NEW CASTLE COUNTY COUNCIL
COUNCIL MEETING

June 10, 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

--Joint Department of Land Use/Planning Board FY2026 Budget Recommendation

D. Introduction of Ordinances

°25-073: REVISE PREVIOUSLY APPROVED MAJOR LAND DEVELOPMENT PLAN FOR FOX RUN BUSINESS CENTER PLANNED UNIT DEVELOPMENT (DPUD); PENCADER HUNDRED; SOUTHEASTERLY CORNER OF RUE MADORA AND WRANGLE HILL ROAD; TAX PARCEL NUMBER 11-028.00-004 (2520 WRANGLE HILL ROAD); APPLICATION NO. 2025-0053; COUNCIL DISTRICT 11 (The plan for Fox Run Business Center/Townhouses proposes to revise the previously approved subdivision to construct 117 townhouse style apartment units in place of a portion of approved, but unbuilt, office space. Section 40.31.712 of the Unified Development Code requires a new zoning ordinance for revisions to a DPUD plan that result in a major change in the location of use types on the site. The plan supersedes the Record Resubdivision Plan for Fox Run Business Center recorded at Instrument No. 20060814-0077433.)
Prime Sponsor(s): Mr. Tackett

°25-074: TO REPEAL ORDINANCE NOS. 25-058 AND 25-059, WHICH PROPOSED TO APPROPRIATE FUNDING ANTICIPATED TO BE RECEIVED FROM THE STATE OF DELAWARE, DEPARTMENT OF LABOR, WITH FUNDS PROVIDED BY THE DELAWARE WORKFORCE INVESTMENT BOARD TO THE 2025/2026 STATE YEAR-ROUND YOUTH EMPLOYMENT GRANT AND 2025 STATE SUMMER YOUTH EMPLOYMENT GRANT, TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-075: AMEND THE GRANTS BUDGET: APPROPRIATE ANTICIPATED STATE OF DELAWARE GRANT-IN-AID FUNDS TO THE ABSALOM JONES SENIOR CENTER FY2026 GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, COMMUNITY RESOURCES DIVISION
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-076: AMEND THE GRANTS BUDGET: FOR FY2026, APPROPRIATE FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO THE FY2026 EMERGENCY SOLUTIONS GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-077: AMEND THE GRANTS BUDGET: APPROPRIATE $2,509,120 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND $350,000 IN ESTIMATED PROGRAM INCOME TO THE FY2026 COMMUNITY DEVELOPMENT BLOCK GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-078: AMEND THE GRANTS BUDGET: FOR FY2026, APPROPRIATE FEDERAL FUNDS OF $987,574.20 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND ESTIMATED PROGRAM INCOME OF $50,000 TO THE FY2026 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-079: AMEND THE GRANTS BUDGET: FOR FY2026, APPROPRIATE ANTICIPATED $2,996,864 FROM THE DEPARTMENT OF STATE, DELAWARE DIVISION OF LIBRARIES TO: (A) LIBRARY ADMINISTRATION $2,587,340; (B) APPOQUINIMINK LIBRARY $34,660; (C) BEAR LIBRARY $50,356; (D) BRANDYWINE HUNDRED LIBRARY $102,914; (E) CLAYMONT LIBRARY $24,923; (F) ELSMERE LIBRARY $20,005; (G) HOCKESSIN LIBRARY $32,053; (H) KIRKWOOD LIBRARY $37,356; (I) NEWARK LIBRARY $45,424; (J) ROUTE 9 LIBRARY $29,835; AND (K) WOODLAWN LIBRARY $31,998 WHICH ARE ALL ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF LIBRARIES
Prime Sponsor(s): Mr. Hollins, Mr. Stree

°25-080: AMEND THE GRANTS BUDGET: APPROPRIATE $149,000 FROM THE STATE OF DELAWARE, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, DIVISION OF SERVICES FOR AGING AND ADULTS WITH PHYSICAL DISABILITIES TO THE HEALTHY HOMES-DHSS GRANT, TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-081: TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH 100 WATT EQUIVALENT LIGHT EMITTING DIODE (LED) BULBS IN THE RESERVE AT CAVALIERS COUNTRY CLUB SUBDIVISION LOCATED IN THE CHRISTIANA HUNDRED AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS
Prime Sponsor(s): Mr. Toole

°25-082:TO AMEND NEW CASTLE COUNTY CODE CHAPTER 26 (“HUMAN RESOURCES”), ARTICLE 4 (“PENSIONS”) REGARDING PLAN CHANGES TO THE COUNTY 2011 PLAN
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-083:TO AMEND NEW CASTLE COUNTY CODE CHAPTER 26 (“HUMAN RESOURCES”), ARTICLE 3 (“MERIT SYSTEM”), SECTION 26.03.206 (“DEFERRED

COMPENSATION PLAN") REGARDING PLAN AND COMMITTEE CHANGES
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-084: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 26 ("HUMAN RESOURCES"), ARTICLE3 ("MERIT SYSTEM"), TO INCREASE THE RETIREMENT AGE FOR OFFICERS IN THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC SAFETY, DIVISION OF POLICE
Prime Sponsor(s): Mr. Toole, Mr. Caneco

°25-085: TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH 70 WATT EQUIVALENT LIGHT EMITTING DIODE (LED) BULBS IN THE WINCHELSEA SUBDIVISION AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS
Prime Sponsor(s): Mr. Caneco

°25-086: TO APPROPRIATE $190,000 IN THE GARSTIN TRUST TO BE ADMINISTERED BY THE DEPARTMENT OF PUBLIC WORKS
Prime Sponsor(s): Mr. Sheldon, Mr. Carter

°25-087: AMEND THE FY2026 APPROVED OPERATING BUDGET: APPROPRIATE FUNDING FROM THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF THE COUNTY COUNCIL TO THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES FOR YOUTH EMPLOYMENT
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-088: TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH 100 WATT EQUIVALENT LIGHT EMITTING DIODE (LED) BULBS IN THE DASHER FARM SUBDIVISION AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS
Prime Sponsor(s): Mr. Smiley

E. Consent Calendar

R25-100: HONORING THE LIFE AND LEGACY OF MS. LORRAINE JEANETTE FOUNTAIN
Prime Sponsor(s): Mr. Street

R25-101: CELEBRATING THE 90TH BIRTHDAY OF JAMES DELANO ROANE
Prime Sponsor(s): Mr. Hollins

R25-102: CONSENTING TO THE APPOINTMENT OF ANN CIABATTONI TO THE NEW CASTLE COUNTY LIBRARY ADVISORY BOARD
Prime Sponsor(s): Mr. Tackett

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.

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

R25-098: HONORING DOCTORS S. TODD & CLEO V. TOWNSEND FOR THEIR OUTSTANDING SERVICE, COMMITMENT, DISCIPLESHIP, AND LEADERSHIP
Prime Sponsor(s): Ms. Williams-Johns

R25-103: ALLOCATING A GRANT FROM THE NEW CASTLE COUNTY COUNCIL CONTINGENCY FUND TO THE FOOD BANK OF DELAWARE TO FUND ACUTELY NEEDED FOOD PROVISIONS IN THE FIGHT AGAINST HUNGER
Prime Sponsors: Ms. Durham, Mr. Toole, Ms. Kilpatrick, Mr. Caneco

R25-104: ALLOCATING FUNDING FROM THE NEW CASTLE COUNTY COUNCIL CONTINGENCY FUND TO GOOD NEIGHBORS HOME REPAIR TO SUPPORT THEIR DESPERATELY NEEDED SERVICES
Prime Sponsor(s): Mr. Tackett, Mr. Toole

R25-105: ALLOCATING FUNDING FROM THE NEW CASTLE COUNTY COUNCIL CONTINGENCY FUND TO CHARITY CROSSING INC. TO SUPPORT ITS MISSION TO ASSIST THE CITIZENS OF NEW CASTLE COUNTY
Prime Sponsor(s): Mr. Tackett

R25-106: A RESOLUTION PRESCRIBING THE DETAILS AND FORM AND PROVIDING FOR THE SALE OF GENERAL OBLIGATION BONDS OF NEW CASTLE COUNTY
Prime Sponsor(s):Mr. Smiley, Mr. Cartier

R25-088: (STATUS: TABLED) ADOPTING THE NEW CASTLE COUNTY CAPITAL PROGRAM FOR FISCAL YEAR 2026 THROUGH 2031
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

G. Time Sensitive Congratulatory/Honorary Resolutions

H. Presentations

I. Consideration of Ordinances

°25-064 TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH LIGHT EMITTING DIODE (LED) BULBS (100 WATT EQUIVALENT) IN THE BRANDYWINE COUNTRY CLUB SUBDIVISION LOCATED IN THE BRANDYWINE HUNDRED AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS
Prime Sponsor: Ms. Durham

°25-065: AMEND THE GRANTS BUDGET: REALIGN $750,000 IN FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITHIN THE HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AMERICAN RESCUE PLAN ACT (ARPA) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Hollins, Mr. Street

°25-066: AMEND THE FY2025 APPROVED OPERATING BUDGET: TRANSFER FUNDING FROM THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF COUNTY COUNCIL TO THE MATERIALS AND SUPPLIES BUDGET LINE ITEM OF THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES TO PROVIDE FUNDING FOR THE SENIOR EMERGENCY FOOD VOUCHER PROGRAM
Prime Sponsor(s): Mr. Smiley

°25-067: TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH LIGHT EMITTING DIODE (LED) BULBS (70 WATT EQUIVALENT) IN THE PENNFIELD SUBDIVISION AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS
Prime Sponsor(s): Mr. Caneco

SUBSTITUTE NO. 1 TO °25-068: AMEND THE GRANTS BUDGET: APPROPRIATE FUNDING FROM THE NEW CASTLE COUNTY COUNCIL FY2025 APPROVED OPERATING BUDGET TO THE SENIOR HOME REPAIR PROGRAM GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES
Prime Sponsor(s): Mr. Hollins, Mr. Street, Mr. Tackett, Mr. Sheldon, Ms. Kilpatrick

SUBSTITUTE NO. 1 TO °25-069: AMEND THE GRANTS BUDGET: APPROPRIATE FUNDING FROM NEW CASTLE COUNTY COUNCIL FY2025 APPROVED OPERATING

BUDGET TO THE NEW CASTLE COUNTY EMERGENCY HOUSING – HOPE CENTER GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING
Prime Sponsor(s): Mr. Street

SUBSTITUTE NO. 1 TO °25-070: AMEND THE FY2025 APPROVED OPERATING BUDGET: REDUCE THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF THE COUNTY COUNCIL TO PROVIDE FUNDING FOR NEW CASTLE COUNTY GRANTS
Prime Sponsor(s): Mr. Hollins, Mr. Street, Mr. Tackett, Mr. Sheldon, Ms. Kilpatrick

°25-071: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 34 ("TRAFFIC AND VEHICLES"), BY ADDING ARTICLE 5 ("ELECTRONIC SPEED MONITORING SYSTEM") TO ASSIST IN ENFORCEMENT OF TITLE 21 § 4170A OF THE DELAWARE CODE
Prime Sponsor(s): Mr. Sheldon, Ms. Durham

°25-072: TO AMEND NEW CASTLE COUNTY CODE CHAPTER 14 ("FINANCE AND TAXATION"), ARTICLE 6 ("EXEMPTION FROM REAL PROPERTY TAXATION"), SECTIONS 14.06.302 ("QUALIFICATIONS FOR AND AMOUNT OF ELDERLY EXEMPTION"), 14.06.303 ("QUALIFICATIONS FOR AND AMOUNT OF DISABILITY EXEMPTION"), and 14.06.304 ("DISABLED VETERAN'S EXEMPTIONS") REGARDING SCHOOL TAX EXEMPTIONS
Prime Sponsor(s): Ms. Kilpatrick, Mr. Smiley

SUBSTITUTE NO. 1 TO °25-048: (STATUS: TABLED)THE ANNUAL REVENUE ORDINANCE AND ROLL BACK TAX RATE OF NEW CASTLE COUNTY FOR FISCAL YEAR 2026 BEGINNING JULY 1, 2025
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-049: (STATUS: TABLED) CALCULATION OF SEWER SERVICE CHARGES EFFECTIVE JULY 1, 2025 FOR FISCAL YEAR 2026
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-050: (STATUS: TO BE TABLED) AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF NEW CASTLE COUNTY FOR THE PURPOSE OF FINANCING CERTAIN CAPITAL PROJECTS APPROVED IN THE FISCAL YEAR 2026 CAPITAL BUDGET
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-051: (STATUS: TABLED) THE CAPITAL BUDGET ORDINANCE OF NEW CASTLE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-052: (STATUS: TABLED) ADOPT THE ANNUAL OPERATING BUDGET OF NEW CASTLE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025
Prime Sponsor(s): Mr. Smiley, Mr. Cartier

°25-053: (STATUS: TABLED) AMEND THE FY2026 APPROVED OPERATING BUDGET: APPROPRIATE $3,000,000 FROM THE GENERAL FUND TAX STABILIZATION RESERVE ACCOUNT FOR A ONE-TIME FIRE SERVICE CONTINGENCY
Prime Sponsor(s): Mr. Cartier, Mr. Caneco, Mr. Toole

J. Introduction/Consideration of Emergency Ordinances

K. Public Comment/Other

L. Motion to Adjourn

AGENDA POSTED: June 3, 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.

Marcus A. Henry
County Executive

David M. Culver
General Manager

New Castle County Department of Land Use

JOINT DEPARTMENT OF LAND USE / PLANNING BOARD RECOMMENDATION

New Castle County Capital Program & Budget Fiscal Year 2026-2031

May 27, 2025

DESCRIPTION

Delaware Code Title 9, § 1134 requires that, upon submission to County Council by the County Executive no later than April 1 of each year, the Capital Program and Budget be reviewed by the Department of Land Use and Planning Board for the sole purpose of determining whether the program and budget are in accordance with the Comprehensive Development Plan. A joint recommendation is then provided to County Council. The Capital Program consists of the six fiscal years following its June 30th adoption, and the Capital Budget refers to the first year of the Capital Program. The Capital Program and Budget was transmitted to New Castle County Council on April 22, 2025, with the concurrence of County Council.

BACKGROUND & ANALYSIS

According to the Delaware Code Title 9, § 2656, the capital improvements program is required to be designed to consider the need for and the location of public facilities in order to encourage the efficient utilization of such facilities and establish:

> (1) Principles for construction, extension or increase in capacity of public facilities, as well as principles for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan.
> (2) Estimated public facility costs, including a delineation of when facilities will be needed, the general location of the facilities and projected revenue sources to fund the facilities.
> (3) Standards to ensure the availability of public facilities and the adequacy of those facilities.
> (4) To the extent provisions of the capital improvements plan anticipate State financial assistance, involvement or cooperation, such provisions shall be developed in conjunction with the state capital improvement plan and annual capital budget.

One of the basic purposes of capital improvement programming is to coordinate physical and fiscal planning to achieve the greatest possible benefits from the County's existing and anticipated financial resources. To accomplish this, a ranking of desired public improvements

must be established by assigning a need-based priority to each project. The ranked project list is then reconciled with the County's ability to pay for the projects over time.

Other benefits of the Capital Program and Budget process include the following: implementation of the County's Comprehensive Development Plan, individual department functional plans and studies, and other programs and policies through tangible projects; guiding private development so that it occurs in a way that is in conformity with the Comprehensive Development Plan; coordination of the capital projects of all County Departments furthering the implementation of the Comprehensive Development Plan; assisting with keeping the public informed of the County's long-range capital project development plans; and enabling the County Executive and County Council to better understand long-term cash needs, and to better anticipate the necessary financing for both capital and operating activities.

The 2022 Comprehensive Development Plan Update, known as NCC2050, was passed by County Council on July 26, 2022, approved by County Executive Matthew Meyer on August 4, 2022, certified by Governor John C. Carney effective July 26, 2022, the date adopted by County Council, and is effective from July 1, 2022, through June 30, 2032. Numerous goals and objectives can be found within NCC2050 that address our capital needs and fiscal sustainability; however, the Department finds the following goals and objectives as being the fundamental and core principles to follow to achieve planning and fiscal responsibilities:

Goal #1: New Castle County has a connected, well-maintained and well-loved network of open space (natural lands and recreational resources) that benefits all residents.

- Objective: Preserve at least a minimum of 7,100 acres of land as protected open space in the county, within 30 years.
- Objective: Increase the percentage of residents that have safe, comfortable access (within 1 mile using a low-stress, accessible route) to a variety of recreational opportunities and natural spaces without the requirement of a personal automobile.

Goal #2: The natural environment of the county continues to be a distinguishing characteristic of our community, and the quality of our natural resources— air, water, land, ecosystems (plants and animals)—are continually improving and meeting the needs of present and future generations. Development/redevelopment patterns that consume less unbuilt "greenfields" and resource lands support conservation of our important natural resources.

- Objective: The County shall set an example and evaluate ways to address the impact of development on micro- (e.g. local air quality) and macro-climate conditions (e.g. greenhouse gases) and achievement of State/Federal air quality standards.
- Objective: Improve surface water quality and reduce stormwater runoff from developed lands, with recognition that community revitalization and stream/ecosystem restoration are linked.
- Objective: Improve ecosystem health by reducing sprawl and fragmentation, reconnecting open space, enhancing ecosystems, and applying green stormwater infrastructure strategies (while our economy and population continues to grow).
- Objective: Increase tree-canopy to 40%, prioritizing areas with the lowest canopy cover and greatest potential benefits (e.g. urban heat island, flooding, etc.)

Goal #3: Clean water is available to all residents now and in the future.

- Objective: Continue to ensure water services and drinkable water supply is sufficient to meet demand.
- Objective: Continue to maintain efficient and effective sanitary sewer service in existing areas served by sewer and extend service to new areas, as planned, to meet growth demands in a sustainable manner.

Goal #4: Healthy, safe housing options throughout the County are diverse, meeting needs of people of all incomes, ages, abilities, and races, while maintaining design and form of the built environment that integrates with existing communities.

- Objective: Increase variety and range of price points of safe, quality housing options, in a diversity of locations.
- Objective: Increase proximity of quality housing to other daily needs throughout the county, especially jobs and quality education, to support overall cost of living affordability. Better balance of jobs and housing can support residents and their access to both quality/affordable living and living-wage jobs as well as employers and their workforce.
- Objective: Expand access to homeownership, especially among low-income residents and people of color.
- Objective: Upgrade the condition of substandard housing stock—including integration of green energy—throughout the county, without causing displacement.

Goal #5: New Castle County is a strong, resilient hub of the regional economy that provides a range of jobs and services to County residents.

- Objective: Promote business clusters by focusing resources and policies toward retaining and growing businesses in discrete sectors that advance the County's economic strengths.
- Objective: Achieve a diverse and supportive business ecosystem.
- Objective: Increase the percentage of jobs located in Delaware Level 1 State Strategies Investment Areas, ensuring job centers are located near inclusive transit options and existing infrastructure/services.

Goal #6: All residents have the ability to participate in the economy and have access to living-wage jobs. Delaware's workforce is strong and positioned for emerging industry and jobs as well as applying innovation and adaptation in traditional industries.

- Objective: Increase equitable access to workforce, educational and economic opportunities.
- Objective: As economic growth occurs, increase distribution of benefits across the community.

Goal #7: Farming continues to be a viable way of life and contributes to economic resiliency and healthy communities (for its provision of food access and security, its preservation of farmland, and contribution toward community character).

- Objective: Increase the amount of preserved, contiguous farmland and amount of prime soil protected from development.

Goal #8: All New Castle County residents will have safe, efficient, inclusive access to employment, retail services, parks, and other daily needs including by walking, bicycling, public transit, and emerging modes. The transportation and land use systems are integrated and support each other to create livable places and a vibrant county.

- Objective: Establish a Vision Zero policy and coordinate with DelDOT and WILMAPCO toward reaching zero traffic fatalities by 2050.
- Objective: Enhance and increase accessibility by all modes to/between local and regional destinations, including diverse housing, jobs, and goods/services.

Goal #9: Transportation of people and goods is efficient and fair. The transportation system and land use/development are coordinated; development occurs in areas with ample existing or planned transportation infrastructure (and other infrastructure) and decisions are fiscally sound, inclusive, and fair for present and future generations.

- Objective: Preserve existing roads and transportation infrastructure, while limiting widening and creation of new multi-lane roadways. Make the best use of our past investments and their capacity through innovation and collaboration.
- Objective: Plan for emerging transportation modes and technologies (e.g. renewable energy-based, autonomous, e-bikes/scooters, etc.) to leverage benefits and minimize potential negative externalities; embrace technology designed to address existing infrastructure issues, benefit the environment, and improve how people experience travel.

Goal #10: Land uses, transportation, and other infrastructure complement each other, and neighborhoods and areas across the county are distinctive, attractive, functional, comfortable, and human scale. The physical environment is high quality, inclusively designed, retains value, and is fiscally sustainable.

- Objective: Redevelop and infill key areas of the county (identified in Community Plans and other studies/analyses) and struggling industrial land, strip malls, office parks, and other "greyfields" to achieve connected places, continuity of design, and sense of place.
- Objective: Increase compact development in places where it is appropriate and will support the range of community goals (like transit, affordable housing/lifestyles, non-motorized accessibility, enhancement of place, etc.).

Goal #11: The built environment and streetscapes promote physical activity and healthy lifestyles including options for walking and biking. All residents have safe, inclusive access to lead physically active and healthy lifestyles.

- Objective: Increase the percentage of people who walk, bike, and take transit to work (from 6% in 2018).
- Objective: Increase access to healthy food retailers, medical care, and other daily needs.

Goal #12: The value and significance of the historic, prehistoric, and cultural resources in the county are known and promoted; significant resources are preserved for the benefit of residents and visitors.

- Objective: Increase awareness of the county's historic/prehistoric/cultural resources, including tourism promotion.
- Objective: Increase preservation and adaptive reuse of the county's historic/ prehistoric/cultural resources.

Goal #13: Environmental protection, climate change mitigation, and adaptation are important considerations in all county policies. Our community's collective built environment—infrastructure, transportation, nature, and development patterns—are designed in a way that limits greenhouse gas emissions and protects our people and critical infrastructure from impacts of climate change.

- Objective: Reduce Greenhouse Gas emissions.
- Objective: Strengthen/improve resiliency in the face of climate change threats through changes to the built environment (infrastructure, transportation, etc.) so to minimize risk and impacts to all people and communities.

Goal #14: Pursue a net zero built environment by following emerging technologies, and alternative regional and individual energy sources.

- Objective: Increase the proportion of energy efficient building stock and conservation infrastructure in the building stock.
- Objective: Reduce pollution from Transportation sources.

Goal #15: New Castle County's infrastructure and economic and social systems are strong, and our communities are prepared for future climate-related and man-made/natural events; all residents will live in neighborhoods that are protected from negative impacts of incompatible non-residential land uses/activity and other hazards such as flooding (discrete and cumulative); and economic growth, prosperity and change in New Castle County is equitable and accessible by all.

- Objective: Reduce infrastructure that is at risk due to sea level rise and flooding as well as other risks.
- Objective: Reduce risk/disparate impact on sub-populations.

Goal #16: Participation in planning and development represents the full diversity of the county.

- Objective: Increase diversity of engagement in community planning activities of all county residents regardless of age, race, income, native language, abilities, etc.
- Objective: Increase diversity of local professionals involved in planning, land use, infrastructure, and development.

Goal #17: Development, infrastructure, and change is well-planned and coordinated, achieving sustainable and effective public investment in our communities.

- Objective: Planning/investment decisions integrate across governments and jurisdictions.

- Objective: Increase collaboration associated with data/analysis and public engagement.
- Objective: Achieve greater predictability regarding future development.
- Objective: Provide improved emergency services; types of equipment and response time to meet future demands.

The goals of previous comprehensive planning efforts, which directly relate to the capital budget, are still valid and include the following: controlling the pace of development through the availability of developable land and adequate infrastructure; coordination and efficient and effective use of governmental resources at all levels to improve the quality of life for our citizens; provision of adequate community facilities, services, and utilities consistent with the future land use plan; integration of the County's infrastructure and service plans with land use plans to provide efficient delivery of services; and requiring that new development contribute to the cost of community facilities and services.

The FY2026 Capital Budget totals just over $84.37 million. In addition to significant ongoing investments in public works for extensive improvements to the County's sanitary sewer and stormwater systems, the FY2026-2031 budget will continue to fund a variety of important initiatives such as preservation of parks and open space, support for valuable community services programs, and the cost of quality facilities and equipment, all while continuing to reflect the ongoing need for fiscal prudence. A responsible Capital Budget is part of a balanced approach to providing the necessary infrastructure to serve county residences and businesses. New Castle County's bonds continue to be rated AAA by all three major rating agencies, reflecting the County's high level of fiscal responsibility. This rating was most recently reaffirmed in September 2021, and S & P Global restated the County's triple-A credit rating in March 2023. These ratings allow the County to fund its capital projects at the most competitive interest rates, which maximizes the County's ability to invest in critical infrastructure at the lowest cost to improve a variety of valued County services.

According to the Delaware Population Consortium, approximately 21,842 new county residents are projected from the year 2020 to the year 2050, although the total number of households is expected to decrease somewhat during that time. To preserve quality of life, additional infrastructure will be necessary, and impact fees will be used to supplement the future cost of equipment, vehicles, and buildings necessary to serve new development. For example, impact fees are currently used to assist volunteer fire companies in the purchase of capital equipment, and also in the construction of new substations to serve new communities.

The FY2026 Capital Budget includes $55.45 million for progressing sewer/stormwater rehabilitation, as part of a total $412.6 million investment over the next six years. Proactive management and preventative sewer upgrades have consistently protected the County's drinking water and our environment. In addition to the need for new infrastructure, it is critical that our aging systems be maintained to serve the existing and expanding population. The sanitary sewer system is one of the most important services that New Castle County provides, currently consisting of three treatment plants, over 1,850 miles of sewer line, more than 47,000 manholes, and 180 pump stations.

Additional funding for the Department of Public Works in the FY2026 Capital Budget includes $13.96 million for Facilities/Equipment and $6.85 million for Parks, including funding for agricultural preservation, greenway systems, and open space preservation, as well as numerous park improvements for active recreation amenities like game courts, softball fields, and playgrounds, for a Public Works total of $76.26 million.

$800,000 is included in the FY2026 Capital Budget for the Department of Community Services. Half of this amount has been authorized for the new community library in Newark, which will be constructed over the next two years, with the remainder allocated for various library and recreational facility renovations and improvements.

The FY2026 Capital Budget also includes $1.39 million in funding for the Department of Public Safety to invest in a variety of first responder needs including communications equipment, protective vests, and other life-saving equipment to enhance the County's first-class emergency response efforts.

The balance of the FY2026 Capital Budget includes $5.25 million for the Department of Administration to invest in the purchase and implementation of new information systems, network infrastructure upgrades and related services, as well as $675,000 for the Executive General Fund Capital Contingency.

DEPARTMENT OF LAND USE RECOMMENDATION

The Department believes that the proposed Capital Program and Budget is based on sound land use planning principles and is in accordance with the 2022 Comprehensive Development Plan, NCC2050, and recommends that New Castle County Council approve the New Castle County Capital Program & Budget for Fiscal Years 2026-2031.

PLANNING BOARD RECOMMENDATION

At the business meeting held on May 27, 2025, the Planning Board considered the recommendation and analysis offered by the Department of Land Use.

On a motion made by Ms. Grey and seconded by Mr. Cantrell, the Board voted to recommend to County Council that the proposed Capital Budget & Program for Fiscal Years 2026-2031 be **APPROVED**. The motion was adopted by a vote of 6-0-0-2 (In Favor: Cantrell, Daigle, Drake, Gray, Snowden, Visvardis; In Opposition: None; Abstention: None; Absent: Cahill-Krout, Cochran).

Prior to the vote, the following discussion occurred:

Jill Floore (Chief Financial Officer), David Del Grande (Chief of Technology & Administrative Services), Michael Kapa (Department of Community Services), and Cleon Cauley (Public Works General Manager) presented the Capital Program & Budget for Fiscal Years 2026-2031.

Mr. Cantrell inquired about any area of IT infrastructure that was at risk due to lack of funding. Mr. Del Grande mentioned that everything is addressed in the proposed budget.

Ms. Drake asked if the proposed IT infrastructure would propose new server installation or focus on updating existing infrastructure. Jon Yearly, Deputy Chief of Technology, mentioned the proposed upgrades include the core routing and firewall infrastructure and are crucial to the continued operation of the County.

Mr. Cantrell questioned the proposed construction date of the Southern New Castle County Safety Building being slated for 2027. Ms. Floore mentioned that there are several public safety projects currently in the works, and Mr. Cauley clarified that authorized funding will go towards the planning phase of the proposed building with more funding towards construction found in the next Capital Budget.

Mr. Snowden inquired about the construction of the force main and whether design of the project has started, and if and when construction will begin. Mr. Cauley mentioned that continuous design will occur alongside construction due to many factors with an anticipated start date yet to be determined.

STATUTORY GUIDELINES

In the phraseology of *9 Delaware Code Section 2603 (a),* the Department of Land Use finds that the recommended Capital Program & Budget, Fiscal Years 2026-2031 would promote the convenience, order, and welfare of the present and future inhabitants of this state.

5-29-25

David M. Culver date
General Manager
Department of Land Use

5/29/25

Robert Snowden date
Acting Chairperson
New Castle County Planning Board

Prime Sponsor(s): Mr. Tackett
Requested by: Land Use
Date of introduction: June 10, 2024

ORDINANCE NO. 25-073

REVISE PREVIOUSLY APPROVED MAJOR LAND DEVELOPMENT PLAN FOR FOX RUN BUSINESS CENTER PLANNED UNIT DEVELOPMENT (DPUD); PENCADER HUNDRED; SOUTHEASTERLY CORNER OF RUE MADORA AND WRANGLE HILL ROAD; TAX PARCEL NUMBER 11-028.00-004 (2520 WRANGLE HILL ROAD); APPLICATION NO. 2025-0053; COUNCIL DISTRICT 11

(The plan for **Fox Run Business Center/Townhouses** proposes to revise the previously approved subdivision to construct 117 townhouse style apartment units in place of a portion of approved, but unbuilt, office space. Section 40.31.712 of the Unified Development Code requires a new zoning ordinance for revisions to a DPUD plan that result in a major change in the location of use types on the site. The plan supersedes the Record Resubdivision Plan for Fox Run Business Center recorded at Instrument No. 20060814-0077433.)

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

Section 1. The revised plan for the Fox Run Business Center (area shown on Exhibits A and L) is approved and shall supersede the previously approved Major Land Development Plan for the Fox Run Business Center, recorded November 28, 1990, in Microfilm No. 10673, as most recently amended by that certain Resubdivision Plan, recorded August 14, 2006, as Instrument No. 20060814-0077433

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

Adopted by County Council of
New Castle County on:

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

Approved on:

_____

Marcus Henry
County Executive
New Castle County

SYNPOPSIS: Same as title.

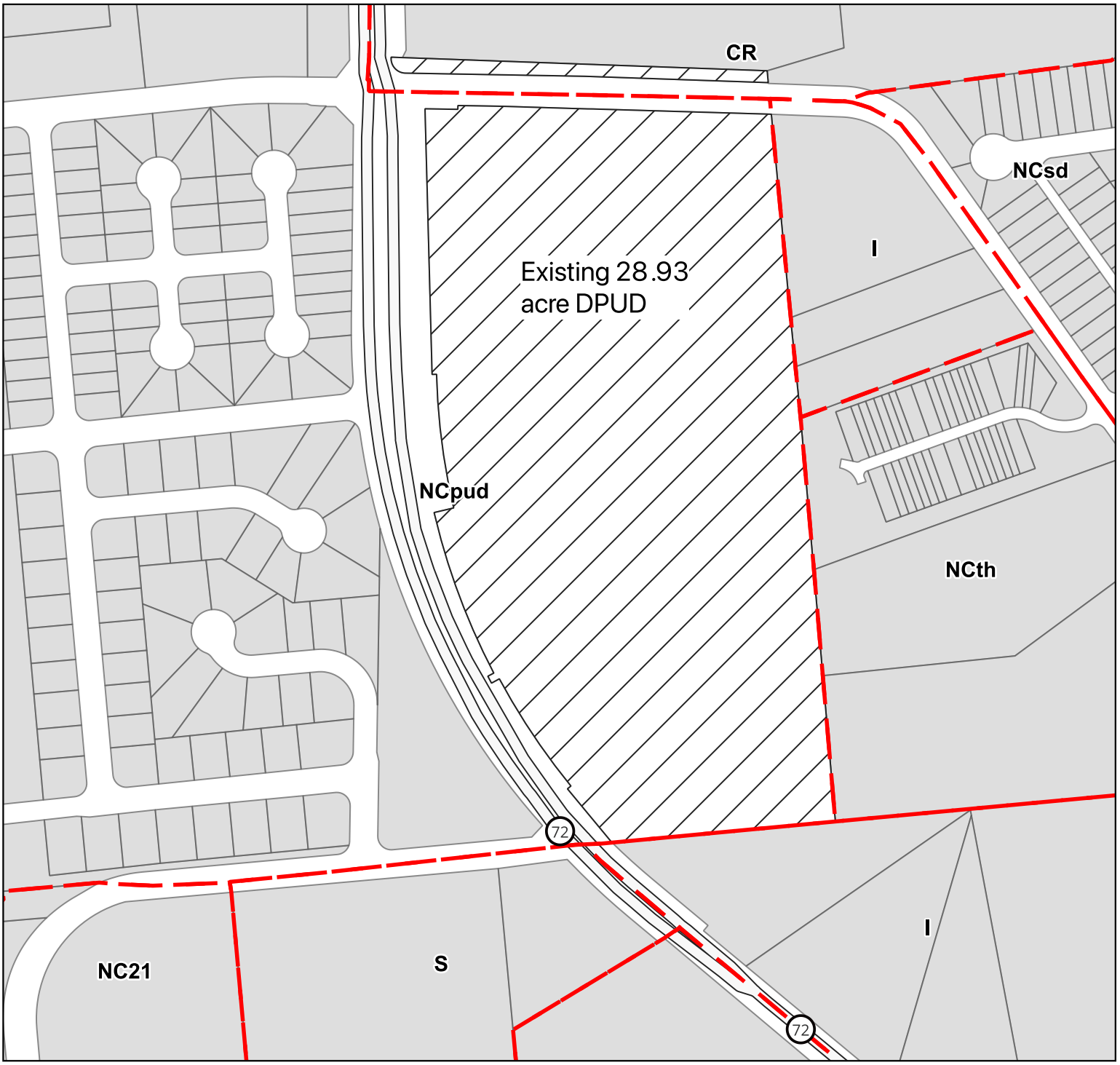
FISCAL IMPACT: There is no discernible fiscal impact with the adoption of this legislation.

PROPERTY MAP

APPLICANT: FOX RUN ASSOCIATES
PROPOSED REZONING: MODIFICATIONS TO A DIVERSIFIED PLANNED UNIT DEVELOPMENT

EXHIBIT A
ZONING ORDINANCE AS INTRODUCED

APPLICATION NO. 2025-0053 -Z
TAX PARCEL NO: 11-028.00-004



HUNDRED: PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:3748
Prepared by: Matthew Rogers

Date: 5/19/2025

N

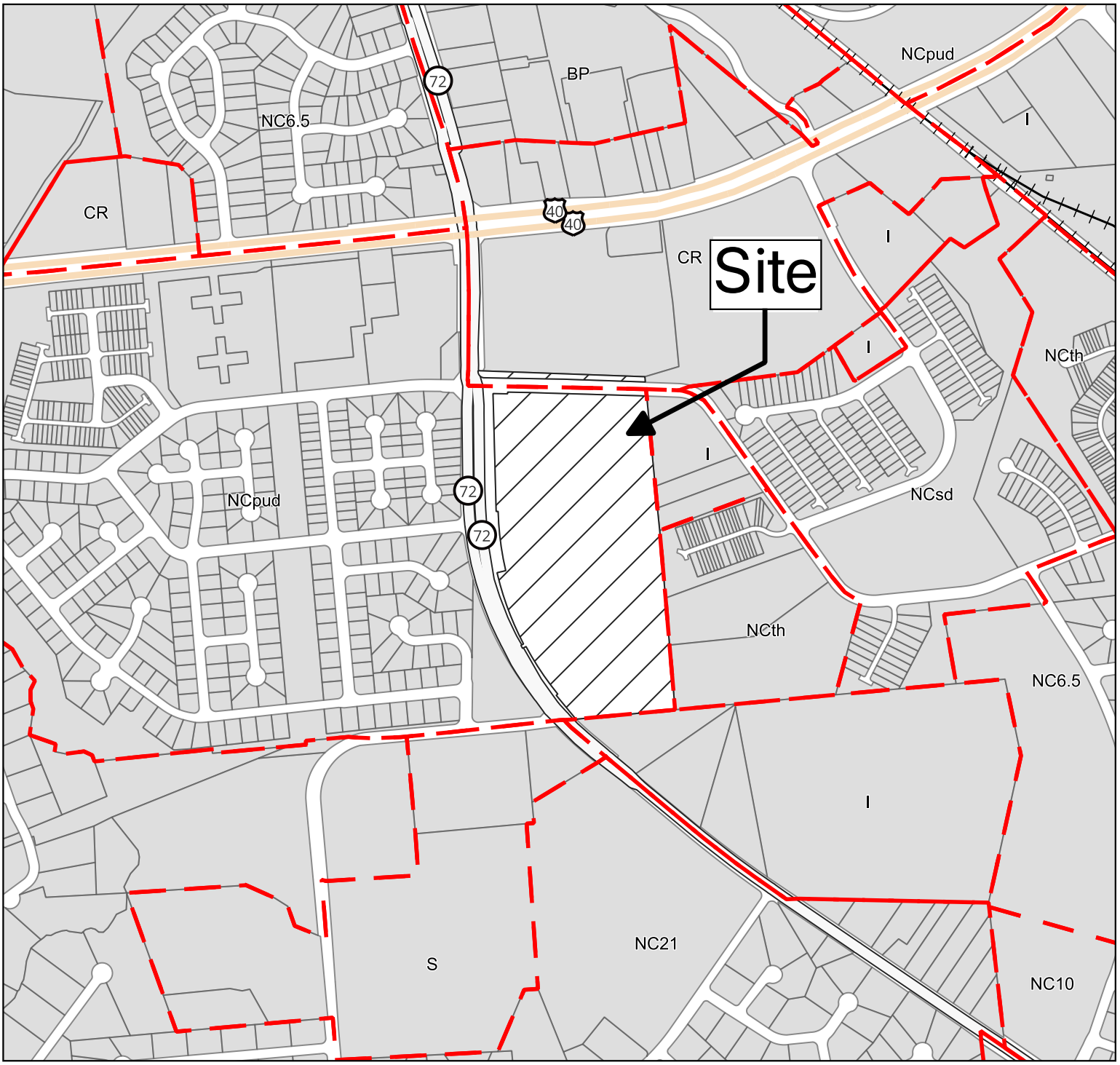
PERMANENT ORDINANCE NO. 25-073
Date Adopted by County Council:
Date Approved by County Executive:

PROPERTY MAP

EXHIBIT L
ZONING ORDINANCE AS INTRODUCED

APPLICANT: FOX RUN ASSOCIATES
PROPOSED REZONING: MODIFICATIONS TO A DIVERSIFIED PLANNED UNIT DEVELOPMENT

APPLICATION NO. 2025-0053-Z
TAX PARCEL NO: 11-028.00-004



HUNDRED: PENCADER HUNDRED
NEW CASTLE COUNTY, DELAWARE

Scale: 1:8448
Prepared by: Matthew Rogers

Date: 5/19/2025

N

PERMANENT ORDINANCE NO. 25-073
Date Adopted by County Council:
Date Approved by County Executive:

Prime Sponsor(s): Mr. Hollins, Mr. Street
Date of introduction: June 10, 2025

ORDINANCE NO. 25-074

TO REPEAL ORDINANCE NOS. 25-058 AND 25-059, WHICH PROPOSED TO APPROPRIATE FUNDING ANTICIPATED TO BE RECEIVED FROM THE STATE OF DELAWARE, DEPARTMENT OF LABOR, WITH FUNDS PROVIDED BY THE DELAWARE WORKFORCE INVESTMENT BOARD TO THE 2025/2026 STATE YEAR-ROUND YOUTH EMPLOYMENT GRANT AND 2025 STATE SUMMER YOUTH EMPLOYMENT GRANT, TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES

WHEREAS, on May 27, 2025, New Castle County Council approved Ordinance No. 25-058 and Ordinance No. 25-059, which proposed to appropriate funding anticipated to be received from the State of Delaware, Department of Labor for the 2025/2026 State Year Round Youth Employment Grant and the 2025 State Summer Youth Employment Grant; and

WHEREAS, currently, the timing, amount and designation of the funding received from the State is unknown; and

WHEREAS, as such, County Council feels repealing Ordinance Nos. 25-058 and 25-059 is the best course of action, as there are currently no funds to designate; and

WHEREAS, Council will revisit the designation of said funds once more information about the timing, amount and designation is available.

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

Section 1. This Ordinance repeals Ordinance No. 25-058 and Ordinance No. 25-059, previously approved by County Council.

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

Adopted by County Council
of New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will repeal Ordinance No. 25-058 and Ordinance No. 25-059.

FISCAL NOTE: This Ordinance, if approved, has no discernible fiscal impact as currently the anticipated funding that would have been appropriated through Ordinance Nos. 25-058 and 25-059 has yet to be received and it is unclear if and when it will be.

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: June 10, 2025

ORDINANCE NO. 25-075

**AMEND THE GRANTS BUDGET:
APPROPRIATE ANTICIPATED STATE OF DELAWARE GRANT-IN-AID FUNDS TO THE ABSALOM JONES SENIOR CENTER FY2026 GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, COMMUNITY RESOURCES DIVISION**

WHEREAS, authorization is being sought for the appropriation of estimated funding of $236,308 anticipated to be received in State of Delaware Grant-In-Aid funds to the Absalom Jones Senior Center FY2026 Grant; and

WHEREAS, the Absalom Jones Senior Center provides a variety of services for the elderly in the surrounding community including transportation to the center, adult programs, activities and social services; and

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

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

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

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

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

Section 3. The provisions of this Ordinance are effective July 1, 2025.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____

Marcus Henry
County Executive
New Castle County

SYNOPSIS:This Ordinance, if approved, will appropriate estimated funding of $236,308 anticipated to be received in State of Delaware Grant-In-Aid funds to the Absalom Jones Senior Center FY2026 Grant for the period July 1, 2025, through June 30, 2026, which will be administered by the Department of Community Services, Division of Community Resources.

The Absalom Jones Senior Center provides a variety of services for the elderly in the surrounding community including transportation to the center, adult programs, activities and social services.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating estimated funding of $236,308 anticipated to be received in State of Delaware Grant-In-Aid funds to the Absalom Jones Senior Center FY2026 Grant for the period July 1, 2025, through June 30, 2026, which will be administered by the Department of Community Services, Division of Community Resources.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget. This increase will affect FY2026 since the targeted program completion date for this grant is June 30, 2026. There is no fiscal impact anticipated beyond FY2026. FY2025 original funding was authorized in the amount of $225,490.

Acknowledged by the Chief Financial Officer May 29, 2025.

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

GRANT TITLE: Absalom Jones Senior Center FY2026 **Ordinance No.** 25-075

PROGRAM TITLE: Absalom Jones Senior Center FY2026

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 236,308.00	$ -	$ 236,308.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 236,308.00	$ -	$ 236,308.00

Expense	Current	Change	Revised
Salaries and Wages	$ 103,109.00	$ -	$ 103,109.00
Benefits	$ 39,930.00	$ -	$ 39,930.00
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 1,600.00	$ -	$ 1,600.00
Contractual Services	$ 91,669.00	$ -	$ 91,669.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 236,308.00	$ -	$ 236,308.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The Absalom Jones Senior Center provides a variety of services to the elderly population in the neighboring community including: transportation to the center, adult programs, activities and social services.

6/10/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: June 10, 2025

ORDINANCE NO. 25-076

**AMEND THE GRANTS BUDGET:
FOR FY2026, APPROPRIATE FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT (HUD) TO THE FY2026 EMERGENCY SOLUTIONS GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, the FY2026 Emergency Solutions Grant is part of the U.S. Department of Housing and Urban Development's (HUD) initiative to alleviate homelessness; and

WHEREAS, this grant will provide pass through grant assistance to shelters for operating costs and will also fund homeless prevention activities in New Castle County; and

WHEREAS, the County Executive has determined that grants anticipated to be received from the U.S. Department of Housing and Urban Development (HUD) are sufficient to cover the increase in the Grants Budget as hereinafter amended; and

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

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

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

Section 2. The provisions in this Ordinance shall be effective July 1, 2025.

Section 3. This Ordinance shall become effective immediately upon its adoption by the County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate federal funds of $215,564.00 from the U.S. Department of Housing and Urban Development (HUD) to the FY2026 Emergency Solutions Grant, which will be administered by the Department of Community Services, Division of Community Development and Housing.

The FY2026 Emergency Solutions Grant will aid shelters for operating costs and will also fund homeless prevention activities in New Castle County. This grant is part of HUD's initiative to alleviate homelessness.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of $215,564.00 from the U.S. Department of Housing and Urban Development (HUD) to the FY2025 Emergency Solutions Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $215,564.00 for FY2026, funded by HUD grant awards. This increase will affect FY2026 and FY2027, since the targeted program completion date for this grant is June 30, 2027. FY2025 funding was authorized in the amount of $209,446.00. There is no discernible fiscal impact on the current operating budget.

Acknowledged by the Chief Financial Officer May 29, 2025.

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

GRANT TITLE: FY26 Emergency Solutions Grant **Ordinance No.** 25-076

PROGRAM TITLE: FY26 Emergency Solutions Grant

Revenue	Current	Change	Revised
Federal	$ 215,564.00	$ -	$ 215,564.00
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 215,564.00	$ -	$ 215,564.00

Expense	Current	Change	Revised
Salaries and Wages	$ 9,663.30	$ -	$ 9,663.30
Benefits	$ 5,446.00	$ -	$ 5,446.00
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ -	$ -	$ -
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ 200,454.70	$ -	$ 200,454.70
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 215,564.00	$ -	$ 215,564.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2027

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

The Emergency Solutions Grant will aid shelters for operating costs and fund homeless prevention activities. The grant is part of HUD's initiative to alleviate homelessness.

6/10/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: June 10, 2025

ORDINANCE NO. 25-077

**AMEND THE GRANTS BUDGET:
APPROPRIATE $2,509,120 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND $350,000 IN ESTIMATED PROGRAM INCOME TO THE FY2026 COMMUNITY DEVELOPMENT BLOCK GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, the Community Development Block Grant (CDBG) is funded through the U.S. Department of Housing and Urban Development (HUD) and through loan repayments from rehabilitation projects and down payment and settlement loans; and

WHEREAS, the major objectives of the CDBG program include providing financial assistance to moderate to low-income residents of New Castle County, most of which are elderly, to rehabilitate their homes; down payment and settlement help for low to moderate income residents buying their first home; funding to agencies that provide housing support services; grants for emergency repairs; funding for the revitalization of aging neighborhoods throughout the County; and social services; and

WHEREAS, funding has been received from HUD for the continuation of the CDBG program for a fiftieth year; and

WHEREAS, the County Executive has determined that grants anticipated to be received from the U.S. Department of Housing and Urban Development (HUD) and estimated program income will be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

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

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

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

Section 2. The provisions of this Ordinance shall be effective July 1, 2025.

Section 3. This Ordinance shall become effective immediately upon its adoption by the County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate federal funds of $2,509,120 from the U.S. Department of Housing and Urban Development (HUD) and $350,000 in estimated program income to be earned in Fiscal Year 2026 to the FY2026 Community Development Block Grant, which will be administered by the Department of Community Services, Division of Community Development and Housing.

The Community Development Block Grant (CDBG) is funded through HUD and through loan repayments from rehabilitation projects and down payment and settlement loans. The major objectives of the CDBG program include providing financial assistance to moderate to low-income residents of New Castle County, most of which are elderly, to rehab their homes; down payment and settlement help for low to moderate income residents buying their first home; funding to agencies that provide housing support services; grants for emergency repairs; funding for the revitalization of aging neighborhoods throughout the County; and social services.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federal funds of $2,509,120 from the U.S. Department of Housing and Urban Development (HUD) and $350,000 in estimated program income to be earned in Fiscal Year 2026 to the FY2026 Community Development Block Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $2,859,120. This increase will affect FY2026 through FY2033, since the targeted program completion date is September 1, 2032. FY2025 funding was authorized in the amount of $2,452,724 in federal funds and $350,000 in estimated program income for a total of $2,802,724. There is no discernible fiscal impact on the current operating budget.

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

GRANT TITLE: FY26 Community Development Block Grant **Ordinance No.** 25-077

PROGRAM TITLE: FY26 Community Development Block Grant

Revenue	Current	Change	Revised
Federal	$ 2,509,120.00	$ -	$ 2,509,120.00
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ 350,000.00	$ -	$ 350,000.00
Other	$ -	$ -	$ -
Total	$ 2,859,120.00	$ -	$ 2,859,120.00

Expense	Current	Change	Revised
Salaries and Wages	$532,081.00	$ -	$ 532,081.00
Benefits	$299,908.00	$ -	$ 299,908.00
Training/Civic Affairs	$1,500.00	$ -	$ 1,500.00
Communication/Utilities	$4,500.00	$ -	$ 4,500.00
Materials/Supplies	$12,000.00	$ -	$ 12,000.00
Contractual Services	$602,668.00	$ -	$ 602,668.00
Equipment	$1,000.00	$ -	$ 1,000.00
Grants/Fixed Charges	$1,324,578.00	$ -	$ 1,324,578.00
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$80,885.00	$ -	$ 80,885.00
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 2,859,120.00	$ -	$ 2,859,120.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 9/1/2032

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

Funding is provided through the Department of Housing and Urban Development (HUD) to assist low to moderate income residents of New Castle County with various housing support services such as: home rehabilitation, first time homebuyer down payment and settlement help, grants for minor home repairs, the revitalization of aging neighborhoods and other social services.

6/10/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: June 10, 2025

ORDINANCE NO. 25-078

**AMEND THE GRANTS BUDGET:
FOR FY2026, APPROPRIATE FEDERAL FUNDS OF $987,574.20 FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND ESTIMATED PROGRAM INCOME OF $50,000 TO THE FY2026 HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, HOME programs are funded from the U.S. Department of Housing and Urban Development (HUD) and program income from the rehabilitation and acquisition of housing and the administration of the program; and

WHEREAS, the families served by HOME programs are low to moderate income households in New Castle County – outside the cities of Wilmington and Newark; and

WHEREAS, the current budget is to rehabilitate homes, which must be in full code compliance for funding, and for subgrantee programs that support housing, including loans; and

WHEREAS, the County Executive has determined that grants anticipated to be received from the U.S. Department of Housing and Urban Development (HUD) and estimated program income will be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

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

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

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

Section 2. The provisions in this Ordinance shall be effective July 1, 2025.

Section 3. This Ordinance shall become effective immediately upon its adoption by the County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate federal funds of $987,574.20 from the U.S. Department of Housing and Urban Development (HUD) and $50,000 in estimated program income to the FY2026 Home Investment Partnerships Program (HOME), which will be administered by the Department of Community Services, Division of Community Development and Housing.

HOME programs are funded from the U.S. Department of Housing and Urban Development (HUD) and program income for the rehabilitation and acquisition of housing and the administration of the program. Families served are low to moderate income households in New Castle County – outside the cities of Wilmington and Newark. The current budget is to rehabilitate homes, which must be in full code compliance for funding, and for subgrantee programs that support housing, including loans.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating federals funds of $987,574.20 from the U.S. Department of Housing and Urban Development (HUD) and $50,000 in estimated program income to the FY2026 Home Investment Partnerships Program (HOME).

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $1,037,574.20 for FY2026, funded by HUD grant awards and estimated program income. This increase will affect FY2026 through FY2031, since the targeted program completion date for this grant is June 30, 2031. FY2025 funding was authorized in the amount of $964,060 in federal funds and $50,000 in estimated program income for a total of $1,014,060. There is no discernible fiscal impact on the current operating budget.

Acknowledged by the Chief Financial Officer May 29, 2025.

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

GRANT TITLE: FY26 Home Investment Partnership Program **Ordinance No.** 25-078

PROGRAM TITLE: FY26 Home Investment Partnership Program

Revenue	Current	Change	Revised
Federal	$ 987,574.20	$ -	$ 987,574.20
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ 50,000.00	$ -	$ 50,000.00
Other	$ -	$ -	$ -
Total	$ 1,037,574.20	$ -	$ 1,037,574.20

Expense	Current	Change	Revised
Salaries and Wages	$ 89,569.00	$ -	$ 89,569.00
Benefits	$ 50,486.00	$ -	$ 50,486.00
Training/Civic Affairs	$ 2,713.00	$ -	$ 2,713.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 34,171.07	$ -	$ 34,171.07
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ 855,403.13	$ -	$ 855,403.13
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ 5,232.00	$ -	$ 5,232.00
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 1,037,574.20	$ -	$ 1,037,574.20

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2031

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

HOME Programs are funded from HUD for housing rehabilitation and acquisition, and administration of the program. Families served are low to moderate income households in New Castle County - outside the cities of Wilmington or Newark. The current budget is to rehabilitate homes to meet code and for subgrantee programs that support housing.

6/10/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: June 10, 2025

ORDINANCE NO. 25-079

**AMEND THE GRANTS BUDGET:
FOR FY2026, APPROPRIATE ANTICIPATED $2,996,864 FROM THE DEPARTMENT OF STATE, DELAWARE DIVISION OF LIBRARIES TO: (A) LIBRARY ADMINISTRATION $2,587,340; (B) APPOQUINIMINK LIBRARY $34,660; (C) BEAR LIBRARY $50,356; (D) BRANDYWINE HUNDRED LIBRARY $102,914; (E) CLAYMONT LIBRARY $24,923; (F) ELSMERE LIBRARY $20,005; (G) HOCKESSIN LIBRARY $32,053; (H) KIRKWOOD LIBRARY $37,356; (I) NEWARK LIBRARY $45,424; (J) ROUTE 9 LIBRARY $29,835; AND (K) WOODLAWN LIBRARY $31,998 WHICH ARE ALL ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF LIBRARIES**

WHEREAS, State funds, through a contract with the Department of State, Delaware Division of Libraries, are allocated to libraries to encourage the maintenance and development of proper standards, including personnel standards, hours of operation, library materials, collection standards and interlibrary resource sharing, and to provide for the development of statewide public library services; and

WHEREAS, libraries must meet, or provide evidence of attempting to meet, the minimum standards of operation as established by the Division of Libraries and approved by the State Council on Libraries; and

WHEREAS, the County Executive has determined that grants anticipated to be received will be sufficient to cover the increase in the Grants Budget as hereinafter amended; and

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

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

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

Section 2**.** The provisions in this Ordinance shall become effective on July 1, 2025.

Section 3. This Ordinance shall become effective immediately upon its adoption by the County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate anticipated $2,996,864 from the Department of State, Delaware Division of Libraries to the Department of Community Services, Division of Libraries for the New Castle County public libraries for Fiscal Year 2026. These State funds are allocated to libraries to encourage the maintenance and development of proper standards, including personnel standards, hours of operation, library materials, collection standards and interlibrary resource sharing, and to provide for the development of statewide public library services. Libraries must meet, or provide evidence of attempting to meet, the minimum standards of operation as established by the Division of Libraries and approved by the State Council on Libraries.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget for Fiscal Year 2026 by appropriating anticipated grant awards totaling $2,996,864 to the Division of Libraries within the Department of Community Services, Libraries Division. The appropriations proposed below, if approved, will be funded by State funds through a contract with the Department of State, Delaware Division of Libraries. These appropriations are estimated since the State Budget is not anticipated to be approved until June 30, 2025.

Library Administration (Exhibit A)	$2,587,340
Appoquinimink Library (Exhibit B)	34,660
Bear Library (Exhibit C)	50,356
Brandywine Library (Exhibit D)	102,914
Claymont Library (Exhibit E)	24,923
Elsmere Library (Exhibit F)	20,005
Hockessin Library (Exhibit G)	32,053
Kirkwood Library (Exhibit H)	37,356
Newark Library (Exhibit I)	45,424
Route 9 Library (Exhibit J)	29,835
Woodlawn Library (Exhibit K)	31,998
Total	$2,996,864

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $2,996,864 to be funded with State funds. Since the targeted completion date for these programs is June 30, 2026, there will be no fiscal impact beyond Fiscal Year 2026. FY2025 final funding was authorized in the amount of $2,841,311.

Acknowledged by the Chief Financial Officer May 29, 2025.

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

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Library Administration

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 2,587,340.00	$ -	$ 2,587,340.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 2,587,340.00	$ -	$ 2,587,340.00

Expense	Current	Change	Revised
Salaries and Wages	$ 1,044,950.00	$ -	$ 1,044,950.00
Benefits	$ 122,881.00	$ -	$ 122,881.00
Training/Civic Affairs	$ 11,500.00	$ -	$ 11,500.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 647,851.00	$ -	$ 647,851.00
Contractual Services	$ 664,694.00	$ -	$ 664,694.00
Equipment	$ 94,964.00	$ -	$ 94,964.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ 500.00	$ -	$ 500.00
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 2,587,340.00	$ -	$ 2,587,340.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "B"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Appoquinimink Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 34,660.00	$ -	$ 34,660.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 34,660.00	$ -	$ 34,660.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 2,550.00	$ -	$ 2,550.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 8,750.00	$ -	$ 8,750.00
Contractual Services	$ 23,360.00	$ -	$ 23,360.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 34,660.00	$ -	$ 34,660.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "C"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Bear Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 50,356.00	$ -	$ 50,356.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 50,356.00	$ -	$ 50,356.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 2,750.00	$ -	$ 2,750.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 18,300.00	$ -	$ 18,300.00
Contractual Services	$ 19,306.00	$ -	$ 19,306.00
Equipment	$ 10,000.00	$ -	$ 10,000.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 50,356.00	$ -	$ 50,356.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "D"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25- 079

PROGRAM TITLE: Brandywine Hundred Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 102,914.00	$ -	$ 102,914.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 102,914.00	$ -	$ 102,914.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 3,250.00	$ -	$ 3,250.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 27,420.00	$ -	$ 27,420.00
Contractual Services	$ 62,244.00	$ -	$ 62,244.00
Equipment	$ 10,000.00	$ -	$ 10,000.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 102,914.00	$ -	$ 102,914.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "E"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Claymont Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 24,923.00	$ -	$ 24,923.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 24,923.00	$ -	$ 24,923.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 2,500.00	$ -	$ 2,500.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 10,423.00	$ -	$ 10,423.00
Contractual Services	$ 10,000.00	$ -	$ 10,000.00
Equipment	$ 2,000.00	$ -	$ 2,000.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 24,923.00	$ -	$ 24,923.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "F"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25- 079

PROGRAM TITLE: Elsmere Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 20,005.00	$ -	$ 20,005.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 20,005.00	$ -	$ 20,005.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 1,450.00	$ -	$ 1,450.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 15,055.00	$ -	$ 15,055.00
Contractual Services	$ 3,500.00	$ -	$ 3,500.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 20,005.00	$ -	$ 20,005.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "G"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Hockessin Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 32,053.00	$ -	$ 32,053.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 32,053.00	$ -	$ 32,053.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 7,000.00	$ -	$ 7,000.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 5,300.00	$ -	$ 5,300.00
Contractual Services	$ 10,000.00	$ -	$ 10,000.00
Equipment	$ 9,753.00	$ -	$ 9,753.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 32,053.00	$ -	$ 32,053.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "H"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Kirkwood Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 37,356.00	$ -	$ 37,356.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 37,356.00	$ -	$ 37,356.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 3,200.00	$ -	$ 3,200.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 12,500.00	$ -	$ 12,500.00
Contractual Services	$ 10,000.00	$ -	$ 10,000.00
Equipment	$ 11,656.00	$ -	$ 11,656.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 37,356.00	$ -	$ 37,356.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** **"I"**

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Newark Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 45,424.00	$ -	$ 45,424.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 45,424.00	$ -	$ 45,424.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 5,500.00	$ -	$ 5,500.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 15,400.00	$ -	$ 15,400.00
Contractual Services	$ 20,000.00	$ -	$ 20,000.00
Equipment	$ 4,000.00	$ -	$ 4,000.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ 524.00	$ -	$ 524.00
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 45,424.00	$ -	$ 45,424.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "J"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25-079

PROGRAM TITLE: Route 9 Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 29,835.00	$ -	$ 29,835.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 29,835.00	$ -	$ 29,835.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 2,000.00	$ -	$ 2,000.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 9,585.00	$ -	$ 9,585.00
Contractual Services	$ 15,250.00	$ -	$ 15,250.00
Equipment	$ 3,000.00	$ -	$ 3,000.00
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 29,835.00	$ -	$ 29,835.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

DEPARTMENT: Community Services **EXHIBIT:** "K"

GRANT TITLE: FY2026 State Aid for Libraries **Ordinance No.** 25- 079

PROGRAM TITLE: Woodlawn Library

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 31,998.00	$ -	$ 31,998.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 31,998.00	$ -	$ 31,998.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ 4,800.00	$ -	$ 4,800.00
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ 18,198.00	$ -	$ 18,198.00
Contractual Services	$ 9,000.00	$ -	$ 9,000.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 31,998.00	$ -	$ 31,998.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2025

Estimated Program Completion: 6/30/2026

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

To provide for statewide public library services and to encourage proper standards regarding personnel, hours of operation, library materials, collections and interlibrary resource sharing.

6/10/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: June 10, 2025

ORDINANCE NO. 25-080

**AMEND THE GRANTS BUDGET:
APPROPRIATE $149,000 FROM THE STATE OF DELAWARE, DEPARTMENT OF HEALTH AND SOCIAL SERVICES, DIVISION OF SERVICES FOR AGING AND ADULTS WITH PHYSICAL DISABILITIES TO THE HEALTHY HOMES-DHSS GRANT, TO BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, funding has been awarded from the State of Delaware, Department of Health and Social Services, Division of Services for Aging and Adults with Physical Disabilities to the Healthy Homes-DHSS Grant; and

WHEREAS, funding will be used to modify or make repairs to a minimum of ten (10) housing units in New Castle County currently occupied by older adults (over the age of 62) so that these residents are able to remain safely in their homes in the community; and

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

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

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

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

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

Section 3. It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to May 21, 2025.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate $149,000 from the State of Delaware, Department of Health and Social Services, Division of Services for Aging and Adults with Physical Disabilities to the Healthy Homes-DHSS Grant. Funding will be used to modify or make repairs to a minimum of ten (10) housing units in New Castle County currently occupied by older adults (over the age of 62) so that these residents are able to remain safely in their homes in the community.

It is the intent of the County Council that the provisions of this Ordinance shall be effective retroactive to May 21, 2025.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $149,000 from the State of Delaware, Department of Health and Social Services, Division of Services for Aging and Adults with Physical Disabilities to the Healthy Homes-DHSS Grant.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget of $149,000. This increase will impact FY2025 only since the targeted program completion date of this award is June 30, 2025.

Acknowledged by the Chief Financial Officer May 29, 2025.

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

GRANT TITLE: FY25 Healthy Homes - DHSS **Ordinance No.** 25-080

PROGRAM TITLE: FY25 Healthy Homes - DHSS

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ 149,000.00	$ -	$ 149,000.00
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	$ 149,000.00	$ -	$ 149,000.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 149,000.00	$ -	$ 149,000.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	$ 149,000.00	$ -	$ 149,000.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 5/21/2025

Estimated Program Completion: 6/30/2025

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

Ordinance Passed: **Date Revised:**

PROGRAM DESCRIPTION:

Funds will be used to modify or make repairs to housing units in New Castle County currently occupied by older adults (over the age of 62) so that these residents are able to remain safely in their homes in the community.

6/10/2025

Prime Sponsor(s): Mr. Toole
Requested by: Administration/Finance
Date of introduction: June 10, 2025

ORDINANCE NO. 25-081

TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH 100 WATT EQUIVALENT LIGHT EMITTING DIODE (LED) BULBS IN THE RESERVE AT CAVALIERS COUNTRY CLUB SUBDIVISION LOCATED IN THE CHRISTIANA HUNDRED AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS

WHEREAS, a petition has been filed with the Clerk of New Castle County Council for the establishment of a street light tax district in the **RESERVE AT CAVALIERS COUNTRY CLUB SUBDIVISION** and for the installation of Arlington street lights with 100 watt light emitting diode (LED) bulbs, therein.

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

Section 1. The County Executive is hereby authorized to enter into a contract, in accordance with 9 *Del. C.* Chapter 21, to provide for the installation of ARLINGTON street lights with 100 watt light emitting diode (LED) bulbs, according to the standards established by the New Castle County Department of Land Use, to be erected along CAVALIERS BOULEVARD AND HOGAN BOULEVARD as set forth in the petition.

Section 2. The properties set forth in the petition shall continue to be subject to an annual tax based on the full annual cost of the street lighting in an amount to be provided for in the Annual Revenue Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will allow for the installation of ARLINGTON street lights with 100 watt light emitting diode (LED) bulbs in the RESERVE AT CAVALIERS COUNTRY CLUB SUBDIVISION.

FISCAL NOTE: This Ordinance, if approved, provides for the installation of ARLINGTON street lights with 100 watt light emitting diode (LED) bulbs and the assessment of a light tax based on the rates set in the Annual Revenue Ordinance.

The light tax assessed on these RESERVE AT CAVALIERS COUNTRY CLUB SUBDIVISION properties set forth in the petition filed with the Clerk of County Council will be billed in conjunction with the annual property tax billing. The increased expenditure to the County resulting from the installation and maintenance will be offset by the increased revenues realized from the light tax assessment.

Acknowledged by the Chief Financial Officer May 29, 2025.

Marcus Henry
County Executive

Jill Floore
Chief Financial Officer

OFFICE OF FINANCE

BUILDERS PETITION FOR STREET LIGHTING

STATE OF DELAWARE :

SS :

NEW CASTLE COUNTY :

TO: The Honorable President and Members of County Council of New Castle County, Delaware

BE IT KNOWN, that on this 26th Day of FEBRUARY, A.D. 2025 personally appeared before me, the undersigned Notary Public of the State of Delaware, JUSTIN HENSLEY, authorized representative of PMS Manager LLC, a Delaware limited liability company, known to me as such, and being first duly sworn by me according to law, stated and said as follows:

1.PMS Manager LLC holds record title to Tax Parcel Nos. 09-025.10-313, 09-019.30-018, 09-025.30-041 and 09-024.20-120 (collectively, the "Property"), the metes and bounds for which are set forth in the Deed dated November 13, 2024, between Cavaliers Redevelopment, L.P., a Delaware limited partnership, as grantor(s), and PMS Manager LLC, a Delaware limited liability company, as grantee, recorded in the Office for the Recorder of Deeds in and for New Castle County at Wilmington, Delaware, in Deed Instrument Number 20241119-0078609, a copy of which is attached hereto and made a part hereof as EXHIBIT A. A substantially reduced copy of the record subdivision plan for the portion of the lands known as The Reserve at Cavaliers Country Club in New Castle County, Delaware, recorded as Subdivision Instrument No. 20231005-0067033, is attached hereto and made a part hereof as EXHIBIT B.

2. PMS Manager LLC, as sole owner of the Property, hereby petitions New Castle County pursuant to 9 Del. C. 2101 et seq. (Rev. 1974) to enter into a contract for the purpose of providing light for the streets running through and within the Property, the metes and bounds for which are set forth on EXHIBIT A attached hereto and made part hereof, and more visually represented in EXHIBIT B attached hereto and made part hereof.

3. The type of streetlight and wattage being requested – Select one…

- ☐ Colonial / Traditionaire LED (70 watt HPS equivalent)
- ☐ Colonial / Traditionaire LED (100 watt HPS equivalent)
- ☐ Arlington LED (70 watt HPS equivalent)
- ☑ Arlington LED (100 watt HPS equivalent)

4. List names of all streets you wish to have lights installed on Cavaliers Boulevard and Hogan Boulevard.

PMS MANAGER LLC

BY _____

Justin Hensley, Authorized Representative

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

_____ My commission expires: 9/9/25

Notary Public

(Seal)

CHRISTINA M. CABAZZA
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires September 9, 2025

PARCEL NOS. 09-025.10-313, 09-019.30-018
09-025.30-041 AND 09-024.20-120
PREPARED BY,
RECORD and RETURN TO:

20241119-0078609
P: 1 of 11 F:$190.00
11/19/2024 12:12:04 PM
Michael E. Kozikowski T20240043767
New Castle Recorder DEE
NC: $247.50 State: $412.50

Michael Isaacs, Esq.
Fox Rothschild LLP
1201 North Market Street
Suite 1200
Wilmington, DE 19801

GRANTEE'S ADDRESS:

105 Foulk Road
Wilmington, DE 19803

NO TITLE SEARCH OR SURVEY MADE
OR REQUESTED

THIS SPECIAL WARRANTY DEED MADE this 13th day of November, 2024,

BETWEEN

CAVALIERS REDEVELOPMENT, L.P., a Delaware limited partnership, party of the first part,

AND

PMS MANAGER LLC, a Delaware limited liability company, party of the second part,

WITNESSETH: That the said party of the first part, for and in consideration of the nominal sum of ONE DOLLAR ($1.00) lawful money of the United States of America, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys unto the party of the second part, in fee simple.

ALL THOSE CERTAIN LOTS, PIECES, PARCELS AND TRACTS of land with the improvements thereon erected, situated in New Castle County and State of Delaware, being more particularly bounded and described in Exhibit "A", attached hereto and made a part hereof.

THE INTEREST CONVEYED HEREBY IS SUBJECT TO THE ENVIRONMENTAL COVENANT DATED AND RECORDED IN THE OFFICIAL RECORDS OF THE NEW CASTLE COUNTY OFFICE OF THE RECORDER OF DEEDS ON JUNE 10, 2021 IN INSTRUMENT NO. 20210610-0068460. THE ENVIRONMENTAL COVENANT CONTAINS THE FOLLOWING ACTIVITY AND USE LIMITATIONS AND REQUIREMENTS:

a. Limitation of Groundwater Withdrawal. No groundwater wells shall be installed and no groundwater shall be withdrawn from any well on the Property without the prior written approval of DNREC-SIRS and DNREC Division of Water; and

b. Compliance with Contaminated Materials Management Plan (CMMP). All work required by the CMMP must be performed to DNREC's satisfaction in accordance with the CMMP. The CMMP provides guidance to enable construction workers to safely handle any potentially contaminated soil at the Property;

BEING a portion of the same lands and premises conveyed unto the party of the first part by Deed of Cavaliers Realty LLC dated May 25, 2023, and recorded on June 2, 2023, in the Office of the Recorder of Deeds, in and for New Castle County, Delaware in Deed Document No. 20230602-0035518.

[Signature Page Follows]

IN WITNESS WHEREOF, the said party of the first part has caused his name to be hereunto set, this day and year first written above.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF:

CAVALIERS REDEVELOPMENT, L.P
By: Cavaliers Redevelopment General Partner, LLC, its sole general partner

WITNESS

By: _____ (SEAL)
Peter S. Miller, Member

COMMONWEALTH OF PENNSYLVANIA)
) SS.
COUNTY OF Montgomery)

BE IT REMEMBERED that on this 6th day of ~~September~~ November, 2024, personally came before me, a Notary Public for the State of Delaware, Peter S. Miller, Member of Cavaliers Redevelopment General Partner, LLC, the sole general partner of CAVALIERS REDEVELOPMENT, L.P., a Delaware limited partnership, party to this Indenture, known to me personally to be such and acknowledged this Indenture to be his act and deed and the act and deed of said company.

GIVEN under my hand and seal of office the day and year aforesaid.

Katherine Paszek
NOTARIAL OFFICER
MY COMMISSION EXPIRES: February 8, 2026

Commonwealth of Pennsylvania - Notary Seal
Katherine Paszek, Notary Public
Chester County
My commission expires February 8, 2026
Commission number 1267082
Member, Pennsylvania Association of Notaries

160501051.2

Exhibit A

DEVELOPMENT OPEN SPACE PARCELS

LEGAL DESCRIPTION FOR NEW CAVALIERS BOULEVARD

AND HOGAN BOULEVARD

(TAX PARCEL 09-025.10-313)

ALL that certain piece or parcel of land situate in White Clay Creek Hundred, New Castle County, State of Delaware designated as an addition to Cavaliers Boulevard and all of Hogan Boulevard as shown on the Record Minor Resubdivision Plan – The Reserve at Cavaliers Country Club, prepared by Duffield Associates, of Wilmington DE, and recorded in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, in Instrument No. 20231005-0067033, and being more particularly described as follows, to wit:

BEGINNING at a point, said point being on the easterly side of Cavaliers Boulevard at 80 feet wide, and being a point where the proposed right-of-way line leaves the existing right-of-way line; said point being located the following two (2) bearings and distances from the northeasterly end of a corner cut off line joining the said easterly side of Cavaliers Boulevard at 80 feet wide with the southerly side of Churchmans Road (DelDOT concrete monument found) at varying widths:

1. Along said corner cut off, South 49° 06' 23" West, 32.26' to a point on the easterly side of Cavaliers Boulevard, at 80 feet wide; and
2. Along said easterly side of Cavaliers Boulevard, at 80 feet wide, South 10° 47' 46" West, 693.69' (calculated, shown as 693.06' on Record Plan);

Thence, from said point and place of beginning, along Private Open Space 17 and Lot 271, The Reserve at Cavaliers Country Club, along lands now or formerly of Cavaliers Realty, LLC., along Private Open Space 20 (Tax Parcel No. 09-025.10-158), crossing Norman Lane, along Private Open Space (Tax Parcel No. 09-025.10-208), crossing Palmer Boulevard, along Private Open Space (Tax Parcel No. 09-024.40-022), crossing Mickelson Drive, and along Private Open Space 2, (Tax Parcel No. 09-025.30-111); the following eight (8) bearing and distances:

1. By the arc of a curve to the left having a radius of 460.00 feet, an arc length of 163.09 feet, and a chord of S 00°38'09" W, 162.24 feet (calculated, not shown on the Record Plan);
2. S 09°31'05" E, 51.29 feet
3. By the arc of a curve to the right having a radius of 540.00 feet, and arc length of 191.24 feet, and a chord of S 00°37'40" W, 190.24 feet;
4. S 10°47'46" W, 376.98 feet;
5. By the arc of a curve to the right having a radius of 540.00 feet, an arc length of 202.10 feet, and a chord of S 21°29'43" W, 200.92 feet;
6. S 32°13'02" W, 49.91 feet;
7. By the arc of a curve to the left having a radius of 460.00 feet, an arc length of 163.14 feet, and a chord of S 22°03'25" W, 162.29 feet (calculated, not shown on the Record Plan);
8. S 11°53'48" W, 1425.81 feet (calculated, not shown on the Record Plan) to a point on the boundary line with lands now or formerly of The State of Delaware, also known as Acierno/Marta Property, Microfilm No. 14093;

Thence, along the boundary line of lands now or formerly of The State of Delaware, N 36°26'28" W, 107.08 feet (calculated, not shown on Record Plan) to a point on the westerly right-of-way line of Cavaliers Boulevard;

Thence, along Private Open Space 14 (Tax Parcel No. 09-024.40-021), crossing Casper Drive, along Private Open Space 12 (Tax Parcel No. 09-024.20-146), N 11°53'48" E, 851.13 feet (calculated, not shown on Record Plan);

Thence along the junction curve joining said westerly right-of-way line of Cavaliers Boulevard with the southerly right-of-way line of Hogan Boulevard, at 81 feet wide, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of N 33°06'12" W, 35.36 feet to a point on the southerly right-of-way line of said Hogan Boulevard;

Thence along said southerly right-of-way line of Hogan Boulevard, N 78°06'12" W, 239.00 feet to a point on the junction curve joining said southerly right-of-way line of Hogan Boulevard with the easterly right-of-way line of Casper Drive, at 50 feet wide;

Thence along said junction curve by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of S 56°53'48" W, 35.36 feet to a point on the easterly right-of-way line of said Casper Drive;

Thence crossing said Casper Drive, N 69°00'47" W, 50.64 feet (calculated, not shown on the Record Plan) to a point on the westerly right-of-way line of Casper Drive to a point on the junction curve joining said westerly right-of-way line of Casper Drive with the southerly right-of-way line of Hogan Boulevard, at 70 feet wide;

Thence along said junction curve by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of N 33°06'12" W, 35.36 feet to a point on the southerly right-of-way line of said Hogan Boulevard;

Thence along said southerly right-of-way line of Hogan Boulevard, N 78°06'12" W, 150.00 feet to a point on the junction curve joining said southerly right-of-way line of Hogan Boulevard with the easterly right-of-way line of Stewart Drive, at 50 feet wide;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of S 56°53'48" W, 35.36 feet to a point on the easterly right-of-way line of Stewart Drive, at 50 feet wide;

Thence crossing said Stewart Drive, N 88°18'57" W, 50.80 feet (calculated, not shown on the Record Plan) to a point on the junction curve joining the westerly right-of-way line of Stewart Drive with the southerly right-of-way line of Hogan Boulevard, at varying widths;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 48.49 feet, and a chord of N 43°40'16" W, 41.24 feet to a point on the southerly right-of-way line of Hogan Boulevard, at varying widths;

Thence along said southerly right-of-way line of Hogan Boulevard, by the arc of a curve to the right having a radius of 183.00 feet, an arc length of 135.01 feet, and a chord of N78°06'12" W, 131.97 feet to a point

on the junction curve joining said southerly right-of-way line of Hogan Boulevard with the easterly right-of-way line of Stadler Drive, at 50 feet wide;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 48.49 feet, and a chord of S 67°27'53" W, 41.24 feet to a point on the easterly right-of-way line of Stadler Drive, at 50 feet wide;

Thence crossing said Stadler Drive, N 71°15'06" W, 50.36 feet (calculated, not shown on the Record Plan) to a point on the junction curve joining the westerly right-of-way line of Stadler Drive with the southerly right-of-way line of Hogan Boulevard, at 63 feet wide;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of N 33°06'12" W, 35.36 feet to a point on the southerly right-of-way line of said Hogan Boulevard, at 63 feet wide;

Thence along the southern right-of-way line of said Hogan Boulevard, N 78°06'12" W, 467.00 feet to a point being the western terminus of Hogan Boulevard, at 63 feet wide;

Thence along a division line between the single family lots and the apartments, N 11°53'48" E, 63.00 feet (calculated, not shown on the Record Plan) to a point on the northerly right-of-way line of Hogan Boulevard, at 63 feet wide;

Thence along said northerly right-of-way line of Hogan Boulevard, crossing Jones Way, S 78°06'12" E, 467.00 feet (calculated, not shown on the Record Plan) to a point on the junction curve joining said northerly right-of-way line of Hogan Boulevard with the westerly right-of-way line of Stadler Drive, at 50 feet wide;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of N 56°53'48" E, 35.36 feet to a point on the westerly right-of-way line of said Stadler Drive, at 50 feet wide;

Thence crossing said Stadler Drive, S 80°43'38" E, 50.05 feet (calculated, not shown on the Record Plan) to a point on the easterly right-of-way line of said Stadler Drive;

Thence along a junction curve joining the westerly right-of-way line of said Stadler Drive with the northerly right-of-way line of Hogan Boulevard, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 48.79 feet, and a chord of S 44°00'54" E, 41.41 feet to a point on the northerly right-of-way line of said Hogan Boulevard, at varying widths;

Thence along the northerly right-of-way line of Hogan Boulevard, by the arc of a curve to the right having a radius of 176.75 feet, an arc length of 134.64 feet, and a chord of S 78°06'12" E, 131.41 feet to a point on the junction curve joining said northerly right-of-way line of Hogan Boulevard with the westerly right-of-way line of Stewart Drive, at 50 feet wide;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 48.79 feet, and a chord of N 67°48'31" E, 41.41 feet to a point on the westerly right-of-way line of said Stewart Drive, at 50 feet wide;

Thence crossing said Stewart Drive, S 86°52'04" E, 50.59 feet (calculated, not shown on the Record Plan) to a point on the easterly right-of-way line of said Stewart Drive;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of S 33°06'12" E, 35.36 feet to a point on the northerly right-of-way line of said Hogan Boulevard, at 70 feet wide;

Thence along said northerly right-of-way line of Hogan Boulevard, S 78°06'12" E, 150.00 feet to a point on the junction curve joining said northerly right-of-way line of Hogan Boulevard with the westerly right-of-way line of Trevino Drive, at 50 feet wide;

Thence along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of N 56°53'48" E, 35.36 feet to a point on the westerly right-of-way line of said Trevino Drive, at 50 feet wide;

Thence crossing said Trevino Drive, S 81°32'13" E, 50.09 feet (calculated, not shown on the Record Plan) to a point on the easterly right-of-way line of Trevino Drive;

Thence along the junction curve joining the easterly right-of-way line of Trevino Drive with the northerly right-of-way line of Hogan Boulevard, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of S 33°06'12" E, 35.36 feet to a point on the northerly right-of-way line of said Hogan Boulevard, at 81 feet wide;

Thence along said northerly right-of-way line of Hogan Boulevard, S 78°06'12" E, 239.00 feet to a point on the junction curve joining said northerly right-of-way line of Hogan Boulevard with the westerly right-of-way line of Cavaliers Boulevard, at 80 feet wide;

Thence, along said junction curve, by the arc of a curve to the left having a radius of 25.00 feet, an arc length of 39.27 feet, and a chord of N 56°53'48" E, 35.36 feet, to a point on the westerly right-of-way line of Cavaliers Boulevard, at 80 feet wide;

Thence along Private Open Space 11, crossing Kite Drive, along Private Open Space 10 (Tax Parcel No. 09-024.20-002), along lands now or formerly of Cavalier Group (also known as Cavaliers Golf View Apartments, Section 2, Microfilm No. 9378) and along lands now or formerly of Cavalier Group (also known as Cavaliers Golf View Apartments, Section 1, Microfilm No. 9378), the following five (5) bearings and distances:

1. N 11°53'48" E, 372.50 feet (calculated, not shown on Record Plan);
2. By the arc of a curve to the right having a radius of 540.00 feet, and arc length of 191.51 feet, and a chord of N 22°03'25" E, 190.51 feet, (calculated, not shown on Record Plan);
3. N 32°13'02" E, 49.91 feet;
4. By the arc of a curve to the left having a radius of 460.00 feet, an arc length of 171.98 feet, and a chord of N 21°30'24" E, 170.98 feet;
5. N 10°47'46" E, 376.98 feet to a point;

Thence thru the right-of-way of Cavaliers Boulevard (from the westerly right-of-way line to the easterly right-of-way line) N 10°47'41" E, 395.26 feet (calculated, not shown on Record Plan) to the point and place of beginning.

Containing within said metes and bounds 296,129 Square Feet or 6.7982 acres of land, more or less.

SUBJECT, however, to any easements, restrictions and agreements of record.

LEGAL DESCRIPTION FOR PRIVATE OPEN SPACE 17 - RESERVE AT CAVALIERS COUNTRY CLUB

(TAX PARCEL 09-019.30-018)

ALL that certain piece or parcel of land situate in White Clay Creek Hundred, New Castle County, State of Delaware designated as PRIVATE OPEN SPACE 17 as shown on the Record Minor Resubdivision Plan – The Reserve at Cavaliers Country Club, prepared by Duffield Associates, of Wilmington DE, and recorded in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, in Instrument No. 20231105-0067033, and being more particularly described as follows, to wit:

BEGINNING at a point on the southerly right-of-way line of Churchmans Road (Delaware Route 58), at varying widths, being a common corner with said Churchmans Road (Delaware Route 58) and the easterly right-of-way line of Cavaliers Boulevard, at 80 feet wide;

Thence, from said point and place of beginning, along the southerly right-of-way line of Churchmans Road (Delaware Route 58), N 49°06'23" E, 32.26 feet to a point on the boundary line lands now or formerly of Stanley Twardus & Bonnie Cook (tax parcel 09-019.00-020);

Thence along said boundary line of Stanley Twardus & Bonnie Cook, and along lands now or formerly of Kerry S. & Philip H. Sanderson, and along lands now or formerly of Jerome W. Virden, and along lands now or formerly of Fuk Cheung Li and Lai Chau Chan, and along lands now or formerly of Thomas W. Santucci and wife, and along lands now or formerly of Dorothy A. Beggs, S 10°47'46" W, 719.85 feet to a point on the boundary line with Lot 271 of the Reserve at Cavaliers Country Club;

Thence along a boundary line of Lot 271 of the Reserve at Cavaliers Country Club, N 79°19'36" W, 20.00 feet to a point on the easterly right-of-way line of said Cavaliers Boulevard;

Thence along said easterly right-of-way line of Cavaliers Boulevard, the following two (2) bearings and distances:

1. By the arc of a curve to the right having a radius of 460.00 feet, an arc length of 0.89 feet, and a chord of N 10°44'27" E, 0.89 feet (calculated, not shown on Record Plan) to a point; and
2. N 10°47'46" E, 693.69 feet (calculated, shown as 693.06 feet on Record Plan) to the point and place of beginning.

Containing within said metes and bounds 14,144 Square Feet or 0.3247 acres of land, more or less.

SUBJECT, however, to any easements, restrictions and agreements of record.

LEGAL DESCRIPTION FOR LOT 429
(TAX PARCEL 09-025.30-041)

ALL that certain piece or parcel of land situate in White Clay Creek Hundred, New Castle County, State of Delaware designated as being Lot 429 (being tax parcel 09-025.30-041), as shown on the Record Minor Resubdivision Plan – The Reserve at Cavaliers Country Club, prepared by Duffield Associates, of Wilmington DE, and recorded in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, in Instrument No. 20231005-0067033, and being more particularly described as follows, to wit:

BEGINNING at a point, said point being on the southeasterly side of Nicklaus Way at 50 feet wide, and being a common corner of Lot 30; said point being located the following three (3) bearings and distances from a junction curve having a radius of 25', joining the southeasterly side of Nicklaus Way with the southerly side of Watkins Court, at 50 feet wide:

1. South 03° 02' 02" East, 62.88' to a point;
2. By the arc of a curve to the right having a radius of 658.00', an arc length of 348.31' to a point; and
3. South 27° 17' 43" West, 110.43' to a point;

THENCE from the said point of beginning, along Lot 30, South 62° 42' 17" East, 86.00' to a point;

THENCE along Private Open Space 1, the following two (2) bearings and distances:

1. South 27° 17' 43" West, 113.00' to a point (containing the northwesterly end of a 40' wide sanitary sewer easement); and
2. North 62° 42' 17" West, 86.00' to a point on the southeasterly side of Nicklaus Way;

THENCE along said Nicklaus Way, North 27° 17' 43" East, 113.00' to the point and place of beginning.

CONTAINING with said described metes and bounds 0.2231 acres of land, be the same more or less.

LEGAL DESCRIPTION FOR LOT 430
(TAX PARCEL 09-024.20-120)

ALL that certain piece or parcel of land situate in White Clay Creek Hundred, New Castle County, State of Delaware designated as being Lot 430 (being tax parcel 09-024.20-120), as shown on the Record Minor Resubdivision Plan – The Reserve at Cavaliers Country Club, prepared by Duffield Associates, of Wilmington DE, and recorded in the Office of the Recorder of Deeds, in and for New Castle County, Delaware, in Instrument No. 20231005-0067033, and being more particularly described as follows, to wit:

BEGINNING at a point, said point being on the southerly side of Hogan Boulevard at 63 feet wide, and being a common corner of Lot 427; said point being located North 78° 06' 12" West, 75.00' from a junction curve having a radius of 25', joining the southerly side of Hogan Boulevard with the westerly side of Stadler Drive, at 50 feet wide;

THENCE from the said point of beginning, along Lots 427 and 428, South 11° 53' 48" West, 90.08' to a point;

THENCE along said Private Open Space 14, the following two (2) bearings and distances:

1. North 78° 02' 34" West, 75.00' to a point; and
2. North 11° 53' 48" East, 90.00' to a point on the southerly side of Hogan Boulevard;

THENCE along said Hogan Boulevard South 78° 06' 12" East, 75.00' to the point and place of beginning.

CONTAINING with said described metes and bounds 6753 square feet, 0.1550 acres of land, be the same more or less.

RECORD MINOR RESUBDIVISION DEVELOPMENT

THE RESERVE AT CAVALIERS COUNTRY CLUB

WHITE CLAY CREEK HUNDRED, NEW CASTLE COUNTY, DE

PRIVATE OPEN SPACE AREA TABLE

OPEN SPACE LOT NUMBER	AREA (SF)	AREA (AC)
OPEN SPACE-1	1,014,013 SF	23.2785 AC.
OPEN SPACE-2	30,652 SF	0.7037 AC.
OPEN SPACE-3	21,655 SF	0.4971 AC.
OPEN SPACE-4	12,255 SF	0.2814 AC.
OPEN SPACE-5	14,224 SF	0.3265 AC.
OPEN SPACE-6	14,184 SF	0.3256 AC.
OPEN SPACE-7	10,197 SF	0.2341 AC.
OPEN SPACE-8	8,133 SF	0.1867 AC.
OPEN SPACE-9	8,180 SF	0.1873 AC.
OPEN SPACE-10	59,126 SF	1.3573 AC.
OPEN SPACE-11	19,662 SF	0.4514 AC.
OPEN SPACE-12	20,238 SF	0.4646 AC.
OPEN SPACE-13	9,855 SF	0.2292 AC.
OPEN SPACE-14	144,287 SF	3.3124 AC.
OPEN SPACE-15	355,147 SF	8.1530 AC.
OPEN SPACE-16	7,317 SF	0.1680 AC.
OPEN SPACE-17	14,144 SF	0.3247 AC.
OPEN SPACE-18	9,052 SF	0.2080 AC.
OPEN SPACE-19	2,683 SF	0.0616 AC.
OPEN SPACE-20	4,086 SF	0.0938 AC.
OPEN SPACE-21	2,110 SF	0.0484 AC.
OPEN SPACE-22	7873 SF	0.1807 AC.
OPEN SPACE-23	7843 SF	0.1801 AC.
TOTAL	1,797,037 SF	41.2543 AC.

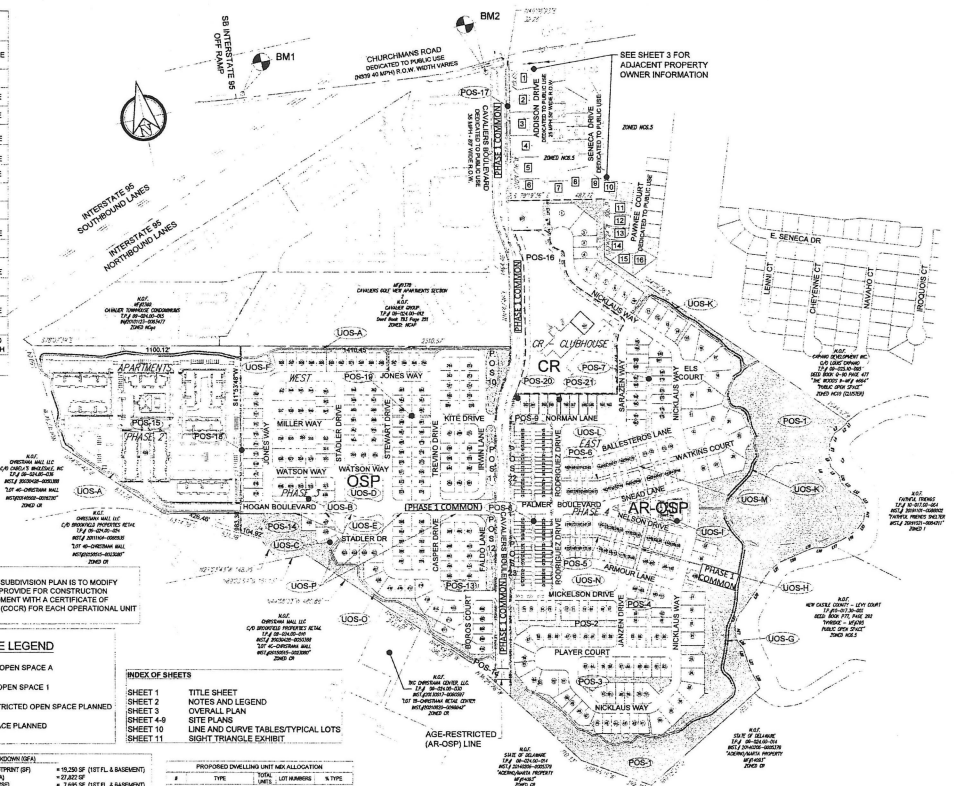
USEABLE (USABLE) OPEN SPACE AREA TABLE

OPEN SPACE LOT NUMBER	AREA (SF)	AREA (AC)	USE TYPE
OPEN SPACE-A	43,688 SF	1.0075 AC.	TRAIL
OPEN SPACE-B	6,850 SF	0.1527 AC.	RAMBLE
OPEN SPACE-C	4,136 SF	0.0949 AC.	RAMBLE
OPEN SPACE-D	26,657 SF	0.6120 AC.	CIVIC SQUARE
OPEN SPACE-E	18,739 SF	0.4302 AC.	CIVIC SQUARE
OPEN SPACE-F	35,184 SF	0.8077 AC.	RAMBLE
OPEN SPACE-G	30,350 SF	0.6967 AC.	TRAIL
OPEN SPACE-H	1,200 SF	0.0275 AC.	TRAIL
OPEN SPACE-I	50,499 SF	1.1593 AC.	CIVIC SQUARE
OPEN SPACE-K	23,486 SF	0.5392 AC.	TRAIL
OPEN SPACE-L	33,736 SF	0.7745 AC.	CIVIC SQUARE
OPEN SPACE-M	1,200 SF	0.0275 AC.	TRAIL
OPEN SPACE-N	33,268 SF	0.7637 AC.	CIVIC SQUARE
OPEN SPACE-O	9,192 SF	0.2110 AC.	TRAIL
OPEN SPACE-P	9,941 SF	0.2282 AC.	SHARED USE PATH
TOTAL	328,136 SF	7.5330 AC.	

CORNER LOT ALTERNATE ADDRESSES

THE FOLLOWING CORNER LOTS SHALL HAVE THE ASSIGNED ADDRESS AS THE PRIMARY ADDRESS FOR THE LOT, AS ALL HOUSE FOOTPRINTS ARE EXPECTED TO SET WITH THE FRONT DOOR AND DRIVEWAY FACING THE SAME STREET. SHOULD THE FRONT DOOR FACE THE OTHER STREET ON THE CORNER LOT, THE SECONDARY ADDRESS WILL BE ASSIGNED TO THE DWELLING.

Lot #	Assigned Address	Secondary Address
15	3235 NICKLAUS WAY	3701 ELS CT
20	3711 ELS CT	3245 NICKLAUS WAY
22	3801 WATKINS CT	3255 NICKLAUS WAY
28	3802 WATKINS CT	3265 NICKLAUS WAY
51	3644 PLAYER CT	3355 NICKLAUS WAY
66	3634 PLAYER CT	2718 JANZEN DR
67	3627 MICKELSON DR	2708 JANZEN DR
83	3621 PLAYER CT	3356 NICKLAUS WAY
92	3601 PLAYER CT	3332 NICKLAUS WAY
95	3630 PLAYER CT	2719 JANZEN DR
98	3602 PLAYER CT	3318 NICKLAUS WAY
101	3034 ARMOUR LN	3308 NICKLAUS WAY
104	3026 ARMOUR LN	2705 JANZEN DR
105	3035 ARMOUR LN	3306 NICKLAUS WAY
120	3001 ARMOUR LN	1857 RODRIGUEZ DR
121	112 PALMER BLVD	1843 RODRIGUEZ DR
139	2128 NELSON DR	3300 NICKLAUS WAY
140	2127 SNEAD LN	3264 NICKLAUS WAY
158	113 PALMER BLVD	1831 RODRIGUEZ DR
159	2100 BALLESTEROS LN	1817 RODRIGUEZ DR
174	2132 BALLESTEROS LN	3256 NICKLAUS WAY
175	3250 NICKLAUS WAY	2931 BALLESTEROS LN
183	1918 SARAZEN WAY	3238 NICKLAUS WAY
192	1900 SARAZEN WAY	2921 BALLESTEROS LN
193	323 NORMAN LN	1903 SARAZEN WAY
203	167 CAVALIERS BLVD	302 NORMAN LN
219	199 CAVALIERS BLVD	503 PALMER BLVD
229	201 CAVALIERS BLVD	502 PALMER BLVD
236	233 CAVALIERS BLVD	1603 MICKELSON DR
237	1874 RODRIGUEZ DR	1607 MICKELSON DR
253	1843 RODRIGUEZ DR	508 PALMER BLVD
254	1832 RODRIGUEZ DR	509 PALMER BLVD
270	1800 RODRIGUEZ DR	308 NORMAN LN
276	2021 IRWIN LN	400 KITE DR
277	2013 IRWIN LN	401 KITE DR
283	2001 IRWIN LN	2102 TREVINO DR
287	405 KITE DR	2114 TREVINO DR
289	2100 TREVINO DR	404 KITE DR
294	2600 JONES WAY	2036 IRWIN LN
319	2650 JONES WAY	642 HOGAN BLVD
320	2517 STADLER DR	626 HOGAN BLVD
321	2519 STADLER DR	3407 WATSON WAY
325	3419 WATSON WAY	2659 JONES WAY
326	3418 WATSON WAY	2658 JONES WAY
330	2523 STADLER DR	3408 WATSON WAY
332	2527 STADLER DR	3501 MILLER WAY
336	3509 MILLER WAY	2649 JONES WAY
337	3510 MILLER WAY	2645 JONES WAY
341	2531 STADLER DR	3500 MILLER WAY
343	2535 STADLER DR	2621 JONES WAY
348	2536 STADLER DR	2615 JONES WAY
354	3406 WATSON WAY	2524 STADLER DR
356	3402 WATSON WAY	2437 STEWART DR
362	2451 STEWART DR	2611 JONES WAY
363	2452 STEWART DR	2605 JONES WAY
373	2450 STEWART DR	622 HOGAN BLVD
374	2101 TREVINO DR	620 HOGAN BLVD
384	2123 TREVINO DR	2601 JONES WAY
389	2422 STEWART DR	623 HOGAN BLVD
390	2723 CASPER DR	621 HOGAN BLVD
394	1715 CASPER DR	2400 STEWART DR
399	3119 FALDO LN	1720 CASPER DR
405	2803 BOROS CT	1703 CASPER DR
413	2800 BOROS CT	1705 CASPER DR
416	2401 STEWART DR	1711 CASPER DR
422	2501 STADLER DR	2417 STEWART DR
427	2513 STADLER DR	627 HOGAN BLVD



PURPOSE NOTE

THE PURPOSE OF THIS RESUBDIVISION PLAN IS TO MODIFY RECORD PLAN NOTES TO PROVIDE FOR CONSTRUCTION PHASING AND COMMENCEMENT WITH A CERTIFICATE OF COMPLETION OF REMEDY (COCR) FOR EACH OPERATIONAL UNIT (OU).

OPEN SPACE LEGEND

U0S-A	USEABLE OPEN SPACE A
POS-1	PRIVATE OPEN SPACE 1
AR-OSP	AGE RESTRICTED OPEN SPACE PLANNED
OSP	OPEN SPACE PLANNED

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	NOTES AND LEGEND
SHEET 3	OVERALL PLAN
SHEET 4-9	SITE PLANS
SHEET 10	LINE AND CURVE TABLES/TYPICAL LOTS
SHEET 11	SIGHT TRIANGLE EXHIBIT

DRAWING SCALE 1" = 300' (300 0 300 600)

NON-RESIDENTIAL BUILDING BREAKDOWN (SF/A)

EXISTING CLUB HOUSE BLDG. FOOTPRINT (SF)	= 19,250 SF (1STFL & BASEMENT)
EXISTING CLUB HOUSE (TOTAL GFA)	= 27,822 SF
PROPOSED BUILDING FOOTPRINT (SF)	= 7,680 SF (1STFL & BASEMENT)
PROPOSED BUILDING (TOTAL GFA)	= 15,360 SF
TOTAL GFA	= 43,212 SF
EXTG. PUBLIC ASSEMBLY AREA - 1ST FL. (GFA)	= 8,340 SF
EXTG. PUBLIC ASSEMBLY AREA - BASEMENT (GFA)	= 4,320 SF
PROPOSED PUBLIC ASSEMBLY AREA - 1ST FL (GFA),	= 4,500 SF
PROPOSED PUBLIC ASSEMBLY AREA - BASEMENT (GFA) =	2,250 SF
TOTAL PUBLIC ASSEMBLY AREA (GFA)	= 19,410 SF

PROPOSED DWELLING UNIT MIX ALLOCATION

#	TYPE	TOTAL UNITS	LOT NUMBERS	% TYPE
	AGE-RESTRICTED OPEN SPACE PLANNED - 202 TOTAL UNITS			
1	Carriage Homes	52	109-115	5.7%
2	Single Family Lot One Homes	40	1-40	5.5%
3	Single Family Twin Homes	130	41-108 & 171-227)	14.9%
	OPEN SPACE PLANNED - 513 TOTAL UNITS			
4	Single Family Village Homes	156	272-427	21.8%
5	Townhomes	66	253-270	9.9%
6	Apartments	265	428	40.39%
7	Single Family Detached	71	271	5.1%
	TOTAL	715		100.0%

ROAD TRAFFIC DATA

CHURCHMANS ROAD (N339)
FUNCTIONAL CLASSIFICATION: OTHER PRINCIPAL ARTERIAL
TRAFFIC GROUP: 2
POSTED SPEED LIMIT: 40 MPH
AADT =18,938 TRIPS (FROM 2017 DELDOT TRAFFIC SUMMARY)
10 YEAR PROJECTED AADT = 18,938 X 1.15 = 23,129 TRIPS
10 YEAR PROJECTED AADT + SITE ADT (4,477) = 27,606 TRIPS
DIRECTIONAL SPLIT =55.24
PEAK HOUR = 10.26% X 27,606 = 2,785 TRIPS
6.23% TRUCKS & BUSES X 2,785 = 174
* BASED ON ROUTE TO ENTRANCE AND NET NEW TRIPS

ROAD TRAFFIC DATA

CAVALIER COUNTRY CLUB DRIVE (FUTURE CAVALIERS BOULEVARD)
FUNCTIONAL CLASSIFICATION: LOCAL ROAD (MAJOR COLLECTOR)
TRAFFIC GROUP: 1 (0)
POSTED SPEED LIMIT: 25 (30 MPH)
AADT =16,000 TRIPS (ESTIMATED TRIPS)
10 YEAR PROJECTED AADT = 16,000 X 1.00 = 16,000 TRIPS
10 YEAR PROJECTED AADT + SITE ADT (4,477) = 20,477 TRIPS
DIRECTIONAL SPLIT =50.33
PEAK HOUR = 10.32% X 20,477 = 2,113 TRIPS
6.79% TRUCKS & BUSES X 2,113 = 123
* BASED ON ROUTE TO ENTRANCE AND NET NEW TRIPS

SITE TRIPS GENERATED

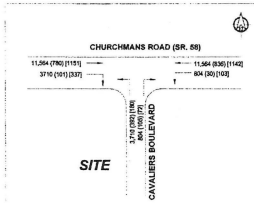
SOURCES: ITE TRIP GENERATION MANUAL 10th EDITION, BASED ON TIS COMPLETED, DELDOT LETTER DATED MAY 2, 2018

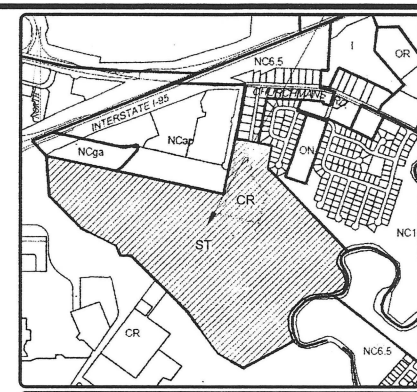
ENTRANCES: CHURCHMANS ROAD: FULL MOVEMENT - 100% TRAFFIC

LUC 210	150 SINGLE FAMILY HOMES	=	1,393 TRIPS - 82 BIKE/PED		
LUC 221	280 APARTMENT UNITS	=	1,666 TRIPS - 70 BIKE/PED		
LUC 220	68 TOWNHOMES	=	474 TRIPS - 20 BIKE/PED		
LUC 251	253 AGE RESTRICTED HOMES	=	1050 TRIPS - 40 BIKE/PED		
TRANSIT /PED/BTR/BNB/CYCLE REDUCTION		=	- 212 TRIPS		
TOTAL ADT:		=	4,471 TRIPS		
DIRECTIONAL DISTRIBUTION:		82% TO/FROM WEST		ADT	IN / OUT
		18% TO/FROM EAST		3,667	1,834 / 1,833
				805	402 / 403
				4,471 TRIPS	

TRAFFIC GENERATION DIAGRAM

TRIPS PER DAY (AM PEAK HOUR) [PM PEAK] (SATURDAY PEAK)





NEW CASTLE COUNTY ZONING MAP NOS. 42, 47 & 48 — ZONING MAP — SCALE: 1" = 800'

PLAN DATA:

1. APPLICATION NO.: 2022-0847-S
2. TAX PARCEL NO.: 09-024.20-001, 09-025.10-157, 09-025.30-111, ET. AL. (SEE SHEET 3 FOR TP# FOR EACH PARCEL)
3. SITE ADDRESS: 1250 HOGAN BLVD, 155 CAVALIERS BLVD, 3307 NICKLAUS WAY NEWARK, DE 19702
4. OWNER/DEVELOPER: ROBERT CARUCCI, CAVALIERS REALTY, LLC, 100 ADDISON DRIVE, NEWARK, DE 19702, PHONE: 302.266.0648; PETER MILLER, CAVALIERS REDEVELOPMENT, LP, 100 FRONT STREET, SUITE 1560, WEST CONSHOHOCKEN, PA 19428, PHONE: 610.376.4807
5. SOURCE OF TITLE: INSTRUMENT NO. 20100622-0031178 (INSTRUMENT NO. 20230602-0035518)
   ZONING DISTRICT: EXISTING ST - SUBURBAN TRANSITION (138.63 ACRES) (OPEN SPACE PLANNED AND AGE RESTRICTED OPEN SPACE PLANNED) CR - COMMERCIAL, REGIONAL (7.57 ACRES)
6. SITE AREA: 146.206 ACRES (SURVEY - SEE NOTE 28 SHEET 2)
7. EXISTING LOTS/GFA: 427 LOTS SINGLE FAMILY UNITS, 288 APARTMENTS
8. PROPOSED LOTS: 427 LOTS SINGLE FAMILY UNITS, 288 APARTMENTS
9. DATUM: DELAWARE STATE PLANE NAD 83, NAVD 88
10. PARKING: 288 APARTMENTS @ 2.25 P.S./ UNIT = 648 REQUIRED; @2.10 P.S./UNIT = 617 PROPOSED (VARIANCE); APARTMENT HANDICAP PARKING SPACES = 13 REQUIRED; = 13 PROVIDED; BICYCLE PARKING REQ'D @ 1 PER 10 SPACE = 65 SPACES; PROVIDE 1 RACK WITH 8 SPACE FOR 8 BLDGS = 72 SPACES; 225 OPEN SPACE PLANNED = 507 REQUIRED; RESIDENTIAL UNITS @ 2.25 P.S. / UNIT = 752 PROPOSED; 202 AGE-RESTRICTED OPEN SPACE PLANNED = 303 REQUIRED; RESIDENTIAL UNITS @ 1.5 P.S. / UNIT = 431 PROPOSED; 12,960 SF GFA (EXTG. PUBLIC ASSEMBLY AREA) + 8,760 SF GFA (PROP. PUBLIC ASSEMBLY AREA) = 19,410 SF GFA @ 10 P.S. PER 1,000 S.F. = 196 REQUIRED; = 196 PROPOSED; BANQUET HANDICAP PARKING SPACES = 6 REQUIRED; = 6 PROPOSED; BICYCLE PARKING REQ'D @ 1 PER 10 SPACE = 20 SPACES; PROVIDE 2 RACK WITH 10 SPACES = 20 SPACES
11. WATER SUPPLY: ARTESIAN WATER COMPANY: WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
12. SANITARY SEWER: NEW CASTLE COUNTY: SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF SPECIAL SERVICES. AT THE TIME OF APPROVAL OF THIS PLAN, ALTHOUGH SEWER CAPACITY DOES NOT EXIST LOCALLY TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS DEVELOPMENT, THERE IS SUFFICIENT SEWER CAPACITY AVAILABLE REGIONALLY IN THE SOUTH CHRISTINA INTERCEPTOR, HENCE, A FORCE MAIN AND PUMP STATION IS PROPOSED TO CONNECT THE PROPOSED DEVELOPMENT TO THE SOUTH CHRISTINA INTERCEPTOR LOCATED EAST OF CHRISTINA RIVER. THE APPLICANT OR ASSIGNS WILL BE RESPONSIBLE TO EXTENDING THE SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN.
13. ANTICIPATED SEWAGE: EX. CLUB HOUSE: 200 MEMBERS @ 50 GPD/MEMBER = 10,000 GPD; PROP. BANQUET AREA: = 14,000 GPD (ESTIMATED); SINGLE FAMILY DETACHED: 196 UNITS @ 300 GPD/UNIT = 58,800 GPD; SINGLE FAMILY ATTACHED: 230 UNITS @ 250 GPD/UNIT = 57,500 GPD; APARTMENT: 288 UNITS @ 200 GPD/UNIT = 57,600 GPD; AR-OSP CLUBHOUSE = 500 GPD; TOTAL = 198,400 GPD
14. MONUMENTATION: EXISTING 7; PROPOSED 338
15. SITE BENCHMARK: CHURCHMANS ROAD: BENCHMARK #1, ELEC. M.H. #22, N 614696.8662 E 591316.4968', ELEV. 85.52; CAVALIERS COUNTRY CLUB DRIVE: (NOW CAVALIERS BOULEVARD) BENCHMARK #2, MAG SPIKE #172, N 614646.2984' E 594474.9311', ELEV. 95.26
16. AREA COVERAGE:

ST ZONING:	FEE SIMPLE LOTS	2,261,993 SQ FT (	52.6169 Ac.)	37.95%
	APARTMENT LOT	795,963 SQ FT (	18.2690 Ac.)	13.17%
	RIGHT OF WAY	1,231,110 SQ FT (	28.2624 Ac.)	20.39%
	OPEN SPACE (FEE)	1,720,250 SQ FT (	39.4515 Ac.)	28.49%
	TOTAL ST AREA:	6,038,916 SQ FT (138.6344 Ac.)		100.00%
	PRIVATE OPEN SPACE	1,831,679 SQ FT (	42.0496 Ac.)	
	USEABLE OPEN SPACE	328,136 SQ FT (	7.5330 Ac.)	
	TOTAL OPEN SPACE	2,159,815 SQ FT (	49.5826 Ac.)	
CR ZONING:	BUILDING AREA	28,440 SQ FT (	0.6529 Ac.)	8.62%
	OTHER IMPERVIOUS	100,863 SQ FT (	2.3160 Ac.)	30.59%
	LANDSCAPE/OPEN	200,469 SQ FT (	4.6020 Ac.)	60.79%
	TOTAL CR AREA:	329,812 SQ FT (	7.5714 Ac.)	100.00%
	TOTAL ST + CR:	6,368,728 SQ FT (146.2058 Ac.)		

17. CERTIFICATION OF PLAN APPROVAL: APPROVED 10-3-23 DATE BY [signature] GENERAL MANAGER — FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY. APPROVED 10-3-23 DATE BY [signature] GENERAL MANAGER — FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

CERTIFICATION OF OWNERSHIP

I, PETER S. MILLER, HEREBY CERTIFY THAT CAVALIERS REDEVELOPMENT, LP IS THE OWNER OF TAX PARCELS AS DEPICTED ON THE LOTS SHOWN ON RECORD RESUBDIVISION PLAN SHEET 3, WHICH ARE SUBJECTS OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT IT'S DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

June 15, 2023 — DATE — CAVALIERS REDEVELOPMENT LP

CERTIFICATION OF OWNERSHIP

I, ROBERT CARUCCI, HEREBY CERTIFY THAT CAVALIERS REALTY, LLC IS THE OWNER OF TAX PARCELS AS DEPICTED ON THE LOTS SHOWN ON SHEET 3, WHICH ARE SUBJECTS OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT IT'S DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

_____, 2023 — DATE — ROBERT CARUCCI, CAVALIERS REALTY, LLC

2023100500670333 P: 1 of 12 10/5/2023 12:06:59 PM 10072003097 Michael E. Kozikowski, New Castle Recorder MINOR SUB

CERTIFICATION OF ACCURACY

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

9 AUGUST 2023 — DATE — MICHAEL J. KASZYSKI, JR., P.E. REGISTRATION # 15284

DUFFIELD ASSOCIATES — Soil, Water & the Environment — 5400 LIMESTONE ROAD, WILMINGTON, DE 19808-1232, TEL. 302.239.6634, FAX 302.239.8485 — OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY — WEB: HTTP://DUFFNET.COM — E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: MJK | DESIGNED BY: GAZ | DRAWN BY: GAZ | FILE NAME: ReSe-LI-10259CP | MICHAEL J. KASZYSKI, JR., P.E. | 8-9-2023 | STATE: DELAWARE | P.E. #15284

No.	REVISION	CHECK'D BY	DATE
1	REVISED PER COUNTY MEETING 3-2-2023	MJK	3-14-2023
2	REVISED PER COUNTY MEETING 4-26-2023	MJK	4-28-2023
3	REVISED PER COUNTY MEETING 6-1-2023	MJK	6-5-2023
4	REVISED PER COUNTY MEETING 7-13-2023	MJK	8-9-2023

OWNER / DEVELOPER: ROBERT CARUCCI, CAVALIERS REALTY, LLC, 100 ADDISON DRIVE, NEWARK, DE 19702 — PETER MILLER, CAVALIERS REDEVELOPMENT, LP, 100 FRONT STREET, SUITE 1560, WEST CONSHOHOCKEN, PA 19428, PHONE: 610.376.4807

APPLICATION NO. 2022-0847-S

RECORD MINOR RESUBDIVISION PLAN

TITLE SHEET

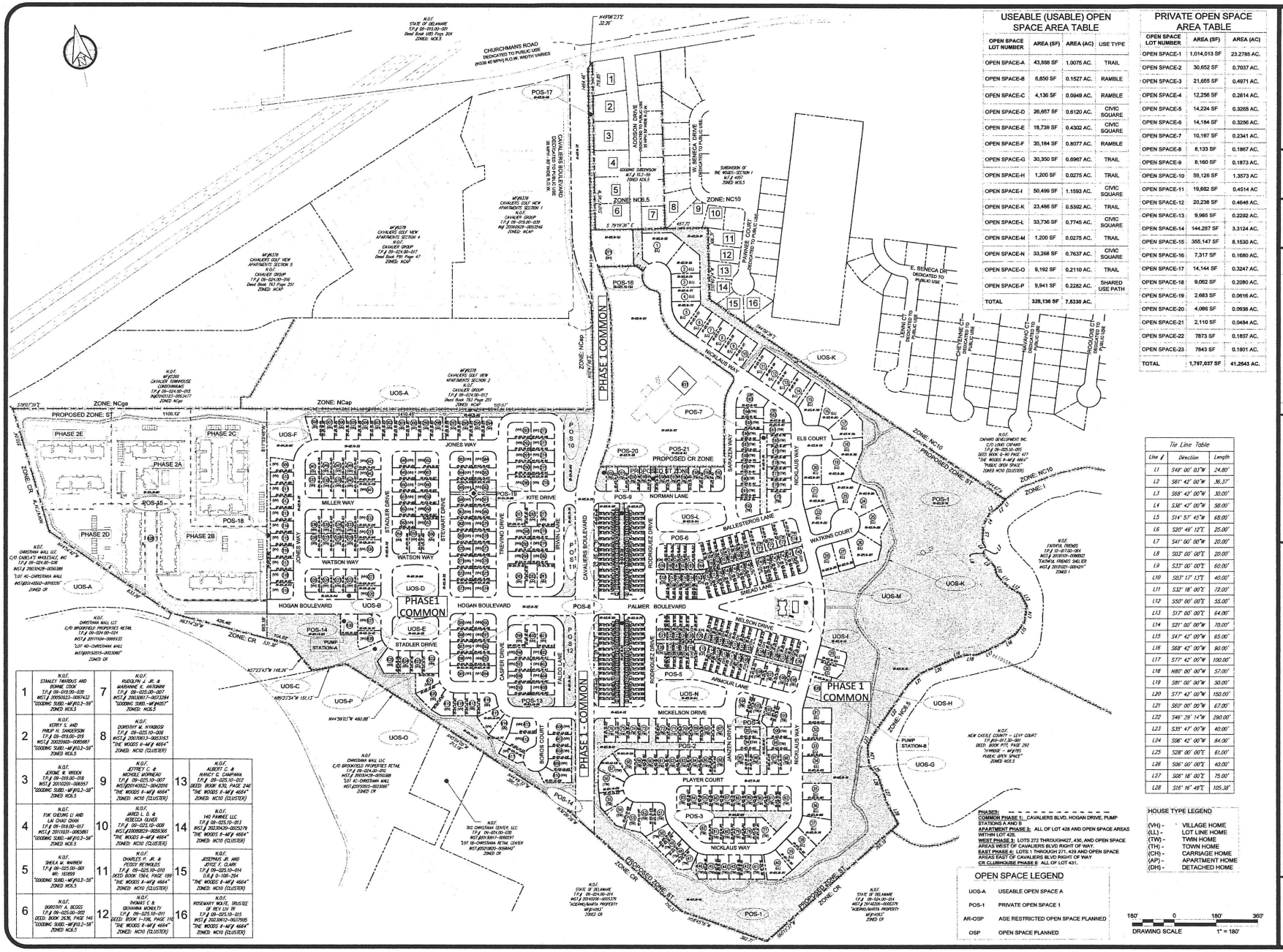
THE RESERVE AT CAVALIERS COUNTRY CLUB

WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: 1" = 300'
PROJECT NO. 10259.01
SHEET: 1 OF 12

NOTES:

1. FLOODPLAIN: THIS SITE LIES WITHIN FLOOD ZONE AE AND X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) PER FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM), COMMUNITY PANEL NO. 10003C0314G, EFFECTIVE DATE: JANUARY 17, 2007, FEBRUARY 4, 2015, AND JANUARY 22, 2020. A FLOODPLAIN PERMIT WAS ISSUED BY NEW CASTLE COUNTY ON JANUARY 21, 2020 FOR THIS SITE UNDER APPLICATION: 2019-0627, FOR THE CONSTRUCTION OF TRAILS AND STORMWATER OUTFALLS LOCATED IN THE SPECIAL FLOOD HAZARD AREA.
2. WATER RESOURCE PROTECTION AREA (WRPA): ACCORDING TO NEW CASTLE COUNTY WATER RESOURCE PROTECTION AREA MAP 1 OF 3, DATED 1997, AND REVISED JANUARY 1993, MAY 2001, FEBRUARY 2006, DECEMBER 2011 & MARCH 2017, THIS SITE LIES WITHIN A RECHARGE AREA WATER RESOURCE PROTECTION AREA (WRPA). THE PLAN PROPOSED 48.1% DISTURBANCE WITHIN THE WRPA WHICH CURRENTLY HAS A 45.0% DISTURBANCE CAP, ALLOWING FOR MAXIMUM SITE DISTURBANCE WITHIN THE WRPA. NEW CASTLE COUNTY RESOURCE PROTECTION AREA TECHNICAL ADVISORY COMMITTEE (RPATAC) APPLICATION NO. 2017-0073 HEARING DATE NOVEMBER 22, 2017, WRITTEN RECOMMENDATION NOVEMBER 13, 2017, AFTER REVIEWING THE ENVIRONMENTAL IMPACT ASSESSMENT REPORT, PREPARED BY THE APPLICANT'S CONSULTANT, AND HEARING THE TESTIMONY PROVIDED, THE COMMITTEE VOTED ON A MOTION BY MR. HAYES AND SECONDED BY MR. KEARNEY TO RECOMMEND APPROVAL OF THE WRPA VARIANCE REQUEST WITH THE FOLLOWING CONDITIONS:
   A. THE APPLICANT USE INFILTRATION PRACTICES TO MAXIMUM EXTENT POSSIBLE AND THAT THOSE PRACTICES BE DIRECTED TO THE WHITE CLAY CREEK WATERSHED.
   B. REPLACE NON-NATIVE GROUND COVER WITH NATIVE GROUND COVER.
3. WETLANDS: A WETLANDS INVESTIGATION WAS PERFORMED FOR THE SITE BY WATERSHED ECO LLC DURING MAY 2014 AND JULY 2014 AND A WETLAND/WATERS IDENTIFICATION AND BIOLOGICAL INVENTORY REPORT WAS PREPARED ON JULY 24, 2014. THE SITE WAS FOUND TO CONTAIN WETLANDS AND WATERS OF US, A JURISDICTIONAL DETERMINATION (JD) HAS BEEN ISSUED BY ARMY CORPS ON MAY 14, 2015, AND SUBSEQUENCE LANDS JURISDICTION HAS BEEN ISSUED BY DNREC ON OCTOBER 16, 2015 FOR THE SITE. ALL EXISTING PONDS (EXCEPT LAKE ARAWA) WERE DEEMED NON-JURISDICTIONAL MAN-MADE GOLF COURSE PONDS.
4. CRITICAL NATURAL AREAS: THIS SITE IS LOCATED WITHIN A CRITICAL NATURAL AREA (CNA) ACCORDING TO THE STATE INVENTORY OF NATURAL AREAS, SPECIFICALLY, A BUFFER CNA IS MAPPED ALONG THE CHRISTINA RIVER AND THE UNNAMED TRIBUTARIES TO THE RIVER THAT FLOW THE PROPERTY TO THE SOUTH AND EAST. THE CONSTRUCTION LIMIT OF DISTURBANCE MINIMIZES ENCROACHMENT INTO THE CNA.
5. SUPERSEDES NOTE: THIS PLAN SUPERSEDES BOTH: (1) THE RECORD MAJOR SUBDIVISION PLAN FOR RESERVES AT CAVALIERS COUNTRY CLUBT, DATED NOVEMBER 30, 2018, AND RECORDED ON JULY 30, 2020, IN THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT NO. 20200730-0052997, AND (2) THE RECORD MINOR LAND DEVELOPMENT AND NOTES AND LEGEND PLAN FOR CAVALIERS COUNTRY CLUB, DATED DECEMBER 31, 2021, AND RECORDED ON MARCH 31, 2022, IN THE RECORDER OF DEEDS FOR NEW CASTLE COUNTY, STATE OF DELAWARE, AT INSTRUMENT NO. 20220331-0030971.
6. IN ADDITION TO THE COUNTY'S RIGHT TO ENFORCE ALL OF THE NOTES THAT APPEAR UPON THIS PLAN PURSUANT TO THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE CHAPTER 40, ARTICLE XXXIII, SECTION 40.33.410, ALL OF THE NOTES SHALL BE BINDING UPON THE OWNERS OF THE PARCELS, INCLUDING THEIR RESPECTIVE HEIRS, SUCCESSOR AND/OR ASSIGNS, WHO HAVE EXECUTED THIS PLAN, INTENDING TO BE LEGALLY BOUND HEREBY, AGREE THAT UPON THE RECORDATION OF THIS PLAN IN THE NEW CASTLE COUNTY OFFICE OF THE RECORDER OF DEEDS, STATE OF DELAWARE, ALL OF THE PROVISIONS CONTAINED IN ALL OF THE NOTES APPEARING UPON THIS PLAN, SHALL RUN WITH THE LAND IN PERPETUITY, AND THAT EACH PARTY WHO HAS EXECUTED THIS PLAN, INCLUDING THEIR RESPECTIVE HEIRS, SUCCESSOR AND/OR ASSIGNS, SHALL DIVEST ALL RIGHTS AVAILABLE TO DEFEAT THE PROVISIONS CONTAINED IN ALL OF THE NOTES APPEARING UPON THIS PLAN IN LAW AND IN EQUITY IN PERPETUITY.
7. THE OWNERS OF THE PROPERTY IS PARTICIPATING IN A VOLUNTARY CLEANUP PROGRAM ("VCP") ADMINISTERED BY THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL ("DNREC"). DNREC AND THE PROPERTY OWNER ENTERED INTO A VOLUNTARY CLEANUP PROGRAM AGREEMENT DATED JANUARY 16, 2017, PERTAINING TO THE PROPERTY, CONSISTENT WITH SUCH DNREC-APPROVED VCP, THE PROPERTY DEPICTED UPON THIS PLAN IS APPROVED TO BE DEVELOPED IN SECTIONS CORRELATED WITH THE REMEDIAL WORK PLAN OPERATIONAL UNIT (OU) AREAS APPROVED BY DNREC ON NOVEMBER 21, 2018 FOR OU-1A&B, JUNE 3, 2022 FOR OU-2, AND UPDATED TO OU-2A-1B-1 ON MAY 3, 2023. THE ABOVE REFERENCED SECTIONS APPEAR ON THE CONSTRUCTION PLANS APPROVED BY THE DEPARTMENT ON JULY 20, 2023. IF THE NEED SHOULD ARISE IN THE FUTURE, THE CONSTRUCTION DEPARTMENT CONSTRUCTION PLANS MAY BE AMENDED BY THE OWNER/DEVELOPER IN ACCORDANCE WITH DNREC LAW AND THE DNREC APPROVED VCP. NO PERMITS OR CERTIFICATES OF OCCUPANCY ("COO'S") WILL BE ISSUED BY THE DEPARTMENT FOR ANY SECTION SHOWN ON THE APPROVED CONSTRUCTION PLANS UNTIL EACH SUCH SECTION IS CERTIFIED AS COMPLETE BY THE OWNER/DEVELOPER'S ENGINEER IN A LETTER THAT SPECIFIC SECTION, AS OF THE DATE OF THE PLAN A COO# HAS BEEN ISSUED BY DNREC FOR THE SECTION IDENTIFIED AS OU-1A AS SHOWN ON THE DEPARTMENT APPROVED CONSTRUCTION PLANS. NO PERMITS OR COO WILL BE ISSUED BY THE DEPARTMENT FOR OU-1B SECTION UNTIL THE DEPARTMENT HAS APPROVED CONSTRUCTION PLANS UNTIL A COO# IS ISSUED BY DNREC FOR SECTION OU-1B. FURTHER, NO PERMITS OR COO'S WILL BE ISSUED BY THE DEPARTMENT FOR THE OU-2 SECTION DEPICTED UPON THE APPROVED CONSTRUCTION PLANS UNTIL A COO# IS ISSUED BY DNREC FOR SECTION OU-2. FURTHER, NO PERMITS OR COO'S WILL BE ISSUED BY THE DEPARTMENT FOR THE OU-1B-1 SECTION DEPICTED UPON THE APPROVED CONSTRUCTION PLANS UNTIL A COO# IS ISSUED BY DNREC FOR SECTION OU-1B-1. FINALLY, NONE OF CONSTRUCTION CONTRACTS ("MSS UTILITY" THREE (3) WORKING DAYS PRIOR TO THE DATE THAT WORK IS TO COMMENCE IN ANY OU UNITS, A COO# IS FIRST OBTAINED FROM DNREC FOR THAT PARTICULAR OU. AS OF THE DATE OF THIS RECORD PLAN, A COO# HAS BEEN OBTAINED FROM DNREC FOR THE FOLLOWING OU(S): OU-1A.
8. TRAFFIC IMPACT STUDY: A TRAFFIC IMPACT STUDY, DATED NOVEMBER 2017, WAS PREPARED FOR THE PROJECT BY MCMANUS ASSOCIATES, INC. DELDOT ACCEPTED THIS TRAFFIC IMPACT STUDY AND PROVIDED COMMENTS AND RECOMMENDATIONS IN A LETTER DATED MAY 2, 2018. THE ITEMS TO BE INCORPORATED INTO THE RECORD PLAN ARE LISTED ON SHEET 2 OF THIS PLAN.
9. DEBRIS DISPOSAL: NO DEBRIS SHALL BE BURIED ON THE SITE.
10. IMPACT FEES: THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE XXIII OF THE NEW CASTLE COUNTY CODE.
11. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY DUFFIELD ASSOCIATES, INC., DATED JUNE 2023, AND REVISED THROUGH JULY 2023, WAS APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
12. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
13. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE PRIVATE OPEN SPACE AND UTILITIES, SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED MAY 15, 2020, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20200520-0045051, AND THE FIRST AMENDMENT TO MAINTENANCE DECLARATION, DATED JANUARY 24, 2022, AND OF RECORD AS INSTRUMENT NUMBER 20220202-0014473.
14. FOR OPEN SPACE TURN OVER PURPOSES (INCLUDING ALL COMMON FACILITIES LOCATED THEREON) AND BUILDING PERMITTING PURPOSES, THIS RECORD PLAN IS SHOWN INTO FIVE (5) PHASES (I.E., PHASE 1 - COMMON AREA, PHASE 2- APARTMENTS, PHASE 3 - WEST, PHASE 4 - EAST AND PHASES 5 - CLUBHOUSE (ZONED CR)). IN ADDITION, THE APPROVED SEQUENCE OF CONSTRUCTION FOR CONSTRUCTION PHASING IS SET FORTH UPON THE NEW CASTLE COUNTY APPROVED CONSTRUCTION PLANS. THE OPEN SPACE MANAGEMENT PLAN FOR THE PROJECT ESTABLISHED THE TIMING FOR THE AREAS TO BE CONVEYED FOR EACH PHASE COMPLETION.
15. CONTROL OF THE MAINTENANCE CORPORATION SHALL BE TURNED OVER TO THE COMMUNITY NO LATER THAN THE ISSUANCE OF 75% OF THE RESIDENTIAL BUILDING PERMITS IN PHASE 3 OR PHASE 4, WHICHEVER PHASE REACHES THE 75% BUILDING PERMIT THRESHOLD FIRST. ALL LOT OWNERS SHALL BECOME MEMBERS OF THE MAINTENANCE CORPORATION, AND BOUND BY THE MAINTENANCE DECLARATION, AS PREPARED BY THE DEVELOPER AND THE RECORDED MAINTENANCE CORPORATION DOCUMENTS, AT THE TIME OF EACH OWNER'S LOT PURCHASE REGARDLESS OF WHAT PARTICULAR PHASE OF THE PROJECT THE OWNER'S LOT IS LOCATED WITHIN.
16. THE COLORIZED OPEN SPACE MANAGEMENT PLAN FILED WITH THE DEPARTMENT OF LAND USE, DATED (INSERT), SHALL BE CONSIDERED A PART OF THE APPROVED CONSTRUCTION PLANS, DATED (INSERT), AND MAY BE AMENDED FROM TIME TO TIME BY THE DEVELOPER WITH THE WRITTEN APPROVAL OF THE DEPARTMENT OF LAND USE. THE OPEN SPACE MANAGEMENT PLAN FOR THE PROJECT ESTABLISHES THE TIMING FOR THE OPEN SPACE AREAS SHOWN ON THIS PLAN TO EACH PHASE COMPLETION.
17. MAINTENANCE OF USEABLE OPEN SPACE LUOS-ACTIVE ADULT CLUBHOUSE PROPERTY: FOR MAINTENANCE OF THE USABLE OPEN SPACE LUOS INCLUDING THE CLUBHOUSE FACILITY AND GROUNDS SHOWN ON THE PLAN, SEE THE SERVICE DECLARATION DATED FEBRUARY 3, 2022, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20220203-0005473.
18. NO MORE THAN 50% OF THE RESIDENTIAL BUILDING PERMITS SHALL BE ISSUED FOR PHASE 4 OF THIS PROJECT UNTIL THE CLUB HOUSE DEPICTED IN LUOS IN PHASE 4 FOR USE BY 55 AND OLDER RESIDENTS LOCATED IN PHASE 4) IS TURNED OVER TO THE MAINTENANCE CORPORATION. THIS LIMITATION ON BUILDING PERMITS FOR THIS SPECIFIC CLUBHOUSE SHALL NOT LIMIT THE ISSUANCE OF BUILDING PERMITS IN ANY OTHER PHASE OF THE PROJECT.
19. DEVELOPER ACCESS: THE DEVELOPER SHALL BE ALLOWED TO TRESPASS ON ANY SOLD LOT FOR A PERIOD OF 1 YEAR FROM THE DATE OF SALE FOR THE PURPOSES OF COMPLETING GRADING, STORM DRAINAGE, GRADING OR LANDSCAPING.
20. UTILITY EASEMENTS: A 4' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE, FRONT AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE, FRONT AND REAR LOT LINE CURRENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
21. ADDISON CIRCLE SHOWN ON THIS PLAN HAS BEEN VACATED BY PETITION TO DELAWARE DEPARTMENT OF TRANSPORTATION, GRANTED DECEMBER 16, 2016, RESOLUTION RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, IN AND FOR NEW CASTLE COUNTY, ON JANUARY 19, 2018, INSTRUMENT NUMBER 20180119-0008402. THE PARCEL LINES FOR THE PARCELS, 09-025.00-01, 09-025.00-001, 09-025.00-006, AND 09-025.00-005 ARE TO BE EXTINGUISHED BY THIS PLAN.
22. TOTAL LENGTH OF PUBLIC AND PRIVATE RIGHT-OF-WAYS:
   52' WIDE RIGHT-OF-WAY: 3,696 L.F.
   70' WIDE RIGHT-OF-WAY: 990 L.F.
   66' WIDE RIGHT-OF-WAY: 1,871 L.F.
   50' WIDE RIGHT-OF-WAY: 13,725 L.F.
   40' WIDE RIGHT-OF-WAY: 4,902 L.F.
23. SUBDIVISION STREETS:
   A. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DEVELOPMENT COORDINATION MANUAL AND SHALL BE SUBJECT TO THEIR APPROVAL.
   B. ALL RIGHTS-OF-WAY ARE INTENDED TO BE 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 THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE, THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
   D. WHENEVER A STREET INTERCONNECTION IS PROPOSED AND SHOWN ON A PLAN TO BE RECORDED, THE FOLLOWING NOTIFICATION REQUIREMENTS SHALL APPLY:
      1) THE DEVELOPER AND/OR ITS ASSIGNS SHALL DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD, INSTALL A STREET SIGN TO PROVIDE NOTICE TO PROTECTIVE PURCHASERS OF THE POTENTIAL FOR FUTURE INTERCONNECTION. SUCH SIGN SHALL BE LOCATED AT THE TERMINUS OF THE STREET WHERE INTERCONNECTION IS PLANNED OR PROPOSED. SUCH SIGNS SHALL BE OF A METAL DELDOT REGULATION STREET SIGN AND SHALL BE PLACED AT THE END OF THE STUB STREET IN THE RIGHT-OF-WAY. THE SIGN SHALL INDICATE THAT THE STREET EXTENDS TO FUTURE DEVELOPMENT. THE SIGN SHALL ALSO REFERENCE "NEW CASTLE COUNTY DEPARTMENT OF LAND USE" AND THE RESPECTIVE "INSTRUMENT NUMBER" OF THE RECORDED PLAN DEPICTING THE INTERCONNECTION. FOR PROJECTS WHERE THE INTERCONNECTING STREET IS NOT CONSTRUCTED UNTIL FUTURE DEVELOPMENT, THE DEVELOPER SHALL MOVE THE SIGN AS NECESSARY (TO BE DETERMINED BY THE DEPARTMENT) TO THE END OF THE STUB STREET AS CONSTRUCTION OCCURS. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS EFFECTED. ALL COSTS IN ANY WAY ASSOCIATED WITH THE SIGN AND ITS INSTALLATION SHALL BE PROVIDED TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.
      2) THE DEVELOPER AND/OR ITS ASSIGNS SHALL INCLUDE WITHIN AN AGREEMENT OF SALE FROM A PROSPECTIVE HOMEBUYER AS TO AWARENESS OF THE POTENTIAL OF PLANNED STREET INTERCONNECTION.
      3) THE DEVELOPER AND/OR ITS ASSIGNS SHALL INCLUDE A NOTIFICATION TO EVERY OWNER IN EVERY NEW SUBDIVISION STATING THE NAME OF THE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION, AND THE NAME OF EVERY STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED ON THIS PLAN.
      4) THE DEVELOPER AND/OR ITS ASSIGNS SHALL NOTE ON THE RECORD PLAN FOR POTENTIAL STREET INTERCONNECTIONS AND THE AFOREMENTIONED REQUIREMENTS TO POST SIGNAGE, TO OBTAIN WRITTEN ACKNOWLEDGEMENT OF NOTICE OF THE PROPOSED CONNECTION STREET, AND THE REQUIREMENT THAT THE DEVELOPER AND/OR ITS ASSIGNS FURNISH A COPY OF THE EXPLORATORY PLAN DEPICTING THE STREET INTERCONNECTION(S) TO EVERY HOMEBUYER IN THE SUBDIVISION.
24. EXISTING FIRE HYDRANTS: 4 (ADDISON, PARKEE, CAVALIERS COUNTRY CLUB, & GOLFVIEW)
   PROPOSED FIRE HYDRANTS: 30
25. ALL TOWNHOUSES CARRIAGE HOUSES AND TWINS ARE SEPARATED WITH TWO-HOUR CONSTRUCTION PER THE DELAWARE STATE FIRE PREVENTION REGULATIONS.
26. COASTAL ZONE: THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE.
27. AVIATION RESTRICTIONS: U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION RESTRICTIONS AND BAFSG/ARDS ARE NOT APPLICABLE TO THIS PROJECT. THE DELDOT OFFICE OF AERONAUTICS GRANTED APPROVAL ON JANUARY 16, 2019 FOR THE PROPOSED CONSTRUCTION/ALTERATION WITHIN AN AIRPORT ZONE NOTIFICATION.
28. CONSERVATION EASEMENT: ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO ARTICLE IX OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT AS SHOWN ON THE PLAN AND RECORDED IN THE RECORDER OF DEEDS OFFICE FOR NEW CASTLE COUNTY. ANY AREA OF LAND SHOWN ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE.
29. BOUNDARY AND TOPOGRAPHY: THE BOUNDARY SHOWN ON THIS PLAN IS TAKEN FROM A PLAN TITLED "BOUNDARY SURVEY PLAN FOR LOTS 1 THROUGH 4 - ADDISON CIRCLE AND CAVALIERS COUNTRY CLUB - CAVALIERS OF DELAWARE, INC., DATED TRANSITION ENGINEERING SERVICES, DATED AUGUST 7, 2018, THE TOPOGRAPHY DEPICTED ON THIS PLAN ARE TAKEN FROM THE "PROPERTY AND TOPOGRAPHIC SURVEY CAVALIERS COUNTRY CLUB", PREPARED BY ARCH ENGINEERING INCORPORATED, LAST REVISED 09-16-16, SUPPLEMENTED WITH ADDITIONAL SURVEY TAKEN FROM TRANSITION ENGINEERING SURVEYING PLAN CAVALIERS PROPERTIES OF INTEREST EXISTING CONDITIONS PLAN DATED DECEMBER 16, 2016.
30. ADDRESSES AND COMMUNITY POSTAL BOXES: ADDRESSES ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES. SECONDARY ADDRESSES ARE NOTED FOR LOTS SITUATED ON THE CORNER OF AN INTERSECTION. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
31. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: 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 SEPTEMBER 13, 2023, AT INSTRUMENT NO. 20230913-0051167 , AND, CONSISTENT WITH THE PHASES THAT APPEAR UPON THIS RECORD PLAN (I.E., PHASE 1 - COMMON AREA - PHASE 2 - APARTMENTS, PHASE 3 - WEST, PHASE 4 - EAST, AND PHASE 5 - CLUBHOUSE (ZONED CR)), THE LDIA PROVIDES FOR INDIVIDUAL PERFORMANCE GUARANTEES FOR EACH PHASE, THAT SHALL BE REDUCED AS EACH PHASE IS INDIVIDUALLY INSPECTED AND FOUND ACCEPTABLE BY NEW CASTLE COUNTY AND TRANSFERRED TO THE MAINTENANCE CORPORATION.
32. RIGHT OF ACCESS: NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENTS SHOWN ON THIS PLAN.
33. NEW CASTLE COUNTY DRAINAGE CODE: DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
34. LONG TERM RESIDENTIAL STORMWATER MANAGEMENT FEE: THE OWNER/DEVELOPER OF EACH PHASE IDENTIFIED IN THIS NOTE SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT AREA MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE, THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES, AN AMOUNT OF $277,250.00, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN EACH "RESIDENTIAL PHASE" OF THE SUBDIVISION (I.E., EAST PHASE 4 - $159,09.00, AND WEST PHASE 3 - $118,000.00). THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS FOR SUCH PHASES UNTIL IT IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS. THE TIMING OF THE PAYMENT OF THE STORMWATER MANAGEMENT MAINTENANCE FUND FEE SHALL BE BASED ON THE TOTAL PERCENTAGE OF RESIDENTIAL DWELLING UNITS DEPICTED UPON EACH PHASE OF THIS PLAN, AND NOT BASED ON THE ENTIRE NUMBER THE RESIDENTIAL DWELLING UNITS APPEARING ON THIS PLAN.
35. LONG TERM NON-RESIDENTIAL STORMWATER MANAGEMENT FEE: THE OWNER/DEVELOPER OF EACH PHASE IDENTIFIED IN THIS NOTE SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR NON-RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH ANNUAL INSPECTIONS. AN AMOUNT OF $10,000.00 SHALL BE FUNDED AS FOLLOWS FOR EACH NON-RESIDENTIAL SECTION (APARTMENT PHASE 2 $9,600.00, AND CLUBHOUSE PHASE $(ZONED CR) $6,400.00) PRIOR TO RECEIVING THE FIRST CERTIFICATE OF OCCUPANCY FOR THAT PHASE UNITS, SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS. THE TIMING OF THE PAYMENT OF THE STORMWATER MANAGEMENT MAINTENANCE FUND FEE SHALL BE BASED ON THE FACTS DEPICTED UPON EACH PHASE OF THIS PLAN, AND NOT BASED ON THE ENTIRE NUMBER THE NON-RESIDENTIAL FACILITIES APPEARING ON THIS PLAN.
36. STORMWATER MANAGEMENT ACCESS EASEMENT: 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 EACH STORMWATER MANAGEMENT AREA AS IDENTIFIED ON THIS PLAN FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES. THE EASEMENT SHALL EXTEND 10' FROM THE TOP OF THE STORMWATER MANAGEMENT AREA, A GREATER DISTANCE AS DEEMED NECESSARY BY THE COUNTY, AND ACROSS THE PATHS TO OPEN SPACE PARCELS, AS IDENTIFIED ON THIS PLAN, GRANTING NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PARCEL TO ANY STORMWATER MANAGEMENT AREA. THE EASEMENT SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY, ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE TO A STORMWATER MANAGEMENT AREA IS REQUIRED, NEW CASTLE COUNTY SHALL PROVIDE NOTICE TO THE PROPERTY OWNER OR RESPONSIBLE PARTY OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED. NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS 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.
37. THE LOT LINE BOUNDARIES SHOWN ON THIS PLAN ARE BINDING UPON THE OWNER, THEIR HEIRS, SUCCESSORS AND ASSIGNS, SHALL BE RESPONSIBLE FOR THE OPERATION AND MAINTENANCE OF STORMWATER MANAGEMENT BASINS 6 AND 7F, IN PERPETUITY.
38. ALL EXISTING PIPES ON SITE SHALL BE REMOVED DURING CONSTRUCTION UNLESS OTHERWISE PROVIDED AT THE END OF EACH PHASE PRIOR TO RECEIVING ANY A PERMANENT CERTIFICATE OF OCCUPANCY. ALL PIPES TO BE REMOVED SHALL BE PROPERLY PLUGGED AND ABANDONED PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY ISSUED BY THE COUNTY.
39. MISS UTILITY NOTE: THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGED DONE TO EXISTING UTILITIES DURING CONSTRUCTION SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT HIS EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO THE DATE THAT WORK IS TO COMMENCE.
40. ALLEYS: MAINTENANCE OF THE PRIVATE STREETS/ALLEYS SHOWN ON THE PLAN SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. MAINTENANCE OF THE PUBLIC ROAD RIGHT-OF-WAYS WITHIN PRIVATE STREETS/ALLEYS SHALL BE THE RESPONSIBILITY OF THE MAINTENANCE CORPORATION. ALL PRIVATE STREETS/ALLEYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN, DRIVEWAYS TO A PRIVATE STREET/ALLEY SHALL MEET DELDOT STANDARDS. A THIRD-PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS ARE CONSTRUCTED IN ACCORDANCE WITH SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO DEPARTMENT OF LAND USE SUMMARIZING INSPECTIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN STATE OF DELAWARE. A PRIVATE STREET/ALLEY SHALL NOT BE ACCEPTED FOR PUBLIC USE AND SHALL BE INSTALLED PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING WITHIN THE SUBDIVISION.
41. DEPOSIT OF MAINTENANCE: THE LIMIT OF DISTURBANCE(LOD) AS SHOWN IS TO DELINEATE THE LIMIT OF THE INITIAL CONSTRUCTION, SO AS TO PRESERVE THE MAXIMUM NUMBER OF TREES AND STEEP SLOPES ON THE SITE. ON-LOT RESOURCES ARE NOT PART OF THE REQUIRED PROTECTION LEVEL. UPON ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR EACH LOT THE FINAL LOD WILL FOLLOW THE PROPERTY LINE.
42. VOLUNTARY SCHOOL ASSESSMENT:
   THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 3601(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT, AND IN AN AMOUNT DETERMINED PURSUANT TO FORMULA ADOPTED BY THE DELAWARE CODE.
   PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY LOT OR UNIT, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID.
43. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECU



USEABLE (USABLE) OPEN SPACE AREA TABLE

OPEN SPACE LOT NUMBER	AREA (SF)	AREA (AC)	USE TYPE
OPEN SPACE-A	43,888 SF	1.0075 AC.	TRAIL
OPEN SPACE-B	6,650 SF	0.1527 AC.	RAMBLE
OPEN SPACE-C	4,136 SF	0.0949 AC.	RAMBLE
OPEN SPACE-D	26,657 SF	0.6120 AC.	CIVIC SQUARE
OPEN SPACE-E	18,739 SF	0.4302 AC.	CIVIC SQUARE
OPEN SPACE-F	35,184 SF	0.8077 AC.	RAMBLE
OPEN SPACE-G	30,350 SF	0.6967 AC.	TRAIL
OPEN SPACE-H	1,200 SF	0.0275 AC.	TRAIL
OPEN SPACE-I	50,499 SF	1.1593 AC.	CIVIC SQUARE
OPEN SPACE-K	23,486 SF	0.5392 AC.	TRAIL
OPEN SPACE-L	33,736 SF	0.7745 AC.	CIVIC SQUARE
OPEN SPACE-M	1,200 SF	0.0275 AC.	TRAIL
OPEN SPACE-N	33,268 SF	0.7637 AC.	CIVIC SQUARE
OPEN SPACE-O	9,192 SF	0.2110 AC.	TRAIL
OPEN SPACE-P	9,941 SF	0.2282 AC.	SHARED USE PATH
TOTAL	328,136 SF	7.5330 AC.	

PRIVATE OPEN SPACE AREA TABLE

OPEN SPACE LOT NUMBER	AREA (SF)	AREA (AC)
OPEN SPACE-1	1,014,013 SF	23.2785 AC.
OPEN SPACE-2	30,652 SF	0.7037 AC.
OPEN SPACE-3	21,655 SF	0.4971 AC.
OPEN SPACE-4	12,256 SF	0.2814 AC.
OPEN SPACE-5	14,224 SF	0.3265 AC.
OPEN SPACE-6	14,184 SF	0.3256 AC.
OPEN SPACE-7	10,197 SF	0.2341 AC.
OPEN SPACE-8	8,133 SF	0.1867 AC.
OPEN SPACE-9	8,160 SF	0.1873 AC.
OPEN SPACE-10	59,126 SF	1.3573 AC.
OPEN SPACE-11	19,662 SF	0.4514 AC.
OPEN SPACE-12	20,238 SF	0.4646 AC.
OPEN SPACE-13	9,985 SF	0.2292 AC.
OPEN SPACE-14	144,287 SF	3.3124 AC.
OPEN SPACE-15	355,147 SF	8.1530 AC.
OPEN SPACE-16	7,317 SF	0.1680 AC.
OPEN SPACE-17	14,144 SF	0.3247 AC.
OPEN SPACE-18	9,062 SF	0.2080 AC.
OPEN SPACE-19	2,683 SF	0.0616 AC.
OPEN SPACE-20	4,086 SF	0.0938 AC.
OPEN SPACE-21	2,110 SF	0.0484 AC.
OPEN SPACE-22	7873 SF	0.1807 AC.
OPEN SPACE-23	7843 SF	0.1801 AC.
TOTAL	1,797,037 SF	41.2543 AC.

Tie Line Table		
Line #	Direction	Length
L1	S49° 00' 03"W	24.80'
L2	S61° 42' 00"W	36.37'
L3	S68° 42' 00"W	30.00'
L4	S36° 42' 00"W	58.00'
L5	S14° 57' 45"W	68.00'
L6	S20° 49' 12"E	25.00'
L7	S41° 00' 00"W	20.00'
L8	S03° 00' 00"E	20.00'
L9	S33° 00' 00"E	60.00'
L10	S03° 17' 13"E	40.00'
L11	S32° 18' 00"E	72.00'
L12	S50° 00' 00"E	55.00'
L13	S17° 00' 00"E	64.00'
L14	S21° 00' 00"W	70.00'
L15	S47° 42' 00"W	65.00'
L16	S68° 42' 00"W	90.00'
L17	S77° 42' 00"W	100.00'
L18	N80° 00' 00"W	57.00'
L19	S81° 00' 00"W	30.00'
L20	S77° 42' 00"W	150.00'
L21	S60° 00' 00"W	67.00'
L22	S46° 29' 14"W	290.00'
L23	S35° 47' 00"W	40.00'
L24	S06° 42' 00"W	84.00'
L25	S28° 00' 00"E	61.00'
L26	S06° 00' 00"E	40.00'
L27	S06° 18' 00"E	75.00'
L28	S16° 16' 48"E	105.38'

HOUSE TYPE LEGEND

(VH) - VILLAGE HOME
(LL) - LOT LINE HOME
(TW) - TWIN HOME
(TH) - TOWN HOME
(CH) - CARRIAGE HOME
(AP) - APARTMENT HOME
(DH) - DETACHED HOME

DUFFIELD ASSOCIATES
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E-MAIL: DUFFIELD@DUFFNET.COM

CHECKED BY: MJK
DESIGNED BY: GAZ
DRAWN BY: GAZ
FILE NAME: Plot5-3-10SHCP
MICHAEL J. KASZYSKI, JR., P.E. No. 15291 8-8-2023
P.E. #15291
STATE: DELAWARE

NO.	REVISION	CHK'D BY	DATE
1	REVISED PER COUNTY MEETING 3-3-2023	MJK	3-24-2023
2	REVISED PER COMMENTS	MJK	4-20-2023
3	REVISED PER COMMENTS	MJK	5-15-2023
4	REVISED PER COUNTY MEETING 6-1-2023	MJK	6-16-2023
5	REVISED PER COUNTY MEETING 7-13-2023	MJK	8-8-2023

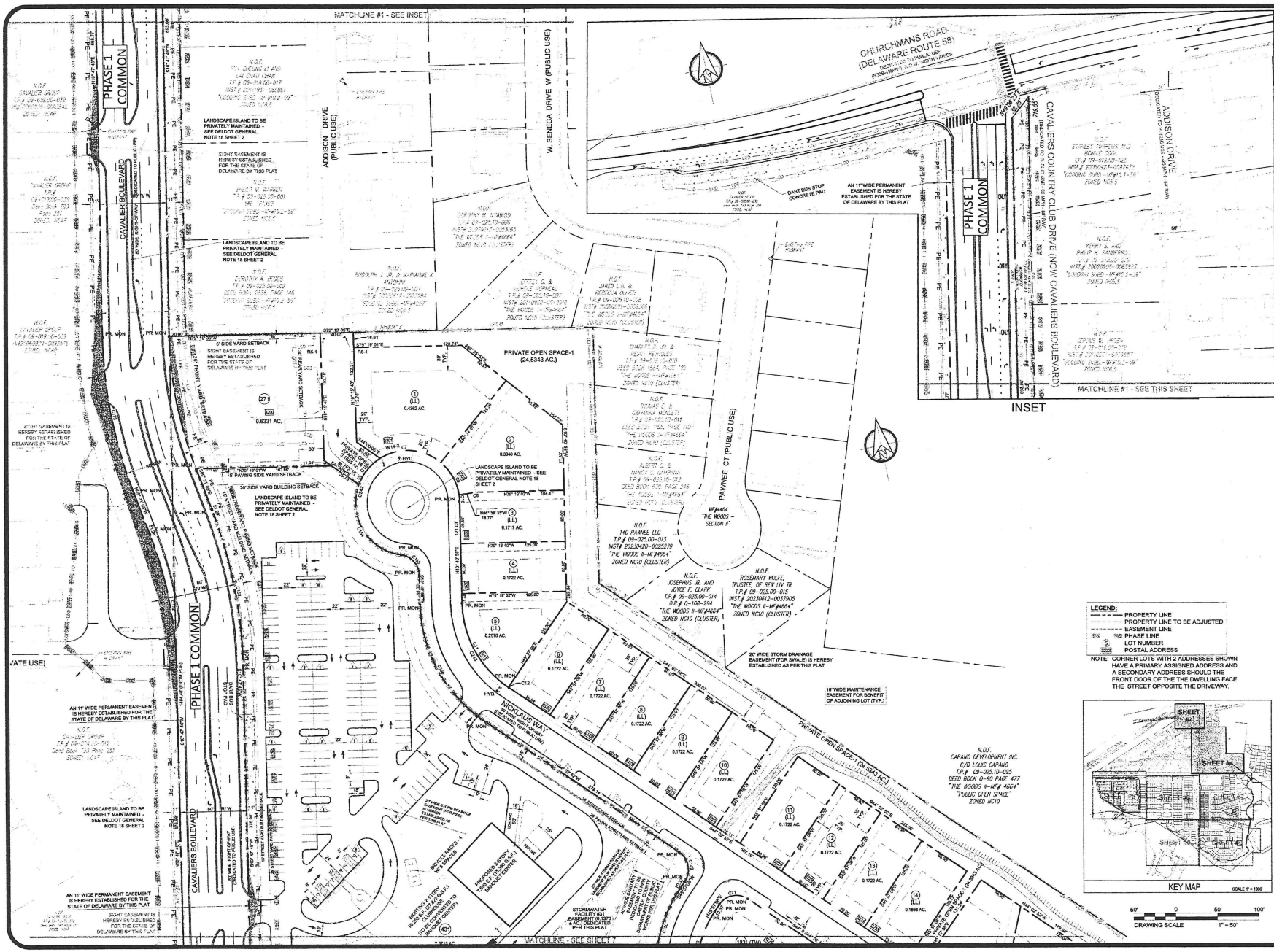
OWNER / DEVELOPER:
ROBERT CARUCCI
CAVALIERS REALTY, LLC
1 RIDGE ROAD DRIVE
NEWARK DE 19702

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
1 RIDGE ROAD DRIVE, SUITE 100
WEST CONSHOHOCKEN, PA 19428
PHONE: 610.378.4807

APPLICATION NO. 2022-0847-S

RECORD MINOR RESUBDIVISION PLAN
OVERALL PLAN
THE RESERVE AT
CAVALIERS COUNTRY CLUB
WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: 1" = 180'
PROJECT NO. 10259.08
SHEET: 3 OF 12



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No.	REVISION	CHK'D BY / DATE
1	REVISED PER COUNTY MEETING 2-2-2023	MJK 3-14-2023
2	REVISED OPEN SPACE MTG 4-5-2023	MJK 4-14-2023
3	REVISED OPEN SPACE MTG 4-5-2023	MJK 4-24-2023
4	REVISED PER COUNTY MEETING 6-1-2023	MJK 6-13-2023
5	REVISED PER COUNTY MEETING 7-13-2023	MJK 8-9-2023

DESIGNED BY: GAZ
CHECKED BY: MJK
DRAWN BY: GAZ
FILE NAME: ReCRe-4-10259CP
MICHAEL J. KASZYSKI, JR., P.E.
8-9-2023
STATE: DELAWARE P.E. #15284

OWNER / DEVELOPER:
ROBERT CARUCCI
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
PHONE: 610.376.4807

APPLICATION NO. 2022-0847-S

RECORD MINOR RESUBDIVISION PLAN
SITE PLAN
THE RESERVE AT CAVALIERS COUNTRY CLUB
WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: 1" = 50'
PROJECT NO. 10259CP
SHEET: 4 OF 12

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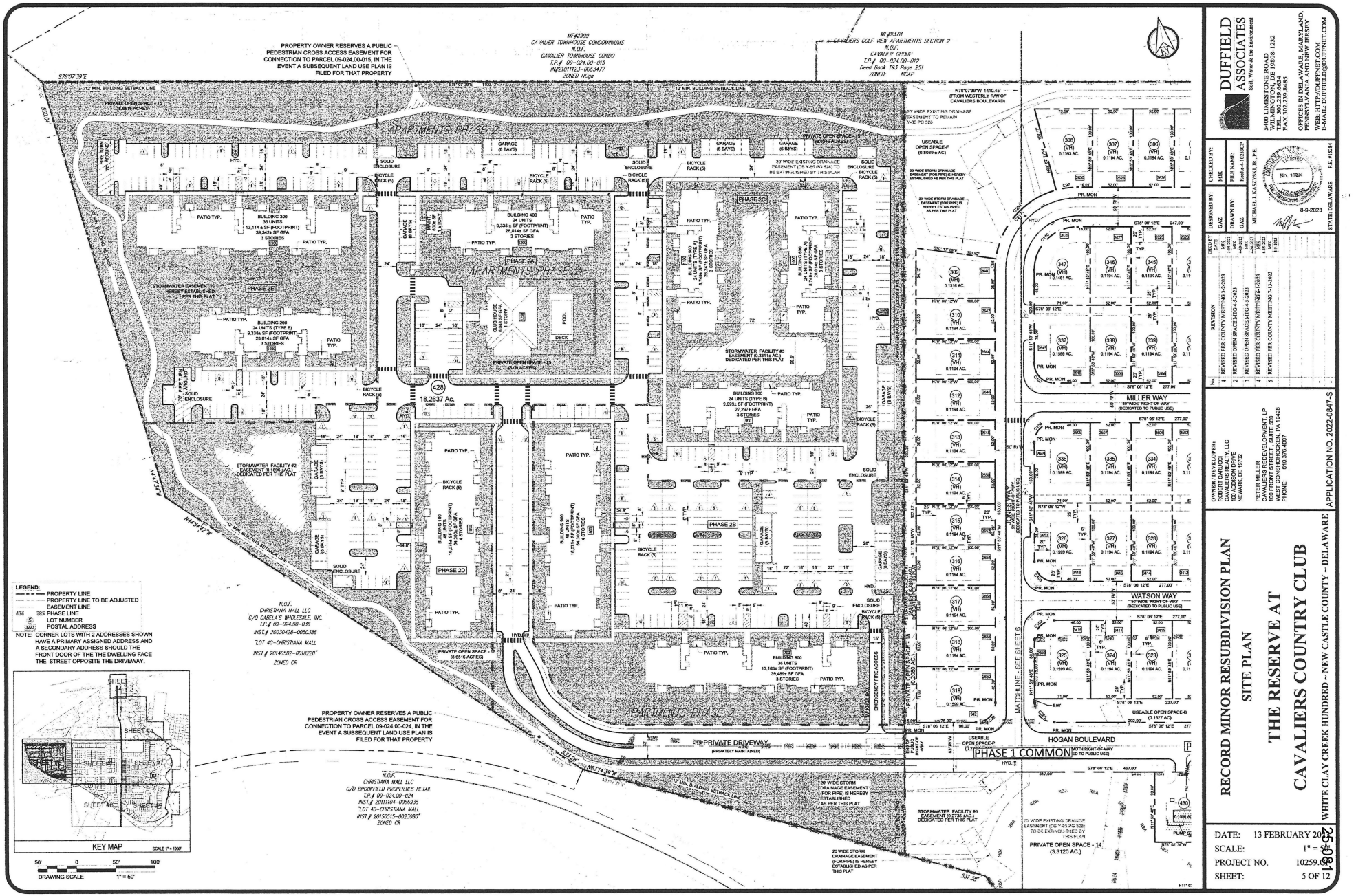

PROPERTY OWNER RESERVES A PUBLIC PEDESTRIAN CROSS ACCESS EASEMENT FOR CONNECTION TO PARCEL 09-024.00-015, IN THE EVENT A SUBSEQUENT LAND USE PLAN IS FILED FOR THAT PROPERTY
MF#2399 CAVALIER TOWNHOUSE CONDOMINIUMS N.O.F. CAVALIER TOWNHOUSE CONDO T.P.# 09-024.00-015 IN#21011123-0063477 ZONED NCga
MF#9378 CAVALIERS GOLF VIEW APARTMENTS SECTION 2 N.O.F. CAVALIER GROUP T.P.# 09-024.00-012 Deed Book 793 Page 251 ZONED: NCAP
APARTMENTS PHASE 2
PHASE 2A
PHASE 2B
PHASE 2C
PHASE 2D
PHASE 2E
18.2637 Ac.
STORMWATER FACILITY #2 EASEMENT (0.1896 ±AC.) DEDICATED PER THIS PLAT
STORMWATER FACILITY #3 EASEMENT (0.3311± AC.) DEDICATED PER THIS PLAT
STORMWATER FACILITY #6 EASEMENT (0.2735 ±AC.) DEDICATED PER THIS PLAT
PRIVATE OPEN SPACE - 15 (8.6516 ACRES)
PRIVATE OPEN SPACE - 14 (3.3120 AC.)
PRIVATE DRIVEWAY (PRIVATELY MAINTAINED)
PHASE 1 COMMON
MILLER WAY
WATSON WAY
HOGAN BOULEVARD
JONES WAY
MATCHLINE - SEE SHEET 6
N.O.F. CHRISTIANA MALL LLC C/O CABELA'S WHOLESALE, INC. T.P.# 09-024.00-036 INST.# 20030428-0050388 "LOT 4C-CHRISTIANA MALL INST.# 20140502-0018220" ZONED CR
N.O.F. CHRISTIANA MALL LLC C/O BROOKFIELD PROPERTIES RETAIL T.P.# 09-024.00-024 INST.# 20111104-0066935 "LOT 4D-CHRISTIANA MALL INST.# 20150515-0023080" ZONED CR
LEGEND:
PROPERTY LINE
PROPERTY LINE TO BE ADJUSTED
EASEMENT LINE
PHASE LINE
LOT NUMBER
POSTAL ADDRESS
NOTE: CORNER LOTS WITH 2 ADDRESSES SHOWN HAVE A PRIMARY ASSIGNED ADDRESS AND A SECONDARY ADDRESS SHOULD THE FRONT DOOR OF THE THE DWELLING FACE THE STREET OPPOSITE THE DRIVEWAY.
KEY MAP
SCALE 1" = 1000'
DRAWING SCALE 1" = 50'
DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD WILMINGTON, DE 19808-1232 TEL. 302.239.6634 FAX 302.239.8485
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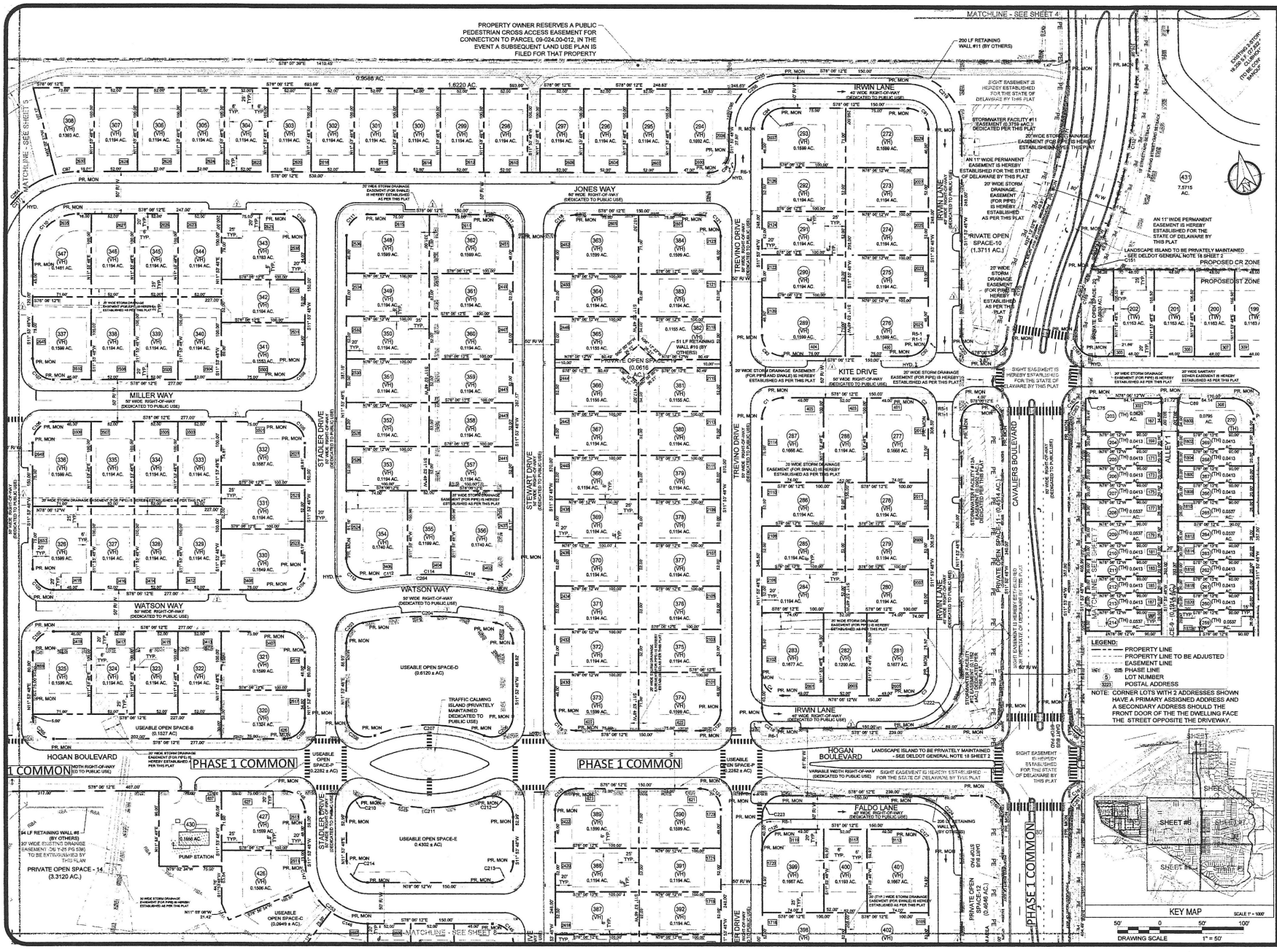
WEB: HTTP://DUFFNET.COM E-MAIL: DUFFIELD@DUFFNET.COM
DESIGNED BY: GAZ
CHECKED BY: MJK
DRAWN BY: GAZ
FILE NAME: Rec8-4-10259CP
MICHAEL J. KASZYNSKI, JR., P.E.
8-9-2023
STATE: DELAWARE P.E. #15284
REVISION
1 REVISED PER COUNTY MEETING 3-2-2023
2 REVISED OPEN SPACE MTG 4-5-2023
3 REVISED OPEN SPACE MTG 4-5-2023
4 REVISED PER COUNTY MEETING 6-1-2023
5 REVISED PER COUNTY MEETING 7-13-2023
OWNER / DEVELOPER: ROBERT CARUCCI CAVALIERS REALTY, LLC 100 ADDISON DRIVE NEWARK, DE 19702
PETER MILLER CAVALIERS REDEVELOPMENT, LP 100 FRONT STREET, SUITE 560 WEST CONSHOHOCKEN, PA 19428 PHONE: 610.376.4807
APPLICATION NO. 2022-0847-S
RECORD MINOR RESUBDIVISION PLAN
SITE PLAN
THE RESERVE AT
CAVALIERS COUNTRY CLUB
WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE
DATE: 13 FEBRUARY 2023
SCALE: 1" = 50'
PROJECT NO. 10259.01
SHEET: 5 OF 12



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No.	REVISION	CHK'D BY	DATE
1	REVISED PER COUNTY MEETING 3-3-2023	MJK	3-14-2023
2	REVISED OPEN SPACE MTG 4-5-2023	MJK	4-14-2023
3	REVISED OPEN SPACE MTG 4-5-2023	MJK	4-14-2023
4	REVISED PER COUNTY MEETING 6-1-2023	MJK	6-1-2023
5	REVISED PER COUNTY MEETING 7-13-2023	MJK	6-8-2023

DESIGNED BY: GAZ
CHECKED BY: MJK
DRAWN BY: GAZ
FILE NAME: ReRe-4-10259CP
MICHAEL J. KASZYSKI, JR., P.E.
No. 18526
6-9-2023
STATE: DELAWARE P.E. #15284

OWNER / DEVELOPER:
ROBERT CARUCCI
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
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WEST CONSHOHOCKEN, PA 19428
PHONE: 610.378.4807

APPLICATION NO. 2022-0847-S

RECORD MINOR RESUBDIVISION PLAN
SITE PLAN
THE RESERVE AT CAVALIERS COUNTRY CLUB
WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: 1" = 50'
PROJECT NO. 10259.00
SHEET: 6 OF 12

25-08

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RECORD MINOR RESUBDIVISION PLAN
SITE PLAN
THE RESERVE AT CAVALIERS COUNTRY CLUB

WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

APPLICATION NO. 2022-0847-S

OWNER / DEVELOPER:
ROBERT CANUCCI
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702
PHONE: 610.378.4807

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
PHONE: 610.940.1000

DATE:	13 FEBRUARY 2023
SCALE:	1" = 50'
PROJECT NO.	10259.08
SHEET:	7 OF 12

25-081

No.	REVISION	DATE	DRAWN BY	CHECKED BY
1	REVISED PER COUNTY MEETING 3-3-2023	3-3-2023	MJK	
2	REVISED OPEN SPACE MTG 4-5-2023	4-5-2023	MJK	
3	REVISED OPEN SPACE MTG 4-5-2023	4-5-2023	MJK	
4	REVISED PER COUNTY MEETING 4-7-2023	4-7-2023	MJK	
5	REVISED PER COUNTY MEETING 7-13-2023	8-9-2023	MJK	
-	-	-	-	-

DESIGNED BY: OAZ
DRAWN BY: FILE NAME: 3x24e4-102359CP
CHECKED BY: MJK

STATE OF DELAWARE
MICHAEL A. KASZYCKI, JR., P.E.
No. 14524
8-9-2023

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WEB: HTTP://DUFFIELD.COM
E-MAIL: DUFFIELD@DUFFIELD.COM

LEGEND:
- PROPERTY LINE
- PROPOSED LOT LINE TO BE ADJUSTED
- EASEMENT LINE
- PHASE LINE
- LOT LINE NOTE
- POSTAL ADDRESS

NOTE: CORNER LOTS WITH 2 ADDRESSES SHOWN HAVE A PRIMARY ASSIGNED ADDRESS AND A SECONDARY ADDRESS. THE PRIMARY ADDRESS IS THE FRONT DOOR OF THE THE DWELLING FACE THE STREET OPPOSITE THE DRIVEWAY.

PROPERTY OWNER RESERVES A PUBLIC PEDESTRIAN CROSS ACCESS EASEMENT FOR ACCESS TO OPEN SPACES. 06-025.10-06, IN THE EVENT A SUBSEQUENT LAND USE PLAN IS FILED FOR THAT PROPERTY

PROPOSED 20 FOOT WIDE PUBLIC ACCESS AND MAINTENANCE EASEMENT FOR THE BENEFIT OF THE PUBLIC TO BE DEDICATED TO NEW CASTLE COUNTY

KEY MAP
SCALE: 1" = 500'
DRAWING SCALE
1" = 50'

ELS COURT
WATKINS COURT
NICKLAUS WAY
SARAZEN WAY
NORMAN LANE
BALLESTEROS LANE
NELSON DRIVE
PALMER BOULEVARD
RODRIGUEZ DRIVE
PHASE 1 COMMON
PRIVATE OPEN SPACE-ALLEY 3
ALLEY 1
MATCHLINE - SEE SHEET 2
MATCHLINE - SEE SHEET 6
MATCHLINE - SEE SHEET 8

RECORD MINOR RESUBDIVISION PLAN
SITE PLAN
CAVALIERS COUNTRY CLUB
THE RESERVE AT
WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2025
SCALE: 1" = 50'
PROJECT NO. 10259
SHEET: 8 OF 12

APPLICATION NO. 2022-0847-S

OWNER / DEVELOPER:
ROBERT CARUSO
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
PHONE: 610.376.4807

No.	REVISION	DESIGN BY	CHECK BY
1	REVISED PER COUNTY MEETING 3-2-2023	GAZ	MJK
2	REVISED PER COUNTY MEETING 4-5-2023	DRAWN BY:	FILE NAME:
3	REVISED OPEN SPACE MTG 4-5-2023	GAZ	R:\e&s-e-102567
4	REVISED PER COUNTY MEETING 6-1-2023		
5	REVISED PER COUNTY MEETING 7-13-2023		
6			
7			

DUFFIELD ASSOCIATES
Soil, Water & the Environment
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WILMINGTON, DE 19808-1222
TEL: 302.239.6634
FAX: 302.239.8485
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E-MAIL: DUFFIELD@DUFFIELD.COM

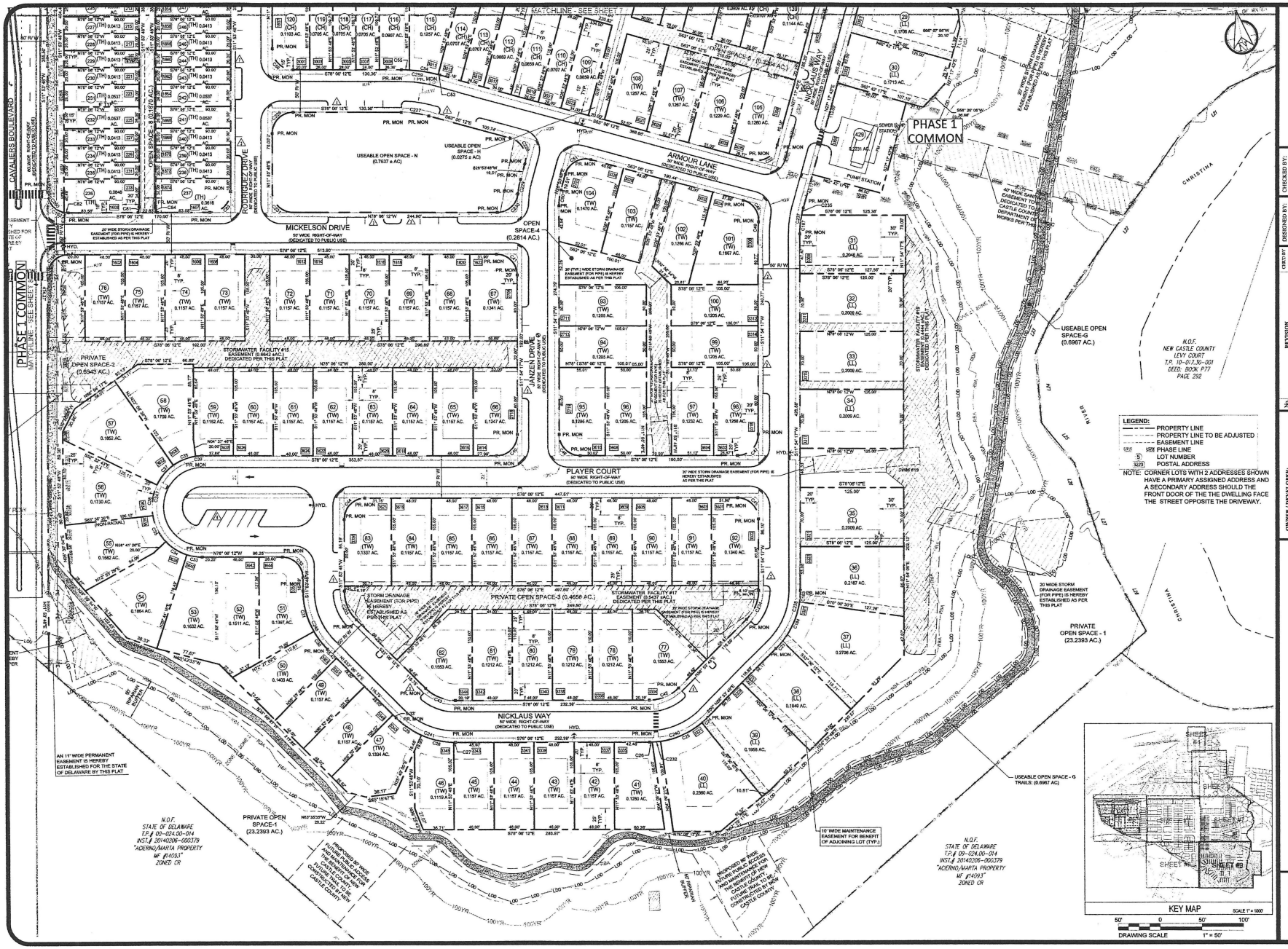
STATE OF DELAWARE
MICHAEL J. KASZYSKI, JR., P.E.
P.E. #15344
8-9-2023

LEGEND:
- PROPERTY LINE
- PROPERTY LINE TO BE ADJUSTED
- EASEMENT LINE
- PHASE LINE
- LOT NUMBER
- HOUSE ADDRESS

NOTE: CORNER LOTS WITH 2 ADDRESSES SHOWN HAVE A PRIMARY ASSIGNED ADDRESS AND A SECONDARY ASSIGNED ADDRESS. USE THE FRONT DOOR OF THE THE DWELLING FACE THE STREET OPPOSITE THE DRIVEWAY.

KEY MAP
SCALE: 1" = 100'
DRAWING SCALE 50' 0 50' 100'

N:\Projects\10000\10259\CAD\Sketch-4-10259CP.dwg, 8/8/2023 4:31:03 PM, DAI-DWG To PDF.pc3



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FAX 302.239.8485
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WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

No.	REVISION	CHKD BY / DATE
1	REVISED PER COUNTY MEETING 3-2-2023	MJK 3-14-2023
2	REVISED OPEN SPACE MTG 4-5-2023	MJK 4-10-2023
3	REVISED OPEN SPACE MTG 4-5-2023	MJK 4-10-2023
4	REVISED PER COUNTY MEETING 6-1-2023	MJK 6-5-2023
5	REVISED PER COUNTY MEETING 7-13-2023	MJK 8-4-2023

DESIGNED BY: GAZ
CHECKED BY: MJK
DRAWN BY: GAZ
FILE NAME: ReCRe-4-10259CP
MICHAEL J. KASZYSKI, JR., P.E.
6-9-2023
STATE: DELAWARE P.E. #15284

OWNER / DEVELOPER:
ROBERT CARUCCI
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
100 FRONT STREET, SUITE 560
WEST CONSHOHOCKEN, PA 19428
(610) 376-4807

APPLICATION NO. 2022-0847-S

RECORD MINOR RESUBDIVISION PLAN
SITE PLAN
THE RESERVE AT CAVALIERS COUNTRY CLUB
WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: 1" = 50'
PROJECT NO. 10259.C
SHEET: 9 OF 12

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C2	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C3	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C4	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C5	858.00'	11.57'	1°00'28"	S 26°47'28" W	11.57'
C7	62.00'	77.82'	71°43'52"	S 74°08'32" E	72.85'
C8	19.00'	2.43'	7°19'31"	N 82°58'47" W	2.43'
C9	62.00'	45.00'	41°35'01"	S 17°26'03" E	44.02'
C10	62.00'	7.93'	7°19'32"	S 07°01'12" W	7.92'
C11	127.00'	120.35'	54°17'45"	N 16°27'55" W	115.90'
C12	127.00'	0.96'	0°26'05"	N 43°48'50" W	0.96'
C13	100.00'	11.98'	6°51'57"	N 40°38'54" W	11.98'
C14	64.00'	78.01'	70°43'52"	S 38°28'57" W	74.09'
C15	25.00'	36.17'	82°54'01"	S 45°30'58" W	33.10'
C16	25.00'	39.27'	90°00'00"	N 48°00'02" W	35.36'
C17	64.00'	47.89'	42°52'24"	N 35°37'11" W	46.78'
C18	64.00'	53.74'	57°04'01"	N 14°21'02" E	51.44'
C19	64.00'	47.70'	42°42'16"	N 64°14'10" E	46.60'
C20	858.00'	37.62'	2°31'33"	N 01°23'45" W	37.61'
C21	25.00'	39.27'	90°00'00"	N 41°53'58" E	35.36'
C22	100.00'	11.92'	6°49'45"	N 53°28'56" E	11.91'
C24	100.00'	9.76'	5°35'32"	N 59°41'34" E	9.76'
C25	100.00'	55.27'	31°40'01"	N 76°19'21" E	54.57'
C26	100.00'	3.49'	2°00'06"	S 79°06'16" E	3.49'
C27	100.00'	2.10'	1°12'04"	S 77°30'09" E	2.10'
C28	100.00'	39.56'	22°40'07"	S 65°32'34" E	39.30'
C29	100.00'	36.79'	21°04'49"	S 43°38'36" E	36.58'
C30	100.00'	27.15'	15°33'21"	S 25°19'31" E	27.07'
C31	100.00'	21.36'	28°29'39"	S 02°49'31" E	60.83'
C32	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C33	60.00'	18.68'	17°50'29"	S 69°11'41" E	18.61'
C34	60.00'	30.32'	28°57'08"	S 45°46'46" E	30.00'
C35	60.00'	34.96'	33°23'11"	S 14°37'04" E	34.47'
C36	60.00'	37.05'	35°22'48"	S 19°45'54" W	36.46'
C37	60.00'	30.77'	29°23'04"	N 52°08'50" E	30.44'
C38	60.00'	29.10'	27°47'24"	N 80°44'04" E	28.82'
C39	60.00'	7.58'	7°14'19"	N 81°43'21" W	7.58'
C40	25.00'	39.27'	89°59'32"	S 56°54'03" W	35.35'
C41	25.00'	39.27'	90°00'28"	S 33°05'57" E	35.36'
C42	50.00'	39.27'	45°00'00"	S 79°23'48" W	38.27'
C43	50.00'	39.27'	45°00'00"	N 55°36'12" W	38.27'
C44	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C45	25.00'	39.27'	90°00'28"	S 33°05'57" E	35.36'
C46	25.00'	39.27'	90°00'28"	N 33°05'57" W	35.36'
C47	25.00'	39.27'	89°59'32"	S 56°54'03" W	35.35'
C48	25.00'	34.87'	79°55'08"	S 23°08'36" E	32.11'
C49	167.80'	14.38'	4°54'36"	S 14°21'36" W	14.38'
C50	75.00'	15.62'	14°59'32"	N 19°24'03" E	19.57'
C51	25.00'	39.27'	90°00'00"	N 71°53'48" E	35.36'
C52	25.00'	39.10'	89°36'05"	S 72°05'46" W	35.23'
C53	177.00'	1.81'	0°35'12"	N 63°23'48" W	1.81'
C54	177.00'	34.88'	11°17'33"	N 59°20'10" W	34.83'
C55	177.00'	9.64'	3°07'15"	N 76°32'34" W	9.64'
C56	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C57	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C58	25.00'	6.54'	15°00'00"	S 70°36'12" E	6.53'
C59	25.00'	39.44'	90°23'55"	S 17°54'14" E	35.48'
C60	25.00'	39.24'	89°55'50"	S 41°55'53" W	35.33'
C61	25.00'	6.54'	15°00'00"	N 85°36'12" W	6.53'
C62	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C63	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C64	177.00'	9.64'	3°07'15"	S 76°39'49" E	9.64'
C65	177.00'	34.88'	11°17'33"	S 86°52'13" E	34.83'
C66	177.00'	1.81'	0°35'12"	N 87°11'24" E	1.81'
C67	25.00'	39.28'	90°01'52"	S 48°02'56" E	35.36'
C68	25.00'	32.74'	75°02'16"	S 48°24'58" W	30.45'
C69	50.00'	48.82'	55°56'40"	S 16°04'32" E	46.89'
C70	125.00'	74.30'	34°03'20"	N 28°58'28" E	73.21'
C71	25.00'	39.27'	90°00'00"	S 89°02'52" E	35.36'
C72	25.00'	39.27'	90°00'00"	N 48°03'53" W	35.36'
C73	100.00'	26.11'	14°57'42"	N 04°24'58" E	26.04'
C74	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C75	25.00'	5.03'	11°32'13"	S 83°52'18" E	5.03'
C76	18.00'	5.59'	17°47'53"	S 03°00'04" W	5.57'
C77	18.00'	10.01'	31°51'20"	S 27°49'28" W	9.88'
C78	25.00'	5.03'	11°32'13"	S 72°20'06" E	5.03'
C79	25.00'	5.03'	11°32'13"	S 83°52'18" E	5.03'
C80	18.00'	10.01'	31°51'20"	S 04°01'51" E	9.88'
C81	18.00'	7.19'	22°53'07"	S 23°20'22" W	7.14'
C82	25.00'	5.03'	11°32'13"	N 72°20'06" W	5.03'
C83	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C84	18.00'	7.19'	22°53'07"	N 00°27'10" E	7.14'
C85	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C86	18.00'	10.01'	31°51'20"	N 27°49'28" E	9.88'
C87	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C88	18.00'	10.01'	31°51'20"	N 04°01'51" W	9.88'
C89	18.00'	5.59'	17°47'53"	N 20°47'35" E	5.57'
C90	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'

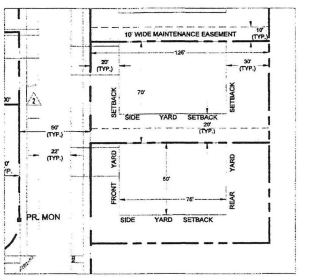
CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C91	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C92	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C93	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C94	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C95	65.00'	53.26'	46°57'03"	S 36°22'20" W	51.79'
C96	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C97	105.00'	27.37'	14°56'10"	N 85°54'18" W	27.29'
C98	105.00'	14.32'	7°48'43"	S 15°48'10" W	14.30'
C99	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C100	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C101	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C102	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C103	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C104	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C105	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C106	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C107	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C108	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C109	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C110	55.00'	86.39'	90°00'00"	N 56°53'48" E	77.78'
C111	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C112	460.00'	45.34'	5°38'21"	N 84°17'57" W	45.32'
C113	25.00'	43.23'	99°04'56"	N 37°38'40" W	38.04'
C114	450.00'	52.03'	6°37'26"	N 78°06'52" W	52.00'
C115	25.00'	43.23'	99°05'14"	S 81°26'25" W	38.05'
C116	460.00'	45.34'	5°38'20"	N 71°54'08" W	45.32'
C117	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C118	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C119	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C120	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C121	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C122	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C123	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C124	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C125	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C126	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C127	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C128	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C129	25.00'	8.14'	18°39'46"	S 68°46'18" E	8.11'
C130	53.00'	37.18'	40°11'33"	N 30°34'30" E	36.42'
C131	53.00'	36.36'	39°18'43"	N 70°19'58" E	35.66'
C132	53.00'	36.67'	39°38'48"	S 16°21'26" W	35.95'
C133	25.00'	32.12'	73°36'18"	S 46°41'57" W	29.95'
C134	53.00'	42.85'	46°19'14"	S 61°20'29" W	41.69'
C135	90.00'	18.75'	11°56'19"	S 72°08'02" E	18.72'
C136	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C137	90.00'	40.31'	25°39'54"	S 53°16'56" E	39.98'
C138	90.00'	41.23'	26°15'01"	S 27°22'29" E	40.87'
C139	25.00'	38.18'	87°30'29"	S 34°20'57" E	34.58'
C140	90.00'	37.16'	23°39'15"	S 02°26'20" E	36.89'
C141	75.00'	9.20'	7°01'30"	S 74°39'29" E	9.19'
C142	75.00'	36.82'	28°08'23"	S 56°15'00" E	36.39'
C143	75.00'	39.17'	29°56'31"	S 26°27'33" E	38.73'
C144	75.00'	30.62'	23°23'36"	S 00°12'00" W	30.41'
C145	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C146	75.00'	47.75'	36°28'28"	S 59°51'57" E	46.94'
C147	75.00'	30.04'	22°56'55"	S 00°28'21" W	29.84'
C148	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C149	25.00'	39.27'	90°00'00"	S 00°57'08" W	35.36'
C150	175.00'	104.82'	34°19'20"	S 26°55'28" W	102.49'
C151	460.00'	5.58'	0°41'42"	N 31°52'11" E	5.58'
C152	540.00'	202.10'	21°26'37"	N 21°28'43" E	200.92'
C153	540.00'	191.24'	20°17'29"	N 00°37'40" E	190.24'
C154	62.00'	111.42'	102°56'05"	S 19°14'21" E	97.02'
C155	25.00'	35.52'	81°24'22"	S 30°01'13" E	32.61'
C156	177.00'	169.98'	54°43'50"	S 16°40'57" E	162.72'
C157	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C158	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C159	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C160	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C161	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C162	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C163	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C164	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C165	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C166	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C167	25.00'	43.54'	99°47'40"	S 28°12'22" E	38.24'
C168	25.00'	35.99'	82°28'27"	N 60°39'58" E	32.99'
C169	460.00'	84.51'	10°31'33"	S 26°57'16" W	84.39'
C170	540.00'	120.59'	12°47'40"	N 25°49'12" E	120.34'
C171	460.00'	171.98'	21°25'16"	N 21°30'24" E	170.96'
C172	460.00'	163.88'	20°24'50"	N 00°36'21" E	162.24'
C173	540.03'	191.45'	20°18'46"	N 00°36'19" E	190.43'
C174	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C175	65.00'	16.11'	14°12'13"	S 85°12'19" E	16.07'
C176	65.00'	43.16'	38°02'14"	S 68°40'28" W	42.36'
C177	65.00'	46.93'	41°21'47"	S 28°58'28" W	45.91'
C178	65.00'	46.09'	40°37'18"	S 12°54'05" E	47.00'

CURVE TABLE					
CURVE #	RADIUS	LENGTH	DELTA	CHORD DIRECTION	CHORD LENGTH
C179	65.00'	47.50'	41°51'56"	S 55°01'42" E	46.40'
C180	65.00'	2.43'	2°08'16"	N 77°01'48" W	2.43'
C181	25.00'	37.88'	86°48'53"	N 34°41'30" W	34.36'
C182	100.00'	59.56'	34°07'41"	N 68°20'54" W	58.69'
C183	100.00'	14.11'	8°05'13"	S 16°56'53" W	14.10'
C184	100.00'	52.49'	30°04'33"	S 35°01'47" W	51.89'
C186	123.00'	32.05'	14°55'50"	S 04°25'53" W	31.96'
C187	117.80'	22.67'	11°01'40"	S 17°25'07" W	22.64'
C188	25.00'	37.12'	85°04'51"	S 36°33'46" E	33.81'
C189	62.00'	40.80'	37°41'47"	N 51°08'36" E	40.16'
C191	150.00'	26.29'	10°02'33"	S 01°57'23" W	26.26'
C192	25.00'	39.27'	90°00'00"	S 41°56'07" W	35.36'
C193	127.00'	33.25'	15°00'00"	N 85°36'12" W	33.15'
C194	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C195	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C196	25.00'	42.12'	96°31'41"	S 44°50'21" E	37.31'
C197	808.00'	175.39'	16°31'31"	S 11°41'15" W	174.75'
C198	10.00'	26.18'	150°00'00"	N 11°53'48" E	19.32'
C199	25.00'	42.30'	96°56'11"	S 68°25'24" W	37.43'
C201	64.00'	53.78'	48°08'40"	S 81°07'44" E	52.21'
C202	858.00'	348.31'	30°19'45"	S 12°07'51" W	344.26'
C203	25.00'	34.34'	78°42'59"	N 51°07'48" E	31.82'
C204	400.00'	161.69'	23°09'26"	S 78°06'00" E	160.60'
C205	25.00'	34.23'	78°27'35"	S 27°19'59" E	31.62'
C206	25.00'	48.79'	111°49'24"	N 67°48'31" E	41.41'
C207	176.75'	134.64'	43°38'49"	N 78°06'12" W	131.41'
C208	25.00'	48.79'	111°49'24"	N 44°00'54" W	41.41'
C210	25.00'	48.49'	111°08'08"	S 67°27'33" W	41.24'
C211	183.00'	135.01'	42°16'17"	N 78°06'12" W	131.97'
C212	25.00'	48.49'	111°08'08"	N 43°40'46" W	41.24'
C213	25.00'	39.27'	90°00'00"	N 56°53'48" E	35.36'
C214	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C215	20.00'	31.42'	90°00'00"	N 56°53'48" E	28.28'
C216	40.00'	62.83'	90°00'00"	S 33°06'12" E	56.57'
C217	105.00'	164.93'	90°00'00"	N 56°53'48" E	148.49'
C218	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C219	65.00'	102.10'	90°00'00"	S 33°06'12" E	91.92'
C220	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C221	20.00'	31.42'	90°00'00"	N 56°53'48" E	28.28'
C222	65.00'	102.10'	90°00'00"	N 56°53'48" E	91.92'
C223	25.00'	39.27'	90°00'00"	S 56°53'48" W	35.36'
C224	65.00'	102.10'	90°00'00"	S 33°06'12" E	91.92'
C225	53.00'	82.84'	89°33'55"	S 43°14'28" E	74.66'
C226	25.00'	39.27'	90°00'05"	N 56°53'48" E	35.36'
C227	127.00'	33.25'	15°00'00"	S 7°36'12" E	33.15'
C228	25.00'	39.27'	90°00'00"	S 18°06'12" E	35.36'
C229	125.00'	18.35'	8°24'32"	S 22°41'33" W	18.33'
C230	25.00'	36.39'	83°24'32"	S 60°11'33" W	33.26'
C231	25.00'	39.27'	90°00'00"	N 33°06'12" W	35.36'
C232	100.00'	10.02'	5°44'21"	N 82°58'28" W	10.01'
C233	50.00'	39.27'	45°00'00"	S 10°36'12" E	38.27'
C234	50.00'	36.28'	44°59'32"	N 34°24'03" E	35.36'
C235	117.80'	6.97'	4°21'46"	N 25°06'50" E	6.97'
C237	117.80'	31.64'	15°23'26"	N 18°36'00" E	31.55'
C238	100.00'	78.53'	44°59'32"	S 34°24'03" W	76.52'
C239	100.00'	20.54'	11°46'10"	S 31°17'50" E	20.51'
C240	100.00'	78.54'	45°00'00"	S 79°23'48" W	76.54'
C241	100.00'	78.54'	45°00'00"	N 55°36'12" W	76.54'
C242	62.00'	282.87'	261°24'22"	N 59°58'46" E	94.00'
C243	127.00'	121.31'	54°43'50"	S 16°40'57" E	116.75'
C244	100.00'	92.09'	52°45'48"	S 17°39'56" E	88.87'
C245	64.00'	292.12'	261°31'21"	S 45°10'22" E	99.95'
C246	100.00'	78.54'	45°00'00"	N 10°36'12" W	76.54'
C247	60.00'	188.50'	180°00'00"	N 11°53'48" E	120.00'
C248	25.00'	31.13'	71°20'14"	N 23°46'18" W	29.15'
C249	53.00'	236.90'	256°01'22"	N 42°20'36" W	84.08'
C250	90.00'	137.46'	87°30'29"	N 34°20'57" W	124.46'
C251	75.00'	117.81'	90°00'00"	N 33°06'12" W	106.07'
C253	75.00'	117.81'	90°00'00"	N 33°06'12" W	106.07'
C254	105.00'	123.25'	67°15'06"	N 53°20'05" E	116.29'
C255	65.00'	48.84'	43°02'57"	N 80°22'20" E	47.70'
C256	65.00'	102.10'	90°00'00"	N 56°53'48" E	91.92'
C257	460.00'	84.51'	10°31'33"	S 26°57'16" W	84.39'
C258	177.00'	46.34'	15°00'00"	S 85°36'12" E	46.21'
C259	177.00'	46.34'	15°00'00"	N 70°36'12" W	46.21'
C260	25.00'	34.24'	78°27'47"	S 27°20'06" E	31.62'
C261	25.00'	34.24'	78°27'47"	S 51°07'42" W	31.62'
C262	25.00'	34.24'	78°27'47"	S 27°20'06" E	31.62'
C263	25.00'	34.24'	78°27'47"	S 51°07'42" W	31.62'
C264	450.00'	142.70'	18°10'10"	N 78°06'03" W	142.11'
C265	25.00'	39.27'	90°00'00"	S 33°06'12" E	35.36'
C266	65.00'	204.20'	179°59'48"	S 11°53'56" W	130.00'

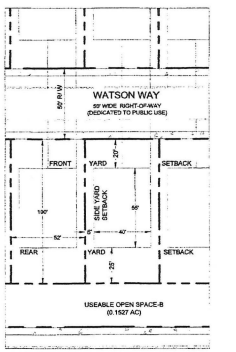
TRAIL EASEMENT LINE TABLES

LINE TABLE		
LINE #	DISTANCE	BEARING
TR1	23.15'	N44°09'36"W
TR2	67.54'	N75°43'32"E
TR3	35.15'	N51°10'46"E
TR4	36.40'	N68°27'57"E
TR5	80.74'	N34°17'16"E
TR6	40.51'	N09°58'59"E
TR7	30.53'	N22°03'34"W
TR8	47.37'	N73°03'45"W
TR9	41.99'	N41°58'01"W
TR10	79.68'	N02°53'30"W
TR11	62.23'	N13°51'49"W
TR12	21.91'	N39°59'30"E
TR13	34.36'	N02°22'41"E
TR14	52.67'	N07°38'03"W
TR15	53.50'	N45°58'53"E
TR16	64.30'	N28°19'12"E
TR17	167.36'	N65°07'58"E
TR18	89.99'	N24°00'16"E
TR19	47.62'	N10°56'48"W
TR20	66.79'	N21°10'45"W
TR21	74.52'	N30°04'28"W
TR22	22.71'	N04°21'14"W
TR23	211.63'	N22°28'02"E
TR24	61.46'	N15°03'52"E
TR25	88.65'	N22°05'08"E
TR26	74.76'	N34°54'05"E
TR27	116.36'	N17°33'34"E
TR28	83.62'	N23°02'59"E
TR29	23.59'	N06°33'20"E
TR30	47.15'	N30°57'21"W
TR31	51.34'	N13°20'55"W
TR32	50.42'	N13°21'36"E
TR33	169.97'	N62°18'45"E
TR34	89.33'	N82°49'15"E
TR35	95.23'	N64°14'52"E
TR36	48.60'	N84°18'13"E
TR37	65.17'	S69°21'16"E
TR38	26.02'	S76°05'21"E
TR39	53.46'	N58°22'04"E
TR40	36.56'	S69°41'37"E
TR41	52.33'	N81°04'10"E
TR42	56.96'	S59°30'22"E
TR43	51.53'	S39°50'18"E
TR44	33.33'	S78°06'00"E
TR45	18.99'	S63°35'35"E
TR46	124.55'	S33°46'06"E
TR47	134.27'	S43°33'58"E
TR48	65.93'	S57°56'33"E
TR49	108.89'	S28°59'54"E
TR50	30.55'	S11°53'48"W
TR51	126.82'	N28°59'54"W

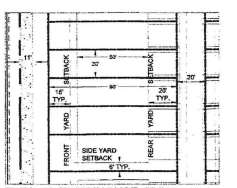
LINE TABLE		
LINE #	DISTANCE	BEARING
TR52	62.99'	N57°56'33"W
TR53	138.50'	N43°33'08"W
TR54	121.14'	N33°45'16"W
TR55	28.32'	N63°35'36"W
TR56	17.63'	N65°16'47"W
TR57	57.51'	N32°06'17"W
TR58	31.78'	N78°05'37"W
TR59	55.00'	N36°50'18"W
TR60	46.33'	N59°30'22"W
TR61	50.38'	S81°04'10"W
TR62	32.03'	N69°41'37"W
TR63	61.70'	S58°22'04"W
TR64	35.49'	N78°05'12"W
TR65	63.40'	N59°23'12"W
TR66	35.28'	N88°54'16"W
TR67	87.37'	S84°18'13"W
TR68	94.99'	S64°14'52"W
TR69	88.88'	S82°45'16"W
TR70	157.26'	S62°18'45"W
TR71	36.57'	S13°21'39"W
TR72	42.58'	S13°20'58"E
TR73	50.93'	S35°57'21"E
TR74	34.27'	S06°33'20"W
TR75	86.05'	S23°02'59"W
TR76	118.18'	S17°32'45"W
TR77	75.57'	S34°54'05"W
TR78	86.48'	S22°05'08"W
TR79	51.54'	S15°03'52"W
TR80	208.46'	S22°28'02"W
TR81	13.37'	S04°21'14"E
TR82	71.51'	S30°04'28"E
TR83	58.14'	S21°10'45"E
TR84	56.71'	S10°56'48"E
TR85	101.55'	S24°00'16"W
TR86	158.19'	S55°07'58"W
TR87	52.64'	S28°19'12"W
TR88	46.54'	S46°58'53"W
TR89	44.52'	S07°28'03"E
TR90	42.89'	S02°22'41"W
TR91	18.56'	S36°59'30"W
TR92	54.00'	S13°51'49"E
TR93	74.26'	S02°53'30"E
TR94	28.64'	S41°20'57"E
TR95	51.38'	S73°03'46"E
TR96	45.81'	S22°03'34"E
TR97	50.55'	S06°58'58"W
TR98	91.20'	S34°17'11"W
TR99	39.51'	S68°27'57"W
TR100	38.45'	S51°10'46"W
TR101	80.30'	S75°40'26"W



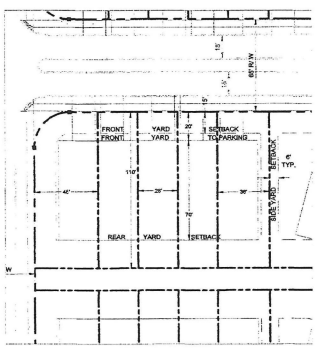
TYPICAL LOT LINE HOMES (LL)



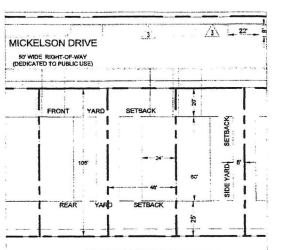
TYPICAL SINGLE FAMILY HOMES (VH)



TYPICAL TOWNHOUSE (TH)



TYPICAL CARRIAGE HOMES (CH)



TYPICAL TWIN HOUSE (TW)

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL: 302.239.6634
FAX: 302.239.8485
OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
EMAIL: DUFFIELD@DUFFNET.COM

REVISION			
No.			
1	REVISED PER COUNTY MEETING 2-2-2023	MJR	4-25-2023
2	REVISED PER COUNTY MEETING 4-25-2023	MJR	5-1-2023
3	REVISED PER COUNTY MEETING 5-1-2023	GAZ	5-4-2023
4	REVISED PER COUNTY MEETING 5-11-2023	GAZ	5-11-2023

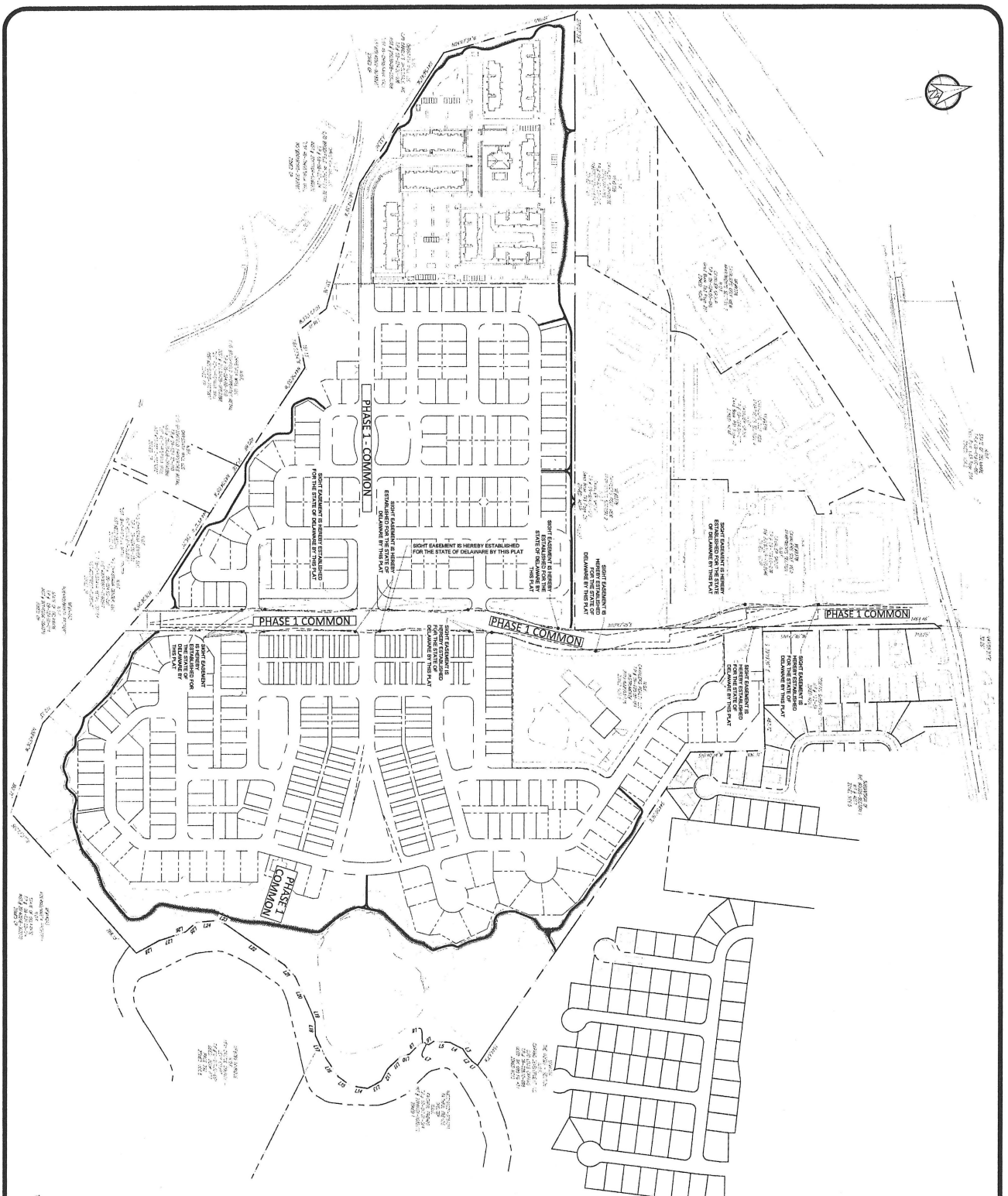
CHECKED BY: MJR
DESIGNED BY: GAZ
DRAWN BY: GAZ
FILE NAME: Reside-1-10SHCP
MICHAEL J. KASZYNSKI, JR., P.E.
No. 23274
8-9-2023
STATE: DELAWARE
P.E. #15284

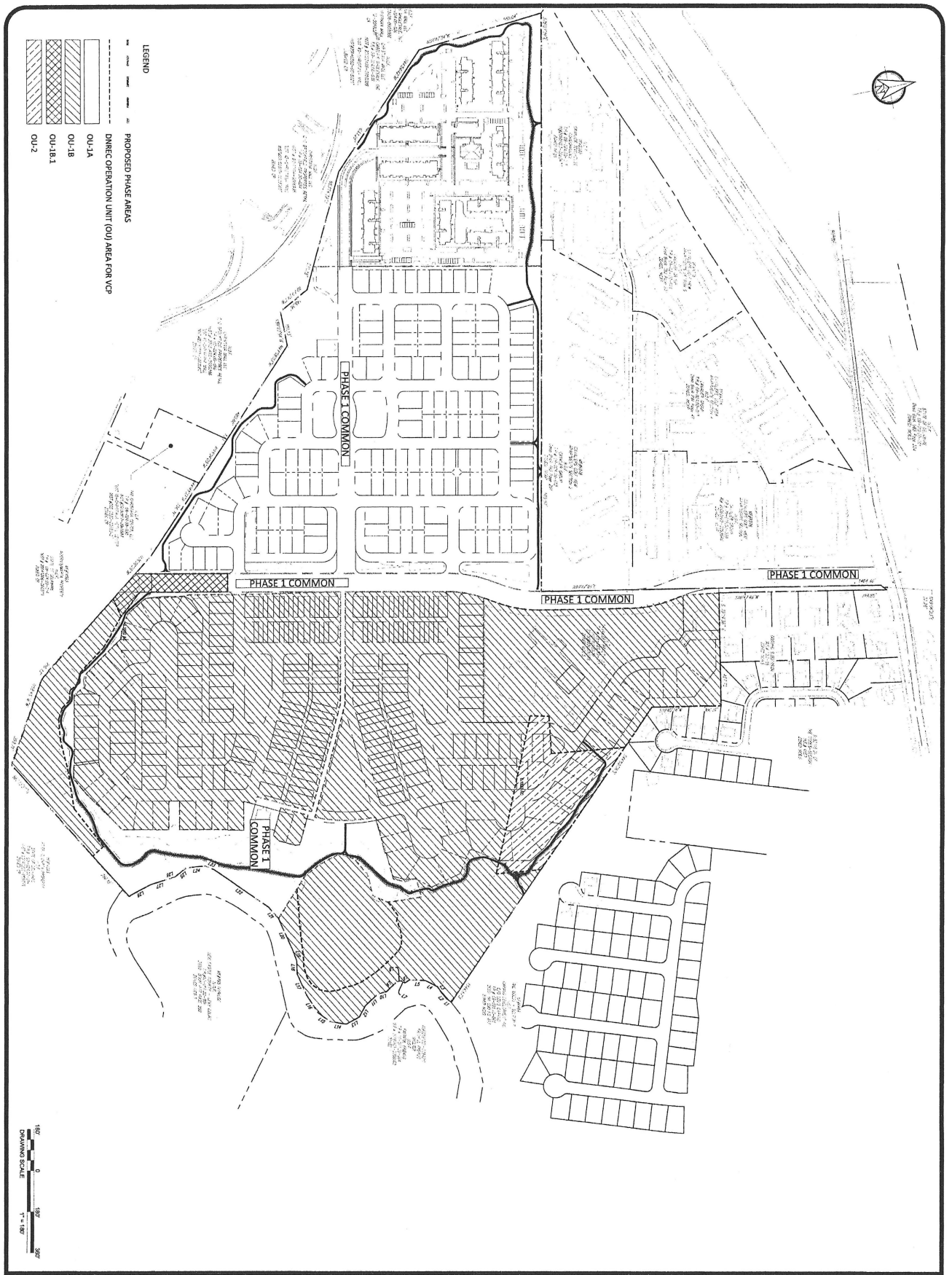
OWNER / DEVELOPER:
ROBERT CARUCCI
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702
PETER MILLER
CAVALIERS REDEVELOPMENT, LP
100 FRONT STREET - SUITE 560
WEST CONSHOHOCKEN, PA 19428
PHONE: 610.578.0687

APPLICATION NO. 2022-0847-S

RECORD MINOR RESUBDIVISION PLAN
LINE AND CURVE TABLES/TYPICAL LOTS
THE RESERVE AT CAVALIERS COUNTRY CLUB
WHITE CLAY CREEK HUNDRED – NEW CASTLE COUNTY – DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: AS SHOWN
PROJECT NO. 10259.08
SHEET: 10 OF 12


PHASE 1 COMMON
PHASE 1 COMMON
PHASE 1 COMMON
PHASE 1 COMMON
PHASE 1 COMMON
SIGHT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE BY THIS PLAT



RECORD MINOR RESUBDIVISION PLAN
OPEARATIONAL UNIT EXHIBIT
THE RESERVE AT
CAVALIERS COUNTRY CLUB

WHITE CLAY CREEK HUNDRED ~ NEW CASTLE COUNTY ~ DELAWARE

DATE: 13 FEBRUARY 2023
SCALE: 1" = 180'
PROJECT NO. 10259-08
SHEET: 12 OF 12

OWNER / DEVELOPER:
ROBERT CARUCCI
CAVALIERS REALTY, LLC
100 ADDISON DRIVE
NEWARK, DE 19702

PETER MILLER
CAVALIERS REDEVELOPMENT, LP
100 FRONT STREET , SUITE 560
WEST CONSHOHOCKEN, PA 19428
PHONE: 610.376.4807

APPLICATION NO. 2022-0847-S

No.	REVISION	CHECKED BY DATE
1	REVISED PER COUNTY MEETING 3-2-2023	MJK 3-14-2023
2	REVISED PER COUNTY MEETING 4-20-2023	MJK 4-25-2023
3	REVISED PER COUNTY MEETING 6-1-2023	MJK 6-15-2023
4	REVISED PER COUNTY MEETING 7-13-2023	MJK 8-9-2023

DESIGNED BY:	CHECKED BY:
GAZ	MJK
DRAWN BY:	FILE NAME:
GAZ	RecRe-7-10259CP

MICHAEL J. KASZYSKI, JR., P.E.
8-9-2023
STATE: DELAWARE P.E. #15284

DUFFIELD ASSOCIATES
Soil, Water & the Environment
5400 LIMESTONE ROAD
WILMINGTON, DE 19808-1232
TEL. 302.239.6634
FAX 302.239.8485

OFFICES IN DELAWARE, MARYLAND, PENNSYLVANIA AND NEW JERSEY
WEB: HTTP://DUFFNET.COM
E-MAIL: DUFFIELD@DUFFNET.COM

20231005006703 3 Page 12 of 12

LIGHT PETITION

Install Arlington LED 100Watt equivalent Streetlights

IN THE DEVELOPMENT OF: RESERVE AT CAVALIERS CC

Those property owners signing this petition and marking 'Yes' in the column headed 'For Lights' indicate their desire to have lights installed, and those marking 'No' indicate they do not. If a majority of the property owners in the area petition in favor of lights, County Council may order the light installation provided the light assessment revenue from the petitioning area is sufficient to pay the annual cost of the lights. If lights are installed, all properties in the area will be annually taxed at the rate established yearly. PLEASE NOTE THAT EACH AND EVERY OWNER OF A LOT, AS IDENTIFIED BY DEED, MUST SIGN THIS PETITION IN ORDER TO RECEIVE ONE FULL VOTE. THUS, FOR EXAMPLE, IF TWO PEOPLE OWN A LOT AND ONLY ONE SIGNS THIS PETITION THEN THAT WOULD EQUAL ONLY ONE HALF A VOTE.

Full Name (Printed)	Signature	Full Address (Number and Street)	Parcel No.	For Lights (Yes or No)
US HOME LLC		0 CAVALIERS BLVD	0902420149	
PMS MANAGER LLC		115 CAVALIERS BLVD	0901930018	
PMS MANAGER LLC		135 CAVALIERS BLVD	0902510313	
CAVALIERS EASTSIDE LLC		135 CAVALIERS BLVD	0902510312	
CAVALIERS REALTY LLC		155 CAVALIERS BLVD	0902510157	
CAVALIERS EASTSIDE LLC		167 CAVALIERS BLVD	0902510209	
CAVALIERS EASTSIDE LLC		169 CAVALIERS BLVD	0902510210	
CAVALIERS EASTSIDE LLC		171 CAVALIERS BLVD	0902510211	
CAVALIERS EASTSIDE LLC		173 CAVALIERS BLVD	0902510212	
CAVALIERS EASTSIDE LLC		175 CAVALIERS BLVD	0902510213	
CAVALIERS EASTSIDE LLC		177 CAVALIERS BLVD	0902510214	
CAVALIERS EASTSIDE LLC		179 CAVALIERS BLVD	0902510215	
CAVALIERS EASTSIDE LLC		181 CAVALIERS BLVD	0902510216	
CAVALIERS EASTSIDE LLC		183 CAVALIERS BLVD	0902510217	
CAVALIERS EASTSIDE LLC		185 CAVALIERS BLVD	0902510218	
CAVALIERS EASTSIDE LLC		187 CAVALIERS BLVD	0902510219	
CAVALIERS EASTSIDE LLC		189 CAVALIERS BLVD	0902510220	
CAVALIERS EASTSIDE LLC		191 CAVALIERS BLVD	0902510221	
CAVALIERS EASTSIDE LLC		193 CAVALIERS BLVD	0902510222	
CAVALIERS EASTSIDE LLC		195 CAVALIERS BLVD	0902510223	
CAVALIERS EASTSIDE LLC		197 CAVALIERS BLVD	0902510224	
CAVALIERS EASTSIDE LLC		199 CAVALIERS BLVD	0902510225	
CAVALIERS EASTSIDE LLC		201 CAVALIERS BLVD	0902510289	
CAVALIERS EASTSIDE LLC		203 CAVALIERS BLVD	0902510290	
CAVALIERS EASTSIDE LLC		205 CAVALIERS BLVD	0902510291	
CAVALIERS EASTSIDE LLC		207 CAVALIERS BLVD	0902510292	

25-081

LIGHT PETITION

Install Arlington LED 100Watt equivalent Streetlights

IN THE DEVELOPMENT OF: RESERVE AT CAVALIERS CC

Those property owners signing this petition and marking 'Yes' in the column headed 'For Lights' indicate their desire to have lights installed, and those marking 'No' indicate they do not. If a majority of the property owners in the area petition in favor of lights, County Council may order the light installation provided the light assessment revenue from the petitioning area is sufficient to pay the annual cost of the lights. If lights are installed, all properties in the area will be annually taxed at the rate established yearly. PLEASE NOTE THAT EACH AND EVERY OWNER OF A LOT, AS IDENTIFIED BY DEED, MUST SIGN THIS PETITION IN ORDER TO RECEIVE ONE FULL VOTE. THUS, FOR EXAMPLE, IF TWO PEOPLE OWN A LOT AND ONLY ONE SIGNS THIS PETITION THEN THAT WOULD EQUAL ONLY ONE HALF A VOTE.

BUTTERMILKCAP DEVELOPMENT LLC		1100 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		1200 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		1250 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		1300 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		1400 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		1500 HOGAN BLVD	0902420001	

LIGHT PETITION

Install Arlington LED 100Watt equivalent Streetlights

IN THE DEVELOPMENT OF: RESERVE AT CAVALIERS CC

Those property owners signing this petition and marking 'Yes' in the column headed 'For Lights' indicate their desire to have lights installed, and those marking 'No' indicate they do not. If a majority of the property owners in the area petition in favor of lights, County Council may order the light installation provided the light assessment revenue from the petitioning area is sufficient to pay the annual cost of the lights. If lights are installed, all properties in the area will be annually taxed at the rate established yearly. PLEASE NOTE THAT EACH AND EVERY OWNER OF A LOT, AS IDENTIFIED BY DEED, MUST SIGN THIS PETITION IN ORDER TO RECEIVE ONE FULL VOTE. THUS, FOR EXAMPLE, IF TWO PEOPLE OWN A LOT AND ONLY ONE SIGNS THIS PETITION THEN THAT WOULD EQUAL ONLY ONE HALF A VOTE.

CAVALIERS EASTSIDE LLC		209 CAVALIERS BLVD	0902510293	
CAVALIERS EASTSIDE LLC		211 CAVALIERS BLVD	0902510294	
CAVALIERS EASTSIDE LLC		213 CAVALIERS BLVD	0902420147	
CAVALIERS EASTSIDE LLC		215 CAVALIERS BLVD	0902420148	
CAVALIERS EASTSIDE LLC		217 CAVALIERS BLVD	0902440023	
CAVALIERS EASTSIDE LLC		219 CAVALIERS BLVD	0902440024	
CAVALIERS EASTSIDE LLC		221 CAVALIERS BLVD	0902440025	
CAVALIERS EASTSIDE LLC		223 CAVALIERS BLVD	0902440026	
CAVALIERS EASTSIDE LLC		225 CAVALIERS BLVD	0902440027	
CAVALIERS EASTSIDE LLC		227 CAVALIERS BLVD	0902440028	
CAVALIERS EASTSIDE LLC		229 CAVALIERS BLVD	0902440029	
CAVALIERS EASTSIDE LLC		231 CAVALIERS BLVD	0902440030	
CAVALIERS EASTSIDE LLC		233 CAVALIERS BLVD	0902440031	
DRP DE 1 LLC		620 HOGAN BLVD	0902420096	
DRP DE 1 LLC		621 HOGAN BLVD	0902420130	
DRP DE 1 LLC		622 HOGAN BLVD	0902420095	
DRP DE 1 LLC		623 HOGAN BLVD	0902420129	
US HOME LLC		624 HOGAN BLVD	0902420069	
US HOME LLC		625 HOGAN BLVD	0902420123	
DRP DE 1 LLC		626 HOGAN BLVD	0902420048	
DRP DE 1 LLC		627 HOGAN BLVD	0902420121	
PMS MANAGER LLC		637 HOGAN BLVD	0902420120	
US HOME LLC		640 HOGAN BLVD	0902420046	
DRP DE 1 LLC		642 HOGAN BLVD	0902420013	
BUTTERMILKCAP DEVELOPMENT LLC		700 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		800 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		900 HOGAN BLVD	0902420001	
BUTTERMILKCAP DEVELOPMENT LLC		1000 HOGAN BLVD	0902420001	

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: June 10, 2025

ORDINANCE NO. 25-082

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 26 ("HUMAN RESOURCES"), ARTICLE 4 ("PENSIONS") REGARDING PLAN CHANGES TO THE COUNTY 2011 PLAN

WHEREAS, New Castle County, led by the Office of Finance, performed a competitive market review of services and fees offered by its third-party administrator for the 457(b) deferred compensation plan and the 401(a) defined contribution benefit of the County 2011 Plan due to the impending expiration of its contract with MetLife; and

WHEREAS, in response to the County's solicitation of third-party administrative services, Empower, a financial services company and retirement plan provider, submitted a competitive proposal for recordkeeping and administrative services; and

WHEREAS, included in the proposal is Empower's obligation to provide pre-approved plan documents that are compliant with provisions of the Internal Revenue Code (IRC) of 1986, as amended, tax regulations, and official tax guidance for tax-qualified status and those documents will be maintained and updated by Empower as changes to the law and interpretation of the law occur; and

WHEREAS, Empower has identified certain participation provisions of 401(a) defined contribution benefit of the County 2011 Plan that are inconsistent with Empower's pre-approved plan documents; and

WHEREAS, the Office of Finance has identified certain other provisions of the 401(a) defined contribution benefit of the County 2011 Plan that require amendment to allow for more efficient administration; and

WHEREAS, pursuant *New Castle County Code* § 2.05.505, the responsibility for the direction and operation of the County's pension program is vested with the Employees' Retirement System Board of Trustees (the "Pension Program Board of Trustees"); and

WHEREAS, the Pension Program Board of Trustees has reviewed and considered the provisions identified by Empower and the Office of Finance and has requested that certain changes be made to the 401(a) defined contribution benefit of the County 2011 Plan; and

WHEREAS, County Council, in concert with the Pension Program Board of Trustees, finds that these reforms are necessary to facilitate the proper administration of the County's pension program.

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

Section 1. *New Castle County Code* Chapter 26 ("Human Resources"), Article 4 ("Pensions"), Division 26.04.700 ("County 2011 Plan"), Section 26.04.717 ("Defined contribution benefit") is hereby amended by adding the material that is underscored and deleting the material that is stricken, as set forth below:

Division 26.04.700. County 2011 Plan.

Sec. 26.04.717. Defined contribution benefit.

A. In addition to the benefits provided in Sections 26.04.701-26.04.716, the County shall make a~~n annual~~ nonelective contribution of one (1) percent of each member's base salary to a defined contribution plan account on behalf of each member. In addition, the County shall make a~~n annual~~ matching contribution on behalf of each member of one hundred (100) percent of each member's contribution to the Section 457 Plan maintained by the County up to a maximum of two (2) percent of such member's base salary. The County's contributions shall be made on a schedule determined by the Office of Finance but shall occur on no less than an annual basis.

B. A member shall become one hundred (100) percent vested in the County's nonelective contribution, the County's matching contribution, and the earnings thereon upon the ~~earlier~~ earliest of any of the following occurrences. ~~date when the member:~~

1. ~~(i)~~ The member completes ten (10) years of credited service.

   (a) For the purposes of this section, credited service shall exclude only those periods of leave that exceed twelve (12) consecutive months.

   (b) Where credited service is reduced pursuant to subsection (a), the member shall receive credit for service that is not otherwise excluded in Section 26.04.705.

2. The member reaches age 65.

3. ~~(ii)~~ The member dies.~~; or~~

4. ~~(iii)~~ The member becomes disabled. For purpose of this provision, a member shall be considered disabled if the member meets the definition of disabled in Section 26.04.708 E.

C. The defined contribution of the County 2011 Plan shall be an individual account plan. The Board shall establish and maintain an account in the name of each member to which shall be credited as of each valuation date, all amounts allocated to a particular account of each such member as set forth herein. The County contributions for each such plan year shall be allocated ~~as of~~ by the last day of such plan year (even though receipt of the County contributions may take place after the close of such year) according to the County contributions set forth in paragraph A of this Section 26.04.717.

Section 2. This Ordinance shall apply only to those members of the County 2011 Plan that are employed by New Castle County on or after the date that the provisions of this Ordinance become effective.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156. The provisions of this Ordinance shall become effective concurrent with the effective date of the Master Service Agreement ("MSA") for New Castle County pertaining to third-party administrator services provided by Empower Retirement, LLC. The effective date of the MSA shall be noticed by resolution.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, amends Section 26.04.717 to incorporate IRC plan participation requirements for nonexempt, tax-qualified pension plans. Specifically, the IRC requires a member's service credit to include absences of up to twelve consecutive months and a plan to include accelerated vesting for members at age 65. The credited service provisions of section 26.04.705 will also apply. Thus, if a member is on leave for 12 consecutive months or greater, the member will get a service credit for any portion of that time that would not be excluded pursuant to section 26.04.705. This ordinance also allows the Office of Finance to make required County contributions to a member's individual account plan on a schedule that occurs more frequently than once annually. This would allow, for example, contributions to be made concurrent with a member's weekly or biweekly pay cycle.

FISCAL NOTE: Recommended changes to Chapter 26 for the defined contribution portion of the 2011 Pension Plan include accelerated vesting for 401(a) match contributions. A retroactive analysis shows this would have cost approximately $39,000 since 2011—deemed de minimis, or insignificant in cost impact. The recommended change to credited service calculations updates the leave exclusion threshold from 30 days to 12 consecutive months meaning only extended absences over a year would affect credited service, providing more favorable terms for participants. The defined benefit vesting provisions remain unchanged.

Acknowledged by the Chief Financial Officer April 30, 2025.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: June 10, 2025

ORDINANCE NO. 25-083

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 26 ("HUMAN RESOURCES"), ARTICLE 3 ("MERIT SYSTEM"), SECTION 26.03.206 ("DEFERRED COMPENSATION PLAN") REGARDING PLAN AND COMMITTEE CHANGES

WHEREAS, New Castle County, led by the Office of Finance, performed a competitive market review of services and fees offered by its third-party administrator for the 457(b) deferred compensation plan and the 401(a) defined contribution benefit of the County 2011 Plan due to the impending expiration of its contract with MetLife; and

WHEREAS, in response to the County's solicitation of third-party administrative services, Empower, a financial services company and retirement plan provider, submitted a competitive proposal for recordkeeping and administrative services; and

WHEREAS, included in the proposal is Empower's obligation to provide pre-approved plan documents that are compliant with provisions of the Internal Revenue Code (IRC) of 1986, as amended, tax regulations, and official tax guidance for tax-qualified status and those documents will be maintained and updated by Empower as changes to the law and interpretation of the law occur; and

WHEREAS, Empower has identified certain participation provisions of the 457(b) deferred compensation plan that are not consistent with Empower's pre-approved plan documents; and

WHEREAS, the Office of Finance has identified certain other provisions of the 457(b) deferred compensation plan that require amendment to allow for more efficient administration; and

WHEREAS, pursuant *New Castle County Code* § 26.03.206.D., the responsibility for the administration of the 457(b) deferred compensation plan is vested with the Deferred Compensation Committee; and

WHEREAS, the Deferred Compensation Committee has reviewed and considered the provisions identified by Empower and the Office of Finance and has requested that certain changes be made to the 457(b) deferred compensation plan; and

WHEREAS, County Council, in concert with the Deferred Compensation Committee, finds that these reforms are necessary to facilitate the proper administration of the County's deferred compensation plan.

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

Section 1. *New Castle County Code* Chapter 26 ("Human Resources"), Article 3 ("Merit System"), Division 26.03.200 ("Pay Administration"), Section 26.03.206 ("Deferred compensation plan") is hereby amended by adding the material that is underscored and deleting the material that is stricken, as set forth below:

Division 26.03.200. Pay administration.

Sec. 26.03.206. Deferred compensation plan.

A. The general purpose of the County's offering of participation in the deferred compensation plan is to encourage County employees to prepare for retirement. Participation in the County's deferred compensation plan allows ~~allow~~ an employee to defer current income taxes by deferring receipt of part of their ~~his or her~~ income until after retirement and to allow them ~~him or her~~ to make investment decisions for the deferred income in the interim at their ~~his or her~~ own discretion and risk.

B. The Office of Finance ~~Finance Office~~ shall, upon written authorization of any County employee, withhold from the employee's salary as deferred compensation such sum as the person shall direct, and shall transmit such sum to the custodian of the third-party administrator of the County's deferred compensation plan selected by the Deferred Compensation Committee and consented to the appointment of ~~employee among those approved as administrators of the County's deferred compensation plan~~ by resolution of the County Council. The Office of Finance shall also ensure that the County's deferred compensation plan allows employees the option to designate their contributions into the plan as Roth contributions.

C. The deferred compensation plan and the agreement made with the approved administrators shall be in conformity with the approved standards of the U.S. Internal Revenue Service and shall include the following features:

1. The employee participant's account shall remain under the ownership of the County, with the employee participant remaining a general creditor of the County for the net asset value of the account fund resulting from the accumulation of the deferred salary as invested at the discretion of the employee; provided, however, that such deferred salary amounts shall be included in determining contributions, benefits and rights, if any, under the service retirement plan of the County and for social security purposes.

2. Distributions shall be made by the custodian and shall in no way affect any benefits or rights which the employee may have under the service pension plan.

3. Distributions of the plan proceeds shall be made only upon the happening of one (1) of the following conditions:

a. Severance of employment by the employee participant either by voluntary or involuntary means.

b. Disability of the employee participant as defined by the deferred compensation plan document ~~rules and regulations of the Deferred Compensation Committee~~.

c. Early or normal retirement of the employee participant; provided, however, that in-service distributions may be made to an employee participant who has attained age fifty-nine and one-half (59 ½).

d. Premature death of the employee participant, in which case the distribution is to the employee participant's designated beneficiary.

e. The employee participant experiences an “unforeseeable emergency,” sometimes referred to as a “hardship,” as recognized pursuant to and in conformity with the Internal Revenue Code ~~applicable I.R.S. Code~~ and related I.R.S. guidance. ~~(This subsection will become effective as of March 15, 2019, and appropriate language in furtherance of this subsection will be incorporated into the deferred compensation plan as necessary and will be effective as of such date.).~~

f. The employee participant is eligible for an in-service distribution specifically permitted under the terms of the deferred compensation plan document.

4. An accepted investment listing shall be approved by the Deferred Compensation Committee and included in the agreement signed with the approved third-party administrators, which listing shall include categories of accepted investments, but shall in no way imply that the County approves or is responsible for any specific investment decisions made by the employee under the categories stipulated.

5. A choice of one (1) of the approved third-party administrators and the choice of investment of the deferred compensation sums shall be under the complete and absolute control of each employee participant. Other than for an accrued accounting of any money withheld for deferred compensation purposes, the County shall have no fiduciary responsibility for the deferred compensation plan and shall have no responsibility for the performance of the investment choices of the employee participant. The County neither endorses nor takes any position whatsoever on any investment advice given by the third-party administrators or any of their representatives.

6. Employee participants ~~Employee-participants~~ may procure personal loans from their ~~the employee participant's~~ own account for any purpose to be repaid by the employee participant ~~employee-participant~~ on a regular monthly basis through automatic payroll deductions, in conformity with applicable I.R.S. rules and regulations and subject to the terms as outlined by the plan ~~Plan~~, loan document(s) ~~documents~~ and promissory note(s) ~~notes(s)~~.

D. There shall be a Deferred Compensation Committee, which shall administer the deferred compensation plan.

1. The Committee shall consist of:

a. The Chief Human Resources Officer, or their designee ~~(Administrator)~~.

b. The Chief Financial Officer (Chairperson and Administrator), or their designee ~~(Chairperson)~~.

c. The Pension ~~and Benefits~~ Administrator.

d. One (1) representative from the Office of Finance, designated by the Chief Financial Officer.

e. One (1) representative from among the County labor unions, to be jointly selected by all the unions.

2. The Administrator of the Committee, through the staff of the Office of Finance, ~~Human Resources Office~~ shall inform all employees of the deferred compensation plan ~~and~~ of the terms of the specific agreements that have been made by the County with approved third-party administrators. In providing this information they ~~he or she~~ shall make special efforts to clarify the fact that the employee shall be solely responsible for the decisions concerning the investment of the deferred compensation funds after they are transferred to the custodian, within the limits set by the Committee, and that the County is not responsible for the outcome of any of these investments.

3. The Committee shall recommend the terms of the agreements with third-party administrators, which agreements shall not be valid until approved by resolution of the County Council.

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. The provisions of this Ordinance shall become effective concurrent with the effective date of the Master Service Agreement ("MSA") for New Castle County pertaining to third-party administrator services provided by Empower Retirement, LLC. The effective date of the MSA shall be noticed by resolution.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, amends Section 26.03.206 to encourage an efficient administration of New Castle County's 457(b) deferred compensation plan following guidance from the plan's anticipated incoming third-party administrator and in accordance with applicable federal codes, regulations, and rules. Specifically, the amendments provide for new conditions applicable to distributions of plan proceeds to employee participants, including making available in-service distributions to employees having attained age 59 ½, as well as under circumstances where employees qualify for certain in-service distributions pursuant to federal law. Also, the amendments make updates to the composition and duties of members of the Deferred Compensation Committee, as well as clarify that Office of Finance staff will assist with the Committee's administration of the deferred compensation plan.

FISCAL NOTE: The recommended changes to Section 26.03.206, Deferred Compensation Plan, expand distribution options for employees and add an option for Roth deferrals. There are no fiscal effects to the county.

Acknowledged by the Chief Financial Officer April 30, 2025.

WHEREAS, Section 26.01.008 of the New Castle County Merit System provides that the Chief Human Resources Officer may submit for recommendation to the Human Resources Advisory Board any proposed amendment to Articles 1, 2 and 3 of Chapter 26 prior to introduction of the ordinance; and

WHEREAS, Section 26.01.008 further provides that the Human Resources Advisory Board shall render its recommendation to the Chief Human Resources Officer within thirty (30) calendar days of referral to the Board; and

WHEREAS, Section 26.01.008 requires that the Chief Human Resources Officer shall attach the Human Resources Advisory Board's recommendation to the ordinance if submitted to County Council for consideration.

Now therefore, on June 5, 2025, the Human Resources Advisory Board voted to recommend the amendments to Section 26.03.206 "Deferred Compensation Plan" to encourage efficient administration of New Castle County's 457(b) deferred compensation plan following guidance from the plan's anticipated incoming third-party administrator and in accordance with federal codes, regulations, and rules. Specifically, the amendments provide for new conditions applicable to distributions of plan proceeds to employee participants, including making available in-service distributions to employees having attained age 59 ½, as well as under circumstances where employees qualify for certain in-service distributions pursuant to federal law. The amendments also make updates to the composition and duties of the members of the Deferred Compensation Committee, as well as clarify that Office of Finance staff will assist with the Committee's administration of the deferred compensation plan.

Valencia L. Brown

Valencia L. Brown, J.D.
Human Resources Advisory Board Chair
Dated: 6/5/25

Prime Sponsor(s): Mr. Toole, Mr. Caneco
Requested by: Public Safety
Date of introduction: June 10, 2025

ORDINANCE NO. 25-084

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 26 ("HUMAN RESOURCES"), ARTICLE3 ("MERIT SYSTEM"), TO INCREASE THE RETIREMENT AGE FOR OFFICERS IN THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC SAFETY, DIVISION OF POLICE

WHEREAS, the County Council finds that increasing the retirement age for police officers is necessary to ensure the continued experience within the police department.

WHEREAS, this Ordinance aims to provide a more robust and experienced workforce, while also addressing budgetary consideration and police attrition rate.

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

Section 1. *New Castle County Code* Chapter 26 ("Human Resources") and Article 3 ("Merit System"), are hereby amended by adding the material that is underscored and deleting the material that is stricken, as set forth below.

Division 26.03.908. - Retirement

B. Subsection A shall permit a full-time County employee to become seasonal or part-time upon reaching age seventy (70). This does not apply to retired employees receiving a pension who subsequently are appointed by the County Council to serve as judgment commissioners. The compulsory retirement age for a police officer shall be his or her ~~fifty-fifth (55th)~~ fifty-seventh (57th) birthday**.** Notwithstanding any provision of this Division to the contrary, any sworn police officer of the New Castle County Police Department who reaches age 55 prior to obtaining 20 years of credited service will be considered retired by the County upon reaching age 55 and shall receive a service retirement pension if said member notifies the County prior to May 1, 2025 that he/she elects to be covered by the prior mandatory retirement age of 55 as previously set forth in this division.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance would increase the retirement age for officers in the New Castle County Department of Public Safety, Division of Police from age fifty-five (55) to fifty-seven (57). Law enforcement agencies across the country are facing growing challenges, including a decline in recruitment, increased early retirements, and a shortage of experienced officers. Raising the retirement age is expected to mitigate these issues, reduce training costs and maintain institutional knowledge within the New Castle County Division of Police.

FISCAL NOTE: The fiscal impact includes an estimated increase in salary costs as well as the actuarial adjustment to the annual pension plan rate.

FY2026	$218,427
FY2027	$393,994
FY2028	$537,904

Acknowledged by the Chief Financial Officer May 23, 2025.

Prime Sponsor(s): Mr. Caneco
Requested by: Administration/Finance
Date of introduction: June 10, 2025

ORDINANCE NO. 25-085

TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH 70 WATT EQUIVALENT LIGHT EMITTING DIODE (LED) BULBS IN THE WINCHELSEA SUBDIVISION AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS

WHEREAS, a petition has been filed with the Clerk of New Castle County Council for the establishment of a street light tax district in the **WINCHELSEA SUBDIVISION** and for the installation of Arlington street lights with 70 watt light emitting diode (LED) bulbs, therein.

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

Section 1. The County Executive is hereby authorized to enter into a contract, in accordance with 9 *Del. C.* Chapter 21, to provide for the installation of ARLINGTON street lights with 70 watt light emitting diode (LED) bulbs, according to the standards established by the New Castle County Department of Land Use, to be erected along GREYFRIAR LOOP, ST. GILES DRIVE, FAIRLIGHT DRIVE, TEA TREE LANE, ARMOURY LANE, CORDWAINERS LANE, IVYHOUSE LANE, RYE HARBOUR WAY, PETT LEVEL DRIVE, WINCHELSEA PARKWAY, CAMBER AVE, ROOKERY LANE, TANYARD LANE, PIPEWELL LANE, MARITEAU DRIVE, STRAND HILL DRIVE, LNADGATE DRIVE, NORTH BAYBERRY PARKWAY as set forth in the petition.

Section 2. The properties set forth in the petition shall continue to be subject to an annual tax based on the full annual cost of the street lighting in an amount to be provided for in the Annual Revenue Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will allow for the installation of ARLINGTON street lights with 70 watt light emitting diode (LED) bulbs in the WINCHELSEA SUBDIVISION.

FISCAL NOTE: This Ordinance, if approved, provides for the installation of ARLINGTON street lights with light emitting diode (LED) bulbs (70 Watt Equivalent) and the assessment of a light tax based on the rates set in the Annual Revenue Ordinance.

The light tax assessed on these WINCHELSEA SUBDIVISION properties set forth in the petition filed with the Clerk of County Council will be billed in conjunction with the annual property tax billing. The increased expenditure to the County resulting from the installation and maintenance will be offset by the increased revenues realized from the light tax assessment.

Acknowledged by the Chief Financial Officer May 29, 2025.

Marcus Henry
County Executive

Jill Floore
Chief Financial Officer

OFFICE OF FINANCE

BUILDERS PETITION FOR STREET LIGHTING

STATE OF DELAWARE :

SS :

NEW CASTLE COUNTY :

TO: The Honorable President and Members of County Council of New Castle County, Delaware

BE IT KNOWN, that on this 22nd Day of May, A.D. 2025 personally appeared before me, the undersigned Notary Public, David Boyer, of the State of Delaware, known to me as such, and being first duly sworn by me according to law, stated and said as follows:

1. US Home, LLC holds record title to Winchelsea, a subdivision located in St. Georges Brandywine Hundred, New Castle County, Delaware, the metes and bounds for which are set forth in the Deed dated March 7th, 2022, between KEA-Winchelsea LLC as grantors, and US Home, LLC as grantee, recorded in the Office for the Recorder of Deeds in and for New Castle County at Wilmington, Delaware, in Deed Instrument Number 20230911-0060846, a copy of which is attached hereto and made a part hereof as EXHIBIT A. A substantially reduced copy of the record subdivision plan for the portion of the lands known as Winchelsea, New Castle County, Delaware, being known as Subdivision Instrument No. 20230524-0033206, is attached hereto and made a part hereof as EXHIBIT B.

2. US Home, LLC as sole owner of Winchelsea an unincorporated community in St. Georges Brandywine Hundred, New Castle County, Delaware, hereby petitions New Castle County pursuant to 9 Del. C. 2101 et seq. (Rev. 1974) to enter into a contract for the purpose of providing light for the streets running through and within Winchelsea, the boundary lines of which are set forth on EXHIBIT A attached hereto and made part hereof, and more visually represented in EXHIBIT B attached hereto and made part hereof.

3. The type of streetlight and wattage being requested – Select one…

- ☐ Colonial / Traditionaire LED (70 watt HPS equivalent)
- ☐ Colonial / Traditionaire LED (100 watt HPS equivalent)
- ☒ Arlington LED (70 watt HPS equivalent)

❑ Arlington LED (100 watt HPS equivalent)

4. List names of all streets you wish to have lights installed on Greyfriar Loop, St.Giles Drive, Fairlight Drive, Tea Tree Lane, Armoury Lane, Cordwainers Lane, Ivyhouse Lane, Rye Harbour Way, Pett Level Drive, Winchelsea Parkway, Camber Ave, Rookery Lane, Tanyard Lane, Pipewell Lane, Mariteau Drive, Strand Hill Drive, Landgate Drive, North Bayberry Parkway.

BY _____

BY _____

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

Crystal Ann Triplett _____ My commission expires: Aug 23. 2028

Notary Public

(Seal)

Crystal Ann Triplett, Notary Public
STATE OF DELAWARE
MY COMMISSION EXPIRES
August 23, 2028

Tax Parcel Nos.: See Exhibit A

Prepared By and Return To:

Stephen P. Norman, Esquire
30838 Vines Creek Rd. Unit 3
Dagsboro, DE 19939

20230911-0060846
P: 1 of 17 F:$1,477.00
9/11/2023 1:05:57 PM
Michael E. Kozikowski T20230033582
New Castle Recorder DEE
NC: $85,542.00 State: $142,570.00

DEED

THIS DEED, made this 7th day of September, 2023,

BETWEEN, KEA – WINCHELSEA LLC, RCW – WINCHELSEA LLC, and NMD – WINCHELSEA LLC, each a Delaware limited liability company, as tenants-in-common, parties of the first part (collectively, "Grantor"), with KEA – Winchelsea LLC owning a forty-five percent (45%) undivided interest in the lands and premises described herein; RCW – Winchelsea LLC owning a forty-five percent (45%) undivided interest in the lands and premises described herein; and NMD – Winchelsea LLC owning a ten percent (10%) undivided interest in the lands and premises described herein.

A N D

AG EHC II (LEN) MULTI STATE 3, LLC, a Delaware limited liability company, party of the second part ("Grantee").

WITNESSETH, that the said parties of the first part, for and in consideration of the sum of Ten and 00/100 Dollars ($10.00) lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grant and convey unto the party of the second part, its successors and assigns, in fee:

ALL THAT CERTAIN lot, piece, or parcel of land, situate in St. Georges Hundred, New Castle County, State of Delaware, lying east of Jamison Corner Road and being the lands and premises depicted and shown on the Record Major Land Development Plan of Winchelsea, as said Plan is of record in the Office of the Recorder of Deeds in and for New Castle County and State of Delaware, as Instrument Number 20230524-00333206, and being more particularly bounded and described as follows, to-wit:

BEGINNING at a found iron rod with cap at a corner for this parcel, lands now or formerly of Beth M. Gabsewics, and in line with the Easterly right of way line of Jamison Corner Road; thence, leaving said point of Beginning and running along the Easterly right of way line of Jamison Corner Road, the following two (2) described courses and distances: (1) North 23

degrees 43 minutes 18 seconds East, 959.12 feet to a found concrete monument; and (2) along the arc of a circle curving to the left having a radius of 2,890.00 feet, an arc length of 249.99 feet to a set concrete monument at a corner for this parcel and lands now or formerly of John W. & Amy B. Hickey; thence, thereby, the following two (2) described courses and distances: (1) South 66 degrees 22 minutes 08 seconds East, 509.63 feet to a found concrete monument; and (2) North 23 degrees 37 minutes 52 seconds East, 412.60 feet to a set concrete monument at a corner for this parcel and in line with the Bayberry North Subdivision; thence, running along the Bayberry North Subdivision, the following two (2) described courses and distances: (1) South 58 degrees 01 minute 21 seconds East, 3,013.93 feet to found iron rod; and (2) South 07 degrees 46 minutes 37 seconds East, 1,251.47 feet to a found stone at a corner for this parcel and lands now or formerly of Bayberry East-West LLC; thence, thereby, the following two (2) described courses and distances: (1) North 74 degrees 51 minutes 14 seconds West, 1,895.39 feet to a found concrete monument; and (2) North 72 degrees 53 minutes 21 seconds West, 1,881.66 feet to a set concrete monument at a corner for this parcel and lands now or formerly of George J. & Tricia L. Hickey; thence, thereby, in part, and, in part, along lands now or formerly of the said Beth M. Gabsewics, North 23 degrees 37 minutes 37 seconds East, 376.70 feet to a found concrete monument at a corner for this parcel and lands now or formerly of the said Beth M. Gabsewics; thence, thereby, North 66 degrees 14 minutes 56 seconds West, 390.76 feet to the point and place of Beginning. Containing within the said metes and bounds 132.2969 acres of land, be the same, more or less.

TOGETHER WITH AND SUBJECT TO all covenants, conditions, restrictions, and easements of record with respect to the property described above, this reference to which shall not be construed to reimpose any such covenants, conditions, restrictions, plans and easements which have otherwise lapsed, expired or have been terminated in accordance with their terms or otherwise, as applicable.

BEING the same lands and premises which Winchelsea, LLC, a Delaware limited liability company, by Deed dated June 19, 2023, and recorded June 22, 2023, in the Office of the Recorder of Deeds in and for New Castle County and State of Delaware, as Instrument Number 20230622-0040584, did grant and convey unto KEA-Winchelsea LLC, a Delaware limited liability company, a forty-five percent (45%) undivided interest in the lands and premises described herein, RCW – Winchelsea LLC, a Delaware limited liability company a forty-five (45%) undivided interest in the lands and premises described herein, and NMD- Winchelsea LLC, a Delaware limited liability company a ten percent (10%) undivided interest in the lands and premises described herein, as tenants in common, the parties of the first part hereto, in fee.

NOTWITHSTANDING THE FACT THAT THE GRANTOR HAS HEREBY CONVEYED THE AFORESAID LANDS AND PREMISES ON THIS DATE TO GRANTEE, THERE IS NO PRIVITY OF CONTRACT AND NO CONTRACTUAL RELATIONSHIP BETWEEN GRANTOR AND GRANTEE, WHATSOEVER, AND THIS DEED CREATES NO SUCH CONTRACTUAL RELATIONSHIP OR CONNECTION; IT BEING GRANTOR'S SOLE OBLIGATION HEREUNDER TO CONVEY THE SAID LANDS AND PREMISES WITH THE SPECIAL WARRANTY AS PROVIDED PURSUANT TO 25 DEL. C. §121.

Grantee's address:

AG EHC II (LEN) Multi State 3, LLC
c/o Essential Housing Asset Management, LLC
8585 E. Hartford Drive, Suite 118
Scottsdale, AZ 85255

IN WITNESS WHEREOF, the said parties of the first part hereto, have caused this Deed to be executed, sealed, and delivered by Keith A. Adams, Managing Member of KEA-Winchelsea LLC, Richard C. Woodin, Managing Member of RCW- Winchelsea LLC, and Nelson M. Davidson, Managing Member of NMD-Winchelsea LLC, the day and year aforesaid.

Signed, Sealed and Delivered in the
Presence of:

WITNESS:

KEA-WINCHELSEA LLC, a Delaware limited liability company

By: _____(SEAL)
Keith E. Adams, Managing Member

WITNESS:

RCW-WINCHELSEA LLC, a Delaware limited liability company

By: _____(SEAL)
Richard C. Woodin, Managing Member

WITNESS:

NMD-WINCHELSEA LLC, a Delaware limited liability company

_____

By: _____(SEAL)
Nelson M. Davidson, Managing Member

Grantee's address:

AG EHC II (LEN) Multi State 3, LLC
c/o Essential Housing Asset Management, LLC
8585 E. Hartford Drive, Suite 118
Scottsdale, AZ 85255

IN WITNESS WHEREOF, the said parties of the first part hereto, have caused this Deed to be executed, sealed, and delivered by Keith A. Adams, Managing Member of KEA-Winchelsea LLC, Richard C. Woodin, Managing Member of RCW- Winchelsea LLC, and Nelson M. Davidson, Managing Member of NMD-Winchelsea LLC, the day and year aforesaid.

Signed, Sealed and Delivered in the
Presence of:

WITNESS:

KEA-WINCHELSEA LLC, a Delaware limited liability company

_____

By: _____(SEAL)
Keith E. Adams, Managing Member

WITNESS:

RCW-WINCHELSEA LLC, a Delaware limited liability company

_____

By: _____(SEAL)
Richard C. Woodin, Managing Member

WITNESS: Sharee Cox

_____

NMD-WINCHELSEA LLC, a Delaware limited liability company

By: _____(SEAL)
Nelson Davidson, Managing Member

STATE OF DELAWARE)
)SS
COUNTY OF NEW CASTLE)

BE IT REMEMBERED, that on this 5th day of September, 2023 came before me, the Subscriber, a Notary Public/Notarial Officer, in and for the State and County aforesaid, Keith E. Adams, Managing Member of KEA-Winchelsea LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of the said Company.

Notary Public/Notarial Officer
Print Name: CHANDLER LAND
My Commission Expires: NOTARY PUBLIC STATE OF DELAWARE My Commission Expires Feb. 25, 2025

STATE OF DELAWARE)
)SS
COUNTY OF NEW CASTLE)

BE IT REMEMBERED, that on this 5th day of September, 2023 came before me, the Subscriber, a Notary Public/Notarial Officer, in and for the State and County aforesaid, Richard C. Woodin, Managing Member of RCW Winchelsea LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of the said Company.

Notary Public/Notarial Officer
Print Name: CHANDLER LAND
My Commission Expires: NOTARY PUBLIC STATE OF DELAWARE My Commission Expires Feb. 25, 2025

STATE OF FLORIDA)
)SS
COUNTY OF PALM BEACH)

BE IT REMEMBERED, that on this 6th day of September, 2023 came before me, the Subscriber, a Notary Public/Notarial Officer, in and for the State and County aforesaid, Nelson Davidson, Managing Member of NMD-Winchelsea LLC, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of the said Company.

TRENT CARPER
Notary Public - State of Florida
Commission # HH 354289
My Comm. Expires Jan 26, 2027

Notary Public/Notarial Officer
Print Name: Trent Carper
My Commission Expires: 01/26/2027

EXHIBIT A

Tax Parcel Numbers (attached)

1300834491	2405 GREYFRIAR LOOP	MIDDLETOWN	1
1300834492	2407 GREYFRIAR LOOP	MIDDLETOWN	2
1300834493	2409 GREYFRIAR LOOP	MIDDLETOWN	3
1300834494	2411 GREYFRIAR LOOP	MIDDLETOWN	4
1300834495	2413 GREYFRIAR LOOP	MIDDLETOWN	5
1300834496	2415 GREYFRIAR LOOP	MIDDLETOWN	6
1300834497	2417 GREYFRIAR LOOP	MIDDLETOWN	7
1300834498	2419 GREYFRIAR LOOP	MIDDLETOWN	8
1300834499	2503 ST GILES DR	MIDDLETOWN	9
1300834500	2505 ST GILES DR	MIDDLETOWN	10
1300834501	2507 ST GILES DR	MIDDLETOWN	11
1300834502	2509 ST GILES DR	MIDDLETOWN	12
1300834503	2602 FAIRLIGHT DR	MIDDLETOWN	13
1300834504	2604 FAIRLIGHT DR	MIDDLETOWN	14
1300834505	2606 FAIRLIGHT DR	MIDDLETOWN	15
1300834506	2608 FAIRLIGHT DR	MIDDLETOWN	16
1300834507	2515 ST GILES DR	MIDDLETOWN	17
1300834507	2712 TEA TREE LN	MIDDLETOWN	17
1300834508	2710 TEA TREE LN	MIDDLETOWN	18
1300834509	2708 TEA TREE LN	MIDDLETOWN	19
1300834510	2706 TEA TREE LN	MIDDLETOWN	20
1300834511	2704 TEA TREE LN	MIDDLETOWN	21
1300834512	2702 TEA TREE LN	MIDDLETOWN	22
1300834512	2612 FAIRLIGHT DR	MIDDLETOWN	22
1301312368	2717 TEA TREE LN	MIDDLETOWN	23
1301312369	2719 TEA TREE LN	MIDDLETOWN	24
1301312370	2721 TEA TREE LN	MIDDLETOWN	25
1301312371	2723 TEA TREE LN	MIDDLETOWN	26
1301312372	2709 TEA TREE LN	MIDDLETOWN	27
1301312373	2707 TEA TREE LN	MIDDLETOWN	28
1301312374	2705 TEA TREE LN	MIDDLETOWN	29
1301312375	2703 TEA TREE LN	MIDDLETOWN	30
1301312375	2616 FAIRLIGHT DR	MIDDLETOWN	30
1301312376	2731 TEA TREE LN	MIDDLETOWN	31
1301312377	2733 TEA TREE LN	MIDDLETOWN	32
1301312378	2735 TEA TREE LN	MIDDLETOWN	33
1301312379	2737 TEA TREE LN	MIDDLETOWN	34
1301312379	2624 FAIRLIGHT DR	MIDDLETOWN	34
1301312380	2802 ARMOURY LN	MIDDLETOWN	35
1301312380	2617 FAIRLIGHT DR	MIDDLETOWN	35
1301312381	2804 ARMOURY LN	MIDDLETOWN	36

1301312382	2806 ARMOURY LN	MIDDLETOWN	37
1301312383	2808 ARMOURY LN	MIDDLETOWN	38
1301312384	2810 ARMOURY LN	MIDDLETOWN	39
1301312385	2812 ARMOURY LN	MIDDLETOWN	40
1301312386	2814 ARMOURY LN	MIDDLETOWN	41
1301312387	2816 ARMOURY LN	MIDDLETOWN	42
1301312388	2917 CORDWAINERS LN	MIDDLETOWN	43
1301312389	2915 CORDWAINERS LN	MIDDLETOWN	44
1301312390	2913 CORDWAINERS LN	MIDDLETOWN	45
1301312391	2911 CORDWAINERS LN	MIDDLETOWN	46
1301312392	2909 CORDWAINERS LN	MIDDLETOWN	47
1301312393	2907 CORDWAINERS LN	MIDDLETOWN	48
1301312394	2905 CORDWAINERS LN	MIDDLETOWN	49
1301312395	2903 CORDWAINERS LN	MIDDLETOWN	50
1301312396	2625 FAIRLIGHT DR	MIDDLETOWN	51
1301312396	2901 CORDWAINERS LN	MIDDLETOWN	51
1301312397	2904 CORDWAINERS LN	MIDDLETOWN	52
1301312398	2906 CORDWAINERS LN	MIDDLETOWN	53
1301312399	2908 CORDWAINERS LN	MIDDLETOWN	54
1301312400	2910 CORDWAINERS LN	MIDDLETOWN	55
1301312401	2912 CORDWAINERS LN	MIDDLETOWN	56
1301312402	2914 CORDWAINERS LN	MIDDLETOWN	57
1301312403	2916 CORDWAINERS LN	MIDDLETOWN	58
1301312404	2918 CORDWAINERS LN	MIDDLETOWN	59
1301312405	2920 CORDWAINERS LN	MIDDLETOWN	60
1301312405	2838 ARMOURY LN	MIDDLETOWN	60
1301312406	2675 FAIRLIGHT DR	MIDDLETOWN	61
1301312406	2848 ARMOURY LN	MIDDLETOWN	61
1301312407	2673 FAIRLIGHT DR	MIDDLETOWN	62
1301312408	2669 FAIRLIGHT DR	MIDDLETOWN	63
1301312409	2665 FAIRLIGHT DR	MIDDLETOWN	64
1301312410	2661 FAIRLIGHT DR	MIDDLETOWN	65
1301312411	2659 FAIRLIGHT DR	MIDDLETOWN	66
1301312412	2655 FAIRLIGHT DR	MIDDLETOWN	67
1301312413	2653 FAIRLIGHT DR	MIDDLETOWN	68
1301312414	2628 FAIRLIGHT DR	MIDDLETOWN	69
1301312414	2738 TEA TREE LN	MIDDLETOWN	69
1301312415	2630 FAIRLIGHT DR	MIDDLETOWN	70
1301312416	2632 FAIRLIGHT DR	MIDDLETOWN	71
1301312417	2634 FAIRLIGHT DR	MIDDLETOWN	72
1301312418	2636 FAIRLIGHT DR	MIDDLETOWN	73
1301312419	2638 FAIRLIGHT DR	MIDDLETOWN	74

1301312420	2640 FAIRLIGHT DR	MIDDLETOWN	75
1301312421	2642 FAIRLIGHT DR	MIDDLETOWN	76
1301312422	2644 FAIRLIGHT DR	MIDDLETOWN	77
1301312423	2646 FAIRLIGHT DR	MIDDLETOWN	78
1301312424	2648 FAIRLIGHT DR	MIDDLETOWN	79
1301312425	2650 FAIRLIGHT DR	MIDDLETOWN	80
1301312426	2654 FAIRLIGHT DR	MIDDLETOWN	81
1301312427	2656 FAIRLIGHT DR	MIDDLETOWN	82
1301312428	2658 FAIRLIGHT DR	MIDDLETOWN	83
1301312429	2660 FAIRLIGHT DR	MIDDLETOWN	84
1301312430	2662 FAIRLIGHT DR	MIDDLETOWN	85
1301312431	2664 FAIRLIGHT DR	MIDDLETOWN	86
1301312432	2666 FAIRLIGHT DR	MIDDLETOWN	87
1301312433	2668 FAIRLIGHT DR	MIDDLETOWN	88
1301312434	2670 FAIRLIGHT DR	MIDDLETOWN	89
1301312435	2672 FAIRLIGHT DR	MIDDLETOWN	90
1301312436	2674 FAIRLIGHT DR	MIDDLETOWN	91
1301312437	2676 FAIRLIGHT DR	MIDDLETOWN	92
1301312438	2849 ARMOURY LN	MIDDLETOWN	93
1301312439	2847 ARMOURY LN	MIDDLETOWN	94
1301312440	2845 ARMOURY LN	MIDDLETOWN	95
1301312441	2843 ARMOURY LN	MIDDLETOWN	96
1301312442	2841 ARMOURY LN	MIDDLETOWN	97
1301312443	2839 ARMOURY LN	MIDDLETOWN	98
1301312444	2837 ARMOURY LN	MIDDLETOWN	99
1301312445	2835 ARMOURY LN	MIDDLETOWN	100
1301312446	2833 ARMOURY LN	MIDDLETOWN	101
1301312447	2831 ARMOURY LN	MIDDLETOWN	102
1301312448	2829 ARMOURY LN	MIDDLETOWN	103
1301312449	3002 IVYHOUSE LN	MIDDLETOWN	104
1301312449	2827 ARMOURY LN	MIDDLETOWN	104
1301312450	3003 IVYHOUSE LN	MIDDLETOWN	105
1301312451	3005 IVYHOUSE LN	MIDDLETOWN	106
1301312452	3007 IVYHOUSE LN	MIDDLETOWN	107
1301312453	3203 RYE HARBOUR WAY	MIDDLETOWN	108
1301312453	3168 PETT LEVEL DR	MIDDLETOWN	108
1301312454	3166 PETT LEVEL DR	MIDDLETOWN	109
1301312455	3164 PETT LEVEL DR	MIDDLETOWN	110
1301312456	3162 PETT LEVEL DR	MIDDLETOWN	111
1301312457	3160 PETT LEVEL DR	MIDDLETOWN	112
1301312458	3158 PETT LEVEL DR	MIDDLETOWN	113
1301312459	3156 PETT LEVEL DR	MIDDLETOWN	114

1301312460	3154 PETT LEVEL DR	MIDDLETOWN	115
1301312461	3152 PETT LEVEL DR	MIDDLETOWN	116
1301312462	3150 PETT LEVEL DR	MIDDLETOWN	117
1301312463	3148 PETT LEVEL DR	MIDDLETOWN	118
1301312464	3146 PETT LEVEL DR	MIDDLETOWN	119
1301312465	3144 PETT LEVEL DR	MIDDLETOWN	120
1301312466	3142 PETT LEVEL DR	MIDDLETOWN	121
1301312467	3016 IVYHOUSE LN	MIDDLETOWN	122
1301312467	3140 PETT LEVEL DR	MIDDLETOWN	122
1301312468	3017 IVYHOUSE LN	MIDDLETOWN	123
1301312468	3136 PETT LEVEL DR	MIDDLETOWN	123
1301312469	3134 PETT LEVEL DR	MIDDLETOWN	124
1301312470	3132 PETT LEVEL DR	MIDDLETOWN	125
1301312471	3130 PETT LEVEL DR	MIDDLETOWN	126
1301312472	3128 PETT LEVEL DR	MIDDLETOWN	127
1301312473	3126 PETT LEVEL DR	MIDDLETOWN	128
1301312474	3124 PETT LEVEL DR	MIDDLETOWN	129
1301312475	3122 PETT LEVEL DR	MIDDLETOWN	130
1301312476	3120 PETT LEVEL DR	MIDDLETOWN	131
1301312477	3116 PETT LEVEL DR	MIDDLETOWN	132
1301312478	3114 PETT LEVEL DR	MIDDLETOWN	133
1301312479	3112 PETT LEVEL DR	MIDDLETOWN	134
1301312480	3110 PETT LEVEL DR	MIDDLETOWN	135
1300834514	3108 PETT LEVEL DR	MIDDLETOWN	136
1300834515	3106 PETT LEVEL DR	MIDDLETOWN	137
1300834516	3104 PETT LEVEL DR	MIDDLETOWN	138
1300834517	3102 PETT LEVEL DR	MIDDLETOWN	139
1300834518	3100 PETT LEVEL DR	MIDDLETOWN	140
1300834518	2202 WINCHELSEA PKY	MIDDLETOWN	140
1301312481	3165 PETT LEVEL DR	MIDDLETOWN	141
1301312481	3207 RYE HARBOUR WAY	MIDDLETOWN	141
1301312482	3209 RYE HARBOUR WAY	MIDDLETOWN	142
1301312483	3211 RYE HARBOUR WAY	MIDDLETOWN	143
1301312484	3213 RYE HARBOUR WAY	MIDDLETOWN	144
1301312485	3217 RYE HARBOUR WAY	MIDDLETOWN	145
1301312486	3219 RYE HARBOUR WAY	MIDDLETOWN	146
1301312487	3221 RYE HARBOUR WAY	MIDDLETOWN	147
1301312488	3223 RYE HARBOUR WAY	MIDDLETOWN	148
1301312489	3225 RYE HARBOUR WAY	MIDDLETOWN	149
1301312490	3227 RYE HARBOUR WAY	MIDDLETOWN	150
1301312490	3634 CAMBER AVE	MIDDLETOWN	150
1301312491	3632 CAMBER AVE	MIDDLETOWN	151

1301312492	3630 CAMBER AVE	MIDDLETOWN	152
1301312493	3628 CAMBER AVE	MIDDLETOWN	153
1301312493	3322 ROOKERY LN	MIDDLETOWN	153
1301312494	3318 ROOKERY LN	MIDDLETOWN	154
1301312495	3316 ROOKERY LN	MIDDLETOWN	155
1301312496	3314 ROOKERY LN	MIDDLETOWN	156
1301312497	3312 ROOKERY LN	MIDDLETOWN	157
1301312498	3310 ROOKERY LN	MIDDLETOWN	158
1301312499	3306 ROOKERY LN	MIDDLETOWN	159
1301312500	3304 ROOKERY LN	MIDDLETOWN	160
1301312501	3302 ROOKERY LN	MIDDLETOWN	161
1301312502	3300 ROOKERY LN	MIDDLETOWN	162
1301312502	3157 PETT LEVEL DR	MIDDLETOWN	162
1301312503	3301 ROOKERY LN	MIDDLETOWN	163
1301312503	3151 PETT LEVEL DR	MIDDLETOWN	163
1301312504	3303 ROOKERY LN	MIDDLETOWN	164
1301312505	3305 ROOKERY LN	MIDDLETOWN	165
1301312506	3307 ROOKERY LN	MIDDLETOWN	166
1301312507	3311 ROOKERY LN	MIDDLETOWN	167
1301312508	3313 ROOKERY LN	MIDDLETOWN	168
1301312509	3315 ROOKERY LN	MIDDLETOWN	169
1301312510	3317 ROOKERY LN	MIDDLETOWN	170
1301312511	3624 CAMBER AVE	MIDDLETOWN	171
1301312511	3321 ROOKERY LN	MIDDLETOWN	171
1301312512	3622 CAMBER AVE	MIDDLETOWN	172
1301312513	3620 CAMBER AVE	MIDDLETOWN	173
1301312514	3618 CAMBER AVE	MIDDLETOWN	174
1301312514	3038 IVYHOUSE LN	MIDDLETOWN	174
1301312515	3034 IVYHOUSE LN	MIDDLETOWN	175
1301312516	3032 IVYHOUSE LN	MIDDLETOWN	176
1301312517	3030 IVYHOUSE LN	MIDDLETOWN	177
1301312518	3026 IVYHOUSE LN	MIDDLETOWN	178
1301312519	3024 IVYHOUSE LN	MIDDLETOWN	179
1301312520	3022 IVYHOUSE LN	MIDDLETOWN	180
1301312521	3141 PETT LEVEL DR	MIDDLETOWN	181
1301312521	3020 IVYHOUSE LN	MIDDLETOWN	181
1301312522	3021 IVYHOUSE LN	MIDDLETOWN	182
1301312522	3135 PETT LEVEL DR	MIDDLETOWN	182
1301312523	3023 IVYHOUSE LN	MIDDLETOWN	183
1301312524	3025 IVYHOUSE LN	MIDDLETOWN	184
1301312525	3027 IVYHOUSE LN	MIDDLETOWN	185
1301312526	3029 IVYHOUSE LN	MIDDLETOWN	186

1301312527	3031 IVYHOUSE LN	MIDDLETOWN	187
1301312528	3037 IVYHOUSE LN	MIDDLETOWN	188
1301312528	3614 CAMBER AVE	MIDDLETOWN	188
1301312529	3612 CAMBER AVE	MIDDLETOWN	189
1301312530	3610 CAMBER AVE	MIDDLETOWN	190
1301312531	3412 TANYARD LN	MIDDLETOWN	191
1301312531	3608 CAMBER AVE	MIDDLETOWN	191
1301312532	3408 TANYARD LN	MIDDLETOWN	192
1301312533	3406 TANYARD LN	MIDDLETOWN	193
1301312534	3404 TANYARD LN	MIDDLETOWN	194
1301312535	3402 TANYARD LN	MIDDLETOWN	195
1301312536	3400 TANYARD LN	MIDDLETOWN	196
1301312536	3125 PETT LEVEL DR	MIDDLETOWN	196
1301312537	3510 PIPEWELL LN	MIDDLETOWN	197
1301312537	3111 PETT LEVEL DR	MIDDLETOWN	197
1301312538	3508 PIPEWELL LN	MIDDLETOWN	198
1301312539	3506 PIPEWELL LN	MIDDLETOWN	199
1301312540	3504 PIPEWELL LN	MIDDLETOWN	200
1301312541	3502 PIPEWELL LN	MIDDLETOWN	201
1301312542	3500 PIPEWELL LN	MIDDLETOWN	202
1301312542	3604 CAMBER AVE	MIDDLETOWN	202
1301312543	3602 CAMBER AVE	MIDDLETOWN	203
1301312543	2230 WINCHELSEA PKY	MIDDLETOWN	203
1301312544	2228 WINCHELSEA PKY	MIDDLETOWN	204
1301312545	2224 WINCHELSEA PKY	MIDDLETOWN	205
1301312546	2220 WINCHELSEA PKY	MIDDLETOWN	206
1300834519	2216 WINCHELSEA PKY	MIDDLETOWN	207
1300834520	2212 WINCHELSEA PKY	MIDDLETOWN	208
1300834520	3101 PETT LEVEL DR	MIDDLETOWN	208
1300834521	2205 WINCHELSEA PKY	MIDDLETOWN	209
1300834522	2207 WINCHELSEA PKY	MIDDLETOWN	210
1300834523	2209 WINCHELSEA PKY	MIDDLETOWN	211
1300834524	2211 WINCHELSEA PKY	MIDDLETOWN	212
1300834525	2213 WINCHELSEA PKY	MIDDLETOWN	213
1300834526	2215 WINCHELSEA PKY	MIDDLETOWN	214
1300834527	2217 WINCHELSEA PKY	MIDDLETOWN	215
1300834528	2219 WINCHELSEA PKY	MIDDLETOWN	216
1300834529	2221 WINCHELSEA PKY	MIDDLETOWN	217
1300834530	2223 WINCHELSEA PKY	MIDDLETOWN	218
1300834531	2225 WINCHELSEA PKY	MIDDLETOWN	219
1300834532	2227 WINCHELSEA PKY	MIDDLETOWN	220
1300834533	2231 WINCHELSEA PKY	MIDDLETOWN	221

1301312547	2233 WINCHELSEA PKY	MIDDLETOWN	222
1301312548	2235 WINCHELSEA PKY	MIDDLETOWN	223
1301312549	2237 WINCHELSEA PKY	MIDDLETOWN	224
1301312550	2239 WINCHELSEA PKY	MIDDLETOWN	225
1301312551	2241 WINCHELSEA PKY	MIDDLETOWN	226
1301312552	2243 WINCHELSEA PKY	MIDDLETOWN	227
1301312553	2245 WINCHELSEA PKY	MIDDLETOWN	228
1301312554	2247 WINCHELSEA PKY	MIDDLETOWN	229
1301312555	2249 WINCHELSEA PKY	MIDDLETOWN	230
1301312556	2251 WINCHELSEA PKY	MIDDLETOWN	231
1301312557	2253 WINCHELSEA PKY	MIDDLETOWN	232
1301312558	2238 WINCHELSEA PKY	MIDDLETOWN	233
1301312558	3601 CAMBER AVE	MIDDLETOWN	233
1301312559	3603 CAMBER AVE	MIDDLETOWN	234
1301312560	3605 CAMBER AVE	MIDDLETOWN	235
1301312561	3607 CAMBER AVE	MIDDLETOWN	236
1301312562	3609 CAMBER AVE	MIDDLETOWN	237
1301312563	3611 CAMBER AVE	MIDDLETOWN	238
1301312564	3613 CAMBER AVE	MIDDLETOWN	239
1301312564	3043 IVYHOUSE LN	MIDDLETOWN	239
1301312565	3044 IVYHOUSE LN	MIDDLETOWN	240
1301312565	3617 CAMBER AVE	MIDDLETOWN	240
1301312566	3619 CAMBER AVE	MIDDLETOWN	241
1301312567	3621 CAMBER AVE	MIDDLETOWN	242
1301312568	3623 CAMBER AVE	MIDDLETOWN	243
1301312569	3627 CAMBER AVE	MIDDLETOWN	244
1301312570	3629 CAMBER AVE	MIDDLETOWN	245
1301312571	3631 CAMBER AVE	MIDDLETOWN	246
1301312572	3633 CAMBER AVE	MIDDLETOWN	247
1301312573	3635 CAMBER AVE	MIDDLETOWN	248
1301312574	3734 MARITEAU DR	MIDDLETOWN	249
1301312575	3732 MARITEAU DR	MIDDLETOWN	250
1301312576	3730 MARITEAU DR	MIDDLETOWN	251
1301312577	3728 MARITEAU DR	MIDDLETOWN	252
1301312578	3726 MARITEAU DR	MIDDLETOWN	253
1301312579	3724 MARITEAU DR	MIDDLETOWN	254
1301312580	3720 MARITEAU DR	MIDDLETOWN	255
1301312581	3718 MARITEAU DR	MIDDLETOWN	256
1301312582	3716 MARITEAU DR	MIDDLETOWN	257
1301312583	3048 IVYHOUSE LN	MIDDLETOWN	258
1301312583	3714 MARITEAU DR	MIDDLETOWN	258
1301312584	3049 IVYHOUSE LN	MIDDLETOWN	259

1301312584	3710 MARITEAU DR	MIDDLETOWN	259
1301312585	3708 MARITEAU DR	MIDDLETOWN	260
1301312586	3706 MARITEAU DR	MIDDLETOWN	261
1301312587	3704 MARITEAU DR	MIDDLETOWN	262
1301312588	3702 MARITEAU DR	MIDDLETOWN	263
1301312589	2301 WINCHELSEA PKY	MIDDLETOWN	264
1301312590	2303 WINCHELSEA PKY	MIDDLETOWN	265
1301312591	2305 WINCHELSEA PKY	MIDDLETOWN	266
1301312592	2307 WINCHELSEA PKY	MIDDLETOWN	267
1301312593	2309 WINCHELSEA PKY	MIDDLETOWN	268
1301312594	2311 WINCHELSEA PKY	MIDDLETOWN	269
1301312595	2313 WINCHELSEA PKY	MIDDLETOWN	270
1301312596	2315 WINCHELSEA PKY	MIDDLETOWN	271
1301312597	2317 WINCHELSEA PKY	MIDDLETOWN	272
1301312598	2319 WINCHELSEA PKY	MIDDLETOWN	273
1301312599	2321 WINCHELSEA PKY	MIDDLETOWN	274
1301312600	2323 WINCHELSEA PKY	MIDDLETOWN	275
1301312601	3803 STRAND HILL DR	MIDDLETOWN	276
1301312602	3805 STRAND HILL DR	MIDDLETOWN	277
1301312603	3807 STRAND HILL DR	MIDDLETOWN	278
1301312604	3809 STRAND HILL DR	MIDDLETOWN	279
1301312605	3811 STRAND HILL DR	MIDDLETOWN	280
1301312606	3813 STRAND HILL DR	MIDDLETOWN	281
1301312607	3817 STRAND HILL DR	MIDDLETOWN	282
1301312608	3819 STRAND HILL DR	MIDDLETOWN	283
1301312609	3821 STRAND HILL DR	MIDDLETOWN	284
1301312610	3823 STRAND HILL DR	MIDDLETOWN	285
1301312611	3825 STRAND HILL DR	MIDDLETOWN	286
1301312612	3827 STRAND HILL DR	MIDDLETOWN	287
1301312613	3829 STRAND HILL DR	MIDDLETOWN	288
1301312614	3831 STRAND HILL DR	MIDDLETOWN	289
1301312615	3926 LANDGATE DR	MIDDLETOWN	290
1301312616	3924 LANDGATE DR	MIDDLETOWN	291
1301312617	3922 LANDGATE DR	MIDDLETOWN	292
1301312618	3920 LANDGATE DR	MIDDLETOWN	293
1301312619	3918 LANDGATE DR	MIDDLETOWN	294
1301312620	3916 LANDGATE DR	MIDDLETOWN	295
1301312621	3914 LANDGATE DR	MIDDLETOWN	296
1301312622	3912 LANDGATE DR	MIDDLETOWN	297
1301312623	3908 LANDGATE DR	MIDDLETOWN	298
1301312624	3906 LANDGATE DR	MIDDLETOWN	299
1301312625	3904 LANDGATE DR	MIDDLETOWN	300

1301312626	3902 LANDGATE DR	MIDDLETOWN	301
1301312627	3900 LANDGATE DR	MIDDLETOWN	302
1301312627	2320 WINCHELSEA PKY	MIDDLETOWN	302
1301312628	3905 LANDGATE DR	MIDDLETOWN	303
1301312629	3907 LANDGATE DR	MIDDLETOWN	304
1301312630	3911 LANDGATE DR	MIDDLETOWN	305
1301312631	3913 LANDGATE DR	MIDDLETOWN	306
1301312632	3915 LANDGATE DR	MIDDLETOWN	307
1301312633	3917 LANDGATE DR	MIDDLETOWN	308
1301312634	3919 LANDGATE DR	MIDDLETOWN	309
1301312635	3921 LANDGATE DR	MIDDLETOWN	310
1301312636	3923 LANDGATE DR	MIDDLETOWN	311
1301312637	3925 LANDGATE DR	MIDDLETOWN	312
1301312638	3927 LANDGATE DR	MIDDLETOWN	313
1301312638	3261 RYE HARBOUR WAY	MIDDLETOWN	313
1301312639	2356 WINCHELSEA PKY	MIDDLETOWN	314
1301312639	3263 RYE HARBOUR WAY	MIDDLETOWN	314
1301312640	2354 WINCHELSEA PKY	MIDDLETOWN	315
1301312641	2352 WINCHELSEA PKY	MIDDLETOWN	316
1301312642	2350 WINCHELSEA PKY	MIDDLETOWN	317
1301312643	2348 WINCHELSEA PKY	MIDDLETOWN	318
1301312644	2346 WINCHELSEA PKY	MIDDLETOWN	319
1301312645	2344 WINCHELSEA PKY	MIDDLETOWN	320
1301312646	2342 WINCHELSEA PKY	MIDDLETOWN	321
1301312647	2340 WINCHELSEA PKY	MIDDLETOWN	322
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1301312651	2333 WINCHELSEA PKY	MIDDLETOWN	326
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1301312653	2339 WINCHELSEA PKY	MIDDLETOWN	328
1301321242	2341 WINCHELSEA PKY	MIDDLETOWN	329
1301321243	2343 WINCHELSEA PKY	MIDDLETOWN	330
1301321244	2345 WINCHELSEA PKY	MIDDLETOWN	331
1301321245	2347 WINCHELSEA PKY	MIDDLETOWN	332
1301321246	2349 WINCHELSEA PKY	MIDDLETOWN	333
1301321247	2351 WINCHELSEA PKY	MIDDLETOWN	334
1301321248	2353 WINCHELSEA PKY	MIDDLETOWN	335
1301321249	2355 WINCHELSEA PKY	MIDDLETOWN	336
1301321249	3267 RYE HARBOUR WAY	MIDDLETOWN	336
1300834513	2124 WINCHELSEA PKY	MIDDLETOWN	337
1300834513	2609 FAIRLIGHT DR	MIDDLETOWN	337

1300834534	2135 WINCHELSEA PKY	MIDDLETOWN	PRIOPSP
1300834535	2410 GREYFRIAR LOOP	MIDDLETOWN	PRIOPSP
1300834536	2114 WINCHELSEA PKY	MIDDLETOWN	PRIOPSP
1300834537	420 N BAYBERRY PKY	MIDDLETOWN	PRIOPSP
1301300235	1042 JAMISON CORNER RD	MIDDLETOWN	
1301300235R2	1042 JAMISON CORNER RD	MIDDLETOWN	
1301312654	1030 JAMISON CORNER RD	MIDDLETOWN	PUBROW
1301312655	2820 ARMOURY LN	MIDDLETOWN	PRIOPSP
1301312656	520 N BAYBERRY PKY	MIDDLETOWN	PRIOPSP
1301312657	2635 FAIRLIGHT DR	MIDDLETOWN	PRIOPSP
1301312658	2828 ARMOURY LN	MIDDLETOWN	PRIOPSP
1301312659	3505 PIPEWELL LN	MIDDLETOWN	PRIOPSP
1301312660	3705 MARITEAU DR	MIDDLETOWN	PRIOPSP
1301312661	3820 STRAND HILL DR	MIDDLETOWN	PRIOPSP
1301312662	2330 WINCHELSEA PKY	MIDDLETOWN	PRIOPSP
1301312663	2720 TEA TREE LN	MIDDLETOWN	PRIOPSP
1301312664	3255 RYE HARBOUR WAY	MIDDLETOWN	PRIOPSP
1301312665	3118 PETT LEVEL DR	MIDDLETOWN	PRIOPSP
1301312666	515 N BAYBERRY PKY	MIDDLETOWN	PRIOPSP
1301312667	3250 RYE HARBOUR WAY	MIDDLETOWN	PRIOPSP
1301312668	3028 IVYHOUSE LN	MIDDLETOWN	PRIOPSP
1301312669	3215 RYE HARBOUR WAY	MIDDLETOWN	PRIOPSP
1301312670	3625 CAMBER AVE	MIDDLETOWN	PRIOPSP
1301312671	3235 RYE HARBOUR WAY	MIDDLETOWN	PRIOPSP
1301312672	3910 LANDGATE DR	MIDDLETOWN	PRIOPSP
1301312673	3700 MARITEAU DR	MIDDLETOWN	PRIOPSP
1301312674	3105 PETT LEVEL DR	MIDDLETOWN	PRIOPSP
1301312675	2312 WINCHELSEA PKY	MIDDLETOWN	PRIOPSP
1301312676	2325 WINCHELSEA PKY	MIDDLETOWN	PRIOPSP
1301312677	2818 ARMOURY LN	MIDDLETOWN	PRIOPSP

SPECIAL WARRANTY DEED

20230912-0061243
P: 1 of 4 F:$177.00
9/12/2023 2:08:03 PM
Michael E. Kozikowski T20230033790
New Castle Recorder DEE
NC: $750.00 State: $1,250.00

Tax Parcel No.: Open Space and Roadways
See Exhibit "A" attached

Prepared By
RECORD AND RETURN TO:
Peter L. Frattarelli, Esquire
Archer & Greiner, PC
1025 Laurel Oak Road
Voorhees, New Jersey 08043

THIS DEED, Made this 7th day of September, A.D. 2023,

BETWEEN

AG EHC II (LEN) MULTI STATE 3, L.L.C. a Delaware limited liability company, whose address is c/o Essential Housing Asset Management, LLC, 8585 E. Hartford Drive, Suite 118, Scottsdale, Arizona 85255, party of the first part ("Grantor").

-AND-

U.S. HOME, LLC, a Delaware limited liability company, whose address is 1285 Drummers Lane, Suite 100, Wayne, Pennsylvania 19087, party of the second part ("Grantee").

WITNESSETH, that the said party of the first part, for and in consideration of the sum of One Dollar ($1.00), current lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the said party of the second part:

ALL THOSE CERTAIN open space and roadways more fully described on Exhibit A, attached hereto and made a part hereof.

RESERVING unto the Grantor, for itself and its successors and assigns, a non-exclusive easement for vehicular and pedestrian access over and across the roadways and open space as depicted on the Record Plan (as defined on Exhibit "A" attached hereto and made a part hereof), which easement rights shall automatically terminate with respect to all or any portion of such roadways that are accepted as public streets.

UNDER AND SUBJECT to all easements, covenants, restrictions and other matters of record as of the date hereof.

BEING part of the same lands and premises which became vested in AG EHC II (LEN) MULTI STATE 3, LLC, a Delaware limited liability company, by Deed from KEA-Winchelsea LLC, a Delaware limited liability company, RCW-Winchelsea LLC, a Delaware limited liability company, NMD-Winchelsea LLC, a Delaware limited liability company, dated September 7, 2023, recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware on September 11, 2023, as Instrument Number 20230911-0060846

GRANTEE'S ADDRESS:
1285 Drummers Lane, Suite 100
Wayne, PA 19087

IN WITNESS WHEREOF, the said Grantor, party of the first part, has caused this Deed to be duly executed under seal the day and year aforesaid.

Witness:

_____
Signature of Witness

_____
Print Name

Grantor

AG EHC II (LEN) MULTI STATE 3, LLC, a Delaware limited liability company

By: Essential Housing Asset Management, LLC, an Arizona limited liability company, its Authorized Agent

By: _____
Steven S. Benson, its Manager

STATE OF ARIZONA)
)
COUNTY OF MARICOPA)

The foregoing instrument was acknowledged before me this 5 day of September, 2023, by Steven S. Benson, the manager of Essential Housing Asset Management, LLC, an Arizona limited liability company, the Authorized Agent of AG EHC II (LEN) MULTI STATE 3, LLC, a Delaware limited liability company, for and on behalf thereof.

(SEAL)

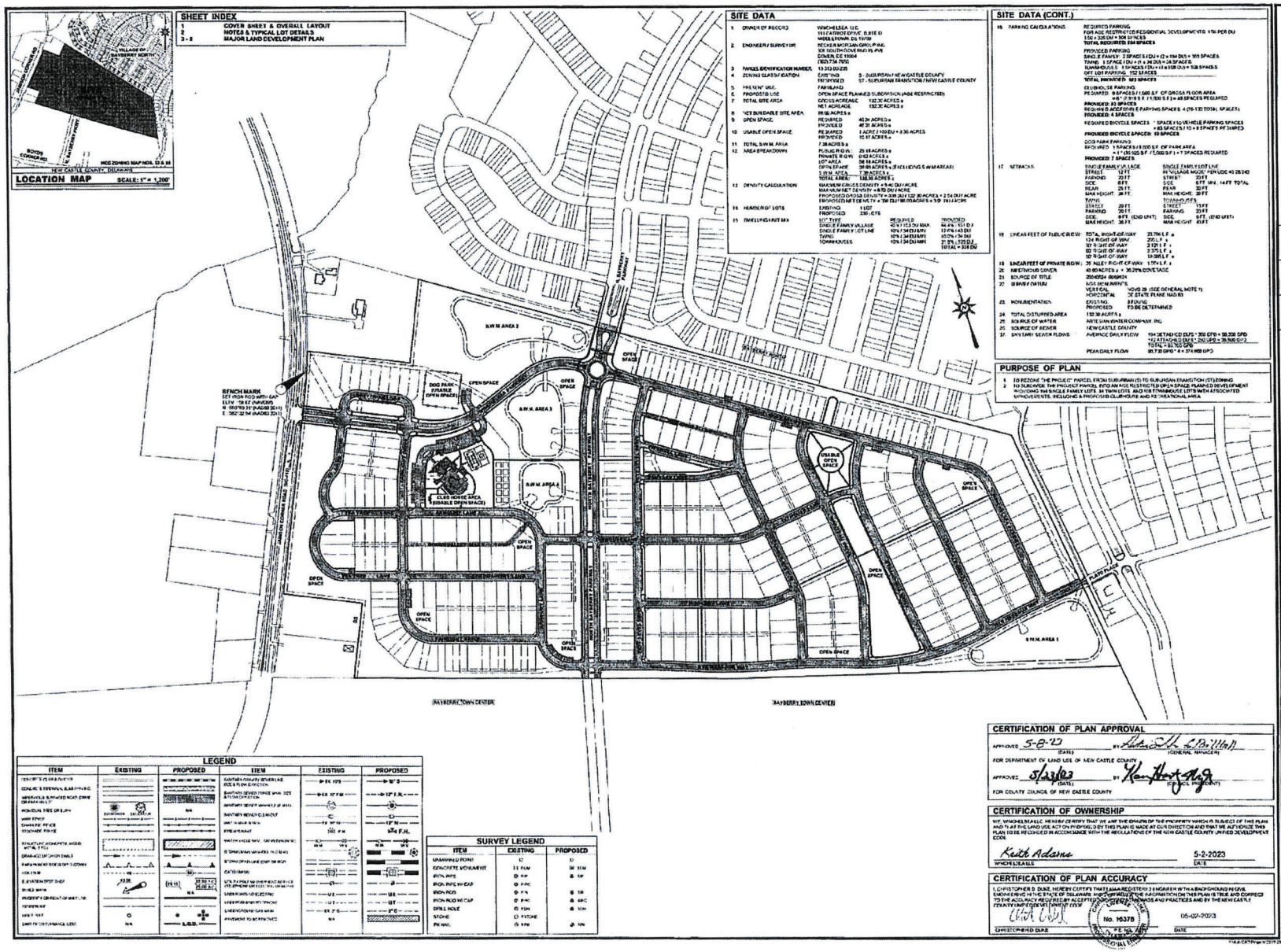
Jaime Marie Adams
Notary Public
Maricopa County, Arizona
My Comm. Expires 07-01-25
Commission No. 607030

_____
Notary Public

EXHIBIT A TO DEED

TAX PARCEL LIST OPEN SPACE - WINCHELSEA

1300834534	2135 WINCHELSEA PKY	PRIOPSP	KEA WINCHELSEA
1300834535	2410 GREYFRIAR LOOP	PRIOPSP	KEA WINCHELSEA
1300834536	2114 WINCHELSEA PKY	PRIOPSP	KEA WINCHELSEA
1300834537	420 N BAYBERRY PKY	PRIOPSP	KEA WINCHELSEA
1301300235	1042 JAMISON CORNER RD		WINCHELSEA LLC
1301300235R2	1042 JAMISON CORNER RD		KEA WINCHELSEA
1301312654	1030 JAMISON CORNER RD	PUBROW	KEA WINCHELSEA
1301312655	2820 ARMOURY LN	PRIOPSP	KEA WINCHELSEA
1301312656	520 N BAYBERRY PKY	PRIOPSP	KEA WINCHELSEA
1301312657	2635 FAIRLIGHT DR	PRIOPSP	KEA WINCHELSEA
1301312658	2828 ARMOURY LN	PRIOPSP	KEA WINCHELSEA
1301312659	3505 PIPEWELL LN	PRIOPSP	KEA WINCHELSEA
1301312660	3705 MARITEAU DR	PRIOPSP	KEA WINCHELSEA
1301312661	3820 STRAND HILL DR	PRIOPSP	KEA WINCHELSEA
1301312662	2330 WINCHELSEA PKY	PRIOPSP	KEA WINCHELSEA
1301312663	2720 TEA TREE LN	PRIOPSP	KEA WINCHELSEA
1301312664	3255 RYE HARBOUR WAY	PRIOPSP	KEA WINCHELSEA
1301312665	3118 PETT LEVEL DR	PRIOPSP	KEA WINCHELSEA
1301312666	515 N BAYBERRY PKY	PRIOPSP	KEA WINCHELSEA
1301312667	3250 RYE HARBOUR WAY	PRIOPSP	KEA WINCHELSEA
1301312668	3028 IVYHOUSE LN	PRIOPSP	KEA WINCHELSEA
1301312669	3215 RYE HARBOUR WAY	PRIOPSP	KEA WINCHELSEA
1301312670	3625 CAMBER AVE	PRIOPSP	KEA WINCHELSEA
1301312671	3235 RYE HARBOUR WAY	PRIOPSP	KEA WINCHELSEA
1301312672	3910 LANDGATE DR	PRIOPSP	KEA WINCHELSEA
1301312673	3700 MARITEAU DR	PRIOPSP	KEA WINCHELSEA
1301312674	3105 PETT LEVEL DR	PRIOPSP	KEA WINCHELSEA
1301312675	2312 WINCHELSEA PKY	PRIOPSP	KEA WINCHELSEA
1301312676	2325 WINCHELSEA PKY	PRIOPSP	KEA WINCHELSEA
1301312677	2818 ARMOURY LN	PRIOPSP	KEA WINCHELSEA


SHEET INDEX
1 COVER SHEET & OVERALL LAYOUT
2 NOTES & TYPICAL LOT DETAILS
3 - 8 MAJOR LAND DEVELOPMENT PLAN
LOCATION MAP
SCALE: 1" = 1,200'
SITE DATA
SITE DATA (CONT.)
PURPOSE OF PLAN
LEGEND
SURVEY LEGEND
CERTIFICATION OF PLAN APPROVAL
CERTIFICATION OF OWNERSHIP
CERTIFICATION OF PLAN ACCURACY
BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
Delaware
Maryland
North Carolina
www.beckermorgan.com
APPLICATION NO. 2020-0577-S/Z
WINCHELSEA SUBDIVISION
JAMISON CORNER ROAD
ST. GEORGES HUNDRED
NEW CASTLE COUNTY, DE
MAJOR LAND DEVELOPMENT RECORD PLAN
COVER SHEET
SCALE: 1" = 200'
PROJECT NO.: 2019202.02
DATE: 08/18/2020
SCALE: 1" = 200'
DRAWN BY: T.D.S. PROJ MGR. C.D.D.
1 OF 8

LENNAR
PHILLY METRO

May 23, 2025

VIA FEDEX
881492474813

John Avera
Finance Operations Supervisory - Treasury
New Castle County Dept. of Finance
87 Reads Way
New Castle, DE 19720

RE: Builders Petition for Street Lighting - Winchelsea

Dear John,

Enclosed please find an original signed and notarized (in New Castle County) petition as referenced above along with copies of the corresponding deeds.

Please do not hesitate to contact us with any questions.

Sincerely,

Jennifer M. Pedley

Enc.

cc: Daniel Stewart

1285 Drummers Lane, Suite 100 • Wayne, PA 19087 • Phone: 484-443-6800



After printing this label:
CONSIGNEE COPY - PLEASE PLACE IN FRONT OF POUCH
1. Fold the printed page along the horizontal line.
2. Place label in shipping pouch and affix it to your shipment.

Use of this system constitutes your agreement to the service conditions in the current FedEx Service Guide, available on fedex.com. FedEx will not be responsible for any claim in excess of $100 per package, whether the result of loss, damage, delay, non-delivery, misdelivery, or misinformation, unless you declare a higher value, pay an additional charge, document your actual loss and file a timely claim. Limitations found in the current FedEx Service Guide apply. Your right to recover from FedEx for any loss, including intrinsic value of the package, loss of sales, income interest, profit, attorney's fees, costs, and other forms of damage whether direct, incidental, consequential, or special is limited to the greater of $100 or the authorized declared value. Recovery cannot exceed actual documented loss. Maximum for items of extraordinary value is $1,000, e.g. jewelry, precious metals, negotiable instruments and other items listed in our Service Guide. Written claims must be filed within strict time limits, see current FedEx Service Guide.

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

Those property owners signing this petition and marking 'Yes' in the column headed 'For Lights' indicate their desire to have lights installed, and those marking 'No' indicate they do not. If a majority of the property owners in the area petition in favor of lights, County Council may order the light installation provided the light assessment revenue from the petitioning area is sufficient to pay the annual cost of the lights. If lights are installed, all properties in the area will be annually taxed at the rate established yearly. PLEASE NOTE THAT EACH AND EVERY OWNER OF A LOT, AS IDENTIFIED BY DEED, MUST SIGN THIS PETITION IN ORDER TO RECEIVE ONE FULL VOTE. THUS, FOR EXAMPLE, IF TWO PEOPLE OWN A LOT AND ONLY ONE SIGNS THIS PETITION THEN THAT WOULD EQUAL ONLY ONE HALF A VOTE.

Full Name (Printed)	Signature	Full Address (Number and Street)	Parcel No.	For Lights (Yes or No)
U S HOME LLC		2802 ARMOURY LN	1301312380	
U S HOME LLC		2804 ARMOURY LN	1301312381	
US HOME LLC		2806 ARMOURY LN	1301312382	
U S HOME LLC		2808 ARMOURY LN	1301312383	
U S HOME LLC		2810 ARMOURY LN	1301312384	
U S HOME LLC		2812 ARMOURY LN	1301312385	
U S HOME LLC		2814 ARMOURY LN	1301312386	
AG EHC II (LEN) MULTI STATE 3 LLC		2816 ARMOURY LN	1301312387	
AG EHC II (LEN) MULTI STATE 3 LLC		2818 ARMOURY LN	1301312677	
AG EHC II (LEN) MULTI STATE 3 LLC		2820 ARMOURY LN	1301312655	
AG EHC II (LEN) MULTI STATE 3 LLC		2827 ARMOURY LN	1301312449	
AG EHC II (LEN) MULTI STATE 3 LLC		2828 ARMOURY LN	1301312658	
AG EHC II (LEN) MULTI STATE 3 LLC		2829 ARMOURY LN	1301312448	
AG EHC II (LEN) MULTI STATE 3 LLC		2831 ARMOURY LN	1301312447	
AG EHC II (LEN) MULTI STATE 3 LLC		2833 ARMOURY LN	1301312446	
AG EHC II (LEN) MULTI STATE 3 LLC		2835 ARMOURY LN	1301312445	
AG EHC II (LEN) MULTI STATE 3 LLC		2837 ARMOURY LN	1301312444	
AG EHC II (LEN) MULTI STATE 3 LLC		2839 ARMOURY LN	1301312443	
AG EHC II (LEN) MULTI STATE 3 LLC		2841 ARMOURY LN	1301312442	
AG EHC II (LEN) MULTI STATE 3 LLC		2843 ARMOURY LN	1301312441	
AG EHC II (LEN) MULTI STATE 3 LLC		2845 ARMOURY LN	1301312440	
AG EHC II (LEN) MULTI STATE 3 LLC		2847 ARMOURY LN	1301312439	
AG EHC II (LEN) MULTI STATE 3 LLC		2849 ARMOURY LN	1301312438	
AG EHC II (LEN) MULTI STATE 3 LLC		420 N BAYBERRY PKY	1300834537	
AG EHC II (LEN) MULTI STATE 3 LLC		515 N BAYBERRY PKY	1301312666	
AG EHC II (LEN) MULTI STATE 3 LLC		520 N BAYBERRY PKY	1301312656	

25-085

LIGHT PETITION

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AG EHC II (LEN) MULTI STATE 3 LLC		3601 CAMBER AVE	1301312558	
AG EHC II (LEN) MULTI STATE 3 LLC		3603 CAMBER AVE	1301312559	
AG EHC II (LEN) MULTI STATE 3 LLC		3605 CAMBER AVE	1301312560	
AG EHC II (LEN) MULTI STATE 3 LLC		3607 CAMBER AVE	1301312561	
AG EHC II (LEN) MULTI STATE 3 LLC		3608 CAMBER AVE	1301312531	
AG EHC II (LEN) MULTI STATE 3 LLC		3609 CAMBER AVE	1301312562	
AG EHC II (LEN) MULTI STATE 3 LLC		3610 CAMBER AVE	1301312530	
AG EHC II (LEN) MULTI STATE 3 LLC		3611 CAMBER AVE	1301312563	
AG EHC II (LEN) MULTI STATE 3 LLC		3612 CAMBER AVE	1301312529	
AG EHC II (LEN) MULTI STATE 3 LLC		3613 CAMBER AVE	1301312564	
AG EHC II (LEN) MULTI STATE 3 LLC		3614 CAMBER AVE	1301312528	
AG EHC II (LEN) MULTI STATE 3 LLC		3617 CAMBER AVE	1301312565	
AG EHC II (LEN) MULTI STATE 3 LLC		3618 CAMBER AVE	1301312514	
AG EHC II (LEN) MULTI STATE 3 LLC		3619 CAMBER AVE	1301312566	
AG EHC II (LEN) MULTI STATE 3 LLC		3620 CAMBER AVE	1301312513	
AG EHC II (LEN) MULTI STATE 3 LLC		3621 CAMBER AVE	1301312567	
AG EHC II (LEN) MULTI STATE 3 LLC		3622 CAMBER AVE	1301312512	
AG EHC II (LEN) MULTI STATE 3 LLC		3623 CAMBER AVE	1301312568	
AG EHC II (LEN) MULTI STATE 3 LLC		3624 CAMBER AVE	1301312511	
AG EHC II (LEN) MULTI STATE 3 LLC		3625 CAMBER AVE	1301312670	
AG EHC II (LEN) MULTI STATE 3 LLC		3627 CAMBER AVE	1301312569	
AG EHC II (LEN) MULTI STATE 3 LLC		3628 CAMBER AVE	1301312493	
AG EHC II (LEN) MULTI STATE 3 LLC		3629 CAMBER AVE	1301312570	
AG EHC II (LEN) MULTI STATE 3 LLC		3630 CAMBER AVE	1301312492	
AG EHC II (LEN) MULTI STATE 3 LLC		3631 CAMBER AVE	1301312571	
AG EHC II (LEN) MULTI STATE 3 LLC		3632 CAMBER AVE	1301312491	
AG EHC II (LEN) MULTI STATE 3 LLC		3633 CAMBER AVE	1301312572	
AG EHC II (LEN) MULTI STATE 3 LLC		3634 CAMBER AVE	1301312490	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		3635 CAMBER AVE	1301312573	
AG EHC II (LEN) MULTI STATE 3 LLC		2901 CORDWAINERS LN	1301312396	
U S HOME LLC		2903 CORDWAINERS LN	1301312395	
AG EHC II (LEN) MULTI STATE 3 LLC		2904 CORDWAINERS LN	1301312397	
US HOME LLC		2905 CORDWAINERS LN	1301312394	
SLATE NON-NC/NON-WA PROPERTY		2906 CORDWAINERS LN	1301312398	
US HOME LLC		2907 CORDWAINERS LN	1301312393	
SLATE NON-NC/NON-WA PROPERTY		2908 CORDWAINERS LN	1301312399	
U S HOME LLC		2909 CORDWAINERS LN	1301312392	
AG EHC II (LEN) MULTI STATE 3 LLC		2910 CORDWAINERS LN	1301312400	
U S HOME LLC		2911 CORDWAINERS LN	1301312391	
U S HOME LLC		2912 CORDWAINERS LN	1301312401	
U S HOME LLC		2913 CORDWAINERS LN	1301312390	
US HOME LLC		2914 CORDWAINERS LN	1301312402	
AG EHC II (LEN) MULTI STATE 3 LLC		2915 CORDWAINERS LN	1301312389	
US HOME LLC		2916 CORDWAINERS LN	1301312403	
AG EHC II (LEN) MULTI STATE 3 LLC		2917 CORDWAINERS LN	1301312388	
U S HOME LLC		2918 CORDWAINERS LN	1301312404	
U S HOME LLC		2920 CORDWAINERS LN	1301312405	
MCMILLAN DAVID T & KIMBERLY ALLISON		2602 FAIRLIGHT DR	1300834503	
LOGAN MEYARTHA CORDELIA COLEMAN		2604 FAIRLIGHT DR	1300834504	
US HOME LLC		2606 FAIRLIGHT DR	1300834505	
ATWELL DIANA L		2608 FAIRLIGHT DR	1300834506	
AG EHC II (LEN) MULTI STATE 3 LLC		2609 FAIRLIGHT DR	1300834513	
AG EHC II (LEN) MULTI STATE 3 LLC		2628 FAIRLIGHT DR	1301312414	
AG EHC II (LEN) MULTI STATE 3 LLC		2630 FAIRLIGHT DR	1301312415	
AG EHC II (LEN) MULTI STATE 3 LLC		2632 FAIRLIGHT DR	1301312416	
U S HOME LLC		2634 FAIRLIGHT DR	1301312417	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		2635 FAIRLIGHT DR	1301312657	
U S HOME LLC		2636 FAIRLIGHT DR	1301312418	
WHITE MATTIE RENEE		2638 FAIRLIGHT DR	1301312419	
DULAY ANGELO & CAROLYN ROBLES		2640 FAIRLIGHT DR	1301312420	
US HOME LLC		2642 FAIRLIGHT DR	1301312421	
US HOME LLC		2644 FAIRLIGHT DR	1301312422	
GUNTHER STEVEN HAROLD & NANCY		2646 FAIRLIGHT DR	1301312423	
U S HOME LLC		2648 FAIRLIGHT DR	1301312424	
U S HOME LLC		2650 FAIRLIGHT DR	1301312425	
U S HOME LLC		2653 FAIRLIGHT DR	1301312413	
US HOME LLC		2654 FAIRLIGHT DR	1301312426	
US HOME LLC		2655 FAIRLIGHT DR	1301312412	
US HOME LLC		2656 FAIRLIGHT DR	1301312427	
US HOME LLC		2658 FAIRLIGHT DR	1301312428	
US HOME LLC		2659 FAIRLIGHT DR	1301312411	
U S HOME LLC		2660 FAIRLIGHT DR	1301312429	
U S HOME LLC		2661 FAIRLIGHT DR	1301312410	
U S HOME LLC		2662 FAIRLIGHT DR	1301312430	
U S HOME LLC		2664 FAIRLIGHT DR	1301312431	
U S HOME LLC		2665 FAIRLIGHT DR	1301312409	
U S HOME LLC		2666 FAIRLIGHT DR	1301312432	
U S HOME LLC		2668 FAIRLIGHT DR	1301312433	
U S HOME LLC		2669 FAIRLIGHT DR	1301312408	
U S HOME LLC		2670 FAIRLIGHT DR	1301312434	
U S HOME LLC		2672 FAIRLIGHT DR	1301312435	
U S HOME LLC		2673 FAIRLIGHT DR	1301312407	
U S HOME LLC		2674 FAIRLIGHT DR	1301312436	
U S HOME LLC		2675 FAIRLIGHT DR	1301312406	

LIGHT PETITION

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U S HOME LLC		2676 FAIRLIGHT DR	1301312437	
SLATE NON-NC/NON-WA PROPERTY		2405 GREYFRIAR LOOP	1300834491	
MCSPIRIT THEADORA		2407 GREYFRIAR LOOP	1300834492	
STREETT NICOLE LAVONNE		2409 GREYFRIAR LOOP	1300834493	
AG EHC II (LEN) MULTI STATE 3 LLC		2410 GREYFRIAR LOOP	1300834535	
MCATEER PATRICIA ANN		2411 GREYFRIAR LOOP	1300834494	
CHAPMAN THOMAS LAMAR & ELIZABETH		2413 GREYFRIAR LOOP	1300834495	
HALL MARIAN Y		2415 GREYFRIAR LOOP	1300834496	
LOMBARDI JOSEPH		2417 GREYFRIAR LOOP	1300834497	
GB JACOBS PROPERTIES LLC		2419 GREYFRIAR LOOP	1300834498	
AG EHC II (LEN) MULTI STATE 3 LLC		3002 IVYHOUSE LN	1301312449	
AG EHC II (LEN) MULTI STATE 3 LLC		3003 IVYHOUSE LN	1301312450	
AG EHC II (LEN) MULTI STATE 3 LLC		3005 IVYHOUSE LN	1301312451	
AG EHC II (LEN) MULTI STATE 3 LLC		3007 IVYHOUSE LN	1301312452	
AG EHC II (LEN) MULTI STATE 3 LLC		3016 IVYHOUSE LN	1301312467	
AG EHC II (LEN) MULTI STATE 3 LLC		3020 IVYHOUSE LN	1301312521	
AG EHC II (LEN) MULTI STATE 3 LLC		3021 IVYHOUSE LN	1301312522	
AG EHC II (LEN) MULTI STATE 3 LLC		3022 IVYHOUSE LN	1301312520	
AG EHC II (LEN) MULTI STATE 3 LLC		3023 IVYHOUSE LN	1301312523	
AG EHC II (LEN) MULTI STATE 3 LLC		3024 IVYHOUSE LN	1301312519	
AG EHC II (LEN) MULTI STATE 3 LLC		3025 IVYHOUSE LN	1301312524	
AG EHC II (LEN) MULTI STATE 3 LLC		3026 IVYHOUSE LN	1301312518	
AG EHC II (LEN) MULTI STATE 3 LLC		3027 IVYHOUSE LN	1301312525	
AG EHC II (LEN) MULTI STATE 3 LLC		3028 IVYHOUSE LN	1301312668	
AG EHC II (LEN) MULTI STATE 3 LLC		3029 IVYHOUSE LN	1301312526	
AG EHC II (LEN) MULTI STATE 3 LLC		3030 IVYHOUSE LN	1301312517	
AG EHC II (LEN) MULTI STATE 3 LLC		3031 IVYHOUSE LN	1301312527	
AG EHC II (LEN) MULTI STATE 3 LLC		3032 IVYHOUSE LN	1301312516	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		3034 IVYHOUSE LN	1301312515	
AG EHC II (LEN) MULTI STATE 3 LLC		3037 IVYHOUSE LN	1301312528	
AG EHC II (LEN) MULTI STATE 3 LLC		3038 IVYHOUSE LN	1301312514	
AG EHC II (LEN) MULTI STATE 3 LLC		3043 IVYHOUSE LN	1301312564	
AG EHC II (LEN) MULTI STATE 3 LLC		3044 IVYHOUSE LN	1301312565	
AG EHC II (LEN) MULTI STATE 3 LLC		3048 IVYHOUSE LN	1301312583	
AG EHC II (LEN) MULTI STATE 3 LLC		3049 IVYHOUSE LN	1301312584	
AG EHC II (LEN) MULTI STATE 3 LLC		3900 LANDGATE DR	1301312627	
AG EHC II (LEN) MULTI STATE 3 LLC		3902 LANDGATE DR	1301312626	
AG EHC II (LEN) MULTI STATE 3 LLC		3904 LANDGATE DR	1301312625	
AG EHC II (LEN) MULTI STATE 3 LLC		3905 LANDGATE DR	1301312628	
AG EHC II (LEN) MULTI STATE 3 LLC		3906 LANDGATE DR	1301312624	
AG EHC II (LEN) MULTI STATE 3 LLC		3907 LANDGATE DR	1301312629	
AG EHC II (LEN) MULTI STATE 3 LLC		3908 LANDGATE DR	1301312623	
AG EHC II (LEN) MULTI STATE 3 LLC		3910 LANDGATE DR	1301312672	
AG EHC II (LEN) MULTI STATE 3 LLC		3911 LANDGATE DR	1301312630	
AG EHC II (LEN) MULTI STATE 3 LLC		3912 LANDGATE DR	1301312622	
AG EHC II (LEN) MULTI STATE 3 LLC		3913 LANDGATE DR	1301312631	
AG EHC II (LEN) MULTI STATE 3 LLC		3914 LANDGATE DR	1301312621	
AG EHC II (LEN) MULTI STATE 3 LLC		3915 LANDGATE DR	1301312632	
AG EHC II (LEN) MULTI STATE 3 LLC		3916 LANDGATE DR	1301312620	
AG EHC II (LEN) MULTI STATE 3 LLC		3917 LANDGATE DR	1301312633	
AG EHC II (LEN) MULTI STATE 3 LLC		3918 LANDGATE DR	1301312619	
AG EHC II (LEN) MULTI STATE 3 LLC		3919 LANDGATE DR	1301312634	
AG EHC II (LEN) MULTI STATE 3 LLC		3920 LANDGATE DR	1301312618	
AG EHC II (LEN) MULTI STATE 3 LLC		3921 LANDGATE DR	1301312635	
AG EHC II (LEN) MULTI STATE 3 LLC		3922 LANDGATE DR	1301312617	
AG EHC II (LEN) MULTI STATE 3 LLC		3923 LANDGATE DR	1301312636	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

Those property owners signing this petition and marking 'Yes' in the column headed 'For Lights' indicate their desire to have lights installed, and those marking 'No' indicate they do not. If a majority of the property owners in the area petition in favor of lights, County Council may order the light installation provided the light assessment revenue from the petitioning area is sufficient to pay the annual cost of the lights. If lights are installed, all properties in the area will be annually taxed at the rate established yearly. PLEASE NOTE THAT EACH AND EVERY OWNER OF A LOT, AS IDENTIFIED BY DEED, MUST SIGN THIS PETITION IN ORDER TO RECEIVE ONE FULL VOTE. THUS, FOR EXAMPLE, IF TWO PEOPLE OWN A LOT AND ONLY ONE SIGNS THIS PETITION THEN THAT WOULD EQUAL ONLY ONE HALF A VOTE.

AG EHC II (LEN) MULTI STATE 3 LLC		3924 LANDGATE DR	1301312616	
AG EHC II (LEN) MULTI STATE 3 LLC		3925 LANDGATE DR	1301312637	
AG EHC II (LEN) MULTI STATE 3 LLC		3926 LANDGATE DR	1301312615	
AG EHC II (LEN) MULTI STATE 3 LLC		3927 LANDGATE DR	1301312638	
AG EHC II (LEN) MULTI STATE 3 LLC		3700 MARITEAU DR	1301312673	
AG EHC II (LEN) MULTI STATE 3 LLC		3702 MARITEAU DR	1301312588	
AG EHC II (LEN) MULTI STATE 3 LLC		3704 MARITEAU DR	1301312587	
AG EHC II (LEN) MULTI STATE 3 LLC		3705 MARITEAU DR	1301312660	
AG EHC II (LEN) MULTI STATE 3 LLC		3706 MARITEAU DR	1301312586	
AG EHC II (LEN) MULTI STATE 3 LLC		3708 MARITEAU DR	1301312585	
AG EHC II (LEN) MULTI STATE 3 LLC		3710 MARITEAU DR	1301312584	
AG EHC II (LEN) MULTI STATE 3 LLC		3714 MARITEAU DR	1301312583	
AG EHC II (LEN) MULTI STATE 3 LLC		3716 MARITEAU DR	1301312582	
AG EHC II (LEN) MULTI STATE 3 LLC		3718 MARITEAU DR	1301312581	
AG EHC II (LEN) MULTI STATE 3 LLC		3720 MARITEAU DR	1301312580	
AG EHC II (LEN) MULTI STATE 3 LLC		3724 MARITEAU DR	1301312579	
AG EHC II (LEN) MULTI STATE 3 LLC		3726 MARITEAU DR	1301312578	
AG EHC II (LEN) MULTI STATE 3 LLC		3728 MARITEAU DR	1301312577	
AG EHC II (LEN) MULTI STATE 3 LLC		3730 MARITEAU DR	1301312576	
AG EHC II (LEN) MULTI STATE 3 LLC		3732 MARITEAU DR	1301312575	
AG EHC II (LEN) MULTI STATE 3 LLC		3734 MARITEAU DR	1301312574	
AG EHC II (LEN) MULTI STATE 3 LLC		3100 PETT LEVEL DR	1300834518	
AG EHC II (LEN) MULTI STATE 3 LLC		3101 PETT LEVEL DR	1300834520	
AG EHC II (LEN) MULTI STATE 3 LLC		3102 PETT LEVEL DR	1300834517	
AG EHC II (LEN) MULTI STATE 3 LLC		3104 PETT LEVEL DR	1300834516	
AG EHC II (LEN) MULTI STATE 3 LLC		3105 PETT LEVEL DR	1301312674	
AG EHC II (LEN) MULTI STATE 3 LLC		3106 PETT LEVEL DR	1300834515	
AG EHC II (LEN) MULTI STATE 3 LLC		3108 PETT LEVEL DR	1300834514	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		3110 PETT LEVEL DR	1301312480	
AG EHC II (LEN) MULTI STATE 3 LLC		3111 PETT LEVEL DR	1301312537	
AG EHC II (LEN) MULTI STATE 3 LLC		3112 PETT LEVEL DR	1301312479	
AG EHC II (LEN) MULTI STATE 3 LLC		3114 PETT LEVEL DR	1301312478	
AG EHC II (LEN) MULTI STATE 3 LLC		3116 PETT LEVEL DR	1301312477	
AG EHC II (LEN) MULTI STATE 3 LLC		3118 PETT LEVEL DR	1301312665	
AG EHC II (LEN) MULTI STATE 3 LLC		3120 PETT LEVEL DR	1301312476	
AG EHC II (LEN) MULTI STATE 3 LLC		3122 PETT LEVEL DR	1301312475	
AG EHC II (LEN) MULTI STATE 3 LLC		3124 PETT LEVEL DR	1301312474	
AG EHC II (LEN) MULTI STATE 3 LLC		3125 PETT LEVEL DR	1301312536	
AG EHC II (LEN) MULTI STATE 3 LLC		3126 PETT LEVEL DR	1301312473	
AG EHC II (LEN) MULTI STATE 3 LLC		3128 PETT LEVEL DR	1301312472	
AG EHC II (LEN) MULTI STATE 3 LLC		3130 PETT LEVEL DR	1301312471	
U S HOME LLC		3132 PETT LEVEL DR	1301312470	
U S HOME LLC		3134 PETT LEVEL DR	1301312469	
AG EHC II (LEN) MULTI STATE 3 LLC		3135 PETT LEVEL DR	1301312522	
U S HOME LLC		3136 PETT LEVEL DR	1301312468	
AG EHC II (LEN) MULTI STATE 3 LLC		3140 PETT LEVEL DR	1301312467	
AG EHC II (LEN) MULTI STATE 3 LLC		3141 PETT LEVEL DR	1301312521	
AG EHC II (LEN) MULTI STATE 3 LLC		3142 PETT LEVEL DR	1301312466	
AG EHC II (LEN) MULTI STATE 3 LLC		3144 PETT LEVEL DR	1301312465	
AG EHC II (LEN) MULTI STATE 3 LLC		3146 PETT LEVEL DR	1301312464	
AG EHC II (LEN) MULTI STATE 3 LLC		3148 PETT LEVEL DR	1301312463	
AG EHC II (LEN) MULTI STATE 3 LLC		3150 PETT LEVEL DR	1301312462	
AG EHC II (LEN) MULTI STATE 3 LLC		3151 PETT LEVEL DR	1301312503	
AG EHC II (LEN) MULTI STATE 3 LLC		3152 PETT LEVEL DR	1301312461	
AG EHC II (LEN) MULTI STATE 3 LLC		3154 PETT LEVEL DR	1301312460	
AG EHC II (LEN) MULTI STATE 3 LLC		3156 PETT LEVEL DR	1301312459	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		3157 PETT LEVEL DR	1301312502	
AG EHC II (LEN) MULTI STATE 3 LLC		3158 PETT LEVEL DR	1301312458	
AG EHC II (LEN) MULTI STATE 3 LLC		3160 PETT LEVEL DR	1301312457	
AG EHC II (LEN) MULTI STATE 3 LLC		3162 PETT LEVEL DR	1301312456	
AG EHC II (LEN) MULTI STATE 3 LLC		3164 PETT LEVEL DR	1301312455	
AG EHC II (LEN) MULTI STATE 3 LLC		3165 PETT LEVEL DR	1301312481	
AG EHC II (LEN) MULTI STATE 3 LLC		3166 PETT LEVEL DR	1301312454	
AG EHC II (LEN) MULTI STATE 3 LLC		3168 PETT LEVEL DR	1301312453	
AG EHC II (LEN) MULTI STATE 3 LLC		3500 PIPEWELL LN	1301312542	
AG EHC II (LEN) MULTI STATE 3 LLC		3502 PIPEWELL LN	1301312541	
AG EHC II (LEN) MULTI STATE 3 LLC		3504 PIPEWELL LN	1301312540	
AG EHC II (LEN) MULTI STATE 3 LLC		3505 PIPEWELL LN	1301312659	
AG EHC II (LEN) MULTI STATE 3 LLC		3506 PIPEWELL LN	1301312539	
AG EHC II (LEN) MULTI STATE 3 LLC		3508 PIPEWELL LN	1301312538	
AG EHC II (LEN) MULTI STATE 3 LLC		3510 PIPEWELL LN	1301312537	
AG EHC II (LEN) MULTI STATE 3 LLC		3300 ROOKERY LN	1301312502	
AG EHC II (LEN) MULTI STATE 3 LLC		3301 ROOKERY LN	1301312503	
AG EHC II (LEN) MULTI STATE 3 LLC		3302 ROOKERY LN	1301312501	
AG EHC II (LEN) MULTI STATE 3 LLC		3303 ROOKERY LN	1301312504	
AG EHC II (LEN) MULTI STATE 3 LLC		3304 ROOKERY LN	1301312500	
AG EHC II (LEN) MULTI STATE 3 LLC		3305 ROOKERY LN	1301312505	
AG EHC II (LEN) MULTI STATE 3 LLC		3306 ROOKERY LN	1301312499	
AG EHC II (LEN) MULTI STATE 3 LLC		3307 ROOKERY LN	1301312506	
AG EHC II (LEN) MULTI STATE 3 LLC		3310 ROOKERY LN	1301312498	
AG EHC II (LEN) MULTI STATE 3 LLC		3311 ROOKERY LN	1301312507	
AG EHC II (LEN) MULTI STATE 3 LLC		3312 ROOKERY LN	1301312497	
AG EHC II (LEN) MULTI STATE 3 LLC		3313 ROOKERY LN	1301312508	
AG EHC II (LEN) MULTI STATE 3 LLC		3314 ROOKERY LN	1301312496	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		3315 ROOKERY LN	1301312509	
AG EHC II (LEN) MULTI STATE 3 LLC		3316 ROOKERY LN	1301312495	
AG EHC II (LEN) MULTI STATE 3 LLC		3317 ROOKERY LN	1301312510	
AG EHC II (LEN) MULTI STATE 3 LLC		3318 ROOKERY LN	1301312494	
AG EHC II (LEN) MULTI STATE 3 LLC		3321 ROOKERY LN	1301312511	
AG EHC II (LEN) MULTI STATE 3 LLC		3322 ROOKERY LN	1301312493	
AG EHC II (LEN) MULTI STATE 3 LLC		3203 RYE HARBOUR WAY	1301312453	
AG EHC II (LEN) MULTI STATE 3 LLC		3207 RYE HARBOUR WAY	1301312481	
AG EHC II (LEN) MULTI STATE 3 LLC		3209 RYE HARBOUR WAY	1301312482	
AG EHC II (LEN) MULTI STATE 3 LLC		3211 RYE HARBOUR WAY	1301312483	
AG EHC II (LEN) MULTI STATE 3 LLC		3213 RYE HARBOUR WAY	1301312484	
AG EHC II (LEN) MULTI STATE 3 LLC		3215 RYE HARBOUR WAY	1301312669	
AG EHC II (LEN) MULTI STATE 3 LLC		3217 RYE HARBOUR WAY	1301312485	
AG EHC II (LEN) MULTI STATE 3 LLC		3219 RYE HARBOUR WAY	1301312486	
AG EHC II (LEN) MULTI STATE 3 LLC		3221 RYE HARBOUR WAY	1301312487	
AG EHC II (LEN) MULTI STATE 3 LLC		3223 RYE HARBOUR WAY	1301312488	
AG EHC II (LEN) MULTI STATE 3 LLC		3225 RYE HARBOUR WAY	1301312489	
AG EHC II (LEN) MULTI STATE 3 LLC		3227 RYE HARBOUR WAY	1301312490	
AG EHC II (LEN) MULTI STATE 3 LLC		3235 RYE HARBOUR WAY	1301312671	
AG EHC II (LEN) MULTI STATE 3 LLC		3250 RYE HARBOUR WAY	1301312667	
AG EHC II (LEN) MULTI STATE 3 LLC		3255 RYE HARBOUR WAY	1301312664	
AG EHC II (LEN) MULTI STATE 3 LLC		3261 RYE HARBOUR WAY	1301312638	
AG EHC II (LEN) MULTI STATE 3 LLC		3263 RYE HARBOUR WAY	1301312639	
AG EHC II (LEN) MULTI STATE 3 LLC		3267 RYE HARBOUR WAY	1301321249	
ESPIRITU JESUS		2503 ST GILES DR	1300834499	
ESPIRITU ELIZABETH ECO		2503 ST GILES DR	1300834499	
HEDSTROM BERNADETTE JOY		2503 ST GILES DR	1300834499	
DOAN MICHAEL BARTON & KATHERINE		2505 ST GILES DR	1300834500	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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HAYES GLORIA S		2507 ST GILES DR	1300834501	
KELLEY CAROL LYNETTA		2509 ST GILES DR	1300834502	
AG EHC II (LEN) MULTI STATE 3 LLC		3803 STRAND HILL DR	1301312601	
AG EHC II (LEN) MULTI STATE 3 LLC		3805 STRAND HILL DR	1301312602	
AG EHC II (LEN) MULTI STATE 3 LLC		3807 STRAND HILL DR	1301312603	
AG EHC II (LEN) MULTI STATE 3 LLC		3809 STRAND HILL DR	1301312604	
AG EHC II (LEN) MULTI STATE 3 LLC		3811 STRAND HILL DR	1301312605	
AG EHC II (LEN) MULTI STATE 3 LLC		3813 STRAND HILL DR	1301312606	
AG EHC II (LEN) MULTI STATE 3 LLC		3817 STRAND HILL DR	1301312607	
AG EHC II (LEN) MULTI STATE 3 LLC		3819 STRAND HILL DR	1301312608	
AG EHC II (LEN) MULTI STATE 3 LLC		3820 STRAND HILL DR	1301312661	
AG EHC II (LEN) MULTI STATE 3 LLC		3821 STRAND HILL DR	1301312609	
AG EHC II (LEN) MULTI STATE 3 LLC		3823 STRAND HILL DR	1301312610	
AG EHC II (LEN) MULTI STATE 3 LLC		3825 STRAND HILL DR	1301312611	
AG EHC II (LEN) MULTI STATE 3 LLC		3827 STRAND HILL DR	1301312612	
AG EHC II (LEN) MULTI STATE 3 LLC		3829 STRAND HILL DR	1301312613	
AG EHC II (LEN) MULTI STATE 3 LLC		3831 STRAND HILL DR	1301312614	
AG EHC II (LEN) MULTI STATE 3 LLC		3400 TANYARD LN	1301312536	
AG EHC II (LEN) MULTI STATE 3 LLC		3402 TANYARD LN	1301312535	
AG EHC II (LEN) MULTI STATE 3 LLC		3404 TANYARD LN	1301312534	
AG EHC II (LEN) MULTI STATE 3 LLC		3406 TANYARD LN	1301312533	
AG EHC II (LEN) MULTI STATE 3 LLC		3408 TANYARD LN	1301312532	
U S HOME LLC		2702 TEA TREE LN	1300834512	
U S HOME LLC		2703 TEA TREE LN	1301312375	
U S HOME LLC		2704 TEA TREE LN	1300834511	
U S HOME LLC		2705 TEA TREE LN	1301312374	
US HOME LLC		2706 TEA TREE LN	1300834510	
U S HOME LLC		2707 TEA TREE LN	1301312373	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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US HOME LLC		2708 TEA TREE LN	1300834509	
U S HOME LLC		2709 TEA TREE LN	1301312372	
MEALO MARK STEVEN		2710 TEA TREE LN	1300834508	
AG EHC II (LEN) MULTI STATE 3 LLC		2711 TEA TREE LN	1301312678	
US HOME LLC		2712 TEA TREE LN	1300834507	
US HOME LLC		2717 TEA TREE LN	1301312368	
GILLIAM MELISSA TYNETTA		2719 TEA TREE LN	1301312369	
AG EHC II (LEN) MULTI STATE 3 LLC		2720 TEA TREE LN	1301312663	
JOHNSON JASMINE WHITNEY		2721 TEA TREE LN	1301312370	
HO MIKIKO		2723 TEA TREE LN	1301312371	
AG EHC II (LEN) MULTI STATE 3 LLC		2727 TEA TREE LN	1301312679	
US HOME LLC		2731 TEA TREE LN	1301312376	
US HOME LLC		2733 TEA TREE LN	1301312377	
U S HOME LLC		2735 TEA TREE LN	1301312378	
U S HOME LLC		2737 TEA TREE LN	1301312379	
AG EHC II (LEN) MULTI STATE 3 LLC		2114 WINCHELSEA PKY	1300834536	
AG EHC II (LEN) MULTI STATE 3 LLC		2124 WINCHELSEA PKY	1300834513	
AG EHC II (LEN) MULTI STATE 3 LLC		2135 WINCHELSEA PKY	1300834534	
AG EHC II (LEN) MULTI STATE 3 LLC		2202 WINCHELSEA PKY	1300834518	
AG EHC II (LEN) MULTI STATE 3 LLC		2205 WINCHELSEA PKY	1300834521	
AG EHC II (LEN) MULTI STATE 3 LLC		2207 WINCHELSEA PKY	1300834522	
AG EHC II (LEN) MULTI STATE 3 LLC		2209 WINCHELSEA PKY	1300834523	
AG EHC II (LEN) MULTI STATE 3 LLC		2211 WINCHELSEA PKY	1300834524	
AG EHC II (LEN) MULTI STATE 3 LLC		2212 WINCHELSEA PKY	1300834520	
AG EHC II (LEN) MULTI STATE 3 LLC		2213 WINCHELSEA PKY	1300834525	
AG EHC II (LEN) MULTI STATE 3 LLC		2215 WINCHELSEA PKY	1300834526	
AG EHC II (LEN) MULTI STATE 3 LLC		2216 WINCHELSEA PKY	1300834519	
AG EHC II (LEN) MULTI STATE 3 LLC		2217 WINCHELSEA PKY	1300834527	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		2219 WINCHELSEA PKY	1300834528	
AG EHC II (LEN) MULTI STATE 3 LLC		2220 WINCHELSEA PKY	1301312546	
AG EHC II (LEN) MULTI STATE 3 LLC		2221 WINCHELSEA PKY	1300834529	
AG EHC II (LEN) MULTI STATE 3 LLC		2223 WINCHELSEA PKY	1300834530	
AG EHC II (LEN) MULTI STATE 3 LLC		2224 WINCHELSEA PKY	1301312545	
AG EHC II (LEN) MULTI STATE 3 LLC		2225 WINCHELSEA PKY	1300834531	
AG EHC II (LEN) MULTI STATE 3 LLC		2227 WINCHELSEA PKY	1300834532	
AG EHC II (LEN) MULTI STATE 3 LLC		2228 WINCHELSEA PKY	1301312544	
AG EHC II (LEN) MULTI STATE 3 LLC		2230 WINCHELSEA PKY	1301312543	
AG EHC II (LEN) MULTI STATE 3 LLC		2231 WINCHELSEA PKY	1300834533	
AG EHC II (LEN) MULTI STATE 3 LLC		2233 WINCHELSEA PKY	1301312547	
AG EHC II (LEN) MULTI STATE 3 LLC		2235 WINCHELSEA PKY	1301312548	
AG EHC II (LEN) MULTI STATE 3 LLC		2237 WINCHELSEA PKY	1301312549	
AG EHC II (LEN) MULTI STATE 3 LLC		2238 WINCHELSEA PKY	1301312558	
AG EHC II (LEN) MULTI STATE 3 LLC		2239 WINCHELSEA PKY	1301312550	
AG EHC II (LEN) MULTI STATE 3 LLC		2241 WINCHELSEA PKY	1301312551	
AG EHC II (LEN) MULTI STATE 3 LLC		2243 WINCHELSEA PKY	1301312552	
AG EHC II (LEN) MULTI STATE 3 LLC		2245 WINCHELSEA PKY	1301312553	
AG EHC II (LEN) MULTI STATE 3 LLC		2247 WINCHELSEA PKY	1301312554	
AG EHC II (LEN) MULTI STATE 3 LLC		2249 WINCHELSEA PKY	1301312555	
AG EHC II (LEN) MULTI STATE 3 LLC		2251 WINCHELSEA PKY	1301312556	
AG EHC II (LEN) MULTI STATE 3 LLC		2253 WINCHELSEA PKY	1301312557	
AG EHC II (LEN) MULTI STATE 3 LLC		2301 WINCHELSEA PKY	1301312589	
AG EHC II (LEN) MULTI STATE 3 LLC		2303 WINCHELSEA PKY	1301312590	
AG EHC II (LEN) MULTI STATE 3 LLC		2305 WINCHELSEA PKY	1301312591	
AG EHC II (LEN) MULTI STATE 3 LLC		2307 WINCHELSEA PKY	1301312592	
AG EHC II (LEN) MULTI STATE 3 LLC		2309 WINCHELSEA PKY	1301312593	
AG EHC II (LEN) MULTI STATE 3 LLC		2311 WINCHELSEA PKY	1301312594	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

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AG EHC II (LEN) MULTI STATE 3 LLC		2312 WINCHELSEA PKY	1301312675	
AG EHC II (LEN) MULTI STATE 3 LLC		2313 WINCHELSEA PKY	1301312595	
AG EHC II (LEN) MULTI STATE 3 LLC		2315 WINCHELSEA PKY	1301312596	
AG EHC II (LEN) MULTI STATE 3 LLC		2317 WINCHELSEA PKY	1301312597	
AG EHC II (LEN) MULTI STATE 3 LLC		2319 WINCHELSEA PKY	1301312598	
AG EHC II (LEN) MULTI STATE 3 LLC		2320 WINCHELSEA PKY	1301312627	
AG EHC II (LEN) MULTI STATE 3 LLC		2321 WINCHELSEA PKY	1301312599	
AG EHC II (LEN) MULTI STATE 3 LLC		2323 WINCHELSEA PKY	1301312600	
AG EHC II (LEN) MULTI STATE 3 LLC		2325 WINCHELSEA PKY	1301312676	
AG EHC II (LEN) MULTI STATE 3 LLC		2327 WINCHELSEA PKY	1301312648	
AG EHC II (LEN) MULTI STATE 3 LLC		2329 WINCHELSEA PKY	1301312649	
AG EHC II (LEN) MULTI STATE 3 LLC		2330 WINCHELSEA PKY	1301312662	
AG EHC II (LEN) MULTI STATE 3 LLC		2331 WINCHELSEA PKY	1301312650	
AG EHC II (LEN) MULTI STATE 3 LLC		2333 WINCHELSEA PKY	1301312651	
AG EHC II (LEN) MULTI STATE 3 LLC		2337 WINCHELSEA PKY	1301312652	
AG EHC II (LEN) MULTI STATE 3 LLC		2339 WINCHELSEA PKY	1301312653	
AG EHC II (LEN) MULTI STATE 3 LLC		2340 WINCHELSEA PKY	1301312647	
AG EHC II (LEN) MULTI STATE 3 LLC		2341 WINCHELSEA PKY	1301321242	
AG EHC II (LEN) MULTI STATE 3 LLC		2342 WINCHELSEA PKY	1301312646	
AG EHC II (LEN) MULTI STATE 3 LLC		2343 WINCHELSEA PKY	1301321243	
AG EHC II (LEN) MULTI STATE 3 LLC		2344 WINCHELSEA PKY	1301312645	
AG EHC II (LEN) MULTI STATE 3 LLC		2345 WINCHELSEA PKY	1301321244	
AG EHC II (LEN) MULTI STATE 3 LLC		2346 WINCHELSEA PKY	1301312644	
AG EHC II (LEN) MULTI STATE 3 LLC		2347 WINCHELSEA PKY	1301321245	
AG EHC II (LEN) MULTI STATE 3 LLC		2348 WINCHELSEA PKY	1301312643	
AG EHC II (LEN) MULTI STATE 3 LLC		2349 WINCHELSEA PKY	1301321246	
AG EHC II (LEN) MULTI STATE 3 LLC		2350 WINCHELSEA PKY	1301312642	
AG EHC II (LEN) MULTI STATE 3 LLC		2351 WINCHELSEA PKY	1301321247	

LIGHT PETITION

Install Arlington LED 70Watt equivalent Streetlights

IN THE DEVELOPMENT OF: WINCHELSEA SUBD

Those property owners signing this petition and marking 'Yes' in the column headed 'For Lights' indicate their desire to have lights installed, and those marking 'No' indicate they do not. If a majority of the property owners in the area petition in favor of lights, County Council may order the light installation provided the light assessment revenue from the petitioning area is sufficient to pay the annual cost of the lights. If lights are installed, all properties in the area will be annually taxed at the rate established yearly. PLEASE NOTE THAT EACH AND EVERY OWNER OF A LOT, AS IDENTIFIED BY DEED, MUST SIGN THIS PETITION IN ORDER TO RECEIVE ONE FULL VOTE. THUS, FOR EXAMPLE, IF TWO PEOPLE OWN A LOT AND ONLY ONE SIGNS THIS PETITION THEN THAT WOULD EQUAL ONLY ONE HALF A VOTE.

AG EHC II (LEN) MULTI STATE 3 LLC		2352 WINCHELSEA PKY	1301312641	
AG EHC II (LEN) MULTI STATE 3 LLC		2353 WINCHELSEA PKY	1301321248	
AG EHC II (LEN) MULTI STATE 3 LLC		2354 WINCHELSEA PKY	1301312640	
AG EHC II (LEN) MULTI STATE 3 LLC		2355 WINCHELSEA PKY	1301321249	
AG EHC II (LEN) MULTI STATE 3 LLC		2356 WINCHELSEA PKY	1301312639	

Prime Sponsor(s): Mr. Sheldon, Mr. Carter
Requested by: Public Works
Date of introduction: June 10, 2025

ORDINANCE NO. 25-086

TO APPROPRIATE $190,000 IN THE GARSTIN TRUST TO BE ADMINISTERED BY THE DEPARTMENT OF PUBLIC WORKS

WHEREAS, Geoffrey Smith Garstin was a prominent and successful employee of the Dupont Company; and

WHEREAS, Mr. Garstin and his wife, Ann Nields Garstin, were civic-minded citizens especially devoted to the parks of New Castle County; and

WHEREAS, Mr. and Mrs. Garstin established in their wills a residuary trust, a portion of which was to be given to New Castle County free from trust as a memorial to Mr. and Mrs. Garstin, with the income from this endowment to be used for the care, maintenance, and upkeep of parks under New Castle County jurisdiction; and

WHEREAS, the Garstin Trust portfolio has a balance of $3,675,013.57 as of April 30, 2025; and

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

WHEREAS, each contract or purchase order funded through this Garstin Trust appropriation will be submitted on a Resolution for Council's consideration as required by *New Castle County Code* § 2.02.004.

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

Section 1. To promote park maintenance within New Castle County, $190,000 in the Garstin Trust Fund is hereby appropriated to be administered by the Department of Public Works.

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.

Section 3. The provisions of this Ordinance shall become effective on July 1, 2025.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate $190,000 from the Garstin Trust portfolio to the Garstin Trust Fund to fund park maintenance for Fiscal Year 2026, to be administered by the Department of Public Works. The provisions in this Ordinance shall become effective July 1, 2025.

FISCAL NOTE: This Ordinance, if approved, will appropriate $190,000 from the Garstin Trust portfolio to the Garstin Trust Fund to fund park maintenance for Fiscal Year 2026. There is no discernible impact to the Operating Budget since this is an appropriation in the Garstin Trust Fund. The intent is to appropriate funds as follows:

Increase Materials and Supplies	70,000
Increase Contractual Services	120,000
TOTAL	$190,000

Acknowledged by the Chief Financial Officer May 29, 2025.

Prime Sponsor(s): Mr. Hollins, Mr. Street, Mr. Smiley
Requested by: County Council
Date of introduction: June 10, 2025

ORDINANCE NO. 25-087

AMEND THE FY2026 APPROVED OPERATING BUDGET: APPROPRIATE FUNDING FROM THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF THE COUNTY COUNCIL TO THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES FOR YOUTH EMPLOYMENT

WHEREAS, New Castle County Council has previously received funds from the State of Delaware Department of Labor – Delaware Workforce Investment Board to fund the New Castle County Youth Employment Program; and

WHEREAS, the New Castle County Youth Employment Program provides employment experiences for youths between the ages of 14 and 20 that will promote responsibility, teamwork and work ethic; and

WHEREAS, New Castle County Council has determined that there will be unspent funding available in the Grants and Fixed Charges Budget Line Item in FY2026; and

WHEREAS, New Castle County Council would like to contribute $125,000 from their Grants and Fixed Charges Budget Line Item within the FY2026 Approved Operating Budget to the Department of Community Services, Division of Community Resources Salaries and Wages and Benefits Budget Line Items for the New Castle County Youth Employment Program; and

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

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

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

Section 2. The foregoing amendment shall be considered a part of the Annual Operating Budget for the fiscal year beginning July 1, 2025 and shall be effective as though incorporated initially in the Annual Operating Budget Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption by the County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of

New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate $125,000 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2026 Approved Operating Budget to the Department of Community Services, Division of Community Resources Salaries and Wages and Benefits Budget Line Items for the New Castle County Youth Employment Program.

FISCAL NOTE: This Ordinance, if approved, will appropriate $125,000 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2026 Approved Operating Budget to the Department of Community Services, Division of Community Resources Salaries and Wages and Benefits Budget Line Items for the New Castle County Youth Employment Program.

This legislation will reduce the FY2026 Approved Operating Budget for County Council by $125,000 and increase the Department of Community Services by $125,000. This legislation will result in no increase to the FY2026 Approved Operating Budget as the legislation is a transfer of funds between departments. There is no fiscal impact for FY2027 or FY2028.

Acknowledged by the Chief Financial Officer May 29, 2025.

EXHIBIT A1

COUNTY COUNCIL			
Salaries and Wages		$	2,708,793
Benefits			1,525,869
Training and Civic Affairs			67,388
Communication and Utilities			15,854
Materials and Supplies			60,772
Contractual Services			255,947
Equipment			1,600
Grants and Fixed Charges	~~439,991~~		314,991
Operating Transfer Charges			195,519
Total	***~~5,271,733~~***	***$***	***5,146,733***
Total Authorized Full-Time Positions	***35***		
COUNTY EXECUTIVE			
Salaries and Wages		$	2,305,318
Benefits			1,293,169
Training and Civic Affairs			41,904
Communication and Utilities			18,850
Materials and Supplies			22,236
Contractual Services			248,565
Equipment			1,000
Grants and Fixed Charges			43,000
Contingency			55,000
Operating Transfer Charges			112,454
Total		***$***	***4,141,496***
Total Authorized Full-Time Positions	***17***		
DEPARTMENT OF ADMINISTRATION			
Salaries and Wages		$	14,072,608
Benefits			7,834,901
Training and Civic Affairs			191,975
Communication and Utilities			8,380,342
Materials and Supplies			163,673
Contractual Services			7,621,531
Equipment			322,900
Grants and Fixed Charges			4,005,350
Operating Transfer Charges			1,197,550
Operating Transfer Credits			(14,044,103)
Total		***$***	***29,746,727***
Total Authorized Full-Time Positions	***168***		

DEPARTMENT OF PUBLIC WORKS			
Salaries and Wages		$	28,756,814
Benefits			16,093,269
Training and Civic Affairs			45,445
Communication and Utilities			27,456,675
Materials and Supplies			4,963,121
Contractual Services			11,073,787
Equipment			498,333
Grants and Fixed Charges			1,249,757
Land and Structures			35,000
Operating Transfer Charges			4,840,573
Operating Transfer Credits			(7,876,371)
Total		***$***	***87,136,403***
Total Authorized Full-Time Positions	***389***		

DEPARTMENT OF LAND USE			
Salaries and Wages		$	8,986,033
Benefits			5,031,240
Training and Civic Affairs			66,975
Communication and Utilities			103,015
Materials and Supplies			106,727
Contractual Services			1,532,609
Equipment			55,240
Grants and Fixed Charges			56,500
Operating Transfer Charges			1,071,279
Total		***$***	***17,009,618***
Total Authorized Full-Time Positions	***113***		

DEPARTMENT OF COMMUNITY SERVICES			
Salaries and Wages	~~13,539,448~~	$	13,653,916
Benefits	~~5,864,111~~		5,874,643
Training and Civic Affairs			18,560
Communication and Utilities			1,566,414
Materials and Supplies			1,629,039
Contractual Services			3,906,395
Equipment			18,900
Grants and Fixed Charges			3,235,149
Operating Transfer Charges			1,395,685
Operating Transfer Credits			(243,749)
Total	***~~30,929,952~~***	***$***	***31,054,952***
Total Authorized Full-Time Positions	***162***		

DEPARTMENT OF PUBLIC SAFETY			
Salaries and Wages		$	78,228,874
Benefits			43,442,715
Training and Civic Affairs			205,206
Communication and Utilities			992,877
Materials and Supplies			1,313,047
Contractual Services			2,458,322
Equipment			1,661,783
Grants and Fixed Charges			8,741,271
Operating Transfer Charges			8,501,518
Total		***$***	***145,545,613***
Total Authorized Full-Time Positions	***729***		

REGISTER OF WILLS			
Salaries and Wages		$	1,219,161
Benefits			669,258
Training and Civic Affairs			34,950
Communication and Utilities			10,257
Materials and Supplies			10,053
Contractual Services			62,715
Equipment			2,800
Operating Transfer Charges			97,749
Total		***$***	***2,106,943***
Total Authorized Full-Time Positions	***20***		

RECORDER OF DEEDS			
Salaries and Wages		$	1,377,085
Benefits			764,405
Training and Civic Affairs			40,170
Communication and Utilities			31,892
Materials and Supplies			12,398
Contractual Services			82,718
Equipment			6,150
Grants and Fixed Charges			18,350
Operating Transfer Charges			172,975
Total		$	***2,506,143***
Total Authorized Full-Time Positions	***23***		

SHERIFF			
Salaries and Wages		$	1,482,722
Benefits			835,738
Training and Civic Affairs			29,452
Communication and Utilities			12,261
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			150,197
Total		***$***	***2,592,628***
Total Authorized Full-Time Positions	***21***		

CLERK OF THE PEACE			
Salaries and Wages		$	538,617
Benefits			303,592
Training and Civic Affairs			9,600
Communication and Utilities			3,586
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			0
Operating Transfer Charges			35,085
Total		***$***	***917,502***
Total Authorized Full-Time Positions	***7***		

DEBT SERVICE			
Debt Service		$	47,892,496
Total		***$***	***47,892,496***
Total Authorized Full-Time Positions			

ETHICS COMMISSION		
Salaries and Wages	$	44,477
Benefits		4,092
Training and Civic Affairs		10,500
Communication and Utilities		1,745
Materials and Supplies		2,450
Contractual Services		235,747
Equipment		500
Operating Transfer Charges		6,796
Total	***$***	***306,307***
Total Authorized Full-Time Positions 0		
COUNCIL CONTINGENCY		
Contingency	$	250,000
Total	***$***	***250,000***
Total Authorized Full-Time Positions		
EXECUTIVE CONTINGENCY		
Contingency	$	600,000
Total	***$***	***600,000***
Total Authorized Full-Time Positions		
PERSONNEL CONTINGENCY		
Contingency	$	455,000
Total	***$***	***455,000***
Total Authorized Full-Time Positions		
BENEFITS CONTINGENCY		
Contingency	$	2,250,000
Total	***$***	***2,250,000***
Total Authorized Full-Time Positions		
ATTRITION CONTINGENCY		
Personal Services - Salaries and Wages	$	(6,107,378)
Personal Services - Employee Benefits	$	(3,442,422)
Total	***$***	***(9,549,800)***
Total Authorized Full-Time Positions		
ONE-TIME CONTINGENCY		
Contingency	$	1,144,825
Total	***$***	***1,144,825***

NEW CASTLE COUNTY			
Salaries and Wages	~~147,152,572~~	$	147,267,040
Benefits	~~80,219,937~~		80,230,469
Training and Civic Affairs			762,125
Communication and Utilities			38,593,768
Materials and Supplies			8,313,529
Contractual Services			27,552,603
Equipment			2,574,206
Grants and Fixed Charges	~~*17,789,368*~~		17,664,368
Debt Service			47,892,496
Land and Structures			35,000
Contingency			4,754,825
Operating Transfer Charges			17,777,380
Operating Transfer Credits			(22,164,223)
Sub-Total New Castle County		***$***	**371,253,586**
Total Authorized Full-Time Positions	***1,684***		

RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF JUNE 30, 2025	
Tax Stabilization Reserve Account	67,418,321
Sewer Rate Stabilization Reserve Account	8,944,781
General Fund Budget Reserve Account	45,312,006
Sewer Fund Budget Reserve Account	18,734,142
Total Reserves:	**140,409,250**

Prime Sponsor(s): Mr. Smiley
Requested by: Administration/Finance
Date of introduction: June 10, 2025

ORDINANCE NO. 25-088

TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH 100 WATT EQUIVALENT LIGHT EMITTING DIODE (LED) BULBS IN THE DASHER FARM SUBDIVISION AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS

WHEREAS, a petition has been filed with the Clerk of New Castle County Council for the establishment of a street light tax district in the **DASHER FARM SUBDIVISION** and for the installation of Arlington street lights with 100 watt light emitting diode (LED) bulbs, therein.

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

Section 1. The County Executive is hereby authorized to enter into a contract, in accordance with 9 *Del. C.* Chapter 21, to provide for the installation of ARLINGTON street lights with 100 watt light emitting diode (LED) bulbs, according to the standards established by the New Castle County Department of Land Use, to be erected along DASHER TRACE AND GARDNER CIRCLE as set forth in the petition.

Section 2. The properties set forth in the petition shall continue to be subject to an annual tax based on the full annual cost of the street lighting in an amount to be provided for in the Annual Revenue Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will allow for the installation of ARLINGTON street lights with 100 watt light emitting diode (LED) bulbs in the DELAWARE DASHER FARM.

FISCAL NOTE: This Ordinance, if approved, provides for the installation of ARLINGTON street lights with light emitting diode (LED) bulbs (100 Watt Equivalent) and the assessment of a light tax based on the rates set in the Annual Revenue Ordinance.

The light tax assessed on these DASHER FARM SUBDIVISION properties set forth in the petition filed with the Clerk of County Council will be billed in conjunction with the annual property tax billing. The increased expenditure to the County resulting from the installation and maintenance will be offset by the increased revenues realized from the light tax assessment.

Acknowledged by the Chief Financial Officer May 29, 2025.

Marcus Henry
County Executive

Jill Floore
Chief Financial Officer

OFFICE OF FINANCE

BUILDERS PETITION FOR STREET LIGHTING

STATE OF DELAWARE :

SS :

NEW CASTLE COUNTY :

TO: The Honorable President and Members of County Council of New Castle County, Delaware

BE IT KNOWN, that on this 7TH Day of MAY, A.D. 2025 personally appeared before me, the undersigned Notary Public, JOHN J. YANNACONE, MANAGER OF DASHER FARM LLC, PO BOX 7189, WILMINGTON, DE 19803 (302) 479.8314 of the State of Delaware, known to me as such, and being first duly sworn by me according to law, stated and said as follows:

1. DASHER FARM LLC holds record title to THE PROPERTY DESCRIBED IN EXHIBIT A a subdivision located in BEAR, New Castle County, Delaware, the metes and bounds for which are set forth in the Deed ~~dated~~ RECORDED MAY 15, 2015, between FRANK E. ACIERNO as grantors, and DASHER FARM LLC as grantee, recorded in the Office for the Recorder of Deeds in and for New Castle County at Wilmington, Delaware, in Deed Instrument Number 20150515-0023038, a copy of which is attached hereto and made a part hereof as EXHIBIT A. A substantially reduced copy of the record subdivision plan for the portion of the lands known as DASHER FARM New Castle County, Delaware, being known as Subdivision Instrument No. 20220724-007351(is attached hereto and made a part hereof as EXHIBIT B.

2. DASHER FARM LLC. as sole owner of THE PROPERTY DESCRIBED IN EXHIBIT A an unincorporated community in BEAR, New Castle County, Delaware, hereby petitions New Castle County pursuant to 9 Del. C. 2101 et seq. (Rev. 1974) to enter into a contract for the purpose of providing light for the streets running through and within DASHER FARM, the boundary lines of which are set forth on EXHIBIT A attached hereto and made part hereof, and more visually represented in EXHIBIT B attached hereto and made part hereof.

3. The type of streetlight and wattage being requested – Select one…

- ☐ Colonial / Traditionaire LED (70 watt HPS equivalent)
- ☐ Colonial / Traditionaire LED (100 watt HPS equivalent)
- ☐ Arlington LED (70 watt HPS equivalent)
- ☑ Arlington LED (100 watt HPS equivalent)

4. List names of all streets you wish to have lights installed on DASHER TRACE, GARDNER CIRCLE

DASHER FARM LLC

BY John J. Giannacone, Manager

BY

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

Mary E Strock

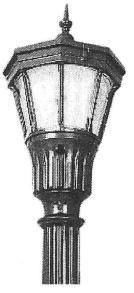
Notary Public

My commission expires: 5-26-25

(Seal)

MARY E STROCK
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires:05/26/2025

NCC Available Streetlight Types With LED Bulbs – ***DARK SKY COMPLIANT*** – 07/01/2024



Arlington

Blends the graceful symmetry and nostalgic appeal of the eight-sided lantern with precision optics and state-of-the-art light technology. The result is an aesthetically distinctive light that provides superior performance while delivering vital energy efficiency.

- **Applications:** Parks, streets, open areas.
- **Tariff Service Classification:** Decorative Post Top.
- Can be ordered as **Dark Sky Compliant**, but that would require part changes to meet certain municipal requirements.

This light type is offered in 70 or 100 watt equivalents

******* Requires Underground Wiring!***



Colonial (or Traditionaire)

A proven favorite for adding a touch of style to meet virtually any lighting need. Reminiscent of the lanterns of colonial New England, this four-sided light's clean lines are complemented by its softly curved chimney. Its visual appeal is combined with energy efficiency for maximum lighting benefit.

- **Applications:** Walkways, streets, parking areas, open space.
- **Tariff Service Classification:** Colonial Post Top.
- Can be ordered as **Dark Sky Compliant**, but that would require part changes to meet certain municipal requirements.

This light type is offered in 70 or 100 watt equivalents

******* Requires Underground Wiring!***

DASHER FARM- STREETLIGHT PETITION: EXHIBIT A

20150515-0023038
Pages: 3 F: $236.00
05/15/15 08:47:55 AM
T20150015927
Michael E. Kozikowski
New Castle Recorder DEE

Tax Parcel Nos. See Attached "Exhibit A"
Prepared By and Return To:
Gordon, Fournaris & Mammarella, P.A.
1925 Lovering Avenue
Wilmington, DE 19806
File No. 15-142 (CPO/anf)

THIS DEED is made this _____ day of _____, 2015,

BETWEEN, **FRANK E. ACIERNO,** party of the first part,

AND

DASHER FARM LLC, a Delaware limited liability company, party of the second part.

WITNESSETH, That the said party of the first part for and in consideration of the sum of TEN DOLLARS ($10.00) lawful money of the United States of America, the receipt of which is hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns, in fee,

ALL that certain tract, piece or parcel of land, situate in New Castle Hundred, New Castle County and State of Delaware, located on the southwesterly side of Franklin School House Road shown as Parcel No. 3 on a survey prepared by Zebley & Associates, Inc., Professional Land Surveyors of Wilmington, Delaware, dated November 21, 1980, drawing No. 6837 med and being more particularly bounded and described as follows, to-wit:

BEGINNING at a point in the centerline of Franklin School House Road said point being a common corner for lands herein being described and lands dedicated to the State of Delaware by the Record Minor Subdivision Plan for Property of Helen A. Dasher recorded May 15, 1980 in Microfilm Record No. 5569 and said point being further located along the said centerline of Franklin School House Road the two (2) following described courses and distances from its intersection thereof with the property division line for lands of Helen A. Dasher, and lands now or formerly of R. Arnold Boyer and Francis Boyer, his wife: (l) by a curve to the right having a radius of 1073.99 feet in a northwesterly direction an arc distance of 209.10 feet to the point of tangency of said curve; and (2) North 65 degrees 27 minutes 28 seconds West, 87.00 feet; thence from said point of Beginning along said lands dedicated to the State of Delaware, in part, and along lands of Michael Brisco and Bonnie Brisco, his wife, shown as Parcel No. 2 on the aforesaid Record Miner Subdivision Plan for property of Helen A. Dasher, in part, South 31 degrees 16 minutes 07 seconds West, 1,367.49 feet to a point in the northeasterly boundary line of the Subdivision of Fairwinds; thence thereby in part, and along lands of Helen A. Dasher, in part, North 52 degrees 19 minutes 08 seconds West, 467.51 feet to a corner for said lands of Helen A. Dasher; thence thereby the two (2) following described courses and distances: (l) North 2 degrees 18 minutes 37 seconds East, 550.00 feet to a point; and (2) North 32 degrees 32 minutes 52 seconds East, 750.00 feet to a point in the old centerline of Franklin School House Road, said point also being a common corner for lands now or formerly of Donald S. Whitten

3.59

NCC 224192 05/14/15 15:17:00
$0.00 ST
$0.00 NC

and Mathilda Whitten, his wife; thence along the said old centerline of Franklin School House Road South 65 degrees 27 minutes 28 seconds East, 719.09 feet to the point and place of Beginning. Containing within said described metes and bounds 20.0092 acres of lands be the same more or less.

SUBJECT to all easements, restrictions, reservations, agreements, covenants, mortgages and other encumbrances of record.

BEING the same lands and premises which Boyd Y. Campbell and Velma E. Campbell, husband and wife, by deed dated July 27, 1988 and recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware, in Deed Book 737, Page 141 did grant and convey unto Frank E. Acierno, in fee. The lands and premises described herein have been subdivided into 54 separate parcels in accordance with the Record Major Subdivision Plan recorded in the Office aforesaid as Instrument No. 20071010-00888160

IN WITNESS WHEREOF, the said party of the first part has hereunto set his hand and seal.

SEALED AND DELIVERED
IN THE PRESENCE OF:

Charles P. O'Brien
Witness

(SEAL)
Frank E. Acierno

STATE OF Delaware)
) SS
COUNTY OF New Castle)

BE IT REMEMBERED, That on this 17th day of April, 2015, personally came before me, the Subscriber, a Notarial Officer for the State and County aforesaid, Frank E. Acierno, party to this Indenture, known to me personally to be such and he acknowledged this Indenture to be his act and deed.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

CHARLES P. O'BRIEN, ESQUIRE
Delaware Attorney at Law
Notarial Officer - 29 Del.C.§ 4323

Charles P. O'Brien
Notary Public
Name Printed: _____
My Commission Expires: _____

Grantee's Address:
C/O Allied Properties
P.O. Box 7189
Wilmington, DE 19803

NO TITLE SEARCH OR SURVEY REQUESTED OR PERFORMED

Exhibit "A"

10-033.20-226	10-033.20-227	10-033.20-228	10-033.20-229	10-033.20-230
10-033.20-231	10-033.20-232	10-033.20-233	10-033.20-234	10-033.20-235
10-033.20-236	10-033.20-237	10-033.20-238	10-033.20-239	10-033.20-240
10-033.20-241	10-033.20-242	10-033.20-243	10-033.20-244	10-033.20-245
10-033.20-246	10-033.20-247	10-033.20-248	10-033.20-249	10-033.20-250
10-033.40-122	10-033.40-123	10-033.40-124	10-033.40-125	10-033.40-126
10-033.40-127	10-033.40-128	10-033.40-129	10-033.40-130	10-033.40-131
10-033.40-132	10-033.40-133	10-033.40-134	10-033.40-135	10-033.40-136
10-033.40-137	10-034.10-274	10-034.10-275	10-034.10-276	10-034.10-277
10-034.10-278	10-034.10-279	10-034.10-280	10-034.10-281	10-034.10-282
10-034.10-283	10-034.10-284	10-034.10-285	10-034.30-182	

48 LOTS

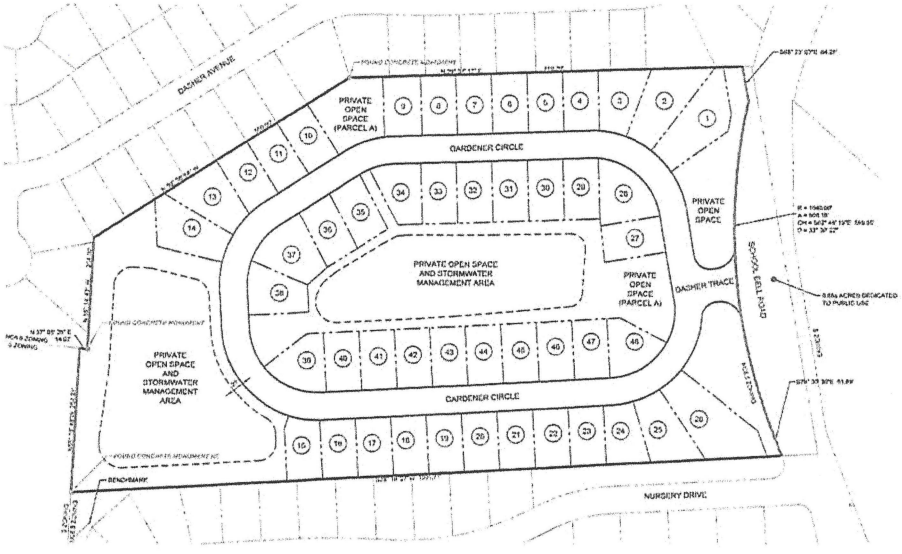
DASHER FARM-STREETLIGHT PETITION: EXHIBIT B

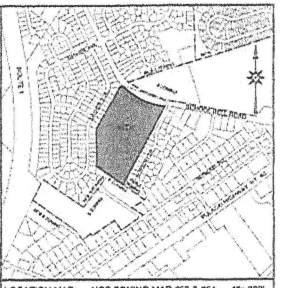
25-088

RECORD
RESUBDIVISION PLAN
FOR

DASHER FARM

NEW CASTLE HUNDRED - NEW CASTLE COUNTY, DELAWARE





PLAN PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:
1. MODIFYING THE OVERALL PROJECT PROPERTY BOUNDARY LINE.
2. RECONFIGURE THE LOT LAYOUT AND ADJUST LOT ACREAGE.
3. RECONFIGURE STORMWATER MANAGEMENT AND OPEN SPACE AREAS.
4. REALIGN, ADD AND/OR DELETE EASEMENTS.

SUPERSEDES NOTE:
THIS PLAN IMPLEMENTS, IN PART, THE RECORD MAJOR SUBDIVISION PLAN FOR DASHER FARM DATED JANUARY 15, 2007, AND RECORDED ON OCTOBER 18, 2007 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO 20070918-0086616

INDEX OF SHEETS

SHEET 1	TITLE SHEET
SHEET 2	NOTES, LEGEND, LINE & CURVE TABLES
SHEET 3	RECORD RESUBDIVISION PLAN

LEVEL OF INVESTMENT AREA - TRAFFIC IMPROVEMENT DISTRICT (TID):
THIS SITE LIES WITHIN LEVEL 2 INVESTMENT AREA ACCORDING TO THE STATE OF DELAWARE 2015 STATE STRATEGIES FOR POLICIES AND SPENDING MAP AND IS NOT LOCATED WITHIN A TRANSIT IMPROVEMENT DISTRICT.

PLAN DATA

1. TAX PARCEL NUMBER(S): 10-032.20-224 -258, 10-031.40-122-137, 10-034.10-274-299, 10-034.10-182
2. ZONING DISTRICT DESIGNATION: NCT 5
2. SOURCE OF TITLE: 20180115-0002639
4. SURVEY DATUM: NAVD 88
LOCAL BENCHMARK: CP, CO TOP EL. 83.93
NUMBER OF EXISTING MONUMENTS: 3
NUMBER OF PROPOSED MONUMENTS: 14
5. TOPOGRAPHY:
A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PERFORMED BY KARINS AND ASSOCIATES IN JANUARY 2019. NO STEEP SLOPES EXIST.
6. SITE GROSS ACREAGE: 19.6873± ACRES
SITE NET ACREAGE: 15.0473± ACRES
7. WATER SUPPLIER: ARTESIAN WATER COMPANY, INC
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
8. SANITARY SEWER: 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 THIS ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, HIS SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN ON OR CREATED BY THIS PLAN.

PROPOSED SEWER FLOWS:

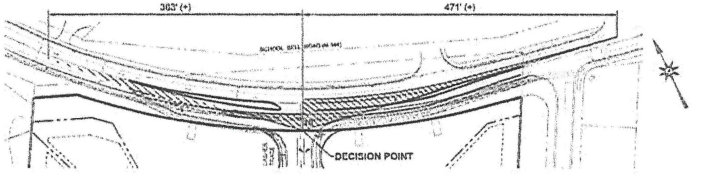
TYPE OF DWELLINGS	AVERAGE FLOW	PEAK FLOW
48 SINGLE FAMILY DETACHED @ 300 GPD	14,400 GPD	57,600 GPD

9. PROPERTY OWNER:
DASHER FARM, LLC
2 WINTER PARKWAY SUITE 201
WILMINGTON, DE. 19803
PH: (302) 479-4614
10. EXISTING LOTS AND/OR DWELLING UNITS: 44
PROPOSED LOTS AND/OR DWELLING UNITS: 48
11. PARKING RATIONALE:
REQUIRED: 2 SPACES PER D.U. = 96 SPACES
PROVIDED: 96 SPACES
12. SUBDIVISION / SITE DATA:
OPEN SPACE PER SECTION 40.32.225 B OF NCC CODE
ACTIVE OPEN SPACE REQUIRED 1 AC./100 D.U. X 48 D.U. = 0.48 AC
ACTIVE OPEN SPACE PROVIDED 0.70 AC.

OPEN SPACE PER SECTION 40.04.110 A OF NCC CODE

REQUIRED 15% = 19.6873± AC =	3.1734± AC
PROVIDED 39%	7.2314± AC
STORMWATER MANAGEMENT AREA	4.4266± AC
TOTAL OPEN SPACE PROVIDED	7.2314± AC. 39% (0.70 AC. USABLE, 6.53 AC. COMMUNITY OPEN SPACE)

COVERAGE	INST. NO. 20070918-0086616	THIS PLAN
LOT COVER:	9.0634±AC.	8.7566±AC.
R/W ON SITE:	2.8783±AC.	2.8783±AC.
R/W OFF SITE:	0.6586±AC.	0.6586±AC.
OPEN SPACE:	6.9812±AC.	7.2314±AC.
TOTAL:	19.5136±AC	19.6873±AC



SIGHT TRIANGLE DIAGRAM
SCALE: 1" = 50'
GRAPHIC SCALE

20220721-0073511

NCC APPLICATION # 2021-0652
RECORD
RESUBDIVISION PLAN
FOR
DASHER FARM
SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

CERTIFICATION OF PLAN ACCURACY
I, YOUNGS, LEE, 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.

YOUNGS, LEE, P.E. — DATE 7/6/2022

CERTIFICATE OF OWNERSHIP
I, JAMES R. DESTE, HEREBY CERTIFY THAT, DASHER FARM, LLC IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

JAMES R. DESTE (AUTHORIZED MEMBER) — DATE 7/6/2022
DASHER FARM, LLC

CERTIFICATION OF PLAN APPROVAL

APPROVED 7-17-22 — DATE
BY: Peter S. L. Eichman
GENERAL MANAGER FOR DEPT. OF LAND USE OF NEW CASTLE COUNTY

APPROVED 7-17-22 — DATE
BY: Peter S. L. Eichman
GENERAL MANAGER FOR COUNTY COUNCIL OF NEW CASTLE COUNTY

Karins and Associates
ENGINEERS + PLANNERS + SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsengineering.com
17 POLLY DRUMMOND CENTER * SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2500 FAX: (302) 369-2975

OWNER: DASHER FARM LLC C/O ALLIED PROPERTIES 2 WINTER PARKWAY, SUITE 201 WILMINGTON, DE 19803 PH: (302) 479-4614
SITE ADDRESS: 340 SCHOOL BELL ROAD NEWARK, DE 19701

SURVEY BY:	KARINS & ASSOCIATES
DESIGNED BY:	YL, DE
DRAWN BY:	YL, CA
CHECKED BY	GS, YL
SCALE:	1" = 100'
DATE:	09-27-21
SHEET:	1 OF 3
DRAWING NO.:	2013 - A01

GENERAL DATA & NOTES

FLOODPLAIN:
NO PORTION OF THE SITE LIES WITHIN THE FEMA 100 YR FLOODPLAIN, AS PER FLOOD INSURANCE RATE MAP NO. 10003001404 DATED 1-23-20.

WATER RESOURCE PROTECTION AREA (WRPA):
NO PORTION OF THE SITE LIES WITHIN THE WRPA, AS PER THE "WATER RESOURCE PROTECTION AREAS FOR THE CITY OF NEWARK, CITY OF WILMINGTON, NEW CASTLE COUNTY DELAWARE" MAP 2 OF 3, REVISED MARCH 2017.

16. WETLANDS:
A WETLANDS INVESTIGATION WAS PERFORMED BY WATERSHED ECO LLC ON JULY 12, 2019 AND NO WETLANDS EXIST ON-SITE.

17. CRITICAL NATURAL AREAS:
THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS (CNA) EXIST ON SITE.

18. DEED RESTRICTIONS:
AT THE TIME OF THIS PLAN SUBMITTAL THERE WERE NO DEED RESTRICTIONS ASSOCIATED WITH THIS PARCEL.

19. TRAFFIC IMPACT STUDY AND RIGHT-OF-WAY DEDICATION:
A 47.851 ACRE PARCEL OF LAND WAS DEDICATED TO THE STATE OF DELAWARE, IN DEED RECORD NOT. No. 20080204-0007596, FOR DELDOT PROJECT No. 23-11949, AS PER OF A TIS PER DELDOT LETTER FROM MR. T. WILLIAM BROCKENBROUGH, WITH THE CONSTRUCTION OF IMPROVEMENTS WITHIN THE DEDICATED AREA TO BE COMPLETED BY DELDOT

20. DEBRIS DISPOSAL:
NO DEBRIS SHALL BE BURIED OR DISPOSED OF ON THE SITE.

22. 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 NEW CASTLE COUNTY COUNCIL.

21. LANDSCAPE PLAN
A LANDSCAPE PLAN PREPARED BY DESIGNS, ETC. LAST DATED (TBD) AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

22. SIDEWALKS:
UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING (OR GROUP OF DWELLINGS FOR ATTACHED DWELLINGS) IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

23. MAINTENANCE OF COMMON FACILITIES:
ALL COMMON FACILITIES, INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, STORMWATER MANAGEMENT AREAS AND / OR DRAINAGE FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
FOR MAINTENANCE OF THE COMMON FACILITIES SHOWN ON THE PLAN, SEE THE MAINTENANCE DECLARATION DATED FEBRUARY 5, 2015, AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON MARCH 7, 2017 ON INSTRUMENT No. 20170307-0021843. ALSO, THE FIRST AMENDMENT TO MAINTENANCE DECLARATION OF DASHER FARM MAINTENANCE CORPORATION DATED JUNE 22, 2022, AND OF RECORD IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, ON JUNE 28, 2022 ON INSTRUMENT No. 20220628-0060179.

ALL STORM SEWER TO BE MAINTAINED BY THE MAINTENANCE CORPORATION IS REQUIRED TO BE VIDEOTAPED. THE VIDEO SHALL BE REVIEWED BY A PROFESSIONAL ENGINEER AND ANY ITEMS LISTED IN THE REPORT REVIEWED OR RESULT IN ACCEPTABLE METHODS TO MEET DELDOT REQUIREMENTS, PRIOR TO SUBMISSION TO NCC FOR REVIEW AND ACCEPTANCE PRIOR TO TRANSFER TO THE MAINTENANCE CORPORATION

24. UTILITY EASEMENTS:
A 6' FOOT WIDE EASEMENT ON EACH SIDE OF 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 ESTABLISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT

25. TOTAL LENGTH OF PUBLIC [redacted] RIGHT-OF-WAYS:
50' ROW: 2,240 L.F.
60' ROW: 196 L.F.
TOTAL: 2,436 L.F.

26. SUBDIVISION STREETS:
A. ALL 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.

27. FIRE MARSHAL NOTE:
ALL FIRE LANES, FIRE HYDRANTS AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH THE DELAWARE STATE FIRE MARSHAL PREVENTION REGULATIONS.
EXISTING FIRE HYDRANTS: 0
PROPOSED FIRE HYDRANTS: 3

28. COASTAL ZONE:
THIS SITE DOES NOT LIE WITHIN DELAWARE'S COASTAL ZONE

29. AVIATION RESTRICTIONS:
U. S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION RESTRICTIONS AND SAFEGUARDS ARE NOT APPLICABLE TO THIS PROJECT

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

31. ADDRESSES:
ADDRESSES SHOWN ON THIS PLAN ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.

32. LAND DEVELOPMENT IMPROVEMENT AGREEMENT
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 09-27-2017 AT INSTRUMENT NO. 20170927-0046016.

33. RIGHT OF ACCESS
THE OWNER(S) OF THIS PROPERTY HEREBY GRANT(S) AND CONVEY(S) TO NEW CASTLE COUNTY AN EASEMENT(S) THAT PERPETUALLY CONVEYS THE RIGHT AND PRIVILEGE TO LAY, MAINTAIN, REPAIR, OPERATE, RELAY, AND REMOVE AT ANY TIME ITS PIPES AND APPURTENANCES, INCLUDING MANHOLES, LAMPHOLES, AND CLEANOUTS, FOR THE SANITARY SEWER OR STORM SEWER SYSTEM WITH THE RIGHT OF INGRESS AND EGRESS TO AND FROM THE SAME, ON, OVER AND THROUGH A STRIP OF LAND, AS DEPICTED ON THIS RECORD PLAN. THE GRANTOR(S), THE HEIRS, EXECUTOR(S), ADMINISTRATOR(S), GRANTEES AND ASSIGNS OF THIS PROPERTY, COVENANT(S) AND AGREE(S) THAT HE/SHE/THEY SHALL NOT PLANT, ERECT, OR CONSTRUCT ANY MANNER OF TREE, SHRUB, BUSH, FENCE, STRUCTURE OR OTHER MANMADE IMPROVEMENT CONSIDERED HAZARDOUS WITHIN THE PERPETUAL EASEMENT(S) DEPICTED ON THIS PLAN. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5 FEET FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE RELOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.

34. PIPE EASEMENTS:
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 OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES

35. NEW CASTLE COUNTY DRAINAGE CODE:
DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE AND THE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL'S DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE DELAWARE EROSION AND SEDIMENT CONTROL HANDBOOK.

36. VOLUNTARY SCHOOL ASSESSMENT:
THE OWNERS SHALL PAY ANY VOLUNTARY SCHOOL ASSESSMENT REQUIRED BY TITLE 9, SECTION 2604(C) OF THE DELAWARE CODE, CALCULATED ON A PER UNIT BASIS AT THE TIME OF THE ISSUANCE OF THE FIRST BUILDING PERMIT AND IN AN AMOUNT DETERMINED PURSUANT TO TITLE 14, SECTION 10(K) OF THE DELAWARE CODE, PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OF UNIT SHOWN ON THIS PLAN. THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OF UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON 6/27/2023 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 6/30/23, INSTRUMENT NO. 20220704-0059037.

37. PROVISION FOR TRESPASSING:
THE DEVELOPER SHALL BE PERMITTED TO TRESPASS ON ANY LOT FROM A PERIOD OF AT LEAST ONE YEAR AFTER A LOT IS SOLD FOR THE PURPOSES OF COMPLETING OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.

38. GEOTECHNICAL EVALUATION:
A GEOTECHNICAL EVALUATION HAS BEEN PERFORMED TO APPROXIMATE THE SEASONAL HIGH WATER TABLE, (SHWT) ELEVATION AND HAS LOTS REQUIRE FURTHER EVALUATION, AS IT PERTAINS TO THEIR LOWEST PROPOSED FLOOR ELEVATION PRIOR TO THE ISSUANCE OF A BUILDING PERMIT

39. WATERPROOFING:
ALL STRUCTURES PROPOSED WITH CRAWL SPACE OR BASEMENT FLOOR WITHIN 3 FEET OF THE ESTIMATED SHWT SHALL BE WATERPROOFED (USC 40.22.130).

40. RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE FEE:
THE OWNER/DEVELOPER SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR RESIDENTIAL STORM WATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS, PURSUANT TO SECTION 40.27.270 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, LONG-TERM SEDIMENT CLEANOUT AND STRUCTURAL REPAIR AND RECONSTRUCTION OF STORM WATER MANAGEMENT FACILITIES. AN AMOUNT OF $48,000, AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS, SHALL BE FUNDED UPON THE ISSUANCE OF SEVENTY FIVE (75) PERCENT OF THE BUILDING PERMITS FOR THE LOTS IN THE SUBDIVISION. OR PHASE THEREOF. THE DEPARTMENT OF LAND USE SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT OF LAND USE IS FURNISHED WITH SATISFACTORY WRITTEN PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENTS.

41. MISS UTILITY NOTE:
THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PROTECT ALL EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE. ANY AND ALL DAMAGES DONE TO THEM DUE TO THE CONTRACTOR'S NEGLIGENCE SHALL BE IMMEDIATELY AND COMPETENTLY REPAIRED AT THE CONTRACTOR'S EXPENSE. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY AND ALLOW FOR THEIR LOCATIONS. CONTACT "MISS UTILITY" THREE (3) WORKING DAYS PRIOR TO CONSTRUCTION.

UTILITY CONTACT INFORMATION IS AS FOLLOWS:
MISS UTILITY 1-800-282-8555
THE FOLLOWING TICKET NUMBERS APPLY:

PRIOR TO ANY CONSTRUCTION, THE CONTRACTOR SHALL EXCAVATE IN THE AREA OF ANY POTENTIAL UTILITY CROSSING TO VERIFY THAT THE UTILITY WILL NOT INTERFERE WITH CONSTRUCTION OR AFFECT ENGINEERING OF THE UTILITY. THERE IS ANY QUESTION CONCERNING A POSSIBLE CONFLICT, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE ENGINEER.

42. MAINTENANCE ESCROW:
PURSUANT TO SECTION 40.27.220 OF THE COUNTY CODE, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST-BEARING ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON AMENITIES FOR A TWO (2) YEAR PERIOD. THE AMOUNT SHALL BE 150% PER ESTIMATE SHOWN ON THIS PLAN OR SUBSEQUENT PLANS. THERE ARE 48 LOTS/UNITS = $48,000.

43. LIMIT OF DISTURBANCE:
THE LIMIT OF DISTURBANCE (LOD) AS SHOWN IS TO DELINEATE THE LIMIT OF THE INITIAL CONSTRUCTION

NOTES PER INSTRUMENT No. 20221010-0058916

44. PRIOR TO ISSUANCE OF ANY BUILDING PERMITS FOR DEVELOPMENT PROPOSED BY THIS PLAN, THE OWNER/DEVELOPER MUST DEMONSTRATE COMPLIANCE WITH THE DESIGN CHARACTER STANDARDS OF CHAPTER 40, DIVISION 29.300 OF THE COUNTY CODE.

45. ANY AND ALL ON-SITE EXISTING WATER WELLS TO BE ABANDONED PER DNREC REGULATIONS (IF ENCOUNTERED DURING CONSTRUCTION).

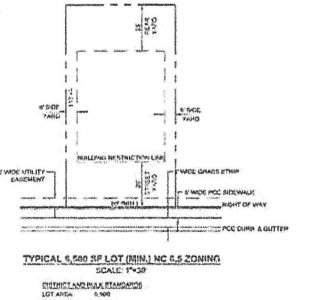
46. NO STRUCTURES OR PHYSICAL IMPROVEMENTS ARE PROPOSED WITHIN ACTIVE RECREATIONAL AREA OPEN SPACE (PARCEL A) BY DEVELOPER.

47. FOR OFF-SITE DRAINAGE EASEMENT SEE INSTRUMENT #20070104-0007518

Curve Table					
Curve #	Radius	Length	Delta	Chord Direction	Chord Length
C1	40.00	62.11	89°00'00"	N89° 48' 52"E	56.04
C2	40.00	57.30	82°06'04"	S16° 37' 05"E	52.50
C3	30.00	46.28	29°32'23"	N76° 39' 09"W	37.18
C4	30.00	47.12	90°00'00"	S76° 39' 51"W	42.43
C5	175.00	254.30	83°15'47"	S13° 17' 34"E	232.52
C6	125.00	211.03	96°43'26"	N20° 01' 18"W	186.84
C7	175.00	274.86	90°00'00"	S73° 20' 32"W	247.48
C8	125.00	196.29	90°00'00"	N73° 20' 32"E	176.78
C9	175.00	186.44	61°02'30"	N31° 08' 32"W	177.76
C10	125.00	133.17	61°02'30"	S31° 08' 13"E	126.96
C11	175.00	90.36	29°34'55"	N14° 31' 10"E	91.29
C12	125.00	65.47	30°00'58"	S14° 28' 10"W	64.71
C13	175.00	259.44	91°30'40"	N28° 31' 01"E	232.61
C14	125.00	175.68	81°15'44"	S79° 37' 27"W	161.01
C15	175.00	106.38	34°49'43"	N37° 37' 26"W	104.75
C16	175.00	94.25	17°49'43"	N11° 12' 40"W	93.83
C17	175.00	53.07	17°22'58"	S8° 21' 16"W	52.88
C18	125.00	48.52	13°19'39"	S21° 41' 32"W	48.23
C19	175.00	5.63	1°50'26"	S32° 14' 47"W	5.62
C20	175.00	57.34	18°00'49"	S23° 24' 10"W	57.28
C21	125.00	110.39	50°36'16"	N15° 42' 10"E	114.00
C22	175.00	46.86	15°19'50"	N39° 29' 54"W	49.67
C23	175.00	82.30	17°11'18"	N23° 44' 42"W	52.30
C24	175.00	47.92	15°41'25"	N39° 16' 20"W	47.77
C25	175.00	16.17	11°03'24"	S51° 32' 22"E	26.15
C26	175.00	18.62	6°05'27"	S26° 54' 04"W	18.61
C27	125.00	47.05	21°34'25"	S18° 50' 07"W	46.79
C28	175.00	17.66	5°47'41"	N32° 52' 08"E	17.79
C29	175.00	49.91	16°20'24"	N41° 37' 10"E	49.74
C30	175.00	52.50	17°11'18"	N58° 22' 02"E	52.30
C31	175.00	54.80	17°57'17"	N75° 34' 22"E	54.58
C32	175.00	77.73	25°26'58"	N63° 06' 31"W	77.09
C33	125.00	128.24	58°48'46"	N1° 02' 51"W	122.69
C34	175.00	76.76	24°47'46"	N15° 40' 57"E	76.15
C35	125.00	50.64	23°12'39"	N70° 03' 10"E	50.29
C36	125.00	42.53	37°44'44"	S18° 32' 01"E	41.84
C37	125.00	13.86	6°21'05"	S34° 47' 02"W	13.79
C38	125.00	160.08	73°23'27"	S72° 46' 53"W	153.24
C39	1040.00	263.79	14°31'59"	S39° 16' 57"E	263.09
C40	1040.00	224.12	11°31'17"	S72° 44' 51"E	216.75
C41	1040.00	133.80	7°22'12"	N84° 19' 37"E	133.60
C42	125.00	42.76	37°36'42"	N48° 24' 39"W	41.29
C43	175.00	211.63	69°16'14"	S63° 36' 36"W	199.13
C44	125.00	78.37	35°56'46"	S19° 17' 05"E	75.76
C45	125.00	18.90	8°39'58"	S3° 42' 39"W	18.89

Easement Line Table		
Line #	Direction	Length
E1	N26° 28' 32"E	85.43
E2	N7° 24' 00"E	79.20
E3	S87° 36' 00"E	23.00
E4	S3° 24' 00"W	85.81
E5	S26° 28' 32"W	69.64
E6	S11° 48' 36"E	27.88
E7	S12° 55' 02"W	58.32
E8	S19° 49' 47"E	28.80
E9	N59° 28' 59"E	28.80
E10	N64° 42' 57"E	68.16
E11	N64° 42' 57"E	91.72
E12	S70° 34' 13"E	21.06
E13	S3° 35' 40"E	3.95
E14	S11° 48' 36"E	17.21
E15	S61° 37' 26"E	28.39
E16	S64° 28' 00"E	83.16
E17	S28° 18' 27"W	327.16
E18	S24° 57' 27"E	20.83
E19	N28° 18' 27"E	497.74
E20	N70° 32' 22"W	144.09
E21	N59° 54' 29"W	53.68
E22	N3° 35' 40"W	83.34
E23	N64° 57' 53"E	90.83
E24	N68° 28' 27"W	143.97
E25	N28° 28' 59"E	39.57
E26	N59° 48' 04"E	37.44
E27	N68° 19' 47"W	40.26
E28	S12° 11' 44"W	48.71
E29	N58° 28' 51"E	41.21
E30	S60° 32' 28"E	90.00
E31	S60° 32' 28"E	89.60
E32	N29° 32' 17"E	183.12
E33	N60° 32' 43"W	29.00
E34	N29° 31' 17"E	837.17
E35	S4° 28' 42"E	25.93
E36	S83° 37' 03"E	110.06
E37	S58° 37' 03"E	79.17
E38	S4° 28' 42"E	40.72
E39	S5° 50' 28"W	110.47
E40	N89° 22' 02"E	9.75
E41	N76° 12' 27"E	21.82
E42	N76° 12' 20"E	82.89
E43	S8° 53' 18"W	106.74
E44	S53° 26' 18"E	212.51
E45	S83° 59' 18"E	100.00
E46	S34° 37' 42"W	87.23
E47	S44° 36' 30"W	126.69
E48	S44° 36' 30"W	127.71
E49	S34° 37' 42"W	119.76
E50	S28° 37' 17"W	330.96
E51	S28° 18' 27"W	314.69

Line Table		
Line #	Direction	Length
L1	S21° 38' 57"E	0.78
L2	N01° 38' 57"E	2.30



TYPICAL 6,500 SF LOT (MIN.) NC 6.5 ZONING
SCALE: 1"=30'

DISTRICT AND BULK STANDARDS
LOT AREA: 6,500
LOT WIDTH: 60' (MIN.)
STREET YARD: 20'
SIDE YARD: 6*
REAR YARD: 15**
BLDG. HT.: 35' MAX.
*WHERE A SIDE ENTRY GARAGE IS PROPOSED AS PART OF A RESIDENTIAL DWELLING THE MINIMUM REQUIRED SIDE YARD SETBACK FOR ONLY THE GARAGE PORTION OF THE DWELLING SHALL BE 20'.
**15' FOR CORNER LOT.

EASEMENT TABLE		
DESCRIPTION OF EASEMENT	IN FAVOR OF	MAINTENANCE RESPONSIBILITY
40' WIDE, AND VARIABLE WIDTH SANITARY SEWER EASEMENT	NEW CASTLE COUNTY	NEWCH LLC - NEW CASTLE COUNTY EXCLUDED SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE.
TYPE A - 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES AND/OR SWALES) THAT CONVEY DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS THROUGH PRIVATE OPEN SPACE)	NEW CASTLE COUNTY DELDOT	STORM PIPE - DELDOT GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE
TYPE B - 20' WIDE AND VARIABLE WIDTH STORM DRAINAGE EASEMENTS (FOR PIPES AND/OR SWALES) LOCATED IN PRIVATE OPEN SPACE OR WITHIN LOTS THAT CONVEY RUNOFF DRAINAGE FROM DELDOT MAINTAINED RIGHT-OF-WAYS	NEW CASTLE COUNTY	STORM PIPE - MAINTENANCE ORGANIZATION GROUND SURFACE - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE
TYPE C - IMPERVIOUS SHARE DRAINAGE (EGRESS) VARIABLE WIDTH (15' WIDE MIN.) ACCESS AND MAINTENANCE EASEMENT AND 20' WIDE SWM EASEMENT FOR PIPE	NEW CASTLE COUNTY DELDOT	MAINTENANCE ORGANIZATION
5' WIDE UTILITY AND SIDEWALK EASEMENT	DELDOT AND UTILITY COMPANIES	PIPES AND UTILITIES - DELDOT AND/OR UTILITY COMPANIES AS APPLICABLE GROUND SURFACES - PROPERTY OWNER AND/OR MAINTENANCE ORGANIZATION AS APPLICABLE

NOTE: ARTESIAN WATER COMPANY INC IS HEREBY GRANTED EASEMENT WITHIN THE PUBLIC STREET RIGHT-OF-WAY AND OPEN SPACE

LEGEND

EXISTING / PROPOSED
PROPERTY BOUNDARY
EASEMENT
CONCRETE CURB
CONCRETE SIDEWALK
MINOR CONTOUR
TREELINE
LIMITS OF DISTURBANCE
FIRE HYDRANT
WETLINE
(22) MAJOR CONTOUR
BUILDING RESTRICTION LINE
PARCEL ADDRESS 7777

NCC APPLICATION # 2021-0662

RECORD RESUBDIVISION PLAN FOR *DASHER FARM*

SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE

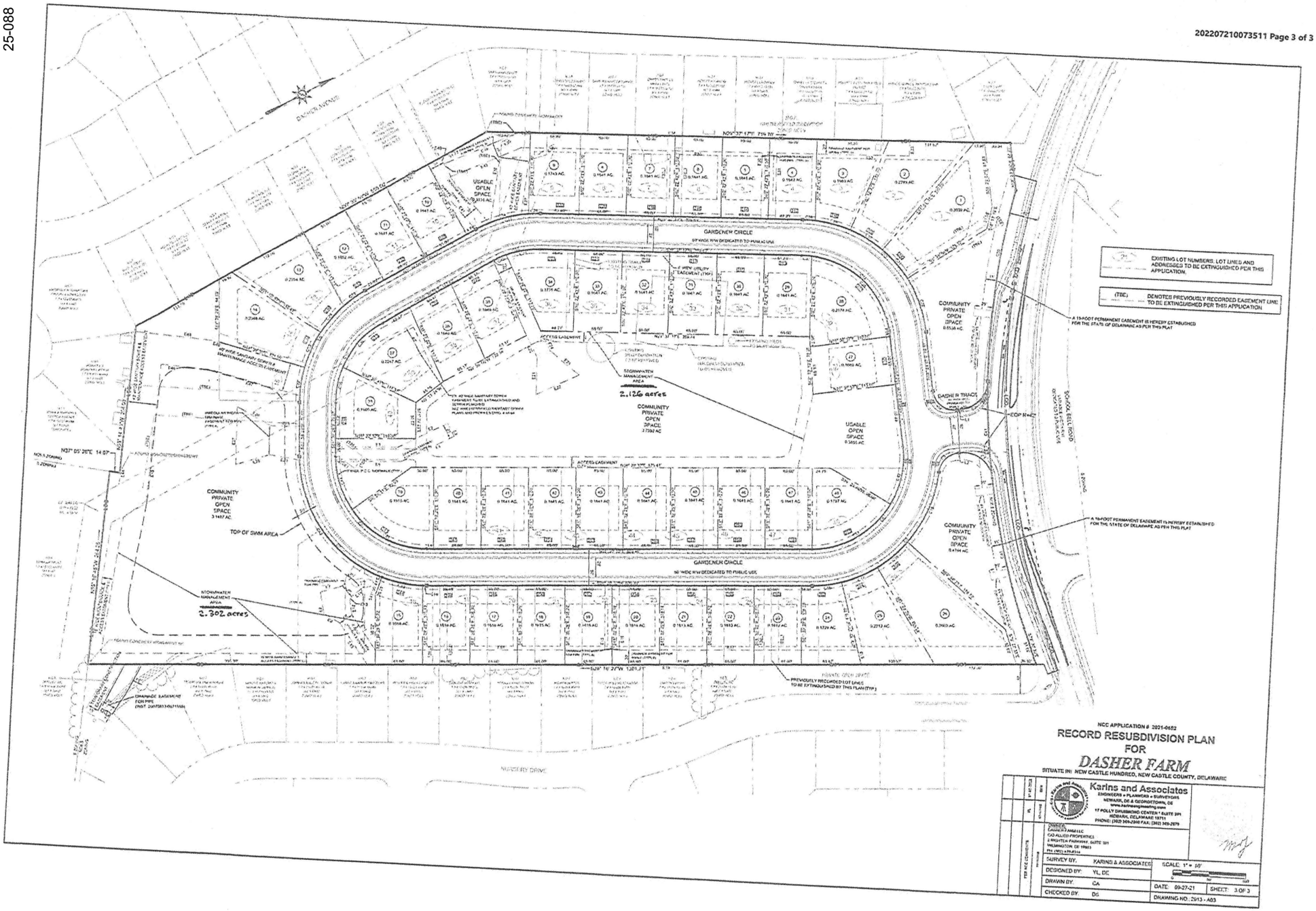
Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE & GEORGETOWN, DE
www.karinsassociates.com
17 POLLY DRUMMOND CENTER • SUITE 201
NEWARK, DELAWARE 19711
PHONE: (302) 369-2590 FAX: (302) 369-2975

REVISIONS		
NO.	BY	DATE
1	GS/MJ	01.02.2024

OWNER
CARLOS TARALLO
C/O ALLIED PROPERTIES
2 PENNTEK PARKWAY, SUITE 101
WILMINGTON, DE 19803
PH: (302) 478-6456

SURVEY BY:	KARINS & ASSOCIATES
DESIGNED BY:	YL, DE
DRAWN BY:	CA
CHECKED BY:	DS
SCALE:	AS SHOWN
DATE:	09-27-21
SHEET:	2 OF 3
DRAWING NO.:	2513 - A02

FOR RECORDING



GARDENER CIRCLE
USABLE OPEN SPACE
COMMUNITY PRIVATE OPEN SPACE
STORMWATER MANAGEMENT AREA
2.126 acres
2.302 acres
TOP OF SWM AREA
DASHER TRACK
SCHOOL BELL ROAD
NURSERY DRIVE
EXISTING LOT NUMBERS, LOT LINES AND ADDRESSES TO BE EXTINGUISHED PER THIS APPLICATION.
(TBE) DENOTES PREVIOUSLY RECORDED EASEMENT LINE TO BE EXTINGUISHED PER THIS APPLICATION
A 15-FOOT PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE AS PER THIS PLAT
PREVIOUSLY RECORDED LOT LINES TO BE EXTINGUISHED BY THIS PLAN (TYP.)
NCC APPLICATION # 2021-0652
RECORD RESUBDIVISION PLAN
FOR
DASHER FARM
SITUATE IN: NEW CASTLE HUNDRED, NEW CASTLE COUNTY, DELAWARE
Karins and Associates
ENGINEERS • PLANNERS • SURVEYORS
NEWARK, DE & GEORGETOWN, DE
17 POLLY DRUMMOND CENTER • SUITE 301
NEWARK, DELAWARE 19711
PHONE: (302) 369-2500 FAX: (302) 369-2679
OWNER:
CASHIER FARM LLC
C/O ALLIED PROPERTIES
2 WINTER PARKWAY, SUITE 301
WILMINGTON, DE 19803
SURVEY BY: KARINS & ASSOCIATES
DESIGNED BY: YL, DE
DRAWN BY: CA
CHECKED BY: DS
SCALE: 1" = 50'
DATE: 09-27-21
SHEET: 3 OF 3
DRAWING NO.: 2913 - A03

Prime Sponsor(s): Mr. Street
Date of introduction: June 10, 2025

RESOLUTION NO. R25–100

HONORING THE LIFE AND LEGACY OF MS. LORRAINE JEANETTE FOUNTAIN

WHEREAS, Ms. Lorraine Jeanette Fountain was born on September 30, 1939 to the late Inez and Robert Fountain in Westover, Maryland; and

WHEREAS, Lorraine received her early education in Somerset County, Maryland. She relocated to Wilmington, Delaware and attended the great Historical Howard High School Career Center, with a concentration in cosmetology, and graduated in 1958; and

WHEREAS, after graduation, she worked as a teacher at Northeast School. Later she worked at Union Baptist Day Care Center where she provided care to children for over 20 years before she retired. Her journey led her to working at Foulk Manor North with seniors for another 20 years. Her work ethic was impeccable, as it served the community well, and she retired in 2018; and

WHEREAS, Lorraine, affectionally known as “Raine”, loved her family dearly and enjoyed spending time with them. Raine liked going shopping in Cowtown and having conversations with her neighbors and people walking by while sitting on her porch. She really liked eating a good sub from Casapulla’s, chicken-n-fries from Burger King, and those famous chicken-n- dumplings were a delightful pastime; and

WHEREAS, Lorraine lived a blessed life of 85 years and was loved by many. She was preceded in death by her parents, Robert and Inez Fountain; two sons, William Jr., and Robert Fountain; three sisters; Inez, Daisey and Agnes; two brothers, Robert and Herbert Fountain; two brothers-n-law, Corbin Robinson and Garfield Stallings; and

WHEREAS, Lorraine leaves to cherish her memory three children, Kim, Garland and Retta Fountain; one sister; Della Stallings; one sister-in-law; Joanne Davis Henry; one brother-in-law; Haywood Boyd; and nine grandchildren; Michelle, Michael, Maurice, Tiffany, Terrance, Keevis, Robert, Celicia, and Kayla; sixteen great-grandchildren; four great-great grandchildren; three god-daughters; Tracy Jenkins, Carolyn Hubbard, and Carolyn Trawick, and a host of relatives and friends.

NOW, THEREFORE, BE RESOLVED by and for the County Council of New Castle County that County Council hereby honors the life and legacy of Ms. Lorraine Jeanette Fountain and extends its heartfelt sympathy to her family and friends accordingly.

Adopted by County Council of
New Castle County on: 06/10/2025

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

SYNOPSIS: Same as title.
FISCAL IMPACT: There is no discernible fiscal impact upon the adoption of this resolution.

Prime Sponsor(s): Mr. Hollins
Date of introduction: June 10, 2025

RESOLUTION NO. 25-101

CELEBRATING THE 90TH BIRTHDAY OF JAMES DELANO ROANE

WHEREAS, "Sometimes, your joy is the source of your smile, but other times, your smile can be the source of your joy." On Monday, June 10, 1935, in King William County, Virginia, Thomas and Fannie Roane welcomed their son, whom they lovingly named James. He would be one of four siblings and the only son, and

WHEREAS, James began to exhibit the qualities of the distinguished man he would become at a very young age. He developed a sense of teamwork and responsibility while playing baseball, learned patience through early morning fishing or hunting, and honed his strategic thinking in a game of pinocle; and

WHEREAS, James's professional journey demonstrated his strong work ethic throughout his career until he retired from the City of Wilmington. Although James is retired, his commitment to punctuality remains evident, as he is often at the Resurrection Center for the 7:30 a.m. service even before the pastor arrives. Everyone knows that he insists on a two-hour arrival time before any departure if you are going with him; and

WHEREAS, James is a cherished blessing to his wife Delores, his children, and the numerous relatives, and friends who are fortunate enough to know him. A man of confidence with a keen eye for detail, he has a stylish approach to fashion that includes his beloved Kango hat, complemented by his charm, and infectious laugh. Although James is a man of few words, his sound counsel for family, friends, and the community serves as a pillar that enriches our lives; and

WHEREAS, "You don't choose your family. They are God's gift to you, as you are to them." As the patriarch of the Roane family, James is providing a rich legacy for the African American family while nurturing future generations and encouraging them to pass on his wisdom to those yet to come.

NOW, THEREFORE, BE IT RESOLVED: by and for the Council of New Castle County that the County Council joins with the family and friends of Mr. James Delano Roane to celebrate his 90th birthday. James, may you live as long as you want and never want as long as you live. **HAPPY BIRTHDAY!**

Adopted by County Council of
New Castle County on: June 10, 2025

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

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

Prime Sponsor(s): Mr. Tackett
Requested by: Executive Office
Date of Introduction: June 10, 2025

RESOLUTION NO. 25-102

CONSENTING TO THE APPOINTMENT OF ANN CIABATTONI TO THE NEW CASTLE COUNTY LIBRARY ADVISORY BOARD

WHEREAS, pursuant to 9 *Del. C.* § 1352 and *New Castle County Code* § 2.05.402(F) the New Castle County Library Advisory Board ("Board") shall serve as a subcommittee to the Department of Community Services Board; and

WHEREAS, the Board shall consist of thirteen (13) members; and

WHEREAS, the County Executive, with the advice and consent of County Council appoints twelve (12) members of the Board-one (1) from District 1 or 7, one (1) from District 2 or 8, one (1) from District 3 or 9, one (1) from District 4 or 10, one (1) from District 5 or 11, one (1) from District 6 or 12, six (6) members from among existing friends groups and one (1) member representing all contractual libraries. All members so appointed serve for a term of three (3) years pursuant to *New Castle County Code* § 2.05.403; and

WHEREAS, the County Executive has submitted for the advice and consent of County Council the appointment of Ann Ciabattoni as a member of the Board, filling the seat assigned to Council District 5 or Council District 11; and

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County that County Council hereby consents to the appointment of Ann Ciabattoni as the representative to the New Castle County Library Advisory Board for Council District 5 or Council District 11 for a term to begin immediately upon adoption of this resolution and to expire May 27, 2028.

Adopted by the County Council
of New Castle County on:

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

SYNOPSIS: Same as title.

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

Prime Sponsor(s): Ms. Williams-Johns
Date of introduction: June 10, 2025

RESOLUTION NO. 25-098

HONORING DOCTORS S. TODD & CLEO V. TOWNSEND FOR THEIR OUTSTANDING SERVICE, COMMITMENT, DISCIPLESHIP, AND LEADERSHIP

WHEREAS, Doctors S. Todd and Cleo V. Townsend have dedicated 25 years of service to the Kingdom of God through their leadership, discipleship, and unwavering commitment to The Resurrection Center; and

WHEREAS, their guidance has been integral to the success of Council President Monique Williams-Johns and countless others within the community; and

WHEREAS, the Townsends have been instrumental change agents, impacting thousands of lives by modeling the values of faith, love, and service; and

WHEREAS, their legacy of dedication and generational influence continues to inspire and empower others to live with purpose and make a positive difference in their communities; and

WHEREAS, their leadership has shaped the lives of individuals across New Castle County and beyond, fostering a sense of community, hope, and transformation;

NOW, THEREFORE, BE IT RESOLVED that the New Castle County Council does hereby honor and commend Doctors S. Todd and Cleo V. Townsend for their remarkable service, visionary leadership, and lifelong commitment to their faith and community; and

BE IT FURTHER RESOLVED that this recognition serves as a testament to their profound impact as difference makers and change agents, whose example continues to inspire future generations of leaders and disciples.

Adopted by County Council
of New Castle County on: 6/10/2025

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

SYNOPSIS: Same as title.

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

Prime Sponsor(s): Ms. Durham, Mr. Toole
Ms. Kilpatrick, Mr. Caneco
Date of introduction: June 10, 2025

RESOLUTION NO. 25-103

ALLOCATING A GRANT FROM THE NEW CASTLE COUNTY COUNCIL CONTINGENCY FUND TO THE FOOD BANK OF DELAWARE TO FUND ACUTELY NEEDED FOOD PROVISIONS IN THE FIGHT AGAINST HUNGER

WHEREAS, the Food Bank of Delaware has been a steadfast and vital resource in our community for many years, dedicated to providing nutritious food to individuals and families facing food insecurity throughout New Castle County and the state of Delaware; and

WHEREAS, the Food Bank plays a crucial role in the emergency food network, partnering with numerous pantries, shelters, and community organizations to distribute millions of pounds of food annually; in fiscal year 2024 alone, the Food Bank distributed over 16.3 million pounds of food, the equivalent of approximately 19.5 million meals across the State; and

WHEREAS, despite their tireless efforts, the Food Bank and its partner agencies continue to face significant and multifaceted challenges in fulfilling their mission to end hunger; and

WHEREAS, these challenges include, but are not limited to:

- **Increased Demand**: Rising costs of living, economic instability, and unforeseen crises have led to a surge in the number of individuals and families seeking food assistance, placing immense pressure on the Food Bank's resources.
- **Supply Chain Disruptions**: Fluctuations in the agricultural sector, transportation issues, and other logistical hurdles have impacted the availability and timely delivery of donated and purchased food supplies. Recent events have provided crystal clarity as to the fragility of global and national supply chains.
- **Rising Operational Costs**: The expenses associated with warehousing, refrigeration, transportation, and distribution of food have increased significantly due to inflation, particularly in fuel and energy costs. Maintaining a large-scale operation requires substantial financial investment.
- **Nutritional Needs**: Ensuring access to a consistent supply of fresh produce, lean proteins, and other nutrient-dense foods is extremely challenging due to availability and cost, impacting the health and well-being of those served. For instance, shelf-stable donations often lack the nutritional value of fresh fruits and vegetables.
- **Funding Constraints**: Relying heavily on donations and grants, the Food Bank faces grave uncertainty in its funding streams, making long-term planning and investment challenging. Compounding these challenges, dramatic changes in government policy under the Trump Administration have significantly impacted the Food Bank's budget and operating capabilities.

The U.S. Department of Agriculture (USDA) recently cut two programs that gave schools and food banks money to buy food from local farms to the tune of $1 billion, which has thrown nonprofits into chaos as they grapple with how they will continue to fund these vital services. Among direct impacts to the Food Bank of Delaware, 19 truckloads of food destined for the Food Bank were recently canceled. The food staples in these loads were valued at approximately $1.1 million and effectively erased 900,000 meals for hungry Delawareans. In February alone, more than 50% of the Food Bank's food supplies came from the USDA. The canceled deliveries from the USDA's Food Assistance Program represent approximately 29% of the food the Food Bank expected to receive from USDA for the remainder of fiscal year 2025.

These canceled shipments could not come at a worse time. Rising food prices and persistent economic hardships continue to drive demand for the Food Bank's services. With uncertain USDA support, the Food Bank is seriously challenged in its mission of feeding Delawareans struggling with food insecurity.

NOW, THEREFORE, BE IT RESOLVED, that New Castle County Council recognizes and commends the Food Bank of Delaware for its unwavering commitment and the vital role it plays in addressing food insecurity in our County, and because of this County Council hereby grants $25,000 from the New Castle County Council Contingency Fund to support the work of the Food Bank of Delaware, which indirectly supports and gives some relief to New Castle County citizens who are struggling to get by.

BE IT FURTHER RESOLVED, that we acknowledge the significant and increasing challenges faced by the Food Bank in its daily operations, including rising demand, supply chain disruptions, escalating operational costs, funding constraints, and geographic disparities.

BE IT FURTHER RESOLVED, that we call upon all stakeholders, including government agencies, businesses, community organizations, and individual citizens, to recognize these challenges and to explore and implement strategies to provide increased support to the Food Bank of Delaware. This support may include increased financial contributions, volunteer engagement, in-kind donations, and advocacy for policies that address food insecurity.

Adopted by County Council
of New Castle County on:

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

SYNOPSIS: Same as title.

FISCAL NOTE: This Resolution allocates $25,000 from the New Castle County Council Contingency Fund to the Food Bank of Delaware.

Prime Sponsor(s): Mr. Tackett, Mr. Toole
Date of introduction: June 10, 2025

RESOLUTION NO. 25-104

ALLOCATING FUNDING FROM THE NEW CASTLE COUNTY COUNCIL CONTINGENCY FUND TO GOOD NEIGHBORS HOME REPAIR TO SUPPORT THEIR DESPERATELY NEEDED SERVICES

WHEREAS, "Good Neighbors Home Repair" is a non-profit organization that provides critical home repairs to low-income homeowners, often including single mothers, the elderly, and the disabled, at no cost to them; and

WHEREAS, Good Neighbors offers a range of services to make homes warmer, safer, drier, and healthier, including roof repairs/replacement, heater repair/replacement, making homes accessible for people with disabilities, providing home modifications to help seniors remain safe and independent, among other major home repairs; and

WHEREAS, Good Neighbors leverages a combination of volunteers, professional staff, and contractors to perform these repairs and improvements, often using donated materials or materials purchased at a discounted rate to keep costs down; and

WHEREAS, More than 200 families were served last year, with an average cost of $5,000 each; and

WHEREAS, Good Neighbors recently operated on a budget for the year that was totally gifted by family foundations, individuals, businesses, churches, clubs, and by government funding; and

WHEREAS, Good Neighbors is struggling to find the funding to provide its desperately needed services.

NOW, THEREFORE, BE IT RESOLVED, that New Castle County Council hereby recognizes Good Neighbors Home Repair for its exemplary work and contributions to the well-being of the citizens of New Castle County, and in support of its desperately needed services County Council allocates $25,000 from the New Castle County Council Contingency Fund to support Good Neighbors.

Adopted by County Council
of New Castle County on:

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

SYNOPSIS: Same as title.

FISCAL NOTE: This Resolution allocates $25,000 from the New Castle County Council Contingency Fund to Good Neighbors Home Repair.

Prime Sponsor(s): Mr. Tackett
Date of introduction: June 10, 2025

RESOLUTION NO. 25-105

ALLOCATING FUNDING FROM THE NEW CASTLE COUNTY COUNCIL CONTINGENCY FUND TO CHARITY CROSSING INC. TO SUPPORT ITS MISSION TO ASSIST THE CITIZENS OF NEW CASTLE COUNTY

WHEREAS, Charity Crossing Delaware is a non-profit organization dedicated to serving the needs of underprivileged individuals and families throughout the state of Delaware and New Castle County; and

WHEREAS, Charity Crossing was founded on the principle of compassionate service, striving to alleviate poverty, hunger, and hardship within the community; and

WHEREAS, through its tireless efforts and those of its volunteers and supporters, Charity Crossing collects and distributes essential goods, including clothing, food, household items, and educational supplies, to those in dire need; and

WHEREAS, Charity Crossing has established and fostered partnerships with local businesses, community organizations, and government agencies to maximize its impact and reach; and

WHEREAS, Charity Crossing's commitment extends to promoting self-sufficiency and dignity among its beneficiaries, offering programs and resources that empower individuals to improve their quality of life; and

WHEREAS, Charity Crossing embodies the spirit of generosity and community engagement, inspiring others to contribute to a more equitable and compassionate society; and

WHEREAS, Charity Crossing needs our help, as it is experiencing increased demand for its services like never before while, at the same time, it is experiencing increased financial pressures like never before.

NOW, THEREFORE, BE IT RESOLVED that New Castle County Council hereby recognizes Charity Crossing for its exemplary work and contributions to the well-being of the citizens of New Castle County, and its unwavering dedication to humanitarian service, and in support of its mission to assist our citizens, County Council allocates $5,000 from the New Castle County Council Contingency Fund to support Charity Crossing.

Adopted by County Council
of New Castle County on:

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

SYNOPSIS: Same as title.

FISCAL NOTE: This Resolution allocates $5,000 from the New Castle County Council Contingency Fund to support the exemplary work of Charity Crossing on behalf of the many citizens of the County.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of Introduction: June 10, 2025

RESOLUTION NO. 25-106

A RESOLUTION PRESCRIBING THE DETAILS AND FORM AND PROVIDING FOR THE SALE OF GENERAL OBLIGATION BONDS OF NEW CASTLE COUNTY

WHEREAS, the County Council of New Castle County (the "Council") has, by the adoption of various ordinances including Ordinance Nos. 06-034, 08-037, 11-037, 12-039, 13-024, 14-033, 15-028, 16-028, 17-081, CB18-112, 18-026, 19-037, 20-032, 21-039, 21-096, 22-034, 22-111, 22-142, 23-042, 24-053, 24-064 and 25-051 (collectively, the "Bond Ordinances"), authorized the issuance of its negotiable bonds for public purposes for which New Castle County, Delaware (the "County") may raise, appropriate or expend money not otherwise prohibited, including, without limitation, for the purpose of refunding a portion of its outstanding indebtedness in order to realize debt service savings thereon; and

WHEREAS, the Council now desires to prescribe the details and form and provide for the sale of such bonds.

NOW, THEREFORE, BE IT RESOLVED by and for the County Council of New Castle County, Delaware that:

Section 1. Purpose. The County shall issue its negotiable bonds in the aggregate principal amount not to exceed $82,000,000 to finance a portion of the cost of capital projects as listed on Exhibit "A" attached hereto (the "Bonds"), all pursuant to and in accordance with Chapter 11, Title 9 of the Delaware Code, as amended, and the Bond Ordinances. The Bonds shall be general obligation bonds of the County and the full faith and credit of the County is pledged to the punctual payment of the principal of and interest on the Bonds. For the purposes of this Resolution, aggregate principal amount of Bonds shall be determined without regard to original issue discount or original issue premium. The Bonds may be issued in one or more series, on a tax-exempt and/or taxable basis, and with such series designation as the County Executive shall determine.

Section 2. Manner of Sale. The Bonds shall be sold by the County Executive of the County (the "County Executive") at a competitive public and/or negotiated private sale, in such manner or upon such terms, conditions and regulations as determined by the County Executive to be in the best interest of the County. If the Bonds or a portion thereof shall be awarded and sold at a private negotiated sale, such private sale shall be in accordance with the terms and conditions set forth in a Bond Purchase Agreement, or similar agreement (the "Bond Purchase Agreement"), by and between the County and an underwriter (the "Underwriter") selected by the County Executive, in such forms as the County Executive may approve, which approval shall be conclusively

evidenced by his execution thereof. The competitive public sale of the Bonds (or a portion thereof), if any, shall be made pursuant to a Notice of Sale (the "Notice of Sale") and a Proposal for Bonds (the "Proposal for Bonds"), in such form and substance as approved by the County Executive. The Bonds (or portions thereof), if any, sold by a competitive public sale shall be awarded to the bidder (the "Bond Purchaser") who submits a Proposal for Bonds with the lowest true interest cost to the County as set forth in the Notice of Sale.

Section 3. Form of Bonds. The Bonds shall be issued in fully registered form, in denominations of $5,000, or integral multiples thereof. A form of the Bonds is attached hereto as Exhibit "B".

Section 4. Certain Details of the Bonds. The Bonds shall bear interest from their date, and shall mature on the dates, in the amounts and bear interest at the rates as provided in the Bond Purchase Agreement or the Proposal for Bonds submitted by the winning Bond Purchaser, as the case may be, but, in any event, the Bonds shall mature no later than thirty (30) years after the date of the Bonds. The Bonds shall be subject to Mandatory Redemption and Optional Redemption prior to maturity as provided in the Bond Purchase Agreement or the Notice of Sale, as the case may be.

Section 5. Notice of Redemption. In the event any of the Bonds are called for redemption prior to maturity, notice thereof identifying the Bonds to be redeemed shall be given by mailing a copy of the Redemption Notice by first class mail, postage prepaid, at least thirty (30) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed at the address shown on the registration books; provided, however, that failure to give such notice, or any defect therein, shall not affect the validity of any proceeding for the redemption of Bonds for which notice shall have been properly given. All Bonds so called for redemption will cease to bear or accrue interest on the specified redemption date provided funds for their redemption are on deposit at the place of payment at that time.

Section 6. Proceeds. The moneys raised by the issuance of the Bonds, after the payment of charges and expenses connected with the preparation, sale and issuance thereof, shall be expended only for the purposes and in the respective amounts authorized in the Bond Ordinances and this Resolution, or as may otherwise be properly authorized by County Council, including, but not limited to, reimbursement of County funds for authorized advances made prior to the sale of such Bonds. If for any reason any part of such proceeds of the Bonds is not applied to or is not necessary for such purposes, such unexpended proceeds of the Bonds may (i) be used to finance any other capital project set forth in the Bond Ordinances or any subsequent bond ordinance enacted by County Council or (ii) be applied to the payment of the principal of or interest on the Bonds. Any investment earnings on the proceeds of the Bonds pending application to pay for authorized expenditures (other than proceeds of the Bonds applied to reimburse County funds for authorized advances) shall be applied by the County to pay authorized project costs or to pay the principal of and interest on the Bonds.

Section 7. Manner of Payment. Principal of and interest on the Bonds shall be payable by electronic funds transfer, check, or draft mailed to the owner of each Bond at the address of such owner (or, in the case of an electronic funds transfer, transmitted in accordance with the transfer instructions provided by such owner) as it appears in the Bond Register maintained by or on behalf of the County as of the Record Date which shall be not more than fifteen (15) days prior to the payment date as determined by the County Executive and specified in the Official Statement.

Section 8. Execution of Bonds. Each of the Bonds shall contain a recital that it is issued pursuant to Chapter 11, Title 9 of the Delaware Code, as amended, the laws of the County and the Constitution. Each of the Bonds shall be signed by the County Executive by his manual signature or by a facsimile of his signature, and countersigned by the Clerk of the County Council of New Castle County by her manual signature. The official seal of the County, or a facsimile thereof, shall be impressed or imprinted in facsimile upon each of the Bonds.

Section 9. Transfer and Exchange Provisions. Subject to the provisions of Section 10 hereof with respect to Bonds issued in book-entry only form, the Bonds will be transferable only by presentation and surrender to the County or Paying Agent of the County selected by the County Executive and designated as such in the Bonds, together with an assignment duly executed by the owner of the Bond or by his representative in form satisfactory to the County or any Paying Agent of the County, and containing information required by the County in order to effect such transfer.

The Bonds, upon surrender thereof with a written instrument of transfer, in form and with guarantee of signature satisfactory to the County or any Paying Agent, duly executed by the registered owner or such owner's duly authorized attorney, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of fully registered Bonds of the same maturity, series designation and interest rate of any other authorized denomination upon payment of any tax or other governmental charge, if any, required to be paid with respect to such exchange. For every exchange or transfer of a Bond certificate, the County shall make a charge sufficient to reimburse it for any tax, fee or other governmental charge required to be paid with respect to such exchange or transfer, and may charge the persons requesting such exchange or transfer a sum or sums sufficient to cover the cost of preparing each new Bond issued, which sum or sums shall be paid as a condition precedent to the exercise of the privilege of making such exchange or transfer. The County may require adequate indemnity to replace any lost, stolen or destroyed Bonds. The County and any Paying Agent may deem and treat the registered owner of a Bond as shown on the registration books maintained by the County or any Bond Registrar selected by the County Executive as the absolute owner (whether or not the Bond shall be overdue) for the purpose of receiving payment of or on account of principal and interest due on the Bonds and for all other purposes, and neither the County nor any Paying Agent shall be affected by any notice to the contrary. The County and any Paying Agent shall not be

required to transfer or exchange any Bonds selected, called or being called redemption in whole or in part.

Section 10. Book Entry Only. The Bonds may be issued in book entry only form, registered in the name of a securities depository (the "Depository") or its nominee, and immobilized in the custody of the Depository or its nominee, subject to such terms and conditions as may be determined by the County Executive. In the event that the Bonds are immobilized in the custody of a Depository or its nominee, the County shall not be liable for the failure of the Depository or of any participant or nominee of the Depository to perform any obligation to any participant or beneficial owner of a Bond.

The County may, but shall not be obligated to, replace a Depository in the event that the County determines, in its sole discretion, that (a) such Depository is incapable of discharging its duties as a "Clearing Corporation" (as that term is defined in the applicable state's Uniform Commercial Code) or "Clearing Agency" (as that term is defined in Section 17A of the Securities Exchange Act of 1934, as amended) or, (b) the interests of the beneficial owners of the Bonds might be adversely affected if the book-entry system of evidencing ownership of Bonds is continued. Notice of such determination shall be given to such Depository not less than thirty (30) days prior to any such replacement. The County acknowledges that a Depository may determine not to continue to act as a securities depository for the Bonds or may no longer be permitted, for whatever reason, to act as a security depository for the Bonds.

Upon any such determination set forth above or the happening of any event described above, the County may attempt to replace a Depository with another qualified securities depository. A "qualified securities depository" shall be any securities depository that is a Clearing Agency and for purposes of the Uniform Commercial Code applicable to such securities depository a "Clearing Corporation". In the event that the County is unable to locate a replacement securities depository determined by the County, in its sole discretion, to be a qualified securities depository, the County may issue Replacement Bonds to the participants of such Depository or the beneficial owners of the Bonds.

Replacement Bonds issued to a replacement securities depository shall have the same terms, form and content as Bonds initially registered in the name of the initial Depository except for the name of the record owner. Replacement Bonds issued to participants or to beneficial owners shall be in $5,000 denominations or any integral multiple thereof, be payable as to principal and interest on the same dates as the Bonds, be payable as to interest by check or draft mailed to the registered owner as shown on the register for Bonds maintained by the County or any agent, be in fully registered form, be subject to transfer upon presentation and surrender to the County or any agent together with an assignment duly executed by the registered owner or his representative in form satisfactory to the County or any agent and upon payment of the costs of preparing any new Replacement Bond. Notices of redemption or tender of such Replacement Bonds shall be sent to the registered owners in the manner and at

the times such notices would have been required to be sent by the securities depository as record owner of the Bonds. The County may however establish new record dates.

Section 11. Sale of Bonds; Execution of Documents. The County Executive is hereby authorized to execute and deliver the Bond Purchase Agreement or an acceptance of the Proposal for Bonds submitted by the winning Bond Purchaser, as the case may be, providing for the issuance and sale of the Bonds upon such terms and conditions (with respect to interest rates, maturities, redemption rights and the other details of the Bonds) as set forth therein, having received the advice of the Financial Advisor to the County, provided that the aggregate principal amount of the Bonds shall not exceed $82,000,000. The County Executive is authorized to execute and deliver the Bonds and the County Clerk shall cause the County Seal to be impressed or imprinted thereon and shall attest thereto in substantially the form set out in Exhibit "B" with such modifications as the County Executive shall determine to be appropriate and consistent with the final terms of the applicable Bond Purchase Agreement or the Notice of Sale and Proposal for Bonds, as the case may be.

Section 12. Paying Agent, Registrar and Transfer Agent. The County shall serve as the paying agent, registrar and transfer agent for the Bonds provided that the County Executive may appoint one or more agents to serve in those capacities as successor to the County.

Section 13. Official Statement. All actions, if any, of the County Executive and the Chief Financial Officer of the County (the "Chief Financial Officer") in connection with the preparation and distribution of a Preliminary Official Statement with respect to the sale and issuance of the Bonds, and deeming of such Preliminary Official Statement final for purposes of SEC Rule 15c2-12, are hereby authorized and such officials are authorized to take all further action necessary and appropriate to accomplish the same. The County Executive and the Chief Financial Officer are hereby authorized to make any changes to the Preliminary Official Statement to the date of delivery of said Bonds to make the information contained therein not contain any untrue statement of a material fact or omit to state a material fact necessary to make the statements therein, in light of the circumstances under which they are made, not misleading.

The County Executive and Chief Financial Officer are authorized to prepare, execute and distribute the Official Statement, and any supplements thereto, in the name of the County to prospective purchasers of the Bonds and to make any changes thereto prior to the date of delivery of the Bonds with respect to the Preliminary Official Statement.

Section 14. Tax Law Covenants. With respect to the Bonds that are issued in a tax-exempt basis, the County covenants for the benefit of the holders of such tax-exempt Bonds: (a) that no use of the proceeds of the Bonds or the earnings thereon will be made, and no other action will be taken, which would cause the Bonds to be "arbitrage bonds" within the meaning of Section 148(a) of the Internal Revenue Code of 1986, as amended, (the "Code"); (b) that all action with respect to the Bonds required to

be taken to avoid characterization of the Bonds as "arbitrage bonds" under Section 148 of the Code shall be taken; (c) that the County will take all reasonable steps to ensure that interest on the Bonds is not included in gross income of the holder of any Bond for purposes of federal income taxation; and (d) that the County will take no action to cause the Bonds to become "private activity bonds" as that term is used in Section 141(a) of the Code.

Section 15. Delegation. The power to prescribe the terms, form, series designation and contents of the Bonds, including the enumerated terms and conditions explicitly set forth in Title 9, Delaware Code, Section 1163(a)(3), other than or in addition to those prescribed herein, and the power to sell, issue and deliver the Bonds subject to the provisions of the Bond Ordinances and this Resolution, is hereby delegated to the County Executive The power to execute any documents, and the power to take any further action and do all things necessary with respect to the sale, issuance and delivery of the Bonds is hereby delegated to the County Executive.

Section 16. Continuing Disclosure. Acting pursuant to the authority contained in each of the Bond Ordinances, the Chief Financial Officer shall take all action necessary or appropriate to cause the County to comply with the continuing disclosure requirements of Rule 15c2-12 of the Securities Exchange Act of 1934, promulgated pursuant to the Securities Exchange Act of 1934.

Section 17. Agents and Advisors. The Chief Financial Officer is hereby authorized to appoint a financial advisor (the "Financial Advisor") to advise the County in connection with the issuance of the Bonds.

[*Remainder of page intentionally left blank*.]

Section 18. Effective Date. This Resolution shall become effective immediately upon its approval by Council.

Adopted by County Council of
New Castle County on:

_____

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

SYNOPSIS: This Resolution, if adopted, authorizes the issuance of up to $82,000,000 of the County's General Obligation Bonds for certain capital projects. This Resolution allows the Bonds, or a portion thereof, to be sold at a competitive public and/or negotiated private sale at the discretion of the County Executive; permits appointment of a Financial Advisor; prescribes certain details of the Bonds; and authorizes the County Executive to determine the final terms of the Bonds as in his judgment is most favorable for the County.

FISCAL NOTE: The fiscal impact of the issuance of the Bonds will depend on market conditions on the date of sale.

Acknowledged by the Chief Financial Officer May 30, 2025.

EXHIBIT "A"

List of Capital Projects

Capital Project	Category	Ordinance(s) Authorizing Bonds	Authorized but Unissued	Amount to be funded with the Bonds
Army Creek Landfill Upgrade	Buildings, Facilities and Landfill	**22-111 / 20-032**	$ 322,535.55	**$ 305,000.00**
Building Rehabilitation	Buildings, Facilities and Landfill	**19-037**	$ 4,325,339.26	**$ 500,900.00**
Vehicle Lift System	Buildings, Facilities and Landfill	**20-032 / 18-026**	$ 154,901.00	**$ 60,000.00**
City/County Building Rehab	Buildings, Facilities and Landfill	**20-032**	$ 1,772,162.52	**$ 150,000.00**
Garage Renovations	Buildings, Facilities and Landfill	**20-032 / 18-026**	$ 5,271,484.17	**$ 2,000,000.00**
Building Rehabilitation 2021	Buildings, Facilities and Landfill	**23-042 / 20-032**	$ 3,790,234.39	**$ 1,400,000.00**
Security 2021	Buildings, Facilities and Landfill	**20-032**	$ 975,303.47	**$ 475,303.00**
Government Center Electrical Upgrade	Buildings, Facilities and Landfill	**23-042 / 20-032**	$ 2,600,000.00	**$ 1,100,000.00**
Brandywine Library HVAC Upgrade	Buildings, Facilities and Landfill	**22-142**	$ 400,000.00	**$ 400,000.00**
Electric Vehicle Infrastucture	Buildings, Facilities and Landfill	**24-053 / 23-042**	$ 3,416,398.00	**$ 1,000,000.00**
HVAC Replacement / Conner Building	Buildings, Facilities and Landfill	**23-042**	$ 5,200,000.00	**$ 1,850,000.00**
General Paving	Buildings, Facilities and Landfill	**22-034 / 17-081 / 16-028**	$ 996,493.96	**$ 200,000.00**
General Roof Renovations	Buildings, Facilities and Landfill	**23-042 / 20-032**	$ 1,588,053.80	**$ 674,617.00**
Brandywine Springs Park Rehabilitation	Parks	**18-026**	$ 413,205.35	**$ 10,000.00**
District Park #5	Parks	**20-032 / 16-028**	$ 891,304.30	**$ 20,000.00**
Southern Regional Park	Parks	**24-053 / 22-034**	$ 8,916,711.50	**$ 6,140,027.00**
General Parkland Imp	Parks	**19-037 / 18-026**	$ 14,738.81	**$ 6,810.00**
Greenway Systems	Parks	**24-053 / 22-034 / 21-039**	$ 3,478,981.53	**$ 1,250,000.00**
Middle Run Valley Refor.	Parks	**23-042 / 22-034**	$ 500,000.00	**$ 375,000.00**
Carousel Park	Parks	**23-042 / 20-032 / CB18-112 / 15-028**	$ 1,971,761.80	**$ 1,254,000.00**
Rockwood Park	Parks	**23-042 / 20-032 / 15-028**	$ 3,035,167.17	**$ 2,100,000.00**
Jester Walking Path	Parks	**22-034 / 18-026**	$ 553,967.36	**$ 553,967.00**
Historic Structure Rehab.	Parks	**23-042 / 18-026**	$ 3,000,781.85	**$ 835,000.00**
Game Court Improvements 2021	Parks	**24-053 / 23-042 / 22-034**	$ 1,431,744.00	**$ 1,200,249.00**
Play Area Improvements II	Parks	**22-034**	$ 200,000.00	**$ 200,000.00**
Delcastle Regional Park Improvements	Parks	**23-042 / 20-032**	$ 1,396,797.80	**$ 1,396,798.25**
Play Area Improvements 2024-2025	Parks	**23-042**	$ 2,000,000.00	**$ 2,000,000.00**
General Parkland Improvements 24-25	Parks	**23-042**	$ 2,725,000.00	**$ 750,000.00**
Bechtel Park Improvements	Parks	**24-053 / 23-042**	$ 5,000,000.00	**$ 2,500,000.00**
Park Bridge Replacements	Parks	**23-042**	$ 300,000.00	**$ 100,000.00**
Weiss Park Improvements	Parks	**23-042**	$ 700,000.00	**$ 681,000.00**
Pavilion Renovations	Parks	**23-042 / 20-032**	$ 335,546.40	**$ 100,000.00**
Glasgow Regional Park	Parks	**20-032**	$ 2,440,314.79	**$ 1,200,000.00**
EMS Stations	Public Safety	**17-081**	$ 630,683.18	**$ 50,000.00**
Communication Upgrade	Public Safety	**23-042 / 17-081**	$ 933,293.08	**$ 454,620.00**
Police Range	Public Safety	**24-064 / 21-096**	$ 3,050,000.00	**$ 3,050,000.00**
Public Safety Building Renovations	Public Safety	**23-042 / 21-039**	$ 752,797.80	**$ 500,000.00**
Cardiac Monitors	Public Safety	**23-042 / 22-034**	$ 1,417,148.00	**$ 1,415,426.00**
800 MgHZ Communications Equipment	Public Safety	**23-042 / 18-026**	$ 1,505,668.75	**$ 1,105,668.75**

EXHIBIT "A"

List of Capital Projects *(Continued)*

Capital Project	Category	Ordinance(s) Authorizing Bonds	Authorized but Unissued	Amount to be funded with the Bonds
Surrate Pool Renovations	Libraries/Community Services	24-053 / 23-042	$ 275,000.00	$ 135,000.00
Newark Library Renovation	Libraries/Community Services	24-053 / 23-042 / 22-034	$ 23,800,000.00	$ 12,000,000.00
Absalom Jones Senior Center / Equipment Rep	Libraries/Community Services	23-042	$ 85,000.00	$ 85,000.00
Rockwood Museium	Libraries/Community Services	24-053	$ 175,000.00	$ 175,000.00
Information Systems Expansion II	Information Systems	22-034	$ 665,549.21	$ 505,614.00
Land Use Information Systems	Information Systems	23-042	$ 4,200,000.00	$ 3,750,000.00
Firewall Replacement	Information Systems	24-053	$ 425,000.00	$ 425,000.00
Network Infrastructure Rearchitect	Information Systems	25-051	$ 1,150,000.00	$ 1,150,000.00
Sewer and Tax Billing Replacement	Information Systems	25-051	$ 2,300,000.00	$ 1,800,000.00
Human Capital Management	Information Systems	25-051	$ 600,000.00	$ 600,000.00
Executive Capital Contingency	Executive	23-042 / 20-032 / 25- 051	$ 85,000.32	$ 10,000.00
Manhole Rehabilitation	Sanitary Sewer	25-051	$ 750,000.00	$ 750,000.00
Backwater Valve Improvement	Sanitary Sewer	23-042 / 22-034	$ 75,000.00	$ 55,000.00
Public Works Complex	Sanitary Sewer	24-053 / 22-034	$ 417,917.00	$ 417,917.00
Asset Management	Sanitary Sewer	23-042	$ 410,000.00	$ 410,000.00
Richardson Park PS Upgrade	Sanitary Sewer	20-032	$ 290,350.18	$ 150,000.00
Christina River Force Main	Sanitary Sewer	24-053 / 23-042 / 20-032	$ 26,996,531.11	$ 1,000,000.00
Kirkwood Trunk Line Interceptor	Sanitary Sewer	17-081	$ 255,723.71	$ 250,000.00
DelDot Coordination II	Sanitary Sewer	19-037	$ 3,208,444.91	$ 25,000.00
Brandywine Interceptor Renovation	Sanitary Sewer	20-032	$ 3,668,256.87	$ 300,000.00
Stoney Creek Basin	Sanitary Sewer	23-042 / 20-032	$ 1,082,051.16	$ 139,331.00
Airport Road System Rehabilitation	Sanitary Sewer	24-053	$ 5,500,000.00	$ 400,000.00
Market Street System Rehabilitation	Sanitary Sewer	19-037 / 18-026 / 17-081	$ 749,729.92	$ 95,000.00
Terminal Ave. System Rehabilitation	Sanitary Sewer	23-042 / 18-026	$ 475,451.65	$ 45,000.00
Edgemoor System Rehabilitation	Sanitary Sewer	23-042 / 20-032	$ 1,155,031.08	$ 500,000.00
White Clay System Rehabilitation	Sanitary Sewer	24-053 / 23-042	$ 11,048,266.59	$ 800,000.00
Wilmington System Rehabilitation	Sanitary Sewer	22-034 /19-037	$ 398,945.22	$ 500.00
Delaware City Industrial Sewer Expansion	Sanitary Sewer	19-037	$ 1,154,270.39	$ 45,000.00
DelDot Coordination Project III	Sanitary Sewer	23-042	$ 803,114.96	$ 700,000.00
Sewer Repairs & Rehab 2026-2027	Sanitary Sewer	25-051	$ 4,200,000.00	$ 1,017,252.00
Sewer Repairs & Rehab 2024-2025	Sanitary Sewer	24-053	$ 1,400,000.00	$ 1,400,000.00
Pump Station Rehab 2026-2027	Sanitary Sewer	23-042	$ 1,500,000.00	$ 1,500,000.00
Southern Sewer Service Area	Sanitary Sewer	20-032 / 19-037	$ 11,569,678.73	$ 7,000,000.00
Water Quality Improvement Plans	Stormwater	24-053 / 22-034 / 21-039 / 20-032	$ 9,633,415.07	$ 500,000.00
Stormwater Basin Renovation II	Stormwater	24-053	$ 3,526,891.48	$ 2,500,000.00
		TOTAL:	**$ 202,747,742.17**	**$ 80,000,000.00**

EXHIBIT "B"

[Form of Bond]

NEW CASTLE COUNTY, DELAWARE
UNITED STATES OF AMERICA

GENERAL OBLIGATION BOND,
SERIES 2025

Registered
No. R- __ $

Interest Rate: _____%	Maturity Date: _____	Dated Date: _____	CUSIP _____

Registered Owner: CEDE & CO.

Principal Amount:

(1) NEW CASTLE COUNTY, DELAWARE (the "County"), a political subdivision and a County of the State of Delaware, for value received, hereby promises to pay to the Registered Owner identified above, or registered assigns, the Principal Amount identified on the Maturity Date specified above, unless this Bond shall have been previously called for redemption and payment of the redemption price shall have been duly made or provided for, and to pay interest at the Interest Rate specified above, on such Principal Amount from the interest payment date next preceding the date of registration of this Bond, unless this Bond is registered as of an interest payment date, in which event this Bond shall bear interest from such interest payment date, or unless this Bond is registered prior to _____, 20__, in which event this Bond shall bear interest from _____, 20__, or unless interest on the hereinafter referred to Bonds shall be in default, in which event this Bond shall bear interest from the last date to which interest has been paid, at the rate specified above payable semiannually on _____ and _____ of each year commencing on _____, until payment in full of such Principal Amount, and to pay interest on overdue principal and, to the extent permitted by law, on overdue interest at the rate specified above. Both the principal of and interest on this Bond are payable in lawful money of the United States of America. Interest on this Bond shall be paid by check or draft mailed to the Registered Owner as shown on the bond register maintained by the County. The Principal Amount shall be payable upon presentation and surrender of this bond by the Registered Owner at the Office of the Chief Financial Officer, New Castle County, in New Castle, Delaware.

(2) This Bond is one of an authorized issue of General Obligation Bonds, Series 2025 of the County, in aggregate principal amount of $_____ (the "Bonds"). The Bonds are issued for the purpose of providing funds to finance (i) a portion of certain capital projects of the County; and (ii) the costs associated with issuing the Bonds.

(3) The Bonds are only issuable in the form of registered bonds without coupons in the denomination of $5,000 each or any integral multiple thereof.

(4) The Bonds maturing _____, 20__ are subject to Mandatory Sinking Fund Redemption prior to maturity at par plus accrued interest, without premium, as follows:

Redemption Dates	Redemption Price

(5) The bonds maturing on or after _____, 20__ are subject to Optional Redemption in any order of maturity and sinking fund payment selected by the County on or after _____, 20__, and prior to maturity, in whole or in part at any time, at a redemption price equal to the percentage of the principal amount plus accrued interest to the redemption date as indicated below.

Redemption Dates	Redemption Price

(6) In the event that the County is to select Bonds within a particular maturity for a partial redemption, the bonds to be redeemed shall be selected by lot within a maturity.

(7) Notice of each redemption shall be given by the County by mailing a copy of the redemption notice by first class mail (postage prepaid) not less than thirty (30) days prior to the date fixed for redemption to the registered owner of each Bond to be redeemed in whole or in part at the address shown on the registration books maintained by the County. Failure to give such notice, or any defect therein, shall not affect the validity of any proceeding for the redemption of Bonds for which notice shall have been properly given. All Bonds so called for redemption will cease to bear interest after the specified Redemption Date, provided funds for their redemption are on deposit at the place of payment at that time.

(8) In the event this Bond is held by or registered in the name of a securities depository or other agent or nominee of a beneficial owner, by purchase of a Bond, the Bondholder agrees that the County shall have no responsibility or liability for any action or inaction by the depository or other agent or nominee in connection with the Bond.

(9) The Bonds are issued under the provisions of and in full compliance with the Constitution and laws of the State of Delaware, particularly Chapter 11, Title 9 of the Delaware Code, certain Ordinances of the County and Resolution No. 25-___. The Bonds are valid and legally binding general obligations of the County secured by the full faith and credit of the County and, unless paid from other sources, will be payable from *ad valorem* taxes

levied upon all taxable real property within the County without limitation as to rate or amount except as provided in Title 9, Delaware Code, Section 8002(C).

(10) This Bond is transferable by the registered owner hereof in person or by his attorney duly authorized in writing at the office of the Chief Financial Officer, New Castle County, in New Castle, Delaware, but only in the manner, and subject to the limitations and upon payment of the charges provided in the Resolution, and upon surrender and cancellation of this Bond. The County may deem and treat the registered owner hereof as the absolute owner hereof (whether or not this Bond shall be overdue) for the purpose of receiving payment of or on account of principal and interest due on the Bonds and for all other purposes, and the County shall not be affected by any notice to the contrary. The County shall not be required to transfer or exchange any Bonds selected, called or being called for redemption in whole or in part.

(11) It is hereby certified, recited and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance, execution and delivery of this Bond do exist, have happened and have been performed in due time, form and manner as required by law; and that the issuance of this Bond and the issue of which it forms a part; together with all other obligations of the County does not exceed or violate any constitutional or statutory limitation applicable to the County.

(12) The provisions of this Bond shall be construed and enforced under the laws of the State of Delaware.

IN WITNESS WHEREOF, NEW CASTLE COUNTY, DELAWARE has caused this Bond to be executed in its name by the manual or facsimile signature of its County Executive and its seal to be impressed or imprinted hereon and attested by the manual signature of its County Clerk, all as of the _____ day of _____, 20__.

(SEAL)

NEW CASTLE COUNTY,
DELAWARE

By:_____
County Executive

Attest:_____
County Clerk

(FORM OF ASSIGNMENT)

ASSIGNMENT

For value received, the undersigned sells, assigns and transfers unto _____ the within Bond and does hereby irrevocably constitute _____ attorney to transfer the said Bond on the books kept for registration of said Bond, with full power of substitution in the premises.

Dated:_____ _____

Signature of Registered Owner

NOTICE: The signature(s) to this assignment must correspond with the name as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatever.

(Signature Guaranteed:)

NOTICE: Signature(s) must be guaranteed by a member firm of the New York Stock Exchange or a commercial bank or trust company.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

RESOLUTION NO. 25-088

ADOPTING THE NEW CASTLE COUNTY CAPITAL PROGRAM FOR FISCAL YEAR 2026 THROUGH 2031

WHEREAS, the projects listed on Exhibit "A" are submitted for continuance in accordance with Key Financial Policy (KFP) #1 and accordingly are included in the Fiscal Year 2026 Capital Program; and

WHEREAS, the projects listed on Exhibit "B" will sunset in accordance with KFP #1 on June 30, 2025. All such projects will no longer be active projects and accordingly are deleted from the Fiscal Year 2026 Capital Program.

NOW, THEREFORE, BE IT RESOLVED, by and for the County Council of New Castle County that County Council hereby approves the Capital Program for New Castle County for the Fiscal Years 2026 through 2031, beginning July 1, 2025, per the attached capital program and budget book entitled "New Castle County Capital Program and Budget: Fiscal Year 2026-2031."

Adopted by County Council of
New Castle County on:

_____
Monique Williams-Johns

President of County Council
of New Castle County

SYNOPSIS: This Resolution adopts a six-year capital program for the fiscal period beginning July 1, 2025.

FISCAL NOTE: This Resolution would approve the Capital Program of New Castle County for the six fiscal years from July 1, 2025 through June 30, 2031 as required by the State Code. The "New Castle County Capital Program and Budget – Fiscal Year 2026-2031 – Approved" provides detail for these projects and projects previously authorized.

Additionally, this Resolution would sunset 14 projects which will no longer be active projects and accordingly are deleted from the Fiscal Year 2026 Capital Program.

The Capital Program for FY2026 through FY2031 as submitted indicates that planned capital uses/sources of funds for the years FY2026 through FY2031 would be:

USES:	FY2026	$ 84,374,248	**SOURCES:**	Bonds	$492,127,640
	FY2027	$111,963,206		State	$ 200,000
	FY2028	$145,906,103		General	$ 59,549,344
	FY2029	$ 57,025,670		Sewer	$ 30,140,349
	FY2030	$134,413,716		Other	$ 800,000
	FY2031	$ 49,134,390			
	TOTAL	**$582,817,333**		**TOTAL**	**$582,817,333**

Acknowledged by the Chief Financial Officer May 1, 2025.

EXHIBIT "A"
NEW CASTLE COUNTY
Projects for Continuance
Fiscal Year 2026

PROJECT	PROJECT NUMBER
COUNTY EXECUTIVE	
Executive GF Capital Contingency	C118933
Executive SF Capital Contingency	C112301
DEPARTMENT OF ADMINISTRATION	
Firewall Replacement	C122501
Information Systems Expansion II	C121606
Human Capital Management Platform	C122610
Land Use Information System	C122401
Reassessment 2024	C122101
Sewer and Tax Billing Replacement	C122611
Network Infrastructure Rearchitect and Upgrade	C122612
Register of Wills System	C122203
DEPARTMENT OF COMMUNITY SERVICES	
Absalom Jones Senior Center Kiln	C402401
Appoquinimink Library	C400329
Appoquinimink Library Maker Space HVAC	C402610
Carousel Park Indoor Arena Footing	C402620
Claymont Library	C400905
Glasgow Library	C402501
Newark Library	C402301
Rockwood Museum	C402502
Surratte Pool Renovations II	C402004
Surratte Pool Renovations 2026	C402604
DEPARTMENT OF PUBLIC SAFETY	
800 MgHZ Communication Equipment	C209229
800 MgHZ Communication Equipment 2026-2027	C202629
Communications Upgrade	C201108
Communications Upgrade 2026-2027	C202608
EMS Realignment and Building	C202201
EMS Stations	C200710
Overlook Colony	C202202
Police Range / EVOC	C201306
Public Safety Building Renovations	C201505
Public Safety Equipment	C201607
Public Safety Equipment 2026	C202607
Public Safety Southern Facility	C202620
Public Safety Vest Protection Program	C201509
Public Safety Vest Protection Program 2026	C202609

EXHIBIT "A"
NEW CASTLE COUNTY
Projects for Continuance
Fiscal Year 2026

PROJECT	PROJECT NUMBER
DEPARTMENT OF PUBLIC WORKS	
Facilities/Equipment	
Army Creek Landfill Upgrade	C300126
Brandywine Library HVAC Upgrade	C302107
Building Rehabilitation	C300401
Building Rehabilitation 2021	C302103
Building Rehabilitation 2026-2027	C302601
City/County Building Rehabilitation	C301401
Electric Vehicle Infrastructure	C302421
Fleet Equipment 2023	C302303
Fleet Equipment 2024	C302403
Fleet Equipment 2025	C302503
Fleet Equipment 2026	C302603
Garage Renovations	C301601
General Paving	C309808
General Roof Renovations	C309909
Government Center Electrical Upgrade	C302105
Government Center Parking Lot	C300711
Hazardous Substances and Asbestos Abatement	C309035
HVAC Replacement	C302422
Inspection of Tanks Environmental Control	C308919
PAL Building Rehabilitation	C301713
Security 2021	C302104
Vehicle Lift System	C301204
Parks	
Agricultural Preservation	C300330
Banning Park Improvements	C302202
Bechtel Park Improvements	C302424
Brandywine Springs Park Rehabilitation	C300115
Carousel Park	C301408
Community Redevelopment and Reinvestment 2023	C302302
Delcastle Park Improvements	C302110
District Park #5	C300117
Game Court Improvements 2021	C302108
General Parkland Improvements	C300509
General Parkland Improvements 2021	C302101
General Parkland Improvements 2024-2025	C302404
Glasgow Regional Park	C309916
Greenway Systems	C300515
Historic Structure Rehabilitation	C301701
Jester Walking Path	C301608

EXHIBIT "A"
NEW CASTLE COUNTY
Projects for Continuance
Fiscal Year 2026

PROJECT	PROJECT NUMBER
DEPARTMENT OF PUBLIC WORKS *(Continued)*	
Parks *(Continued)*	
Maintenance Base Renovations	C309809
Middle Run Valley Reforestation	C301402
Open Space Preservation	C302201
Park Bridge Replacements	C302425
Parkland Acquisition	C300331
Pavilion Renovations	C309815
Play Area Improvements 2021	C302109
Play Area Improvements 2024-2025	C302402
Play Area Improvements 2026-2027	C302602
Rockwood Park	C301409
Route 9 TAP Bicycle/Pedestrian Improvements	C302002
Southern Regional Park	C300336
Sports Lighting	C300121
Weiss Park Improvements	C302426
Sewer/Stormwater	
Airport Road System Rehabilitation	C301702
Asset Management	C300220
Backwater Valve Improvement	C300101
Brandywine Interceptor Renovation	C301603
Christina River Force Main	C300705
Countywide Drainage Problems	C300413
Delaware City Industrial Sewer Expansion	C301716
Delaware City System Rehabilitation	C301705
DelDOT Coordination Project II	C301303
DelDOT Coordination Project 2021	C302112
Edgemoor System Rehabilitation	C301708
General Sewer Improvements	C300622
General Stormwater Improvements 2021	C302115
Kirkwood Trunkline Interceptor	C301004
Lea Eara Farms Treatment Plant Closure	C301712
Manhole Rehabilitation	C302620
Market Street System Rehabilitation	C301703
Market Street System Rehabilitation Bridge #9	C302301
North Delaware Interceptor System	C300612
Port Penn System Rehabilitation	C301709
Public Works Complex	C300107
Pump Station Rehabilitation 2022-2023	C302214
Pump Station Rehabilitation 2024-2025	C302414
Pump Station Rehabilitation 2026-2027	C302614

EXHIBIT "A"
NEW CASTLE COUNTY
Projects for Continuance
Fiscal Year 2026

PROJECT	PROJECT NUMBER
DEPARTMENT OF PUBLIC WORKS *(Continued)*	
Sewer/Stormwater *(Continued)*	
Richardson Park Pump Station Upgrade	C300618
Richardson Park System Rehabilitation	C301704
Septage Receiving Station Upgrade	C300708
Sewer Fleet Equipment 2024	C302413
Sewer Fleet Equipment 2025	C302513
Sewer Fleet Equipment 2026	C302613
Sewer Repairs and Rehabilitation 2022-2023	C302211
Sewer Repairs and Rehabilitation 2024-2025	C302411
Sewer Repairs and Rehabilitation 2026-2027	C302611
Sewer System Expansion	C302003
Southern Sewer Service Area	C309603
Stoney Creek Basin Rehabilitation	C301604
Stormwater Basin Renovation II	C301305
Terminal Avenue System Rehabilitation	C301707
Turkey Run Interceptor Rehabilitation	C300224
Water Farm 1 System Rehabilitation	C301714
Water Quality Improvement Plans	C301903
White Clay System Rehabilitation	C301710
Wilmington System Rehabilitation	C301711

EXHIBIT "B"
NEW CASTLE COUNTY
Projects to Sunset Fiscal Year End 2025

DEPARTMENT OF ADMINISTRATION

C122205	Human Resources Scanning	Complete
C122202	Recorder of Deeds HOA Portal	Complete

DEPARTMENT OF PUBLIC SAFETY

C202301	Cardiac Monitors	Complete

DEPARTMENT OF PUBLIC WORKS

Facilities/Equipment

C302102	Fleet Equipment 2021	Complete
C302203	Fleet Equipment 2022	Complete

Parks

C300510	Game Court Improvements	Complete

Sewer/Stormwater

C300218	Brandywine Hundred South Rehabilitation Phase I	Complete
C300615	Christiana Pump Station Upgrade	Complete
C300004	Delaware City Treatment Plant Rehabilitation	Complete
C301102	Glasgow Area Sewer Improvements	Complete
C301801	Holloway Terrace Outfall	Complete
C302313	Sewer Fleet Equipment 2023	Complete
C301304	Sewer Repairs and Rehabilitation II	Complete
C301902	SR 72 Sewer Extension	Complete

Prime Sponsor(s): Ms. Durham
Requested by: Administration/Finance
Date of introduction: May 27, 2025

ORDINANCE NO. 25-064

TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH LIGHT EMITTING DIODE (LED) BULBS (100 WATT EQUIVALENT) IN THE BRANDYWINE COUNTRY CLUB SUBDIVISION LOCATED IN THE BRANDYWINE HUNDRED AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS

WHEREAS, a petition has been filed with the Clerk of New Castle County Council for the establishment of a street light tax district in the **BRANDYWINE COUNTRY CLUB SUBDIVISION** and for the installation of Arlington street lights with 100 watt equivalent light emitting diode (LED) bulbs, therein.

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

Section 1. The County Executive is hereby authorized to enter a contract, in accordance with 9 *Del. C.* Chapter 21, to provide for the installation of ARLINGTON street lights with 100 watt equivalent light emitting diode (LED) bulbs, according to the standards established by the New Castle County Department of Land Use, to be erected along MASTERS LANE, AUGUSTA WAY, AND ACE AVENUE as set forth in the petition.

Section 2. The properties set forth in the petition shall continue to be subject to an annual tax based on the full annual cost of the street lighting in an amount to be provided for in the Annual Revenue Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will allow for the installation of ARLINGTON street lights with 100 watt light emitting diode (LED) bulbs in the DELAWARE NATIONAL SUBDIVISION.

FISCAL NOTE: This Ordinance, if approved, provides for the installation of ARLINGTON street lights with 100 watt equivalent light emitting diode (LED) bulbs and the assessment of a light tax based on the rates set in the Annual Revenue Ordinance.

The light tax assessed on these BRANDYWINE COUNTRY CLUB SUBDIVISION properties set forth in the petition filed with the Clerk of County Council will be billed in conjunction with the annual property tax billing. The increased expenditure to the County resulting from the installation and maintenance will be offset by the increased revenues realized from the light tax assessment.

Acknowledged by the Chief Financial Officer May 14, 2025.

Shipley Road Investments, LLC

February 27, 2025
87 Reads Way
New Castle, DE 19720

Mr. Avera,

I have included the following documents requested for Shipley Road Investments, LLC:

- Builders Petition for Street Lights
- Property Deed (2 copies)
- Record Plan (2 copies)
- Property Contact: Justin Hensley, 105 Foulk Road Wilmington, DE 19803, 302-543-0556
- Number of Lots: 41 Singel Family Homes and 24 Townhomes

Please contact me if additional information is needed.

Thank you,

Megan Morgan
302-668-6255
mmorgan@capanoinc.com
Capano Management

Marcus Henry
County Executive

Jill Floore
Chief Financial Officer

OFFICE OF FINANCE

BUILDERS PETITION FOR STREET LIGHTING

STATE OF DELAWARE :

SS :

NEW CASTLE COUNTY :

TO: The Honorable President and Members of County Council of New Castle County, Delaware

BE IT KNOWN, that on this 26th Day of FEBRUARY, A.D. 2025 personally appeared before me, the undersigned Notary Public of the State of Delaware, JUSTIN HENSLEY, authorized representative of SHIPLEY ROAD INVESTMENTS, LLC, a Delaware limited liability company, known to me as such, and being first duly sworn by me according to law, stated and said as follows:

1.Shipley Road Investments, LLC holds record title to Tax Parcel No(s). 06-041.00-309 (the "Property"), the metes and bounds for which are included within those lands described in the Deed dated July 25, 2012, between Brandywine Country Club, a Delaware corporation, as grantor(s), and Shipley Road Investments, LLC, a Delaware limited liability company, as grantee, recorded in the Office for the Recorder of Deeds in and for New Castle County at Wilmington, Delaware, in Deed Instrument Number 20120727-0041584, a copy of which is attached hereto and made a part hereof as EXHIBIT A. A substantially reduced copy of the record subdivision plan for the portion of the lands known as Brandywine Country Club Subdivision – Major Residential Land Development Record Plan, recorded as Subdivision Instrument No. 20240529-0034177, is attached hereto and made a part hereof as EXHIBIT B.

2. Shipley Road Investments, LLC, as sole owner of the Property, hereby petitions New Castle County pursuant to 9 Del. C. 2101 et seq. (Rev. 1974) to enter into a contract for the purpose of providing light for the streets running through and within the Property, the metes and bounds for which are included within those lands described on EXHIBIT A attached hereto and made part hereof, and more visually represented in EXHIBIT B attached hereto and made part hereof.

3. The type of streetlight and wattage being requested – Select one…

- ☐ Colonial / Traditionaire LED (70 watt HPS equivalent)
- ☐ Colonial / Traditionaire LED (100 watt HPS equivalent)
- ☐ Arlington LED (70 watt HPS equivalent)

☑ Arlington LED (100 watt HPS equivalent)

4. List names of all streets you wish to have lights installed on Masters Lane, Augusta Way and Ace Avenue.

SHIPLEY ROAD INVESTMENTS, LLC

BY _____

Justin Hensley, Authorized Representative

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

_____ My commission expires: 9/9/25

Notary Public

(Seal)

CHRISTINA M. CABAZZA
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires September 9, 2025

20120727-0041584
Pages: 6 F: $101.00
07/27/12 02:09:22 PM
T20120023483
Michael E. Kozikowski
New Castle Recorder DEE

Tax Parcel No. 06-040.00-004

Prepared by and return to:
Richards, Layton & Finger, P.A.
P.O. Box 551
Wilmington, DE 19899

THIS DEED, MADE this 25th day of July, 2012,

BETWEEN BRANDYWINE COUNTRY CLUB, a Delaware corporation, party of the first part,

-AND-

SHIPLEY ROAD INVESTMENTS, LLC, a Delaware limited liability company, party of the second part,

WITNESSETH, that the said party of the first part, for and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, hereby grants and conveys unto the said party of the second part, its successors and assigns,

ALL THAT CERTAIN tract, piece or parcel of land with the improvements located thereon, situate at 2822 Shipley Road, Brandywine Hundred, New Castle County, Delaware, and shown on a plan prepared by VanDemark & Lynch, Inc., Engineers, Planners and Surveyors, Wilmington, Delaware, dated May 8, 2012, entitled "Boundary Survey Plan, Brandywine Country Club, 2822 Shipley Road", File No. 22966-PROP-01 and being more particularly bounded and described as follows, to wit:

BEGINNING at a nail set on the westerly side of Shipley Road (a variable width public road), being on a northerly line for land now or formerly of Paul H. Talley and Anita C. Talley (Deed Record O, Volume 63, 193), said point being measured along the said westerly side of Shipley Road the three (3) following described courses and distances from the northerly end of a 32.88 foot radius junction curve joining the northerly side of Emma Court (a 50 foot wide public road) with the said westerly side of Shipley Road:

1. North 12°50'44" East, 111.67 feet to a point; and
2. North 12°48'35"East, 125.59 feet to a point; and
3. North 77°11'25" West, 10.00 feet to the Point of Beginning;

THENCE, from the said point of beginning and along the northerly and westerly lines for land now or formerly of Paul H. Talley and Anita C. Talley, the two (2) following described courses

RLF1 6171429v. 3

6

NCC 187648 07/27/12 14:05:00
$15000.00 ST
$15000.00 NC

and distances:

1. North 77°11'25" West, 133.42 feet to an iron pin set; and
2. South 12°48'35" West, 125.59 feet to an iron pin set on a northerly line for Vari Subdivision (Microfilm 5935);

THENCE along the northerly and westerly lines for the said Vari Subdivision, the two (2) following described courses and distances:

1. North 77°11'25" West, 366.73 feet to an iron pin set; and
2. South 08°31'10" West, 286.61 feet to a monument found on a northwesterly line for the Mariane Subdivision (Microfilm 11964);

THENCE, in part, along the said northwesterly line for the Mariane Subdivision and, in part, along a northwesterly line for the Greenview Subdivision (Microfilm 900), South 66°07'16" West, 272.25 feet to an iron pin set;

THENCE, in part, continuing along a northwesterly line for the said Greenview Subdivision and, in part, along a northwesterly line for the Pierson Farm Subdivision (Microfilm 4215), South 68°09'47" West, 1,859.13 feet to an iron pin found;

THENCE, in part, along the westerly line for the said Pierson Farm Subdivision and, in part, along the Concord Professional & Office Park Subdivision (Microfilm 7617), South 11°15'42" West, 959.43 feet to an iron pin set;

THENCE continuing along the northeasterly line for the said Concord Professional & Office Park Subdivision, North 71°48'10" West, 652.11 feet to an iron pin set, an angle point in the easterly line for Concord Square Shopping Center (Microfilm 20041119-0125437);

THENCE along the easterly line for the said Concord Square Shopping Center, North 02°49'16" East, at 40.35 feet passing over a monument found, for a total distance of 1,290.84 feet to a monument found, an angle point in the southerly line for Widener University (Microfilm 6260);

THENCE along the southerly and southeasterly line for the said Widener University the seven (7) following described courses and distances:

1. South 70°58'53" East, 307.36 feet to an iron pin set;
2. North 17°15'30" East, 643.10 feet to a monument found;
3. South 67°04'09" East, 162.70 feet to a monument found;
4. North 17°06'04" East, 308.68 feet to a monument found;
5. South 61°50'13" East, 87.03 feet to a monument found;
6. North 24°21'27" East, 373.20 feet to a nail set; and
7. South 63°12'37" East, 152.75 feet to a monument found;

THENCE, in part, along a southeasterly line for the said Widener University and, in part, along the southeasterly line for Devon Subdivision (Microfilm 1975), North 25°12'05" East, 1,246.69

feet to an iron pin set;

THENCE continuing along a southerly line for the said Devon Subdivision, South 79°24'24" East, 576.39 feet to an iron pin set, the northwesterly corner for Presidential Estates Subdivision (Microfilm 20021114-0110580);

THENCE along the westerly line for the said Presidential Estates Subdivision, South 22°49'10" West, 611.84 feet to a point;

THENCE, in part continuing along the southerly line for the said Presidential Estates Subdivision and, in part along the southerly line for the Molitor Subdivision (Microfilm 20041015-0112769), South 79°11'30" East, 1,494.76 feet to an iron pin found on the said westerly side of Shipley Road;

THENCE along the said westerly side of Shipley Road the two (2) following described courses and distances:

1. Southerly, by a curve to the left having a radius of 1,980.08 feet, an arc length of 148.26 feet to an iron pin set, a point of tangency, said point being distant by a chord of South 14°42'32" West, 148.22 feet from the last described point; and
2. South 12°33'50" West, 476.74 feet to the point and place of Beginning.

Containing within said metes and bounds, 111.785 acres of land, being the same, more or less.

TOGETHER WITH all right, title and interest (if any) of the party of the first part in and to any streets and roads abutting said property to the center line thereof, as well as any gaps, strips or gores on, around or within said property; and together with all right, title and interest (if any) of the party of the first part in and to any hereditaments and appurtenances, and all of the estate and rights of the party of the first part belonging, or in anyway appertaining to said property.

SUBJECT TO an Agreement between The Mayor and Council of Wilmington and Brandywine Country Club, Inc. recorded November 27, 1958 in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Deed Record X, Volume 62, Page 426.

SUBJECT TO a Sewer Easement Agreement between Brandywine Country Club and the Levy Court of New Castle County, Delaware dated December 1, 1965 and recorded January 7, 1966 in the Office as aforesaid in Deed Record L, Volume 76, Page 472.

SUBJECT TO an Agreement between Brandywine Country Club and the Levy Court of New Castle County, Delaware dated December 28, 1965 and recorded in the Office as aforesaid in Deed Record L, Volume 76, Page 483.

SUBJECT TO an Agreement between Brandywine Country Club and New Castle County dated September 11, 1981 and recorded November 13, 1981 in the Office as aforesaid in Deed Record U, Volume 116, Page 65.

SUBJECT TO a Right of Way Agreement between Brandywine Country Club and Delmarva Power & Light Company and The Diamond State Telephone Company dated October 2, 1970 and recorded October 8, 1970 in the Office as aforesaid in Deed Record D, Volume 84, Page 645.

SUBJECT TO a Right of Way Agreement between Brandywine Country Club and The Diamond State Telephone Company dated May 6, 1987 and recorded May 15, 1987 in the Office as aforesaid in Deed Book 540, Page 133.

SUBJECT TO an Easement Agreement between BC Development Associates and Brandywine Country Club dated February 17, 1994 and recorded July 26, 1994 in the Office as aforesaid in Deed Book 1777, Page 205; as amended by an Easement Modification Agreement between Brandywine Development Group, L.L.C. (as successor in interest by merger to BC Development Associates) and Brandywine Country Club dated January 6, 1997 and recorded January 21, 1997 in the Office as aforesaid in Deed Book 2225, Page 87.

SUBJECT TO all restrictions, easements and covenants appearing on the Record Minor Subdivision Plans of Brandywine County Club recorded in the Office as aforesaid in Microfilm Nos. 7441, 8677 and 13198.

SUBJECT TO a Master Lease entered into as of the 26 day of July, 2012, between Brandywine County Club, Inc., as lessor, and BCC Investments, LLC, as lessee.

SUBJECT to all easements, covenants, restrictions, reservations, agreements and other matters of record, to the extent valid and enforceable.

BEING a part of the same lands and premises which James L. Luke and Virginia P. Luke, his wife, by deed dated December 24, 1945 and recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Deed Record Q, Volume 45, Page 445, did grant and convey unto Brandywine Country Club, a corporation of the State of Delaware, in fee.

AND ALSO BEING a part of the same lands and premises which M. Albert Young and Ann B. Young, his wife, by deed dated December 26, 1945 and recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware, in Deed Record P, Volume 45, Page 566, did grant and convey unto Brandywine Country Club, a corporation of the State of Delaware, in fee.

The party of the second part has hereby exercised the right of first refusal granted in the Memorandum of Agreement between BC Development Associates, predecessor in interest

to Shipley Road Investments, LLC, and Brandywine Country Club dated February 7, 1985 and recorded in the Office as aforesaid in Record Book 202, Page 261, and said Memorandum of Agreement is hereby terminated and shall have no further effect on the subject property.

GRANTEE(S) ADDRESS:
105 Foulk Road
Wilmington, DE 19803

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be duly executed as a sealed instrument the day and year aforesaid.

Signed, sealed and delivered
in the presence of:

BRANDYWINE COUNTRY CLUB,
a Delaware corporation

By: _____ (SEAL)
Name: Harry D. Pedrick, Jr.
Title: President

Attest: _____ (SEAL)
Name: Joanne Sunick
Title: Secretary

[CORPORATE SEAL]

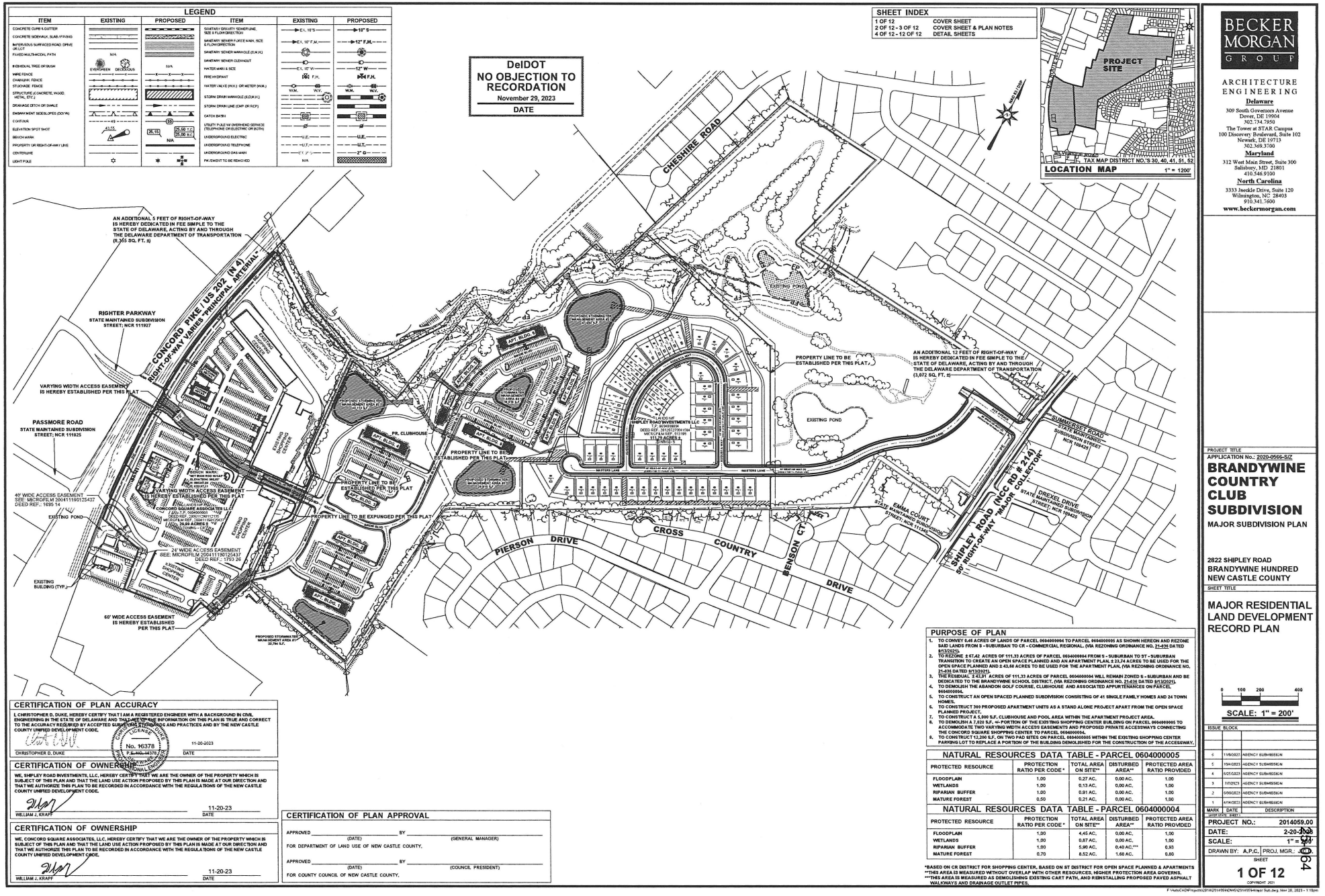
STATE OF DELAWARE)
) SS.
COUNTY OF NEW CASTLE)

Be It Remembered, That on this 25th day of July, 2012, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Harry D. Pedrick, Jr., President of Brandywine Country Club, a Delaware corporation, party to this Deed, known to me to be such, and he acknowledged before me this Indenture to be his act; that the signature thereto is in his own proper handwriting and that his act of sealing, executing, acknowledging and delivering said Deed was duly authorized by the company.

GIVEN under my hand and seal of office, the day and year aforesaid.

Notary Public, Delaware
Print Name:
[Notary Seal] My commission expires:

EDWARD A. TARLOV
Delaware Attorney at Law with
Power to Act as Notary Public
Per 29 Del.C. § 4323(a)(3)


LEGEND
SHEET INDEX
1 OF 12 COVER SHEET
2 OF 12 - 3 OF 12 COVER SHEET & PLAN NOTES
4 OF 12 - 12 OF 12 DETAIL SHEETS
DelDOT
NO OBJECTION TO
RECORDATION
November 29, 2023
DATE
LOCATION MAP
1" = 1200'
PROJECT SITE
CHESHIRE ROAD
CONCORD PIKE / US 202 (N.A.)
RIGHT-OF-WAY VARIES "PRINCIPAL ARTERIAL"
AN ADDITIONAL 5 FEET OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION (8,355 SQ. FT. ±)
RIGHTER PARKWAY
STATE MAINTAINED SUBDIVISION STREET; NCR 111927
PASSMORE ROAD
STATE MAINTAINED SUBDIVISION STREET; NCR 111925
VARYING WIDTH ACCESS EASEMENT IS HEREBY ESTABLISHED PER THIS PLAT
60' WIDE ACCESS EASEMENT IS HEREBY ESTABLISHED PER THIS PLAT
PROPERTY LINE TO BE ESTABLISHED PER THIS PLAT
PROPERTY LINE TO BE EXPUNGED PER THIS PLAT
AN ADDITIONAL 12 FEET OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION (3,072 SQ. FT. ±)
SUMMERSET ROAD
STATE MAINTAINED SUBDIVISION STREET; NCR 108423
DREXEL DRIVE
STATE MAINTAINED SUBDIVISION STREET; NCR 109483
EMMA COURT
STATE MAINTAINED SUBDIVISION STREET; NCR 111346
SHIPLEY ROAD (NCC RD # 214)
60' RIGHT-OF-WAY "MAJOR COLLECTOR"
PIERSON DRIVE
CROSS COUNTRY DRIVE
BENSON CT.
EXISTING POND
EXISTING BUILDING (TYP.)
PROPOSED CLUBHOUSE
PROPOSED APT. BLDG.
PROPOSED TOWNHOUSE BUILDING
PROPOSED STORMWATER MANAGEMENT AREA #1
PROPOSED STORMWATER MANAGEMENT AREA #2
SHIPLEY ROAD INVESTMENTS LLC
T.P. 0604000005
DEED REF.: 20101270001258
MICROFILM REF.: 20101130012437
111.33 ACRES ±
SUBJECT
CONCORD SQUARE ASSOCIATES LLC
T.P. 0604000004
DEED REF.: 20051130012437
MICROFILM REF.: 20051130012437
35.66 ACRES ±
SUBJECT
CERTIFICATION OF PLAN ACCURACY
I, CHRISTOPHER D. DUKE, HEREBY CERTIFY THAT I AM A REGISTERED ENGINEER WITH A BACKGROUND IN CIVIL ENGINEERING IN THE STATE OF DELAWARE AND THAT ALL OF THE INFORMATION ON THIS PLAN IS TRUE AND CORRECT TO THE ACCURACY REQUIRED BY ACCEPTED SURVEYING STANDARDS AND PRACTICES AND BY THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
CHRISTOPHER D. DUKE
11-20-2023
DATE
No. 16378
CERTIFICATION OF OWNERSHIP
WE, SHIPLEY ROAD INVESTMENTS, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
WILLIAM J. KRAPF
11-20-23
DATE
CERTIFICATION OF OWNERSHIP
WE, CONCORD SQUARE ASSOCIATES, LLC, HEREBY CERTIFY THAT WE ARE THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT OUR DIRECTION AND THAT WE AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
WILLIAM J. KRAPF
11-20-23
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.
PURPOSE OF PLAN
1. TO CONVEY 6.45 ACRES OF LANDS OF PARCEL 0604000004 TO PARCEL 0604000005 AS SHOWN HEREON AND REZONE SAID LANDS FROM S - SUBURBAN TO CR - COMMERCIAL REGIONAL. (VIA REZONING ORDINANCE NO. 21-036 DATED 9/13/2021).
2. TO REZONE ± 67.42 ACRES OF 111.33 ACRES OF PARCEL 0604000004 FROM S - SUBURBAN TO ST - SUBURBAN TRANSITION TO CREATE AN OPEN SPACE PLANNED AND AN APARTMENT PLAN, ± 23.74 ACRES TO BE USED FOR THE OPEN SPACE PLANNED AND ± 43.68 ACRES TO BE USED FOR THE APARTMENT PLAN, (VIA REZONING ORDINANCE NO. 21-036 DATED 9/13/2021).
3. THE RESIDUAL ± 43.91 ACRES OF 111.33 ACRES OF PARCEL 0604000004 WILL REMAIN ZONED S - SUBURBAN AND BE DEDICATED TO THE BRANDYWINE SCHOOL DISTRICT, (VIA REZONING ORDINANCE NO. 21-036 DATED 9/13/2021).
4. TO DEMOLISH THE ABANDON GOLF COURSE, CLUBHOUSE AND ASSOCIATED APPURTENANCES ON PARCEL 0604000004.
5. TO CONSTRUCT AN OPEN SPACED PLANNED SUBDIVISION CONSISTING OF 41 SINGLE FAMILY HOMES AND 24 TOWN HOMES.
6. TO CONSTRUCT 360 PROPOSED APARTMENT UNITS AS A STAND ALONE PROJECT APART FROM THE OPEN SPACE PLANNED PROJECT.
7. TO CONSTRUCT A 5,000 S.F. CLUBHOUSE AND POOL AREA WITHIN THE APARTMENT PROJECT AREA.
8. TO DEMOLISH A 7,920 S.F. +/- PORTION OF THE EXISTING SHOPPING CENTER BUILDING ON PARCEL 0604000005 TO ACCOMMODATE TWO VARYING WIDTH ACCESS EASEMENTS AND PROPOSED PRIVATE ACCESSWAYS CONNECTING THE CONCORD SQUARE SHOPPING CENTER TO PARCEL 0604000004.
9. TO CONSTRUCT 12,200 S.F. ON TWO PAD SITES ON PARCEL 0604000005 WITHIN THE EXISTING SHOPPING CENTER PARKING LOT TO REPLACE A PORTION OF THE BUILDING DEMOLISHED FOR THE CONSTRUCTION OF THE ACCESSWAY.
NATURAL RESOURCES DATA TABLE - PARCEL 0604000005
PROTECTED RESOURCE | PROTECTION RATIO PER CODE * | TOTAL AREA ON SITE** | DISTURBED AREA** | PROTECTED AREA RATIO PROVIDED
FLOODPLAIN 1.00 0.27 AC. 0.00 AC. 1.00
WETLANDS 1.00 0.13 AC. 0.00 AC. 1.00
RIPARIAN BUFFER 1.00 0.91 AC. 0.00 AC. 1.00
MATURE FOREST 0.50 0.21 AC. 0.00 AC. 1.00
NATURAL RESOURCES DATA TABLE - PARCEL 0604000004
PROTECTED RESOURCE | PROTECTION RATIO PER CODE * | TOTAL AREA ON SITE** | DISTURBED AREA** | PROTECTED AREA RATIO PROVIDED
FLOODPLAIN 1.00 4.45 AC. 0.00 AC. 1.00
WETLANDS 1.00 0.87 AC. 0.00 AC. 1.00
RIPARIAN BUFFER 1.00 5.90 AC. 0.40 AC.*** 0.93
MATURE FOREST 0.70 8.52 AC. 1.68 AC. 0.80
*BASED ON CR DISTRICT FOR SHOPPING CENTER, BASED ON ST DISTRICT FOR OPEN SPACE PLANNED & APARTMENTS
**THIS AREA IS MEASURED WITHOUT OVERLAP WITH OTHER RESOURCES. HIGHER PROTECTION AREA GOVERNS.
***THIS AREA IS MEASURED AS DEMOLISHING EXISTING CART PATH, AND REINSTALLING PROPOSED PAVED ASPHALT WALKWAYS AND DRAINAGE OUTLET PIPES.
BECKER MORGAN GROUP
ARCHITECTURE ENGINEERING
Delaware
309 South Governors Avenue
Dover, DE 19904
302.734.7950
The Tower at STAR Campus
100 Discovery Boulevard, Suite 102
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PROJECT TITLE
APPLICATION No.: 2020-0566-S/Z
BRANDYWINE COUNTRY CLUB SUBDIVISION
MAJOR SUBDIVISION PLAN
2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY
SHEET TITLE
MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN
0 100 200 400
SCALE: 1" = 200'
ISSUE BLOCK
6 11/9/2023 AGENCY SUBMISSION
5 10/4/2023 AGENCY SUBMISSION
4 8/25/2023 AGENCY SUBMISSION
3 7/7/2023 AGENCY SUBMISSION
2 6/30/2023 AGENCY SUBMISSION
1 4/14/2023 AGENCY SUBMISSION
MARK DATE DESCRIPTION
PROJECT NO.: 2014059.00
DATE: 2-20-2023
SCALE: 1" = 200'
DRAWN BY: A.P.C. PROJ. MGR.: J.K.
SHEET
1 OF 12
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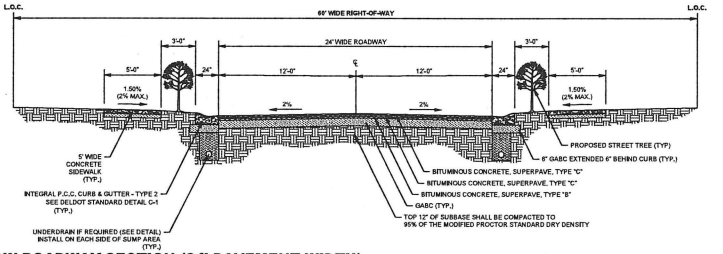
F:\AutoCAD\Projects\2014\2014059\DWG\2014059-Major Sub.dwg, Nov 20, 2023 - 1:15pm

GENERAL NOTES :

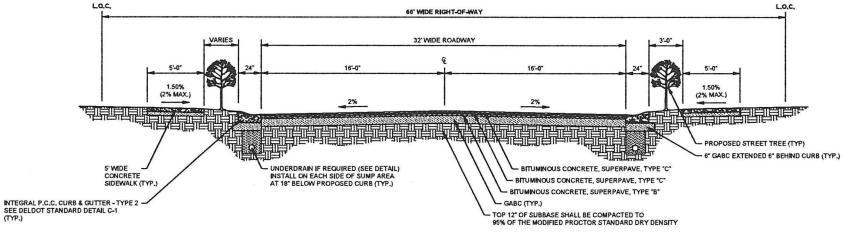
1. BOUNDARY DATA SHOWN HEREON WAS PREPARED BY VANDEMARK & LYNCH, WILMINGTON, DE IN MAY OF 2012. BOUNDARY WAS PREPARED WITHOUT BENEFIT OF A TITLE SEARCH AND IS SUBJECT TO EASEMENTS.
2. AERIAL TOPOGRAPHIC DATA SHOWN HEREON WAS PREPARED BY COOPER AERIAL SURVEYS, CO, DATED DECEMBER 30, 2013.
3. THE INFORMATION UTILIZED TO PREPARED THIS PLAN IS BASED ON DIGITAL INFORMATION SUPPLIED TO BECKER MORGAN GROUP FROM VANDEMARK & LYNCH, INC. ADDITIONAL FIELD TOPOGRAPHY WAS PERFORMED BY BECKER MORGAN GROUP IN JUNE, JULY, AND SEPTEMBER 2016.
4. THIS SITE IS NOT LOCATED WITHIN THE ONE HUNDRED YEAR FLOOD PLAIN ZONE, BASED ON FIRM MAP10003C0069K AND 10003C0066K, PANELS 69 & 66 OF 475, DATED JANUARY 22, 2020.
5. FLOODPLAIN: THIS SITE CONTAINS NON-DELINEATED FLOODPLAIN, THE LIMITS OF THESE FLOODPLAIN WERE DOCUMENTED IN A FLOOD STUDY PERFORMED BY KCI TECHNOLOGIES IN A REPORT DATED APRIL 2017 AND LAST REVISED ON JUNE 2020.
6. WETLANDS: A WETLAND DELINEATION WAS PERFORMED IN MAY 2016 FOR THIS PARCEL IN ACCORDANCE WITH THE UDC, BY WATERSHED-ECO, LLC, A REPORT TITLED "WETLAND DELINEATION - BRANDYWINE COUNTRY CLUB DATED JANUARY 16, 2017 WAS ISSUED, BOTH WETLANDS AND WATERS OF THE U.S. WERE FOUND TO EXIST ON THIS SITE AND ARE IDENTIFIED ON THIS PLAN.
7. FORESTS: A FOREST STAND DELINEATION WAS PERFORMED IN JUNE 2018 FOR THIS PARCEL IN ACCORDANCE WITH THE UDC, BY WATERSHED-ECO, LLC, A REPORT TITLED "FOREST STAND DELINEATION REPORT - BRANDYWINE COUNTRY CLUB PROPERTY DATED JUNE 15, 2019 WAS ISSUED, A REVISED REPORT WAS ISSUED REFLECTING UPDATED INFORMATION. THERE ARE NO FOREST STANDS.
8. WRPA AREAS: THIS SITE IS NOT LOCATED WITHIN A WATER RESOURCE PROTECTION AREA (WRPA) BASED ON REVIEW OF WRPA'S MAP FOR NEW CASTLE COUNTY, DE., SHEET 1 OF 3, DATED 1987, REVISED MAY 2001, FEB, 2008, DEC, 2011 AND LAST REVISED MARCH 2022.
9. CRITICAL NATURAL AREAS: BASED ON A SEARCH DONE IN MARCH OF 2017 ON THE DELAWARE ENVIRONMENTAL NAVIGATOR, THERE ARE NO CRITICAL NATURAL AREAS EFFECTING THE PROPERTY SHOWN.
10. THIS PLAN IS SUBJECT TO THE IMPACT FEE PROVISIONS OF CHAPTER 40, ARTICLE 14, OF THE NEW CASTLE COUNTY CODE AS MAY BE AMENDED BY NEW CASTLE COUNTY COUNCIL.
11. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO CHAPTER 40, ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE IS HEREBY PROTECTED BY A CONSERVATION EASEMENT THAT SHALL RUN IN PERPETUITY FOR THE BENEFIT OF NEW CASTLE COUNTY. ANY AREA ON THIS PLAN DELINEATED AS A CONSERVATION EASEMENT SHALL REMAIN IN ITS NATURAL STATE, EXCLUSIVE OF ANY REFORESTATION REQUIRED BY THE COUNTY CODE.
12. FOR MAINTENANCE OF THE COMMON FACILITIES WITHIN THE AREA DESIGNATED FOR OPEN SPACE PLANNED (RESIDENTIAL) DEVELOPMENT INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONING OF ARTICLE 27 OF THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY, SEE THE MAINTENANCE DECLARATION DATED _____ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO._____.
13. FOR MAINTENANCE OF THE COMMON FACILITIES WITHIN THE AREA DESIGNATED FOR APARTMENTS INCLUDING, BUT NOT LIMITED TO PAVED AREAS, SIDEWALKS, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHOWN ON THIS PLAN SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 27 OF THE UNIFIED DEVELOPMENT CODE OF NEW CASTLE COUNTY, SEE THE MAINTENANCE DECLARATION DATED _____ AND OF RECORD IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO._____.
14. NEW CASTLE COUNTY HAS THE RIGHT OF ACCESS TO THE SITE FOR THE PURPOSES OF OPERATING, MAINTAINING AND REPAIRING THE SANITARY SEWER LINES CONTAINED WITHIN THE SEWER EASEMENT SHOWN ON THIS PLAN.
15. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40 FOOT WIDE PERMANENT EASEMENT, 20 FOOT ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER, STORM SEWER OR WATER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC RIGHT-OF-WAY. A 20 FOOT WIDE PERMANENT EASEMENT, 10 FOOT ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS, OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 5 FEET FROM THE DESIGNATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF SPECIAL SERVICES.
16. DRAINAGE, EROSION, AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE NEW CASTLE COUNTY DRAINAGE CODE.
17. ALL STORMWATER MANAGEMENT, GRADING AND RELATED INSTALLATIONS SHALL UTILIZE GREEN TECHNOLOGY STORMWATER BEST MANAGEMENT PRACTICES (GTBMP'S).
18. A TRAFFIC IMPACT STUDY (T.I.S.) LAST REVISED APRIL 2022 WAS COMPLETED FOR THIS PLAN BY BECKER MORGAN GROUP, INC. DELDOT REVIEWED AND ACCEPTED THE T.I.S. REVIEW COMMENTS AND RECOMMENDATIONS IN A LETTER DATED MAY 10, 2022, DELDOT'S APPROVAL OF THE T.I.S. REQUIRES THE DEVELOPER'S CONSENT TO THE FOLLOWING IMPROVEMENTS:
   - 18.1. COORDINATE WITH DELDOT TO IMPROVE SIGNAL ALONG SITE FRONTAGE TO MEET MAJOR COLLECTOR ROAD STANDARDS, INCLUDING BUT NOT LIMITED TO PROVIDING 12 FOOT TRAVEL LANES AND 8 FOOT SHOULDERS, AS WELL AS AN OVERLAY OF EXISTING PAVEMENT.
   - 18.2. SHIPLEY FRONTAGE IMPROVEMENTS TO EXTEND BEYOND PROPOSED SITE ENTRANCE B, BOTH NORTHBOUND PAST SUMMERSET ROAD AND SOUTHBOUND PAST DREXEL DRIVE. THE PROPOSED BICYCLE, PEDESTRIAN AND TRANSIT IMPROVEMENTS ARE TO INCLUDE FULL UNSIGNALIZED ACCESS FOR ALL TRAFFIC. THE IMPROVEMENTS ARE REFERENCED TO PAGE 4 OF THE 11/20/2018 ENCLOSURE TO THE DELDOT LETTER (PER UDC ARTICLE 11 AND EXTENDS TO PLAN REQUIREMENTS 30 AND 83.
   - 18.3. EXTEND THE EXISTING RIGHT TURN LANE ON NORTHBOUND US ROUTE 202 AT THE INTERSECTION OF PAINTER PARKWAY AND CONCORD SQUARE SHOPPING CENTER (PROPOSED SITE ENTRANCE A).
   - 18.4. EXTEND THE EXISTING LEFT TURN LANE ON WESTBOUND NAAMANS ROAD AT THE INTERSECTION OF SHIPLEY ROAD AND BRANDYWINE TOWN CENTER DRIVEWAY.
   - 18.5. COORDINATE WITH DELDOT REGARDING DESIGN OF THE INTERCONNECTION BOULEVARD THROUGH THE CONCORD SQUARE SHOPPING CENTER.
19. A 15' WIDE STORM WATER 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 STORM WATER MANAGEMENT FACILITIES INCLUDING, STORM WATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING, AND MAINTAINING THE STORM WATER MANAGEMENT FACILITIES AND WATERCOURSES, THE EASEMENT SHALL EXTEND 15 FEET FROM THE OUTER EDGES OF EACH SUCH STORM WATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE ENTIRE PROJECT 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 STORM WATER MANAGEMENT FACILITY. THE EASEMENT 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 STORM WATER 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 STORM WATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
20. A REPORT SHALL BE SUBMITTED TO NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOLLOWING EACH REQUIRED THIRD PARTY INSPECTION. ALL STORM-PIPE SYSTEMS OUTSIDE OF DELDOT RIGHT-OF-WAY SHALL BE VIDEOTAPED AND AS-BUILT AND SENT TO THE NEW CASTLE COUNTY ENGINEERING DEPARTMENT FOR REVIEW. ALL DEFICIENCIES IDENTIFIED BY THE VIDEOTAPING OF THE STORMWATER CONVEYANCE PIPES MUST BE CORRECTED OR REPAIRED PRIOR TO THE RELEASE OF THE PERFORMANCE GUARANTEE TO CERTIFY THAT THE PIPE INSTALLATIONS ARE CONSISTENT WITH DELDOT REQUIREMENTS.
21. A 6 FOOT WIDE EASEMENT ON EACH SIDE OF ALL SIDE, FRONT, AND REAR LOT LINES SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY COMPANY REQUIRING 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.
22. NO DEBRIS SHALL BE BURIED ON THE SITE.
23. ALL IMPROVEMENTS REQUIRED BY THE APARTMENT PROJECT AND 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 _____ AT INSTRUMENT NO._____.
24. ALL IMPROVEMENTS REQUIRED BY THE OPEN SPACE PLANNED PROJECT AREA AND 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 _____ AT INSTRUMENT NO._____.
25. ALL IMPROVEMENTS REQUIRED BY THE SHOPPING CENTER PROJECT AREA AND 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 _____ AT INSTRUMENT NO._____.
26. A LANDSCAPE PLAN FOR THE OPEN SPACE DEVELOPMENT, PREPARED BY _____ LAST DATED _____ OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
27. A LANDSCAPE PLAN FOR THE APARTMENT DEVELOPMENT, PREPARED BY _____ LAST DATED _____ OR AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
28. A LANDSCAPE PLAN FOR THE SHOPPING CENTER DEVELOPMENT, PREPARED BY _____ LAST DATED _____ OR AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
29. 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 SHALL BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
30. SHARED USE PATHS AND SIDEWALKS SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNER, OR BOTH WITHIN THIS SUBDIVISION. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF SHARED USE PATHS AND/OR SIDEWALKS.
31. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT(S)-OF-WAY IN ACCORDANCE WITH DELDOT DEVELOPMENT COORDINATION MANUAL, AND REQUIREMENTS OF THE LAND USE AGENCY.
32. THE DEVELOPER, AND/OR PRIVATE OWNERS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON NON-STATE MAINTAINED ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE DELDOT MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
33. ON LOT PARKING SPACES IN FRONT OF GARAGES ALONG PUBLIC ROADS SHALL BE BUILT TO ACCOMMODATE PARALLEL PARKING (MINIMUM 9 FOOT WIDTH) OR PERPENDICULAR PARKING (MINIMUM 20 FOOT) TO ENSURE THAT PARKED VEHICLES DO NOT ENCROACH ON PEDESTRIAN FACILITIES OR ROADWAYS.
34. THE FOLLOWING ITEMS SHALL BE INSTALLED IN ACCORDANCE WITH THE CURRENT STATE FIRE PREVENTION REGULATIONS:
   - 34.1. ALL PROPOSED APARTMENT AND CLUBHOUSE STRUCTURES WILL BE PROTECTED BY AUTOMATIC SPRINKLERS (NFPA 13).
   - 34.2. ALL PROPOSED APARTMENT AND CLUBHOUSE STRUCTURES SHALL HAVE STANDPIPES INSTALLED (NFPA 14).
   - 34.3. ALL FIRE LANES, FIRE HYDRANTS, AND FIRE DEPARTMENT CONNECTIONS SHALL BE MARKED AND DIMENSIONED AS NEEDED.
   - 34.4. ALL SINGLE-FAMILY ATTACHED UNITS (TOWNHOUSES) SHALL BE SEPARATED USING A MINIMUM TWO-HOUR RATED FIRE BARRIER.
35. UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THE RECORD PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE DWELLING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE A MINIMUM OF FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE (SEE PLAN DETAILS FOR SPECIFIC SIDEWALK WIDTHS).
36. DELDOT WILL NOT ACCEPT ANY OF THE STREETS INTO THE STATE OF DELAWARE MAINTENANCE SYSTEM UNTIL 75% OF THE HOMES ARE COMPLETELY CONSTRUCTED FOR THIS DEVELOPMENT. IT WILL BE THE RESPONSIBILITY OF THE OWNER/DEVELOPER TO NOTIFY DELDOT WHEN 75% OF 65 HOMES HAVE BEEN COMPLETELY CONSTRUCTED WITH CERTIFICATES OF OCCUPANCY ISSUED BY THE COUNTY.
37. THE FINAL OVERLAY OF BITUMINOUS CONCRETE - TYPE C FOR ALL STREET WITHIN THE DEVELOPMENT WILL NOT BE PERMITTED UNTIL 75% OF 65 HOMES ARE COMPLETELY CONSTRUCTED, IF FINAL OVERLY IS CONDUCTED WITHOUT DELDOT'S KNOWLEDGE AND/OR APPROVAL, THEN DELDOT HAS THE RIGHT TO HAVE THE OWNER/DEVELOPER MILL AND OVERLAY, WITH ALL COST BEING PAID FOR BY THE DEVELOPER.
38. NO DRIVEWAYS ARE PERMITTED TO BE PLACED AT DRAINAGE INLET LOCATIONS.
39. ALL STREET TREES ARE THE MAINTENANCE RESPONSIBILITY OF THE PRIVATE PROPERTY OWNER. THE STATE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE STREET TREES.
40. THE TRAFFIC MITIGATION AGREEMENT, INSTRUMENT No. 20041013-01113449, WITH PARCEL 06-044.00-009 AND 06-051.00-051 RECORDED ON AUGUST 31ST, 2004 HAS THE FOLLOWING RELEVANT PROVISIONS:
   - 40.1. CROSS-EASEMENT DECLARATION EXISTING BETWEEN THE TWO PARCELS ENCOMPASSING THE PREMISES AND IS OF RECORD IN DEED BOOK 1495, PAGE 0014.
   - 40.2. TWO (2) VEHICULAR INTERCONNECTIONS BETWEEN CONCORD SQUARE AND TALLEYVILLE SHOPPING CENTER, HOWEVER CURRENTLY BLOCKED BY OWNER OF TALLEVILLE SHOPPING CENTER.
   - OPENING CONNECTIONS WILL FACILITATE IMPROVE TRAFFIC FLOW AND SHUTTLE BUSES.
   - 40.3. AN UNRECORDED TRAFFIC SIGNAL INSTALLATION AND MAINTENANCE AGREEMENT BETWEEN BC DEVELOPMENT ASSOCIATES AND THE STATE OF DELAWARE, DEPARTMENT OF TRANSPORTATION LOCATED AT THE MAIN ENTRANCE OF CONCORD SQUARE ON ROUTE 202.
   - 40.4. DECLARANT WILL ALLOW SHUTTLE BUSES TO CIRCULATE THROUGH THE PREMISES.
   - 40.5. CONCORD SQUARE HAS AN EXISTING BICYCLE RACK NEAR THE NORTHEAST CORNER, AND HAVE ADDED ONE NEAR THE SOUTHWEST CORNER AT THE TWO PAD SITES BETWEEN THE TWO ENTRANCES OFF OF US 202.
41. CROSS-ACCESS RIGHTS BETWEEN PARCELS 06-051.00-053, 06-004.00-004, 06-004.00-005, AND 06-051.00-051 ENCOMPASSING THE PREMISES ARE OF RECORD IN THE CROSS-EASEMENT DECLARATION, IN DEED BOOK 1793, PAGE 0026.
42. SUBDIVISION STREETS:
   - 42.1. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) DEVELOPMENT COORDINATION MANUAL(DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
   - 42.2. ALL RIGHT-OF-WAYS ARE HEREBY DEDICATED TO PUBLIC USE.
   - 42.3. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
   - 42.4. FOR ALL PROJECTS WITH STREET INTERCONNECTIONS, A NOTE STATING "FUTURE INTERCONNECTION TO ADJOINING PROPERTY".
43. 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 CODE'S DESIGN AND CHARACTER STANDARDS, ANTIMONOTONY MEASURES AND STANDARDS, ARCHITECTURAL TREATMENT REQUIREMENTS, THE ARCHITECTURAL AND DESIGN FEATURES SHALL BE REVIEWED BASED ON THE FOLLOWING: (A) THE EVOLUTION OF BUILDING CODES, MATERIALS, AND INDUSTRY PRACTICES; AND, (B) THE SPECIFIC CHARACTERISTICS SUCH AS ARCHITECTURAL STYLE,
   DEVELOPMENT MIX (E.G. RESIDENTIAL VS. MIXED USE), AND TOPOGRAPHY, HOWEVER, THE DEPARTMENTS REVIEW SHALL ENSURE THAT BUILDING DESIGN, CHARACTER STANDARDS, AND USE OF QUALITY EXTERIOR MATERIALS IS ADHERED TO.
44. 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 THE APARTMENT PROJECT, FOR A TWO (2) YEAR PERIOD. FUNDING SHALL COINCIDE WITH THE REAL ESTATE SETTLEMENT FOR EACH LOT AND SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF BUILDING PERMITS.
45. 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 THE SHOPPING CENTER PROJECT, FOR A TWO (2) YEAR PERIOD. FUNDING SHALL COINCIDE WITH THE REAL ESTATE SETTLEMENT FOR EACH LOT AND SHALL BE VERIFIED PRIOR TO THE ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF BUILDING PERMITS.
46. LONG TERM STORMWATER MANAGEMENT FEE:
   THE OWNER/DEVELOPER OF APARTMENT PROJECT SHALL PAY, TO NEW CASTLE COUNTY, FUNDS FOR LONG TERM STORMWATER MAINTENANCE AND INSPECTION FUND PURSUANT TO SECTION 40.27.240 OF THE COUNTY CODE, THE FUNDS SHALL BE USED FOR THE COSTS ASSOCIATED WITH INSPECTIONS, AN AMOUNT OF $11,200 SHALL BE PAID TO THE COUNTY PRIOR TO 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.
47. ADDRESSES ARE AS ASSIGNED BY THE NEW CASTLE COUNTY GIS SERVICES.
48. TOTAL DISTURBED AREA (LOD) = 82 ACRES.
49. PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT SHOWN ON THE PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT HAS BEEN PAID, A VOLUNTARY SCHOOL ASSESSMENT WAS EXECUTED ON _____ AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON _____ AT INSTRUMENT NO._____.
50. LOTS SHOWN HEREON ARE SUBJECT TO ALL RESTRICTIONS RECORDED IN DECLARATION OF RESTRICTIONS IN DEED BOOK _____ IN NEW CASTLE COUNTY, DE RECORDERS OF DEEDS OFFICE.
51. STREET TREES AND LANDSCAPING SHALL NOT BE PERMITTED WITHIN THE SIGHT DISTANCE TRIANGLES ALONG THE BOULEVARD.
52. A CONSTRUCTION SHALL BE MADE FOR ALL DWELLING UNITS THAT ARE NOT DESIGNATED AS MPDU'S ON ALL TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM PLANS. THE CONTRIBUTION SHALL BE TWELVE ($12.00) DOLLARS PER ONE THOUSAND ($1,000) DOLLARS OF PERMIT CONSTRUCTION VALUATION AND SHALL BE PAYABLE AT THE TIME OF ISSUANCE OF CERTIFICATE OF OCCUPANCY. ALL MONIES SHALL BE DEPOSITED IN THE HOUSING TRUST FUND.
53. THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN OF BRANDYWINE COUNTRY CLUB DATED MARCH 28, 1986 AND RECORDED ON MAY 23, 1987 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT No. 0031786.
54. THIS PLAN SUPERSEDES, IN PART, THE RECORD MINOR LAND DEVELOPMENT PLAN OF CONCORD SQUARE PHASE II AND THE SHOPPING CENTER DATED NOVEMBER 19, 2004 AND RECORDED ON NOVEMBER 23, 2004 IN DEED AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT No. 20041118-0125437.
55. A MPDUs SHALL BE MADE AVAILABLE FOR SALE CONCURRENTLY WITH THE MARKET RATE DWELLING UNITS FOR THE PROJECT. THE ISSUANCE OF BUILDING PERMITS FOR MARKET RATE DWELLING UNITS SHALL BE STOPPED AT THE LEVELS INDICATED BELOW:
   - 55.0.1. TWENTY-FIVE PERCENT PENDING THE ISSUANCE OF TWENTY-FIVE (25) PERCENT OF BUILDING PERMITS FOR MPDUs;
   - 55.0.2. FIFTY (50) PERCENT PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR TWENTY-FIVE (25) PERCENT OF THE MPDUs;
   - 55.0.3. SEVENTY-FIVE (75) PERCENT PENDING THE ISSUANCE OF CERTIFICATES OF OCCUPANCY FOR FIFTY (50) PERCENT OF THE MPDUs; and,
   - 55.0.4. NINETY (90) PERCENT PENDING THE ISSUANCE OF ONE HUNDRED (100) PERCENT OF BUILDING PERMITS FOR MPDUs.

   B.PAYMENT-IN-LIEU FEES SHALL BE PAYABLE AT THE SAME PERCENTAGE AND AT THE SAME TIME MPDUs WOULD HAVE BEEN MADE AVAILABLE. ISSUANCE OF BUILDING PERMITS SHALL BE STOPPED AT THE PERCENTAGE DESIGNATED IN SUBSECTION a UTILE IT IS CONFIRMED THAT PAYMENT IS MADE.
   C. THE DEPARTMENT MAY APPROVE A VARIATION TO THE STOP LEVELS LISTED ABOVE AT THE REQUEST OF THE APPLICANT AND BASED GOOD CAUSE SHOWN AND UNFORESEEN CIRCUMSTANCES.
   D. IF A PERMANENT FINANCING COMMITMENT FOR NON-PROFIT ORGANIZATION IS SUBMITTED THE MPDUs SUBJECT TO A MEMORANDUM OF AGREEMENT WITH THE DEVELOPER, THE TIMING OF CONSTRUCTION OF THE MPDUs SHALL BE DIRECTED BY THE MEMORANDUM OF AGREEMENT.
56. ALL MPDUs IN THE APARTMENT COMPLEX WILL BE RENTAL MPDUs.
   ALL MPDUs IN THE OPEN SPACE PLANNED SUBDIVISION WILL BE HOMEOWNERSHIP MPDUs.
57. A WRITTEN AGREEMENT DESCRIBING THE TERMS AND CONDITIONS OF THE SALE OR RENTAL SHALL BE REQUIRED FOR EVERY SALE OR RENTAL OF A MPDU.
   - 57.1. UNLESS WRITTEN APPROVAL IS WAIVED IN WRITING BY NEW CASTLE COUNTY, EACH SALE OR RENTAL AGREEMENT SHALL REFERENCE THAT THE DWELLING UNIT IS AN MPDU AND SUBJECT TO THE AFFORDABILITY CONTENTS CONTAINED IN THIS DIVISION,
   - 57.2. ALL SALES AND RENTAL AGREEMENTS SHALL BE FORWARDED TO THE DEPARTMENT OF COMMUNITY SERVICES WITHIN THIRTY (30) DAYS OF EXECUTION FOR AS LONG AS THE AFFORDABILITY PERIOD APPLIES TO THE MPDU.
58. PRIOR TO THE CONVEYANCE OF A MPDU, THE BUYER SHALL EXECUTE A BUYER AGREEMENT WITH NEW CASTLE COUNTY, ACKNOWLEDGING THE BUYER'S ACCEPTANCE AND UNDERSTANDING OF THE TERMS AND CONDITIONS OF OWNERSHIP SUBJECT TO THE TRADITIONAL NEIGHBORHOOD HOUSING PROGRAM.
59. SOIL CONDITIONS AT THE SITE IS BEING ADDRESSED UNDER THE OVERSIGHT OF THE DNREC SITE INVESTIGATION AND RESTORATION SECTION THROUGH A DNREC-APPROVED REMEDIAL ACTION WORK PLAN.
60. APARTMENT GARAGES SHALL BE USED ONLY FOR PARKING AND NOT STORAGE.
61. THE FOLLOWING VARIANCES WERE PERMITTED BY THE NCC BOA AT THE 06/17/2021 MEETING UNDER APPLICATION No. 2021-0154-A:
   - 61.1. BUILDING SETBACK 5 FEET FROM THE NORTHERLY SIDE OF A PROPOSED UNNAMED STREET (40-FOOT STREET YARD SETBACK REQUIRED) ON PARCEL 0604000005,
   - 61.2. BUILDING SETBACK 5 FEET FROM THE SOUTHERLY SIDE OF A PROPOSED UNNAMED STREET (40-FOOT STREET YARD SETBACK REQUIRED) ON PARCEL 0604000004,
   - 61.3. PAVING SETBACK 4 FEET FROM THE NORTHERLY SIDE OF A PROPOSED UNNAMED STREET (25-FOOT PAVING SETBACK REQUIRED) ON PARCEL 0604000005,
   - 61.4. PAVING SETBACK 0 FEET FROM THE SOUTHERLY SIDE OF A PROPOSED UNNAMED STREET (25-FOOT PAVING SETBACK REQUIRED) ON PARCEL 0604000005,
   - 61.5. 0.93 FOOT BUFFERYARD OPACITY ALONG THE SOUTHERLY SIDE OF A PROPOSED UNNAMED STREET (0.3 BUFFERYARD OPACITY REQUIRED),
   - 61.6. 0.93 FOOT BUFFERYARD OPACITY ALONG THE SOUTHERLY SIDE OF A PROPOSED UNNAMED STREET (0.3 BUFFERYARD OPACITY REQUIRED),
   - 61.7. 25 STREET TREES ALONG THE ALONG THE PROPOSED UNNAMED STREET (35 STREET TREES REQUIRED).
62. THE FOLLOWING CONDITIONS WERE INCLUDED IN THE VARIANCES APPROVED BY NCC BOA, AT THE 06/17/2021 MEETING UNDER APPLICATION No. 2021-0154-A:
   - 62.1. THE DEPARTMENT SHALL PROVIDE A LANDSCAPE PLAN, WITH GUIDANCE FROM THE DEPARTMENT, CON



TYPICAL 60' ROW ROADWAY SECTION (24' PAVEMENT WIDTH)

SCALE: 1" = 5'



TYPICAL 60' ROW ROADWAY SECTION (32' PAVEMENT WIDTH)

SCALE: 1" = 5'

DELDOT PHASING NOTES:

1. THE DEVELOPER/CONTRACTOR SHOULD BE AWARE THAT THE ISSUANCE OF BUILDING PERMITS BY THE LAND USE AGENCY FOR THIS PROJECT IS BEING PHASED.
2. THE CONSTRUCTION OF PHASE 1A, WHICH INCLUDES THE CONSTRUCTION OF ALL ENTRANCE AND FRONTAGE IMPROVEMENTS ON US 202/CONCORD PIKE (NCR 004) AS SHOWN ON THE DELDOT-APPROVED ENTRANCE PLANS, SHALL BEGIN PRIOR TO THE ISSUANCE OF THE 1ST BUILDING PERMIT FOR THE DEVELOPMENT PROJECT, AND SHALL BE COMPLETED, INCLUDING ACCEPTANCE BY DELDOT, PRIOR TO THE ISSUANCE OF THE 4TH BUILDING PERMIT FOR THE MULTI-FAMILY APARTMENT BUILDINGS OR THE ISSUANCE OF THE 1ST BUILDING PERMIT FOR THE COMMERCIAL RETAIL BUILDINGS.
3. THE CONSTRUCTION OF PHASE 1B, WHICH INCLUDES THE CONSTRUCTION OF ALL ENTRANCE AND FRONTAGE IMPROVEMENTS ON SHIPLEY ROAD (NCR 214) AS SHOWN ON THE DELDOT-APPROVED ENTRANCE PLANS, SHALL BE SUBSEQUENTLY COMPLETED PRIOR TO THE ISSUANCE OF 1ST BUILDING PERMIT FOR THE SINGLE-FAMILY HOMES, AND SHALL BE COMPLETED, INCLUDING ACCEPTANCE BY DELDOT, PRIOR TO THE ISSUANCE OF THE 11TH BUILDING PERMIT FOR THE SINGLE-FAMILY HOMES. BUILDING PERMITS FOR MODEL HOMES MAY BE ISSUED AFTER NOTICE TO PROCEED FOR THE ENTRANCE CONSTRUCTION PERMIT AND PRIOR TO SUBSTANTIAL COMPLETION FOR THE CONSTRUCTION OF PHASE 1B; HOWEVER, CERTIFICATES OF OCCUPANCY FOR MODEL HOMES SHALL NOT BE ISSUED UNTIL PHASE 1B IS SUBSTANTIALLY COMPLETED.
4. THE CONSTRUCTION OF PHASE 2, WHICH INCLUDES THE CONSTRUCTION OF ONE RECTANGULAR RAPID-FLASHING BEACON (RRFB) PEDESTRIAN CROSSING ON SHIPLEY ROAD (NCR 214) AND LENGTHENING THE EXISTING EASTBOUND LEFT-TURN LANE ON SR 82/NAAMANS ROAD (NCR 617) AS SHOWN ON THE DELDOT-APPROVED OFFSITE IMPROVEMENT PLANS, SHALL BEGIN PRIOR TO THE ISSUANCE OF THE 15TH BUILDING PERMIT FOR THE SINGLE-FAMILY HOMES OR THE 5TH BUILDING PERMIT FOR THE APARTMENT BUILDINGS, WHICHEVER OCCURS FIRST, AND SHALL BE COMPLETED, INCLUDING ACCEPTANCE BY DELDOT PRIOR TO THE ISSUANCE OF THE 30TH BUILDING PERMIT FOR THE SINGLE-FAMILY HOMES OR THE 7TH BUILDING PERMIT FOR THE APARTMENT BUILDINGS, WHICHEVER OCCURS FIRST.

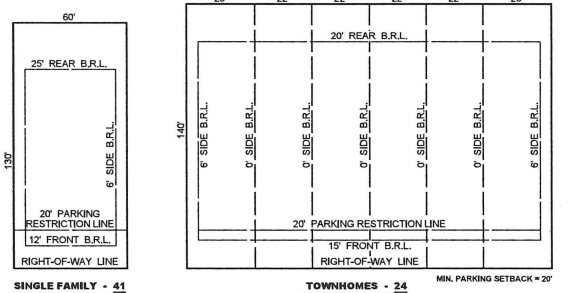
RECORD PLAN CONSTRUCTION NOTES:

1. THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE SOUTHBOUND LEFT TURN LANE EXTENSION ON NAAMANS RD AT THE INTERSECTION WITH SHIPLEY ROAD AS PART OF THE SITE DEVELOPMENT. THE DEVELOPER SHALL SUBMIT CONSTRUCTION PLANTS TO DELDOT FOR REVIEW AND APPROVAL PRIOR TO THE ISSUANCE OF THE FIRST APARTMENT BUILDING CERTIFICATE OF OCCUPANCY, AND SHALL COMPLETED WITH CONSTRUCTION OF THE LEFT TURN EXTENSION, INCLUDING ACCEPTANCE BY DELDOT, PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE ENTRANCE CONSTRUCTION PERMIT, IF PLAN APPROVAL IS NOT RECEIVED WITHIN THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED, DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
2. THE DEVELOPER OF THE "LANDS TO BE CONVEYED TO BRANDYWINE SCHOOL DISTRICT" PARCEL SHALL BE REQUIRED TO SUBMIT A RECORD PLAN AND ASSOCIATED ENTRANCE PLANS TO ACCOUNT FOR THE TRAFFIC GENERATED FROM PROPOSED DEVELOPMENT AS PART OF A FUTURE DELDOT RECORD PLAN OR ENTRANCE PLAN APPROVAL.THE ENTRANCE PLANS FOR THE "LANDS TO BE CONVEYED TO BRANDYWINE SCHOOL DISTRICT" PARCEL SHALL BE REQUIRED TO ANALYZE BOTH THE ENTRANCE OFF OF STATE-MAINTAINED SUBDIVISION STREET "ROAD A" AND THE INTERSECTION OF ROAD A AND SHIPLEY ROAD (NCR 214).

DELDOT RECORD PLAN NOTES:

DELDOT ISSUED 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 RIGHT-OF-WAY UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL.
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.
5a. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE DELAWARE DEPARTMENT OF TRANSPORTATION (DELDOT) FOLLOWING THE ACCEPTANCE OF THE STREETS. DELDOT ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
5b. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §131). DELDOT ASSUMES NO RESPONSIBILITIES FOR 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.
7a. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
7b. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
8. TO MINIMIZE RUTTING AND EROSION OF THE ROADSIDE DUE TO ON-STREET PARKING, DRIVEWAY AND BUILDING LAYOUTS MUST BE CONFIGURED TO ALLOW FOR VEHICLES TO BE STORED IN THE DRIVEWAY BEYOND THE RIGHT-OF-WAY, WITHOUT INTERFERING WITH SIDEWALK ACCESS AND CLEARANCE.
9. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE DEVELOPMENT COORDINATION MANUAL, AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.
11. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.
12. CONSTRUCTION WILL NOT BE PERMITTED UNTIL CONSTRUCTION PLANS HAVE BEEN APPROVED, SURETY HAS BEEN RECEIVED AND THE TRAFFIC SIGNAL AGREEMENT IS COMPLETE AT DELDOT'S DISCRETION, A TEMPORARY CONSTRUCTION ENTRANCE PERMIT MAY BE ISSUED FOR CLEARING, GRUBBING, TEMPORARY ENTRANCE CONSTRUCTION, BULK GRADING AND PERIMETER EROSION AND SEDIMENT CONTROLS UP TO THIRTY (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 THIRTY (30) CALENDAR DAYS, ALL CONSTRUCTION ACTIVITIES SHALL BE STOPPED. DELDOT WILL NOT PROVIDE A C/O APPROVAL FOR A COMMERCIAL ENTRANCE TO NCC UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.



SINGLE FAMILY - 41
MIN. LOT SIZE - 5,000 S.F.
MIN. PARKING SETBACK = 20'

TOWNHOMES - 24
MIN. LOT SIZE - 2,200 S.F.
MIN. PARKING SETBACK = 20'

TOTAL LOTS - 65
+ APARTMENTS - 300
TOTAL UNITS - 365

MINIMUM LOT TYPES AND DIMENSIONS

SCALE: 1" = 30'

DelDOT
NO OBJECTION TO RECORDATION
November 29, 2023
DATE

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CHRISTOPHER D. HUNTER LICENSED No. 16378 PROFESSIONAL ENGINEER DELAWARE

PROJECT TITLE
APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

ISSUE BLOCK		
6	1/16/2023	AGENCY SUBMISSION
5	1/04/2023	AGENCY SUBMISSION
4	8/05/2023	AGENCY SUBMISSION
3	7/07/2023	AGENCY SUBMISSION
2	5/05/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

UNOFFICIAL SET

PROJECT NO.: 2014059.10
DATE: 2-20-2023
SCALE: AS SHOWN
DRAWN BY: A.P.C. PROJ. MGR.: J.C.G.

SHEET
3 OF 12

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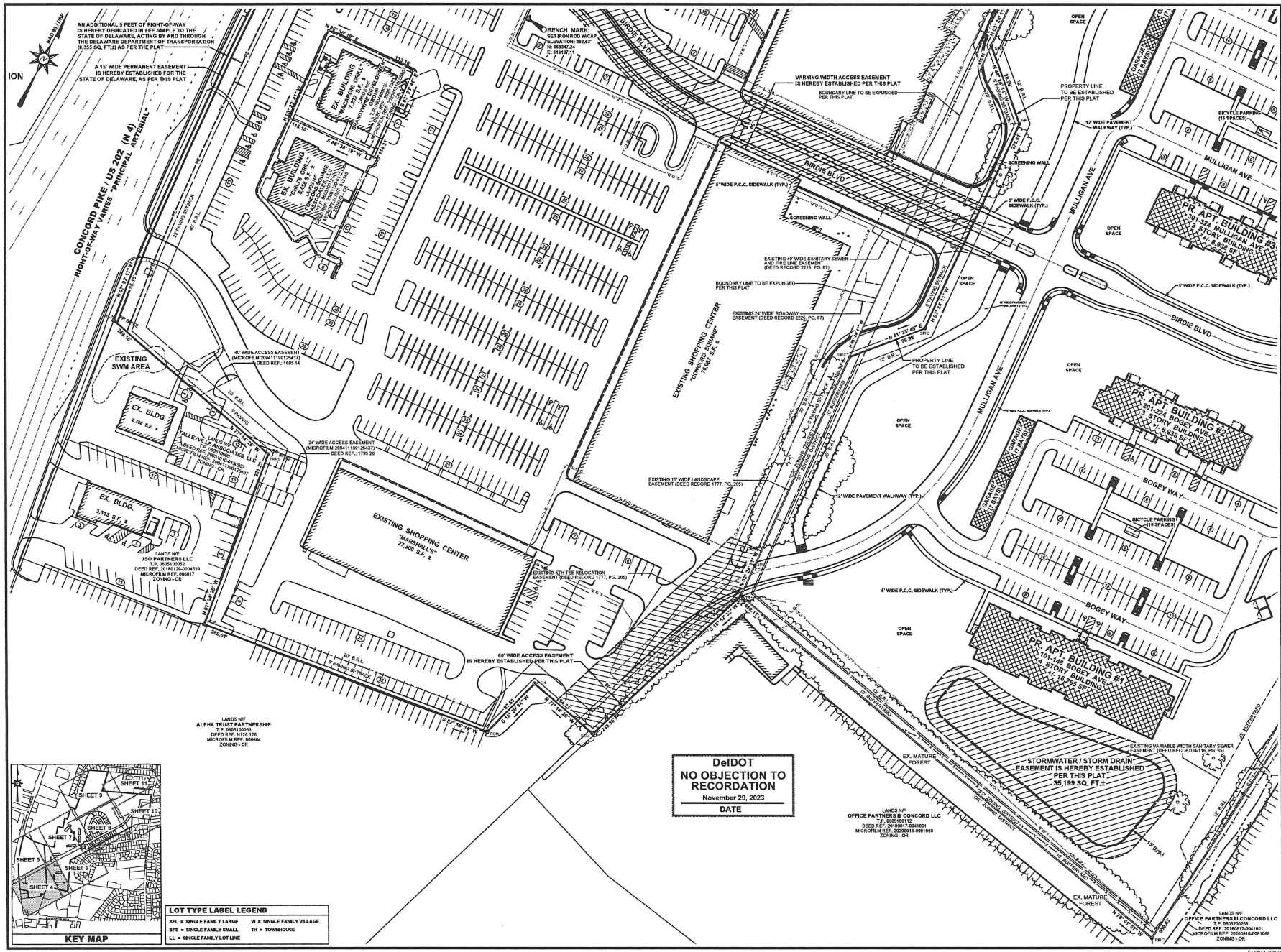

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CHRISTOPHER D. DUNN — No. 16378 — PROFESSIONAL ENGINEER — STATE OF DELAWARE

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APPLICATION No.: 2020-0566-S/Z

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MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 25 50 100
SCALE : 1" = 50'

ISSUE BLOCK		
6	11/9/2023	AGENCY SUBMISSION
5	10/4/2023	AGENCY SUBMISSION
4	8/25/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	6/5/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NO.: 2014059.00
DATE: 2-20-23
SCALE: 1" = 50'
DRAWN BY: J.H.K. PROJ. MGR.: J.S.
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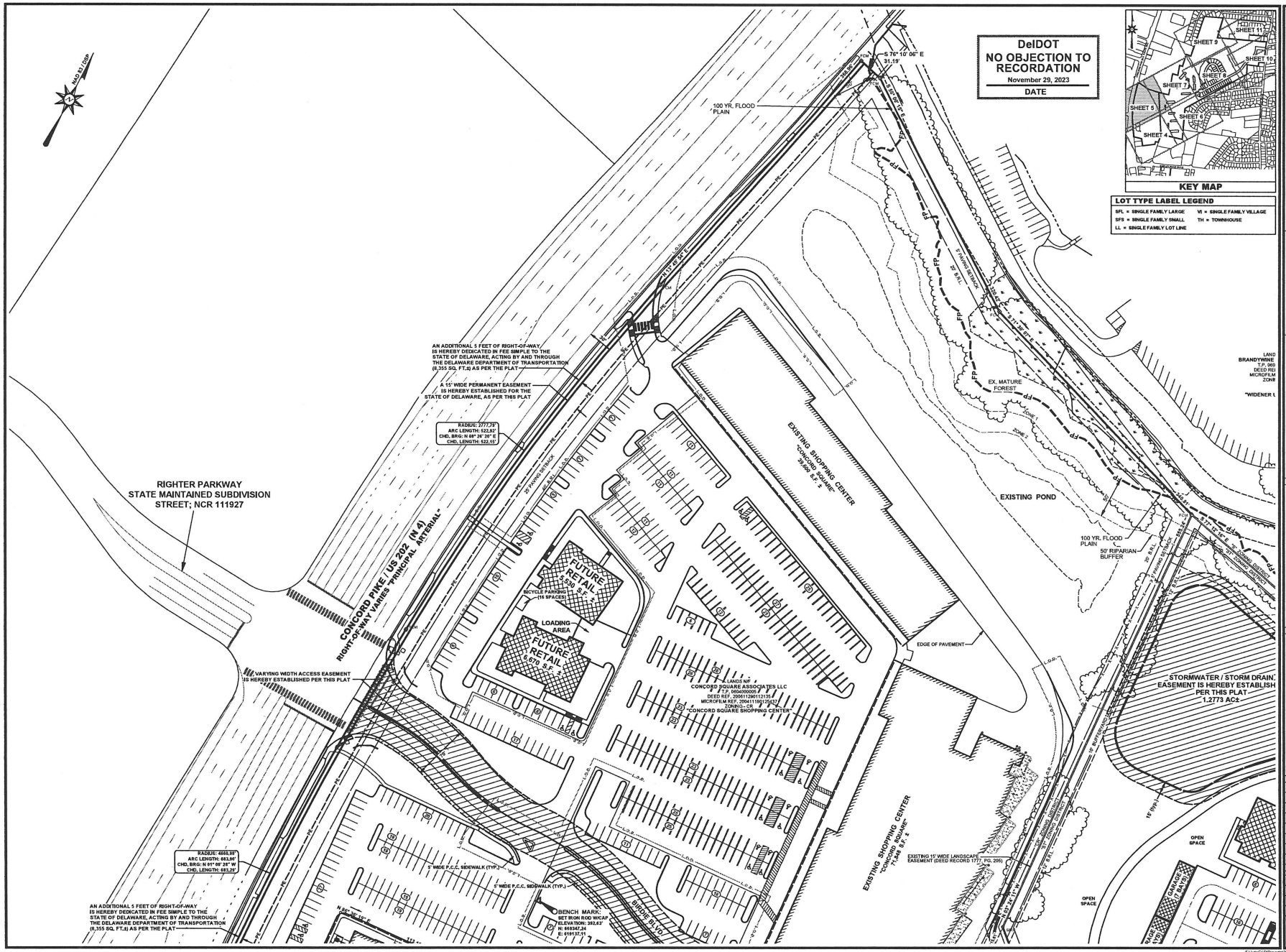

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APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

ISSUE BLOCK

MARK	DATE	DESCRIPTION
6	11/6/2023	AGENCY SUBMISSION
5	10/4/2023	AGENCY SUBMISSION
4	9/25/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	6/30/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION

PROJECT NO.:	2014059.00
DATE:	2-20-2023
SCALE:	1" = 50'
DRAWN BY: J.H.K.	PROJ. MGR.: J.H.K.

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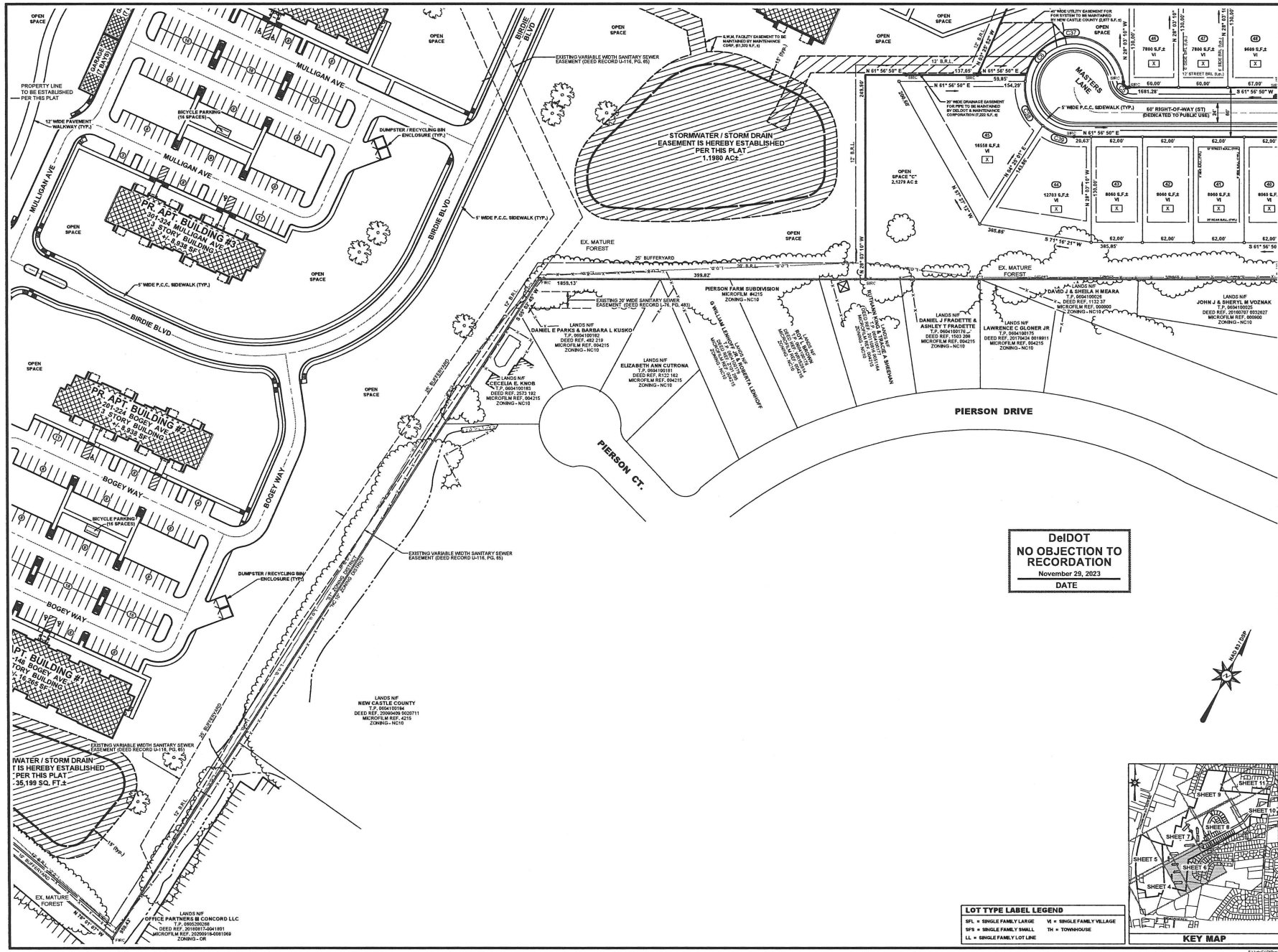

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312 West Main Street, Suite 300
Salisbury, MD 21801
410.546.9100

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

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CHRISTOPHER D. GUKE LICENSE No. 16378 DELAWARE PROFESSIONAL ENGINEER

PROJECT TITLE
APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 25 50 100
SCALE : 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
6	11/6/2023	AGENCY SUBMISSION
5	10/4/2023	AGENCY SUBMISSION
4	9/25/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	6/30/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION

OVERVIEW SHEET

PROJECT NO.: 2014059.00
DATE: 2-20-2023
SCALE: 1" = 50'
DRAWN BY: A.P.C. PROJ. MGR.: J.C.D.

SHEET
6 OF 12

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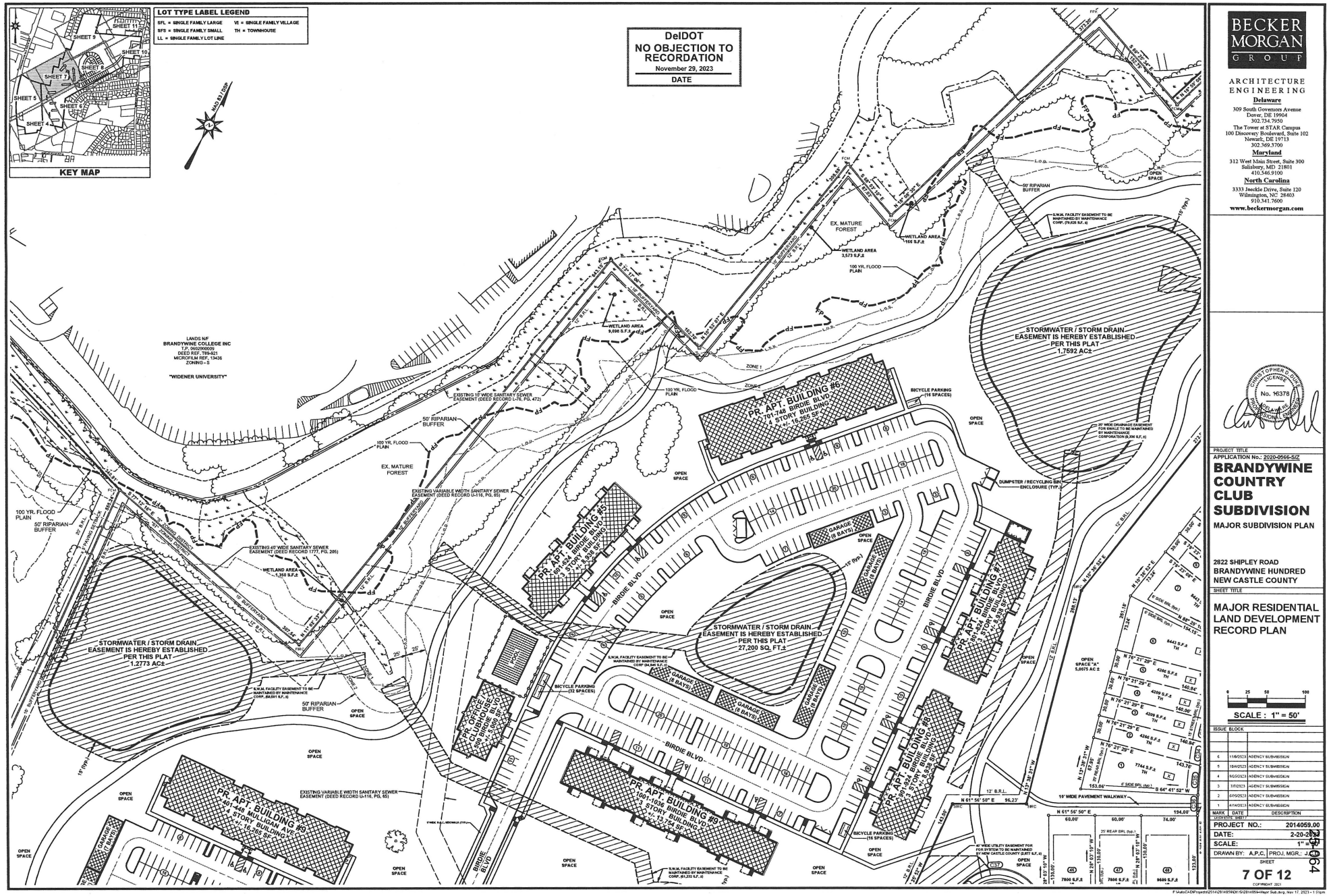

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The Tower at STAR Campus
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910.341.7600

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CHRISTOPHER J. DUNN
CERTIFIED PROFESSIONAL ENGINEER
No. 16378
DELAWARE

PROJECT TITLE
APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

ISSUE BLOCK		
6	11/6/2023	AGENCY SUBMISSION
5	10/6/2023	AGENCY SUBMISSION
4	9/25/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	4/5/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION
MARK	DATE	DESCRIPTION

PROJECT NO.:	2014059.00
DATE:	2-20-2023
SCALE:	1" = 50'
DRAWN BY:	A.P.C. PROJ. MGR.: J.

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7 OF 12

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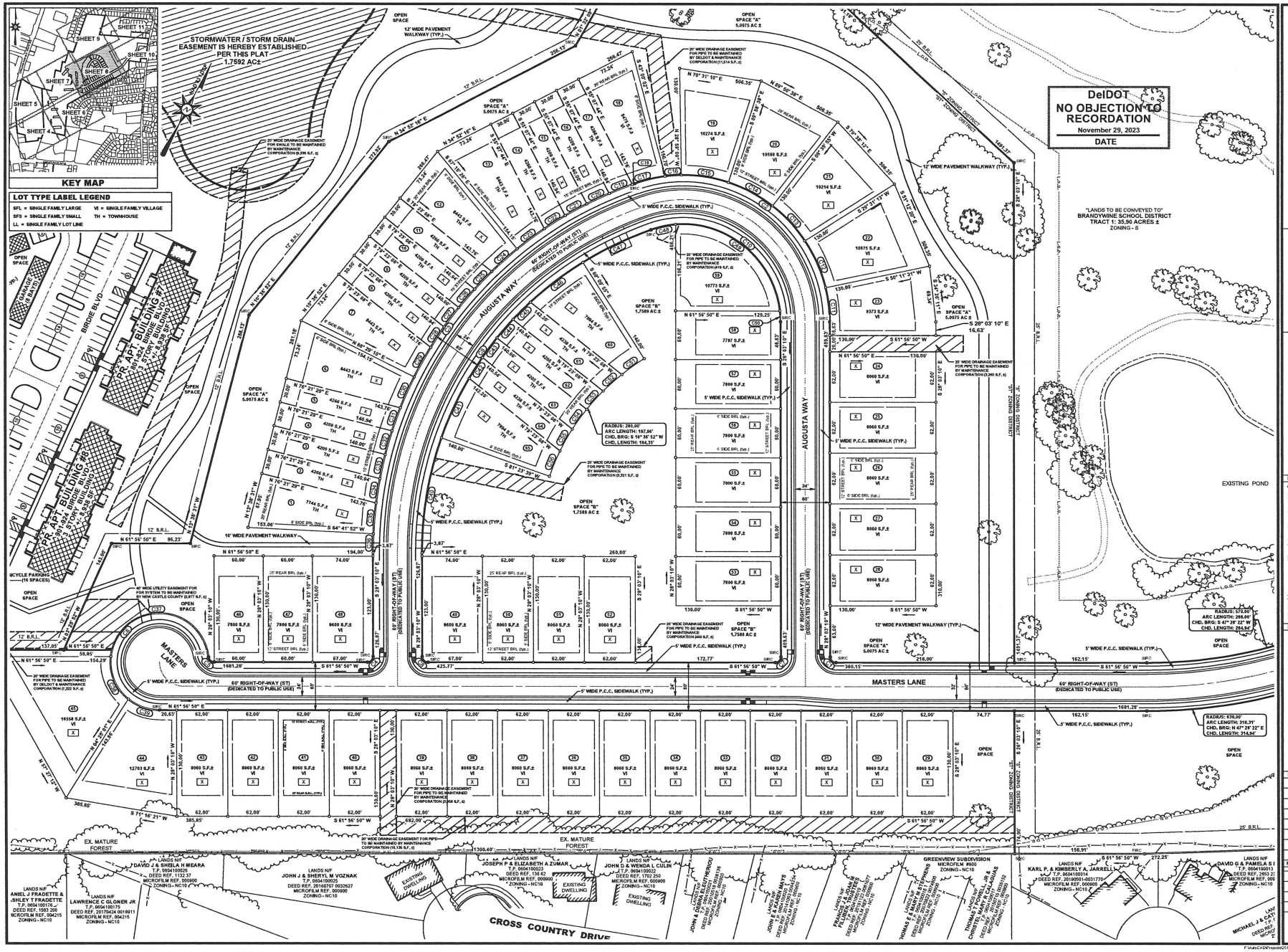

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CHRISTOPHER D. DUKE LICENSE No. 16378 DELAWARE PROFESSIONAL ENGINEER

PROJECT TITLE

APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 25 50 100

SCALE : 1" = 50'

ISSUE	BLOCK	
6	11/6/2023	AGENCY SUBMISSION
5	10/4/2023	AGENCY SUBMISSION
4	9/5/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	6/15/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION

MARK	DATE	DESCRIPTION

PROJECT NO.:	2014059.00
DATE:	2-20-2023
SCALE:	1" = 50'
DRAWN BY: A.P.C.	PROJ. MGR.: J.C.D.

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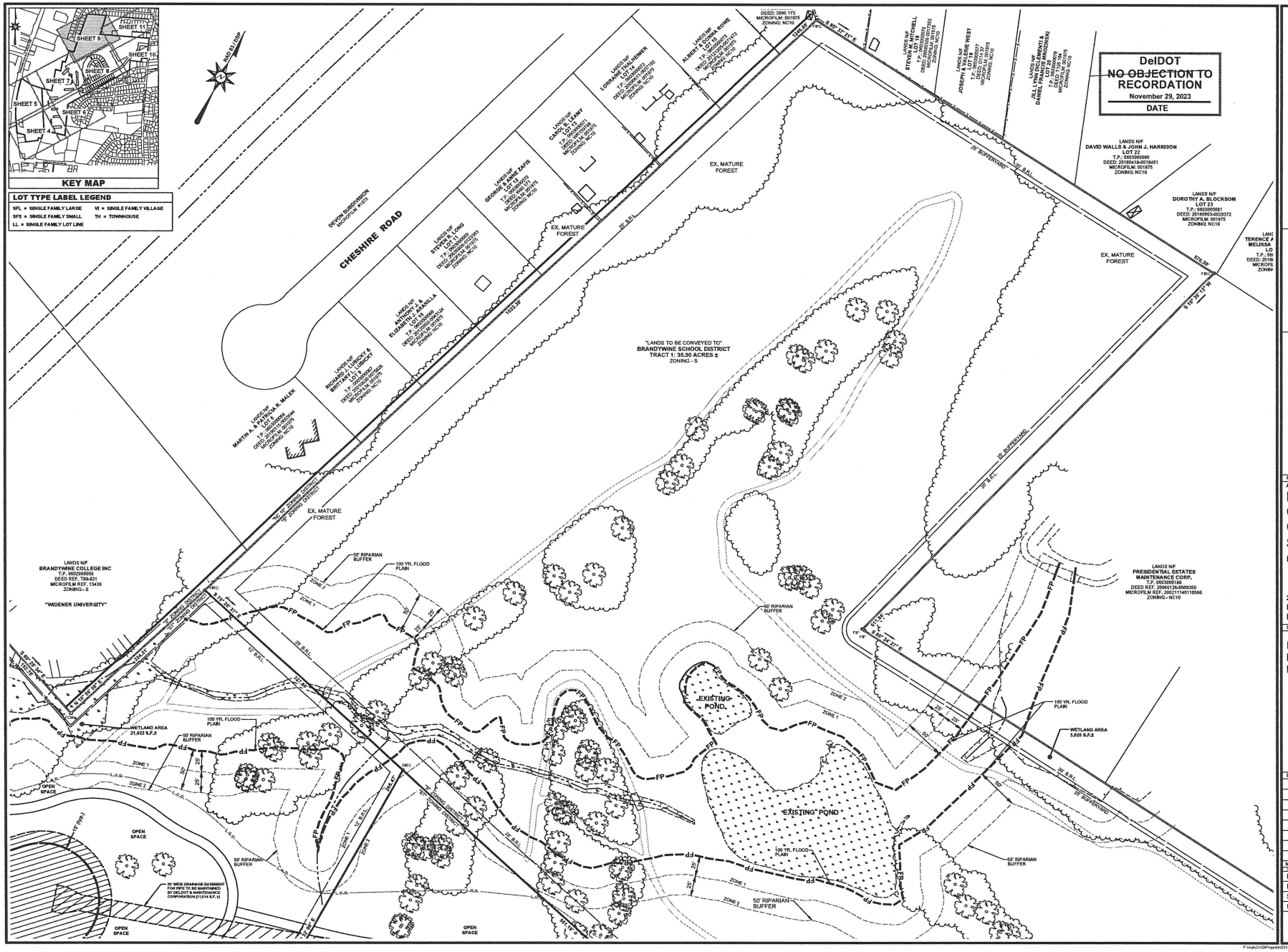

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CHRISTOPHER D. DUKE
LICENSE
No. 16378
PROFESSIONAL ENGINEER

PROJECT TITLE

APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 25 50 100

SCALE : 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
6	11/6/2023	AGENCY SUBMISSION
5	10/4/2023	AGENCY SUBMISSION
4	9/25/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	6/05/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION

LOGIN/STATE SHEETS

PROJECT NO.: 2014059.00
DATE: 2-20-2023
SCALE: 1" = 50'
DRAWN BY: J.H.K. PROJ. MGR.: J.G.

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9 OF 12

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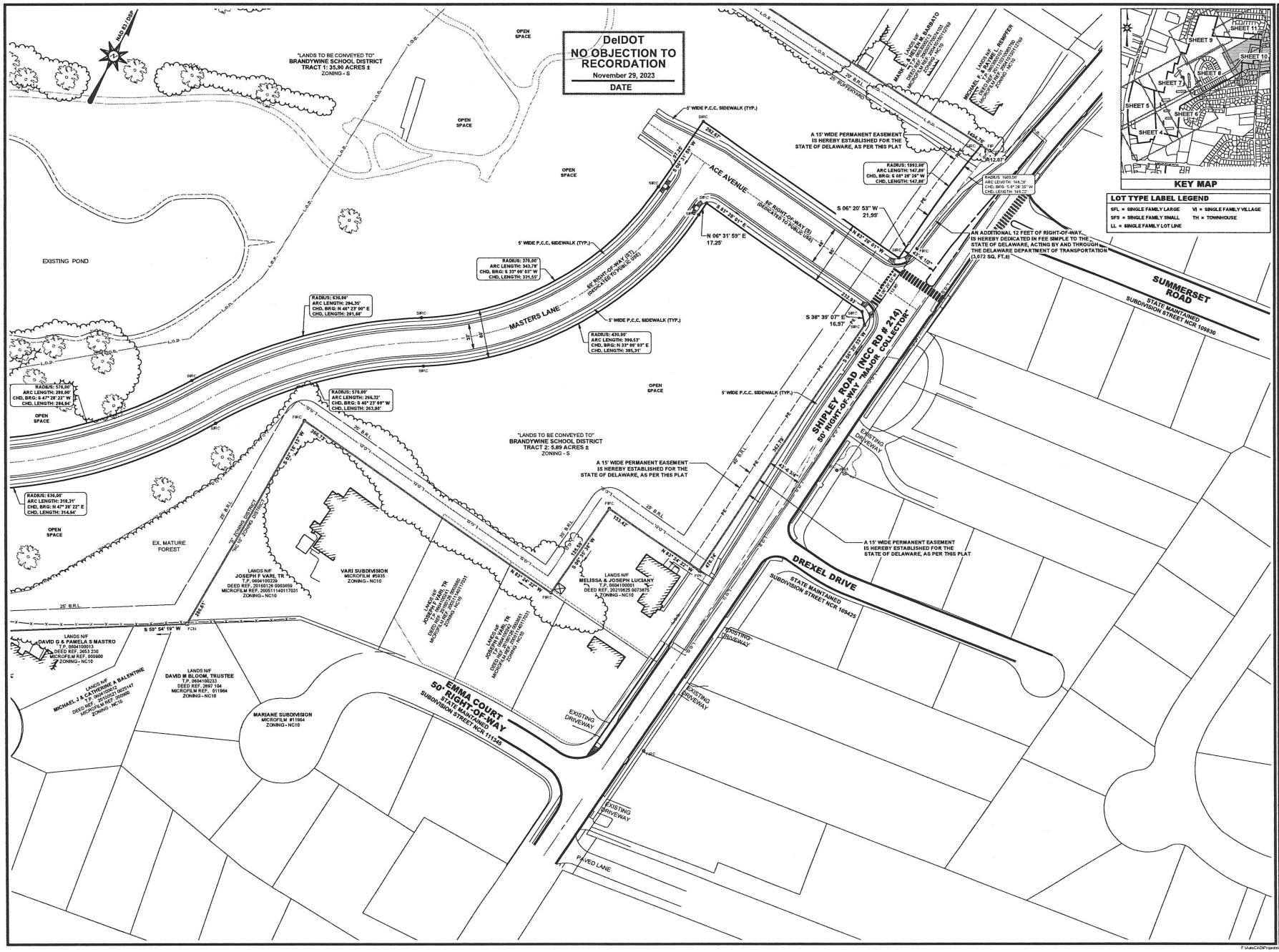
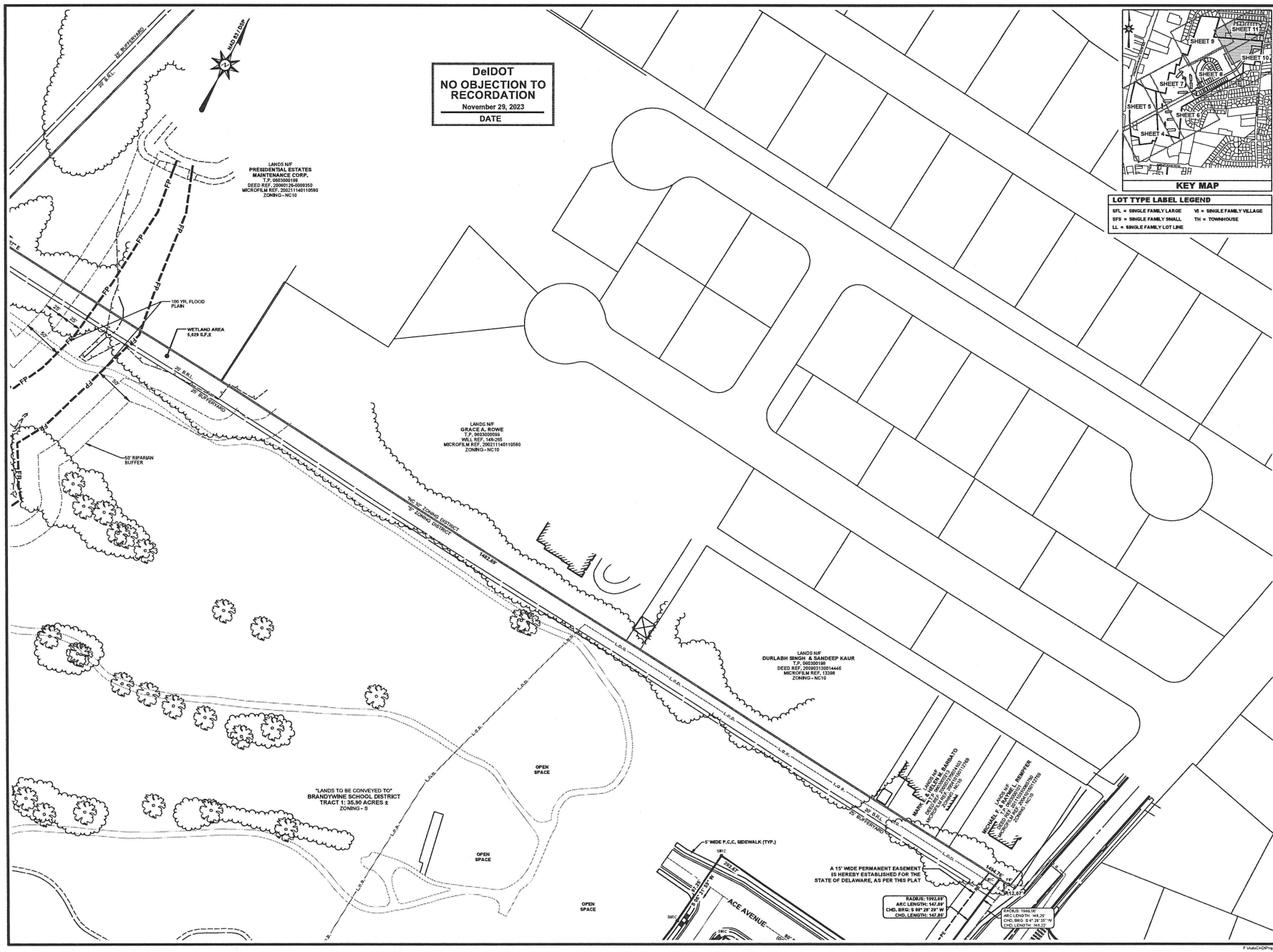

DelDOT
NO OBJECTION TO RECORDATION
November 29, 2023
DATE
"LANDS TO BE CONVEYED TO"
BRANDYWINE SCHOOL DISTRICT
TRACT 1: 35.90 ACRES ±
ZONING - S
"LANDS TO BE CONVEYED TO"
BRANDYWINE SCHOOL DISTRICT
TRACT 2: 5.89 ACRES ±
ZONING - S
OPEN SPACE
EXISTING POND
EX. MATURE FOREST
MASTERS LANE
ACE AVENUE
SHIPLEY ROAD (NCC RD # 214)
50' RIGHT-OF-WAY "MAJOR COLLECTOR"
SUMMERSET ROAD
STATE MAINTAINED
SUBDIVISION STREET NCR 109830
DREXEL DRIVE
STATE MAINTAINED
SUBDIVISION STREET NCR 109425
EMMA COURT
50' RIGHT-OF-WAY
STATE MAINTAINED
SUBDIVISION STREET NCR 111245
PAVED LANE
A 15' WIDE PERMANENT EASEMENT IS HEREBY ESTABLISHED FOR THE STATE OF DELAWARE, AS PER THIS PLAT
AN ADDITIONAL 12 FEET OF RIGHT-OF-WAY IS HEREBY DEDICATED IN FEE SIMPLE TO THE STATE OF DELAWARE, ACTING BY AND THROUGH THE DELAWARE DEPARTMENT OF TRANSPORTATION (3,072 SQ. FT.±)
5' WIDE P.C.C. SIDEWALK (TYP.)
EXISTING DRIVEWAY
LANDS N/F DAVID G & PAMELA S MASTRO T.P. 0604100013 DEED REF. 2653 230 MICROFILM REF. 000600 ZONING - NC10
LANDS N/F DAVID M BLOOM, TRUSTEE T.P. 0604100233 DEED REF. 2897 104 MICROFILM REF. 011964 ZONING - NC10
LANDS N/F MICHAEL J & CATHERINE A BALENTINE T.P. 0604100014 DEED REF. 2010011 0000618 MICROFILM REF. 0020147 ZONING - NC10
LANDS N/F JOSEPH F VARI, TR T.P. 0604100229 DEED REF. 20180126 0003659 MICROFILM REF. 20051114011031 ZONING - NC10
VARI SUBDIVISION MICROFILM #5935 ZONING - NC10
LANDS N/F MELISSA & JOSEPH LUCIANY T.P. 0604100021 DEED REF. 20210625 0073675 ZONING - NC10
MARIANE SUBDIVISION MICROFILM #11964 ZONING - NC10
LANDS N/F MARK E & PAMELA L BARRATO DEED REF. 20200708 0060000 MICROFILM REF. 20201103 0081759 ZONING - NC10
LANDS N/F MICHAEL E & RAMONEL L BENIFFER DEED REF. 20190913 0052000 MICROFILM REF. 20201103 0081759 ZONING - NC10
RADIUS: 376.00' ARC LENGTH: 343.78' CHD. BRG: S 33° 56' 03" W CHD. LENGTH: 331.55'
RADIUS: 630.99' ARC LENGTH: 294.35' CHD. BRG: N 46° 23' 00" E CHD. LENGTH: 291.64'
RADIUS: 570.00' ARC LENGTH: 288.96' CHD. BRG: S 47° 28' 22" W CHD. LENGTH: 284.64'
RADIUS: 570.00' ARC LENGTH: 264.32' CHD. BRG: S 40° 23' 00" W CHD. LENGTH: 263.00'
RADIUS: 430.00' ARC LENGTH: 399.53' CHD. BRG: N 33° 56' 03" E CHD. LENGTH: 385.31'
RADIUS: 430.00' ARC LENGTH: 318.31' CHD. BRG: N 47° 28' 22" E CHD. LENGTH: 314.64'
RADIUS: 1912.00' ARC LENGTH: 147.49' CHD. BRG: S 08° 28' 28" W CHD. LENGTH: 147.45'
RADIUS: 1949.99' ARC LENGTH: 148.13' CHD. BRG: S 8° 29' 35" W CHD. LENGTH: 148.17'
S 06° 20' 53" W 21.99'
N 06° 31' 59" E 17.25'
S 38° 39' 07" E 16.97'
N 83° 28' 01" E
S 59° 54' 19" W
N 83° 24' 22" W
S 83° 28' 01" W
S 06° 31' 59" W
N 06° 31' 59" E
S 06° 31' 59" W
N 83° 28' 01" E
S 83° 28' 01



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CHRISTOPHER D. GUNE LICENSE No. 16378 DELAWARE PROFESSIONAL ENGINEER

PROJECT TITLE

APPLICATION No.: 2020-0566-S/Z

BRANDYWINE COUNTRY CLUB SUBDIVISION

MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 25 50 100

SCALE : 1" = 50'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
6	11/8/2023	AGENCY SUBMISSION
5	10/4/2023	AGENCY SUBMISSION
4	9/25/2023	AGENCY SUBMISSION
3	7/7/2023	AGENCY SUBMISSION
2	6/16/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION

LATER DATE SHEET 1

PROJECT NO.:	2014059.00
DATE:	2-20-2023
SCALE:	1" =50'
DRAWN BY: J.H.K.	PROJ. MGR.: J.H.K.

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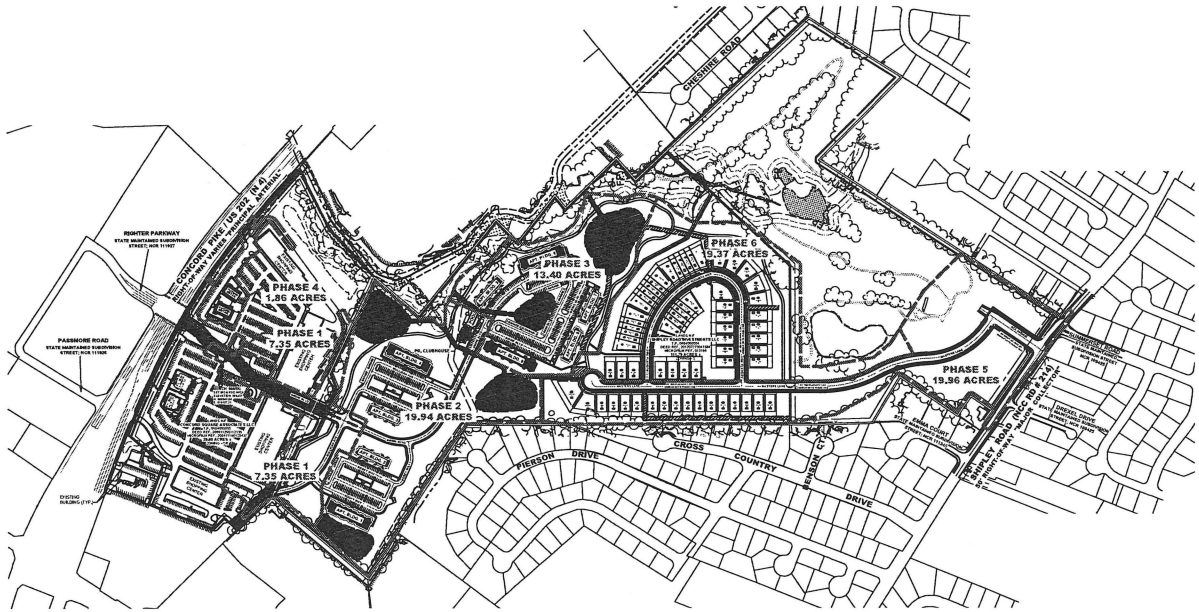

PHASING SHEET

SCALE : 1" = 300'

DelDOT
NO OBJECTION TO RECORDATION
November 29, 2023
DATE

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C1	11.00'	7.00'	S73° 03' 10"E	9.90'	7.00'
C2	344.06'	180.00'	N82° 48' 43"W	294.02'	254.78'
C3	590.47'	480.00'	S7° 11' 17"W	553.83'	339.12'
C4	11.00'	7.00'	N16° 56' 59"E	9.90'	7.00'
C5	10.26'	7.00'	N76° 03' 05"W	9.37'	6.30'
C6	276.46'	60.00'	S13° 56' 55"W	89.18'	66.63'
C7	11.00'	7.00'	N16° 56' 59"E	9.90'	7.00'
C8	11.00'	7.00'	S73° 03' 09"E	9.90'	7.00'
C9	516.66'	420.00'	N7° 11' 17"E	484.69'	296.73'
C10	228.37'	120.00'	S82° 48' 43"E	196.02'	169.85'
C11	39.00'	180.00'	N34° 15' 36"W	38.93'	19.58'
C12	62.87'	180.00'	N50° 28' 26"W	62.55'	31.76'
C13	62.39'	180.00'	N70° 24' 26"W	62.07'	31.50'
C14	61.71'	180.00'	S89° 50' 38"W	61.41'	31.16'
C15	59.71'	180.00'	S70° 31' 10"W	59.44'	30.13'
C16	20.06'	180.00'	S57° 48' 26"W	20.05'	10.04'
C17	38.33'	180.00'	S48° 31' 48"W	38.26'	19.24'
C18	3.16'	480.00'	N42° 14' 26"E	3.16'	1.58'
C19	30.14'	480.00'	S49° 15' 11"W	30.13'	15.07'
C20	30.02'	480.00'	S36° 39' 46"W	30.01'	15.01'
C21	30.02'	480.00'	S33° 54' 46"W	30.01'	15.01'
C22	30.14'	480.00'	S28° 29' 21"W	30.13'	15.07'
C23	41.45'	480.00'	S25° 13' 00"W	41.44'	20.74'
C24	41.45'	480.00'	S20° 16' 09"W	41.44'	20.74'
C25	30.14'	480.00'	S15° 59' 48"W	30.13'	15.07'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C26	30.02'	480.00'	S12° 24' 22"W	30.01'	15.01'
C27	30.02'	480.00'	S8° 49' 22"W	30.01'	15.01'
C28	30.14'	480.00'	S5° 13' 57"W	30.13'	15.07'
C29	41.45'	480.00'	S0° 57' 36"W	41.44'	20.74'
C30	41.45'	480.00'	S3° 58' 15"E	41.44'	20.74'
C31	30.14'	480.00'	S8° 15' 36"E	30.13'	15.07'
C32	30.02'	480.00'	S11° 51' 01"E	30.01'	15.01'
C33	30.02'	480.00'	S15° 26' 01"E	30.01'	15.01'
C34	30.14'	480.00'	S18° 01' 27"E	30.13'	15.07'
C35	37.53'	480.00'	S23° 03' 45"E	37.52'	18.77'
C36	23.04'	480.00'	S26° 40' 38"E	23.04'	11.52'
C37	192.22'	60.00'	S58° 56' 55"W	118.64'	1145.43'
C38	60.00'	60.00'	S56° 42' 02"E	57.53'	32.79'
C39	34.25'	60.00'	N76° 17' 58"E	33.78'	17.60'
C40	142.55'	420.00'	N18° 19' 45"W	141.87'	71.97'
C41	80.69'	420.00'	N3° 06' 08"W	80.56'	40.47'
C42	30.18'	420.00'	S4° 27' 36"W	30.17'	15.10'
C43	30.03'	420.00'	S8° 33' 58"W	30.02'	15.02'
C44	30.03'	420.00'	S12° 39' 45"W	30.02'	15.02'
C45	30.18'	420.00'	S16° 46' 06"W	30.17'	15.10'
C46	80.69'	420.00'	S24° 19' 53"W	80.56'	40.47'
C47	92.32'	420.00'	S34° 07' 55"W	92.13'	46.35'
C48	30.87'	120.00'	S49° 47' 53"W	30.78'	15.52'
C49	185.11'	120.00'	N78° 38' 30"W	167.29'	118.66'
C50	13.40'	120.00'	S31° 15' 06"E	13.39'	6.71'

Curve Table					
CURVE	LENGTH	RADIUS	CHD. BEARING	CHD. LENGTH	TANGENT
C51	33.46'	260.00'	S26° 24' 41"W	33.44'	16.75'
C52	30.41'	260.00'	S18° 52' 36"W	30.40'	15.22'
C53	30.06'	260.00'	S13° 41' 23"W	30.04'	15.04'
C54	30.06'	260.00'	S7° 32' 21"W	30.04'	15.04'
C55	30.41'	260.00'	S1° 21' 09"W	30.40'	15.22'
C56	33.46'	260.00'	S5° 10' 57"E	33.44'	16.75'

CURVE TABLE

SCALE : N.T.S.

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CHRISTOPHER J. DUNN — LICENSE — No. 16378 — DELAWARE PROFESSIONAL ENGINEER

PROJECT TITLE
APPLICATION No.: 2020-0566-S/Z

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MAJOR SUBDIVISION PLAN

2822 SHIPLEY ROAD
BRANDYWINE HUNDRED
NEW CASTLE COUNTY

SHEET TITLE

MAJOR RESIDENTIAL LAND DEVELOPMENT RECORD PLAN

0 150 300 600

SCALE: 1" = 300'

ISSUE BLOCK

MARK	DATE	DESCRIPTION
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5	10/4/2023	AGENCY SUBMISSION
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3	7/7/2023	AGENCY SUBMISSION
2	6/5/2023	AGENCY SUBMISSION
1	4/14/2023	AGENCY SUBMISSION

QUARTER SHEET(S)

PROJECT NO.: 2014059.00
DATE: 2-20-2023
SCALE: 1" = 300'
DRAWN BY: A.P.C. PROJ. MGR.: J.

SHEET
12 OF 12

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2023064

Parcel No.: 06-040.00-004

20241226-0087395
P: 1 of 3 F:$77.00
12/26/2024 1:49:26 PM
Michael E. Kozikowski T20240048767
New Castle Recorder DEE
NC: $0.00 State: $0.00

Prepared By/Return To:
Richards, Layton & Finger, P.A.
920 North King Street
Wilmington, DE 19801

THIS DEED, Made this 23rd day of December, 2024.

BETWEEN, SHIPLEY ROAD INVESTMENTS, LLC, a Delaware limited liability company, of New Castle County and State of Delaware, party of the first part

-AND-

BCC APARTMENTS LLC, a Delaware limited liability company, of New Castle County and State of Delaware, party of the second part.

WITNESSETH, That the said party of the first part, for and in consideration of the sum of Ten Dollars and 00/100 Dollars ($10.00) lawful money of the United States of America, and other good and valuable consideration, the receipt whereof is hereby acknowledged, does hereby grant and convey unto the said party of the second part, its successors and assigns:

See Exhibit A attached hereto and made a part hereof.

BEING a part of the same lands and premises which Brandywine Country Club, a corporation of the State of Delaware, by Deed dated July 25, 2012 and recorded in the Office of the Recorder of Deeds in and for New Castle County, State of Delaware in Instrument No. 20120727-0041584, did grant and convey unto Shipley Road Investments, LLC, a Delaware limited liability company, in fee.

SUBJECT TO ALL covenants, conditions, restrictions and easements of record, this reference to which shall not be construed to reimpose the same.

GRANTEE'S ADDRESS: ***105 Foulk Road***
Wilmington, DE 19803

IN WITNESS WHEREOF, the said party of the first part has caused this Deed to be duly executed the day and year first above written.

Sealed and Delivered
in the presence of:

Shipley Road Investments, LLC

BY: _____
Name: Louis J. Capano, III
Title: Manager

STATE OF DELAWARE

COUNTY OF NEW CASTLE

BE IT REMEMBERED, That on this 19th day of December, 2024, personally came before me, the Subscriber, a Notary Public for the State and County aforesaid, Louis J. Capano, III, Manager of Shipley Road Investments, LLC, a Delaware limited liability company, party to this Indenture, known to me personally to be such, and acknowledged this Indenture to be his act and deed and the act and deed of said company and that such was duly authorized by said company.

GIVEN under my Hand and Seal of Office, the day and year aforesaid.

_____
(signature of notarial officer)
Notary Public
(title and rank)

(Seal, if any)

My Commission Expires: 4/15/2028

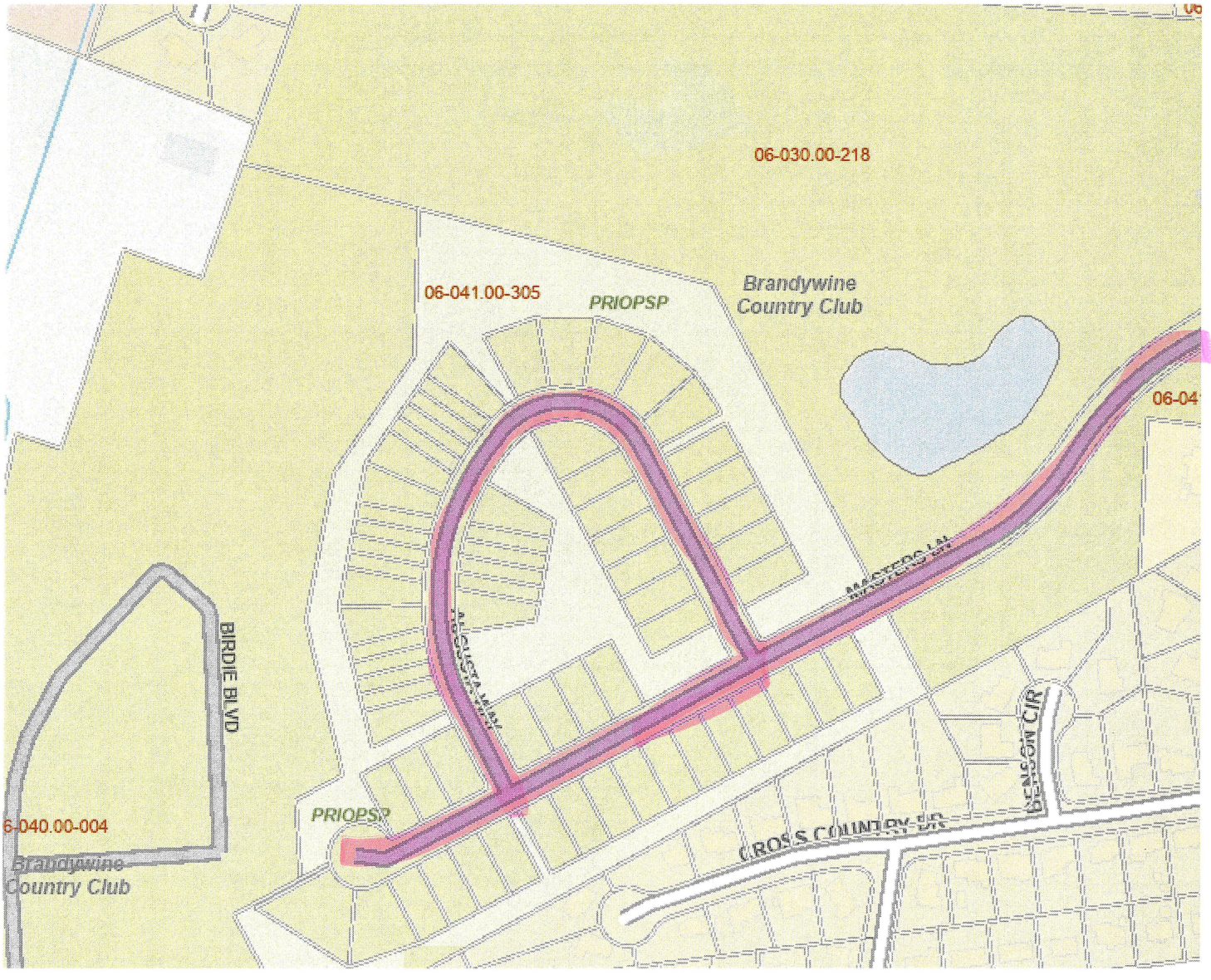
MORGAN BURNS
MY COMMISSION EXPIRES 04/15/2028
NOTARY PUBLIC
STATE OF DELAWARE

EXHIBIT "A"

All that certain lot, piece or parcel of land with improvements located thereon, situated in Brandywine Hundred, New Castle County, State of Delaware, located on the east side of Concord Pike (U.S. 202) but not adjacent to and being bounded on the north in part by lands now or formerly of Brandywine College Inc and in part by other lands now or formerly of Shipley Road Investments LLC – Tract 1, on the east by other lands now or formerly of Shipley Road Investments LLC – Brandywine Country Club Residential Subdivision Open Space A & C, on the south in part by Pierson Farm Subdivision (M.F. 4215) and lands now or formerly of Office Partners III Concord LLC and on the west by lands now or formerly Concord Square Associates LLC and being all of the Apartment Parcel as shown on a major subdivision plan entitled "Brandywine Country Club Subdivision – Major Residential Land Development Record Plan" as prepared by Becker Morgan Group, Inc., and recorded in the New Castle County Recorder of Deeds Office, Instrument No. 20240529-0034177, on May 29, 2024, and being more particularly described as follows to wit:

Beginning at a found concrete monument at a common corner for this parcel, lands of Concord Square Associates LLC and lands of Brandywine College Inc, said point being the following three courses and distances as measured from a set iron rod with cap at a corner for the lands of Concord Square Associates LLC and the easterly right of way line of Concord Pike (U.S. 202) South 76°10'06" East 26.19 feet to a found concrete monument; thence South 55°00'15" East 320.42 feet to a found concrete monument; thence South 71°30'07" East 340.81 feet to point of beginning, thence leaving said point of beginning and running with lands of Brandywine College Inc the following eight courses 1) South 77°12'16" East 307.54 feet to a found iron rod with cap; thence 2) North 11°02'33" East 643.10 feet to a found concrete monument; thence 3) South 73°17'06" East 162.70 feet to a found concrete monument; thence 4) North 10°53'07" East 308.68 feet to a found concrete monument; thence 5) South 68°03'10" East 87.03 feet to a found concrete monument; thence 6) North 18°08'30" East 373.20 feet to a found pk nail; thence 7) South 69°25'34" East 152.75 feet to a found concrete monument; thence 8) North 18°59'08" East 224.31 feet to a set iron rod with cap at a corner for this parcel and other lands of Shipley Road Investments LLC – Tract 1, thence running with other lands of Shipley Road Investments LLC – Tract 1 9) South 75°26'37" East 327.86 feet to a set iron rod with cap at a corner for this parcel and other lands of Shipley Road Investments LLC – Residential Subdivision Open Space A; thence running with said Residential Subdivision Open Space A the following six courses and distances 10) South 01°32'09" West 266.47 feet to a set iron rod with cap; thence 11) South 34°52'16" West 256.13 feet to a set iron with cap; thence 12) South 10°36'52" West 272.92 feet to a set iron rod with cap; thence 13) South 13°38'31" East 288.13 feet to a set iron rod with cap; thence 14) South 61°56'50" West 96.23 feet to a set iron rod with cap; thence 15) South 03°25'52" East 143.00 feet to a set iron rod with cap at a corner for this parcel and Open Space A and in line with Residential Subdivision Open Space C; thence running with said Open Space C the following two courses and distances 16) South 61°56'50" West 137.05 feet to a set mag nail; thence 17) South 28°03'10" East 248.90 feet to a set iron rod with cap at a corner for this parcel in line with Pierson Farm Subdivision, thence running with lots in Pierson Farm Subdivision 18) South 61°48'11" West 399.82 feet to a found iron rod with cap; thence running in part with Pierson Farm Subdivision, lands of New Castle County and lands of Office Partners III Concord LLC 19) South 05°02'45" West 959.43 feet to a found iron rod with cap at a corner for this parcel and other lands of Office Partners III Concord LLC; thence running with other lands of Office Partners III Concord LLC 20) North 78°01'07" West 652.11 feet to a found iron rod with cap at a corner for this parcel and lands of Concord Square Associates LLC; thence with said lands of Concord Square Associates LLC the following five courses and distances 21) North 03°24'11" West 320.00 feet to a set iron rod with cap; thence 22) North 41°35'49" East 98.99 feet to a set mag nail; thence 23) North 03°24'11" West 275.61 feet to a set iron rod with cap; thence 24) North 48°24'11" West 98.99 feet to a set iron rod with cap; thence 25) North 03°24'11" West 555.24 feet to the point and place of beginning containing 43.5761 acres of land be the same, more or less.

TOGETHER with access easement rights as shown on the Brandywine Country Club Major Subdivision Plan recorded in the Office of the Recorder of Deeds in and for New Castle County, Delaware in Instrument No.20240529-0034177.



Megan Morgan
Executive Assistant
105 Foulk Road
Wilmington, DE 19803
Cell: 302-668-6255
Office: 302-429-8700 x 360

CAPANO
MANAGEMENT

From: Avera, John <John.Avera@newcastlede.gov>
Sent: Friday, May 2, 2025 4:14 PM
To: Megan Morgan <mmorgan@capanoinc.com>
Subject: Builders petition for streetlights - Brandywine Country Club...

Prime Sponsor(s): Mr. Hollins, Mr. Street
Requested by: Community Services
Date of introduction: May 27, 2025

ORDINANCE NO. 25-065

**AMEND THE GRANTS BUDGET:
REALIGN $750,000 IN FEDERAL FUNDS FROM THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT WITHIN THE HOME INVESTMENT PARTNERSHIP PROGRAM (HOME) AMERICAN RESCUE PLAN ACT (ARPA) GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, the HOME ARPA Grant program is funded from the U.S. Department of Housing and Urban Development (HUD) through the 2021 American Rescue Plan Act; and

WHEREAS, the families served by HOME programs are low to moderate income households in New Castle County – outside the cities of Wilmington and Newark; and

WHEREAS, the current budget is to be used to provide housing, supportive services, and shelter to individuals experiencing or vulnerable to homelessness; and

WHEREAS, original allocated funding in the amount of $3,672,176 from the U.S. Department of Housing and Urban Development was previously approved by County Council and appropriated to the HOME ARPA Grant via Ordinance 21-135; and

WHEREAS, the realignment of $2,371,350 in federal funds within the HOME ARPA Grant for Supportive Services to hire a contractual mentor, case manager and a nonprofit entity to provide employment, training and transportation was previously approved by County Council via Ordinance 23-030; and

WHEREAS, authorization is sought for the realignment of $750,000 in federal funds within the HOME ARPA Grant for Supportive Services to pay the salaries for a Contractual Mentor, Case Manager, and a nonprofit entity that provides employment services; and

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

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

Section 1. The Grants Budget as adopted by Ordinance No. 75-173 is hereby amended by adding the material underscored and deleting the material stricken on the attached Exhibits “A” and “B.”

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

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will realign $750,000 in federal funds within the Home Investment Partnerships Program (HOME) American Rescue Plan Act (ARPA) grant. The realignment of funds will be used to pay the salaries for a Contractual Mentor, Case Manager, and a nonprofit entity that provides employment services.

Families served are low to moderate income households in New Castle County – outside the cities of Wilmington and Newark. The current budget is to provide housing, supportive services, and shelter to individuals experiencing or vulnerable to homelessness.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by realigning $750,000 in federal funds within the Home Investment Partnerships Program (HOME) American Rescue Plan Act (ARPA) grant.

This Ordinance, if approved, will have no fiscal impact. The realignment will affect FY2025 through FY2031, since the targeted program completion date for this grant is September 30, 2030.

Acknowledged by the Chief Financial Officer May 14, 2025.

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

GRANT TITLE: HOME ARPA Grant **Ordinance No.** 25-065

PROGRAM TITLE: HOME ARPA Subgrantees

Revenue	Current	Change	Revised
Federal	~~$ 750,000.00~~	$ (750,000.00)	$ -
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	~~$ 750,000.00~~	$ (750,000.00)	$ -

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ -	$ -	$ -
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	~~$ 750,000.00~~	$ (750,000.00)	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 750,000.00~~	$ (750,000.00)	$ -

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 9/20/2021

Estimated Program Completion: 9/30/2030

The Local Match:

Found in (ORG):

Ordinance Passed:
21-135
23-030

Date Revised:
12/22/2021
2/28/2023

PROGRAM DESCRIPTION:

HOME ARPA Programs are funded from HUD through the American Rescue Plan Act of 2021 to provide housing services and shelter to individuals experiencing, or vulnerable to, homelessness. Families served are low to moderate income households in New Castle County - outside the cities of Wilmington or Newark.

~~2/28/2023~~ 5/27/2025

DEPARTMENT: Community Services **EXHIBIT:** "B"

GRANT TITLE: HOME ARPA Grant **Ordinance No.** 25-065

PROGRAM TITLE: HOME ARPA Supportive Services

Revenue	Current	Change	Revised
Federal	~~$ 2,371,350.00~~	$ 750,000.00	$ 3,121,350.00
State	$ -	$ -	$ -
County	$ -	$ -	$ -
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	~~$ 2,371,350.00~~	$ 750,000.00	$ 3,121,350.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	~~$ 2,371,350.00~~	$ 750,000.00	$ 3,121,350.00
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	$ -	$ -	$ -
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 2,371,350.00~~	$ 750,000.00	$ 3,121,350.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 9/20/2021

Estimated Program Completion: 9/30/2030

The Local Match:

Found in (ORG):

Ordinance Passed:
21-135
23-030

Date Revised:
12/22/2021
2/28/2023

PROGRAM DESCRIPTION:

HOME ARPA Programs are funded from HUD through the American Rescue Plan Act of 2021 to provide housing services and shelter to individuals experiencing, or vulnerable to, homelessness. Families served are low to moderate income households in New Castle County - outside the cities of Wilmington or Newark.

~~2/28/2023~~ 5/27/2025

Prime Sponsor(s): Mr. Smiley
Requested by: County Council
Date of introduction: May 27, 2025

ORDINANCE NO. 25-066

AMEND THE FY2025 APPROVED OPERATING BUDGET: TRANSFER FUNDING FROM THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF COUNTY COUNCIL TO THE MATERIALS AND SUPPLIES BUDGET LINE ITEM OF THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY RESOURCES TO PROVIDE FUNDING FOR THE SENIOR EMERGENCY FOOD VOUCHER PROGRAM

WHEREAS, the Senior Emergency Food Voucher Program serves senior citizens of New Castle County who are food insecure by providing them with $100 food vouchers to use for food items at local grocery stores; and

WHEREAS, these seniors are on fixed incomes and cannot keep up with the ever-increasing cost of food and other life necessities; and

WHEREAS, the number of seniors who request emergency food vouchers is continuous; and

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

WHEREAS, New Castle County Council wishes to provide funding to the Department of Community Services, Division of Community Resources for the Senior Emergency Food Voucher Program to assist in serving additional food-insecure seniors; and

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

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

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

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

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will transfer $4,000 from the County Council – Grants and Fixed Charges Budget Line Item to the Department of Community Services, Division of Community Resources – Materials and Supplies Budget Line Item within the FY2025 Approved Operating Budget to provide funding to the Senior Emergency Food Voucher Program to assist in serving additional food-insecure seniors.

FISCAL NOTE: This Ordinance, if approved, will amend the FY2025 Approved Operating Budget by transferring $4,000 from the County Council – Grants and Fixed Charges Budget Line Item to the Department of Community Services, Division of Community Resources – Materials and Supplies Budget Line Item to provide funding to the Senior Emergency Food Voucher Program to assist in serving additional food-insecure seniors.

This legislation will result in no increase to the FY2025 Approved Operating Budget as the legislation is a transfer of funds between Departments. There is no fiscal impact for FY2026 or FY2027.

Acknowledged by the Chief Financial Officer May 15, 2025.

EXHIBIT A1

COUNTY COUNCIL			
Salaries and Wages		$	2,552,351
Benefits			1,493,866
Training and Civic Affairs			90,516
Communication and Utilities			18,458
Materials and Supplies			53,455
Contractual Services			255,088
Equipment			14,580
Grants and Fixed Charges	~~336,773~~		332,773
Operating Transfer Charges			175,627
Total	***~~4,990,714~~***	***$***	***4,986,714***
Total Authorized Full-Time Positions	***35***		

COUNTY EXECUTIVE			
Salaries and Wages		$	2,033,684
Benefits			1,190,296
Training and Civic Affairs			39,312
Communication and Utilities			20,737
Materials and Supplies			18,886
Contractual Services			347,638
Equipment			7,223
Grants and Fixed Charges			638,000
Contingency			1,707
Operating Transfer Charges			105,264
Total		***$***	***4,402,747***
Total Authorized Full-Time Positions	***17***		

DEPARTMENT OF ADMINISTRATION		
Salaries and Wages	$	12,966,061
Benefits		7,506,461
Training and Civic Affairs		138,150
Communication and Utilities		8,288,620
Materials and Supplies		167,272
Contractual Services		7,820,325
Equipment		479,126
Grants and Fixed Charges		3,932,350
Operating Transfer Charges		1,143,324
Operating Transfer Credits		(12,812,422)
Total	***$***	***29,629,267***
Total Authorized Full-Time Positions 168		

DEPARTMENT OF PUBLIC WORKS		
Salaries and Wages	$	27,135,440
Benefits		15,765,968
Training and Civic Affairs		45,445
Communication and Utilities		26,468,271
Materials and Supplies		4,924,279
Contractual Services		10,840,289
Equipment		508,481
Grants and Fixed Charges		1,193,025
Land and Structures		54,700
Operating Transfer Charges		4,574,405
Operating Transfer Credits		(7,722,122)
Total	***$***	***83,788,181***
Total Authorized Full-Time Positions 389		

DEPARTMENT OF LAND USE			
Salaries and Wages		$	8,156,971
Benefits			4,742,077
Training and Civic Affairs			66,975
Communication and Utilities			111,242
Materials and Supplies			102,227
Contractual Services			1,443,109
Equipment			54,240
Grants and Fixed Charges			56,500
Operating Transfer Charges			1,061,595
Total		***$***	***15,794,936***
Total Authorized Full-Time Positions	***112***		

DEPARTMENT OF COMMUNITY SERVICES			
Salaries and Wages		$	12,664,348
Benefits			5,579,947
Training and Civic Affairs			25,611
Communication and Utilities			1,463,626
Materials and Supplies	~~1,579,339~~		1,583,339
Contractual Services			3,872,003
Equipment			33,974
Grants and Fixed Charges			3,251,065
Operating Transfer Charges			1,173,995
Operating Transfer Credits			(225,977)
Total	***~~29,417,931~~***	***$***	***29,421,931***
Total Authorized Full-Time Positions	***162***		

DEPARTMENT OF PUBLIC SAFETY		
Salaries and Wages	$	77,334,401
Benefits		42,955,735
Training and Civic Affairs		201,493
Communication and Utilities		1,013,736
Materials and Supplies		1,480,626
Contractual Services		2,135,017
Equipment		1,750,283
Grants and Fixed Charges		8,345,222
Operating Transfer Charges		7,843,655
Intragovernmental Service Credits		
Total	***$***	***143,060,168***
Total Authorized Full-Time Positions 727		

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

RECORDER OF DEEDS		
Salaries and Wages	$	1,256,525
Benefits		723,402
Training and Civic Affairs		40,170
Communication and Utilities		29,829
Materials and Supplies		10,573
Contractual Services		84,578
Equipment		9,975
Grants and Fixed Charges		18,350
Operating Transfer Charges		162,265
Total	$	***2,335,667***
Total Authorized Full-Time Positions 23		

SHERIFF		
Salaries and Wages	$	1,380,772
Benefits		804,406
Training and Civic Affairs		29,452
Communication and Utilities		14,993
Materials and Supplies		21,259
Contractual Services		55,999
Equipment		5,000
Operating Transfer Charges		142,020
Total	***$***	***2,453,901***
Total Authorized Full-Time Positions 21		
CLERK OF THE PEACE		
Salaries and Wages	$	483,477
Benefits		282,975
Training and Civic Affairs		9,600
Communication and Utilities		5,484
Materials and Supplies		8,754
Contractual Services		18,268
Equipment Replacement		6,000
Operating Transfer Charges		30,824
Total	***$***	***845,382***
Total Authorized Full-Time Positions 7		
DEBT SERVICE		
Debt Service	$	45,578,427
Total	***$***	***45,578,427***
Total Authorized Full-Time Positions		

ETHICS COMMISSION		
Salaries and Wages	$	40,200
Benefits		4,181
Training and Civic Affairs		10,500
Communication and Utilities		1,898
Materials and Supplies		2,450
Contractual Services		235,747
Equipment		500
Operating Transfer Charges		6,360
Total	***$***	***301,836***
Total Authorized Full-Time Positions 0		
COUNCIL CONTINGENCY		
Contingency	$	207,673
Total	***$***	***207,673***
Total Authorized Full-Time Positions		
EXECUTIVE CONTINGENCY		
Contingency	$	0
Total	***$***	***0***
Total Authorized Full-Time Positions		
PERSONNEL CONTINGENCY		
Contingency	$	455,000
Total	***$***	***455,000***
Total Authorized Full-Time Positions		
ATTRITION CONTINGENCY		
Personal Services - Salaries and Wages	$	(6,164,693)
Personal Services - Employee Benefits	$	(3,608,135)
Total	***$***	***(9,772,828)***
Total Authorized Full-Time Positions		

ONE-TIME CONTINGENCY			
Contingency		$	130,380
Total		***$***	***130,380***
NEW CASTLE COUNTY			
Salaries and Wages		$	140,998,748
Benefits			78,101,365
Training and Civic Affairs			732,174
Communication and Utilities			37,449,103
Materials and Supplies	~~8,379,173~~		8,383,173
Contractual Services			27,170,776
Equipment			2,872,182
Grants and Fixed Charges	~~*17,771,285*~~		17,767,285
Debt Service			45,578,427
Land and Structures			54,700
Contingency			794,760
Operating Transfer Charges			16,501,548
Operating Transfer Credits			(20,760,521)
Sub-Total New Castle County		***$***	**355,643,720**
Total Authorized Full-Time Positions	***1,681***		

RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF APRIL 22, 2025	
Tax Stabilization Reserve Account	61,495,003
Sewer Rate Stabilization Reserve Account	5,620,512
General Fund Budget Reserve Account	45,312,006
Sewer Fund Budget Reserve Account	18,734,142
Total Reserves:	**131,161,663**

Prime Sponsor(s): Mr. Caneco
Requested by: Administration/Finance
Date of introduction: May 27, 2025

ORDINANCE NO. 25-067

TO PROVIDE FOR THE INSTALLATION OF ARLINGTON STREET LIGHTS WITH LIGHT EMITTING DIODE (LED) BULBS (70 WATT EQUIVALENT) IN THE PENNFIELD SUBDIVISION AND FOR A LIGHT TAX BASED ON THE COST OF STREET LIGHTS

WHEREAS, a petition has been filed with the Clerk of New Castle County Council for the establishment of a street light tax district in the **PENNFIELD SUBDIVISION** and for the installation of ARLINGTON street lights with 70 watt light emitting diode (LED) bulbs, therein.

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

Section 1. The County Executive is hereby authorized to enter a contract, in accordance with 9 *Del. C.* Chapter 21, to provide for the installation of ARLINGTON street lights with 70 watt light emitting diode (LED) bulbs, according to the standards established by the New Castle County Department of Land Use, to be erected along PENNFIELD DRIVE, LESTERFIELD WAY, JAYMES CIRCLE, DIXON WAY as set forth in the petition.

Section 2. The properties set forth in the petition shall continue to be subject to an annual tax based on the full annual cost of the street lighting in an amount to be provided for in the Annual Revenue Ordinance.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will allow for the installation of ARLINGTON street lights with 70 watt light emitting diode (LED) bulbs in the PENNFIELD SUBDIVISION.

FISCAL NOTE: This Ordinance, if approved, provides for the installation of ARLINGTON street lights with 70 watt light emitting diode (LED) bulbs and the assessment of a light tax based on the rates set in the Annual Revenue Ordinance.

The light tax assessed on these PENNFIELD SUBDIVISION properties set forth in the petition filed with the Clerk of County Council will be billed in conjunction with the annual property tax billing. The increased expenditure to the County resulting from the installation and maintenance will be offset by the increased revenues realized from the light tax assessment.

Acknowledged by the Chief Financial Officer May 14, 2025.

Matthew Meyer
County Executive

Michael Smith
Chief Financial Officer

OFFICE OF FINANCE

BUILDERS PETITION FOR STREET LIGHTING

STATE OF DELAWARE :

SS :

NEW CASTLE COUNTY :

TO: The Honorable President and Members of County Council of New Castle County, Delaware

BE IT KNOWN, that on this 19 Day of Nov, A.D. 2024 personally appeared before me, the undersigned Notary Public, Mike Irons, President of K. Hovnanian's Four Season at Pennfield, LLC

of the State of Delaware, known to me as such, and being first duly sworn by me according to law, stated and said as follows:

1. K. Hovnanian's Four Seasons at Pennfield, LLC holds record title to Pennfield

a subdivision located in Middletown, New Castle County, Delaware, the metes and bounds for which are set forth in the Deed dated February 29, 2024, between Richland Partnership

as grantors, and K. Hovnanian's Four Seasons at Pennfield, LLC as grantee, recorded in the Office for the Recorder of Deeds in and for New Castle County at Wilmington, Delaware, in Deed Instrument Number 20240301-0012979, a copy of which is attached hereto and made a part hereof as EXHIBIT A. A substantially reduced copy of the record subdivision plan for the portion of the lands known as Pennfield

New Castle County, Delaware, being known as Subdivision Instrument No. 20231204-0080370, is attached hereto and made a part hereof as EXHIBIT B.

2. K. Hovnanian's Four Seasons at Pennfield, LLC, as sole owner of Pennfield an unincorporated community in Middletown, New Castle County, Delaware, hereby petitions New Castle County pursuant to 9 Del. C. 2101 et seq. (Rev. 1974) to enter into a contract for the purpose of providing light for the streets running through and within Pennfield, the boundary lines of which are set forth on EXHIBIT A attached hereto and made part hereof, and more visually represented in EXHIBIT B attached hereto and made part hereof.

3. The type of streetlight and wattage being requested – Select one…

- ☐ Colonial / Traditionaire LED (70 watt HPS equivalent)
- ☐ Colonial / Traditionaire LED (100 watt HPS equivalent)
- ☒ Arlington LED (70 watt HPS equivalent)
- ☐ Arlington LED (100 watt HPS equivalent)

4. List names of all streets you wish to have lights installed on Pennfield Drive, Lesterfield Way, Jaymes Circle, Dixon Way

BY [signature] MIKE IRONS - DIVISION PRESIDENT.

BY _____

SWORN TO AND SUBSCRIBED before me the day and year aforesaid.

[signature] My commission expires: 4-17-2026

Notary Public

(Seal)

JENNIFER LEWIS SHOMPER
NOTARY PUBLIC
STATE OF DELAWARE
My Commission Expires 04-17-2026

EXHIBIT A

20240301-0012979
P: 1 of 4 F:$531.00
3/1/2024 9:55:49 AM
Michael E. Kozikowski T20240007762
New Castle Recorder DEE
NC: $64,942.11 State: $108,236.85

Parcel # SEE ATTACHED
Prepared by and return to:
Curley, Dodge, Fitzgerald & Funk, LLC
250 Beiser Boulevard, Ste. 202
Dover, DE 19904
067CDFF24KH

This Deed, made this 29th day of February, 2024, between RICHLAND PARTNERSHIP, a Delaware General Partnership, party of the first part, and K. HOVNANIAN'S FOUR SEASONS AT PENNFIELD, LLC, a Delaware Limited Liability Company, party of the second part.

Witnesseth that the said party of the first part, for and in consideration of the sum of One and 00/100 Dollars ($1.00), lawful money of the United States of America, the receipt whereof is hereby acknowledged, hereby grants and conveys unto the party of the second part, in fee simple the following described lands, situate, lying and being New Castle County, State of Delaware;

All those certain lots, pieces or parcels of land situated in New Castle County, State of Delaware and being bounded and described on Exhibit "A" attached hereto (the "Property").

Subject to any and all restrictions, reservations, conditions, easements and agreements of record in the Office of the Recorder of Deeds in and for New Castle County, Delaware.

Being that same lands and premises convey unto Richland Partnership, a general partnership, by deed from Richard H. Lester, Sr., dated December 29, 1992, and recorded December 30, 1992, in the Office of the Recorder of Deeds in and for New Castle County, State of Delawar, in Record Book 1450, Page 185.

{THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK}

In Witness Whereof, the said Richland Partnership, a Delaware General Partnership, has caused its name by Jaymes Lester, its General Partner, to be hereunto set, the day and year first above written.

RICHLAND PARTNERSHIP

By: _____ {SEAL}
Jaymes Lester, General Partner

State of Delaware)
: S.S.
County of Kent)

The foregoing Deed was acknowledged before me this 29th of February, 2024, by Jaymes Lester, General Partner of Richland Partnership, a Delaware General Partnership, on behalf of the Partnership.

Given under my Hand and Seal of office the day and year aforesaid.

ADMITTED TO DELAWARE BAR 12-06-90
ATTORNEY
GARY R. DODGE
NOTARY
UNIFORM LAW ON NOTARIAL ACTS
PURSUANT TO 29 DEL. C. SEC 4323 (a)

_____
Notary Public
My Commission Expires: N/A

Grantees address:
2499 South DuPont Blvd, Ste. G.
Smyrna, DE 19977

EXHIBIT A

ALL that certain lot, piece or parcel of land, known and designated as all Lots depicted in the Record Resubdivision Plan of PENNFIELD as shown on a Plot prepared by Morris & Ritchie Associates, Inc. dated December 1, 2022 and filed for record in the office of the Recorder of Deeds in and for New Castle County, Delaware in Instrument No. 20231204-0080370.

BEGINNING at a point on the southerly side of Port Penn Road-County Road #2 (60 feet wide), said point being a common corner for lands of Earle J. and Mary Kay Lester known as Parcel #3, and lands herein described; thence for the point of Beginning, along the southerly side of Port Penn Road, the following two (2) courses and distances: (1) South 67 degrees 40 minutes 13 seconds East, 541.12 feet to a point; (2) By the arc of a circle curving to the left, 58.45 feet (Radius = 1175.92 feet) to a point, a corner for Parcl 9; thence by the same, the following two (2) courses and distances: (1) South 04 degrees 56 minutes 17 seconds West, 360.45 feet to a point; (2) South 85 degrees 03minutes 43 seconds East, 200.06 feet to a point, a corner for lands to be conveyed to Gladys B. Lester; thence by the same, South 21 degrees 00 minutes 45 seconds East, 4190 feet +/- to the centerline of St. Augustine Creek (to tieline intersection, South 21 degrees 00 minutes 45 seconds East, 4159.03 feet; thence along the centerline of St. Augustine Creek, in a southwesterly direction, 1460 feet +/- to a point, a corner for lands of Claude E. and Helen M. Lester (Parcel 2)) (by tieline the following fours (4) courses and distances: (1) South 34 degrees 40 minutes 31 seconds West, 284.12 feet; (2) South 36 degrees 05 minutes 09 seconds West, 477.77 feet; (3) South 68 degrees 24 minutes 49 seconds West, 228.40 feet; (4) South 60 degrees 26 minutes 34 seconds West, 465.13 feet; thence by the same, the following four (4) courses and distances: (1) North 02 degrees 00 minutes 58 seconds West, 1883.12 feet; (2) North 38 degrees 52 minutes 19 seconds West, 640.00 feet; (3) North 18 degrees 16 minutes 38 seconds West, 533.45 feet; (4) North 82 degrees 26 minutes 33 seconds West, 755.76 feet to a point, a corner for lands of Earle J. and Mary Kay Lester; thence by the same 05 degrees 23 minutes 41 seconds West. 2443.13 feet to the first mentioned point or place of Beginning. Containing within said metes and bounds 116.28+- acres.

EXHIBIT A
Conti

Parcel #	Lot #	Parcel #	Lot #	Parcel #	Lot #	Parcel #	Lot #
1300820070	1	1300930207	41	1300930125	81	1300930105	121
1300820071	2	1300930208	42	1300930126	82	1300930106	122
1300820072	3	1300930209	43	1300930127	83	1300930107	123
1300820073	4	1300930211	44	1300930129	84	1300930103	124
1300820074	5	1300930212	45	1300930130	85	1300930102	125
1300820075	6	1300930213	46	1300930131	86	1300930101	126
1300820076	7	1300930214	47	1300930132	87	1300930100	127
1300820077	8	1300930215	48	1300930133	88	1300930099	128
1300840209	9	1300930216	49	1300930134	89	1300930097	129
1300930093	10	1300930204	50	1300930135	90	1300930096	130
1300930094	11	1300930203	51	1300930136	91	1300910065	131
1300930095	12	1300930202	52	1300930170	92	1300910066	132
1300930112	13	1300930201	53	1300930171	93	1300910067	133
1300930113	14	1300930200	54	1300930172	94	1300910064	134
1300930114	15	1300930199	55	1300930173	95	1300910063	135
1300930115	16	1300930198	56	1300930174	96	1300910062	136
1300930116	17	1300930197	57	1300930175	97	1300910061	137
1300840211	18	1300930196	58	1300930176	98	1300910068	Clubhouse
1300840212	19	1300930195	59	1300930177	99	1300930098	PRIOPSP
1300840213	20	1300930169	60	1300930178	100	1300820069	PRIOPSP
1300930156	21	1300930168	61	1300930185	101	1300930205	PRIOPSP
1300930157	22	1300930155	62	1300930184	102	1300930210	PRIOPSP
1300930158	23	1300930154	63	1300930183	103	1300930217	PRIOPSP
1300930159	24	1300930153	64	1300930182	104	1300840210	PRIOPSP
1300930160	25	1300930152	65	1300930181	105	1300930128	PRIOPSP
1300930161	26	1300930151	66	1300930180	106	1300930186	PRIOPSP
1300930162	27	1300930150	67	1300930179	107	1300930218	PUBROW
1300930163	28	1300930149	68	1300930144	108	1300930194	PUMPSTA
1300930164	29	1300930148	69	1300930143	109		
1300930165	30	1300930147	70	1300930142	110		
1300930166	31	1300930146	71	1300930141	111		
1300930167	32	1300930145	72	1300930140	112		
1300930187	33	1300930122	73	1300930139	113		
1300930188	34	1300930121	74	1300930138	114		
1300930189	35	1300930120	75	1300930137	115		
1300930190	36	1300930119	76	1300930111	116		
1300930191	37	1300930118	77	1300930110	117		
1300930192	38	1300930117	78	1300930109	118		
1300930193	39	1300930123	79	1300930108	119		
1300930206	40	1300930124	80	1300930104	120		

EXHIBIT B

PENNFIELD
NEW CASTLE COUNTY
CONSTRUCTION PLANS
NCC APPLICATION #2021-0395

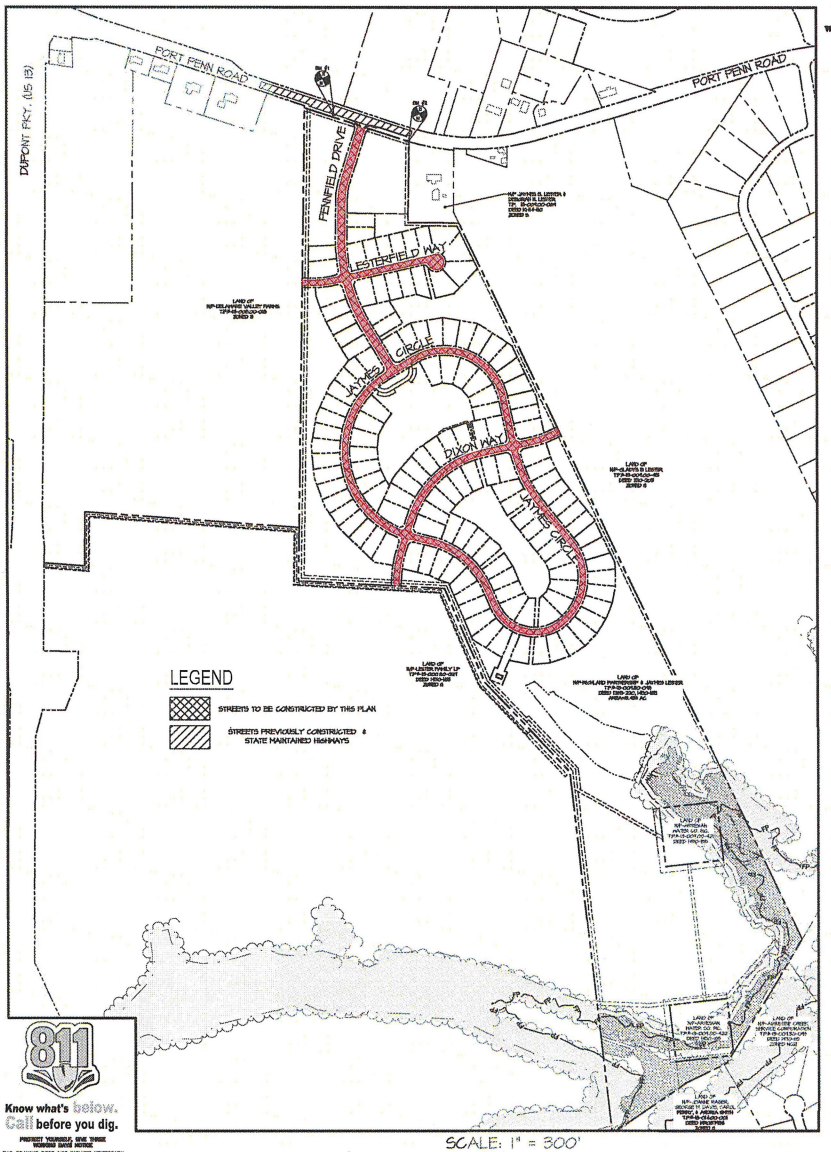
REVIEWED FOR GENERAL CONFORMITY WITH CURRENT REGULATIONS, STANDARD SPECIFICATIONS AND STANDARD DETAILS. THE DEVELOPER'S ENGINEER IS RESPONSIBLE FOR ACCURACY OF CONTENT.
01/24/2023
SUBDIVISION ENGINEER
DELAWARE DEPARTMENT OF TRANSPORTATION

DELDOT GENERAL NOTES - LAST REVISED 3/14/2022

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. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP) ALL MATERIALS AND WORKMANSHIP WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CURRENT STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, SUPPLEMENTAL SPECIFICATIONS, STANDARD CONSTRUCTION DETAILS, SPECIAL PROVISIONS, PAS MANUAL AND DESIGN GUIDANCE MEMORANDUMS.
3. ALL DISTURBED AREAS WITHIN THE STATE RIGHT-OF-WAY, BUT NOT IN THE PAVEMENT, SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. IF SOD IS USED NEXT TO SIDEWALK OR SHARED-USE PATH, CONTRACTOR SHALL GRADE TOPSOIL ADJACENT TO THE SIDEWALK OR SHARED-USE PATH PRIOR TO PLACEMENT OF SOD TO ENSURE THAT SOD IS PLACED FLUSH OR JUST BELOW EDGE OF SIDEWALK OR SHARED-USE PATH TO AVOID WATER PONDING ON THE SIDEWALK OR SHARED-USE PATH.
4. A 72-HOUR (MINIMUM) NOTICE SHALL BE GIVEN TO THE DELDOT DISTRICT PERMIT SUPERVISOR PRIOR TO STARTING ENTRANCE CONSTRUCTION.
5. MISS UTILITY OF DELAWARE SHALL BE NOTIFIED THREE (3) CONSECUTIVE WORKING DAYS PRIOR TO EXCAVATION, AT 1-800-282-8555.
6. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
7. AT THE DISCRETION OF THE PUBLIC WORKS INSPECTOR, ANY DAMAGED OR MISSING CURB OR SIDEWALK FOUND ON SITE WILL NEED TO BE REPAIRED OR REPLACED TO MEET CURRENT DELDOT STANDARDS.
8. AS OF THE ISSUANCE OF THE NOTICE TO PROCEED (NTP), ALL SIGNING, STRIPING, AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DELAWARE MUTCD) FOR STREETS AND HIGHWAYS. THE DEVELOPER OR PROPERTY OWNERS SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT.
9. PLAN LOCATION AND DIMENSIONS SHALL BE STRICTLY ADHERED TO UNLESS OTHERWISE DIRECTED BY THE DELDOT INSPECTOR.
10. A COPY OF THE UP TO DATE APPROVED CONSTRUCTION DOCUMENTS AND DELDOT APPROVAL LETTERS SHALL BE MAINTAINED ON THE PROJECT SITE AT ALL TIMES AND BE AVAILABLE FOR INSPECTION BY DELDOT PERSONNEL.
11. EXISTING UTILITIES ARE SHOWN IN ACCORDANCE WITH THE BEST AVAILABLE INFORMATION. COMPLETENESS OR CORRECTNESS THEREOF IS NOT GUARANTEED. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION AND ELEVATION. NO CONSTRUCTION AROUND OR ADJACENT TO UTILITIES SHALL BEGIN WITHOUT NOTIFYING THEIR OWNERS AT LEAST 48-HOURS IN ADVANCE. THE CONTRACTOR SHALL TAKE THE NECESSARY PRECAUTIONS TO PROTECT THE EXISTING UTILITIES AND MAINTAIN UNINTERRUPTED SERVICE AND ANY DAMAGE DONE TO THEM DUE TO HIS/HER NEGLIGENCE SHALL BE IMMEDIATELY AND COMPLETELY REPAIRED AT THE CONTRACTOR'S EXPENSE. TO LOCATE EXISTING UTILITIES IN THE FIELD PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL CONTACT MISS UTILITY OF DELAWARE (SEE NOTE #5).
12. SHOULD UTILITY RELOCATION BE REQUIRED, THE DEVELOPER MUST SUBMIT A UTILITY RELOCATION PLAN FOR DELDOT REVIEW, ALONG WITH CORRESPONDENCE FROM THE UTILITY COMPANIES STATING PRELIMINARY APPROVAL TO THE RELOCATION AND DESIGN OF THE UTILITIES PRIOR TO THE DELDOT PRE-CONSTRUCTION MEETING. NO PHYSICAL CONSTRUCTION CAN OCCUR UNTIL THE UTILITY PLANS ARE APPROVED, THE INDIVIDUAL UTILITY COMPANIES ISSUE FINAL APPROVAL, AND A DELDOT UTILITY PERMIT IS ISSUED TO THE UTILITY COMPANY
13. 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 GRADE. THESE DISTURBED AREAS SHALL BE TOP-SOILED (6" MINIMUM), FERTILIZED, SEEDED AND MULCHED. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH THE DEVELOPMENT COORDINATION MANUAL.
14. DELDOT WILL NOT PROVIDE THE RESPECTIVE LOCAL LAND USE AGENCY WITH A "NO OBJECTION TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY" NOTICE UNTIL THE ENTRANCE(S) ARE COMPLETED TO THE SATISFACTION OF THE DEPARTMENT.
15. DESIGN, FABRICATION AND INSTALLATION OF ALL PERMANENT SIGNING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DELAWARE MUTCD.
16. DESIGN AND INSTALLATION OF ALL PAVEMENT MARKINGS AND STRIPING SHALL BE AS OUTLINED IN THE LATEST VERSION OF THE DE MUTCD. FOR FINAL PERMANENT PAVEMENT MARKINGS:
    a) EPOXY RESIN PAINT SHALL BE REQUIRED FOR LONG LINE STRIPING.
    b) THERMO PLASTIC (EXTRUDED OR PREFORMED MATERIAL) WILL BE REQUIRED ON ASPHALT SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
    c) PERMANENT PAVEMENT MARKING TAPE (PER DELDOT APPROVED MATERIALS LIST) WILL BE REQUIRED ON CONCRETE SURFACES, FOR SHORT LINE STRIPING, I.E. SYMBOLS/LEGENDS.
17. REMOVAL OF PAVEMENT MARKING PAINT OR TAPE SHALL COMPLY WITH SECTION 5.11.2 OF THE DEVELOPMENT COORDINATION MANUAL.
18. BREAKAWAY POSTS SHALL BE USED WHEN INSTALLING ALL SIGNS. REFERENCE DELDOT'S STANDARD CONSTRUCTION DETAILS, SECTION VIII – TRAFFIC, T-15.
19. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ACCEPTS NO MAINTENANCE RESPONSIBILITY WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
20. CURB CONSTRUCTION NOTES:
    a) THE ENDS OF ALL CURBS SHALL BE TRANSITIONED TO BE FLUSH WITH THE PAVEMENT AT A RATIO OF TWELVE TO ONE (12:1)
    b) ALL APPROACH AND EXIT ENDS OF MEDIAN ISLAND AND CURB ISLAND AND CURB SHALL HAVE ALL CORNERS TRANSITIONED FLUSH WITH THE PAVEMENT AT A RATION OF TWELVE TO ONE (12:1)
    c) WHERE CURB TYPE AND/OR HEIGHT IS BEING VARIED, TAPER CURB PER DELDOT INSPECTOR (TYPICAL FOR BOTH SIDES OF THE ENTRANCE).
21. A DOUBLE YELLOW CENTERLINE WILL BE REQUIRED ALONG THE PAVED PORTION OF PORT PENN ROAD. STRIPING OF THE CENTERLINE SHALL BE A 6-INCH WIDE LINE SEPARATED BY A 6-INCH SPACE.
22. ALL FIXED OBJECTS ARE TO BE A MINIMUM OF 10-FEET FROM THE EDGE OF TRAVEL LANE AND 5-FEET FROM THE EDGE OF PAVEMENT. REFERENCE SECTION 5.5.5 OF THE DEVELOPMENT COORDINATION MANUAL. ANY FIXED OBJECT THAT DOES NOT MEET THIS REQUIREMENT SHALL BE RELOCATED.
23. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT ALL PAVING WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY IS INSTALLED TO THE ELEVATIONS SHOWN AND NO PONDING OF WATER EXISTS AFTER PAVING IS COMPLETE.
24. ALL STORM DRAIN PIPING DESIGNATED AS REINFORCED CONCRETE PIPE IS TO BE REINFORCED CONCRETE PIPE, MEETING AASHTO M-170 SPECIFICATIONS. SEE PLANS FOR SPECIFIC CLASS OF PIPE.
25. ALL PROPOSED CLOSED STORMDRAIN SYSTEMS SHALL BE VIDEO INSPECTED, REPAIRED AS NECESSARY AND APPROVED PRIOR TO THE INSTALLATION OF FINAL PAVING. IF REPAIRS ARE NEEDED, THE REPAIRED PIPE SECTIONS WILL NEED TO BE VIDEO INSPECTED AGAIN BEFORE THE REPAIR CAN BE APPROVED.
26. THE DEVELOPER AND EXISTING/FUTURE OWNER OF NON-STATE-MAINTAINED ROADWAYS SHALL ENSURE THAT THE TRAFFIC CONTROL DEVICES ON SAID ROADWAYS OPEN TO PUBLIC TRAVEL ARE IN COMPLIANCE WITH THE LATEST VERSION OF THE DELAWARE MUTCD.
27. ALL SUBGRADE SHALL BE COMPACTED TO 65% OF THE MAXIMUM STANDARD T-99 DRY DENSITY.
28. THE CONTRACTOR SHALL NOTIFY DART FIRST STATE AT DOT_DETOURS@DELAWARE.GOV AT LEAST 14 DAYS PRIOR TO THE START OF ANY DETOURS OR CONSTRUCTION, AND DOT_DTC_PROJECTDEVELOPMENT@DELAWARE.GOV AT SUCH TIME THE FACILITY IS COMPLETED AND OPENABLE FOR TRANSIT OPERATIONS. FOR EMERGENCY DETOUR INFORMATION ONLY PLEASE CONTACT DTC'S CHIEF SCHEDULER AT 302-576-6018.
29. FOR INFORMATION ON OBTAINING A UTILITY PERMIT IN NEW CASTLE COUNTY CONTACT M&O-CANAL DISTRICT-PUBLIC WORKS AT (302) 326-4533.
30. FOR INFORMATION ON GETTING APPROVAL FOR PROPOSED OUTDOOR ADVERTISING IN NEW CASTLE COUNTY CONTACT M&O-CANAL DISTRICT-PUBLIC WORKS AT (302) 326-4533.
31. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT DRAINAGE INLET LOCATIONS.

GENERAL NOTES

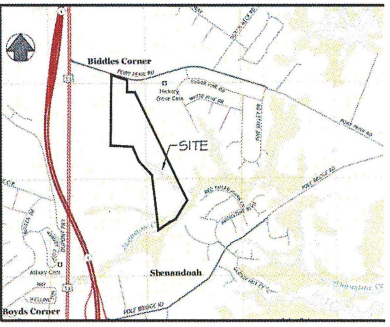
1. ALL SIGNING, STRIPING AND MAINTENANCE OF TRAFFIC IS THE CONTRACTOR'S RESPONSIBILITY AND SHALL FOLLOW THE GUIDELINES SHOWN IN THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (DE MUTCD) FOR STREETS AND HIGHWAYS (LATEST EDITION). THE OWNER OR MAINTENANCE CORPORATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL SIGNS INSTALLED AS PART OF THIS PROJECT
2. NO LANDSCAPING SHALL BE PERMITTED WITHIN THE DELDOT RIGHT-OF-WAY.
3. ALL STORM DRAIN PIPING, INLET, MANHOLE AND ENDSECTION INSTALLATION WITHIN THE STATE OF DELAWARE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, AUGUST 2001.
4. ALL STEEL USED IN CATCH BASINS SHALL BE 60 KSI.
5. ALL EMBEDMENT MATERIALS USED FOR BEDDING, HAUNCHING, AND INITIAL BACKFILL FOR HDPE PIPE SHALL CONFORM TO AASHTO SECTION 30 AND ASTM D-2321 AS PER MANUFACTURER INSTALLATION REQUIREMENTS. CONTRACTOR SHALL ENSURE THAT PROPER LINE AND GRADE IS ESTABLISHED WITHIN TRENCH BEDDING PRIOR TO PLACEMENT OF PIPE AND THAT PROPER MATERIALS ARE USED AND COMPACTION IS ACHIEVED DURING
6. HAUNCHING AND INITIAL BACKFILL. A GEOTECHNICAL ENGINEER SHALL BE RETAINED TO VERIFY SUITABILITY OF MATERIALS USED AND PROPER COMPACTION. ANY DEVIATION IN LINE AND GRADE OR OBVIOUS JOINT SEPARATION SHALL BE CORRECTED PRIOR TO ESTABLISHMENT OF FINAL SUBGRADE AND FINAL SURFACE. THE CONTRACTOR SHALL TAKE EVERY CARE TO ENSURE CORRECT PIPE INSTALLATION.
7. ALL ROADWAY INLETS SHALL HAVE A TYPE 1 INLET GRATE AND A TYPE S TOP UNIT UNLESS OTHERWISE SPECIFIED.
8. BENCHMARKS: BM#1: TR-1 554058.88 NORTH 582192.89 EAST ELEV. 53.66 PIN & CAP
   BM#2: TR-2 554825.04 NORTH 582528.80 EAST ELEV. 55.37 PIN & CAP
   HORIZONTAL DATUM: DELAWARE COORDINATE SYSTEM; VERTICAL DATUM: N.A.V.D. 88
9. CONSTRUCTION TRAFFIC FOR PENNFIELD SHALL ACCESS THE SITE BY THE CONSTRUCTION ENTRANCE OFF PORT PENN ROAD. SEE SEDIMENT AND EROSION CONTROL PLANS FOR DETAILS.
10. OVERFLOW PARKING, AS DESIRED AND CONSTRUCTED ON THE PLANS ARE PRIVATE AND ARE TO BE MAINTAINED BY THE DEVELOPER, PROPERTY OWNERS (VIA HOME OWNERS AGENCY HOA) OR BOTH. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE AREAS
11. PIPES LOCATED ON PRIVATE PROPERTY THAT CONVEY RUNOFF FROM THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF DELDOT. PIPES LOCATED ON PRIVATE PROPERTY THAT DO NOT CONVEY RUNOFF FROM THE RIGHT-OF-WAY SHALL BE THE RESPONSIBILITY OF THE HOA.
12. THERE MAY BE HOT MIX BASE PATCHING IN THE LIMIT OF CONSTRUCTION, WHICH WILL BE DETERMINED PRIOR TO PAVING ON PORT PENN ROAD.



811 Know what's below. Call before you dig.
PROTECT YOURSELF, STOP, THINK
CALL DELAWARE ONE CALL SYSTEM, INC. BEFORE YOU DIG - DIAL 811 OR 1-800-282-8555
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

LEGEND

- PROPERTY LINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN
- R.C.C.P. REINFORCED CONCRETE CIRCULAR PIPE
- PROPOSED SANITARY SEWER
- PROPOSED WATERLINE
- PROPOSED UNDERDRAIN
- CONCRETE MONUMENT FOUND
- IRON REBAR & CAP FOUND
- IRON REBAR & CAP SET
- POINT
- PROPOSED MONUMENT



LOCATION MAP
SCALE: 1" = 2000'
USGS QUAD MAPS – DELAWARE CITY AND ST. GEORGES

STREET NAME	STA.	TO STA.	LENGTH (FT.)
PENNFIELD DRIVE	0+40.00	13+74.55	1,335'
LESTERFIELD WAY	0+00.00	1+60.84	161'
	1+92.84	7+24.22	532'
JAYMES CIRCLE	0+00.00	41+11.88	4,112'
DIXON WAY	0+00.00	2+54.81	255'
	2+78.81	10+29.64	751'
	10+53.64	12+90.89	238'

INDEX OF DRAWINGS

SHEET 1 CONSTRUCTION PLANS COVER SHEET
SHEET 2 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 3 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 4 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 5 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 6 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 7 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 8 ROAD AND STORM DRAIN PLAN AND PROFILE
SHEET 9 STORM DRAIN PROFILES
SHEET 10 STORM DRAIN PROFILES
SHEET 11 STORM DRAIN PROFILES
SHEET 12 ROAD INTERSECTION PLAN
SHEET 13 ROAD INTERSECTION PLAN
SHEET 14 STRIPING & SIGNAGE PLAN
SHEET 15 DELDOT ENTRANCE PLAN
SHEET 16 DELDOT ENTRANCE STRIPING AND SIGNAGE PLAN
SHEET 17 PORT PENN ROAD CROSS SECTIONS
SHEET 18 PORT PENN ROAD CROSS SECTIONS
SHEET 19 ROAD AND STORM DRAIN DETAILS AND TYPICAL SECTIONS
SHEET 20 DRAINAGE AREA MAP

SITE DATA

1. PROPERTY TITLE/NAME: PENNFIELD
   ADDRESS: PENNFIELD DRIVE 106–108, 110, 114, 116–120, 122, 124, 126, 128–131, 134–136, 138–145, 147, 156–158, 160, 162–164, 166, 168–173, 175, 177, 181, 183–188, 200, 202–205, 240–253, 254–256, 258, 260, 262, 264, 266, 268, 274, 276, 282, 284, 286, 290, 292, & 298
   JAYMES WAY 400, 401, 405–408, 411–417, 421–431, 434–438, 441–445, 451–454, 456, 458 & 460
   LESTERFIELD COURT 301–302
   HICKORY COURT 501–509
   DIXON WAY 600, 601, 614, & 615
   ST. GEORGE'S HUNDRED
2. ROAD MAINTENANCE#: N 2
3. OWNER: RICHLAND PARTNERSHIP C/O JAYMES & DEBORAH LESTER 300 PORT PENN ROAD MIDDLETOWN, DE 19709
4. GROSS ACREAGE: 111.43 AC.
5. PROPOSED LOTS: 137 SINGLE FAMILY LOTS 1 CLUBHOUSE LOT 1 PUMP STATION LOT
6. NCCo APPLICATION NO.: 2021-0395
7. TAX MAP: 13-008.20-089 — 13-008.20-977; 13-008.40-208 — 13-008.40-213; 13-009.10-061 — 13-009.10-068; 13-009.30-093 — 13-009.30-099; 13-009.30-100 — 13-009.30-199; 13-009.30-200 — 13-009.30-218
8. PARKING CALCULATIONS: 1.5 SP PER UNIT X 137 LOTS = 206 SP
   GARAGE SPACES: 137 LOTS X 2 SP = 274 SP
   DRIVEWAY SPACES: 137 LOTS X 2 SP = 274 SP
   CLUBHOUSE 16 SPACES
   TOTAL 564 SPACES
9. LAND USE APPROVAL AGENCY: NEW CASTLE COUNTY
10. BOUNDARY AND TOPOGRAPHIC SURVEY PERFORMED BY MORRIS & RITCHIE ASSOCIATES, INC. (MRA), GEORGETOWN, DE, MARCH 2021.
11. A TRAFFIC IMPACT STUDY WAS BEEN PERFORMED FOR THIS PROJECT IN SEPTEMBER 2004 AND THE LATEST DELDOT TIS REVIEW LETTER IS DATED DECEMBER 21, 2017.

PLAN PURPOSE
DELDOT ACCEPTANCE OF STREETS FOR MAINTENANCE WITHIN THE PENNFIELD SUBDIVISION

CERTIFICATION OF OWNERSHIP
I, JAYMES LESTER, AS OWNER OF THE PROPERTY SHOWN, HEREBY APPROVE THESE PLANS FOR DEVELOPMENT AS SHOWN OR OTHERWISE NOTED.

JAYMES LESTER — 12/20/22 DATE

PREPARED BY:
MORRIS & RITCHIE ASSOC., INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DE 19720
PHONE: (302) 326-2200 FAX NUMBER: (302) 326-2399
© 2022 MORRIS & RITCHIE ASSOCIATES, INC.

APPROVED: PHILLIP L. TOLLIVER, P.E.

APPROVED BY
SUBDIVISION ENGINEER DEPARTMENT OF TRANSPORTATION
DOVER, DE 19903

NOTED CONTRACTOR SHALL VERIFY ALL LOCATIONS OF EXISTING UTILITIES AND EXISTING PAVEMENT PRIOR TO CONSTRUCTION AND NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. WHEN CROSSING EXISTING UTILITIES, CONTRACTOR SHALL TEST PIT PRIOR TO CONSTRUCTION IN ORDER TO VERIFY VERTICAL CLEARANCE AND SHALL NOTIFY ENGINEER IN WRITING OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.

MRA

MORRIS & RITCHIE ASSOCIATES, INC.
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS AND LANDSCAPE ARCHITECTS
18 BOULDEN CIRCLE, SUITE 36
NEW CASTLE, DE 19720
(302) 326-2200
FAX (302) 326-2399
MRAGTA.COM

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ENGINEER'S SEAL

CONSTRUCTION PLANS COVER SHEET
FOR
PENNFIELD
ST. GEORGES HUNDRED — NEW CASTLE COUNTY, DELAWARE

DATE	REVISIONS
08/13/22	DELDOT COMMENTS
10/03/22	DELDOT COMMENTS

JOB NO.: 20909
SCALE: 1"=300'
DATE: 12/21/2022
DRAWN BY: DPS
DESIGN BY: DPS
REVIEW BY: CWB
SHEET: 1 OF 20

Prime Sponsor(s): Mr. Hollins, Mr. Street, Mr. Tackett, Mr. Sheldon, Ms. Kilpatrick
Requested by: County Council
Date of introduction: May 27, 2025

SUBSTITUTE NO. 1 TO ORDINANCE NO. 25-068

AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDING FROM THE NEW CASTLE COUNTY COUNCIL FY2025 APPROVED OPERATING BUDGET TO THE SENIOR HOME REPAIR PROGRAM GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES

WHEREAS, the Senior Home Repair Program Grant is designed to provide minor housing repair assistance to eligible senior homeowners age 60 and older with a maximum grant amount of $2,500.00; and

WHEREAS, the home must be located in New Castle County, outside the boundaries of Wilmington and Newark; and

WHEREAS, there are currently over 137 seniors on the waiting list for this program; and

WHEREAS, New Castle County Council has determined that there will be unspent funding available in the Grants and Fixed Charges Budget Line Item at the end of FY2025; and

WHEREAS, New Castle County Council wishes to provide $50,767 to the Senior Home Repair Program Grant from their Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget; and

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

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

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

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

Adopted by County Council of
New Castle County on: 6/10/2025

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: Substitute No. 1 increases the original appropriated amount from $14,575 to $50,767, which represents additional funding available from sponsors' budgets.

This Ordinance, if approved, will appropriate $50,767 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget to the Senior Home Repair Program Grant. In order to complete this transaction, **Substitute No. 1 to Ordinance No. 25-070 must be passed by County Council to complete this transaction.**

The Senior Home Repair Program Grant is designed to provide minor housing repair assistance to eligible senior homeowners age 60 and older, who own and reside in their home as their primary residence, have assets under the asset limit and have homeowners insurance. The maximum grant amount is $2,500. The home must be located in New Castle County, outside the boundaries of Wilmington and Newark. There are currently over 137 seniors on the waiting list for this program. Funding for the program is from the Community Development Block Grant Program.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $50,767 in funding to the Senior Home Repair Program Grant, which is administered by the Department of Community Services. Partial funding for this program will be provided from the County Council – Grants and Fixed Charges Budget Line Item in the FY2025 Approved Operating Budget.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by $50,767. This increase will affect FY2025 and beyond since this program is ongoing, without an expiration date, until all funds have been expended.

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

GRANT TITLE: Senior Home Repair Program **Ordinance No.** Sub 1 to 25-068

PROGRAM TITLE: Senior Home Repair Program

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	~~$ 582,334.46~~	$ 50,767.00	$ 633,101.46
Program Income	$ 108,436.05	$ -	$ 108,436.05
Other	$ -	$ -	$ -
Total	~~$ 690,770.51~~	$ 50,767.00	$ 741,537.51

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 60,205.50	$ -	$ 60,205.50
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	~~$ 630,565.01~~	$ 50,767.00	$ 681,332.01
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 690,770.51~~	$ 50,767.00	$ 741,537.51

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2012

Estimated Program Completion: ongoing

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

Ordinance Passed/Date Revised:

12-043	4/24/2012	22-068	5/24/2022
18-072	7/16/2018	23-064	5/23/2023
19-065	7/3/2019	24-090 Sub 1	6/11/2024
20-060	6/9/2020	24-119	7/9/2024
21-075 Floor Amend 1	6/16/2021	25-035	4/8/2025
21-106	9/30/2021		

PROGRAM DESCRIPTION:

The Senior Home Repair Program is designed to provide minor housing repair assistance to eligible senior homeowners age 60 and older, who own and reside in their home as their primary residence, have assets under the asset limit and have homeowners insurance. The maximum grant amount is $2,500. The home must be located in New Castle County, outside the boundaries of Wilmington and Newark. There are currently over 137 seniors on the waiting list for this program. Funding for the program is from the Sheriff's Office, Program Income and the General Fund.

~~4/8/2025~~ 5/27/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street, Mr. Tackett
Requested by: County Council
Date of introduction: May 27, 2025

ORDINANCE NO. 25-068

**AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDING FROM THE NEW CASTLE COUNTY COUNCIL FY2025 APPROVED OPERATING BUDGET TO THE SENIOR HOME REPAIR PROGRAM GRANT, WHICH IS ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES**

WHEREAS, the Senior Home Repair Program Grant is designed to provide minor housing repair assistance to eligible senior homeowners age 60 and older with a maximum grant amount of $2,500.00; and

WHEREAS, the home must be located in New Castle County, outside the boundaries of Wilmington and Newark; and

WHEREAS, there are currently over 137 seniors on the waiting list for this program; and

WHEREAS, New Castle County Council has determined that there will be unspent funding available in the Grants and Fixed Charges Budget Line Item at the end of FY2025; and

WHEREAS, New Castle County Council wishes to provide $14,575 to the Senior Home Repair Program Grant from their Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget; and

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

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

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

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

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate $14,575 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget to the Senior Home Repair Program Grant. In order to complete this transaction, **Ordinance No. 25-070 must be passed by County Council to complete this transaction.**

The Senior Home Repair Program Grant is designed to provide minor housing repair assistance to eligible senior homeowners age 60 and older, who own and reside in their home as their primary residence, have assets under the asset limit and have homeowners insurance. The maximum grant amount is $2,500. The home must be located in New Castle County, outside the boundaries of Wilmington and Newark. There are currently over 137 seniors on the waiting list for this program. Funding for the program is from the Community Development Block Grant Program.

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $14,575 in funding to the Senior Home Repair Program Grant, which is administered by the Department of Community Services. Partial funding for this program will be provided from the County Council – Grants and Fixed Charges Budget Line Item in the FY2025 Approved Operating Budget.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by $14,575. This increase will affect FY2025 and beyond since this program is ongoing, without an expiration date, until all funds have been expended.

Acknowledged by the Chief Financial Officer May 15, 2025.

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

GRANT TITLE: Senior Home Repair Program **Ordinance No.** 25-068

PROGRAM TITLE: Senior Home Repair Program

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	~~$ 582,334.46~~	$ 14,575.00	$ 596,909.46
Program Income	$ 108,436.05	$ -	$ 108,436.05
Other	$ -	$ -	$ -
Total	~~$ 690,770.51~~	$ 14,575.00	$ 705,345.51

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ 60,205.50	$ -	$ 60,205.50
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	~~$ 630,565.01~~	$ 14,575.00	$ 645,140.01
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 690,770.51~~	$ 14,575.00	$ 705,345.51

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 7/1/2012

Estimated Program Completion: ongoing

The Local Match:

Found in (ORG):

Ordinance Passed/Date Revised:

12-043	4/24/2012	22-068	5/24/2022
18-072	7/16/2018	23-064	5/23/2023
19-065	7/3/2019	24-090 Sub 1	6/11/2024
20-060	6/9/2020	24-119	7/9/2024
21-075 Floor Amend 1	6/16/2021	25-035	4/8/2025
21-106	9/30/2021		

PROGRAM DESCRIPTION:

The Senior Home Repair Program is designed to provide minor housing repair assistance to eligible senior homeowners age 60 and older, who own and reside in their home as their primary residence, have assets under the asset limit and have homeowners insurance. The maximum grant amount is $2,500. The home must be located in New Castle County, outside the boundaries of Wilmington and Newark. There are currently over 137 seniors on the waiting list for this program. Funding for the program is from the Sheriff's Office, Program Income and the General Fund.

Prime Sponsor(s): Mr. Street
Requested by: County Council
Date of introduction: May 27, 2025

SUBSTITUTE NO. 1 TO ORDINANCE NO. 25-069

AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDING FROM NEW CASTLE COUNTY COUNCIL FY2025 APPROVED OPERATING BUDGET TO THE NEW CASTLE COUNTY EMERGENCY HOUSING – HOPE CENTER GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING

WHEREAS, New Castle County Council has determined that there will be unspent funding available in the Grants and Fixed Charges Budget Line Item at the end of FY2025; and

WHEREAS, New Castle County Council wishes to provide $9,757 to the New Castle County Emergency Housing – HOPE Center Grant from their Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget; and

WHEREAS, funding will be used to provide emergency housing for up to a 90 day stay at the HOPE Center; and

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

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

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

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

Adopted by County Council of
New Castle County on: 6/10/2025

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: Substitute No. 1 increases the appropriated amount from $9,575 to $9,757, which represents the sponsor's available budget.

This Ordinance, if approved, will appropriate $9,757 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget to the New Castle County Emergency Housing – HOPE Center Grant. Funding will be used to provide emergency housing for up to a 90 day stay at the HOPE Center. **Substitute No. 1 to Ordinance No. 25-070 must be passed by County Council to complete this transaction.**

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $9,757 in funding to the New Castle County Emergency Housing – HOPE Center Grant, which will be administered by the Department of Community Services, Division of Development and Housing. Funding for this program will be provided from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by $9,757. There is no discernible fiscal impact on the current operating budget.

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

GRANT TITLE: NCC Emergency Housing - HOPE Center **Ordinance No.** Sub 1 to 25-069

PROGRAM TITLE: NCC Emergency Housing - HOPE Center

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	~~$ 16,389.00~~	$ 9,757.00	$ 26,146.00
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	~~$ 16,389.00~~	$ 9,757.00	$ 26,146.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ -	$ -	$ -
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	~~$ 16,389.00~~	$ 9,757.00	$ 26,146.00
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 16,389.00~~	$ 9,757.00	$ 26,146.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 5/15/2024

Estimated Program Completion: 9/30/2050

The Local Match:

Found in (ORG):

Ordinance Passed:
24-092

Date Revised:
5/28/2024

PROGRAM DESCRIPTION:

Funding is provided by New Castle County Council to provide emergency housing for up to a 90 day stay at the HOPE Center.

~~5/28/2024~~ 5/27/2025

Prime Sponsor(s): Mr. Street
Requested by: County Council
Date of introduction: May 27, 2025

ORDINANCE NO. 25-069

**AMEND THE GRANTS BUDGET:
APPROPRIATE FUNDING FROM NEW CASTLE COUNTY COUNCIL FY2025 APPROVED OPERATING BUDGET TO THE NEW CASTLE COUNTY EMERGENCY HOUSING – HOPE CENTER GRANT, WHICH WILL BE ADMINISTERED BY THE DEPARTMENT OF COMMUNITY SERVICES, DIVISION OF COMMUNITY DEVELOPMENT AND HOUSING**

WHEREAS, New Castle County Council has determined that there will be unspent funding available in the Grants and Fixed Charges Budget Line Item at the end of FY2025; and

WHEREAS, New Castle County Council wishes to provide $9,575 to the New Castle County Emergency Housing – HOPE Center Grant from their Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget; and

WHEREAS, funding will be used to provide emergency housing for up to a 90 day stay at the HOPE Center; and

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

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

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

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

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will appropriate $9,575 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget to the New Castle County Emergency Housing – HOPE Center Grant. Funding will be used to provide emergency housing for up to a 90 day stay at the HOPE Center. **Ordinance No. 25-070 must be passed by County Council to complete this transaction.**

FISCAL NOTE: This Ordinance, if approved, will amend the Grants Budget by appropriating $9,575 in funding to the New Castle County Emergency Housing – HOPE Center Grant, which will be administered by the Department of Community Services, Division of Development and Housing. Funding for this program will be provided from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget.

The fiscal impact of this Ordinance, if approved, will be an increase in the authorized spending authority of the Grants Budget by $9,575. There is no discernible fiscal impact on the current operating budget.

Acknowledged by the Chief Financial Officer May 15, 2025.

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

GRANT TITLE: NCC Emergency Housing - HOPE Center **Ordinance No.** 25-069

PROGRAM TITLE: NCC Emergency Housing - HOPE Center

Revenue	Current	Change	Revised
Federal	$ -	$ -	$ -
State	$ -	$ -	$ -
County	~~$ 16,389.00~~	$ 9,575.00	$ 25,964.00
Program Income	$ -	$ -	$ -
Other	$ -	$ -	$ -
Total	~~$ 16,389.00~~	$ 9,575.00	$ 25,964.00

Expense	Current	Change	Revised
Salaries and Wages	$ -	$ -	$ -
Benefits	$ -	$ -	$ -
Training/Civic Affairs	$ -	$ -	$ -
Communication/Utilities	$ -	$ -	$ -
Materials/Supplies	$ -	$ -	$ -
Contractual Services	$ -	$ -	$ -
Equipment	$ -	$ -	$ -
Grants/Fixed Charges	~~$ 16,389.00~~	$ 9,575.00	$ 25,964.00
Land and Structures	$ -	$ -	$ -
Contingency	$ -	$ -	$ -
Operating Transfer Charges	$ -	$ -	$ -
Operating Transfer Credits	$ -	$ -	$ -
Total	~~$ 16,389.00~~	$ 9,575.00	$ 25,964.00

SUPPLEMENTAL INFORMATION

Estimated Program Initiation: 5/15/2024

Estimated Program Completion: 9/30/2050

The Local Match:

Found in (ORG):

Ordinance Passed:
24-092

Date Revised:
5/28/2024

PROGRAM DESCRIPTION:

Funding is provided by New Castle County Council to provide emergency housing for up to a 90 day stay at the HOPE Center.

~~5/28/2024~~ 5/27/2025

Prime Sponsor(s): Mr. Hollins, Mr. Street
Mr. Tackett, Mr. Shelon,
Ms. Kilpatrick
Requested by: County Council
Date of introduction: May 27, 2025

SUBSTITUTE NO. 1 TO ORDINANCE NO. 25-070

**AMEND THE FY2025 APPROVED OPERATING BUDGET:
REDUCE THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF COUNTY COUNCIL TO PROVIDE FUNDING FOR NEW CASTLE COUNTY GRANTS**

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

WHEREAS, New Castle County Council wishes to provide funding to the Senior Home Repair Program Grant and the New Castle County Emergency Housing – HOPE Center Grant; and

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

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

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

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

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on: 6/10/2025

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

Approved on:

_____

Marcus Henry
County Executive
New Castle County

SYNOPSIS: Substitute No. 1 increases the total transfer from $24,150 to $60,524, which is due to an increase in funds available from sponsors' budgets.

This Ordinance, if approved, will transfer $60,524 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget and appropriate $50,767 to the Senior Home Repair Program Grant and $9,757 to the New Castle County Emergency Housing – HOPE Center Grant. **Substitute No 1 to Ordinance No. 25-068 and Substitute No 1 to 25-069 must first be passed by County Council in order to amend the existing grants.**

FISCAL NOTE: This Ordinance, if approved, will amend the FY2025 Approved Operating Budget by reducing the County Council – Grants and Fixed Charges Budget Line Item by $60,524 and appropriating $50,767 to the Senior Home Repair Program Grant and $9,757 to the New Castle County Emergency Housing – HOPE Center Grant.

There will be no net fiscal impact if this Ordinance and its companion Ordinance are approved. The resulting effect will be the transfer of $60,524 of FY2025 Approved Operating Budget spending authority to the Grants Budget. There is no fiscal impact beyond FY2025.

COUNTY COUNCIL				
Salaries and Wages			$	2,552,351
Benefits				1,493,866
Training and Civic Affairs				90,516
Communication and Utilities				18,458
Materials and Supplies				53,455
Contractual Services				255,088
Equipment				14,580
Grants and Fixed Charges		~~336,773~~		276,249
Operating Transfer Charges				175,627
Total		***~~4,990,714~~***	***$***	***4,930,190***
Total Authorized Full-Time Positions	***35***			

COUNTY EXECUTIVE				
Salaries and Wages			$	2,033,684
Benefits				1,190,296
Training and Civic Affairs				39,312
Communication and Utilities				20,737
Materials and Supplies				18,886
Contractual Services				347,638
Equipment				7,223
Grants and Fixed Charges				638,000
Contingency				1,707
Operating Transfer Charges				105,264
Total			***$***	***4,402,747***
Total Authorized Full-Time Positions	***17***			

DEPARTMENT OF ADMINISTRATION

Salaries and Wages	$	12,966,061
Benefits		7,506,461
Training and Civic Affairs		138,150
Communication and Utilities		8,288,620
Materials and Supplies		167,272
Contractual Services		7,820,325
Equipment		479,126
Grants and Fixed Charges		3,932,350
Operating Transfer Charges		1,143,324
Operating Transfer Credits		(12,812,422)
Total	***$***	***29,629,267***
Total Authorized Full-Time Positions 168		

DEPARTMENT OF PUBLIC WORKS

Salaries and Wages	$	27,135,440
Benefits		15,765,968
Training and Civic Affairs		45,445
Communication and Utilities		26,468,271
Materials and Supplies		4,924,279
Contractual Services		10,840,289
Equipment		508,481
Grants and Fixed Charges		1,193,025
Land and Structures		54,700
Operating Transfer Charges		4,574,405
Operating Transfer Credits		(7,722,122)
Total	***$***	***83,788,181***
Total Authorized Full-Time Positions 389		

DEPARTMENT OF LAND USE

Salaries and Wages	$	8,156,971
Benefits		4,742,077
Training and Civic Affairs		66,975
Communication and Utilities		111,242
Materials and Supplies		102,227
Contractual Services		1,443,109
Equipment		54,240
Grants and Fixed Charges		56,500
Operating Transfer Charges		1,061,595
Total	***$***	***15,794,936***
Total Authorized Full-Time Positions 112		

DEPARTMENT OF COMMUNITY SERVICES

Salaries and Wages	$	12,664,348
Benefits		5,579,947
Training and Civic Affairs		25,611
Communication and Utilities		1,463,626
Materials and Supplies		1,579,339
Contractual Services		3,872,003
Equipment		33,974
Grants and Fixed Charges		3,251,065
Operating Transfer Charges		1,173,995
Operating Transfer Credits		(225,977)
Total	***$***	***29,417,931***
Total Authorized Full-Time Positions 162		

DEPARTMENT OF PUBLIC SAFETY			
Salaries and Wages		$	77,334,401
Benefits			42,955,735
Training and Civic Affairs			201,493
Communication and Utilities			1,013,736
Materials and Supplies			1,480,626
Contractual Services			2,135,017
Equipment			1,750,283
Grants and Fixed Charges			8,345,222
Operating Transfer Charges			7,843,655
Intragovernmental Service Credits			
Total		***$***	***143,060,168***
Total Authorized Full-Time Positions	***727***		
REGISTER OF WILLS			
Salaries and Wages		$	1,159,211
Benefits			660,186
Training and Civic Affairs			34,950
Communication and Utilities			12,209
Materials and Supplies			10,053
Contractual Services			62,715
Equipment			2,800
Operating Transfer Charges			82,214
Total		***$***	***2,024,338***
Total Authorized Full-Time Positions	***20***		
RECORDER OF DEEDS			
Salaries and Wages		$	1,256,525
Benefits			723,402
Training and Civic Affairs			40,170
Communication and Utilities			29,829
Materials and Supplies			10,573
Contractual Services			84,578
Equipment			9,975
Grants and Fixed Charges			18,350
Operating Transfer Charges			162,265
Total		$	***2,335,667***
Total Authorized Full-Time Positions	***23***		

SHERIFF			
Salaries and Wages		$	1,380,772
Benefits			804,406
Training and Civic Affairs			29,452
Communication and Utilities			14,993
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			142,020
Total		***$***	***2,453,901***
Total Authorized Full-Time Positions	***21***		
CLERK OF THE PEACE			
Salaries and Wages		$	483,477
Benefits			282,975
Training and Civic Affairs			9,600
Communication and Utilities			5,484
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			6,000
Operating Transfer Charges			30,824
Total		***$***	***845,382***
Total Authorized Full-Time Positions	***7***		
DEBT SERVICE			
Debt Service		$	45,578,427
Total		***$***	***45,578,427***
Total Authorized Full-Time Positions			

ETHICS COMMISSION		
Salaries and Wages	$	40,200
Benefits		4,181
Training and Civic Affairs		10,500
Communication and Utilities		1,898
Materials and Supplies		2,450
Contractual Services		235,747
Equipment		500
Operating Transfer Charges		6,360
Total	***$***	***301,836***
Total Authorized Full-Time Positions ***0***		
COUNCIL CONTINGENCY		
Contingency	$	207,673
Total	***$***	***207,673***
Total Authorized Full-Time Positions		
EXECUTIVE CONTINGENCY		
Contingency	$	0
Total	***$***	***0***
Total Authorized Full-Time Positions		
PERSONNEL CONTINGENCY		
Contingency	$	455,000
Total	***$***	***455,000***
Total Authorized Full-Time Positions		
ATTRITION CONTINGENCY		
Personal Services - Salaries and Wages	$	(6,164,693)
Personal Services - Employee Benefits	$	(3,608,135)
Total	***$***	***(9,772,828)***
Total Authorized Full-Time Positions		

ONE-TIME CONTINGENCY			
Contingency		$	130,380
Total		***$***	***130,380***
NEW CASTLE COUNTY			
Salaries and Wages		$	140,998,748
Benefits			78,101,365
Training and Civic Affairs			732,174
Communication and Utilities			37,449,103
Materials and Supplies			8,379,173
Contractual Services			27,170,776
Equipment			2,872,182
Grants and Fixed Charges	~~*17,771,285*~~		17,710,761
Debt Service			45,578,427
Land and Structures			54,700
Contingency			794,760
Operating Transfer Charges			16,501,548
Operating Transfer Credits			(20,760,521)
Sub-Total New Castle County	~~***355,643,720***~~	***$***	**355,583,196**
Total Authorized Full-Time Positions ***1,681***			
RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF APRIL 22, 2025			
Tax Stabilization Reserve Account			61,495,003
Sewer Rate Stabilization Reserve Account			5,620,512
General Fund Budget Reserve Account			45,312,006
Sewer Fund Budget Reserve Account			18,734,142
Total Reserves:			**131,161,663**

Prime Sponsor(s): Mr. Hollins, Mr. Street
Mr. Tackett
Requested by: County Council
Date of introduction: May 27, 2025

ORDINANCE NO. 25-070

**AMEND THE FY2025 APPROVED OPERATING BUDGET:
REDUCE THE GRANTS AND FIXED CHARGES BUDGET LINE ITEM OF THE COUNTY COUNCIL TO PROVIDE FUNDING FOR NEW CASTLE COUNTY GRANTS**

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

WHEREAS, New Castle County Council wishes to provide funding to the Senior Home Repair Program Grant and the New Castle County Emergency Housing – HOPE Center Grant; and

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

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

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

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

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____

Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, will transfer $24,150 from the County Council – Grants and Fixed Charges Budget Line Item within the FY2025 Approved Operating Budget and appropriate $14,575 to the Senior Home Repair Program Grant and $9,575 to the New Castle County Emergency Housing – HOPE Center Grant. **Ordinance No. 25-068 and 25-069 must first be passed by County Council in order to amend the existing grants.**

FISCAL NOTE: This Ordinance, if approved, will amend the FY2025 Approved Operating Budget by reducing the County Council – Grants and Fixed Charges Budget Line Item by $24,150 and appropriating $14,575 to the Senior Home Repair Program Grant and $9,575 to the New Castle County Emergency Housing – HOPE Center Grant.

There will be no net fiscal impact if this Ordinance and its companion Ordinance are approved. The resulting effect will be the transfer of $24,150 of FY2025 Approved Operating Budget spending authority to the Grants Budget. There is no fiscal impact beyond FY2025.

Acknowledged by the Chief Financial Officer May 15, 2025.

COUNTY COUNCIL				
Salaries and Wages			$	2,552,351
Benefits				1,493,866
Training and Civic Affairs				90,516
Communication and Utilities				18,458
Materials and Supplies				53,455
Contractual Services				255,088
Equipment				14,580
Grants and Fixed Charges		~~336,773~~		312,623
Operating Transfer Charges				175,627
Total		***~~4,990,714~~***	***$***	***4,966,564***
Total Authorized Full-Time Positions	***35***			

COUNTY EXECUTIVE				
Salaries and Wages			$	2,033,684
Benefits				1,190,296
Training and Civic Affairs				39,312
Communication and Utilities				20,737
Materials and Supplies				18,886
Contractual Services				347,638
Equipment				7,223
Grants and Fixed Charges				638,000
Contingency				1,707
Operating Transfer Charges				105,264
Total			***$***	***4,402,747***
Total Authorized Full-Time Positions	***17***			

DEPARTMENT OF ADMINISTRATION

Salaries and Wages	$	12,966,061
Benefits		7,506,461
Training and Civic Affairs		138,150
Communication and Utilities		8,288,620
Materials and Supplies		167,272
Contractual Services		7,820,325
Equipment		479,126
Grants and Fixed Charges		3,932,350
Operating Transfer Charges		1,143,324
Operating Transfer Credits		(12,812,422)
Total	***$***	***29,629,267***
Total Authorized Full-Time Positions 168		

DEPARTMENT OF PUBLIC WORKS

Salaries and Wages	$	27,135,440
Benefits		15,765,968
Training and Civic Affairs		45,445
Communication and Utilities		26,468,271
Materials and Supplies		4,924,279
Contractual Services		10,840,289
Equipment		508,481
Grants and Fixed Charges		1,193,025
Land and Structures		54,700
Operating Transfer Charges		4,574,405
Operating Transfer Credits		(7,722,122)
Total	***$***	***83,788,181***
Total Authorized Full-Time Positions 389		

DEPARTMENT OF LAND USE		
Salaries and Wages	$	8,156,971
Benefits		4,742,077
Training and Civic Affairs		66,975
Communication and Utilities		111,242
Materials and Supplies		102,227
Contractual Services		1,443,109
Equipment		54,240
Grants and Fixed Charges		56,500
Operating Transfer Charges		1,061,595
Total	***$***	***15,794,936***
Total Authorized Full-Time Positions 112		

DEPARTMENT OF COMMUNITY SERVICES		
Salaries and Wages	$	12,664,348
Benefits		5,579,947
Training and Civic Affairs		25,611
Communication and Utilities		1,463,626
Materials and Supplies		1,579,339
Contractual Services		3,872,003
Equipment		33,974
Grants and Fixed Charges		3,251,065
Operating Transfer Charges		1,173,995
Operating Transfer Credits		(225,977)
Total	***$***	***29,417,931***
Total Authorized Full-Time Positions 162		

DEPARTMENT OF PUBLIC SAFETY

Salaries and Wages		$	77,334,401
Benefits			42,955,735
Training and Civic Affairs			201,493
Communication and Utilities			1,013,736
Materials and Supplies			1,480,626
Contractual Services			2,135,017
Equipment			1,750,283
Grants and Fixed Charges			8,345,222
Operating Transfer Charges			7,843,655
Intragovernmental Service Credits			
Total		***$***	***143,060,168***
Total Authorized Full-Time Positions	***727***		

REGISTER OF WILLS

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

RECORDER OF DEEDS

Salaries and Wages		$	1,256,525
Benefits			723,402
Training and Civic Affairs			40,170
Communication and Utilities			29,829
Materials and Supplies			10,573
Contractual Services			84,578
Equipment			9,975
Grants and Fixed Charges			18,350
Operating Transfer Charges			162,265
Total		$	***2,335,667***
Total Authorized Full-Time Positions	***23***		

SHERIFF			
Salaries and Wages		$	1,380,772
Benefits			804,406
Training and Civic Affairs			29,452
Communication and Utilities			14,993
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			142,020
Total		***$***	***2,453,901***
Total Authorized Full-Time Positions	***21***		
CLERK OF THE PEACE			
Salaries and Wages		$	483,477
Benefits			282,975
Training and Civic Affairs			9,600
Communication and Utilities			5,484
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			6,000
Operating Transfer Charges			30,824
Total		***$***	***845,382***
Total Authorized Full-Time Positions	***7***		
DEBT SERVICE			
Debt Service		$	45,578,427
Total		***$***	***45,578,427***
Total Authorized Full-Time Positions			

ETHICS COMMISSION		
Salaries and Wages	$	40,200
Benefits		4,181
Training and Civic Affairs		10,500
Communication and Utilities		1,898
Materials and Supplies		2,450
Contractual Services		235,747
Equipment		500
Operating Transfer Charges		6,360
Total	***$***	***301,836***
Total Authorized Full-Time Positions ***0***		
COUNCIL CONTINGENCY		
Contingency	$	207,673
Total	***$***	***207,673***
Total Authorized Full-Time Positions		
EXECUTIVE CONTINGENCY		
Contingency	$	0
Total	***$***	***0***
Total Authorized Full-Time Positions		
PERSONNEL CONTINGENCY		
Contingency	$	455,000
Total	***$***	***455,000***
Total Authorized Full-Time Positions		
ATTRITION CONTINGENCY		
Personal Services - Salaries and Wages	$	(6,164,693)
Personal Services - Employee Benefits	$	(3,608,135)
Total	***$***	***(9,772,828)***
Total Authorized Full-Time Positions		

ONE-TIME CONTINGENCY			
Contingency		$	130,380
Total		***$***	***130,380***
NEW CASTLE COUNTY			
Salaries and Wages		$	140,998,748
Benefits			78,101,365
Training and Civic Affairs			732,174
Communication and Utilities			37,449,103
Materials and Supplies			8,379,173
Contractual Services			27,170,776
Equipment			2,872,182
Grants and Fixed Charges	~~*17,771,285*~~		17,747,135
Debt Service			45,578,427
Land and Structures			54,700
Contingency			794,760
Operating Transfer Charges			16,501,548
Operating Transfer Credits			(20,760,521)
Sub-Total New Castle County	~~*355,643,720*~~	***$***	**355,619,570**
Total Authorized Full-Time Positions ***1,681***			
RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF APRIL 22, 2025			
Tax Stabilization Reserve Account			61,495,003
Sewer Rate Stabilization Reserve Account			5,620,512
General Fund Budget Reserve Account			45,312,006
Sewer Fund Budget Reserve Account			18,734,142
Total Reserves:			**131,161,663**

Prime Sponsor(s): Mr. Sheldon, Ms. Durham
Requested by: Public Safety
Date of introduction: May 27, 2025

ORDINANCE NO. 25-071

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 34 ("TRAFFIC AND VEHICLES"), BY ADDING ARTICLE 5 ("ELECTRONIC SPEED MONITORING SYSTEM") TO ASSIST IN ENFORCEMENT OF TITLE 21 § 4170A OF THE *DELAWARE CODE*

WHEREAS, excessive speeding on Delaware roads poses a significant risk to the safety of drivers, pedestrians, and cyclists; and

WHEREAS, data from traffic safety studies indicate that speed is a leading factor in the severity of traffic collisions and fatalities; and

WHEREAS, electronic speed monitoring systems have been shown to effectively deter speeding, improve compliance with posted speed limits, and reduce traffic accidents; and

WHEREAS, it is not always possible for law enforcement officers to effectively enforce the speed limitations due to a number of factors, including officer availability and safety; and

WHEREAS, the adoption of electronic speed monitoring technology is intended to complement traditional law enforcement efforts to promote compliance with Delaware's traffic safety laws and reduce speeding-related incidents; and

WHEREAS, in accordance with Title 21 § 4170A of the *Delaware Code*, New Castle County is authorized to adopt an ordinance to enforce speed limits established pursuant to Title 21 §§ 4169 and 4170 of the *Delaware Code* through the use of an electronic speed monitoring system that results in the issuance of citations imposing civil penalties for violations of the speed limit in excess of 11 miles per hour above the posted limit; and

WHEREAS, the use of electronic speed monitoring systems deters speeding, reduces accidents, encourages responsible driving, and provides fair and equitable enforcement of traffic laws; and

WHEREAS, the use of electronic speed monitoring systems will supplement traffic enforcement and reduce speeding in residential areas through the promotion of behavioral change among vehicle operators. These automated systems will also improve the quality of life for New Castle County residents, those conducting business in the County, and visitors to the County.

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

Section 1. *New Castle County Code* Chapter 34 ("Traffic and Vehicles"), is hereby amended by adding the underscored material as set forth below:

Chapter 34. TRAFFIC AND VEHICLES.

…

Article 5. Electronic Speed Monitoring System

Sec. 34.05.001 Speed Monitoring System

The New Castle County Division of Police is authorized to use an electronic speed monitoring system to enforce 21 *Del. C.* § 4170A of the Delaware Code. The New Castle County Division of Police shall follow the procedures and requirements established in and pursuant to 21 *Del. C.* § 4170A.

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, if approved, enables New Castle County to implement an electronic speed monitoring system which will assist in the enforcement of speed limits established pursuant to Title 21 §§ 4169 and 4170 of the *Delaware Code*.

FISCAL NOTE: The fiscal impact of this Ordinance, if approved, will be the cost of leasing the camera and the third party collection agency. It is anticipated that the State of Delaware will be providing $28,550 which should cover the program for approximately five months. At the end of the five months, the program will be evaluated and if it is determined it will continue the ongoing costs and funding source will need to be identified. Any revenues received would be offset by the expense of an officer's daily operational cost.

Acknowledged by the Chief Financial Officer May 6, 2025.

Prime Sponsor(s): Ms. Kilpatrick, Mr. Smiley
Date of introduction: May 27, 2025

ORDINANCE NO. 25-072

TO AMEND *NEW CASTLE COUNTY CODE* CHAPTER 14 ("FINANCE AND TAXATION"), ARTICLE 6 ("EXEMPTION FROM REAL PROPERTY TAXATION"), SECTIONS 14.06.302 ("QUALIFICATIONS FOR AND AMOUNT OF ELDERLY EXEMPTION"), 14.06.303 ("QUALIFICATIONS FOR AND AMOUNT OF DISABILITY EXEMPTION"), and 14.06.304 ("DISABLED VETERAN'S EXEMPTIONS") REGARDING SCHOOL TAX EXEMPTIONS

WHEREAS, County Council wishes to ensure that senior citizens and residents with disabilities throughout New Castle County can remain in their homes by offering benefits, including access to and eligibility for property tax exemptions, to qualified members of those populations; and

WHEREAS, with the passage of Ordinance 24-173 as Amended by Floor Amendment No. 1 County Council previously increased the dollar amounts of the elderly, disability, and partial disabled veteran's exemptions for County tax purposes in anticipation of the county-wide reassessment rendering the current allowable exemption amounts too low and incompatible with the exemptions' purposes; and

WHEREAS, New Castle County has recently completed a county-wide reassessment of property values that assessed all properties at their July 1, 2024 fair market value; and

WHEREAS, 14 *Del*. *C*. § 1912 requires the local school districts to use the County's assessment lists for purpose of levying school taxes; and

WHEREAS, the Delaware General Assembly has passed and the Governor has signed House Bill 159 to amend 14 *Del*. *C*. § 1902(a)(3), which exempts from school taxes any property that receives an exemption pursuant to a County ordinance adopted on or before January 1, 1998 granting, clarifying, or expanding any exemption from County taxation, to require the County upon a county-wide reassessment to modify the school tax exemption amounts that were in place on or before January 1, 1998; and

WHEREAS, County Council, in response to the recent amendment to 14 *Del*. *C*. § 1902(a)(3), wishes to increase the elderly, disability, and partial disabled veteran's exemption amounts applicable to school taxes to the same amount as County Council had established for County taxes in light of the county-wide reassessment so that the exemption amounts are no longer too low or incompatible with the exemptions' purposes of providing elderly and disabled County residents with property tax relief.

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

Section 1. Section 14.06.302 of the *New Castle County Code* is hereby amended by adding the material that is underscored and deleting the material that is stricken, as set forth below:

Sec. 14.06.302. Qualifications for and amount of elderly exemption.

B. *School tax elderly exemption based on New Castle County elderly exemption that was effective as of January 1, 1998.* A person is entitled to an elderly exemption from school taxes~~,~~ not exceeding ~~thirty-two thousand dollars ($32,000.00)~~ one hundred seventy-three thousand dollars ($173,000.00) of the assessed value of real property owned by the person, if:

1. The person was approved for an elderly exemption established by County Code as of January 1, 1998 for a fiscal year before fiscal year 2026; or

2. The person meets all of the following:

   a. On or before June 1 of the year for which exemption is sought, the person submits to the Assessment Division an application on the prescribed form.

   b. The person is sixty-five (65) years of age or older before July 1 of the year for which exemption is sought.

   c. The person is a resident as defined in Section 14.06.301.

   d. The person or the person's spouse resides in the house on the real property, or the person lives in a health care facility because of a mental or physical infirmity.

   e. The person's income does not exceed fifteen thousand dollars ($15,000.00) per year or, if the person is married, the combined income of the person and the person's spouse does not exceed nineteen thousand dollars ($19,000.00) per year.

      i. A person's "income" is calculated as defined under Section 14.06.301.

   f. The person holds record title to the property, or the person conveyed the property directly to the trustee of a revocable trust, of which the person is the beneficiary.

C. In lieu of an elderly exemption under Subsections A. or B., a person may seek a State elderly exemption pursuant to 9 *Del. C.* ch. 81, subch. II.

D. A person may receive a County tax elderly exemption not exceeding one hundred seventy-three thousand dollars ($173,000.00) of the assessed value of real property under Subsection A. and a school tax elderly exemption not exceeding ~~thirty-two thousand dollars ($32,000.00)~~ one hundred seventy-three thousand dollars ($173,000.00) of the assessed value of real property under Subsection B.

Section 2. Section 14.06.303 of the *New Castle County Code* is hereby amended by adding the material that is underscored and deleting the material that is stricken, as set forth below:

Sec. 14.06.303. Qualifications for and amount of disability exemption.

C. *School tax disability exemption based on New Castle County disability exemption that was effective as of January 1, 1998*. A person is entitled to a disability exemption from school taxes not exceeding ~~thirty-two thousand dollars ($32,000.00)~~ one hundred seventy-three thousand dollars ($173,000.00) of the assessed value of real property owned by the person, if:

1. The person was approved for a disability exemption established by County Code as of January 1, 1998 for a fiscal year before fiscal year 2026; or

2. The person meets all of the following:

    a. On or before June 1 of the year for which exemption is sought, the person submits to the Assessment Division an application on the prescribed form.

    b. The person is disabled, as defined by Section 14.06.301, and became disabled before July 1 of the year for which exemption is sought.

    c. The person is a resident as defined in Section 14.06.301.

    d. The person or the person's spouse resides in the house on the real property, or the person lives in a health care facility because of a mental or physical infirmity.

    e. The person's income does not exceed fifteen thousand dollars ($15,000.00) per year or, if the person is married, the combined income of the person and the person's spouse does not exceed nineteen thousand dollars ($19,000.00) per year.

        i. A person's "income" is calculated as defined under Section 14.06.301.

D. *Additional school tax disability exemption based on New Castle County disability exemption that was effective as of January 1, 1998*. A person is entitled to an additional school tax disability exemption not exceeding ~~forty-two thousand dollars ($42,000.00)~~ two hundred twenty-seven thousand dollars ($227,000.00) of the assessed value of real property owned by the person if:

1. The person was approved for an additional disability exemption established by County Code as of January 1, 1998 for a fiscal year before fiscal year 2026; or

2. The person meets all of the following:

    a. The person meets the qualifications for a school tax disability exemption set forth in Subsection C; and

    b. The person's disability is due to the loss of or loss of the use of both lower extremities or both upper extremities or both an upper and lower extremity which precludes locomotion without the aid of a brace, crutch, cane, or wheelchair and requires a home with special fixtures.

Section 3. Section 14.06.304 of the *New Castle County Code* is hereby amended by adding the material that is underscored and deleting the material that is stricken, as set forth below:

Sec. 14.06.304. - Disabled veteran's exemptions.

A. *Partial exemption.*

1. A person meeting the requirements of Section 14.06.303 who became so disabled as a result of service in and while in the service of any branch of the United States armed services shall receive an additional exemption from all real property taxation, exclusive of any local light and ditch taxes, to an assessed valuation not exceeding twenty-seven thousand dollars ($27,000.00).

2. School tax exemption based on New Castle County disabled veteran's exemption that was effective as of January 1, 1998. A person meeting the requirements of Section 14.06.303 who became so disabled as a result of service in and while in the service of any branch of the United States armed services shall receive an additional exemption from all real property taxation, exclusive of any local light and ditch taxes, to an assessed valuation not exceeding ~~five thousand dollars ($5,000.00)~~ twenty-seven thousand dollars ($27,000.00).

Section 4. This Ordinance will become effective immediately upon its adoption by County Council and approval by the County Executive or as otherwise provided by 9 *Del*. *C*. § 1156.

Section 5. The provisions of this Ordinance shall apply to property tax exemptions for the fiscal year which begins on July 1, 2025 and for each fiscal year thereafter.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, amends the exemption amounts for the elderly, disability, and partial disabled veteran's school property tax exemptions following the Delaware General Assembly's recent amendment to 14 *Del*. *C*. § 1902(a)(3) requiring New Castle County to modify these exemption amounts upon a county-wide reassessment. Specifically, it amends Section 14.06.302 ("Qualifications for and amount of elderly exemption") effective for fiscal year 2026 to increase the amount of the elderly school property tax exemption from $32,000 to $173,000.

Additionally, this Ordinance amends Section 14.06.303 ("Qualifications for and amount of disability exemption") effective for fiscal year 2026 to increase the amount of the disability school property tax exemption from $32,000 to $173,000. This Ordinance further amends Section 14.06.303 to increase the additional disability school property tax exemption amount from $42,000 to $227,000 when the person meets the qualifications for a disability school property tax exemption and the person's disability is due to the loss or loss of the use of both lower extremities or both upper extremities or both an upper and lower extremity which precludes locomotion without the aid of a brace, crutch, cane, or wheelchair and requires a home with special fixtures.

Finally, this Ordinance amends Section 14.06.304 ("Disabled veteran's exemptions") effective for fiscal year 2026 to increase the amount of the partial disabled veteran's school property tax exemption from $5,000 to $27,000.

FISCAL NOTE: This Ordinance, if approved, has no discernable fiscal impact because it updates exemption amounts applicable to school district taxes.

Acknowledged by the Chief Financial Officer May 16, 2025.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

SUBSTITUTE NO. 1 TO ORDINANCE NO. 25-048

THE ANNUAL REVENUE ORDINANCE AND ROLL BACK TAX RATE OF NEW CASTLE COUNTY FOR FISCAL YEAR 2026 BEGINNING JULY 1, 2025

WHEREAS, pursuant to 9 Del. Code §1371F(a) and Ordinance 25-020, the Board of Assessment Review was presented the 2025-2026 tax roll at a public meeting held on March 14, 2025; and

WHEREAS, pursuant to 9 Del. Code §1371F(b), it has been certified to County Council that the total value of all real property in the County which has been assessed and is subject to taxation is $96,920,748,900 net of tax exemptions; and

WHEREAS, a County-wide property reassessment conducted for the first time in over forty years resulted in 5,208 formal appeals filed prior to the March 31, 2025 deadline with estimated at-risk assessments valued at $1,611,076,162; and

WHEREAS, County-wide property reassessment resulted in significant shifts in assessment values between residential and non-residential parcels;

WHEREAS, the calculation of the rolled back tax rate pursuant to 9 Del Code §8002(c) for county property tax levied in the immediately ensuing fiscal year shall not be such as to yield county property tax revenues greater than 15 percent, excluding initial assessments for new construction; and

WHEREAS, County Council passed Resolution 21-027 confirming a commitment that the general reassessment tax rate remains revenue neutral upon completion and adoption of the rolled back tax rate, yielding 0% increase excluding initial assessments for new construction; and

WHEREAS, the Fiscal Year 2026 revenue neutral estimate is $141,051,550, representing a 0% increase excluding initial assessments for new construction; and

WHEREAS, pursuant to 9 Del. Code 8306(b) the County is mandated to assess property at least every five years which will result in future assessment expenses; and

WHEREAS, pursuant to *New Castle County Code* § 14.01.018, the County established a Reassessment Reserve Account with procedures for the deposit and appropriation of funds; and

WHEREAS, the Fiscal Year 2026 revenue estimates include assumptions for tax collections and appeals with unknown outcomes, which could potentially result in an amount of real estate taxes collected in excess of the revenue neutral target.

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

Section 1. A tax upon the residential real property in New Castle County is hereby established and levied at the rate of 4.32 cents for each one hundred dollars of assessed valuation (based on 100 percent of July 1, 2024 fair market value) for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay the costs of the General Operating Budget.

Section 2. A tax upon the non-residential real property in New Castle County is hereby established and levied at the rate of 6.53 cents for each one hundred dollars of assessed valuation (based on 100 percent of July 1, 2024 fair market value) for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay the costs of the General Operating Budget.

Section 3. A tax upon the residential real property in the following listed areas of New Castle County at the following listed rates for each one hundred dollars of assessed valuation is hereby established and levied for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay costs under the Local Service Function Budget.

Location	**Tax Rate in Cents Per $100 of Assessed Valuation**
Arden	10.01
Ardencroft	10.16
Ardentown	10.15
Bellefonte	11.11
Delaware City	4.96
Elsmere	2.88
Middletown	1.05
Newark	0.00
New Castle	1.79
Newport	2.31
Odessa	2.31
Townsend	1.56
Wilmington	0.00
Those portions of New Castle County not within any of the preceding incorporated municipalities	11.43

Section 4. A tax upon the non-residential real property in the following listed areas of New Castle County at the following listed rates for each one hundred dollars of assessed valuation is hereby established and levied for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay costs under the Local Service Function Budget.

Location	**Tax Rate in Cents Per $100 of Assessed Valuation**
Arden	15.12
Ardencroft	15.35
Ardentown	15.34
Bellefonte	16.79
Delaware City	7.49

Elsmere	4.36
Middletown	1.59
Newark	0.00
New Castle	2.70
Newport	3.49
Odessa	3.49
Townsend	2.36
Wilmington	0.00
Those portions of New Castle County not within any of the preceding incorporated municipalities	17.27

Section 5. Any tax upon real property pursuant to Sections 1 through 4 of this Ordinance regarding General Operating and Local Service Function budgets, collected in Fiscal Year 2026, beginning on July 1, 2025, in excess of the established revenue neutral target of $141,051,550 shall be transferred to the Reassessment Reserve Account.

Section 6. A tax upon the real property in the light districts in New Castle County established pursuant to 9 *Del. C.* ch. 21, is hereby established and levied for light districts at the following rates for each one hundred dollars of assessed valuation for the fiscal year beginning July 1, 2025, and ending June 30, 2026 to pay the cost of street and highway illumination:

Light Code	**Light District Installations**	**Tax Rate in Cents Per $100 of Assessed Valuation**
High Pressure Sodium (HPS) Units		
TRL1	Cobra (formerly Incandescent)	0.230
TRLA	Cobra (formerly Mercury)	1.710
TRLQ	Metal Pole	2.750
TRLC	Traditionaire	2.890
TRLT	Limited Installation	1.450
TRLU	Turn of the Century	3.100
Light Emitting Diode (LED) Units		
TRLO	Cobra	10.980
TRLM	Traditionaire	8.750
TRLN	Granville	5.130

Section 7. A tax upon the full annual cost established pursuant to 9 *Del. C.* § 1339, is hereby established and levied for crossing guards by school district at the following rates for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Crossing Guard Rates	Tax Rates in Cents Per $100 of Assessed Valuation
Appoquinimink School District	0.422
Brandywine (Area I)	0.453
Christina (Area III)	0.397
Colonial (Area IV)	0.454
Red Clay (Area II)	0.499

Section 8. Fees and charges not specified in this Ordinance shall be heretofore or hereafter established.

Section 9. Fees, fines, forfeitures, penalties, assessments, charges, receipts and income, together with needed reserves and available cash balances, shall be included in the receipts of New Castle County as collected during the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Section 10. For purposes of Section 1 and Section 3 of this Ordinance, the term "residential real property" shall mean property classified as either Residential or Farmland pursuant to New Castle County parcel records as of July 1, 2025.

Section 10. For purposes of Section 2 and Section 4 of this Ordinance, the term "non-residential real property" shall mean property classified as any classification other than Residential or Farmland pursuant to New Castle County parcel records as of July 1, 2025.

Section 11. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Section 12. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive

SYNOPSIS: This Ordinance is the Annual Revenue Ordinance for Fiscal Year 2026.

Section 1 establishes a General Operating residential property tax rate in New Castle County.

Section 2 establishes a General Operating non-residential property tax rate in New Castle County.

Section 3 establishes the Local Service Function residential property tax rates in the listed areas of New Castle County.

Section 4 establishes the Local Service Function non-residential property tax rates in the listed areas of New Castle County.

Section 5 establishes the real property tax revenue for the General Operating and Local Service Function budgets in excess of the revenue neutral target of $141,051,550 shall be transferred to the Reassessment Reserve Account.

Section 6 establishes the tax rates in the light districts of New Castle County.

Section 7 establishes the tax rates for school crossing guards.

Section 8 provides that fees and charges not specifically addressed in this Ordinance can be established at some future time.

Section 9 provides that other receipts and funding sources shall be included in the revenue of New Castle County collected during Fiscal Year 2026 to be used in accordance with the budget Ordinance.

Section 10 defines the term “residential real property” as it is used in Sections 1 and 3 of this Ordinance.

Section 11 defines the term “non-residential real property” as it is used in Section 2 and 4 of this Ordinance.

FISCAL NOTE: This Ordinance proposes Fiscal Year 2026 tax rates which in conjunction with other anticipated sources of revenue are estimated to yield sufficient revenue to balance the proposed Fiscal Year 2026 Operating Budget.

These proposed real property tax rates applied to estimated taxable assessments and estimated quarterly additions (net of exemptions) are anticipated to yield approximately $139,626,550, for a total of $141,051,550 including prior year collections and penalties. The proposed light district tax rates, as cited in Section 5, are anticipated to yield revenues of $8,369,350. These revenues, together with prior year tax collections and the use of available cash balances, are estimated to support direct street lighting expenses plus overhead.

The proposed school crossing guard tax rates, as set forth in Section 6, are anticipated to yield revenues of $3,744,419. These revenues, together with prior year tax collections and the use of available cash balances, are estimated to support direct crossing guard expenses plus overhead.

This Ordinance, as proposed, has no explicit fiscal impact upon the next two fiscal years as the rates are legislated annually by County Council.

Acknowledged by the Chief Financial Officer May 13, 2025.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

ORDINANCE NO. 25-048

THE ANNUAL REVENUE ORDINANCE AND ROLL BACK TAX RATE OF NEW CASTLE COUNTY FOR FISCAL YEAR 2026 BEGINNING JULY 1, 2025

WHEREAS, pursuant to 9 Del. Code §1371F(a) and Ordinance 25-020, the Board of Assessment Review was presented the 2025-2026 tax roll at a public meeting held on March 14, 2025; and

WHEREAS, pursuant to 9 Del. Code §1371F(b), it has been certified to County Council that the total value of all real property in the County which has been assessed and is subject to taxation is $96,920,748,900 net of tax exemptions; and

WHEREAS, a County-wide property reassessment conducted for the first time in over forty years resulted in 5,208 formal appeals filed prior to the March 31, 2025 deadline with estimated at-risk assessments valued at $1,611,076,162; and

WHEREAS, County-wide property reassessment resulted in significant shifts in assessment values between residential and non-residential parcels;

WHEREAS, Ordinance 25-047 contemplates a low-income partial tax exemption reducing the total value of all real estate subject to taxation by an estimated $1,300,000,000; and

WHEREAS, the calculation of the rolled back tax rate pursuant to 9 Del Code §8002(c) for county property tax levied in the immediately ensuing fiscal year shall not be such as to yield county property tax revenues greater than 15 percent, excluding initial assessments for new construction; and

WHEREAS, County Council passed Resolution 21-027 confirming a commitment that the general reassessment tax rate remains revenue neutral upon completion and adoption of the rolled back tax rate, yielding 0% increase excluding initial assessments for new construction; and

WHEREAS, the Fiscal Year 2026 revenue neutral estimate is $141,051,550, representing a 0% increase excluding initial assessments for new construction; and

WHEREAS, pursuant to 9 Del. Code 8306(b) the County is mandated to assess property at least every five years which will result in future assessment expenses; and

WHEREAS, pursuant to *New Castle County Code* § 14.01.018, the County established a Reassessment Reserve Account with procedures for the deposit and appropriation of funds; and

WHEREAS, the Fiscal Year 2026 revenue estimates include assumptions for tax collections and appeals with unknown outcomes, which could potentially result in an amount of real estate taxes collected in excess of the revenue neutral target.

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

Section 1. A tax upon the residential real property in New Castle County is hereby established and levied at the rate of 4.37 cents for each one hundred dollars of assessed valuation (based on 100 percent of July 1, 2024 fair market value) for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay the costs of the General Operating Budget.

Section 2. A tax upon the non-residential real property in New Castle County is hereby established and levied at the rate of 6.61 cents for each one hundred dollars of assessed valuation (based on 100 percent of July 1, 2024 fair market value) for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay the costs of the General Operating Budget.

Section 3. A tax upon the residential real property in the following listed areas of New Castle County at the following listed rates for each one hundred dollars of assessed valuation is hereby established and levied for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay costs under the Local Service Function Budget.

Location	**Tax Rate in Cents Per $100 of Assessed Valuation**
Arden	10.15
Ardencroft	10.30
Ardentown	10.29
Bellefonte	11.27
Delaware City	5.02
Elsmere	2.92
Middletown	1.06
Newark	0.00
New Castle	1.81
Newport	2.34
Odessa	2.34
Townsend	1.58
Wilmington	0.00
Those portions of New Castle County not within any of the preceding incorporated municipalities	11.59

Section 4. A tax upon the non-residential real property in the following listed areas of New Castle County at the following listed rates for each one hundred dollars of assessed valuation is hereby established and levied for the fiscal year beginning July 1, 2025, and ending June 30, 2026, to pay costs under the Local Service Function Budget.

Location	Tax Rate in Cents Per $100 of Assessed Valuation
Arden	15.33
Ardencroft	15.56
Ardentown	15.56
Bellefonte	17.02
Delaware City	7.59
Elsmere	4.42
Middletown	1.61
Newark	0.00
New Castle	2.74
Newport	3.53
Odessa	3.53
Townsend	2.39
Wilmington	0.00
Those portions of New Castle County not within any of the preceding incorporated municipalities	17.51

Section 5. Any tax upon real property pursuant to Sections 1 through 4 of this Ordinance regarding General Operating and Local Service Function budgets, collected in Fiscal Year 2026, beginning on July 1, 2025, in excess of the established revenue neutral target of $141,051,550 shall be transferred to the Reassessment Reserve Account.

Section 6. A tax upon the real property in the light districts in New Castle County established pursuant to 9 *Del. C.* ch. 21, is hereby established and levied for light districts at the following rates for each one hundred dollars of assessed valuation for the fiscal year beginning July 1, 2025, and ending June 30, 2026 to pay the cost of street and highway illumination:

Light Code	Light District Installations	Tax Rate in Cents Per $100 of Assessed Valuation
High Pressure Sodium (HPS) Units		
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TRLA	Cobra (formerly Mercury)	1.710
TRLQ	Metal Pole	2.750
TRLC	Traditionaire	2.890
TRLT	Limited Installation	1.450
TRLU	Turn of the Century	3.100
Light Emitting Diode (LED) Units		
TRLO	Cobra	10.980
TRLM	Traditionaire	8.750
TRLN	Granville	5.130

Section 7. A tax upon the full annual cost established pursuant to 9 *Del. C.* § 1339, is hereby established and levied for crossing guards by school district at the following rates for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

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Section 8. Fees and charges not specified in this Ordinance shall be heretofore or hereafter established.

Section 9. Fees, fines, forfeitures, penalties, assessments, charges, receipts and income, together with needed reserves and available cash balances, shall be included in the receipts of New Castle County as collected during the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Section 10. For purposes of Section 1 and Section 3 of this Ordinance, the term "residential real property" shall mean property classified as either Residential or Farmland pursuant to New Castle County parcel records as of July 1, 2025.

Section 10. For purposes of Section 2 and Section 4 of this Ordinance, the term "non-residential real property" shall mean property classified as any classification other than Residential or Farmland pursuant to New Castle County parcel records as of July 1, 2025.

Section 11. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Section 12. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive

SYNOPSIS: This Ordinance is the Annual Revenue Ordinance for Fiscal Year 2026.

Section 1 establishes a General Operating residential property tax rate in New Castle County.

Section 2 establishes a General Operating non-residential property tax rate in New Castle County.

Section 3 establishes the Local Service Function residential property tax rates in the listed areas of New Castle County.

Section 4 establishes the Local Service Function non-residential property tax rates in the listed areas of New Castle County.

Section 5 establishes the real property tax revenue for the General Operating and Local Service Function budgets in excess of the revenue neutral target of $141,051,550 shall be transferred to the Reassessment Reserve Account.

Section 6 establishes the tax rates in the light districts of New Castle County.

Section 7 establishes the tax rates for school crossing guards.

Section 8 provides that fees and charges not specifically addressed in this Ordinance can be established at some future time.

Section 9 provides that other receipts and funding sources shall be included in the revenue of New Castle County collected during Fiscal Year 2026 to be used in accordance with the budget Ordinance.

Section 10 defines the term “residential real property” as it is used in Sections 1 and 3 of this Ordinance.

Section 11 defines the term “non-residential real property” as it is used in Section 2 and 4 of this Ordinance.

FISCAL NOTE: This Ordinance proposes Fiscal Year 2026 tax rates which in conjunction with other anticipated sources of revenue are estimated to yield sufficient revenue to balance the proposed Fiscal Year 2026 Operating Budget.

These proposed real property tax rates applied to estimated taxable assessments and estimated quarterly additions (net of exemptions) are anticipated to yield approximately $139,626,550, for a total of $141,051,550 including prior year collections and penalties. The proposed light district tax rates, as cited in Section 5, are anticipated to yield revenues of $8,369,350. These revenues, together with prior year tax collections and the use of

available cash balances, are estimated to support direct street lighting expenses plus overhead.

The proposed school crossing guard tax rates, as set forth in Section 6, are anticipated to yield revenues of $3,744,419. These revenues, together with prior year tax collections and the use of available cash balances, are estimated to support direct crossing guard expenses plus overhead.

This Ordinance, as proposed, has no explicit fiscal impact upon the next two fiscal years as the rates are legislated annually by County Council.

Acknowledged by the Chief Financial Officer May 1, 2025.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

ORDINANCE NO. 25-049

CALCULATION OF SEWER SERVICE CHARGES EFFECTIVE JULY 1, 2025 FOR FISCAL YEAR 2026

WHEREAS, in accordance with *New Castle County Code* Chapter 38 ("Utilities"), Article 2 ("Sewers and Sewage Disposal"), Division 38.02.500 ("Sewer services charges"), Section 38.02.503 ("Schedule generally"), County Council must adopt applicable unit charges for sewer service.

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

Section 1. County Council adopts the following sewer unit charges for Fiscal Year 2026:

The following unit charges shall be effective other than for certain contract users:

$5.034399/1000 gallons flow rate	(q)
$0.416813/lb. BOD	(b)
$0.566035/lb. SS	(s)

The rates for certain contract users shall be as follows:

$3.422731/1000 gallons flow rate	(q)
$0.416813/lb. BOD	(b)
$0.566035/lb. SS	(s)

The Equivalent Dwelling Unit (EDU) rates shall be as follows:

Meter Size	EDU	Fixed Charge @ $100 / EDU
1/2" or 5/8"	1.0	$50*
3/4"	1.5	$150
1"	2.5	$250
1 1/2"	5.0	$500
2.0	8.0	$800
3.0	15.0	$1,500
4.0	25.0	$2,500
6.0	50.0	$5,000
8.0	80.0	$8,000
10.0	115.0	$11,500
* For Fiscal Year 2026, the base rate of $100/EDU has been discounted by 50% for meters up to 5/8".		

Section 2. Pursuant to Section 38.02.503.F., the annual minimum charge for sewer service shall be fifty-six dollars ($56.00).

Section 3. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Section 4. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance establishes sewer service charges effective July 1, 2025, for Fiscal Year 2026.

FISCAL NOTE: This Ordinance proposes the adoption of the Fiscal Year 2026 sewer user rates which, in conjunction with other related sources of revenue, are estimated to yield sufficient revenue to balance the Fiscal Year 2026 sewer fund budget.

If adopted, this Ordinance would establish a Fiscal Year 2026 composite (flow $5.034399 + (BOD $0.416813 X 1.2510 (flow factor) = $0.5214325) + (SS $0.566035 X 1.5429 (flow factor) = $0.8733356)) residential flow rate of $6.42917 per 1,000 billable gallons. The composite rate remains unchanged from the FY2023 composite rate.

The rates contained in this Ordinance would, if adopted, be applied to all user classes, including $10,040,000 for EDU as follows:

User Classification	**Number of Users**	**Gross Billing**
Residential	127,150	$40,130,982
Industrial	21	$9,063,444
Commercial	3,799	$16,112,790
Apartment	228	$9,164,149
Contract	5	$6,445,116
Gross Billing	**131,203**	**$80,916,481**
Less Allowance for Delinquent Accounts		($3,416,480)
Net Billing		**$77,500,001**

Acknowledged by the Chief Financial Officer May 1, 2025.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

ORDINANCE NO. 25-050

AN ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF NEW CASTLE COUNTY FOR THE PURPOSE OF FINANCING CERTAIN CAPITAL PROJECTS APPROVED IN THE FISCAL YEAR 2026 CAPITAL BUDGET

WHEREAS, Chapter 22 of Title 9 of the *Delaware Code*, as amended, authorizes New Castle County to plan, acquire, purchase, construct, reconstruct, improve, better, extend, maintain and operate sewerage systems therein defined, and the County Council of New Castle County has determined to extend existing sewerage systems now maintained by the County by rehabilitating and constructing local sewer projects and to improve existing sewer systems, pump stations, treatment plant sites, and facilities; and,

WHEREAS, Chapter 39 of Title 7 of the *Delaware Code*, as amended, authorizes New Castle County to carry out preventive and control measures and works of improvement for the prevention of erosion, floodwater, and sediment damages, and the County Council of New Castle County determines to construct, improve, and develop stormwater courses and facilities; and,

WHEREAS, Section 1163 of Title 9 of the *Delaware Code* authorizes New Castle County to issue bonds to finance the cost of any object, program or purpose for which New Castle County may raise, appropriate or expend money, and the County Council of New Castle County determines to expend money for various facilities and services; and,

WHEREAS, Subchapter III, of Chapter 13 of Title 9 of the *Delaware Code*, as amended, authorizes New Castle County to develop plans for buildings/facilities, parks, open spaces, natural areas and greenways within the County. Said plans provide for the acquisition of land for the development of parks and recreation facilities and the improvement and development of existing parks and buildings/facilities. The County has deemed it necessary to implement such plans for development and improvements.

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS: (10/13^{ths} of all the members elected to the County Council concurring therein):

Section 1. New Castle County shall authorize the issuance of its negotiable bonds in the maximum aggregate net principal amount of $71,906,000 to finance projects approved in the FY2026 Capital Budget (the maximum aggregate principal amount of the bonds to be issued for each purpose is set out in the following schedule):

PURPOSE	BOND AUTHORIZATIONS MAXIMUM AGGREGATE PRINCIPAL AMOUNT
(A) Sanitary Facilities/Stormwater	$ 51,300,000
(B) Facilities/Equipment	9,081,000
(C) Administration	5,250,000
(D) Parks	4,050,000
(E) Public Safety	950,000
(F) County Executive	675,000
(G) Community Services	600,000
TOTAL BOND AUTHORIZATIONS	**$71,906,000**

Section 2. The monies raised by the issuance of the bonds hereby authorized after the payment of the charges and expenses connected with the preparation, sale, and issuance thereof shall be held in separate accounts and shall be expended only for the purposes for which said bonds have been authorized, or for the payment of the principal of, and interest on, temporary loans made in anticipation of the sale of such bonds.

Section 3. The effect of the bonded indebtedness hereby authorized upon the total bonded indebtedness of New Castle County is as shown on the attached fiscal note, Exhibit "A".

Section 4. It is hereby determined and declared that the normal life of said improvements is not less than three (3) years (§ 1163 of Title 9 of the *Delaware Code*).

Section 5. In accordance with Treasury Reg. § 1.150-2, the County hereby states its intentions that a portion of the proceeds of the bonds authorized hereunder will be used to reimburse itself for expenditures paid prior to the date of issuance of the bonds. All capitalized terms used herein and not otherwise defined have the same meaning as ascribed to them in Treasury Reg. § 1.150-2.

All original expenditures to be reimbursed will be capital expenditures (as defined in Treasury Reg. Sec. 1.150-1(b)) and other amounts permitted to be reimbursed pursuant to Treasury Reg. Sec. 1.150-2(d)(3) and (f). The County intends to reimburse the original expenditures through the County's incurrence of debt to be evidenced by the bonds. The description of the type and use of the property for which the original expenditure to be fully or partially reimbursed is to be paid is: costs relating to the projects as defined in Section 3 hereof. The maximum principal amount of the bonds to be issued to reimburse the costs of said projects paid prior to their issuance and to complete said projects is a net $71,906,000 including the costs of issuance of the bonds.

Once the bonds are issued, the County shall allocate bond proceeds to reimburse a prior expenditure by making the allocation on its books and records maintained with respect to the bonds; provided that such costs to be reimbursed were paid not more than 60 days prior to the date hereof. Such allocations shall specifically identify the actual original expenditure to be reimbursed. Such allocations shall occur not later than 18 months after the later of (i) the date on which the original expenditure is paid, or (ii) the date the project is placed in service or abandoned, but in no event more than 3 years after the original expenditure is paid. If the bonds are issued before the expiration of the period prescribed in the preceding sentence, then the reimbursement allocation shall occur not later than the date of bonds are issued.

The bond proceeds used to reimburse the County for original expenditures will not be used within 1 year after the allocation in a manner that results in the creation of replacement proceeds (as defined in Treasury Reg. § 1.148-1) for the bonds authorized hereunder or for other bonds. The County will not use the proceeds of bonds to reimburse, refinance or refund an original expenditure paid by another obligation (either tax-exempt or taxable).

Section 6. Continuing Disclosure. The County covenants for the benefit of holders of any bonds that it issues in the public markets, whether pursuant to this Ordinance or otherwise, that, so long as any such bonds are outstanding, it will file, or cause to be filed, all financial information, operating data and notices of events, actions or failure to act, with such persons and entities and at such times as may be necessary to comply with the requirements of Rule 15c2-12(b) (5) of the Securities Exchange Act of 1934 with respect to such bonds. The Chief Financial Officer shall by Resolution adopted in connection with the issuance of such bonds specify the specific actions that the County shall be obligated to undertake to comply with this Section. Upon approval of the County Executive, the Chief Financial Officer is hereby authorized to take such other actions, by

contract with a fiscal agent or otherwise, as such official shall deem appropriate to cause the County to comply with this Section.

Section 7. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Section 8. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance will authorize New Castle County to issue bonds in the net amount of $71,906,000 to finance projects approved in the Fiscal Year 2026 Capital Budget.

FISCAL NOTE: See attached Exhibit “A” for fiscal impact of this Ordinance.

Acknowledged by the Chief Financial Officer May 1, 2025.

EXHIBIT "A"

FISCAL NOTE: This Ordinance will authorize County Bonds in the maximum aggregate principal amount (net of issuance costs) of $71,906,000.

The fiscal impact of this Ordinance, if approved, is demonstrated on a pro-forma basis below:

Previous Authorizations	Principal	Interest	Total
Authorized and Issued Bonds [1](2/28/2025)	$475,160,000	$136,269,035	$611,429,035
Authorized and Unissued Bonds [2](2/28/2025)	193,411,835	81,232,971	274,644,806
Total Previous Authorizations	668,571,835	217,502,006	886,073,841
Proposed Net Authorizations [3] by the Ordinance	71,906,000	30,200,520[2]	102,106,520
Total Previous Authorizations and Proposed Net Authorizations	$740,477,835	$247,702,525	$988,180,360

The following State Revolving Fund loans are not included in the above totals:

Authorized and Issued Bonds (2/28/2025)	$35,375,664	$7,935,861[4]	$43,311,526
Authorized and Unissued Bonds (2/28/2025)	50,445,864	16,075,077[4]	66,520,941
Total Previous Authorizations	$85,821,528	$24,010,938	$109,832,467

[1] These amounts have been adjusted to reflect retired principal and interest through 4/30/25.

[2] Principal includes $40,000,000 authorized but not yet drawn through the U.S. Environmental Protection Agency for the Department of Public Works Christina River Force Main Rehabilitation Project. Interest is computed at 4.0 percent.

[3] Assuming a constant principal amount of $3,595,300 over a term of twenty years, total debt service for the $71,906,000 would be $102,106,520.

[4] Interest is based on estimated future repayment schedules. Interest rates for various loans are 2.00, 2.394 and 2.601 percent.

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

ORDINANCE NO. 25-051

THE CAPITAL BUDGET ORDINANCE OF NEW CASTLE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025

WHEREAS, Chapter 22 of Title 9 of the *Delaware Code*, as amended, authorizes New Castle County to plan, acquire, purchase, construct, reconstruct, improve, better and extend, and maintain and operate sewerage systems therein defined, and the County Council of New Castle County has determined to extend existing sewerage systems now maintained by the County by rehabilitating and constructing local sewer projects and to improve existing sewer systems, pump stations, treatment plant sites, and facilities; and

WHEREAS, Chapter 39 of Title 7 of the *Delaware Code*, as amended, authorizes New Castle County to carry out preventive and control measures and works of improvement for the prevention of erosion, floodwater, and sediment damages, and the County Council of New Castle County determines to construct, improve, and develop stormwater courses and facilities; and

WHEREAS, Section 1163 of Title 9 of the *Delaware Code* authorizes New Castle County to issue bonds to finance the cost of any object, program or purpose for which New Castle County may raise, appropriate or expend money, and the County Council of New Castle County determines to expend money for various facilities and services; and

WHEREAS, Subchapter III, Chapter 13 of Title 9 of the *Delaware Code*, as amended, authorizes New Castle County to develop plans for buildings/facilities, parks, open spaces, natural areas and greenways within the County. Said plans provide for the acquisition of land for the development of parks and recreation facilities and the improvements and development of existing parks and buildings/facilities. The County has deemed it necessary to implement such plans for development and improvements.

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

Section 1. Exhibit "A", entitled "Capital Budget – FY2026" consisting of two (2) pages, dated April 30, 2025, attached hereto and made a part hereof, is hereby adopted as the Capital Budget of New Castle County for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Section 2. The projects listed on Exhibit "B," entitled “Projects to Sunset Fiscal Year End 2025” will sunset in accordance with Key Financial Policy (KFP) #1 on June 30, 2025. All unexpended appropriations and bond authorizations on June 30, 2025, will be deauthorized. Any encumbrances will remain open until liquidated.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Section 4. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance is the Capital Budget Ordinance for the Fiscal Year 2026, authorizing capital spending of $84,374,248 for 56 County projects. This Ordinance also will deauthorize the projects on Exhibit "B" and the corresponding available appropriations and bond authorizations on June 30, 2025.

FISCAL NOTE: The Capital Budget Ordinance for Fiscal Year 2026 authorizes capital spending of $84,374,248 for various projects. A companion Ordinance authorizing the issuance of General Obligation Bonds of $71,906,000 to fund the Capital Budget must be adopted.

In addition, this Ordinance sunsets 14 capital projects, effective June 30, 2025. Projects are listed on Exhibit “B”.

Acknowledged by the Chief Financial Officer May 1, 2025.

EXHIBIT "A"
NEW CASTLE COUNTY
CAPITAL BUDGET - FY2026

DEPARTMENT OF ADMINISTRATION

Human Capital Management Platform	$	600,000
Land Use Information System		1,200,000
Sewer and Tax Billing Replacement		2,300,000
Network Infrastructure Rearchitect and Upgrade		1,150,000
Subtotal	$	5,250,000

DEPARTMENT OF COMMUNITY SERVICES

Appoquinimink Library Maker Space HVAC	$	200,000
Carousel Park Indoor Arena Footing		100,000
Newark Library		400,000
Surratte Pool Renovations 2026		100,000
Subtotal	$	800,000

DEPARTMENT OF COUNTY EXECUTIVE

Executive GF Capital Contingency	$	675,000
Subtotal	$	675,000

DEPARTMENT OF PUBLIC SAFETY

800MgHZ Communications Equipment 2026-2027	$	400,000
Communications Upgrade 2026-2027		250,000
Public Safety Building Renovations		300,000
Public Safety Equipment 2026		136,000
Public Safety Vest Protection Program 2026		302,448
Subtotal	$	1,388,448

DEPARTMENT OF PUBLIC WORKS

Facilities/Equipment

Building Rehabilitation 2026-2027	$	3,500,000
Fleet Equipment 2021		(49,929)
Fleet Equipment 2022		(103,797)
Fleet Equipment 2023		(48,900)
Fleet Equipment 2024		(1,700,000)
Fleet Equipment 2026		6,577,658
Garage Renovations		2,500,000
General Roof Renovations		(75,000)
HVAC Replacement		2,800,000
Security 2021		500,000
Vehicle Lift System		56,000
Subtotal	$	13,956,032

EXHIBIT "A"
NEW CASTLE COUNTY
CAPITAL BUDGET - FY2026

DEPARTMENT OF PUBLIC WORKS *(Continued)*

Parks

Agricultural Preservation	$	1,000,000
Bechtel Park Improvements		750,000
Carousel Park		150,000
Game Court Improvements 2021		150,000
General Parkland Improvements PRE2021		(650,000)
General Parkland Improvements 2021		(1,000,000)
General Parkland Improvements 2024		800,000
Glasgow Regional Park		1,500,000
Middle Run Valley Reforestation		150,000
Open Space Preservation		1,500,000
Play Area Improvements 2026-2027		1,000,000
Rockwood Park		500,000
Southern Regional Park		1,000,000
Subtotal	$	6,850,000

Sewer/Stormwater

Airport Road System Rehabilitation	$	3,000,000
Asset Management		400,000
Christina River Force Main		22,000,000
Countywide Drainage Problems		850,000
DelDOT Coordination Project 2021		3,000,000
General Sewer Improvements		1,250,000
General Stormwater Improvements 2021		471,659
Manhole Rehabilitation		750,000
Pump Station Rehab 2026-2027		1,500,000
Sewer Fleet Equipment 2023		(22,233)
Sewer Fleet Equipment 2024		(600,000)
Sewer Fleet Equipment 2026		2,755,342
Sewer Repairs and Rehabilitation 2026-2027		4,200,000
Southern Sewer Service Area		3,000,000
Stoney Creek Basin Rehabilitation		600,000
Stormwater Basin Renovation II		2,500,000
Water Quality Improvement Plans		5,000,000
White Clay System Rehabilitation		4,800,000
Subtotal	$	55,454,768

CAPITAL BUDGET TOTAL	**$**	**84,374,248**

Exhibit "B"
NEW CASTLE COUNTY
Projects to Sunset Fiscal Year End 2025

DEPARTMENT OF PUBLIC WORKS

C122205	Human Resources Scanning	Complete
C122202	Recorder of Deeds HOA Portal	Complete
C202301	Cardiac Monitors	Complete
C300510	Game Court Improvements	Complete
C300218	Brandywine Hundred South Rehab Phase I	Complete
C300615	Christiana Pump Station Upgrade	Complete
C300004	Delaware City Treatment Plant Rehab	Complete
C301102	Glasgow Area Sewer Improvements	Complete
C301801	Holloway Terrace Outfall Replacement	Complete
C301304	Sewer Repairs and Rehabilitation II	Complete
C301902	SR72 Sewer Extension	Complete
C302102	Fleet Equipment 2021	Complete
C302203	Fleet Equipment 2022	Complete
C302313	Sewer Fleet Equipment 2023	Complete

Prime Sponsor(s): Mr. Smiley, Mr. Cartier
Requested by: Administration/Finance
Date of introduction: May 13, 2025

ORDINANCE NO. 25-052

ADOPT THE ANNUAL OPERATING BUDGET OF NEW CASTLE COUNTY FOR THE FISCAL YEAR BEGINNING JULY 1, 2025

WHEREAS, County Council has adopted revenue measures which together with any reserves and available cash balances shall, in the opinion of the County Executive, be estimated to yield sums at least sufficient to balance the proposed expenditures as set forth herein.

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS: (10/13^{ths} of all the members elected to the County Council concurring therein):

Section 1. County Council hereby ordains that the taxes and other revenue measures which the County Executive has certified as yielding sufficient revenue, together with any reserves and available cash balances, serve to balance the Annual Operating Budget of New Castle County for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Section 2. Exhibit "A," entitled "Departmental Operating Budget," consisting of six (6) pages, attached hereto and made a part hereof, is adopted as the Annual Operating Budget of Appropriations to the respective departments, offices, reserves and services for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Section 3. Exhibit "B," entitled "Operating Budget Components," consisting of one (1) page, attached hereto and made a part hereof, representing the component budgets encompassed by the "Departmental Operating Budget" for the fiscal year beginning July 1, 2025, and ending June 30, 2026.

Section 4. As the County Council has done in all past years, by and through the budget hearing, review, and adoption process undertaken for the FY2026 budget, the County Council hereby confirms its review and approves the schedule of fees established by the Department of Land Use set forth in, *inter alia*, Appendix 2 of Chapter 40 of the *New Castle County Code* (“the UDC”). The County Council also confirms and clarifies that through the budget hearing, review, and adoption process, it has reviewed and approved the schedule of fees established by the Department of Land Use in all prior budget years, and the County hereby confirms, clarifies, and ratifies its previous approvals of the fee schedules heretofore established by the Department of Land Use.

Section 5. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided by 9 *Del. C.* § 1156.

Section 6. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance authorizes the Annual Operating Budget of New Castle County for the fiscal year beginning July 1, 2025 and ending June 30, 2026.

Exhibit "A" provides a summary of appropriations to departments, row offices, reserves and non-departmental operating budgets.

Exhibit "B" provides the component budgets (i.e. General Operating, Local Service Function, Sewer, Crossing Guard and Street Lighting) encompassed by Exhibit "A."

FISCAL NOTE: This Ordinance embodies, by detailed appropriation, by object of expenditure for each department and office (Exhibit "A") as required by State Law, and, by component budgets supported by various revenue measures (Exhibit "B"), the County's Annual Operating Budget for Fiscal Year 2026.

The fiscal impact of this Ordinance is the authorization to expend $371,253,586 in Fiscal Year 2026 and to legislate the amounts within New Castle County’s reserve accounts.

This Ordinance has no explicit impact on subsequent fiscal years, as the Operating Budget is legislated annually by County Council.

Acknowledged by the Chief Financial Officer May 1, 2025.

COUNTY COUNCIL		
Salaries and Wages	$	2,708,793
Benefits		1,525,869
Training and Civic Affairs		67,388
Communication and Utilities		15,854
Materials and Supplies		60,772
Contractual Services		255,947
Equipment		1,600
Grants and Fixed Charges		439,991
Operating Transfer Charges		195,519
Total	***$***	***5,271,733***
Total Authorized Full-Time Positions 35		

COUNTY EXECUTIVE		
Salaries and Wages	$	2,305,318
Benefits		1,293,169
Training and Civic Affairs		41,904
Communication and Utilities		18,850
Materials and Supplies		22,236
Contractual Services		248,565
Equipment		1,000
Grants and Fixed Charges		43,000
Contingency		55,000
Operating Transfer Charges		112,454
Total	***$***	***4,141,496***
Total Authorized Full-Time Positions 17		

DEPARTMENT OF ADMINISTRATION		
Salaries and Wages	$	14,072,608
Benefits		7,834,901
Training and Civic Affairs		191,975
Communication and Utilities		8,380,342
Materials and Supplies		163,673
Contractual Services		7,621,531
Equipment		322,900
Grants and Fixed Charges		4,005,350
Operating Transfer Charges		1,197,550
Operating Transfer Credits		(14,044,103)
Total	***$***	***29,746,727***
Total Authorized Full-Time Positions 168		

DEPARTMENT OF PUBLIC WORKS		
Salaries and Wages	$	28,756,814
Benefits		16,093,269
Training and Civic Affairs		45,445
Communication and Utilities		27,456,675
Materials and Supplies		4,963,121
Contractual Services		11,073,787
Equipment		498,333
Grants and Fixed Charges		1,249,757
Land and Structures		35,000
Operating Transfer Charges		4,840,573
Operating Transfer Credits		(7,876,371)
Total	***$***	***87,136,403***
Total Authorized Full-Time Positions 389		
DEPARTMENT OF LAND USE		
Salaries and Wages	$	8,986,033
Benefits		5,031,240
Training and Civic Affairs		66,975
Communication and Utilities		103,015
Materials and Supplies		106,727
Contractual Services		1,532,609
Equipment		55,240
Grants and Fixed Charges		56,500
Operating Transfer Charges		1,071,279
Total	***$***	***17,009,618***
Total Authorized Full-Time Positions 113		
DEPARTMENT OF COMMUNITY SERVICES		
Salaries and Wages	$	13,539,448
Benefits		5,864,111
Training and Civic Affairs		18,560
Communication and Utilities		1,566,414
Materials and Supplies		1,629,039
Contractual Services		3,906,395
Equipment		18,900
Grants and Fixed Charges		3,235,149
Operating Transfer Charges		1,395,685
Operating Transfer Credits		(243,749)
Total	***$***	***30,929,952***
Total Authorized Full-Time Positions 162		

DEPARTMENT OF PUBLIC SAFETY		
Salaries and Wages	$	78,228,874
Benefits		43,442,715
Training and Civic Affairs		205,206
Communication and Utilities		992,877
Materials and Supplies		1,313,047
Contractual Services		2,458,322
Equipment		1,661,783
Grants and Fixed Charges		8,741,271
Operating Transfer Charges		8,501,518
Total	***$***	***145,545,613***
Total Authorized Full-Time Positions 729		

REGISTER OF WILLS		
Salaries and Wages	$	1,219,161
Benefits		669,258
Training and Civic Affairs		34,950
Communication and Utilities		10,257
Materials and Supplies		10,053
Contractual Services		62,715
Equipment		2,800
Operating Transfer Charges		97,749
Total	***$***	***2,106,943***
Total Authorized Full-Time Positions 20		

RECORDER OF DEEDS			
Salaries and Wages		$	1,377,085
Benefits			764,405
Training and Civic Affairs			40,170
Communication and Utilities			31,892
Materials and Supplies			12,398
Contractual Services			82,718
Equipment			6,150
Grants and Fixed Charges			18,350
Operating Transfer Charges			172,975
Total		$	***2,506,143***
Total Authorized Full-Time Positions	***23***		
SHERIFF			
Salaries and Wages		$	1,482,722
Benefits			835,738
Training and Civic Affairs			29,452
Communication and Utilities			12,261
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			150,197
Total		***$***	***2,592,628***
Total Authorized Full-Time Positions	***21***		
CLERK OF THE PEACE			
Salaries and Wages		$	538,617
Benefits			303,592
Training and Civic Affairs			9,600
Communication and Utilities			3,586
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			0
Operating Transfer Charges			35,085
Total		***$***	***917,502***
Total Authorized Full-Time Positions	***7***		
DEBT SERVICE			
Debt Service		$	47,892,496
Total		***$***	***47,892,496***
Total Authorized Full-Time Positions			

ETHICS COMMISSION			
Salaries and Wages		$	44,477
Benefits			4,092
Training and Civic Affairs			10,500
Communication and Utilities			1,745
Materials and Supplies			2,450
Contractual Services			235,747
Equipment			500
Operating Transfer Charges			6,796
Total		***$***	***306,307***
Total Authorized Full-Time Positions	***0***		
COUNCIL CONTINGENCY			
Contingency		$	250,000
Total		***$***	***250,000***
Total Authorized Full-Time Positions			
EXECUTIVE CONTINGENCY			
Contingency		$	600,000
Total		***$***	***600,000***
Total Authorized Full-Time Positions			
PERSONNEL CONTINGENCY			
Contingency		$	455,000
Total		***$***	***455,000***
Total Authorized Full-Time Positions			
BENEFITS CONTINGENCY			
Contingency		$	2,250,000
Total		***$***	***2,250,000***
Total Authorized Full-Time Positions			
ATTRITION CONTINGENCY			
Personal Services - Salaries and Wages		$	(6,107,378)
Personal Services - Employee Benefits		$	(3,442,422)
Total		***$***	***(9,549,800)***
Total Authorized Full-Time Positions			
ONE-TIME CONTINGENCY			
Contingency		$	1,144,825
Total		***$***	***1,144,825***

NEW CASTLE COUNTY		
Salaries and Wages	$	147,152,572
Benefits		80,219,937
Training and Civic Affairs		762,125
Communication and Utilities		38,593,768
Materials and Supplies		8,313,529
Contractual Services		27,552,603
Equipment		2,574,206
Grants and Fixed Charges		17,789,368
Debt Service		47,892,496
Land and Structures		35,000
Contingency		4,754,825
Operating Transfer Charges		17,777,380
Operating Transfer Credits		(22,164,223)
Sub-Total New Castle County	***$***	**371,253,586**
Total Authorized Full-Time Positions 1,684		

RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF JUNE 30, 2025	
Tax Stabilization Reserve Account	67,418,321
Sewer Rate Stabilization Reserve Account	8,944,781
General Fund Budget Reserve Account	45,312,006
Sewer Fund Budget Reserve Account	18,734,142
Total Reserves:	**140,409,250**

EXHIBIT "B"

OPERATING BUDGET COMPONENTS
FISCAL YEAR 2026

General Operating Budget	$	115,225,744
Local Service Function Budget		147,879,904
Sewer Fund		95,414,717
Street Light Fund		8,603,802
Crossing Guard Fund		4,129,419
Recommended Operating Budget	**$**	**371,253,586**

Prime Sponsor(s): Mr. Cartier, Mr. Caneco, Mr. Toole
Requested by: Administration/Finance
Date of introduction: May 13, 2025

ORDINANCE NO. 25-053

AMEND THE FY2026 APPROVED OPERATING BUDGET: APPROPRIATE $3,000,000 FROM THE GENERAL FUND TAX STABILIZATION RESERVE ACCOUNT FOR A ONE-TIME FIRE SERVICE CONTINGENCY

WHEREAS, New Castle County wishes to provide a one-time Fire Service contingency in the amount of $3,000,000 to assist all eligible New Castle County fire companies with full-time employee salary and benefit costs; and

WHEREAS, distribution of the funding to each fire company will be based off required documentation submitted to New Castle County from each fire company through the Fire and Ambulance Advisory Board (FAAB); and

WHEREAS, the FAAB will compile the individual fire companies' employee totals with verification of employment as of June 1, 2025 due to New Castle County by June 15, 2025 with disbursement in July 2025; and

WHEREAS, funding would only be provided to those fire companies with full-time employees performing fire/rescue/emergency medical service functions and have provided the required documentation by the required deadlines; and

WHEREAS, fire companies that do not employ full-time employees as of the reporting date shall receive funding equivalent to half the amount allocated for each full-time employee. This funding will be available for up to four (4) part-time employees performing fire, rescue, or emergency medical service functions, provided that all required documentation is submitted by the established deadlines; and

WHEREAS, required documentation will include payroll and benefit records as well as a current audit of annual financial statements; and

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

NOW, THEREFORE, THE COUNTY OF NEW CASTLE HEREBY ORDAINS: (10/13ths of all the members elected to the County Council concurring therein):

Section 1. The Annual Operating Budget for the fiscal year beginning July 1, 2025, is hereby amended by deleting the material stricken and adding the material underscored on the attached "Exhibit A."

Section 2. The foregoing amendment shall be considered a part of the Annual Operating Budget for the fiscal year beginning July 1, 2025, and shall be effective retroactively as though incorporated initially in the Annual Operating Budget.

Section 3. This Ordinance shall become effective immediately upon its adoption by County Council and approval by the County Executive, or as otherwise provided in 9 *Del. C.* § 1156.

Section 4. The effective date for the provisions in this Ordinance shall be July 1, 2025.

Adopted by County Council of
New Castle County on:

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

Approved on:

_____
Marcus Henry
County Executive
New Castle County

SYNOPSIS: This Ordinance, if approved, amends the FY2026 Recommended Operating Budget by appropriating $3,000,000 from the General Fund Tax Stabilization Reserve Account to a one-time Fire Service contingency to assist all eligible New Castle County fire companies with full-time employee salary and benefit costs.

FISCAL NOTE: This Ordinance, if approved, will amend the FY2026 Recommended Operating Budget by appropriating $3,000,000 from the General Fund Tax Stabilization Reserve Account to a one-time Fire Service contingency.

The revised FY2026 Approved Operating Budget will be $374,253,586. The General Fund Tax Stabilization Reserve anticipated balance as of June 30, 2025 (unaudited) upon passage of this Ordinance will be $64,418,321.

Acknowledged by the Chief Financial Officer May 1, 2025.

COUNTY COUNCIL			
Salaries and Wages		$	2,708,793
Benefits			1,525,869
Training and Civic Affairs			67,388
Communication and Utilities			15,854
Materials and Supplies			60,772
Contractual Services			255,947
Equipment			1,600
Grants and Fixed Charges			439,991
Operating Transfer Charges			195,519
Total		***$***	***5,271,733***
Total Authorized Full-Time Positions	***35***		
COUNTY EXECUTIVE			
Salaries and Wages		$	2,305,318
Benefits			1,293,169
Training and Civic Affairs			41,904
Communication and Utilities			18,850
Materials and Supplies			22,236
Contractual Services			248,565
Equipment			1,000
Grants and Fixed Charges			43,000
Contingency			55,000
Operating Transfer Charges			112,454
Total		***$***	***4,141,496***
Total Authorized Full-Time Positions	***17***		
DEPARTMENT OF ADMINISTRATION			
Salaries and Wages		$	14,072,608
Benefits			7,834,901
Training and Civic Affairs			191,975
Communication and Utilities			8,380,342
Materials and Supplies			163,673
Contractual Services			7,621,531
Equipment			322,900
Grants and Fixed Charges			4,005,350
Operating Transfer Charges			1,197,550
Operating Transfer Credits			(14,044,103)
Total		***$***	***29,746,727***
Total Authorized Full-Time Positions	***168***		

DEPARTMENT OF PUBLIC WORKS		
Salaries and Wages	$	28,756,814
Benefits		16,093,269
Training and Civic Affairs		45,445
Communication and Utilities		27,456,675
Materials and Supplies		4,963,121
Contractual Services		11,073,787
Equipment		498,333
Grants and Fixed Charges		1,249,757
Land and Structures		35,000
Operating Transfer Charges		4,840,573
Operating Transfer Credits		(7,876,371)
Total	***$***	***87,136,403***
Total Authorized Full-Time Positions 389		
DEPARTMENT OF LAND USE		
Salaries and Wages	$	8,986,033
Benefits		5,031,240
Training and Civic Affairs		66,975
Communication and Utilities		103,015
Materials and Supplies		106,727
Contractual Services		1,532,609
Equipment		55,240
Grants and Fixed Charges		56,500
Operating Transfer Charges		1,071,279
Total	***$***	***17,009,618***
Total Authorized Full-Time Positions 113		
DEPARTMENT OF COMMUNITY SERVICES		
Salaries and Wages	$	13,539,448
Benefits		5,864,111
Training and Civic Affairs		18,560
Communication and Utilities		1,566,414
Materials and Supplies		1,629,039
Contractual Services		3,906,395
Equipment		18,900
Grants and Fixed Charges		3,235,149
Operating Transfer Charges		1,395,685
Operating Transfer Credits		(243,749)
Total	***$***	***30,929,952***
Total Authorized Full-Time Positions 162		

DEPARTMENT OF PUBLIC SAFETY		
Salaries and Wages	$	78,228,874
Benefits		43,442,715
Training and Civic Affairs		205,206
Communication and Utilities		992,877
Materials and Supplies		1,313,047
Contractual Services		2,458,322
Equipment		1,661,783
Grants and Fixed Charges		8,741,271
Operating Transfer Charges		8,501,518
Total	***$***	***145,545,613***
Total Authorized Full-Time Positions 729		

REGISTER OF WILLS		
Salaries and Wages	$	1,219,161
Benefits		669,258
Training and Civic Affairs		34,950
Communication and Utilities		10,257
Materials and Supplies		10,053
Contractual Services		62,715
Equipment		2,800
Operating Transfer Charges		97,749
Total	***$***	***2,106,943***
Total Authorized Full-Time Positions 20		

RECORDER OF DEEDS			
Salaries and Wages		$	1,377,085
Benefits			764,405
Training and Civic Affairs			40,170
Communication and Utilities			31,892
Materials and Supplies			12,398
Contractual Services			82,718
Equipment			6,150
Grants and Fixed Charges			18,350
Operating Transfer Charges			172,975
Total		$	***2,506,143***
Total Authorized Full-Time Positions	***23***		
SHERIFF			
Salaries and Wages		$	1,482,722
Benefits			835,738
Training and Civic Affairs			29,452
Communication and Utilities			12,261
Materials and Supplies			21,259
Contractual Services			55,999
Equipment			5,000
Operating Transfer Charges			150,197
Total		***$***	***2,592,628***
Total Authorized Full-Time Positions	***21***		
CLERK OF THE PEACE			
Salaries and Wages		$	538,617
Benefits			303,592
Training and Civic Affairs			9,600
Communication and Utilities			3,586
Materials and Supplies			8,754
Contractual Services			18,268
Equipment Replacement			0
Operating Transfer Charges			35,085
Total		***$***	***917,502***
Total Authorized Full-Time Positions	***7***		
DEBT SERVICE			
Debt Service		$	47,892,496
Total		***$***	***47,892,496***
Total Authorized Full-Time Positions			

ETHICS COMMISSION			
Salaries and Wages		$	44,477
Benefits			4,092
Training and Civic Affairs			10,500
Communication and Utilities			1,745
Materials and Supplies			2,450
Contractual Services			235,747
Equipment			500
Operating Transfer Charges			6,796
Total		***$***	***306,307***
Total Authorized Full-Time Positions	***0***		
COUNCIL CONTINGENCY			
Contingency		$	250,000
Total		***$***	***250,000***
Total Authorized Full-Time Positions			
EXECUTIVE CONTINGENCY			
Contingency		$	600,000
Total		***$***	***600,000***
Total Authorized Full-Time Positions			
PERSONNEL CONTINGENCY			
Contingency		$	455,000
Total		***$***	***455,000***
Total Authorized Full-Time Positions			
BENEFITS CONTINGENCY			
Contingency		$	2,250,000
Total		***$***	***2,250,000***
Total Authorized Full-Time Positions			
ATTRITION CONTINGENCY			
Personal Services - Salaries and Wages		$	(6,107,378)
Personal Services - Employee Benefits		$	(3,442,422)
Total		***$***	***(9,549,800)***
Total Authorized Full-Time Positions			
ONE-TIME CONTINGENCY			
Contingency	~~1,144,825~~	$	4,144,825
Total	***~~1,144,825~~***	***$***	***4,144,825***

NEW CASTLE COUNTY			
Salaries and Wages		$	147,152,572
Benefits			80,219,937
Training and Civic Affairs			762,125
Communication and Utilities			38,593,768
Materials and Supplies			8,313,529
Contractual Services			27,552,603
Equipment			2,574,206
Grants and Fixed Charges			17,789,368
Debt Service			47,892,496
Land and Structures			35,000
Contingency	~~4,754,825~~		7,754,825
Operating Transfer Charges			17,777,380
Operating Transfer Credits			(22,164,223)
Sub-Total New Castle County	***~~371,253,586~~***	***$***	**374,253,586**
Total Authorized Full-Time Positions ***1,684***			

RESERVE ACCOUNTS ANTICIPATED BALANCES AS OF JUNE 30, 2025		
Tax Stabilization Reserve Account	~~67,418,321~~	64,418,321
Sewer Rate Stabilization Reserve Account		8,944,781
General Fund Budget Reserve Account		45,312,006
Sewer Fund Budget Reserve Account		18,734,142
Total Reserves:	***~~140,409,250~~***	**137,409,250**