



NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

February 3, 2026
3:00 PM

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

AGENDA

A. Meeting Call to Order

B. Approval of Minutes

C. Review/Discussion of Resolution(s)

R26-: PLAN OF VILLAGE AT CANTERBURY – TAYLORTOWNE SECTION C; NEW CASTLE HUNDRED; NORTHWESTERLY CORNER OF SMALLEYS DAM ROAD AND NEWTOWN ROAD INTERSECTION; PROPOSED TWO (2) FOUR-STORY APARTMENT BUILDINGS CONTAINING FIFTY SIX (56) DWELLING UNITS, FIVE (5) DETACHED GARAGES CONTAINING SEVEN (7) SPACES PER BUILDING FOR THIRTY FIVE (35) TOTAL GARAGE SPACES, TWO (2) 2,500 SQUARE FOOT ONE-STORY STORAGE UNITS, AND A 750 SQUARE FOOT BUILDING ADDITION TO EXISTING COMMUNITY CENTER; NCPUD ZONING; [APPLICATION NO. 2023-0062-S](#); COUNCIL DISTRICT 7
Prime Sponsor(s): Mr. Smiley

D. Review/Discussion of Ordinance(s)

E. Presentations

F. Other

- Discussion of the Land Use recommendation regarding Ordinance 25-121 (Warehouse Ordinance)
- Update: notification ordinance and variable signs

G. Public Comment

H. Adjournment

AGENDA POSTED: January 27, 2026

*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  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.

RESOLUTION NO. 26-

**PLAN OF VILLAGE AT CANTERBURY – TAYLORTOWNE SECTION C;
NEW CASTLE HUNDRED; NORTHWESTERLY CORNER OF SMALLEYS DAM ROAD
AND NEWTOWN ROAD INTERSECTION; PROPOSED TWO (2)
FOUR-STORY APARTMENT BUILDINGS CONTAINING FIFTY SIX (56) DWELLING
UNITS, FIVE (5) DETACHED GARAGES CONTAINING SEVEN (7) SPACES PER
BUILDING FOR THIRTY FIVE (35) TOTAL GARAGE SPACES, TWO (2) 2,500 SQUARE
FOOT ONE-STORY STORAGE UNITS, AND A 750 SQUARE FOOT BUILDING
ADDITION TO EXISTING COMMUNITY CENTER; NCPUD ZONING;
APPLICATION NO. 2023-0062-S; COUNCIL DISTRICT 7**

1 **NOW, THEREFORE, BE IT RESOLVED**, by and for the County Council of New
2 Castle County that County Council hereby approves the following major land development
3 plan, Plan of Village at Canterbury—Taylortowne Section C (Application Number 2023-
4 0062-S) as heretofore approved by the Land Use Department, and the President of County
5 Council is hereby authorized to endorse County Council's approval upon the following
6 plan.

**Village of Canterbury—Taylortowne Section C
New Castle Hundred**

Adopted by County Council of
New Castle County on:

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

SYNOPSIS: Same as title.

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



New Castle County Department of Land Use

MEMORANDUM

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

FROM: David M. Culver

RE: Application Number 2023-0062-S
Village at Canterbury – Taylortowne Section C
Record Major Land Development Plan

DATE: January 13, 2026

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

A suggested title and synopsis are attached.

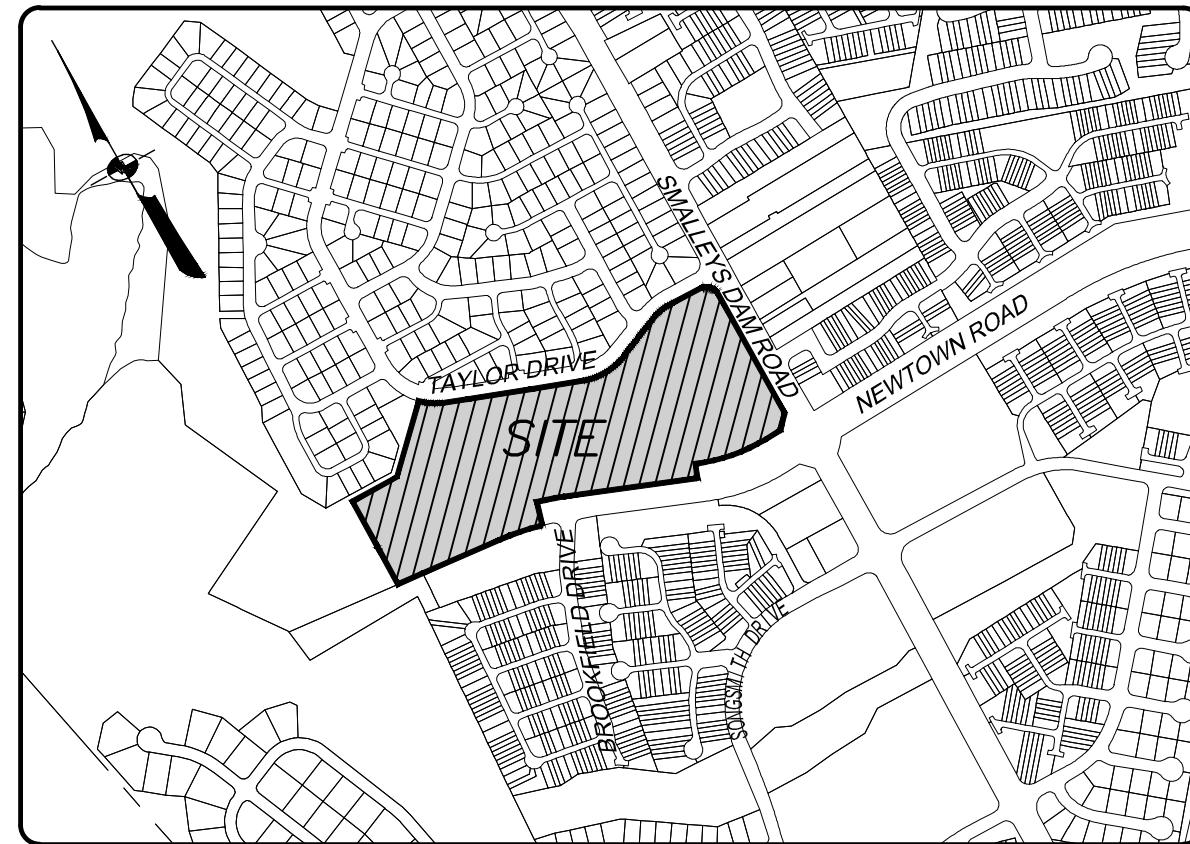
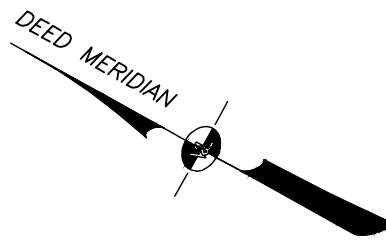
cc: Marcus Henry, County Executive
Mona Parikh, Chief Administrative Officer

Plan of Village at Canterbury – Taylortowne Section C; New Castle Hundred; Northwesterly corner of Smalleys Dam Road and Newtown Road intersection. Proposed two (2) four-story apartment buildings containing fifty six (56) dwelling units, five (5) detached garages containing seven (7) spaces per building for thirty five (35) total garage spaces, two (2) 2,500 s.f. one-story storage units, and a 750 s.f. building addition to existing community center. NCPUD Zoning. CD 7

Synopsis: Same as title

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

RECORD MAJOR LAND DEVELOPMENT PLAN
FOR
VILLAGE OF CANTERBURY
TAYLORTOWNE - SECTION C



ZONING MAP NO. 53 LOCATION MAP SCALE: 1" = 800'



**VANDEMARK
& LYNCH, INC.**
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VOLENG.COM

PROJECT NAME

**VILLAGE
OF
CANTERBURY**

5001 BYRON COURT
New Castle Hundred,
New Castle County, DE

Application: 2023-0062

SEAL

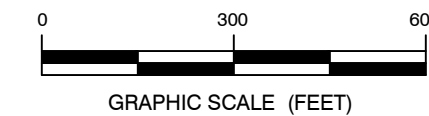
SEAL

PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

TITLE SHEET

SCALE: 1"=300'



REVISIONS

NO.	DATE	REVISION
4	12.15.2025	NCC MAPPING COMMENTS
3	6.16.2025	NCC COMMENTS
2	04.11.2025	ISSUED FOR DELDOT REVIEW
1	02.24.2025	ISSUED FOR DELDOT REVIEW
0	09.20.2024	ISSUED FOR DELDOT PRELIMINARY REVIEW

PROJECT NUMBER: 21619.02

SURVEYED BY: ---

DRAWN BY: E VAUGHN

PROJECT MANAGER: M RUSSO

MOD. GRID: 078/332

DATE: 8.15.2024

FILE: 21619.02-RECORD-01

APPLICATION #: 2023-0062

DRAWING NUMBER

C1.1

SHEET SIZE: 24x36

SHEET 1 OF 4

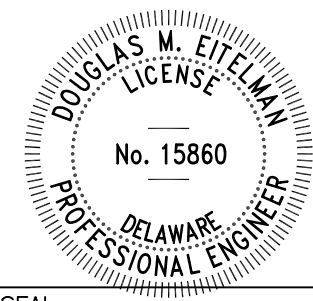
REV 4

LEGEND	
EXISTING	PROPOSED
	N/A
	N/A
N/A	LIMITS OF DISTURBANCE

CERTIFICATION OF PLAN ACCURACY

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

12.16.2025
SIGNATURE AND DATE OF P.E.
DOUGLAS M. EITELMAN, P.E. (DE 15860)
PRINTED NAME



CERTIFICATION OF OWNERSHIP

I, THE UNDERSIGNED, HEREBY CERTIFY THAT IACONO - SUMMER CHASE APARTMENTS, L.P. IS THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT MY DIRECTION AND THAT I AUTHORIZE THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

LEONARD F. IACONO
IACONO - SUMMER CHASE APARTMENTS, L.P.
12/16/2025
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.

SHEET

C1.1
C1.2
C1.3 & C1.4

SHEET TITLE

TITLE SHEET
GENERAL NOTES
SITE PLAN

PURPOSE NOTE:

THE PURPOSE OF THIS PLAN IS TO:

- A) PROPOSE (2) FOUR-STORY MID-RISE (PER PUD) APARTMENT BUILDINGS CONTAINING 56 TOTAL DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS .
B) PROPOSE (5) DETACHED GARAGES CONTAINING 7 SPACES PER BUILDING FOR 35 TOTAL GARAGE SPACES.
C) PROPOSE (2) 2,500 SF 1-STORY STORAGE UNITS FOR PRIVATE USE.
D) PROPOSE A 750 SF BUILDING ADDITION TO THE EXISTING COMMUNITY CENTER.

GENERAL NOTES:

1. THE SUBJECT PROPERTY LIES IN ZONE X (UNSHADED) AS DELINEATED ON THE NATIONAL FLOOD INSURANCE PROGRAM FLOOD RATE MAP, COMMUNITY PANEL NO. 100030C0145K, DATED JANUARY 22, 2020. NO IMPACTS TO FLOODPLAIN ARE PROPOSED BY THIS PLAN AND NO ADDITIONAL FLOOD STUDY IS REQUIRED.
2. THIS SITE IS NOT LOCATED WITHIN A WRPA. RESOURCE PROTECTION AREA BOUNDARY INFORMATION WAS OBTAINED FROM A MAP ENTITLED "RESOURCE PROTECTION AREAS" FOR NEW CASTLE COUNTY DATED 1987 MAP 2 OF 3, LAST REVISED MARCH 2022.
3. THE WETLANDS BOUNDARIES DEPICTED ON THIS PLAN WERE DELINEATED IN ACCORDANCE WITH THE U.S. ARMY CORPS OF ENGINEERS' "WETLAND Delineation Manual". WETLAND Delineation WAS INITIALLY PERFORMED BY ATLANTIC HYDROLOGIC IN 2015 AND AS DELINEATED ON THIS PLAN, NO WETLANDS DISTURBANCE IS PROPOSED BY THIS PLAN.
4. THE STATE INVENTORY OF NATURAL AREAS HAS BEEN EXAMINED AND NO CRITICAL NATURAL AREAS WERE FOUND TO EXIST ON THIS SITE.
5. DEED RESTRICTIONS ASSOCIATED WITH THIS PROPERTY WERE RECORDED ON 4/01/1974 AT DEED RECORD B-89-38 AND CAN BE SUMMARIZED AS:
- A) IN ORDER THAT THE AREAS DESIGNATED AS "PRIVATE OPEN SPACES AND COMMON FACILITIES" SHALL BE MAINTAINED, THERE SHALL BE ORGANIZED A MAINTENANCE CORPORATION OR CORPORATIONS WHOSE MEMBERS SHALL BE THE RECORD OWNERS OF THE DWELLING UNITS SHOWN ON SAID PLAN.
- B) BEFORE ANY LAND IN TAYLORTOWNE IS CONVEYED BY THE DECLARANT TO ANY PURCHASER THEREOF OR ANY CERTIFICATES OF OCCUPANCY ARE ISSUED, THE DECLARANT SHALL HAVE ORGANIZED A MAINTENANCE CORPORATION OR CORPORATIONS AND SHALL DELINEATE BY AMENDMENT TO THIS DECLARATION OR IN THE DEED TO THE PURCHASER OF SAID LAND IN THE AREA OR AREAS OF PRIVATE OPEN SPACE AND COMMON FACILITIES FROM WHICH SAID MAINTENANCE CORPORATION OR CORPORATIONS SHALL BE RESPONSIBLE.
- C) DECLARANT INTENDS HEREBY TO ASSURE PURCHASERS OF LOTS OR PARCELS OF LAND IN TAYLORTOWNE AND NEW CASTLE COUNTY, ITS SUCCESSORS OR ASSIGNS, THAT ALL THE PRIVATE OPEN SPACE AND COMMON FACILITIES AS SHOWN ON THE PLAN OF TAYLORTOWNE SHALL BE MAINTAINED BY A MAINTENANCE CORPORATION OR CORPORATIONS AND THE LAND SHALL BE SO CONVEYED THAT THE RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE OPEN SPACE AND COMMON FACILITIES SHALL BECOME THE RESPONSIBILITY OF EITHER ALL OF THE OWNERS OF THE DWELLING UNITS IN A PARTICULAR AREA SERVED BY THE PRIVATE OPEN SPACE OR FACILITIES, AS THE CASE MAY BE.
- D) NO LAND SHALL BE CONVEYED BY DECLARANT OR CERTIFICATES OF OCCUPANCY ISSUED WITHOUT THE RECORDING BY DECLARANT OF AN APPROPRIATE DECLARATION DESIGNATING THE RESPONSIBILITY FOR THE PRIVATE OPEN SPACE AND COMMON FACILITIES AND SUCH OTHER ADDITIONAL COVENANTS, CONDITIONS, AGREEMENTS AND RESTRICTIONS AS MAY BE REQUIRED TO IMPLEMENT THIS DECLARATION.
6. THIS PLAN SUPERSEDES, IN PART, THE RECORD RESUBDIVISION PLAN OF VILLAGE OF CANTERBURY, TAYLORTOWNE, DATED 3/10/84 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS ON 12/11/85 AT MF #7866.
7. A TRAFFIC IMPACT STUDY IS NOT REQUIRED FOR THIS PLAN.
8. THERE SHALL BE NO DEBRIS BURIED ON THIS SITE.
9. 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.
10. A LANDSCAPE PLAN, PREPARED BY VANDEMARK & LYNCH, INC. LAST DATED FEBRUARY 7, 2025, OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
11. 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 A 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.
12. COMMON FACILITIES: ALL COMMON FACILITIES INCLUDING, BUT NOT LIMITED TO, PAVED AREAS, SIDEWALK, CURBING, LANDSCAPING, OPEN SPACE, DRAINAGE AND STORMWATER MANAGEMENT FACILITIES SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION IN ACCORDANCE WITH THE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE.
13. A 6 FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SUBSEQUENTLY ESTABLISHED WITHIN THE AREA SHOWN ON THIS PLAN IS HEREBY DEDICATED TO BE AVAILABLE FOR ANY UTILITY USE, PROVIDED THAT WHERE ANY LOT LINE IS ELIMINATED THE EASEMENT ALONG SAID LOT LINE SHALL BE EXTINGUISHED EXCEPT AS TO UTILITIES THEN EXISTING IN SAID EASEMENT.
14. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESOURCE PURSUANT TO 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.
15. POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE.
16. 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 RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 11/26/2025, AT INSTRUMENT NO. 20251126-0085923.
17. 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.
18. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
19. DRAINAGE, EROSION AND SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND NEW CASTLE COUNTY DRAINAGE CODE.
20. A FOREST HABITAT VALUE ASSESSMENT WAS PERFORMED BY TEN BEARS ENVIRONMENTAL ON JULY, 26, 2022. THE RESULTS OF THE INVESTIGATION IDENTIFIED THE FORESTED AREA AS A TIER 3 FOREST. THEREFORE TIER 3 PROTECTION AND/OR STANDARDS WILL APPLY TO THE CRITICAL ROOT ZONE LIMITS OF THE FOREST AREA.
21. THE (2) PROPOSED 2,500 SF STORAGE UNITS ARE TO EXCLUSIVELY SERVE THE APARTMENT COMMUNITY RESIDENTS OF THE VILLAGE OF CANTERBURY.
22. THIS PLAN DOES NOT PROPOSE AN INCREASE IN DENSITY OR MAJOR CHANGES IN THE LOCATION OF USE TYPES ON THE SITE WHICH AMEND THE CONCEPTS OR ORIGINAL INTENT OF THE DESIGN REPRESENTED BY THE EXPLORATORY SKETCH PLAN OR A DECREASE IN OPEN SPACE OR AN INCREASE IN THE NUMBER OF UNITS OF ANY DWELLING UNIT BY FIFTEEN (15) PERCENT OR MORE PER UDC SECTION 40.31.712.
23. A STORMWATER MANAGEMENT ACCESS EASEMENT IN FAVOR OF NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS IS HEREBY CREATED ON, OVER, UNDER AND ACROSS THE ENTIRE AREA OF ALL STORMWATER MANAGEMENT FACILITIES INCLUDING, STORMWATER CONVEYANCE SYSTEMS, BASINS, AND ALL COMPONENTS THEREOF, IDENTIFIED ON THE PLAN AND ALL WATERCOURSES FOR THE PURPOSE OF INSPECTING, EVALUATING AND MAINTAINING THE STORMWATER MANAGEMENT FACILITIES AND WATERCOURSES. THE EASEMENT SHALL EXTEND 15' FROM THE OUTER EDGES OF EACH SUCH STORMWATER MANAGEMENT FACILITY. A GENERAL ACCESS EASEMENT IS HEREBY CREATED OVER AND ACROSS THE PROPERTY SHOWN ON THIS PLAN GRANTING TO NEW CASTLE COUNTY, ITS AGENTS AND ASSIGNS THE RIGHT, PRIVILEGE AND AUTHORITY TO ENTER UPON AND TRAVEL ACROSS THE PROPERTY TO EACH STORMWATER MANAGEMENT FACILITY. THE EASEMENTS HEREIN CREATED SHALL BE FOR PEDESTRIAN, VEHICULAR AND EQUIPMENT USE. IF NEW CASTLE COUNTY ITS AGENTS OR ASSIGNS DETERMINES THAT MAINTENANCE IS REQUIRED TO A STORMWATER MANAGEMENT FACILITY, NEW CASTLE COUNTY SHALL PROVIDE NOTICE OF THE REQUIRED MAINTENANCE AND THE TIME FRAME IN WHICH SUCH MAINTENANCE SHALL BE COMPLETED TO THE PROPERTY OWNER. IF THE PROPERTY OWNER, NO NOTICE SHALL BE REQUIRED WHERE NEW CASTLE COUNTY PERFORMS MAINTENANCE WHERE THERE IS IMMINENT THREAT TO LIFE, HEALTH OR PROPERTY. IN THE EVENT NEW CASTLE COUNTY ELECTS TO MAINTAIN THE STORMWATER MANAGEMENT FACILITIES, ALL EXPENSES SHALL BE ASSESSED JOINTLY AND SEVERALLY AGAINST THE OWNERS OF THE PROPERTY SHOWN ON THIS PLAN.
24. UNLESS OTHERWISE DESCRIBED BY METES AND BOUNDS, OR BY MATHEMATICAL REFERENCE TO A PROPERTY LINE, A 40' WIDE PERMANENT EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER IS DESIGNATED FOR PUBLIC USE IN UNPAVED AREAS AND IS OUTSIDE OF A DEDICATED PUBLIC ROW. A 20' WIDE PERMANENT EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED WHERE A SANITARY SEWER OR STORM SEWER PIPE IS DESIGNATED FOR PUBLIC USE IN PRIVATELY MAINTAINED PAVED AREAS, SUCH AS PARKING LOTS, PRIVATE STREETS OR DRIVEWAYS. IF THE CONSTRUCTED HORIZONTAL SEWER MAIN LOCATION DEVIATES BY MORE THAN 2.5' FROM THE DESIGN LOCATION, THE PROJECT MAY BE SUBJECT TO A RESUBDIVISION PLAN OR PIPE LOCATION AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS.
25. ALL PRIVATE STREETS/ALLEYS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH THE MOST CURRENT DELDOT STANDARDS AND SPECIFICATIONS FOR ROADWAY DESIGN.
26. A THIRD PARTY INSPECTOR IS REQUIRED TO BE RETAINED BY OWNER TO DOCUMENT THAT ALL PRIVATE STREETS/ALLEYS MEET DELDOT CONSTRUCTION SPECIFICATIONS. THIRD PARTY INSPECTOR SHALL PREPARE AND SUBMIT A REPORT TO DEPARTMENT OF LAND USE SUMMARIZING INSPECTIONS SIGNED AND SEALED BY A PROFESSIONAL ENGINEER REGISTERED IN DELAWARE.
27. ALL PRIVATE STREET/ALLEY SIGNAGE REQUIRED FOR SAFE INGRESS AND EGRESS TO A LOT SHALL BE INSTALLED PRIOR TO THE CERTIFICATE OF OCCUPANCY BEING ISSUED FOR ANY BUILDING.
28. VIDEO VERIFYING ALL STORM SEWERS ARE IN GOOD CONDITION SHALL BE SUBMITTED TO THE DEPARTMENT FOR REVIEW AND APPROVAL PRIOR TO THE ACCEPTANCE OF THE OPEN SPACE (RESIDENTIAL) OR ISSUANCE OF A CERTIFICATE OF OCCUPANCY OF BUILDINGS SERVICED BY THE STORM SEWER (MULTI-RESIDENTIAL).

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

30. PROPOSED STRUCTURES WITH LOWEST FLOOR WITHIN 3 FEET OF THE ESTIMATED HIGH WATER TABLE (SHWT) SHALL BE WATERPROOFED. NO LOWEST FLOOR SHALL BE CONSTRUCTED WITHIN 2 FEET OF THE ESTIMATED SHWT.

31. A WATER AGREEMENT WITH ARTESIAN WATER COMPANY, INC., GRANTING AND CONVEYING THE EXCLUSIVE RIGHT TO CONSTRUCT, OPERATE AND MAINTAIN WATERLINES WITHIN THE VILLAGE OF CANTERBURY, RECORDED MARCH 1, 1985 IN THE OFFICE OF RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY IN DEED BOOK 135, PAGE 39 AND MICROFILM 7484.

32. THIS PLAN IS SUBJECT TO "RIGHTS OF VEHICULAR ACCESS FOR INGRESS AND EGRESS TO AND FROM 'SMALLEY'S DAM ROAD' FOR TAX PARCEL 10-032.40-185 VIA MONET DRIVE / TAX PAR 10-033.30-269 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON APRIL 9, 2024, AT INSTRUMENT NO. 20240409-0022173.

33. VOLUNTARY SCHOOL ASSESSMENT: PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY FOR ANY LOT OR UNIT SHOWN ON THIS PLAN, THE OWNER/DEVELOPER SHALL PROVIDE A CERTIFICATION FROM THE SECRETARY OF THE DEPARTMENT OF EDUCATION THAT THE VOLUNTARY SCHOOL ASSESSMENT FOR THAT LOT OR UNIT HAS BEEN PAID. A VOLUNTARY SCHOOL ASSESSMENT AGREEMENT WAS EXECUTED ON OCTOBER 22, 2025 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON DECEMBER 3, 2025 AT INSTRUMENT NO. 20251203-0086926.

PHASING NOTES (SECTION C):

- THE CONSTRUCTION OF PHASE 1, INCLUDES THE FOLLOWING CONSTRUCTION:
- MULTI-FAMILY APARTMENT BUILDINGS 1 & 2 ALONG WITH ITS SUPPORTING PARKING, UTILITIES AND STORMWATER MANAGEMENT FACILITY.
 - DETACHED GARAGE CONTAINING (7) SPACES.
 - DELDOT IMPROVEMENTS, INCLUDING PEDESTRIAN CONNECTIONS, 10 FOOT WIDE ASPHALT NEWTOWN TRAIL EXTENSION, CURB RAMPS, STRIPING AND BUS STOP CURB REPLACEMENT.
 - RELOCATED DOG PARK AND VOLLEYBALL COURT.
 - PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 1 DESIGN ELEMENTS.

THE CONSTRUCTION OF PHASE 2, INCLUDES THE FOLLOWING CONSTRUCTION:

- FOUR ADDITIONAL DETACHED GARAGE STRUCTURES.
- PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 2 DESIGN ELEMENTS.

THE CONSTRUCTION OF PHASE 3, INCLUDES THE FOLLOWING CONSTRUCTION:

- TWO 2,500 SF STORAGE UNITS WITH ASSOCIATED IMPROVEMENTS.
- PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 3 DESIGN ELEMENTS.

THE CONSTRUCTION OF PHASE 4, INCLUDES THE FOLLOWING CONSTRUCTION:

- BUILDING ADDITION TO THE EXISTING COMMUNITY CENTER AND RELOCATED SIDEWALK.
- PROPOSED LANDSCAPING ASSOCIATED WITH PHASE 4 DESIGN ELEMENTS.

PLEASE NOTE THAT THE SEQUENCE OF PHASES 2 THROUGH 4 MAY BE CONSTRUCTED SIMULTANEOUSLY.

DELDOT RECORD PLAN GENERAL NOTES (AS UPDATED MARCH 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. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
5. PRIVATE STREETS CONSTRUCTED WITHIN THIS SUBDIVISION SHALL BE MAINTAINED BY THE DEVELOPER, THE PROPERTY OWNERS WITHIN THIS SUBDIVISION OR BOTH (TITLE 17 §1311). DELDOT ASSUMES NO RESPONSIBILITIES FOR THE FUTURE MAINTENANCE OF THESE STREETS.
6. THE SIDEWALK AND SHARED-USE PATH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER, THE PROPERTY OWNERS OR BOTH WITHIN THIS SUBDIVISION. THE STATE OF DELAWARE ASSUMES NO RESPONSIBILITY FOR THE FUTURE MAINTENANCE OF THE SIDEWALK AND/OR SHARED-USE PATH.
7. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS IN ACCORDANCE WITH DELDOT'S DEVELOPMENT COORDINATION MANUAL.
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. 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.
10. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MARKERS TO PROVIDE A PERMANENT REFERENCE FOR RE-ESTABLISHING THE RIGHT-OF-WAY AND PROPERTY CORNERS ON LOCAL AND HIGHER ORDER FRONTAGE ROADS. RIGHT-OF-WAY MARKERS SHALL BE SET AND/OR PLACED ALONG THE FRONTAGE ROAD RIGHT-OF-WAY AT PROPERTY CORNERS AND AT EACH CHANGE IN RIGHT-OF-WAY ALIGNMENT IN ACCORDANCE WITH SECTION 3.2.4.2 OF THE DEVELOPMENT COORDINATION MANUAL.
11. A PERPETUAL CROSS ACCESS INGRESS/EGRESS EASEMENT IS HEREBY ESTABLISHED AS SHOWN ON THIS PLAT.

GENERAL NOTES: (MF 7866)

1. BICYCLE AND PEDESTRIAN PATHS TO BE PROVIDED WITHIN TAYLOR DRIVE 60' RIGHT-OF-WAY AND OPEN SPACE AREAS.
2. UNLESS OTHERWISE NOTED, ALL OPEN SPACE IS TO BE CONSIDERED AS PRIVATE.
3. ALL BICYCLE / PEDESTRIAN PATHS TO BE 6' WIDE AND CONSTRUCTED OF AN ALL WEATHER MATERIAL BY DEVELOPER.
4. A 5' EASEMENT ON EACH SIDE OF ANY SANITARY SEWER, STORM DRAIN, WATER MAIN OR ANY OTHER PUBLIC UTILITY CONSTRUCTED WITHIN THIS DEVELOPMENT SHALL BE DEDICATED FOR PUBLIC USE AND MAINTENANCE UNLESS OTHERWISE NOTED.
5. THE FOLLOWING AREAS TO BE MAINTAINED ACCORDING TO THE PROVISIONS OF NEW CASTLE COUNTY ORDINANCE 73-103, SECTION 7.23 (ALSO REFERRED TO AS SECTION 20-70(C)(D) OF THE FORMER SUBDIVISION CODE:
- PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES (I.E. SWIMMING POOL, TENNIS COURTS, ETC.) PARKING BAYS, ACCESS WAYS, PARKING AREAS, LANDSCAPE PLANTINGS AND LANDSCAPE AREAS.
6. ALL ACCESSWAYS IN MULTI-FAMILY AREAS AND VILLAGE CENTER AREAS SHALL BE CONSIDERED AS FIRE LANES.
7. IN GARDEN APARTMENT AREAS, ALL 3' WIDE WALKWAYS ARE TO BE 5' FROM PARKING BAYS, EXCEPT WHERE GRADE TO BUILDING EXCEEDS 15%.
8. THE FACE OF ALL APARTMENT AND TOWNHOUSE BUILDINGS ARE TO BE CONSTRUCTED AT A MINIMUM DISTANCE OF 10' FROM THE EDGE OF ALL PARKING BAYS.
9. THE MINIMUM SETBACK FOR SINGLE FAMILY DETACHED DWELLINGS WHERE DETACHED DWELLING FRONT ON A STREET SHALL BE 25 FEET FROM THE RIGHT-OF-WAY LINES. OTHERWISE SETBACKS AS SHOWN ON THE PLANS PREVAIL.
10. ON-STREET PARKING WITHIN THE REDUCED RIGHT-OF-WAY WILL BE PROHIBITED AND ALL NECESSARY TRAFFIC SIGNS WILL BE PROVIDED AND INSTALLED AT THE EXPENSE OF THE DEVELOPER.
11. A 10' PERMANENT CONSTRUCTION EASEMENT IS HEREBY DEDICATED ALONG EACH SIDE OF ALL DEDICATED STREETS WITHIN THE DEVELOPMENT.
12. PLACEMENT OF SHRUBS OR OTHER VISUAL OR HAZARDOUS OBSTACLES WITHIN THE PERMANENT CONSTRUCTION EASEMENT SHALL BE PROHIBITED.
13. ANY UTILITY DOING WORK WITHIN THE PERMANENT CONSTRUCTION EASEMENT SHALL NOTIFY THE DIVISION OF HIGHWAYS (DELDOT) OF THIS ACTIVITY.
14. NO CROSSABLE ACCESS EXCEPT FOR EMERGENCY VEHICLES TO BE PERMITTED AT ALL HAMMERHEAD TURNAROUNDS ADJACENT TO TAYLOR DRIVE.
15. SOURCE OF TITLE: D-126-75
16. ALL TREES WILL BE PRESERVED EXCEPT WHERE IT IS NECESSARY TO CONSTRUCT BUILDINGS, PARKING, ACCESSWAYS AND RECREATIONAL FACILITIES AND UTILITIES, EXCEPT FOR SELECTIVE THINNING OF EXISTING TREES.
17. NO ACCESS TO BE PERMITTED TO ANY LOTS ADJACENT TO SMALLEY'S DAM ROAD OR TAYLOR DRIVE. NO HOUSES SHALL FRONT ON TAYLOR DRIVE.
18. IN ADDITION TO THE RECREATIONAL FACILITIES SHOWN ON THIS PLAN, THE DEVELOPER SHALL CONSTRUCT 3 BASKETBALL COURTS AND 4 TOT LOTS. THE DESIGN AND LOCATION SUBJECT TO APPROVAL BY NEW CASTLE COUNTY DEPARTMENT OF PARKS AND RECREATION. (DEPARTMENT OF PUBLIC WORKS)

TOTAL DPUD DEVELOPMENT DATA SUMMARY:

SINGLE FAMILY DETACHED DWELLINGS	=	419 LOTS (EXISTING)
TWO FAMILY HOMES	=	174 UNITS (EXISTING)
TOWNHOMES	=	418 UNITS (EXISTING)
GARDEN APARTMENTS	=	721 UNITS (EXISTING)
MID-RISE APARTMENTS	=	56 UNITS (PROPOSED)
TOTAL	=	1788 UNITS
DEDICATED PUBLIC OPEN SPACE	=	53.04 ACRES
PRIVATE OPEN SPACE	=	5.30 ACRES
TOTAL OPEN SPACE	=	58.34 ACRES
TOTAL AREA DPUD	=	271.41 ACRES
NET AREA DPUD	=	267.57 ACRES
% OF OPEN SPACE	=	21.80%
ALLOWABLE DENSITY	=	7.0 D.U./ACRE
ALLOWABLE INCREASE IN DENSITY (3X FOR EVERY 1% OVER REQD. 20%)	=	0.30
TOTAL ALLOWABLE DENSITY	=	7.30 D.U./ACRE
PROPOSED DENSITY	=	6.68 D.U./ACRE

DATA COLUMN (TAYLORTOWNE -- SECTION C):

UNIT BREAKDOWN:	
APARTMENT UNITS (EXISTING):	= 337 UNITS (120 1-BEDROOM UNITS) (GARDEN APARTMENTS) (217 2-BEDROOM UNITS)
APARTMENT UNITS (PROPOSED):	= 56 UNITS (28 3-BEDROOM UNITS) (4-STORY, MID-RISE PER PUD) (28 2-BEDROOM UNITS)

PARKING RATIONALE (UDC TABLE 40.03.522)
EXISTING PARKING: 583 TOTAL, INCLUDING 18 HC ACCESSIBLE
1.5 SPACES PER UNIT -- OLD CODE (PER MF# 7866)

EXISTING PARKING REQUIRED: 506
PROPOSED PARKING REQUIRED: (PROPOSED APARTMENT UNITS)
2 SPACES PER 2 OR 3 BEDROOM DWELLING UNIT
1 ADDITIONAL GUEST SPACE / 5 DWELLING UNITS

56 UNITS X 2 PER UNIT = 112 SPACES REQUIRED
56 TOTAL UNITS / 5 UNITS = 12 SPACES REQUIRED
TOTAL SPACES REQUIRED: 124 SPACES
(5 HANDICAP SPACES REQUIRED)

PROPOSED SPACES: 157 SPACES
EXISTING SPACES REMOVED: 38 SPACES
EXISTING SPACES REMAINING: 545 SPACES
TOTAL SPACES (SECTION C): 664 SPACES (628 REQUIRED)

*INCLUDES 7 GARAGE SPACES AND 5 HANDICAP ACCESSIBLE SPACES, 1 OF WHICH IS A VAN ACCESSIBLE SPACE. BUILDINGS 1 & 2 WILL UTILIZE 19 EXISTING SPACES ALONG REMBRANT CIRCLE

*INCLUDES AN ADDITIONAL 28 PROPOSED GARAGE SPACES DISPERSED THROUGHOUT SECTION C.

INCLUDES EV CHARGING INFRASTRUCTURE FOR 7 PROPOSED EV SPACES (58%).

BICYCLE PARKING
1 BICYCLE SPACE FOR 10 PARKING SPACES 10 SPACES REQUIRED
12 SPACES PROVIDED

THE LIMITS OF DISTURBANCE PROPOSED BY THIS PLAN IS 3.6± ACRES



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS

4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VDLENG.COM

PROJECT NAME

VILLAGE OF CANTERBURY

5001 BYRON COURT
New Castle Hundred,
New Castle County, DE

Application: 2023-0062

SEAL



PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

GENERAL NOTES

SCALE: AS SHOWN

REVISIONS

NO.	DATE	REVISION
4	12.15.2025	NCC MAPPING COMMENTS
3	6.16.2025	NCC COMMENTS
2	04.11.2025	ISSUED FOR DELDOT REVIEW
1	02.24.2025	ISSUED FOR DELDOT REVIEW
0	09.20.2024	ISSUED FOR DELDOT PRELIMINARY REVIEW

PROJECT NUMBER: 21619.02

SURVEYED BY: ---

DRAWN BY: E VAUGHN

PROJECT MANAGER: M RUSSO

MOD. GRID: 078/332

DATE: 8.15.2024

FILE: 21619.02-RECORD-01

APPLICATION #: 2023-0062

DRAWING NUMBER

C1.2

SHEET SIZE: 24x36

SHEET 2 OF 4

REV 4

PROTECTED NATURAL RESOURCE AREAS				
NATURAL RESOURCES	PROTECTION LEVEL	RESOURCES AREA (ACS)	ALLOWABLE DISTURBED AREA (ACS)	** ACTUAL DISTURBED AREA (ACS)
1. WETLAND	1.00	0.07	0.00	0.00
2. RIPARIAN BUFFER	1.00	0.46	0.00	0.00
3. FOREST (TIER 3)	0.30	1.75	1.22	1.12

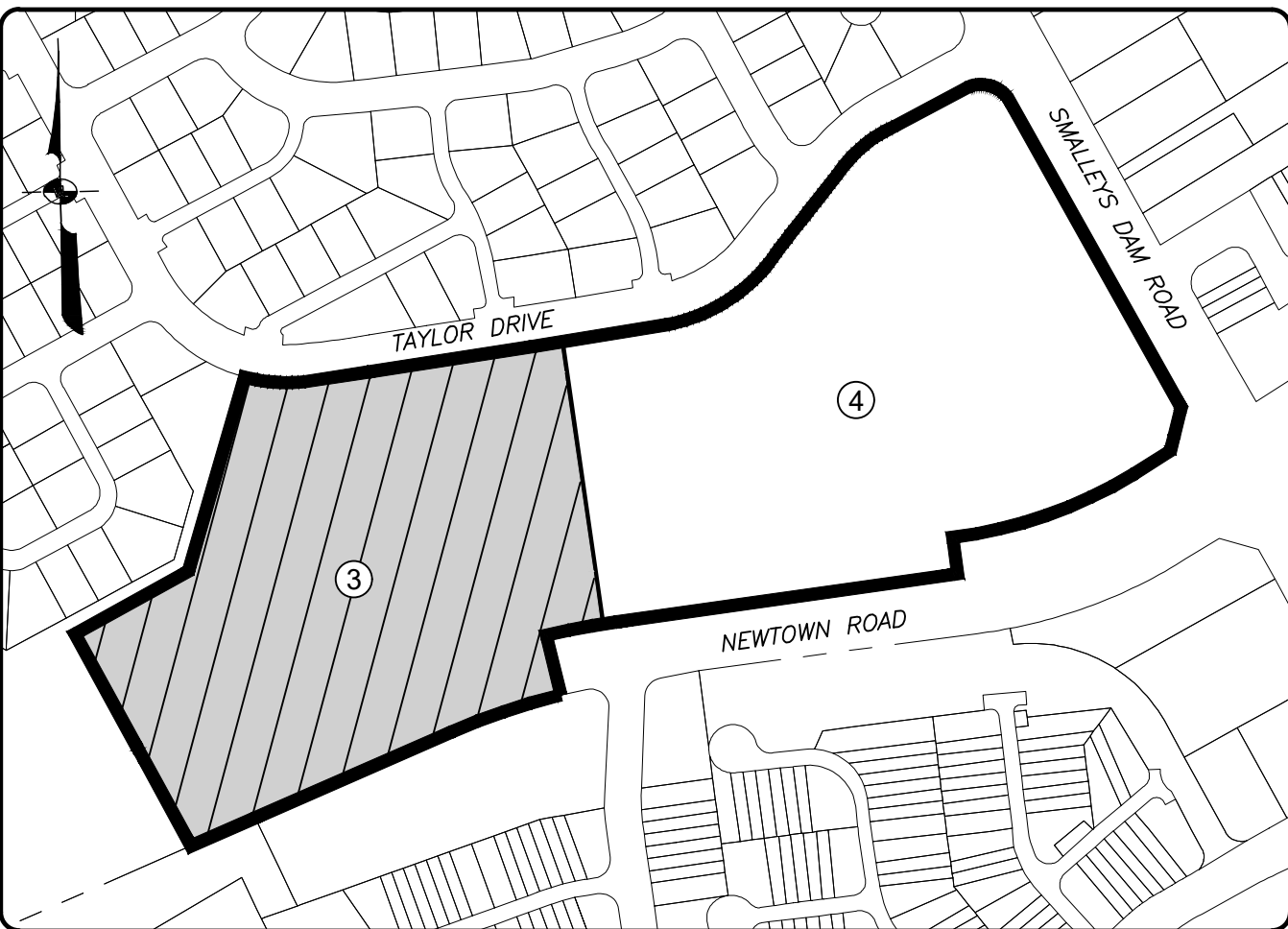
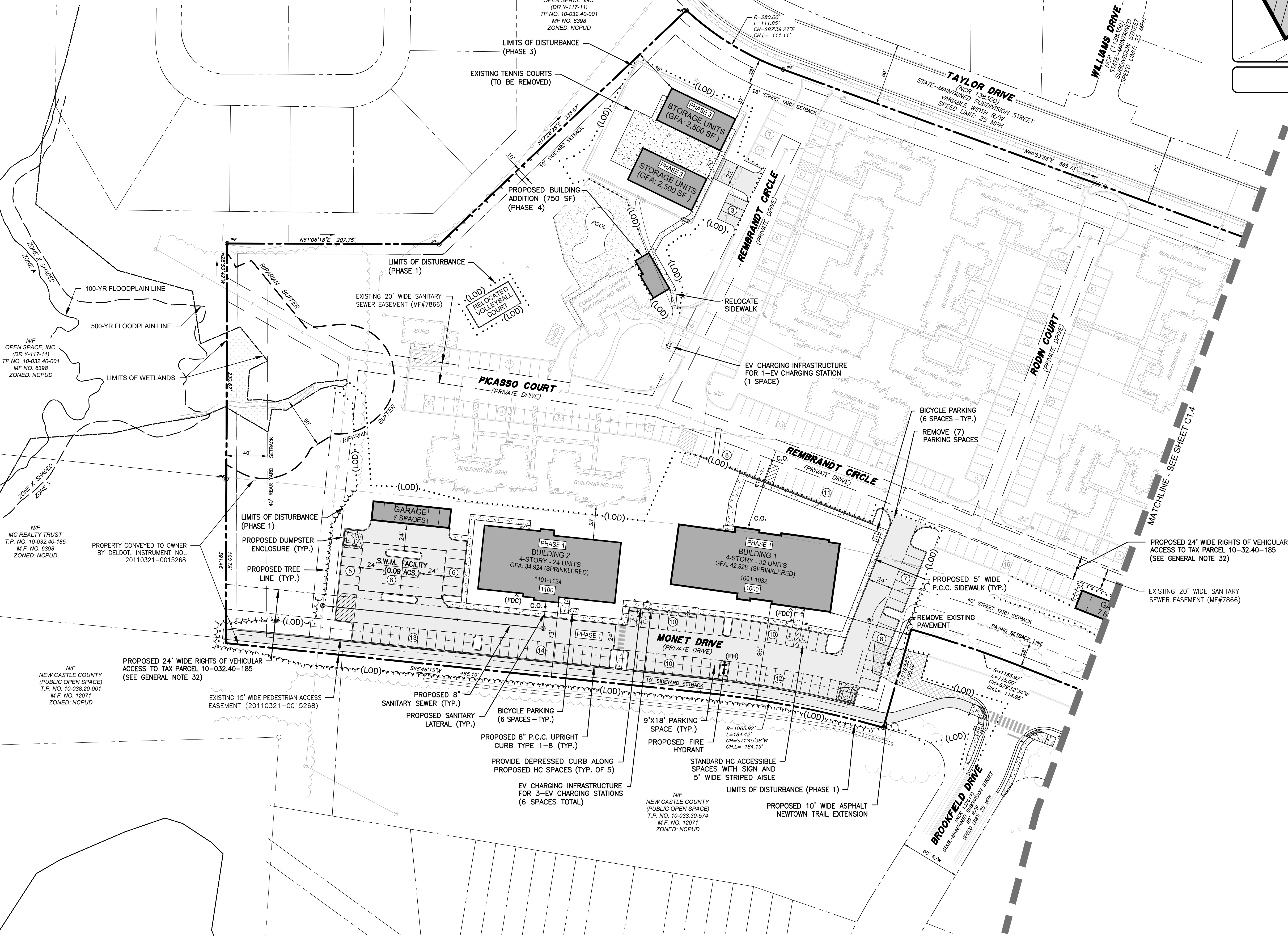
BASED ON DPUD DISTRICT

*AREAS ARE MEASURED WITH NO OVERLAP WITH OTHER RESOURCES WHILE UTILIZING MOST PROTECTED RESOURCE.

** "ACTUAL DISTURBED AREA" IS AN APPROXIMATE MEASUREMENT OF THE EXISTING NATURAL RESOURCES CONTAINED WITHIN THE LIMITS OF CLEARING AS INDICATED ON THE PLAN AND CALCULATED IN THE TABLE ABOVE.

THERE SHALL BE NO DISTURBANCE IN ANY PROTECTED NATURAL RESOURCE EXCEEDING THE "ALLOWABLE DISTURBED AREA" AS INDICATED IN THE TABLE ABOVE.

SPECIAL NOTE: THE NATURAL RESOURCES LISTED ABOVE AND INDICATED ON THE PLAN SHALL BE PROTECTED BY A CONSERVATION EASEMENT AND REMAIN IN ITS NATURAL STATE.



KEY MAP SCALE: 1" = 300'



VANDEMARK & LYNCH, INC.
ENGINEERS - SURVEYORS
4305 MILLER ROAD (302) 764-7635
WILMINGTON, DE 19802 WWW.VOLENG.COM

PROJECT NAME

VILLAGE OF CANTERBURY

5001 BYRON COURT
New Castle Hundred,
New Castle County, DE

Application: 2023-0062

SEAL



PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

SITE PLAN

SCALE: 1"=50'
0 50 100
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
4	12.15.2025	NCC MAPPING COMMENTS
3	6.16.2025	NCC COMMENTS
2	04.11.2025	ISSUED FOR DELDOT REVIEW
1	02.24.2025	ISSUED FOR DELDOT REVIEW
0	09.20.2024	ISSUED FOR DELDOT PRELIMINARY REVIEW

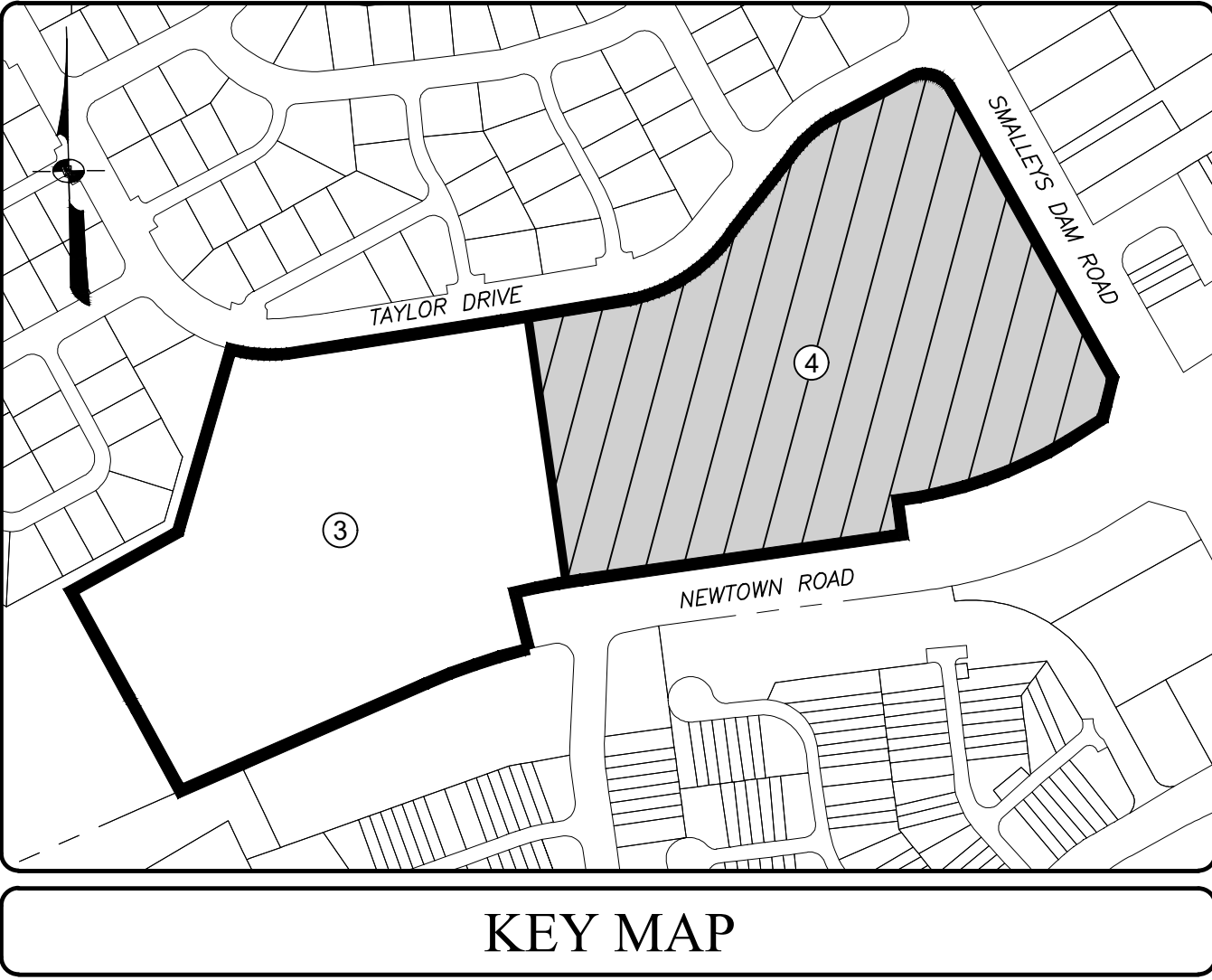
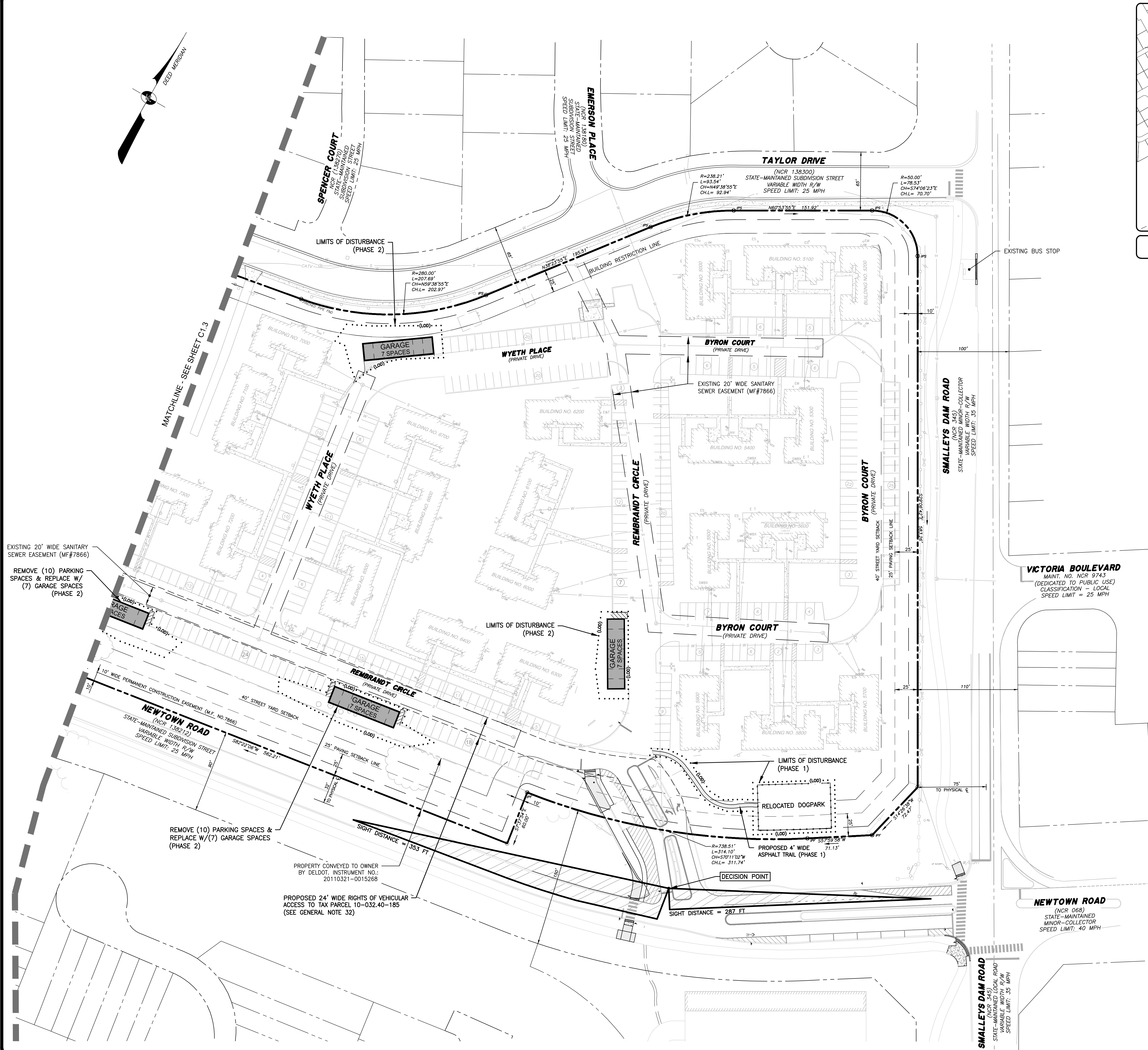
PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 8.15.2024
FILE: 21619.02-RECORD-02
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.3

SHEET SIZE: 24x36

SHEET 3 OF 4 REV 4



PROJECT NAME

VILLAGE OF CANTERBURY

5001 BYRON COURT
New Castle Hundred,
New Castle County, DE

Application: 2023-0062

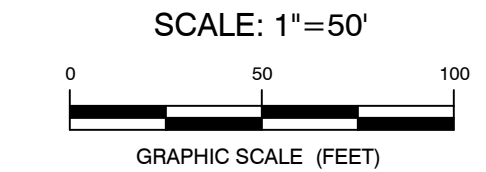
SEAL



PLAN TYPE

RECORD MAJOR LAND
DEVELOPMENT PLAN

SITE PLAN



REVISIONS

NO.	DATE	REVISION
4	12.15.2025	NCC MAPPING COMMENTS
3	6.16.2025	NCC COMMENTS
2	04.11.2025	ISSUED FOR DELDOT REVIEW
1	02.24.2025	ISSUED FOR DELDOT REVIEW
0	09.20.2024	ISSUED FOR DELDOT PRELIMINARY REVIEW

VANDEMARK & LYNCH, INC. IS NOT RESPONSIBLE FOR ANY
MODIFICATION MADE TO THIS PLAN AND/OR CAD FILE
WITHOUT ITS WRITTEN AUTHORIZATION.

PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 8.15.2024
FILE: 21619.02-RECORD-02
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.4

SHEET SIZE: 24x36

SHEET 4 OF 4 REV 4