PLUS

Preliminary Land Use Service

Application Form

Submitted Time:
July 31, 2024 11:17 AM

PLUS ID: 2024-09-10

State Strategy Level: 1 & 2

PLUS Application Type - Subdivision

Title: School Bell Commons
County: New Castle County **Municipality:** Unincorporated
Description of PLUS project/plan:
235 Unit Age Restricted Subdivision

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): 1002800036

Project Location: 211 School Bell Road

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

Section II: Project Contact Information

Owner Contact Information

School Bell Development, LLC
5169 W. Woodmill Drive
Wilmington, DE 19808
Phone: (302) 433-6565
Email: delawaredevelopment1@gmail.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
OtherFirst State Engineering
Scott Lobdell, P.E.
Phone: (302) 824-5942
Email: slobdell@firststateengineering.com
Fax: (999) 999-9999

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

Section III: Project Details

Project Area (Acres): **49.05**
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: **ST**
Proposed Zoning for this project: **ST**

Land Use Information

Present Use for this project area: **Open Land / Farmed**
Proposed Use for this project: **Single Family Residential Development**

Residential Development Information

Type of Residential: **Mixed Residential**
If mixed residential, what types of residential? **Single Family, Duplex or Townhouse**

Residential Target Market: **Ownership**

Type of Homeownership: **Market rate, Age-restricted**
Total number of Homeownership units: **235**

Type of Rental Units:
Total number Rental Units:

Table of Residential Units Proposed

Total Res. Units	Single Family	Multi-Family	Duplex/Townhouse
235	74		161

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:
Rob Allen - 302-433-6565

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: **Other Artesian**
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: **Other New Castle County**
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)
No			

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?
No

Tidal Wetlands

Are there Tidal Wetlands?
If yes, estimated Acres of Tidal Wetlands:

Non-tidal Wetlands

Are there Non-Tidal Wetlands?
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?

If yes, estimated acres of wetlands impacted:

Wetland Delineation

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

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:
Infiltration Ponds, Bio swales

Open Space Details

Is there Open Space proposed for this project? **Yes**
Estimated acres of Open Space proposed: **12.02**
What kind of Open Space? **Active Recreation, Passive Recreation, Stormwater Management, Historical or Archeological Protection**
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? **Unknown**
Please provide estimated vehicle trips this project will generate on an average weekday.

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.
Tie in points on neighboring developments. Connections proposed.

Mobility Details

Is there a proposed or existing accessway (sidewalk transition from infrastructure in ROW to internal pathways)?
No

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?
Unknown

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

Table of Mobility Connectivity Parameters

	Sidewalks	Bike Paths	Bus Stops

Currently exist?	No	No	Yes
Type existing			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

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: School Bell Commons

Project ID (to be completed by OSPC): 2024-09-10

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

_____ 7/31/24

Signature of Property Owner Date

School Bell Development, LLC by; Robert Allen, Member

Property Owner (Please Print)

_____ _____

Signature of Additional Owner (if applicable) Date

_____

Additional Owner (Please Print)

Published January 2022

EXPLORATORY MAJOR SUBDIVISION PLAN
FOR
School Bell Commons
New Castle Hundred, New Castle County, Delaware

NOTES:

1. ENTRANCE ONTO EXISTING STATE MAINTAINED ROADS SHALL CONFORM TO THE STATE OF DELAWARE DEPARTMENT OF TRANSPORTATION STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
2. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
3. A 20' WIDE DRAINAGE EASEMENT, 10' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A STORM SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY. A 40' WIDE DRAINAGE EASEMENT, 20' ON EACH SIDE OF THE CENTERLINE OF THE PIPE, SHALL BE CREATED, WHEREVER POSSIBLE OR UNLESS OTHERWISE INDICATED, WHERE A SANITARY SEWER EXISTS OUTSIDE OF THE LIMITS OF THE DEDICATED HIGHWAY RIGHT-OF-WAY.
4. ALL PRIVATE COMMON AREAS, PRIVATE OPEN AREAS, RECREATIONAL FACILITIES, PARKING BAYS, ACCESS WAYS, PARKING AREAS, STORMWATER MANAGEMENT FACILITIES, LANDSCAPE PLANTINGS, AND LANDSCAPE AREAS SHALL BE KEPT IN GOOD REPAIR AND MAINTAINED IN A SAFE AND SANITARY CONDITION ACCORDING TO ARTICLE 27 OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.
5. TOPOGRAPHIC INFORMATION USED IN CONNECTION WITH THE DESIGN OF THIS PLAN WAS GENERATED BY FIELD SURVEY BY MERESTONE CONSULTANTS IN SEPT 2023. NO CHANGE OF GRADES OR CONTOURS HAS OCCURRED SINCE.
6. 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.
7. FLOODPLAIN: PER THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 10003C0145K, DATED JANUARY 22, 2020, PANEL 145 OF 475 THERE IS NOT A 100 YEAR FLOOD PLAIN ON THIS SITE.
8. WRPA: BASED ON THE NEW CASTLE COUNTY WATER RESOURCE AGENCY WATER RESOURCE PROTECTION AREA MAPS DATED MARCH 2022, NO PORTION OF THIS SITE FALLS WITH THE WRPA.
9. WETLANDS: THIS SITE WAS EVALUATED ON IN ACCORDANCE WITH THE PROCEDURES SET FORTH IN THE 1987 CORPS OF ENGINEERS WETLAND DELINEATION MANUAL (TECHNICAL REPORT Y-87-1), AND SUBSEQUENT PUBLIC NOTICES, TO IDENTIFY THE PRESENCE OF JURISDICTIONAL WETLANDS, AND NO WETLANDS WERE FOUND TO EXIST ON THE SITE. A SITE VISIT WAS PERFORMED BY WATERSHED ECO ON OCTOBER 2, 2023 WITH A REPORT ISSUED ON OCTOBER 6, 2023 CONFIRMING THESE FINDINGS.
10. CRITICAL NATURAL AREAS: THIS SITE DOES NOT LIE WITHIN A CRITICAL NATURAL AREA (CNA).
11. DEED RESTRICTIONS: THIS SITE CONTAINS NO DEED RESTRICTIONS WHICH HAVE BEEN IMPOSED FOR THE BENEFIT OF NEW CASTLE COUNTY.
12. DEBRIS DISPOSAL: NO DEBRIS WILL BE BURIED ON THIS SITE.
13. IMPACT FEE: 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.
14. LANDSCAPE PLAN: A LANDSCAPE PLAN, PREPARED BY - LAST DATED - OR AS AMENDED AND APPROVED IN WRITING BY THE DEPARTMENT OF LAND USE, IS HEREBY CONSIDERED A PART OF THE RECORD PLAN.
15. SIDEWALKS: UNLESS OTHERWISE SPECIFIED ON THE PLAN, SIDEWALKS SHALL BE INSTALLED IN THE LOCATIONS SHOWN ON THIS PLAN PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE BUILDINGS IN FRONT OF WHICH THEY ARE SHOWN. SIDEWALKS SHALL BE FIVE (5) FEET IN WIDTH AND CONSTRUCTED OF PORTLAND CEMENT CONCRETE.
16. MAINTENANCE OF COMMON FACILITIES: FOR MAINTENANCE OF THE COMMON FACILITIES INCLUDING THE OPEN SPACE AREAS AND THE STORMWATER MANAGEMENT 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. -.
17. UTILITY EASEMENTS: A 6' FOOT WIDE EASEMENT ON EACH SIDE OF EACH SIDE AND REAR LOT LINE SHOWN ON THE PLAN, AND ON 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.
18. SUBDIVISION STREETS:
    a. ALL ENTRANCES SHALL CONFORM TO THE STATE OF DELAWARE DIVISION OF HIGHWAYS STANDARDS AND SHALL BE SUBJECT TO THEIR APPROVAL.
    b. ALL RIGHTS-OF-WAY ARE INTENDED FOR DEDICATION TO PUBLIC USE.
    c. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING COMPLETION OF THE STREETS TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
20. CONSERVATION EASEMENT: 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.
21. COMMUNITY POSTAL BOXES: POSTAL BOXES SHALL BE INSTALLED IN ACCORDANCE WITH THE RULES AND REGULATIONS OF THE UNITED STATES POSTAL SERVICE. THE PROPERTY ADDRESSES ARE AS ASSIGNED BY NEW CASTLE COUNTY GIS SERVICES.
22. LAND DEVELOPMENT IMPROVEMENT AGREEMENT: ALL IMPROVEMENTS REQUIRED BY THIS PLAN AND THE NEW CASTLE COUNTY CODE SHALL BE SUBJECT TO THE LAND DEVELOPMENT IMPROVEMENT AGREEMENT (LDIA), AND THE PERFORMANCE GUARANTEE INCORPORATED THEREIN. THE LDIA IS RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY ON ------- AT INSTRUMENT NO. ---------------------.
23. TRAFFIC STUDY: A TRAFFIC STUDY , DATED ______________, WAS DONE FOR THIS PLAN BY ______________. DELDOT REVIEWED THE TRAFFIC STUDY, PROVIDING COMMENTS AND RECOMMENDATIONS IN A LETTER DATED _____________.
24. NEW CASTLE COUNTY DRAINAGE CODE: DRAINAGE, EROSION & SEDIMENT CONTROL, AND STORMWATER MANAGEMENT SHALL BE PROVIDED IN ACCORDANCE WITH THE DELAWARE SEDIMENT AND STORMWATER REGULATIONS AND THE NEW CASTLE COUNTY DRAINAGE CODE.
25. ALL FIRE LANES, FIRE HYDRANTS, SPRINKLER AND STANDPIPE CONNECTIONS AND FIRE EXISTS SHALL BE MARKED AND/OR PROTECTED IN ACCORDANCE WITH THE DELAWARE STATE FIRE PROTECTION REGULATIONS, PART V, SECTION 5. DATED 1997 OR AS LATER AMENDED.
26. THE RESPONSIBLE PARTY FOR MAINTENANCE FOR DRAINAGE EASEMENTS SHALL BE AS FOLLOWS; THE MAINTENANCE OF PIPES AND STRUCTURES LOCATED IN DRAINAGE EASEMENT IS THE RESPONSIBILITY OF MAINTENANCE CORPORATION, AND THE LAND THAT THE DRAINAGE EASEMENT ENCOMPASSES IS THE RESPONSIBILITY OF THE HOME OWNER.
27. THE DEVELOPER SHALL PAY FUNDS TO NEW CASTLE COUNTY FOR THE PURPOSE OF RESIDENTIAL STORMWATER MANAGEMENT FACILITY MAINTENANCE AND INSPECTIONS PURSUANT TO SECTION 40.27.230 OF THE COUNTY CODE. THE FUNDS SHALL BE USED FOR THE COST ASSOCIATED WITH INSPECTIONS AND MAINTENANCE. AN AMOUNT OF $- SHALL BE FUNDED UPON ISSUANCE OF SEVENTY-FIVE (75) PERCENT OF THE BUILDING PERMITS, THE DEPARTMENT SHALL WITHHOLD THE ISSUANCE OF ANY ADDITIONAL BUILDING PERMITS UNTIL THE DEPARTMENT IS FURNISHED WITH SATISFACTORY PROOF THAT THE FUNDS HAVE BEEN PAID TO NEW CASTLE COUNTY IN ACCORDANCE WITH THE REQUIREMENT.
28. PURSUANT TO UDC 40.27.220 OF THE UDC, THE DEVELOPER SHALL PLACE FUNDS IN AN INTEREST BEARING ESCROW ACCOUNT EQUIVALENT TO THE COST OF MAINTAINING THE PRIVATE OPEN SPACE AND COMMON FACILITIES FOR A TWO (2) YEAR PERIOD. THE VALUE SHALL ALSO INCLUDE AN AMOUNT EQUAL TO TEN (10) PERCENT OF THE COST OF ACQUIRING AND INSTALLING THE LANDSCAPING. THE AMOUNT SHALL BE $- ($- PER LOT * - LOTS * 2 YEARS) AS SHOWN ON THIS PLAN OR SUBSEQUENT PLANS.
29. DEVELOPER SHALL BE GRANTED ACCESS TO INDIVIDUAL LOTS FOR A PERIOD OF ONE (1) YEAR AFTER THE LOT HAS BEEN SOLD FOR PURPOSES OF COMPLETING THE OVERALL SITE DRAINAGE AND/OR LANDSCAPING REQUIREMENTS.
30. SUPERSEDES NOTE: THIS PLAN SUPERSEDES, IN PART, THE PLAN OF THE PROPERTY OF ANNA W. STAFFORD & THOMAS W. STAFFORD DATED JUNE 10, 1974 AND RECORDED ON JULY 2, 1974 IN THE RECORDER OF DEEDS IN AND FOR NEW CASTLE COUNTY, STATE OF DELAWARE, INSTRUMENT NO. 19740702-0548192 (MF 2673).
31. STREET TREES ARE REQUIRED TO BE PLANTED AT A MINIMUM RATE OF ONE (1) TREE PER FORTY (40) FEET OF RIGHT-OF-WAY (PER SECTION 40.23.151 OF THE NCCC). THE SPECIES MUST BE CHOSEN FROM APPENDIX 3, CHAPTER 40, OF THE NCCC. STREET TREES SHALL BE PLANTED FOR EACH LOT PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
32. THE U.S. DEPARTMENT OF TRANSPORTATION, FEDERAL AVIATION ADMINISTRATION, SHALL HAVE THE RIGHT AN AUTHORITY TO IMPLEMENT SUCH RESTRICTIONS AND SAFEGUARDS ON THE PREMISES AS MAY BE REASONABLY NECESSARY TO PROTECT THE SAFETY AND WELFARE OF THE PUBLIC.
33. 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.
34. 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.
35. STREET CONNECTORS:
    THE DEVELOPER OR ITS ASSIGNS SHALL, DURING CONSTRUCTION AND BEFORE THE FIRST LOT IS SOLD, INSTALL A STREET SIGN TO PROVIDE NOTICE TO POTENTIAL PURCHASERS OF PROPERTY ALONG A PROPOSED OR PLANNED INTERCONNECTING STREET THAT SAID INTERCONNECTION IS PLANNED OR PROPOSED.
    a. SUCH SIGNS SHALL BE OF A METAL DELDOT REGULATION STREET SIGN AND SHALL BE PLACED AT THE END OF THE STUB STREET IN THE RIGHT-OF-WAY
    b. THE SIGN SHALL INDICATE "STREET CONNECTION TO FUTURE DEVELOPMENT", AS WELL AS REFERENCE "NEW CASTLE COUNTY DEPARTMENT OF LAND USE" AND THE RESPECTIVE "INSTRUMENT NUMBER" OF THE RECORDED PLAN DEPICTING THE INTERCONNECTION.
    c. FOR PROJECTS WHERE THE INTERCONNECTING STREET IS NOT CONSTRUCTED UNTIL FUTURE PHASES, THE DEVELOPER SHALL MOVE THE SIGN AS NECESSARY (TO BE DETERMINED BY THE DEPARTMENT) TO THE END OF THE STUB STREET AS CONSTRUCTION OCCURS. THE SIGN SHALL BE REMOVED ONCE THE INTERCONNECTION IS MADE.
    d. PHOTOGRAPHIC PROOF OF INSTALLATION AND A SIGNED AFFIDAVIT MUST BE PROVIDED TO THE DEPARTMENT PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT.

    THE DEVELOPER OR ITS ASSIGNS SHALL OBTAIN WRITTEN ACKNOWLEDGEMENT AS A PART OF ANY AGREEMENT OF SALE FROM A PROSPECTIVE HOMEBUYER AS TO AWARENESS OF THE POTENTIAL OR PLANNED STREET INTERCONNECTION.

    THE DEVELOPER AND/OR ITS ASSIGNS SHALL APPEND A NOTIFICATION TO EVERY NEW DEED IN EVERY NEW SUBDIVISION STATING THE NAME OF THE SUBDIVISION, THE INSTRUMENT NUMBER OF THE SUBDIVISION, AND THE NAME OF EVERY STREET IN THE SUBDIVISION FOR WHICH A FUTURE INTERCONNECTION IS PROPOSED OR PLANNED.

    THE DEVELOPER AND/OR ITS ASSIGNS SHALL NOTE ON THE RECORD PLAN THE PLANNED OR POTENTIAL STREET INTERCONNECTIONS AND THE AFOREMENTIONED REQUIREMENTS TO POST SIGNAGE, TO OBTAIN WRITTEN ACKNOWLEDGEMENT OF NOTICE OF THE PROPOSED CONNECTOR STREET, AND THE REQUIREMENT THAT THE DEVELOPER AND/OR ITS ASSIGNS FURNISH A COPY OF THE RECORD PLAN DEPICTING THE STREET INTERCONNECTION(S) TO EVERY HOMEBUYER IN THE SUBDIVISION.

DelDOT 's Record Plan General Notes:

1. NO LANDSCAPING SHALL BE ALLOWED WITHIN R/W UNLESS THE PLANS ARE COMPLIANT WITH SECTION 3.7 OF THE DEVELOPMENT COORDINATION MANUAL (DCM).
2. ALL ENTRANCES SHALL CONFORM TO THE DELAWARE DEPARTMENT OF TRANSPORTATION'S (DELDOT'S) CURRENT DEVELOPMENT COORDINATION MANUAL (DCM) AND SHALL BE SUBJECT TO ITS APPROVAL.
3. SHRUBBERY, PLANTINGS, SIGNS AND/OR OTHER VISUAL BARRIERS THAT COULD OBSTRUCT THE SIGHT DISTANCE OF A DRIVER PREPARING TO ENTER THE ROADWAY ARE PROHIBITED WITHIN THE DEFINED DEPARTURE SIGHT TRIANGLE AREA ESTABLISHED ON THIS PLAN. IF THE ESTABLISHED DEPARTURE SIGHT TRIANGLE AREA IS OUTSIDE THE RIGHT-OF-WAY OR PROJECTS ONTO AN ADJACENT PROPERTY OWNER'S LAND, A SIGHT EASEMENT SHOULD BE ESTABLISHED AND RECORDED WITH ALL AFFECTED PROPERTY OWNERS TO MAINTAIN THE REQUIRED SIGHT DISTANCE.
4. UPON COMPLETION OF THE CONSTRUCTION OF THE SIDEWALK OR SHARED-USE PATH ACROSS THIS PROJECT'S FRONTAGE AND PHYSICAL CONNECTION TO ADJACENT EXISTING FACILITIES, THE DEVELOPER, THE PROPERTY OWNERS OR BOTH ASSOCIATED WITH THIS PROJECT, SHALL BE RESPONSIBLE TO REMOVE ANY EXISTING ROAD TIE-IN CONNECTIONS LOCATED ALONG ADJACENT PROPERTIES, AND RESTORE THE AREA TO GRASS. SUCH ACTIONS SHALL BE COMPLETED AT DELDOT'S DISCRETION, AND IN CONFORMANCE WITH DELDOT'S "SHARED-USE PATH AND/OR SIDEWALK TERMINATION POLICY".
5. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO THE PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY THE STATE OF DELAWARE FOLLOWING THE COMPLETION OF THE STREETS BY THE DEVELOPER TO THE SATISFACTION OF THE STATE. THE STATE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY THE STATE.
6. SUBDIVISION STREETS CONSTRUCTED WITHIN THE LIMITS OF THE RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHOWN ON THIS PLAN ARE TO BE MAINTAINED BY DELDOT FOLLOWING THE ACCEPTANCE OF THE STREETS. THE STATE OF DELAWARE ASSUMES NO MAINTENANCE RESPONSIBILITIES WITHIN THE DEDICATED STREET RIGHT-OF-WAY UNTIL THE STREETS HAVE BEEN ACCEPTED BY DELDOT.
7. 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.
8. ALL LOTS SHALL HAVE ACCESS FROM THE INTERNAL SUBDIVISION STREET.
9. DRIVEWAYS WILL NOT BE PERMITTED TO BE PLACED AT CATCH BASIN LOCATIONS.
10. LOTS WILL BE PERMITTED TO HAVE ACCESS POINTS THAT COMPLY WITH THE DEVELOPMENT COORDINATION MANUAL (DCM) SPACING REQUIREMENTS OF CHAPTER 1 AND LIMITATIONS ON NUMBER OF ACCESS POINTS ESTABLISHED IN DCM CHAPTER 7. HORSESHOE DRIVEWAYS AND SECONDARY ENTRANCES REQUIRE ADDITIONAL DELDOT REVIEW AND SEPARATE PERMITTING, RESTRICTIONS AS DESCRIBED IN THE DCM CHAPTER 7 MAY PROHIBIT SOME SECONDARY ENTRANCE REQUESTS FROM BEING GRANTED.
11. 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.
12. THE DEVELOPER SHALL BE REQUIRED TO FURNISH AND PLACE RIGHT-OF-WAY MONUMENTS ON THE DEDICATED SUBDIVISION STREET RIGHT-OF-WAY IN ACCORDANCE WITH SECTION 3.2.4.1 OF THE *DEVELOPMENT COORDINATION MANUAL,* AND THE REQUIREMENTS OF THE LAND USE AGENCY. RIGHT-OF-WAY MONUMENTS SHALL BE PLACED ALONG THE RIGHT-OF-WAY LINES, AT A MINIMUM ON ONE SIDE OF THE STREET AT EVERY CHANGE IN HORIZONTAL ALIGNMENT TO PROVIDE A PERMANENT REFERENCE FOR THE RE-ESTABLISHING THE CENTERLINE AND RIGHT-OF-WAY LINE.

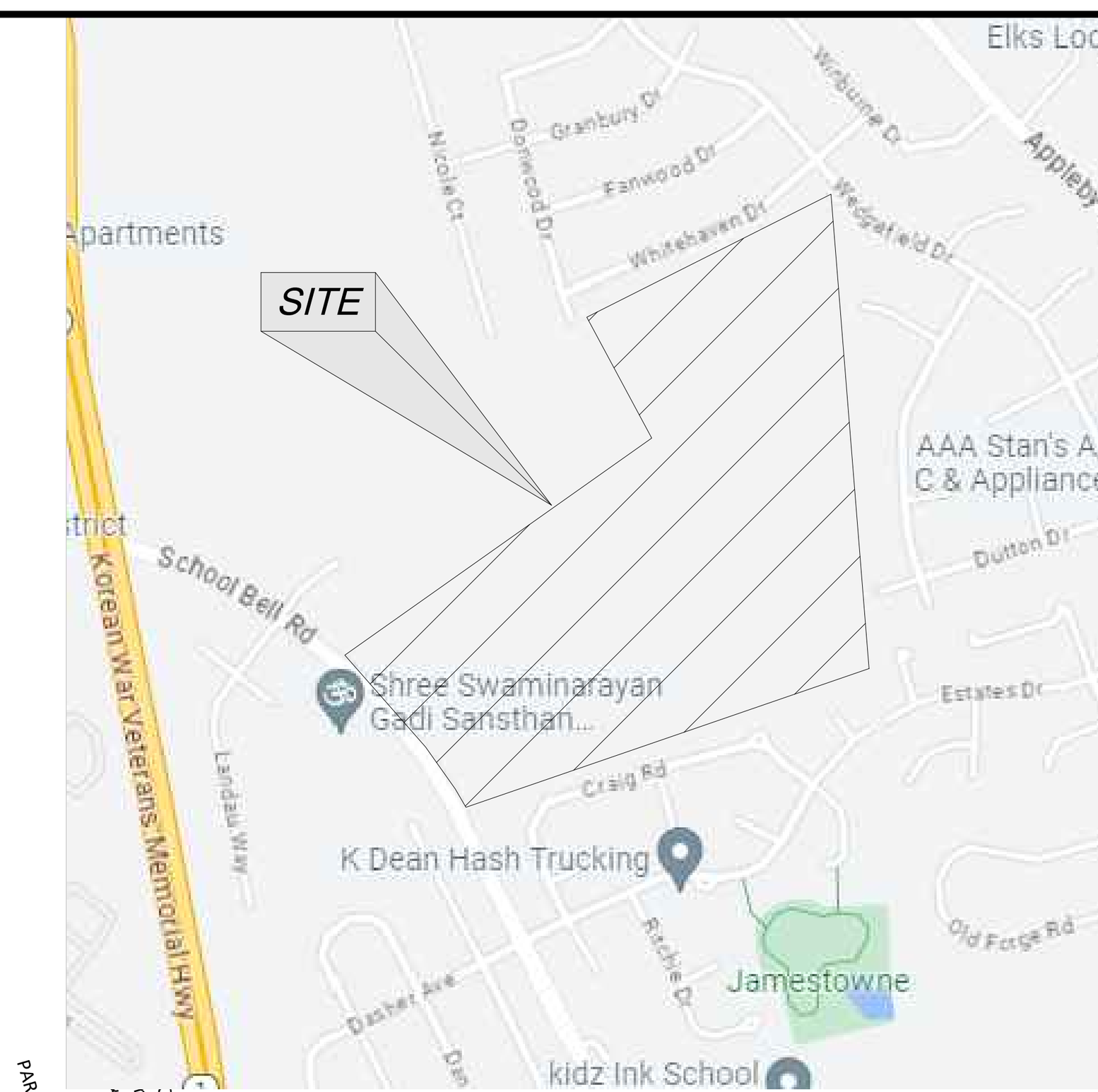
LEGEND:

EXISTING PROPERTY LINE	EXISTING STORM PIPE	PROPOSED PAVEMENT CROSS SECTION	SOIL BORING LOCATIONS
PROPOSED PROPERTY LINE	PROPOSED STORM PIPE	PROPOSED SIDEWALK	SOIL TYPE BOUNDARY LINE
EXISTING RIGHT-OF-WAY	PROPOSED F.E.S.	PROPOSED BUILDING	MONUMENT/PIPE FOUND
PROPOSED RIGHT-OF-WAY	EXISTING SANITARY M.H.	PROPOSED EASEMENT	MONUMENT TO BE SET
EXISTING CENTER LINE	PROPOSED SANITARY M.H.	PROPOSED DRIVEWAY	PROP. LIMIT OF DISTRUBANCE
PROPOSED CENTER LINE	EXISTING SANITARY SEWER	EXISTING INLET	WRPA RECHARGE AREA LINE
PROPOSED CURB	PROPOSED SANITARY SEWER	PROPOSED INLET	PROPOSED LOT NUMBER
EXISTING CURB	EXISTING SAN. FORCEMAIN	EXISTING DRAINAGE M.H.	PROPOSED PROPERTY ADDRESS
EX. EDGE OF PAVEMENT	EXISTING WATER MAIN		CENTERLINE SWALE RIGHT
EXISTING LINE STRIPING	PROPOSED WATER MAIN		CENTERLINE SWALE LEFT
PROPOSED LINE STRIPING	EX./PROP. FIRE HYDRANT		PROPOSED DRAINAGE M.H.
BUILDING SETBACK LINE	EX./PROP. GATE VALVE		
EXISTING CONTOUR	EXISTING GAS MAIN		
PROPOSED CONTOUR	PROPOSED GAS MAIN		

THE PURPOSE OF THIS PLAN IS TO PRESERVE THE HISTORIC DWELLING AND CREATE AN AGE RESTRICTED DEVELOPMENT CONSISTING OF 159 TOWNHOUSE UNITS AND 73 SINGLE FAMILY DETACHED UNITS WITH ASSOCIATED IMPROVEMENTS.



SITE PLAN
Scale: 1"=120'



LOCATION MAP
Scale: 1"=800'
NCC MAP NO. 53&54

SITE DATA:

1. APPLICANT/OWNER OF RECORD: SCHOOL BELL DEVELOPMENT, LLC
   C/O ROB ALLEN, P.E.
   5169 W. WOODMILL DRIVE
   WILMINGTON, DE 19808
   (302) 433 - 6565
2. ENGINEER/SURVEYOR: FIRST STATE ENGINEERING
   630 CHURCHMANS ROAD, SUITE 105
   NEWARK, DE 19702
   (302) 368-3184
3. SITE ADDRESS: 211 SCHOOL BELL ROAD
   BEAR, DE 19701
4. TAX PARCEL: 1002800036
5. ZONING DISTRICT: ST - SUBURBAN TRANSITION
   (AGE RESTRICTED SINGLE FAMILY &
   AGE RESTRICTED SINGLE FAMILY ATTACHED)
6. SOURCE OF TITLE: 20051028 0110510
7. DATUM: DELAWARE STATE PLANE NAD83, NAVD 88
8. BENCHMARK: -
   ELEV. = -
9. NUMBER OF LOTS: EXISTING - 1
   PROPOSED - 232 (73 SINGLE FAMILY DETACHED, 159 TOWNHOMES)
10. EXISTING USE: FARMLAND
11. PROPOSED USE: RESIDENTIAL
12. GROSS SITE AREA: 49.05 Ac.± (2,136,353 S.F.)
13. WATER SUPPLY: ARTESIAN WATER COMPANY. WATER SUPPLY IS SUBJECT TO THE APPROVAL OF THE DELAWARE DEPARTMENT OF NATURAL RESOURCES AND ENVIRONMENTAL CONTROL AND THE DELAWARE DEPARTMENT OF PUBLIC HEALTH.
14. SANITARY SEWER: NEW CASTLE COUNTY. SEWERAGE IS SUBJECT TO THE APPROVAL OF THE NEW CASTLE COUNTY DEPARTMENT OF PUBLIC WORKS.
15. SEWER FLOWS: SF DETACHED: 73 UNITS @300 GPD = 21,900 GPD
    SF ATTACHED: 159 UNITS @250 GPD = 39,750 GPD
    TOTAL FLOW = 61,650 GPD
    PEAK FLOW = 4 * 61,650 GPD = 246,600 GPD
16. SITE AREA DISTRIBUTIONS:

TOTAL AREA:	49.05 Ac.± (2,136,353 S.F.)
LOT AREA:	25.75 Ac.± (1,121,776 S.F.)
AREA IN R.O.W.:	9.72 Ac.± (423,457 S.F.)
OPEN SPACE:	13.57 Ac.± (591,120 S.F.)
STORM WATER MANAGEMENT AREAS: (PONDS, MAINTENANCE AND OUTFALL)	0.87 Ac.± (37,989 S.F.)

17. LOT REGULATIONS:
    ST - SUBURBAN TRANSITION (AGE RESTRICTED)

SINGLE-FAMILY ATTACHED:

	REQ'D
MINIMUM LOT SIZE:	2,200 SF
MINIMUM LOT WIDTH:	22 FT.
STREET YARD SETBACK:	15 FT. BUILDING / 20 FT. PARKING
SIDE YARD SETBACK:	0 FT. / 6 FT END UNIT
REAR YARD SETBACK:	20 FT.
BUILDING HEIGHT:	40 FT.
MAXIMUM UNIT PER ROW:	8

SINGLE FAMILY DETACHED:

	REQ'D
MINIMUM LOT SIZE:	4,800 SF
MINIMUM LOT WIDTH:	48 FT.
STREET YARD SETBACK:	20 FT.
SIDE YARD SETBACK:	5 FT.
REAR YARD SETBACK:	25 FT.
BUILDING HEIGHT:	35 FT.

18. MONUMENTATION: EXISTING: 2
    PROPOSED: 48
19. FIRE HYDRANTS: EXISTING: 0
    PROPOSED: -
20. PARKING: REQUIRED FOR AGE-RESTRICTED RESIDENTIAL = 1.5 SPACES/DU
    1.5 SPACES/DU X 232 LOTS = 348 SPACES REQUIRED
    PROVIDED 2.0 SPACES/DRIVEWAY & GARAGE PER UNIT
    2.0 SPACES/DU X 232 LOTS = 464 SPACES PROVIDED

GRAPHIC SCALE
120 0 50 120 240 480
(IN FEET)
1 inch = 120 ft.

Certification of Plan Accuracy:

I, SCOTT E. LOBDELL, 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.

SCOTT E. LOBDELL, PROFESSIONAL ENGINEER NO. 12260 DATE

Certification of Ownership:

I, ROB ALLEN, HEREBY CERTIFY THAT SCHOOL BELL DEVELOPMENT LLC IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAN AND THAT THE LAND USE ACTION PROPOSED BY THIS PLAN IS MADE AT ITS DIRECTION AND THAT IT AUTHORIZES THIS PLAN TO BE RECORDED IN ACCORDANCE WITH THE REGULATIONS OF THE NEW CASTLE COUNTY UNIFIED DEVELOPMENT CODE.

ROB ALLEN, P.E. DATE

Certification of Plan Approval:

APPROVED (DATE) ______________
BY (GENERAL MANAGER) ______________
FOR DEPARTMENT OF LAND USE OF NEW CASTLE COUNTY.

APPROVED (DATE) ______________
BY (COUNCIL PRESIDENT) ______________
FOR COUNTY COUNCIL OF NEW CASTLE COUNTY.

PLAN NOTES

SHEET LIST TABLE	
SHEET NUMBER	SHEET TITLE
RP1	COVER SHEET
RP2	RECORD PLAN
RP3	RECORD PLAN
RP4	RECORD PLAN
RP5	LOT TABLES
RP6	CURVE & LINE TABLES

NO.	REVISION	DATE
1	-	-

811 Know what's below. Call before you dig.
MISS UTILITY OF DELMARVA
BEFORE YOU DIG CALL 1-800-282-8555 (DE & MD) WWW.MISSUTILITYDELMARVA.COM PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE

PLAN NOTATION
ONLY THOSE PLANS WHICH CONTAIN AN IMPRESSED SEAL OR A RED INK SEAL OF THE RESPONSIBLE PROFESSIONAL SHALL BE CONSIDERED VALID. THIS PLAN HAS BEEN SPECIFICALLY PREPARED FOR THE OWNER DESIGNATED HEREON. ANY MODIFICATION, REVISION, DUPLICATION OR USE WITHOUT THE WRITTEN CONSENT OF FIRST STATE ENGINEERING IS PROHIBITED. RELIANCE ON THIS PLAN FOR ANY PURPOSE OTHER THAN THAT WHICH IS INTENDED SHALL BE AT THE SOLE DISCRETION AND LIABILITY OF THE APPLICABLE PARTY.

BY: ______________
SCOTT E. LOBDELL DATE
DELAWARE PROFESSIONAL ENGINEER NO. 12260

FIRST STATE ENGINEERING
630 CHURCHMANS ROAD, SUITE 105, NEWARK, DE 19702
WWW.FIRSTSTATEENGINEERING.COM
PHONE: (302) 368-3184

PROJECT: 2304NCC	DESIGNED BY: S.E.L.
DATE: 10/01/2023	DRAWN BY: E.P.C.
SCALE: 1" = 120'	CHECKED BY: S.E.L.

SCHOOL BELL COMMONS
FOR
SCHOOL BELL DEVELOPMENT, LLC
PARCEL ID. NO. 1002800036
Application # 2023-0596-S
SITUATED IN
NEW CASTLE HUNDRED
NEW CASTLE COUNTY, DELAWARE

TITLE
COVER SHEET

EXPLORATORY

SHEET NUMBER
RP1

PUBLIC PRE CHECK Results for State Parcel(s): 1002800036

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

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

DE FIRM: Issues Found

Soils - New Castle County: Issues Found

Ocean Area No Build Points: No Issues Found

Park Facilities: 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

Delaware Ecological Network: No Issues Found

Well Head Protection Areas: No Issues Found

WRPA: No Issues Found

Bay Area No Build Line: No Issues Found

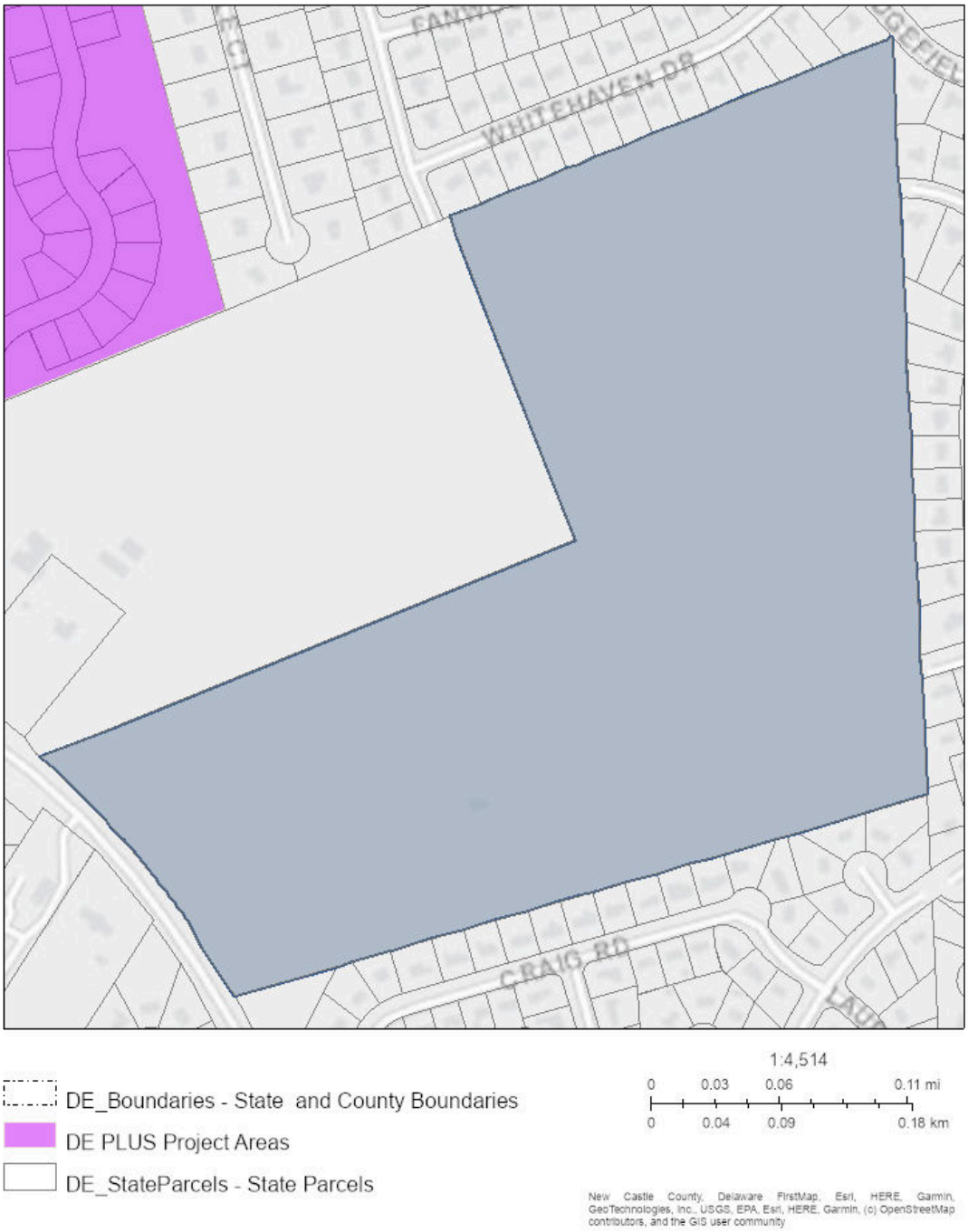
Wetlands: No Issues Found

Screening Report

Area of Interest (AOI) Information

Area : 2,140,147.5 ft²

Jul 31 2024 10:51:56 Eastern Daylight Time



Summary

Name	Count	Area(ft²)	Length(ft)
DE PLUS Project Areas	0	0	N/A
DE_StateParcels - State Parcels	1	2,140,147.50	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	0	0	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	3	2,140,148.64	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	0	0	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	2,140,147.50	N/A
Preliminary FEMA Flood Maps	0	0	N/A

DE_StateParcels - State Parcels

#	PIN	Acres	Area(ft²)
1	1002800036	49.13	2,140,147.50

Soils New Castle County

#	SOILNAME	Area(ft²)
1	Crosiadore silt loam, 0 to 2 percent slopes	70,886.40
2	Mattapex-Urban land complex, 0 to 5 percent slopes	191,090.31
3	Nassawango silt loam, 2 to 5 percent slopes	1,878,171.92

FEMA Flood Maps

#	DFIRM_ID	Area(ft²)
1	10003C	2,140,147.50

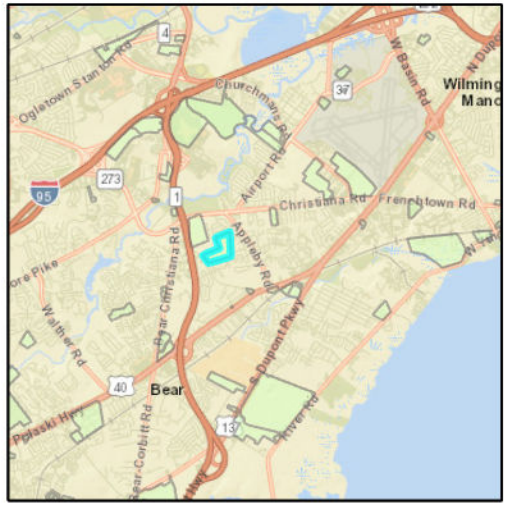
Preliminary Land Use Service (PLUS)

2024-09-10 School Bell Commons



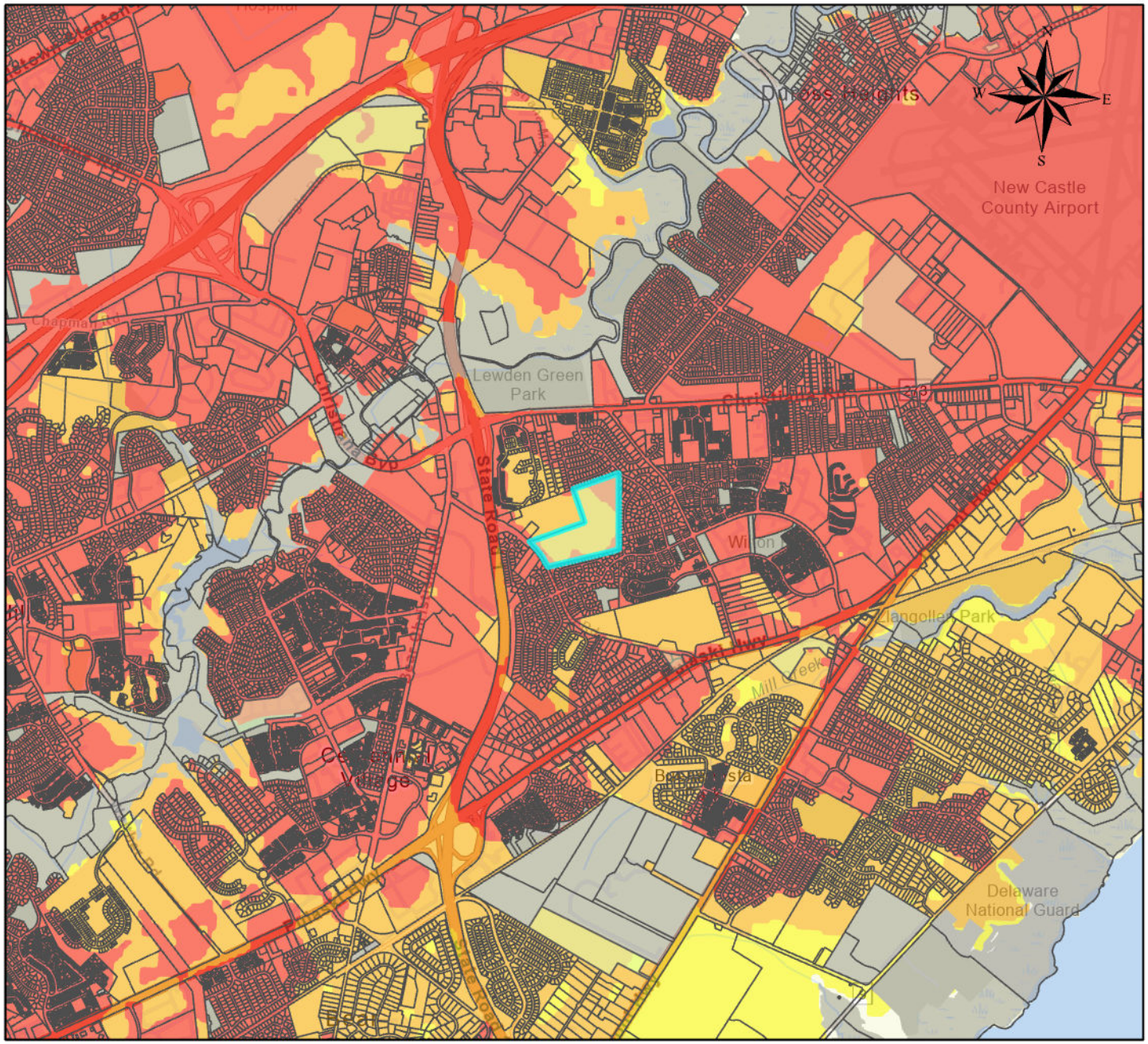
Legend

PLUS Project Areas



Preliminary Land Use Service (PLUS)

2024-09-10 School Bell Commons



Legend

- PLUS Project Areas

2020 State Strategies

- 1
- 2
- 3
- 4
- Out of Play

