



# NEW CASTLE COUNTY COUNCIL LAND USE COMMITTEE MEETING

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

June 2, 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 JOHN G. LEACH SCHOOL; RED LION HUNDRED; NORTHWESTERLY CORNER OF THE INTERSECTION OF WRANGLE HILL ROAD AND S. DUPONT HIGHWAY; MAJOR LAND DEVELOPMENT PLAN TO CONSTRUCT A 63,323 SQUARE FOOT SPECIAL NEEDS SCHOOL AND 468 SQUARE FOOT GREENHOUSE FOR COLONIAL SCHOOL DISTRICT; CR ZONING; [APPLICATION NO. 2024-0092-S](#); COUNCIL DISTRICT 12  
Prime Sponsor(s): Mr. Caneco

**D. Review/Discussion of Ordinance(s)**

**E. Presentations**

**F. Other**

**G. Public Comment**

**H. Adjournment**

**AGENDA POSTED: May 26, 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://us02web.zoom.us/j/86973545695>. 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 JOHN G. LEACH SCHOOL; RED LION HUNDRED;  
NORTHWESTERLY CORNER OF THE INTERSECTION OF WRANGLE HILL ROAD  
AND S. DUPONT HIGHWAY; MAJOR LAND DEVELOPMENT PLAN TO CONSTRUCT  
A 63,323 SQUARE FOOT SPECIAL NEEDS SCHOOL AND 468 SQUARE FOOT  
GREENHOUSE FOR COLONIAL SCHOOL DISTRICT; CR ZONING;  
APPLICATION NO. 2024-0092-S; COUNCIL DISTRICT 12**

- 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 John G. Leach School (Application Number 2024-0092-S) as heretofore  
4 approved by the Land Use Department, and the President of County Council is hereby  
5 authorized to endorse County Council's approval upon the following plan.

**Plan of John G. Leach School  
Red Lion Hundred**

Adopted by County Council of  
New Castle County on:

---

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

**SYNOPSIS:** Same as title.

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



**New Castle County Department of Land Use**

**MEMORANDUM**

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

**FROM:** David Culver

**RE:** Application Number 2024-0092-S  
John G. Leach School  
Major Land Development Record Plan

**DATE:** May 26, 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 John G. Leach School; Red Lion Hundred; Northwesterly corner of the intersection of Wrangle Hill Road and S. DuPont Highway; Major Land Development Plan to construct a 63,323 s.f. special needs school and 468 s.f. greenhouse for Colonial School District; CR zoning; Council District 12.

Synopsis: Same as title

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



THE PURPOSE OF THIS PLAN IS TO FACILITATE CONSTRUCTION OF A NEW 63.323 ACRE SCHOOL AND 468 GFA GREENHOUSE TOTALING 63.791 GFA FOR COLONIAL SCHOOL DISTRICT.

2. GROUND SURFACE ELEVATIONS SHOWN ON THE DRAWINGS ARE CORRECT AS OF THE DATE OF THE ASSOCIATED FIELD SURVEY COMPLETED BY GPJ JULY 7, 2021.

HORIZONTAL DATUM: NAVD 88  
VERTICAL DATUM: DELAWARE STATE PLANE NAD 83  
BENCHMARK: MAG NAIL (SHOWN ON PLAN)  
N 576381.45, E 558105.62, ELEV 44.36  
LAT: 39.552338°N, LONG: 75.658136°W  
NUMBER OF EXISTING MONUMENTS = 9 PROPOSED = 9

3. SUBSURFACE UTILITIES SHOWN ARE APPROXIMATE AND BASED ON VISUALLY OBSERVED EVIDENCE AT GROUND LEVEL. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO TEST PIT AND CONFER WITH THE UTILITY COMPANIES INVOLVED IN ORDER TO SECURE THE MOST ACCURATE INFORMATION AVAILABLE AS TO UTILITY LOCATION. NO CONSTRUCTION ADJUNCT OR ADJACENT TO UTILITIES SHALL BE DONE WITHOUT FIRST CALLING "MISS UTILITY" (1-800-282-8555) 72 HOURS PRIOR TO EXCAVATION TO HAVE UNDERGROUND UTILITIES LOCATED AND MARKED.

4. A WETLANDS DELINEATION IN ACCORDANCE WITH THE PROCESS DESCRIBED IN THE CORPS OF ENGINEERS WETLAND DELINEATION MANUAL, TECHNICAL REPORT 1-Y47-1 FROM 1987, WAS CONDUCTED ON PARCEL 12-013-00-90 BY ATLANTIC HYDROLOGIC, INC., DATED MAY 29, 2012 AND ON PARCEL 12-013-00-007, LOT 3 BY ENVIRONMENTAL RESOURCES MANAGEMENT DATED DECEMBER 5, 2016. 0.055 AC OF WETLANDS WERE FOUND TO EXIST ON PARCEL 12-013-00-90 AND 3.83 AC OF WETLANDS WERE FOUND TO EXIST ON PARCEL 12-013-00-007. LOT 3. THE AREAS ARE DEPICTED ON THIS PLAN AND FURTHER Delineated ON INSTRUMENT NO. 20120905-0050431 AND INSTRUMENT NO. 20210413-0043251. NO EVIDENCE WAS PROPOSED TO THE WETLANDS ON EITHER PARCEL BY THIS PLAN. A CONFIRMATORY INVESTIGATION BY SITE STUDIOS, INC. WAS CONDUCTED ON JULY 8, 2022. FINDINGS FROM THE INVESTIGATION SUMMARIZED IN A REPORT DATED JULY 9, 2025 INDICATED NO MEASURABLE CHANGE TO THE WETLAND BOUNDARIES IDENTIFIED IN THE PREVIOUS INVESTIGATIONS.

5. PER THE DELAWARE STATE INVENTORY OF NATURAL AREAS, NO CRITICAL NATURAL AREAS EXIST ON SITE.

6. THIS SITE IS NOT WITHIN DELAWARE'S COASTAL ZONE.

7. PER FEM FLD INSURANCE RATE MAP NUMBER N39C03202331, EFFECTIVE 01/22/2020, THE PROJECT SITE IS LOCATED IN FLOOD ZONE X - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE (500-YEAR) FLOOD PLAIN. NO FLOOD STUDY, FLOODPLAIN DELINEATION OR PERMIT IS REQUIRED.

8. PER MARCH 2022 WPCA CENTRAL NEW CASTLE COUNTY MAP, A PORTION OF THE SITE FALLS WITHIN A RECHARGE AREA, WATER RESOURCE PROTECTION AREA. NO DEVELOPMENT IS PROPOSED WITHIN THIS AREA.

9. EROSION AND SEDIMENT CONTROL AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL, SEDIMENT AND STORMWATER REGULATIONS, LATEST EDITION AND NEW CASTLE COUNTY DRAINAGE CODE, CHAPTER 12. DNREC SEDIMENT AND STORMWATER PROGRAM IS THE PLAN REVIEW AGENCY FOR THIS STATE PROJECT.

10. ALL FIRE LINES, HYDRANTS, EXITS, STANDPIPE AND SPRINKLER CONNECTIONS SHALL BE MARKED IN ACCORDANCE WITH DELAWARE STATE FIRE PREVENTION REGULATIONS, PART 5, CHAPTER 5.

11. NO DEBRIS SHALL BE BURIED ON THE SITE.

12. ALL SOIL BORROW AND SPOIL AREAS MUST HAVE AN APPROVED EROSION AND SEDIMENT CONTROL PLAN AND VALID GRADING PERMIT.

13. CONTRACTOR SHALL BE RESPONSIBLE FOR STORMWATER MANAGEMENT INSPECTIONS AND AS-BUILTS IN ACCORDANCE WITH DNREC REQUIREMENTS FOR RECORDS.

14. DNREC RESERVES THE RIGHT TO ADD, MODIFY OR DELETE ANY EROSION AND SEDIMENT CONTROL MEASURES AS IT DEEMS NECESSARY.

15. DNREC RESERVES THE RIGHT TO ENTER PRIVATE PROPERTY FOR THE PURPOSES OF PERIODIC SITE INSPECTIONS.

16. MAINTENANCE INSPECTIONS ASSOCIATED WITH THE PROPOSED STORMWATER BMP SHALL BE THE RESPONSIBILITY OF THE STATE OF DELAWARE.

17. TRAFFIC AND SAFETY CONTROL SHALL BE MAINTAINED DURING CONSTRUCTION IN CONFORMANCE WITH THE CURRENT VERSION OF THE DELAWARE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR CONSTRUCTION AND MAINTENANCE OPERATIONS.

18. WATER WILL BE PROVIDED BY VEOLIA WATER. 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.

19. SEWER WILL BE PROVIDED BY NEW CASTLE COUNTY VIA CONNECTION TO THE WRANGLE HILL ROAD PUMP STATION. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS AT THE TIME OF APPROVAL OF THIS PLAN. SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THE PROPOSED DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER SERVICE IN ACCORDANCE WITH THE SEWER AGREEMENT FOR THIS DEVELOPMENT. THE OWNER OF THIS PROPERTY, THEIR SUCCESSORS OR ASSIGNS, SHALL BE RESPONSIBLE FOR EXTENDING SEWER SERVICE TO EACH LOT SHOWN OR CREATED BY THIS PLAN.

20. THE SEWER AGREEMENT IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON 5/21/2026, AT INSTRUMENT NO. 20200521-0036698.

21. THIS PLAN SUPERSEDES, IN PART, THE PLAN OF RECORD MINOR SUBDIVISION PLAN, PARCEL 7B, DELAWARE CITY REFINING COMPANY LLC, DATED JULY 12, 2011 AND RECORDED ON SEPTEMBER 9, 2012 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 20120905-0050431.

22. ANY AREA DESIGNATED FOR PROTECTION AS A NATURAL RESERVE PURSUANT TO ARTICLE 10 OF THE NEW CASTLE COUNTY UNIFORM 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.

23. A TRAFFIC IMPACT STUDY WAS COMPLETED FOR THIS DEVELOPMENT BY DUFFIELD ASSOCIATES DATED FEBRUARY 2021, REVIEWED BY MCCORMICK TAYLOR ON BEHALF OF DELDOT 8/29/24, AND APPROVED BY DELDOT 9/10/24. IMPROVEMENTS LISTED IN THE MCCORMICK TAYLOR REVIEW LETTER ARE SUMMARIZED BY THE FOLLOWING ITEMS:

1. THE DEVELOPER SHALL IMPROVE THE PAVEMENT CONDITION OF THE STATE-MAINTAINED ROADS ON WHICH THEY FRONT (DE ROUTE 7 AND DE ROUTE 72) WITHIN THE LIMITS OF THEIR FRONTAGE AND INCLUDING BOTH DIRECTIONS OF TRAVEL.

2. THE DEVELOPER SHALL CONSTRUCT THE SITE ACCESS ON SOUTHWEST OF DE ROUTE 7 APPROXIMATELY 500 FT SOUTH OF THE EXISTING MEDIAN CROSSOVER. THE SITE REVIEW LETTER REQUIRED A RIGHT-OF-WAY ACQUISITION ONLY ALONG DE ROUTE 7. THE DELDOT DEVELOPMENT COORDINATION SECTION HAS DETERMINED THAT A LEFT-IN MOVEMENT WILL BE ALLOWED VIA A NEW MEDIAN CROSSOVER IN LINE WITH THE PROPOSED SITE ACCESS ON DE ROUTE 7, AND THAT A RIGHT-TO-TURN LANE IS NOT WARRANTED WITH CURRENT TRIP GENERATION DATA.

3. THE FOLLOWING BICYCLE AND PEDESTRIAN IMPROVEMENTS SHALL BE INCLUDED:  
A. BICYCLE LANES ARE REQUIRED WHERE RIGHT TURN LANES ARE INSTALLED.  
B. APPROPRIATE BICYCLE SYMBOLS, DIRECTIONS OF TRAVEL, PAVEMENT MARKINGS, AND SIGNING SHALL BE INCLUDED ALONG BICYCLE FACILITIES AND TURN LANES.  
C. UTILITY COVERS SHALL BE MADE FLUSH WITH THE PAVEMENT.  
D. COVERED BICYCLE PARKING SHALL BE PROVIDED NEAR SCHOOL BUILDING ENTRANCES.  
E. MINIMUM 15 FT WIDE PEDESTRIAN EASEMENT FROM THE RIGHT-OF-WAY OF EACH SIDE SHALL BE DEDICATED TO DELOT WITHIN THE SITE FRONTS ALONG DE ROUTE 7 AND DE ROUTE 72. THE SITE REVIEW LETTER REQUIRED A MINIMUM 10 FT WIDE SHARED-USE PATH WITHIN THE EASEMENTS ALONG THE DE ROUTE 7 AND DE ROUTE 72. SITE STUDIOS, THE DELDOT DEVELOPMENT COORDINATION SECTION HAS DETERMINED THAT SHARED-USE PATHS ARE NOT WARRANTED, AND THAT A PERMANENT EASEMENT ALONG DE ROUTE 72 IS NOT REQUIRED.

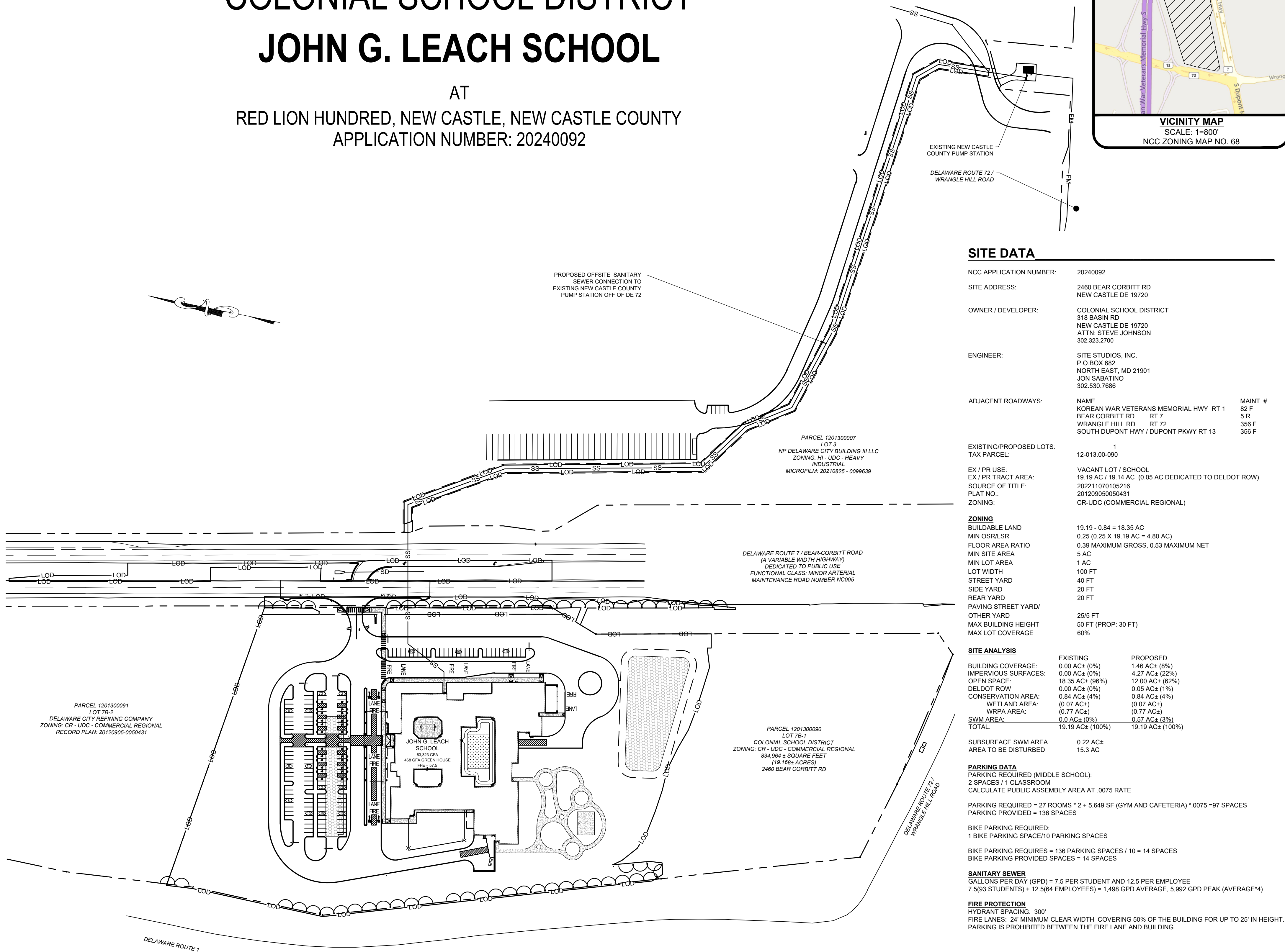
4. A ADA COMPLIANT CURB RAMPS AND CROSSWALKS SHALL BE PROVIDED AT ALL PEDESTRIAN CROSSINGS.  
G. INTERNAL SIDEWALKS A MINIMUM OF 5 FT WIDE SHALL BE CONSTRUCTED WITHIN THE SCHOOL SITE.

24. A LANDSCAPE PLAN, PREPARED BY SITE STUDIOS, INC. LAST DATED 5/14/2028 OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.

25. 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 BUILDING IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.

| EXISTING |                      | PROPOSED |                       |
|----------|----------------------|----------|-----------------------|
|          | RIGHT OF WAY         |          | RIGHT OF WAY          |
|          | PROPERTY LINE        |          | PROPERTY LINE         |
|          | SETBACK              |          | SETBACK               |
|          | EASEMENT             |          | EASEMENT              |
|          | STRUCTURE            |          | STRUCTURE             |
|          | ROOFLINE             |          | ROOFLINE              |
|          | ASPHALT              |          | PAVEMENT              |
|          | CONCRETE             |          | UNDERGROUND ELECTRIC  |
|          | GRAVEL               |          | OVERHEAD ELECTRIC     |
|          | METAL FENCE          |          | GAS LINE              |
|          | WOOD FENCE           |          | WATER MAIN            |
|          | UNDERGROUND ELECTRIC |          | WATER SERVICE         |
|          | OVERHEAD ELECTRIC    |          | SANITARY SEWER        |
|          | GAS LINE             |          | STORM DRAIN           |
|          | WATER MAIN           |          | UNDER DRAIN           |
|          | WATER SERVICE        |          | TRENCH DRAIN          |
|          | STEAM LINE           |          | LIMIT OF CONSTRUCTION |
|          | SANITARY SEWER       |          | LIMIT OF DISTURBANCE  |
|          | STORM DRAIN          |          | CLEANOUT              |
|          | WETLAND              |          | FIRE HYDRANT          |
|          | WETLAND BUFFER       |          | SIGN                  |
|          | TREE LINE            |          | PCC MONUMENT          |
|          | WETLAND              |          | LIGHT POLE            |
|          | FIRE HYDRANT         |          | UTILITY POLE          |
|          | WELL                 |          | FLARED END SECTION    |
|          | SIGN                 |          | CONCRETE              |
|          | LIGHT POLE           |          | STANDARD ASPHALT      |
|          | UTILITY POLE         |          | HEAVY DUTY ASPHALT    |
|          | TEST PIT / BORING    |          | ENTRANCE ASPHALT      |
|          | BENCHMARK            |          | MILL & OVERLAY        |
|          | PCC MONUMENT         |          | STORMWATER FACILITY   |
|          |                      |          | GRAVEL                |
|          |                      |          | STRUCTURE             |

AT  
RED LION HUNDRED, NEW CASTLE, NEW CASTLE COUNTY  
APPLICATION NUMBER: 20240092



# SITE DATA

NCC APPLICATION NUMBER:

20240092

SITE ADDRESS:

2460 BEAR CORBITT RD  
NEW CASTLE DE 19720

OWNER / DEVELOPER:

COLONIAL SCHOOL DISTRICT  
318 BASIN RD  
NEW CASTLE DE 19720  
ATTN: STEVE JOHNSON  
302.353.2700

ENGINEER:

SITE STUDIOS, INC.  
P.O. BOX 882  
NORTH EAST, MD 21901  
JON SABATINO  
302.530.7886

ADJACENT ROADWAYS:

NAME

MAINT. #

BEAR CORBITT RD RT 7

82 F

WRANGLE HILL RD RT 72

356 F

SOUTH DUPONT HWY / DUPONT PKWY RT 13

356 F

EXISTING/PROPOSED LOTS:

1

TAX PARCEL:

12-013-00-090

EX / PR USE:

VACANT LOT / SCHOOL

EX / PR TRACT AREA:

EX / PR AC 19 / 14 AC (0.05 AC DEDICATED TO DELDOTO ROW)

SOURCE OF TITLE:

202211070105216

PLAT NO.:

201209050050431

ZONING:

CR-UDC (COMMERCIAL REGIONAL)

ZONING

BUILDABLE LAND

19.19 - 0.84 = 18.35 AC

MIN OSRSLR

0.25 (0.25 X 19.19 AC + 4.80 AC)

FLOOR AREA RATIO

0.39 MAXIMUM GROSS, 0.53 MAXIMUM NET

MIN SITE AREA

5 AC

MIN LOT AREA

1 AC

LOT WIDTH

100 FT

STREET YARD

40 FT

SIDE YARD

20 FT

REAR YARD

20 FT

PAVING STREET YARD/

OTHER YARD

25/5 FT

MAX BUILDING HEIGHT

50 FT (PROP: 30 FT)

MAX LOT COVERAGE

60%

SITE ANALYSIS

EXISTING

PROPOSED

BUILDING COVERAGE:

0.00 AC± (0%)

1.46 AC± (8%)

IMPERVIOUS SURFACES:

0.00 AC± (0%)

4.27 AC± (22%)

OPEN SPACE:

18.35 AC± (98%)

12.00 AC± (62%)

DELDOTO ROW

0.00 AC± (0%)

0.05 AC± (1%)

CONSERVATION AREA:

0.84 AC± (4%)

0.84 AC± (4%)

WETLAND AREA:

(0.07 AC±)

(0.07 AC±)

WRPA AREA:

(0.07 AC±)

(0.77 AC±)

SWM AREA:

0.0 AC± (0%)

0.57 AC± (3%)

TOTAL:

19.19 AC± (100%)

19.19 AC± (100%)

SUBSURFACE SWM AREA

0.22 AC±

AREA TO BE DISTURBED

15.3 AC±

PARKING DATA

PARKING REQUIRED (MIDDLE SCHOOL):

2 SPACES / 1 CLASSROOM

CALCULATE PUBLIC ASSEMBLY AREA AT .0075 RATE

PARKING REQUIRED = 27 ROOMS \* 2 + 5,649 SF (GYM AND CAFETERIA) / .0075 = 97 SPACES

PARKING PROVIDED = 136 SPACES

BIKE PARKING REQUIRED:

1 BIKE PARKING SPACE/10 PARKING SPACES

BIKE PARKING REQUIRED = 136 PARKING SPACES / 10 = 14 SPACES

BIKE PARKING PROVIDED SPACES = 14 SPACES

SANITARY SEWER

GALLONS PER DAY (GPD) = 7.5 PER STUDENT AND 12.5 PER EMPLOYEE

7,593 STUDENTS + 12.5(64 EMPLOYEES) = 1,498 GPD AVERAGE, 5,992 GPD PEAK (AVERAGE\*4)

FIRE PROTECTION

HYDRANT SPACING: 300'

FIRE LINES: 24" MINIMUM CLEAR WIDTH COVERING 50% OF THE BUILDING FOR UP TO 25' IN HEIGHT

PARKING IS PROHIBITED BETWEEN THE FIRE LANE AND BUILDING.

| SHEET INDEX |                                           |
|-------------|-------------------------------------------|
| R-1         | RECORD MAJOR LAND DEVELOPMENT COVER SHEET |
| R-2         | RECORD MAJOR LAND DEVELOPMENT PLAN        |

|                                                     |            |                       |
|-----------------------------------------------------|------------|-----------------------|
| <b><u>CERTIFICATION OF PLAN APPROVAL</u></b>        |            |                       |
| APPROVED _____                                      | BY _____   |                       |
|                                                     | DATE _____ | GENERAL MANAGER _____ |
| FOR THE DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY |            |                       |

|                                              |            |                         |
|----------------------------------------------|------------|-------------------------|
| <b><u>CERTIFICATION OF PLAN APPROVAL</u></b> |            |                         |
| APPROVED _____                               | BY _____   |                         |
|                                              | DATE _____ | COUNCIL PRESIDENT _____ |
| FOR COUNTY COUNCIL OF NEW CASTLE COUNTY      |            |                         |

120 0 120 240

SCALE - PLAN: 1" = 120'

| CERTIFICATION OF PLAN ACCURACY                                                                                                                                                                                                                                                                                                      |                 |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|-----------------|
| <p>I 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.</p> |                 |                 |
| <br>SIGNATURE                                                                                                                                                                                                                                  | 5/21/26<br>DATE |                 |
| JONATHAN SABATINO                                                                                                                                                                                                                                                                                                                   | 22296           | 6/30/28         |
| PRINTED NAME                                                                                                                                                                                                                                                                                                                        | LICENSE NO.     | EXPIRATION DATE |

**CERTIFICATION OF OWNERSHIP**

I HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY WHICH IS SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN WAS 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.

 5/21/26  
DATE

**STEPHEN JOHNSON - SUPERVISOR OF FACILITIES**  
PRINTED NAME

[illegible]

OWNER / DEVELOPER

COLONIAL SCHOOL DISTRICT  
318 BASIN RD  
NEW CASTLE DE 19720  
302-323-2700



ENGINEER

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE

P.O. BOX 662  
NORTH EAST, MD 21091  
443.553.5455  
[WWW.SITESTUDIOS.COM](http://WWW.SITESTUDIOS.COM)

DRAWING TITLE  
RECORD MAJOR LAND DEVELOPMENT COVER SHEET

PROJECT  
JOHN G. LEACH SCHOOL  
2460 BEAR CORBITT RD NEW CASTLE, DE 19720, RED LION HUNDRED

DRAFTING: EG CHECKED: JS  
PLOT DATE: 5/21/2026  
PROJECT NUMBER: 230004

|                |                 |
|----------------|-----------------|
| DRAWING<br>R-1 | SHEET<br>1 OF 2 |
|----------------|-----------------|



