NEW CASTLE COUNTY COUNCIL
COUNCIL MEETING

February 25, 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

°25-018: REVISE ZONING MAP: MILL CREEK HUNDRED, WEST SIDE OF LIMESTONE ROAD, 375 FEET NORTH OF THE INTERSECTION WITH SKYLINE DRIVE; 4900 LIMESTONE ROAD, TAX PARCEL 08-030.40-008, REZONE 3.66± ACRES FROM S (SUBURBAN) TO S (SUBURBAN) AND H (HISTORIC OVERLAY ZONE) (The property owner is requesting the H (Historic overlay zone) for the subject parcel. 2024-0701)
Prime Sponsor(s): Ms. Kilpatrick

°25-019: AMENDING *NEW CASTLE COUNTY CODE* CHAPTER 2 (“ADMINISTRATION”), SECTION 2.02.110 (“COUNTY COUNCIL COMMITTEE CO-CHAIRS”) REGARDING COUNCIL COMMITTEES AND CHAIRS THEREOF
Prime Sponsor(s): Mr. Smiley

E. Reports from Select and Special Committees

F. Consent Calendar

R25-039: HONORING THE LIFE AND LEGACY OF CHARLES “CHUCK” ALEXANDER JONES, SR.
Prime Sponsor(s): Mr. Street

R25-040: HONORING THE 50TH ANNIVERSARY OF THE INDIVIDUALS WITH DISABILITIES EDUCATION ACT (IDEA)
Prime Sponsor(s): Ms. Williams-Johns

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

R25-041: PLAN OF BALL FARM ESTATES; CHRISTIANA HUNDRED; SOUTH SIDE OF KIRK ROAD, 932 FEET WEST OF MONTCHANIN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CREATE 19 SINGLE FAMILY LOTS WITH OPEN SPACE; SE ZONING; APPLICATION NO. 2020-0462; COUNCIL DISTRICT 2
Prime Sponsor(s): Ms. Durham

R25-042: PLAN OF CANAL OVERLOOK; RED LION HUNDRED; SOUTH SIDE OF COX NECK ROAD, 5,700 FEET EAST OF CLARKS CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE THE PARCEL INTO 108 SINGLE FAMILY DETACHED LOTS USING THE OPEN SPACE PLANNED SUBDIVISION OPTION; S ZONING; APPLICATION NO. 2021-0142-S; COUNCIL DISTRICT 12
Prime Sponsor(s): Mr. Caneco

I. Consideration of Ordinances

J. Time Sensitive Congratulatory/Honorary Resolutions

K. Introduction/Consideration of Emergency Ordinances

L. Public Comment/Other

M. Motion to Adjourn

AGENDA POSTED: February 18, 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): Ms. Kilpatrick
Requested by: Land Use
Date of introduction: February 25, 2025

ORDINANCE NO. 25-018

REVISE ZONING MAP: MILL CREEK HUNDRED, WEST SIDE OF LIMESTONE ROAD, 375 FEET NORTH OF THE INTERSECTION WITH SKYLINE DRIVE; 4900 LIMESTONE ROAD, TAX PARCEL 08-030.40-008, REZONE 3.66± ACRES FROM S (SUBURBAN) TO S (SUBURBAN) AND H (HISTORIC OVERLAY ZONE)

(The property owner is requesting the H (Historic overlay zone) for the subject parcel. **2024-0701)**

THE COUNTY OF NEW CASTLE HEREBY ORDAINS:

Section 1. The Zoning Map of Mill Creek Hundred, as amended, is hereby further amended by changing the zoning classification of the land shown on attached Exhibits "A" and "L" dated October 28, 2024, 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 NOTE: 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

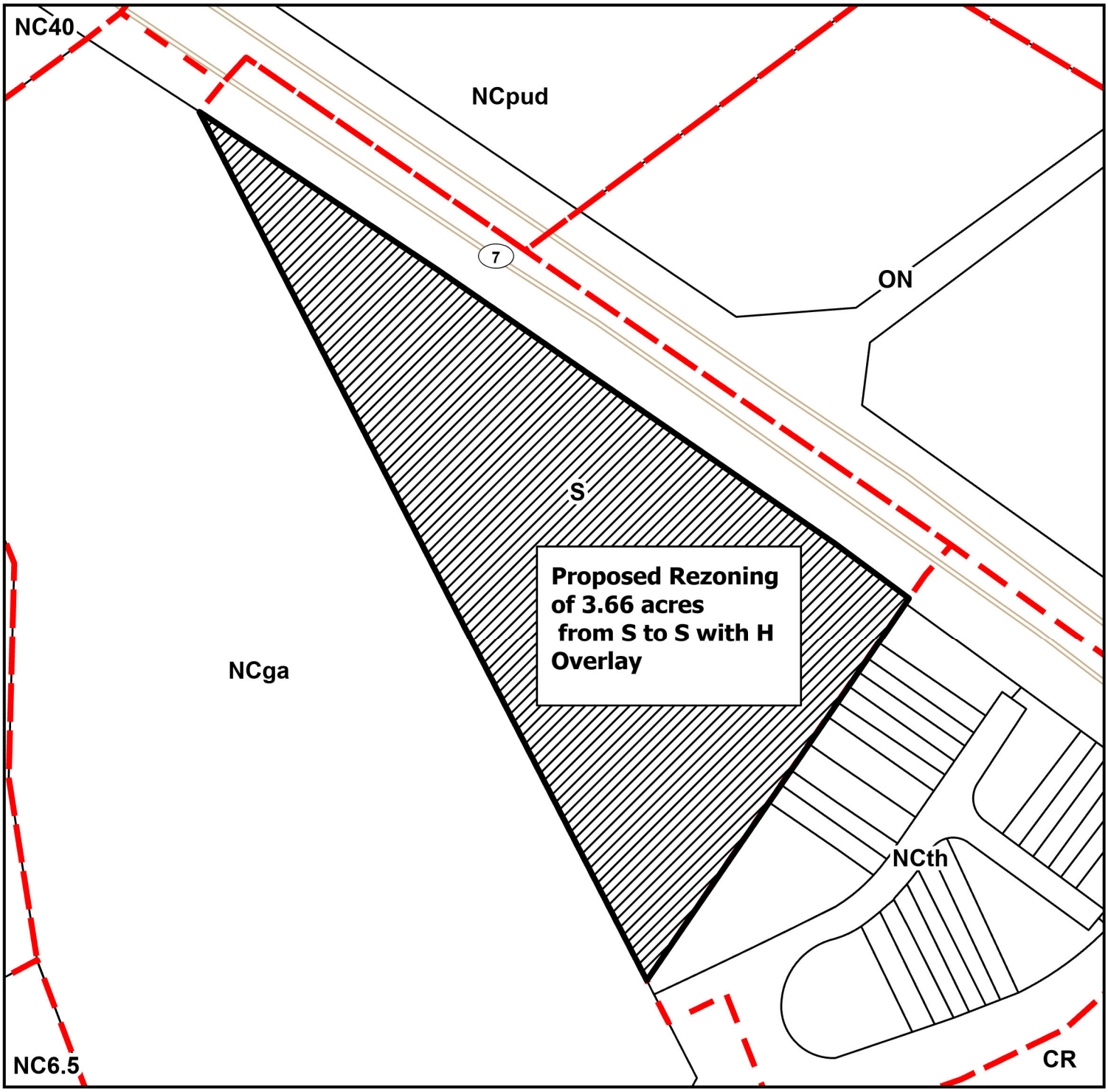
EXHIBIT "A"
ZONING ORDINANCE AS INTRODUCED

APPLICANT: AKESTER, JEFFREY D. TRUSTEE
FBO AKESTER JOHN & SALLIE

APPLICATION NO. 2024 0791

TAX PARCEL NO. 08-030.40-008

PROPOSED REZONING: EXISTING S ZONING TO S with H ZONING



HUNDRED: MILL CREEK HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:1,500

Prepared by: Property.Munsaka

Date: 10/28/2024

N

PERMANENT ORDINANCE NO. 25-018
Date Adopted by County Council _____
Date Approved by County Executive _____

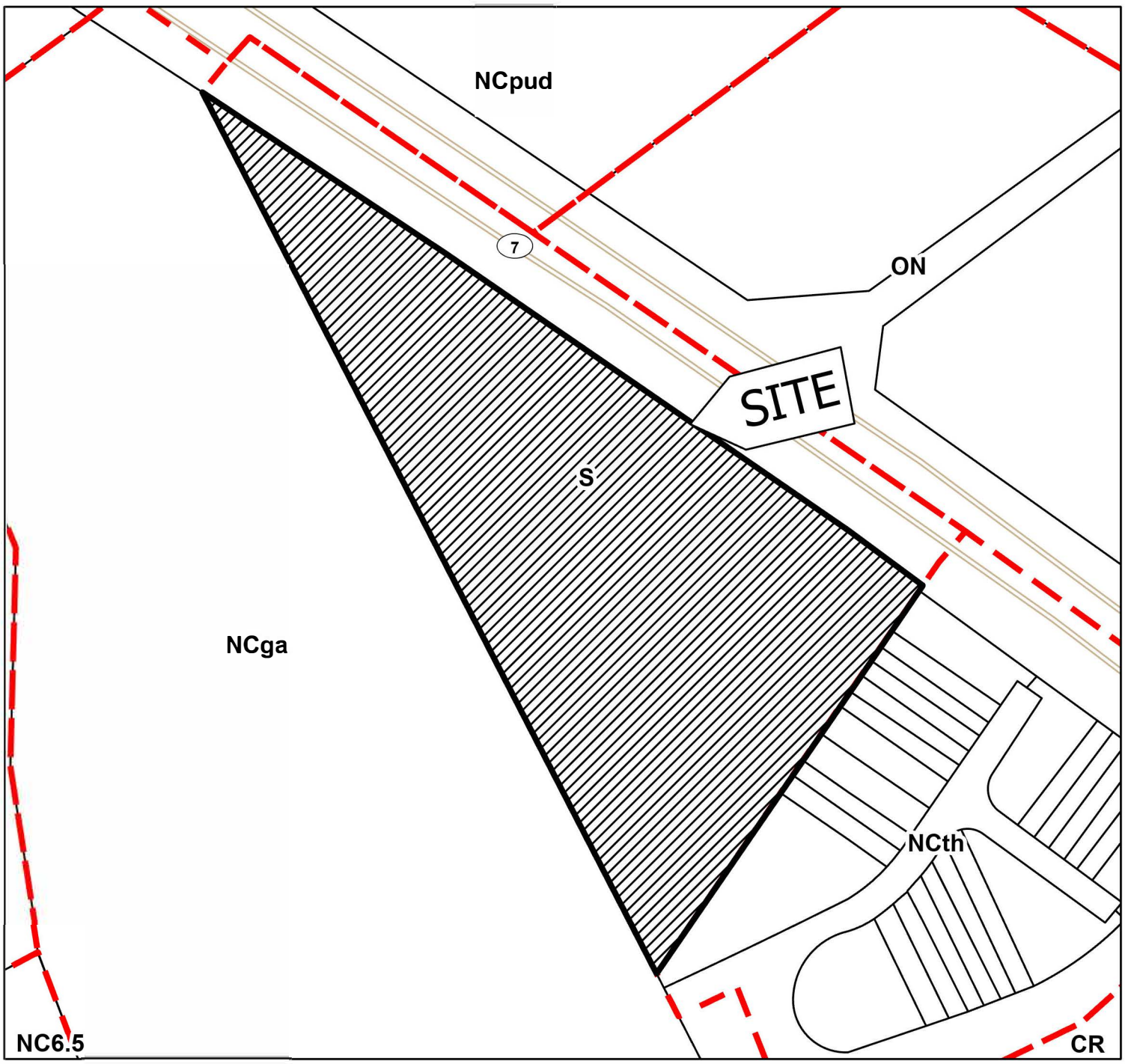
PROPERTY MAP
APPLICANT: AKESTER, JEFFREY D. TRUSTEE
FBO AKESTER JOHN & SALLIE

EXHIBIT "L"
ZONING ORDINANCE AS INTRODUCED

APPLICATION NO. 2025-0701

TAX PARCEL NO. 08-030.40-008

PROPOSED REZONING: EXISTING S ZONING TO S with H ZONING



HUNDRED: MILL CREEK HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:1,500
Prepared by: Property.Munsaka
Date: 10/28/2024

N

PERMANENT ORDINANCE NO. 25-018
Date Adopted by County Council _____
Date Approved by County Executive _____

Prime Sponsor(s): Mr. Smiley
Date of introduction: February 25, 2025

ORDINANCE NO. 25-019

AMENDING *NEW CASTLE COUNTY CODE* CHAPTER 2 ("ADMINISTRATION"), SECTION 2.02.110 ("COUNTY COUNCIL COMMITTEE CO-CHAIRS") REGARDING COUNCIL COMMITTEES AND CHAIRS THEREOF

WHEREAS, New Castle County Council recently enacted *New Castle County Code* Section 2.02.110 to provide greater clarity to the process for selecting Council committee co-chairs; and

WHEREAS, the proposed refinements to Section 2.02.110 will provide an even further responsive process to even better suit Council's needs; and

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

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

Section 1. *New Castle County Code* Chapter 2 ("Administration"), Section 2.02.110 ("County Council Committee Co-chairs") is hereby amended by adding the material that is underscored and deleting the material with strikethroughs, as set forth below.

Sec. 2.02.110. - County Council committee co-chairs.

Committees, which includes subcommittees, of County Council shall include ~~two (2)~~ 2 positions which are reserved for ~~two (2)~~ 2 chairs, known as co-chairs, who shall be elected by a majority vote of Council. County Council shall elect the co-chairs for each Council committee under the following procedures:

A. Subject to the limitations that follow, committee co-chair positions are to be considered by Council following each general election, excepting a vacancy that may arise for any reason which, dependent on the timing the vacancy is created, may require a co-chair position to be filled prior to the next general election. Notwithstanding the above, Council may consider an appointment to a co-chair position prior to the next general election regardless of whether the basis for consideration is a challenge or a vacancy.

B. Within ~~sixty (60)~~ 20 calendar days following a general election, a vacancy arising or a challenge to a co-chair position, the Council President shall email all Council members providing at least ~~thirty (30)~~ 14 calendar days notice prior to the public meeting which is to be scheduled for purposes of Council considering committee co-chairs.

C. Council members interested in being considered for a committee co-chair position must submit their name and the committee they seek to co-chair via email to the Council President and all Council members at least ~~fourteen (14)~~ 10 calendar days prior to the meeting scheduled under subsection B. Each submission must be acknowledged via email by the Council President within ~~two (2)~~ 2 calendar days of receipt of each member's submission; failure to timely confirm receipt of an applicant's submission does not impact the validity of the application.

D. In situations where existing co-chairs of a committee have timely indicated via email to the Council President and all Council members their wishes to continue presiding over the committee and the co-chair positions have not been timely sought by another Council member, the Council President will confirm to all Council members via email that the co-chair positions have gone unchallenged. The Council President will thereafter prepare an independent ballot for these committee co-chair positions to be voted on by Council at the meeting scheduled under subsection B.

E. In addition to any ballot prepared pursuant to subsection D, for any committee where the number of candidates does not exceed the number of "open" co-chair positions, the Council President will prepare a ballot that, at minimum, identifies the name of each Council member who has timely indicated their interest to be a co-chair and the name of the applicable committee. A ballot may be prepared per individual committee or, as a matter of convenience, a single, omnibus ballot reflecting all applicable committees may be considered, at the discretion of Council. Notwithstanding the above, where a committee has more candidates than "open" co-chair positions, then that committee may not be included as part of an omnibus ballot and, instead, the co-chairs must be determined in a manner decided by Council pursuant to a single, stand-alone ballot for that specific committee.

F. The Council President shall email to all Council members a ballot or ballots, either omnibus or single, consistent with this Section, that identifies each Council member and the committee co-chair position they seek by no later than ~~seven (7)~~ 7 calendar days prior to the meeting at which the co-chair candidates will be considered by County Council. Ballots that are provided at this juncture are for notice purposes only, and will not be voted on until the public meeting.

G. Council will consider the candidates for committee co-chairs at the meeting scheduled under subsection B, subject to continuance to a later date at the discretion of Council, and may consider any necessary Rules of Procedure of Council not inconsistent with the above process.

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

Adopted by County Council of
New Castle County on:

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

Approved on

_____
Marcus Henry
County Executive
of New Castle County

SYNOPSIS: This Ordinance further streamlines the process for election of committee co-chairs, including subcommittees, of New Castle County Council.

FISCAL NOTE: This Ordinance, if approved, will have no fiscal impact.

Prime Sponsor(s): Mr. Street
Date of introduction: February 25, 2025

RESOLUTION NO. R25 -039

HONORING THE LIFE AND LEGACY OF
CHARLES "CHUCK" ALEXANDER JONES, SR.

WHEREAS, Charles "Chuck" Alexander Jones, Sr. was born on June 7,1954; and

WHEREAS, Chuck grew up in Dunleith, in Wilmington, DE. He graduated from the great De La Warr High School, where he excelled in wrestling. He attended the University of Delaware and studied Psychology. At this time, he wanted to and did so, becoming a proud member of the Omega Psi Phi Fraternity, Inc.; and

WHEREAS, Chuck, as he was affectionately known to family and friends, had a distinguished reputation and was truly a jack-of-all-trades. He could do many things but worked as auto-mechanic, pipefitter, a Longshoreman and a New Castle County Police Officer; and

WHEREAS, Charles had a special passion for motorcycles, music, animals and all things purple. He was courageous, bold and compassionate with people that he met through all walks of life; and

WHEREAS, Chuck was known for his kindness and his willingness to help others. His legacy of love is one that could never be ignored. Those that knew him knew him well and he was loved by many; and

WHEREAS, Chuck was preceded in death by his parents, Donald Lee Jones Sr. and Sarah Ann Jones and his brother Donald Jones Jr.; and

WHEREAS, Charles leaves to cherish his memory his devoted wife, Sue Jones, his children, Leroy, Brandy, Charles Jr, Ronnie and Richard. His two daughters-in-law Carrie and Sheila; one Son-in-law Banky, 13 grandchildren, 11 great-grandchildren and many nieces, nephews, cousins and friends.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby honors the life and legacy of Charles "Chuck" Alexander Jones, Sr. and extends its deepest sympathy to his family and friends accordingly.

Adopted by County Council of
New Castle County on: 2/18/2025

_____
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): Ms. Williams-Johns
Date of introduction: February 25, 2025

RESOLUTION NO. 25-040

HONORING THE 50TH ANNIVERSARY OF THE INDIVIDUALS WITH DISABILITIES EDUCATION ACT (IDEA)

WHEREAS, *The Individuals With Disabilities Education Act* (IDEA) is a statute that authorizes grant programs that support special education and early intervention services for children with disabilities and special needs. Under the IDEA, a series of conditions are attached to the receipt of grant funds. These conditions aim to provide certain educational and procedural guarantees for children with disabilities and their families; and

WHEREAS, the IDEA guarantees free and appropriate public education (FAPE) for children with disabilities. The law also requires that schools create Individualized Education Programs (IEPs) for each disabled child; and

WHEREAS, The IDEA's six principles are:

- Free Appropriate Public Education (FAPE);
- Appropriate Evaluation;
- Individualized Education Program (IEP);
- Least Restrictive Environment (LRE);
- Parent and Student Participation; and
- Procedural Safeguards; and

WHEREAS, the IDEA's LRE principle promotes educating students with disabilities alongside their peers. This means that children with special education should be in the same classrooms as other children as much as possible; and

WHEREAS, The IDEA was originally called *The Education for All Handicapped Children Act of 1975* (EHA). The IDEA was amended in 1992, 1997, and 2004. The 2004 legislation is officially called *The Individuals with Disabilities Education Improvement Act of 2004* (IDEIA); and

WHEREAS, more than 15% of U.S. students receive special education and related services, and that number continues to rise. Most of these students have learning disabilities such as dyslexia, speech and language disorders (such as stuttering), and other health impairments such as attention-deficit/hyperactivity disorder (ADHD). This also includes nearly half a million infants and toddlers who have or are at risk of having delays and disabilities; prior to enactment of the IDEA, all too many of these students did not receive education, were institutionalized, and/or were forgotten; and

WHEREAS, the States and local educational agencies (LEAs) receive federal funding for special education and related services for school-aged children. In addition, they receive federal funding for early intervention services for infants and toddlers with disabilities. The funding for these programs is made possible through annual appropriations; and

WHEREAS, there have been systemic funding issues with the IDEA. Moreover, the federal government has not come close to meeting its commitment to fund IDEA at 40% of average per-pupil spending; and

WHEREAS, underfunding hurts students with disabilities, as well as teachers and administrators. Underfunding makes it difficult for schools to provide a free and appropriate public education (FAPE); and

WHEREAS, in addition to the above, the US President has proposed closure of the U.S. Department of Education (ED), which, from its creation, has protected the many students of special needs, and likewise proposed a reduction in funding; and

WHEREAS, the ED administers billions of federal dollars to States (about $15 billion in 2024) and ensures States use the funding correctly to support students with disabilities. The ED holds States accountable for providing special education according to IDEA in order to receive these federal funds. States vary in terms of how much money they allocate to serving students with disabilities, which results in highly variable total per-pupil special education expenditures across States. Any loss of funding will prove devastating to millions of at-need students.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby honors the 50th anniversary of *The Individuals With Disabilities Education Act* (IDEA) and strongly urges the citizens of New Castle County to take cognizance of the IDEA and to aggressively defend the funding for the many students of special needs who desperately need the federal funding to ensure they receive an appropriate level of services under the IDEA to ensure that they are successful and thrive as students.

Adopted by County Council
of New Castle County on:

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

SYNOPSIS: New Castle County Council hereby honors the 50th anniversary of *The Individuals With Disabilities Education Act* (IDEA).

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

Prime Sponsor(s): Ms. Durham
Requested by: Department of Land Use
Date of introduction: February 25, 2025

RESOLUTION NO. 25-041

PLAN OF BALL FARM ESTATES; CHRISTIANA HUNDRED; SOUTH SIDE OF KIRK ROAD, 932 FEET WEST OF MONTCHANIN ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CREATE 19 SINGLE FAMILY LOTS WITH OPEN SPACE; SE ZONING; APPLICATION NO. 2020-0462; COUNCIL DISTRICT 2

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, Ball Farm Estates (Application No. 2020-0462) 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.

BALL FARM ESTATES
Christiana 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.

Marcus Henry
County Executive

David Culver
General Manager

Department of Land Use

MEMORANDUM

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

FROM: David Culver

RE: Application No. 2020-0462
Ball Farm Estates
Record Major Land Development Plan

DATE: February 10, 2025

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

A suggested title and synopsis are attached.

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

87 Reads Way, New Castle, DE 19720 www.nccdelu.org Phone: 302-395-5400 Fax: 302-395-5587

Plan of Ball Farm Estates; Christiana Hundred; South side of Kirk Road, 932' west of Montchanin Road; Major land development plan that proposes to create 19 single family lots with open space; SE 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.

PLAN DATA:

1. TAX PARCEL NO.: T.P.#07-023.00-052
   T.P.#07-023.00-054
   T.P.#07-024.00-052
   T.P.#07-024.00-016

2. PROPERTY ADDRESS: T.P.#07-023.00-052 – 128 KIRK ROAD
   T.P.#07-023.00-054 – 0 OFF MONTCHANIN ROAD
   T.P.#07-024.00-052 – 150 KIRK ROAD
   T.P.#07-024.00-016 – 501 MONTCHANIN ROAD

3. OWNER: T.P.#07-023.00-052 – BALL FARM ESTATES, LLC
   T.P.#07-023.00-054 – BALL FARM ESTATES, LLC
   T.P.#07-024.00-052 – BALL FARM ESTATES, LLC
   T.P.#07-024.00-016 – R. R. M. CARPENTER III TRUSTEE

4. SOURCE OF TITLE: T.P.#07-023.00-052 – INST.#20220516-0052242
   T.P.#07-023.00-054 – INST.#20220516-0052242
   T.P.#07-024.00-052 – INST.#20220516-0052242
   T.P.#07-024.00-016 – INST.#20210212-0018814

5. ZONING: SE (SUBURBAN ESTATE)

6. DISTRICT AND BULK STANDARDS: (OPEN SPACE SUBDIVISION – 1 ACRE MIN. LOT SIZE)

MINIMUM LOT AREA:	1 ACRES
MINIMUM LOT WIDTH:	150 FT.
MINIMUM STREET YARD:	40 FT.
MINIMUM SIDE YARD:	12 FT.
MINIMUM REAR YARD:	40 FT.
MINIMUM PAVING STREET YARD	N/A
MINIMUM PAVING OTHER YARD	N/A.
MAXIMUM BUILDING HEIGHT:	40 FT.
MINIMUM OPEN SPACE	45%

7. GROSS AREA: EXISTING LOTS:

T.P.#07-023.00-052	–	19.63± AC.
T.P.#07-023.00-054	–	6.41± AC.
T.P.#07-024.00-052	–	26.29± AC.
T.P.#07-024.00-016	–	15.40± AC.
TOTAL	–	67.73± AC.

   67.73 AC. (TOTAL LOT AREA)
   – 10.51 AC. (RECONFIGURE T.P. 07-024.00-016)
   – 0.68 AC. (PROPOSED DELDOT R.O.W. DEDICATION)
   56.54 AC. (TOTAL NET AREA)

8. TOPOGRAPHY NOTE: TOPOGRAPHY INFORMATION WAS FIELD SHOT BY MCBRIDE & ZIEGLER, INC., DECEMBER, 2020.

9. DATUM: N.A.V.D. 88

   BENCHMARK: EXISTING MONUMENT ON THE NORTHWEST CORNER OF THE SITE OFF MONTCHANNIN ROAD. ELEV. 301.96 NAD83 N:651,871.502 E:606,335.960 (SEE SHEET 2)

10. WATER SUPPLY: PRIVATE WELLS

    SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC) AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

11. SANITARY SEWER: PRIVATE SEPTIC

    SEWERAGE IS SUBJECT TO THE APPROVAL OF THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL (DNREC).

    SEPTIC SYSTEM FEASIBILITY HAS BEEN SATISFACTORILY ESTABLISHED FOR EACH LOT IN THIS SUBDIVISION. THE FEASIBILITY INDICATES ONLY THAT, AT THE TIME OF TESTING, THERE WAS AT LEAST ONE AREA ON EACH LOT THAT COULD MEET THE STANDARDS FOR AN ON-SITE SEWAGE DISPOSAL SYSTEM. FEASIBILITY IS NOT A DESIGN APPROVAL AND DOES NOT IMPLY A GUARANTEE THAT SUCH APPROVAL CAN BE OBTAINED. FACTORS SUCH AS BUILDING SIZE AND USE, THE NUMBER OF PROPOSED BEDROOMS ON A RESIDENTIAL LOT, THE PLACEMENT ON THE LOT AND LOCATION OF WATER WELLS (IF APPLICABLE) WILL INFLUENCE THE FINAL DESIGN. NO BUILDING PERMITS WILL BE ISSUED WITHOUT REVIEW AND APPROVAL OF A DETAILED DESIGN FOR EACH LOT. THE LOTS SHOWN ON THIS PLAN HAVE BEEN PRELIMINARILY DESIGNED TO SUPPORT A MAXIMUM OF FOUR (4) BEDROOMS. IT MAY BE POSSIBLE TO CONSTRUCT ADDITIONAL BEDROOMS BASED ON FURTHER ENGINEERING STUDY.

12. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.

13. WATER RESOURCE PROTECTION: A SMALL PORTION OF THIS PROPERTY IS LOCATED WITHIN A CLASS A WELLHEAD, NON-COMMUNITY WELL WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 1 OF 3, DATED MARCH, 2022.

14. NO FEMA 100-YEAR FLOOD PLAIN EXISTS ON THIS PARCEL, IN ACCORDANCE WITH FLOOD INSURANCE RATE MAP, 10003C0065K PANEL 65 OF 475, DATED JANUARY 22, 2020. A NON-DELINEATED FLOODPLAIN STUDY WAS DONE FOR THIS SITE IN ACCORDANCE WITH THE NCC UDC 40.10.302 G PREPARED BY MCBRIDE & ZIEGLER, INC, DATED JANUARY 22, 2020. THIS FLOODPLAIN IS SHOWN ON THIS PLAN.

15. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.

16. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF WETLANDS, AND WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY WATERSHED ECO, LLC, DATED JUNE 8, 2020.

17. AREA BREAKDOWN:

    RECONFIGURED T.P. NO. 07-024.00-016 – 10.51± AC.

    PROPOSED OPEN SPACE SUBDIVISION:

PROPOSED LOT AREA (LOTS 1-19)	– 20.07± AC.	35.50%
PROPOSED RIGHT OF WAY	– 2.46± AC.	4.35%
NATURAL OPEN SPACE	– 30.35± AC.	53.68%
COMMUNITY OPEN SPACE (INCLUDES SWM FACILITIES)	– 3.66± AC.	6.47%
TOTAL	– 56.54± AC.	100.00%

    OPEN SPACE REQUIRED: 25.44 AC. 45.00%
    OPEN SPACE PROVIDED: 34.01 AC. 60.15%

18. PARKING DATA (PER SECTION 40.03.522, UDC) TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'.

    TOTAL SPACES REQUIRED: 19 UNITS @ 3 SPACES PER UNIT = 57 SPACES
    TOTAL SPACES PROVIDED: 19 UNITS @ 3 SPACES PER UNIT = 57 SPACES

19. LENGTH OF PROPOSED PRIVATE RIGHT OF WAY: 50' MINOR STREET RIGHT OF WAY – 1,924 LF.

    THIS SUBDIVISION HAS BEEN DESIGNED IN ACCORDANCE WITH SECTION 40.26.330 AS THE SHAPE OF THE PARCEL AND THE PHYSICAL FEATURES MAKE IT DIFFICULT TO CONNECT ADDITIONAL STREETS WITHOUT UNDESIRABLE INTRUSIONS INTO THE NATURAL RESOURCES ON THE PARCEL

20. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD-TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.

    FIRE HYDRANTS: EXISTING – 0 PROPOSED – 0

21. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.

22. MONUMENTS: EXISTING – 8 PROPOSED – 18

23. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

24. THERE ARE NO KNOWN DEED RESTRICTIONS ON ANY OF THE EXISTING LOTS.

25. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C COUNCIL.

26. PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON AUGUST 19, 2024 AT INSTRUMENT NO. 20240819-0054564.

27. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, PRIVATE STREETS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED AUGUST 12, 2024, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NUMBER 20240812-0052710.

28. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY. SIDEWALKS SHALL BE FIVE (5) FEET MINIMUM IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

29. THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO UDC §40.27.240. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS. AN AMOUNT OF $4,800.00 SHALL BE FUNDED PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY UNTIL SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IS FURNISHED IN ACCORDANCE WITH THE REQUIREMENTS.

30. 30. A LANDSCAPE PLAN, PREPARED BY BURCHAM AND ASSOCIATES, LAST DATED FEBRUARY 22, 2024 OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.

31. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY BUT, NOT PAST THE PROPERTY LINE. 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.

32. THIS PLAN SUPERSEDES: IN PART THE RECORD RESUBDIVISION PLAN FOR THE ESTATE OF EVELYN DuPONT IRVING, DATED DECEMBER 02, 1970 AND RECORDED ON 12-22-70 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE AT MICROFILM NO. 1664.

33. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS-OF-WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.

34. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.

35. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT AND CANNOT BE MODIFIED OR DISTURBED UNLESS AN APPROVED RECORD LAND OR RESUBDIVISION PLAN IS FILED AND APPROVED BY NEW CASTLE COUNTY. 30.35± ACRES ARE HEREBY IDENTIFIED BY THIS PLAN TO REMAIN IN AN UNDISTURBED CONSERVATION EASEMENT.

36. A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.

37. PRESENT USE: AGRICULTURE PROPOSED USE: 19 SINGLE FAMILY LOTS

38. EXISTING LOTS = 4 PROPOSED LOTS = 19

39. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON AUGUST 12, 2024, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NUMBER 20240812-0052712.

40. ADDRESSES ARE TO BE ASSIGNED BY NEW CASTLE COUNTY GIS.

41 .PURSUANT TO CHAPTER 40, ARTICLE 27.220 OF THE NEW CASTLE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD.THE AMOUNT SHALL BE $517.00 PER LOT SHOWN ON THIS PLAN. $517.00 X 19 LOTS = $9,823.00 AS SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.

42. THE SUBDIVIDED T.P. #07-024.00-016 WILL NOT BE A PART OF THE BALL FARM ESTATES SUBDIVISION AND WILL NOT BE PART OF THEIR MAINTENANCE CORPORATION.

43. THIS SITE IS NOT WITHIN A DELDOT TRANSPORTATION IMPROVEMENT DISTRICT (TID),

44. THIS SITE IS WITHIN INVESTMENT LEVEL FOUR PER THE 2020 STATE STRATEGIES FOR POLICIES AND SPENDING.

45 .MAINTENANCE OF THE PRIVATE STREETS SHOWN ON THIS PLAN SHALL BE THE RESPONSIBILITY THE BALL FARM ESTATES MAINTENANCE CORPORATION.

46. MAINTENANCE OF ALL STORM SEWER SYSTEMS WITHIN THE PRIVATE STREETS SHALL BE THE RESPONSIBILITY OF THE BALL FARM ESTATES MAINTENANCE CORPORATION.

47. ALL PRIVATE STREETS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN.

48. DRIVEWAYS TO A PRIVATE STREET SHALL MEET DELDOT STANDARDS.

SITE: 56.54± AC. TOTAL (26.19± AC. EXCLUSIVE OF PROTECTED RESOURCES)

NATURAL RESOURCE TABLE

PROTECTED RESOURCE	TOTAL AREA	DISTURBED AREA	PROTECTION AREA	PROTECTION RATIO REQUIRED	PROTECTION RATIO PROVIDED
WETLAND	16.80± AC.	0.00± AC.	16.80± AC.	1.00	1.00
RIPARIAN BUFFER	6.74± AC.	0.00± AC	6.74± AC.	1.00	1.00
STEEP SLOPES (> 25%)	0.03± AC.	0.00± AC.	0.03± AC.	1.00	1.00
STEEP SLOPES (15-25%)	1.77± AC.	0.55± AC.	1.22± AC.	0.50	0.69
MATURE FOREST	21.32± AC.	0.00± AC.	21.32± AC.	0.70	1.00
YOUNG FOREST	6.93± AC.	0.01± AC.	6.92± AC.	0.50	0.99
NON-DELINEATED FLOODPLAIN	10.80± AC.	0.00± AC.	10.80± AC.	1.00	1.00

PROTECTED RESOURCES OVERLAP: ACREAGE IS FOR SPECIFIC RESOURCES LISTED INDEPENDENT OF EACH OTHER

49. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY THE OWNER TO DOCUMENT THAT ALL PRIVATE STREETS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO THE DEPARTMENT OF LAND USE SUMMARIZING INSPECTIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE OF DELAWARE.

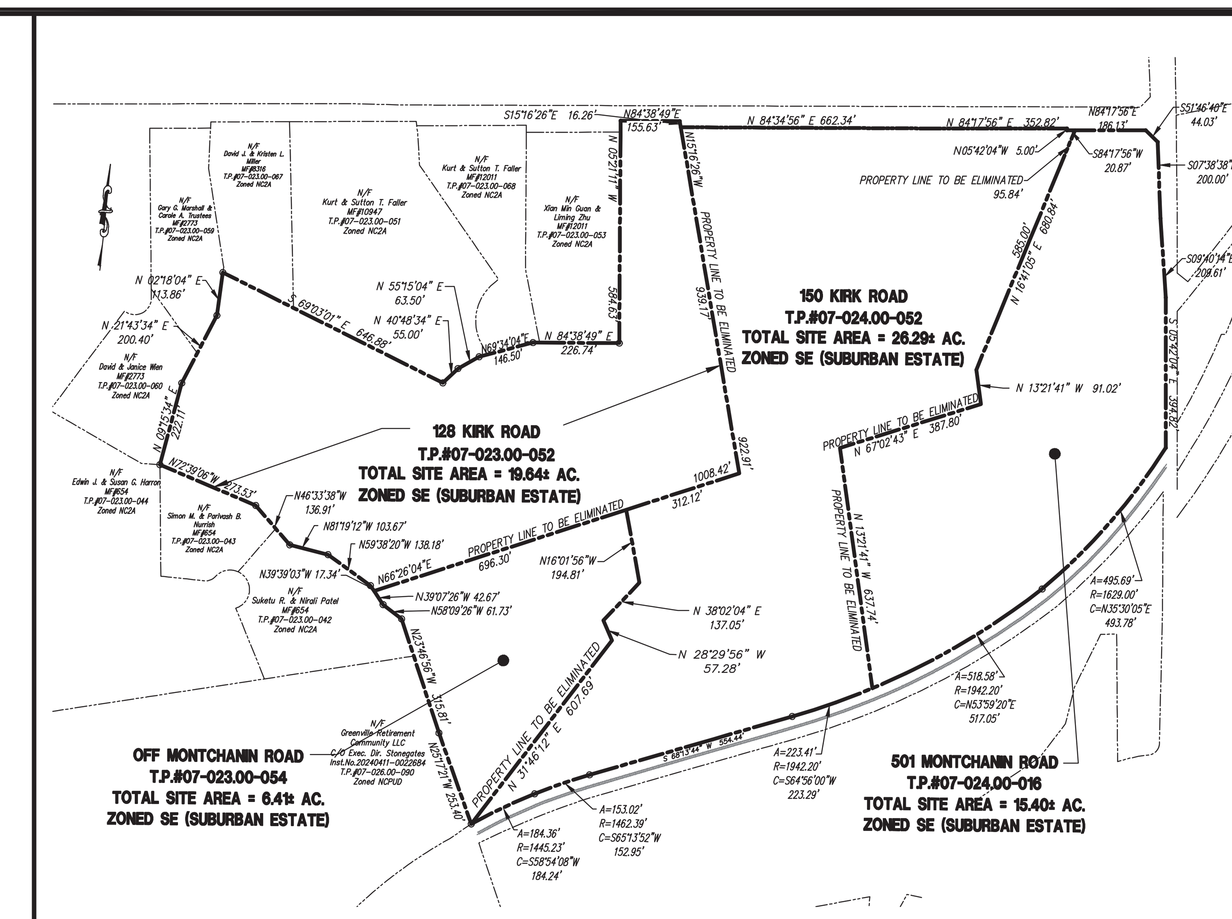
50. ALL PRIVATE STREET SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING.

51. VIDEO VERIFYING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT OF LAND USE FOR REVIEW AND APPROVAL PRIOR TO ACCEPTANCE OF THE OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR BUILDINGS SERVICED BY THE STORM SEWER (MULTI-RESIDENTIAL).

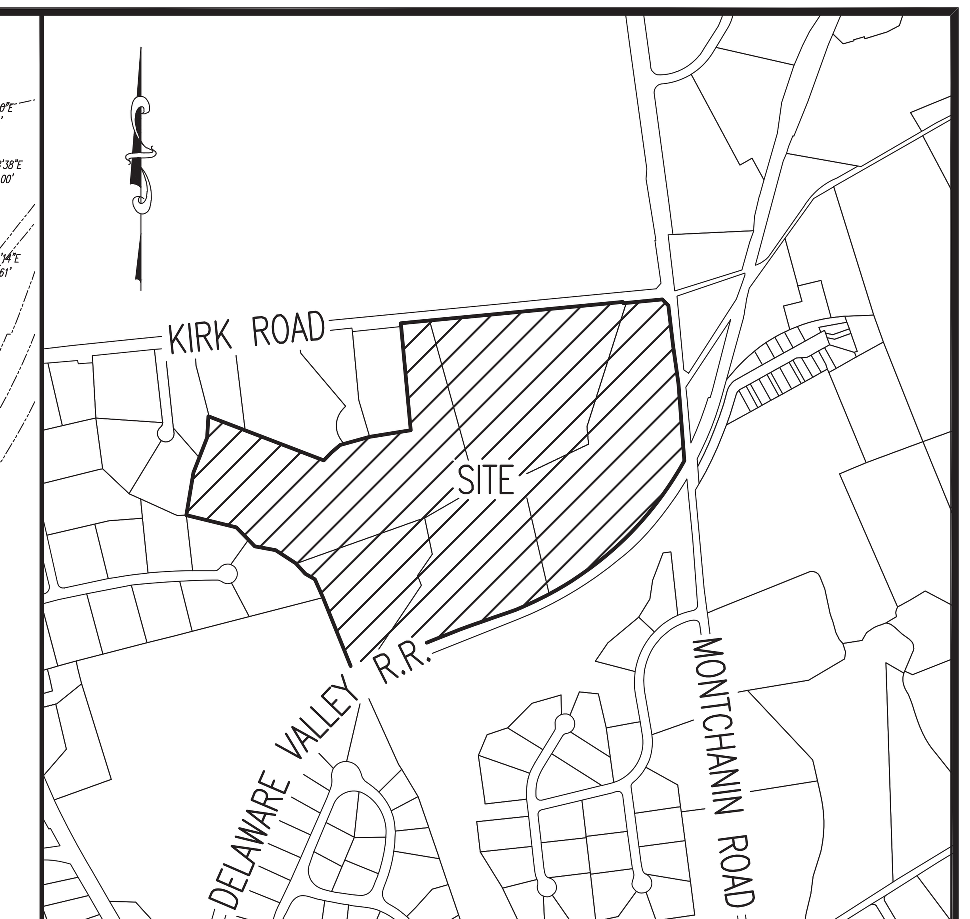
52. THE DEVELOPER IS RESPONSIBLE FOR MAINTAINING THE PRIVATE STREETS UNTIL ACCEPTANCE AT OPEN SPACE TURNOVER/RECORD COMPLIANCE INSPECTION.

53. GEOTECHNICAL EVALUATION HAS BEEN PREFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATIONS AND NO LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO A ISSUANCE OF A BUILDING PERMIT.

54. A 20' WIDE PERMANENT EASEMENT CONTAINING 24,343 SQUARE FEET IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE PER THIS PLAT, FOR EMERGENCY ACCESS TO DRAINAGE FACILITIES CONVEYING RUNOFF FROM STATE MAINTAINED ROADS AND/OR RIGHTS-OF-WAY. THE PORTIONS OF THE DRAINAGE EASEMENT AND SYSTEMS THAT ARE UPSTREAM OR OFFSITE AS WELL AS SECTIONS THAT ARE NOT DIRECTLY COLLECTING AND CONVEYING THE DRAINAGE RUNOFF OF THE PROPOSED STATE MAINTAINED ROAD AND/OR RIGHTS-OF-WAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, PROPERTY OWNERS OR BOTH. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF ANY EXEMPTED PORTION OF THE STORM DRAIN SYSTEM AND/OR DRAINAGE EASEMENTS.



EXISTING PARCELS PLAN VIEW SCALE: 1"=400'



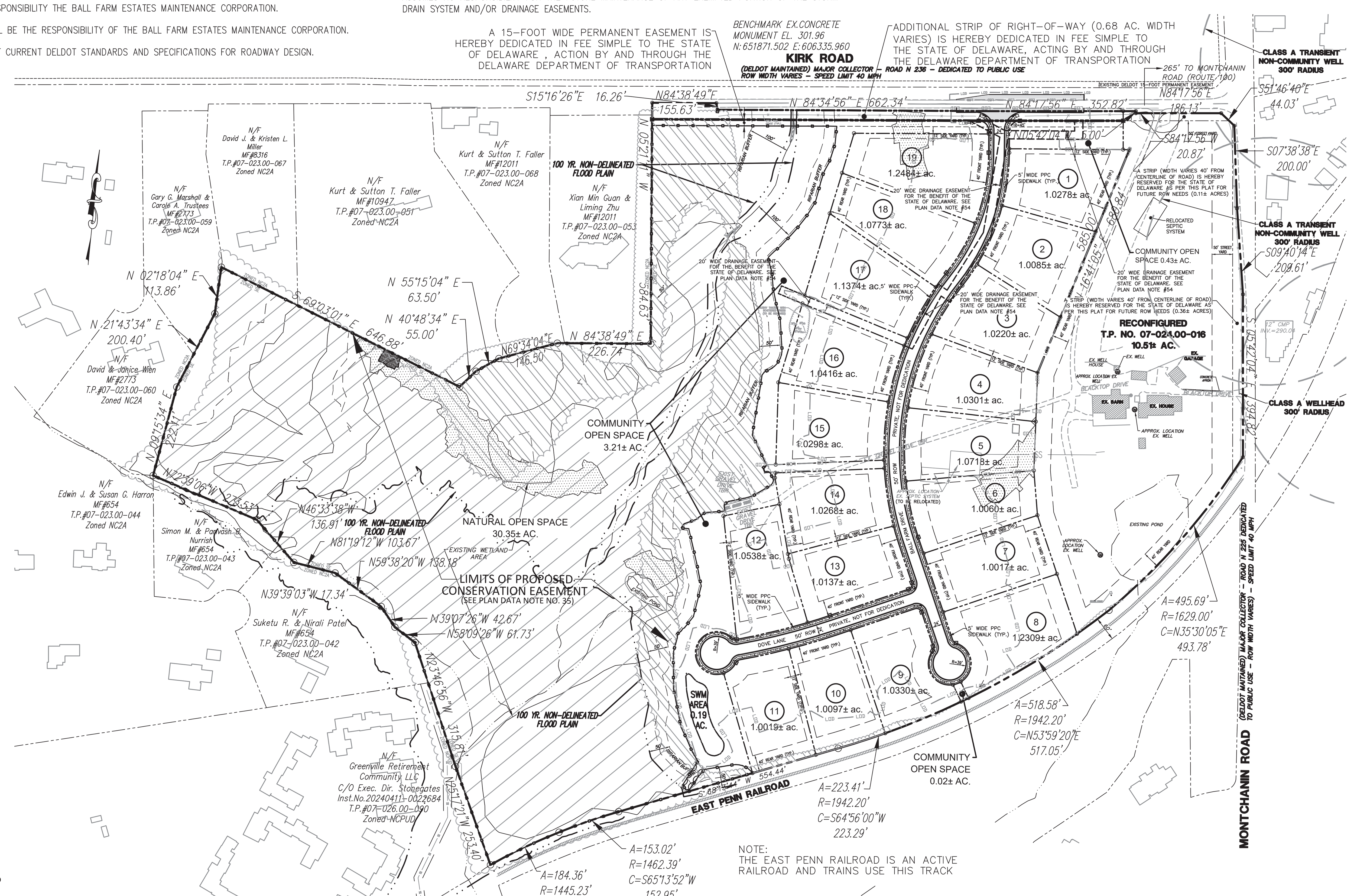
LOCATION MAP SCALE: 1"=800'

NOTES:

1. ALL PRIVATE STREETS SHALL BE MADE AVAILABLE FOR PUBLIC USE.
2. LOD SHOWN IS FOR INITIAL CONSTRUCTION ONLY. FINAL LOD WILL FOLLOW THE INDIVIDUAL PROPERTY LINE FOR EACH LOT

LEGEND

- EXISTING STREAM CENTERLINE
- 100-YEAR NON-DELINEATED FLOODPLAIN
- RIPARIAN BUFFER
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- EXISTING PROPERTY TO BE REMOVED
- PROPOSED PROPERTY LINE
- PROPOSED LOT LINE
- PROPOSED CONSERVATION EASEMENT
- EXISTING BUILDING
- EXISTING WETLANDS
- EXISTING PROHIBITIVE STEEP SLOPES
- EXISTING PRECAUTIONARY STEEP SLOPES
- EXISTING YOUNG FOREST
- EXISTING MATURE FOREST
- EXISTING YOUNG FOREST TREE LINE
- EXISTING MATURE TREE LINE
- PROPOSED TREE LINE
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED INTEGRAL PCC CURB AND GUTTER - TYPE 2
- PROPOSED STORM DRAINAGE
- PROPOSED SIDEWALK
- PROPOSED PAVEMENT IN ROW
- OHP EXISTING OVERHEAD UTILITY LINES
- LOD LIMIT OF DISTURBANCE
- AREA SUITABLE FOR SEPTIC
- AREA SUITABLE FOR SEPTIC
- 205 LOT ADDRESS



CERTIFICATION OF OWNERSHIP

I, ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT R.R.M. CARPENTER, III REVOCABLE TRUST IS THE OWNER OF T.P. #07-024.00-016 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

RRm Carpenter, IV 01-07-25

ROBERT R.M. CARPENTER, III REVOCABLE TRUST DATE
ROBERT R.M. CARPENTER, IV
P.O. BOX 732
MONTCHANIN, DELAWARE 19710
(302) 655-1344

CERTIFICATION OF OWNERSHIP

I, ROBERT R.M. CARPENTER, IV, HEREBY CERTIFY THAT BALL FARM ESTATES, LLC IS THE OWNER OF T.P. #07-023.00-052, T.P.#07-023.00-054, AND T.P. #07-024.00-052 AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

RRm Carpenter, IV 01-07-25

BALL FARM ESTATES, LLC DATE
ROBERT R.M. CARPENTER, IV
3705 KENNETT PIKE, SUITE 201
GREENVILLE, DELAWARE 19807
(302) 655-1344

CERTIFICATION OF ACCURACY

I, UNDERSIGNED, HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

MARK ZIEGLER LICENSE No. 7502 DELAWARE PROFESSIONAL ENGINEER

01-07-25

MARK ZIEGLER, DE # 7502 DATE

CERTIFICATION OF PLAN APPROVAL

APPROVED: ________ BY: ________
DATE GENERAL MANAGER

FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY

APPROVED: ________ BY: ________
DATE COUNCIL PRESIDENT

FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

DELDOT RECORD PLAN NOTES (LATEST REVISION 3/21/2019):

1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO ITS APPROVAL.
2. NO LANDSCAPING SHALL BE ALLOWED WITHIN THE ROW UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS OR BOTH (TITLE 17 §131) DELDOT ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION, THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED USE PATH.
7. a. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREETS.
   b. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASINS LOCATIONS.
   c. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN THE DCM, CHAPTER 7. HORSE SHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING RESTRICTIONS AS DESCRIBED IN THE DCM, CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAYS AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
10. b. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL OR HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MONUMENTS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND ANY TRAFFIC SIGNAL AGREEMENT IS COMPLETE. AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROL UP TO 30 DAYS PRIOR TO PLAN APPROVAL. NO BUILDING CONSTRUCTION WILL BE PERMITTED UNDER A TEMPORARY ENTRANCE CONSTRUCTION PERMIT. IF PLAN APPROVAL IS NOT RECEIVED WITHIN 30 CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A RESIDENTIAL ENTRANCE IN NEW CASTLE COUNTY UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF DELDOT.
12. IF EXISTING ENTRANCE IS ALTERED, IT SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF-WAY (ROW) WITHOUT A DELDOT PERMIT.

NOTE:

THE HISTORIC REVIEW BOARD MET ON 2/6/2024 (APPLICATION NO. 2023-0681-H) AND APPROVED APPLICATION WITH TWO RECOMMENDATIONS: (1) APPLICANT STRONGLY CONSIDER CONSULTING WITH A PROFESSIONAL ARCHEOLOGIST PRIOR TO OR DURING LAND DISTURBANCE ACTIVITIES TO IDENTIFY AND DOCUMENT THE PRESENCE OF ANY SUBSURFACE RESOURCES, AND (2) APPLICANT PRODUCE A NEW SET OF DELAWARE CRS FORMS FOR THE HISTORIC RESOURCES.

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 15.5± ACRES

THE PURPOSE OF THIS PLAN IS TO USE T.P. NO. 07-024.00-052, T.P. 07-023.00-052. 07-023.00-054 AND A PORTION OF T.P. NO. 07-024.00-016 TO CREATE 19 RESIDENTIAL LOTS AND OPEN SPACE AS PART OF AN "OPEN SPACE" SUBDIVISION PLAN. THE REMAINING PART OF THE RECONFIGURED T.P. 07-024.00-016 WILL NOT BE PART OF THE OPEN SPACE SUBDIVISION.

OWNER/DEVELOPER
T.P. #07-023.00-052, T.P. #07-023.00-054,
AND T.P. #07-024.00-052
BALL FARM ESTATES, LLC
P.O. BOX 732
MONTCHANIN, DE 19710
ROBERT R. M. CARPENTER, IV
PHONE: 302-655-1344

OWNER/DEVELOPER
T.P. #07-024.00-016
ROBERT R. M. CARPENTER, IV TRUSTEE
OF THE R.R.M. CARPENTER, III REVOCABLE TRUST
P.O. BOX 732
MONTCHANIN, DE 19710
PHONE: 302-655-1344

APPLICATION NO. 2020-0462
RECORD MAJOR SUBDIVISION PLAN
OF
BALL FARM ESTATES
CHRISTIANA HUNDRED, NEW CASTLE COUNTY, DELAWARE

100 0 100 200 400

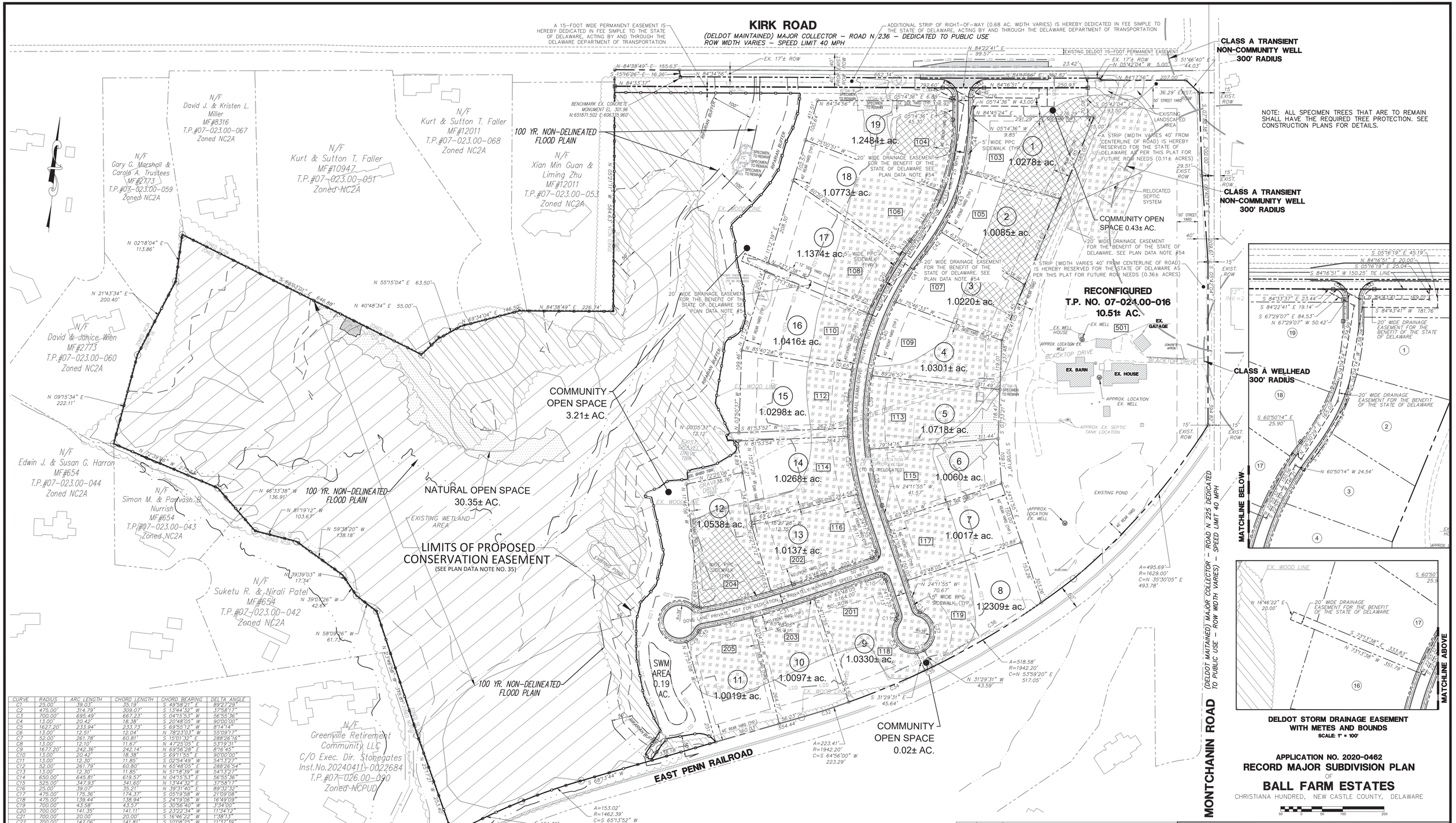
REV. NO.	DATE	REVISION
5	12-27-24	REV. PER NCC COMMENTS DATED 11-21-24
4	10-28-24	UPDATED AND ADDED NOTE INFORMATION.
3	8-15-24	ADDED RELOCATED SEPTIC SYSTEM ON T.P. #07-024.00-016
2	8-12-24	PER NEW CASTLE COUNTY COMMENTS DATED APRIL 11, 2024
1	3-4-24	PER NEW CASTLE COUNTY COMMENTS DATED SEPTEMBER 5, 2023

M & Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: ________ PROFESSIONAL ENGINEER

SURVEY BY:	M&Z	CHECKED BY:	M.Z.
DESIGN BY:	TWF	SCALE :	1" = 200'
DRAWN BY:	TWF & LEH	DATE :	DECEMBER 14, 2022
DWG. NO. :	20194900–		SHEET 1 of 2



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	39.03'	35.19'	S 49°58'21" E	89°27'29"
C2	475.00'	314.79'	309.07'	S 13°44'32" W	37°58'17"
C3	700.00'	695.49'	667.23'	S 04°15'53" W	56°55'36"
C4	13.00'	20.42'	18.38'	S 20°48'05" W	90°00'00"
C5	1627.20'	233.94'	233.73'	S 69°55'12" W	8°14'14"
C6	13.00'	12.51'	12.04'	N 78°23'03" W	55°09'17"
C7	52.00'	261.78'	60.81'	S 15°01'32" E	288°26'16"
C8	13.00'	12.10'	11.67'	N 47°25'05" E	53°19'31"
C9	1677.20'	242.36'	242.14'	N 69°56'28" E	8°16'45"
C10	13.00'	20.42'	18.38'	S 69°11'55" E	90°00'00"
C11	13.00'	12.35'	11.85'	S 02°54'49" W	54°13'27"
C12	52.00'	261.79'	60.80'	N 65°48'05" E	288°26'54"
C13	13.00'	12.35'	11.85'	N 51°18'39" W	54°13'27"
C14	650.00'	645.81'	619.57'	N 04°15'53" E	56°55'36"
C15	525.00'	347.93'	341.60'	N 13°44'32" E	37°58'17"
C16	25.00'	39.07'	35.21'	N 39°31'40" E	89°32'32"
C17	475.00'	175.36'	174.37'	S 05°19'58" W	21°09'08"
C18	475.00'	139.44'	138.94'	S 24°19'06" W	16°49'09"
C19	700.00'	43.58'	43.57'	S 30°56'40" W	3°34'00"
C20	700.00'	141.35'	141.11'	S 23°22'34" W	11°34'12"
C21	700.00'	20.00'	20.00'	S 16°46'22" W	1°38'13"
C22	700.00'	142.06'	141.81'	S 10°08'25" W	11°37'39"
C23	700.00'	141.84'	141.60'	S 01°28'42" E	11°36'36"
C24	700.00'	20.00'	20.00'	S 08°06'07" E	1°38'14"
C25	700.00'	141.89'	141.65'	S 14°43'39" E	11°36'50"
C26	700.00'	44.76'	44.76'	S 22°22'00" E	3°39'50"
C27	1627.20'	56.67'	56.66'	S 66°47'57" W	1°59'43"
C28	1627.20'	177.27'	177.18'	S 70°55'03" W	6°14'31"
C29	52.00'	40.71'	39.68'	N 43°11'09" E	44°51'39"
C30	1677.20'	121.66'	121.63'	N 72°00'10" E	4°09'21"
C31	1677.20'	120.70'	120.67'	N 67°51'47" E	4°07'24"
C32	1942.20'	119.91'	119.89'	S 66°27'37" W	3°32'14"
C33	52.00'	122.08'	95.91'	S 37°13'56" E	134°30'57"
C34	1942.20'	199.61'	199.52'	S 61°44'50" W	5°53'19"
C35	1942.20'	20.00'	20.00'	S 58°30'29" W	0°35'24"
C36	1942.20'	306.14'	305.82'	S 53°41'50" W	9°01'53"
C37	52.00'	119.47'	94.88'	N 12°36'10" W	131°38'24"
C38	650.00'	139.47'	139.20'	N 18°03'07" W	12°17'37"
C39	650.00'	178.52'	178.06'	N 04°01'58" W	15°44'41"
C40	650.00'	187.73'	187.08'	N 12°06'48" E	16°32'52"
C41	650.00'	140.00'	139.73'	N 26°33'28" E	12°20'26"
C42	525.00'	62.47'	62.43'	N 29°19'10" E	6°49'02"
C43	525.00'	155.84'	155.27'	N 17°24'25" E	17°00'29"
C44	525.00'	129.62'	129.29'	N 01°49'47" E	14°08'47"
C45	52.00'	13.10'	13.07'	N 53°35'06" E	57°04'41"

REV. NO.	DATE	REVISION
5	12-27-24	REV. PER NCC COMMENTS DATED 11-21-24
4	10-28-24	UPDATED AND ADDED NOTE INFORMATION.
3	8-15-24	ADDED RELOCATED SEPTIC SYSTEM ON T.P. #07-024.00-016
2	8-12-24	PER NEW CASTLE COUNTY COMMENTS DATED APRIL 11, 2024
1	3-4-24	PER NEW CASTLE COUNTY COMMENTS DATED SEPTEMBER 5, 2023

APPLICATION NO. 2020-0462

RECORD MAJOR SUBDIVISION PLAN

OF

BALL FARM ESTATES

CHRISTIANA HUNDRED, NEW CASTLE COUNTY, DELAWARE

M&Z

McBRIDE & ZIEGLER, INC.

LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9198 • FAX (302) 737-2610

APPROVED BY: No. 7602 PROFESSIONAL ENGINEER

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: TWF	SCALE: 1" = 100'
DRAWN BY: TWF & LEH	DATE: DECEMBER 14, 2022
DWG. NO.: 20194900-	SHEET 2 of 2

Prime Sponsor(s): Mr. Caneco
Requested by: Department of Land Use
Date of introduction: February 25, 2025

RESOLUTION NO. 25-042

PLAN OF CANAL OVERLOOK; RED LION HUNDRED; SOUTH SIDE OF COX NECK ROAD, 5,700 FEET EAST OF CLARKS CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO SUBDIVIDE THE PARCEL INTO 108 SINGLE FAMILY DETACHED LOTS USING THE OPEN SPACE PLANNED SUBDIVISION OPTION; S ZONING; APPLICATION NO. 2021-0142-S; COUNCIL DISTRICT 12

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County that County Council hereby approves the following major land development plan, Canal Overlook (Application No. 2021-0142) 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.

CANAL OVERLOOK
Red Lion 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.

Marcus Henry
County Executive

David Culver
General Manager

Department of Land Use

MEMORANDUM

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

FROM: David Culver

RE: Application Number 2021-0142-S
Canal Overlook
Record Major Land Development Plan

DATE: February 10, 2025

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

A suggested title and synopsis are attached.

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

87 Reads Way, New Castle, DE 19720 www.nccdelu.org Phone: 302-395-5400 Fax: 302-395-5587

Plan of Canal Overlook; Red Lion Hundred; South side of Cox Neck Road, 5,700 feet east of Clarks Corner Road; Major Land Development Plan that proposes to subdivide the parcel into 108 single family detached lots using the open space planned subdivision option; S zoning; Council District 12.

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.

PLAN DATA:

1. TAX PARCEL NO.: T.P.#12–028.00–010
2. PROPERTY ADDRESS: 762 COX NECK ROAD, NEW CASTLE, DE 19720
3. OWNER: PIERSON HOLDINGS 1, LLC
   242 N. JAMES STREET, SUITE 102
   NEWPORT, DE 19804
4. SOURCE OF TITLE: INST. #20241126–0080481
5. ZONING: S (SUBURBAN)
6. DISTRICT AND BULK STANDARDS – (OPEN SPACE PLANNED):

SINGLE FAMILY DETACHED:

MINIMUM LOT AREA:	10,000 SF.
MINIMUM LOT WIDTH:	80'
MINIMUM STREET YARD:	25'
MINIMUM SIDE YARD:	6'
MINIMUM REAR YARD:	30'
MAXIMUM BUILDING HEIGHT:	36'

SINGLE FAMILY DETACHED:

MINIMUM LOT AREA:	12,000 SF.
MINIMUM LOT WIDTH:	85'
MINIMUM STREET YARD:	25'
MINIMUM SIDE YARD:	6'
MINIMUM REAR YARD:	30'
MAXIMUM BUILDING HEIGHT:	36'

LOT LINE:

MINIMUM LOT AREA:	8,000 SF.
MINIMUM LOT WIDTH:	65'
MINIMUM STREET YARD:	20' (20' SETBACK FROM SIDEWALK TO GARAGE) – (8' SETBACK TO SIDE LOAD GARAGE)
MINIMUM SIDE YARD:	10 20'
MINIMUM REAR YARD:	30'
MAXIMUM BUILDING HEIGHT:	36'
BUILDING SPACING:	20'

OTHER PERMITTED USES: SANITARY PUMP STATION

MINIMUM LOT AREA:	2 ACRES
MINIMUM LOT WIDTH:	200'
MINIMUM STREET YARD:	50'
MINIMUM SIDE YARD:	40'
MINIMUM REAR YARD:	50'
MINIMUM PAVING STREET YARD/ OTHER YARD	50'/30'
MAXIMUM BUILDING HEIGHT:	40'

NOTE: IN RESIDENTIAL ZONING DISTRICTS, THE DISTRICT AND BULK STANDARDS IN TABLE 40.04.110 AND TABLE 40.04.111 FOR THE RESPECTIVE PERMITTED SINGLE–FAMILY DWELLINGS IN EACH RESIDENTIAL ZONING DISTRICT SHALL BE APPLIED TO ALL WATER DISTRIBUTION STATIONS AND PUMP HOUSES THAT ARE DESIGNED TO RESEMBLE SINGLE–FAMILY DWELLINGS AND ACCESSORY GARAGES IN EXTERNAL APPEARANCES.

UNIT MIX REQUIRED – 3 TYPES. (MAX. 60% MIN. 15%)
UNIT MIX PROVIDED – 3 TYPES

SINGLE FAMILY DETACHED (MIN 10,000 SF) – 25.00% 27 UNITS (LOTS 16–37, 53–54, & 104–106)
SINGLE FAMILY DETACHED (MIN. 12,000 SF) – 59.26% 64 UNITS (LOTS 38–52, & 55–103)
LOT LINE (MIN. 8,000 SF) – 15.74% 17 UNITS (LOTS 1–15 & 107–108)
TOTAL – 100.00%

7. GROSS AREA: 83.5658± AC. (TOTAL EXISTING LOT AREA)
   0.4455± AC. (PROPOSED DELDOT R.O.W. DEDICATION)
   83.1203± AC. (TOTAL NET LOT AREA)

8. TOPOGRAPHY NOTE: TOPOGRAPHY BASED ON FIELD SURVEY BY McBRIDE & ZIEGLER, INC. IN NOVEMBER, 2019.
9. DATUM: N.A.V.D. 88
10. WATER SUPPLY: VEOLIA WATER COMPANY

WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.

11. SANITARY SEWER: PUBLIC – NEW CASTLE COUNTY

SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT THE OWNER OF THIS PROPERTY, HIS SUCCESSOR OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. ESTIMATED SEWAGE FLOW GENERATION FOR THIS PROJECT, BASED ON;

108 SINGLE FAMILY DETACHED HOUSE UNITS x 300 GPD = 32,400 GPD.
PEAK FLOW = AVERAGE FLOW (32,400 GPD.) x 4 = 129,600 GPD.

12. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED OR DISPOSED OF ON THIS SITE.
13. WATER RESOURCE PROTECTION: NO PORTION OF THIS PROPERTY IS LOCATED WITHIN WATER RESOURCE PROTECTION AREA (WRPA). SEE WRPA MAP FOR NEW CASTLE COUNTY, DE, SHEET 2 OF 3, DATED 1987 AND LATEST REVISED MARCH, 2022.
14. NO 100–YEAR FLOOD PLAIN EXISTS ON THIS PARCEL AND A 500–YEAR FLOOD PLAIN DOES EXIST ON THIS PARCEL IN ACCORDANCE WITH FEMA FLOOD INSURANCE RATE MAP 10003C0261K, DATED FEBRUARY 4, 2015.
15. CRITICAL NATURAL AREAS: THE STATE INVENTORY OF CRITICAL NATURAL AREAS HAS BEEN EXAMINED AND NONE WERE FOUND TO EXIST ON THE SITE.
16. WETLANDS: THIS SITE WAS EVALUATED IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y–87–1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF WETLANDS, AND WETLANDS WERE FOUND TO EXIST ON THE SITE. SEE WETLAND REPORT PREPARED BY ACTION ENVIRONMENTAL SERVICE CORP., DATED SEPT., 2020
17. AREA BREAKDOWN:

PROPOSED LOT AREA (LOTS 1–108 + PUMP STATION LOT)	– 28.3921± ACRES	34.16%
PROPOSED RIGHT OF WAY	– 8.5731± ACRES	10.31%
OPEN SPACE (INCLUDES SWM FACILITIES – 1.21 ACRES)	– 46.1551± ACRES	55.53%
TOTAL	– 83.1203± ACRES	100.00%

OPEN SPACE REQUIRED – 41.5602 AC. 50.00%
OPEN SPACE PROVIDED – 46.1551 AC. 55.53%

ACTIVE OPEN SPACE REQUIRED – 1.08± ACRES

ACTIVE OPEN SPACE PROVIDED	–	1.1068± ACRES
COMMUNITY OPEN SPACE	–	2.1388± ACRES
NATURAL OPEN SPACE	–	42.9095± ACRES
TOTAL OPEN SPACE	–	46.1551± ACRES

18. PARKING DATA (PER UDC SECTION 40.03.522.) TYPICAL PARKING SPACES SHALL MEASURE 9' X 18'

TOTAL SPACES REQUIRED – 108 LOTS @ 2 SPACES PER LOT = 216 SPACES
TOTAL SPACES PROVIDED – 108 LOTS @ 2 SPACES PER LOT = 216 SPACES

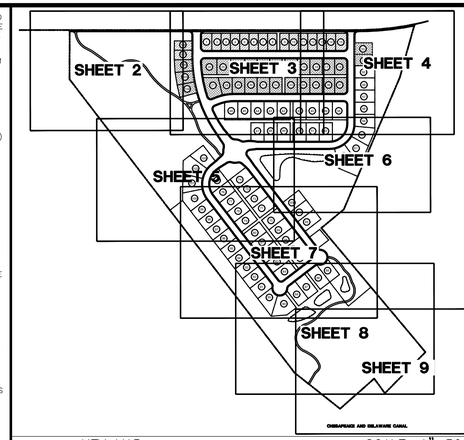
19. LENGTH OF PROPOSED RIGHT OF WAY:

50' MINOR STREET ROW = 6,179 LF – 60' COLLECTOR STREET ROW = 907 LF

20. FIRE PROTECTION: ALL FIRE LANES, FIRE HYDRANTS, SPRINKLERS, STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE STATE OF DELAWARE FIRE REGULATIONS. SEE THE FIRE MARSHAL RECORD–TYPE PLAN FOR THE SPECIFIC FIRE PROTECTION REQUIREMENTS ON THIS SITE.

FIRE HYDRANTS: EXISTING – 0 PROPOSED – 12

21. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW NEW CASTLE COUNTY DRAINAGE CODE.
22. MONUMENTS: ⊙ EXISTING (8) ⊡ PROPOSED (76)
    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.
23. ALL PURCHASERS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASER'S LOT OR LOTS TO COMPLETE GRADING OR LANDSCAPING AS REQUIRED BY THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
24. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14 OF THE NEW CASTLE COUNTY CODE, AS MAY BE AMENDED BY N.C.C COUNCIL.
25. PERFORMANCE SURETY: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA WAS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON DECEMBER 19, 2024 AT INSTRUMENT NO. 20241219–0086138.
26. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
27. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT IN WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
28. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
29. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY BUT, NOT PAST THE PROPERTY LINE. 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.
30. A LANDSCAPE PLAN, PREPARED BY BURCHAM AND ASSOCIATES, LAST DATED JUNE 18, 2024 OR AS LATER AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED TO BE A PART OF THIS PLAN.
31. THIS PLAN SUPERSEDES: IN PART THE RECORD RESUBDIVISION PLAN FOR CURLETT FARM, RECORDED ON 9–04–75 IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE AT MICROFILM NO. 3012.
32. TREE PRESERVATION: THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESS WAYS, RECREATIONAL FACILITIES AND UTILITIES, AND WHERE SELECTIVE THINNING OF EXISTING VEGETATION IS APPROVED. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR THE LANDSCAPE PLAN (IF SUCH A PLAN IS PART OF THIS PLAN) SHALL BE PRESERVED AND PROPERLY PROTECTED DURING CONSTRUCTION. IN THE CASE OF UTILITY RIGHTS–OF–WAY AND EASEMENTS, ANY DISTURBED AREA SHALL BE REPLANTED SO AS TO ACHIEVE A RECURRENCE OF NATURAL VEGETATIVE COVER.
33. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING STORMWATER MANAGEMENT FACILITIES, ACTIVE OPEN SPACES AND PASSIVE OPEN SPACES AS SHOWN ON THE PLAN AND NOT WITHIN A DELDOT RIGHT–OF–WAY, SEE THE MAINTENANCE DECLARATION DATED NOVEMBER 26, 2024, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20241126–0080632.
34. PRESENT USE: DECOMMISSIONED EXTRACTION USE SITE.
    PROPOSED USE: 108 LOT OPEN SPACE PLANNED SUBDIVISION.
35. THERE ARE NO KNOWN DEED RESTRICTIONS ON THIS SITE.
36. ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.
37. SUBDIVISION STREETS:
    a. BOTH ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
    b. ALL RIGHTS–OF–WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
    c. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT–OF–WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT–OF–WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
38. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
39. LONG TERM RESIDENTIAL STORMWATER MANAGEMENT FEE: THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COST ASSOCIATED WITH INSPECTIONS, LONG TERM SEDIMENT CLEAN–OUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORMWATER MANAGEMENT FACILITIES. AN AMOUNT OF $86,000.00 AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS, SHALL BE FUNDED UPON 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 CERTIFICATES OF OCCUPANCY 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. PRIOR TO ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON SEPTEMBER 18, 2024, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY AT INSTRUMENT NUMBER 20240918–0062400.
41. ALL PURCHASERS OF RESIDENTIAL LOTS SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TO TRESSPASS FOR A PERIOD OF ONE YEAR AFTER A LOT IS SOLD FOR PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
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 WHERE A SANITARY SEWER 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 SUBJECTED TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SANITARY SEWER EASEMENTS CREATED BY THIS PLAN.
43. MAINTENANCE ESCROW: PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE $95,904.00 ($888.00 PER LOT) SHOWN ON THIS PLAN OR SUBSEQUENT PLANS. ($888.00 X 108 LOTS OR UNITS = $95,904.00).
44. A 6' 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 HEARBY 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.
45. A GEOTECHNICAL EVALUATION HAS BEEN PREFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE (SHWT) ELEVATION(S) AND ALL LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO ISSUANCE OF A BUILDING PERMIT.
46. DOCUMENT ANY CONSTRUCTION LIMITATIONS BASED ON THE GEOTECHNICAL EVALUATION OF THE SHWT ELEVATION(S) PRIOR TO BUILDING PERMIT ISSUANCE. ALL STRUCTURES PROPOSED WITH THE LOWEST FLOOR WITHIN 3 FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (UDC SECTION 40.22.2130). NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT (UDC SECTION 40.22.220).
47. ALL ACTIVE RECREATION AREAS AND STRUCTURED RECREATIONAL FACILITIES (CLUBHOUSE, PAVILIONS, ETC.) SHALL BE COMPLETED AND TURNED OVER TO THE COMMUNITY AND THE COMMUNITY ENTRANCE SIGNS INSTALLED PRIOR TO THE ISSUANCE OF FIFTY (50) PERCENT OF THE TOTAL BUILDING PERMITS WITHIN THE SUBDIVISION PER UDC CHAPTER 40, ARTICLE 27.
48. THIS SITE IS NOT WITH A DELDOT TRANSPORTATION IMPROVEMENT DISTRICT (TID).
49. THIS SITE IS IN AN INVESTMENT LEVEL THREE PER THE 2020 STATE STRATEGIES FOR POLICIES AND SPENDING.
50. WHEN THE DEVELOPER PASSES THE POST BULK INSPECTION THE DEVELOPER MUST PROVIDE SEMI–ANNUAL REPORTS BY THE FIRST OF JANUARY AND JULY OUTLINING REQUIRED MAINTENANCE AND ANTICIPATED PROGRESS OVER THE NEXT SIX (6) MONTHS.
51. PLUS REVIEW NUMBER 2021–07–04.
52. ALL STORM SEWER TO BE MAINTAINED BY THE MAINTENANCE CORPORATION SHALL BE VIDEOTAPED. THE VIDEO SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER AND ANY ITEMS CITED IN THE REPORT REPAIRED OR REBUILT BY ACCEPTED METHODS TO MEET DELDOT REQUIREMENTS PRIOR TO SUBMISSION TO NCC FOR REVIEW AND ACCEPTANCE PRIOR TO TRANSFER TO THE MAINTENANCE CORPORATION.



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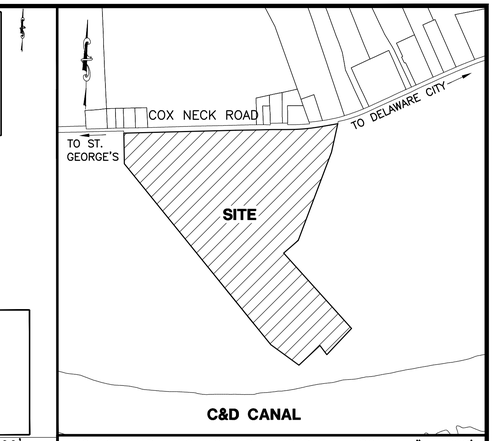
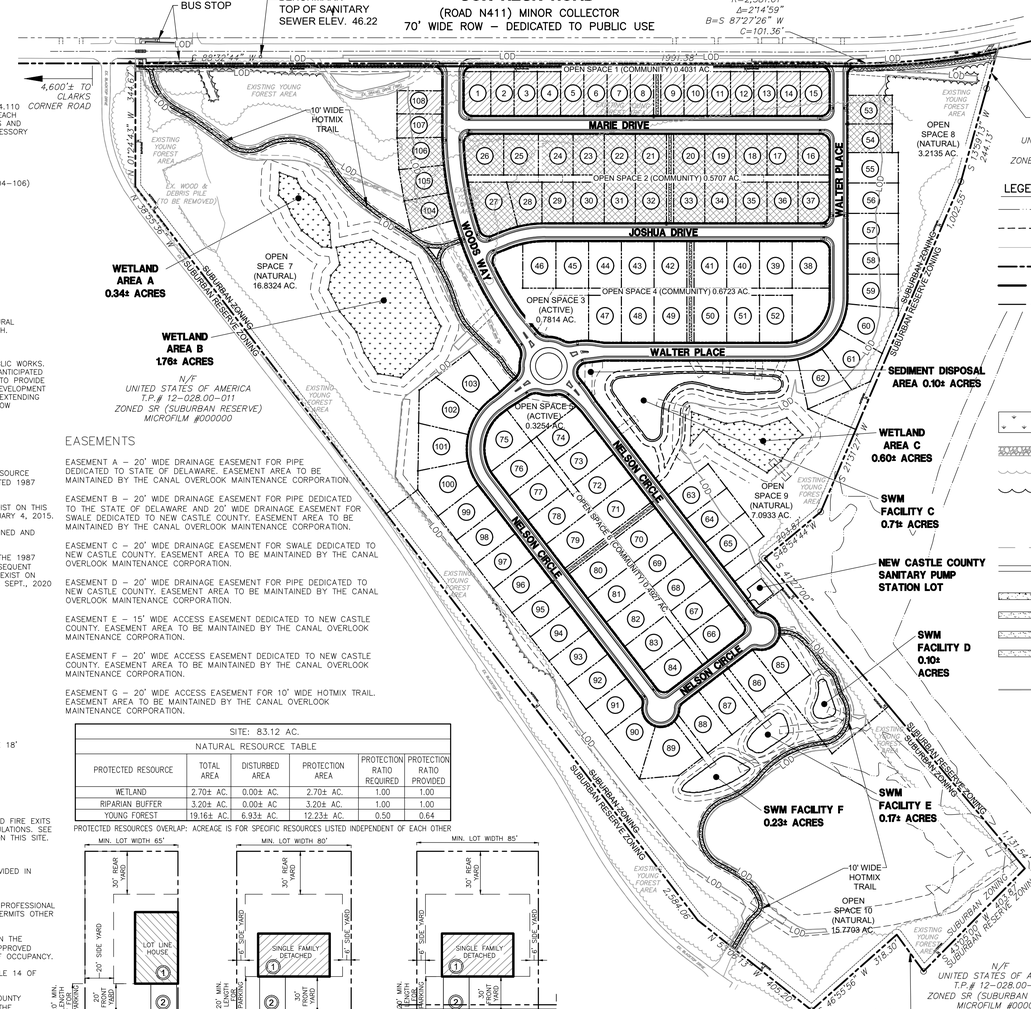


LOCATION MAP ZONING MAP NUMBER 74 SCALE: 1" = 800'



LEGEND

- 500–YEAR FLOODPLAIN LINE
- RIPARIAN BUFFER
- EXISTING FENCE LINE
- EXISTING PROPERTY LINE
- PROPOSED ROW LINE
- PROPOSED LOT LINE
- PROPOSED 8,000 SF. (65'x124') MIN LOT SIZE – LOT LINE
- PROPOSED 10,000 SF. (80'x125') MIN LOT SIZE – SINGLE FAMILY DETACHED
- PROPOSED 12,000 SF. (85'x142') MIN LOT SIZE – SINGLE FAMILY DETACHED
- EXISTING WETLANDS
- EXISTING GRAVEL DRIVE
- EXISTING YOUNG FOREST
- PROPOSED TREE LINE
- EXISTING MONUMENT
- PROPOSED MONUMENT
- EXISTING EDGE OF PAVEMENT
- PROPOSED INTEGRAL PCC CURB AND GUTTER – TYPE 2
- PROPOSED SIDEWALK
- PROPOSED SHARED USE PATH
- PROPOSED ACCESS–WAY
- PROPOSED TRAIL
- PROPOSED FIRE HYDRANT
- LOD – LIMIT OF DISTURBANCE

EASEMENTS

EASEMENT A – 20' WIDE DRAINAGE EASEMENT FOR PIPE DEDICATED TO STATE OF DELAWARE. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

EASEMENT B – 20' WIDE DRAINAGE EASEMENT FOR PIPE DEDICATED TO THE STATE OF DELAWARE AND 20' WIDE DRAINAGE EASEMENT FOR SWALE DEDICATED TO NEW CASTLE COUNTY. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

EASEMENT C – 20' WIDE DRAINAGE EASEMENT FOR SWALE DEDICATED TO NEW CASTLE COUNTY. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

EASEMENT D – 20' WIDE DRAINAGE EASEMENT FOR PIPE DEDICATED TO NEW CASTLE COUNTY. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

EASEMENT E – 15' WIDE ACCESS EASEMENT DEDICATED TO NEW CASTLE COUNTY. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

EASEMENT F – 20' WIDE ACCESS EASEMENT DEDICATED TO NEW CASTLE COUNTY. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

EASEMENT G – 20' WIDE ACCESS EASEMENT FOR 10' WIDE HOTMIX TRAIL. EASEMENT AREA TO BE MAINTAINED BY THE CANAL OVERLOOK MAINTENANCE CORPORATION.

SITE: 83.12 AC.
NATURAL RESOURCE TABLE

PROTECTED RESOURCE	TOTAL AREA	DISTURBED AREA	PROTECTION AREA	PROTECTION RATIO REQUIRED	PROTECTION RATIO PROVIDED
WETLAND	2.70± AC.	0.00± AC.	2.70± AC.	1.00	1.00
RIPARIAN BUFFER	3.20± AC.	0.00± AC	3.20± AC.	1.00	1.00
YOUNG FOREST	19.16± AC.	6.93± AC.	12.23± AC.	0.50	0.64

PROTECTED RESOURCES OVERLAP; ACREAGE IS FOR SPECIFIC RESOURCES LISTED INDEPENDENT OF EACH OTHER

TYPICAL LOT LINE HOUSE LAYOUT MINIMUM LOT AREA 8,000 SF

TYPICAL SINGLE FAMILY DETACHED HOUSE LAYOUT MINIMUM LOT AREA 10,000 SF

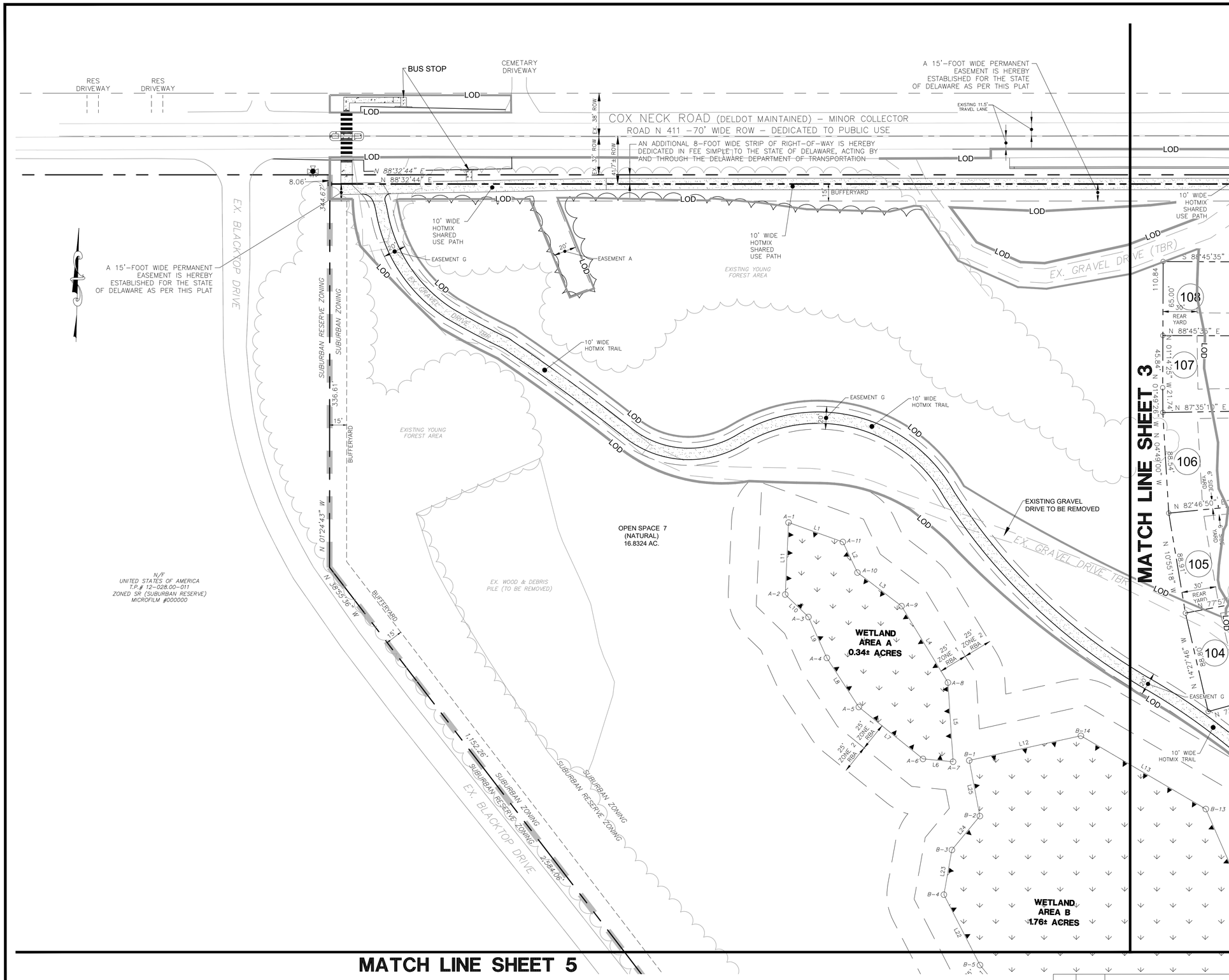
TYPICAL SINGLE FAMILY DETACHED HOUSE LAYOUT MINIMUM LOT AREA 12,000 SF

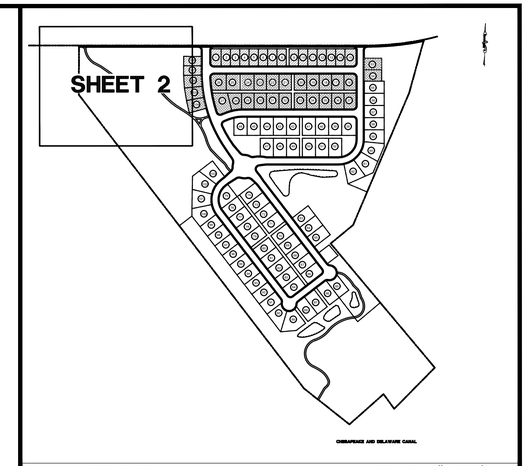
CONSTRUCTION PHASING LOD AREAS
PHASE 1 - 19.8 ACRES
PHASE 2 - 13.9 ACRES
PHASE 3 - 17.2 ACRES

THE TOTAL LAND DISTURBANCE PROPOSED BY THIS PLAN IS 50.9± ACRES

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	LOCRD LENGTH	CHORD BEARING	DELTA ANGLE
C1	25.00'	10.19'	10.12'	N 10°26'50" E	23°21'50"
C2	25.00'	28.98'	27.39'	N 55°00'05" E	66°25'19"
C3	25.00'	39.18'	35.29'	N 43°19'10" E	89°47'09"
C4	25.00'	39.36'	35.42'	N 46°20'50" W	90°22'51"
C5	25.00'	39.27'	35.36'	S 46°39'26" E	90°00'00"
C6	25.00'	28.98'	27.39'	S 58°14'37" E	66°25'19"
C7	25.00'	10.19'	10.12'	S 13°14'37" E	23°21'50"
C8	25.00'	39.27'	35.36'	S 43°19'44" W	90°00'00"
C9	25.00'	39.27'	35.36'	S 46°21'16" E	90°00'00"
C10	870.00'	248.92'	248.07'	S 11°45'12" E	16°23'15"
C11	25.00'	40.19'	36.00'	N 42°29'40" E	92°06'09"
C12	870.00'	89.47'	89.43'	S 06°50'11" E	5°53'19"
C13	870.00'	20.23'	20.23'	S 10°06'55" E	1°19'57"
C14	870.00'	139.22'	139.07'	S 15°01'57" E	9°10'09"
C15	25.00'	40.75'	36.19'	S 66°38'46" E	93°21'32"
C16	325.00'	124.15'	123.40'	N 77°36'06" E	21°53'16"
C17	325.00'	45.73'	45.68'	N 70°47'15" E	8°03'35"
C18	325.00'	9.51'	9.51'	N 67°42'25" E	1°40'37"
C19	325.00'	68.93'	68.80'	N 80°37'15" E	12°09'04"
C20	25.00'	39.27'	35.36'	S 43°32'44" W	90°00'00"
C21	275.00'	105.05'	104.43'	N 77°36'06" E	21°53'16"
C22	275.00'	63.89'	63.75'	N 67°42'25" E	13°18'44"
C23	275.00'	41.16'	41.12'	N 70°56'44" E	8°34'32"
C24	25.00'	39.27'	35.36'	S 46°27'16" E	90°00'00"
C25	225.00'	196.35'	176.78'	S 43°32'44" W	90°00'00"
C26	225.00'	175.76'	161.63'	S 38°49'34" W	80°31'39"
C27	125.00'	20.59'	20.57'	S 87°49'34" W	9°26'41"
C28	180.60'	67.39'	67.00'	S 87°03'38" W	21°22'42"
C29	36.47'	26.25'	25.69'	N 80°57'25" E	41°14'01"
C30	82.00'	43.06'	42.57'	N 77°29'52" W	30°05'10"
C31	36.00'	32.00'	30.96'	N 67°04'35" W	50°56'05"
C32	870.00'	153.27'	153.07'	N 31°46'27" W	10°05'37"
C33	25.00'	40.64'	36.31'	N 20°05'13" E	93°08'50"
C34	175.00'	74.38'	73.82'	S 15°17'00" W	24°21'03"
C35





KEY MAP SCALE: 1"=500'

APPLICATION NUMBER 2021-0142-S
RECORD MAJOR SUBDIVISION PLAN
OF
CANAL OVERLOOK
PREPARED FOR
PIERSON HOLDINGS I, LLC
WATERSHED: C & D CANAL EAST
RED LION HUNDRED, NEW CASTLE COUNTY, DELAWARE

20 0 20 40 80

REV. NO.	DATE	REVISION
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3	11-8-24	ADDED NEW OWNERS NAME
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1	4-29-24	PER NEW CASTLE COUNTY COMMENTS DATED 4-2-24

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APPROVED BY: PROFESSIONAL ENGINEER No. 7502 STATE OF DELAWARE

SURVEY BY: M&Z	CHECKED BY: M.Z
DESIGN BY: TWF	SCALE : 1" = 40'
DRAWN BY: LEH	DATE : SEPTEMBER 18, 2023
DWG. NO. : 20184873	SHEET 2 of 9

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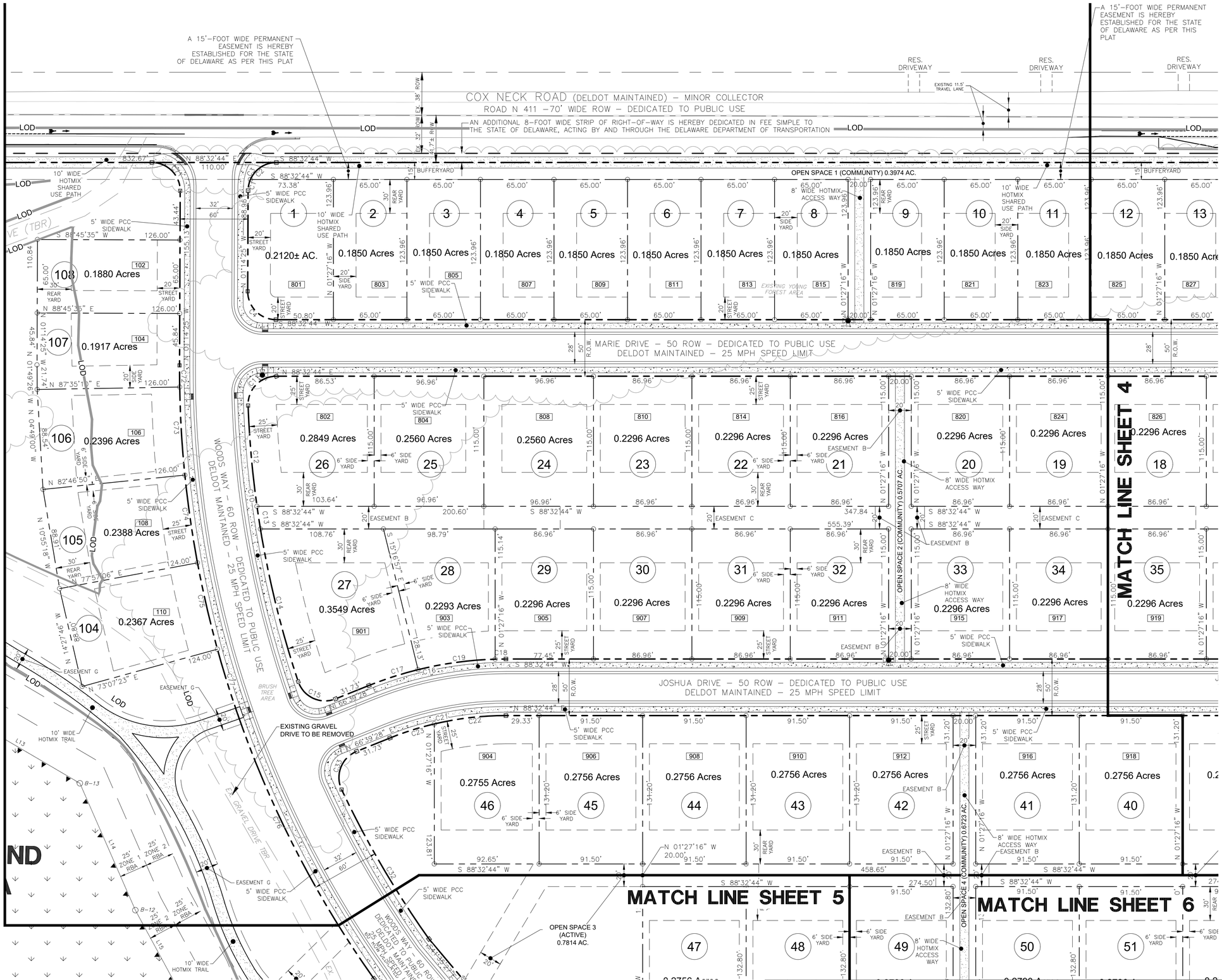

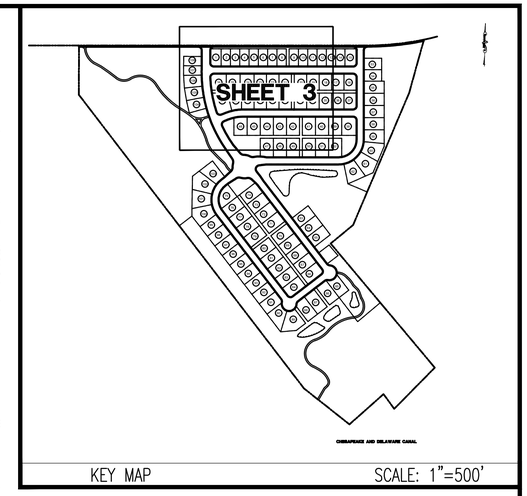

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APPROVED BY: PROFESSIONAL ENGINEER No. 7032

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: TWF	SCALE : 1" = 40'
DRAWN BY: LEH	DATE : SEPTEMBER 18, 2023
DWG. NO. : 20184873	SHEET 3 of 9

REV. NO.	DATE	REVISION	REV. NO.	DATE	REVISION
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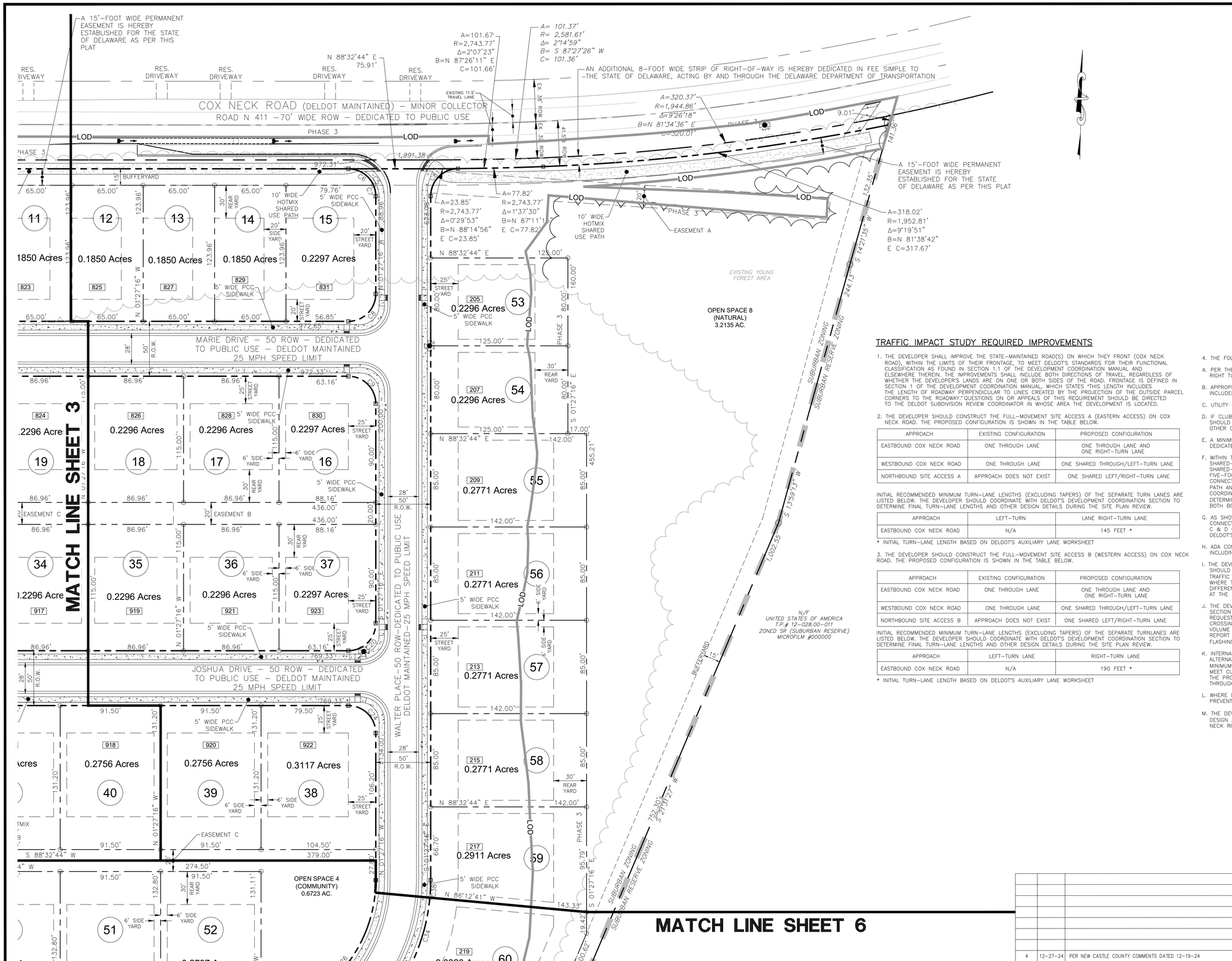

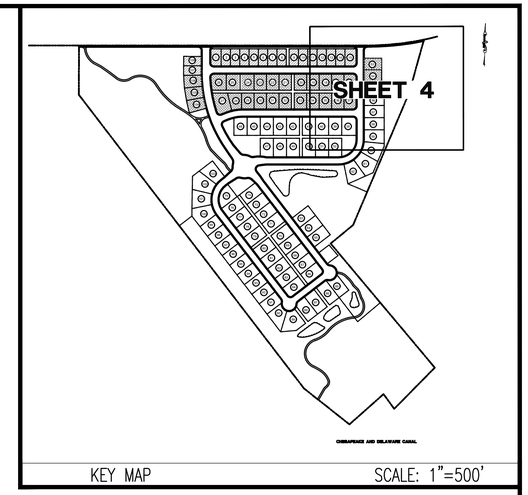

KEY MAP SCALE: 1"=500'

TRAFFIC IMPACT STUDY REQUIRED IMPROVEMENTS

1. THE DEVELOPER SHALL IMPROVE THE STATE-MAINTAINED ROAD(S) ON WHICH THEY FRONT (COX NECK ROAD), WITHIN THE LIMITS OF THEIR FRONTAGE, TO MEET DELDOT'S STANDARDS FOR THEIR FUNCTIONAL CLASSIFICATION AS FOUND IN SECTION 1.1 OF THE DEVELOPMENT COORDINATION MANUAL AND ELSEWHERE THEREIN. THE IMPROVEMENTS SHALL INCLUDE BOTH DIRECTIONS OF TRAVEL, REGARDLESS OF WHETHER THE DEVELOPER'S LANDS ARE ON ONE OR BOTH SIDES OF THE ROAD. FRONTAGE IS DEFINED IN SECTION 1 OF THE DEVELOPMENT COORDINATION MANUAL, WHICH STATES "THIS LENGTH INCLUDES THE LENGTH OF ROADWAY PERPENDICULAR TO LINES CREATED BY THE PROJECTION OF THE OUTSIDE PARCEL CORNERS TO THE ROADWAY." QUESTIONS ON OR APPEALS OF THIS REQUIREMENT SHOULD BE DIRECTED TO THE DELDOT SUBDIVISION REVIEW COORDINATOR IN WHOSE AREA THE DEVELOPMENT IS LOCATED.

2. THE DEVELOPER SHOULD CONSTRUCT THE FULL-MOVEMENT SITE ACCESS A (EASTERN ACCESS) ON COX NECK ROAD. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

APPROACH	EXISTING CONFIGURATION	PROPOSED CONFIGURATION
EASTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE THROUGH LANE AND ONE RIGHT-TURN LANE
WESTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE SHARED THROUGH/LEFT-TURN LANE
NORTHBOUND SITE ACCESS A	APPROACH DOES NOT EXIST	ONE SHARED LEFT/RIGHT-TURN LANE

INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) OF THE SEPARATE TURN LANES ARE LISTED BELOW. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN-LANE LENGTHS AND OTHER DESIGN DETAILS DURING THE SITE PLAN REVIEW.

APPROACH	LEFT-TURN	LANE RIGHT-TURN LANE
EASTBOUND COX NECK ROAD	N/A	145 FEET *

* INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET

3. THE DEVELOPER SHOULD CONSTRUCT THE FULL-MOVEMENT SITE ACCESS B (WESTERN ACCESS) ON COX NECK ROAD. THE PROPOSED CONFIGURATION IS SHOWN IN THE TABLE BELOW.

APPROACH	EXISTING CONFIGURATION	PROPOSED CONFIGURATION
EASTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE THROUGH LANE AND ONE RIGHT-TURN LANE
WESTBOUND COX NECK ROAD	ONE THROUGH LANE	ONE SHARED THROUGH/LEFT-TURN LANE
NORTHBOUND SITE ACCESS B	APPROACH DOES NOT EXIST	ONE SHARED LEFT/RIGHT-TURN LANE

INITIAL RECOMMENDED MINIMUM TURN-LANE LENGTHS (EXCLUDING TAPERS) OF THE SEPARATE TURNLANES ARE LISTED BELOW. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION TO DETERMINE FINAL TURN-LANE LENGTHS AND OTHER DESIGN DETAILS DURING THE SITE PLAN REVIEW.

APPROACH	LEFT-TURN LANE	RIGHT-TURN LANE
EASTBOUND COX NECK ROAD	N/A	190 FEET *

* INITIAL TURN-LANE LENGTH BASED ON DELDOT'S AUXILIARY LANE WORKSHEET

4. THE FOLLOWING BICYCLE, PEDESTRIAN AND TRANSIT IMPROVEMENTS SHOULD BE INCLUDED:

A. PER THE DELDOT DEVELOPMENT COORDINATION MANUAL SECTION 5.2.9.2, BICYCLE LANES ARE REQUIRED WHERE RIGHT TURN LANES ARE BEING INSTALLED.

B. APPROPRIATE BICYCLE SYMBOLS, DIRECTIONAL ARROWS, PAVEMENT MARKINGS, AND SIGNING SHOULD BE INCLUDED ALONG BICYCLE FACILITIES AND TURN LANES WITHIN THE PROJECT LIMITS.

C. UTILITY COVERS SHOULD BE MADE FLUSH WITH THE PAVEMENT.

D. IF CLUBHOUSES OR OTHER COMMUNITY FACILITIES ARE CONSTRUCTED WITHIN THE SITE, BICYCLE PARKING SHOULD BE PROVIDED NEAR BUILDING ENTRANCES. WHERE BUILDING ARCHITECTURE PROVIDES FOR AN AWNING, OTHER OVERHANG, OR INDOOR PARKING, THE BICYCLE PARKING SHOULD BE COVERED.

E. A MINIMUM 15-FOOT WIDE PERMANENT EASEMENT FROM THE EDGE OF THE RIGHT-OF-WAY SHOULD BE DEDICATED TO DELDOT WITHIN THE SITE FRONTAGE ALONG COX NECK ROAD.

F. WITHIN THE EASEMENT ALONG THE COX NECK ROAD SITE FRONTAGE, A MINIMUM OF A 10-FOOT WIDE SHARED-USE PATH THAT MEETS CURRENT AASHTO AND ADA STANDARDS SHOULD BE CONSTRUCTED. THE SHARED-USE PATH SHOULD MEET AASHTO AND ADA STANDARDS AND SHOULD HAVE A MINIMUM OF A FIVE-FOOT BUFFER FROM THE ROADWAY. AT THE PROPERTY BOUNDARIES, THE SHARED-USE PATH SHOULD CONNECT TO THE ADJACENT PROPERTY OR TO THE SHOULDER IN ACCORDANCE WITH DELDOT'S SHARED-USE PATH AND/OR SIDEWALK TERMINATION REFERENCE GUIDE DATED AUGUST 1, 2018. THE DEVELOPER SHALL COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION THROUGH THE PLAN REVIEW PROCESS TO DETERMINE THE DETAILS OF THE SHARED-USE PATH DESIGN AND CONNECTIONS/TERMINATIONS AT OR BEFORE BOTH BOUNDARIES OF THE PROPERTY.

G. AS SHOWN ON THE SITE PLAN, THE DEVELOPER SHOULD CONSTRUCT A MULTI-USE TRAIL THROUGH THE SITE, CONNECTING TO COX NECK ROAD AT THE NORTH END AND TO THE MICHAEL N. CASTLE TRAIL ALONG THE C & D CANAL AT THE SOUTH END. DETAILS OF THIS MULTI-USE TRAIL SHOULD BE COORDINATED WITH DELDOT'S DEVELOPMENT COORDINATION SECTION.

H. ADA COMPLIANT CURB RAMPS AND CROSSWALKS SHOULD BE PROVIDED AT ALL PEDESTRIAN CROSSINGS, INCLUDING ALL SITE ENTRANCES. TYPE 3 CURB RAMPS ARE DISCOURAGED.

I. THE DEVELOPER SHOULD INSTALL A CROSSWALK ACROSS COX NECK ROAD. LOCATION OF THE CROSSING SHOULD BE DETERMINED THROUGH COORDINATION WITH DELDOT'S DEVELOPMENT COORDINATION SECTION AND TRAFFIC SECTION AS WELL AS THE DELAWARE TRANSIT CORPORATION (DTC). THE CROSSWALK MAY BE INSTALLED WHERE THE PROPOSED TRAIL THROUGH THE SITE INTERSECTS COX NECK ROAD, OR IT MAY BE INSTALLED AT A DIFFERENT LOCATION. THE PROPOSED BUS STOP PADS NOTED BELOW IN ITEM 4.M. MIGHT ALSO BE INSTALLED AT THE CROSSWALK LOCATION IF DETERMINED TO BE APPROPRIATE.

J. THE DEVELOPER SHOULD COORDINATE WITH DELDOT'S DEVELOPMENT COORDINATION SECTION AND TRAFFIC SECTION REGARDING DESIGN OF THE CROSSWALK ON COX NECK ROAD DESCRIBED IN ITEM 4.I. IN DOING SO, IF REQUESTED BY DELDOT, THE DEVELOPER WILL NEED TO CONDUCT AN ANALYSIS TO DETERMINE WHAT TYPE OF CROSSING TREATMENT WOULD BE APPROPRIATE AND SHOULD ASSUME THAT THE MINIMUM PEDESTRIAN CROSSING VOLUME THRESHOLD IS MET. THE ANALYSIS MUST BE BASED ON GUIDANCE AND WORKSHEETS FOUND IN NCHRP REPORT 562. PRELIMINARILY, IT IS ANTICIPATED THAT A MEDIAN REFUGE ISLAND AND RECTANGULAR RAPID FLASHING BEACON (RRFB) MAY BE FEASIBLE AND DESIRED BY DELDOT.

K. INTERNAL SIDEWALKS FOR PEDESTRIAN SAFETY AND TO PROMOTE WALKING AS A VIABLE TRANSPORTATION ALTERNATIVE SHOULD BE CONSTRUCTED WITHIN THE DEVELOPMENT. THESE SIDEWALKS SHOULD EACH BE A MINIMUM OF FIVE FEET WIDE (WITH A MINIMUM OF A FIVE-FOOT BUFFER FROM THE ROADWAY) AND SHOULD MEET CURRENT AASHTO AND ADA STANDARDS. INTERNAL SIDEWALKS IN THE DEVELOPMENT SHOULD CONNECT TO THE PROPOSED SHARED-USE PATH ALONG COX NECK ROAD AND TO THE PROPOSED MULTI-USE TRAIL THROUGH THE SITE.

L. WHERE INTERNAL SIDEWALKS ARE LOCATED ALONGSIDE OF PARKING SPACES, A BUFFER SHOULD BE ADDED TO PREVENT VEHICULAR OVERHANG ONTO THE SIDEWALK.

M. THE DEVELOPER SHOULD COORDINATE WITH THE DELAWARE TRANSIT CORPORATION (DTC) REGARDING LOCATION, DESIGN AND CONSTRUCTION OF A PAIR OF COMPANION 5' BY 8' BUS STOP PADS (TYPE 2) ALONG THE COX NECK ROAD SITE FRONTAGE.

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RED LION HUNDRED, NEW CASTLE COUNTY, DELAWARE

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APPROVED BY: PROFESSIONAL ENGINEER No. 7602

SURVEY BY: M&Z	CHECKED BY: M.Z.
DESIGN BY: TWF	SCALE: 1" = 40'
DRAWN BY: LEH	DATE: SEPTEMBER 18, 2023
DWG. NO.: 20184873	SHEET 4 of 9

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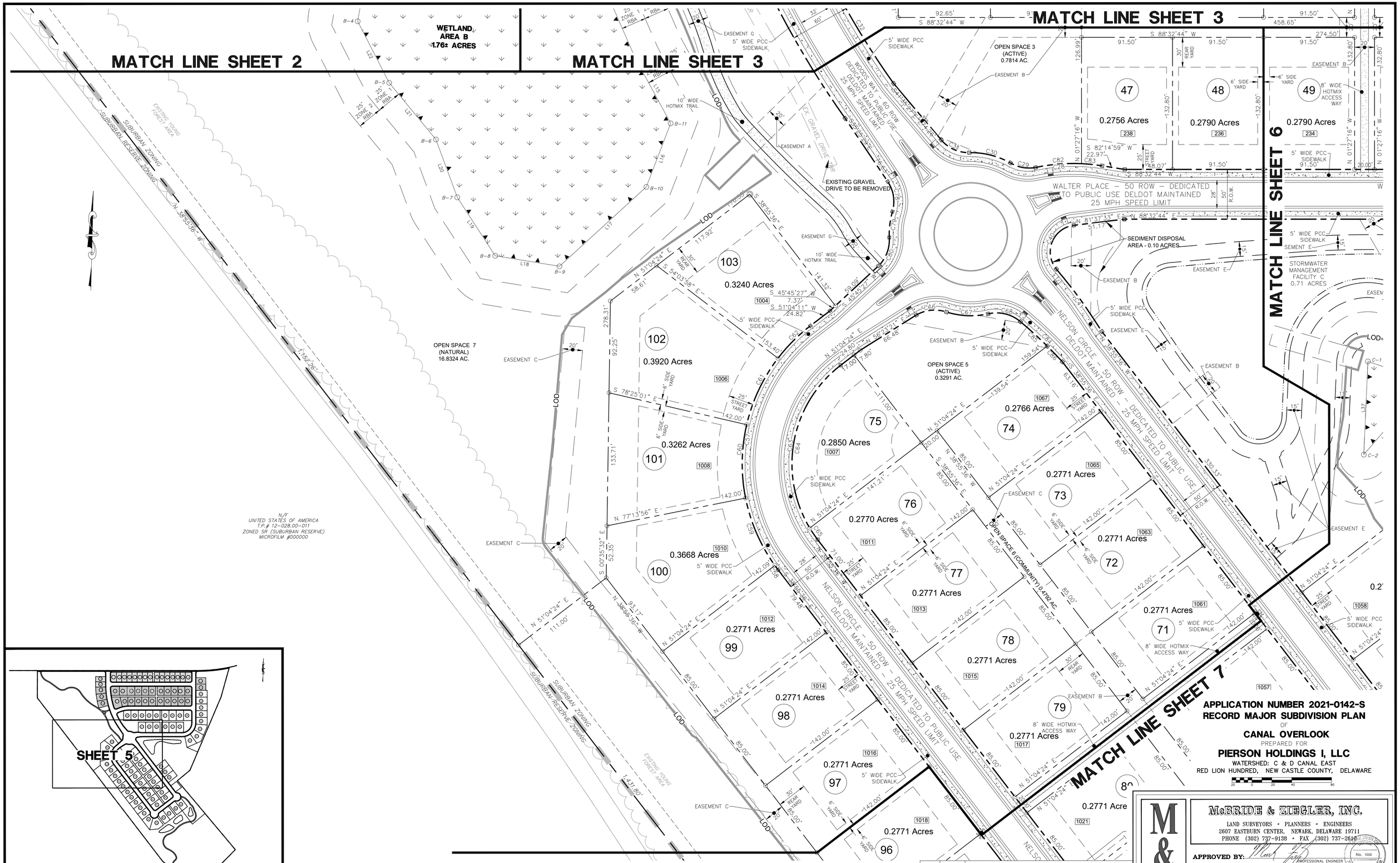

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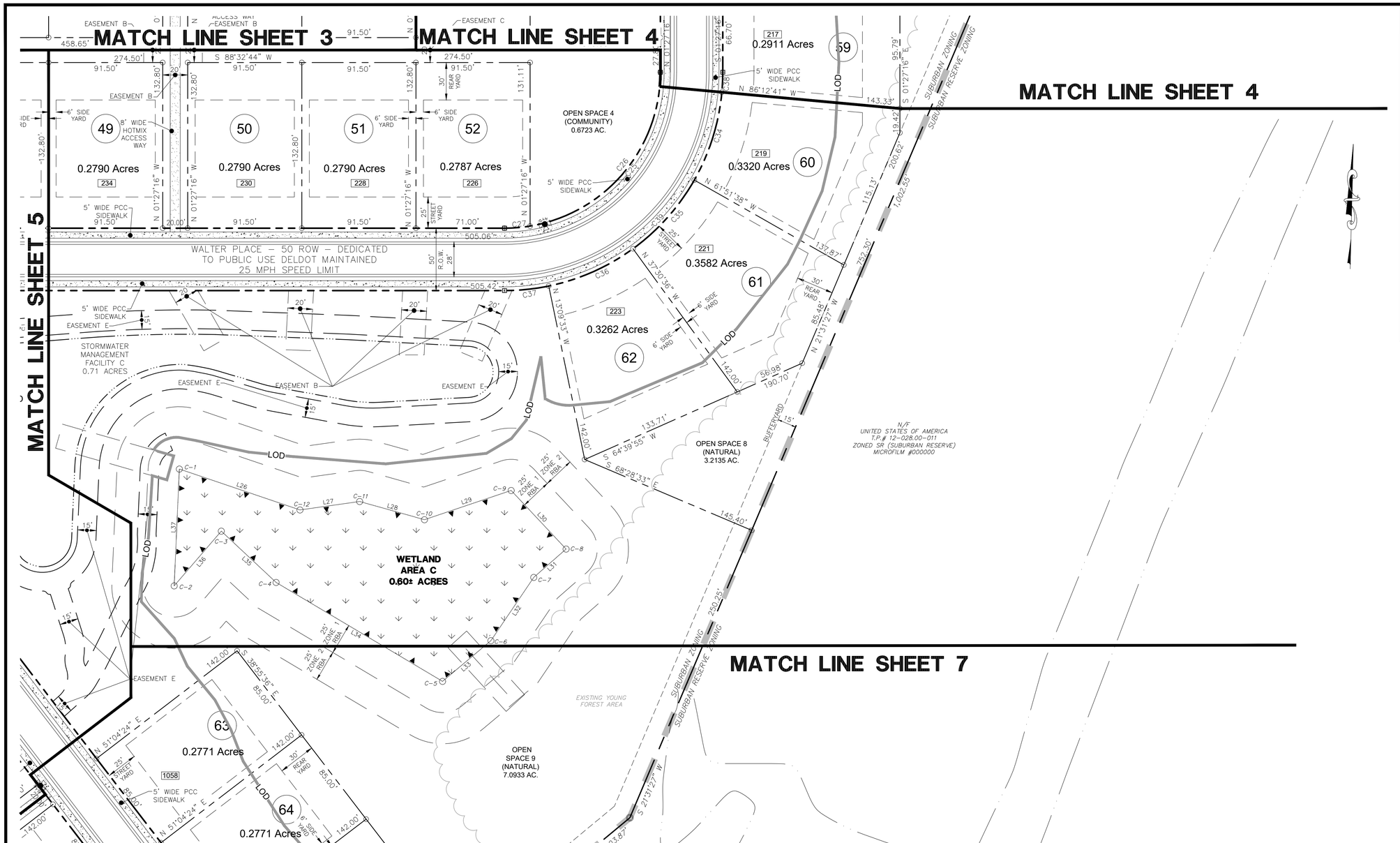
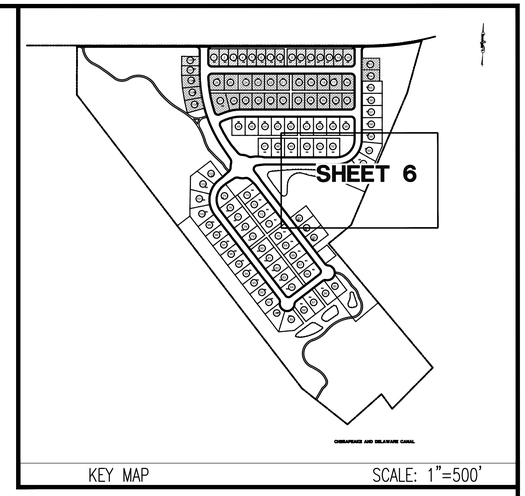
APPROVED BY: PROFESSIONAL ENGINEER

No. 7002

SURVEY BY: M&Z	**CHECKED BY:** M.Z.
DESIGN BY: TWF	**SCALE :** 1" = 40'
DRAWN BY: LEH	**DATE :** SEPTEMBER 18, 2023
DWG. NO. : 20184873	SHEET 5 of 9

F:_PROJECTS-2018\20184873-COX NECK ROAD Canal Overlook\DWG\CNST\4873_CNST 12-17-24 (CURRENT).dwg, 1/2/2025 10:23:39AM,DWG To PDF.pc3





APPLICATION NUMBER 2021-0142-S
RECORD MAJOR SUBDIVISION PLAN
OF
CANAL OVERLOOK
PREPARED FOR
PIERSON HOLDINGS I, LLC
WATERSHED: C & D CANAL EAST
RED LION HUNDRED, NEW CASTLE COUNTY, DELAWARE

20 0 20 40 80

REV. NO.	DATE	REVISION
4	12-27-24	PER NEW CASTLE COUNTY COMMENTS DATED 12-19-24
3	11-8-24	ADDED NEW OWNERS NAME
2	8-26-24	PER NEW CASTLE COUNTY COMMENTS DATED 7-18-24
1	4-29-24	PER NEW CASTLE COUNTY COMMENTS DATED 4-2-24

M&Z

McBRIDE & ZIEGLER, INC.
LAND SURVEYORS • PLANNERS • ENGINEERS
2607 EASTBURN CENTER, NEWARK, DELAWARE 19711
PHONE (302) 737-9138 • FAX (302) 737-2610

APPROVED BY: PROFESSIONAL ENGINEER No. 7602

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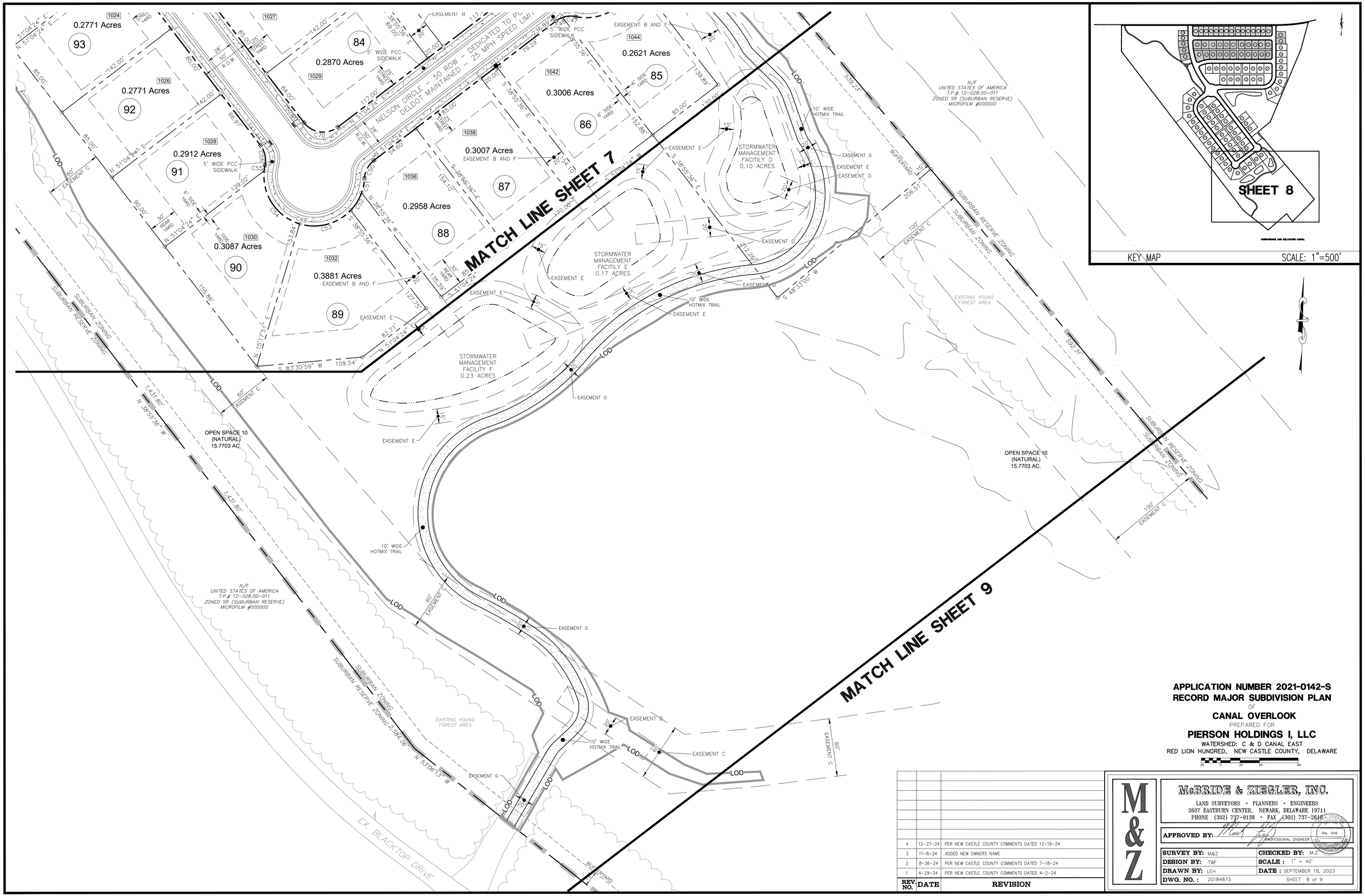

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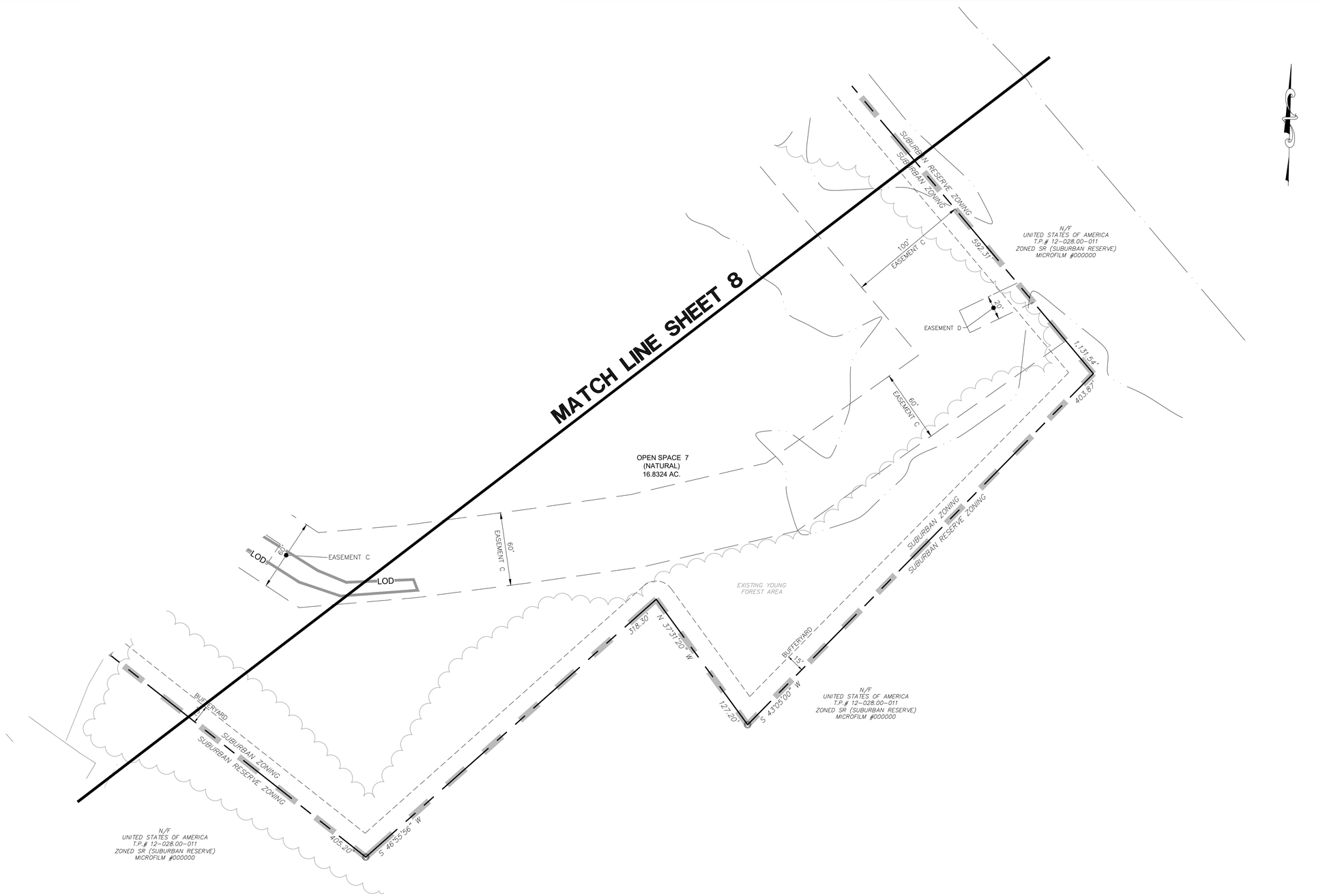

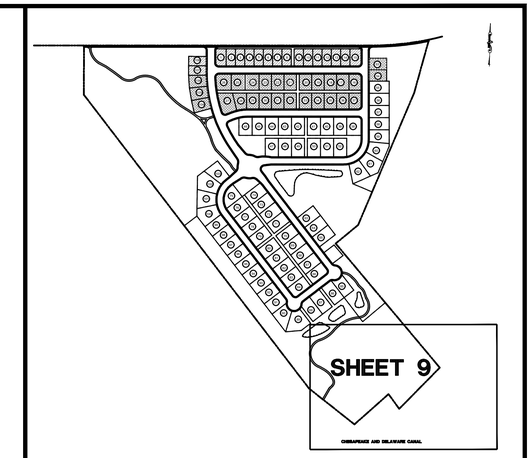

KEY MAP SCALE: 1"=500'

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