H
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
Abandoned
MARROWS RD
OLD NEWARK RD
R25-033
WCNS METER
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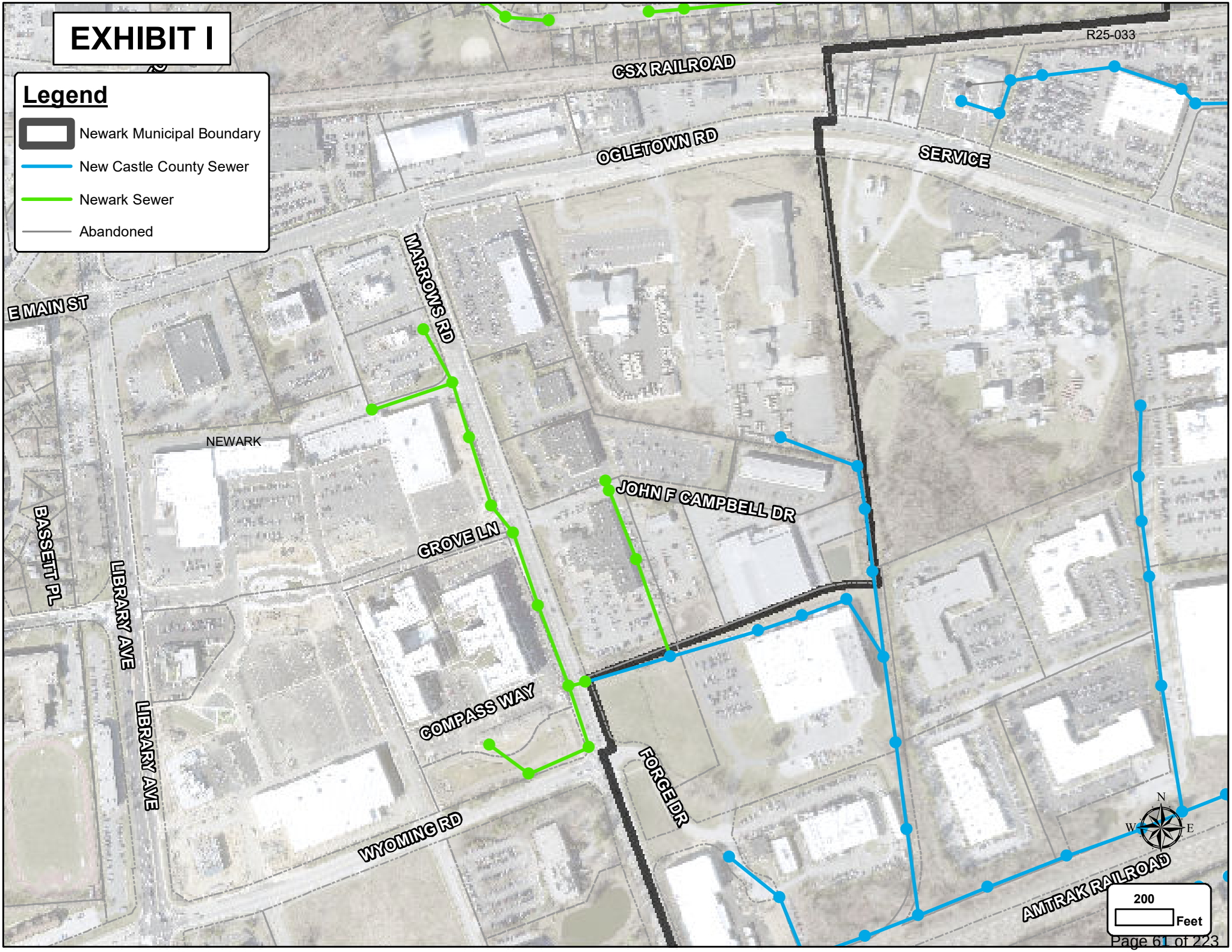
EXHIBIT I
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
Abandoned
CSX RAILROAD
R25-033
OGLETOWN RD
SERVICE
MARROWS RD
E MAIN ST
NEWARK
JOHN F CAMPBELL DR
GROVE LN
BASSETT PL
LIBRARY AVE
LIBRARY AVE
COMPASS WAY
FORGE DR
WYOMING RD
AMTRAK RAILROAD
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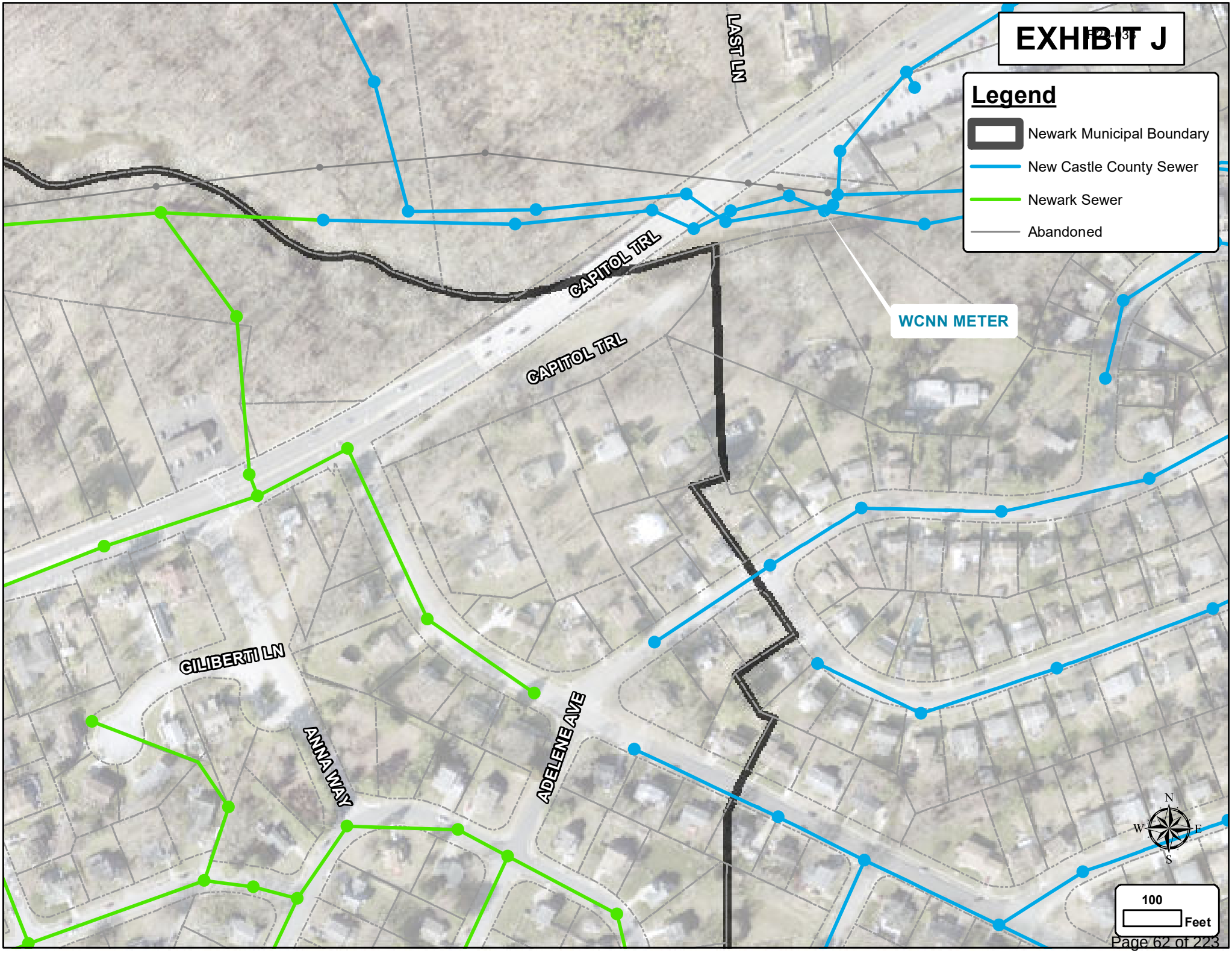
EXHIBIT J
Legend
Newark Municipal Boundary
New Castle County Sewer
Newark Sewer
Abandoned
WCNN METER
LAST LN
CAPITOL TRL
CAPITOL TRL
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MULTIJURISDICTIONAL AGREEMENT
BETWEEN
NEW CASTLE COUNTY AND THE CITY OF NEWARK
REGARDING NEWARK'S INDUSTRIAL PRETREATMENT PROGRAM

THIS AGREEMENT ("Agreement"), made this _____ day of _____, 2025, by and between New Castle County ("County"), a political subdivision of the State of Delaware, and the City of Newark ("City"), a municipal corporation of the State of Delaware (each a "Party," and collectively, "the Parties").

RECITALS

WHEREAS, the County owns, operates and maintains a major sanitary sewer system ("County System"), and for many decades has received wastewater into the County System from the City and transmitted it to the Wilmington Wastewater Treatment Plant ("Plant"); and

WHEREAS, there are facilities located within the City that contribute wastewater containing industrial waste to the County System ("Industrial Users"); and

WHEREAS, the County's transmission and treatment of City wastewater has been governed by a separate written agreement (hereinafter known as the "Sewer Agreement") setting forth the terms, including the payment of fees, under which the County transmits and treats wastewater originating in the City. The last written Sewer Agreement is dated March 1, 1979. Simultaneous with the execution of this Agreement, the Parties will execute a new Sewer Agreement; and

WHEREAS, the City previously adopted applicable parts of the County's sewer use ordinance located in *New Castle County Code*, Chapter 38 and gave the County enforcement authority over its Industrial Users; and

WHEREAS, the County desires to enter into this Agreement to ensure that Industrial Users continue to be subject to necessary pretreatment controls such that the quality of wastewater entering the County System will meet the requirements of *New Castle County Code*, Chapter 38, and all applicable municipal, state and federal laws and regulations for wastewater and that the County continues to have enforcement authority over those Industrial Users; and

WHEREAS, in order to ensure that nondomestic dischargers continue to be properly regulated, with the County and City's responsibilities for doing so clearly defined, and to ensure that the County continues to have the proper legal authority to implement the City's industrial pretreatment program, it is necessary for the County to enter into a written agreement with the City; and

NOW, THEREFORE, intending to be legally bound hereby, the Parties hereto agree as follows:

1. The Recitals set forth above are incorporated herein and made a part of this Agreement.

2. The City will adopt a local sewer use ordinance which is no less stringent and is as broad in scope as the County's sewer use ordinance found in *New Castle County Code*, Chapter 38, Article II, Division 38.02.700 and Article III ("Sewer Use Ordinance"). To the extent that the City's current sewer use ordinance is not as stringent or as broad in scope as that found in *New Castle County Code*, Chapter 38, including with respect to the provision of enforcement authority to the County, the City will forward to the County for review a draft of its proposed modifications as soon as practicable but no later than ninety (90) days from the Effective Date of this Agreement. The City will adopt its sewer use ordinance within sixty (60) days of receiving approval from the County of its content.

3. Whenever the County revises its Sewer Use Ordinance, it will forward a copy of the revisions to the City. The City will adopt revisions to its sewer use ordinance that are at least as stringent as those adopted by the County. The City will forward to the County for review its proposed revisions as soon as practicable but no later than ninety (90) days of receipt of the County's revisions. The City will adopt its revisions within sixty (60) days of receiving approval from the County of the content thereof.

4. The City will adopt pollutant specific local limits which address at least the same pollutant parameters and are at least as stringent as the local limits enacted by the County as soon as practicable but no later than ninety (90) days from the Effective Date of this Agreement. If the County makes any revisions or additions to its local limits, the County will forward to the City a copy of such revisions or additions within thirty (30) days of enactment thereof. The City will adopt any such revisions or additions as soon as practicable but no later than within ninety (90) days of receipt thereof.

5. The County shall continue to implement and enforce the City's sewer use ordinance against the City's Industrial Users. To that end, the County may take any action under the City's sewer use ordinance against Industrial Users that could have been taken by the City, including the enforcement of the ordinance in courts of law. The County will provide the City with a copy of its current Enforcement Response Plan. If the City believes that the County has not followed the County's Enforcement Response Plan about any specific incident, the City shall provide that information to the County and make a specific request for further County action under the County's Enforcement Response Plan.

6. The County will continue to perform technical and administrative duties necessary to implement and enforce the following parts of the City's sewer use ordinance. The County will: (1) issue permits to all Industrial Users required to obtain a permit and collect related permit fees as set by the County from those Industrial Users; (2) conduct inspections, sampling and analysis of Industrial Users that have been permitted by the County; (3) take all appropriate enforcement action as outlined in the County's Enforcement Response Plan and provided for in the City's sewer use ordinance; and (4) perform any other technical or administrative duties the County deems appropriate with regard to industrial permitting and enforcement In addition, the County may, continue to take emergency action to stop or prevent any discharge which presents or may present an imminent danger to the health or welfare of humans, which reasonably appears to threaten the environment, or which threatens to cause interference, pass through, or sludge contamination. The City agrees to cooperate and assist the County in investigating accidental spills or discharges of toxic pollutants generated by Industrial Users.

7. The City shall update the County's Industrial Waste Survey when requested and notify the County of any new Industrial Users that require permits. Whenever a new Industrial User proposes operations in the City, or any time an existing permitted Industrial User changes its discharge in any way, the County will require that such Industrial User submit a new or updated permit application for review and approval.

8. The City shall accept responsibility for any and all damages, fines and costs to the County System and the Plant and/or its processes or to any third parties (including any contractors, consultants or employees at the Plant) that 1.) arise out of the City's breach of this Agreement or 2:) arise out of the City's negligence in proportion to the extent that such damages, fines and costs are caused by releases, spills or discharges of industrial waste or toxic pollutants discharged by Industrial Users in the City or from the discharge from any industry serviced by the City. This provision shall survive termination of this Agreement.

9. If any term of this Agreement is held to be invalid, illegal or unenforceable by a Court of competent jurisdiction, the remaining terms will remain in full force and effect, and the Agreement shall be construed as if the invalid, illegal or unenforceable term had never been included.

10. The Parties will review and revise this Agreement to ensure compliance with the Federal Clean Water Act (42 U.S.C. §1251 *et seq.*) and the rules and regulations (see 40 C.F.R. Part 403) issued thereunder, as necessary, but at least every five (5) years on a date to be determined by the Parties.

11. The term of this Agreement shall be so long as any Industrial User is discharging to the County System unless earlier terminated by the County upon one hundred twenty (120) days written notice.

12. This Agreement contains the full and complete understanding between the Parties with regard to the City's industrial pretreatment program and supersedes any and all previous agreements or amendments, whether oral or written, that may exist on the subject matter. To be clear, this Agreement does not give the County oversight or enforcement of the City's Commercial Food Establishments or its program to prevents fats, oils and greases ("FOG") from entering the City's sanitary sewer system.

13. This Agreement may not be modified except by a written and duly executed amendatory agreement between the Parties.

14. The construction, interpretation and enforcement of this Agreement shall be governed by the laws of the State of Delaware.

15. If the authority of the County to act as agent for the City under this Agreement is questioned by an Industrial User, court of law, or otherwise, the City will take whatever action is necessary to ensure the implementation and enforcement of its sewer use ordinance against its Industrial Users including, but not limited to, implementing and enforcing its sewer use ordinance on its own behalf and/or amending this Agreement to clarify the County's authority. The City agrees to reimburse the County its reasonable attorney fees and court costs incurred arising from court action with an Industrial User.

16. Any notice, demand, request, consent, approval or communication required by this Agreement shall be in writing, addressed to the other party at the addresses set forth below:

(a) If to the County, to:	(b) If to the City, to:
General Manager Department of Public Works New Castle County 187-A Old Churchmans Road New Castle, Delaware 19720	Director Public Works and Water Resources Department City of Newark 220 South Main Street Newark, Delaware 19711

[Signature Page Follows]

New Castle County

By: _____

County Executive

City of Newark

By: _____

City Manager

Tax Parcel Number	Tax Parcel Number	Tax Parcel Number	Tax Parcel Number	Tax Parcel Number
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Tax Parcel Number

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1804100002

Prime Sponsor(s): Mr. Hollins, Mr. Smiley
Requested By: Executive Office
Date of introduction: January 14, 2025

RESOLUTION NO. 25-014

CONSENTING TO THE APPOINTMENT OF CLEON L. CAULEY, SR., ESQ. FOR THE POSITION OF GENERAL MANAGER OF THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, pursuant to New Castle County Code Section 2.05.301, the Department of Public Works is managed by a General Manager who shall be qualified for the position by education, experience, and training; and

WHEREAS, the County Executive has nominated Cleon L. Cauley, Sr., Esq., to serve as the General Manager of the Department of Public Works; and

WHEREAS, Mr. Cauley brings over two decades of diverse leadership experience in public administration, legal practice, and organizational transformation, making him exceptionally qualified to lead the Department of Public Works; and

WHEREAS, Mr. Cauley has held key public service positions, including Chief of Staff and Commissioner of Public Works for the City of Wilmington, and Deputy and Acting Secretary of Delaware's Department of Transportation; and

WHEREAS, New Castle County Council has reviewed and given due consideration to the qualifications and accomplishments of Cleon L. Cauley, Sr., Esq., for the appointment to General Manager of the Department of Public Works.

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County that County Council hereby consents to the County Executive's appointment of Cleon L. Cauley, Sr., Esq., to the position of General Manager of the Department of Public Works.

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 NOTE: There will be no discernible fiscal impact up on the adoption ofthis resolution.

Prime Sponsor(s): Mr. Hollins, Mr. Smiley
Requested by: Executive Office
Date of introduction: January 14, 2025

RESOLUTION NO. 25-015

CONSENTING TO THE APPOINTMENT OF JILL FLOORE TO THE POSITION OF CHIEF FINANCIAL OFFICER

WHEREAS, pursuant to 9 Del. C. § 1120, the County Executive, with the advice and consent of New Castle County Council, shall appoint the Chief Financial Officer, who shall serve at the pleasure of the County Executive; and

WHEREAS, the County Executive has submitted for the advice and consent of County Council the appointment of Jill Floore to the position of Chief Financial Officer; and

WHEREAS, Jill Floore brings over two decades of experience in finance and public administration, including leadership roles as Chief Financial Officer for both the Brandywine School District and the Red Clay Consolidated School District, where she managed significant operating budgets and funding initiatives; and

WHEREAS, Ms. Floore's extensive background includes expertise in financial oversight, strategic planning, and ensuring fiscal responsibility, which align with the needs and goals of the Office of Finance and the residents of New Castle County; and

WHEREAS, New Castle County Council has considered the qualifications of Jill Floore and finds her well-suited for the position of Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of Jill Floore to the position of Chief Financial Officer.

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 NOTE: There will be no discernible fiscal impact up on the adoption of this resolution.

Prime Sponsor(s): Mr. Hollins, Mr. Smiley
Requested by: Executive Office
Date of introduction: January 14, 2025

RESOLUTION NO. 25-016

CONSENTING TO THE APPOINTMENT OF AARON GOLDSTEIN TO THE POSITION OF COUNTY ATTORNEY

WHEREAS, the County Executive, with the advice and consent of the County Council, shall appoint the County Attorney, who shall serve at the pleasure of the County Executive; and

WHEREAS, the County Executive has nominated Aaron Goldstein, Esq., for appointment to the position of County Attorney for New Castle County; and

WHEREAS, Aaron Goldstein, Esq. brings over two decades of legal expertise, including his role as Chief Staff Attorney for the Delaware Court of Chancery, where he advised on legal matters, legislation, and court-wide initiatives, as well as various leadership roles at the Delaware Department of Justice, where he served as Chief Deputy Attorney General, Chief Legal Ethics Officer, and State Solicitor; and

WHEREAS, New Castle County Council has given due consideration to the qualifications and professional accomplishments of Aaron Goldstein, Esq., and finds him well-suited to serve as County Attorney and lead the Department of Law in providing high-quality legal services to the County.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of Aaron Goldstein, Esq., to the position of County Attorney for New Castle County.

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 NOTE: There will be no discernible fiscal impact up on the adoption ofthis resolution.

Prime Sponsor(s): Mr. Hollins, Mr. Smiley
Requested by: Executive Office
Date of introduction: January 14, 2025

RESOLUTION NO. 25-017

CONSENTING TO THE APPOINTMENT OF CAPTAIN JAMES J. LEONARD, III TO THE POSITION OF CHIEF OF POLICE

WHEREAS, *New Castle County Code* Section 26.01.002.C.6 provides that the County Executive, with the advice and consent of New Castle County Council, shall appoint a Chief of Police; and

WHEREAS, the County Executive has nominated Captain James J. Leonard, III to serve as Chief of Police for the New Castle County Police Department; and

WHEREAS, Captain Leonard is a 23-year veteran of the New Castle County Police Department, rising through the ranks from Patrol Officer to Captain, and most recently serving as the Technology and Special Projects Section Commander; and

WHEREAS, throughout his career, Captain Leonard has demonstrated exemplary leadership in overseeing operations, managing the Division's budget and legislative agenda, and fostering transparency and accountability through public messaging as the Public Information Officer; and

WHEREAS, New Castle County Council has given due consideration to the qualifications and extensive experience of Captain James J. Leonard, III for the position of Chief of Police.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the County Executive's appointment of Captain James J. Leonard, III to the position of Chief of Police for the New Castle County Police Department.

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 NOTE: There will be no discernible fiscal impact up on the adoption ofthis resolution.

Prime Sponsor(s): Mr. Hollins, Mr. Smiley
Requested By: Executive Office
Date of introduction: January 14, 2025

RESOLUTION NO. 25-018

CONSENTING TO THE APPOINTMENT OF ELMER M. SETTING TO THE POSITION OF DIRECTOR OF PUBLIC SAFETY

WHEREAS, the County Executive, with the advice and consent of the County Council, shall appoint the Director of Public Safety, who shall serve at the pleasure of the County Executive; and

WHEREAS, the County Executive has nominated Retired Colonel Elmer M. Setting to be appointed as the Director of Public Safety; and

WHEREAS, Retired Colonel Setting brings over 27 years of distinguished experience in law enforcement and public service, including serving as Chief of Police for New Castle County from 2012 to 2016; and

WHEREAS, Retired Colonel Setting has held key public service positions, including Chief of Staff for the Delaware Department of Justice and Delaware State Deputy of Security and Facilities for the Judiciary of Delaware; and

WHEREAS, New Castle County Council has given due consideration to the qualifications and achievements of Retired Colonel Elmer M. Setting for the appointment to Director of Public Safety.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the County Executive's appointment of Retired Colonel Elmer M. Setting to the position of Director of Public Safety.

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 NOTE: There will be no discernible fiscal impact up on the adoption ofthis resolution.

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

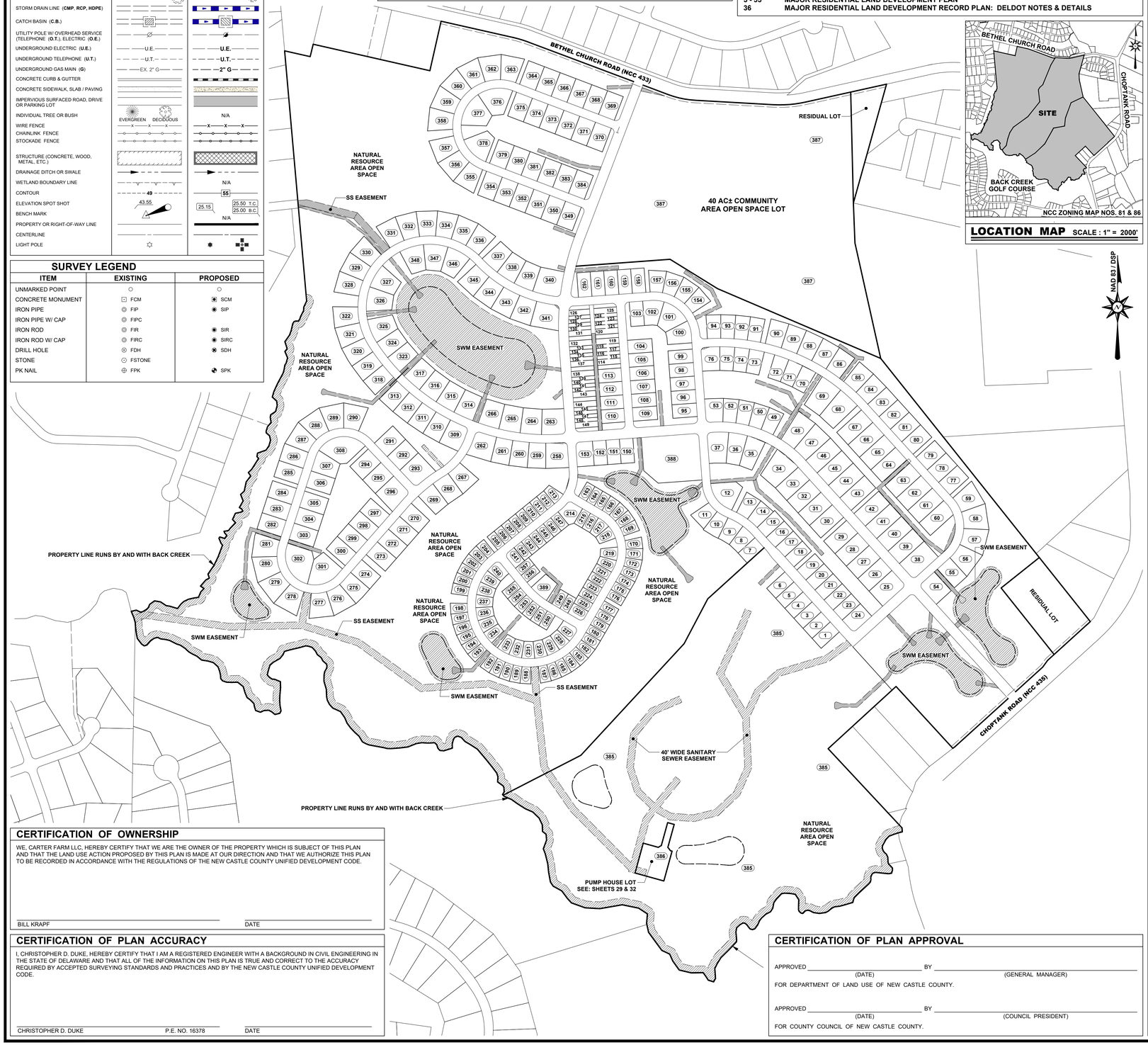
*BASED ON S DISTRICT
**DISTURBANCE OF FLOODPLAIN, WETLAND, AND RIPARIAN BUFFER WILL BE PER AN ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT.

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%
MULTI-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

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

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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F:\AutoCAD\Projects\2020\2020245\DWG\2020245-SUB.dwg, Jul 25, 2024 - 11:29am

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 AND FIELD VERIFIED BY BECKER MORGAN GROUP, INC. IN JULY OF 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, APPROVED _____) 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 2022.
   - 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 JANUARY 25, 2024 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.
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. 20170907046030 AND MICROFILM NUMBERS 11382 & 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 PATH/ALLEYS, CONVEYANCE SYSTEMS, LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, 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 THAT EXCEED THE 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. 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).
   - 35.5. DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF BOYDS CORNER ROAD AND RATLEDGE ROAD.
   - 35.6. 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.
   - 35.7. 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, 284-286, 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 $115,800 ($301.56 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. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED ALONG ALL STORM SEWER PIPES AND STRUCTURES LOCATED WITHIN THE MULTI-FAMILY APARTMENT PARCEL (LOT 385) FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF STORM DRAIN INFRASTRUCTURE.
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 WORKS.
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.
49. A FLOODPLAIN PERMIT FOR THIS PROJECT (NCC APP. #20230566) WAS APPROVED BY NEW CASTLE COUNTY ON JULY 2, 2024, SUPPORTING THE CONSTRUCTION OF PIERS TO SUPPORT AN AERIAL SEWER CROSSING OVER THE BACK CREEK FLOODPLAIN, AS DEPICTED ON FEMA PANEL 10003C0225L.
50. THE U.S. ARMY CORPS OF ENGINEERS HAS APPROVED TEMPORARY WETLAND DISTURBANCE OF 18,491 SQUARE FEET AND PERMANENT WETLAND IMPACTS OF 87.27 SQUARE FEET FOR THE INSTALLATION OF A MANHOLE AND ASSOCIATED SEWER LINE SUPPORT STRUCTURES, UNDER NATIONWIDE PERMIT 18, VERIFICATION #NAP-2024-00199-TREC.
51. PER THE RECORDED PRESERVATION PLAN, INTERPRETIVE SIGNAGE SHALL BE PROVIDED ALONG THE PROPOSED WALKING PATH NEAR THE EXISTING HISTORIC RESOURCE, TO BE INSTALLED FOLLOWING INSTALLATION OF THE ADJACENT PATH.
52. THE DEVELOPER SHALL PROVIDE A PERFORMANCE GUARANTEE IN THE AMOUNT OF 20% OF THE AGGREGATE COST ESTIMATE FOR THE SHORT-TERM MAINTENANCE AND RESTORATION OF THE EXISTING HISTORIC RESOURCE(S). PLEASE SEE THE RECORDED PRESERVATION PLAN FOR THE EXACT AMOUNT OF THE PERFORMANCE GUARANTEE.
53. THE DEVELOPER SHALL COMPLETE THE SHORT-TERM MAINTENANCE OBLIGATIONS CONTAINED IN THE PRESERVATION PLAN PRIOR TO THE DEPARTMENT ISSUING THE FIRST DWELLING UNIT PERMIT.
54. THE DEVELOPER MUST COMPLETE THE RESTORATION OBLIGATIONS CONTAINED IN THE PRESERVATION PLAN PRIOR TO THE ISSUANCE OF FIFTY (50) PERCENT IF THE DWELLING UNIT PERMITS.
55. NOTWITHSTANDING THE TIME COMPONENT ("DURING THE DEVELOPMENT APPROVAL PROCESS…") EXPRESSED IN THE RESTATED SETTLEMENT AGREEMENT AMONG CARTER FARM, LLC, FEUCHT LLC, MFT INC, AND NEW CASTLE COUNTY (COLLECTIVELY, THE "PARTIES"), DATED APRIL 21, 2021 ("SETTLEMENT AGREEMENT"), IN THE OPENING CLAUSE AT SECTION V. ("PLANNING PROCESS"), A.3.A., THE PARTIES HAVE EXPRESSLY AGREED THAT NOTHING IN THE SETTLEMENT AGREEMENT OR OTHERWISE SHALL LAPSE, DISCHARGE OR OTHERWISE EXTINGUISH THE PARTIES' RIGHTS AND OBLIGATIONS SET FORTH AT SECTION 5 OF THE SETTLEMENT AGREEMENT AND THE PARTIES EXPRESSLY AGREE THAT THE RIGHTS AND OBLIGATIONS IDENTIFIED AT SECTION V. OF THE SETTLEMENT AGREEMENT SURVIVE UNTIL SUCH TIME AS THE PARTIES ARE READY, WILLING, AND ABLE TO MOVE FORWARD WITH THE RIGHTS AND OBLIGATIONS SET FORTH THEREIN. ACCORDINGLY, CONSISTENT WITH THE ABOVE, AT SUCH TIME AS THE PARTIES ARE READY, WILLING AND ABLE, DEVELOPER AND NEW CASTLE COUNTY SHALL COORDINATE WITH DELDOT TO SEEK APPROVAL FOR THE ENTRANCE TO THE COUNTY PARKLAND. FURTHERMORE, PURSUANT TO THE PREVIOUSLY APPROVED SETTLEMENT AGREEMENT, DEVELOPER SHALL REMAIN RESPONSIBLE FOR THE COST OF CONSTRUCTING ANY ROAD WIDENING REQUIRED TO ACCOMMODATE THE SUBDIVISION OR PARKLAND ENTRANCE. IN ADDITION, COUNTY SHALL REMAIN RESPONSIBLE FOR THE COST OF THE CONSTRUCTION OF THE PARKLAND ENTRANCE AND ANY TURN LANES NECESSARY TO ACCOMMODATE THE PARKLAND ENTRANCE.

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

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	18.85'
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'

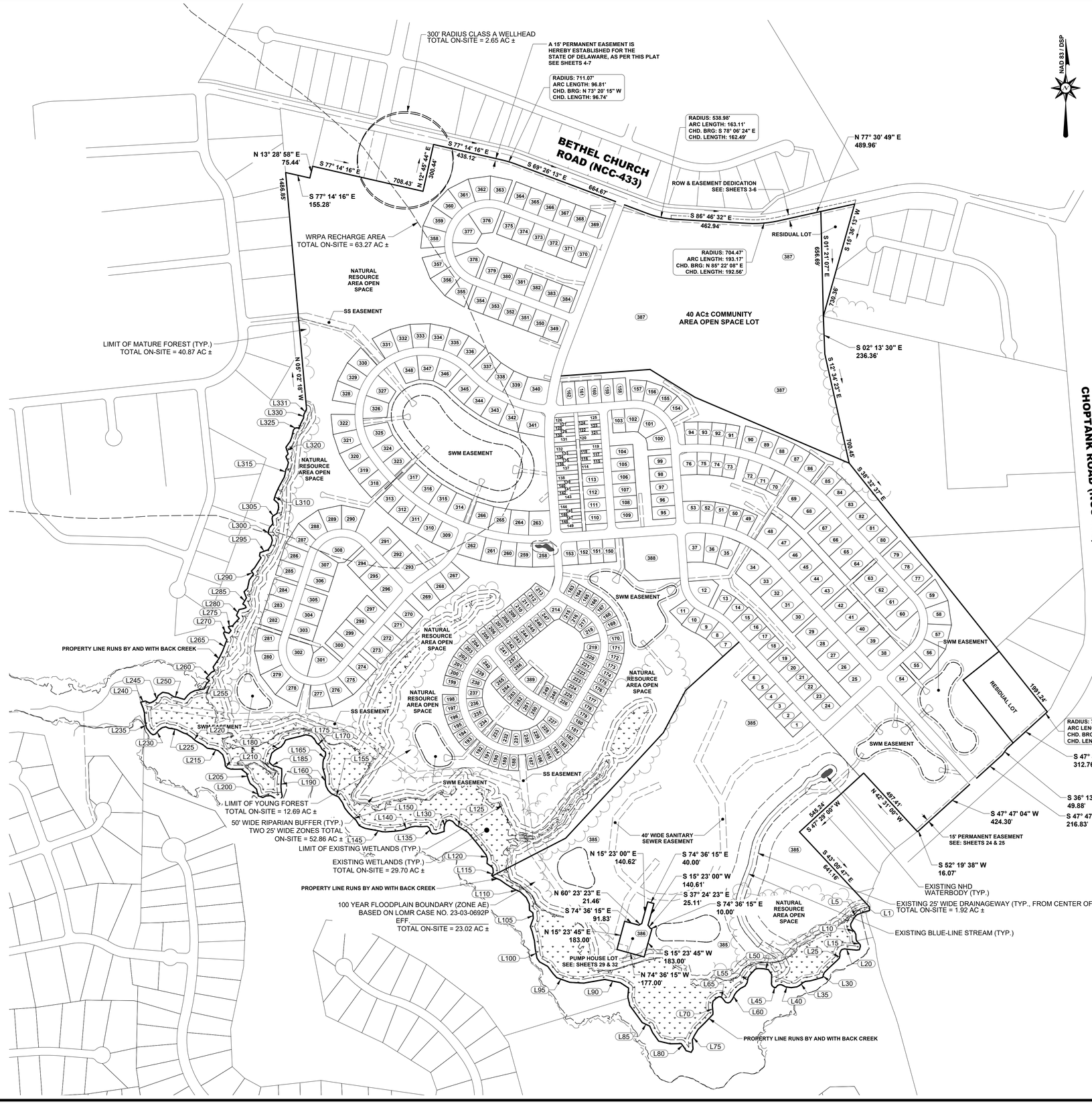
PARCEL LINE TABLE		
LINE	CHD. BEARING	LENGTH
L201	N11° 18' 02"W	20.40'
L202	N44° 59' 26"W	29.70'
L203	N53° 36' 22"W	23.60'
L204	N23° 11' 21"W	30.46'
L205	N16° 32' 51"W	38.60'
L206	N51° 45' 24"W	42.01'
L207	S88° 19' 29"W	34.01'
L208	N88° 12' 02"W	32.02'
L209	N70° 48' 42"W	24.35'
L210	N40° 13' 37"W	17.03'
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'

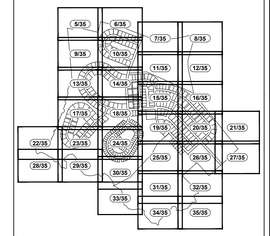
CURVE TABLE				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C46	1470.00'	206.70'	N0° 09' 50"W	206.53'
C47	225.00'	353.43'	S49° 11' 32"E	318.20'
C48	275.00'	431.97'	N49° 11' 32"W	388.91'
C49	25.00'	39.27'	N49° 11' 32"W	35.36'
C50	25.00'	39.27'	N40° 48' 28"E	35.36'
C51	1175.00'	1065.91'	N68° 12' 14"W	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

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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 (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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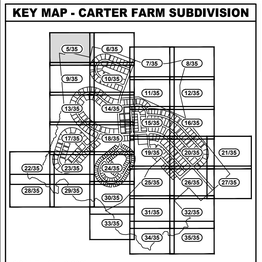
KEY MAP - CARTER FARM SUBDIVISION



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

FIRC
S 77° 14' 16" E
1486.85'
FIR DIST.
ZONING - S
ZONING - S

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

FIP

FIRC

MILLWOOD DRIVE

FIR

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

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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

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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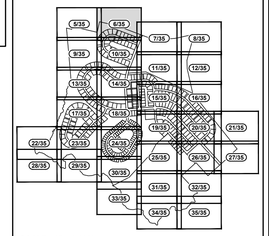
F:\AutoCAD\Projects\2020\2020245\DWG\2020245-SUB.dwg, Feb 26, 2024 - 3:53pm

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
70'
15'
100' SCENIC CORRIDOR
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 17° 22' 34" E
S 01° 43' 20" W
S 69° 10' 45" E
100.00'
664.67'
N 12° 45' 44" E
708.43'
FIR
ZONING - S
ZONING - S
N 63° 04' 28" E
S 36° 28' 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
362
16946 S.F.±
SFL
363
16945 S.F.±
SFL
361
16946 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
360
16946 S.F.±
SFL
359
16946 S.F.±
SFL
376
21814 S.F.±
SFL
375
15000 S.F.±
SFL
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.

BECKER MORGAN GROUP

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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

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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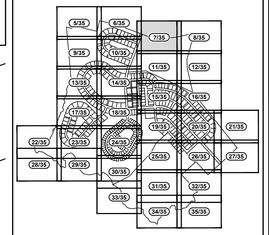
LOT TYPE LABEL LEGEND

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

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

DELDOT TYPE 1-8 P.C.C CURB

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

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'

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.)

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'

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

COMMUNITY AREA OPEN SPACE (40.00 AC ±)

COMMUNITY AREA OPEN SPACE (2.81 AC. ±)

FUTURE PEDESTRIAN INTERCONNECTION

L.O.D.

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
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The Tower at STAR Campus
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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: 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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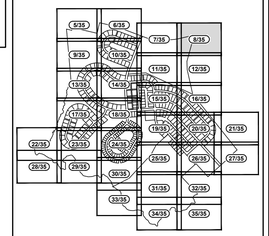
LOT TYPE LABEL LEGEND

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
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

FIR

RESIDUAL LAND PARCEL 2
1.61 AC ±

387
40.00 AC. ±

COMMUNITY AREA OPEN SPACE (40.00 AC ±)

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

FIRC

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

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910.341.7600

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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
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: 8 OF 35

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

SHEET
8 OF 35

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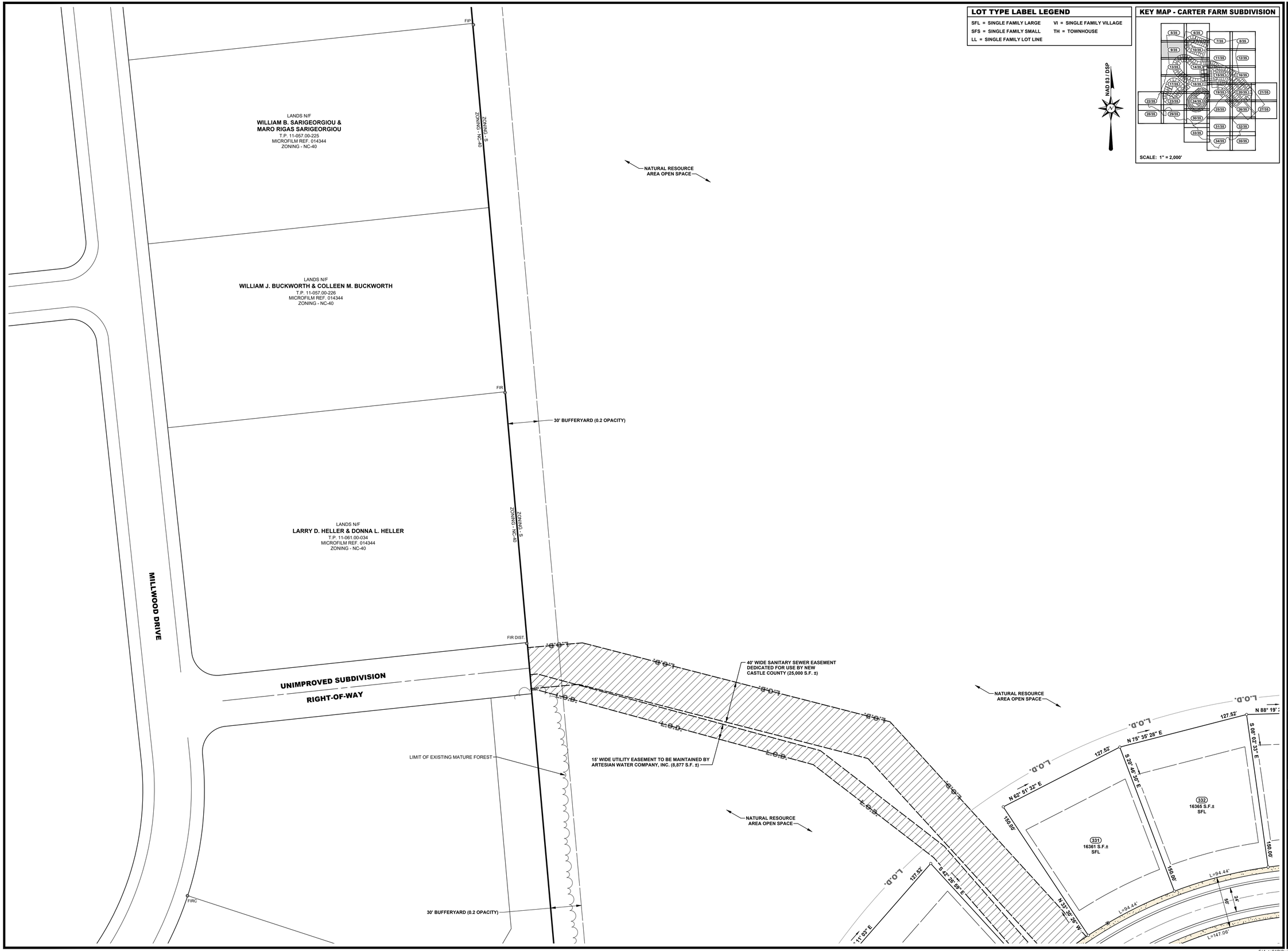

LOT TYPE LABEL LEGEND

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
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

LAYOUT(S): ESE 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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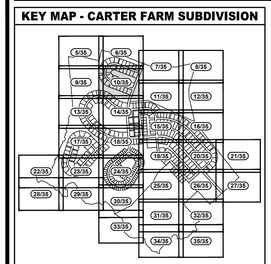
LOT TYPE LABEL LEGEND

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

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

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

LIVE/ESTATE, SOF.IE

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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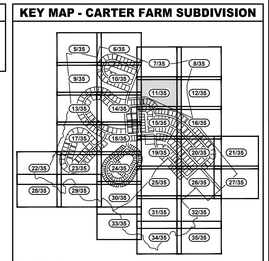
LOT TYPE LABEL LEGEND

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

KEY MAP - CARTER FARM SUBDIVISION



5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 1-8 P.C.C CURB
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)
APPLE ORCHARD LANE
60' R.O.W. (DEDICATED TO PUBLIC USE)
L.O.D.
COMMUNITY AREA OPEN SPACE (40.00 AC ±)
PROPERTY LINE TO BE EXPUNGED PER THIS PLAN
387 40.00 AC. ±
FUTURE PEDESTRIAN INTERCONNECTION
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (5,176 S.F. ±)
5' WIDE ASPHALT PATH (TYP.)
NATURAL RESOURCE AREA OPEN SPACE
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (9,199 S.F. ±)
ORCHARD VIEW ROAD
50' R.O.W. (DEDICATED TO PUBLIC USE)
COMMUNITY AREA OPEN SPACE (0.08 AC. ±)
20' STREET B.R.L. (TYP.)
5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)
30' REAR B.R.L. (TYP.)
25' STREET B.R.L. (TYP.)
6' SIDE B.R.L. (TYP.)
8' SIDE B.R.L. (TYP.)
SIRC
C&R
C&F
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (9,199 S.F. ±)

161	11600 S.F.±	SFS
160	11600 S.F.±	SFS
159	11600 S.F.±	SFS
158	11600 S.F.±	SFS
157	11528 S.F.±	SFS
156	11528 S.F.±	SFS
155	11528 S.F.±	SFS
154	11528 S.F.±	SFS
125	4590 S.F.±	TH
124	2970 S.F.±	TH
103	11600 S.F.±	LL
102	14811 S.F.±	SFL

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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	DATE	DESCRIPTION
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

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.

SHEET
11 OF 35

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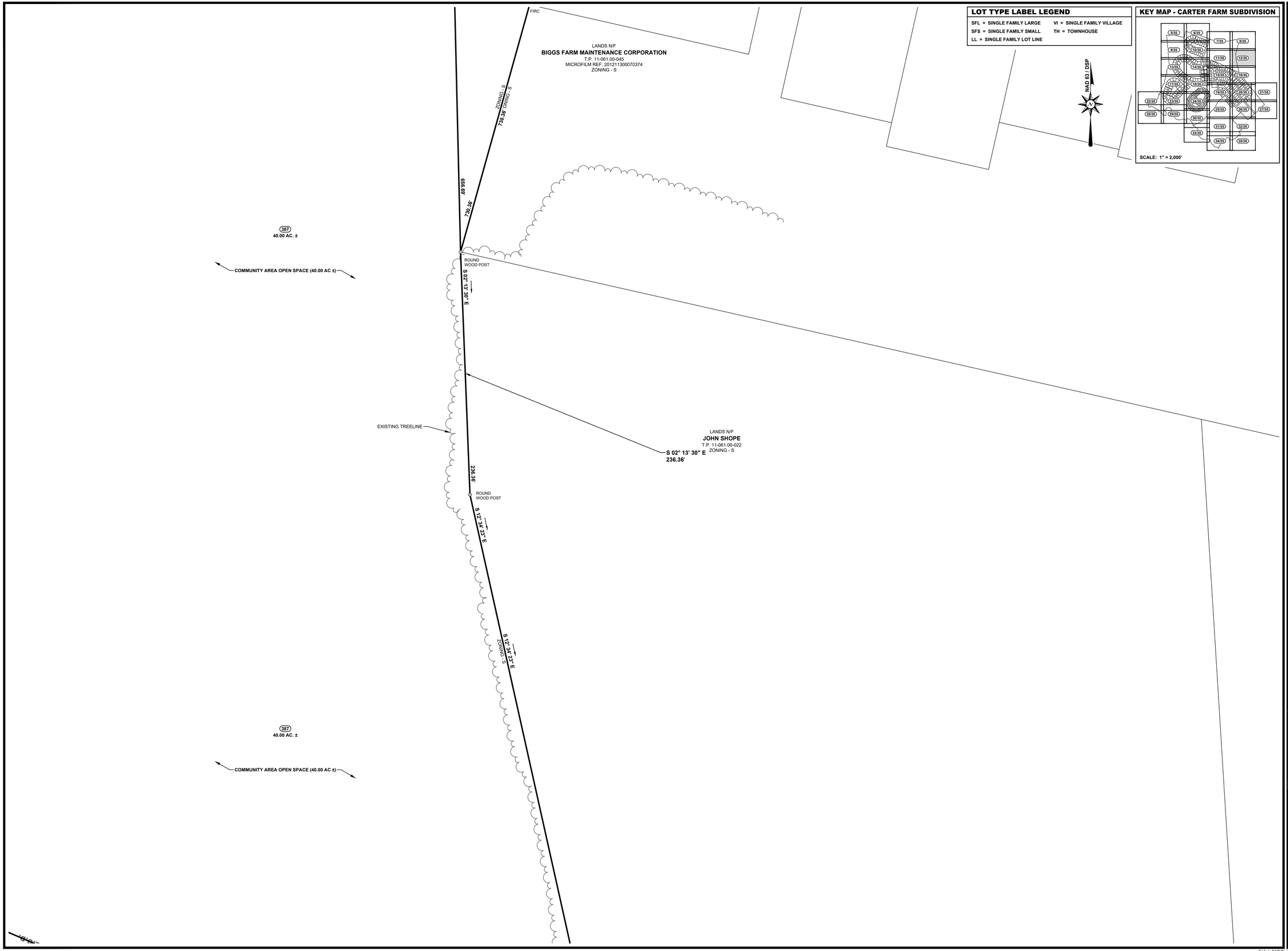

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PROJECT TITLE

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
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

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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12 OF 35

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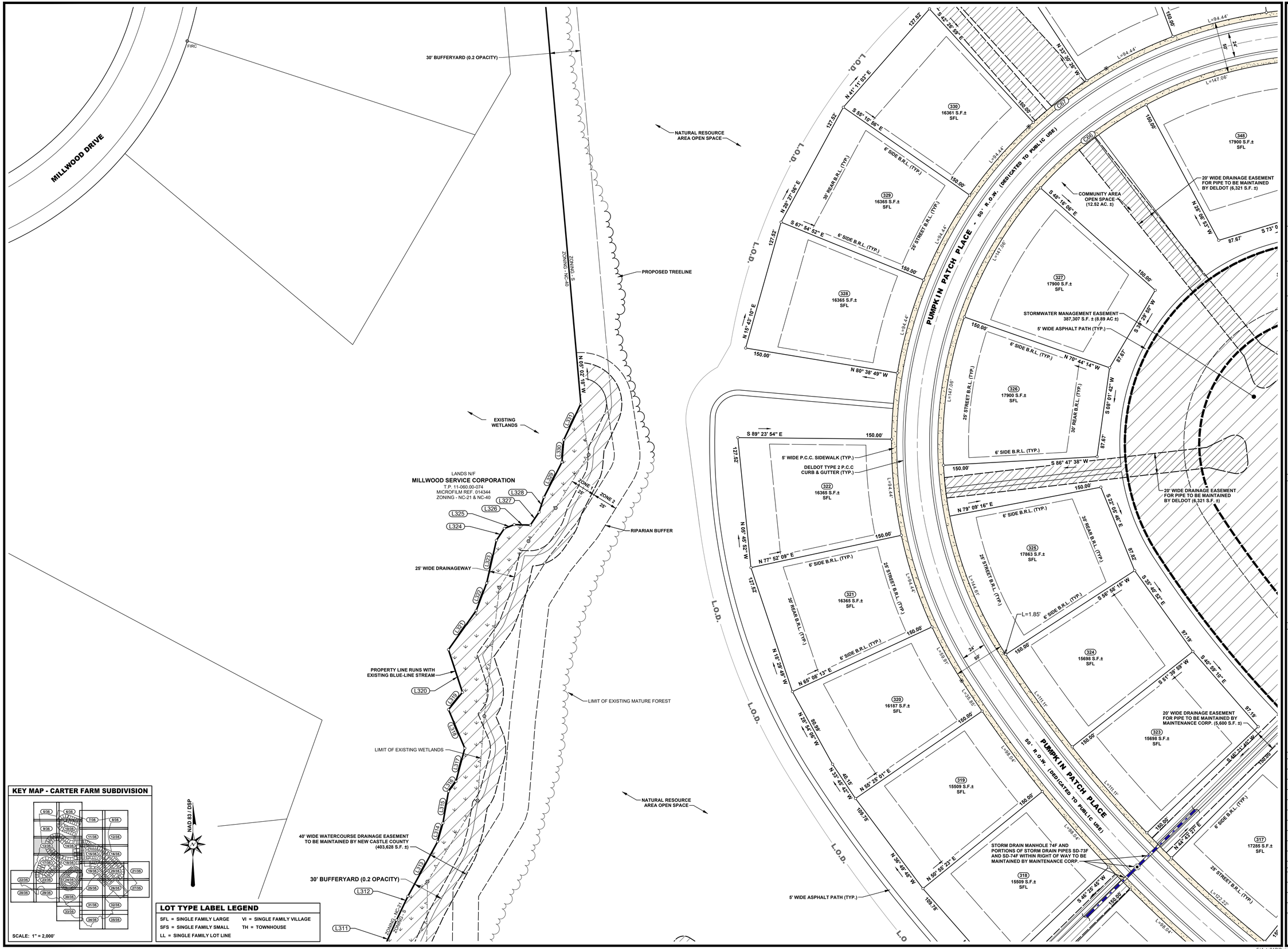

KEY MAP - CARTER FARM SUBDIVISION

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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410.546.9100

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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
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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: 13 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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13 OF 35

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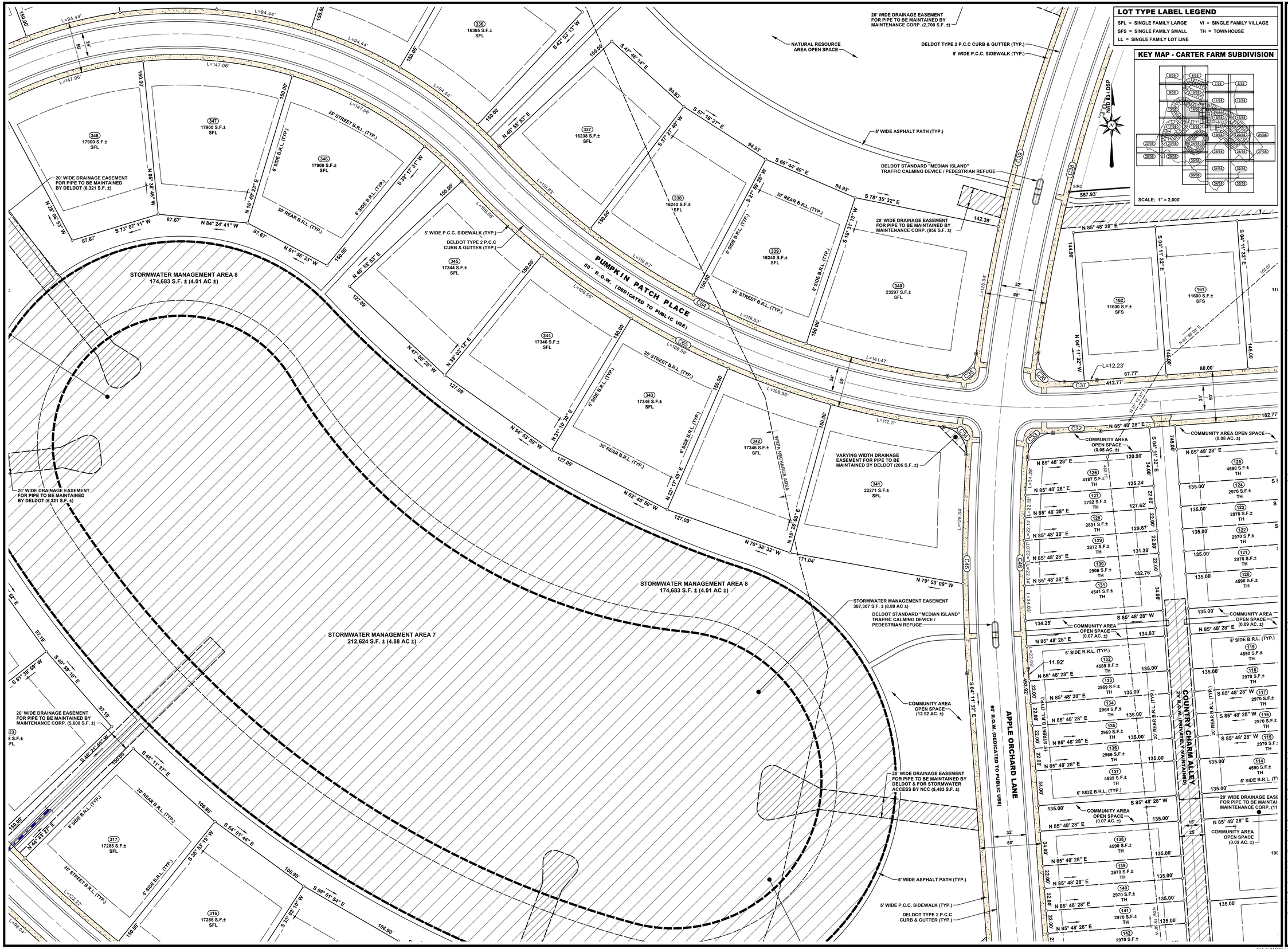

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PROJECT TITLE

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	
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: 14 OF 35

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

SHEET
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)

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 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 (6,508 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. ±)

COMMUNITY AREA OPEN SPACE (0.09 AC. ±)

COMMUNITY AREA OPEN SPACE (0.13 AC. ±)

COMMUNITY AREA OPEN SPACE (1.86 AC. ±)

COMMUNITY AREA OPEN SPACE (4.95 AC. ±)

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

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
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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: 15 OF 35

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

SHEET
15 OF 35

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KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

F:\AutoCAD\Projects\2020\2020245\DWG\2020245-SUB.dwg, Jul 25, 2024 - 3:06pm

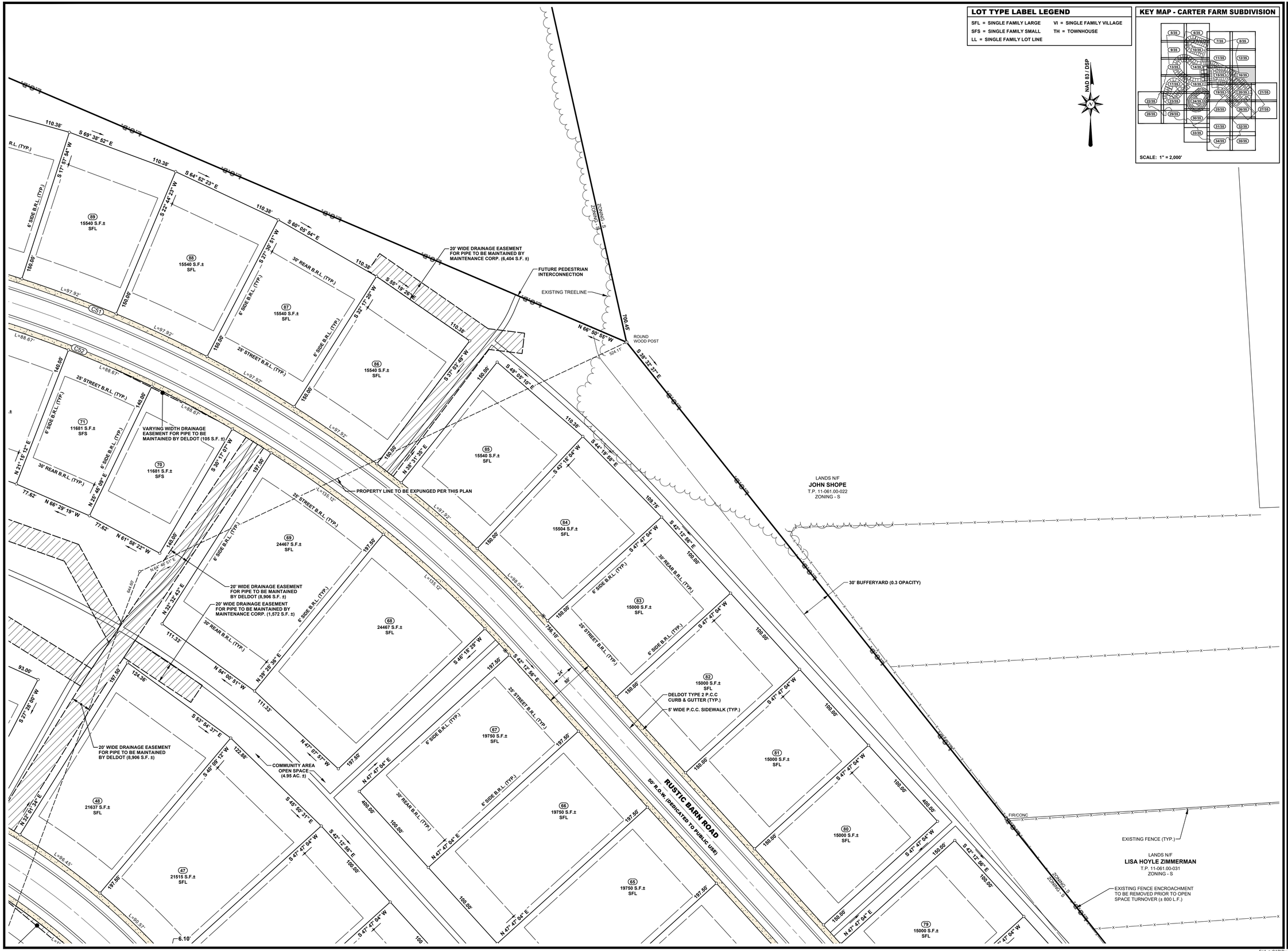
LOT TYPE LABEL LEGEND

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

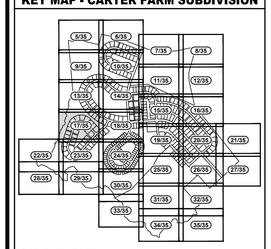
SCALE: 1" = 2,000'


110.38'
S 69° 38' 52" E
S 17° 57' 54" W
110.38'
S 64° 52' 23" E
S 22° 44' 23" W
110.38'
S 60° 05' 54" E
S 27° 30' 51" W
110.38'
S 55° 18' 26" E
S 32° 17' 20" W
110.38'
S 37° 03' 09" W
150.00'
S 49° 05' 10" E
110.38'
S 44° 19' 59" E
S 43° 18' 04" W
109.75'
S 42° 12' 56" E
100.00'
S 47° 47' 04" W
100.00

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. ±)
5' WIDE ASPHALT PATH (TYP.)
WRPA RECHARGE AREA
HAYSTACK WAY
50' R.O.W. (DEDICATED TO PUBLIC USE)
BETHEL CHURCH ROAD

285	15000 S.F.± SFL	
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	
312	15509 S.F.± SFL	
313	15509 S.F.± SFL	
316	15509 S.F.± SFL	
318	15509 S.F.± SFL	
270	15177 S.F.± SFL	
271	15000 S.F.±	

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Maryland
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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

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: 17 OF 35

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

SHEET
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. ±)
LIMIT OF EXISTING YOUNG FOREST
EXISTING WETLANDS
RIPARIAN BUFFER
LIMIT OF EXISTING WETLANDS
WRPA RECHARGE AREA
L.O.D.

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

SCALE: 1" = 40'

BECKER MORGAN GROUP

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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: 18 OF 35

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

18 OF 35

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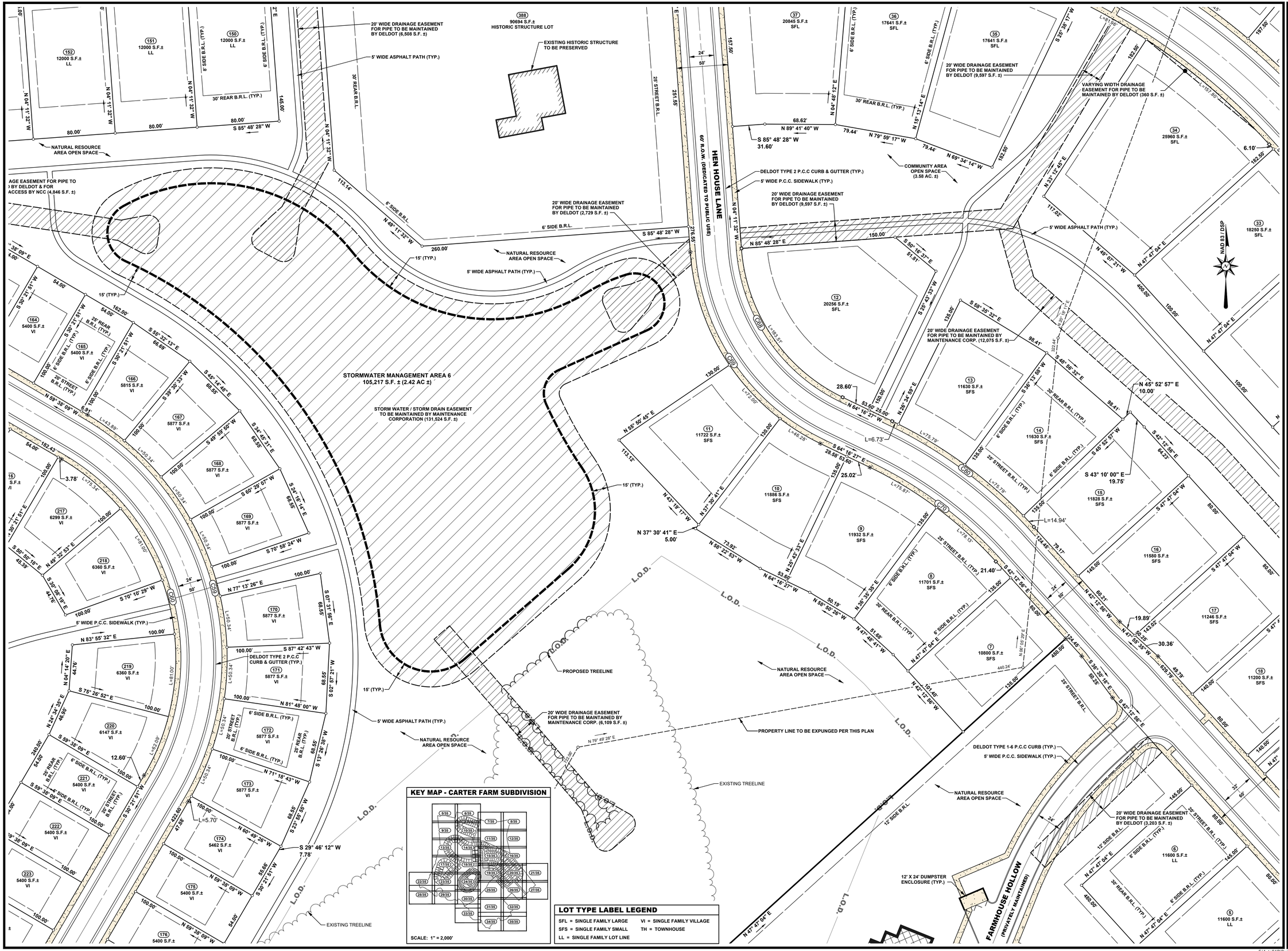

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910.341.7600

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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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7	12/08/23	AGENCY SUBMISSION
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1	5/17/22	AGENCY SUBMISSION
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
19 OF 35

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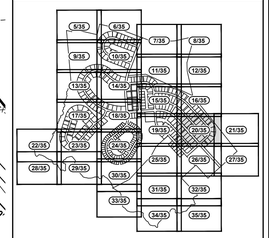
LOT TYPE LABEL LEGEND

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
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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.

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'
S 36° 32' 37" E
N 51° 27' 23" E
903.39'
15' (TYP.)

ZONING - S
ZONING - S

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

FIR DIST
FIR DIST
SIRC
SIRC
FCM
FCM
FCM

EXISTING FENCE (TYP.)
EXISTING DWELLING
EXISTING DRIVEWAY

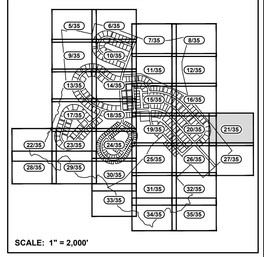
(OUTPARCEL 3)
RESIDUAL LAND PARCEL 1
142,742 S.F. (3.28 AC. ±)

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

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	

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North Carolina
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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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9	06/06/24	AGENCY SUBMISSION
8	02/26/24	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: 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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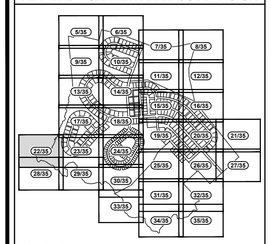
KEY MAP - CARTER FARM SUBDIVISION



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

L.O.D.

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

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. 20010125000536
ZONING - S

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. ±)

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
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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: 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.

NATURAL RESOURCE AREA OPEN SPACE

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

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

N 17° 56' 40" E 18.73'

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

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

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

COMMUNITY AREA OPEN SPACE (2.43 AC. ±)

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

S 42° 09' 06" W 27.32'

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

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

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

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

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

279	17894 S.F.±	SFL
280	17894 S.F.±	SFL
281	17707 S.F.±	SFL
282	15000 S.F.±	SFL
301	24109 S.F.±	SFL
302	27659 S.F.±	SFL
303	15000 S.F.±	SFL
304	15000 S.F.±	SFL
271	15000 S.F.±	SFL
272	15000 S.F.±	SFL
273	15000 S.F.±	SFL
274	15000 S.F.±	SFL
275	16055 S.F.±	SFL
276	17256 S.F.±	SFL
277	17256 S.F.±	SFL
278	17894 S.F.±	SFL
298	15000 S.F.±	SFL
299	15000 S.F.±	SFL
300	15000 S.F.±	SFL

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

LIMIT OF PRECAUTIONARY STEEP SLOPE AREA

LIMIT OF EXISTING YOUNG FOREST

EXISTING WETLANDS

RIPARIAN BUFFER

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. _____

25' WIDE DRAINAGEWAY

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

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'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
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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
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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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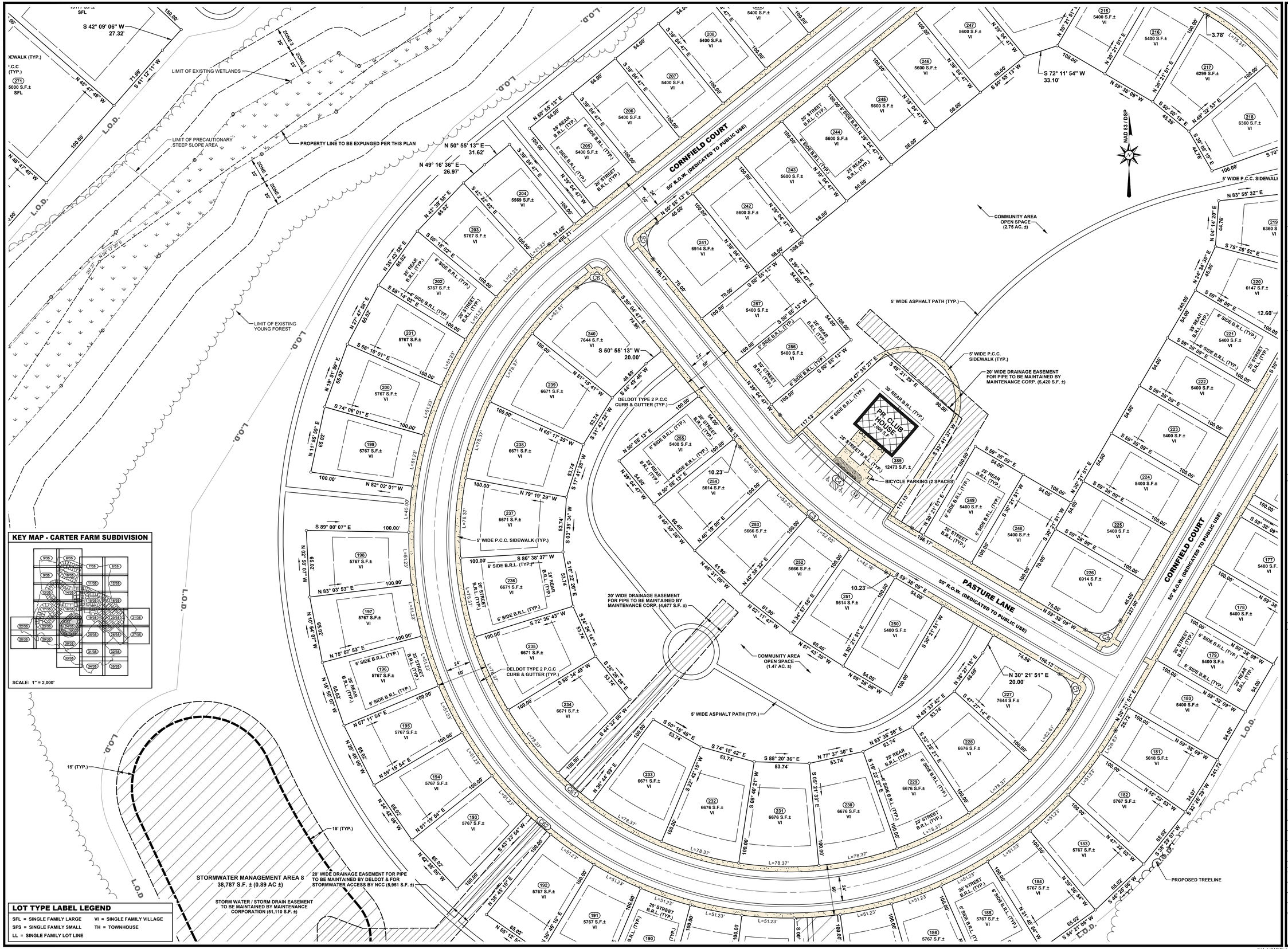

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PROJECT TITLE

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: 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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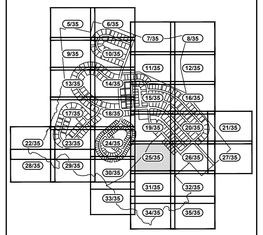
LOT TYPE LABEL LEGEND

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'

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'
ZONE 1 25'
ZONE 2 25'

N 27° 47' 04" E 900.00' SIRC
N 47° 47' 04" E 200.00' SIRC
S 30° 21' 51" W 55.66'
S 30° 21' 51" W 156.86'
S 59° 38' 09" E 100.00'
S 38° 29' 09" W 65.02'
S 12° 06' 29" W 34.07'
S 28° 53' W 241.72'
N 28° 53' E 501.96'
N 28° 53' E 108.46'

L.O.D.

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

NAD 83 / DSP

0 20 40 80

SCALE: 1" = 40'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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North Carolina
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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

ISSUE BLOCK

MARK	DATE	DESCRIPTION
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

LAYER STATE: 25 OF 35

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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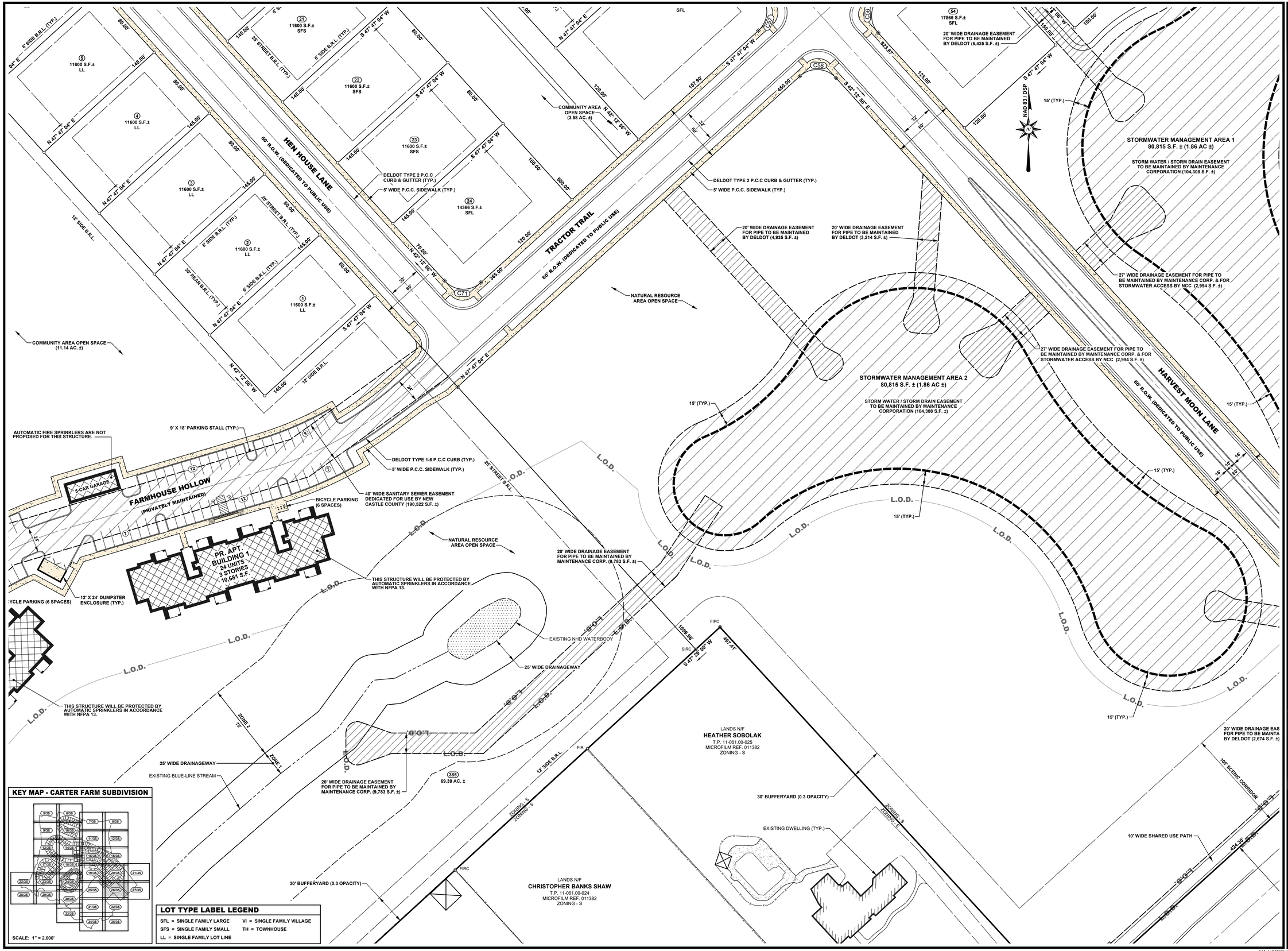

KEY MAP - CARTER FARM SUBDIVISION

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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410.546.9100

North Carolina
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910.341.7600

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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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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. ±)

15' (TYP.)

903.35'

20' BUFFERYARD (0.3 OPACITY)

404.39'

SIRC

FCM

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'

L.O.D.

NATURAL RESOURCE
AREA OPEN SPACE

N 35° 32' 37" W

HARVEST MOON LANE
EDICATED TO PUBLIC USE)

5' (TYP.)

16'
16'
10'
68'

100' SCENIC CORRIDOR

51.36'
312.76'

S 36° 13' 11" W

49.88'

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

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'

216.83'

N 42° 12' 56" W

616.67'

SCM

S 47° 47' 04" W

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

100' SCENIC CORRIDOR

424.39'

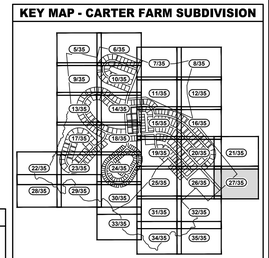
100'

RED USE PATH

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

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PROJECT TITLE

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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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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

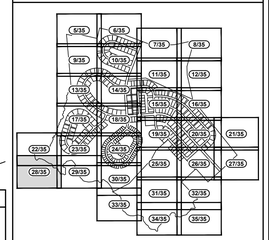
500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

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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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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2	9/15/22	AGENCY SUBMISSION
1	5/17/22	AGENCY SUBMISSION

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

EXISTING WETLANDS

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)

ZONING - S
ZONING - NC-21

NATURAL RESOURCE AREA OPEN SPACE

RIPARIAN BUFFER

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

EXISTING YOUNG FOREST
EXISTING MATURE FOREST

15' (TYP.)

N 16° 54' 44" E
289.49'

N 12° 54' 16" E
255.00'

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

LIMIT OF EXISTING MATURI

N 45° 15' 16" E
N 45° 15' 16" E

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.

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

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
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302.734.7950
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: 29 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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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

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

ZONING - S
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

25' WIDE DRAINAGEWAY

EXISTING BLUE-LINE STREAM

EXISTING YOUNG FOREST / EXISTING MATURE FOREST

385
69.39 AC. ±

517.25'
SIRC

12' SIDE B.R.L.

EXISTING TREELINE

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

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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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
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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.**

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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. ±)
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.
386 0.89 AC. ±
PR. PUMP STATION BUILDING
PRIVATE DRIVEWAY BY OTHERS
S 74° 36' 15" E 40.00'
S 15° 23' 00" W 140.62'
N 15° 23' 00" E 140.61'
S 37° 24' 23" E 25.11'
N 60° 23' 23" E 21.46'
S 74° 36' 15" E 91.83'
N 15° 23' 45" E 183.00'
S 15° 23' 45" W 177.00'
SIRC
6' SIDE B.R.L.
25' STREET B.R.L.
30' REAR B.R.L.
STORMWATER MANAGEMENT AREA 3 50,055 S.F. ± (1.15 AC ±)
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	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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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
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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: 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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LANDS N/F
CHRISTOPHER BANKS SHAW
T.P. 11-061.00-024
MICROFILM REF. 011382
ZONING - S

30' BUFFERYARD (0.3 OPACITY)

12' SIDE S.R.L.

545.24'

FIR

S 43° 00' 47" E

FIRC

(385)
69.39 AC. ±

EXISTING BLUE-LINE STREAM

ZONE 1

ZONE 2
75'

25' WIDE DRAINAGEWAY

NATURAL RESOURCE AREA OPEN SPACE

30' BUFFERYARD (0.3 OPACITY)

ZONING - S
ZONING - S

12' SIDE S.R.L.

LANDS N/F
CATHERINE M. BROWN, TRUSTEE
T.P. 11-061.00-023
MICROFILM REF. 011382
ZONING - S

EXISTING DRIVEWAY (TYP.)

EXISTING FENCE (TYP.)

FNAIL

FCM

N 42° 31' 50" W

424.38'

SIRC

S 52° 19' 38" W
16.07'

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

LIMIT OF EXISTING YOUNG FOREST

LANDS N/F
CATHERINE M. BROWN, TRUSTEE
T.P. 11-061.00-026
MICROFILM REF. 011382
ZONING - S

FCM

FIR

FIR

S 41° 16' E

RIPARIAN BUFFER

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21 L22 L23

ZONING - S
ZONING - NC-21

LIMIT OF EXISTING WETLANDS

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.

ZONE 2
25'

ZONE 1
25'

EXISTING BLUE-LINE STREAM

LIMIT OF EXISTING MATURE FOREST

NATURAL RESOURCE AREA OPEN SPACE

EXISTING WETLANDS

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-022
MICROFILM REF. 013273
ZONING - NC-21

25' WIDE DRAINAGEWAY

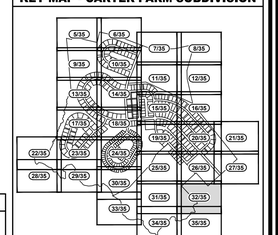
30' BUFFERYARD (0.2 OPACITY)

NAD 83 / DSP

0 20 40 80

SCALE: 1" = 40'

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

ARCHITECTURE
ENGINEERING

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Maryland
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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

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: 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

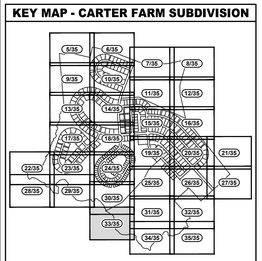
EXISTING WETLANDS

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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PROJECT TITLE

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BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

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0 20 40 80

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MARK	DATE	DESCRIPTION

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.**

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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. ±

PR. PUMP STATION BUILDING

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. _____

L.O.D.

6' SIDE B.R.L.

30' REAR B.R.L.

S 15° 23' 45" W 183.00'

N 15° 23' 45" E 183.00'

N 74° 36' 15" W 177.00'

91.83' SIRC

SIRC

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 75'

ZONE 2 75'

ZONING - S
ZONING - NC-21

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

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
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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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MARK	DATE	DESCRIPTION

LAYER STATE: 34 OF 35

PROJECT NO.: 2020245.00
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DRAWN BY: J.H.K. | PROJ. MGR.: T.D.G.

SHEET
34 OF 35

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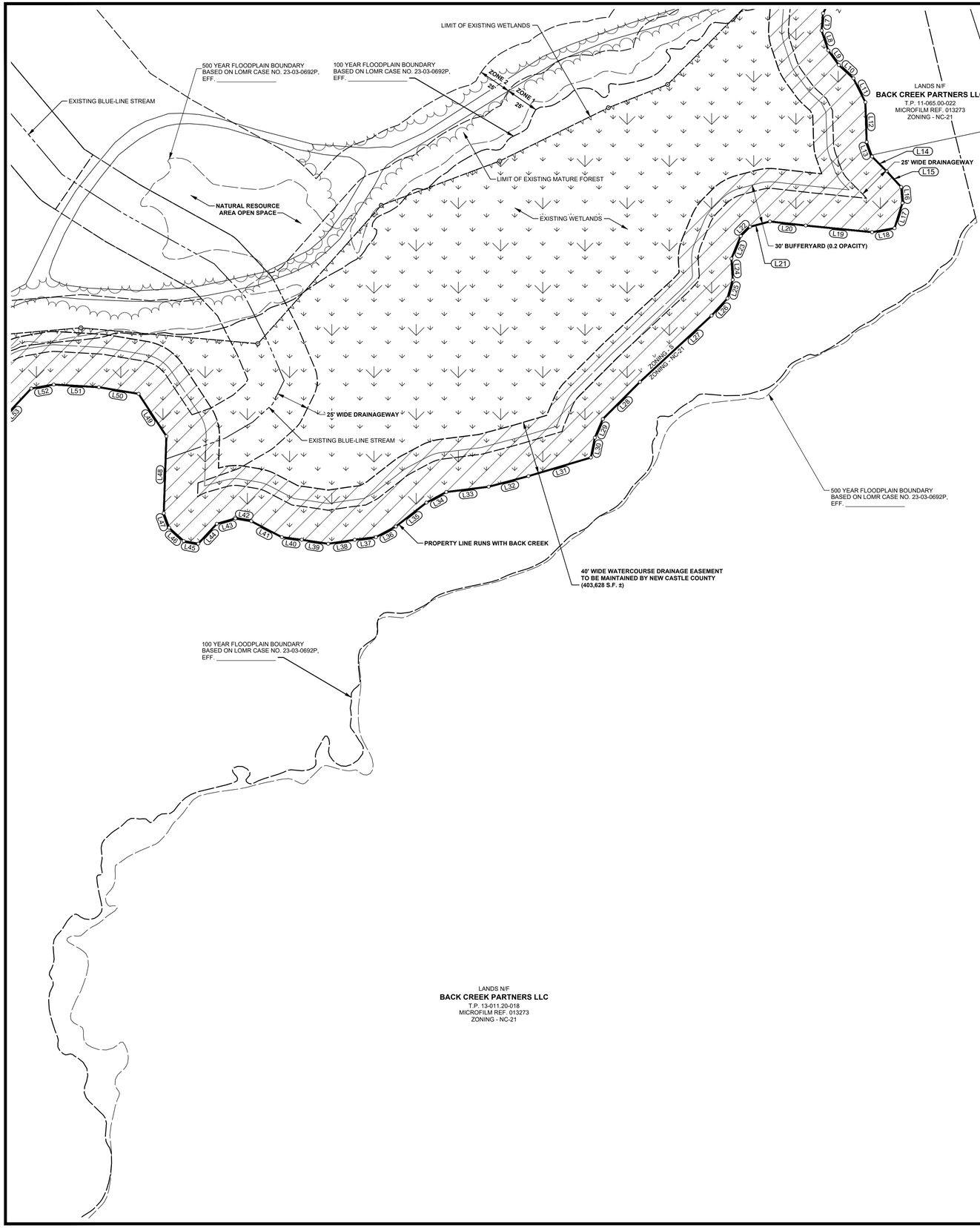
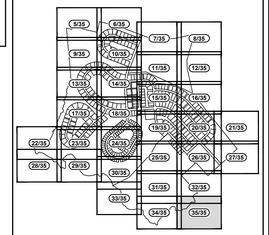


LOT TYPE LABEL LEGEND	
SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

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
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Salisbury, MD 21801
410.546.9100

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

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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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

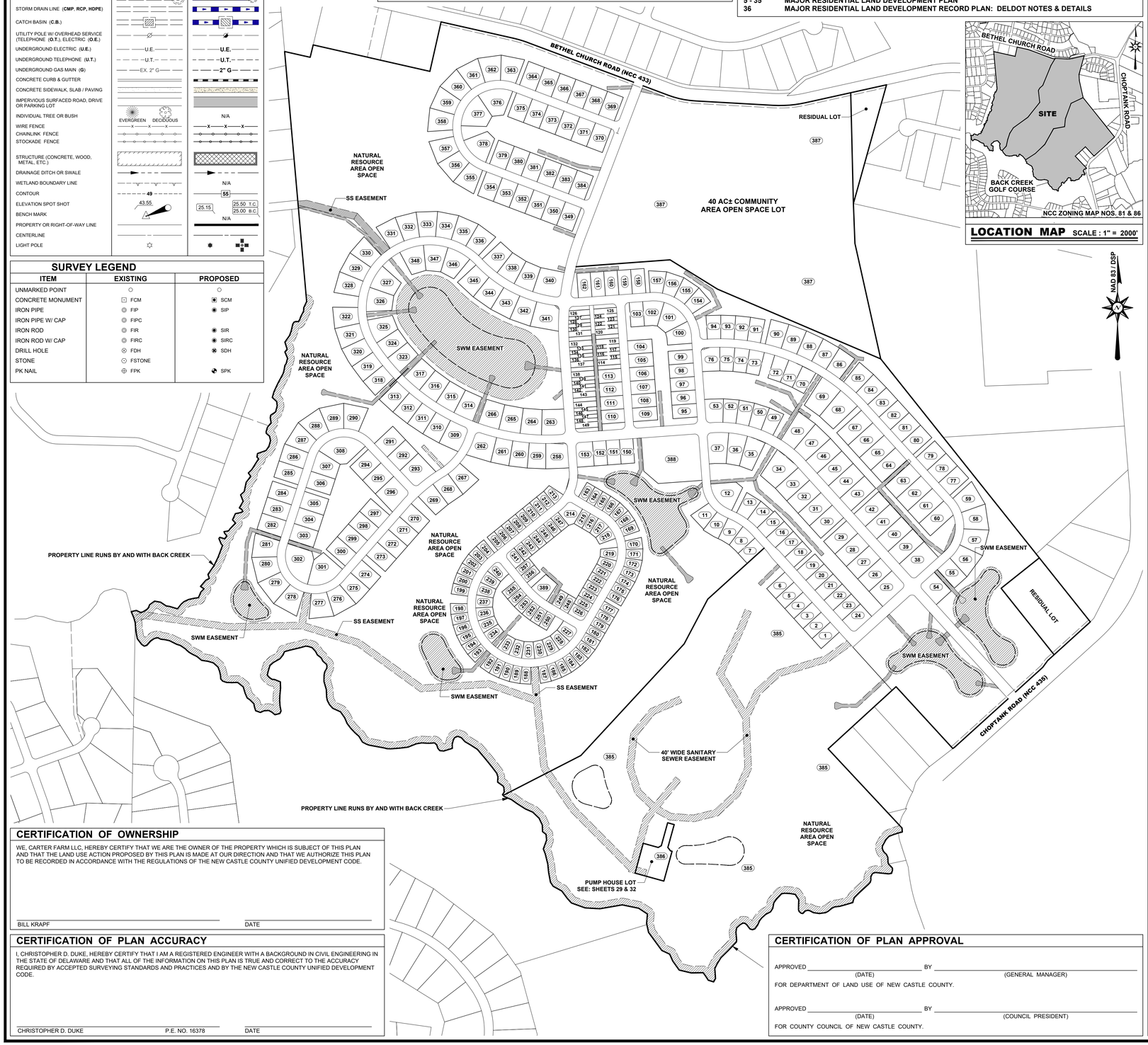
*BASED ON S DISTRICT
**DISTURBANCE OF FLOODPLAIN, WETLAND, AND RIPARIAN BUFFER WILL BE PER AN ARMY CORPS OF ENGINEERS NATIONWIDE PERMIT.

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'

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%
MULTI-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

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.

BECKER MORGAN GROUP

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ENGINEERING

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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

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
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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 PATHWAYS, CONVEYANCE SYSTEMS, LANDSCAPE/STREETSCAPE, 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 TH

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	18.85'
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'

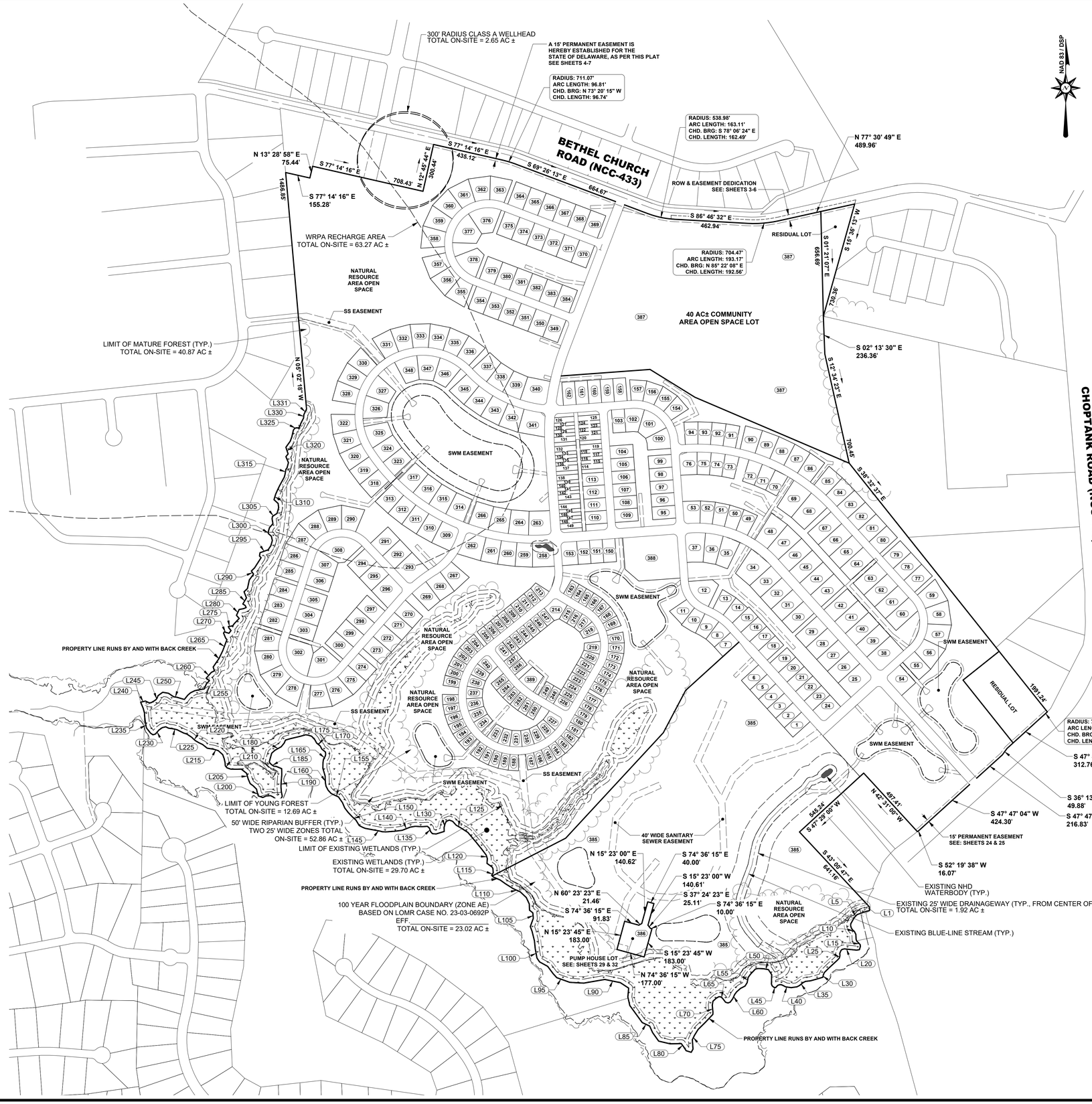
PARCEL LINE TABLE		
LINE	CHD. BEARING	LENGTH
L201	N11° 18' 02"W	20.40'
L202	N44° 59' 26"W	29.70'
L203	N53° 36' 22"W	23.60'
L204	N23° 11' 21"W	30.46'
L205	N16° 32' 51"W	38.60'
L206	N51° 45' 24"W	42.01'
L207	S88° 19' 29"W	34.01'
L208	N88° 12' 02"W	32.02'
L209	N70° 48' 42"W	24.35'
L210	N40° 13' 37"W	17.03'
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



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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 (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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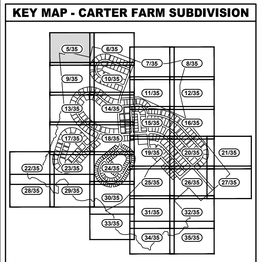
KEY MAP - CARTER FARM SUBDIVISION



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

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

ZONING - S
ZONING - S

FIR DIST.

ZONING - S
ZONING - S

FIP

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

FIRC
FIR
MILLWOOD DRIVE

30' BUFFERYARD (0.2 OPACITY)

FIP

NATURAL RESOURCE
AREA OPEN SPACE

WRPA RECHARGE AREA

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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: 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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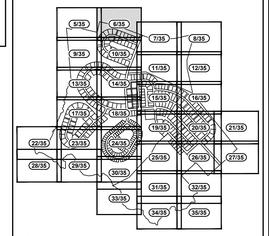
LOT TYPE LABEL LEGEND	
SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

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
70'
15'
100' SCENIC CORRIDOR
A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.
435.12'
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
141.01'
S 01° 43' 20" W
150.00'
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
141.01'
S 17° 22' 34" E
141.01'
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'
362
16946 S.F.±
SFL
363
16945 S.F.±
SFL
361
16946 S.F.±
SFL
360
16946 S.F.±
SFL
359
16946 S.F.±
SFL
N 45° 58' 33" E
S 85° 34' 24" E
N 24° 52' 39" E
S 74° 40' 19" E
WRPA RECHARGE AREA
L=91.67'
L=214.29'
625.00'
S 20° 49' 15" W
150.00'
N 20° 49' 15" E
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
100.00'
10' WIDE SHARED USE PATH
A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT.
376
21814 S.F.±
SFL
375
15000 S.F.±
SFL
24'
50'
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)

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: 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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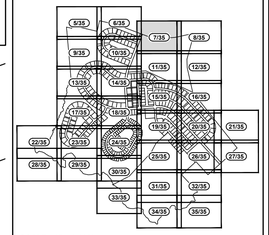
LOT TYPE LABEL LEGEND

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)

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

368 15000 S.F.± SFL

369 15000 S.F.± SFL

370 15000 S.F.± SFL

387 40.00 AC. ±

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

DELDOT TYPE 1-8 P.C.C CURB

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

FUTURE PEDESTRIAN INTERCONNECTION

COMMUNITY AREA OPEN SPACE (2.81 AC. ±)

COMMUNITY AREA OPEN SPACE (40.00 AC ±)

PROPERTY LINE TO BE EXPUNGED PER THIS PLAN

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 (± 27,426 S.F.)

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'

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'

664.67'
600.00'
910.16'
160.00'
70'
N 00° 32' 00" E 23.58'
L=145.71'
S 86° 46' 32" E
L=17.39'
462.94'
100.00'
600.00'
150.00'
N 69° 10' 45" W
200.02'
625.00'
N 30° 05' 45" E
R=410'

L.O.D.

BECKER MORGAN GROUP

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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

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: 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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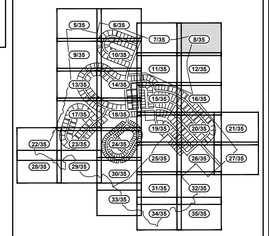
LOT TYPE LABEL LEGEND

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 01° 12' 07" E
217.08'
S 15° 36' 13" W
489.96'
502.59'
S 15° 36' 13" W
26.64'

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 ±)

BECKER MORGAN GROUP

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ENGINEERING

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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: 8 OF 35

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

SHEET

8 OF 35

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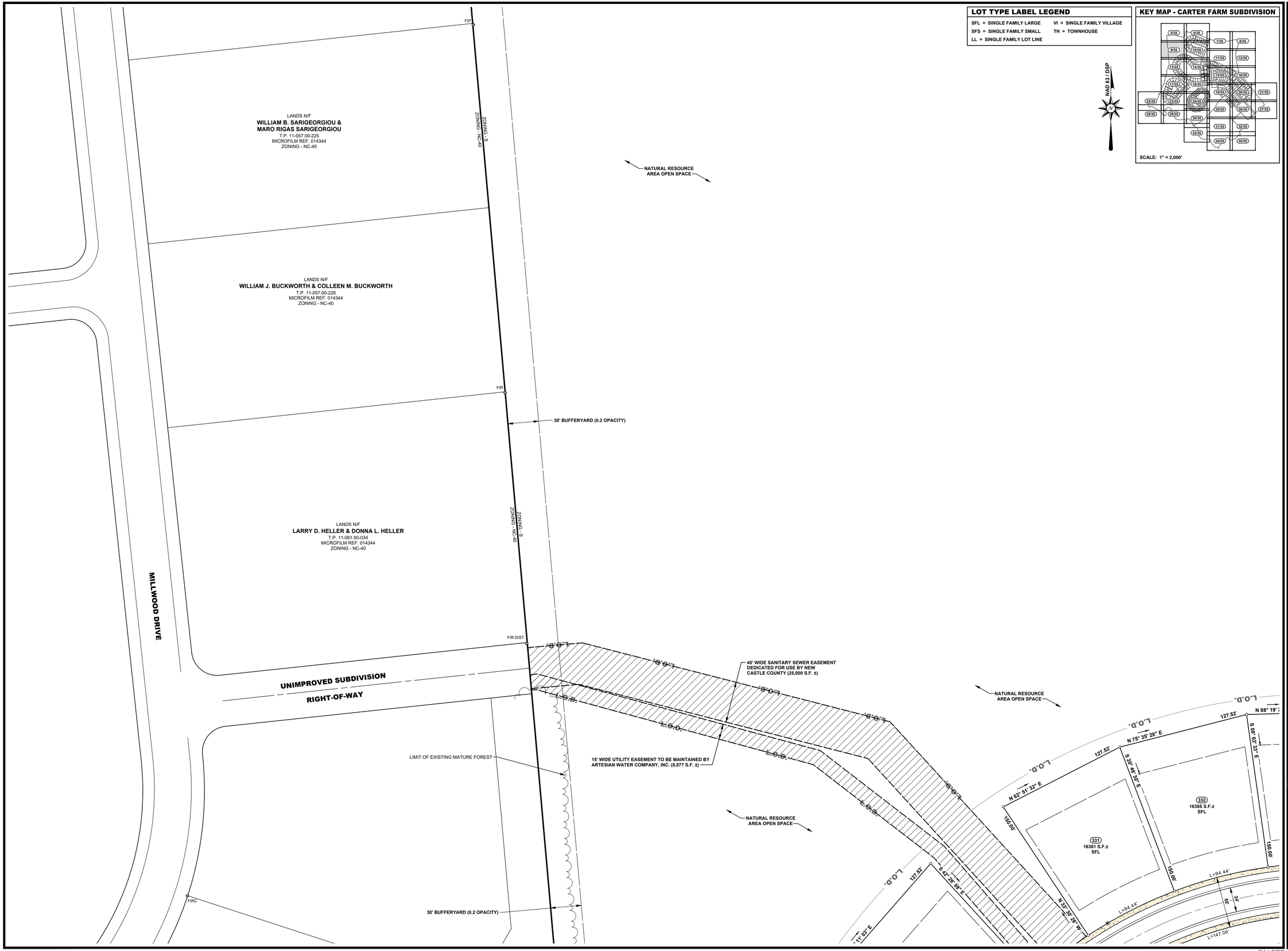

LOT TYPE LABEL LEGEND

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
8	02/26/24	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: ELE 31

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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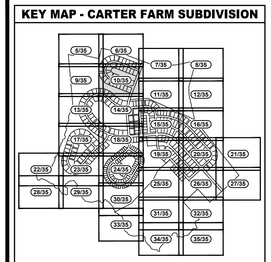
LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE
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

L.O.D.

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

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

BETHEL CHURCH ROAD

5' WIDE ASPHALT PATH (TYP.)

COMMUNITY AREA OPEN SPACE (2.81 AC. ±)

COMMUNITY AREA OPEN SPACE (40.00 AC ±)

NATURAL RESOURCE AREA OPEN SPACE

20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (7,768 S.F. ±)

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

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

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

WMPA RECHARGE AREA

356 16946 S.F.± SFL
357 16946 S.F.± SFL
358 16946 S.F.± SFL
359 16946 S.F.± SFL
355 16945 S.F.± SFL
376 21814 S.F.± SFL
377 21816 S.F.± SFL
378 19093 S.F.± SFL
379 15000 S.F.± SFL
380 15000 S.F.± SFL
381 15000 S.F.± SFL
382 15000 S.F.± SFL
383 15000 S.F.± SFL
384 15000 S.F.± SFL
368 15000 S.F.± SFL
375 15000 S.F.± SFL
374 15000 S.F.± SFL
373 15000 S.F.± SFL
372 15000 S.F.± SFL
371 15000 S.F.± SFL
370 15000 S.F.± SFL
354 15000 S.F.± SFL
353 15000 S.F.± SFL
352 15000 S.F.± SFL
351 15000 S.F.± SFL
350 15000 S.F.± SFL
349 15000 S.F.± SFL
332 16365 S.F.± SFL
333 16365 S.F.± SFL
334 16365 S.F.± SFL
335 16365 S.F.± SFL
336 16365 S.F.± SFL
387 40.00 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
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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

LIVE/STATE: SOF.IS

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

SHEET

10 OF 35

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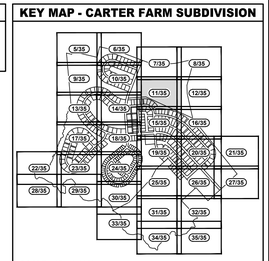
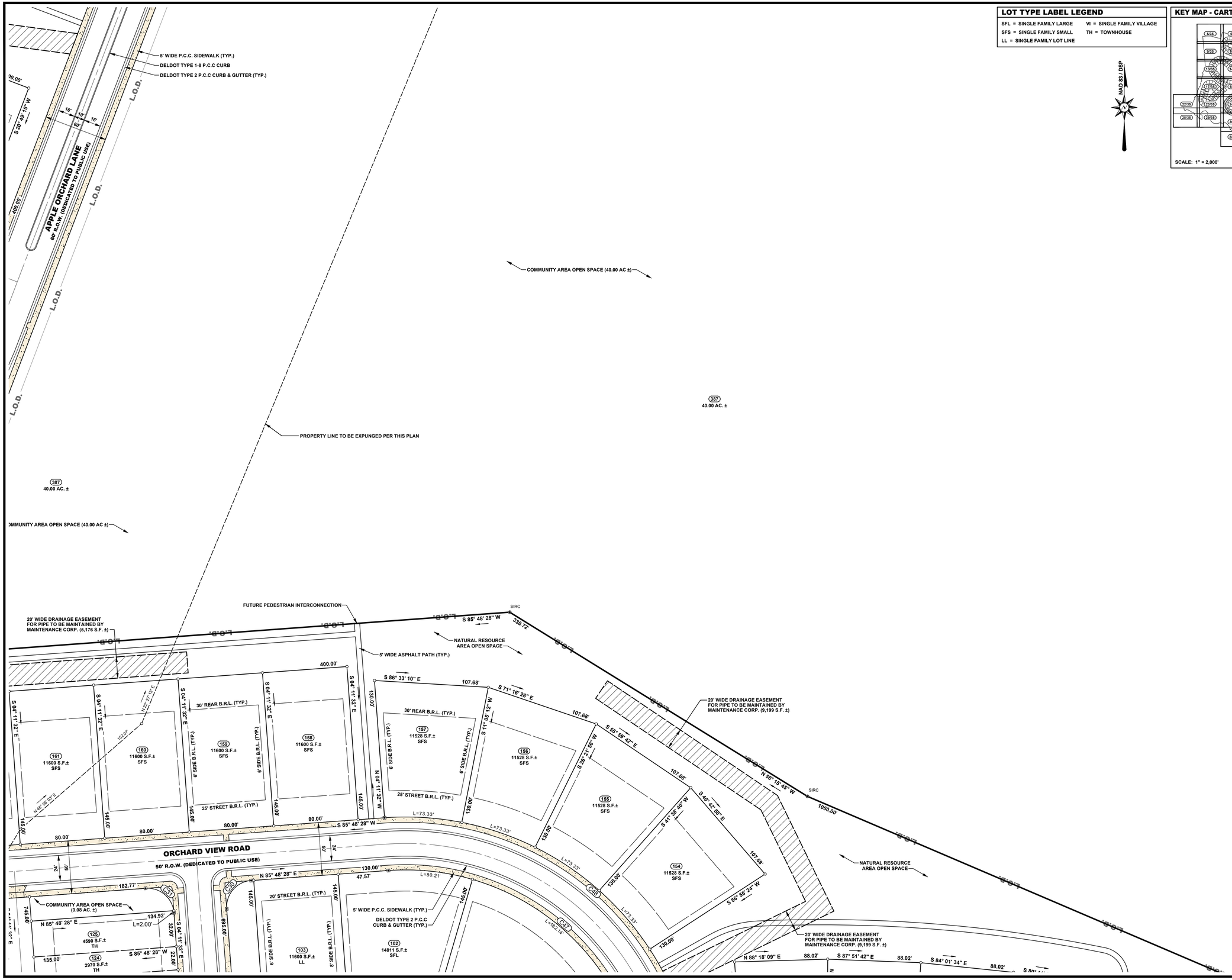
LOT TYPE LABEL LEGEND

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

KEY MAP - CARTER FARM SUBDIVISION





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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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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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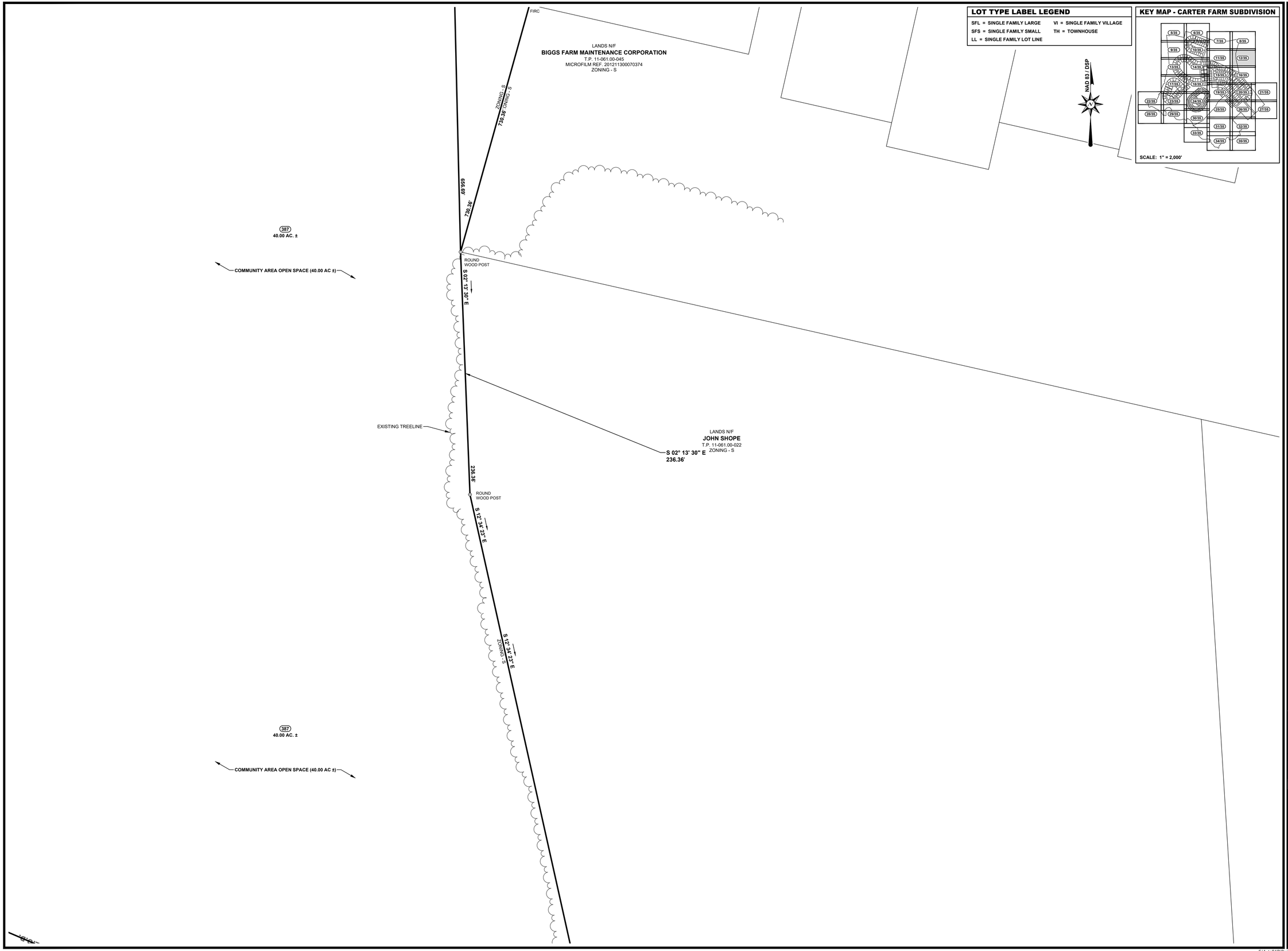

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PROJECT TITLE

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
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

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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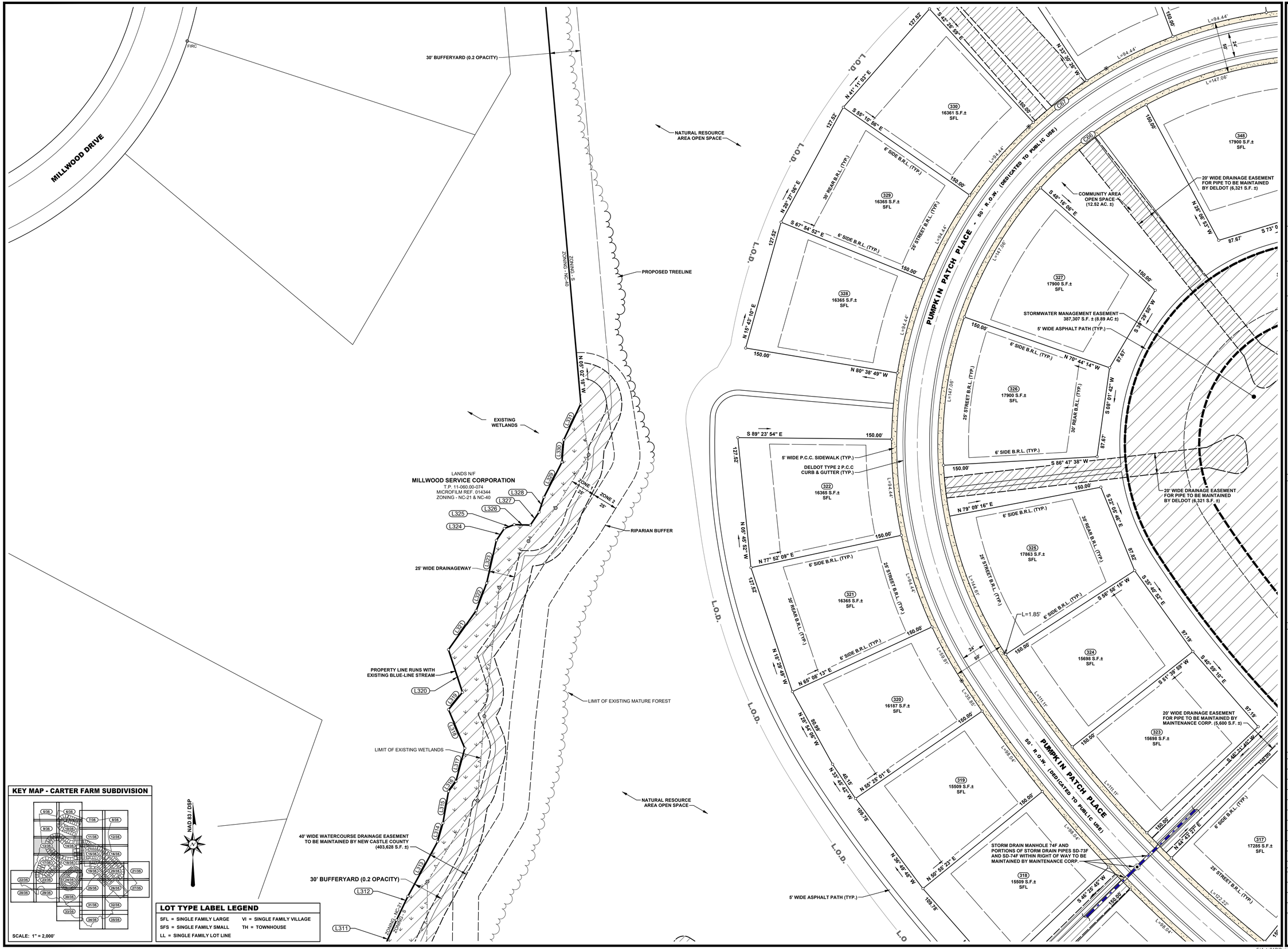

KEY MAP - CARTER FARM SUBDIVISION

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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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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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'
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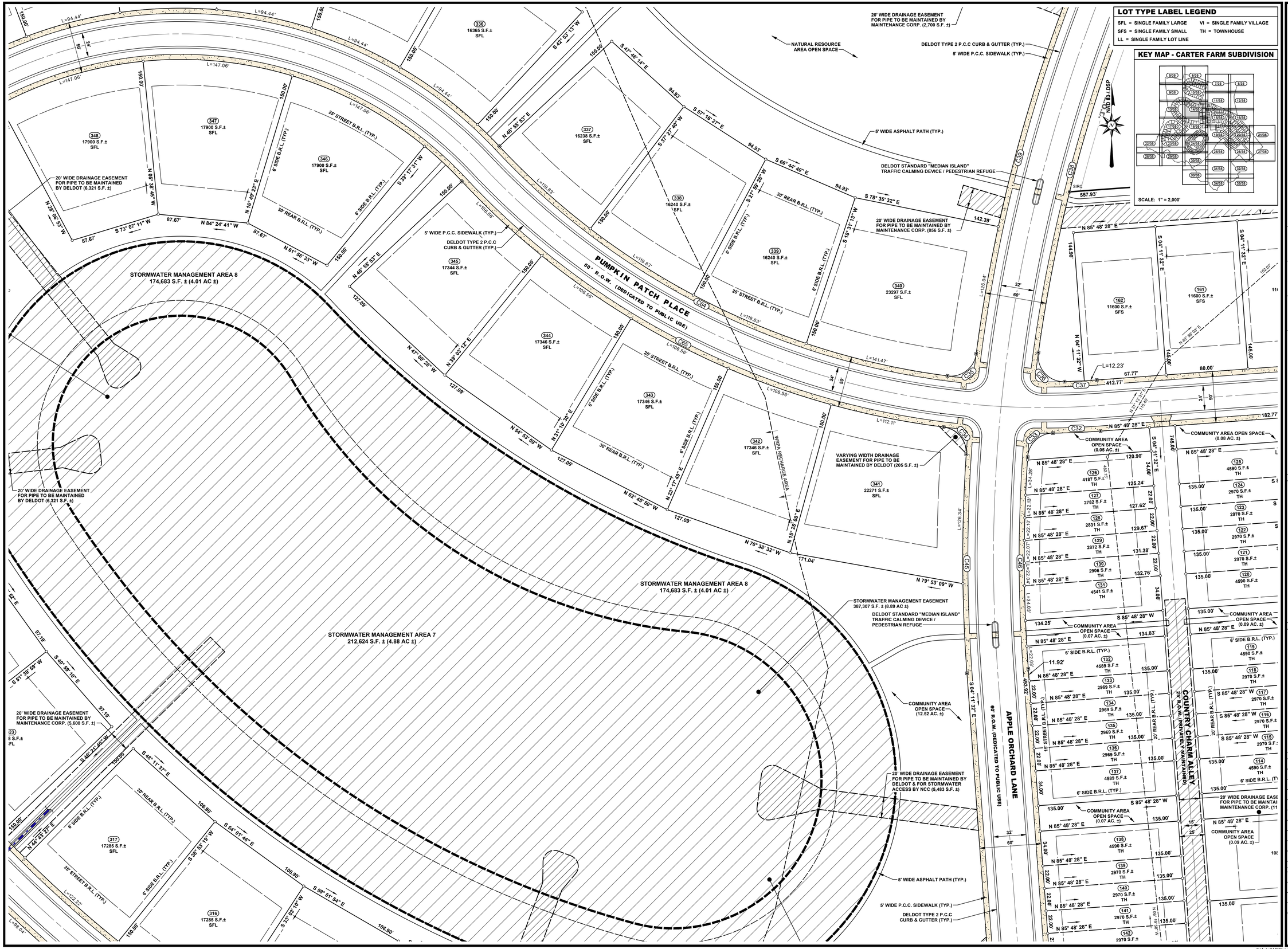

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PROJECT TITLE

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

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
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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)

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

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

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 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 (6,508 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. ±)

COMMUNITY AREA OPEN SPACE (0.09 AC. ±)

COMMUNITY AREA OPEN SPACE (0.13 AC. ±)

COMMUNITY AREA OPEN SPACE (1.86 AC. ±)

COMMUNITY AREA OPEN SPACE (4.95 AC. ±)

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

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

BECKER MORGAN GROUP

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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

SCALE: 1" = 40'

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
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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'
DRAWN BY: J.H.K. PROJ. MGR.: T.D.G.

SHEET
15 OF 35

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LOT TYPE LABEL LEGEND

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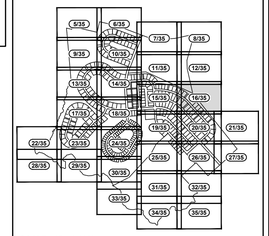
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

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309 South Governors Avenue
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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: 16 OF 35

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

SHEET

16 OF 35

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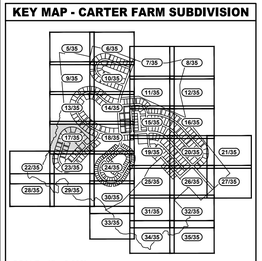
LOT TYPE LABEL LEGEND

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
NATURAL RESOURCE AREA OPEN SPACE
5' WIDE ASPHALT PATH (TYP.)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY MAINTENANCE CORP. (10,385 S.F. ±)
MAINTAINED BY MAINTENANCE CORP.
L.O.D.
N 19° 32' 34" E 20.92'
S 68° 51' 32" E
N 12° 56' 01" E
N 17° 56' 40" E 100.00'
S 72° 03' 20" E 150.00'
N 72° 03' 20" W 150.00'
S 17° 56' 40" W 100.00'
S 84° 33' 41" W 39.45'
S 25° 12' 34" W 6.32'
S 78° 38' 41" E 149.00'
N 78° 26' 13" E 149.00'
S 00° 06' 14" E 150.00'
S 23° 01' 20" E 149.00'
N 55° 31' 07" E 149.00'
S 45° 56' 26" E 150.00'
S 22° 46' 52" W 149.00'
N 45° 02' 16" E 150.00'
N 40° 33' 37" E 109.78'
N 47° 11' 34" W 109.78'
N 36° 04' 00" E 109.78'
N 51° 41' 11" W 109.78'
N 36° 19' 49" W
S 43° 21' 05" E 110.00'
N 46° 38' 55" E 110.00'
S 46° 38' 55" W 110.00'
S 43° 21' 05" E 112.63'
N 43° 21' 05" W 112.63'
S 41° 12' 11" W 78.08'
S 48° 47' 49" E 148.48'
N 43° 21' 05" W 148.48'
S 46° 43' 59" E 575.32'
S 42° 09' 06" W 27.32'
L=318.18'
L=90.00'
L=44.39'
L=98.64'
L=122.22'
L=52.28'
R=554.78'
R=386.63'
R=357.63'
R=575.32'
24' 50'
HAYSTACK WAY
50' R.O.W. (DEDICATED TO PUBLIC USE)
COMMUNITY AREA OPEN SPACE (2.43 AC. ±)
5' WIDE P.C.C. SIDEWALK (TYP.)
DELDOT TYPE 2 P.C.C CURB & GUTTER (TYP.)
6' SIDE B.R.L. (TYP.)
25' STREET B.R.L. (TYP.)
30' REAR B.R.L. (TYP.)

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

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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: 17 OF 35

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

SHEET
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. ±)
20' WIDE DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT & FOR STORMWATER ACCESS BY NCC (4,846 S.F. ±)
VARYING WIDTH DRAINAGE EASEMENT FOR PIPE TO BE MAINTAINED BY DELDOT (122 S.F. ±)
PROPERTY LINE TO BE EXPUNGED PER THIS PLAN
NATURAL RESOURCE AREA OPEN SPACE
LIMIT OF EXISTING YOUNG FOREST
EXISTING WETLANDS
RIPARIAN BUFFER
LIMIT OF EXISTING WETLANDS
EXISTING NHD WATERBODY
25' WIDE DRAINAGEWAY TO BE EXTINGUISHED PER THIS PLAN
WRPA RECHARGE AREA
L.O.D.

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

SCALE: 1" = 40'

BECKER MORGAN GROUP

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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

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: SET 08

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

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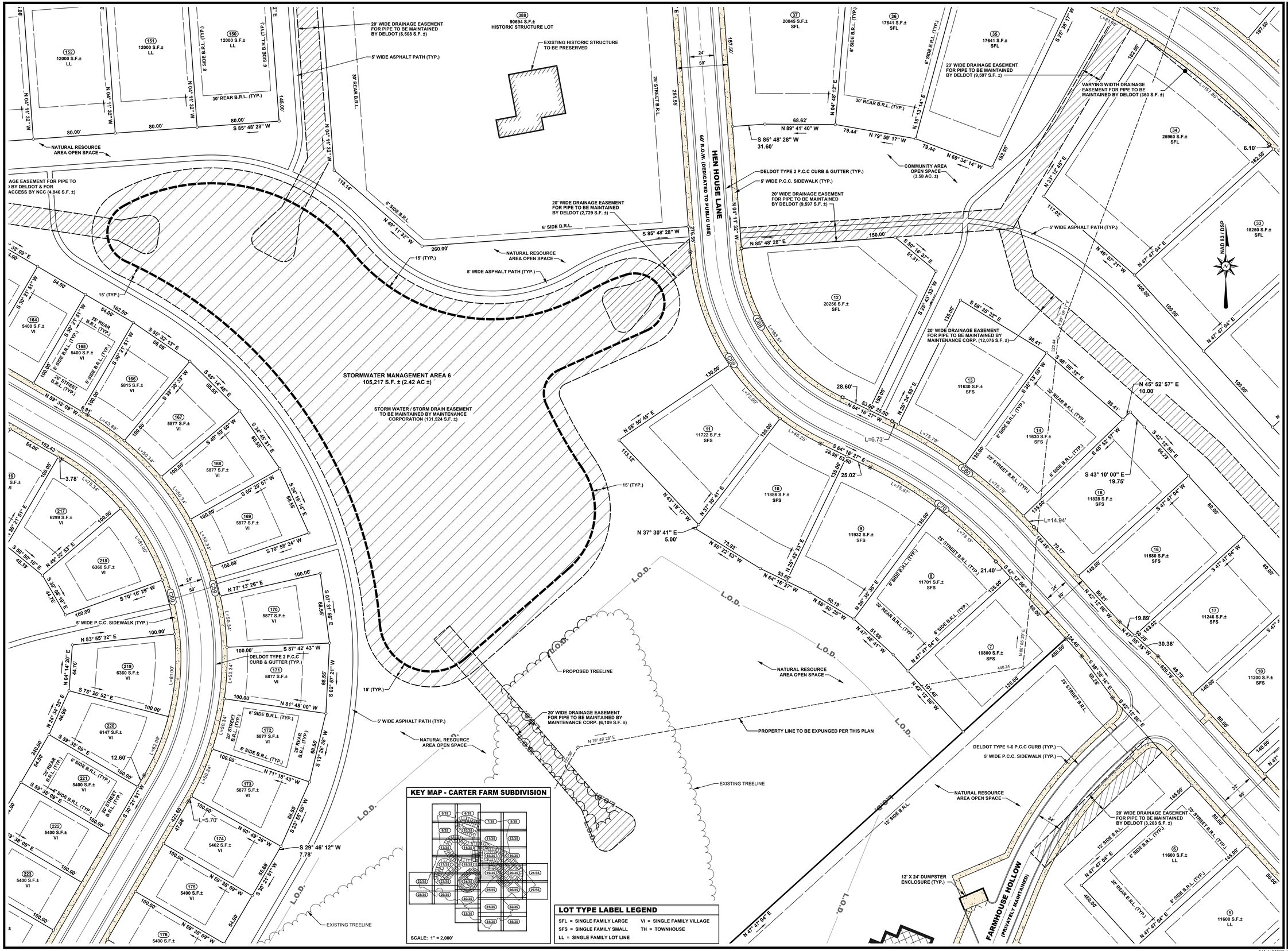

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MAJOR SUBDIVISION PLAN

BETHEL CHURCH ROAD
PENCADER HUNDRED
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

SCALE: 1" = 40'

ISSUE	BLOCK	
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1	5/17/22	AGENCY SUBMISSION
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.

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19 OF 35

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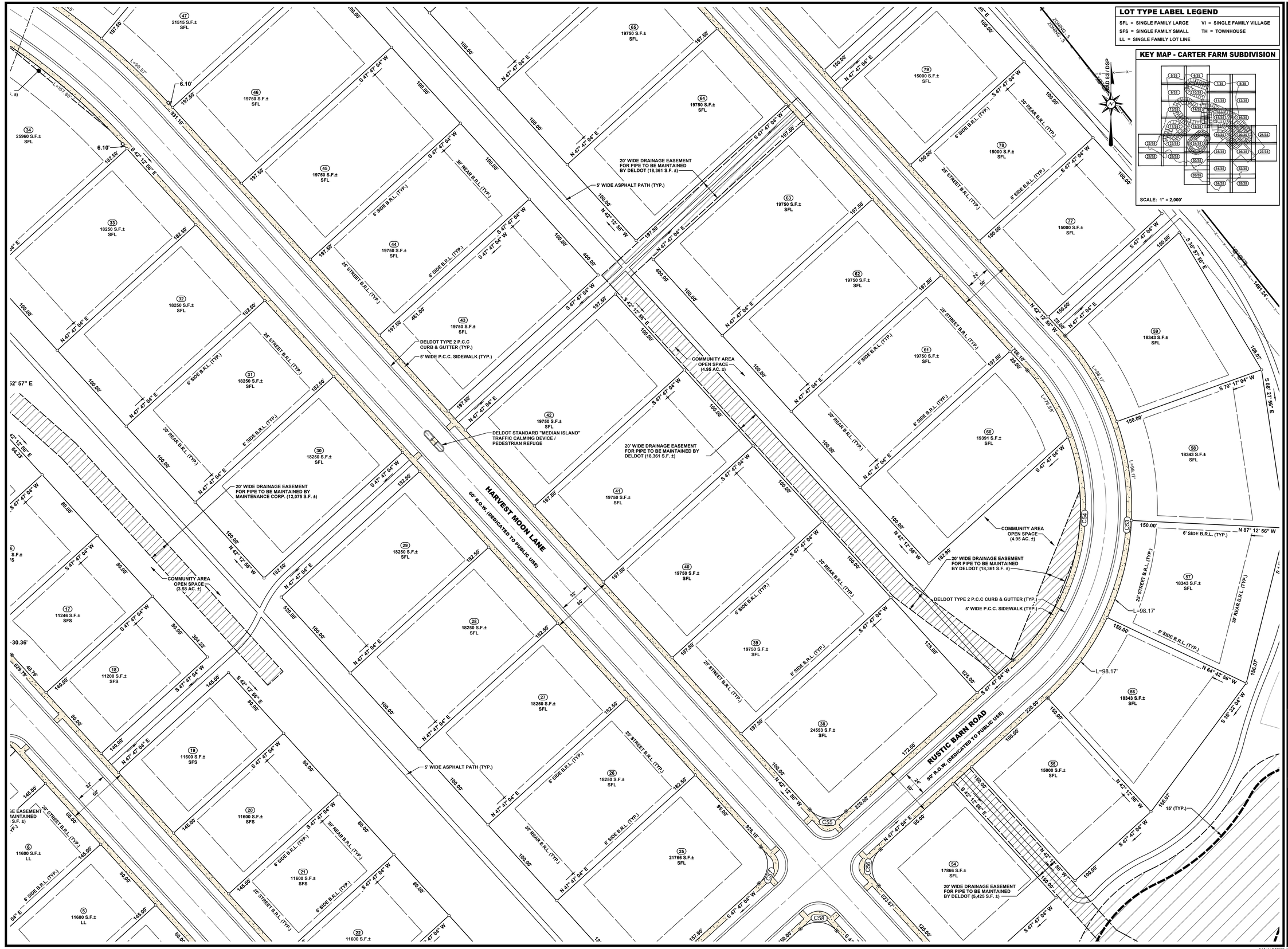

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NEW CASTLE COUNTY, DE

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0 20 40 80

SCALE: 1" = 40'

ISSUE	BLOCK	
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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.)

R.O.W.

150.00'

S 10° 57' 56" E

D)
S.F.±
L

166.07'

S 70° 17' 04" W

S 05° 27' 56" E

58
18343 S.F.±
SFL

L.O.D.

166.07'

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

166.07'

S 36° 32' 04" W

166.07'

15' (TYP.)

L.O.D.

L.O.D.

15' (TYP.)

L.O.D.

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

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

1605.93'

EXISTING FENCE (TYP.)

FIR DIST.

FIR DIST.

SIRC

S 36° 32' 37" E

228.91'

20' BUFFERYARD (0.3 OPACITY)

ZONING - S
ZONING - S

N 51° 27' 23" E

SIRC

903.39'

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

EXISTING DWELLING

EXISTING DRIVEWAY

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

FCM

FIR DIST.

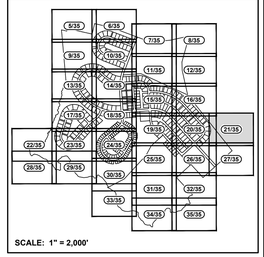
FCM

FCM

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	

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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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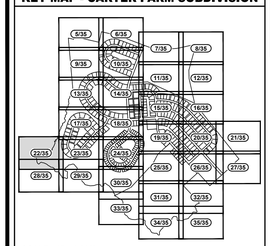
KEY MAP - CARTER FARM SUBDIVISION



LOT TYPE LABEL LEGEND

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

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'

L.O.D.

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

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

BECKER MORGAN GROUP

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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
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: 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.

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

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

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

N 17° 56' 40" E 18.73'

N 72° 03' 20" W

S 72° 03' 20" E

N 08° 09' 55" E

N 88° 23' 09" E

N 15° 32' 22" W

N 64° 32' 06" E

N 17° 23' 25" W

N 40° 41' 03" E

N 61° 14' 29" W

S 16° 50' 00" W

N 05° 22' 27" E

N 71° 32' 29" W

S 83° 54' 54" W

S 60° 59' 40" W

N 40° 27' 45" W

S 45° 22' 13" W

S 42° 09' 06" W 27.32'

COMMUNITY AREA OPEN SPACE (2.43 AC. ±)

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

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 (46,760 S.F. ±)

NATURAL RESOURCE AREA OPEN SPACE

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

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

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

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

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

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

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

C26 L=194.01' R=575.32'
C27 L=93.66' R=60.00'
C28 L=90.00' R=60.00'
C29 L=32.73' R=20.00'

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. _____

ZONING - S

ZONING - NC-21

25' WIDE DRAINAGEWAY

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)

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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BECKER MORGAN GROUP

ARCHITECTURE
ENGINEERING

Delaware
309 South Governors Avenue
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The Tower at STAR Campus
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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
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
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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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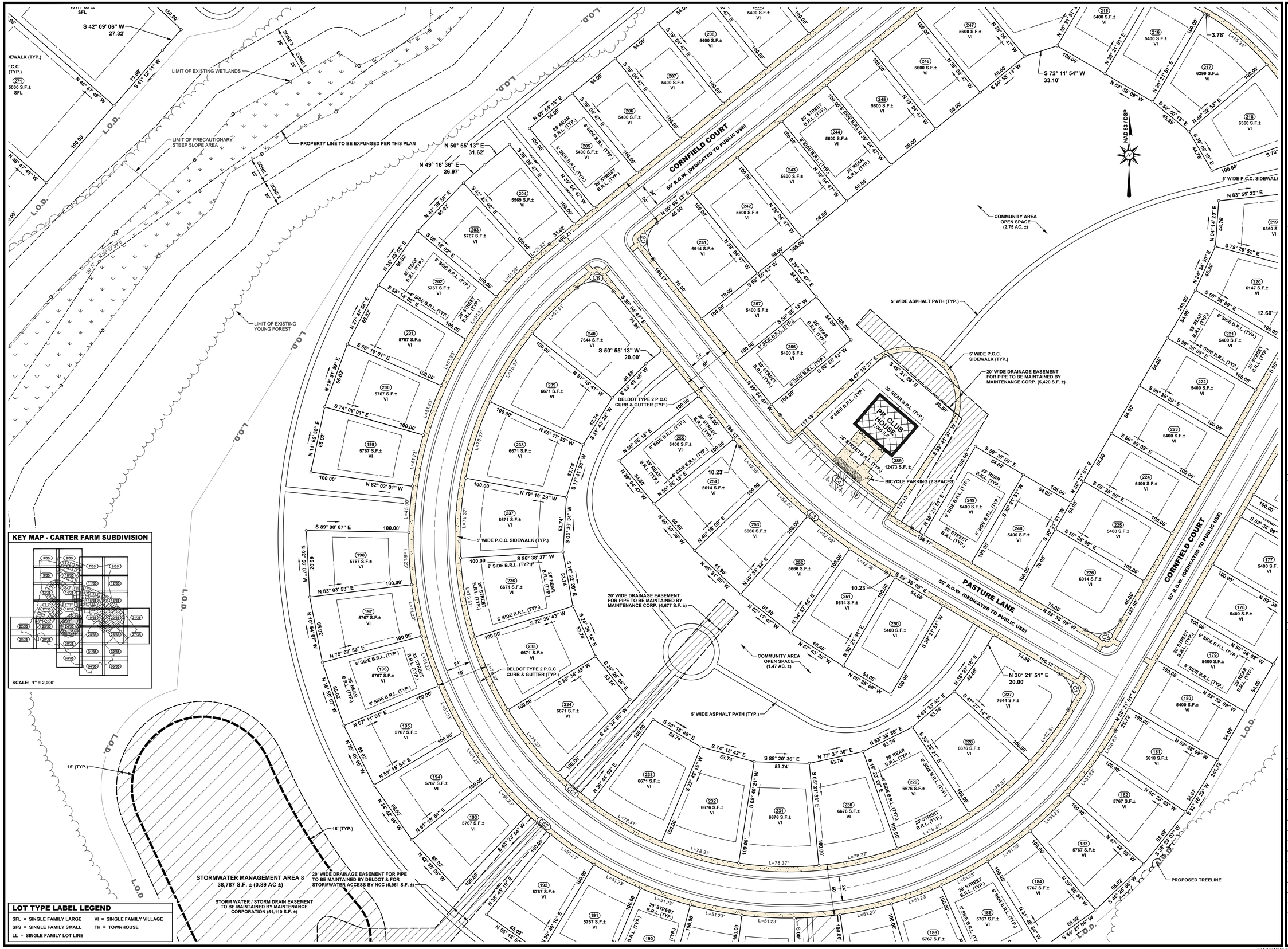

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PROJECT TITLE

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'

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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'
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SHEET
24 OF 35

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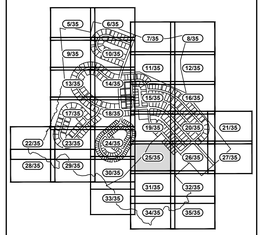
LOT TYPE LABEL LEGEND

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'

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
SIRC
N 27° 47' 04" E 900.00'
N 47° 47' 04" E 200.00'
L.O.D.
ZONE 1 25'
ZONE 2 25'
12' SIDE B.R.L.
20' STREET B.R.L. (TYP.)
6' SIDE B.R.L. (TYP.)
24' REAR B.R.L. (TYP.)

FARMHOUSE HOLLOW
(PRIVATELY MAINTAINED)

12' X 24' DUMPSTER ENCLOSURE (TYP.)
AUTOMATIC FIRE SPRINKLERS ARE NOT PROPOSED FOR THIS STRUCTURE.
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. ±)
THIS STRUCTURE WILL BE PROTECTED BY AUTOMATIC SPRINKLERS IN ACCORDANCE WITH NFPA 13.
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
385 69.39 AC. ±
11600 S.F.± LL
30' REAR B.R.L. (TYP.)
6' SIDE B.R.L. (TYP.)
N 47° 47' 04" E 400.00'
80.00'
12' SIDE B.R.L.
NAD 83 / DSP
COMMUNITY AREA OPEN SPACE (11.14 AC. ±)
DELDOT TYPE 1-6 P.C.C CURB (TYP.)
5' WIDE P.C.C. SIDEWALK (TYP.)
24'

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

LAYER STATE: 25 OF 35

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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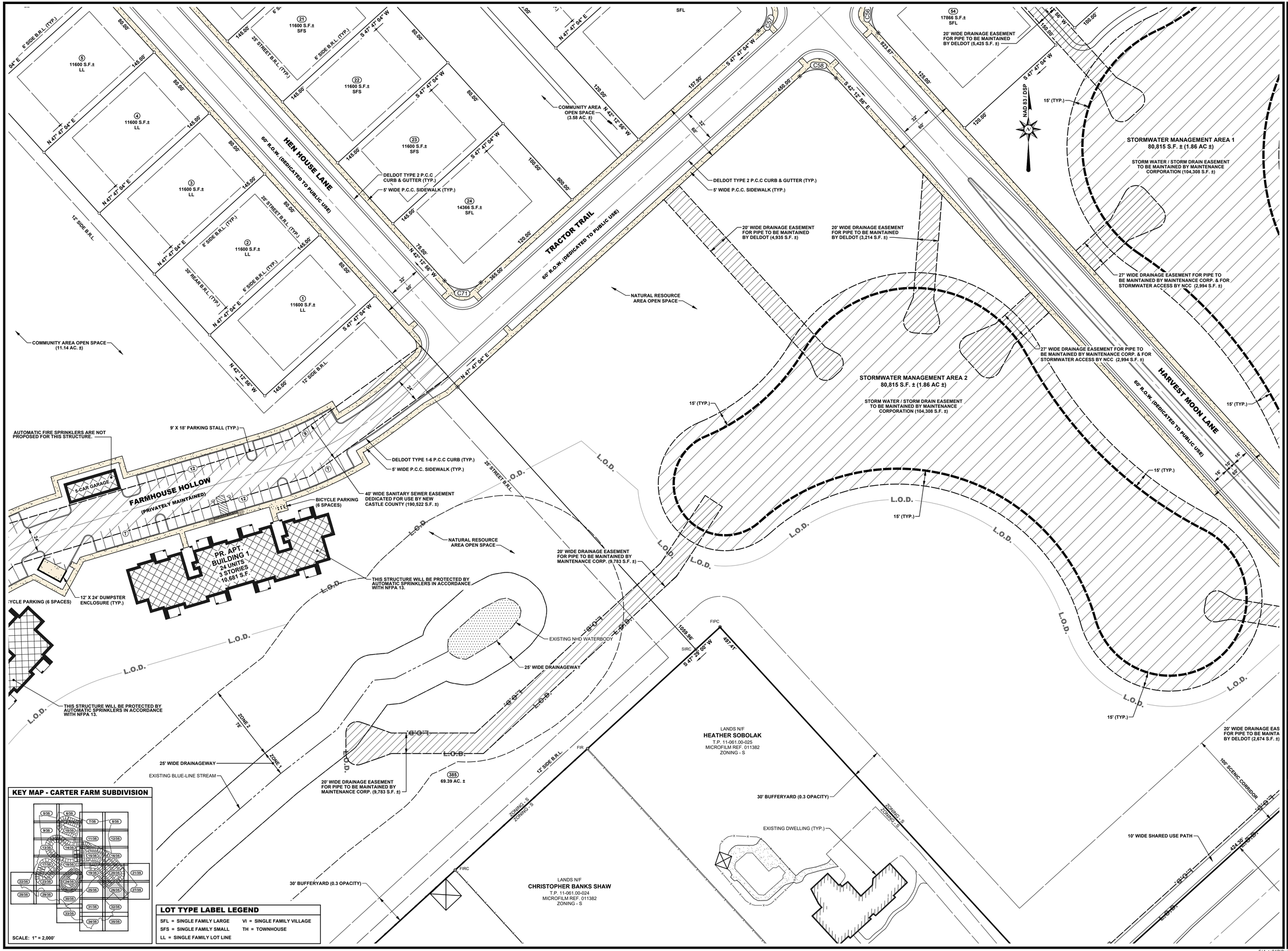

KEY MAP - CARTER FARM SUBDIVISION

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	

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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

ISSUE	BLOCK	
10	07/25/24	AGENCY SUBMISSION
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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.

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26 OF 35

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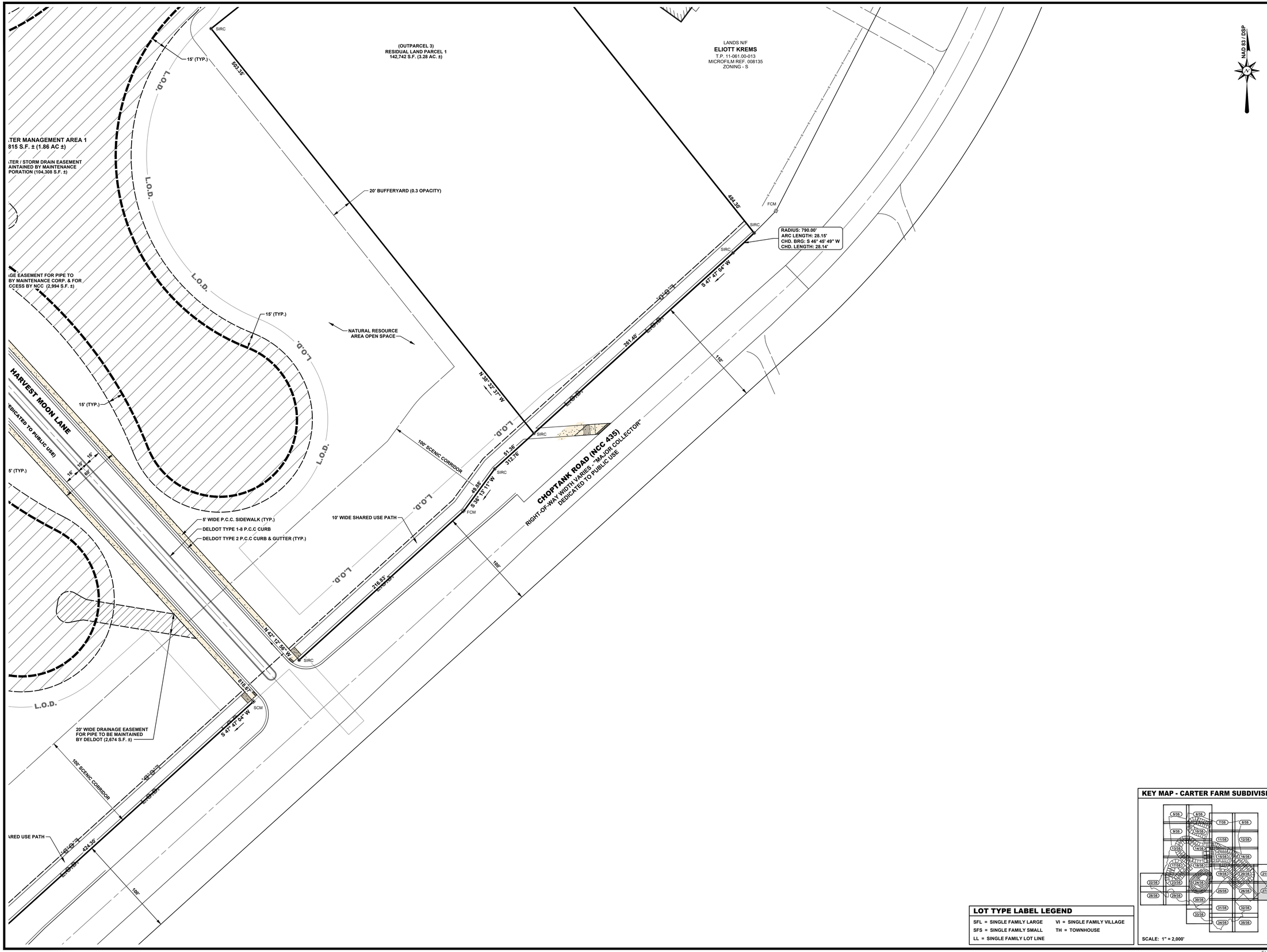
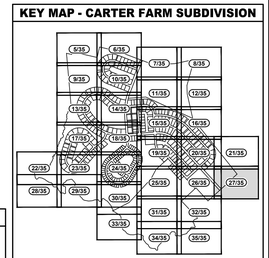


KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

LOT TYPE LABEL LEGEND

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MAJOR SUBDIVISION PLAN

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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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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

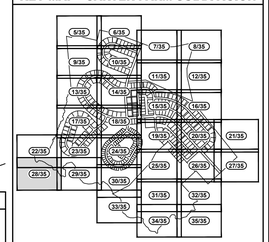
500 YEAR FLOODPLAIN BOUNDARY BASED ON LOMR CASE NO. 23-03-0692P, EFF. _____

NAD 83 / DSP

0 20 40 80

SCALE: 1" = 40'

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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ENGINEERING

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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
28 OF 35

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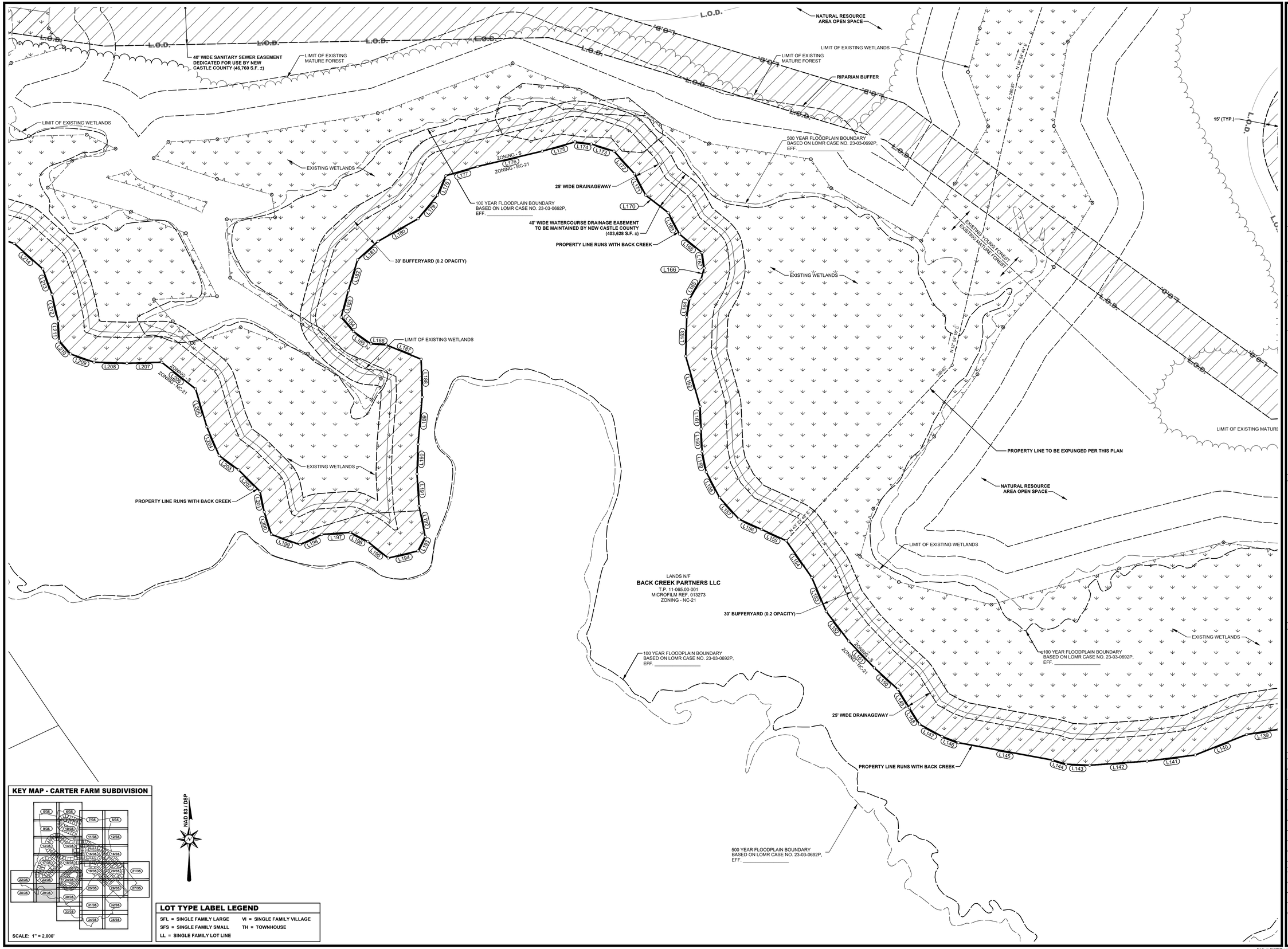

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

NAD 83 / DSP

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
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SCALE: 1" = 40'

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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

LIMIT OF EXISTING YOUNG FOREST

EXISTING BLUE-LINE STREAM

385
69.39 AC. ±

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

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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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: 30 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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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. ±)
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.
386 0.89 AC. ±
PR. PUMP STATION BUILDING
PRIVATE DRIVEWAY BY OTHERS
S 74° 36' 15" E 40.00'
S 15° 23' 00" W 140.62'
25' STREET B.R.L.
6' SIDE B.R.L.
N 15° 23' 00" E 140.61'
N 60° 23' 23" E 21.46'
S 74° 36' 15" E 91.83'
S 37° 24' 23" E 25.11'
S 15° 23' 45" W 183.00'
N 15° 23' 45" E 177.00'
6' SIDE' B.R.L.
30' REAR B.R.L.
SIRC
STORMWATER MANAGEMENT AREA 3 50,055 S.F. ± (1.15 AC ±)
RIPARIAN BUFFER
ZONE 1 25'
ZONE 2 25'
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

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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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5	7/28/23	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: 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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LANDS N/F
CHRISTOPHER BANKS SHAW
T.P. 11-061.00-024
MICROFILM REF. 011382
ZONING - S

30' BUFFERYARD (0.3 OPACITY)

12' SIDE S.R.L.

545.24'

FIR

S 43° 00' 47" E

FIRC

385
69.39 AC. ±

EXISTING BLUE-LINE STREAM

ZONE 1

ZONE 2
75'

25' WIDE DRAINAGEWAY

NATURAL RESOURCE AREA OPEN SPACE

30' BUFFERYARD (0.3 OPACITY)

ZONING - S
ZONING - S

12' SIDE S.R.L.

LANDS N/F
CATHERINE M. BROWN, TRUSTEE
T.P. 11-061.00-023
MICROFILM REF. 011382
ZONING - S

LANDS N/F
CATHERINE M. BROWN, TRUSTEE
T.P. 11-061.00-026
MICROFILM REF. 011382
ZONING - S

FCM

FIR

LIMIT OF EXISTING YOUNG FOREST

RIPARIAN BUFFER

641.16'

FIR

L1 L2 L3 L4 L5 L6 L7 L8 L9 L10 L11 L12 L13 L14 L15 L16 L17 L18 L19 L20 L21

ZONING - S
ZONING - NC-21

LIMIT OF EXISTING WETLANDS

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.

ZONE 2
75'

ZONE 1
25'

EXISTING BLUE-LINE STREAM

LIMIT OF EXISTING MATURE FOREST

NATURAL RESOURCE AREA OPEN SPACE

EXISTING WETLANDS

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 11-065.00-022
MICROFILM REF. 013273
ZONING - NC-21

25' WIDE DRAINAGEWAY

30' BUFFERYARD (0.2 OPACITY)

EXISTING DRIVEWAY (TYP.)

EXISTING FENCE (TYP.)

FNAIL

FCM

N 42° 31' 50" W

424.38'

SIRC

S 52° 19' 38" W
16.07'

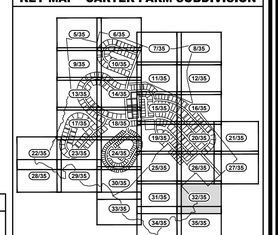
CHOPTANK ROAD (NCC 435)
RIGHT-OF-WAY WIDTH VARIES - "MAJOR COLLECTOR"
DEDICATED TO PUBLIC USE

NAD 83 / DSP

0 20 40 80

SCALE: 1" = 40'

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

ARCHITECTURE
ENGINEERING

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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
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3333 Jaeckle Drive, Suite 120
Wilmington, NC 28403
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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

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: 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

PROPERTY LINE RUNS WITH BACK CREEK

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

L.O.D.

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

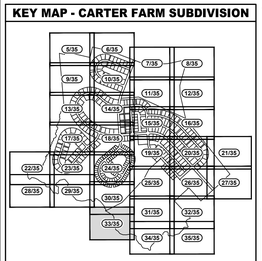
EXISTING WETLANDS

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

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.**

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33 OF 35

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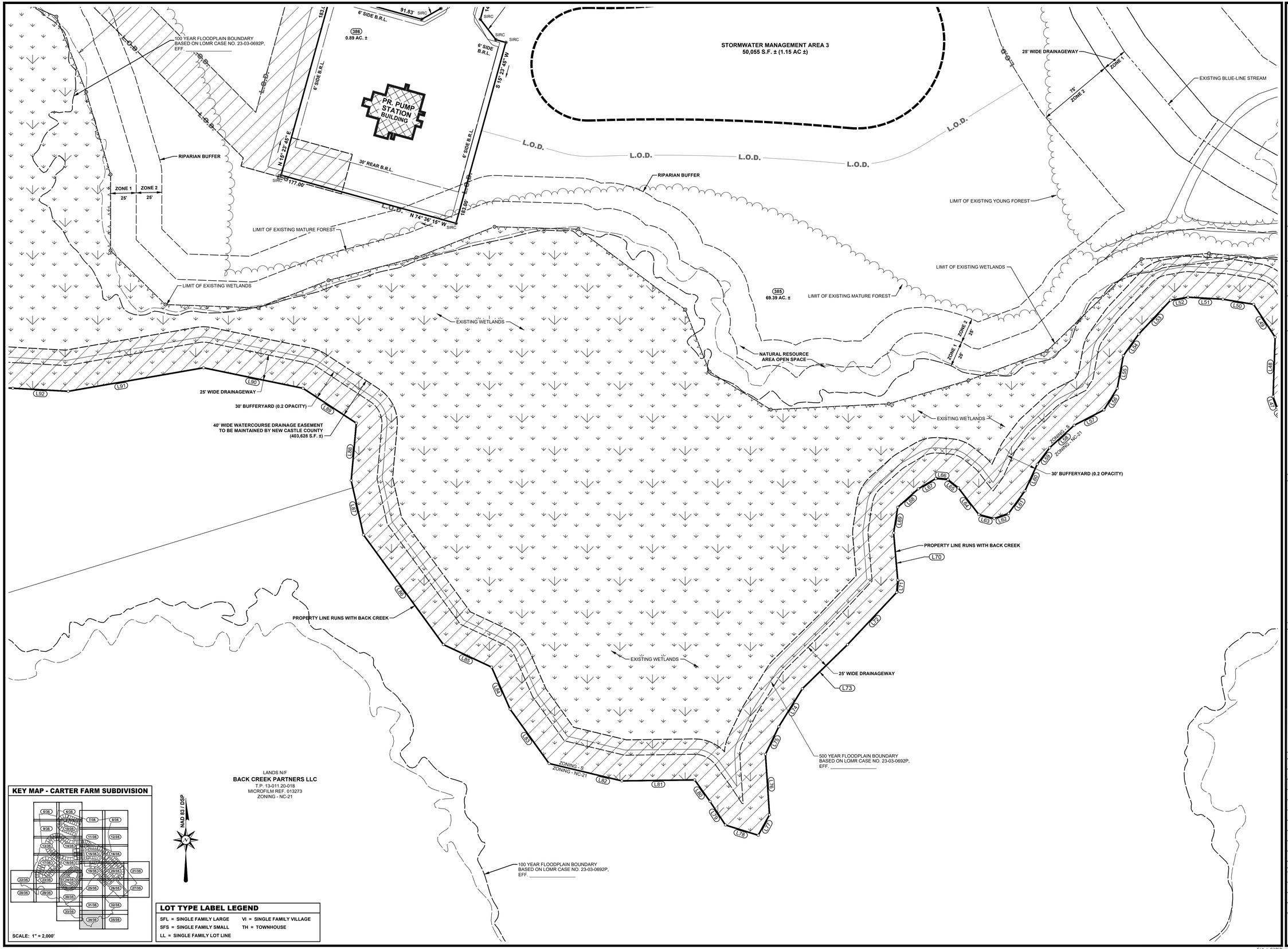

LANDS N/F
BACK CREEK PARTNERS LLC
T.P. 13-011.20-018
MICROFILM REF. 013273
ZONING - NC-21

KEY MAP - CARTER FARM SUBDIVISION

SCALE: 1" = 2,000'

NAD 83 / DSP

LOT TYPE LABEL LEGEND

SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
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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
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1	5/17/22	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

LAYER STATE: 34 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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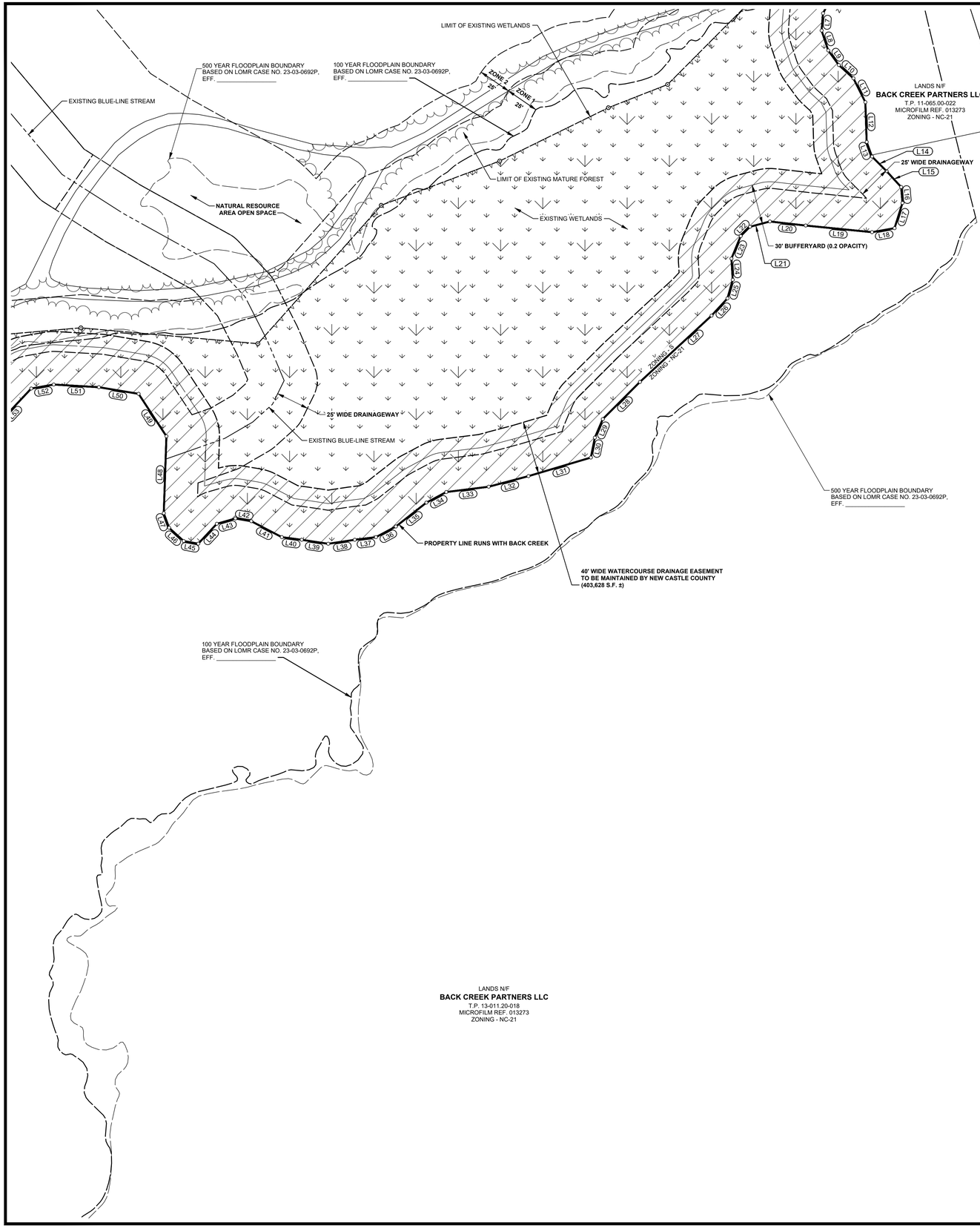
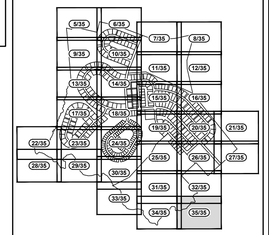


LOT TYPE LABEL LEGEND	
SFL = SINGLE FAMILY LARGE	VI = SINGLE FAMILY VILLAGE
SFS = SINGLE FAMILY SMALL	TH = TOWNHOUSE
LL = SINGLE FAMILY LOT LINE	

NAD 83 / DSP

KEY MAP - CARTER FARM SUBDIVISION



SCALE: 1" = 2,000'

BECKER MORGAN GROUP

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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: 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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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 AND FIELD VERIFIED BY BECKER MORGAN GROUP, INC. IN JULY OF 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, APPROVED _____) 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 2022.
   - 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 JANUARY 25, 2024 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.
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. 20170907046030 AND MICROFILM NUMBERS 11382 & 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 PATH/ALLEYS, CONVEYANCE SYSTEMS, LANDSCAPING, STORMWATER MANAGEMENT FACILITIES, 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 THAT EXCEED THE 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. 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).
   - 35.5. DEVELOPER SHALL ENTER INTO A TRAFFIC SIGNAL AGREEMENT WITH DELDOT FOR THE INTERSECTION OF BOYDS CORNER ROAD AND RATLEDGE ROAD.
   - 35.6. 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.
   - 35.7. 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, 284-286, 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 $115,800 ($301.56 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. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED ALONG ALL STORM SEWER PIPES AND STRUCTURES LOCATED WITHIN THE MULTI-FAMILY APARTMENT PARCEL (LOT 385) FOR THE PURPOSE OF ACCESS AND MAINTENANCE OF STORM DRAIN INFRASTRUCTURE.
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 WORKS.
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.
49. A FLOODPLAIN PERMIT FOR THIS PROJECT (NCC APP. #20230566) WAS APPROVED BY NEW CASTLE COUNTY ON JULY 2, 2024, SUPPORTING THE CONSTRUCTION OF PIERS TO SUPPORT AN AERIAL SEWER CROSSING OVER THE BACK CREEK FLOODPLAIN, AS DEPICTED ON FEMA PANEL 10003C0225L.
50. THE U.S. ARMY CORPS OF ENGINEERS HAS APPROVED TEMPORARY WETLAND DISTURBANCE OF 18,491 SQUARE FEET AND PERMANENT WETLAND IMPACTS OF 87.27 SQUARE FEET FOR THE INSTALLATION OF A MANHOLE AND ASSOCIATED SEWER LINE SUPPORT STRUCTURES, UNDER NATIONWIDE PERMIT 18, VERIFICATION #NAP-2024-00199-TREC.
51. PER THE RECORDED PRESERVATION PLAN, INTERPRETIVE SIGNAGE SHALL BE PROVIDED ALONG THE PROPOSED WALKING PATH NEAR THE EXISTING HISTORIC RESOURCE, TO BE INSTALLED FOLLOWING INSTALLATION OF THE ADJACENT PATH.
52. THE DEVELOPER SHALL PROVIDE A PERFORMANCE GUARANTEE IN THE AMOUNT OF 20% OF THE AGGREGATE COST ESTIMATE FOR THE SHORT-TERM MAINTENANCE AND RESTORATION OF THE EXISTING HISTORIC RESOURCE(S). PLEASE SEE THE RECORDED PRESERVATION PLAN FOR THE EXACT AMOUNT OF THE PERFORMANCE GUARANTEE.
53. THE DEVELOPER SHALL COMPLETE THE SHORT-TERM MAINTENANCE OBLIGATIONS CONTAINED IN THE PRESERVATION PLAN PRIOR TO THE DEPARTMENT ISSUING THE FIRST DWELLING UNIT PERMIT.
54. THE DEVELOPER MUST COMPLETE THE RESTORATION OBLIGATIONS CONTAINED IN THE PRESERVATION PLAN PRIOR TO THE ISSUANCE OF FIFTY (50) PERCENT IF THE DWELLING UNIT PERMITS.
55. NOTWITHSTANDING THE TIME COMPONENT ("DURING THE DEVELOPMENT APPROVAL PROCESS…") EXPRESSED IN THE RESTATED SETTLEMENT AGREEMENT AMONG CARTER FARM, LLC, FEUCHT LLC, MFT INC, AND NEW CASTLE COUNTY (COLLECTIVELY, THE "PARTIES"), DATED APRIL 21, 2021 ("SETTLEMENT AGREEMENT"), IN THE OPENING CLAUSE AT SECTION V. ("PLANNING PROCESS"), A.3.A., THE PARTIES HAVE EXPRESSLY AGREED THAT NOTHING IN THE SETTLEMENT AGREEMENT OR OTHERWISE SHALL LAPSE, DISCHARGE OR OTHERWISE EXTINGUISH THE PARTIES' RIGHTS AND OBLIGATIONS SET FORTH AT SECTION 5 OF THE SETTLEMENT AGREEMENT AND THE PARTIES EXPRESSLY AGREE THAT THE RIGHTS AND OBLIGATIONS IDENTIFIED AT SECTION V. OF THE SETTLEMENT AGREEMENT SURVIVE UNTIL SUCH TIME AS THE PARTIES ARE READY, WILLING, AND ABLE TO MOVE FORWARD WITH THE RIGHTS AND OBLIGATIONS SET FORTH THEREIN. ACCORDINGLY, CONSISTENT WITH THE ABOVE, AT SUCH TIME AS THE PARTIES ARE READY, WILLING AND ABLE, DEVELOPER AND NEW CASTLE COUNTY SHALL COORDINATE WITH DELDOT TO SEEK APPROVAL FOR THE ENTRANCE TO THE COUNTY PARKLAND. FURTHERMORE, PURSUANT TO THE PREVIOUSLY APPROVED SETTLEMENT AGREEMENT, DEVELOPER SHALL REMAIN RESPONSIBLE FOR THE COST OF CONSTRUCTING ANY ROAD WIDENING REQUIRED TO ACCOMMODATE THE SUBDIVISION OR PARKLAND ENTRANCE. IN ADDITION, COUNTY SHALL REMAIN RESPONSIBLE FOR THE COST OF THE CONSTRUCTION OF THE PARKLAND ENTRANCE AND ANY TURN LANES NECESSARY TO ACCOMMODATE THE PARKLAND ENTRANCE.

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

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Technology
Date of introduction: January 14, 2025

ORDINANCE NO. 25-002

**AMEND THE GRANTS BUDGET:
APPROPRIATE FEDERAL FUNDS OF $556,302.63 FROM THE CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY PASSED THROUGH THE DELAWARE EMERGENCY MANAGEMENT AGENCY TO THE PERIMETER FIREWALLS REPLACEMENT (SLCGP) GRANT,
WHICH IS ADMINISTERED BY THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY AND ADMINISTRATIVE SERVICES**

WHEREAS, the State and Local Cybersecurity Grant Program (SLCGP) provides funding to eligible state, local, and territorial (SLT) governments to manage and reduce systemic cyber risk, thus improving the security of critical infrastructure and improving the resilience of the services SLT governments provide their community; and

WHEREAS, funding will be transferred to New Castle County upon approval from the Federal Emergency Management Agency (FEMA); and

WHEREAS, the County Executive has determined that grants anticipated to be received from the Cybersecurity and Infrastructure Security Agency (CISA) will be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibits “A”, which shall be considered underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to January 8, 2025.

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: This Ordinance, if approved, will appropriate federal funds of $556,302.63 from the Cybersecurity and Infrastructure Security Agency (CISA) passed through the Delaware Emergency Management Agency (DEMA) to the Perimeter Firewalls Replacement (SLCGP) Grant, which will be administered by the Department of Administration, Office of Technology and Administrative Services.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to January 8, 2025.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of $556,302.63 from the Cybersecurity and Infrastructure Security Agency (CISA) passed through the Delaware Emergency Management Agency (DEMA) to the Perimeter Firewalls Replacement (SLCGP) Grant, which will be administered by the Department of Administration, Office of Technology and Administrative Services.

The Firewalls include a five-year license and no match is required. The estimated implementation cost of approximately $10,000 will be absorbed in the Department's existing Approved Operating Budget and no additional budget will be required in FY2026 or FY2027.

This increase will affect FY2025 and FY2026, since the targeted program completion date for this grant is July 31, 2025.

DEPARTMENT: Administration **EXHIBIT:** "A"

GRANT TITLE: Perimeter Firewalls Replacement (SLCGP) **Ordinance No.** 25-002

PROGRAM TITLE: Perimeter Firewalls Replacement (SLCGP)

Revenue	Current	Change	Revised
Federal	$ 556,302.63	$ -	$ 556,302.63
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 556,302.63	$ -	$ 556,302.63

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 164,793.48	$ -	$ 164,793.48
Equipment	$ 391,509.15	$ -	$ 391,509.15
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 556,302.63	$ -	$ 556,302.63

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 1/8/2025

Estimated Program Completion: 7/31/2025

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The State and Local Cybersecurity Grant Program (SLCGP) provides funding to eligible State, Local and Territorial (SLT) governments to manage and reduce systemic cyber risk, thus improving the security of critical infrastructure and improving the resilience of the services SLT governments provide to their community.

1/14/2025

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Technology
Date of introduction: January 14, 2025

ORDINANCE NO. 25-003

**AMEND THE GRANTS BUDGET:
APPROPRIATE FEDERAL FUNDS OF $103,632.00 FROM THE CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY PASSED THROUGH THE DELAWARE EMERGENCY MANAGEMENT AGENCY TO THE REBLAZE RENEWAL (SLCGP) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY AND ADMINISTRATIVE SERVICES**

WHEREAS, the State and Local Cybersecurity Grant Program (SLCGP) provides funding to eligible state, local, and territorial (SLT) governments to manage and reduce systemic cyber risk, thus improving the security of critical infrastructure and improving the resilience of the services SLT governments provide their community; and

WHEREAS, funding will be transferred to New Castle County upon approval from the Federal Emergency Management Agency (FEMA); and

WHEREAS, the County Executive has determined that grants anticipated to be received from the Cybersecurity and Infrastructure Security Agency (CISA) will be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibits “A”, which shall be considered underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective March 1, 2025.

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: This Ordinance, if approved, will appropriate federal funds of $103,632.00 from the Cybersecurity and Infrastructure Security Agency (CISA) passed through the Delaware Emergency Management Agency (DEMA) to the Reblaze Renewal (SLCGP) Grant, which will be administered by the Department of Administration, Office of Technology and Administrative Services.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of $103,632.00 from the Cybersecurity and Infrastructure Security Agency (CISA) passed through the Delaware Emergency Management Agency (DEMA) to the Reblaze Renewal (SLCGP) Grant, which will be administered by the Department of Administration, Office of Technology and Administrative Services.

There is no match is required and not impact to the Operating Budget. This increase will affect FY2025 and FY2026, since the targeted program completion date for this grant is March 1, 2026.

DEPARTMENT: Administration **EXHIBIT:** **"A"**

GRANT TITLE: Reblaze Renewal (SLCGP) **Ordinance No.** 25-003

PROGRAM TITLE: Reblaze Renewal (SLCGP)

Revenue	Current	Change	Revised
Federal	$ 103,632.00	$ -	$ 103,632.00
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 103,632.00	$ -	$ 103,632.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 103,632.00	$ -	$ 103,632.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 103,632.00	$ -	$ 103,632.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 3/1/2025

Estimated Program Completion: 3/1/2026

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The State and Local Cybersecurity Grant Program (SLCGP) provides funding to eligible State, Local and Territorial (SLT) governments to manage and reduce systemic cyber risk, thus improving the security of critical infrastructure and improving the resilience of the services SLT governments provide to their community.

1/14/2025

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Technology
Date of introduction: January 14, 2025

ORDINANCE NO. 25-004

**AMEND THE GRANTS BUDGET:
APPROPRIATE FEDERAL FUNDS OF $100,283.68 FROM THE CYBERSECURITY AND INFRASTRUCTURE SECURITY AGENCY PASSED THROUGH THE DELAWARE EMERGENCY MANAGEMENT AGENCY TO THE NETSKOPE RENEWAL (SLCGP) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF ADMINISTRATION, OFFICE OF TECHNOLOGY AND ADMINISTRATIVE SERVICES**

WHEREAS, the State and Local Cybersecurity Grant Program (SLCGP) provides funding to eligible state, local, and territorial (SLT) governments to manage and reduce systemic cyber risk, thus improving the security of critical infrastructure and improving the resilience of the services SLT governments provide their community; and

WHEREAS, funding will be transferred to New Castle County upon approval from the Federal Emergency Management Agency (FEMA); and

WHEREAS, the County Executive has determined that grants anticipated to be received from the Cybersecurity and Infrastructure Security Agency (CISA) will be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibits “A”, which shall be considered underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective March 1, 2025.

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: This Ordinance, if approved, will appropriate federal funds of $100,283.68 from the Cybersecurity and Infrastructure Security Agency (CISA) passed through the Delaware Emergency Management Agency (DEMA) to the NetSkope Renewal (SLCGP) Grant, which will be administered by the Department of Administration, Office of Technology and Administrative Services.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of $100,283.68 from the Cybersecurity and Infrastructure Security Agency (CISA) passed through the Delaware Emergency Management Agency (DEMA) to the NetSkope Renewal (SLCGP) Grant, which will be administered by the Department of Administration, Office of Technology and Administrative Services.

There is no match required and no impact to the Operating Budget. This increase will affect FY2025 and FY2026, since the targeted program completion date for this grant is March 1, 2026.

DEPARTMENT: Administration **EXHIBIT:** **"A"**

GRANT TITLE: NetSkope Renewal (SLCGP) **Ordinance No.** 25-004

PROGRAM TITLE: NetSkope Renewal (SLCGP)

Revenue	Current	Change	Revised
Federal	$ 100,283.68	$ -	$ 100,283.68
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 100,283.68	$ -	$ 100,283.68

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 100,283.68	$ -	$ 100,283.68
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 100,283.68	$ -	$ 100,283.68

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 3/1/2025

Estimated Program Completion: 3/1/2026

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The State and Local Cybersecurity Grant Program (SLCGP) provides funding to eligible State, Local and Territorial (SLT) governments to manage and reduce systemic cyber risk, thus improving the security of critical infrastructure and improving the resilience of the services SLT governments provide to their community.

1/14/2025

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Public Safety
Date of introduction: January 14, 2025

ORDINANCE NO. 25-005

**AMEND THE GRANTS BUDGET:
AUTHORIZE THE COUNTY EXECUTIVE TO SIGN AN AGREEMENT AND APPROPRIATE $84,396.50 FROM THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION TO THE CHRISTIANA FIRE COMPANY COMMAND VEHICLE AND BOAT TRAILER GRANT FOR THE DEPARTMENT OF PUBLIC SAFETY**

WHEREAS, funding has been awarded from the State of Delaware, Department of Transportation to the Christiana Fire Company Command Vehicle and Boat Trailer Grant; and

WHEREAS, authorization is requested for the County Executive to sign the agreement with the State of Delaware, Department of Transportation; and

WHEREAS, New Castle County will use the pass-through grant funding for the purchase of a command vehicle and boat trailer for the Christiana Fire Company; and

WHEREAS, the County Executive has determined that funds received are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget, as adopted by Ordinance No. 75-173, is hereby amended by adding the material on the attached "Exhibit A," which is considered to be underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 31, 2024.

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: This Ordinance, if approved, will authorize the County Executive to sign an agreement and appropriate $84,396.50 from the State of Delaware, Department of Transportation to the Christiana Fire Company Command Vehicle and Boat Trailer Grant.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to November 28, 2023.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $84,396.50 from the State of Delaware, Department of Transportation to the Christiana Fire Company Command Vehicle and Boat Trailer Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $84,396.50. This increase will impact FY2025 only, since the targeted program completion date of this award is June 30, 2025.

There will be no fiscal impact beyond FY2025 as a result of this grant award.

DEPARTMENT: Public Safety **EXHIBIT:** "A"

GRANT TITLE: Christiana FC Command Vehicle and Boat Trailer **Ordinance No.** 25-005

PROGRAM TITLE: Christiana FC Command Vehicle and Boat Trailer

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 84,396.50	$ -	$ 84,396.50
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 84,396.50	$ -	$ 84,396.50

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ -	$ -	$ -
Equipment	$ 84,396.50	$ -	$ 84,396.50
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 84,396.50	$ -	$ 84,396.50

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 10/31/2024

Estimated Program Completion: 6/30/2025

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

New Castle County Department of Public Safety will use this pass-through grant funding for the purchase of a Command Vehicle and boat trailer for the Christiana Fire Company.

1/14/2025

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Public Safety
Date of introduction: January 14, 2025

ORDINANCE NO. 25-006

**AMEND THE GRANTS BUDGET:
APPROPRIATE $145,140.19 IN FEDERAL FUNDING FROM THE DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE PURCHASE AND RECEIPT OF EQUIPMENT FOR THE DEPARTMENT OF PUBLIC SAFETY**

WHEREAS, authorization is being sought for the appropriation of $145,140.19 in federal funding from the Department of Homeland Security Federal Emergency Management Agency (FEMA); and

WHEREAS, grant award will be used to properly account for the purchase and receipt of equipment and provide for the reimbursement of funds by Delaware Emergency Management Agency (DEMA) through the State's Homeland Security Grant Program; and

WHEREAS, these funds will provide for Mojo Trauma Kits, SWAT Helmets and Explosive Ordnance Dispoal (EOD) Robot equipment for Police; and

WHEREAS, the County Executive has determined that grants anticipated to be received from the Department of Homeland Security Federal Emergency Management Agency (FEMA) are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibit "A," which is considered to be underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 1, 2022.

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: This Ordinance, if approved, will appropriate $145,140.19 in federal funding from the Department of Homeland Security Federal Emergency Management Agency (FEMA) to properly account for the purchase and receipt of equipment and provide for the reimbursement of funds by Delaware Emergency Management Agency (DEMA) through the State's Homeland Security Grant Program.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 1, 2022.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $145,140.19 in federal funding from the Department of Homeland Security Federal Emergency Management Agency (FEMA) to the FY22 DHS Homeland Security Program.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $145,140.19. This increase will affect FY2025, and FY2026 since the targeted program completion date is September 30, 2025. There will be no fiscal impact beyond FY2026 as a result of this grant award. There is no fiscal impact to the Operating Budget.

DEPARTMENT: Public Safety **EXHIBIT:** "A"

GRANT TITLE: FY22 DHS Homeland Security Program **Ordinance No.** 25-006

PROGRAM TITLE: FY22 DHS Homeland Security Program

Revenue	Current	Change	Revised
Federal	$ 145,140.19	$ -	$ 145,140.19
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 145,140.19	$ -	$ 145,140.19

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 4,537.50	$ -	$ 4,537.50
Contractual Services	$ -	$ -	$ -
Equipment	$ 140,602.69	$ -	$ 140,602.69
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 145,140.19	$ -	$ 145,140.19

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 10/1/2022

Estimated Program Completion: 9/30/2025

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

This Ordinance will appropriate a federal grant award to properly account for the purchase and receipt of materials and equipment and provide for the reimbursement of funds by Delaware Emergency Management Agency (DEMA) through the State's Homeland Security Grant Program.

1/14/2025

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Public Safety
Date of introduction: January 14, 2025

ORDINANCE NO. 25-007

**AMEND THE GRANTS BUDGET:
APPROPRIATE $105,744.14 IN FEDERAL FUNDING FROM THE DEPARTMENT OF HOMELAND SECURITY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR TRAINING AND THE PURCHASE AND RECEIPT OF EQUIPMENT FOR THE DEPARTMENT OF PUBLIC SAFETY**

WHEREAS, authorization is being sought for the appropriation of $105,744.14 in federal funding from the Department of Homeland Security Federal Emergency Management Agency (FEMA); and

WHEREAS, grant award will be used to properly account for the purchase and receipt of equipment and provide for the reimbursement of funds by Delaware Emergency Management Agency (DEMA) through the State's Homeland Security Grant Program; and

WHEREAS, these funds will provide for Airway Trainers for Emergency Medical Services, and a DWAT Mini DRACO Delivery System and SWAT Body Armour for Police; and

WHEREAS, additional allocation for travel and training costs is appropriated to allow funds to be reimbursed by DEMA; and

WHEREAS, the County Executive has determined that grants anticipated to be received from the Department of Homeland Security Federal Emergency Management Agency (FEMA) are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibit "A," which is considered to be underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 1, 2023.

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: This Ordinance, if approved, will appropriate $105,744.14 in federal funding from the Department of Homeland Security Federal Emergency Management Agency (FEMA) to properly account for the purchase and receipt of equipment and provide for the reimbursement of funds by Delaware Emergency Management Agency (DEMA) through the State's Homeland Security Grant Program.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 1, 2023.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $105,744.14 in federal funding from the Department of Homeland Security Federal Emergency Management Agency (FEMA) to the FY23 DHS Homeland Security Program.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $105,744.14. This increase will affect FY2025 through FY2027 since the targeted program completion date is September 30, 2026. There will be no fiscal impact beyond FY2027 as a result of this grant award. There is no fiscal impact to the Operating Budget.

DEPARTMENT: Public Safety **EXHIBIT:** "A"

GRANT TITLE: FY23 DHS Homeland Security Program **Ordinance No.** 25-007

PROGRAM TITLE: FY23 DHS Homeland Security Program

Revenue	Current	Change	Revised
Federal	$ 105,744.14	$ -	$ 105,744.14
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 105,744.14	$ -	$ 105,744.14

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 50,000.00	$ -	$ 50,000.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 12,600.00	$ -	$ 12,600.00
Contractual Services	$ -	$ -	$ -
Equipment	$ 43,144.14	$ -	$ 43,144.14
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 105,744.14	$ -	$ 105,744.14

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 10/1/2023

Estimated Program Completion: 9/30/2026

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

This Ordinance will appropriate a federal grant award to properly account for the purchase and receipt of equipment and provide for the reimbursement of funds by Delaware Emergency Management Agency (DEMA) thru the State's Homeland Security Grant Program.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Public Safety
Date of introduction: January 14, 2025

ORDINANCE NO. 25-008

**AMEND THE GRANTS BUDGET:
APPROPRIATE FEDERAL FUNDING OF $163,814.00 TO THE JUSTICE ASSISTANCE GRANT (JAG) 2024 GRANT FOR THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC SAFETY, DIVISION OF POLICE**

WHEREAS, funding has been awarded from the Bureau of Justice Assistance to the New Castle County, Department of Public Safety, Division of Police, Justice Assistance Grant (JAG) – 2024 Grant; and

WHEREAS, the JAG program, administered by the Bureau of Justice Assistance, is the leading source of Federal Justice funding to State and Local jurisdictions and provides New Castle County with critical funding to support a range of police related programs; and

WHEREAS, this award will support police overtime, specialized police training and emergency funds for victims of violent crimes; and

WHEREAS, the County Executive has determined that funds received are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget, as adopted by Ordinance No. 75-173, is hereby amended by adding the material on the attached “Exhibit A,” which is considered to be underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 1, 2023.

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: This Ordinance, if approved, will appropriate federal funding of $163,814.00 to the Justice Assistance Grant (JAG) 2024 Grant. This funding will be used by the Department of Public Safety, Division of Police for police overtime, specialized police training and emergency funds for victims of violent crimes.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 1, 2023.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funding of $163,814.00 to the Justice Assistance Grant (JAG) 2024 Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $163,814.00. This increase will impact FY2024 through FY2028, since the targeted program completion date of this award is September 30, 2027. In addition, the Department will provide an Operating Budget match of $16,712.24 from Approved Operating funds in the Department of Public Safety to cover the reduced costs of employee benefits.

There will be no fiscal impact beyond FY2028 as a result of this grant award.

DEPARTMENT: Public Safety **EXHIBIT:** **"A"**

GRANT TITLE: JAG 2024 **Ordinance No.** 25-008

PROGRAM TITLE: JAG 2024

Revenue	Current	Change	Revised
Federal	$ 163,814.00	$ -	$ 163,814.00
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 163,814.00	$ -	$ 163,814.00

Expense	Current	Change	Revised
Salaries and Wages	$ 34,395.12	$ -	$ 34,395.12
Benefits	$ 3,418.88	$ -	$ 3,418.88
Training/Civic Affairs	$ 120,000.00	$ -	$ 120,000.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ -	$ -	$ -
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ 6,000.00	$ -	$ 6,000.00
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 163,814.00	$ -	$ 163,814.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 10/1/2023

Estimated Program Completion: 9/30/2027

Operating Budget Match: $ 16,712.24 **Found in: Police (10200304-10200308)**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The Justice Assistance Grant (JAG) Program provides crucial funding to the New Castle County Division of Police. This grant will support police overtime to reduce crime in identified high crime areas of the County, fund specialized training for police officers and provide emergency funds for victims of violent crimes.

1/14/2025

Prime Sponsor(s): Mr. Sheldon, Mr. Carter
Requested by: Public Works
Date of introduction: January 14, 2025

ORDINANCE NO. 25-009

**AMEND THE GRANTS BUDGET:
APPROPRIATE $1,000,000.00 IN FEDERAL PASS THROUGH FUNDING FROM THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL HIGHWAY ADMINISTRATION THROUGH THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION (DELDOT) TO THE COMMONS BOULEVARD PATHWAY PHASE 2 GRANT FOR THE DEPARTMENT OF PUBLIC WORKS**

WHEREAS, an agreement between New Castle County and the State of Delaware, Department of Transportation (DelDOT) has awarded $1,000,000.00 in Federal pass through funding provided by the U.S. Department of Transportation, Federal Highway Administration; and

WHEREAS, these funds will be used to construct a new one-mile section of shared use path along the north side of SR 37 (Commons Boulevard) from the intersection of SR 141 and Commons Boulevard to the intersections of Commons Boulevard and Airport Road; and

WHEREAS, the purpose of the project is to improve bicycle and pedestrian safety along Commons Boulevard, increase local and regional connectivity, enhance existing trail system and support public health; and

WHEREAS, the County Executive has determined that grants anticipated to be received from the Department of Homeland Security Federal Emergency Management Agency (FEMA) are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibit “A,” which is considered to be underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 29, 2024.

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: This Ordinance, if approved, will appropriate $1,000,000.00 in federal funding from the U.S. Department of Transportation, Federal Highway Administration through the State of Delaware, Department of Transportation (DelDOT) to the Commons Boulevard Pathway Phase 2 Grant. Funding will be used to construct a new one-mile section of shared use path along the north side of SR 37 (Commons Boulevard) from the intersection of SR 141 and Commons Boulevard to the intersections of Commons Boulevard and Airport Road.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to October 29, 2024.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $1,000,000.00 in federal funding from the U.S. Department of Transportation, Federal Highway Administration through the State of Delaware, Department of Transportation (DelDOT) to the Commons Boulevard Pathway Phase 2 Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $1,000,000.00. This increase will affect FY2025 and beyond as this is an ongoing grant with no end date. The existing budget in the Greenway Systems Capital Project will be charged for any cost above the $1,000,000.00 in grant funds. At this time, that is estimated to be $528,279.35. Once constructed, it is currently estimated that the cost of maintenance will be $10,000.00 per year. These funds will come from the Department of Public Works, Division of Parks Approved Operating Budget.

DEPARTMENT: Public Works **EXHIBIT:** "A"

GRANT TITLE: Commons Boulevard Pathway Phase 2 **Ordinance No.** 25-009

PROGRAM TITLE: Commons Boulevard Pathway Phase 2

Revenue	Current	Change	Revised
Federal	$ 1,000,000.00	$ -	$ 1,000,000.00
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 1,000,000.00	$ -	$ 1,000,000.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 1,000,000.00	$ -	$ 1,000,000.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 1,000,000.00	$ -	$ 1,000,000.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 10/29/2024

Estimated Program Completion: N/A

Capital Budget Impact: $ 528,279.35 **Available in (ORG):** 30300301 (C300515)

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The purpose of this project is to improve bicycle and pedestrian safety along Commons Boulevard, increase local and regional connectivity, enhance existing trail system and support public health.

1/14/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: January 14, 2025

ORDINANCE NO. 25-010

**AMEND THE GRANTS BUDGET:
FOR FY2025, APPROPRIATE $51,001.12 IN REVENUE DERIVED FROM PRIVATE DONATIONS TO THE ROCKWOOD MUSEUM GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES**

WHEREAS, original funding has been provided over the years by donations and fees; and

WHEREAS, authorization is being sought for the appropriation of $51,001.12 in donations received to the Rockwood Museum Grant; and

WHEREAS, the program income received is sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibits “A”, which shall be considered underscored in their entirety.

Section 2. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 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: This Ordinance, if approved, will appropriate $51,001.12 in private donations to the Rockwood Museum Grant, which is administered by the Department of Community Services, Division of Community Resources.

The Rockwood Museum was originally created to allow for the collection and appropriation of private donations.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $51,001.12 in private donations available to be appropriated to the Rockwood Museum Grant, which is administered by the Department of Community Services, Division of Community Resources.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $51,001.12 for FY2025. This is an ongoing grant and there is no discernible fiscal impact on the current operating budget.

DEPARTMENT: Community Services **EXHIBIT:** "A"

GRANT TITLE: Rockwood Museum Grant **Ordinance No.** 25-010

PROGRAM TITLE: Rockwood Museum Grant

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	~~$ 237,156.27~~	$ 51,001.12	$ 288,157.39
Total	$ 237,156.27	$ 51,001.12	$ 288,157.39

Expense	Current	Change	Revised
Salaries and Wages	$ 910.00	$ -	$ 910.00
Benefits	$ 90.00	$ -	$ 90.00
Training/Civic Affairs	~~$ 19,481.93~~	$ 750.00	$ 20,231.93
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 87,375.00	$ -	$ 87,375.00
Contractual Services	~~$ 97,500.00~~	$ 50,251.12	$ 147,751.12
Equipment	$ 31,799.34	$ -	$ 31,799.34
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 237,156.27~~	$ 51,001.12	$ 288,157.39

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 3/1/1999

Estimated Program Completion: ongoing

The Local Match:

Found in (ORG):

Ordinance Passed:
22-059

Date Revised:
5/10/2022

PROGRAM DESCRIPTION:

The Rockwood Museum grant was originally established to accept donations to be used for the Museum indefinitely.

~~5/10/2022~~ 1/14/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: January 14, 2025

ORDINANCE NO. 25-011

**AMEND THE GRANTS BUDGET:
APPROPRIATE $13,188.85 IN ACTUAL PROGRAM INCOME TO THE NCC FARMER'S MARKET GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES**

WHEREAS, the NCC Farmer's Market was established in 2014 as part of the County initiative to provide convenient access to fresh local produce, meats, honey, spices, and other hand-crafted local items. The NCC Farmer's Market Grant was established beginning in May 2014 to provide the Department of Community Services the means to use program income obtained from vendor fees charged to participate in the NCC Farmers Markets to cover the cost banking fees, supplies, contractual services, and equipment specifically needed for the Farmer's Markets; and

WHEREAS, the actual program income collected from vendor fees, food concessions, donations and raffle tickets at the NCC Farmer's Market will be appropriated as needed for the cost of supplies, contractual services and equipment specifically needed for the operation of each of the Farmer's Market; and

WHEREAS, the County Executive has determined that funds received are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached "Exhibit A."

Section 2. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 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: This Ordinance, if approved, will appropriate $13,188.85 in actual program income to the NCC Farmer's Market Grant. This funding will be used for supplies, contractual workers and advertising for the Glasgow Park, Carousel Park and Bellevue Community Center Farmer's Markets.

The NCC Farmer's Market was established in 2014 as part of the County initiative to provide convenient access to fresh local produce, meats, honey, spices, and other hand-crafted local items. The NCC Farmer's Market Grant was established in June 2014 to provide the means to use program income from vendor fees, food concessions, donations, and raffle tickets to support the expenses directly related to operating the Farmer's Markets.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $13,188.85 in actual program income to the NCC Farmer's Market Grant, which is administered by the Department of Community Services.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $13,188.85. This increase will affect FY2025 and beyond since this is a continuous program. Previous program income funding was authorized in the amount of $19,670.92. This appropriation will increase the aggregate amount to $108,263.51. The Program Income balance after this appropriation will be $0.

DEPARTMENT: Community Services **EXHIBIT:** "A"

GRANT TITLE: NCC Farmer's Market Grant **Ordinance No.** 25-011

PROGRAM TITLE: NCC Farmer's Market Grant

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	~~$ 95,074.66~~	$ 13,188.85	$ 108,263.51
Other	$ -	$ -	$ -
Total	~~$ 95,074.66~~	$ 13,188.85	$ 108,263.51

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	~~$ 20,942.58~~	$ 3,300.00	$ 24,242.58
Contractual Services	~~$ 70,877.08~~	$ 7,388.85	$ 78,265.93
Equipment	~~$ 3,255.00~~	$ 2,500.00	$ 5,755.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 95,074.66~~	$ 13,188.85	$ 108,263.51

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 5/1/2014

Estimated Program Completion: ongoing

The Local Match:

Found in (ORG):

Ordinance Passed:
21-068
24-010

Date Revised:
4/28/2021
2/13/2024

PROGRAM DESCRIPTION:

The NCC Farmer's Market grant was established as part of the County initiative to promote convenient access to healthy local foods and had-crafted items and to showcase local farmers.

~~2/13/2024~~ 1/14/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: January 14, 2025

ORDINANCE NO. 25-012

**AMEND THE GRANTS BUDGET:
APPROPRIATE $1,000,000 IN FUNDING FROM THE STATE OF DELAWARE, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, DIVISION OF PUBLIC HEALTH TO THE NO LEAD PROGRAM GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, authorization is being sought for the appropriation of $1,000,000 in funding from the State of Delaware, Department of Health and Social Services, Division of Public Health to the No Lead Program Grant; and

WHEREAS, the funding will be used to provide Lead Risk Assessments and Lead Remediation services to qualified households in New Castle County; and

WHEREAS, the County Executive has determined that a grant is anticipated to be received and shall be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

WHEREAS, Council has determined that the provisions of this Ordinance substantially advance, and are reasonably and rationally related to, legitimate government interests (i.e., promoting the health, safety, morals, convenience, order, prosperity and/or welfare of the present and future inhabitants of this State).

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material on the attached Exhibit “A” which shall be considered underscored in its entirety.

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to November 30, 2024.

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: This Ordinance, if approved, will appropriate $1,000,000 in funding from the State of Delaware, Department of Health and Social Services, Division of Public Health to the No Lead Program Grant, which will be administered by the Department of Community Services, Division of Community Development and Housing.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to November 30, 2024.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $1,000,000 in funding from the State of Delaware, Department of Health and Social Services, Division of Public Health to the No Lead Program Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by $1,000,000. This increase will affect FY2025 through FY2030 since the targeted program completion date for this grant is November 29, 2029. There is no fiscal impact anticipated beyond FY2029. There is no fiscal impact to the Operating Budget.

DEPARTMENT: Community Services **EXHIBIT:** "A"

GRANT TITLE: No Lead Program **Ordinance No.** 25-012

PROGRAM TITLE: No Lead Program

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 1,000,000.00	$ -	$ 1,000,000.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 1,000,000.00	$ -	$ 1,000,000.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 1,000,000.00	$ -	$ 1,000,000.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 1,000,000.00	$ -	$ 1,000,000.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 11/30/2024

Estimated Program Completion: 11/29/2029

The Local Match: **Found in (ORG):**

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

New Castle County Department of Community Services will use this State funding to provide Lead Risk Assessments and Lead Remediation services to qualified households in New Castle County.

Prime Sponsor(s): Mr. Cartier
Requested by: County Council
Date of introduction: January 14, 2025

ORDINANCE NO. 25-013

AMEND THE FY2025 APPROVED OPERATING BUDGET: TRANSFER FUNDS FROM THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF COUNTY COUNCIL TO THE CONTRACTUAL SERVICES BUDGET LINE ITEM FOR THE DEPARTMENT OF PUBLIC WORKS, DIVISION OF PARKS

WHEREAS, County Council has budgeted funding available in the Grants and Fixed Charges Budget Line Item; and

WHEREAS, County Council would like to contribute $525.00 to the Department of Public Works, Division of Parks to enable the purchase of one Memorial Bench to be installed by the New Castle County vendor at Knollwood Park; and

WHEREAS, the revenue measures heretofore adopted by the County Council are, in the opinion of the County Executive, estimated to yield sums at least sufficient to balance the proposed expenditures as set forth in the Annual Operating Budget as hereinafter amended.

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

Section 1. The Annual Operating Budget for the fiscal year beginning July 1, 2024 is hereby amended by deleting the material bracketed and stricken and adding the material underscored on the attached Exhibit "A."

Section 2. The foregoing amendment shall be considered a part of the Annual Operating Budget for the fiscal year beginning July 1, 2024 and shall be effective as though incorporated initially in the Annual Operating Budget.

Section 3. 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:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will transfer $525.00 from the County Council – Grants and Fixed Charges Budget Line Item to the Department of Public Works – Contractual Services Budget Line Item to enable the purchase of one Memorial Bench to be installed by the New Castle County vendor at Knollwood Park. This legislation will result in no increase to the FY2025 Approved Operating Budget as the legislation is a transfer of funds between departments.

FISCAL NOTE: This Ordinance, if approved, will transfer $525.00 from the County Council – Grants and Fixed Charges Budget Line Item to the Department of Public Works – Contractual Services Budget Line Item.

This legislation will reduce the FY2025 Approved Operating Budget for County Council by $525.00 and increase the Department of Public Works by $525.00. This legislation will result in no increase to the FY2025 Approved Operating Budget as the legislation is a transfer of funds between departments. There is no fiscal impact for FY2026 or FY2027.

COUNTY COUNCIL				
Salaries and Wages			$	2,552,351
Benefits				1,493,866
Training and Civic Affairs				78,353
Communication and Utilities				18,043
Materials and Supplies				58,936
Contractual Services				255,088
Equipment				14,580
Grants and Fixed Charges		~~343,349~~		342,824
Operating Transfer Charges				175,627
Total		***~~4,990,193~~***	***$***	***4,989,668***
Total Authorized Full-Time Positions	***35***			

COUNTY EXECUTIVE				
Salaries and Wages			$	2,033,684
Benefits				1,190,296
Training and Civic Affairs				36,404
Communication and Utilities				16,938
Materials and Supplies				23,553
Contractual Services				323,818
Equipment				1,790
Grants and Fixed Charges				643,000
Contingency				3,000
Operating Transfer Charges				105,264
Total			***$***	***4,377,747***
Total Authorized Full-Time Positions	***17***			

DEPARTMENT OF ADMINISTRATION				
Salaries and Wages			$	12,966,061
Benefits				7,506,461
Training and Civic Affairs				121,475
Communication and Utilities				8,286,620
Materials and Supplies				165,202
Contractual Services				7,783,255
Equipment				405,042
Grants and Fixed Charges				3,932,350
Operating Transfer Charges				1,143,324
Operating Transfer Credits				(12,812,422)
Total			***$***	***29,497,368***
Total Authorized Full-Time Positions	***168***			

DEPARTMENT OF PUBLIC WORKS				
Salaries and Wages			$	27,135,440
Benefits				15,765,968
Training and Civic Affairs				45,445
Communication and Utilities				26,068,271
Materials and Supplies				4,555,529
Contractual Services		~~10,842,264~~		10,842,789
Equipment				524,731
Grants and Fixed Charges				1,193,025
Land and Structures				54,700
Operating Transfer Charges				4,574,405
Operating Transfer Credits				(7,722,122)
Total		***~~83,037,656~~***	***$***	***83,038,181***
Total Authorized Full-Time Positions	***389***			

DEPARTMENT OF LAND USE				
Salaries and Wages			$	8,156,971
Benefits				4,742,077
Training and Civic Affairs				66,975
Communication and Utilities				111,242
Materials and Supplies				101,727
Contractual Services				1,444,409
Equipment				53,440
Grants and Fixed Charges				56,500
Operating Transfer Charges				1,061,595
Total			***$***	***15,794,936***
Total Authorized Full-Time Positions	***112***			

DEPARTMENT OF COMMUNITY SERVICES				
Salaries and Wages			$	12,609,748
Benefits				5,574,747
Training and Civic Affairs				25,667
Communication and Utilities				1,578,498
Materials and Supplies				1,655,069
Contractual Services				3,743,004
Equipment				31,004
Grants and Fixed Charges				3,250,899
Operating Transfer Charges				1,175,272
Operating Transfer Credits				(225,977)
Total			***$***	***29,417,931***
Total Authorized Full-Time Positions	***162***			

DEPARTMENT OF PUBLIC SAFETY			
Salaries and Wages		$	77,334,401
Benefits			42,955,735
Training and Civic Affairs			201,708
Communication and Utilities			1,011,236
Materials and Supplies			1,070,626
Contractual Services			2,197,302
Equipment			1,750,283
Grants and Fixed Charges			8,345,222
Operating Transfer Charges			7,843,655
Total		***$***	***142,710,168***
Total Authorized Full-Time Positions	***727***		

REGISTER OF WILLS			
Salaries and Wages		$	1,159,211
Benefits			660,186
Training and Civic Affairs			34,950
Communication and Utilities			12,209
Materials and Supplies			10,053
Contractual Services			62,715
Equipment			2,800
Operating Transfer Charges			82,214
Total		***$***	***2,024,338***
Total Authorized Full-Time Positions	***20***		

RECORDER OF DEEDS			
Salaries and Wages		$	1,256,525
Benefits			723,402
Training and Civic Affairs			40,170
Communication and Utilities			29,829
Materials and Supplies			10,573
Contractual Services			84,578
Equipment			9,975
Grants and Fixed Charges			18,350
Operating Transfer Charges			162,265
Total		$	***2,335,667***
Total Authorized Full-Time Positions	***23***		
SHERIFF			
Salaries and Wages		$	1,380,772
Benefits			804,406
Training and Civic Affairs			29,452
Communication and Utilities			14,993
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			142,020
Total		***$***	***2,453,901***
Total Authorized Full-Time Positions	***21***		
CLERK OF THE PEACE			
Salaries and Wages		$	483,477
Benefits			282,975
Training and Civic Affairs			9,600
Communication and Utilities			5,484
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			6,000
Operating Transfer Charges			30,824
Total		***$***	***845,382***
Total Authorized Full-Time Positions	***7***		
DEBT SERVICE			
Debt Service		$	45,778,427
Total		***$***	***45,778,427***
Total Authorized Full-Time Positions			

ETHICS COMMISSION		
Salaries and Wages	$	40,200
Benefits		4,181
Training and Civic Affairs		10,500
Communication and Utilities		1,898
Materials and Supplies		2,450
Contractual Services		235,747
Equipment		500
Operating Transfer Charges		6,360
Total	***$***	***301,836***
Total Authorized Full-Time Positions 0		
COUNCIL CONTINGENCY		
Contingency	$	213,444
Total	***$***	***213,444***
Total Authorized Full-Time Positions		
EXECUTIVE CONTINGENCY		
Contingency	$	297,300
Total	***$***	***297,300***
Total Authorized Full-Time Positions		
PERSONNEL CONTINGENCY		
Contingency	$	152,975
Total	***$***	***152,975***
Total Authorized Full-Time Positions		
ATTRITION CONTINGENCY		
Personal Services - Salaries and Wages	$	(6,164,693)
Personal Services - Employee Benefits	$	(3,608,135)
Total	***$***	***(9,772,828)***
Total Authorized Full-Time Positions		
ONE-TIME CONTINGENCY		
Contingency	$	287,279
Total	***$***	***287,279***

NEW CASTLE COUNTY			
Salaries and Wages		$	140,944,148
Benefits			78,096,165
Training and Civic Affairs			700,699
Communication and Utilities			37,155,261
Materials and Supplies			7,683,731
Contractual Services	~~27,046,447~~		27,046,972
Equipment			2,805,145
Grants and Fixed Charges	~~17,782,695~~		17,782,170
Debt Service			45,778,427
Land and Structures			54,700
Contingency			953,998
Operating Transfer Charges			16,502,825
Operating Transfer Credits			(20,760,521)
Sub-Total New Castle County		***$***	**354,743,720**
Total Authorized Full-Time Positions	***1,681***		

RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF DECEMBER 10, 2024	
Tax Stabilization Reserve Account	60,389,981
Sewer Rate Stabilization Reserve Account	5,405,407
General Fund Budget Reserve Account	45,312,006
Sewer Fund Budget Reserve Account	18,734,142
Total Reserves:	**129,841,536**

Prime Sponsor(s): Mr. Smiley, Ms. Kilpatrick
Co-sponsor(s): Mr. Cartier
Requested by: Finance
Date of introduction: January 14, 2025

ORDINANCE NO. 25-014

TO AMEND THE PAY PLANS AND RATES OF PAY FOR MEMBERS OF THE BOARD OF ASSESSMENT REVIEW, TO AUTHORIZE APPOINTMENT OF REFEREES TO HEAR APPEALS OF PROPERTY ASSESSMENTS AND TO PROVIDE FOR BOARD MEMBERS' AND REFEREES' COMPENSATION FOR REASSESSMENT APPEALS

WHEREAS, the County is in the process of conducting a general reassessment of over 212,000 parcels of land pursuant to an Order issued by the Delaware Court of Chancery in the case styled *In re: Delaware Public Schools Litigation*, 2018-0029-JTL (Del. Ch.); and

WHEREAS, the general reassessment will value each parcel at its fair market value as of July 1, 2024; and

WHEREAS, the list of the general reassessment assessed values will be finalized and open for public inspection (and available for each parcel on Parcelview) by March 1, 2025; and

WHEREAS, the Delaware Code and the County Code provide parties aggrieved by the new assessed value of their parcel a right of appeal; and

WHEREAS, it is anticipated that owners of 12,000-15,000 parcels will file appeals of the general reassessment assessed value of their parcels caused by the Court action; and

WHEREAS, both the Delaware Code and the County Code designate the Board of Assessment Review ("BOAR") as the administrative body to hear and decide appeals; and

WHEREAS, § 8311 of Title 9 of the Delaware Code provides that any person desiring to take an appeal shall prior to March 15 file written notice thereof with the BOAR on forms prescribed and made available by the BOAR; and

WHEREAS, § 1371C of Title 9 of the Delaware Code provides that County Council may, by ordinance, authorize appointment of referees to hear appeals of property assessments and authorizes the Chief Financial Officer to appoint, with the advice and consent of County Council, the referees as are authorized by ordinance; and

WHEREAS, those referees appointed must be paid as provided by County Council; and

WHEREAS, the BOAR has adopted rules and procedures that similarly allow for the appointment of referees to hear appeals and provide the Board with a recommendation of whether an assessment is correct or not; and

WHEREAS, the BOAR must then consider the recommendation of the referee and issue a final decision on the appeal; and

WHEREAS, to attract qualified candidates to serve as referees, thereby increasing the speed at which reassessment appeals may be resolved to increase certainty for the County budget, and decreasing the cost associated with reassessment appeals that otherwise would be heard by at least a quorum of the full BOAR, County Council finds that referee compensation should be set at $35 per hour for hearing residential reassessment appeals and $50 per hour for hearing non-residential reassessment appeals; and

WHEREAS, even with the use of referee hearings and recommendations, BOAR members will be required to devote a significant amount of additional time beyond their normal duties to decide the reassessment appeals; and

WHEREAS, § 1371A of Title 9 of the Delaware Code provides that each member of the BOAR is entitled to renumeration as determined by County Council; and

WHEREAS, as a matter of fairness and to ensure that BOAR members are willing to devote the substantial time necessary to decide reassessment appeals, the BOAR members should be paid a special hourly rate of $50 per hour that is different than their normal pay rate for their consideration and hearing of reassessment appeals.

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

Section 1. The Chief Financial Officer may appoint, with the advice and consent of County Council, referees to hear appeals and make recommendations to the Board of Assessment Review of appeals filed by March 14, 2025 (for the July 1, 2025 through June 30, 2026 tax year) of the July 1, 2024 market value established by the general reassessment. The referees shall possess such qualifications as the Chief Financial Officer finds sufficient.

Section 2. The pay plans and rates of pay for members of the Board of Assessment Review and referees are hereby amended only as to consideration of appeals filed by March 14, 2025 (for the July 1, 2025 through June 30, 2026 tax year) of the July 1, 2024 market value established by the general reassessment by adding the material that is underscored as reflected on Exhibits A - C.

Section 3. 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:

_____
Monique Williams-Johns
President of County Council

of New Castle County

Approved on:

_____

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance authorizes the Chief Financial Officer to appoint referees, with the advice and consent of County Council, to hear reassessment appeals. The ordinance proposes payment to referees and to amend the pay for members of the Board of Assessment Review for the purpose of hearing and deciding reassessment appeals. If approved, referees will be paid $35 per hour for residential appeals and $50 per hour for non-residential appeals, and members of the Board of Assessment Review will be paid $50 per hour. The provisions of this Ordinance shall apply only to appeals filed on or before March 14, 2025 of the July 1, 2024 market value created by the general reassessment.

FISCAL IMPACT: This Ordinance proposes to amend the pay plans and rates of pay for referees and members of the Board of Assessment Review. If approved, referees will be paid $35 per hour for residential appeals and $50 per hour for non-residential appeals, and members of the Board of Assessment Review will be paid $50 per hour. The provisions of this Ordinance shall apply only to appeals filed on or before March 14, 2025 of the July 1, 2024 market value created by the general reassessment.

The estimated fiscal impact (Salaries/Wages and relevant Benefits) of this change is estimated to be $1,297,189. This is anticipated to affect FY2025 and FY2026. Funds are budgeted in the New Castle County Reassessment Appeal Reserve Fund.

PAY PLAN AND RATES OF PAY FOR NON-UNION UNCLASSIFIED SERVICE EMPLOYEES OF THE EXECUTIVE OFFICE

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
LEGAL SECRETARY	17	36,676	38,510	40,436	42,457	44,580	46,809	49,150	51,607	54,188	56,897	59,742
ETHICS COMMISSION ADMIN ASST	20	42,458	44,581	46,810	49,151	51,609	54,189	56,898	59,744	62,730	65,867	69,160
EXECUTIVE ASSISTANT I	22	46,809	49,150	51,607	54,188	56,897	59,743	62,729	65,866	69,159	72,617	76,248
OFFICE OF LAW PARALEGAL	24	51,609	54,189	56,898	59,744	62,730	65,867	69,160	72,618	76,249	80,062	84,065
PARALEGAL TO THE COUNTY ATTORNEY	25	54,190	56,899	59,745	62,732	65,868	69,161	72,619	76,250	80,063	84,066	88,269
EXECUTIVE ASSISTANT II LAW ENFORCEMENT TECHNICIAN	26 26	56,899	59,745	62,732	65,868	69,161	72,619	76,250	80,063	84,066	88,269	92,682
COMPLAINTS OFFICER	27	59,744	62,730	65,867	69,160	72,618	76,249	80,062	84,065	88,268	92,682	97,316
EXECUTIVE ASSISTANT III STAFF DIRECTOR	30 30	69,161	72,619	76,250	80,063	84,066	88,269	92,683	97,317	102,183	107,292	112,657
ASSISTANT COUNTY ATTORNEY I	32	76,252	80,065	84,068	88,271	92,685	97,319	102,185	107,294	112,658	118,291	124,206
ASSISTANT COUNTY ATTORNEY II DIRECTOR OF COMMUNICATIONS EXECUTIVE ASSISTANT IV	34 34 34	84,067	88,270	92,684	97,318	102,184	107,293	112,657	118,290	124,204	130,414	136,935
DIRECTOR OF REDEVELOPMENT SENIOR ASSISTANT COUNTY ATTORNEY	36	92,684	97,318	102,184	107,293	112,657	118,290	124,204	130,414	136,934	143,781	150,970
CHIEF HUMAN RESOURCES OFFICER CHIEF OF TECHNOLOGY AND ADMIN SERVICES COMMUNITY SERVICES DEPT. GEN. MANAGER	38 38 38	102,185	107,294	112,658	118,291	124,206	130,416	136,937	143,784	150,974	158,523	166,449
COUNTY SOLICITOR	39	107,295	112,659	118,293	124,207	130,417	136,938	143,785	150,975	158,524	166,449	174,771
CHIEF FINANCIAL OFFICER CHIEF OF STAFF COUNTY ATTORNEY DEPUTY CHIEF ADMINISTRATIVE OFFICER DIRECTOR OF PUBLIC SAFETY LAND USE DEPARTMENT GENERAL MANAGER POLICY DIRECTOR FOR THE COUNTY EXECUTIVE PUBLIC WORKS DEPARTMENT GENERAL MGR.	40 40 40 40 40 40 40 40	112,658	118,291	124,206	130,416	136,937	143,783	150,973	158,522	166,447	174,769	183,507
CHIEF OF POLICE	41	137,997	144,896	152,141	159,748	167,736	176,123	184,929	194,175	203,884	214,078	224,782
PART-TIME ATTORNEY (hourly rate)		42.42	44.54	46.77	49.11	51.57	54.15	56.86	59.70	62.69	65.82	69.11
EXECUTIVE AND ADMINISTRATIVE RATES OF PAY												
CHIEF ADMINISTRATIVE OFFICER		109,439	123,665	131,085	138,951	154,235	161,946	170,043	178,545	187,472	196,846	206,688

BOARD AND COMMISSIONERS RATES OF PAY

JUDGEMENT COMMISSIONERS	$9.25 PER HOUR
MEMBER, AGRICULTURAL LAND PRESERVATION ADVISORY COMMITTEE	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.106
MEMBER, AUDIT COMMITTEE	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.02.402
MEMBER, BOARD OF ADJUSTMENT	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, BOARD OF ASSESSMENT REVIEW	$100 PER MEETING FOR ANY MEETING LASTING NOT MORE THAN SIX (6) HOURS PLUS $25 PER HOUR FOR EVERY HOUR OVER SIX THAT A MEMBER SPENDS HEARING APPEALS IN A SINGLE DAY PER ELIGIBLE MEMBERS PER NCC CODE 02.05.102 $35 PER HOUR FOR REFEREES HEARING RESIDENTIAL APPEALS/$50 PER HOUR FOR REFEREES HEARING NON-RESIDENTIAL APPEALS/$50 PER HOUR FOR BOARD MEMBERS - SHALL ONLY APPLY TO APPEALS OF JULY 1, 2024 GENERAL REASSESSMENT VALUES FILED BY MARCH 14, 2025
MEMBER, BOARD OF LICENSE INSPECTION AND REVIEW	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.103
MEMBER, DIVERSITY COMMISSION	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.509
MEMBER, EMPLOYEES' RETIREMENT SYSTEM BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.505
MEMBER, FINANCIAL ADVISORY COUNCIL	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 14.01.019
MEMBER, FIRE AND AMBULANCE ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.203
MEMBER, HISTORIC REVIEW BOARD	$100 PER REGULAR MEETING/-SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, HOUSING ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.406
MEMBER, HUMAN RESOURCES ADVISORY BOARD	$100 PER MEETING PER NCC CODE 2.05.507
MEMBER, LIBRARY ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.403
MEMBER, OPEN SPACE ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.306
MEMBER, PLANNING BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, POLICE ACCOUNTABILITY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.204
MEMBER, PUBLIC ARTS COMMISSION	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.516

Effective: 07/01/2024 (Ordinance 23-063)
Revised: 07/01/2024 (Ordinance 23-086)
Revised: 07/01/2023 (Ordinance 23-148)
Revised: 07/01/2024 (Ordinance 24-056)
Revised: 10/8/2024 (Ordinance 24-149)
Revised: 10/8/2024 (Ordinance 24-151) - Add Step 11 (Incumbents in Step 10 on 6/30/2024, move to Step 11 upon reaching anniversary date following 7/1/2024)
Revised: 12/10/2024 (Ordinance 24-170) - Board Member Compensation
Revised: xx/xx/xxxx (Ordinance 25-xxx) - Board of Assessment Compensation for Appeals

PAY PLAN AND RATES OF PAY FOR NON-UNION UNCLASSIFIED SERVICE EMPLOYEES OF THE EXECUTIVE OFFICE

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
LEGAL SECRETARY	17	37,593	39,473	41,447	43,519	45,695	47,980	50,379	52,898	55,543	58,320	61,236
ETHICS COMMISSION ADMIN ASST	20	43,520	45,696	47,981	50,380	52,900	55,544	58,321	61,238	64,299	67,514	70,889
EXECUTIVE ASSISTANT I	22	47,980	50,379	52,898	55,543	58,320	61,237	64,298	67,513	70,888	74,433	78,155
OFFICE OF LAW PARALEGAL	24	52,900	55,544	58,321	61,238	64,299	67,512	70,889	74,434	78,156	82,064	86,167
PARALEGAL TO THE COUNTY ATTORNEY	25	55,545	58,322	61,239	64,301	67,515	70,891	74,435	78,157	82,065	86,168	90,476
EXECUTIVE ASSISTANT II	26	58,322	61,239	64,301	67,515	70,891	74,435	78,157	82,065	86,168	90,476	95,000
LAW ENFORCEMENT TECHNICIAN	26											
COMPLAINTS OFFICER	27	61,238	64,299	67,514	70,889	74,434	78,156	82,064	86,167	90,475	95,000	99,749
EXECUTIVE ASSISTANT III	30	70,891	74,435	78,157	82,065	86,168	90,476	95,001	99,750	104,738	109,975	115,474
STAFF DIRECTOR	30											
ASSISTANT COUNTY ATTORNEY I	32	78,159	82,067	86,170	90,478	95,003	99,752	104,740	109,977	115,475	121,249	127,312
ASSISTANT COUNTY ATTORNEY II	34	86,169	90,477	95,002	99,751	104,739	109,976	115,474	121,248	127,310	133,675	140,359
DIRECTOR OF COMMUNICATIONS	34											
EXECUTIVE ASSISTANT IV	34											
DIRECTOR OF REDEVELOPMENT	36	95,002	99,751	104,739	109,976	115,474	121,248	127,310	133,675	140,358	147,376	154,745
SENIOR ASSISTANT COUNTY ATTORNEY												
CHIEF HUMAN RESOURCES OFFICER	38	104,740	109,977	115,475	121,249	127,312	133,677	140,361	147,379	154,749	162,487	170,611
CHIEF OF TECHNOLOGY AND ADMIN SERVICES	38											
COMMUNITY SERVICES DEPT. GEN. MANAGER	38											
COUNTY SOLICITOR	39	109,978	115,476	121,251	127,313	133,678	140,362	147,380	154,750	162,488	170,611	179,141
CHIEF FINANCIAL OFFICER	40	115,475	121,249	127,312	133,677	140,361	147,378	154,748	162,486	170,609	179,139	188,095
CHIEF OF STAFF	40											
COUNTY ATTORNEY	40											
DEPUTY CHIEF ADMINISTRATIVE OFFICER	40											
DIRECTOR OF PUBLIC SAFETY	40											
LAND USE DEPARTMENT GENERAL MANAGER	40											
POLICY DIRECTOR FOR THE COUNTY EXECUTIVE	40											
PUBLIC WORKS DEPARTMENT GENERAL MGR.	40											
CHIEF OF POLICE	41	141,447	148,518	155,945	163,742	171,929	180,526	189,552	199,029	208,981	219,430	230,402
PART-TIME ATTORNEY (hourly rate)		43.48	45.65	47.93	50.33	52.85	55.49	58.26	61.17	64.23	67.44	71.00
EXECUTIVE AND ADMINISTRATIVE RATES OF PAY												
CHIEF ADMINISTRATIVE OFFICER		112,175	126,757	134,363	142,425	158,091	165,995	174,295	183,009	192,159	201,768	211,856

BOARD AND COMMISSIONERS RATES OF PAY

JUDGEMENT COMMISSIONERS	$9.25 PER HOUR
MEMBER, AGRICULTURAL LAND PRESERVATION ADVISORY COMMITTEE	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.106
MEMBER, AUDIT COMMITTEE	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.02.402
MEMBER, BOARD OF ADJUSTMENT	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, BOARD OF ASSESSMENT REVIEW	$100 PER MEETING FOR ANY MEETING LASTING NOT MORE THAN SIX (6) HOURS PLUS $25 PER HOUR FOR EVERY HOUR OVER SIX THAT A MEMBER SPENDS HEARING APPEALS IN A SINGLE DAY PER ELIGIBLE MEMBERS PER NCC CODE 02.05.102 $35 PER HOUR FOR REFEREES HEARING RESIDENTIAL APPEALS/$50 PER HOUR FOR REFEREES HEARING NON-RESIDENTIAL APPEALS/$50 PER HOUR FOR BOARD MEMBERS - SHALL ONLY APPLY TO APPEALS OF JULY 1, 2024 GENERAL REASSESSMENT VALUES FILED BY MARCH 14, 2025
MEMBER, BOARD OF LICENSE INSPECTION AND REVIEW	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.103
MEMBER, DIVERSITY COMMISSION	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.509
MEMBER, EMPLOYEES' RETIREMENT SYSTEM BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.505
MEMBER, FINANCIAL ADVISORY COUNCIL	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 14.01.019
MEMBER, FIRE AND AMBULANCE ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.203
MEMBER, HISTORIC REVIEW BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, HOUSING ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.406
MEMBER, HUMAN RESOURCES ADVISORY BOARD	$100 PER MEETING PER NCC CODE 2.05.507
MEMBER, LIBRARY ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.403
MEMBER, OPEN SPACE ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.306
MEMBER, PLANNING BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, POLICE ACCOUNTABILITY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.204
MEMBER, PUBLIC ARTS COMMISSION	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.516

Effective: 07/01/2025 (Ordinance 23-063)
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Revised: 10/8/2024 (Ordinance 24-149)
Revised: 10/8/2024 (Ordinance 24-151) - Add Step 11 (Incumbents in Step 10 on 6/30/2024, move to Step 11 upon reaching anniversary date following 7/1/2024)
Revised: 12/10/2024 (Ordinance 24-170) - Board Member Compensation
Revised: xx/xx/xxxx (Ordinance 25-xxx) - Board of Assessment Compensation for Appeals

PAY PLAN AND RATES OF PAY FOR NON-UNION UNCLASSIFIED SERVICE EMPLOYEES OF THE EXECUTIVE OFFICE

CLASSIFICATION	PAY GRADE	1	2	3	4	5	6	7	8	9	10	11
LEGAL SECRETARY	17	38,533	40,460	42,484	44,607	46,838	49,180	51,639	54,221	56,932	59,778	62,767
ETHICS COMMISSION ADMIN ASST	20	44,608	46,839	49,181	51,640	54,223	56,933	59,780	62,769	65,907	69,202	72,662
EXECUTIVE ASSISTANT I	22	49,180	51,639	54,221	56,932	59,778	62,768	65,906	69,201	72,661	76,294	80,109
OFFICE OF LAW PARALEGAL	24	54,223	56,933	59,780	62,769	65,907	69,202	72,662	76,295	80,110	84,116	88,322
PARALEGAL TO THE COUNTY ATTORNEY	25	56,934	59,781	62,770	65,909	69,203	72,664	76,296	80,111	84,117	88,323	92,738
EXECUTIVE ASSISTANT II	26	59,781	62,770	65,909	69,203	72,664	76,296	80,111	84,117	88,323	92,738	97,375
LAW ENFORCEMENT TECHNICIAN	26											
COMPLAINTS OFFICER	27	62,769	65,907	69,202	72,662	76,295	80,110	84,116	88,322	92,737	97,375	102,243
EXECUTIVE ASSISTANT III	30	72,664	76,296	80,111	84,117	88,323	92,738	97,377	102,244	107,357	112,725	118,361
STAFF DIRECTOR	30											
ASSISTANT COUNTY ATTORNEY I	32	80,113	84,119	88,325	92,740	97,379	102,246	107,359	112,727	118,362	124,281	130,495
ASSISTANT COUNTY ATTORNEY II	34	88,324	92,739	97,378	102,245	107,358	112,726	118,361	124,280	130,493	137,017	143,868
DIRECTOR OF COMMUNICATIONS	34											
EXECUTIVE ASSISTANT IV	34											
DIRECTOR OF REDEVELOPMENT	36	97,378	102,245	107,358	112,726	118,361	124,280	130,493	137,017	143,867	151,061	158,614
SENIOR ASSISTANT COUNTY ATTORNEY												
CHIEF HUMAN RESOURCES OFFICER	38	107,359	112,727	118,362	124,281	130,495	137,019	143,871	151,064	158,618	166,550	174,877
CHIEF OF TECHNOLOGY AND ADMIN SERVICES	38											
COMMUNITY SERVICES DEPT. GEN. MANAGER	38											
COUNTY SOLICITOR	39	112,728	118,363	124,283	130,496	137,020	143,872	151,065	158,619	166,551	174,877	183,620
CHIEF FINANCIAL OFFICER	40	118,362	124,281	130,495	137,019	143,871	151,063	158,617	166,549	174,875	183,618	192,798
CHIEF OF STAFF	40											
COUNTY ATTORNEY	40											
DEPUTY CHIEF ADMINISTRATIVE OFFICER	40											
DIRECTOR OF PUBLIC SAFETY	40											
LAND USE DEPARTMENT GENERAL MANAGER	40											
POLICY DIRECTOR FOR THE COUNTY EXECUTIVE	40											
PUBLIC WORKS DEPARTMENT GENERAL MGR.	40											
CHIEF OF POLICE	41	141,447	148,518	155,945	163,742	171,929	180,526	189,552	199,029	208,981	219,430	236,163
PART-TIME ATTORNEY (hourly rate)		44.57	46.80	49.14	51.60	54.18	56.89	59.73	62.72	65.86	69.15	73.00
EXECUTIVE AND ADMINISTRATIVE RATES OF PAY												
CHIEF ADMINISTRATIVE OFFICER		114,980	129,926	137,723	145,986	162,044	170,145	178,653	187,585	196,963	206,813	217,153

BOARD AND COMMISSIONERS RATES OF PAY

JUDGEMENT COMMISSIONERS	$9.25 PER HOUR
MEMBER, AGRICULTURAL LAND PRESERVATION ADVISORY COMMITTEE	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.106
MEMBER, AUDIT COMMITTEE	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.02.402
MEMBER, BOARD OF ADJUSTMENT	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, BOARD OF ASSESSMENT REVIEW	$100 PER MEETING FOR ANY MEETING LASTING NOT MORE THAN SIX (6) HOURS PLUS $25 PER HOUR FOR EVERY HOUR OVER SIX THAT A MEMBER SPENDS HEARING APPEALS IN A SINGLE DAY PER ELIGIBLE MEMBERS PER NCC CODE 02.05.102 $35 PER HOUR FOR REFEREES HEARING RESIDENTIAL APPEALS/$50 PER HOUR FOR REFEREES HEARING NON-RESIDENTIAL APPEALS/$50 PER HOUR FOR BOARD MEMBERS - SHALL ONLY APPLY TO APPEALS OF JULY 1, 2024 GENERAL REASSESSMENT VALUES FILED BY MARCH 14, 2025
MEMBER, BOARD OF LICENSE INSPECTION AND REVIEW	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.103
MEMBER, DIVERSITY COMMISSION	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.509
MEMBER, EMPLOYEES' RETIREMENT SYSTEM BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.505
MEMBER, FINANCIAL ADVISORY COUNCIL	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 14.01.019
MEMBER, FIRE AND AMBULANCE ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.203
MEMBER, HISTORIC REVIEW BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, HOUSING ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.406
MEMBER, HUMAN RESOURCES ADVISORY BOARD	$100 PER MEETING PER NCC CODE 2.05.507
MEMBER, LIBRARY ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.403
MEMBER, OPEN SPACE ADVISORY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.306
MEMBER, PLANNING BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING PER NCC CODE 40.30.341
MEMBER, POLICE ACCOUNTABILITY BOARD	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.204
MEMBER, PUBLIC ARTS COMMISSION	$100 PER REGULAR MEETING/SPECIAL MEETING FOR ELIGIBLE MEMBERS PER NCC CODE 2.05.516

Effective: 07/01/2026 (Ordinance 23-063)
Revised: 07/01/2026 (Ordinance 23-086)
Revised: 07/01/2023 (Ordinance 23-148)
Revised: 07/01/2024 (Ordinance 24-056)
Revised: 10/8/2024 (Ordinance 24-149)
Revised: 10/8/2024 (Ordinance 24-151) - Add Step 11 (Incumbents in Step 10 on 6/30/2024, move to Step 11 upon reaching anniversary date following 7/1/2024)
Revised: 12/10/2024 (Ordinance 24-170) - Board Member Compensation
Revised: xx/xx/xxxx (Ordinance 25-xxx) - Board of Assessment Compensation for Appeals

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.

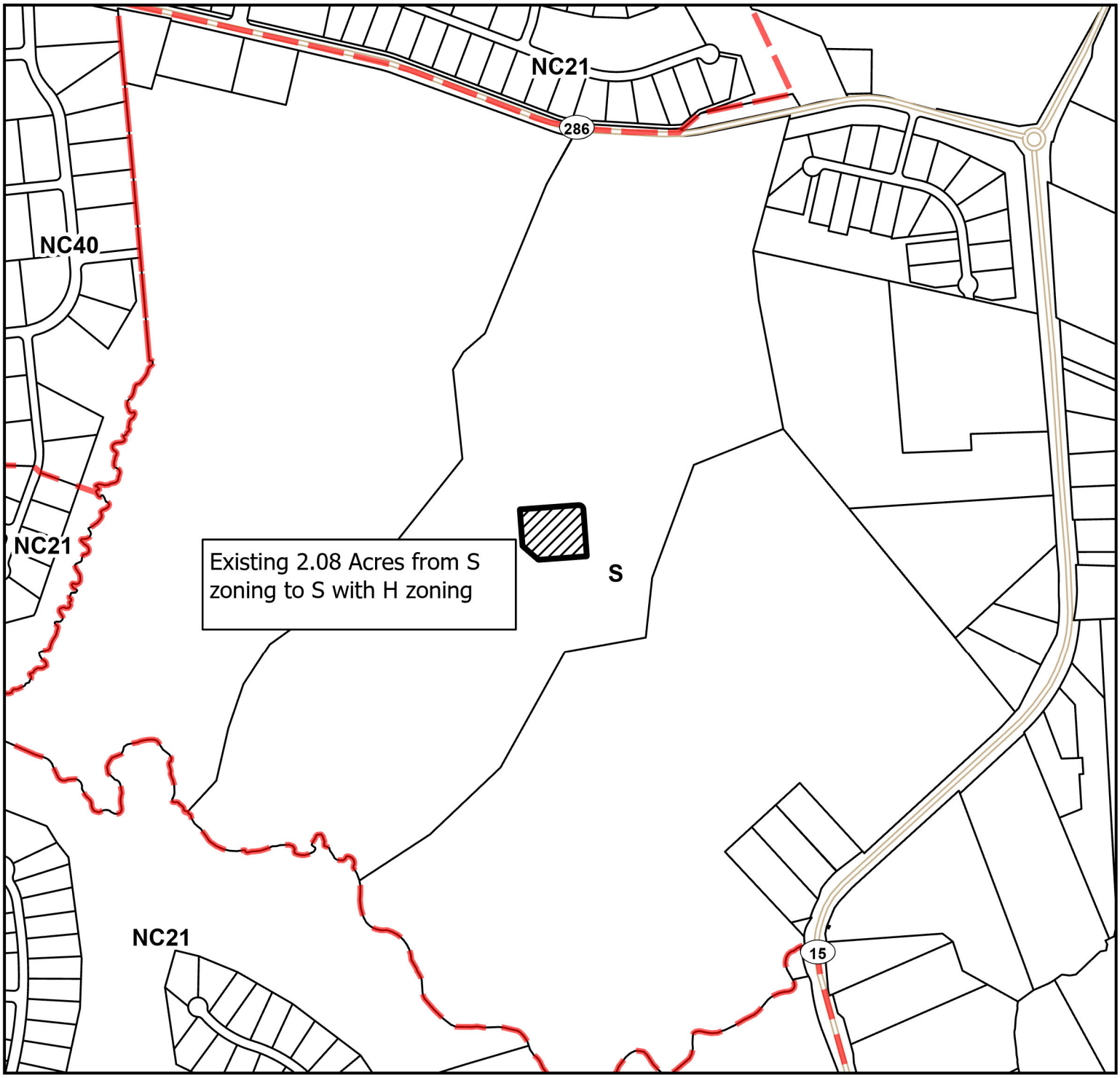
PROPERTY MAP

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

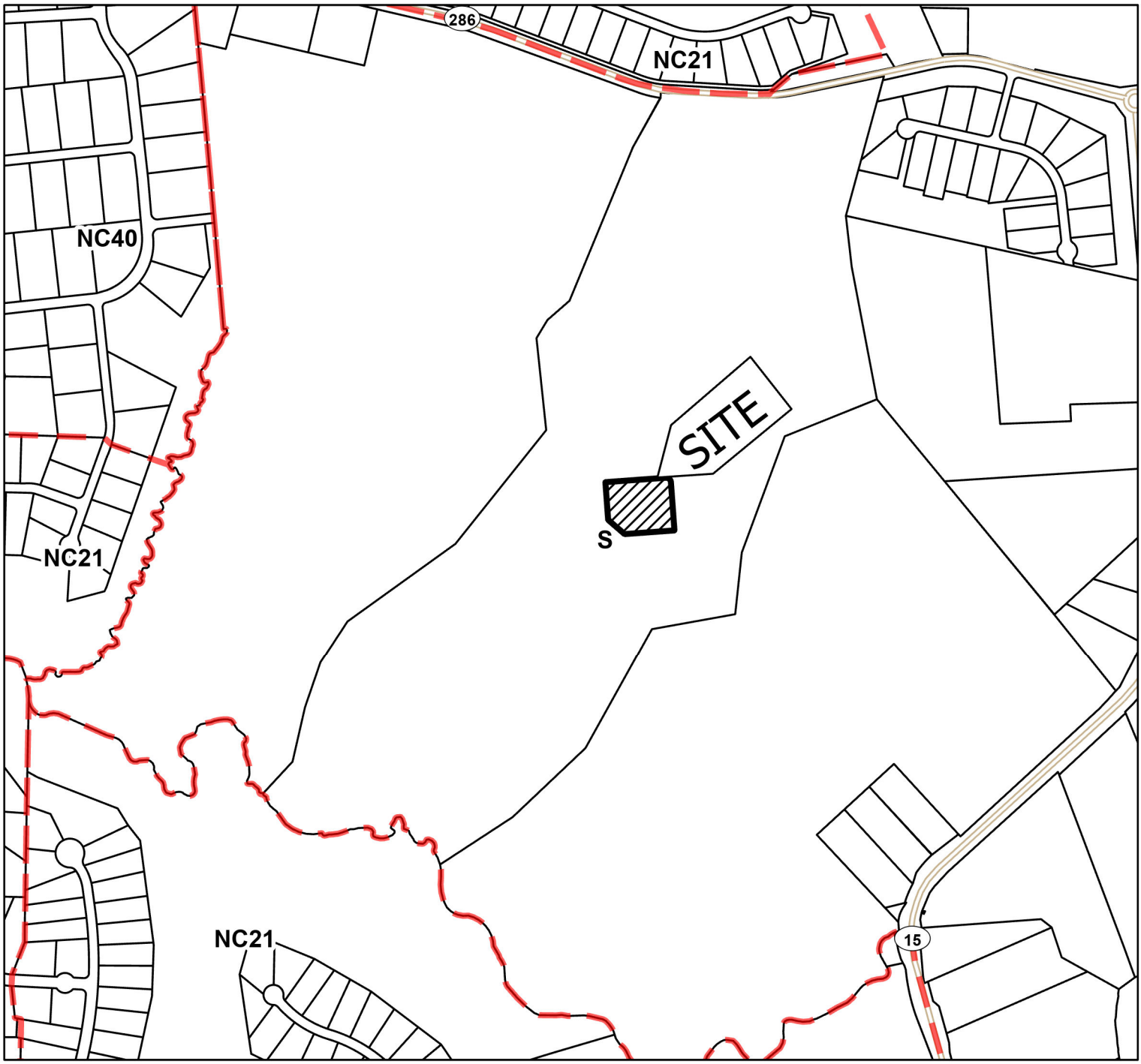
PERMANENT ORDINANCE NO. [redacted] 23-007
Date Adopted by County Council _____
Date Approved by County Executive _____

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

Prime Sponsor(s): Mr. Cartier
Date of introduction: January 28, 2025

RESOLUTION NO. 25-034

CELEBRATING AND HONORING THOMAS DiCRISTOFARO FOR HIS 50 YEARS OF SERVICE TO THE CLAYMONT FIRE COMPANY

WHEREAS, Tom DiCristofaro was born in Wilmington, Delaware on January 7, 1958 and grew up in Claymont, Delaware; and

WHEREAS, Tom attended Claymont High School and then Delcastle High School, graduating in 1976 with a concentration in carpentry; and

WHEREAS, he volunteered at Claymont Fire Company at the age of 16, and;

WHEREAS, while volunteering at the fire company he worked at Citisteel, Hydromatic and finally at Honeywell for 27 years, first in operations and then as a pipefitter. He retired in 2015; and

WHEREAS, during his tenure at the Claymont Fire Company, he has held many positions, including Fire Recorder, Personnel Officer, Chief Engineer, Board Director, Recording Secretary, Vice President and is in his 32nd year as President; and

WHEREAS, Tom has held the positions of the Delaware Volunteer Firefighter's Association (DVFA) Trustee of the Mutual Relief Association; Director for New Castle County Firefighter's Association (NCCFVA); Director for the DVFA; Second Vice President of the DVFA, First Vice President of the DVFA and currently President of the DVFA. He has also been an NCCFVA trustee, and serves on the NCCVFA Administrative Advisers, Alternative Funding, and Members Relief Fund committees; and

WHEREAS, Tom was appointed State Fire Commissioner by former Governor Jack Markel in 2011 and reappointed to that position by former Governor John Carney in 2017; and

WHEREAS, He has received the NCCVFA President's Award and the Claymont Lions Club Humanitarian Award; and

WHEREAS, Tom is married to Cathy Haasch DiCristofaro and they have two children, Anthony and Maria, and three grandchildren. Tom's hobbies are going to Lewes, spending time with friends and family, and boating. He enjoys hanging out with his grandchildren, Aviana, Trace and Lane.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby celebrates and honors Thomas DiCristofaro for his 50 years of service to the Claymont Fire Company.

Adopted by County Council of
New Castle County on: 1/28/25

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

SYNOPSIS: Same as title.

FISCAL IMPACT: There is no discernible fiscal impact with the adoption of this resolution.

Prime Sponsor(s): Mr. Toole
Date of introduction: January 28, 2025

RESOLUTION NO. 25-035

OBSERVING HOLOCAUST REMEMBRANCE DAY AND COMMEMORATING THE 80TH ANNIVERSARY OF THE END OF THE HOLOCAUST

WHEREAS, the Holocaust, a period of profound tragedy during World War II, resulted in the systematic persecution and murder of 6 million Jews by the Nazi regime, along with millions of other victims, including Roma, disabled individuals, LGBTQ+ persons, political dissidents, and others; and

WHEREAS, the Holocaust is one of the most tragic chapters in human history, a stark reminder of the consequences of hatred, bigotry, and intolerance; and

WHEREAS, January 27th each year marks International Holocaust Remembrance Day, a day designated by the United Nations to honor the memory of the victims of the Holocaust and to promote the importance of remembrance, education, and the prevention of future genocides; and

WHEREAS, the year 2025 marks the 80th anniversary of the end of the Holocaust, a solemn milestone that reminds us of the critical importance of remembering this dark chapter in history and ensuring that its lessons are not forgotten; and

WHEREAS, survivors of the Holocaust and their descendants have shown remarkable resilience and have continued to share their stories, ensuring that future generations understand the horrors of the past; and

WHEREAS, this year's commemoration reminds us of the catastrophic consequences of hatred, dehumanization, and indifference; moreover, it underscores our collective responsibility to ensure that the atrocities of the Holocaust are never repeated and to combat antisemitism, and hatred generally, wherever it exists; and

WHEREAS, the County Council of New Castle County recognizes the need to promote tolerance, mutual respect, and understanding in our communities to prevent discrimination and violence.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby honors and observes Holocaust Remembrance Day, January 27, 2025, and recognizes the 80th anniversary of the end of the Holocaust, reaffirming our commitment to educate current and future generations about the atrocities committed and the importance of fostering peace, unity, tolerance, and understanding among all people.

Adopted by County Council of
New Castle County on: 1/28/2025

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

SYNOPSIS: By way of this Resolution, New Castle County Council, commemorates Holocaust Remembrance Day and promotes the importance of tolerance, remembrance, education, and acceptance.

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