PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
June 27, 2024 8:11 AM

PLUS ID: 2024-07-05

State Strategy Level: 1

PLUS Application Type - Site Plan Review

Title: Village of Canterbury, Taylortowne - Section C
County: New Castle County **Municipality:**
Description of PLUS project/plan:
PROPOSE TWO (2) FOUR-STORY MID-RISE APARTMENT BUILDINGS CONTAINING 56 TOTAL DWELLING UNITS AND ASSOCIATED SITE IMPROVEMENTS; (5) DETACHED GARAGES; (2) 4,000 SF 1-STORY STORAGE UNITS; AND A 750 SF BUILDING ADDITION TO THE EXISTING COMMUNITY CENTER.

Section I: Project Location

How many parcels are involved in this project?
One Parcel

Total number of parcels being reviewed for this project

Parcel ID(s): 1003330269

Project Location: 5001 BYRON COURT, NEWARK, DE 19702

If contiguous to a municipality, are you seeking Annexation? No

Section II: Project Contact Information

Owner Contact Information

IACONO - SUMMER CHASE APARTMENTS, L.P. C/O SOVEREIGN PROPERTY MANAGEMENT, LLC
102 LARCH CIRCLE, SUITE 301
NEWPORT, DE 19804
Phone: (302) 994-2505
Email: liacono@daisyconstruction.com
Fax:

Equitable Owner/Developer Contact Information

Is there and Equitable Owner/Developer for this project? **No**

,
Phone:
Email:
Fax:

Project Engineer/Designer Contact Information

Is there a Project Engineer or Designer for this project? Yes
VanDemark & Lynch, Inc.
Mark Russo
Phone: (302) 764-7635
Email: mrusso@vdleng.com
Fax: (302) 764-4170

Please designate a Primary Contact for this Project/Application.
Project Designer/Engineer

Section III: Project Details

Project Area (Acres): **3.12**
Type of Development: **Residential**
If Mixed Use, what types are included:

Previous PLUS Information

Was this property a subject of a previous PLUS Review? **No**
If Previous PLUS, what was the PLUS ID:

Zoning Information

Present Zoning for this project area: **NCPUD (Neighborhood Conservation Planned Unit Development)**
Proposed Zoning for this project: **NCPUD (Neighborhood Conservation Planned Unit Development)**

Land Use Information

Present Use for this project area: **Apartment Dwellings**
Proposed Use for this project: **Apartment Dwellings**

Residential Development Information

Type of Residential: **Multi-Family *5+ units/bldg**
If mixed residential, what types of residential?

Residential Target Market: **Rental**

Type of Homeownership:
Total number of Homeownership units:

Type of Rental Units: **Market rate**
Total number Rental Units: **56**

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
		2	

Commercial Development Information

Type of Commercial:
Type of Industrial:
Institution Type:
Total Square footage:

School Development Information

School Level:

Estimated Square Footage of School:

Estimated Number of Students:

What Fiscal Year (FY) do you anticipate applying for the Certificate of Necessity (CN)?

Does this project require a Conditional Use decision? No
If yes, please provide a brief description of the conditional use justification:

Are there any Federal permits, licensing, or funding anticipated for this project?
No
If yes, please describe/elaborate

Site Visit Option

To promote an accurate review of your project's features, would you permit a State agency site visit? **Yes**

If yes, please provide a contact name and phone number to schedule a site visit:
Mark Russo, 302-764-7635

Section IV: Utilities

Water Supply Details

What type of water provider will be used for this project? **Public Utility**
Who is the Water Service Provider: **Municipal**
Will a new public well be located at this site? **No**

Wastewater Supply Details

What type of wastewater Supply provider will be used for this project? **Public Utility**
Who is the Wastewater Service Provider: **Municipal**
Will a new public wastewater system be located at this site?
No

Section V: Environmental Details

Forestland detail

Existing Forested Area (Y/N)	Existing Forest (acres)	Will any forest be removed? (Y/N)	Estimated Removed Forest (acres)
Yes	1.75	Yes	1.12

Wetlands Details

Based on your PLUS Pre-Check report, are there any wetlands, as defined by the U.S. Army Corps of Engineers OR the Delaware Department of Natural Resources and Environmental Control (DNREC) on this site?
Yes

Tidal Wetlands

Are there Tidal Wetlands? **No**
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands? **Unknown**
If yes, estimated Acres of Non-Tidal Wetlands:

Wetland Impact

Will the site design proposed directly impact these wetland areas and/or do you anticipate a wetlands permit will be required?
No
If yes, estimated acres of wetlands impacted:

Wetland Delineation

Have the wetlands been delineated? **Yes**
If delineated, has the U.S. Army Corps of Engineers signed off on the delineation?
Unknown

Tax Ditch Details

Based on your PLUS Pre-Check report, is this site within the buffer area or contain a Tax Ditch, public ditch, or private ditch (that directs water off-site)?
No

Stormwater Management Details

List the proposed stormwater management practices for this site:
Stormwater BMPs include a subsurface infiltration basin and/or a rain garden.

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **12**
What kind of Open Space? **Passive Recreation**
Please list the "other" type of Open Space:
Will any land from this project be dedicated for community use (e.g. police, fire, school)?
No
Please describe anticipated community use

Section VI: Transportation / Mobility / Connectivity

Vehicle Trip Details

Do you have estimated vehicle trip information? **Yes**
Please provide estimated vehicle trips this project will generate on an average weekday.
2,229
What percentage of these trips will be from school buses, large commercial trucks such as Tractor-trailers, and/or delivery trucks (larger than a van or pick-up)?

Road Connectivity Details

Will this project connect to State maintained roads? **Yes**

Please list any locations where this project could physically be connected to existing or future development or adjacent land for connectivity/mobility and indicate your willingness to discuss making these connections.
A shared use path is proposed in an existing 15' wide pedestrian easement from Brookfield Drive to the adjacent parcel to the west of the project.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
Yes

Have there already been discussions with DTC Planning staff of the need for new or improving existing transit stops on-site, near the site but within right-of-way, and/or as a companion stop?
Yes

Is there an opportunity to connect to a larger bike, pedestrian, or transit network?
Yes

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops
Currently exist?	Yes	Yes	Yes
Type existing	Internal, Within Right-of-Way	Within Right-of-Way	Within Right-of-Way
Proposed to add?	Yes	Yes	
Type proposed	Internal, Within Right-of-Way	Internal, Within Right-of-Way	

Section VII: Historic / Cultural Information

Based on your PLUS Pre-Check report, has a cultural resource professional previously evaluated the site for historic and/or cultural resources?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas on this site.
Acknowledge

If yes, please provide details regarding evaluation by a cultural resource professional.

Based on your PLUS Pre-Check report, is this site in the VICINITY of any known historic/cultural resources or sites?
No

If no, I acknowledge that the Pre-Check against the CHRIS system did not identify any historic/cultural resource areas near this site.
Acknowledge

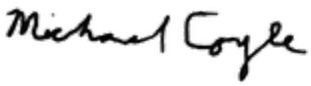
If yes, please provide details regarding known historic/cultural resources near the project site.

Section IX: Signatures

Is the person completing this form the Property Owner? **No**
If yes, Signature of Owner completing form

If no, after you submit this application, you will be emailed with a request to upload the Owner Signature Form to the Delaware Planning Drop Box site.

Signature of Person completing form on behalf of the Property Owner



As the project contact, I acknowledge that this application will not be complete until OSPC receives the Owner Signature
Acknowledge

PLUS

Project Owner Signature

This page needs to accompany the completed PLUS application for any project. The person signing this form shall be the actual owner of the property where the proposed project is located.

Project Name: Village of Cambridge

Project ID (to be completed by OSPC): _____

I hereby certify that I am the owner of the property identified in the accompanying PLUS application.

_____ 6/28/2024

Signature of Property Owner Date

Laurel Facer

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

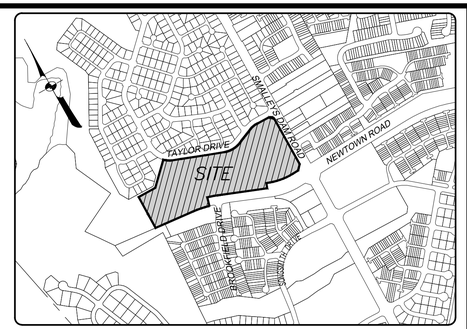
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Additional Owner (Please Print)

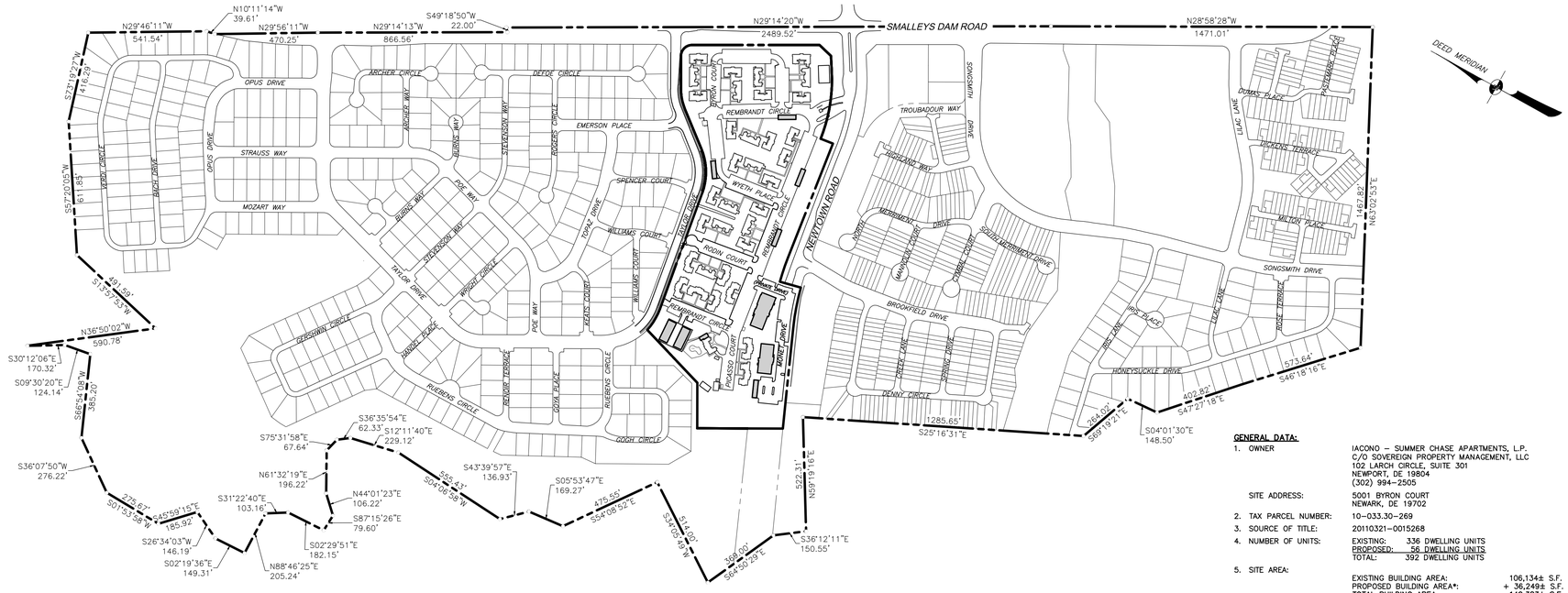
OSPC

Published January 2022

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



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



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. 10003C0145K, 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 "WATER 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 WETLANDS DELINEATION MANUAL. A 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.
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 _____ 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 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.
12. FOR MAINTENANCE OF THE COMMON FACILITIES (INCLUDING COMMON AREAS AND SWM FACILITIES) SHOWN ON THE PLAN, 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. 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 _____ AT INSTUMENT NO. _____.
17. 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.
18. 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.
19. 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.
20. **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.**

DELDOT NOTES:

1. ALL ENTRANCES SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
2. IF EXISTING ENTRANCES ARE ALTERED, THEY SHALL CONFORM TO DELDOT'S DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL. NO CONSTRUCTION ACTIVITY SHALL OCCUR IN THE RIGHT-OF WAY (ROW) WITHOUT A DELDOT PERMIT.
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 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. THE SUBJECT PARCEL IS LOCATED IN A LEVEL 1 INVESTMENT AREA.
5. THERE IS NO CAPITAL TRANSPORTATION PROGRAM (CTP) PROJECT OCCURRING CONTIGUOUS WITH THE SUBJECT PARCEL.

THE LIMITS OF DISTURBANCE PROPOSED BY THIS PLAN IS 3.12 ACRES

DATA COLUMN:

UNIT BREAKDOWN:
APARTMENT UNITS (EXISTING): = 336 UNITS (120 1-BEDROOM UNITS) (216 2-BEDROOM UNITS)

APARTMENT UNITS (PROPOSED): = 56 UNITS (28 3-BEDROOM UNITS) (28 2-BEDROOM UNITS)

PARKING RATIONALE (UDC TABLE 40.03.522)
EXISTING PARKING: 584 TOTAL, INCLUDING 18 HC ACCESSIBLE
1.5 SPACES PER UNIT - OLD CODE (PER MF# 7866)

EXISTING PARKING REQUIRED: 504

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: (5 HANDICAP SPACES REQUIRED)	124 SPACES
PROPOSED SPACES*:	165 SPACES
EXISTING SPACES REMOVED:	40 SPACES
EXISTING SPACES REMAINING:	525 SPACES
TOTAL SPACES (SECTION C):	690 SPACES (628 REQUIRED)

*INCLUDES 8 GARAGE SPACES AND 5 HANDICAP ACCESSIBLE SPACES, 1 OF WHICH IS A VAN ACCESSIBLE SPACE. BUILDINGS 1 & 2 WILL UTILIZE 19 EXISTING SPACES ALONG REMBRANDT CIRCLE.

*INCLUDES AN ADDITIONAL 32 PROPOSED GARAGE SPACES DISPERSED THROUGHOUT SECTION C.

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

GENERAL DATA:

1. OWNER: IACONO - SUMMER CHASE APARTMENTS, L.P.
C/O SOVEREIGN PROPERTY MANAGEMENT, LLC
102 LARCH CIRCLE, SUITE 301
NEWPORT, DE 19804
(302) 994-2505

   SITE ADDRESS: 5001 BYRON COURT NEWARK, DE 19702
2. TAX PARCEL NUMBER: 10-033.30-269
3. SOURCE OF TITLE: 20110321-0015268
4. NUMBER OF UNITS: EXISTING: 336 DWELLING UNITS
PROPOSED: 56 DWELLING UNITS
TOTAL: 392 DWELLING UNITS
5. SITE AREA:

EXISTING BUILDING AREA:	106,134± S.F.	2.44± ACS.	
PROPOSED BUILDING AREA*:	+ 36,249± S.F.	0.83± ACS.	
TOTAL BUILDING AREA:	142,383± S.F.	3.27± ACS.	14.6%
EXISTING PAVED AREA:	272,645± S.F.	6.26± ACS.	
PROPOSED PAVED AREA:	+ 51,575± S.F.	1.18± ACS.	
PAVEMENT TO BE REMOVED:	- 20,755± S.F.	0.48± ACS.	
TOTAL PAVED AREA (INCLUDES SWM)	303,465± S.F.	6.97± ACS.	31.2%
EXISTING SWM AREA:	0 S.F.	0 ACS.	
PROPOSED SWM AREA:	3,178± S.F.	0.07± ACS.	
REMAINING OPEN SPACE	527,419± S.F.	12.11± ACS.	54.2%
TOTAL GROSS AREA:	973,267± S.F.	22.34± ACS.	100%
EXISTING GROSS FLOOR AREA:	308,601± S.F.		
PROPOSED GROSS FLOOR AREA:	APARTMENTS = 75,236 S.F.		
	GARAGES = 8,690 S.F.		
	STORAGE UNITS = 8,000 S.F.		
	BLDG. ADDITION = 750 S.F.		
	TOTAL = 92,676 S.F.		

*PROPOSED BUILDING AREA INCLUDES APARTMENTS, DETACHED GARAGES, STORAGE UNITS AND COMMUNITY CENTER ADDITION)

6. ZONING: (A) PROPERTY DEVELOPED UNDER: (FORMER CODE)
DPUD, PLANNED UNIT DEVELOPMENT (REQUIREMENTS BASED ON MF 7866)
BUILDING HEIGHT: 3 STORIES
BUILDING SETBACKS: NONE PRESCRIBED

(B) CURRENT ZONING CODE:
NCPUD (NEIGHBORHOOD CONSERVATION PLANNED UNIT DEVELOPMENT)
MINIMUM LOT SIZE: 1,089 S.F.
STREET SETBACK: 40 FEET
SIDE SETBACK: 10 FEET
REAR SETBACK: 40 FEET
MINIMUM LOT WIDTH: 50 FEET
BUILDING HEIGHT: 60 FEET

SETBACK LINES INDICATED ABOVE ARE AS PER NEW CASTLE UNIFIED DEVELOPMENT CODE INTERPRETATION. ALL SETBACKS SHOWN ON THIS CURRENT PLAN ARE PER THE PREVIOUSLY RECORDED PLANS.

7. USE: APARTMENT DWELLINGS
8. MONUMENTS: EXISTING ___ ⊙ PROPOSED ○ ⊙
9. SOURCE OF SURVEY: PROPERTY BOUNDARY, TOPOGRAPHY AND PLANIMETRIC INFORMATION PROVIDED BY NORTH POINT ENGINEERING.
10. DATUM/BENCHMARK: HORIZONTAL: DELAWARE STATE PLANE MERIDIAN NAD 83'
VERTICAL: NORTH AMERICAN VERTICAL DATUM - 1988
SITE BENCHMARK: EXISTING SANITARY MANHOLE 3; ELEVATION: 42.18'
11. WATER: PUBLIC - ARTESIAN WATER COMPANY
WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE STATE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF HEALTH.
12. SEWER: PUBLIC - NEW CASTLE COUNTY
SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS. AT THE TIME OF APPROVAL OF THIS PLAN, SEWER CAPACITY EXISTED TO ACCOMMODATE THE ANTICIPATED FLOWS GENERATED BY THIS ADDITIONAL DEVELOPMENT. NEW CASTLE COUNTY HAS COMMITTED TO PROVIDE SEWER 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.

56 APARTMENTS @ 200 GPD = 11,200 GPD AVERAGE FLOW
TOTAL AVG. DAILY FLOW 11,200 GPD
TOTAL PEAK FLOW 11,200 X 4 = 44,800 GPD

SHEET	SHEET TITLE
C1.1	TITLE SHEET
C1.2 & C1.3	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 8 SPACES PER BUILDING FOR 40 TOTAL GARAGE SPACES.

C) PROPOSE (2) 4,000 SF 1-STORY STORAGE UNITS.

D) PROPOSE A 750 SF BUILDING ADDITION TO THE EXISTING COMMUNITY CENTER.

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.

SIGNATURE AND DATE OF P.E.

DOUGLAS M. EITELMAN, P.E., (DE 15860) _____
PRINTED NAME SEAL

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.

SIGNATURE

LEONARD F. IACONO _____
IACONO - SUMMER CHASE APARTMENTS, L.P. 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.

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

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

TITLE SHEET

SCALE: 1"=300'

0 300 600
GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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

PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 3.4.2024
FILE: 21619.02-EXPLOR-01
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.1

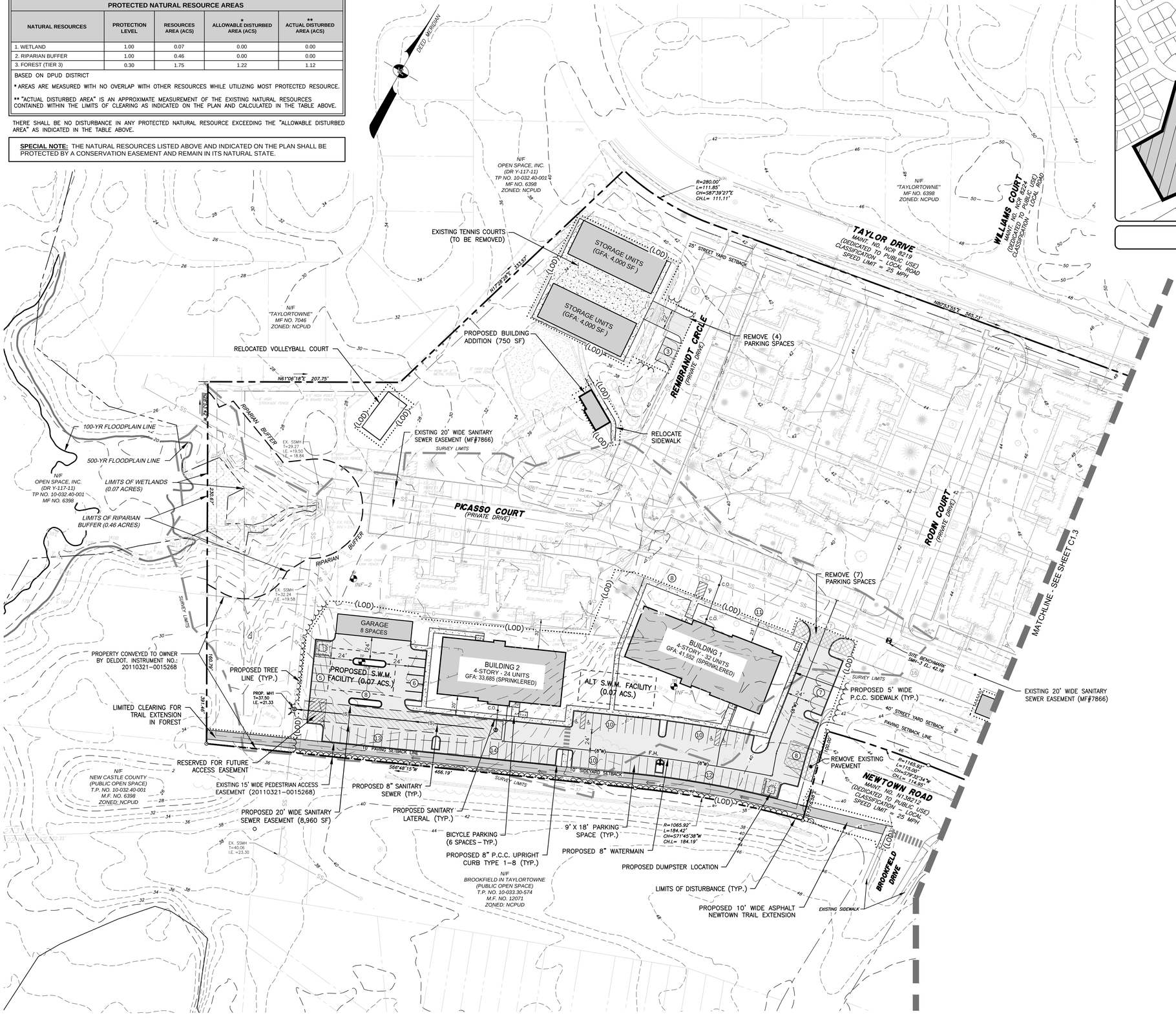
SHEET SIZE: 24x36

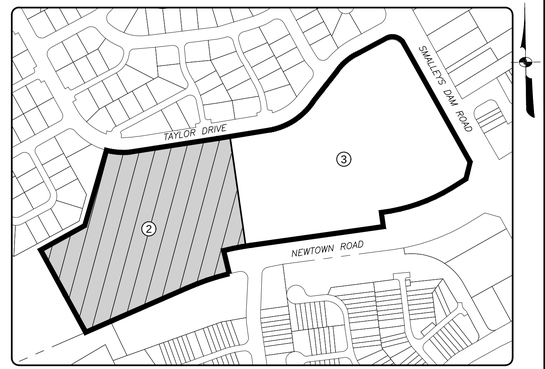
SHEET 1 OF 3 | REV 0

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'

EASEMENT LEGEND

PROPOSED SANITARY SEWER EASEMENT

LEGEND

EXISTING		PROPOSED
	RIPARIAN BUFFER	N/A
	WETLANDS	N/A
	BUILDING	
	PROPERTY LINE	N/A
	ADJACENT PROPERTY LINE	N/A
	EASEMENT LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	PAVING SETBACK LINE	N/A
	PAVEMENT	
	P.C.C. UPRIGHT CURB TYPE 1-8	N/A
	P.C.C. SIDEWALK	
-SS-	SANITARY LINE & MANHOLE	(S)
CO	SANITARY LATERAL & CLEANOUT	C.O.
-W-	WATER LINE	(W)
OHE	OVERHEAD ELECTRIC LINE	N/A
G	GAS LINE	N/A
UE/T	UNDERGROUND ELEC./TELEPHONE	N/A
GV	GAS VALVE	N/A
GM	GAS METER	N/A
FH	FIRE HYDRANT	FH
WM	WATER METER	N/A
WV	WATER VALVE	N/A
	FENCE	N/A
UP	UTILITY POLE	N/A
8"	TREE/SIZE	N/A
100	CONTOUR	N/A
N/A	LIMITS OF DISTURBANCE	(LOD)
N/A	INFILTRATION TEST LOCATION	INF-1

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

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY MAJOR LAND DEVELOPMENT PLAN

SITE PLAN

SCALE: 1" = 50'

0 50 100

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION
1	6.24.24	REVISED TO (2) 4-STORY BUILDINGS

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

PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 3.4.2024
FILE: 21619.02-EXPLOR-02
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.2

SHEET SIZE: 24x36

SHEET 2 OF 3 REV 1

EASEMENT LEGEND

PROPOSED SANITARY SEWER EASEMENT

DEED MERIDIAN

MATCHLINE - SEE SHEET C1.2

SPENCER COURT
MAINT. NO. NCR 8216
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – LOCAL ROAD

EMERSON PLACE
MAINT. NO. NCR 8201
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – LOCAL ROAD

N/F
"TAYLORTOWNE"
MF NO. 6398

TAYLOR DRIVE
MAINT. NO. NCR 8219
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – LOCAL ROAD
SPEED LIMIT = 25 MPH

R=238.21'
L=33.54'
CH=N49°38'55"E
CH.L= 92.94'

N60°53'55"E 151.92'

R=50.00'
L=78.53'
CH=S74°06'23"E
CH.L= 70.70'

82' TO CL

EXISTING BUS STOP

EXISTING SHARED USE PATH

LIMITS OF DISTURBANCE (TYP.)

R=280.00'
L=207.69'
CH=N59°38'55"E
CH.L= 202.97'

N38°21'55"E 195.51'

60' R.O.W.

BUILDING RESTRICTION LINE

(LOD)

GARAGE
8 SPACES

WYETH PLACE
(PRIVATE DRIVE)

BYRON COURT
(PRIVATE DRIVE)

EXISTING 20' WIDE SANITARY SEWER EASEMENT (MF#7866)

10' WIDE PERMANENT CONSTRUCTION EASEMENT (M.F. NO.7866)

REMBRANDT CIRCLE
(PRIVATE DRIVE)

SMALLEYS DAM ROAD
MAINT. NO. NCR 272
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – MINOR COLLECTOR
SPEED LIMIT = 35 MPH

10' MAT. EASEMENT (M.F. NO. 7866)

40' STREET YARD SETBACK

25' PAVING SETBACK LINE

EXISTING 20' WIDE SANITARY SEWER EASEMENT (MF#7866)

REMOVE (10) PARKING SPACES & REPLACE W/ (8) GARAGE SPACES

REMOVE (10) PARKING SPACES AND REPLACE W/(8) GARAGE SPACES

REMOVE (9) PARKING SPACES AND REPLACE W/(8) GARAGE SPACES

REMOVE (10) PARKING SPACES AND REPLACE W/(8) GARAGE SPACES

S62°23'06"W 362.21'

EXISTING SHARED USE PATH "NEWTOWN TRAIL"

S37°37'54"E 60.00'

SIGHT DISTANCE = 353 FT

PROPERTY CONVEYED TO OWNER BY DELDOT. INSTRUMENT NO.: 20110321-0015268

N/F
TAYLORTOWNE- SECTION "E"
(REMBERLEY)
T.P. NO. 10-033.30-478
M.F. NO. 11711
ZONED: NCPUD

DECISION POINT

SIGHT DISTANCE = 287 FT

NEWTOWN ROAD
MAINT. NO. N138212
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – LOCAL
SPEED LIMIT = 25 MPH

R=738.51'
L=314.10'
CH=S70°11'02"W
CH.L= 311.74'

S57°25'58"W 74.47'

S57°59'58"W 71.13'

PROPOSED 4' WIDE ASPHALT TRAIL

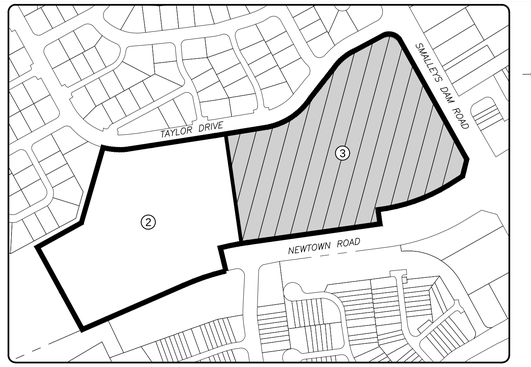
RELOCATED DOGPARK

83' TO CL

EXISTING SHARED USE PATH "NEWTOWN TRAIL"

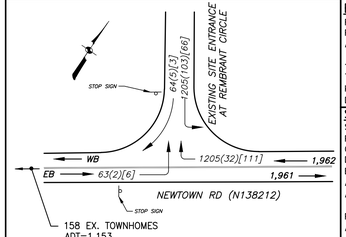
VICTORIA BOULEVARD
MAINT. NO. NCR 9743
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – LOCAL
SPEED LIMIT = 25 MPH

NEWTOWN ROAD
MAINT. NO. NCR 068
(DEDICATED TO PUBLIC USE)
CLASSIFICATION – MINOR COLLECTOR
SPEED LIMIT = 40 MPH



KEY MAP

TRAFFIC GENERATION – REMBRANT CIRCLE & NEWTOWN ROAD (N138212)
SITE ENTRANCE – VILLAGE OF CANTERBURY, TAYLORTOWNE SECTION C



ROAD TRAFFIC DATA:

FUNCTIONAL CLASSIFICATION: N138212 (NEWTOWN ROAD) LOCAL
POSTED SPEED LIMIT: 25 MPH
AADT = 3,382 (2,229 ADT FOR 336 EX. MULTIFAMILY UNITS + 1,153 ADT FOR 158 EX. TOWNHOMES)
10 YEAR PROJECTED AADT: 3,382 x 1.16 = 3,923 TRIPS
TRAFFIC PATTERN GROUP: 4
K-FACTOR=12.4, D-FACTOR=58.6, TRUCK %=0.8 (FROM 2022 DELDOT VEHICLE VOLUME SUMMARY)

SITE TRIPS:

SOURCE: ITE TRIP GENERATION MANUAL 11TH EDITION.
PROPOSED: 48 MULITFAMILY HOUSING (LOW-RISE) (220)
ONE SITE ENTRANCE: UNSIGNALIZED – FULL MOVEMENT
DESIGN VEHICLE: SU-30
EXISTING (336 MULTIFAMILY HOUSING LOW-RISE):
ADT: 2,229 (1115 ENTER, 1114 EXIT)
AM: 127 (30 ENTER, 97 EXIT); PM: 165 (104 ENTER, 61 EXIT)

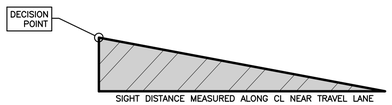
PROPOSED TOTAL (384 MULTIFAMILY HOUSING LOW-RISE):
ADT: 2,537 (1,268 ENTER, 1,269 EXIT)
AM: 142 (34 ENTER, 108 EXIT); PM: 186 (117 ENTER, 69 EXIT)

NET INCREASE (48 UNITS):
ADT: 308 (154 ENTER, 154 EXIT)
AM: 15 (4 ENTER, 11 EXIT) – 24% ENTERING, 76% EXITING
PM: 21 (13 ENTER, 8 EXIT) – 63% ENTERING, 37% EXITING

DIRECTIONAL DISTRIBUTION
95% TO/FROM EAST: 2410 ADT (135 A.M.)[177 P.M.]
5% TO/FROM WEST: 127 ADT (7 A.M.)[9 P.M.]

PEAK HOUR HV% OF PROPOSED SITE = 5%

TRAFFIC GENERATION DIAGRAM
AVERAGE DAILY TRIPS (A.M. PEAK HOUR)[P.M. PEAK HOUR]



SIGHT DISTANCE TRIANGLE
SCALE: NTS

LEGEND

EXISTING		PROPOSED
	RIPARIAN BUFFER	N/A
	WETLANDS	N/A
	BUILDING	
	PROPERTY LINE	N/A
	ADJACENT PROPERTY LINE	N/A
	EASEMENT LINE	N/A
	BUILDING RESTRICTION LINE	N/A
	PAVING SETBACK LINE	N/A
	PAVEMENT	
	P.C.C. UPRIGHT CURB TYPE 1-8	N/A
	P.C.C. SIDEWALK	
SS	SANITARY LINE & MANHOLE	(S)
CO	SANITARY LATERAL & CLEANOUT	C.O.
W	WATER LINE	(W)
OHE	OVERHEAD ELECTRIC LINE	N/A
G	GAS LINE	N/A
UE/T	UNDERGROUND ELEC./TELEPHONE	N/A
GV	GAS VALVE	N/A
GM	GAS METER	N/A
FH	FIRE HYDRANT	FH
WM	WATER METER	N/A
WV	WATER VALVE	N/A
	FENCE	N/A
UP	UTILITY POLE	N/A
8"	TREE/SIZE	N/A
100	CONTOUR	N/A
N/A	LIMITS OF DISTURBANCE	(LOD)

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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

SEAL IS NOT VALID UNLESS RED OR EMBOSSED

PLAN TYPE

EXPLORATORY
MAJOR LAND DEVELOPMENT PLAN

SITE PLAN

SCALE: 1"=50'

0 50 100

GRAPHIC SCALE (FEET)

REVISIONS

NO.	DATE	REVISION

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

PROJECT NUMBER: 21619.02
SURVEYED BY: ---
DRAWN BY: E VAUGHN
PROJECT MANAGER: M RUSSO
MOD. GRID: 078/332
DATE: 3.4.2024
FILE: 21619.02-EXPLOR-02
APPLICATION #: 2023-0062

DRAWING NUMBER

C1.3

SHEET SIZE: 24x36

SHEET 3 OF 3 | REV 0

p:\land projects\21619 village of canterbury\files\21619.02-village of canterbury\files\ProductionExploratory\21619.02-EXPLOR-02.dwg, 3, 6/26/2023 11:55:56 AM

PUBLIC PRE CHECK Results for State Parcel(s): 1003330269

Underground Storage Tanks: 'NoneType' object has no attribute 'content'

SIRB Project Areas: 'NoneType' object has no attribute 'content'

Wetlands: Issue Found

Park Facilities: Issues Found

DE FIRM: Issues Found

Delaware Ecological Network: Issues Found

Bay Area No Build Line: No Issues Found

Land and Water Conservation Fund: No Issues Found

Soils - Kent County: No Issues Found

Aglands Preservation Districts: No Issues Found

Soils - Sussex County: No Issues Found

Tax Ditch ROWs: No Issues Found

Tax Ditch Segments: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Ocean Area No Build Points: No Issues Found

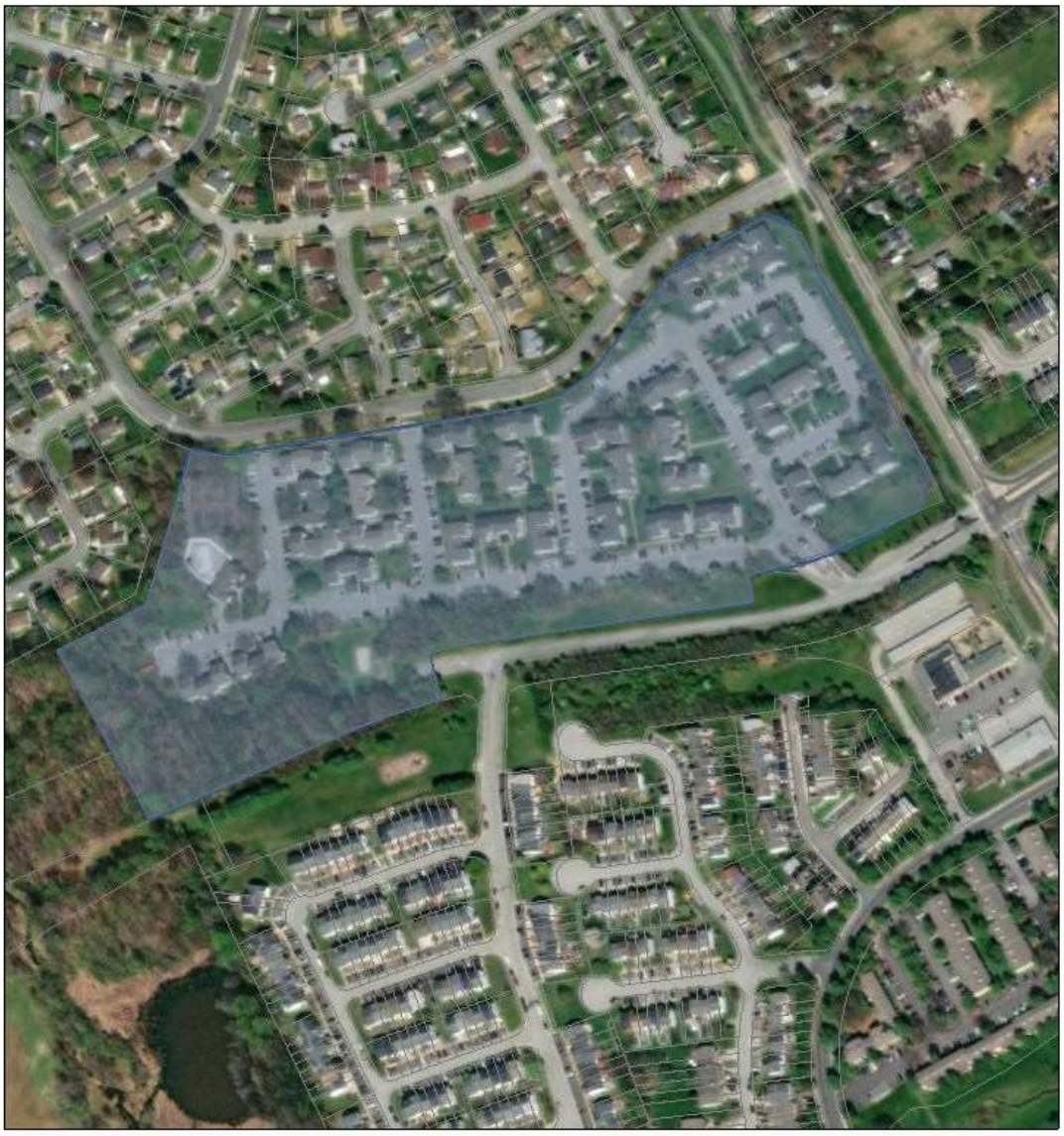
Soils - New Castle County: No Issues Found

Screening Report - Village of Canterbury

Area of Interest (AOI) Information

Area : 956,993.75 ft²

Jun 25 2024 10:00:31 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	3	952,172.61	N/A
Delaware Historic Markers 2.0	0	N/A	N/A
Aglands Preservation Districts	0	0	N/A
SIRB Project Areas	0	0	N/A
Underground Storage Tanks	0	N/A	N/A
Delaware Ecological Network	1	35,447.66	N/A
Land and Water Conservation Fund	0	0	N/A
Bay Area No Build Line	0	N/A	0
Ocean Area No Build Points	0	N/A	N/A
Soils Kent County	0	0	N/A
Soils New Castle County	2	956,994.03	N/A
Soils Sussex County	0	0	N/A
Tax Ditch Maximum ROWs	0	0	N/A
Tax Ditch Segments	0	N/A	0
2017 High Water Mark (not regulatory)	0	N/A	0
2017 High Marsh (not regulatory)	0	0	N/A
2017 Low Marsh (not regulatory)	0	0	N/A
2017 Wetlands (not regulatory)	0	0	N/A
Recharge Areas	0	0	N/A
Class A Wellhead 150ft Radius	0	0	N/A
Class A Wellhead	0	0	N/A
Class A Wellhead Transient, Non-Community Wells	0	0	N/A
Class A Wellhead Non-Transient, Non-Community Wells	0	0	N/A
WRPA Class B Wellhead	0	0	N/A
WRPA Class C Wellhead	0	0	N/A
Cockeysville	0	0	N/A
Cockeysville Drainage Basin	0	N/A	0
Erosion Prone Soils	0	0	N/A
WRPA Floodplains	1	12,904.20	N/A
Base Flood Elevation	0	N/A	0
Transect	0	N/A	0
Cross Sections	0	N/A	0
Stream Centerline Segments	0	N/A	0
FEMA Flood Maps	1	956,993.75	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1003330574	2.32	19.22
2	1003240001	40.98	559.32
3	1003330269	22.13	951,594.08

Delaware Ecological Network

#	ID	Area(ft²)
1	1,655.00	35,447.66

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Mattapex-Urban land complex, 0 to 5 percent slopes	56,255.92
2	Greenwich-Urban land complex, 0 to 5 percent slopes	900,738.11

WRPA Floodplains

#	OBJECTID	Area(ft²)
1	1576102	12,904.20

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	956,993.75

FISHER
ARCHITECTURE

FISHER
ARCHITECTURE

CONCEPT PLAN

PROPOSED STORAGE UNITS
for Village of Canterbury Apartments

PRELIMINARY VIEW



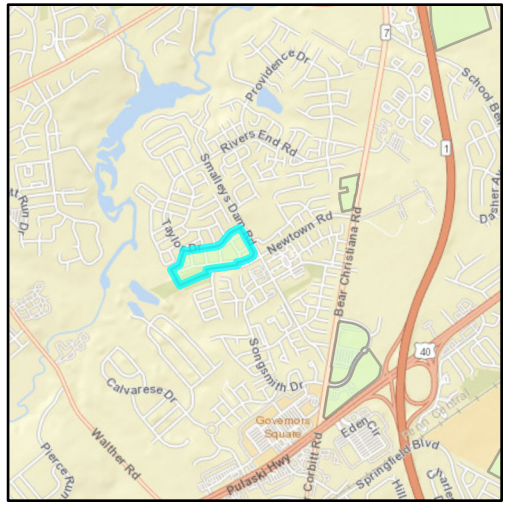
Preliminary Land Use Service (PLUS)

2024-07-05 Village of Canterbury, Taylortowne - Section C



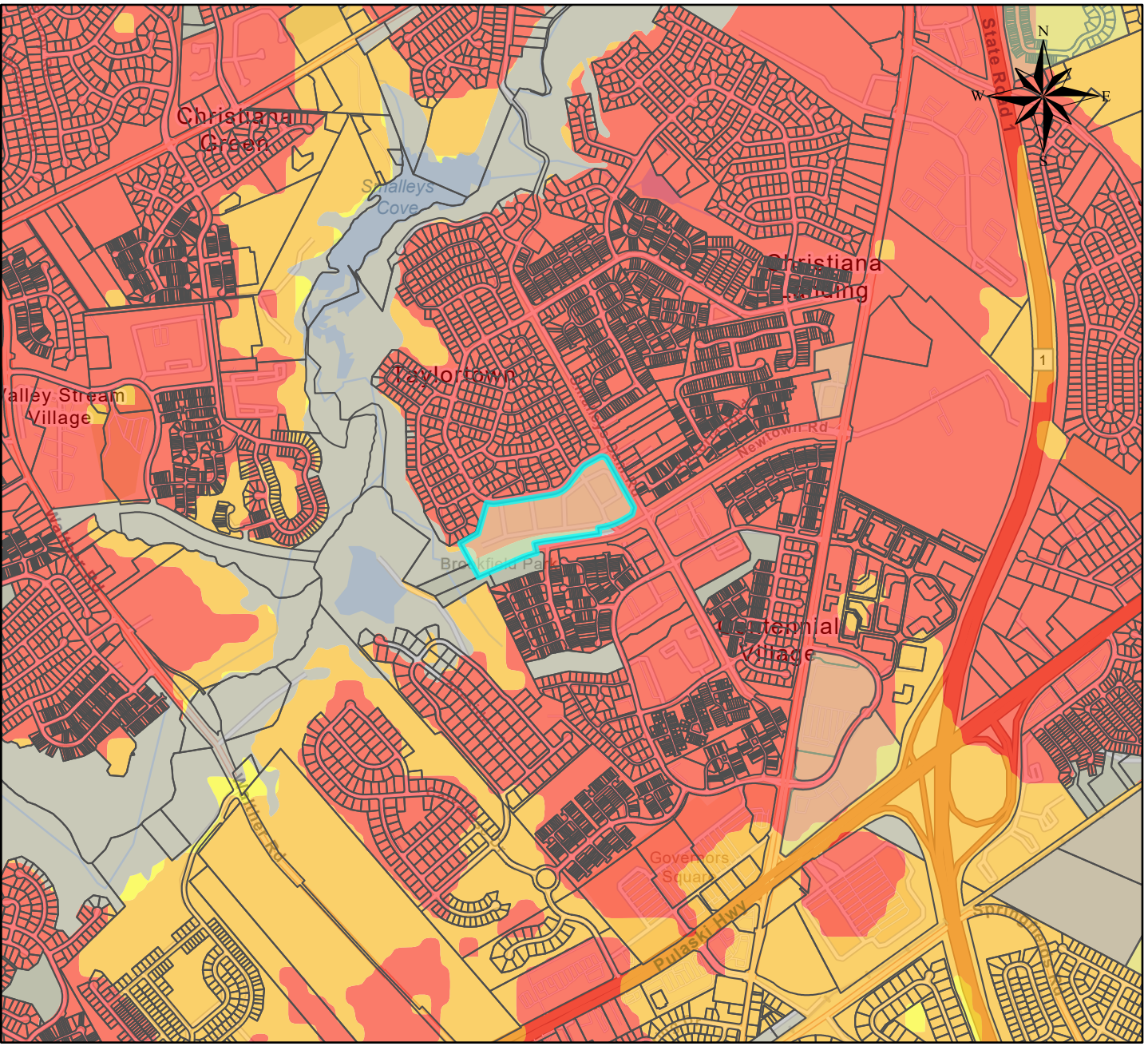
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-07-05 Village of Canterbury, Taylortowne - Section C



Legend

- PLUS Project Areas
- 2020 State Strategies
  - 1
  - 2
  - 3
  - 4
- Out of Play

