



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

May 13, 2025
2:30 PM

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

REVISED AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R25-083: PLAN OF THE LANDING AT WHITEHALL; ST. GEORGES HUNDRED; NORTHERLY SIDE OF LOREWOOD GROVE ROAD, 1,600 FEET WEST OF JAMISON CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO CONSTRUCT A RESIDENTIAL SUBDIVISION OF 65 SINGLE FAMILY DETACHED LOTS, 34 SINGLE FAMILY ATTACHED LOTS AND 150 TOWNHOUSE LOTS (249 TOTAL LOTS) USING THE HAMLET AND VILLAGE SUBDIVISION OPTION; S ZONING; APPLICATION NO. 2021-0661-S; COUNCIL DISTRICT 6

Prime Sponsor(s): Mr. Carter

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

Discussion and potential approval by County Council of a possible intern program as requested by the County Council President.

G. Public Comment

H. Adjournment

AGENDA POSTED: APRIL 29, 2025
REVISED: MAY 8, 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.

**The agenda is being amended within the seven-day window provided for under the Delaware Freedom of Information Act because the necessary discussion and potential approval by County Council of a possible intern program (to be discussed under "Other") is time-sensitive and must occur at this scheduled meeting in order, if approved, to allow sufficient time for County Council to interview and engage with potential interns who are now completing their academic school years and would, like Council, be looking to participate in the program ASAP.

**Under Title 29, Section 10006A of *Delaware Code*, New Castle County Council is holding this meeting as a telephone and video conference, utilizing  Webinar. In addition, this meeting is open to the public in Council Chambers (800 N. French Street, Wilmington, DE 19801). The link to join the meeting via computer, smart device, or smart phone is : <https://zoom.us/j/377322142> You may also call into the meeting (audio) using the following call in numbers: 1-312-626-6799 or +1-646-558-8656 or +1-346-248-7799 or +1-669-900-9128 or +1-253-215-8782 or +1-301-715-8592. Then enter the Webinar ID: 377 322 142. If you do not have a good connection with one, please try the others. Additional information regarding phone functionality during the meeting is available at: <https://support.zoom.us/hc/en-us/articles/360029527911-Live-Training-Webinars>

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

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

Prime Sponsor(s): Mr. Carter
Requested by: Department of Land Use
Date of introduction: May 13, 2025

RESOLUTION NO. 25-083

**PLAN OF THE LANDING AT WHITEHALL; ST. GEORGES HUNDRED;
NORTHERLY SIDE OF LOREWOOD GROVE ROAD, 1,600 FEET WEST OF JAMISON
CORNER ROAD; MAJOR LAND DEVELOPMENT PLAN THAT PROPOSES TO
CONSTRUCT A RESIDENTIAL SUBDIVISION OF 65 SINGLE FAMILY DETACHED
LOTS, 34 SINGLE FAMILY ATTACHED LOTS AND 150 TOWNHOUSE LOTS (249
TOTAL LOTS) USING THE HAMLET AND VILLAGE SUBDIVISION OPTION;
S ZONING; APPLICATION NO. 2021-0661-S; 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, The Landing at Whitehall (Application No. 2021-0661-S) 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.

**THE LANDING AT WHITEHALL
St. Georges Hundred**

Adopted by County Council of
New Castle County on: 5/13/25

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

SYNOPSIS: Same as title

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



New Castle County Department of Land Use

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

FROM: David M. Culver

RE: Application Number 2021-0661-S
The Landing at Whitehall
Record Major Land Development Plan

DATE: April 4, 2025

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

A suggested title and synopsis are attached.

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

Plan of The Landing at Whitehall; Northerly side of Lorewood Grove Road, 1,600 feet west of Jamison Corner Road; Major Land Development Plan that proposes to construct a residential subdivision of 65 single family detached lots, 34 single family attached lots and 150 townhouse lots (249 total lots) using the hamlet and village subdivision option; S zoning; Council District 6.

Synopsis: Same as title

1. BOUNDARY AND TOPOGRAPHIC SURVEY DATA SHOWN HEREON WAS COMPILED AND CONVERTED INTO DELAWARE STATE PLANE BY
2. VANDERMARK AND LYNCH IN JUNE 2007 AND BOUNDARY SURVEY PERFORMED BY BECKER MORGAN GROUP, IN AUGUST 2021.
3. ANY UTILITY LOCATIONS NOT SHOWN HEREON ARE THE PROPERTY OF THE UTILITY OWNERS AND ARE NOT TO BE CONSIDERED AS PART OF THIS PROJECT. THE EXISTING UTILITIES SHOWN WERE TAKEN FROM THE BEST AVAILABLE RECORDS. THE CONTRACTOR SHALL CONTACT A PRIVATE
4. UTILITY LOCATOR TO VERIFY THEIR EXACT LOCATION PRIOR TO THE START OF ANY CONSTRUCTION. ANY DAMAGE INCURRED TO
5. ANY UTILITIES SHALL BE REPAIRED IMMEDIATELY AT THE CONTRACTORS EXPENSE. IF THE CONTRACTOR RELIES ON THE UTILITY
6. LOCATION SHOWN HEREON, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO SUCH UTILITIES AND WILL NOT BE ENTITLED TO ADDITIONAL COMPENSATION DUE TO
7. TIME DELAYS FROM SAID RAILANCE.

8. FLOODPLAIN: THIS SITE DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON FORM 1000SC020411, EFFECTIVE 01/22/2020.
9. WRA: THIS AREA OF DEVELOPMENT IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) BASED ON REVIEW OF
10. THE CITY OF WATER RESOURCE PROTECTION AREAS FOR CITY OF NEWARK, CITY OF WILMINGTON AND NEW CASTLE COUNTY
11. DELAWARE MAP 2 OF 3, LAST REVISED MARCH 2022.

12. WETLANDS: A WETLAND DELINEATION WAS CONDUCTED BY WATERSHED ECO, LLC IN APRIL 2024. NO CHANGES TO THE
13. SITE OR TO THE WETLAND PLANS ARE BEING MADE FROM THE PREVIOUS DELINEATION CONDUCTED BY LANDMARK SCIENCE &
14. ENGINEERING, INC. IN 2013. THERE ARE NO PROPOSED DISTURBANCES TO ANY DELINEATED WETLANDS OR WATERS.
15. CNA: NO PORTION OF THIS SITE CONTAINS CRITICAL NATURAL RESOURCES PER THE DELAWARE INVENTORY OF NATURAL AREAS.
16. THE PROJECT LOCATIONS ARE NOT LOCATED WITHIN ANY OF THE FOLLOWING AREAS: CRITICAL NATURAL RESOURCES, CRITICAL HABITAT, CRITICAL FISH AND WILDLIFE
17. CONSTRUCTION SITES. ANY SOLID WASTE FOUND DURING EXCAVATION MUST BE REMOVED AND PROPERLY DISCARDED.
18. ALL HANDICAPPED PARKING DEMANDATIONS, STALLS, AND BUILDING ACCESSIBLE ROUTES SHALL COMPLY WITH THE "AMERICAN WITH
19. DISABILITIES ACT".

20. WATER: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES
21. AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
22. SEWER: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF
23. RECORDING OF THIS PLAN, THERE WAS NO ACCESS TO SEWERAGE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN. THE
24. DEVELOPER/OWNER, NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND
25. DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR
26. ASSIGNS SHALL BE RESPONSIBLE FOR THE CONSTRUCTION OF UTILITY RIGHT-OF-WAYS AND EASEMENTS. ANY DISTURBED
27. ALL FIRE LINES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXITS SHALL BE MARKED AND
28. PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PREVENTION REGULATIONS, DATED SEPTEMBER 1, 2021.
29. A PROPOSED STREETS INTENDED FOR DEDICATION TO PUBLIC USE ARE TO BE CURBED AND FIVE FOOT WIDE PORTLAND CEMENT
30. SIDEWALKS. THE CITY OF NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SIDEWALKS AND SIDEWALKS SHALL BE CONSTRUCTED IN
31. THIS PLAN SUPERSEDES, IN PART, THE PLAN OF TOWN OF WHITEHALL LATEST DATED 09/10/2014 AND RECORDED ON 12/21/2012 IN
32. THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 202212210116636.
33. THE CITY OF NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SIDEWALKS AND SIDEWALKS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE
34. SANSITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.

35. ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESSWAYS, PARKING AREAS,
36. STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANNING AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND
37. MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT
38. CODE. THE PURCHASER SHALL PERMIT THE DEVELOPER OR HIS ASSIGNS TEMPORARY TRESPASS UPON THE PURCHASERS LOT OR LOTS
39. FOR THE PURPOSES OF OBTAINING AND REVIEWING THE APPROVED PLANS FOR A PERIOD OF ONE YEAR COMMENCING WITH
40. THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

41. DRAINAGE, EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE
42. DELAWARE STATE DEPARTMENT OF ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
43. THE DEVELOPER SHALL PRESERVE ALL TREES ON THIS SITE EXCEPT WHERE NECESSARY TO CONSTRUCT BUILDINGS, PARKING,
44. ACCESSWAYS, RECREATIONAL FACILITIES, UTILITIES, AND WERE SELECTIVE THINNING OF EXISTING VEGETATION IS REQUIRED
45. EXISTING PLANT MATERIALS DESIGNATED TO REMAIN ON THIS PLAN OR ON THE LANDSCAPE PLAN SHALL BE PRESERVED AND
46. PROTECTED. EXISTING PLANT MATERIALS TO BE REMOVED SHALL BE REMOVED BY THE DEVELOPER OR HIS ASSIGNS. ANY DISTURBED
47. AREAS SHALL BE REPLANTED TO ACHIEVE A SIDEWALKS OF NATURAL VEGETATIVE COVER.
48. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO
49. THE COMPLETION OF THE PROJECT. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT
50. CONCRETE.

51. FOR THE MAINTENANCE OF THE COMMON FACILITIES INCLUDING PRIVATE OPEN SPACE, PRIVATE ALLEYSWAYS, STORMWATER
52. MANAGEMENT AREAS, ETC. SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED 7/10/2024, AND OF RECORD IN THE
53. OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 202407100044420.
54. A FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH
55. SIDEWALK, EXCEPT WHERE OTHERWISE SPECIFIED, SHALL BE THE CASE OF UTILITY RIGHT-OF-WAYS AND EASEMENTS. THE
56. EASEMENT SHALL BE PROVIDED FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE
57. BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.

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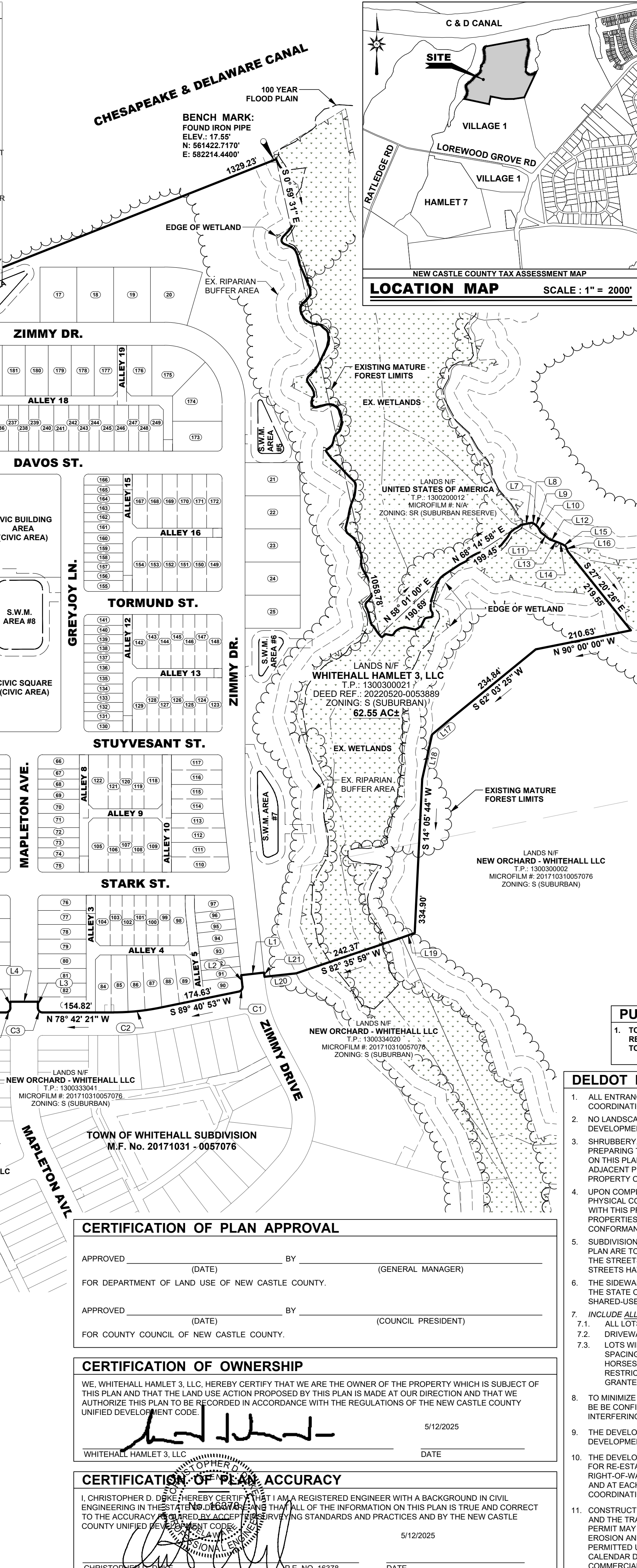
ON LOT PARKING SPACES IN FRONT OF GARAGES ALONG PUBLIC ROADS AND ALLEYS SHALL BE BUILT TO ACCOMMODATE PARALLEL PARKING (MINIMUM 9' WIDTH) OR PERPENDICULAR PARKING (MINIMUM 20') TO ENSURE THAT PARKED VEHICLES DO NOT ENDOCH ON ALLEYSWAYS, PEDESTRIAN FACILITIES OR PUBLIC ROADWAYS.

5. ARCHITECTURAL DESIGN: THE NEW CASTLE COUNTY DEPARTMENT OF LAND USE SHALL REVIEW THE ARCHITECTURAL GUIDELINES AND DESIGN CRITERIA. THE REVIEW SHALL ASCERTAIN COMPLIANCE WITH THE UNIFIED DEVELOPMENT CODES DESIGN AND CHARACTER STANDARDS, ANTI-MONOTONY MEASURES AND STANDARDS, AND EXTERIOR MATERIAL REQUIREMENTS. THE ARCHITECTURAL AND DESIGN FEATURES MAY DIFFER FROM THOSE CONTAINED IN PREVIOUS PATTERN BOOKS DUE TO: (A) THE EVOLUTION OF BUILDING CODES, MATERIALS, AND INDUSTRY PRACTICES; AND (B) THE SPECIFIC CHARACTERISTICS OF EACH VILLAGE/HAMLET, SUCH AS ARCHITECTURAL STYLE, PROXIMITY TO THE URBAN CORE OF THE TOWN OF WHITEHALL, DEVELOPMENT MIX (E.G. RESIDENTIAL VS. MIXED USE), AND TOPOGRAPHY. HOWEVER, THE DEPARTMENT'S REVIEW SHALL ENSURE THAT BUILDING DESIGN, CHARACTER STANDARDS, AND USE OF QUALITY EXTERIOR MATERIALS OF ALL VILLAGES AND HAMLETS EXCEEDS, OR IS OF SIMILAR OVERALL QUALITY TO THOSE IN THE SURROUNDING VICINITY.
6. THE DEVELOPER SHALL MAKE A FINANCIAL CONTRIBUTION TO THE HOUSING TRUST FUND FOR ANY DWELLING UNIT THAT EXCEEDS VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON 08/2023, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 08/42/2023, AT INSTRUMENT NO. 20230914-0081739.
8. DECLARATION OF ARCHITECTURAL AND USE RESTRICTIONS WAS EXECUTED ON 7/10/2024, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20240710-0044419.
9. VEHICULAR INTERCONNECTION BETWEEN VILLAGE 1 AND FUTURE VILLAGE 2 WHICH IS LOCATED TO THE EAST OF VILLAGE 1, WILL BE CONSTRUCTED AS PART OF FUTURE VILLAGE 2 SUBJECT TO A LETTER AGREEMENT AND EASEMENT AGREEMENT WITH THE DELAWARE DEPARTMENT OF TRANSPORTATION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT NO. 20240415-0023734. FUTURE STREET INTERCONNECTION SIGN WILL BE PLACED BY THE PROPOSED VILLAGE 1 STREET LAYOUT SHOWN ON THE PLAN DETERMINED BY THE DEVELOPER AND DELDOT PER THE RECORDED LETTER AGREEMENT.

Parcel Line Table				
LINE	LENGTH	CHD.	BEARING	
L1	50.00'	N84° 59' 40"W		
L2	24.93'	S5° 00' 20"W		
L3	13.25'	N11° 17' 39"E		
L4	60.00'	N78° 42' 21"W		
L5	13.25'	S11° 17' 39"W		
L6	100.00'	N78° 42' 21"W		
L7	24.94'	N89° 50' 19"E		
L8	6.52'	S53° 45' 09"E		
L9	9.77'	S36° 15' 34"E		
L10	13.07'	S17° 57' 11"E		
L11	25.73'	S40° 18' 40"W		
L12	7.84'	S60° 34' 40"E		
L13	10.85'	S58° 52' 59"E		
L14	10.69'	S55° 00' 49"E		
L15	7.57'	S47° 49' 18"E		
L16	12.33'	S10° 05' 50"E		
L17	56.83'	S61° 13' 05"W		
L18	99.33'	S23° 46' 02"W		
L19	29.77'	S81° 43' 04"W		
L20	69.10'	N84° 59' 40"W		
L21	9.23'	N5° 00' 20"E		

Curve Table				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C1	10.00'	14.78'	N47° 20' 36"E	13.47'
C2	500.00'	101.34'	S84° 30' 44"E	101.17'
C3	10.00'	15.71'	S33° 42' 21"E	14.14'
C4	10.00'	15.71'	N65° 17' 39"E	14.14'

SURVEY LEGEND		
ITEM	EXISTING	PROPOSED
UNMARKED POINT	□ FCM	○ SCM
CONCRETE MONUMENT	⊕ FIP	● SIP
IRON PIPE	⊙ FIPC	
IRON ROD W/ CAP	⊙ FIR	* SIR
IRON ROD W/ CAP	⊙ FIR	* SIR
DRILL HOLE	⊙ FDH	★ SDH
STONE	⊙ FSTONE	
PK NAIL	⊙ FPK	⬢ SPK



OWNER OF RECORD:	WHITEHALL HAMLET 3, LLC 818 FIRST STATE BOULEVARD WILMINGTON, DE 19804 (302) 999 - 5700						
ENGINEER / SURVEYOR:	BECKER MORGAN GROUP INC. THE TOWER AT STAR CAMPUS 100 DISCOVERY BOULEVARD, SUITE 102 NEWARK, DE 19713 (302) 369 - 3700						
PROPERTY ADDRESS:	0 STUYVESANT ST. MIDDLETOWN, DE 19709 (UNINCORPORATED) NEW CASTLE COUNTY, DE 1300300021						
TAX PARCEL NUMBER:	EXISTING:	S (SUBURBAN) / AGRICULTURE					
ZONING CLASSIFICATION:	PROPOSED:	S (SUBURBAN) / HAMLET					
MICROFILM No.:	201710310057076						
PRESENT USE:	AGRICULTURE (CULTIVATED FIELD)						
PROPOSED USE:	RESIDENTIAL SUBDIVISION / HAMLET DESIGN						
TOTAL SITE AREA:	± 62.55 ACRES						
TOTAL NO. OF LOTS:	EXISTING:	1					
PROPOSED:	252 (249 RESIDENTIAL LOTS)						
LOT BREAKDOWN:	TRACT 3 SINGLE FAMILY DETACHED HOUSE = 31 (LOTS 1-25 & 30-35)						
	TRACT 4 SINGLE FAMILY DETACHED HOUSE = 34 (20% PROPOSED) (LOTS 26-29, 36, 37, 42-55, & 173-186)						
	TRACT 4 TWIN HOUSE = 34 (20% PROPOSED) (LOTS 76-89, 110-117, 149-154, & 167-172)						
	TRACT 4 TOWNHOUSE = 56 (60% PROPOSED) (LOTS 38-41, 50-75, 90-109, 118-129, 142-148, & 211-249)						
	TRACT 5 TOWNHOUSE = 46 (LOTS 130-140, 155-166, & 187-210)						
	TOTAL NUMBER = 249						
12. TYPICAL ZONING (HAMLET)	T1 NATURAL ZONE	25.45 AC ± = 40.69% (35% MIN. REQ.)					
	T2 SUBURBAN ZONE	9.42 AC ± = 15.06% (10-30% MIN. REQ.)					
	T4 GENERAL URBAN ZONE	24.92 AC ± = 39.84% (20-40% MIN. REQ.)					
	T5 URBAN CENTER ZONE	2.76 AC ± = 4.41% (0-5% MIN. REQ.)					
	TOTAL AREA:	62.55 AC ±					
13. DENSITY CALCULATIONS	TOTAL URBANIZED AREA (T3 + T4 + T5)	37.10 AC ±					
	TOTAL URBANIZED CIVIC AREA (T3 + T4 + T5):	2.12 AC ± = 5.7% (5% MIN. REQ.)					
	T3 DENSITY						
	PERMITTED = (6 DUS / ACRE) = 6 * 9.42 ACRES = 56 DUS						
	PROPOSED = 31 DUS / 9.42 ACRES = 3.29 DUS/ACRE						
14. PARKING CALCULATIONS:	T4 DENSITY						
	PERMITTED = (12 DUS / ACRE) = 12 * 24.92 ACRES = 299 DUS						
	PROPOSED = 170 DUS / 24.92 ACRES = 6.82 DUS/ACRE						
	T5 DENSITY						
	PERMITTED = (27 DUS / ACRE) = 27 * 2.76 ACRES = 74 DUS						
	PROPOSED = 48 DUS / 2.76 ACRES = 17.39 DUS/ACRE						
	T3 PARKING						
	REQUIRED: 31 DU * 2.0 SPACES/DU = 62 SPACES						
	PROVIDED: 62 SPACES						
	T4 PARKING						
	REQUIRED: 170 DU * 1.5 SPACES/DU = 255 SPACES						
	PROVIDED: 340 SPACES						
	T5 PARKING						
	REQUIRED: 48 DU * 1.0 SPACES/DU = 48 SPACES						
	PROVIDED: 96 SPACES						
15. BULK AREA STANDARDS:	CIVIC AREA						
	PROVIDED: 54 SPACES (3 HANDICAP SPACES)						
	TRACT ZONE	T1	T3	T4			
	FRONT SETBACK (PRINCIPAL):	N/A	24' MIN	6' MIN / 20' MAX			
	FRONT SETBACK (SECONDARY):	N/A	16' MIN	6' MIN / 20' MAX			
	SIDE SETBACK:	N/A	10' TOTAL	0' MIN / 20' MAX			
	REAR SETBACK:	N/A	12' MIN	0' MIN / 24' MAX			
	FRONTAGE BULDOUT:	N/A	40% MIN	80% MIN			
	LOT WIDTH:	N/A	72' - 120'	15' MIN / 96' MAX			
	BUILDING COVERAGE:	N/A	60% MAX	70% MAX			
16. SOURCE OF WATER:	ARTESIAN WATER						
	NEW CASTLE COUNTY - SOUTHERN SEWER SERVICE AREA						
	SITE BENCHMARK: IRON PIPE						
	VERTICAL: 17.55' (NAVD 88)						
	NORTHING: 561422.7170' (NAD 83 (2011))						

[illegible]

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LEGEND

T1 - NATURAL (25.49 ACRES ±)

T3 - SUBURBAN (9.38 ACRES ±)

T4 - GENERAL URBAN (24.92 ACRES ±)

T5 - URBAN CENTER (2.76 ACRES ±)

CIVIC AREA

EXISTING WETLANDS

EX. PRECAUTIONARY SLOPES (15% - 25%)

EXISTING PHOIBITIVE SLOPES (25% <)

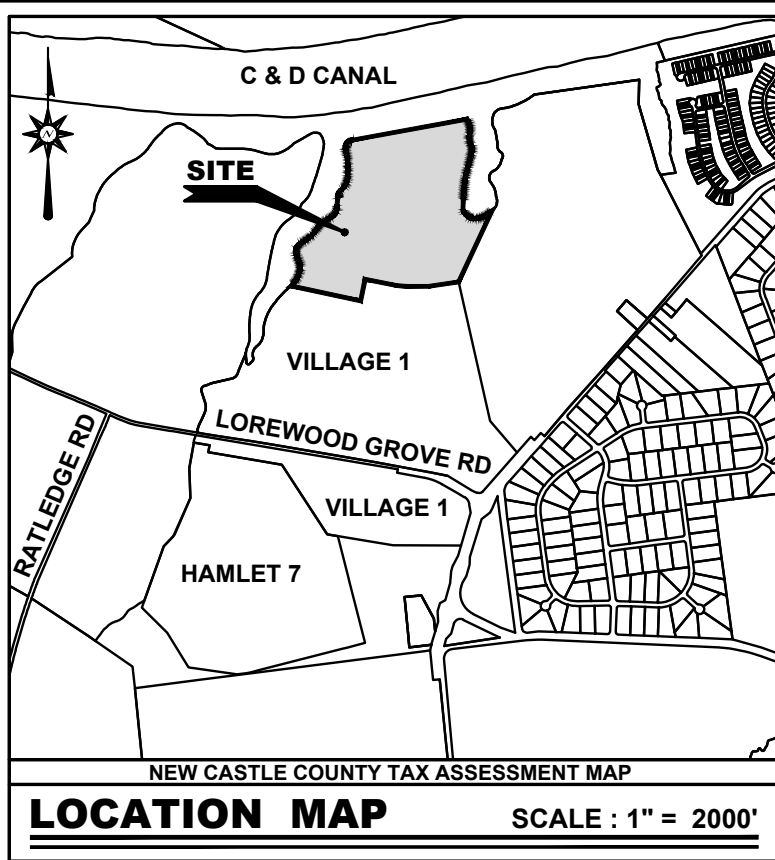
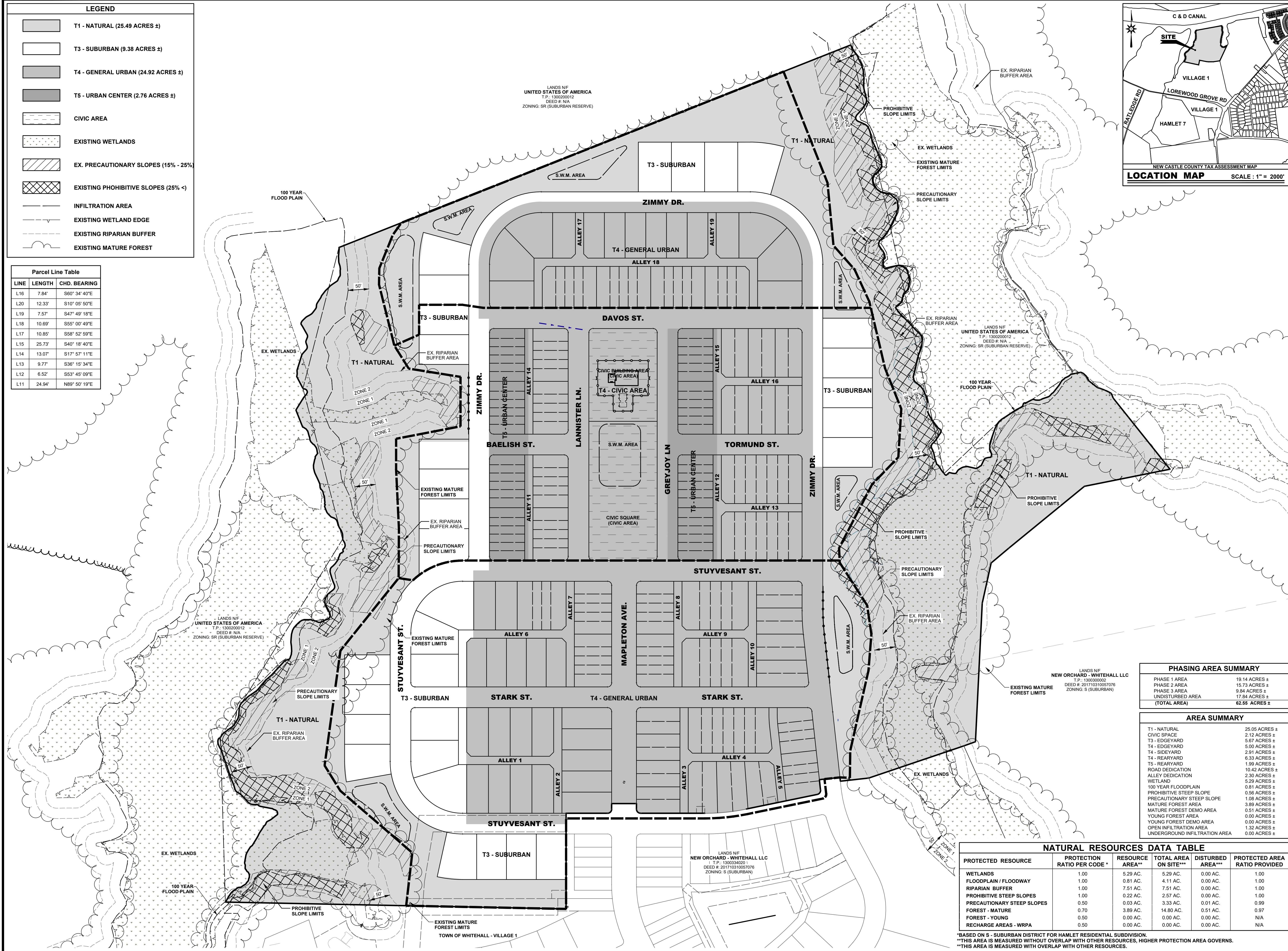
INFILTRATION AREA

EXISTING WETLAND EDGE

EXISTING RIPARIAN BUFFER

EXISTING MATURE FOREST

Parcel Line Table		
LINE	LENGTH	CHD. BEARING
L16	7.84'	S60° 34' 40"E
L20	12.33'	S10° 05' 50"E
L19	7.57'	S47° 49' 18"E
L18	10.69'	S55° 00' 49"E
L17	10.85'	S58° 52' 59"E
L15	25.73'	S40° 18' 40"E
L14	13.07'	S17° 57' 11"E
L13	9.77'	S36° 15' 34"E
L12	6.52'	S53° 45' 09"E
L11	24.94'	N89° 50' 19"E



PHASING AREA SUMMARY	
PHASE 1 AREA	19.14 ACRES ±
PHASE 2 AREA	15.73 ACRES ±
PHASE 3 AREA	9.84 ACRES ±
UNDISTURBED AREA	17.84 ACRES ±
(TOTAL AREA)	62.55 ACRES ±

AREA SUMMARY	
T1 - NATURAL	25.05 ACRES ±
CIVIC SPACE	2.12 ACRES ±
T3 - EDGEYARD	5.07 ACRES ±
T4 - EDGEYARD	5.00 ACRES ±
T4 - SIDEYARD	2.91 ACRES ±
T4 - REARYARD	6.33 ACRES ±
T5 - REARYARD	1.99 ACRES ±
ROAD DEDICATION	10.42 ACRES ±
ALLEY DEDICATION	2.30 ACRES ±
WETLAND	5.29 ACRES ±
100 YEAR FLOODPLAIN	0.61 ACRES ±
PROHIBITIVE STEEP SLOPE	1.08 ACRES ±
PRECAUTIONARY STEEP SLOPE	3.89 ACRES ±
MATURE FOREST AREA	0.51 ACRES ±
MATURE FOREST DEMO AREA	0.00 ACRES ±
YOUNG FOREST AREA	0.00 ACRES ±
YOUNG FOREST DEMO AREA	1.32 ACRES ±
OPEN INFILTRATION AREA	0.00 ACRES ±
UNDERGROUND INFILTRATION AREA	0.00 ACRES ±

NATURAL RESOURCES DATA TABLE					
PROTECTED RESOURCE	PROTECTION RATIO PER CODE *	RESOURCE AREA**	TOTAL AREA ON SITE**	DISTURBED AREA***	PROTECTED AREA RATIO PROVIDED
WETLANDS	1.00	5.29 AC.	5.29 AC.	0.00 AC.	1.00
FLOODPLAIN / FLOODWAY	1.00	0.81 AC.	4.11 AC.	0.00 AC.	1.00
RIPARIAN BUFFER	1.00	7.51 AC.	7.51 AC.	0.00 AC.	1.00
PROHIBITIVE STEEP SLOPES	1.00	0.22 AC.	2.57 AC.	0.00 AC.	1.00
PRECAUTIONARY STEEP SLOPES	0.50	0.03 AC.	3.33 AC.	0.01 AC.	0.99
FOREST - MATURE	0.70	3.89 AC.	14.80 AC.	0.51 AC.	0.97
FOREST - YOUNG	0.50	0.00 AC.	0.00 AC.	0.00 AC.	N/A
RECHARGE AREAS - WRPA	0.50	0.00 AC.	0.00 AC.	0.00 AC.	N/A

*BASED ON S - SUBURBAN DISTRICT FOR HAMLET RESIDENTIAL SUBDIVISION.
**THIS AREA IS MEASURED WITHOUT OVERLAP WITH OTHER RESOURCES, HIGHER PROTECTION AREA GOVERNS.
***THIS AREA IS MEASURED WITH OVERLAP WITH OTHER RESOURCES.

BECKER MORGAN GROUP

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PROJECT TITLE

APPLICATION No. 2021-0661-S

THE LANDING AT WHITEHALL

MAJOR SUBDIVISION PLAN

ST. GEORGES HUNDRED

801 LOREWOOD GROVE ROAD

MIDDLETOWN 19709

NEW CASTLE COUNTY, DE

SHEET TITLE

OVERALL SITE & NATURAL RESOURCE AREAS

0 50 100 200

SCALE: 1" = 100'

ISSUE	BLOCK
5.	02/07/25
4.	05/21/24
3.	03/08/24
2.	02/02/24
1.	06/23/23

REVISION	DATE	DESCRIPTION
5.	02/07/25	REVISED PER AGENCY COMMENTS
4.	05/21/24	REVISED PER AGENCY COMMENTS
3.	03/08/24	REVISED PER AGENCY COMMENTS
2.	02/02/24	REVISED PER AGENCY COMMENTS
1.	06/23/23	REVISED PER AGENCY COMMENTS

MARK	DATE	DESCRIPTION
LAYER <td>STATE<td>2 OF 9</td></td>	STATE <td>2 OF 9</td>	2 OF 9

PROJECT NO.: 2021088.00

DATE: 7/29/2022

SCALE: 1" = 100'

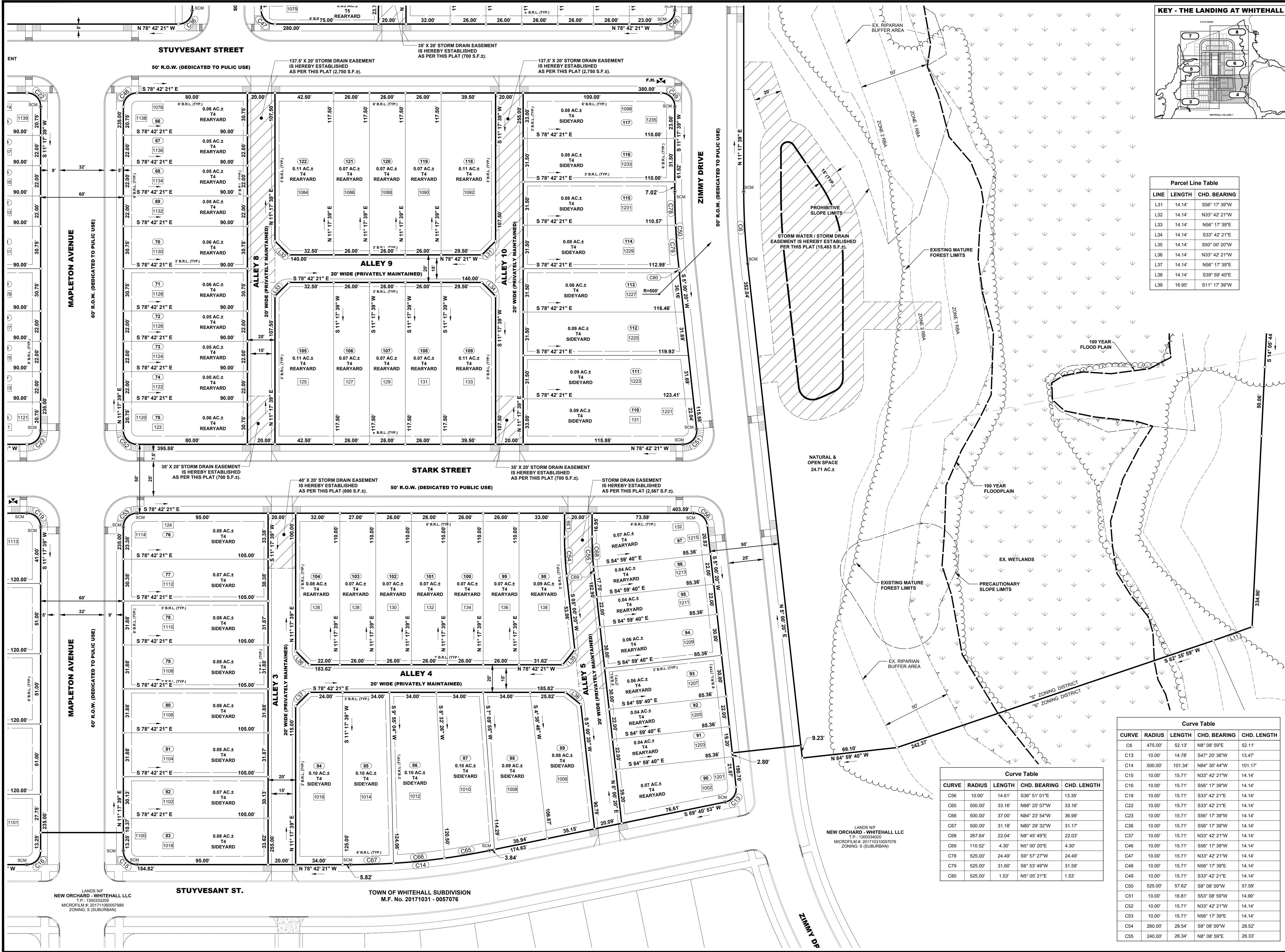
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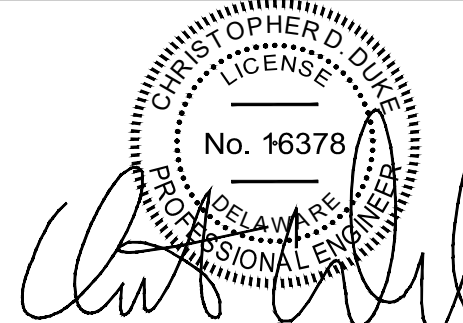
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THE LANDING AT WHITEHALL

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ST. GEORGES HUNDRED
801 LOREWOOD GROVE ROAD
MIDDLETOWN 19709
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN



ISSUE BLOCK

NO.	DATE	DESCRIPTION
1.	06/23/23	REVISED PER AGENCY COMMENTS
2.	02/02/24	REVISED PER AGENCY COMMENTS
3.	03/08/24	REVISED PER AGENCY COMMENTS
4.	09/09/24	REVISED PER AGENCY COMMENTS
5.	02/07/25	REVISED PER AGENCY COMMENTS
6.	03/26/25	REVISED PER AGENCY COMMENTS

PROJECT NO.: 2021088.00

DATE: 08/05/2022

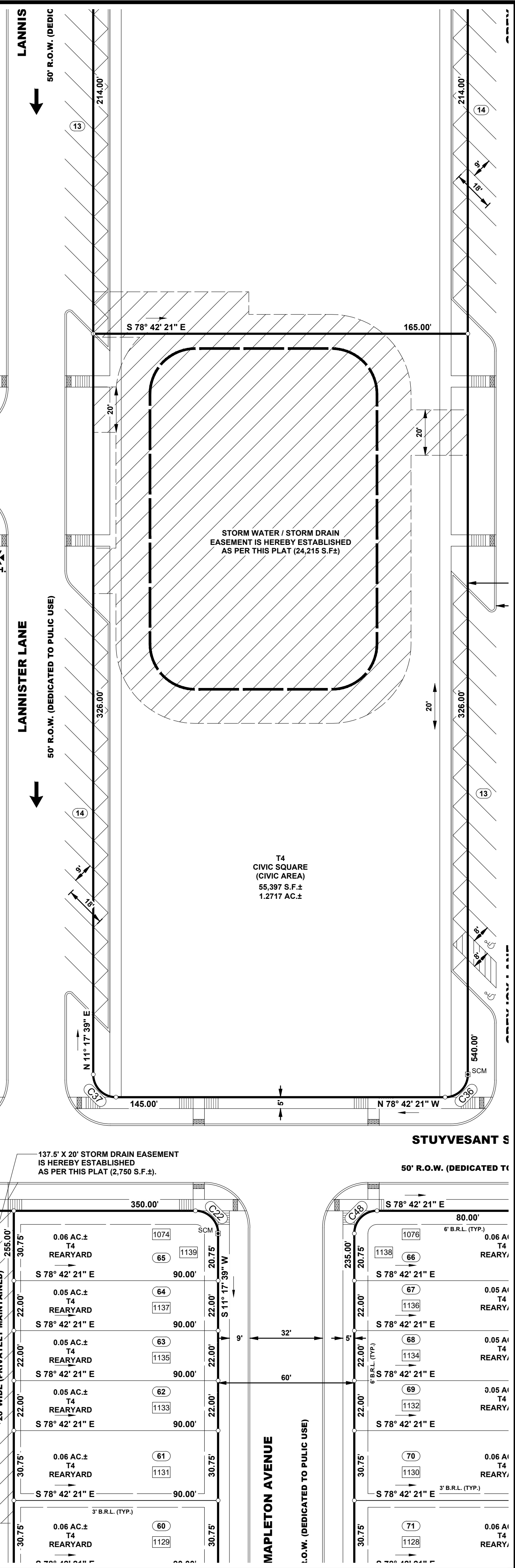
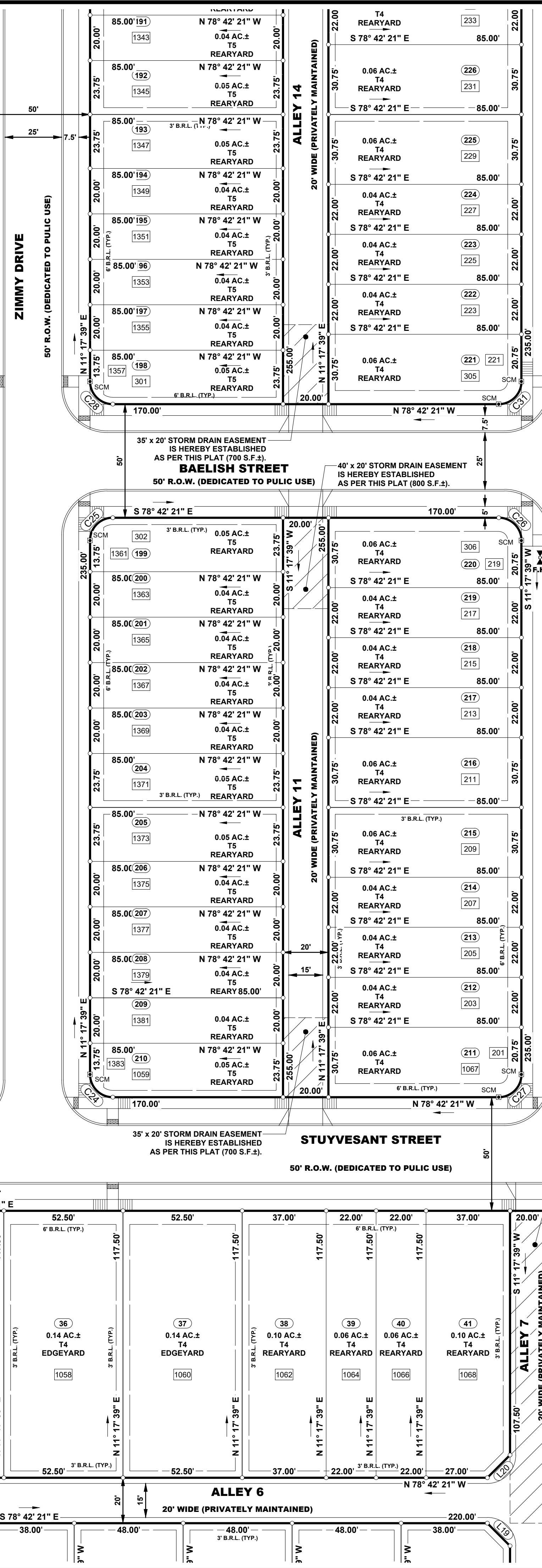
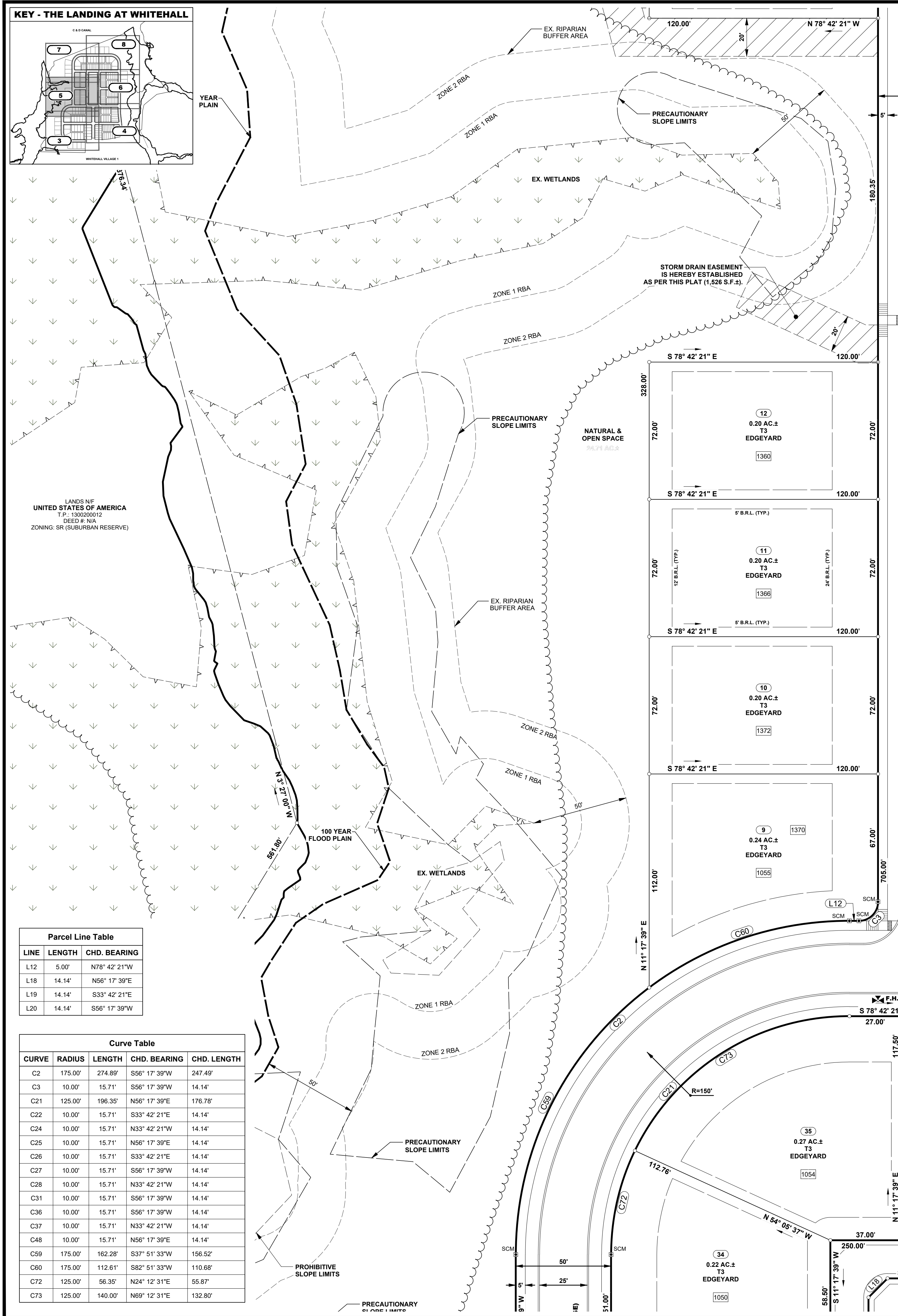
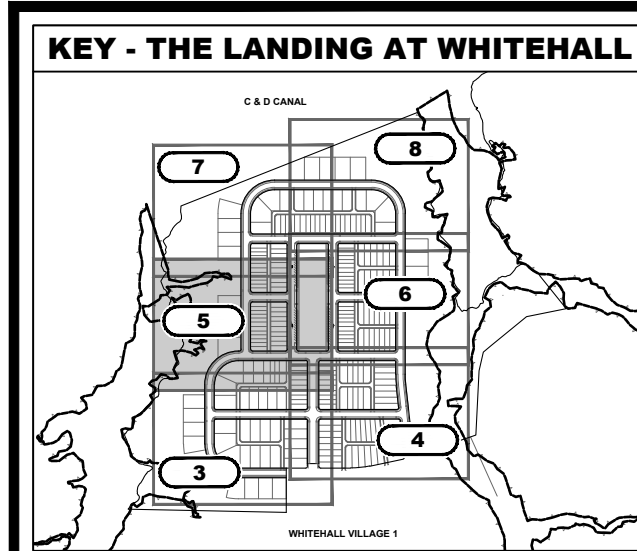
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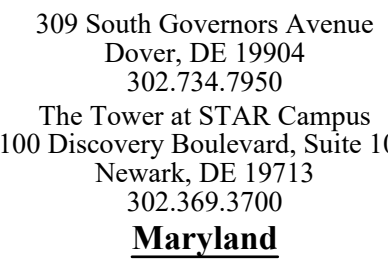
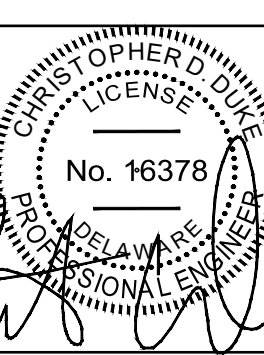
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PROJECT TITLE		
APPLICATION No. 2021-0661-S		
THE LANDING AT WHITEHALL		
MAJOR SUBDIVISION PLAN		
ST. GEORGES HUNDRED 801 LOREWOOD GROVE ROAD MIDDLETOWN 19709 NEW CASTLE COUNTY, DE		
SHEET TITLE		
MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN		
		
ISSUE BLOCK		
6.	03/26/23	REVISED PER AGENCY COMMENTS
5.	02/07/25	REVISED PER AGENCY COMMENTS
4.	09/09/24	REVISED PER AGENCY COMMENTS
3.	03/08/24	REVISED PER AGENCY COMMENTS
2.	02/02/24	REVISED PER AGENCY COMMENTS
1.	06/23/23	REVISED PER AGENCY COMMENTS
MARK	DATE	DESCRIPTION
LAYER STATE: 3 OF 6		
PROJECT NO.:		2021088.00
DATE:		08/05/2022
SCALE:		1" = 30'
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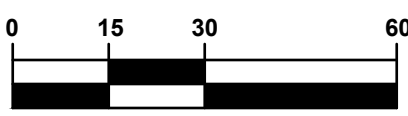
THE LANDING AT WHITEHALL

MAJOR SUBDIVISION PLAN

**ST. GEORGES HUNDRED
801 LOREWOOD GROVE ROAD
MIDDLETOWN 19709
NEW CASTLE COUNTY, DE**

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN



SCALE: 1" = 30'

ISSUE BLOCK

6.	03/26/25	REVISED PER AGENCY COMMENTS
5.	02/07/25	REVISED PER AGENCY COMMENTS
4.	09/09/24	REVISED PER AGENCY COMMENTS
3.	03/08/24	REVISED PER AGENCY COMMENTS
2.	02/02/24	REVISED PER AGENCY COMMENTS
1.	06/23/23	REVISED PER AGENCY COMMENTS
MARK	DATE	DESCRIPTION

PROJECT NO.: 2021088.0

DATE: 08/05/2024

SCALE: 1" = 3'

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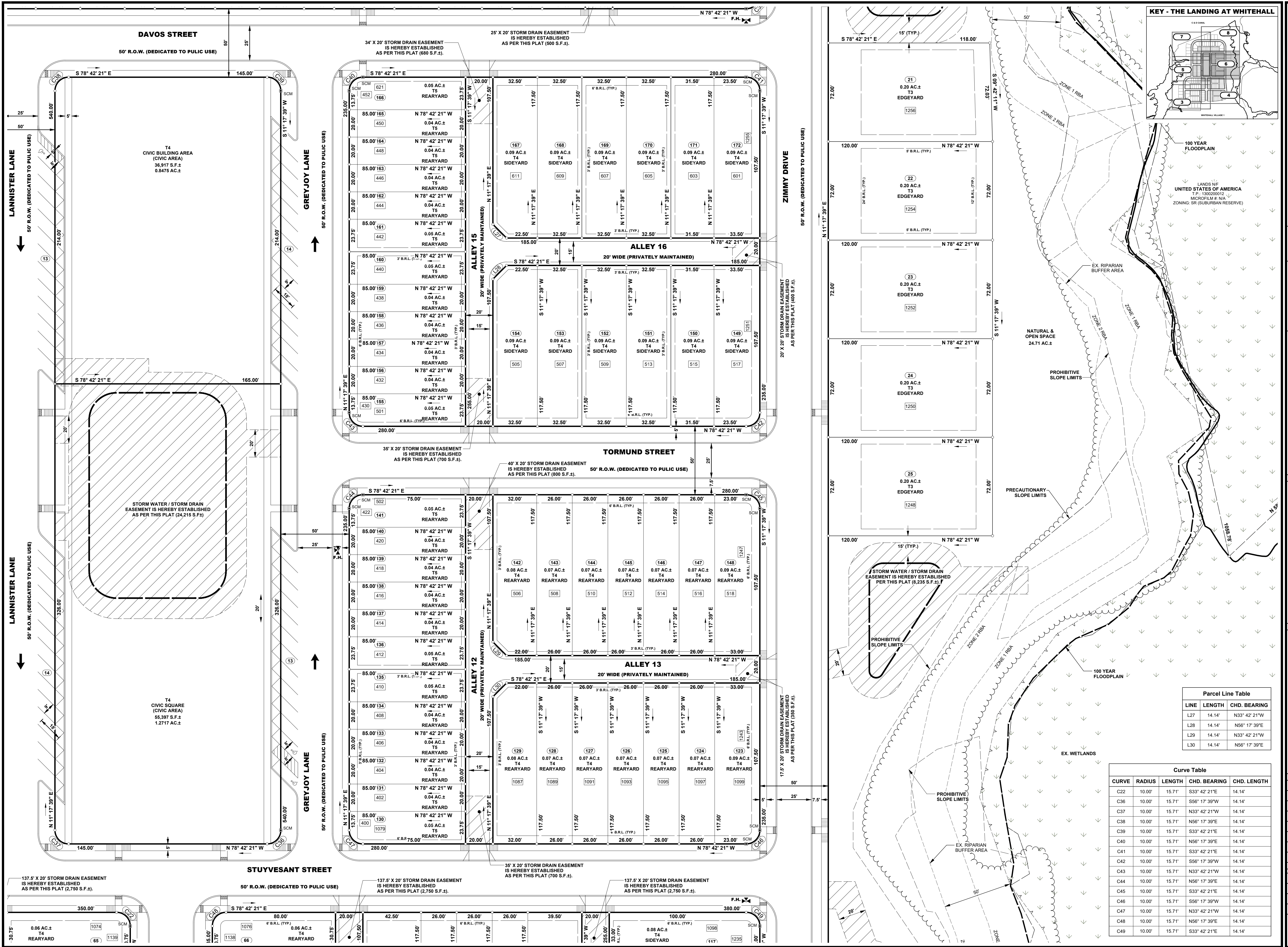
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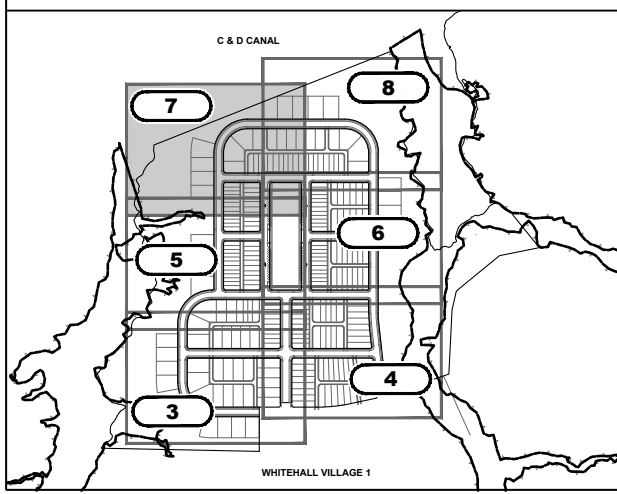
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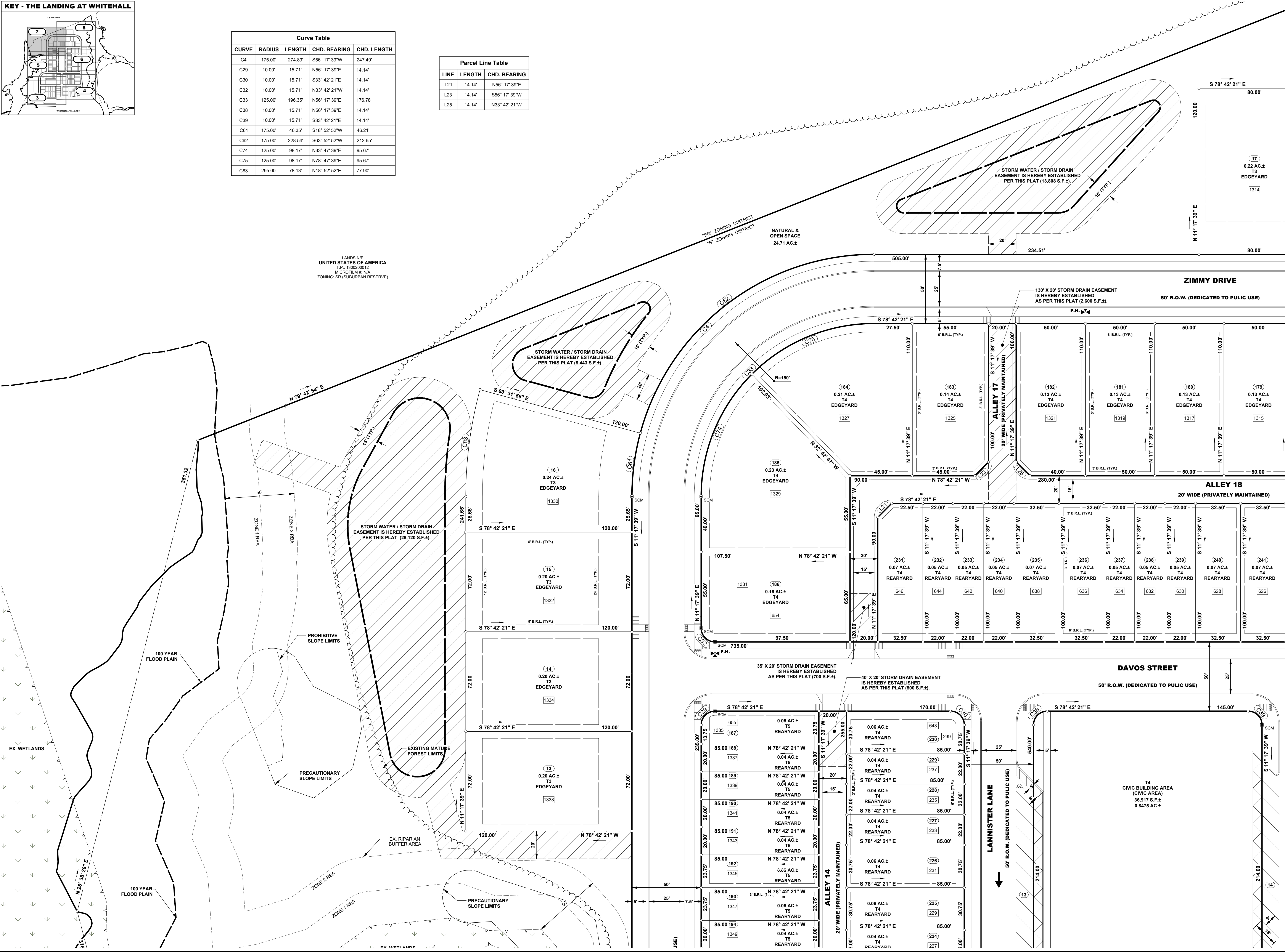


KEY - THE LANDING AT WHITEHALL



Curve Table				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C4	175.00'	274.89'	S56° 17' 39"W	247.49'
C29	10.00'	15.71'	N56° 17' 39"E	14.14'
C30	10.00'	15.71'	S33° 42' 21"E	14.14'
C32	10.00'	15.71'	N33° 42' 21"W	14.14'
C33	125.00'	196.35'	N56° 17' 39"E	176.78'
C38	10.00'	15.71'	N56° 17' 39"E	14.14'
C39	10.00'	15.71'	S33° 42' 21"E	14.14'
C61	175.00'	46.35'	S18° 52' 52"W	46.21'
C62	175.00'	228.54'	S63° 52' 52"W	212.65'
C74	125.00'	98.17'	N33° 42' 39"E	95.67'
C75	125.00'	98.17'	N78° 47' 39"E	95.67'
C83	295.00'	78.13'	N18° 52' 52"E	77.90'

Parcel Line Table		
LINE	LENGTH	CHD. BEARING
L21	14.14'	N56° 17' 39"E
L23	14.14'	S56° 17' 39"W
L25	14.14'	N33° 42' 21"W



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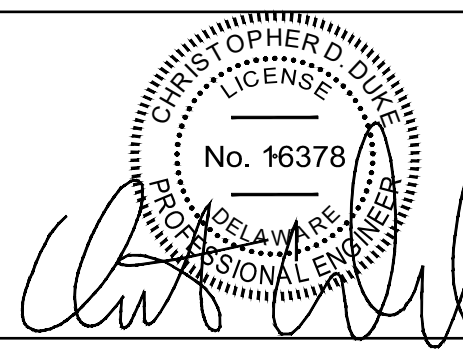
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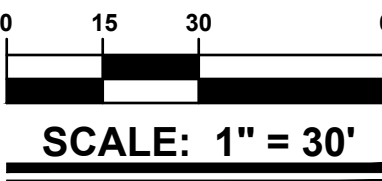
THE LANDING
AT WHITEHALL

MAJOR SUBDIVISION PLAN

ST. GEORGES HUNDRED
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MIDDLETOWN 19709
NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL
LAND DEVELOPMENT
RECORD PLAN



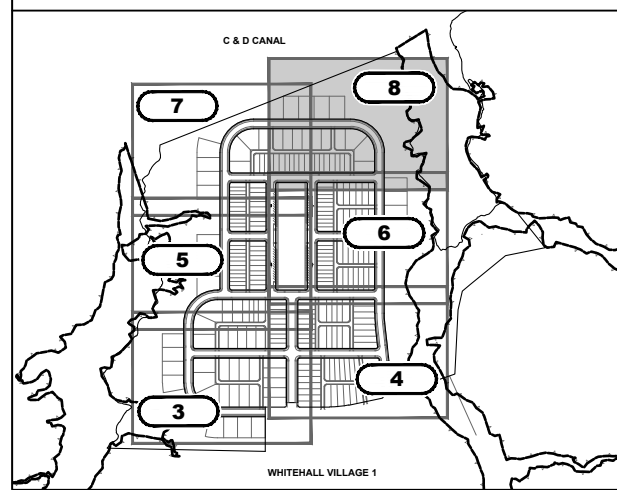
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2.	02/02/24	REVISED PER AGENCY COMMENTS
1.	06/23/23	REVISED PER AGENCY COMMENTS
MARK	DATE	DESCRIPTION
LAYER STATE: 3 OF 9		
PROJECT NO.: 2021088.00		
DATE: 08/05/2022		
SCALE: 1" = 30'		
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LANDS NOT
UNITED STATES OF AMERICA
T.P. 1300200012
MICROFILM R. NA
ZONING: SR (SUBURBAN RESERVE)

NATURAL &
OPEN SPACE
24.71 AC.±

BENCH MARK:
FOUND IRON PIPE
ELEV. = 17.55'
N: 561422.7170'
E: 582214.4400'

KEY - THE LANDING AT WHITEHALL



Parcel Line Table			
LINE	LENGTH	CHD. BEARING	
L22	14.14'	S33° 42' 21"E	
L24	14.14'	S56° 17' 39"W	
L25	14.14'	N33° 42' 21"W	
L26	14.14'	N33° 42' 21"W	

Curve Table				
CURVE	RADIUS	LENGTH	CHD. BEARING	CHD. LENGTH
C5	175.00'	274.89'	N33° 42' 21"W	247.49'
C34	125.00'	196.35'	S33° 42' 21"E	176.78'
C35	10.00'	15.71'	S56° 17' 39"W	14.14'
C38	10.00'	15.71'	N56° 17' 39"E	14.14'
C39	10.00'	15.71'	S33° 42' 21"E	14.14'
C40	10.00'	15.71'	N56° 17' 39"E	14.14'
C41	10.00'	15.71'	S33° 42' 21"E	14.14'
C63	175.00'	49.51'	N70° 36' 04"W	49.34'
C64	175.00'	225.38'	N25° 36' 04"W	210.12'
C76	125.00'	98.17'	S56° 12' 21"E	95.67'
C77	125.00'	98.17'	S11° 12' 21"E	95.67'
C84	295.00'	83.46'	S70° 36' 04"E	83.18'

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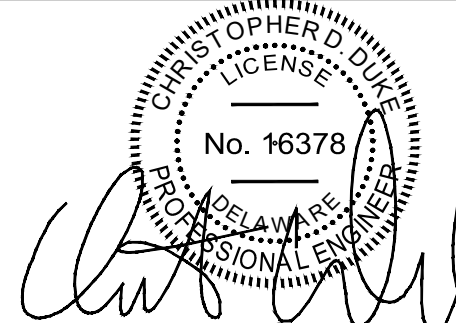
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**THE LANDING
AT WHITEHALL**

MAJOR SUBDIVISION PLAN

ST. GEORGES HUNDRED

801 LOREWOOD GROVE ROAD

MIDDLETOWN 19709

NEW CASTLE COUNTY, DE

SHEET TITLE

MAJOR RESIDENTIAL

LAND DEVELOPMENT

RECORD PLAN

0 15 30 60
SCALE: 1" = 30'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
6.	03/26/25	REVISED PER AGENCY COMMENTS
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4.	09/09/24	REVISED PER AGENCY COMMENTS
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DATE: 08/05/2022

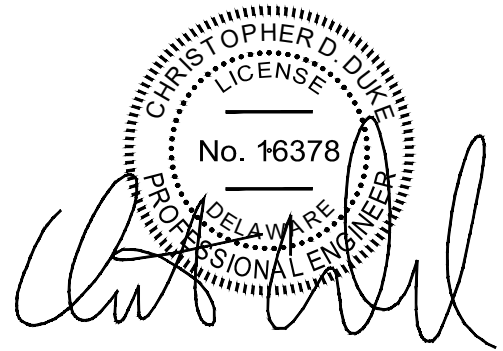
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**THE LANDING
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MAJOR SUBDIVISION PLAN

ST. GEORGES HUNDRED
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MIDDLETOWN 19709
NEW CASTLE COUNTY, DE

SHEET TITLE

**MAJOR RESIDENTIAL
LAND DEVELOPMENT
RECORD PLAN**

ISSUE BLOCK

7.	05/08/25	REVISED PER AGENCY COMMENTS
6.	03/26/25	REVISED PER AGENCY COMMENTS
5.	02/07/25	REVISED PER AGENCY COMMENTS
4.	09/09/24	REVISED PER AGENCY COMMENTS
3.	03/08/24	REVISED PER AGENCY COMMENTS
2.	02/02/24	REVISED PER AGENCY COMMENTS
1.	06/23/23	REVISED PER AGENCY COMMENTS
MARK	DATE	DESCRIPTION
LAYER STATE: 9 OF 9		

PROJECT NO.: 2021088.00

DATE: 08/05/2022

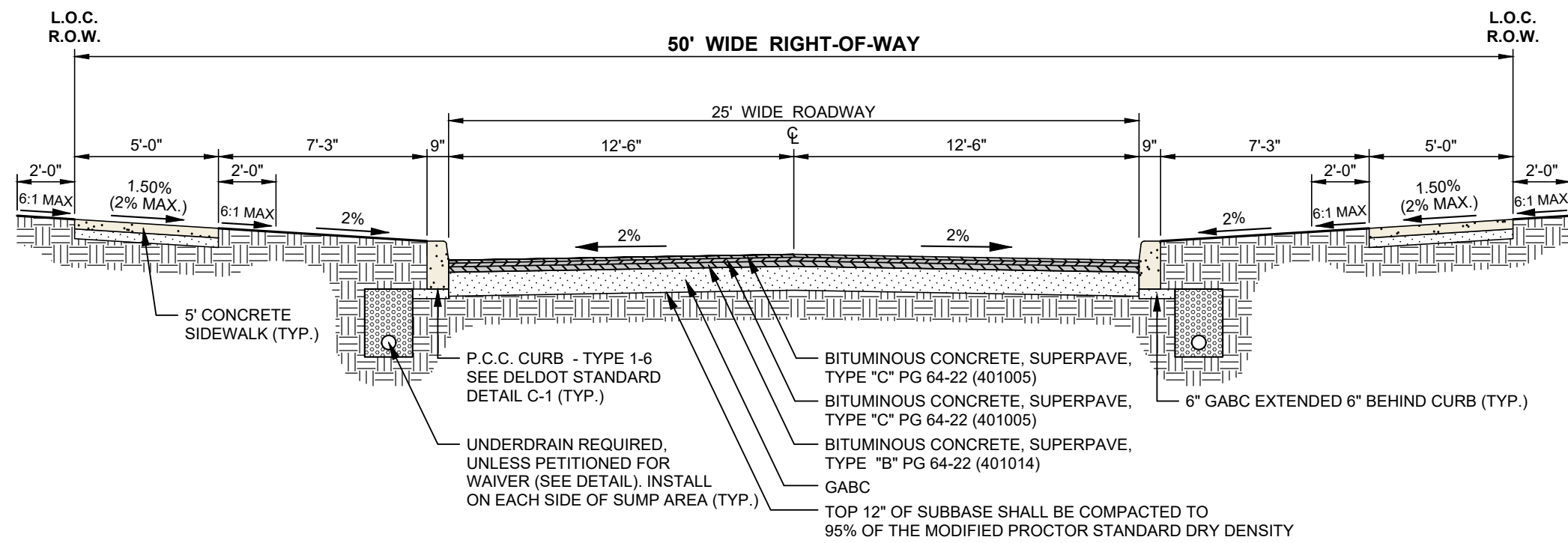
SCALE: AS SHOWN

DRAWN BY: B.G. PROJ. MGR.: J.C.D.

SHEET

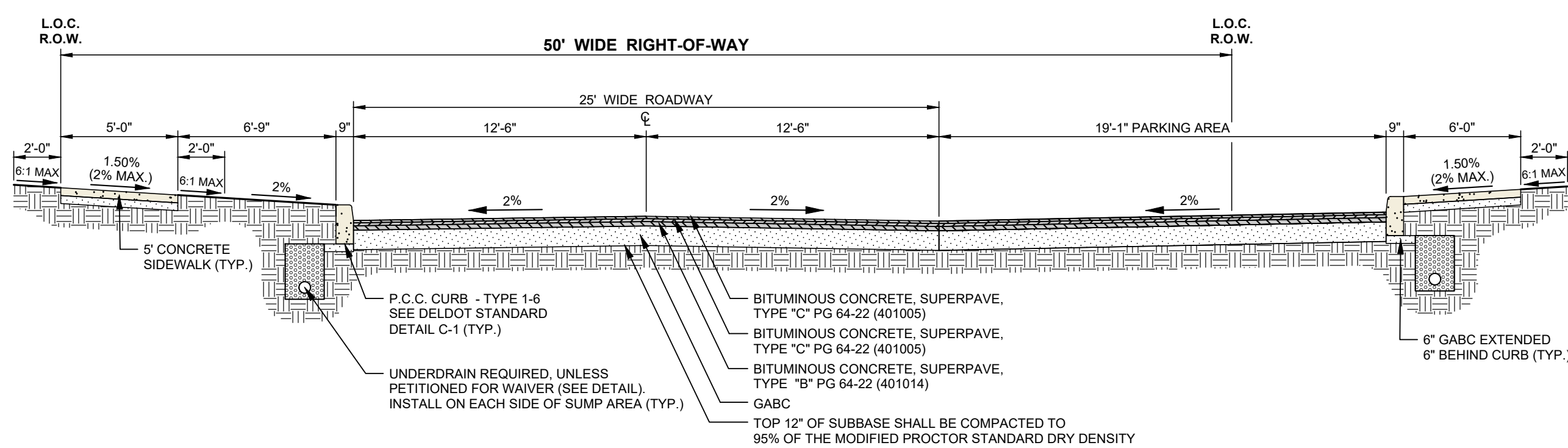
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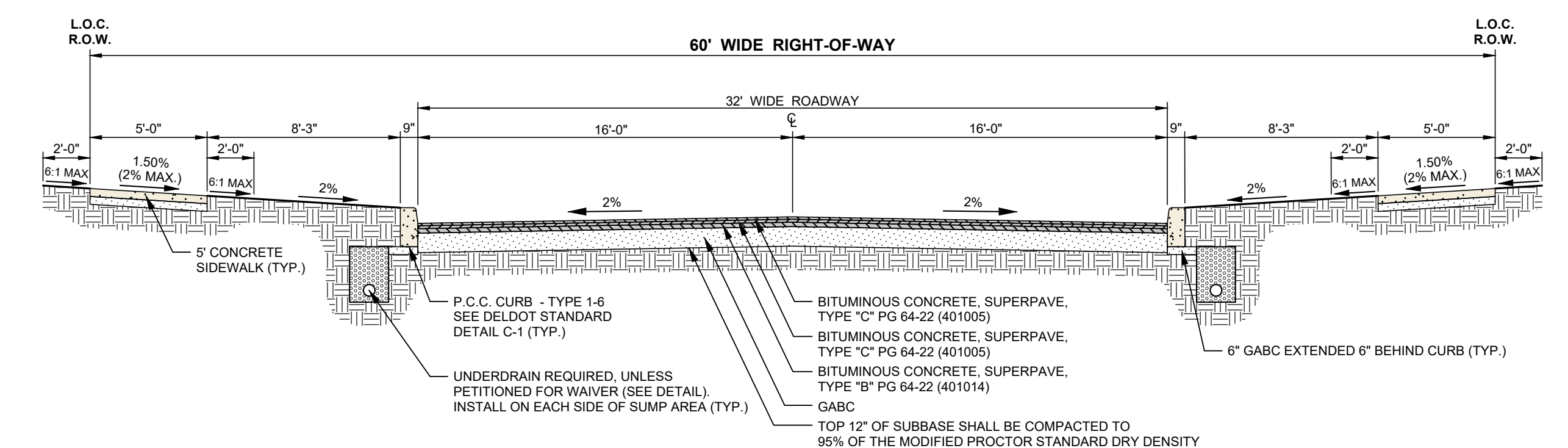
TYPICAL 50' ROW ROADWAY SECTION

SCALE: 1" = 5'



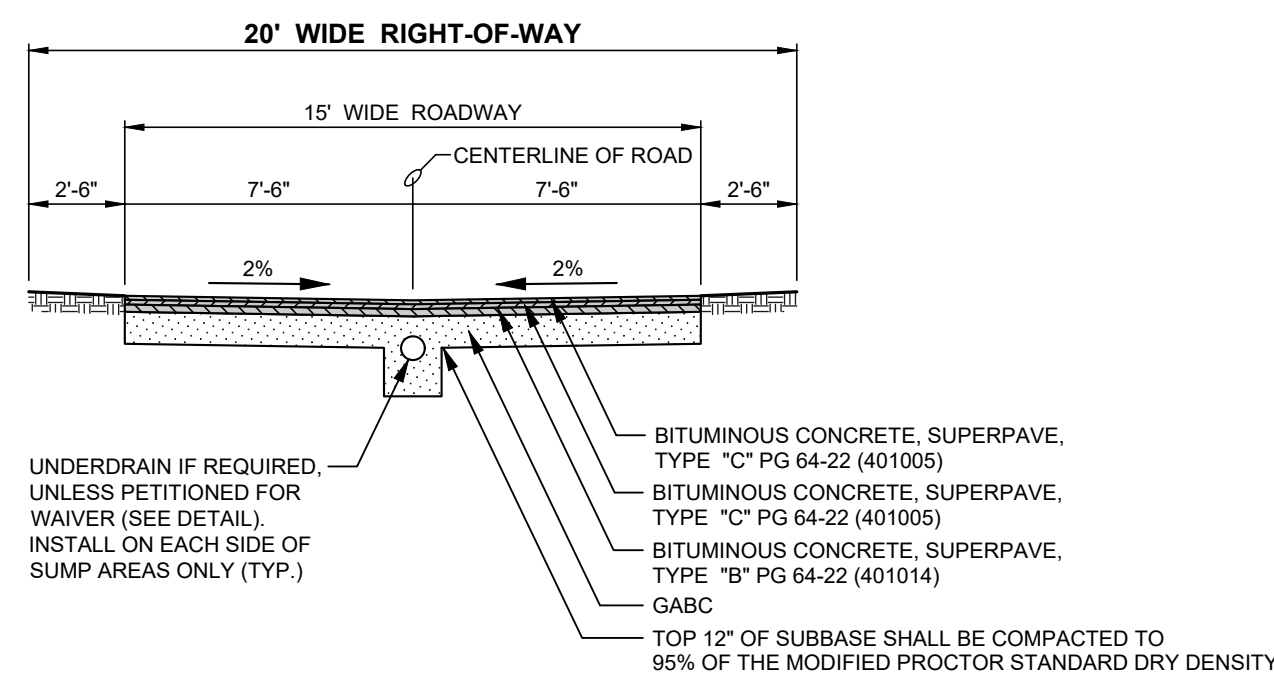
TYPICAL 50' ROW ONE-WAY W/ PARKING ROADWAY SECTION

SCALE: 1" = 5'



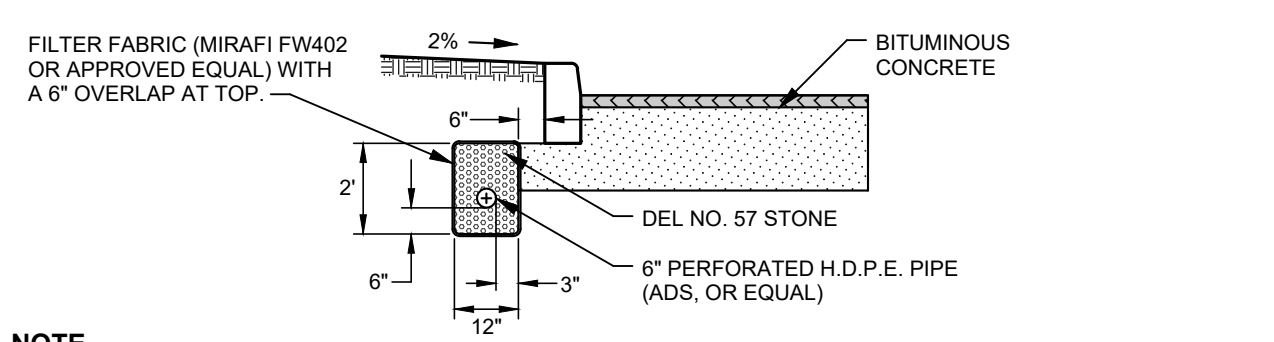
TYPICAL 60' ROW ROADWAY SECTION

SCALE: 1" = 5'



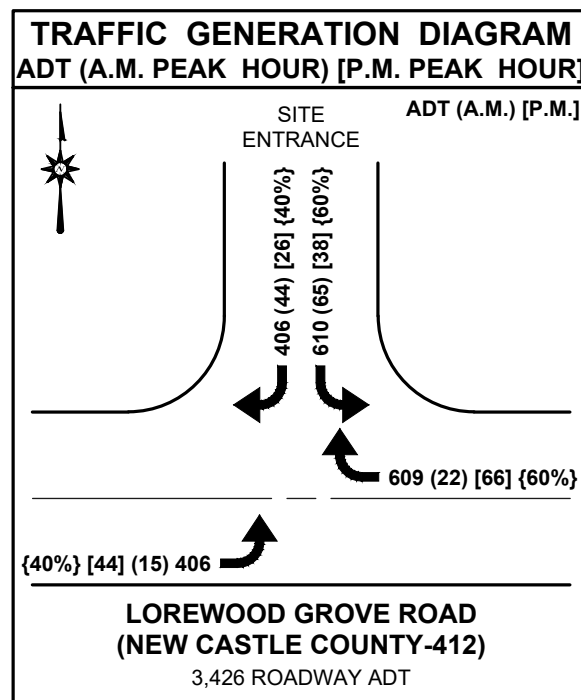
TYPICAL 20' R.O.W. ALLEY SECTION WITHOUT CURB

SCALE: 1" = 5'



UNDERDRAIN DETAIL (TYP.)

N.T.S.



ROAD TRAFFIC DATA:
NC-412 (LOREWOOD GROVE RD) - POST SPEED LIMIT = 25 MPH
FUNCTIONAL CLASSIFICATION - MAJOR COLLECTOR
AADT = 3,426 Trips (2018 LAST COUNTED)
10 YEAR PROJECTED AADT: (0.989*10) x AADT = 3,068 TRIPS
TRAFFIC PATTERN GROUP: 5
K FACTOR: 11.8%
D FACTOR: 55.1%
COMBO-UNIT TRUCK: 1.9%
DESIGN VEHICLE: SU-30 / WB-40

SITE TRIPS GENERATED:
SOURCE: ITE TRIP GENERATION MANUAL (11TH EDITION)
ITE: 210 - SINGLE FAMILY DETACHED HOUSING
ADT (65 DU) = 679 TRIPS (339 ENTER / 340 EXIT)
A.M. PEAK HR. TRIPS = 53 (14 ENTER / 39 EXIT)
P.M. PEAK HR. TRIPS = 70 (46 ENTER / 25 EXIT)
ITE: 215 - SINGLE FAMILY ATTACHED HOUSING
ADT (184 DU) = 1,352 TRIPS (676 ENTER / 676 EXIT)
A.M. PEAK HR. TRIPS = 93 (23 ENTER / 70 EXIT)
P.M. PEAK HR. TRIPS = 104 (65 ENTER / 39 EXIT)
TOTAL SITE ADT = 2,031 TRIPS (1,015 ENTER / 1,016 EXIT)
TOTAL A.M. PEAK = 146 TRIPS (37 ENTER / 109 EXIT)
TOTAL P.M. PEAK = 174 AM PK (110 ENTER / 64 EXIT)
DIRECTIONAL DISTRIBUTION:
40% TO & FROM WEST
60% TO & FROM EAST
PEAK HOUR HV% OR PROPOSED SITE = 5%

MAINTENANCE ESCROW CALCULATIONS						
UNIT TYPE	LANDING AT WHITEHALL G.F.A.	EDU	MASTER ASSN FEE/EDU (\$)	RESIDENTIAL ASSN FEE/EDU (\$)	ANNUAL EXPENSE / EDU (\$)	2-YEAR EXPENSE / EDU (\$)
T3	-	31	223.98	233.04	457.02	914.04
T4 - ATTACHED	-	136	223.98	190.66	414.64	829.28
T4 - DETACHED	-	34	223.98	211.84	435.82	871.64
T5 - ATTACHED	-	48	223.98	190.66	414.64	829.28
10% LANDSCAPE REPLACEMENT RESERVE					68.16 / HOUSE	169,701.00
TOTAL 2-YEAR EXPENSE						227,528.62

BASES OF LANDSCAPE COST ESTIMATE					
LANDSCAPING	UNIT COST (\$)	MASTER ASSOCIATION QTY	TOTAL (\$)	RESIDENTIAL ASSOCIATION QTY	GRAND TOTAL (\$)
CANOPY TREES	500.00	53	26,500.00	10	5,000.00
UNDER STORY TREES	400.00	99	39,600.00	19	7,600.00
EVERGREEN TREES	300.00	50	15,000.00	9	2,700.00
STREET TREES	500.00	56	28,000.00	7	3,500.00
BIO PLUGS (SWM)	12.00	1,205	14,460.00	1,655	19,860.00
SEEDING (SWM)	0.20 / S.F.	37,405 S.F.	7,481.00	0 S.F.	0.00
TOTAL			131,041.00		38,660.00
					= * 169,701.00

LEGEND					
ITEM	EXISTING	PROPOSED	ITEM	EXISTING	PROPOSED
CONCRETE CURB & GUTTER			SANITARY GRAVITY SEWER LINE (8")	EX. 10" S	10" S
CONCRETE SIDEWALK, SLAB / PAVING			SIZE & FLOW DIRECTION		
IMPERVIOUS SURFACED ROAD, DRIVE OR PARKING LOT			SANITARY SEWER FORCE MAIN (F.M.)	EX. 10" F.M.	12" F.M.
INDIVIDUAL TREE OR BUSH	EVERGREEN DECIDUOUS	N/A	SIZE & FLOW DIRECTION		
WIRE FENCE			SANITARY SEWER MANHOLE (S.S.M.H.)		
CHAINLINK FENCE			SANITARY SEWER CLEANOUT (C.O.)	EX. 10" W	12" W
STOCKADE FENCE			FIRE HYDRANT (F.H.)	EX. F.H.	F.H.
STRUCTURE (CONCRETE, WOOD, METAL, ETC.)			WATER MAIN & SIZE	EX. 10" W	12" W
DRAINAGE DITCH OR SWALE			FIRE HYDRANT (F.H.)	EX. F.H.	F.H.
WETLAND BOUNDARY LINE			WATER VALVE (W.V.) OR METER (W.M.)	W.M. W.V.	W.M. W.V.
CONTOUR	49	55	STORM DRAIN MANHOLE (S.D.M.H.)		
ELEVATION SPOT SHOT	43.55	25.15	STORM DRAIN LINE (CMP, RCP, HDPE)		
PROPERTY OR RIGHT-OF-WAY LINE			CATCH BASIN (C.B.)		
CENTERLINE			UTILITY POLE W/ OVERHEAD SERVICE (TELEPHONE (O.T.), ELECTRIC (O.E.))		
LIGHT POLE			UNDERGROUND ELECTRIC (U.E.)		
			UNDERGROUND TELEPHONE (U.T.)		
			UNDERGROUND GAS MAIN (G)		